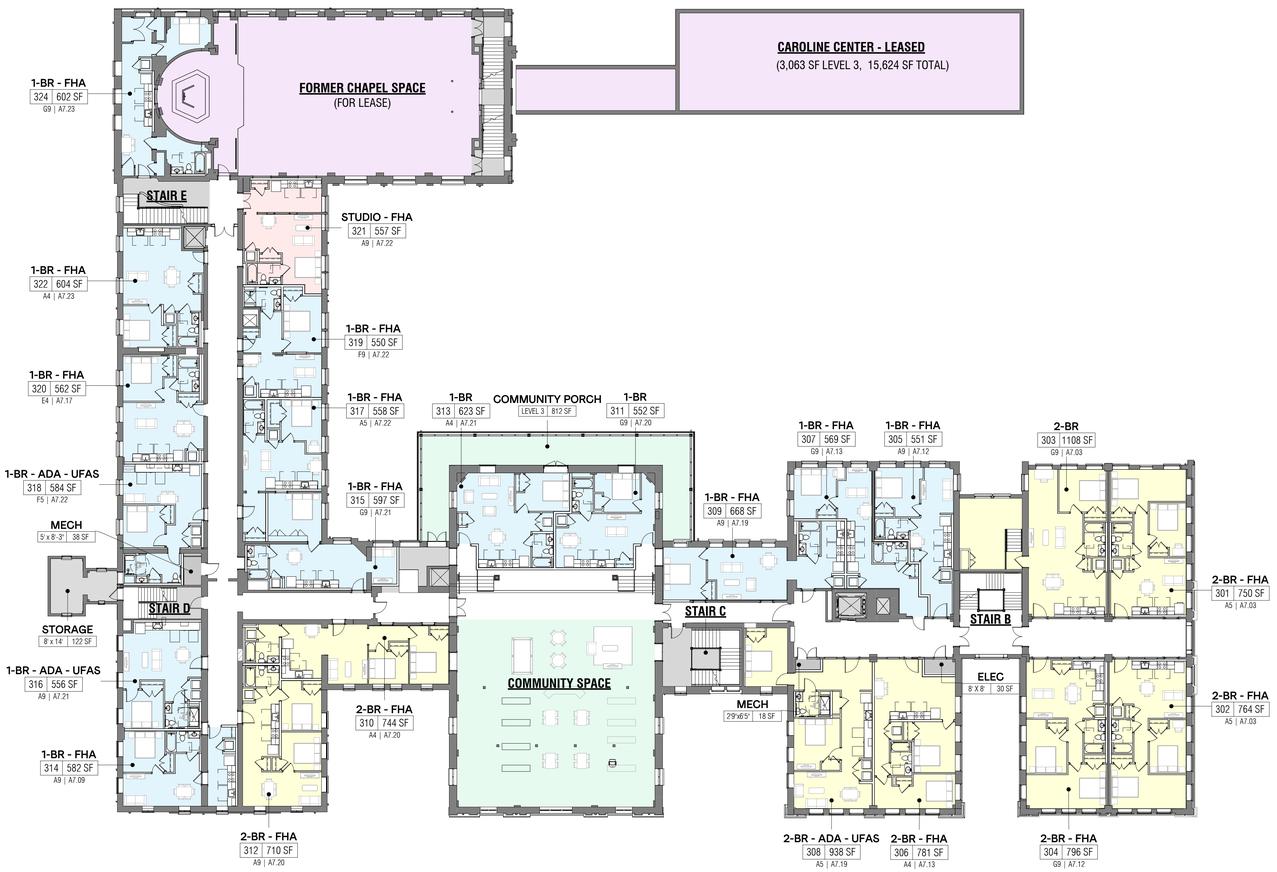


A9 FLOOR PLAN - LEVEL 3

A1.03 SCALE: 1/16" = 1'-0"

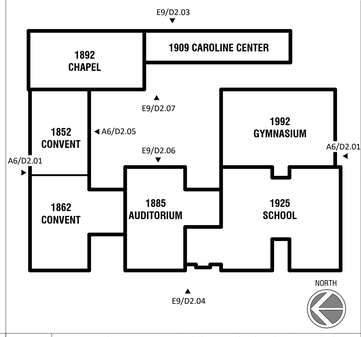
GENERAL PLAN NOTES

1. FIELD VERIFY EXISTING OR CURRENT CONSTRUCTION RELATED CONDITIONS PRIOR TO THE START OF NEW CONSTRUCTION.
2. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DRAWINGS.
3. DIMENSIONS SHOWN ARE TO FACE OF STUD U.N.O.
4. EVERY EFFORT HAS BEEN MADE TO IDENTIFY THOSE DIMENSIONS WHICH MAY VARY WITH V.I.F. DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD AS INDICATED. FIELD-VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
5. MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) ITEMS AND EQUIPMENT APPEARING ON ARCHITECTURAL DRAWINGS ARE SHOWN FOR CLARITY, AND ARE NOT MEANT TO BE ALL INCLUSIVE; SEE APPROPRIATE M.E.P. SHEETS FOR ADDITIONAL INFORMATION.
6. FOR PARTITION TYPES AND DOOR TYPES, SEE SHEET A6.01.
7. "WALL" AND "PARTITION" ARE USED IN DRAWING SET TO DENOTE EITHER WALLS OR PARTITIONS INTERCHANGEABLY. REFER TO FLOOR PLANS FOR LOCATION OF PARTITIONS AND LIFE SAFETY PLAN FOR FIRE RATINGS.
8. TYPICAL DETAILS APPLY TO ALL PARTITION TYPES U.N.O.
9. WHERE ROOMS WITH DIFFERENT PARTITION REQUIREMENTS ARE ADJACENT: INSTALL A PARTITION WITH THE GREATER FIRE-RATING, PRESSURE RATING, AND STC RATING BETWEEN THEM.
10. AT INTERSECTION OF DISSIMILAR PARTITION TYPES, HIGHEST RATED PARTITION SHALL RUN THROUGH THE INTERSECTION TO MAINTAIN ENCLOSURE. MAINTAIN RATING OF RATED PARTITION AT INTERSECTION WITH COLUMN ENCLOSURES BY EXTENDING ENCLOSURE AROUND COLUMN.
11. WHERE TWO DIFFERENT PARTITION SYSTEMS ABUT, THE FINISH GYPSUM BOARD FACE SHALL BE FLUSH.
12. CONSTRUCT ADJACENT WALLS THAT APPEAR TO ALIGN IN PLAN TO ALIGN IN PLAN.
13. HOLD NEW FURRED PARTITIONS TIGHT TO EXISTING STRUCTURE UNLESS NOTED OTHERWISE.
14. CONSTRUCT FIRE-RATED PARTITIONS ACCORDING TO THE FIRE TEST INDICATED. NO SUBSTITUTIONS OF MATERIALS OR DEVIATIONS FROM CONSTRUCTION ARE ALLOWED EXCEPT THAT THICKER GWB AND/OR DEEPER STUDS MAY BE USED, AND SOUND ATTENUATION BLANKETS MAY BE ADDED, AS PERMITTED BY THE APPLICABLE FIRE TEST.
15. LOCATE STUDS SO AS NOT TO CONFLICT WITH FLUSH-MOUNTED ITEMS SUCH AS FIRE HOSE CABINETS, TOILET ACCESSORIES, AND SIMILAR ITEMS. PROVIDE BLOCKING, METAL SUPPORT STRAPS OR OTHER HARDWARE CAPABLE OF SUPPORTING THE LOAD SAFELY.
16. WHERE SPACE IS TOO TIGHT TO ALLOW STUDS TO BYPASS STRUCTURAL ELEMENTS SUCH AS COLUMNS OR STRUCTURAL BRACING, CONFIGURE FRAMING AS AN INFILL BETWEEN THESE ELEMENTS, ALLOWING THE WALLBOARD TO BYPASS THE INTERRUPTION. PROVIDE ADDITIONAL SUPPORT IF THE STUD OR TRACK SPACING EXCEEDS 16 INCHES.
17. WHERE GWB CONTROL JOINTS ARE NEEDED TO COMPLY WITH SPECIFIED REQUIREMENTS, LOCATE JOINT AT HINGE SIDE OF NEAREST DOOR AND ALIGN WITH THE INSIDE EDGE OF DOOR FRAME. WHERE CONFLICTS ARISE OR NO DOORS ARE WITHIN SPECIFIED LIMITS, REQUEST LOCATION OF CONTROL JOINT FROM ARCHITECT.
18. PROVIDE BLOCKING TO SUPPORT WALL-MOUNTED EQUIPMENT, CASEWORK, AND ACCESSORIES. COORDINATE SPECIFIC PLACEMENT OF BLOCKING WITH EQUIPMENT AND ACCESSORIES REQUIREMENTS.
19. PROTECT OPENINGS FOR ITEMS RECESSED INTO RATED PARTITIONS (SUCH AS OUTLET BOXES, PANEL BOXES, ETC.) WITH BACK-UP MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE PARTITION RATING.
20. FIRESTOP PENETRATIONS IN FIRE RATED AND SMOKE PARTITIONS. IN NON-FIRE-RATED AND SMOKE PARTITIONS, SEAL PENETRATIONS WITH AN ACOUSTICAL SEALANT AND FILL WITH SOUND ATTENUATION BLANKETS.
21. REVIEW EXISTING WALLS TO REMAIN THAT ARE FIRE-RATED OR SMOKE-TIGHT, AND NOTIFY THE A/E TEAM OF ANY PENETRATIONS WITHOUT APPROPRIATE CLOSURE ASSEMBLIES OR DUCTS WITHOUT FIRE/SMOKE DAMPERS.
22. REPAIR SPRAY-ON FIREPROOFING DAMAGED DURING CONSTRUCTION.
23. CONFIRM EACH LOCATION FOR WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, ACCESSORIES, OUTLETS, ETC. WITH THE OWNER PRIOR TO INSTALLATION.
24. COORDINATE WITH M&E REQUIREMENTS FOR CONDITIONS THAT WILL DISTURB EXISTING CONDITIONS AND WHICH WILL REQUIRE SELECTIVE DEMOLITION, CUTTING AND PATCHING, AND FINISHING OUTSIDE OF THAT SHOWN ON THE DRAWINGS.
25. PATCH EXISTING CONCRETE FLOOR SLAB AS NECESSARY TO PRODUCE A FLAT, LEVEL SURFACE FOR APPLICATIONS OF NEW FINISHES. AT SPACES RECEIVING CARPET, CONCRETE FLOORS SHALL BE A CLEAN, DRY SURFACE FREE OF CRACKS, MOISTURE, OIL, GREASE, DIRT AND ANY FOREIGN MATERIALS.
26. LOCATE OPENING OF OUTSIDE EDGE OF DOOR FRAMES 3" FROM ADJACENT WALL OR PARTITION, ALLOWING FOR 5" NOM. CLEAR FROM HINGE TO ADJACENT WALL FINISH.
27. DO NOT ALIGN WALL PENETRATIONS ON EITHER SIDE OF DEMISING WALL (ELECTRICAL OUTLETS, PANEL BOXES, ETC) SO AS TO MAINTAIN ACOUSTICAL SEPARATION.
28. MAINTAIN MIN. 3' - 2" CLEAR WIDE CORRIDOR, TYP. AND MAINTAIN MIN. 2' - 8" CLR ACCESSIBLE ROUTE THROUGHOUT ACCESSIBLE PORTIONS OF THE UNIT. SHOULD FIELD CONDITIONS REDUCE EITHER OF THESE CONDITIONS, NOTIFY ARCHITECT IMMEDIATELY.
29. FOR CLOSET DOORS, ALIGN DOOR OPENING IN CLEAR WIDTH OF CLOSET INTERIOR, U.N.O.
30. AT TUB/SHOWER CONDITIONS, ADJACENT TO RATED CORRIDOR AND DEMISING WALLS, RATED ASSEMBLIES SHOULD BE CONTINUOUS TO FLOOR AND CEILING.
31. KITCHENS COUNTERTOP AND BATHROOM VANITIES THAT END AGAINST A WALL SHALL HAVE A SIDE SPLASH.
32. REFERENCE SHEET G.21 FOR TYPICAL UNIT ACCESSIBILITY DETAILS.
33. REFERENCE SHEET A6.06 FOR TYPICAL CLOSET TYPE DETAILS.
34. PROVIDE INSULATION AT DEMISING AND CORRIDOR WALLS, PER THE PARTITION SCHEDULE. PROVIDE SOUND ATTENUATION BATT INSULATION AT PARTITIONS ENCLOSING MECHANICAL CLOSETS AND BATHROOMS. INSULATION NOT REQUIRED AT OTHER INTERIOR UNIT PARTITIONS.
35. EXIT STAIRS TO REMAIN IN-PLACE AS NOTED.
36. EXIT ENCLOSURES TO BE RATED AS INDICATED NO LIFE SAFETY PLANS. EXISTING WALLS TO PROVIDE RATED ENCLOSURE TO DO SO ON A PRESCRIPTIVE BASIS PER IBC 721.
37. PROVIDE CONTROL JOINTS IN DRYWALL AS PER MANUFACTURER'S REQUIREMENTS.

NEW WORK PLAN KEY

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WINDOW
- STAINED GLASS

BUILDING KEY PLAN



BUILDING KEY PLAN - SOUTH SECTION - DEMO

N.T.S.

NORTH

UDG

PROJECT NUMBER
2321

PROJECT NAME

THE RESIDENCES AT NOTRE DAME

901 AISQUITH STREET
BALTIMORE, MD 21202

OWNER/DEVELOPER
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410 SEVERN AVENUE, SUITE 302
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1909 THAMES STREET, SUITE 200
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2439 N CHARLES ST,
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MEP ENGINEER:
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NOTTINGHAM, MD 21236

CIVIL ENGINEER:
Morris & Ritchie Assoc. INC.
1414 KEY HIGHWAY, SUITE M301
BALTIMORE, MD 21230

SEAL

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 16294
EXPIRATION DATE: 08.16.2026

ISSUED FOR

#	ISSUE	DATE
	TAX CREDIT SUBMISSION	08.31.23
	TAX CREDIT SUBMISSION	06.13.24

SHEET TITLE

FLOOR PLAN - LEVEL 3

SCALE As indicated
SHEET NUMBER

A1.03

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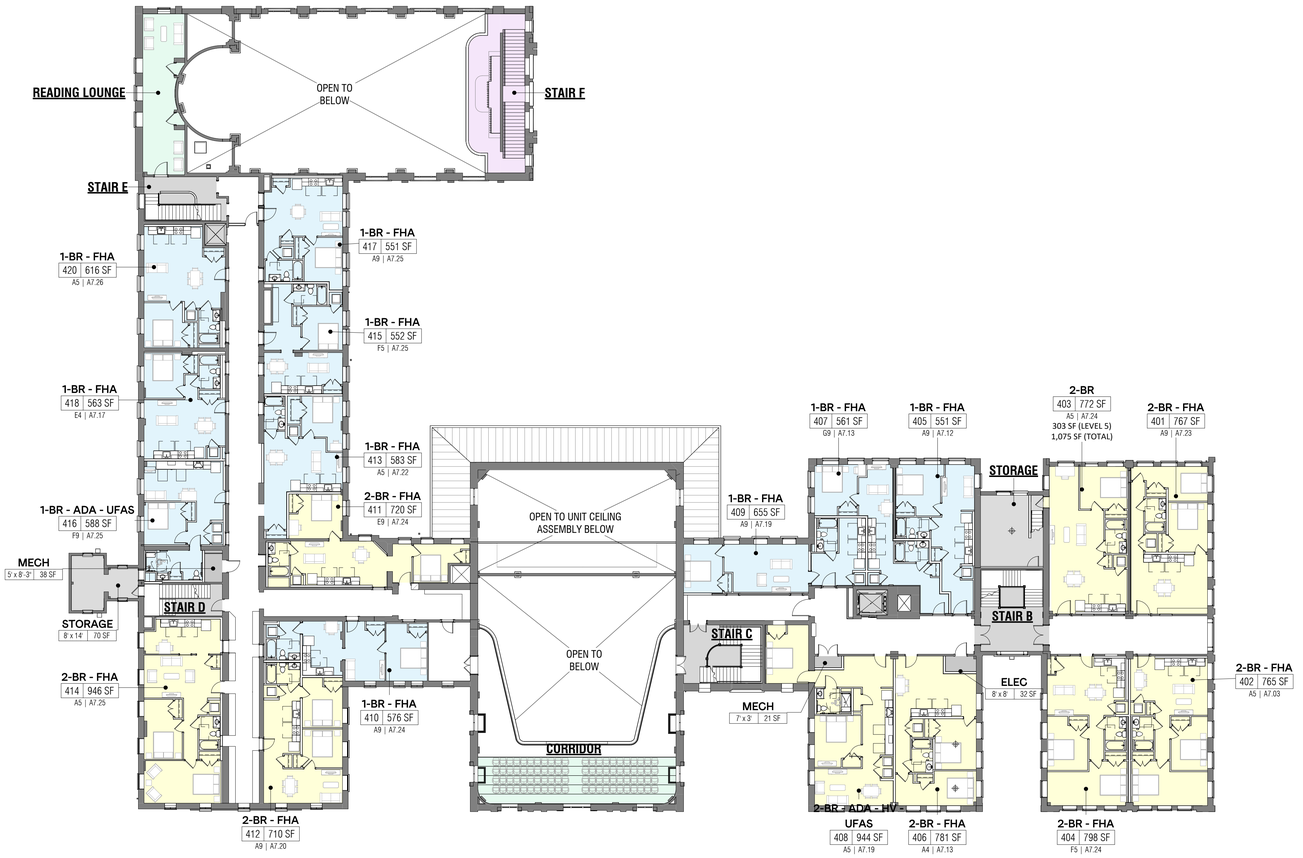

NORTH

A9 FLOOR PLAN - LEVEL 4

A1.04 SCALE: 1/16" = 1'-0"

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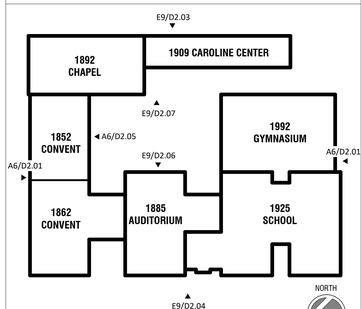
- STAINED GLASS

BUILDING KEY PLAN



NORTH

BUILDING KEY PLAN - SOUTH SECTION - DEMO

N.T.S.

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THE RESIDENCES AT NOTRE DAME

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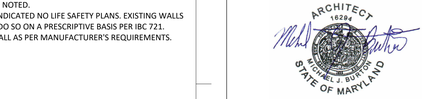

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#	ISSUE	DATE
	TAX CREDIT SUBMISSION	08.31.23
	TAX CREDIT SUBMISSION	06.13.24

SHEET TITLE

FLOOR PLAN - LEVEL 4

SCALE As indicated
SHEET NUMBER

A1.04

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