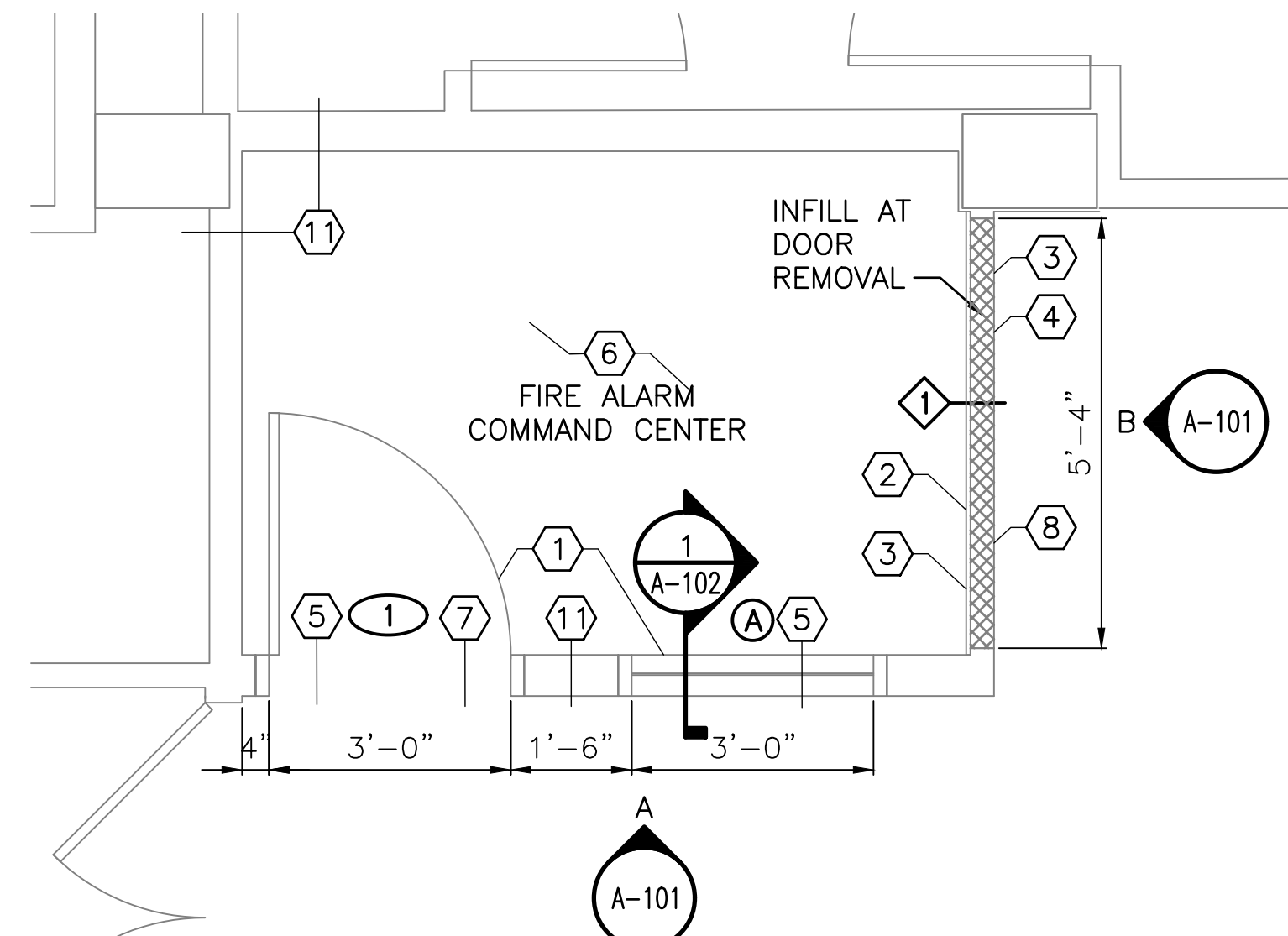
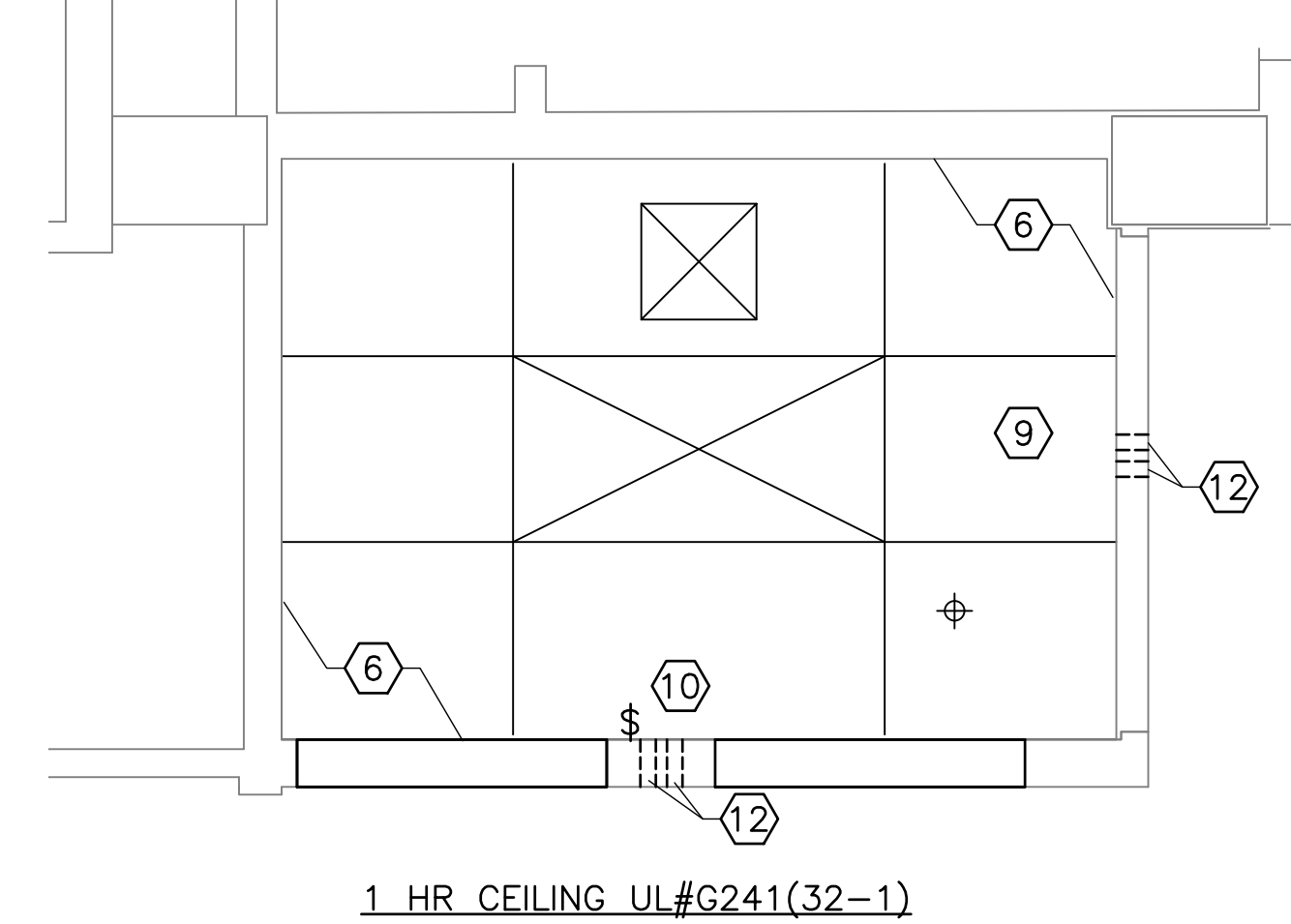


1 PARTIAL FIRST FLOOR DEMOLITION PLAN
A-101 SCALE: 1/2" = 1'-0"



2 PARTIAL FIRST FLOOR PLAN
A-101 SCALE: 1/2" = 1'-0"



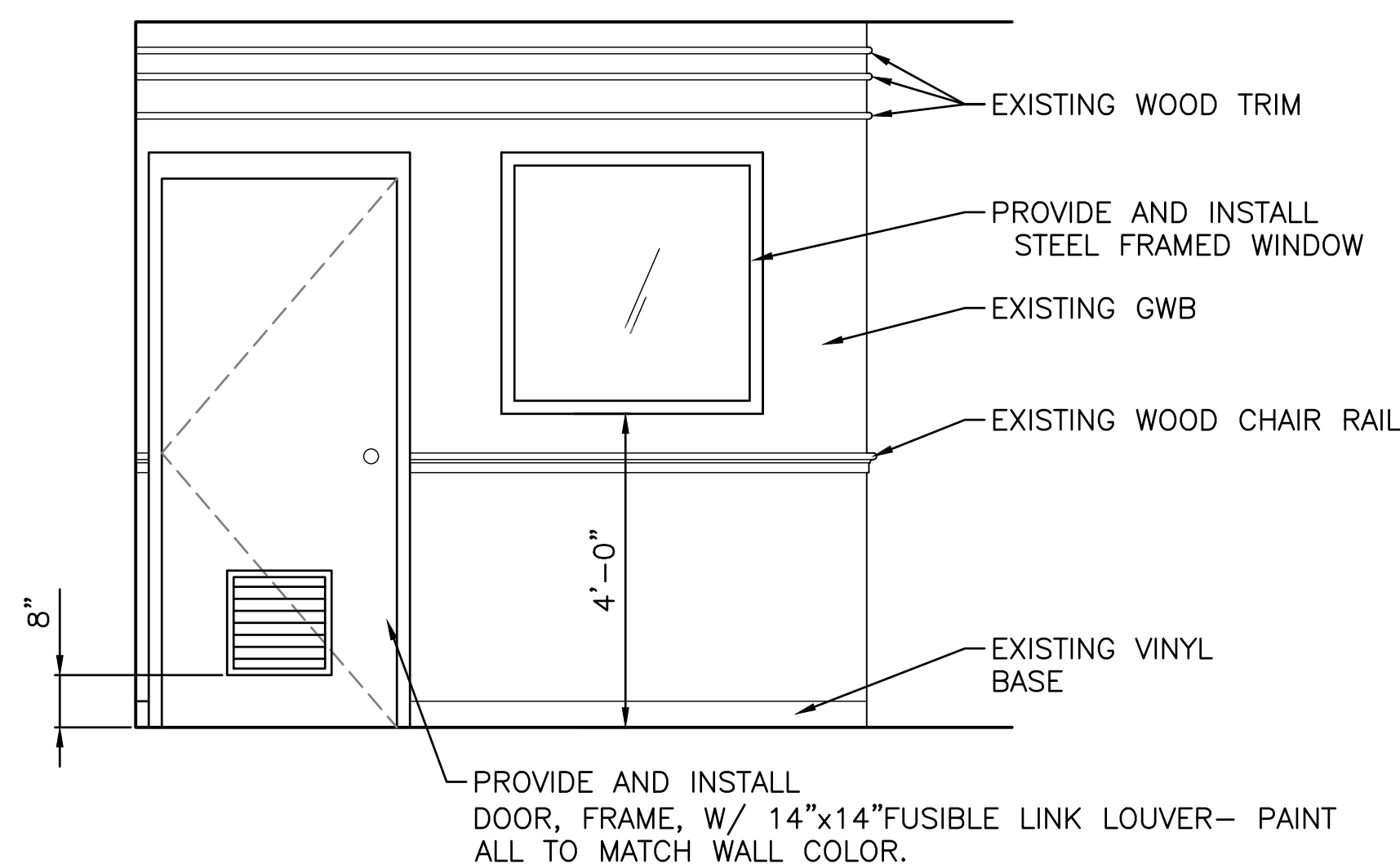
3 REFLECTED CEILING PLAN
A-101 SCALE: 1/2" = 1'-0"

DEMOLITION KEYED NOTES:

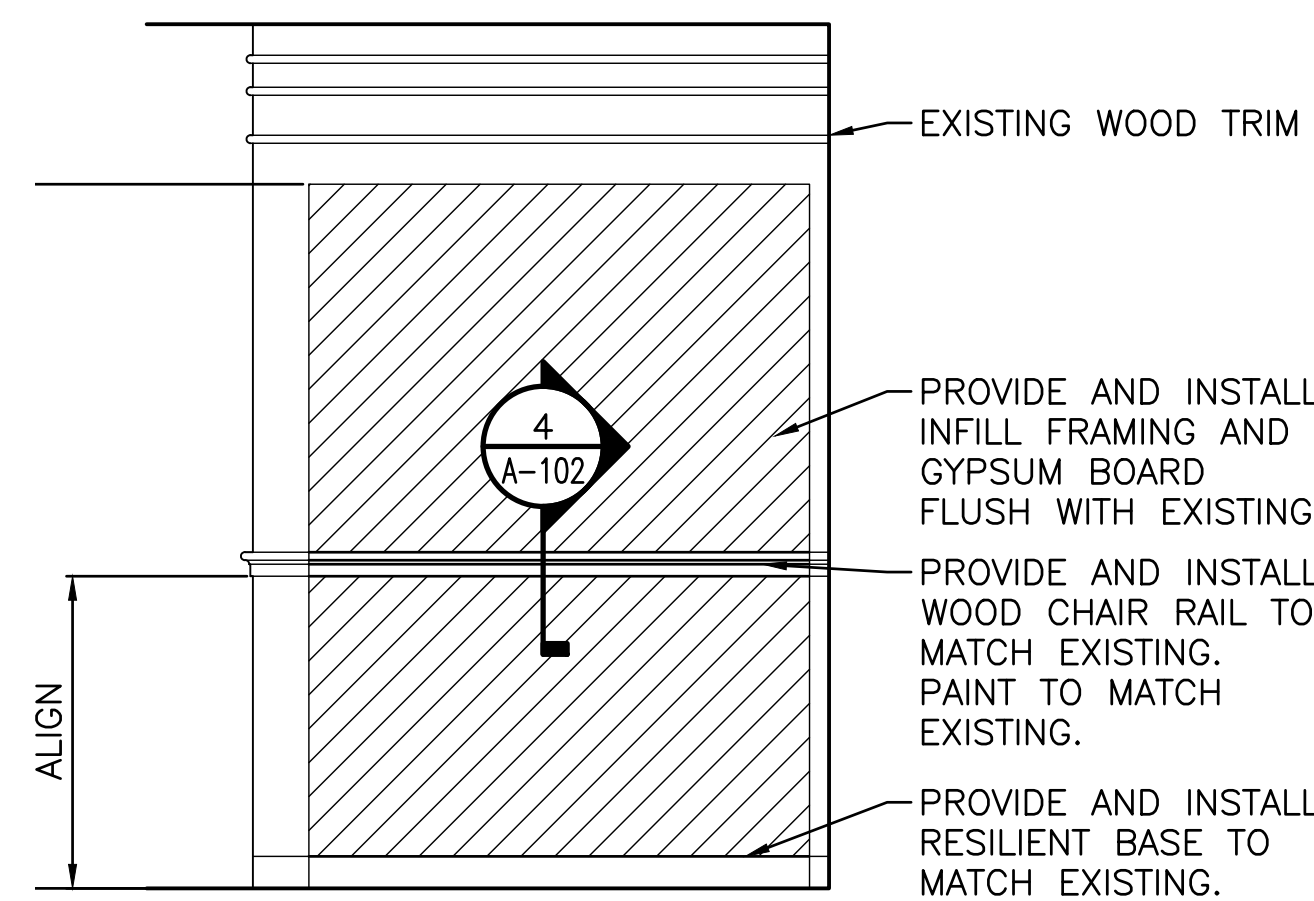
- 1 CUT DOOR OPENING IN EXISTING MASONRY CORE WALL. 3'-4" WIDE BY 7'-4" HIGH
- 2 CUT WINDOW OPENING IN EXISTING MASONRY CORE WALL. 3'-4" WIDE BY 3'-4" HIGH, SILL @ 4'-0" A.F.F.
- 3 REMOVE EXISTING HOLLOW METAL DOOR AND FRAME. SALVAGE HARDWARE AND RETURN TO OWNER.
- 4 REMOVE EXISTING ACT CEILING, GRID AND LIGHT FIXTURE.
- 5 REMOVE EXISTING LIGHT SWITCH FOR RELOCATION.

KEYED NOTES:

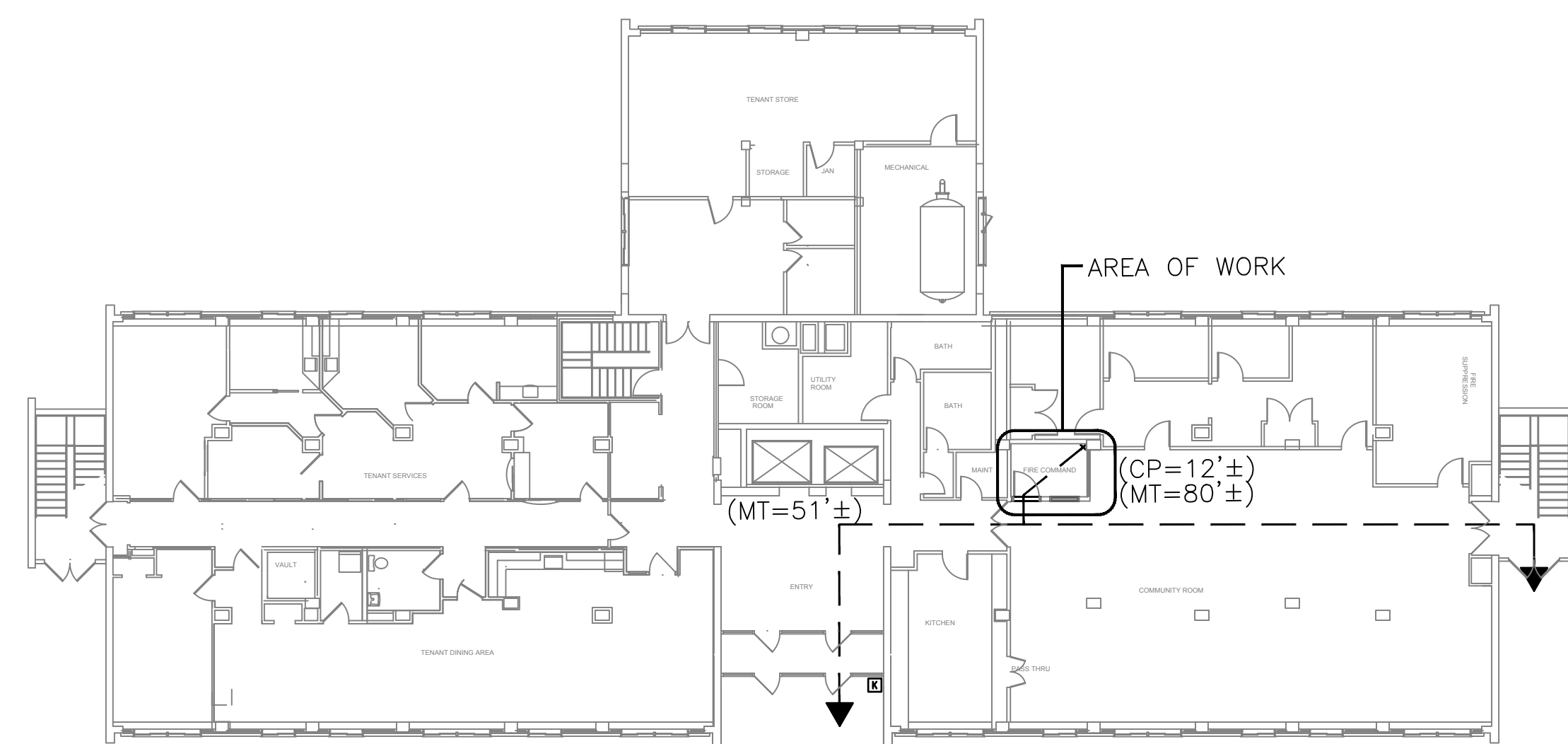
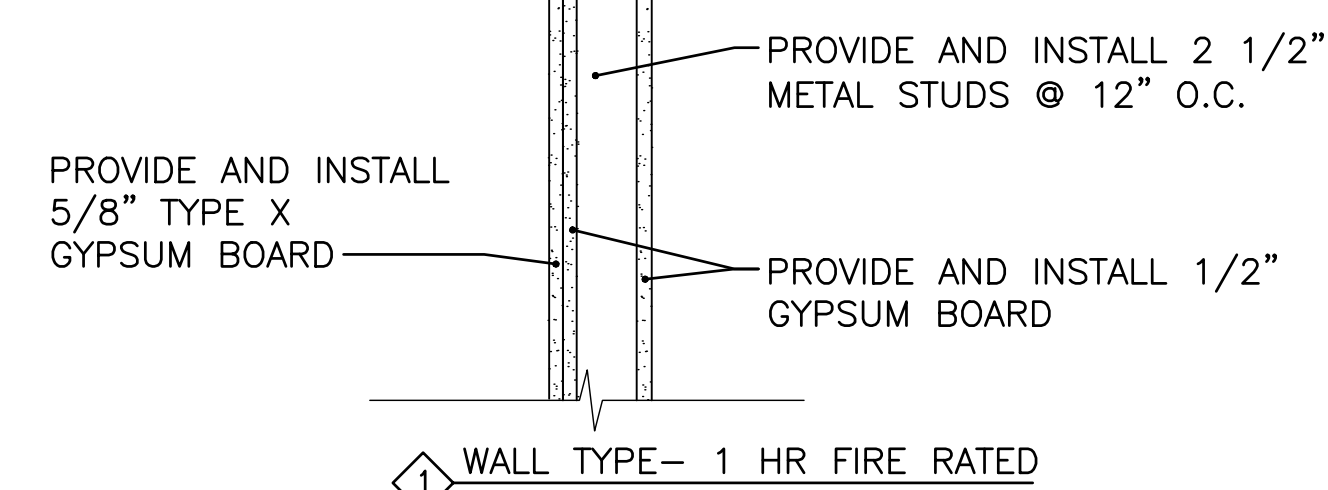
- 1 PROVIDE AND INSTALL DOOR, WINDOW, FRAMES, AND HARDWARE.
- 2 PROVIDE AND INSTALL (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT THIS WALL ONLY.
- 3 PROVIDE AND INSTALL WALL BASE TO MATCH EXISTING.
- 4 PROVIDE AND INSTALL WOOD CHAIR RAIL TO MATCH EXISTING. PAINT TO MATCH EXISTING.
- 5 PROVIDE AND INSTALL 3"x3"x 1/4" STEEL LINTEL PER DETAIL 1/A102. (4" MIN. BEARING- EACH END)
- 6 PROVIDE AND INSTALL FIRE-STOPPING SEALANT, FULL PERIMETER AND AT ALL PENETRATIONS OF ENTIRE ROOM
- 7 PROVIDE AND INSTALL LOUVER IN DOOR. SEE SHEET A-102
- 8 PROVIDE AND INSTALL 2 1/2" METAL STUDS @ 12" O.C. AND 1/2" GYPSUM BOARD ON BOTH SIDES TO MATCH EXISTING.
- 9 PROVIDE AND INSTALL 1HR. FIRE-RATED SUSPENDED ACOUSTICAL CEILING SYSTEM.
- 10 PROVIDE AND INSTALL RECESSED LIGHT SWITCH AND SURFACE MOUNTED LIGHT FIXTURE.
- 11 EXISTING WALL CONSTRUCTION IS 4" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES. PER 2009 IBC MATERIAL FIRE RATING, IT IS OUR UNDERSTANDING THAT THIS EXISTING WALL ASSEMBLY MEETS 1 HOUR FIRE RATING REQUIREMENTS. CONTRACTOR TO MAINTAIN OR EXCEED 1 HR. FIRE RATING FOR FULL PERIMETER OF ROOM.
- 12 PROVIDE AND INSTALL (2)- 2" DIA. METAL CONDUITS AT OR NEAR THE CONCRETE DECK, ABOVE THE SUSPENDED CEILING, FOR PASSAGE OF FIRE ALARM SYSTEM WIRING. PROVIDE AND INSTALL FIRE-STOPPING SEALANT WHEN ALL SERVICE LINES ARE IN PLACE.



A ELEVATION
A-101 SCALE: 1/2" = 1'-0"



B ELEVATION
A-101 SCALE: 1/2" = 1'-0"



LIFE SAFETY PLAN-FIRST FLOOR LEVEL

SCOPE OF WORK: CONVERT STORAGE SPACE TO FIRE ALARM COMMAND CENTER

OCCUPANCY USE GROUPS: UTILITY AND MISC. - GROUP U

OCCUPANCY SEPARATION: N/A

BUILDING CONSTRUCTION TYPE: TYPE (1A)

BUILDING HEIGHT: 16 STORIES

BUILDING AREA: FLOORS 1-11 = 9500 S.F.
FLOORS 12-16 = 8200 S.F.
BASEMENT = 9500 S.F.

APPLICABLE CODES: IBC 2009
NFPA 101
NFPA 72

BUILDING OCCUPANCY: UTILITY 300 SQ/FT PER OCCUPANT

FIRE PROTECTION: SPRINKLER SYSTEM
APPROVED SUPERVISED FIRE ALARM SYSTEM
RATINGS:
EXTERIOR BEARING WALLS: 0 hr
INTERIOR NONBEARING WALLS AND PARTITIONS: 0 hr
FLOOR CONSTRUCTION: 0 hr
ROOF CONSTRUCTION: 0 hr

LIFE SAFETY EXITS PROVIDED: FIRST FLOOR - 3 EXITS

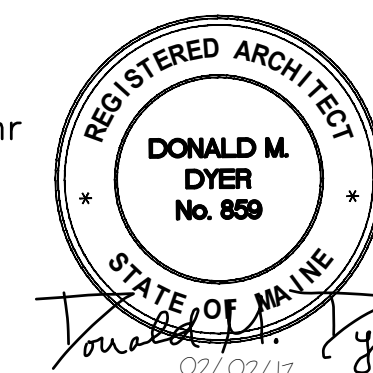
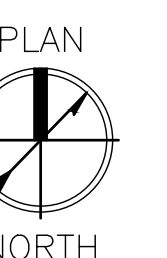
PATH OF TRAVEL REQUIREMENTS:
DEAD END PROTECTED: 100'
COMMON PATH PROTECTED: 100'
MAXIMUM TRAVEL PROTECTED: 400'

GENERAL NOTES:

EXISTING VCT FLOOR TO REMAIN. CONTRACTOR TO PROTECT EXISTING FLOOR FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

LEGEND

- ⊠ EXHAUST FAN
- ⊠ SURFACE MOUNTED FLUORESCENT LIGHT
- ⊗ WINDOW
- ⊗ DOOR
- ⊕ SPRINKLER HEAD
- ⊠ WALL TYPE
- CP COMMON PATH
- MT MAXIMUM TRAVEL DISTANCE



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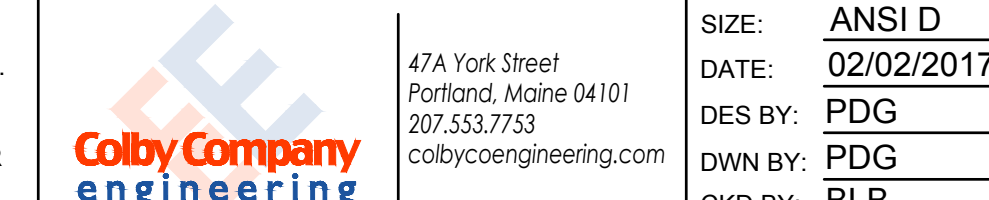
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REV	DESCRIPTION	DWN	APP	DATE

SIZE:	ANSI D
DATE:	02/02/2017
DES BY:	PDG
DWN BY:	PDG
CKD BY:	BLB

PROJECT NO.	218.016.001
DRAWING NO.	A-101
SHEET	1 OF 4

PORTLAND HOUSING AUTHORITY
PORTLAND, MAINE
FRANKLIN TOWERS - FIRE ALARM UPGRADE
BUILD FIRE COMMAND CENTER

ARCHITECTURAL, PLANS AND DETAILS



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