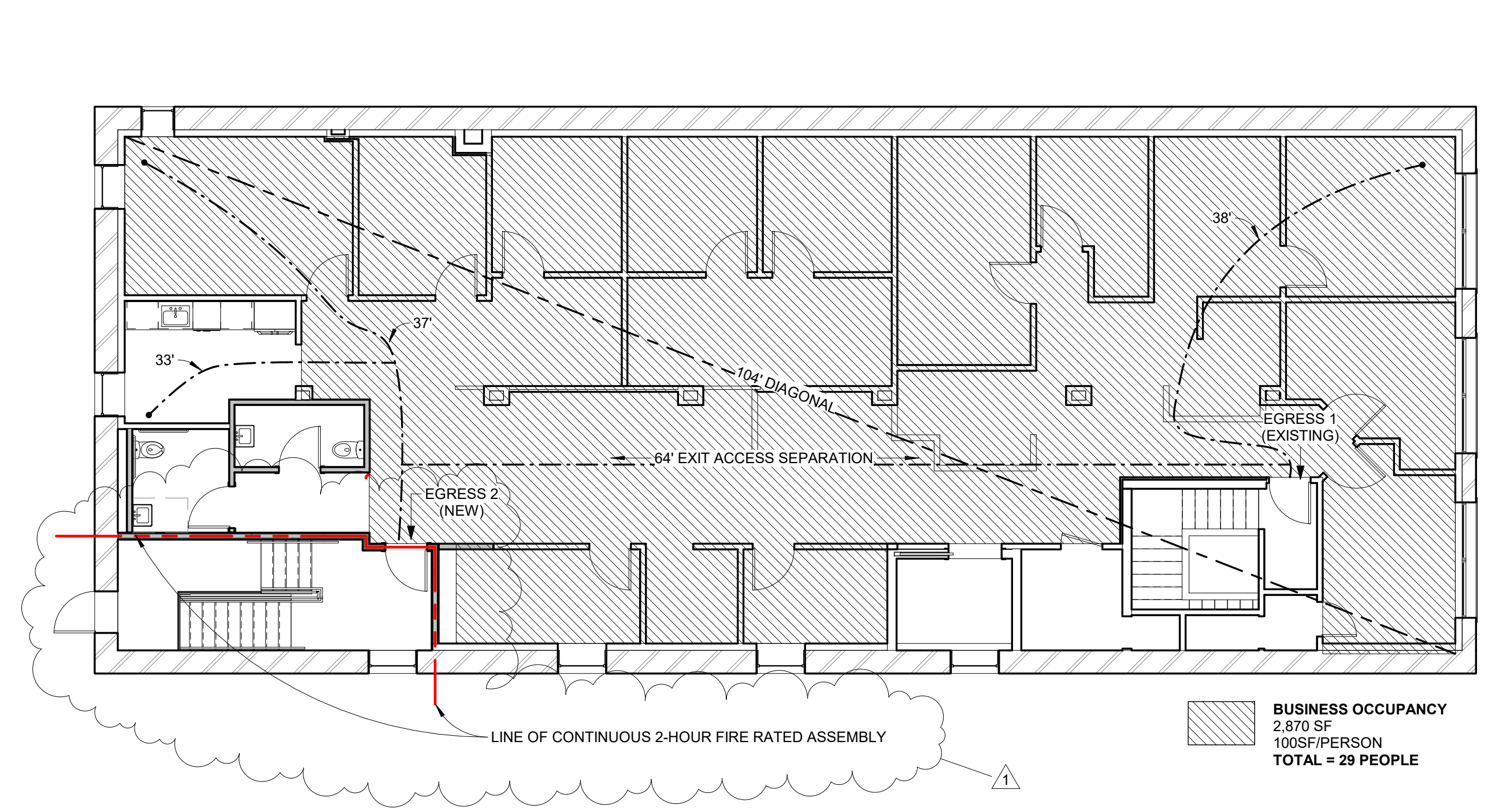


24 PREBLE STREET
LOOBY, STAIR AND 4TH FLOOR
PORTLAND, MAINE 04101

BRI BURN
architecture for life
29 Maple St. Suite 202 Portland, ME 04101
207-774-6642

CONFORMANCE DOCUMENTS ISSUED FOR CONSTRUCTION

24 PREBLE STREET - LOBBY, STAIR & 4TH FLOOR 24 PREBLE STREET



1 LEVEL 4 PLAN - CODE DIAGRAM
1/8" = 1'-0"

PROJECT SUMMARY
CONSTRUCTION OF NEW 4-STORY EGRESS STAIR CONNECTING 1ST THROUGH 4TH FLOORS IN A 2-HOUR FIRE RATED ENCLOSURE. INTERIOR RENOVATIONS TO 4TH FLOOR BATHROOMS AND KITCHENETTE. MINOR INTERIOR WORKS ADJACENT TO NEW STAIR ENCLOSURE.
NEW SPRINKLER SYSTEM WILL BE ADDED TO COMPLY WITH NFPA 13 THROUGHOUT FIRST FLOOR, AND STUBBED FOR FUTURE ADDITION IN 2ND, 3RD AND 4TH FLOORS.

IBC 2009 CODE REVIEW SUMMARY
CONSTRUCTION TYPE: III-B
USE & OCCUPANCY CLASSIFICATION (304.1) BUSINESS GROUP B
OCCUPANCY LOAD (1016.1) BUSINESS 100 SF/PERSON GROSS ACCESSORY STORAGE 300 SF/PERSON GROSS
EXIT TRAVEL DISTANCE (1016.1) 300' WITH SPRINKLER SYSTEM
NUMBER OF EXITS (1021.1) OCCUPANT LOAD 1-500 PER STORY; 2 INDEPENDENT EXITS

NFPA 101 CODE REVIEW SUMMARY
CONSTRUCTION TYPE (NFPA 220) TYPE III 200
OCCUPANCY CLASSIFICATION (NFPA 101 6.1.11) BUSINESS
SPRINKLER SYSTEM FULLY SPRINKLED, SUPERVISED
OCCUPANT LOAD FACTORS (7.3.1.2) BUSINESS 100 SF/PERSON
NUMBER OF MEANS OF EGRESS (7.4) 2
COMMON PATH OF TRAVEL (39.2.5.3.3) SINGLE TENENAT SPACE WITH OCCUPANT LOAD NOT TO EXCEED 30 PEOPLE; NO COMMON PATH OF TRAVEL LIMIT
TRAVEL DISTANCE (39.2.6.3) 300' WITH SPRINKLER SYSTEM
EGRESS DOOR CAPACITY FACTOR 0.2

SYMBOL LEGEND	
	DETAIL NUMBER BUILDING SECTION DRAWING NUMBER
	DETAIL NUMBER CALL OUT DRAWING NUMBER
	CENTERLINE
	DOOR TAG
	ELEVATION INDICATOR
	ELEVATION TAG
	ELEVATION TAG
	NORTH ARROW
	REVISION
Room name 	ROOM TAG WITH NUMBER
	STRUCTURAL GRID BUBBLE
	WALL TAG
	WINDOW TAG
	CONTINUOUS 2-HR RATING

DRAWING LIST	
NUMBER	SHEET TITLE
A001	COVER SHEET
A002	DEMOLITION PLANS
A101	FLOOR PLANS
A102	FLOOR PLANS/ ELECTRICAL/ LIGHTING PLANS/ ELEVATIONS
A401	ENLARGED STAIR PLANS
A402	STAIR SECTIONS & DETAILS
A601	SCHEDULES

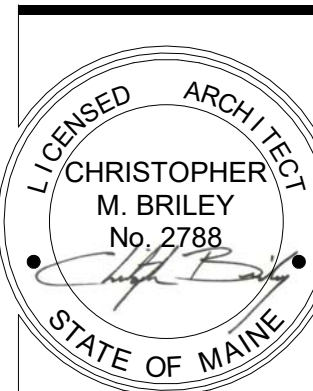
CONSULTANTS:

REVISIONS:

No.	Name	Date
1	Rev 1	1/10/17
2	Rev 2	1/20/17
3	Rev 3	1/27/17

ISSUED: 11/16/16
PROJECT No: 1606
DRAWN BY: LBB
CHECKED BY: CMB
SHEET TITLE: COVER SHEET

A001



24 PREBLE STREET
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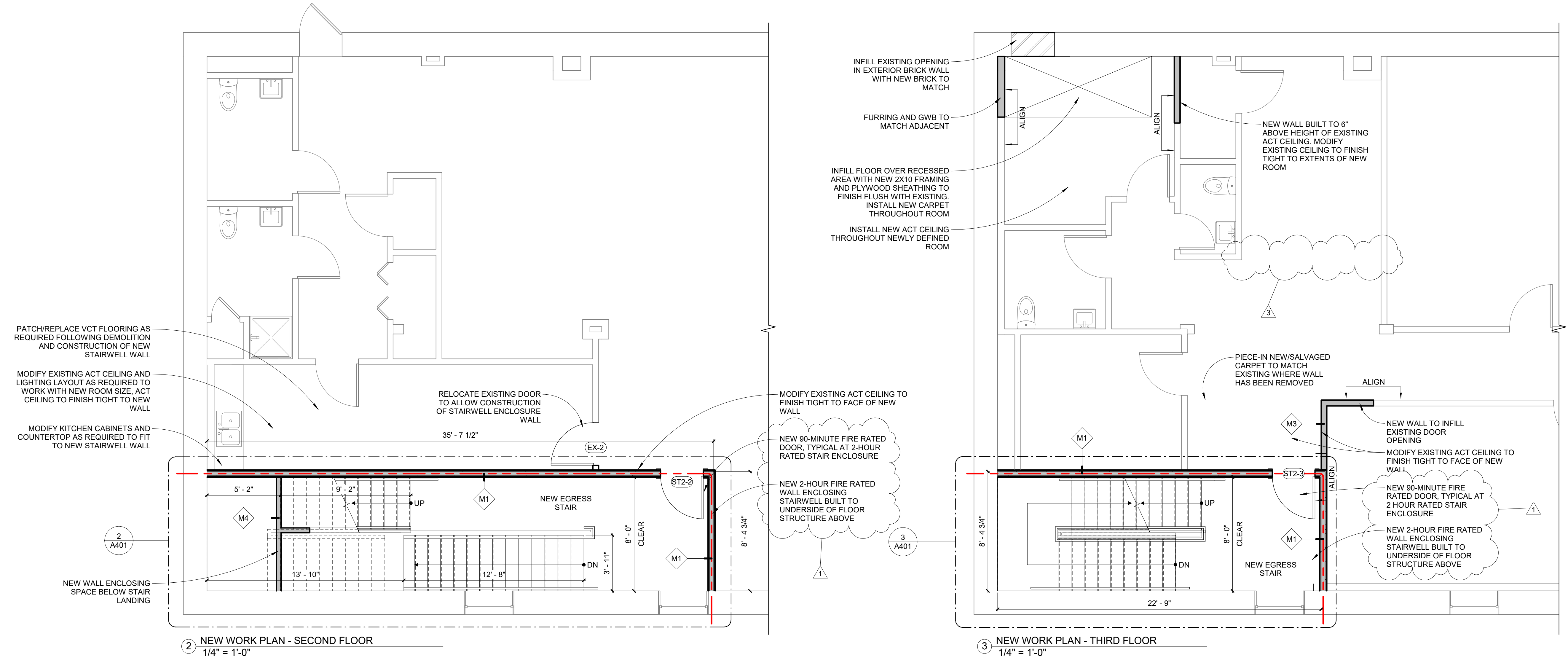
CONSULTANTS:

REVISIONS:

No.	Name	Date
1	Rev 1	1/10/17
2	Rev 2	1/20/17
3	Rev 3	1/27/17

ISSUED: 11/16/16
 PROJECT No: 1606
 DRAWN BY: RFP
 CHECKED BY: CMB
 SHEET TITLE:
 FLOOR PLANS

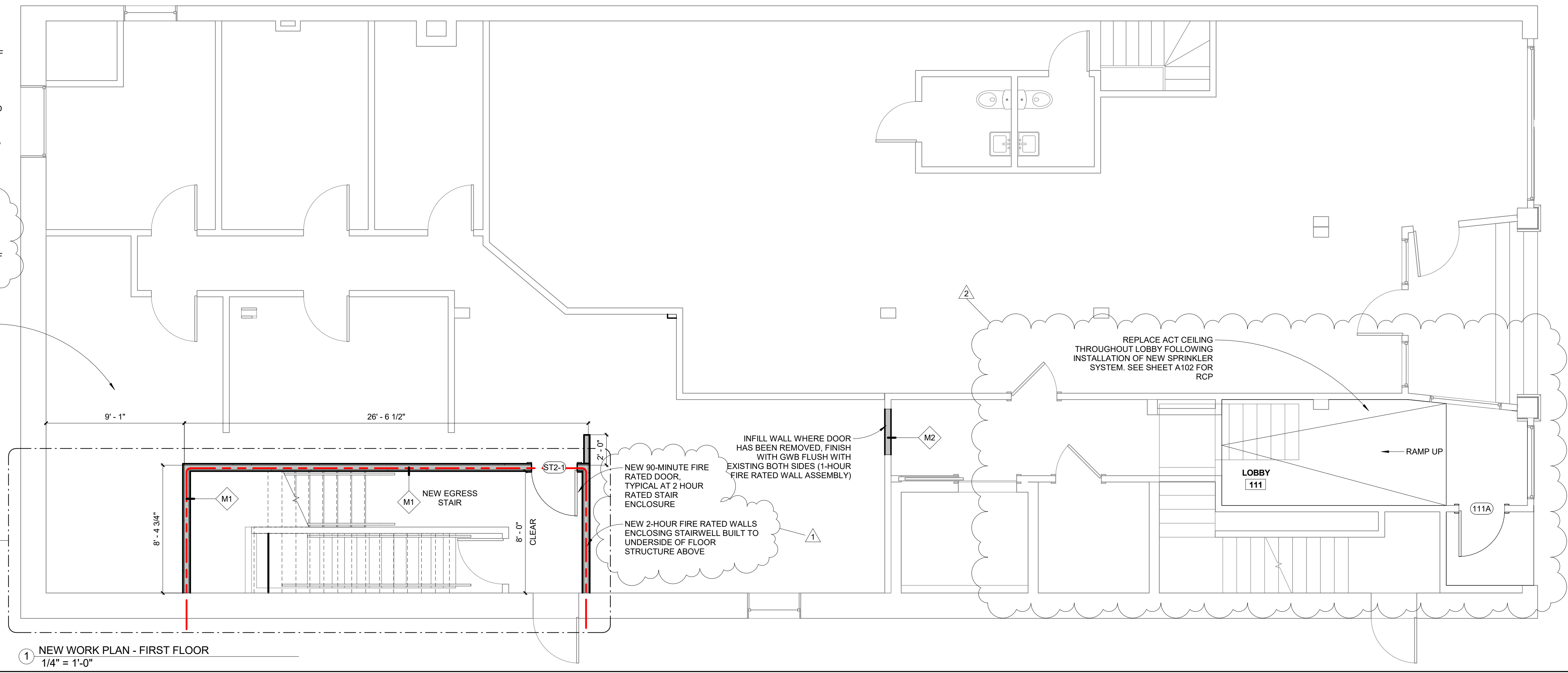
A101



GENERAL PLAN NOTES

- BUILDER TO VERIFY DIMENSIONS IN FIELD.
- ANNOTATED DIMENSIONS TO FACE OF EXISTING FINISH &/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
- PATCH AND PAINT WHERE NECESSARY, TYPICAL.
- PAINT EXPOSED SPRINKLER PIPING TO MATCH CEILING FINISH.
- RELOCATED AND NEW DEVICES TO BE INSTALLED PER REQUIREMENTS OF APPLICABLE CODES AND REGULATIONS. VERIFY COMPLIANCE OF EXISTING DEVICES TO REMAIN PER SAID CODES AND REGULATIONS.
- COORDINATE FINAL LOCATIONS OF ELECTRICAL AND DATA SERVICE OUTLET LOCATIONS WITH OWNER.
- DOCUMENTS ARE PREPARED TO "PLAN NORTH." NOTE "PLAN NORTH" VARIES FROM TRUE AND MAGNETIC NORTH.
- MECHANICAL, PLUMBING, AND ELECTRICAL TO BE PROVIDED PER APPLICABLE CODES. CONTRACTOR TO SEEK APPLICABLE PLUMBING AND ELECTRICAL PERMITS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- PROVIDE LIGHT FIXTURES WITH LED LAMPING, TYPICAL.
- NEW NON RATED PARTITIONS SHALL BE WALL TYPE M3 UNLESS NOTED OTHERWISE.
- NEW 1-HOUR RATED PARTITIONS SHALL BE WALL TYPE M2 UNLESS NOTED OTHERWISE.
- 2-HOUR RATED PARTITIONS SHALL BE WALL TYPE M1 WHERE NEW OR M1 WHERE APPLIED TO EXISTING PARTITION AS INDICATED, VIF EXISTING CONDITIONS.
- SEE A501 FOR WALL TYPES.

ALL NEW WORK TO EXISTING AREAS ADJACENT TO NEW STAIRWELL TO BE PART OF SEPARATE PHASE OF WORK



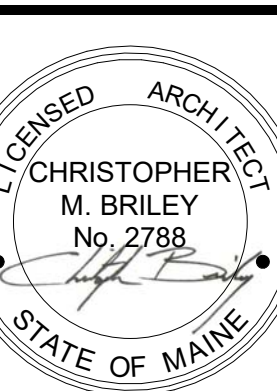
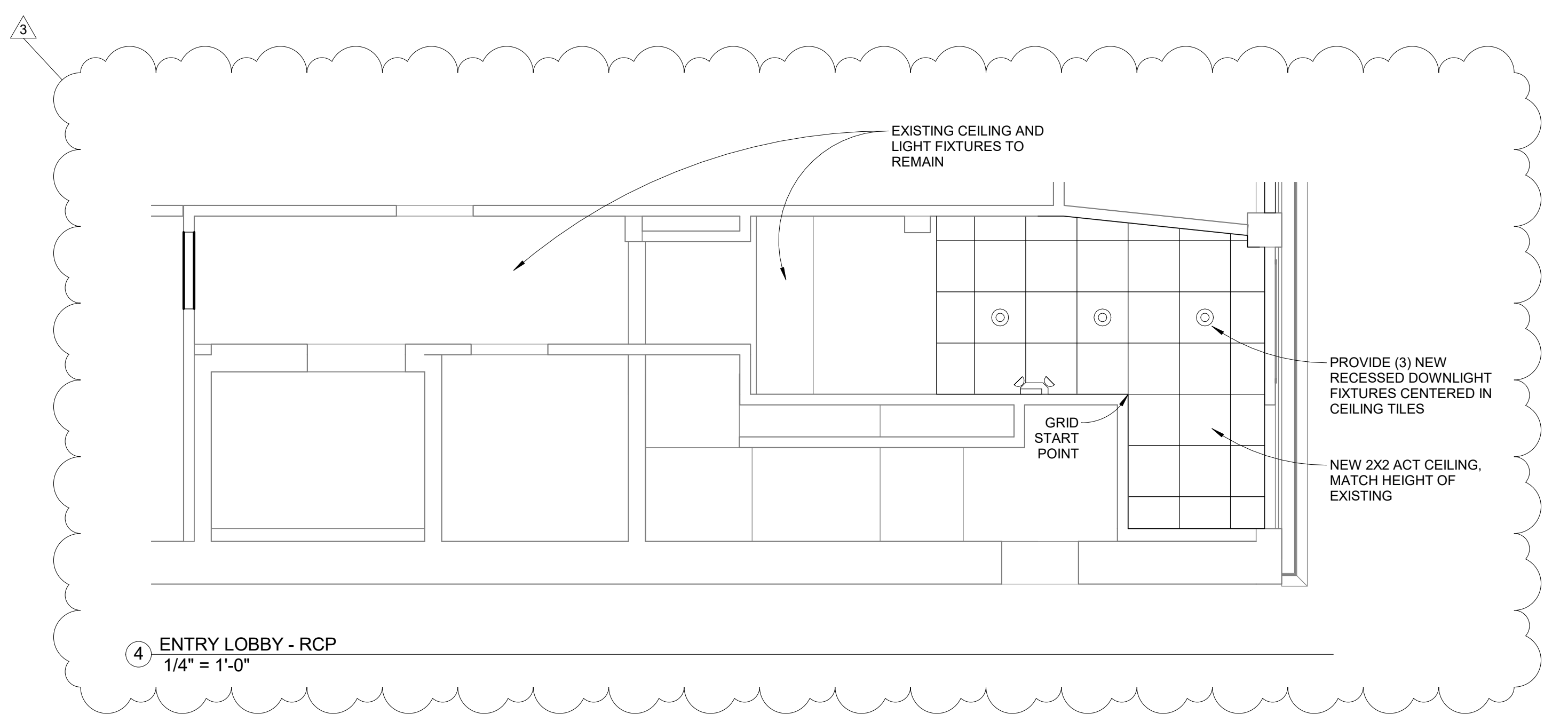
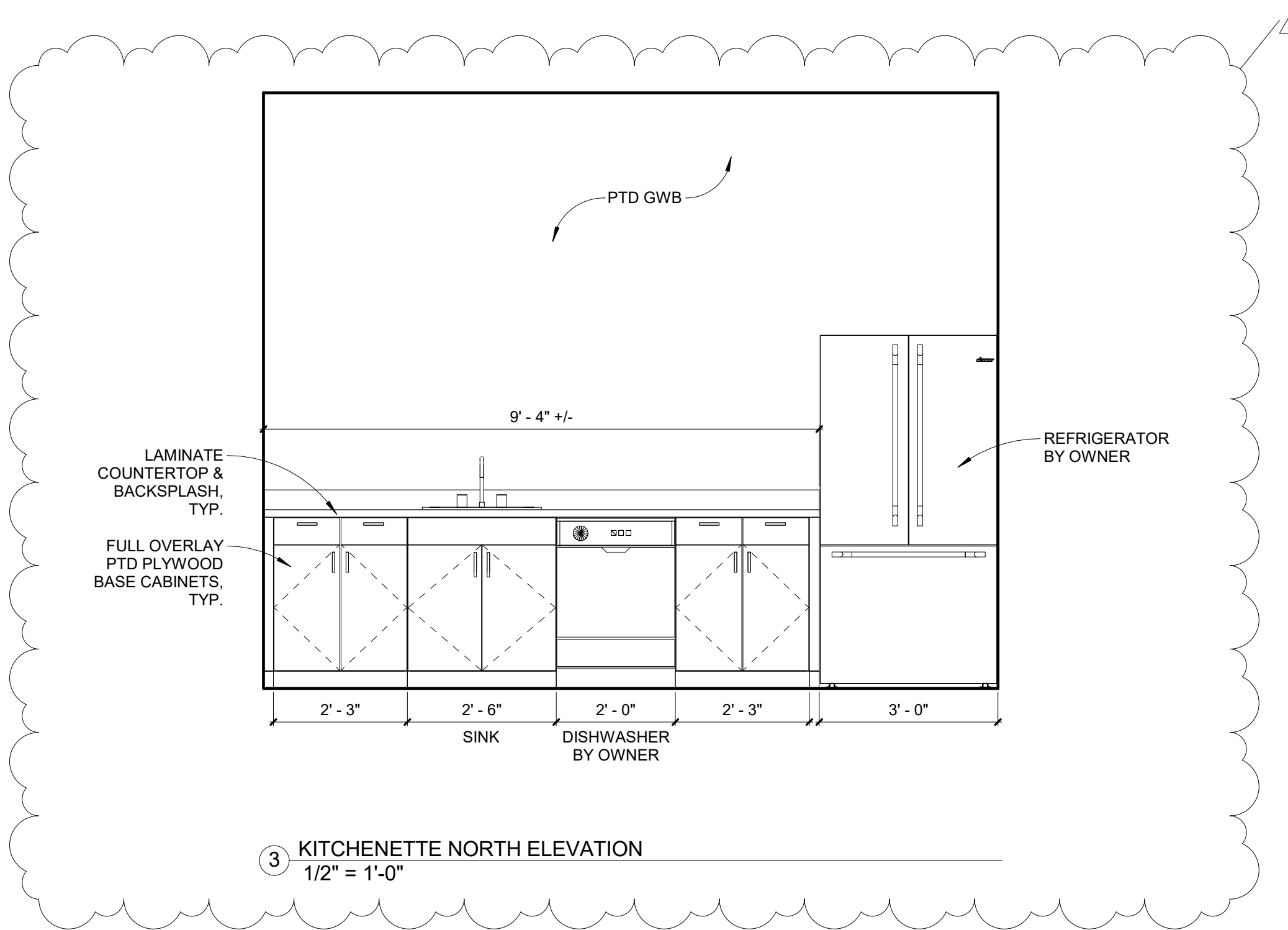
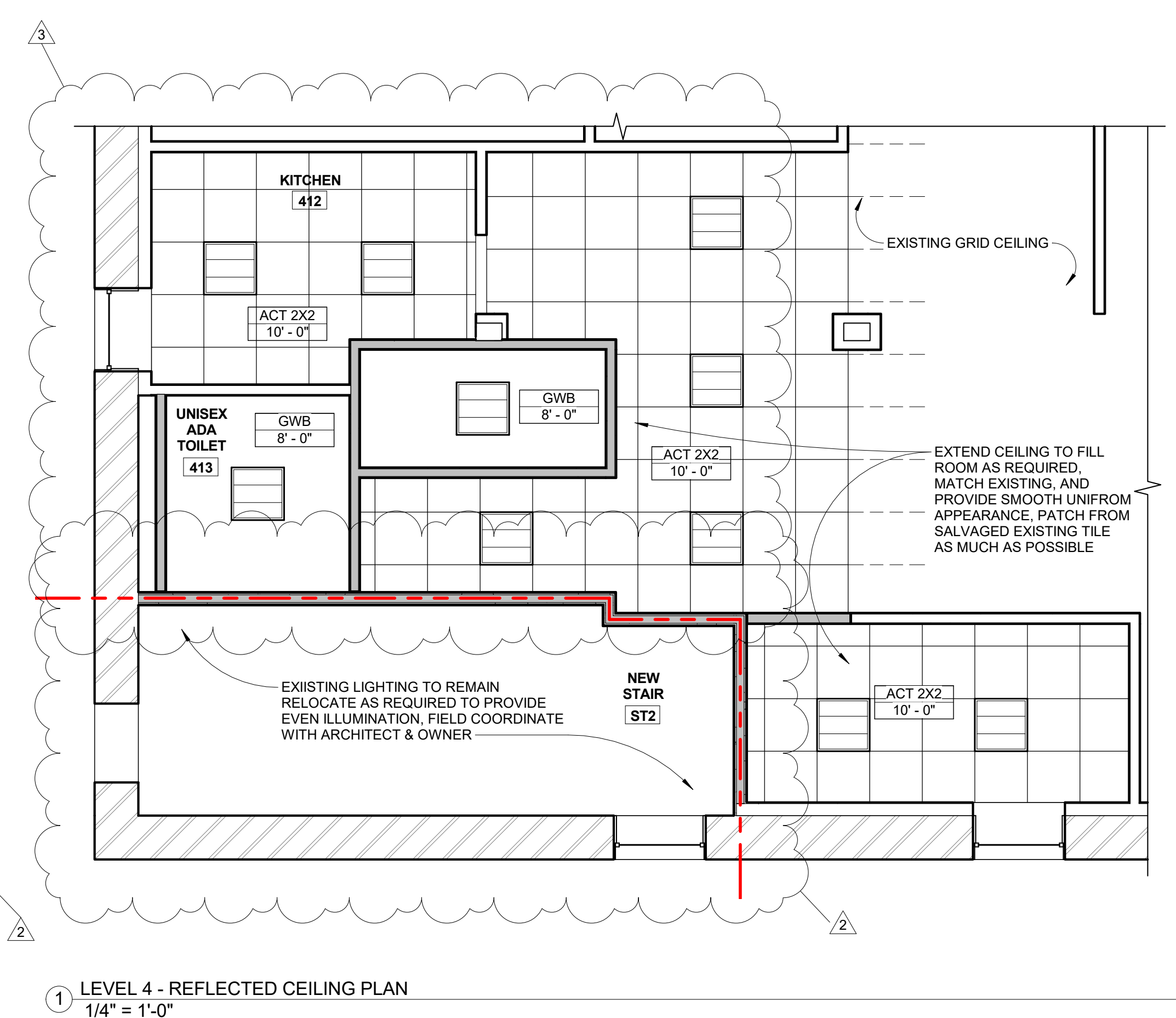
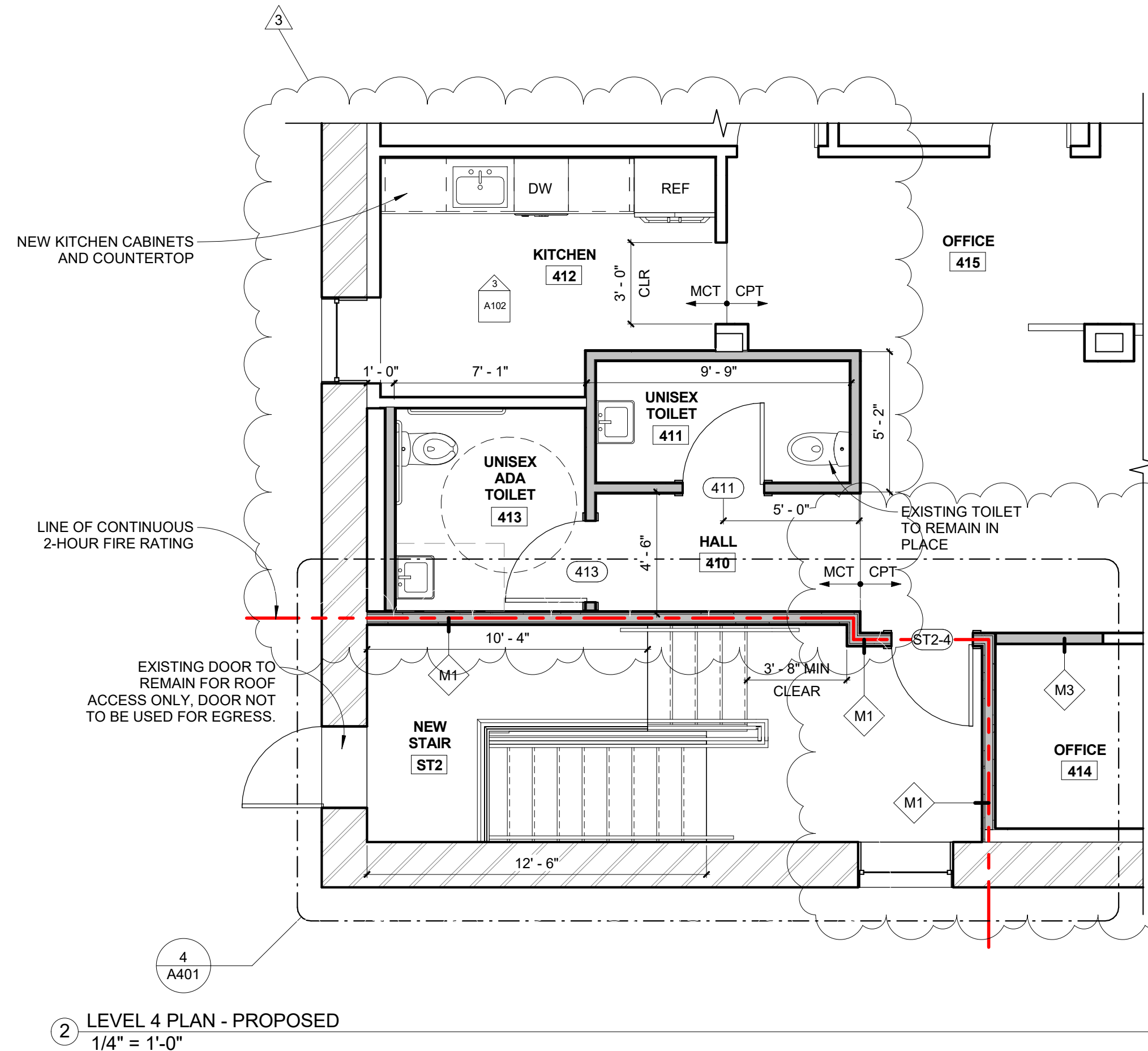
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- 2-HOUR RATED PARTITIONS SHALL BE WALL TYPE **M1** WHERE NEW OR **M1** WHERE APPLIED TO EXISTING PARTITION AS INDICATED, VIF EXISTING CONDITIONS.
- SEE A501 FOR WALL TYPES.

GENERAL RCP NOTES

- REMOVE EXISTING ACT TILE TO INSTALL SPRINKLER SYSTEM THROUGHOUT 4TH FLOOR, SALVAGE EXISTING TILE GRID TO EXTENT POSSIBLE, NEW CEILING TILE THROUGHOUT, TYP.
- MAINTAIN EXISTING CLG HEIGHT AT ALL ACT AREAS, 10'-0" +/-, VIF.
- AT NEW GWB CEILINGS EXTEND HEIGHT OF BORDERING WALLS AS NEEDED FOR HIGHER CEILING, TYP.
- MECHANICAL DIFFUSERS NOT SHOWN. GC COORDINATE WITH DESIGN - BUILD MECHANICAL CONTRACTOR
- SPRINKLER SYSTEM NOT SHOWN. GC COORDINATE WITH SPRINKLER MANUFACTURE FOR NFPA 13 COMPLIANT SPRINKLER SYSTEM THROUGHOUT FIRST FLOOR AND STUBBED OUT AT 2ND 3RD AND 4TH FLOORS

ELECTRICAL/LIGHTING SYMBOL LEGEND			
	DUPLEX OUTLET		SURFACE MOUNTED LIGHT FIXTURE
	DUPLEX OUTLET - GFI		RECESSED LIGHT FIXTURE
	COMBINATION RECEPTACLE AND DUAL USB CHARGER		WALL MOUNTED LIGHT FIXTURE
	DUPLEX OUTLET FOR EXTERIOR INSTALLATION		EXHAUST FAN/LIGHT
	240V DRYER OUTLET		GARAGE DOOR OPENER
	240V RANGE OUTLET		4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	240V OUTLET		UNDER-CABINET LIGHT FIXTURE
	2-GANG OUTLET		PENDANT LIGHT FIXTURE
	SINGLE SWITCH		WALL MOUNTED STRIP LIGHT
	3 OR 4-WAY SWITCH		CEILING FAN/LIGHT
	STRUCTURED WIRING OUTLET: 2X CAT6, 1X COAX, 1X FIBER OPTIC		CENTRAL VACUUM INLET
	FLOOR MOUNTED DUPLEX OUTLET		WALL MOUNTED DUCTLESS MINI SPLIT UNIT
			ELECTRIC HEATED TOWEL BAR/RADIATOR
			2X2 LED TROFFER LIGHT FOR ACT INSTALLATION



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CONSULTANTS:

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1	Rev 1	1/10/17
2	Rev 2	1/20/17
3	Rev 3	1/27/17

ISSUED: 11/16/16
 PROJECT No: 1606
 DRAWN BY: LLB/CMB
 CHECKED BY: CMB
 SHEET TITLE:
 FLOOR PLANS/
 ELECTRICAL/
 LIGHTING PLANS/
 ELEVATIONS

A102

REVISIONS:

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1	Rev 1	1/10/17
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3	Rev 3	1/27/17

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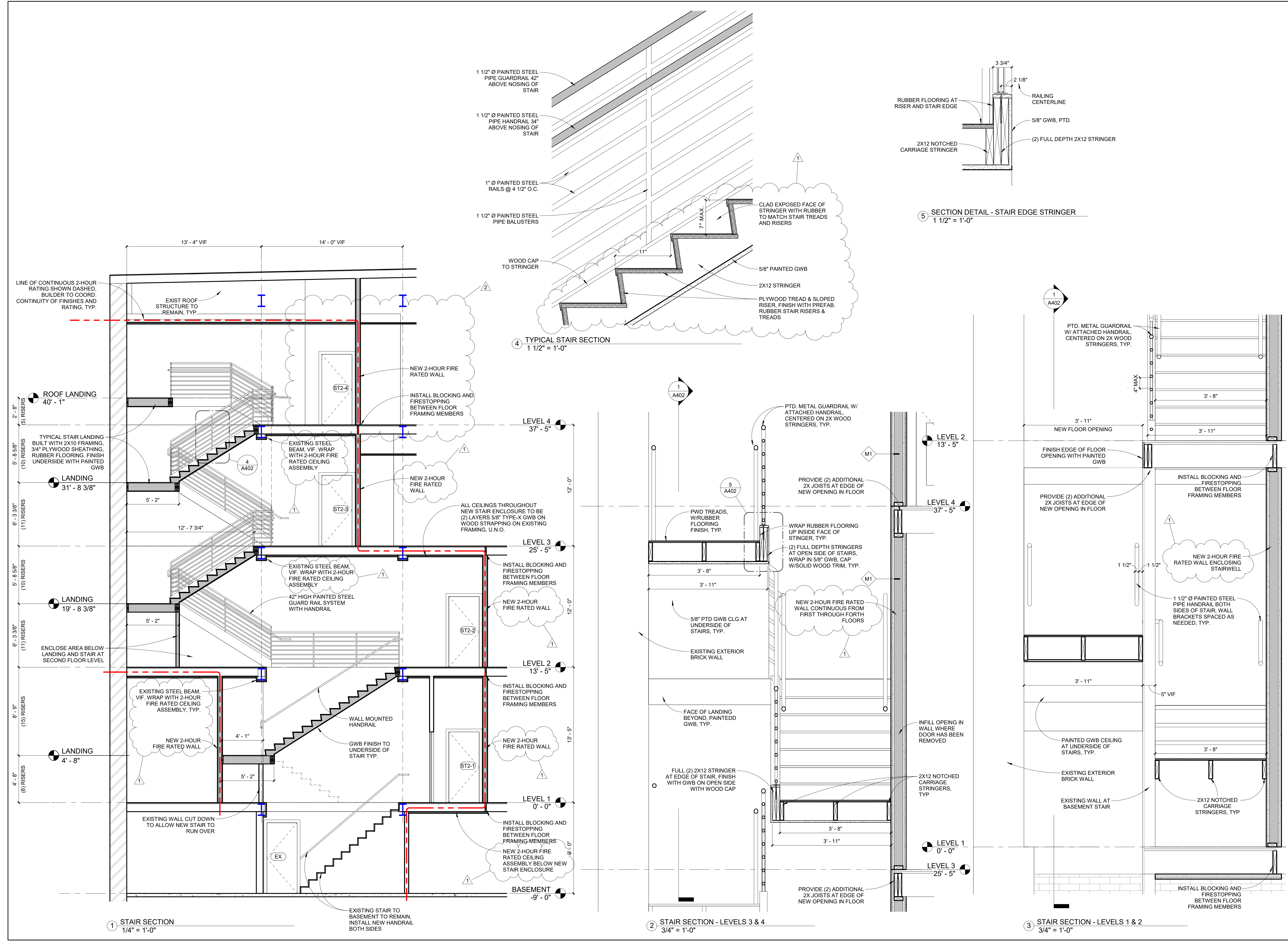
PROJECT No: 1606

DRAWN BY: LLB

CHECKED BY: CMB

SHEET TITLE:
STAIR SECTIONS
& DETAILS

A402



1 STAIR SECTION
1/4" = 1'-0"

EXISTING STAIR TO BASEMENT TO REMAIN. INSTALL NEW HANDRAIL BOTH SIDES

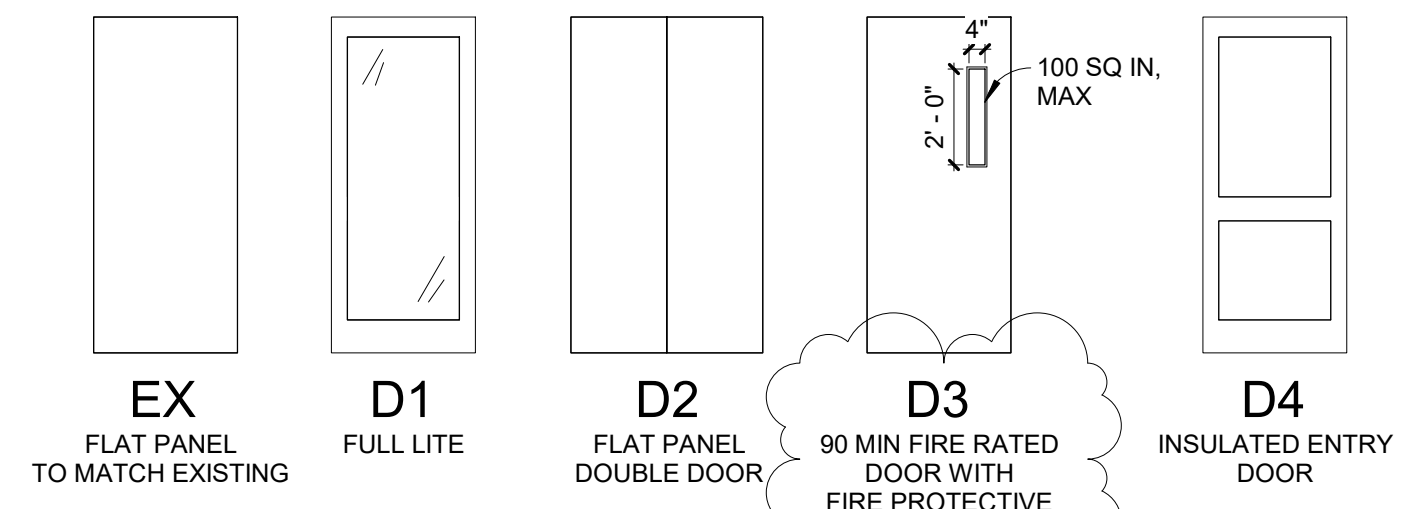
2 STAIR SECTION - LEVELS 3 & 4
3/4" = 1'-0"

3 STAIR SECTION - LEVELS 1 & 2
3/4" = 1'-0"

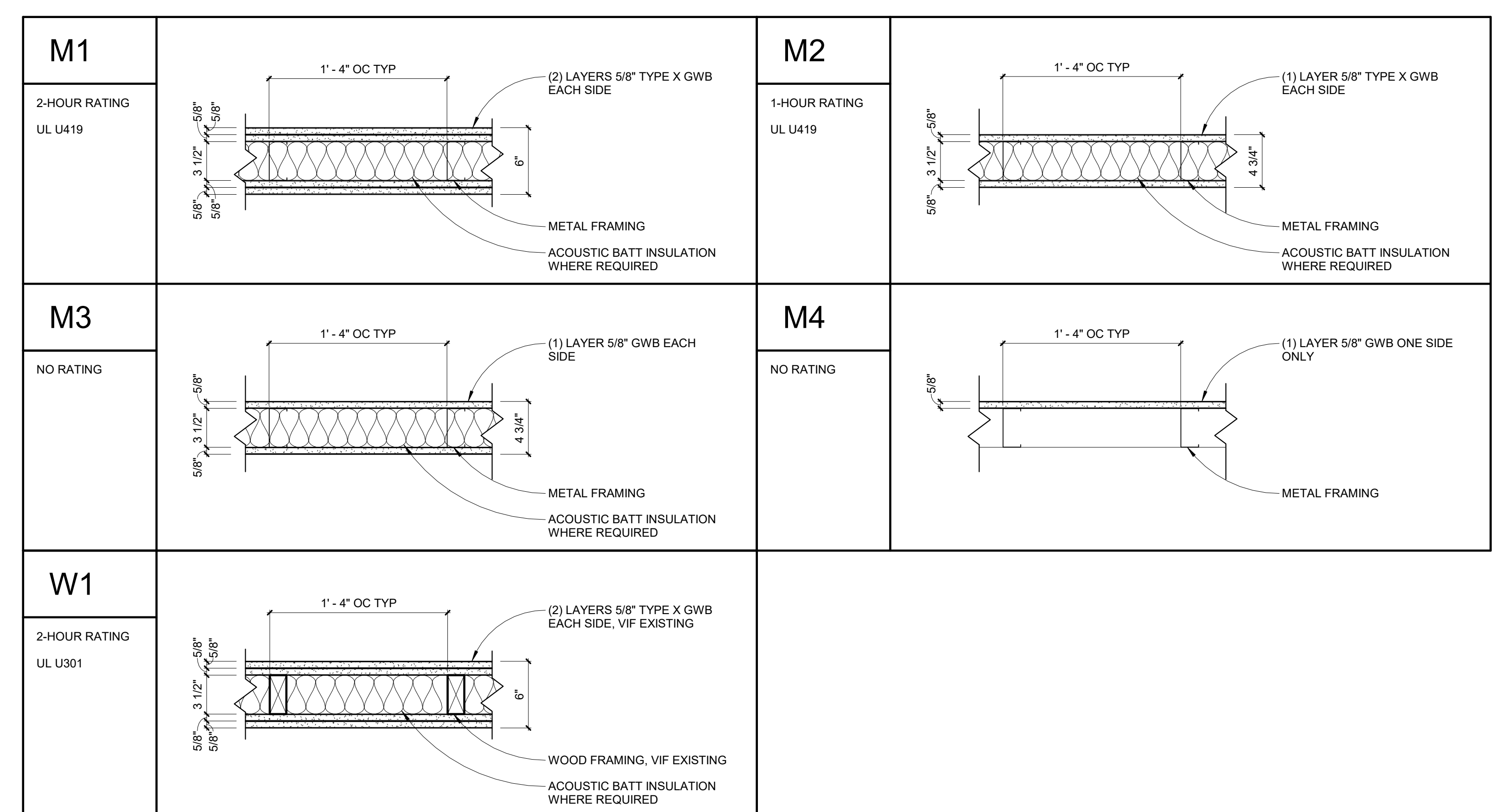
DOOR SCHEDULE						
Mark	Type	Width	Height	Operation	Hardware	Comments
111A	D4	3' - 0"	7' - 0"	SWING	ENTRY / EGRESS	NEW DOOR AND FRAME IN EXISTING WALL
411	EX	3' - 0"	7' - 0"	SWING	PRIVACY	EXISTING DOOR IN NEW LOCATION
413	EX	3' - 0"	7' - 0"	SWING	PRIVACY	EXISTING DOOR IN NEW LOCATION
EX-2	EX	3' - 0"	7' - 0"	SWING	PASSAGE	EXISTING DOOR IN NEW LOCATION
ST2-1	D3	3' - 0"	7' - 0"	SWING	EGRESS	90 MIN RATED
ST2-2	D3	3' - 0"	7' - 0"	SWING	EGRESS	90 MIN RATED
ST2-3	D3	3' - 0"	7' - 0"	SWING	EGRESS	90 MIN RATED
ST2-4	D3	3' - 0"	7' - 0"	SWING	EGRESS	90 MIN RATED

GENERAL DOOR NOTES

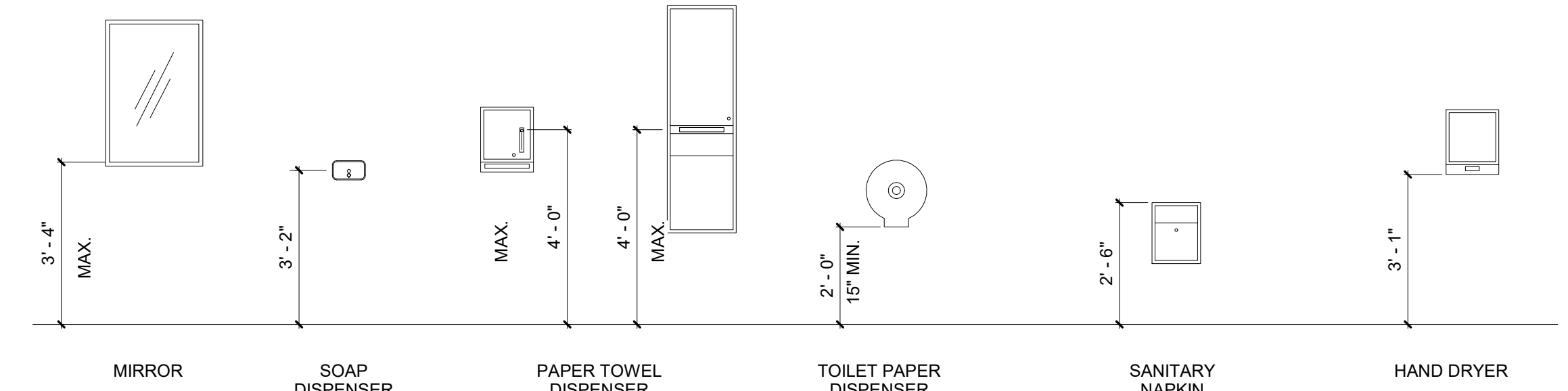
- ALL GLASS TO BE TEMPERED AND/OR RATED AS REQ'D BY CODE
- AT EXISTING DOORS TO REMAIN (TYPE EX), NEW HARDWARE AS FOLLOWS:
 - ALL OFFICE SPACES: PRIVACY
 - ELECTRICAL: STORAGE
 - EGRESS STAIR: MATCH NEW STAIR, POSITIVE LATCHING
- SEE S/A501 FOR TYPICAL MODIFICATIONS TO EXIST. DOOR TRIM



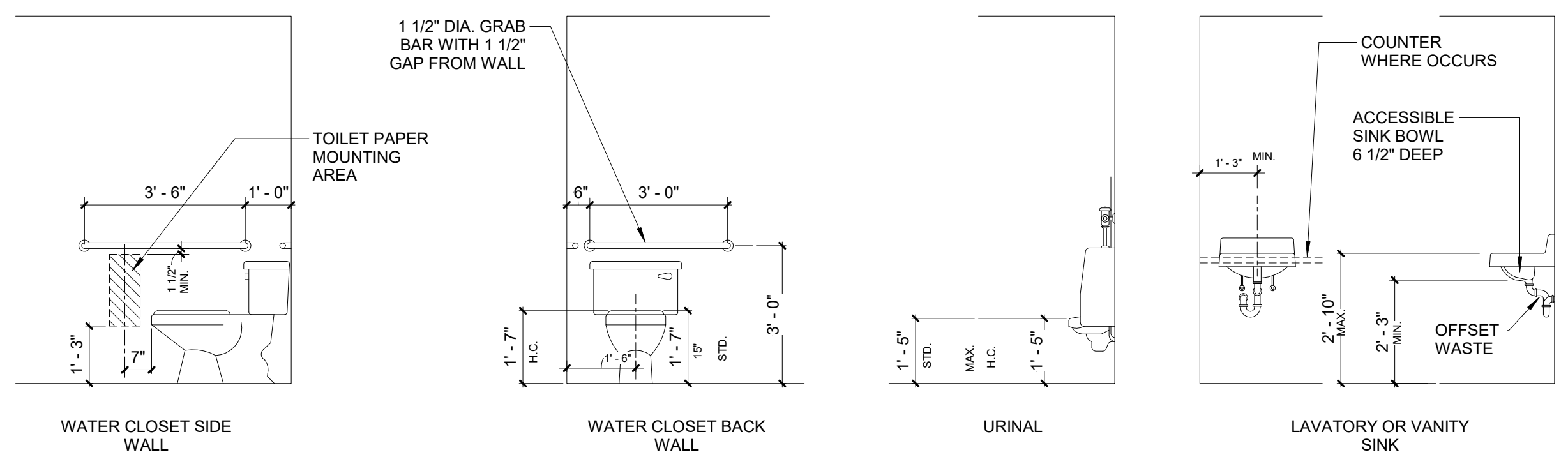
DOOR LEGEND
1/4" = 1'-0"



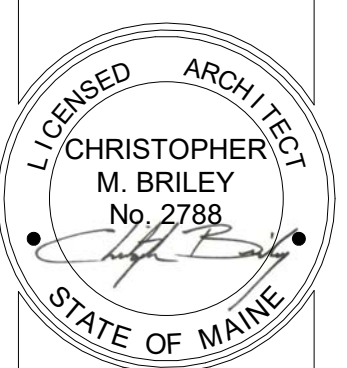
FINISH SCHEDULE								
Room #	Name	Floor	Base	Wall Finish				Ceiling
				North	East	South	West	
410	HALL	MCT	RUBBER	GWB, PTD	N/A	GWB, PTD	GWB, PTD	ACT
411	UNISEX TOILET	MCT	RUBBER	GWB, PTD	GWB, PTD	GWB, PTD	GWB, PTD	GWB
412	KITCHEN	MCT	RUBBER	EXIST GWB, PTD	EXIST GWB, PTD	NEW/EXIST GWB, PTD	EXIST GWB, PTD	ACT
413	UNISEX ADA TOILET	MCT	RUBBER	EXIST GWB, PTD	GWB, PTD	GWB, PTD	GWB, PTD	GWB
414	OFFICE	EXIST CPT	EXIST./MATCH EXIST	NEW/EXIST GWB, PTD	EXIST GWB, PTD	EXIST GWB, PTD	GWB, PTD	ACT
415	OFFICE	EXIST CPT	EXIST./MATCH EXIST	EXIST GWB, PTD	EXIST GWB, PTD	EXIST GWB, PTD	GWB, PTD	ACT
ST2	NEW STAIR	RUBBER	RUBBER	GWB, PTD	GWB, PTD	EXIST BRICK, REFINISHED AS REQ'D	EXIST BRICK, REFINISHED AS REQ'D	GWB



TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS



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3	Rev 3	1/27/17

ISSUED: 11/16/16
PROJECT No: 1606
DRAWN BY: LLB
CHECKED BY: CMB

SHEET TITLE:
SCHEDULES

A601