

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 574 ASSOCIATES DBA: OTTO'S Located At 574 CONGRESS ST

Job ID: 2012-07-4527-ALTCOMM

CBL: 037- G-008-001

has permission to Install partions/fire doors/2nd fl exit enclosure
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

James Bonke

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4527-ALTCOMM

Located At: 574 CONGRESS ST

CBL: 037- G-008-001

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. The legal use for 574-576 Congress Street is first floor restaurant, second floor retail and third floor two dwelling units. There are two addresses and CBLs but it is one property.

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions dated received 9/21/12. Any deviation from approved plans requires separate review and approval prior to work.
2. The work approved for this permit shall be completed and inspected prior to the issuance of the Certificate of Occupancy for the Otto's tenant fit up permit #2012-03-3495.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All outstanding code violations shall be corrected prior to final inspection.
3. All fire door frames not meeting minimum ¾ inch solid wood tight construction shall be replaced with labeled fire door frames.
4. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
5. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
6. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
7. A Knox Box is required.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-07-4527-ALTCOMM	Date Applied: 7/24/2012	CBL: 037- G-008-001 & 007-001	
Location of Construction: 574 (& 576) CONGRESS ST	Owner Name: 574 ASSOCIATES LLC	Owner Address: 1976 WASHINGTON AVE PORTLAND, ME 04103	Phone: 207-232-9575
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: 1st floor restaurant (Otto's), 2nd floor retail & 3rd floor two dwelling units	Proposed Use: Same - 1st floor restaurant, 2nd floor retail & 3rd floor two dwelling units - install two fire doors on 2nd floor	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/B/R Type: SB IBC 2009 Signature: JMB 9/24/12
Proposed Project Description: Install 2 fire doors		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/conditions 7/25/12 JMB	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: Any exterior work requires separate area approval thru historic preservation.

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

Entered 7/24/12

(Handwritten initials)

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

2012 - 07 - 4527 - ALT com

Location/Address of Construction: <u>574 Congress St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 6008</u>	Applicant * must be owner, Lessee or Buyer* Name <u>574 Associates LLC</u> Address <u>1976 Washington Ave</u> City, State & Zip <u>Port Meade</u>	Telephone: <u>232-9575</u>
Lessee/DBA (If Applicable) <u>Rush? see tamm</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Install ⁽²⁾ fire doors</u>		
Contractor's name: <u>owner</u>		
Address: <u>pick up</u>		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>owner</u>		Telephone: <u>232-9575</u>
Mailing address: _____		

RECEIVED

JUL 24 2012

Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 7-24-12

This is not a permit; you may not commence ANY work until the permit is issued



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Receipts Details:

Tender Information: Check , Check Number: 1828
Tender Amount: 40.00

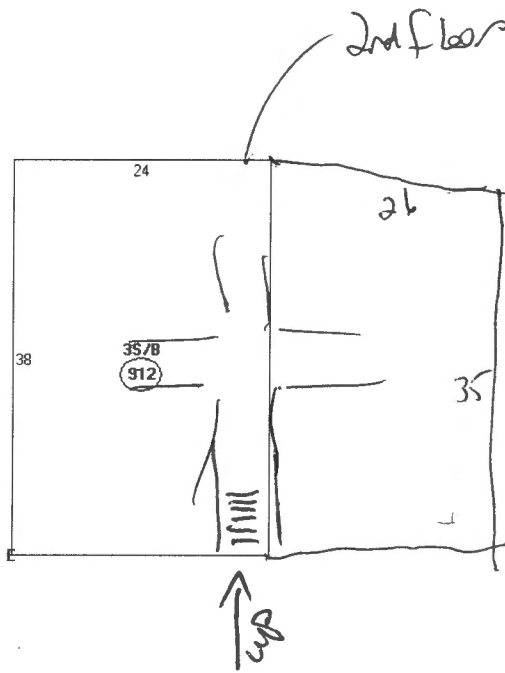
Receipt Header:

Cashier Id: bsaucier
Receipt Date: 7/24/2012
Receipt Number: 46302

Receipt Details:

Referance ID:	7382	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-07-4527-ALTCOMM - Install 2 fire doors			
Additional Comments: 574 Congress			

Thank You for your Payment!



Descriptor/Area
A: 086 912 sqft
B: 034 912 sqft
C: 082 912 sqft
D: 011 912 sqft
E: STORE FRONT/AV MET F sqft
F: 35/B 912 sqft

dn

= new 2x4x8'
metal studs wall
w/ 5/8 sheetrock
Both sides

2nd Floor

New Doors
will have
90 min Rating
For Fire +
Door.

2nd Floor

Doors will have closers
and will be held open
with magnets

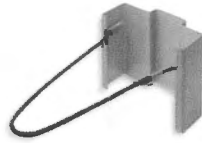
576.

Down

594 Congress St
Portland, Me

Frames

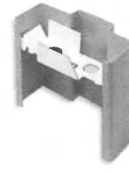
ANCHORS – F- AND FN-SERIES



Adjustable Wire Anchor for Masonry



Wood Stud Anchor



Closed Steel Stud Anchor



Adjustable Base Anchor

ANCHORS – DW- AND K-SERIES



Lock In Base Anchor – DW-Series



Quick & Easy Base Anchor – K-Series



Compression Anchor – DW & K Series

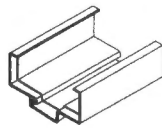


Optional Security Anchor

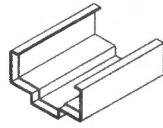
DESIGN OPTIONS

Kerfed Frame:

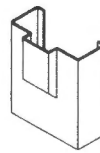
- Includes factory-installed weatherstrip
- Available on primed or finish painted frames



Kerfed Frame

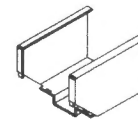


14-Gauge Closer Reinforcing Sleeve

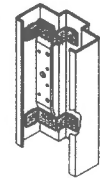


Hospital Stop

(F-, FN-, DW-, and MU-Series only)



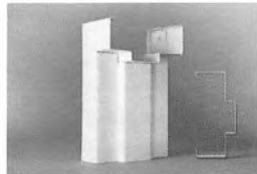
4" Face Head



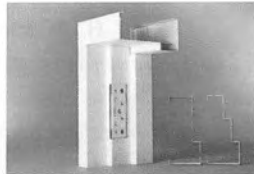
10-gauge High Frequency Reinforcement (F-Series only)

High Frequency Hinge Reinforcement

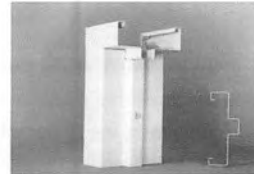
FRAME PROFILES



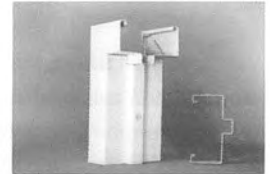
F- and FS-Series



FE-Series



FN-Series



DW-Easy Set Series

RELATIVE COST

F16, 1-3/4" (45mm), 3'0" (914mm) x 7'0" (2134mm), 5-3/4" (147mm) prime painted, CRS knock down frame used as base of 100.

F16-4	CRS	16-gauge, 1-3/4" KD100	F14-4	CRS	14-gauge, 1-3/4" KD123
F16-4	CRS 7'2"	16-gauge, 1-3/4" KD102	F12-4	CRS	12-gauge, 1-3/4" KD161
F16-4	Galvannealed	16-gauge, 1-3/4" KD114	DW16-4	Drywall	16-gauge, 1-3/4" KD102
F16-4	Label	16-gauge, 1-3/4" KD116	MU16-4	Multi-Use	16-gauge, 1-3/4" KD102
FN16-4	CRS	16-gauge, 1-3/4" KD100			

From: "Stephen Fraser" <sfraser@foresidearchitects.com>
To: "Chris Pirone" <cpp@portlandmaine.gov>, <mburnes@foresidearchitects.co...>
Date: 9/21/2012 2:29 PM
Subject: RE: 574 Congress Street, Portland
Attachments: Ottos Stair Code Upgrade A1.1 09-21-12.pdf

All,

Attached is the final plan with new and existing frames noted as discussed with the owner and Capt Pirone this afternoon. It is our understanding a building permit can be ready sometime Monday.

Stephen J Fraser AIA
Foreside Architects, LLC
PO Box 66736
5 Fundy Road
Falmouth, ME 04105
P: 207.781.3344
F: 207.699.5564
Email: sfraser@foresidearchitects.com
Web: www.foresidearchitects.com

-----Original Message-----

From: Chris Pirone [mailto:cpp@portlandmaine.gov]
Sent: Thursday, September 20, 2012 8:57 AM
To: mburnes@foresidearchitects.com; sfraser@foresidearchitects.com;
phoglund@maine.rr.com; Jeanie Bourke; Benjamin Wallace
Subject: RE: 574 Congress Street, Portland

I am available at 1:30pm today or tomorrow.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> "Stephen Fraser" 09/18/12 4:59 PM >>>
That would be great, one of us will arrange to meet him with Peter.

Stephen J Fraser AIA
Foreside Architects, LLC
PO Box 66736
5 Fundy Road
Falmouth, ME 04105

P: 207.781.3344

F: 207.699.5564

Email: sfraser@foresidearchitects.com

Web: www.foresidearchitects.com

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]
Sent: Tuesday, September 18, 2012 4:56 PM
To: mburnes@foresidearchitects.com; Stephen Fraser; phoglund@maine.rr.com;
Chris Pirone; Jeanie Bourke
Subject: RE: 574 Congress Street, Portland

Captain Pirone will be willing to meet on site to take a look. He'll e-mail you back as soon as he can.

Thanks,

Ben

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400

wallaceb@portlandmaine.gov

>>> "Stephen Fraser" 9/18/2012 4:49 PM >>>

Keeping the existing heavy solid wood frames was the original plan. Changing them will require tearing off all the original wood moldings and most likely disturbing the solid plaster. If this is the direction the city requires I will make that change too.

Stephen J Fraser AIA

Foreside Architects, LLC

PO Box 66736

5 Fundy Road

Falmouth, ME 04105

P: 207.781.3344

F: 207.699.5564

Email: sfraser@foresidearchitects.com

Web: www.foresidearchitects.com

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]
Sent: Tuesday, September 18, 2012 4:42 PM
To: mburnes@foresidearchitects.com; Stephen Fraser; phoglund@maine.rr.com;
Chris Pirone; Jeanie Bourke
Subject: RE: 574 Congress Street, Portland

Stephen,

The plans still say "fit to existing frames" for the fire doors. They need to be rated frames and where they're replacing unrated frames it may be less expensive to go with standard size fire doors and save over custom size doors.

Thanks,

Ben

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400

wallaceb@portlandmaine.gov

>>> "Stephen Fraser" 9/18/2012 4:19 PM >>>

All,

Attached is the revised stair plan drawing.

Stephen J Fraser AIA

Foreside Architects, LLC

PO Box 66736

5 Fundy Road

Falmouth, ME 04105

P: 207.781.3344

F: 207.699.5564

Email: sfraser@foresidearchitects.com

Web: www.foresidearchitects.com

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]

Sent: Tuesday, September 18, 2012 2:28 PM

To: mburnes@foresidearchitects.com; Stephen Fraser; Chris Pirone; Jeanie Bourke

Subject: RE: 574 Congress Street, Portland

Hi Stephen,

Same comment; the door assemblies must be 60-minutes per 101:8.3.4.2 and that includes rating the frames and a commercial self-closing device.

Thanks,

Ben

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400

wallaceb@portlandmaine.gov

>>> Jeanie Bourke 9/14/2012 8:16 AM >>>

Thanks Stephen,

You may want to wait for the fire response before revising the plans, I don't think Lt. Ben Wallace is in the office today.

Jeanie

>>> "Stephen Fraser" 9/14/2012 7:47 AM >>>

Jeanie,

You are correct. If this is the only issue, I will make the change and forward a revised plan.

Stephen J Fraser AIA

Foreside Architects, LLC

PO Box 66736

5 Fundy Road

Falmouth, ME 04105

P: 207.781.3344

F: 207.699.5564

Email: sfraser@foresidearchitects.com

Web: www.foresidearchitects.com

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Thursday, September 13, 2012 3:49 PM
To: mburnes@foresidearchitects.com; sfraser@foresidearchitects.com; Chris Pirone; Benjamin Wallace
Subject: Fwd: 574 Congress Street, Portland

I am forwarding this email to the fire guys in order to expedite the review, the permit has been applied for, however the plans were insufficient, so we will continue with this as a revision to the previous plan.

My comments are as follows:

1. Are you treating the stairs and corridors as the exit enclosure? I would think this would be the case as this is the only egress. If so, the walls are considered fire barriers per Sec. 707, and therefore the opening protection (fire doors) are required to be 60 minute per Table 715.4.

Thanks,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715

Office: (207) 874-8703

>>> "Mark Burnes" 9/13/2012 2:02 PM >>>

Hello Jeanie,

As discussed previously, I have attached a copy of the plan for your review. My hope is that the Owner (Mr. Peter Hoglund) can submit for permit if it meets with both Capt. Pirone and your satisfaction.

Thank you,

Mark

Mark Burnes, NCARB, AIA

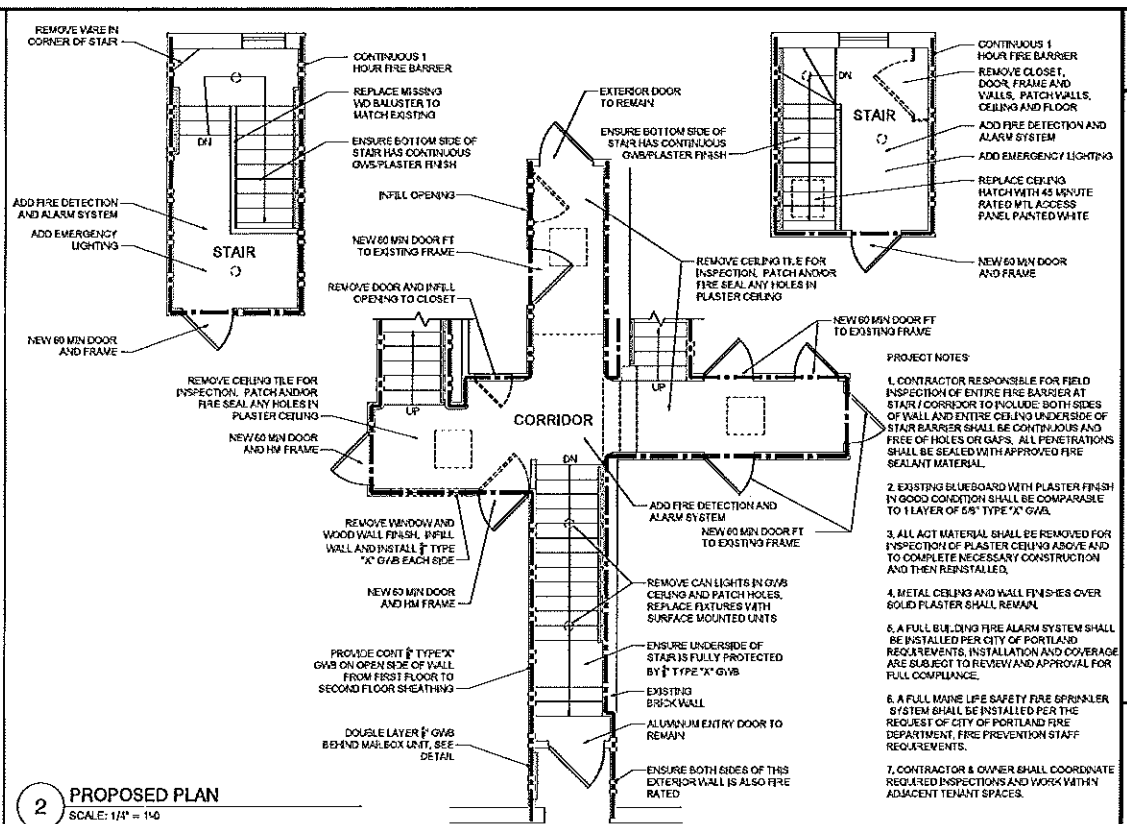
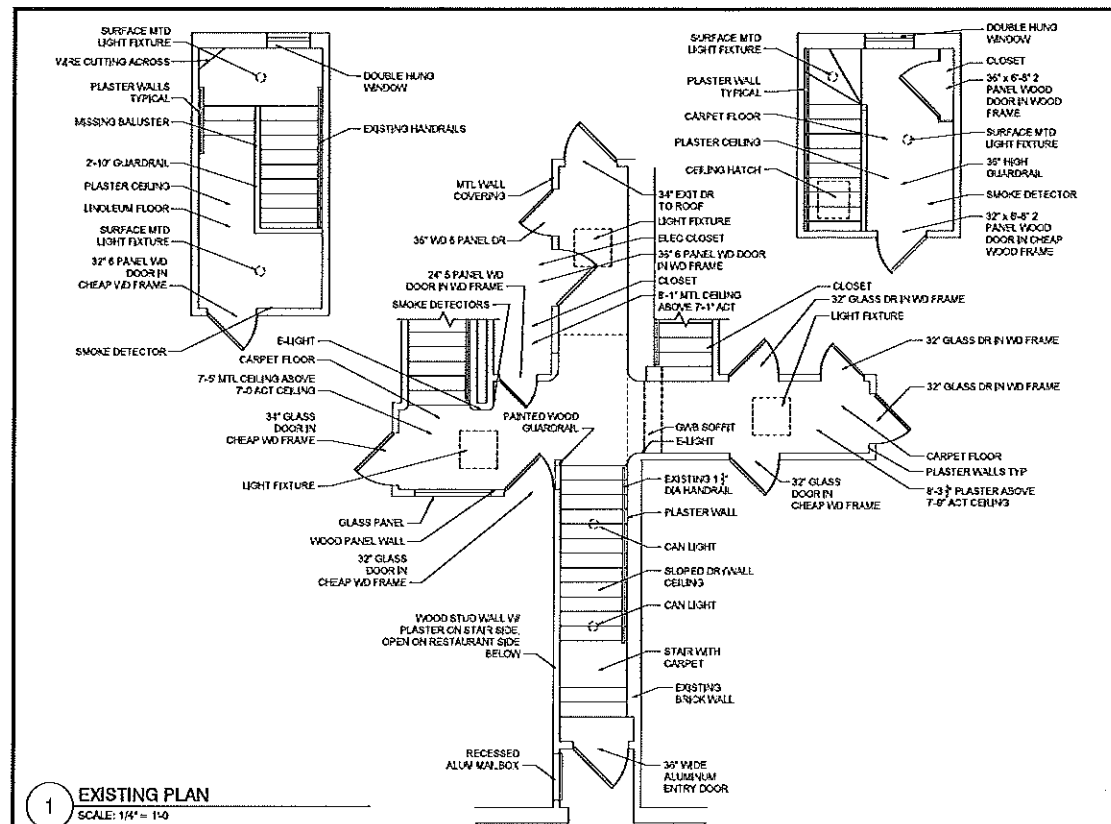
Foreside Architects, LLC

P.O. Box 66736

Falmouth, ME 04105

P. (207) 781-3344

F. (207) 699-5564



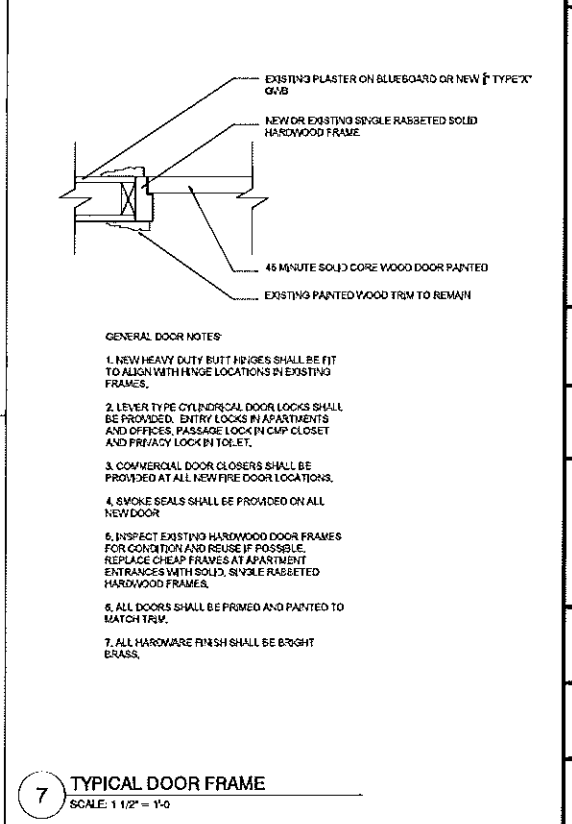
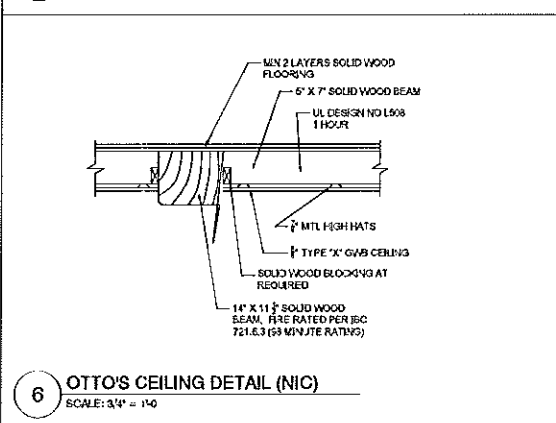
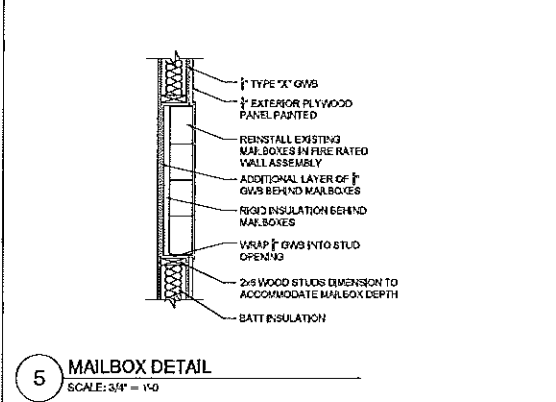
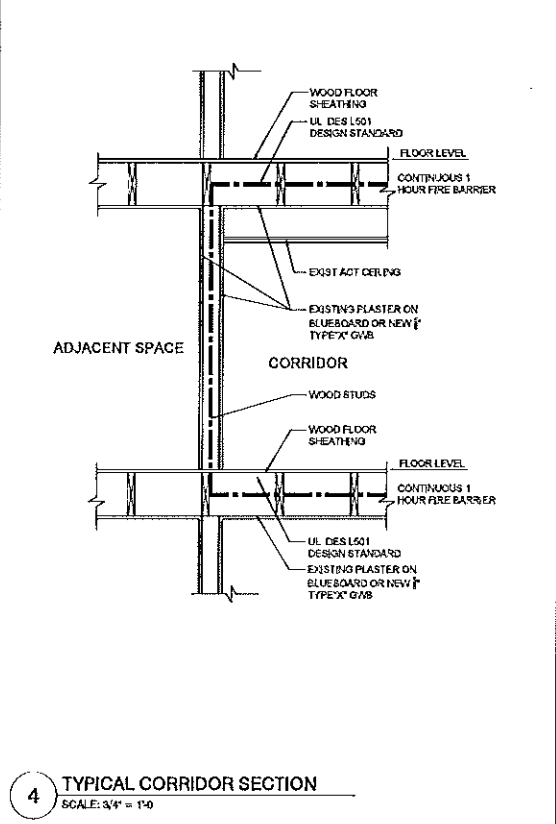
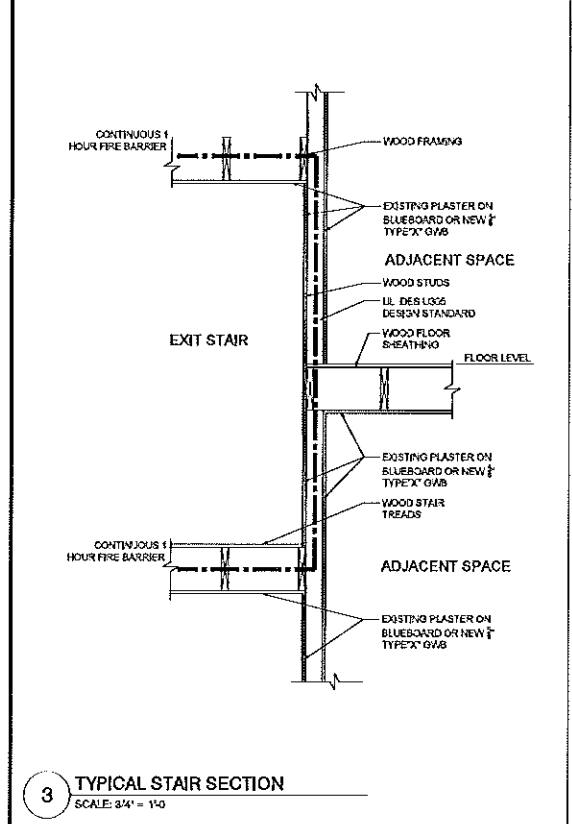
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GENERAL NOTES:

1. VERIFY ALL DIMENSIONS TO THE ANCHOR. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL DIMENSIONS ARE AS SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
4. ALL EXISTING CONDITIONS ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
5. ALL NEW WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
6. ALL WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
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17. ALL WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
18. ALL WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
19. ALL WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.
20. ALL WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND FIRE DEPARTMENT AND THE CITY OF PORTLAND FIRE PREVENTION STAFF. ALL WORK SHALL BE SUBJECT TO THEIR REVIEW AND APPROVAL.

PROJECT NOTES:

1. CONTRACTOR RESPONSIBLE FOR FIELD INSPECTION OF ENTIRE FIRE BARRIER AT STAIR/ CORRIDOR TO INCLUDE BOTH SIDES OF WALL AND ENTIRE CEILING UNDER SIDE OF STAIR BARRIER SHALL BE CONTINUOUS AND FREE OF HOLES OR GAPS. ALL PENETRATIONS SHALL BE SEALED WITH APPROVED FIRE SEALANT MATERIAL.
2. EXISTING BLUEBOARD WITH PLASTER FINISH IN GOOD CONDITION SHALL BE COMPARABLE TO 1 LAYER OF 5/8" TYPE "X" GWB.
3. ALL ACT MATERIAL SHALL BE REMOVED FOR INSPECTION OF PLASTER CEILING ABOVE AND TO COMPLETE NECESSARY CONSTRUCTION AND THEN REINSTALLED.
4. METAL CEILING AND WALL FINISHES OVER SOLID PLASTER SHALL REMAIN.
5. A FULL BUILDING FIRE ALARM SYSTEM SHALL BE INSTALLED PER CITY OF PORTLAND REQUIREMENTS. INSTALLATION AND COVERAGE ARE SUBJECT TO REVIEW AND APPROVAL FOR FULL COMPLIANCE.
6. A FULL MAIN LIFE SAFETY FIRE SMOKE SENSORS SHALL BE INSTALLED PER CITY OF PORTLAND REQUIREMENTS. INSTALLATION AND COVERAGE ARE SUBJECT TO REVIEW AND APPROVAL FOR FULL COMPLIANCE.
7. CONTRACTOR & OWNER SHALL COORDINATE REQUIRED INSPECTIONS AND WORK WITH ADJACENT TENANT SPACES.



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Project Status: CONSTRUCTION SET
Project Number: 2012-000

Project Title: Proposed Renovations to 574 Congress Street Portland, Maine

Drawing Name: FIRE RATED STAIR / CORRIDOR ENCLOSURE

Scale: AS NOTED **SHEET:** A1.1

Date: 08/10/12

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 Dept. of Building Inspections
 City of Portland Maine