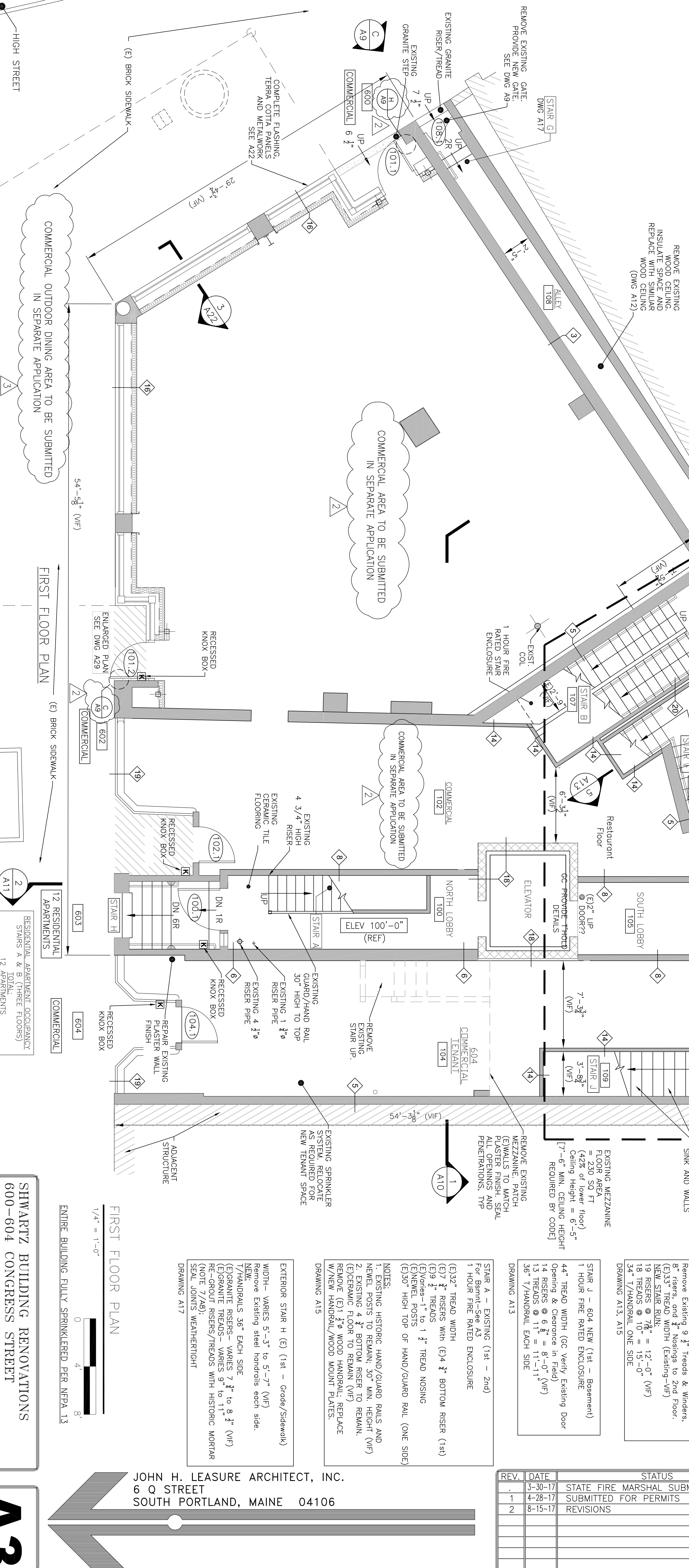
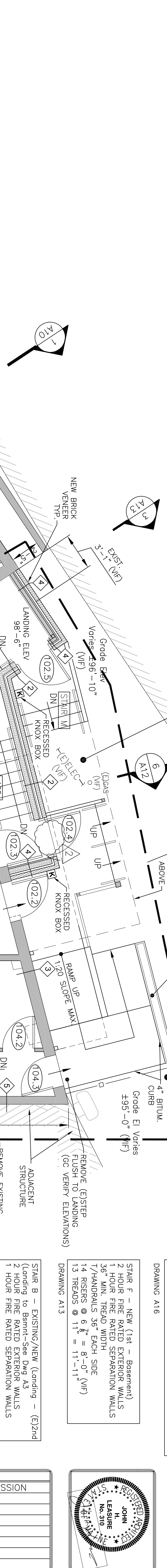
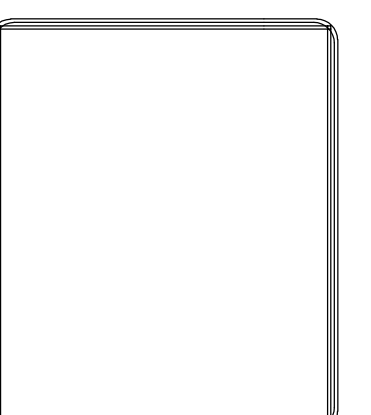


- NOTES:
1. FURNITURE AND SEATING LAYOUT SEE DRAWING A28
 2. RESTROOM PLANS AND ELEVATIONS SEE DRAWING A24
 3. WALL TYPES SEE DRAWING A20
 4. INTERIOR ROOM AND KITCHEN LAYOUTS BY OMNERGIC
 5. STAIR DETAILS SEE DRAWINGS A13 THRU A17

GC VERIFY EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION. NOTIFY ENGINEER TO INSURE CODE COMPLIANCE.

6" SOLID CEDAR FENCE & GATE (NON LOCKING FROM EGRESS SIDE) APPROX. ±96'-0" (V/F) GC VERIFY EXISTING GRADES IN FIELD TO PROVIDE NEW RAMPS AND STAIRS AS INDICATED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

EXTERIOR STAIR M - NEW (Landing - Grade) Noncombustible, Fire Retardant or HT only] Provide F.R. framing w/ HT decking, typ. (Owner Confirm)
 5'-4" TREAD WIDTH
 36" T/GUARD/HANDRAILS EACH SIDE (Less than 30" Avy Grade) 42" HIGH GUARD if T/Deck over 30" Avy Grade.
 3 RISERS @ 6 1/2" = 1'-8" (V/F)
 2 TREADS @ 11" = 1'-10"



FIRST FLOOR PLAN
 1/4" = 1'-0"
 ENTIRE BUILDING FULLY SPRINKLERED PER NFPA 13

SHWARTZ BUILDING RENOVATIONS
 600-604 CONGRESS STREET
 PORTLAND, MAINE
 FIRST FLOOR PLAN

STAIR J - 604 NEW (1st - Basement) 1 HOUR FIRE RATED ENCLOSURE
 44" TREAD WIDTH (GC Verify Existing Door Opening & Clearance in Field)
 14 RISERS @ 6 7/8" = 8'-0" (V/F)
 13 TREADS @ 11" = 11'-11"
 36" T/HANDRAIL EACH SIDE
 DRAWING A13

STAIR B - EXISTING/NEW (Landing - (E)2nd (Landing to Basement-See DWG A3) 2 HOUR FIRE RATED EXTERIOR WALLS 1 HOUR FIRE RATED SEPARATION WALLS
 Remove Existing 9 1/2" Treads & Winders, 8" risers and 3" nosings to 2nd floor. (E)13" TREAD WIDTH (Existing-V/F)
 NEW: STAIR RUN:
 19 RISERS @ 7 7/8" = 12'-0" (V/F)
 18 TREADS @ 10" = 15'-0"
 34" T/HANDRAIL ONE SIDE
 DRAWING A13, A15

STAIR F - NEW (1st - Basement) 2 HOUR FIRE RATED EXTERIOR WALLS 1 HOUR FIRE RATED SEPARATION WALLS 36" MIN. TREAD WIDTH
 1/HANDRAILS 36" EACH SIDE
 14 RISERS @ 6 7/8" = 8'-0" (V/F)
 13 TREADS @ 11" = 11'-11"
 DRAWING A13

STAIR A - EXISTING (1st - 2nd) For Basement-See A13 1 HOUR FIRE RATED ENCLOSURE
 (E)32" TREAD WIDTH
 (E)17 3/4" RISERS WITH (E)4 3/4" BOTTOM RISER (1st)
 (E)19 1/2" TREADS
 (E)Varies-1" to 1 1/2" TREAD NOSING
 (E)NOMEL POSTS TO 1 1/2" TREAD NOSING
 (E)30" HIGH TOP OF HAND/GUARD RAIL (ONE SIDE)
 NOTES:
 1. EXISTING HISTORIC HAND/GUARD RAILS AND NEMEL POSTS TO REMAIN. 30" MIN. HEIGHT (V/F)
 2. EXISTING 4 3/4" BOTTOM RISER TO REMAIN. (E)CEMENT FLOOR TO REMAIN (V/F)
 REMOVE (E)1 1/2" WOOD HANDRAIL; REPLACE W/NEW HANDRAIL/WOOD MOUNT PLATES.
 DRAWING A15

REV.	DATE	STATUS
.	3-30-17	STATE FIRE MARSHAL SUBMISSION
1	4-28-17	SUBMITTED FOR PERMITS
2	8-15-17	REVISIONS

JOHN H. LEASURE ARCHITECT, INC.
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