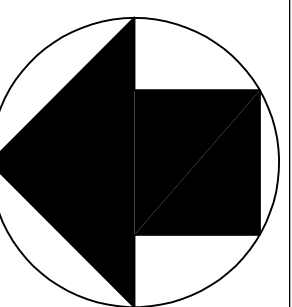


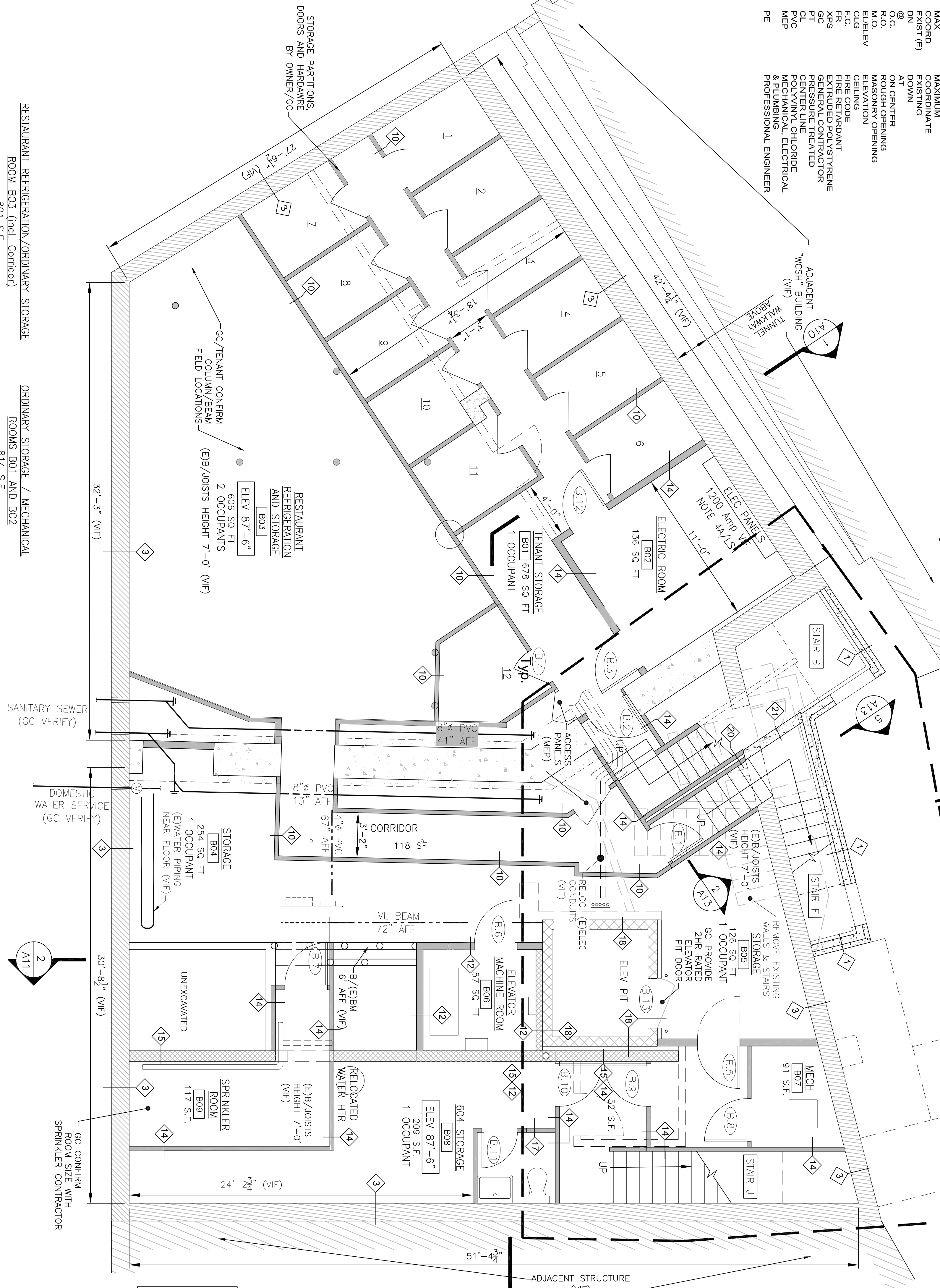
ABBREVIATIONS

CONC.	CONCRETE
COL	COLUMN
GYP.	GYPSONUM
VERIF	VERIFY IN FIELD
UN	UNLESS OTHERWISE NOTED
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
DWGS	DRAWINGS
SFR	STRUCTURAL
SP	SOUND FEET
W/	WITH
MIN	MINIMUM
MAX	MAXIMUM
COORD	COORDINATE
EXIST (E)	EXISTING
@	AT
O.C.	ON CENTER
R.O.	ROUGH OPENING
M.O.	MASONRY OPENING
ELEV	ELEVATION
F.C.	FIRE CODE
FR	FIRE RETARDANT
XPS	EXTRUDED POLYSTYRENE
GC	GENERAL CONTRACTOR
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
MEP	MECHANICAL, ELECTRICAL & PLUMBING
PE	PROFESSIONAL ENGINEER



PROJECT NORTH

ENLARGED PLAN
SEE DWG A18



RESTAURANT REFRIGERATION/ORDINARY STORAGE
ROOM B03 (Incl. Corridor)
801 S.F.
500 SF/PERSON
= 1 OCCUPANT

ORDINARY STORAGE / MECHANICAL
ROOMS B01 AND B02
814 S.F.
500 SF/PERSON
= 2 OCCUPANTS

ORDINARY STORAGE / MECHANICAL
ROOM B08
209 S.F.
500 SF/PERSON
= 1 OCCUPANT

BASEMENT FLOOR PLAN
1/4" = 1'-0"

ENTIRE BUILDING FULLY SPRINKLERED PER NFPA 13

NOTES:
1. EQUIPMENT LAYOUT SEE MEP & SPRINKLER DRAWINGS
2. WALL TYPES SEE DRAWING A20
3. STAIR DETAILS, SEE DRAWINGS A13 THRU A17

GENERAL NOTES

- All work shall be in accordance with IBC 2009 by ICC, 2009 NFPA 101 Life Safety Code, 2010 ADA Standards for Accessible Design, Maine Uniform Building Code, NFPA-70 National Electric Code, NFPA 54 National Fuel & Gas Code, NFPA 96, and any other NFPA codes applicable to Mechanical, Electrical or HVAC Installation, Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwriters Laboratories) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA)
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All fire ratings indicated shall be continuous to underside of roof deck/floor as indicated. Seal all openings & mechanical penetrations with approved fire sealing material and/or rated fire dampers as applicable.
- Entire Building shall be equipped with Supervised Automatic Sprinkler System in accordance with NFPA 13. Sprinkler Contractor shall submit plans of sprinkler layout to State Fire Marshal Office for approval prior to construction in accordance with State Law.
- All egress doors shall have positive self-closer and latch mechanisms with lever handles or panic hardware meeting standards as specified in the 2010 ADA & 2009 NFPA-101 codes. Door width in the required means of egress shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. (Refer to Life Safety Plans & Door Swing Clearances)
- Mechanical, Electrical, Plumbing, Heating, Ventilating and Air Conditioning Engineering Design by others. Coordination with Architectural plans by General Contractor. Obtain necessary Permits and Conform to applicable codes.
- G.C. coordinate furniture and seating arrangements, kitchen equipment layout, and interior finishes with Owner. All seating areas shall provide minimum 5% barrier free seating and dining surfaces with accessible routes at all seating types and levels.
- Dimensions shown are approximate and are measured to the face of stud walls. The letter (E) represents "existing elements". Contractor shall verify actual dimensions and locations of existing structural, MEP elements, buried utilities, existing windows and doors, stairs & accessions, masonry foundations, exterior wall locations, ceiling heights, insulation, floor elevations and life safety equipment in the field prior to placement of walls and related equipment.
- Fasteners for pressure treated lumber or trim shall be stainless steel or hot dipped galvanized. Contractor shall insure that there is no galvanic corrosion action due to dissimilar metal contact.
- New exterior walls-warm side face and on grade at insulated crawl spaces shall be provided with Class 1 vapor barrier. This can be sprayed on foam systems or barrier or sheet polyethylene equal to or less than 0.1 perm rating.

STAIR B - NEW (Basement - 1st Landing)
2 HOUR FIRE RATED EXTERIOR WALLS
1 HOUR FIRE RATED SEPARATION WALLS
MIN. 36" WIDTH
18 RISERS @ 7 7/8" = 11'-0" (V/F)
17 TREADS @ 10" = 14'-2"
NO NOSINGS
36" T/HANDRAIL EACH SIDE
DRAWING A13, A15

STAIR F - NEW (Basement - 1st/Grade)
2 HOUR FIRE RATED EXTERIOR WALLS
1 HOUR FIRE RATED SEPARATION WALLS
36" MIN. TREAD WIDTH
T/HANDRAILS 36" EACH SIDE
14 RISERS @ 6 7/8" = 8'-0" (V/F)
13 TREADS @ 11" = 11'-11"
NO NOSINGS
36" T/HANDRAIL EACH SIDE
DRAWING A13

STAIR J - 604 NEW (Basement - 1st)
1 HOUR FIRE RATED ENCLOSURE
44" WIDTH [36" Min] (GC Verify Existing Door Opening Clearance in field)
14 RISERS @ 6 7/8" = 8'-0" (V/F)
13 TREADS @ 11" = 11'-11"
NO NOSINGS
36" T/HANDRAIL EACH SIDE
DRAWING A13

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

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

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

