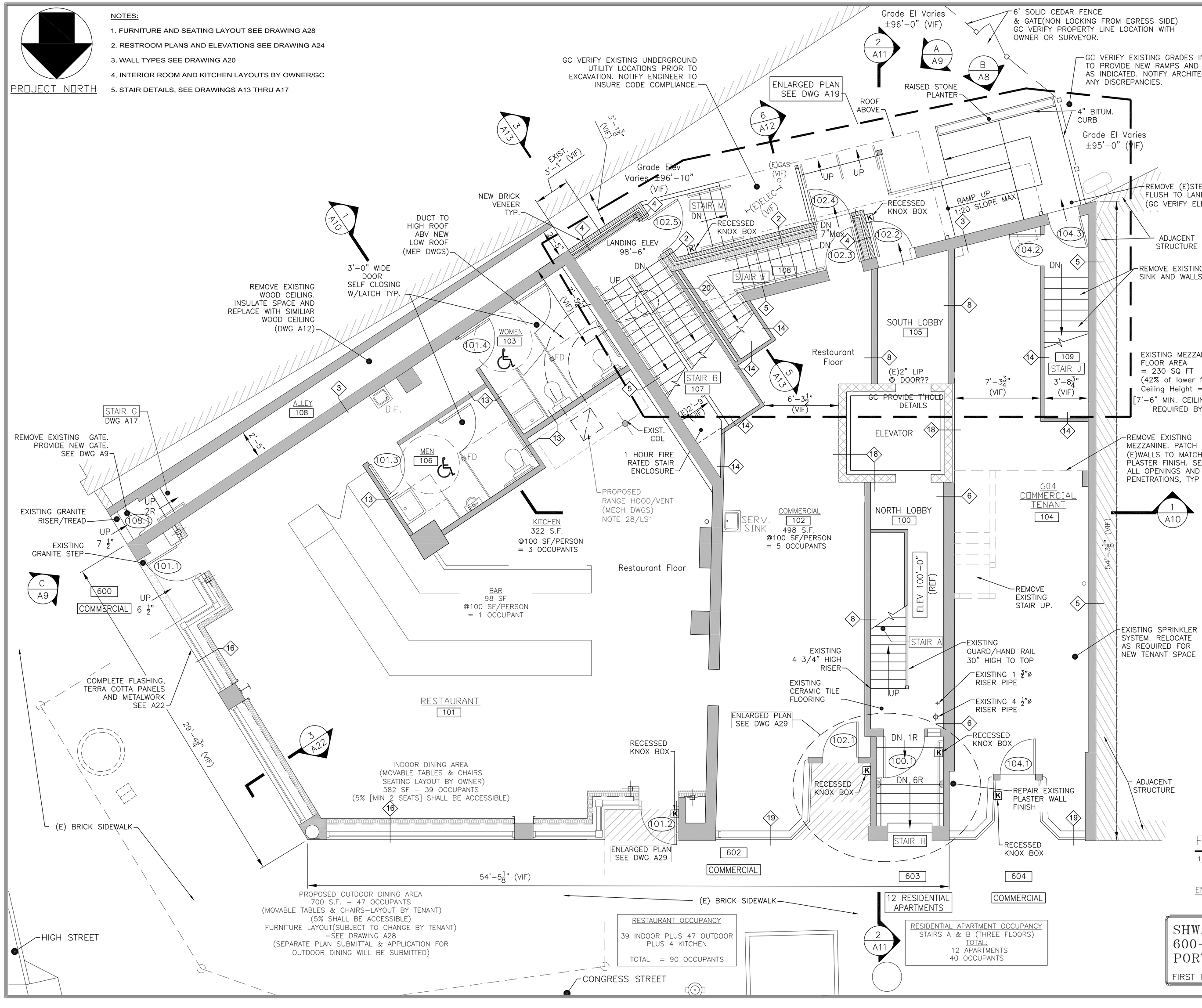
PROJECT NORTH

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 OWNER/GC
5. STAIR DETAILS, SEE DRAWINGS A13 THRU A17



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" Abv Grade) 42" HIGH GUARD if T/Deck over 30" Abv Grade.
3 RISERS @ 6 1/16" = 1'-8" (VIF)
2 TREADS @ 11" = 1'-10"

DRAWING A16

STAIR F – NEW (1st – Basement)
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" (VIF)
13 TREADS @ 11" = 11'-11"

DRAWING A13

STAIR B – EXISTING/NEW (Landing – (E)2nd (Landing to Bsmnt–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 3/4" Nosings to 2nd Floor.
(E)33" TREAD WIDTH (Existing–VIF)
NEW STAIR RUN:
19 RISERS @ 7 5/16" = 12'-0" (VIF)
18 TREADS @ 10" = 15'-0"
34" T/HANDRAIL ONE SIDE

DRAWING A13, A15

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" (VIF)
13 TREADS @ 11" = 11'-11"
36" T/HANDRAIL EACH SIDE

DRAWING A13

STAIR A – EXISTING (1st – 2nd)
For Bsmnt–See A3
1 HOUR FIRE RATED ENCLOSURE

(E)32" TREAD WIDTH
(E)7 3/4" RISERS With (E)4 3/4" BOTTOM RISER (1st)
(E)9 1/2" TREADS
(E)Varies–1" to 1 1/2" TREAD NOSING
(E)NEWEL POSTS
(E)30" HIGH TOP OF HAND/GUARD RAIL (ONE SIDE)

NOTES:
1. EXISTING HISTORIC HAND/GUARD RAILS AND NEWEL POSTS TO REMAIN; 30" MIN. HEIGHT (VIF)
2. EXISTING 4 3/4" BOTTOM RISER TO REMAIN.
(E)CERAMIC FLOOR TO REMAIN (VIF)
REMOVE (E)1 1/2"ø WOOD HANDRAIL; REPLACE W/NEW HANDRAIL/WOOD MOUNT PLATES.

DRAWING A15

EXTERIOR STAIR H (E) (1st – Grade/Sidewalk)

WIDTH– VARIES 5'-3" to 5'-7" (VIF)
Remove Existing steel handrails each side.
NEW:
T/HANDRAILS 36" EACH SIDE
(E)GRANITE RISERS– VARIES 7 3/4" to 8 1/2" (VIF)
(E)GRANITE TREADS– VARIES 9" to 11"
RE–GROUT RISERS/TREADS WITH HISTORIC MORTAR (NOTE 7/A8);
SEAL JOINTS WEATHERTIGHT

DRAWING A17

FIRST FLOOR PLAN

1/4" = 1'-0"

0 4' 8'

ENTIRE BUILDING FULLY SPRINKLERED PER NFPA 13

REGISTERED ARCHITECT JOHN H. LEASURE No. 310 STATE OF MAINE

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

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

SHWARTZ BUILDING RENOVATIONS
600–604 CONGRESS STREET
PORTLAND, MAINE

FIRST FLOOR PLAN

A3