LEVEL C PLAN AT STAIR TOWER #1

1/4"=1'-0"

LEVEL B PLAN AT STAIR TOWER #1

1/4"=1'-0"

LEVEL A PLAN AT STAIR TOWER #1

1/4"=1'-0"

How does this comply with 1011.7.3?

BSE Response 4/4/18: The scope of work in the storage area only includes maintenance items including painting the stair framing and painting the CMU walls. There are no modifications planned to the existing storage area or changes in its current use. IBC Section 1011.7.3 does not appear to be applicable because these maintenance items are considered "Repairs" under IEBC and does not appear to have to conform to the current IBC requirements.

LEVEL E PLAN AT STAIR TOWER #1

1/4"=1'-0"

LEVEL D PLAN AT STAIR TOWER #1

1/4"=1'-0"

SCOPE OF WORK – STAIR #1

ITEM	WORKCODE	DESCRIPTION	QUANTITY	UNIT	NOTES
1	DF	DOOR FRAME REMOVAL AND JAMB REPAIR	3	EA	REF DWG S7
2	STA	REPLACE LANDING SUPPORT ANGLE	4	EA	REF DWG S7
3	TCR	TREAD COVER REMOVAL/RESINSTALL AND TREAD REPAIR	33	EA	REF DWG S7
4	TM	PEDESTRIAN MEMBRANE AT LANDINGS	405	SF	REF DWG S6
5	CR	CONCRETE REPAIR	35	SF	REF DWG S5
6	CCR	CRACK CHASE REPAIR	80	LF	REF DWG S5
7		PREP AND PAINT STEEL STAIR FRAMING	1	STAIRWAY	REF DWG S0
8		PAINT WALLS AND CEILING	3,300	SF	REF DWG S0
9	STL	REPLACE DOOR LINTELS AT LVL D	1	EA	REF DWG S7
10	CCC	COLUMN COVER CMU REPLACEMENT	1	COVER	REF DWG S5
11	CRS	ROUT/SEAL CMU CRACK	25	LF	REF DWG S5
12	CSJ	CUT OUT AND REPLACE REPLACE MASONRY CONTROL JOINT	25	LF	REF DWG S5
13	SC	CUT AND AND REPLACE CURTAIN WALL TO CMU JOINT SEALANT	45	LF	REF DWG S5

NOTES:
1. QUANTITIES SHOWN IN THE SCHEDULE ABOVE MAY BE GREATER THAN WHAT ARE SHOWN ON THE PLAN.
2. ALL QUANTITIES SHOULD BE FIELD VERIFIED.

LEGEND

- CRACK CHASE REPAIR
- CONCRETE LANDING REPAIR
- STAIR LANDING REPLACEMENT
- OVERHEAD SPALL REPAIR
- CMU WALL
- BRICK MASONRY WALL

WORK CODE LEGEND

PCJ3-20
- QUANTITY
- WORK CODE INDICATOR
- IDENTIFYING SYMBOL (REF LEGEND)

STAIR TOWER #1 PAINTING NOTES:
1. REFERENCE DRAWING S0 AND SPECIFICATIONS FOR ADDITIONAL PAINTING AND SURFACE PREPARATION REQUIREMENTS.
2. ALL EXPOSED STEEL WITHIN STAIR TOWER IS TO PREPARED AND PAINTED INCLUDING BUT NOT LIMITED TO STAIR FRAMING, HANDRAILS, GUARDRAILS, STEEL ATTACHMENTS TO THE CURTAIN WALL AND MISCELLANEOUS EXPOSED STRUCTURAL STEEL.
3. ALL STAND AND DRAIN PIPES ARE TO BE PREPPED AND PAINTED.
4. THE STAIR TOWER WALLS AND CEILING ARE TO BE PAINTED. THE UNDERSIDE OF THE CONCRETE LANDINGS ARE TO BE SCRAPPED OF LOOSE PAINT AND REMAIN UNPAINTED.
5. ELECTRICAL BOXES, LIGHTS AND EMERGENCY LIGHTS DO NOT NEED TO BE REMOVED AND CAN BE PAINTED AROUND. ELECTRICAL CONDUIT DOES NOT NEED TO BE REMOVED BUT SHOULD BE PAINTED TO MATCH THE WALLS. PROTECTION CAGES AROUND THE LIGHTS ARE TO BE REMOVED, PAINTED AND RESET.
6. CONTRAGTOR TO REMOVE AND REINSTALL ALL SIGNS ATTACHED TO THE WALL PRIOR TO PAINTING.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BECKER STRUCTURAL ENGINEERS INC. IT SHALL NOT BE REPRODUCED, COPIED, LENT OR DISPOSED OF DIRECTLY OR INDIRECTLY NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SPECIFICALLY FURNISHED AND MUST BE RETURNED TO BECKER STRUCTURAL ENGINEERS INC. ON COMPLETION OF WORK IF REQUESTED.

BECKER
STRUCTURAL ENGINEERS
75 York Street, Portland, Maine 04101
207.879.1838 • beckerstructural.com

Rev. No	Date	Issued For
1	11/30/17	FOR BID

Appvd

SPRING STREET PARKING GARAGE
PORTLAND, MAINE
STAIR REPAIRS

STAIR #1 PLANS

Designed JMM	Scale AS NOTED
Drawn RJB	Date 11/30/17
Checked JMM	Becker Job Number 4198

S1