

NARRATIVE:
 EXISTING UNIT APARTMENT BUILDING LOCATED AT 84 HIGH STREET. THIS BUILDING IS CURRENTLY PERMITTED AS A 4 UNIT ACCORDING TO THE CITY OF PORTLAND. THERE IS NO CHANGE OF USE, ZONING OR OCCUPANCY. A DEFUNCT SERVANT STAIR IS TO BE REMOVED. THIS STAIR WAS NOT CURRENTLY BEING USED AS EGRESS AS IT WAS SCREWED SHUT AND WALLED OVER. AT THE EXTERIOR THE EXISTING DOOR WAS ALSO SCREWED SHUT AND INSULATED FROM THE INTERIOR. THIS DOOR WILL BE SAVED AND SET PERMANENTLY IN PLACE FOR HISTORIC REASONS AND THE AREA OF THE STAIR RECLAIMED FOR USE IN THE UNIT. THERE IS AN EXISTING FIRE ESCAPE ON THE 3RD FLOOR THAT WILL BE RETAINED AND USED FOR EGRESS. ALL NEW BEDROOMS WILL HAVE A NEW EGRESS WINDOW INSTALLED TO MATCH EXISTING.

GENERAL NOTES:

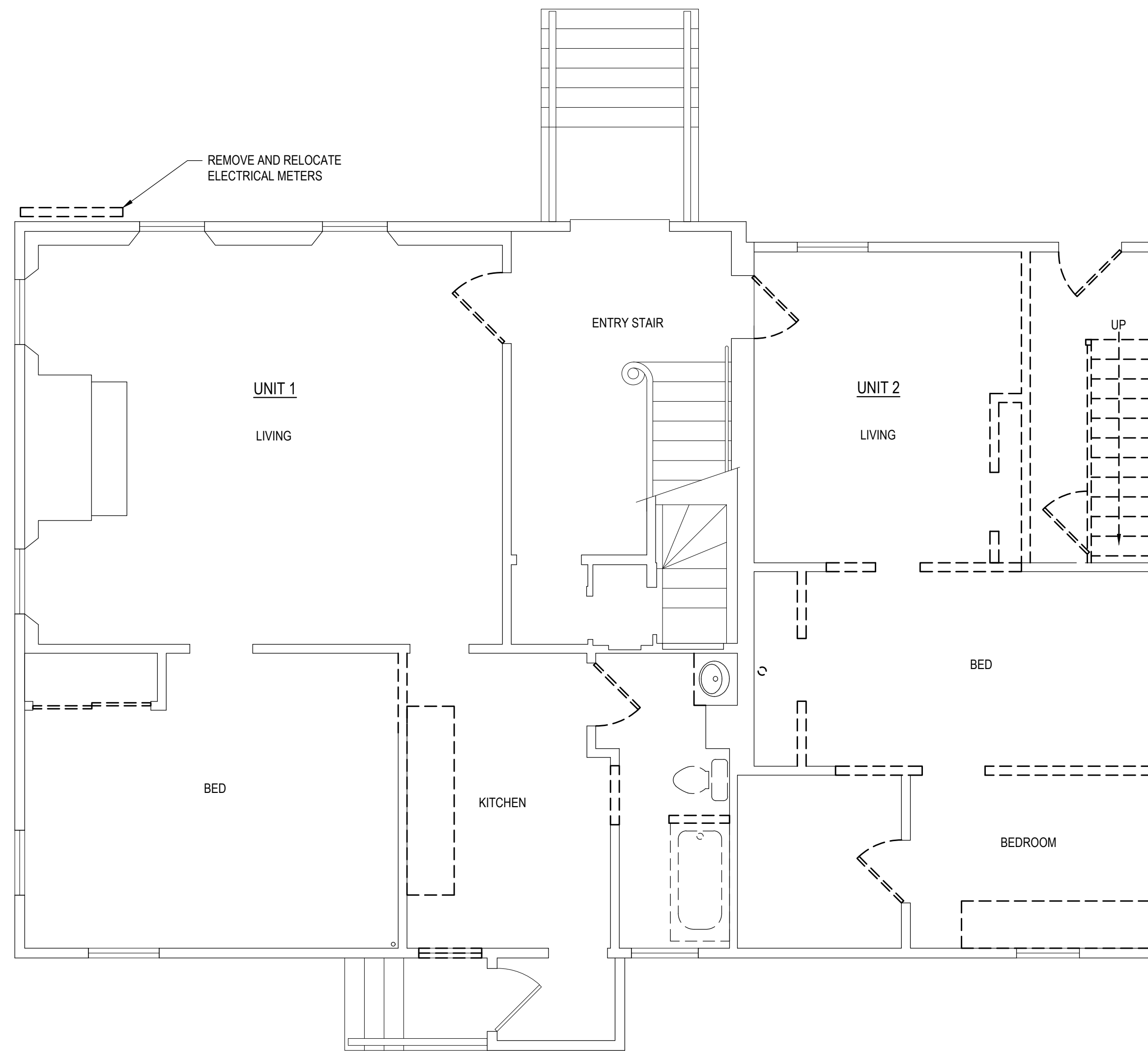
- EACH APARTMENT IS TO HAVE PHOTO ELECTRIC HARD WIRED SMOKE DETECTORS THAT ARE INTERCONNECTED WITH ALL OTHER SMOKE DETECTORS IN THE BUILDING.
- EACH APARTMENT WILL HAVE ONE SMOKE DETECTOR AND CO DETECTOR IN A LIVING SPACE SUCH AS A LIVING ROOM AND ONE IN EACH SLEEPING BEDROOM
- ALL DOORS LEADING TO THE MAIN FRONT STAIRWELL TO BE 45 MIN. FIRE RATED DOORS WITH LABEL AFFIXED TO THE JAMB TO INDICATE ITS RATING. ALL 45 MIN. DOORS WILL HAVE SELF CLOSURES AND LEVER HARDWARE, GASKET AND A POSITIVE LATCH.
- ALL EGRESS DOORS WILL HAVE SELF CLOSURES, LEVER HARDWARE AND POSITIVE LATCH
- ALL STAIRS WILL HAVE A GRASPABLE HANDRAIL INSTALLED WHERE NO HANDRAIL EXISTS
- OWNER RESERVES THE RIGHT TO CHANGE LAYOUT OF APARTMENTS WITHIN GIVEN SPACE PROVIDED.
- ALL WALL INFILL WILL BE 5/8" TYPE X BOTH SIDES WHERE IT ABUTS A CORRIDOR, STAIR OR ANOTHER UNIT.
- WHERE FINISHES HAVE BEEN REMOVED AT CEILING IT WILL BE REPLACED WITH A ONE HOUR RATING OF 5/8" TYPE X GWB OVER 1/2" HAT CHANNEL OVER 5/8" TYPE X GWB FASTENED TO EXISTING FLOOR CEILING ABOVE.
- 1 HOUR WALLS WILL BE 2X4 STUDS WITH ROXUL MINERAL WOOL INSULATION AND 1 LAYER OF 5/8" TYPE X GWB BOTH SIDES SEALED AT THE FLOOR AND THE CEILING

SD SMOKE DETECTOR AS INDICATED IN THE NOTES SD/CO SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR AS INDICATED IN THE NOTES

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NOTES

SCALE: NTS



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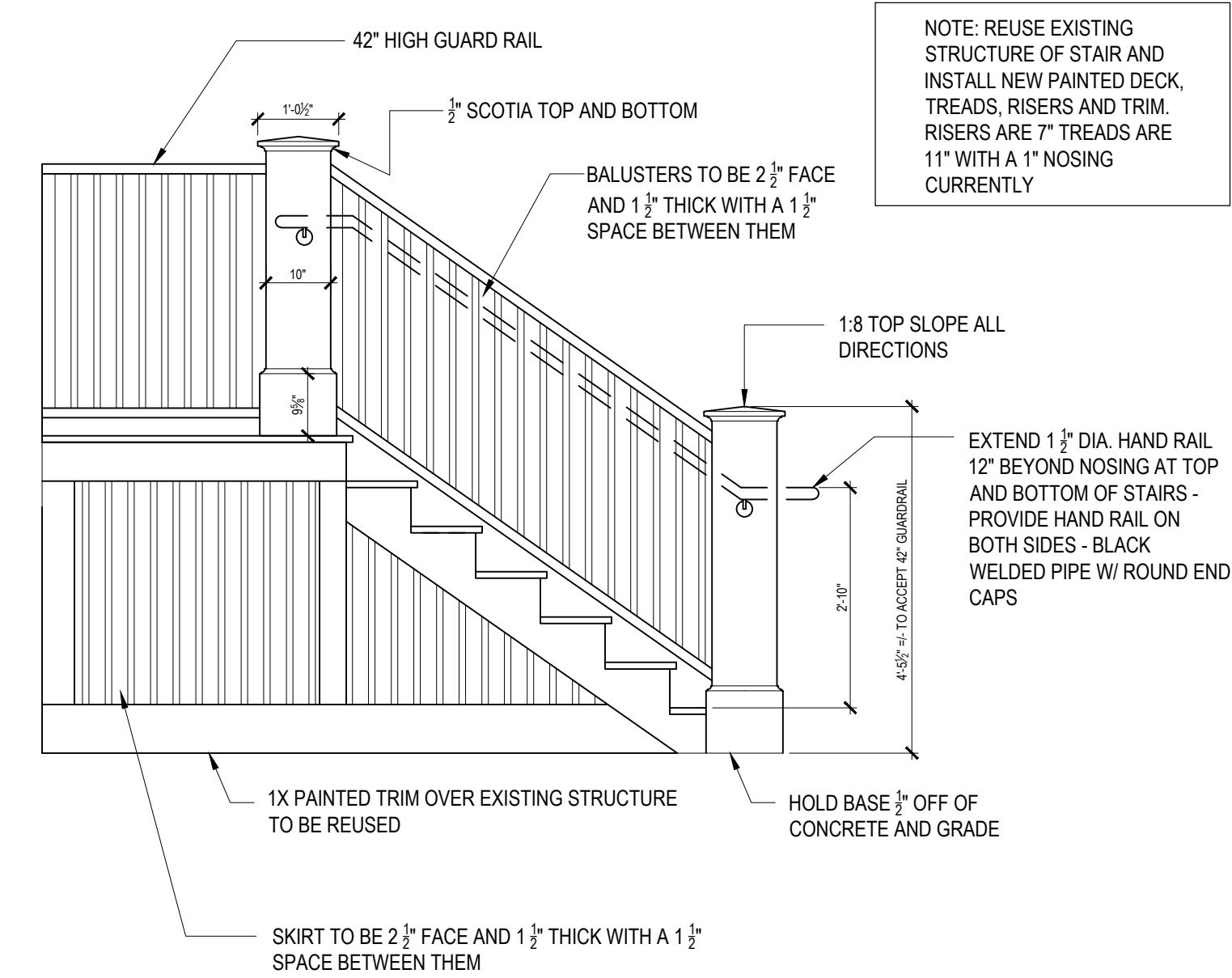
REMOVALS PLAN - FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

3

REBUILT FRONT ENTRY STAIR ELEVATION

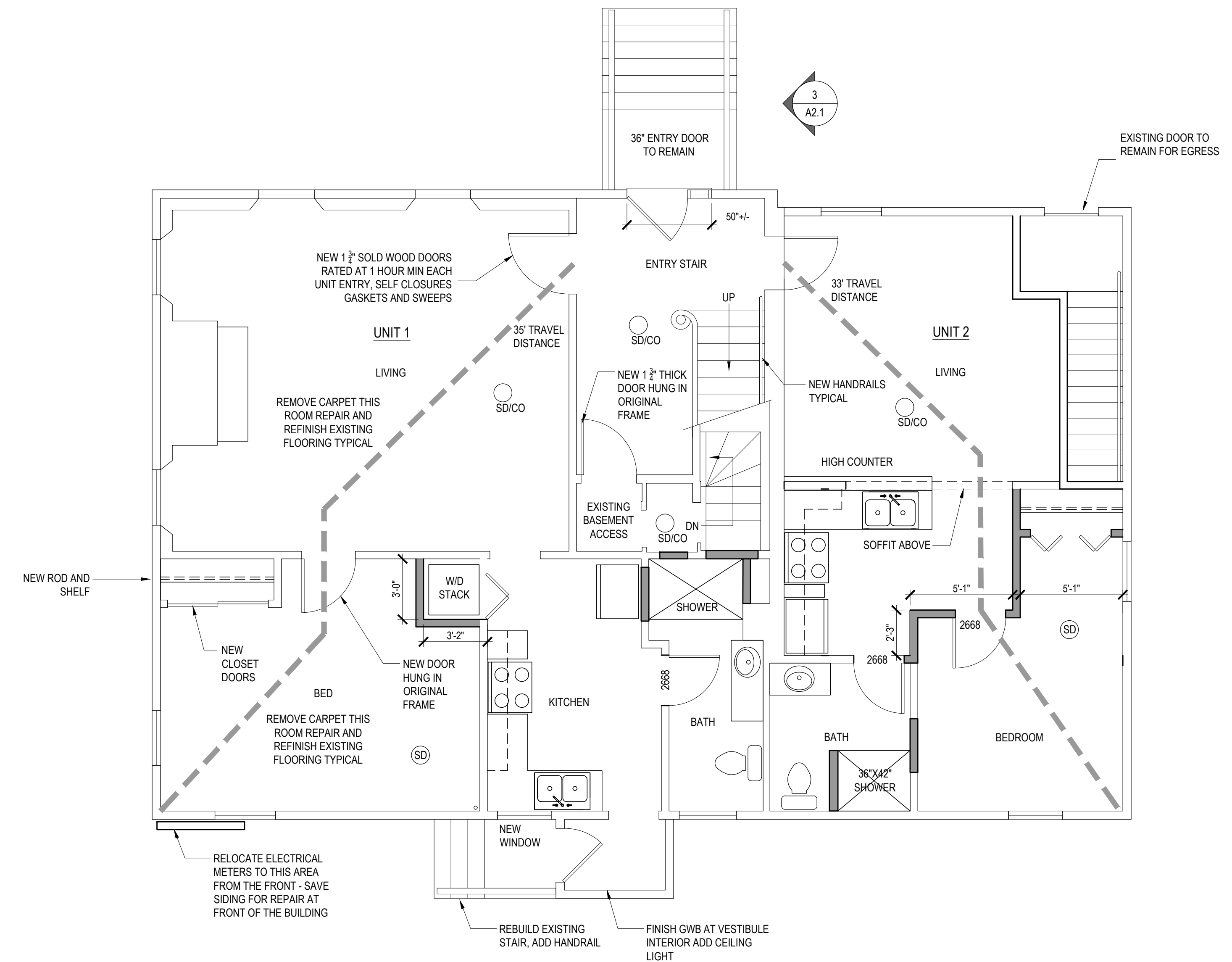
SCALE: 1/2"=1'-0"



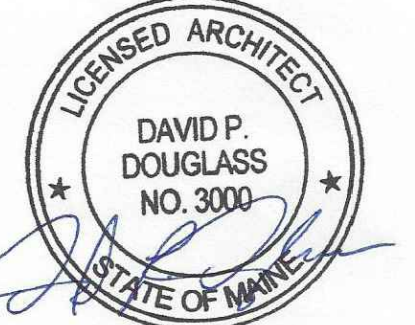
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NEW WORK - FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



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 RESIDENTIAL APARTMENTS REMODEL
 PORTLAND, MAINE 04101

FIRST FLOOR
 REMOVALS AND NEW
 WORK

REVISIONS

09-19-2017 - ISSUED FOR PERMIT
 11-22-2017 - UPDATED FOR PERMIT

SCALE: AS NOTED

09-19-17 84 HIGH

A2.1

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