NARRATIVE:
EXISTING 4UNIT 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. THERE IS AN EXISTING FIRE ESCAPE ON THE 3RD FLOOR THAT WILL RETAINED AND USED FOR EGRESS. ALL NEW BEDROOMS WILL HAVE A NEW EGRESS WINDOW INSTALLED TO MATCH EXISTING.

GENERAL NOTES:

1. EACH APARTMENT IS TO HAVE PHOTO ELECTRIC HARD WIRED SMOKE DETECTORS THAT ARE INTERCONNECTED WITH ALL OTHER SMOKE DETECTORS IN THE BUILDING.
2. 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
3. ALL DOORS LEADING TO THE MAIN FRONT STAIRWELL TO BE 1HR. FIRE RATED 1 3/8" THICK WOOD DOORS. DOORS WILL HAVE SELF CLOSURES AND LEVER HARDWARE, GASKET AND A POSITIVE LATCH.
4. ALL EGRESS DOORS WILL HAVE SELF CLOSURES, LEVER HARDWARE AND POSITIVE LATCH
5. ALL STAIRS WILL HAVE A GRASPABLE HANDRAIL INSTALLED WHERE NO HANDRAIL EXISTS.
6. ALL WALL INFILL WILL BE 5/8" TYPE X BOTH SIDES WHERE IT ABUTS A CORRIDOR, STAIR OR ANOTHER UNIT.
7. WHERE FINISHES HAVE BEEN REMOVED AT CEILINGS IT WILL BE REPLACED WITH A ONE HOUR RATING OF 5/8" TYPE X GWB OVER 3/4" HAT CHANNEL OVER 5/8" TYPE X GWB FASTENED TO EXISTING FLOOR CEILING ABOVE.
8. 1 HOUR WALLS WILL 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

1 HOUR RATED WALL -

4 NOTES

SCALE: NTS

1 REMOVALS PLAN - FIRST FLOOR PLAN

SCALE: ¼"=1'-0"

NOTE: REUSE EXISTING STRUCTURE OF STAIR AND INSTALL NEW PAINTED DECK, TREADS, RISERS AND TRIM. RISERS ARE 7" TREADS ARE 11" WITH A 1" NOSING CURRENTLY

3 REBUILT FRONT ENTRY STAIR ELEVATION

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

2 NEW WORK - FIRST FLOOR PLAN

SCALE: ¼"=1'-0"


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LICENSED ARCHITECT
DAVID P. DOUGLASS
NO. 3000
STATE OF MAINE

# 84 HIGH STREET

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
12-01-2017 - UPDATED FOR PERMIT
12-06-2017 - UPDATED FOR PERMIT

| SCALE: | AS NOTED |
|---|---|
| 09-19-17 | 84 HIGH |

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