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 ARCHITECTURE & INTERIOR DESIGN  
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SCALE



REVISION

PROJECT NAME

**3 UNIT APARTMENT BUILDING**  
**135 YORK STREET**  
 PEERLESS INVESTMENTS, LLC  
 1 PORTLAND SQUARE  
 PORTLAND, MAINE 04101

SHEET

**FIRST FLOOR PLAN**

DATE: **06 DEC 2017**

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

DRAWN: **JAM/MFH**

JOB NO.

SHEET

**A2**

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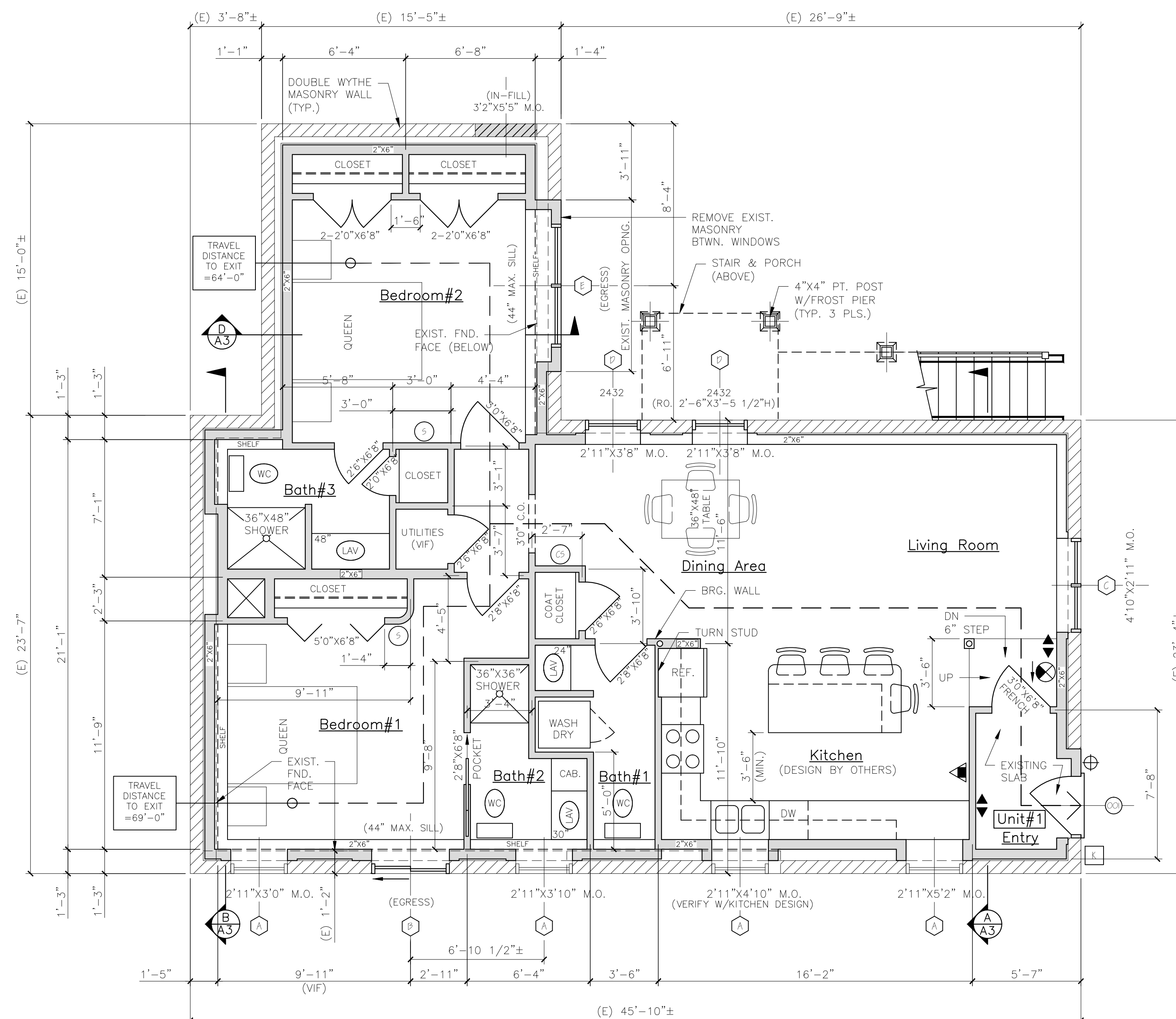
NFPA LEGEND	
	EXIT LIGHT
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
	COMBINATION CARBON MONOXIDE / SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
	KNOX BOX-LOCATE PER ANJ
	1 HR RATED PARTITION
	1 HR RATED SEPARATION PARTITION
	EGRESS LIGHT

**GENERAL NOTES**

- ALL HORIZONTAL UNIT SEPARATIONS (FLOOR/CEILING/ROOF) ASSEMBLIES SHALL BE 1 HR FIRE RATED / SIC 9.0.  
 -SEE &
- ALL STAIR ENCLOSURES SHALL BE 1 HR FIRE RATED.  
 -SEE
- SEE SHEET A6 FOR INTERIOR STAIR HANDRAIL DETAILS
- SEE SHEET A7 FOR EXTERIOR DECK / STAIR DETAILS
- SEE SHEET A6 FOR FIRE RATING AT UNDERSIDE OF STAIRS RUNS.

**LIFE SAFETY NOTES**

- THE BUILDING SHALL HAVE AN NFPA (OR FIRE SUPPRESSION) SPRINKLER SYSTEM INSTALLED. SPRINKLER SYSTEM SHALL BE INSTALLED BY A CERTIFIED SPRINKLER CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
- ALL ALARMS AND DETECTORS SHALL BE INTERCONNECTED.
- REFER TO THE WINDOW SCHEDULE FOR EGRESS WINDOWS.



**UNIT #1-1ST FLOOR PLAN**

LEGEND	
SYMBOL	DESCRIPTION
	NEW WALL
	NEW WALL/EXISTING WALL W/INFILL
	EXISTING WALL
	THIN LINEWEIGHT DENOTES EXISTING CONDITIONS
	HEAVY LINEWEIGHT DENOTES NEW CONDITIONS
	DEMOLISHED OR REMOVED STRUCTURE OR EQUIPMENT

NOTE: WINDOW SUPPLIER SHALL PROVIDE FRAM PACKAGE AND ADJUST MILLIPED UNITS ROUGH OPENINGS AS REQUIRED.  
 NOTE: \*\* CONTRACTOR SHALL VERIFY ROUGH OPENINGS BEFORE FRAMING OPENINGS  
 NOTE: SEE ELEVATIONS FOR GRILLE PATTERNS, ORDER ACCORDINGLY.

DOOR SCHEDULE						
NO.	SIZE (WxH) (E)-EXISTING	INSUL	FIRE RATING	HARDWARE	SWING	REMARKS
	3'-0"x6'-8"	R-7	1HR	HW-1	SEE PLAN	* DOOR/FRAME ASSEMBLY, SELF CLOSING, 1/3 VIEW GLAZING
	3'-0"x6'-8"	R-7	1HR	HW-1	SEE PLAN	* DOOR/FRAME ASSEMBLY, SELF CLOSING, 1/3 VIEW GLAZING
	3'-0"x6'-8"	R-7	1HR	HW-1	SEE PLAN	* DOOR/FRAME ASSEMBLY, SELF CLOSING, 1/3 VIEW GLAZING
	3'-0"x6'-8"	R-7	1HR	HW-1	SEE PLAN	* DOOR/FRAME ASSEMBLY, SELF CLOSING, 1/3 VIEW GLAZING
HW-1	3 BUTTS, DOOR ENTRY LEVER LOCKSET, THRESHOLD WEATHER STRIPPING, DOOR BOTTOM, DOOR VIEWER					* GC OPTION: SELF CLOSING BUTTS OR DOOR CLOSERS
INTERNAL UNIT DOORS	3 BUTTS, LEVER LATCH SET, EXCEPT PRIVACY SET AT BATHROOMS					* GC OPTION: SELF CLOSING BUTTS OR DOOR CLOSERS

WINDOW SCHEDULE						
NO.	SIZE (WxH)	TYPE	FIRE RATING	GLAZING	ROUGH OPENING (WxH)	REMARKS
	REPLACEMENT	DOUBLE HUNG	NONE	INSL. GL.	FIELD VERIFY	HARVEY
	RW4026	SLIDER	NONE	INSL. GL.	4'-0"x3'-6"	HARVEY - (EGRESS)
	2042-2	DOUBLE HUNG	NONE	INSL. GL.	4'-2 1/4"x4'-5 1/2"	HARVEY
	2452	DOUBLE HUNG	NONE	INSL. GL.	2'-6"x5'-5 1/2"	HARVEY
	3042-2	DOUBLE HUNG	NONE	INSL. GL.	6'-2 1/4"x4'-5 1/2"	HARVEY - (EGRESS)
	2952	DOUBLE HUNG	NONE	INSL. GL.	2'-11 1/2"x5'-5 1/2"	HARVEY - (EGRESS)
	2052	DOUBLE HUNG	NONE	INSL. GL.	2'-2"x3'-5 1/2"	HARVEY
	2440	DOUBLE HUNG	NONE	INSL. GL.	2'-6"x6'-1 1/2"	HARVEY
	3042-3	DOUBLE HUNG	NONE	INSL. GL.	9'-2 3/4"x4'-5 1/2"	HARVEY
	3052	DOUBLE HUNG	NONE	INSL. GL.	3'-2"x3'-5 1/2"	HARVEY
	AW42-2	AWNING	NONE	INSL. GL.	2'-0"x1'-2" W/DP	HARVEY
	2856-2	CASEMENT	NONE	INSL. GL.	5'-4"x5'-6"	HARVEY - (EGRESS) EGRESS HINGE REQUIRED
	2856	CASEMENT	NONE	INSL. GL.	2'-8"x5'-6"	HARVEY
	2846	DOUBLE HUNG	NONE	INSL. GL.	2'-10"x4'-9 1/2"	HARVEY
	4052 PW	PICTURE	NONE	TEMPERED, INSL. GL.	4'-2"x5'-5 1/2"	HARVEY
	2856-3	CASEMENT	NONE	INSL. GL.	6'-0"x1'-2"x5'-6"	HARVEY

NOTE: VERIFY ALL WINDOW AND DOOR SIZES AND STYLES WITH OWNER BEFORE ORDERING.  
 NOTE: CONTRACTOR SHALL VERIFY WITH WINDOW SUPPLIER THAT ALL WINDOW ORDERED SHALL MEET EGRESS REQUIREMENTS, FIT AS SHOWN, FALL PROTECTION CLIPS, AND MEET REQUIRED MAXIMUM SILL HEIGHTS BEFORE ORDERING.  
 NOTE: SEE STRUCTURAL HEADER SCHEDULE FOR HEADER SIZE

**WINDOW & DOOR SCHEDULE & HARDWARE SETS**

