

GENERAL NOTES

Occupancy Classification - Mixed Occupancy  
 -Residential Group R-2 (Apartment Rentals)  
 -Business (Restaurant)

Commercial Business and Basement Areas-Separate Submission to City by others

Occupant Loads: Table 1004.1.1  
 Storage Use ( First Floor Rear only) ± 200 SF @ 300 SF/Person = 1 occupant

Residential Apartments - Existing to remain

Three Floors - 7 units per floor = 21 Units Total  
 Approx. 3,000 Gross Square feet per floor; Total 9,000 Residential Apartment Area

Construction Type III B - Exterior Walls - 2Hour ; Noncombustible

1. All work shall be in accordance with IBC 2015 by ICC, 2009 NFPA 101 Life Safety Code, 2010 ADA Standards for Accessible Design, Maine Uniform Building Code, NFPA-70 National Electric Code, NFPA 54 National Fuel & Gas Code, NFPA 96, and any other NFPA codes applicable to Mechanical, Electrical or HVAC installation. Maine State Plumbing Code, ASHRAE, ASTM, UL (Underwriters Laboratories) and all local, State and Federal requirements.

2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA)

3. All required City and State permits must be obtained before any construction begins.

4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs.

5. All fire ratings indicated shall be continuous to underside of roof deck/floor as indicated. Seal all openings & mechanical penetrations with approved fire safing material and/or rated fire dampers as applicable.

6. All egress doors shall have positive self-closer and latch mechanisms with lever handles or panic hardware meeting standards as specified in the 2010 ADA & 2009 NFPA-101 codes. Door width in the required means of egress shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. (Refer to Life Safety Plans & Door Swing Clearances)

7. Structural, Mechanical, Electrical, Plumbing, Heating, Ventilating and Air Conditioning Engineering Design by others. Coordination with Architectural plans by General Contractor. Obtain necessary Permits and Conform to applicable codes.

8. Dimensions shown are approximate and are measured to the face of stud walls. The letter (E) represents "existing elements". Contractor shall verify actual dimensions and locations of existing structural elements, existing windows and doors, stairs & accessories, masonry foundations, exterior wall locations, ceiling heights, insulation, floor elevations and life safety equipment in the field prior to placement of proposed stair walls and related equipment. Any discrepancies shall be brought to the attention of Architect/Engineer before proceeding with the affected part of the work.

9. Illumination of Means of Egress:

- a) shall be continuous during the time that the conditions of occupancy require the means of egress be available for use.
- b) the minimum illumination for floors and walking surfaces, other than new stairs, shall be to values of at least 1 ft-candle (11 lux) measured at the floor surface.

The minimum illumination for floors and walking surfaces of egress stairs and exit access corridors in residential occupancies (commercial space design by others) shall be at least 1 ft-candle (11 lux) measured at the floor or at the stair tread surface. Owner shall retain Electrician to select specific equipment and locations and to confirm that minimum light levels are achieved and provide additional lighting fixtures to meet code.

10. Emergency Lighting:

Emergency lighting shall be provided at all exits, aisles, corridors and passageways leading to an exit. illumination shall be provided for a minimum of 1 ½ hours. emergency illumination facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux) measured along the path of egress at floor level. Owner shall retain Electrician to select specific equipment and locations and to confirm that minimum emergency light levels are achieved. (Commercial space designed by others-nic)

- a) Periodic emergency lighting testing shall be in accordance with NFPA101 code and local authority having jurisdiction. Owner shall coordinate this requirement.
- b) Unit equipment, battery systems and emergency lighting inverters for emergency luminaires shall be listed to ansi/ul 924 and shall be an uninterruptible power system.

11. Smoke Alarms are required and shall be interconnected. Locations shall be:

- a) Inside Dwelling Units:  
 All Smoke & CO Detectors interconnected within Unit.
  - every sleeping area
  - outside of every sleeping areas in vicinity of bedrooms
  - on all levels of units
- b) Outside of Living Units:  
 All Smoke Detectors interconnected in all common areas. Coordinate with Fire Alarm Company.
  - In all common areas and work spaces outside the living units such as exit stairs, corridors, storage rooms, equipment rooms and other tenantless spaces including Storage and Mechanical Areas.

12. Carbon Monoxide Detectors required and shall be interconnected. All Smoke & CO Detectors interconnected within Unit.

- Locations shall be:
- In each apartment centrally located where fossil fuels (gas ranges, water heaters, etc.) are used.
  - Storage and Mechanical Areas where fossil fuels are used

Combination Smoke/Carbon Monoxide Detectors shall be permitted. Smoke detectors shall be photoelectric type only.

13. Fire Extinguishers:

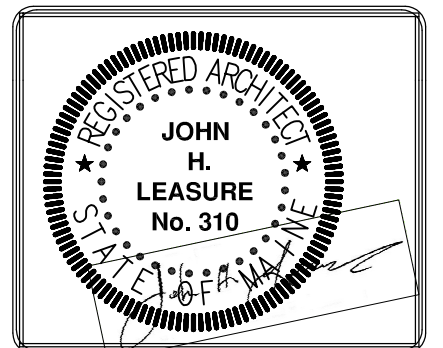
Portable fire extinguishers shall be provided for Class A fire hazards in accordance with NFPA 10. Ordinary hazard occupancy min. rated single extinguisher is 2-A. Maximum travel distance to extinguisher is 75 feet. Extinguisher weighing 40lbs or less shall be installed so that the tops are not more than 5 feet above the floor. (more than 40lbs shall be 3 ½ feet above floor).

14. Fire Alarm

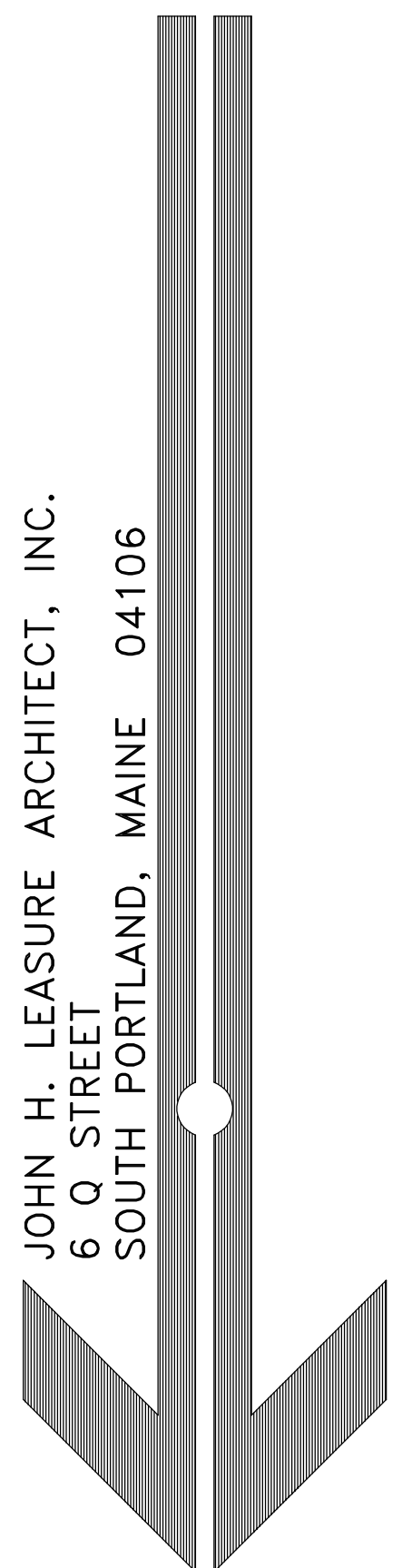
Existing Fire Alarm-

- Owner shall provide fire alarm monitoring company name and phone contact number to City Fire Dept.
- A Knox Box with keys for all building spaces shall be provided at the Congress Street apartment entry for Fire Dept emergency access.

15. Occupant Notification shall be provided automatically and shall have audio/visual signals and a positive alarm sequence in accordance with codes.



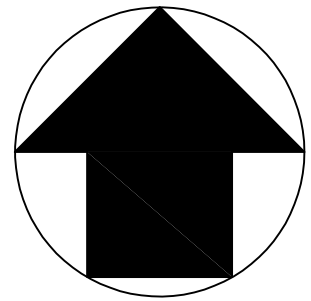
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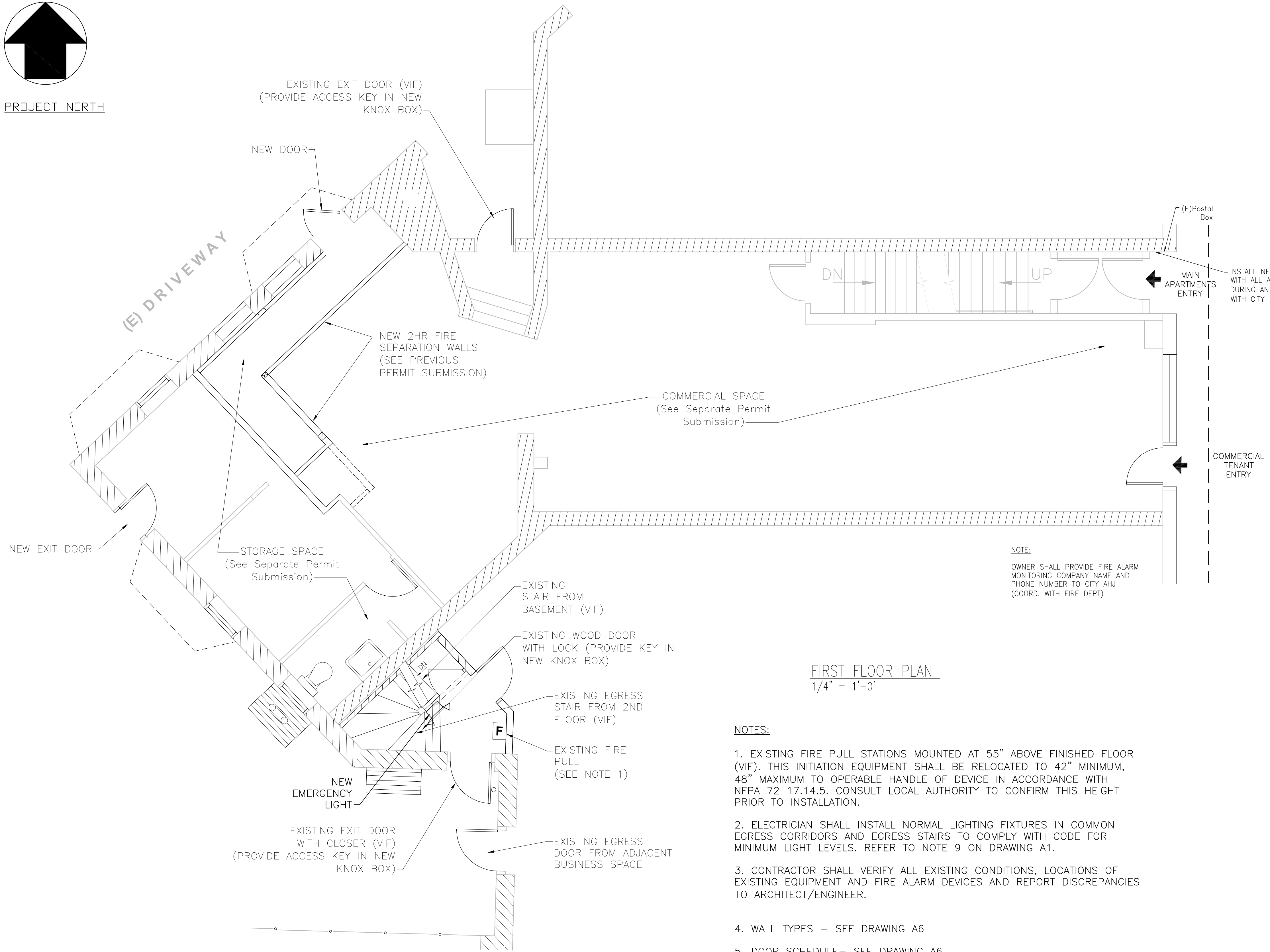
RESIDENTIAL APARTMENT FLOORS  
 658 CONGRESS STREET  
 PORTLAND, MAINE

NOTES

**A1**



PROJECT NORTH



FIRST FLOOR PLAN  
1/4" = 1'-0"

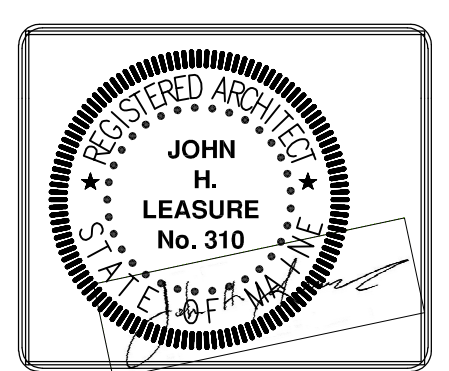
- NOTES:**
- EXISTING FIRE PULL STATIONS MOUNTED AT 55" ABOVE FINISHED FLOOR (VIF). THIS INITIATION EQUIPMENT SHALL BE RELOCATED TO 42" MINIMUM, 48" MAXIMUM TO OPERABLE HANDLE OF DEVICE IN ACCORDANCE WITH NFPA 72 17.14.5. CONSULT LOCAL AUTHORITY TO CONFIRM THIS HEIGHT PRIOR TO INSTALLATION.
  - ELECTRICIAN SHALL INSTALL NORMAL LIGHTING FIXTURES IN COMMON EGRESS CORRIDORS AND EGRESS STAIRS TO COMPLY WITH CODE FOR MINIMUM LIGHT LEVELS. REFER TO NOTE 9 ON DRAWING A1.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LOCATIONS OF EXISTING EQUIPMENT AND FIRE ALARM DEVICES AND REPORT DISCREPANCIES TO ARCHITECT/ENGINEER.
  - WALL TYPES - SEE DRAWING A6
  - DOOR SCHEDULE- SEE DRAWING A6

NOTE:  
OWNER SHALL PROVIDE FIRE ALARM MONITORING COMPANY NAME AND PHONE NUMBER TO CITY AHJ (COORD. WITH FIRE DEPT)

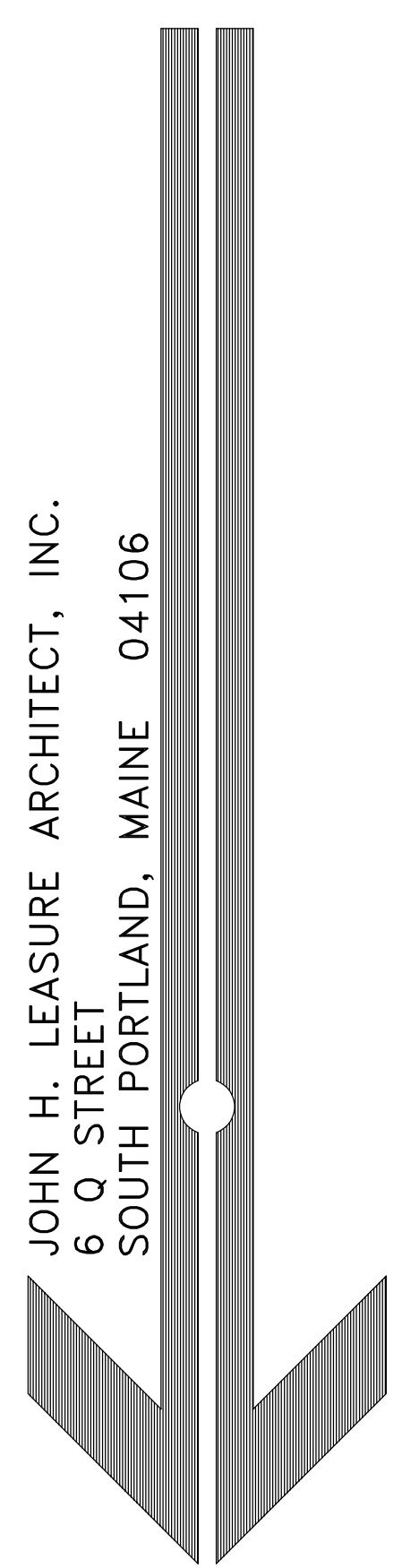
CONGRESS STREET

LEGEND	
EXISTING (VIF) TO REMAIN	NEW CONNECT TO EXISTING FIRE ALARM SYSTEM
E	FIRE EXTINGUISHER
E	SELF CONTAINED EMERGENCY LIGHT WITH 2 HEADS DUAL-LITE (LED) LZ25N-03L OR APP'D EQUAL 25 WATTS FOR 90 MINUTES COLOR BY OWNER
E	FIRE ALARM PULL STATION MOUNT AT 48" AFF
E	SYSTEM CONNECTED SMOKE DETECTOR, PHOTOELECTRIC TYPE
E	FIRE ALARM AUDIO/VISUAL MOUNT 6'-8" AFF
E	SYSTEM CONNECTED COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (SMOKE-PHOTOELECTRIC TYPE)
E	EXIT SIGN ILLUMINATED (UNSWITCHED)
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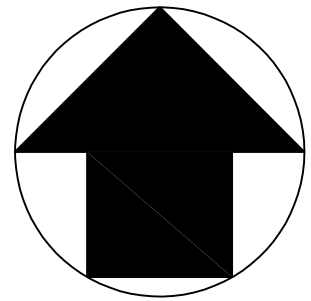
RESIDENTIAL APARTMENT FLOORS  
658 CONGRESS STREET  
PORTLAND, MAINE  
FIRST FLOOR PLAN



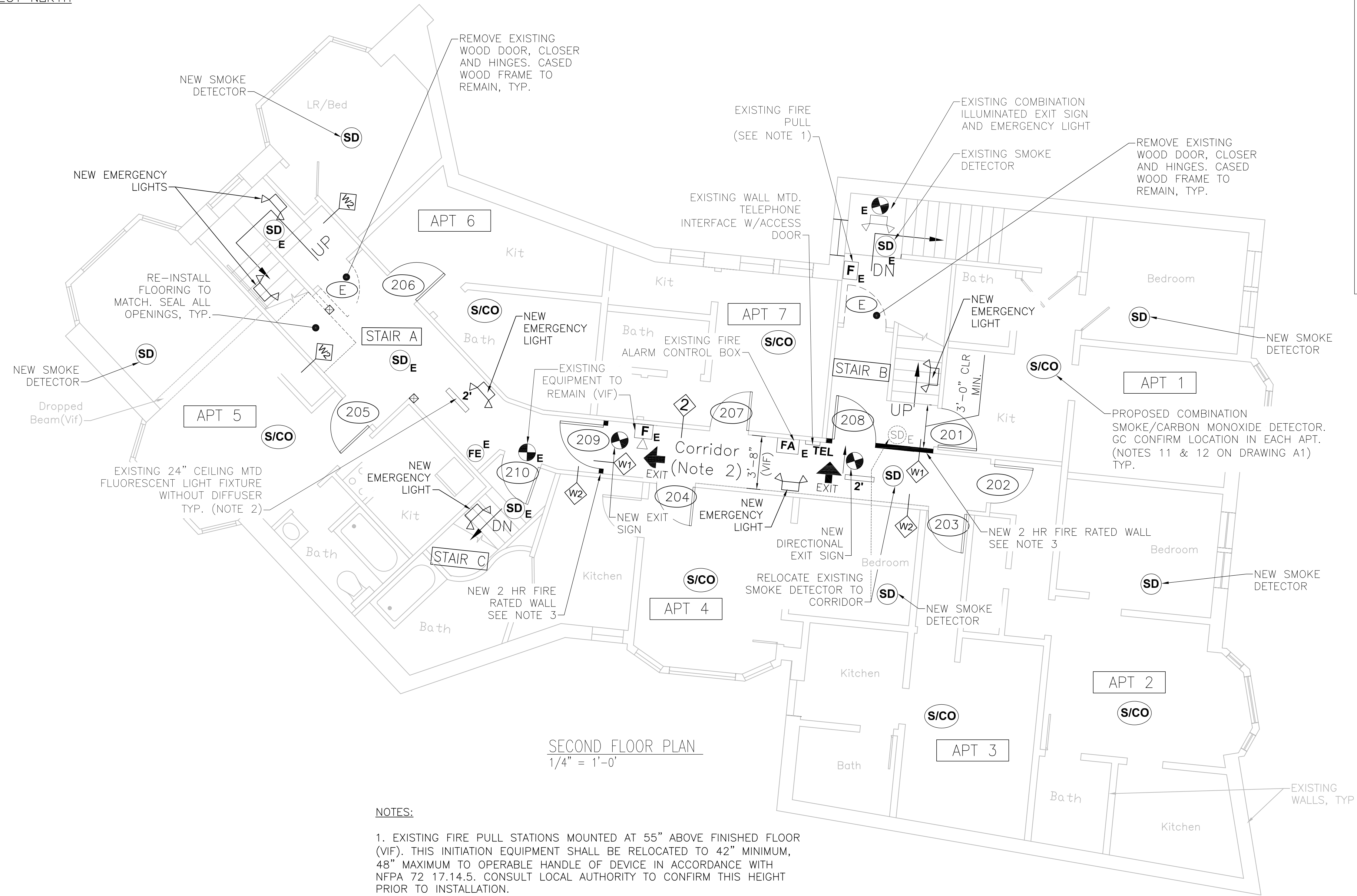
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**A2**



PROJECT NORTH

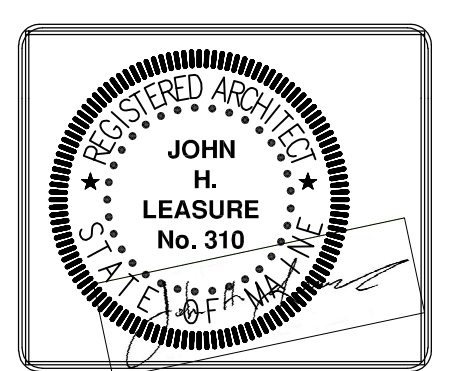


SECOND FLOOR PLAN  
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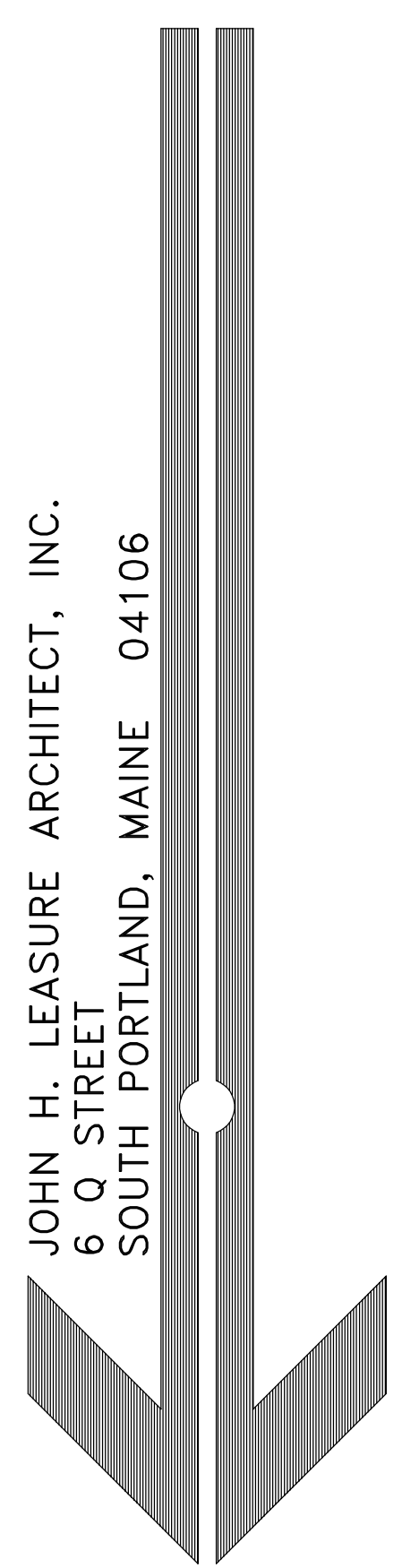
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5. DOOR SCHEDULE- SEE DRAWING A6

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F	FIRE ALARM PULL STATION MOUNT AT 48" AFF
SD	SYSTEM CONNECTED SMOKE DETECTOR, PHOTOELECTRIC TYPE
FV	FIRE ALARM AUDIO/VISUAL MOUNT 6'-8" AFF
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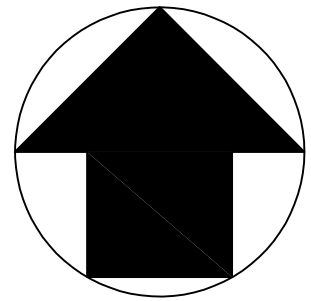
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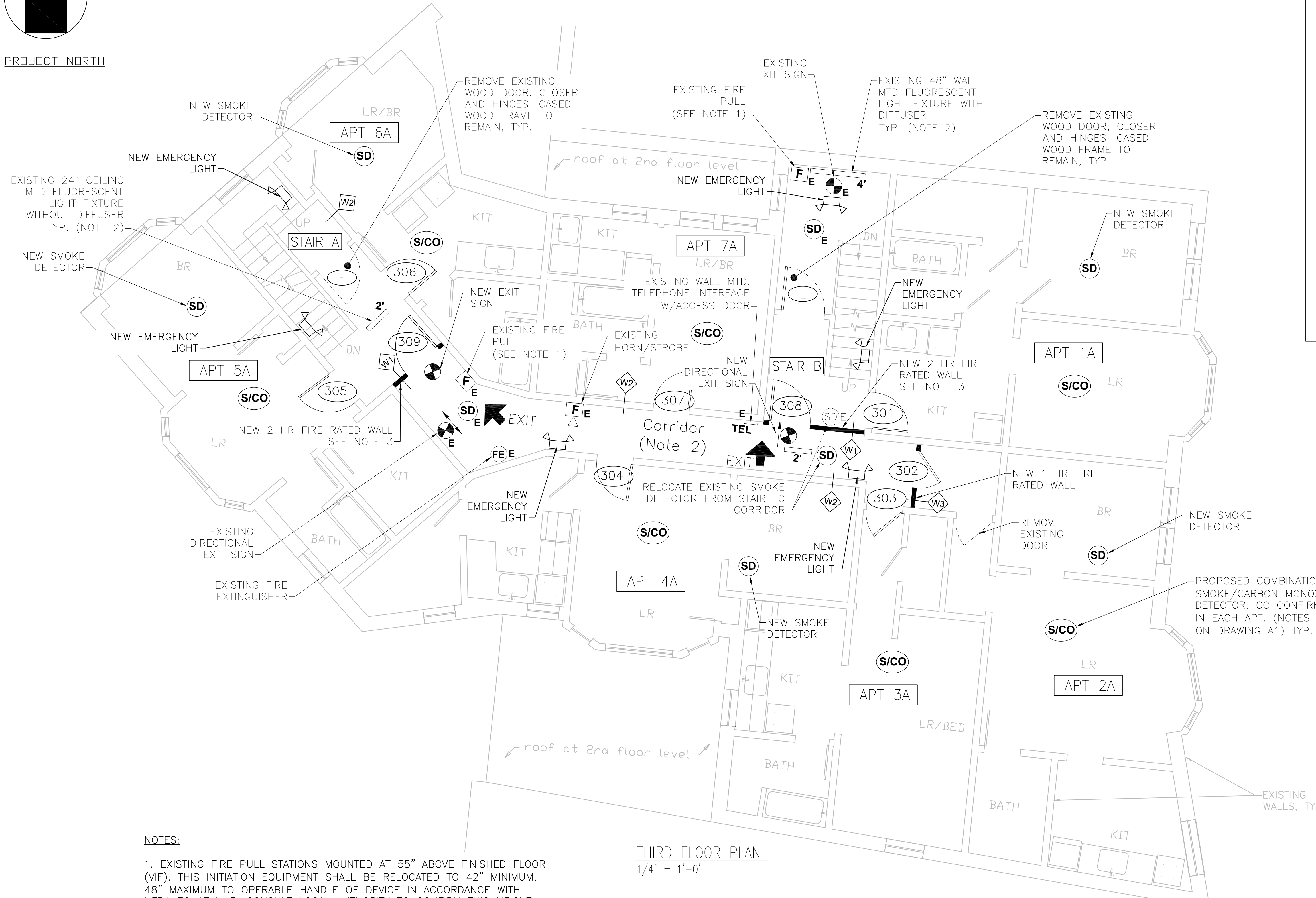
CONGRESS STREET

RESIDENTIAL APARTMENT FLOORS  
658 CONGRESS STREET  
PORTLAND, MAINE  
SECOND FLOOR PLAN

**A3**



PROJECT NORTH

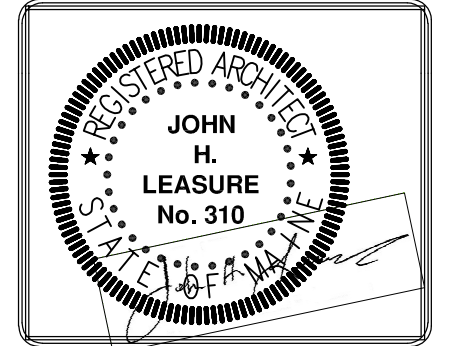


THIRD FLOOR PLAN  
1/4" = 1'-0"

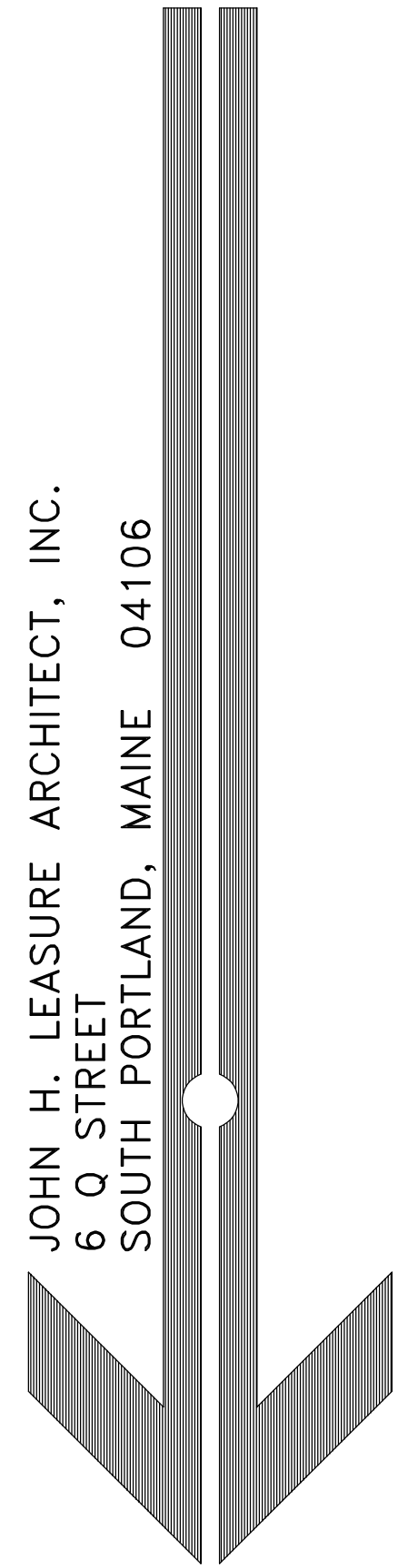
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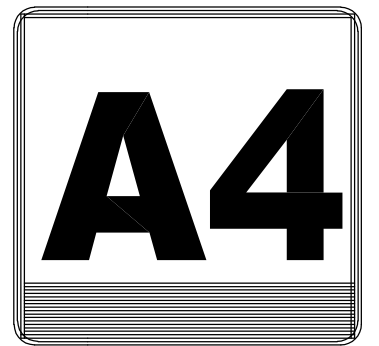
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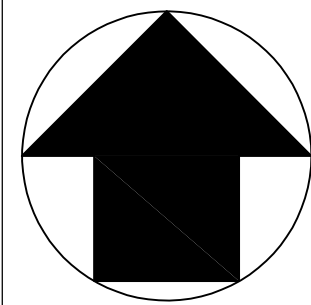


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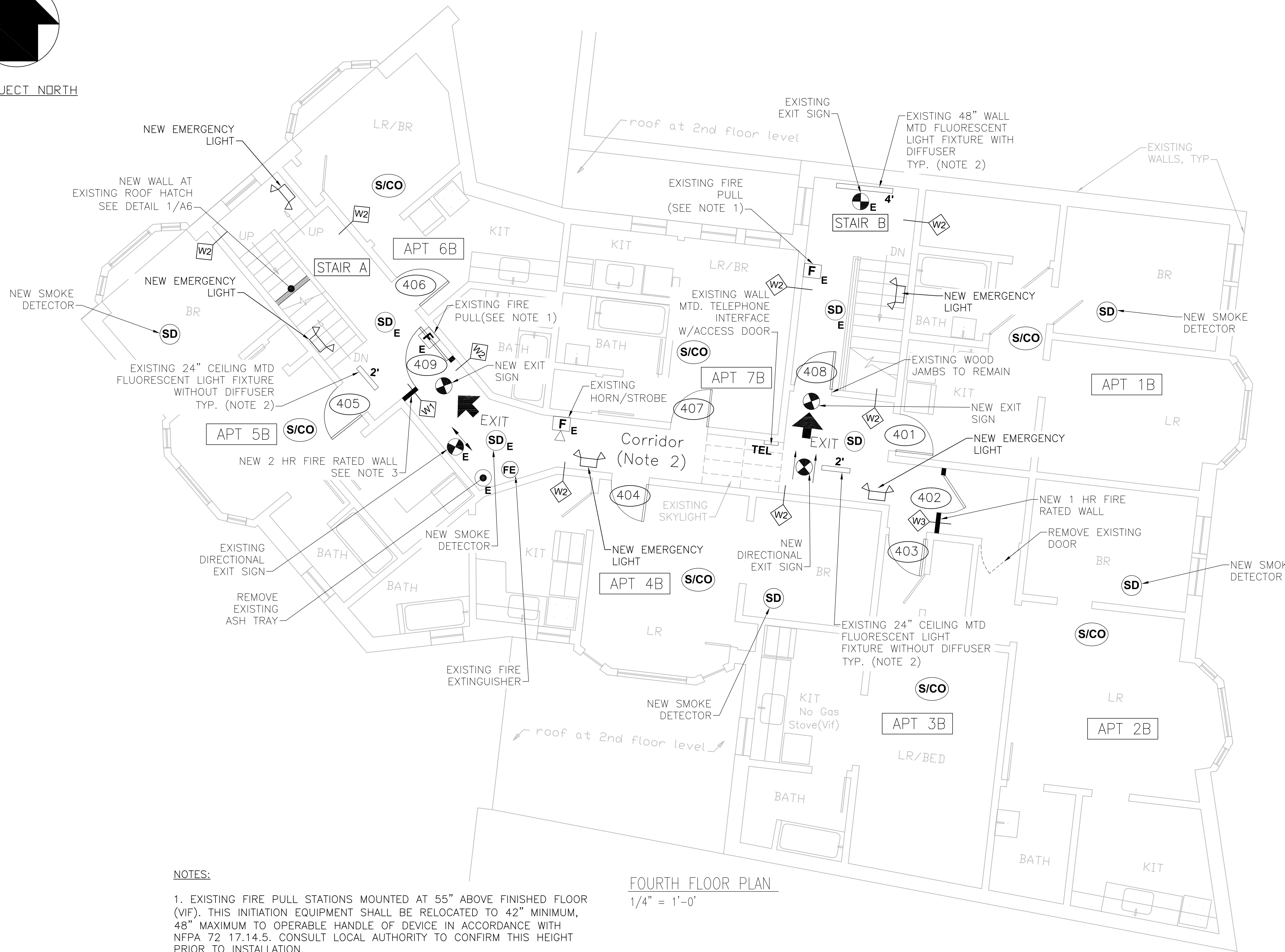


RESIDENTIAL APARTMENT FLOORS  
658 CONGRESS STREET  
PORTLAND, MAINE  
THIRD FLOOR PLAN





PROJECT NORTH

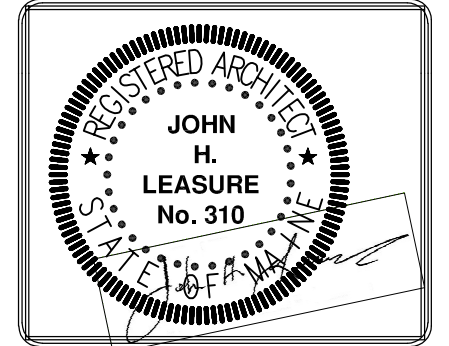


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5. DOOR SCHEDULE- SEE DRAWING A6

**FOURTH FLOOR PLAN**  
1/4" = 1'-0"

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EXISTING (VIF) TO REMAIN	NEW CONNECT TO EXISTING FIRE ALARM SYSTEM
	FIRE EXTINGUISHER
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CONGRESS STREET



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

RESIDENTIAL APARTMENT FLOORS  
658 CONGRESS STREET  
PORTLAND, MAINE  
FOURTH FLOOR PLAN

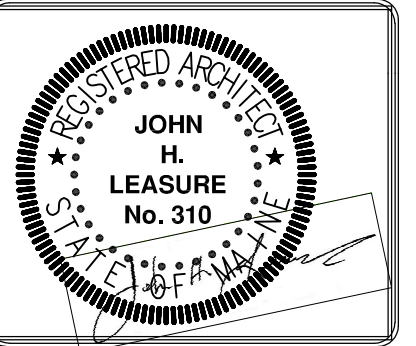
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# DOOR SCHEDULE

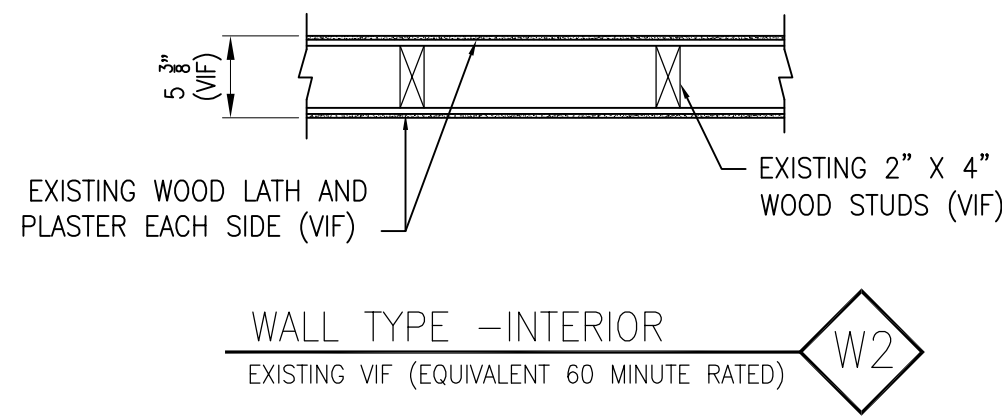
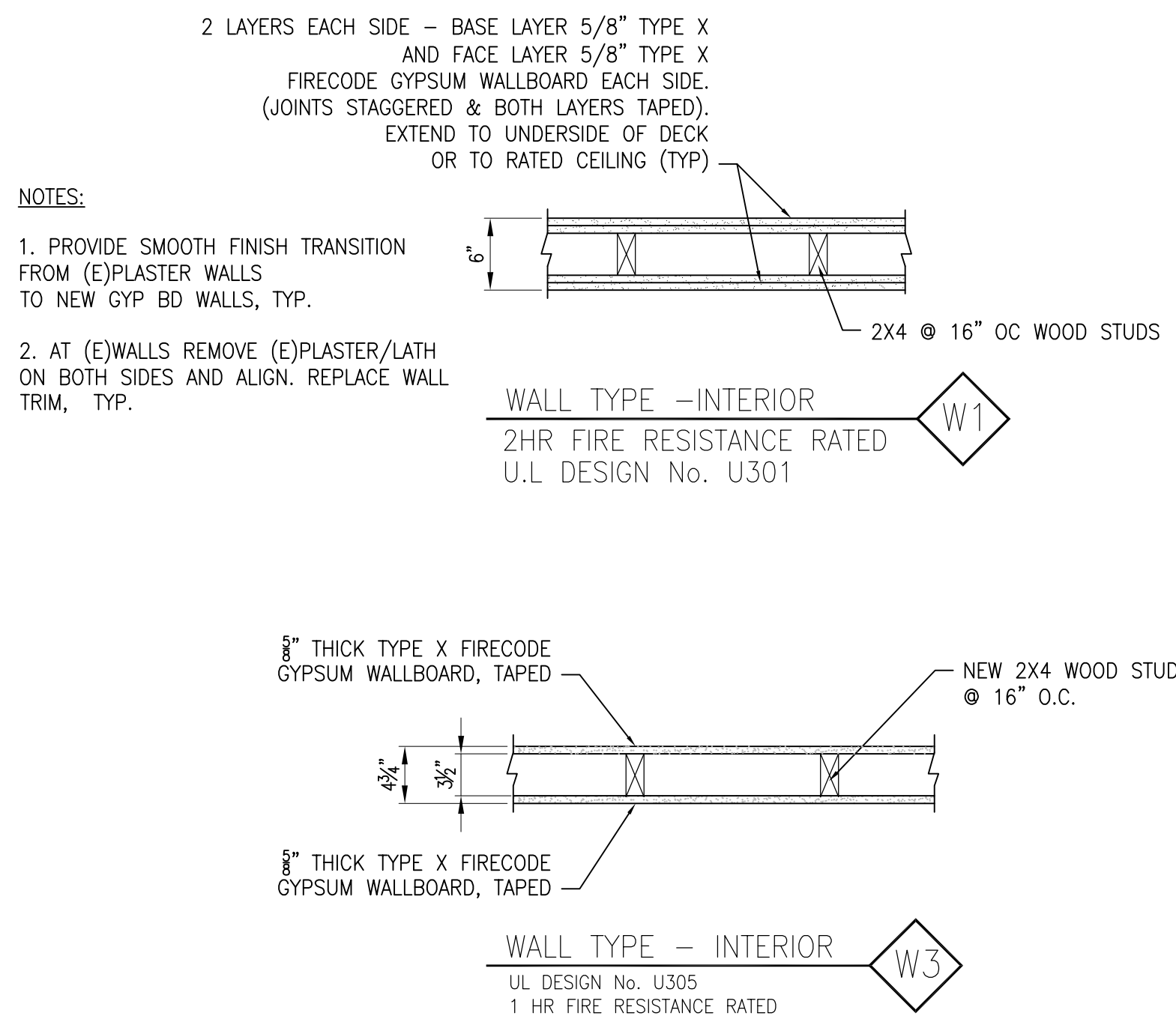
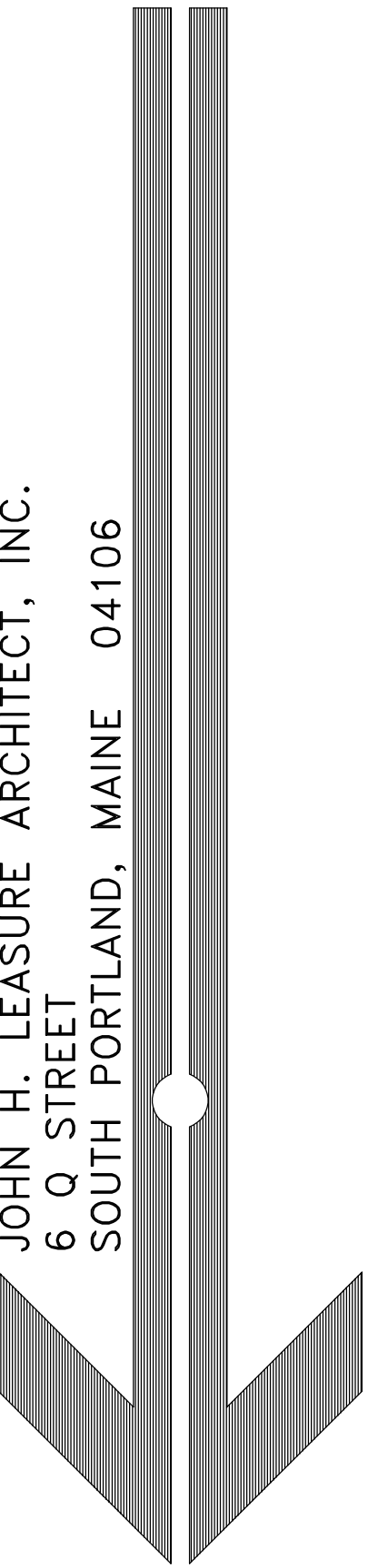
## DOOR SCHEDULE ABBREVIATIONS

CLO. CLOSER	K KICKPLATE (PUSH SIDE)	P.H. FIRE EXIT PANIC HARDWARE (NOTE 3)	S.J. SPLIT JAMB (WOOD)	WS WEATHERSTRIPPING
DSI DOOR SILENCERS	KL KEY LOCK	P.P. PUSH PLATE	TEMP TEMPERED	V VIEWER
D.S. DOOR SWEEP	LC FULL HEIGHT LOCKING CHANNEL	PVS PRIVACY SET	TL THUMB LATCH	VIF VERIFY IN FIELD
DST DOOR STOP	MTL METAL	S STEEL	THK THICKNESS	VL VENT LOUVER (Lower)
FR FIRE RATED	NO NUMBER	SPF SPRUCE, PINE, FIR	UC UNDERCUT	WD WOOD (SOLID)
HA HANDICAP ACCESSIBLE	P DOOR PULL	S.C. SOLID CORE HARDBOARD	WG WIRE GLASS	
HM HOLLOW METAL	PS PASSAGE SET	S.H. SPRING HINGE		
INS INSULATED				

MARK	ROOM	TYPE	SIZE	THK.	F.R.	HWSET	MAT.	GLASS		REMARKS	TYPE	MAT.	F.R.	FRAME TYPES		THRESHOLD		REMARKS	
								SIZE	TYPE					DETAILS		MAT.	DETAIL		
														HEAD	JAMB		SILL		HT.
201	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
202	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
203	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
204	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
205	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	EXISTING KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
206	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	EXISTING KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
207	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
208	STAIR B	A	3'-0" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.	
209	STAIR A	A	3'-0" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.	
210	STAIR C	A	2'-8" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
301	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
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304	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
305	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
306	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
307	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
308	STAIR B	A	2'-8" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.	
309	STAIR A	A	2'-8" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.	
401	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
402	APT ENTRY	C	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	CC	NEW WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL. INSTALL IN NEW WALL.	
403	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
404	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
405	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
406	APT ENTRY	A	2'-8" x 6'-8"	-	1 1/2 HR	KNOB	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
407	APT ENTRY	B	2'-8" x 6'-8"	-	20 MIN	EXISTING KNOB	S.C. WOOD NOTE 5	-	-	CLO, WS, DS, DSI, DST	BB	EXISTING WOOD	-	-	-	-	-	GC CONFIRM EXISTING SOLID CORE WOOD DOOR OR PROVIDE-SEE NOTE 5. PROVIDE SELF CLOSING DEVICE AND SMOKE SEAL.	
408	STAIR B	A	2'-8" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM. CONFIRM EXISTING OPENING.	
409	STAIR A	A	2'-8" x 6'-8"	-	1 1/2 HR	LEVER	STEEL	-	-	FR, CLO, WS, DS, DSI, DST	AA	STEEL	1 1/2 HR	-	-	-	-	FIRE RATED LABELED METAL DOOR AND FRAME, SMOKE SEALED, SELF CLOSING, AND EQUIPPED WITH POSITIVE LATCHING MECHANISM.	
E	STAIRS A&B	-	2'-8" x 6'-8"	-	-	EXISTING KNOB	WOOD	-	-	-	BB	EXISTING WOOD	-	-	-	-	-	EXISTING BI SWINGING WOOD DOOR TO BE REMOVED INCLUDING CLOSER AND HINGES. EXISTING HEAD & JAMBS TO REMAIN. CONFIRM MIN. 32" EXISTING CLEAR WIDTH.	

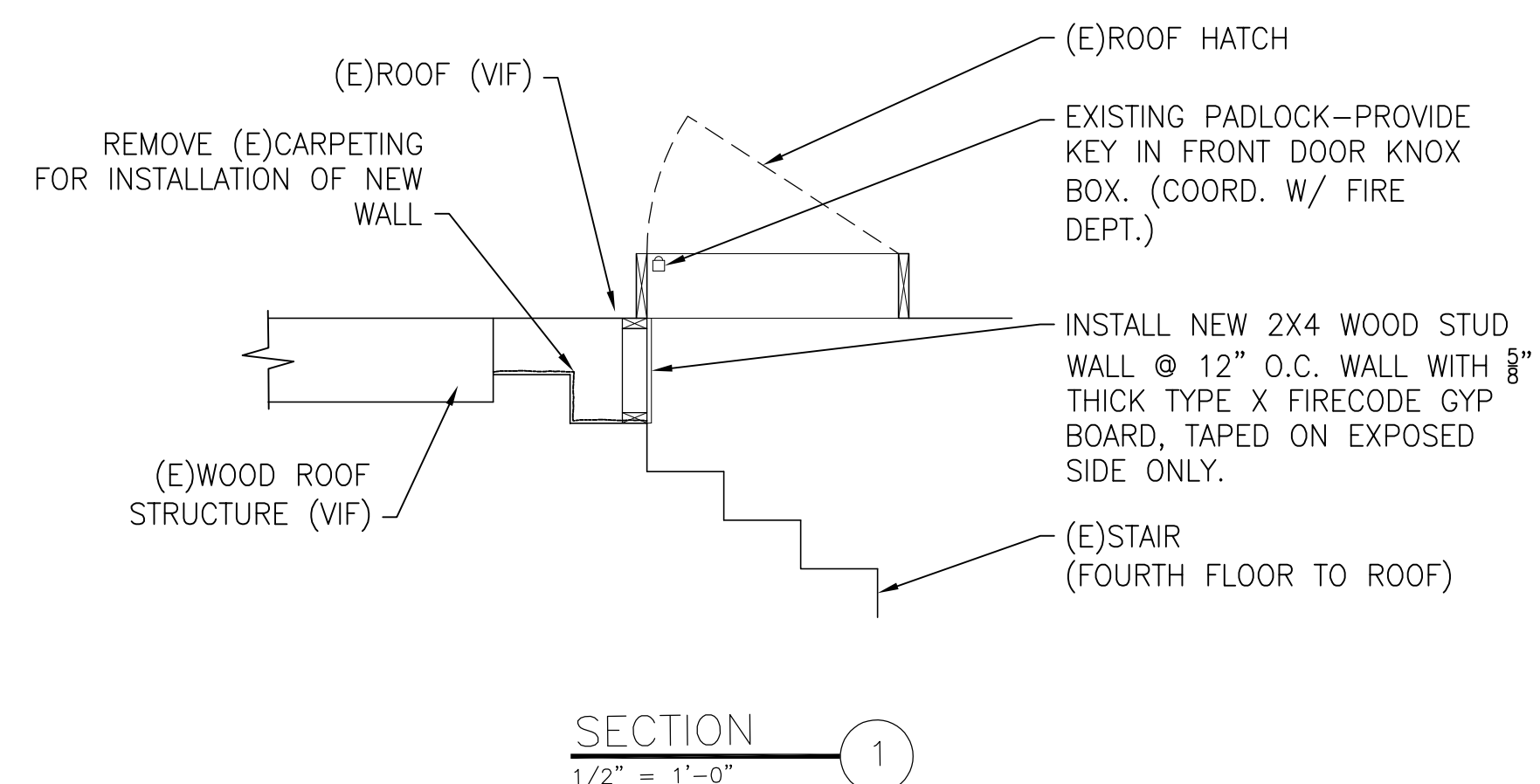


REV.	DATE	STATUS
0	6-29-18	SUBMITTED FOR PERMIT



### WALL TYPES

- NOTES:
- EXTEND ALL FIRE RATED WALLS FROM FLOOR TO UNDERSIDE OF FLOOR/ROOF DECK OR FIRE RATED CEILING. SEAL ALL PENETRATIONS, CRACKS & VOIDS WITH 2 HOUR FIRE SAFING, TYP.
  - GC VERIFY EXISTING WALL MATERIALS, TRIM AND FINISHES.



RESIDENTIAL APARTMENT FLOORS  
 658 CONGRESS STREET  
 PORTLAND, MAINE  
 DOOR SCHEDULE, WALL TYPES AND DETAILS