GENERAL SCOPE OF WORK NOTE:
ENCLOSE STAIR AT TOP & REPLACE (E) DOORS WITH RATED DOORS AS INDICATED. (STRUCTURAL IMPRACTIBILITY PREVENTS FULL 18" ON STRIKE, PULL SIDE. ADA 36.402(B)(c))

GENERAL SCOPE OF WORK NOTE:
REPLACE (E) DOORS IN (E) ENCLOSED STAIR TO INCREASE CODE COMPLIANCE AS NOTED.

GENERAL FIRE SEPARATION 3RD FLOOR NOTE:
FIRE SEAL ALL (E) & NEW THROUGH WALL & CEILING PENETRATIONS IN RATED WALL AND CEILING ASSEMBLIES PER DETAIL 1/A7.0

(E) 3RD FLOOR:

GROSS INT. AREA: 1,704 SF
OCCUPANCY: BUSINESS
OCCUPANTS: 1,704/ 100 = 18 OCC.
*NO CHANGES TO (E) USE & ONLY LIFE SAFETY UPGRADES PLANNED FOR FLOOR (SEE AREAS OF WORK).

Third Floor Plan

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

DOOR TYPES:

D1
INTERIOR RATED WOOD DOOR
MFR: TRUSTILE DOORS OR EQUAL

NOTES AT FIRE-RATED INTERIOR DOORS

1. 60 MINUTE RATED ASSEMBLY
2. 6-PANEL DOOR TO BE SIMILAR TO (E)
3. MATCH (E) WOOD SPECIES, STAIN / PAINT TO MATCH (E) FINISHES. FRAME TO MATCH.

HARDWARE AT FIRE-RATED INTERIOR DOORS

- HINGES
- SURFACE MOUNTED CLOSER
- LEVER STYLE LATCH SET (DOORS SHALL NOT BE LOCKABLE IN THE DIRECTION OF EGRESS, EXCEPT AT TOILET ROOM.)
- DOOR STOP (WALL / FLOOR / HINGE TYPE AS APPROPRIATE FOR LOCATION)
- SMOKE SEALS
- ADA THRESHOLD
- AT TOILET ROOM: ADD OCCUPANCY INDICATOR DEADBOLT.

DOOR GENERAL NOTES:

01. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS W/ DOOR SUPPLIER PRIOR TO SUMBITTING SHOP DRAWINGS.
02. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH DOOR SUPPLIER PRIOR TO CONSTRUCTION.
03. DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS AND COLOR SUBMITTAL TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
04. DOOR HARDWARE FINISH: TO MATCH (E) / VERIFY W/ OWNER/ARCHITECT
05. ALL EXTERIOR GLAZING TO BE DOUBLE PANE & HIGH PERFORMANCE.
06. INSTALL PER MANUFACTURERS RECOMMENDATIONS & INDUSTRY STANDARDS.
07. REFER TO PLAN FOR ALL DOOR SWINGS.
08. REVIEW ALL HARDWARE OPERATION W/ OWNER/ARCHITECT PRIOR TO ORDERING.
09. VERIFY KEYING FUNCTION WITH OWNER BEFORE ORDER.
10. ALL EXTERIOR OUT SWING DOORS TO HAVE TAMPER PROOF HINGES.
11. ALL DOOR THRESHOLDS TO MEET ADA THRESHOLD REQUIREMENTS (U.N.O.).
12. (E) DOORS BEING REPLACED SHALL FIT INTO (E) ROUGH OPENINGS (U.N.O.).
13. DOOR TRIM (STYLE, FINISH) TO MATCH (E) OR ADJACENT DOORS IN AREA.
14. ALL NEW & REPLACED INTERIOR DOORS TO HAVE ADA LEVER STYLE HARDWARE.

GENERAL PLAN NOTES:

01. AN ARCHITECTURAL SITE VISIT TO FIELD MEASURE AND VERIFY EXISTING CONDITIONS OF THE BUILDING WAS CONDUCTED ON AUGUST 1, 2014.
02. ALL EFFORTS HAVE BEEN MADE TO PROVIDE A COMPREHENSIVE DOCUMENTATION OF THE EXISTING BUILDING. SOME INTERIOR FINISHES AND ITEMS ARE CONCEALED AND HAVE BEEN A CHALLENGE TO DOCUMENT. IT IS POSSIBLE THAT DEFICIENCIES MAY EXIST WHICH ARE NOT IDENTIFIED IN THESE DRAWINGS.
03. IT IS POSSIBLE CONDITIONS MAY CHANGE DURING THE INTERIM PERIOD BETWEEN THE DATE OF THE INSPECTION AND COMPLETION OF THE PROJECT. 2A ARCHITECTS ASSUMES NO RESPONSIBILITY FOR ANY UNIDENTIFIED DEFICIENCIES OR CHANGES IN THE CONDITION OF THE BUILDING ANYTIME AFTER THE DATE OF THE INSPECTION.
04. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AFTER REVIEWING PROPOSED REVISIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
05. ALL CHANGES ARE ANTICIPATED TO BE NON-STRUCTURAL. NOTIFY ARCHITECT/ENGINEER OF ALL STRUCTURAL CONDITIONS IDENTIFIED DURING DEMOLITION FOR DIRECTION / RESOLUTION.

SYMBOL LEGEND:

ROOM C: 000 F: 000	ROOM NAME CEILING MATERIAL FLOORING MATERIAL
FP.00	KEY PLAN REFERENCE NUMBER
+8'-5"	CEILING HEIGHT ABOVE FINISH FLOOR
$W^{w} \times H^{h}$	DOOR OR WINDOW SIZE WIDTH X HEIGHT (IN FEET & INCHES)
EXST	EXISTING DOOR (NO CHANGES)
000	DOOR REFERENCE NUMBER FOR NEW DOOR
	WALL TYPE REFERENCE NUMBER
EXST	EXISTING WINDOW (NO CHANGES)
EF VTO	RECESSED EXHAUST FAN (VENT TO EXTERIOR)
RS	INDICATES ADA COMPLIANT ROOM SIGNAGE W/ BRAILLE CHARACTERS
EXIT A1	INDICATES HARDWIRED ILLUMINATED EXIT SIGN W/ BATTERY BACKUP & COMBINATION EMERGENCY LIGHTS. SEE FLOOR PLAN FOR LOCATIONS.
EXIT (E)	EXISTING EXIT SIGN W/ EMERGENCY LIGHTS
A2	INDICATES EMERGENCY LIGHTING (NOT INTEGRAL TO COMBINATION EXIT LIGHTS) W/ BATTERY BACKUP
(E)	INDICATES (E) EMERGENCY LIGHTING TO REMAIN
(E) FE	INDICATES (E) FIRE EXTINGUISHER IN SEMI RECESSED CABINET OR SURFACE MOUNTED. INSPECT/ TEST TO VERIFY IN WORKING ORDER.
(E) SD	(E) WALL OR CEILING MOUNTED SMOKE DETECTOR (VERIFY)

WALL SYMBOL LEGEND:

	(E) WALL CONSTRUCTION
	EXISTING RATED / SEPARATION WALL (TO REMAIN)
	NEW WOOD FRAMED, NON-RATED WALL CONSTRUCTION
	NEW RATED / SEPARATION WALL
1	NEW RATED WALL ASSEMBLY: GA NO. 3520 5/8" TYPE 'X' DRYWALL (EA. SIDE), 2x4 WOOD STUDS @ 16" O.C. & INSTALL PER U.L. INSTRUCTIONS TO UNDERSIDE OF FRAMING ABOVE. NOTE: PROVIDE (2) LAYERS OF 5/8" TYPE 'X' DRYWALL ON ONE SIDE, IF OPPOSITE SIDE IS NOT ACCESSIBLE (I.E. NEW KNEE WALL UNDER (E) STAIR) (2x6 WALL STUDS AT "1A" LOCATIONS - GA 3660)
2	WALL ASSEMBLY: (E) PLASTER & LATH EA. SIDE (VERIFY) ON (E) WOOD STUDS. (1-HOUR EQUIVALENT ASSEMBLY)
3	WALL ASSEMBLY: PATCH/ REPAIR (E) 1/2" LATH & PLASTER (VERIFY) OR ADD 5/8" TYPE 'X' DRYWALL, (E) WOOD STUDS/ STRAPPING & INSULATION (UNKNOWN), (E) MASONRY LOAD BEARING EXTERIOR WALL.

FLOOR PLAN KEYNOTES:

FP.01	(E) SINK BASE & ASSOCIATED ITEMS TO BE REMOVED TO REWORK EGRESS HALL. VERIFY W/ TENANT RE: RELOCATION.
FP.02	REMOVE (E) PARTIAL WALL BELOW (E) STAIR FOR NEW CONNECTION HALL TO (E) LOBBY. NOTIFY ARCHITECT IF LOAD-BEARING.
FP.03	SLOPED THRESHOLD TO MAKE UP FLOOR HEIGHT DIFFERENCE (NOTIFY ARCHITECT OF HT DIFFERENCE).
FP.04	REMOVE (E) TRIM & INFILL (E) OPENING TO MATCH ADJACENT MATERIALS / FINISHES.
FP.05	REMOVE (E) INSWING DOOR & ASSOCIATED ITEMS, PREP FOR NEW DOOR
FP.06	REMOVE (E) EXIT SIGN OR EMERGENCY LIGHT & ASSOCIATED ITEMS, PATCH & REPAIR AS REQ'D
FP.07	(E) LIGHTED EXIT SIGN TO REMAIN
FP.08	REMOVE (E) FINISHES AS REQUIRED FOR NEW DOOR OR RATED WALL INFILL. PATCH & REPAIR AS REQUIRED. ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES. (AT NEW DOOR, STRUCTURAL IMPRACTIBILITY PREVENTS FULL DOOR MANEUVERING CLEARANCE. ADA 6.402(B)(c)
FP.09	REMOVE (E) DOOR & ASSOCIATED ITEMS FOR RATED DOOR PER SCHEDULE. PATCH & REPAIR AS REQUIRED. REUSE OR REPLACE ALL TRIM & FINISHES TO MATCH ADJACENT WALL SURFACES.
FP.10	REMOVE (E) EXIT SIGN AND REPLACE WITH NEW EMERGENCY LIGHT.
FP.11	ADD 42" HIGH STEEL FRAME GATE W/ SELF CLOSING HINGES. PROVIDE SIGN ON WALL TO READ "NOT AN EXIT"
FP.12	(E) PLUMBING CHASE TO REMAIN (VERIFY)
FP.13	INTERIOR ADA RAMP (MAX 1:8 SLOPE) TO MAKE UP DIFFERENCE IN FLOOR HEIGHT. NOTIFY ARCHITECT IF MORE THAN 3" DIFFERENCE. NO HANDRAILS REQUIRED.
FP.14	(E) STORAGE BELOW (E) STAIRS TO REMAIN. ADD 1 LAYER OF 5/8" TYPE 'X' GWB TO ALL WALLS AND CEILING OR PLACE SPRINKLER HEAD IN SPACE (PER CITY OF PORTLAND.)
FP.15	ENLARGE (E) CASED OPENING TO BE 32" CLEAR OPENING, REUSE / MATCH (E) TRIM
FP.16	ADD SLOPED STONE THRESHOLD TO FILL (E) GAP IN FLOOR
FP.17	EXISTING STEPS TO REMAIN. INSTALL HANDRAIL EACH SIDE AT 34" ABOVE NOSING OF TREADS. EXTENSIONS NOT REQUIRED PER IBC 3404.1(2). (GUARDRAIL NOT REQD. AT STAIRS LESS THAN 30" A.F.F. PER NFPA 7.1.8 / IBC 1013.1)
FP.18	REPLACE EXISTING EMERGENCY LIGHT WITH A COMBO EXIT / EMERGENCY LIGHT.
FP.19	AT CEILING, TO ACHIEVE FIRE-RATING, OPTION 1: PATCH ANY MISSING AREAS OF EXISTING PLASTER ON UNDERSIDE OF FLOOR JOISTS ABOVE LAY-IN CEILING. OPTION 2: LAY-IN CEILING SYSTEM TO COMPLY WITH DETAIL 4/A7.0.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/17/15

architects, llc
724 Rockland Street (Office)
P.O. Box 189 (Mailing)
Rockport, Maine 04856
Tel: 207.236.6545
Web: www.2Aarch.com

©Copyright 2010, 2A architects llc

Registration:

Project:

767 Congress Street
Portland, Maine

Client ■ Community ■ Environment

Consultant:

Sheet Issue Date:	
Pre-App. Meeting	11/3/14
Client Record	12/15/14
Prelim. Pricing	3/13/15
Permit Submittal	6/8/15
Permit Resubmittal - Rev 1	8/4/15

Project Start Date: August 2014

Project Number: **14-119**

Sheet Title: **THIRD FLOOR PLAN**

Sheet Plot Date: 08/04/2015 A3.1_767Congress_3rdFlr.dwg

Sheet Number: **A3.1**