14'-11"
13'-10"
7'-0"
7'-2"
2'-0"
Replace handrails to code (34"-38", ends returned to wall)
30x56
33x56
DW
sink
chase
sheet rock wall
sheet rock above window
Kitchen
3-3
ref
closet 303
sheet rock closet
Bed Room
3-5
DOWN
308
closet
Tub
chase
closet
312
Replace Existing Entry Door
Bath Room
3-2
sheet rock closet
sheet rock walls
W/D
310
11'-8"
8'-6"
Existing Knee Wall
*Roof Cap = R50 open cell insulation
305
closet - 2'x8'
309
sheet rock closet
33x64
sheet rock
2'8" Pocket Door
half wall
stair
Replace Existing Window (Anderson 400 series, Awning) 28x30 - U factor 0.28 (65" from ground)
sheet rock closet
302 Closet
304
307
306
sink
Bath Room
3-1
sheet rock walls
DN
5'-5"
sheet rock ceiling (kitchen and living room)
sheet rock all walls and ceiling
Bed Room
3-7
Bed Room
3-6
sheet rock closet
311 closet
12'-4"
Replace handrails to code (34"-38", ends returned to wall)
Existing Knee Wall
shower
Living Room
3-4
7'-9 1/2"
chase
20x30
33x56
33x56
33x56
33x56
sheet rock walls
Replace Existing Window (Anderson 400 series, casement)
30x56
Open exterior walls to be R20 open cell
SOUND PROFFING:
-Sound separation in all areas where ceiling was removed, STC factor of 50
-"resilient channel strapping" used as requried
NOTES:
-All existing framing except for closets
-All fire doors rated for 90 min, self close hinges
-All new drywall to be 5/8" between floors
-4" open cell spray foam between floors for sound proofing
-Fiberglass insulation between walls in all units for sound
-Exhaust in bathrooms to be fire rated membrane when penetrating floors
-All penetrations will be treated for fire stop and maintain fire rated assemply
-All chases to be boxed in and maintian fire rated assembly
-All bathroom exhaust fans to fire rated enclosure with intumescent material
13'-0"
5'-4"
13'-11"
13'-2"

3rd Floor Door Schedule
301 - Fire Door, 30" x 80"
302 - Hall closet, 24" x 78"
303 - Closet, 2 @ 30" x 78"
304 - Pocket, 32" x 80"
305 - Pre-hung, RH, 30" x 78", split jamb
306 - Pre-hung, LH, 30" x 78", split jamb
307 - Pre-hung, LH, 28" x 78", split jamb
308 - Fire Door, RH, 30" x 78"
309 - Closet, 2 @ 36" x 78" bi-fold
310 - Pre-hung, RH, 28" x 78", split jamb
311 - Closet, 36" x 80" bi-fold
312 - Closet, no door

= 5/8" sheet rock existing walls, exposed
= Existing Framing

14 Saunders Street
Portland, Maine

3rd Floor Plan
1/2" = 1'-0"