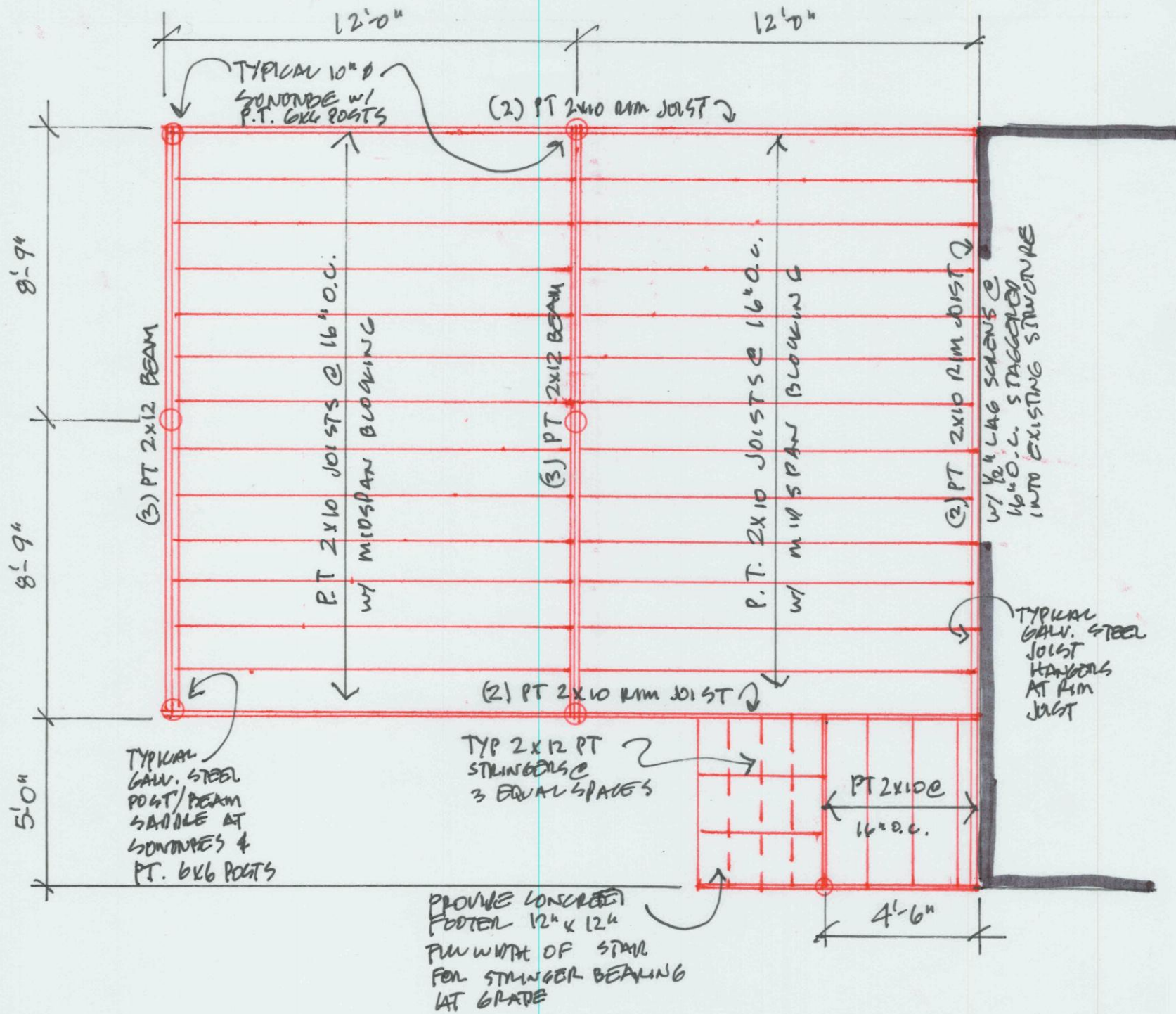


Michael F. Hays



ALTERNATE DECK FRAMING PLAN (G.C. OPTION)

1/4" = 1'-0"

G R A N T H A Y S A S S O C I A T E S

ALTERNATE DECK FRAMING PLAN

ARCHITECTURE INTERIOR DESIGN

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FALMOUTH, MAINE

ALTERNATIONS TO 30 WASHINGTON AVE

PORTLAND MAINE

JOB TITLE

DRAWING NO. CSK-1

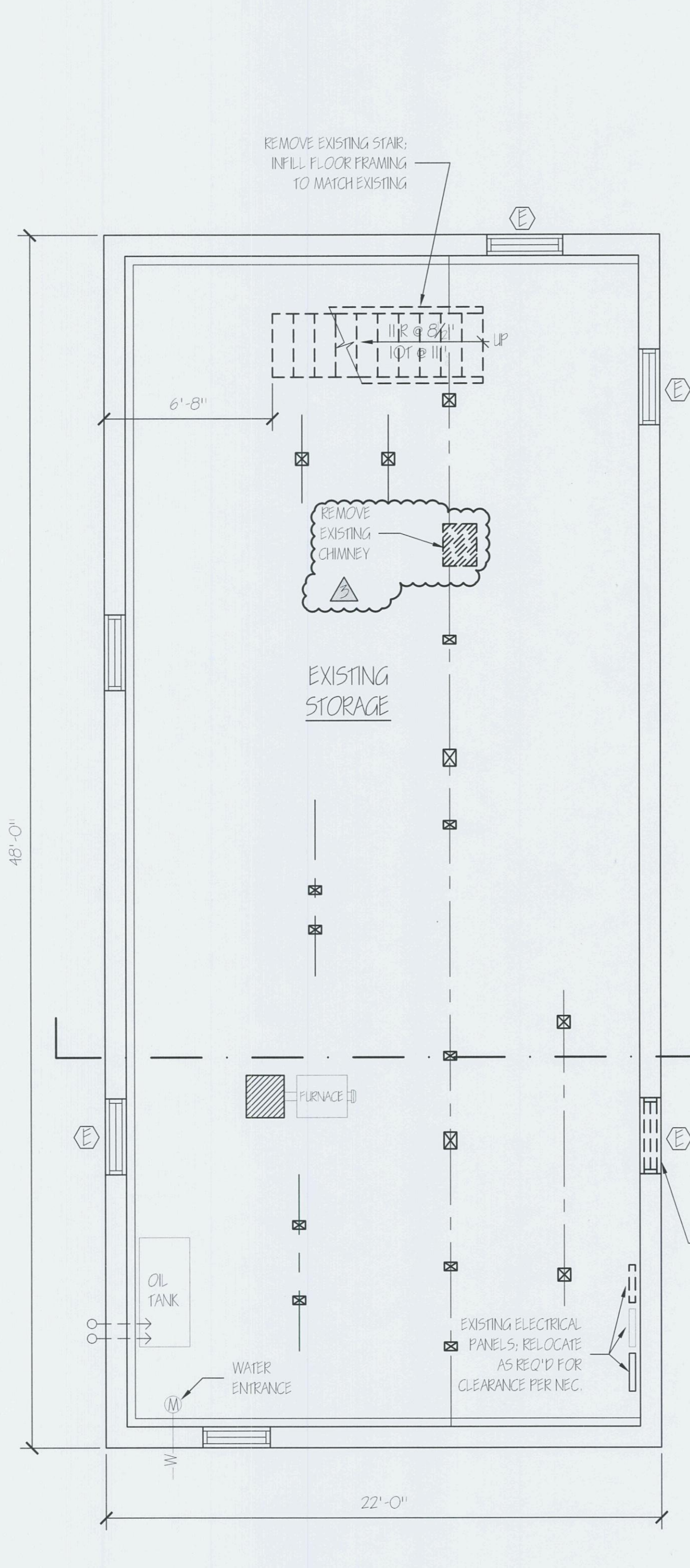
JOB NO. 110701

DRAWN BY MPH

DATE 18 OCT 11

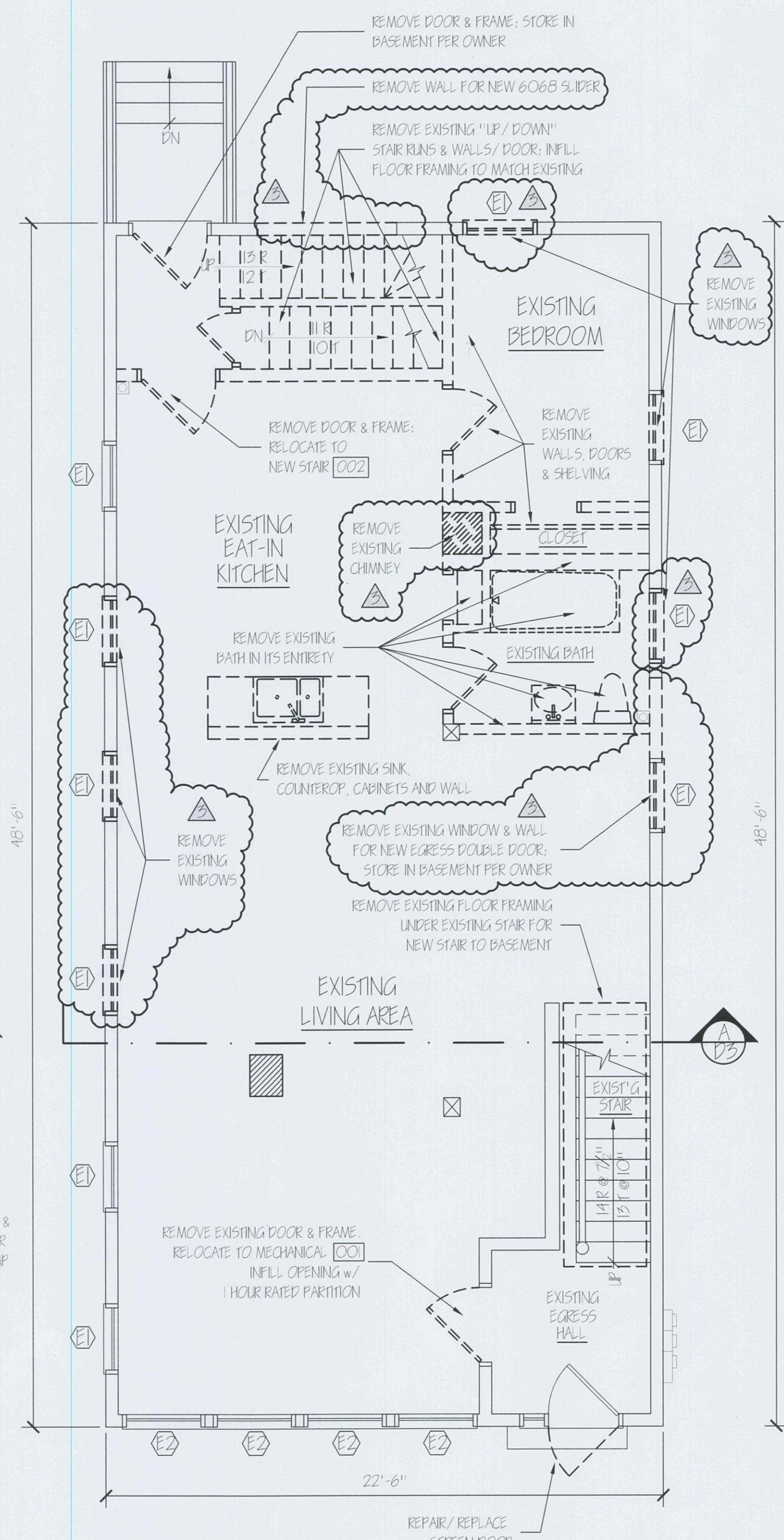
SCALE 1/4" = 1'-0"

REVISIONS



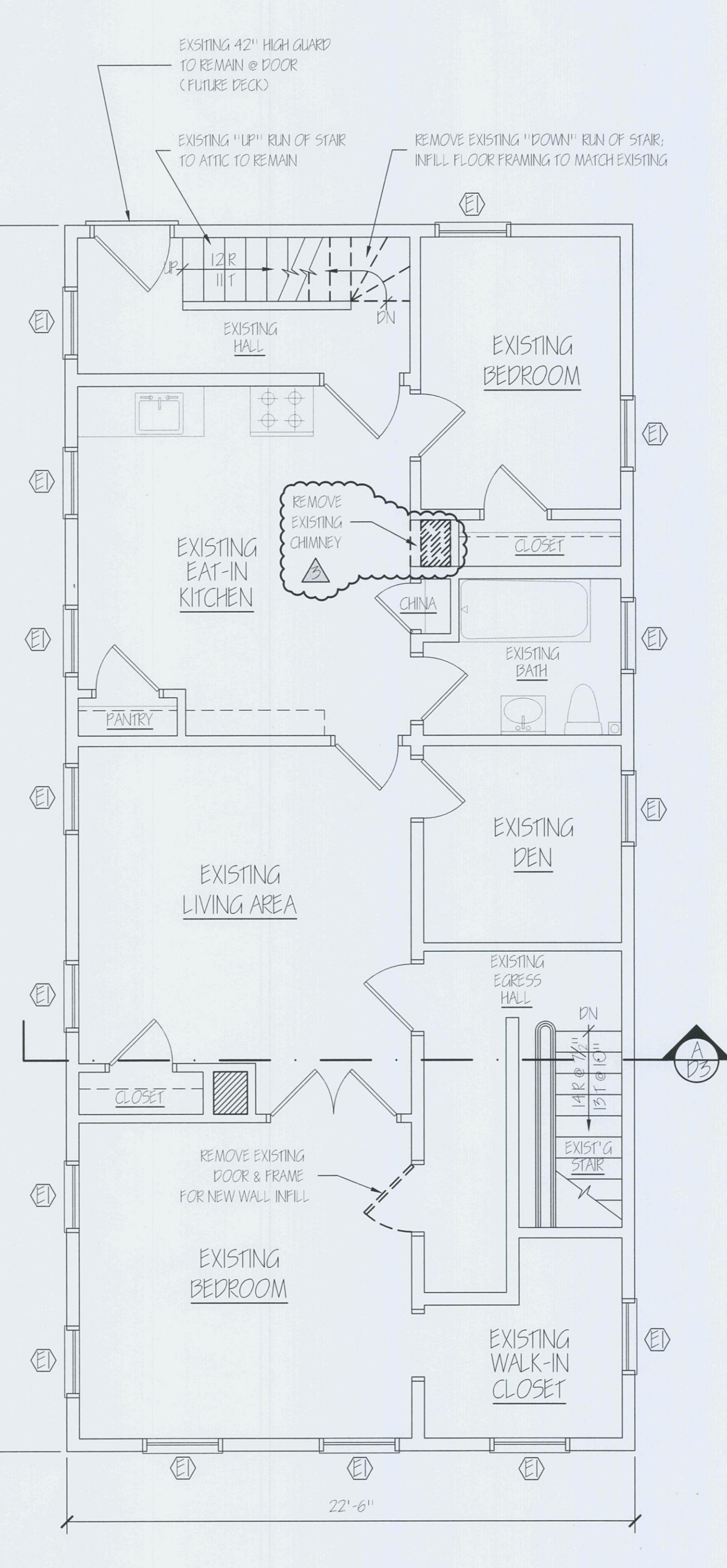
EXISTING BASEMENT-DEMOLITION
SCALE: 1/4" = 1'-0"

CHANGE OF USE FROM STORAGE AT
SINGLE FAMILY APARTMENT TO
STORAGE FOR ASSEMBLY USE



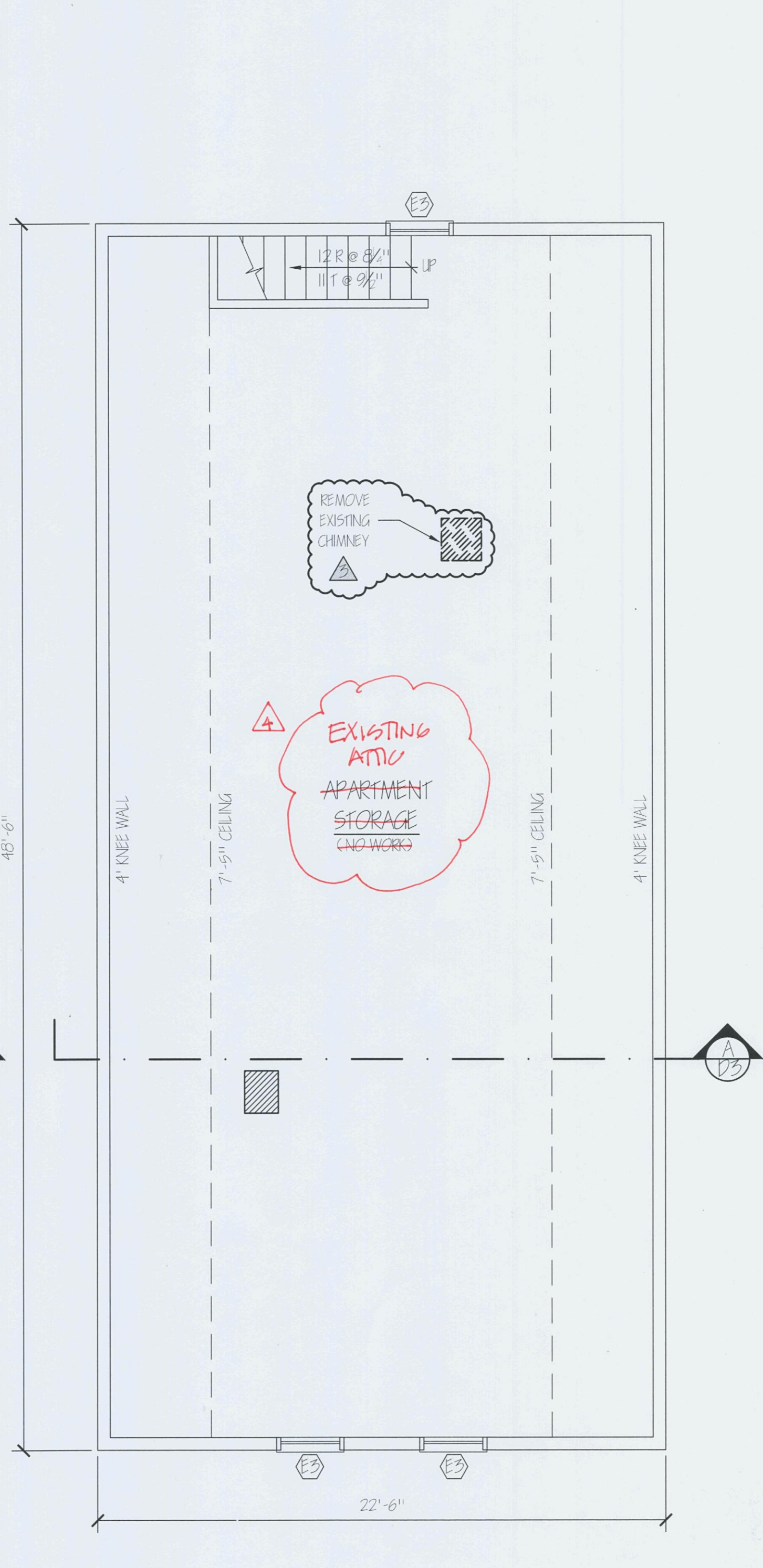
EXISTING FIRST FLOOR-DEMOLITION
SCALE: 1/4" = 1'-0"

CHANGE OF USE FROM
SINGLE FAMILY APARTMENT TO
NEW ASSEMBLY USE



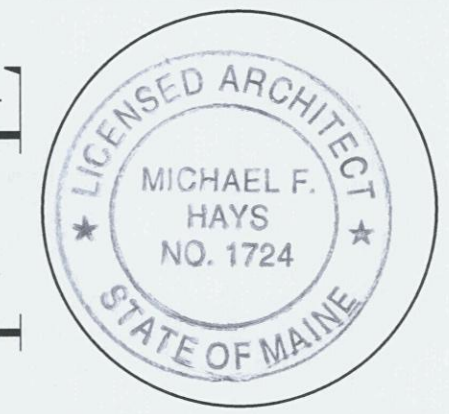
EXISTING SECOND FLOOR-DEMOLITION
SCALE: 1/4" = 1'-0"

SINGLE FAMILY APARTMENT



EXISTING THIRD / ATTIC
SCALE: 1/4" = 1'-0"
~~SINGLE FAMILY APARTMENT~~

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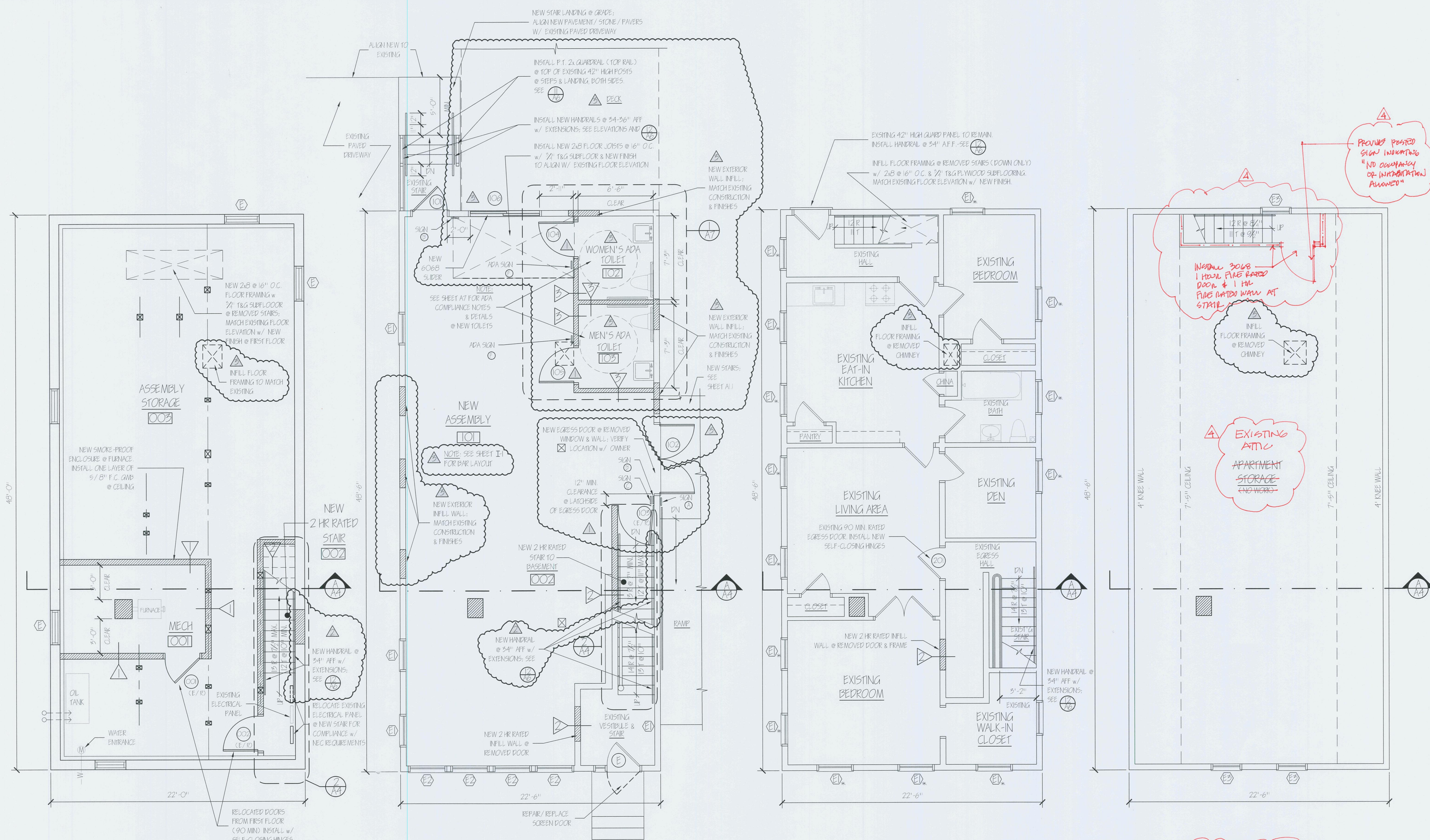
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18 Jul '11
28 Jul '11
12 Sep '11
18 Oct '11

ALTERATIONS TO
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PROPOSED
 FLOOR
 PLANS
 DRAWING TITLE
 A-1



PROVIDE POSTED SIGN INDICATING "NO COCKTAIL OR RECREATION ALLOWED"

INSTALL 30x8 1 HOUR FIRE RATED DOOR & 1 HR FIRE RATED WALL AT STAIR

EXISTING ATTIC APARTMENT STORAGE AND WORKS

EXISTING THIRD/ ATTIC SINGLE FAMILY APARTMENT

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

MECHANICAL & ASSEMBLY STORAGE

PROPOSED FIRST FLOOR
 SCALE: 1/4" = 1'-0"

ASSEMBLY USE

PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"

SINGLE FAMILY APARTMENT

SIGNS		PARTITION LEGEND	
TAG	DETAIL	TAG	DETAIL
(A)	(1/2)	(1/2)	(1/2)
(B)	(2/2)	(2/2)	(2/2)
(C)	(3/2)	(3/2)	(3/2)
(D)	(4/2)	(4/2)	(4/2)
(E)	(5/2)	(5/2)	(5/2)
(F)	(6/2)	(6/2)	(6/2)

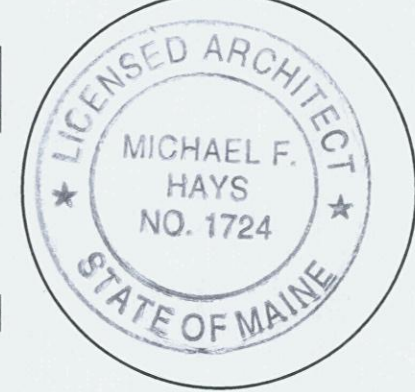
NOTE:
 1. SEE SHEET I1 "SILLYS WITH A TWIST" FOR BAR LAYOUT
 2. SEE SHEET A11 FOR EXTERIOR DECK & RAMP PLANS



EXISTING PARTITIONS
 NEW PARTITIONS

E1 = EXISTING EGRESS WINDOW

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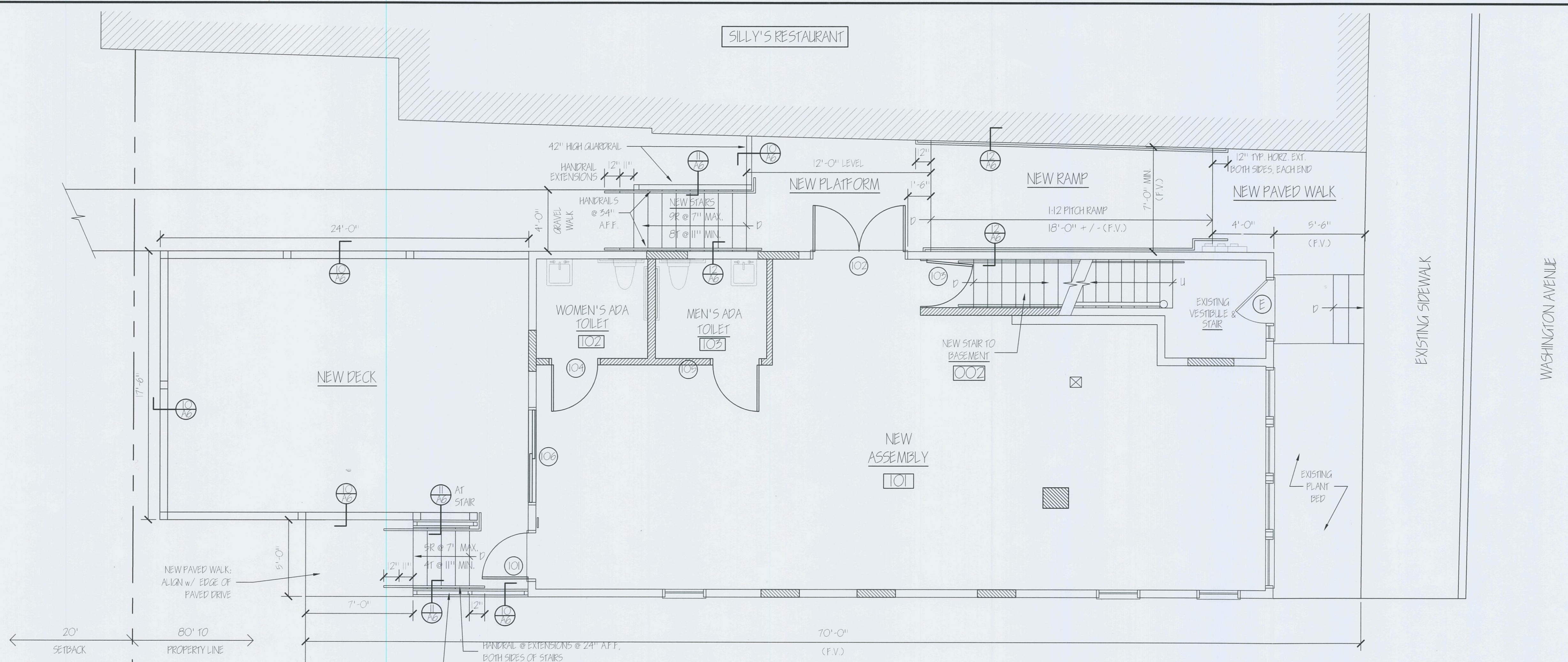
REVISIONS
 12 Sep '11
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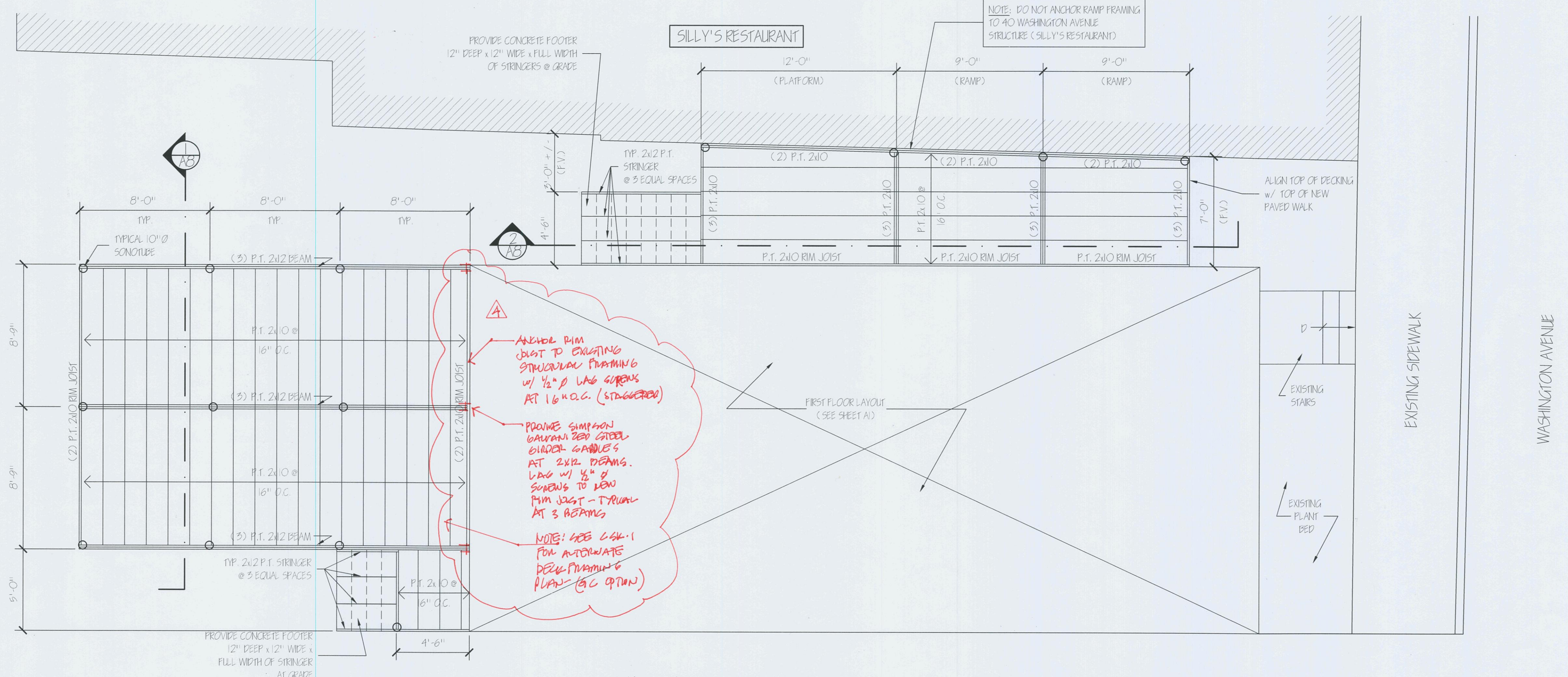
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FIRST FLOOR
 RAMP & DECK
 PLANS

SCALE 1/4" = 1'-0"
 DATE 16 Jun '11
 DRAWN BY MFH/mek
 JOB NO. 110701
 DRAWING NO. **A-1-1**



NEW DECK & RAMP PLAN
 SCALE: 1/4" = 1'-0"



NEW DECK & RAMP FRAMING PLAN
 SCALE: 1/4" = 1'-0"

CODE ANALYSIS, MIXED USE BUILDING

LIFE SAFETY SYMBOLS

- EXIT LIGHT
 - FIRE EXTINGUISHER
 - EMERGENCY LIGHT
 - NOT AN EXIT SIGN
 - SMOKE DETECTOR w/ "SOUNDER" BASE
 - SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
 - SPRINKLER HEAD
 - (E) EXISTING
- NOTE: ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON ALL LEVELS

SIGNS

- (A) EXIT
- (B) FIRE EXTINGUISHER
- (C) NOT AN EXIT
- (D) SMOKE DETECTOR
- (E) SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- (F) SPRINKLER HEAD

- (A) EXIT
- (B) FIRE EXTINGUISHER
- (C) NOT AN EXIT
- (D) SMOKE DETECTOR
- (E) SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- (F) SPRINKLER HEAD

PARTITION LEGEND

- | TAG | DETAIL |
|-----|--------|
| (A) | (A) |
| (B) | (B) |
| (C) | (C) |
| (D) | (D) |
| (E) | (E) |

PARTITION LEGEND

- | TAG | DETAIL |
|-----|--------|
| (A) | (A) |
| (B) | (B) |
| (C) | (C) |
| (D) | (D) |
| (E) | (E) |

NFPA 101 Life Safety Code - 2009 Edition

Building Classification: New Assembly Ch 12 (1,056 sf Gross)
 Existing Apartment Ch 91 (1,056 sf Gross)
 V (OOO)

Construction Type: Class B - Ordinary Hazard

Hazard Classification: Assembly: 700 sf net @ 7 sf/ occ = 100
 700 sf net @ 15 sf/ occ = 47
 (Actual seating capacity: 50 max)

Occupant Loads: Staff areas: 216 sf @ 100 sf/ occ = 3
 Apartment: 818 sf net @ 200 sf/ occ = 4

Separation of Use Ratings: 1 hour @ Storage/ Assembly
 2 hours @ Assembly/ Apartment
 Smoke Barrier Required

Mechanical Room: 2 hour

Stair Ratings: 44" x 36" if serving under 50 occupants
 2 hour

Minimum Stair width: 7" maximum
 11" minimum

Maximum Riser height: 6'-8" at stairs: 7'-6" at occupied spaces

Minimum Tread width: 12'-0"

Minimum Headroom: 42"

Maximum ht. between landings: 34'-8"

Handrail Height: 12" horz.
 Handrail top extension: 11" angled + 12" horz.
 Handrail bottom extension: 11/4" O.D.
 Handrail diameter: less than 4" (6" at tread/ riser triangle)

Maximum baluster open space: 200" @ Assembly; 125" @ Apartment

Max. Allowable Travel Distance: 75' @ Assembly; 35' @ Apartment

Max. Allowable Dead End Corridor: 20' @ Assembly; 50' @ Apartment

Minimum Egress Corridor Width: 44" or 36" if less than 50 total occupants

Minimum Number of Required Exits: 2 at Assembly
 1 at Apartment with Egress Windows at Living Areas/ Bedrooms

Minimum Horz. Egress Corridor ratings: 1 hour

NFPA 101 Life Safety Code - 2009 Edition (Cont.)

Panic Hardware: Required if over 50 occupants

Fire Escapes as means of egress: Allowed
 36" x 34" clear

Minimum Egress Door Width: Required
 36" x 34" clear

Exit Lightings: Required

Fire Extinguishers: Required

Emergency Lightings: Required

Fire Sprinkler System: Not Required at Assembly if under 300 occupants

Fire Alarm System: Not Required at Assembly if under 300 occupants

International Building Code - 2009 Edition

Use Group Classification: Assembly (A-2) 1,056 sf Gross
 Residential (R-2) 1,056 sf Gross

Occupant Loads: Assembly: 700 sf net @ 7 sf/ occ = 100
 700 sf net @ 15 sf/ occ = 47
 (Actual seating capacity: 50 max)

Residential: 818 sf @ 200 sf/ occ = 4

Occupancy Separation Ratings: 2 hour at Assembly
 1 hour at Storage (S-2) / Assembly
 2 hours at Assembly/ Residential
 1 hour

Janitor, Mech & Storage Rooms: 1 hour

Building Limitations: VB Combustible/ Unprotected/ Non-Sprinkled

Construction Type: 1 Story @ A-2; 2 Story @ R-2

Maximum Height: 6,000 sf @ A-2; 7,000 sf @ R-2

Maximum Area / Floor: 1 Story and 200%

Height/ Area Sprinkler Increases: 1 Story and 200%

International Building Code - 2009 Edition (Cont.)

Fire Resistance Design Criteria

Load Bearing Exterior Walls: None

Structural Frame: None

Roof/ Floor Frame: None

Load Bearing Interior Walls: None

Fire Separation Exits (Stairs): 2 hours

Elevator Hoistways: 2 hours (NA)

Mechanical: 1 hour

Exit Corridors: 1 hour

Minimum Number of Exits: 2 per floor
 1 @ 1st floor A-2 if less than 50 occupants/ 75' travel
 1 @ 2nd floor R-2 if less than 4 units/ 50' travel

Maximum Dead End Corridor Length: 20'

Maximum Common Travel Path: 75'

Maximum Exit Travel Distance: 200

Minimum Stair/ Corridor Width: 44" (36" if less than 50 occupants)

Maximum Riser Height: 7"

Minimum Tread Depth: 11"

Minimum Ramp Width: 44" or 36" (if less than 50 occupants)

Maximum Ramp Pitch: 1:12

Handrails & Guardrails: Same as NFPA 101

Minimum Ceiling Height: 7'-6" at occupied spaces; 7'-0" otherwise; 6'-8" at stairs

Egress Fire Escapes: Allowed

Fire Alarm System: Not Required (A-2 < 300 occ.)

Fire Sprinkler System: Not Required

Exit Lightings: Required

Emergency Lightings: Required

Portable Fire Extinguishers: Required

Panic Hardware: Required if over 100 total occupants

International Building Code - 2009 Edition (Cont.)

Building Live Loads: Assembly, Corridors, Lobbies & Stairs: 100 psf (except 80 psf @ upper floor corridors)

Fixed Seating: 60 psf

Apartments: 40 psf

Maine State Plumbing Code / LPC

Occupancy Classification: Assembly

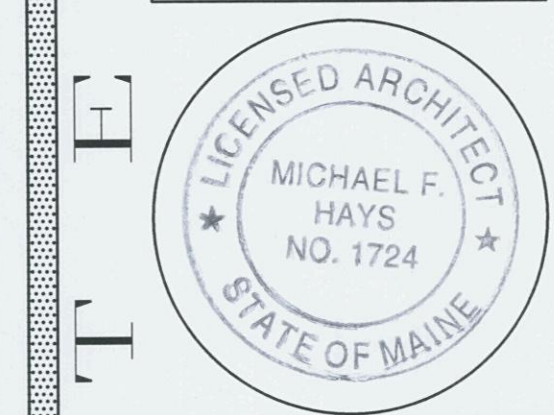
Occupancy Area: 1,056

Occupancy Load: 109 at Assembly

Assembly (ASSEMBLY): 55 - 103 Occupants (50-50 split Male/ Female)

FIXTURES	TOILETS	URINALS	LAVS
Men	1	1	1
Women	1	0	1
Drinking Fountain	None		

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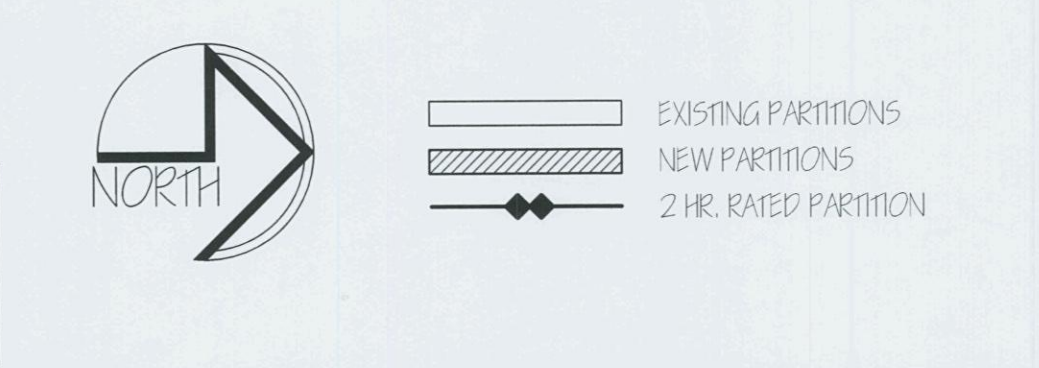
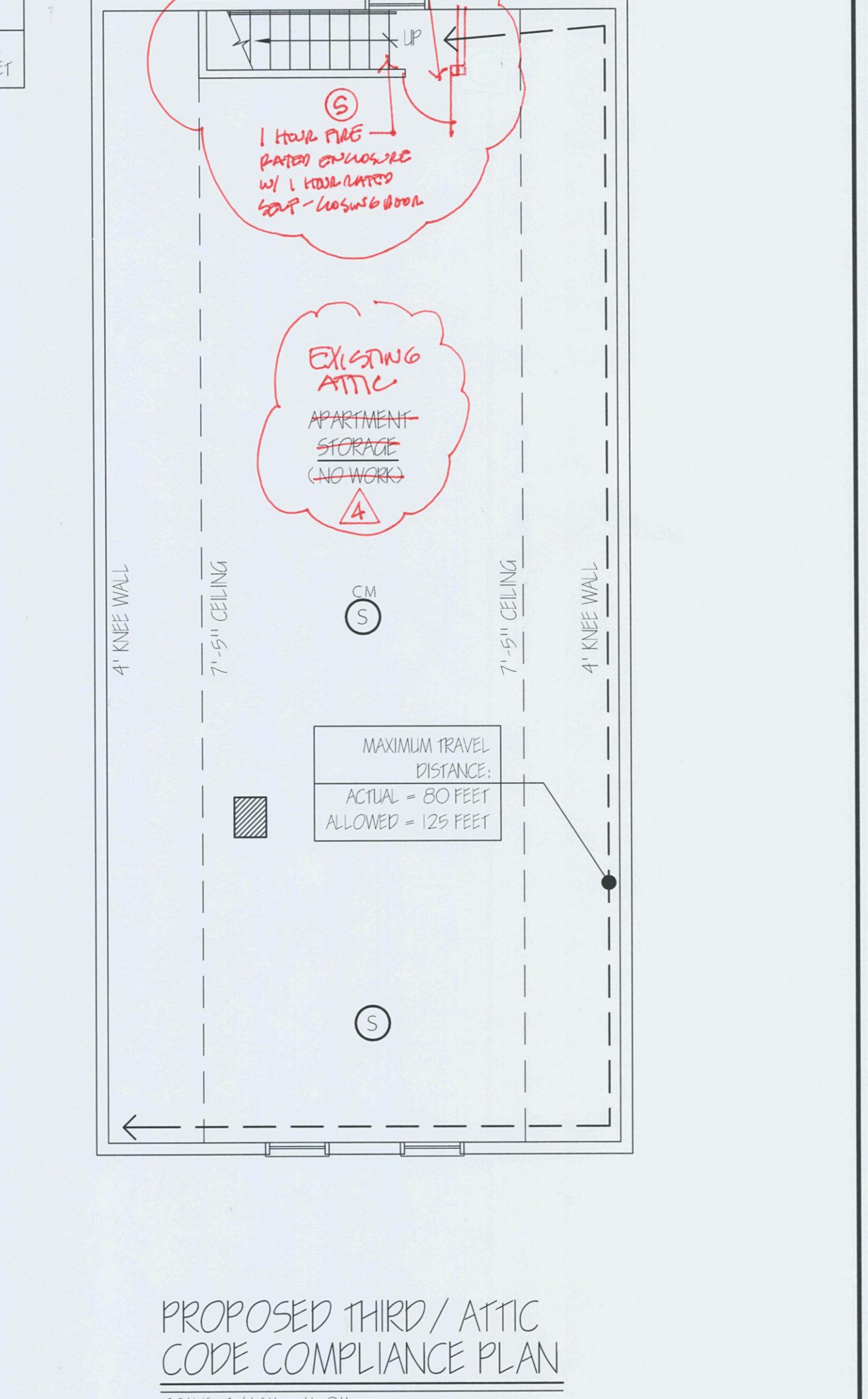
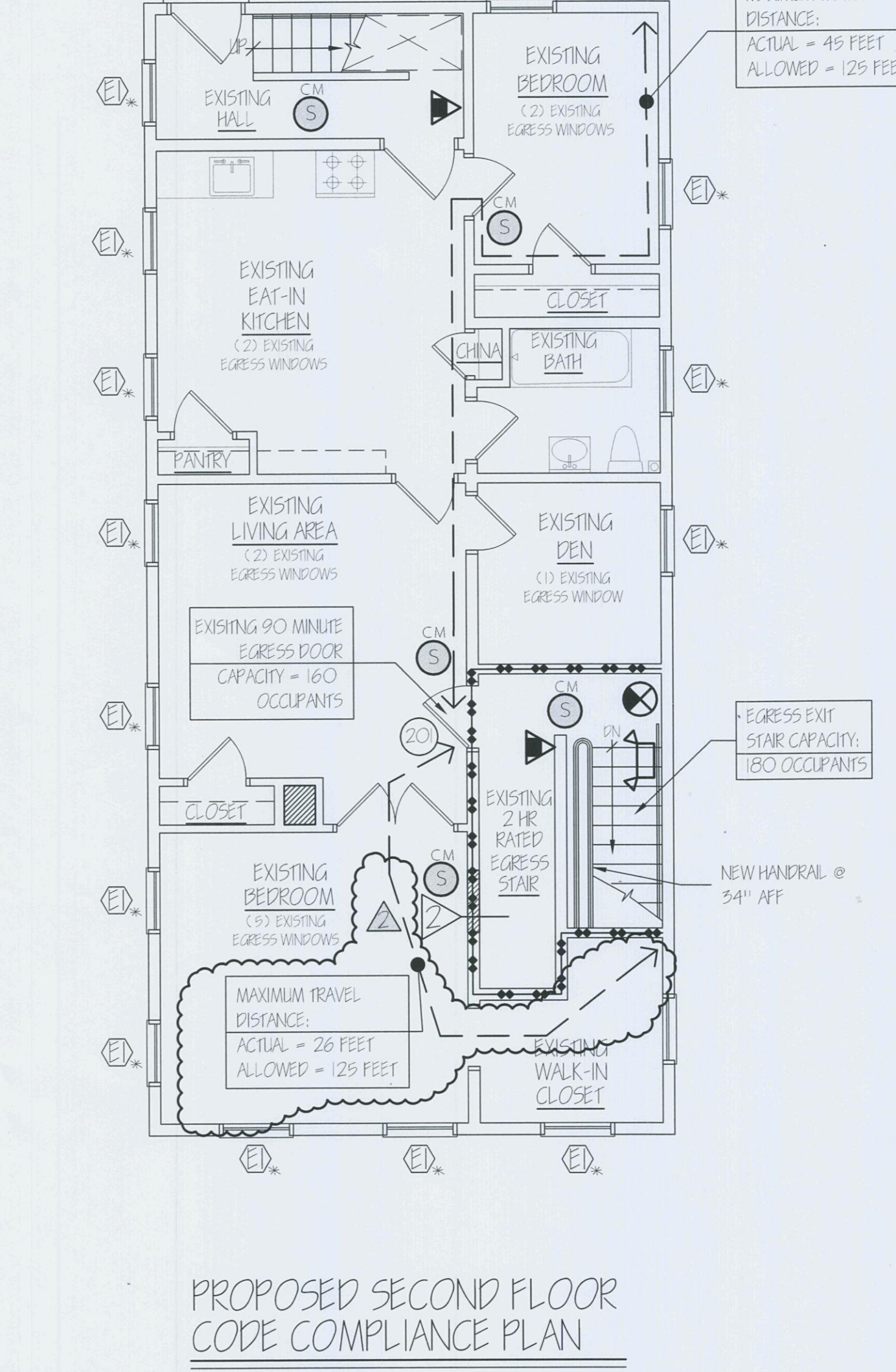
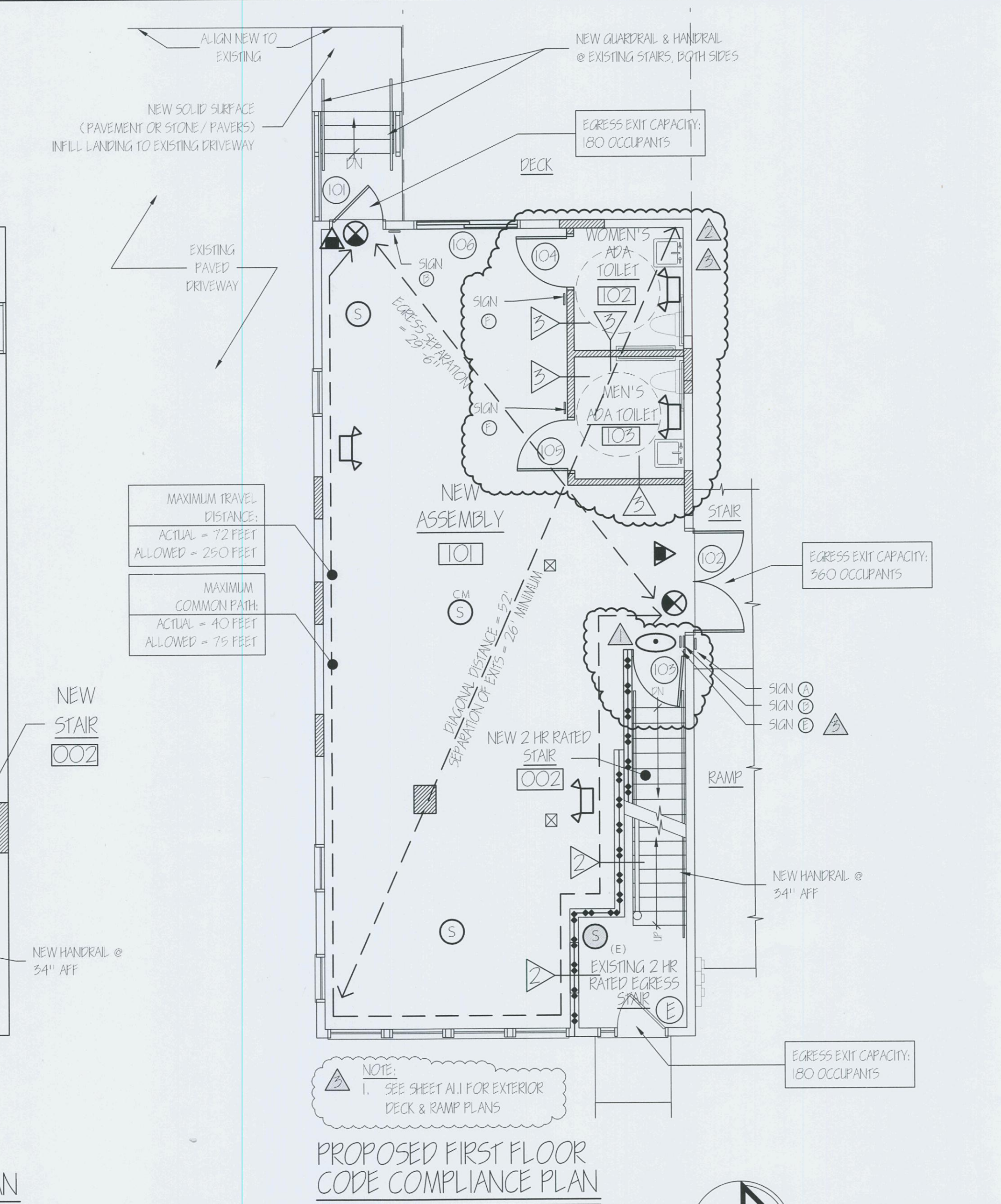
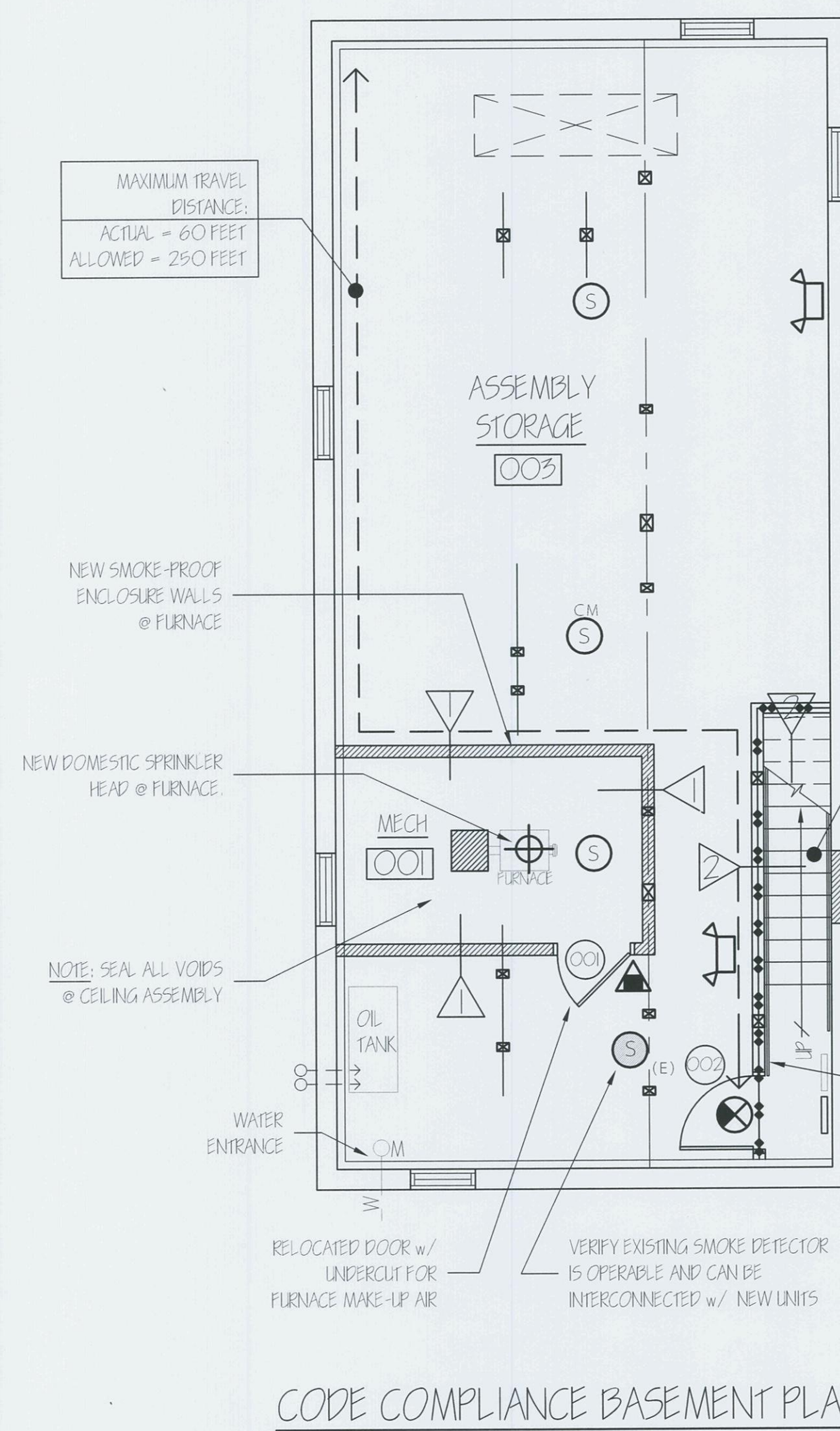
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- 12 Sep '11
- 18 Oct '11

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 JOB TITLE

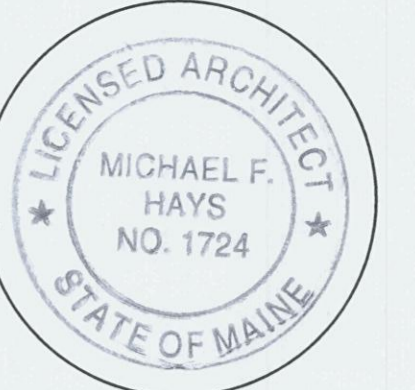
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PROPOSED CODE
 COMPLIANCE
 PLANS
 DRAWING TITLE

SCALE: 3/16" = 1'-0"
 DATE: 16 Jun '11
 DRAWN BY: MFH/mak
 JOB NO.: 110701
 DRAWING NO.: A-2



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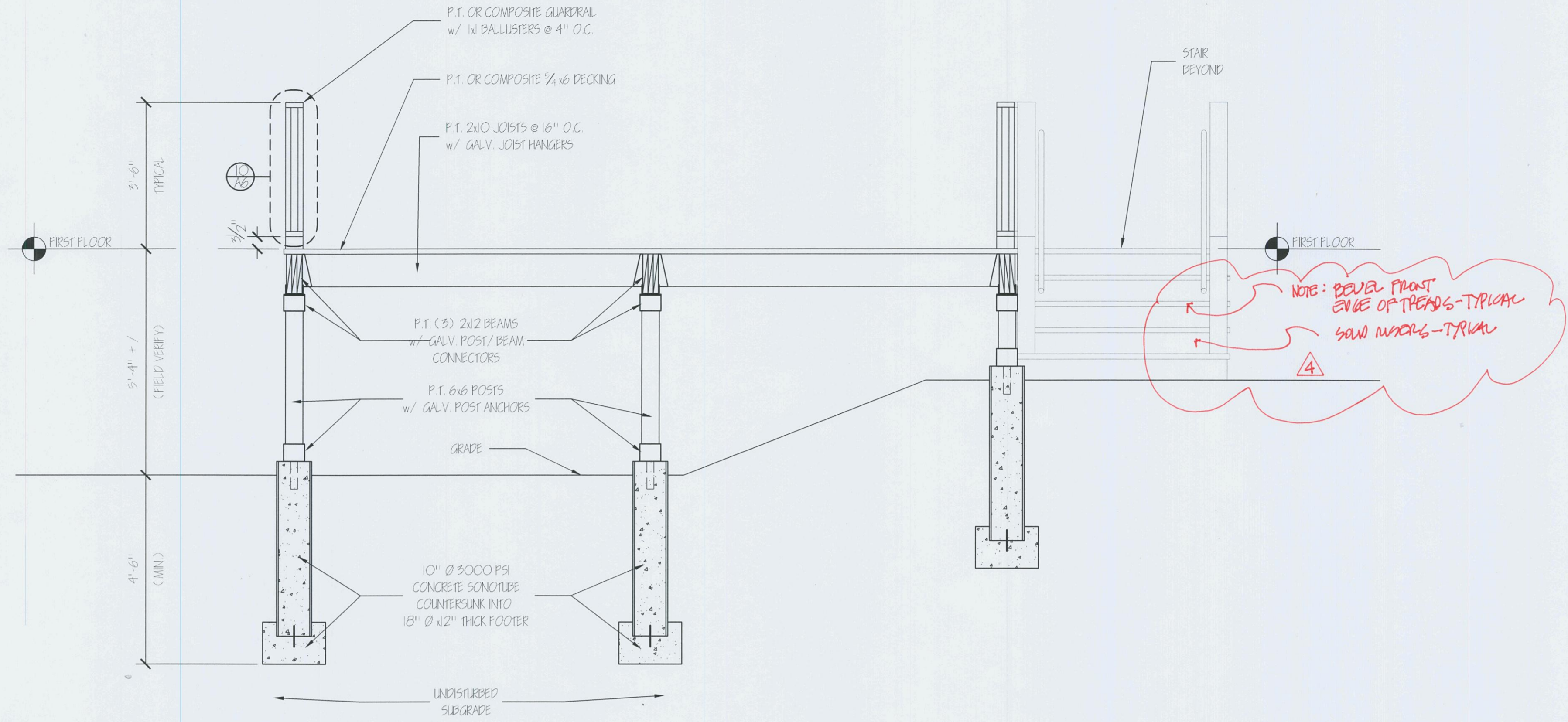
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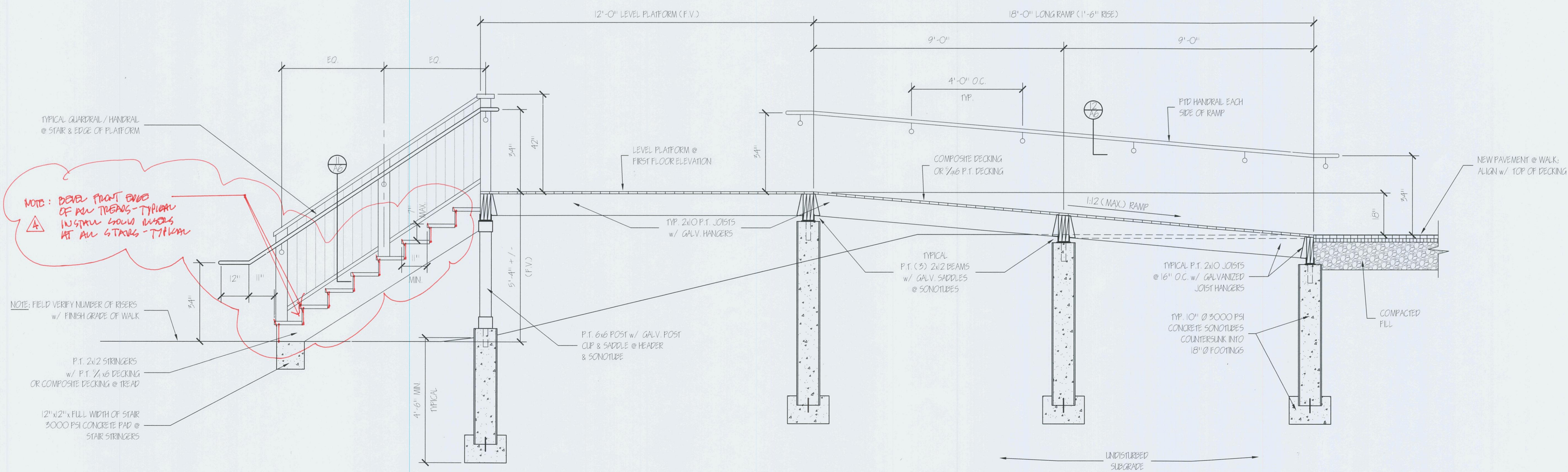
EXTERIOR
 RAMP & STAIR
 DETAILS

SCALE: 1/2" = 1'-0"
 DATE: 16 Jun '11
 DRAWN BY: MFH/mak
 JOB NO.: 110701
 DRAWING NO.: A-8



① NEW DECK FRAMING SECTION
 SCALE: 1/2" = 1'-0"

NOTE: BEVEL POINT EDGE OF TREADS-TYPICAL
 SAWN WOODS-TYPICAL



② NEW RAMP AND STAIR FRAMING SECTION
 SCALE: 1/2" = 1'-0"

NOTE: BEVEL POINT EDGE OF ALL TREADS-TYPICAL IN STAIR SAWN WOODS AT ALL STAIRS-TYPICAL

NOTE: FIELD VERIFY NUMBER OF RISERS w/ FINISH GRADE OF WALK

P.T. 2x2 STRINGERS w/ P.T. 3/4\"/>
 12\"/>

