Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/14/14

SUMMARY

NFPA 101 (2009)

1. BUILDING IS 3 UNIT APARTMENT RESIDENTIAL OCCUPANCY - 3 STORIES IN HEIGHT.

2. OCCUPANT LOAD (RESIDENTIAL APARTMENT) - 200 SQ. FT PER PERSON (Table 7.3.1.2) OCCUPANT LOAD FOR ROOFTOP DECK (214 SF) AND ROOF ACCESS FLOOR (81 SF) = 2 PERSONS.

2. ENTIRE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. SPRINKLER CONTRACTOR SHALL SUBMIT PLANS OF SPRINKLER LAYOUT TO STATE FIRE MARSHALL OFFICE FOR APPROVAL PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.

3. SPIRAL STAIR EGRESS FROM ROOF TOP DECK SHALL BE ACCESSED FROM SINGLE APARTMENT LOCATED ON THIRD FLOOR ONLY.

4. SPIRAL STAIR CLEAR WIDTH NOT LESS THAN 26". HEIGHT OF RISER NOT TO EXCEED 9 $\frac{1}{2}$". HEADROOM NOT LESS THAN 6'-6". TREADS SHALL HAVE DEPTH NOT LESS THAN 7 $\frac{1}{2}$" FROM POINT 12" FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF THE STAIRWAY. (7.2.2.2.3.3)

5. DISTANCE FROM MOST REMOTE POINT ON EXTERIOR ROOF DECK TO APARTMENT ENTRY DOOR = 52 FEET. (SHALL NOT EXCEED 125 FEET (SPRINKLERED - 30.2.6.2) DISTANCE FROM MOST REMOTE POINT ON EXTERIOR ROOF DECK TO EXTERIOR EXIT DOOR AT GRADE LEVEL = 105 FEET.

6. DOOR WIDTH IN THE REQUIRED MEANS OF EGRESS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES. 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.

7. SPIRAL STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 78 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

8. PORTABLE FIRE EXTINGUISHERS. CLASS K RATED SINGLE EXTINGUISHER IN KITCHEN/COOKING AREA (OPTIONAL IF BUILDING IS SPRINKLERED)

ROOF ACCESS PLAN AND ROOF DECK PLAN

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

THIRD FLOOR PLAN

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

PROJECT NORTH

NOTE:

ARCH. STAMP LIMITED TO DESIGN OF LOWER LEVEL & UPPER LEVEL SPIRAL STAIR, UPPER LEVEL ROOF ACCESS SPACE. ROOF DECK SAFETY GUARDS AND EGRESS FROM ROOFTOP DECK.

REGISTERED ARCHITECT JOHN H. LEASURE No. 310 STATE OF MAINE

REV.	DATE	STATUS
	8-01-14	ISSUED FOR CONSTRUCTION

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

RENOVATIONS AND ADDITIONS
52 MONUMENT STREET
PORTLAND, MAINE

THIRD FLOOR AND ROOF ACCESS LIFE SAFETY PLAN

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