GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH IBC 2009 BY ICC, 2009 NFPA 101 LIFE SAFETY CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, MAINE UNIFORM BUILDING CODE, NFPA-770 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. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

5. SHOP DRAWINGS FOR SPIRAL STAIR SHALL BE SUBMITTED TO ARCHITECT/ENGINEER AND CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION/INSTALLATION.

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

7. SPIRAL STAIR INDICATED ON DRAWING SHALL CONSIST OF MAXIMUM 9 ½" RISERS, TREAD WIDTH AT 12" FROM CENTER POST; MIN 7 ½" TREAD WIDTH (DETAILS ON DRAWING A4), HEADROOM OF 78" MINIMUM, HANDRAILS ON BOTH SIDES OF STAIRWAY.
(SEE NOTES 9, 10 11 & 12).

8. GLAZING AT ALL INTERIOR WALLS AND EXTERIOR WALLS SHALL MEET CRITERIA FOR SAFETY GLASS INSTALLATION IN ACCORDANCE WITH SECTION 2406 OF THE IBC 2009 CODE.

GLAZING LESS THAN 18" ABOVE FINISHED FLOOR AND WITHIN 24" OF DOOR (LESS THAN 60" ABOVE FLOOR) AND GLAZING WITHIN 36" HORIZONTALLY OF WALKING SURFACE REQUIRES SAFETY GLAZING.

SAFETY GLAZING IS NOT REQUIRED FOR THE FOLLOWING INSTALLATION:
A PROTECTIVE BAR 1½" OR MORE IN HEIGHT CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS WITHOUT CONTACTING THE GLASS, IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34" TO 38" ABOVE THE FLOOR.

9. WHERE THE TOP OF THE GUARD ALSO SERVES AS THE HANDRAIL ON THE OPEN SIDES OF THE SPIRAL STAIR, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

10. GUARDS SHALL BE 42 INCHES IN HEIGHT MEASURED VERTICALLY ABOVE ADJACENT WALKING SURFACES AND SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
(SEE ALSO NOTE 9 FOR SPIRAL STAIR COMBINATION GUARD/HAND RAIL ON OPEN SIDE)

11. HANDRAILS AND GUARDRAILS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENTS TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THEY SHALL ALSO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL) BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.

12. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. HANDRAILS IN R-2 OCCUPANCY SHALL BE TYPE I. HANDRAIL SHALL EXTEND AT THE REQUIRED HEIGHT TO AT LEAST THOSE POINTS ABOVE THE TOP AND BOTTOM RISERS. HANDRAIL ENDS SHALL BE RETURNED TO WALL, FLOOR OR TERMINATE AT NEWEL POSTS. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 ¼" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 ¼" WITH A MINIMUM CROSS-SECTION DIMENSION OF 2¼" PROVIDED THAT GRASPABLE EDGES ARE ROUNDED SO AS TO PROVIDE A RADIUS OF NOT LESS THAN ¼". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH. CLEARANCE SPACE BETWEEN THE HANDRAIL AND THE WALL OR OTHER SURFACE SHALL BE MINIMUM OF 2½" AND SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

13. 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. OPAQUE DOORS (LESS THAN 50% GLASS AREA) SHALL BE PROVIDED WITH A U-VALUE OF 0.50 OR LESS.

14. 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.

15. NEW ROOF MINIMUM R-VALUE = 49. CLOSED CELL SPRAY FOAM INSULATION (R=6.5/INCH) @ 7.5 INCHES = R-49.
NEW WALL MINIMUM R-VALUE = 20. 6" (R-21) FIBERGLASS BATT INSULATION OR 3 ½" CLOSED CELL SPRAY FOAM INSULATION TO ACHIEVE MIN. REQUIREMENTS.
NEW WINDOWS: WINDOWS SHALL BE PROVIDED WITH A U-VALUEOF 0.35 OR LESS.

SUMMARY

- OCCUPANCY CLASSIFICATION - RESIDENTIAL GROUP R-3 "APARTMENT BUILDING" THREE UNITS

- CONSTRUCTION TYPE V - THREE STORY WOOD FRAME

- ENTIRE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 - STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS. SPRINKLER CONTRACTOR SHALL SUBMIT PLANS OF SPRINKLER SYSTEM TO STATE FIRE MARSHAL OFFICE FOR APPROVAL PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.

ROOF ACCESS PLAN AND ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

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

NOTE:

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

RESURGAM, CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/14/14

REV.	DATE	STATUS
	8-01-14	ISSUED FOR CONSTRUCTION
1	8-11-14	3rd FLOOR EGRESS WINDOW

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 FLOOR PLAN

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