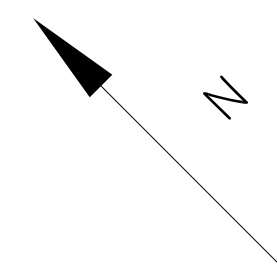
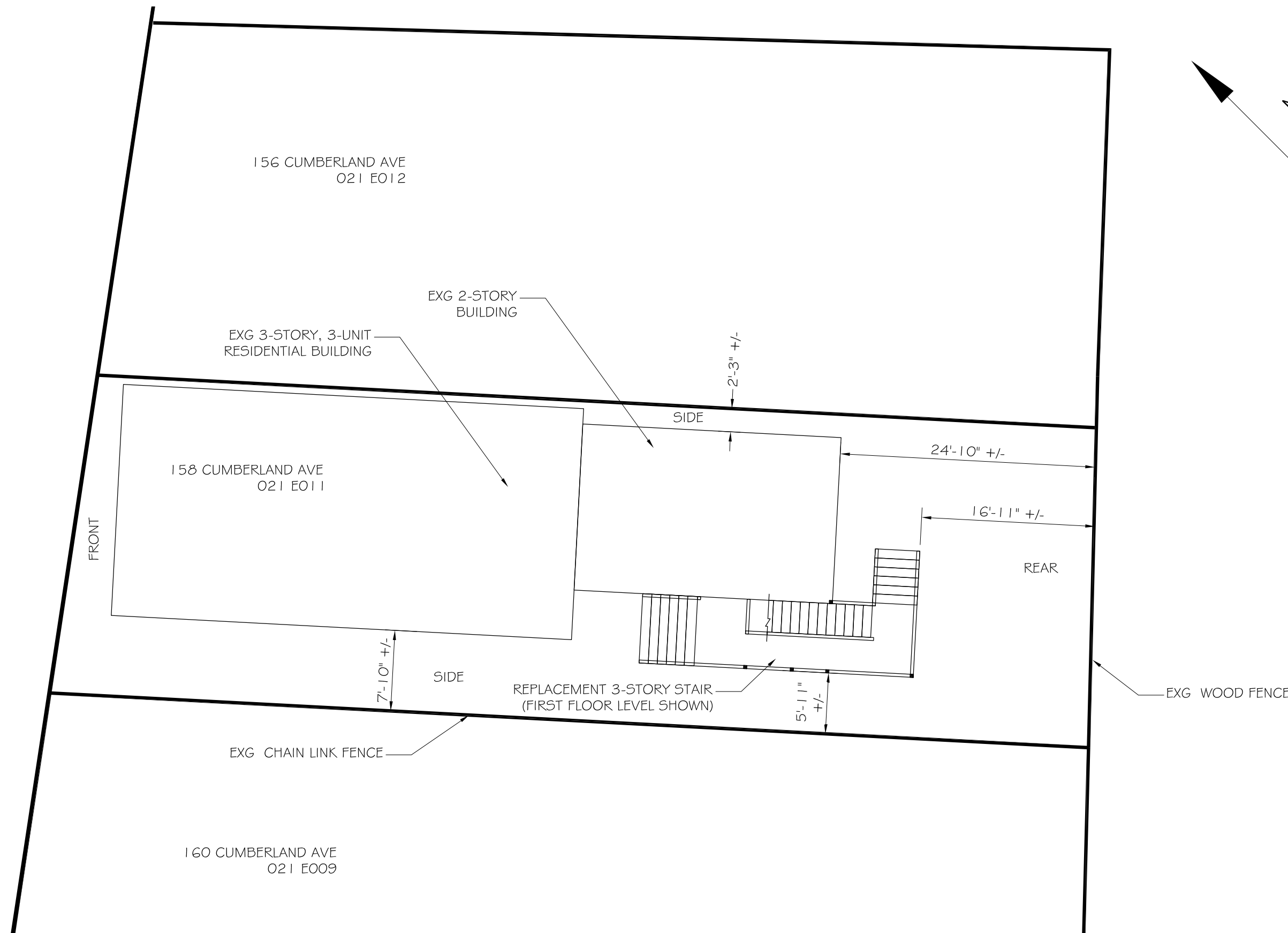


- NOTES:
 1. THIS IS NOT A BOUNDARY SURVEY
 2. ZONING: RG
 2.1. MIN LOT SIZE 2000SF OR 7255FDWELLING UNIT
 2.2. ACTUAL LOT SIZE 2874 SF +/-
 2.3. MIN STREET FRONTAGE 20FT
 2.1. FRONT YARD SETBACK 5FT
 2.2. SIDE YARD SETBACK 10FT
 2.3. REAR YARD SETBACK 5FT
 2.4. MAX LOT COVERAGE 60%
 2.5. MIN LOT WIDTH 20FT
 2.6. MAX HEIGHT 45FT

CUMBERLAND AVE



International Existing Building Code – 2009 Ed
 International Building Code – 2009 ed.

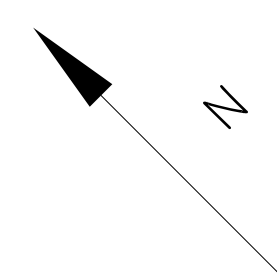
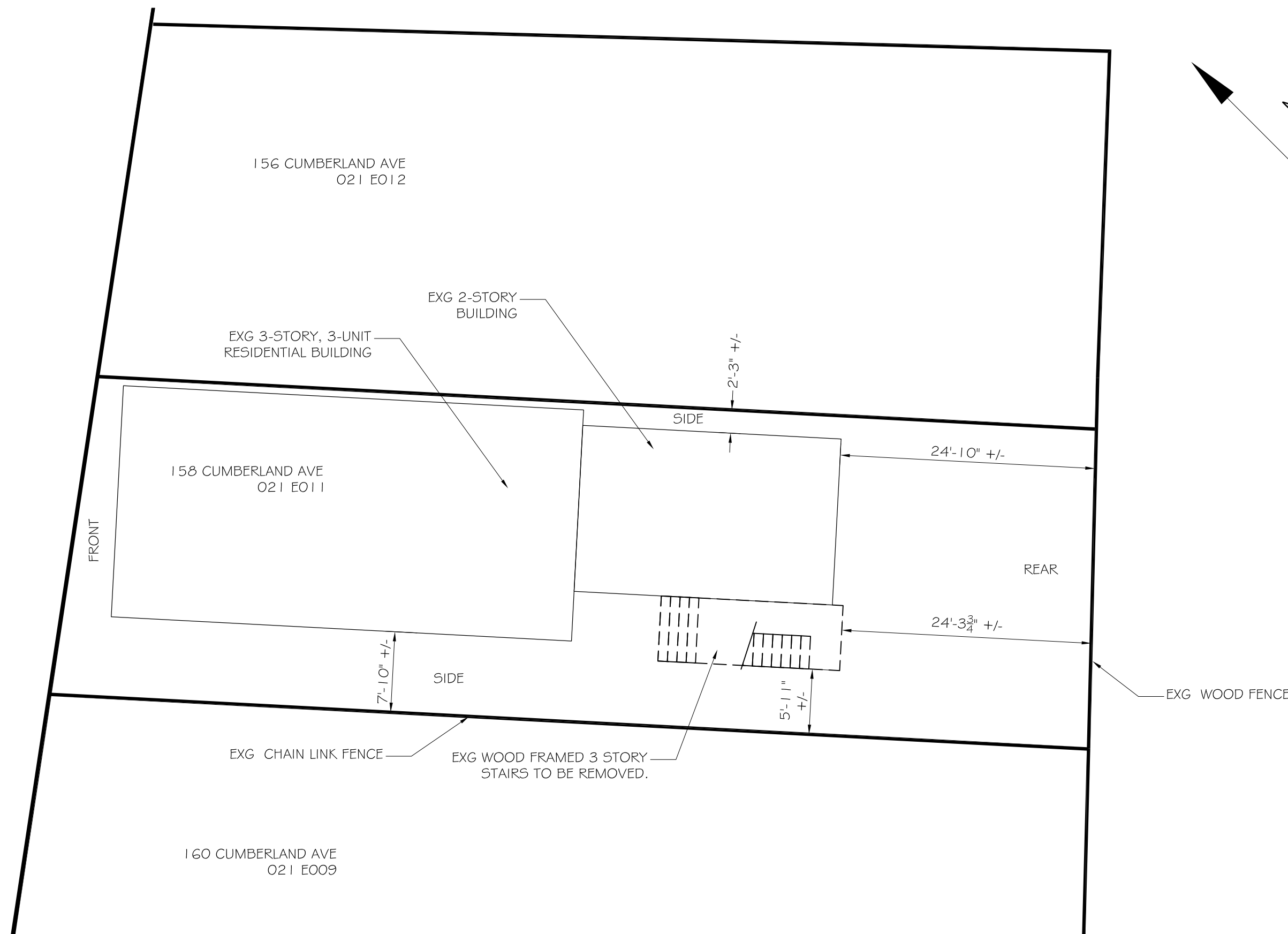
Work is classified as a Repair per section 502 – Repairs Work Scope includes replacement of the existing exterior wood framed fire escape stair. No changes to the interior of the existing building are proposed. The current level of fire protection will be maintained.		
Section 310	Building Use Group:	Residential R-2 (3310 sf net, 3864 sf gross)
T 601	Construction Type:	Vb
	Hazard Classification:	Moderate Hazard
T1004.1.1	Occupant Loads:	Residential: 200 gross sf/ occ. @ 3864 sf = 20 occ.
T508.4	Separation of Use Rating:	N/A
T508.4	Janitor, Mech, Stor. Rating:	N/A
1022.1	Exit Stair Enclosure Rating:	1hr
T1018.1	Corridor Enclosure Rating:	NP (0.5hr if sprinkled)
	Shafts/Elevators:	1hr
1009.1	Area of Refuge:	N/A
	Minimum Stair width:	36" (Occ load <50)
	Maximum Riser height:	7"
1009.2	Minimum Tread width:	11"
	Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
1013.2	Maximum ht between landings:	12'-0"
1012.2	Guardrail Height:	42"
	Handrail height:	34"
	Handrail top extension:	12" horz.
	Handrail bottom extension:	11" angled + 12" horz.
1012.3.1	Handrail diameter:	1-1/4" O.D.
1013.3	Maximum balluster open space:	less than 4"
T1016.1	Max. Allowable Travel Distance:	200' (250' if fully sprinkled)
1014.3	Max. Allowable Common Path:	75' (125' if fully sprinkled)
1018.4	Max. Allowable Dead End Corridor:	20' (50' if fully sprinkled)
1018.2	Minimum Egress Corridor Width:	36" for occ load <50.
	Minimum Number of Required Exits:	2 at each floor, except 1 st floor units with occ load <10 per T1015.1
1015.2.1	Minimum Horz Egress Enclosure rating:	N/A
	Separation of exits:	0.5 the diagonal distance (.33 if fully sprinkled)
	Panic Hardware:	Required if over 50 total occupants
1008.1.1	Fire Escapes as means of egress:	Allowed
	Minimum Egress Door Clear Width:	32"
	Exit Lighting:	Required
	Emergency Lighting:	Required
903.2.8	Fire Sprinkler System:	Not Required – IEBC 503.1
907.2.9.1	Fire Alarm System:	Not Required -IEBC 503.1
906.1	Portable Fire Extinguishers:	Required
907.2.9.2	Smoke Detector/Alarms:	Required
	Heat Detectors/Alms:	Not Required
	Classification of Finishes:	Class A or Class B at Exit Enclosures Class A or Class B at Lobbies and non-rated Corridors

NFPA 101 Life Safety Code – 2009 ed.

Work Scope includes replacement of the exterior wood framed fire escape stair. No changes to the interior of the existing building are proposed. The current level of fire protection will be maintained.		
Section 3.3.32.3	Building Classification:	Chapter 31 – Existing Apartment (3310 net)
31.1.1.1	Construction Type:	Option 1 - No automatic Sprinkler or Detection v (000)
31.1.5	Hazard Classification:	Class B - Ordinary Hazard
T7.3.1.2	Occupant Loads:	200 sf/ occ. @ 3310sf = 17 occ.
T6.1.14.4.1B	Separation of Use Rating:	N/A
	Janitor, Mech, Stor. Rating:	N/A
	Exit Stair Enclosure Rating:	1 hour for common exits, NR for exits within the dwelling unit.
31.3.6.1	Corridor Wall Rating:	1/2 Hour
	Area of Refuge:	Permitted per 7.2.12
7.2.2.2.1.2	Minimum New Stair width:	36" (occ load < 50)
T7.2.2.2.1.1a	Maximum Riser height:	7" (8" at exg stairs)
	Minimum Tread width:	11" (9" at exg stairs)
	Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
7.2.2.4	Maximum ht between landings:	12'-0"
	Guardrail Height:	42"
	Handrail height:	34"
	Handrail top extension:	12" horz.
	Handrail bottom extension:	11" angled + 12" horz.
	Handrail diameter:	1-1/4" O.D.
	Maximum balluster open space:	less than 4"
31.2.6.1	Max. Allowable Travel Distance:	75' within unit
31.2.6.2		100' from unit to entrance door
31.2.6.3		200' from unit to exterior way of exit access
31.2.5.3.1	Max. Allowable Common Path:	35'
31.2.5.4	Max. Allowable Dead End Corridor:	50'
7.3.4.1.2	Minimum Egress Corridor Width:	28"
31.2.4.1	Minimum Number of Required Exits:	2 at each unit above 1 st floor. 1 at first floor units per 31.2.4.2 Exception 2.
	Minimum Horz Egress Enclosure rating:	n/a
	Separation of exits:	0.5 the diagonal distance (.33 if fully sprinkled)
	Panic Hardware:	Required if over 50 total occupants
	Fire Escapes stairs as means of egress:	Allowed
	Fire Escapes ladders as means of egress:	Allowed
7.2.1.2.4	Minimum Egress Door Width:	32" (28" leaf width at Exg doors 7.2.1.2.4 (4))
31.2.8	Exit Lighting:	Required
31.2.9	Emergency Lighting:	Not Required (<12 units, < 3 stories in height)
31.3.5.12.1	Fire Sprinkler System:	Not Required
31.3.4.1	Fire Alarm System:	Not Required <3 stories in height, Option #1
31.3.5.13	Portable Fire Extinguishers:	Required
31.3.4.4	Smoke Detector/Alarms:	Required
31.3.4.4	Heat Detectors/Alarms:	Required
31.3.3.2	Classification of Finishes:	Class A or B at Exit Enclosures Class A, B, or C at other areas

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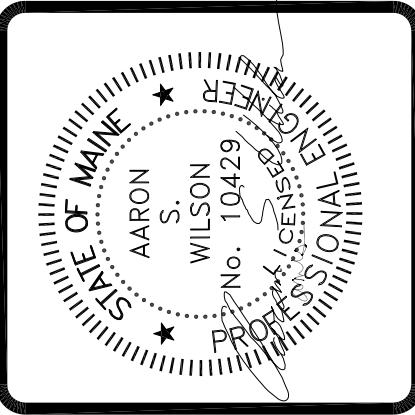
CUMBERLAND AVE



C3 SCHEMATIC PLOT PLAN - PROPOSED CONDITIONS
 SCALE: NTS

A3 SCHEMATIC PLOT PLAN - EXISTING CONDITIONS
 SCALE: NTS

A1 EGRESS / LIFE SAFETY CODE STUDIES
 SCALE: NTS



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PROJECT: **158 CUMBERLAND AVE**
PORTLAND, MAINE
 FOR: _____
 SHEET TITLE: **PLOT PLANS AND CODE STUDY ISSUED FOR PERMITTING**

NO.	BY	DATE	REVISIONS DESCRIPTION

DATE : 11-18-16
 SCALE : AS NOTED
 DESIGN BY: ASW
 DRAWN BY: RSC
 FILE #:
 PROJECT NUMBER:
16241
 SHEET NO:
AO