CODE ANALYSIS

NFPA 101 Life Safety Code - 2012 Edition

Building Classification:	Chapter 30 - New Apartments (8,800 Gross sf) (15) One-Bedroom Units
Construction Type:	V (000)
Hazard Classification:	Class B - Ordinary Hazard
Occupant Loads:	Residential 200 sf/occ. @ 8,400 sf net = 42 occ.
Dwelling Unit Separation Walls:	1 hour - Foundation to Roof Sheathing
Janitor, Mech, Stor Rating:	1 hour (none within unit if under 12sf)
Exit Stair Rating:	1 hour - 3 Stories or less
Minimum Stair width:	44" / 36" if less than 50 occupants
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
Maximum ht between landings:	12'-0"
Guardrail Height:	42"
Handrail height:	34-38"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum baluster open space:	less than 4"
Max. Allowable Travel Distance:	100' (200' if fully sprinkled) Unit to Stair Enclosure 75' (125' if fully sprinkled) within Unit to exit door
Max. Allowable Common Path:	35' (50' if fully sprinkled)
Max. Allowable Dead End Corridor:	35' (50' if fully sprinkled)
Minimum Egress Corridor Width:	44" / 36" if less than 50 occupants
Minimum Number of Required Exits	2 at each floor/unit; 1 if sprinkled and per 24.4.6
Minimum Horz Egress Enclosure rating:	1 hr. (1/2 hour if fully sprinkled)
Separation of exits:	0.5 the diagonal distance (.33 if fully sprinkled)
Panic Hardware	Required if over 50 total occupants
Minimum Egress Door Width:	36" (32" clear) Self-closing at rated assembly
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Sprinkler System:	Required - NFPA 13R
Fire Alarm System:	Required (exceeds 11 Units)
Portable Fire Extinguishers:	Required (exceeds 11 Units)
Smoke Detector/Alarms:	Required at all sleeping & living areas (inter-connected within dwelling unit) Required at all egress areas & common areas
Carbon Monoxide Detectors:	Required outside of sleeping rooms and a fuel-burning rooms
Classification of Finishes:	Class A at Exit Enclosures Class A or Class B at Lobbies and non-rated Corridors

Existing International Building Code - 2009 Edition

Use Group Classification:	Residential (R-2) 8,800 gross sf (15) One- Bedroom Units
Occupant Loads:	Residential 200 sf/occ. @ 8,400 net sf = 42
Tenant Separation Party Walls/Floors:	1 hour
Janitor, Mech & Storage Rooms:	1 hour
Building Limitations	
Construction Type:	VB Combustible/Unprotected/Sprinkled
Maximum Height:	2 Story/40'
Maximum Area / Floor:	7,000 sf
Height/Area Sprinkler Increases	Add 1 Story/20' and add 14,000 sf
Fire Resistance Design Criteria	
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Fire Separation Exits (Stairs):	1 hour
Dwelling Unit Separations:	1 hour at walls and floors
Exit Corridors:	1 hour
Attic Draftstop Area:	3,000 sf maximum (unlimited if fully sprinkled)
Minimum Number of Exits:	2; except 1 per Unit if less than 20 occupants per Unit, 4 Units maximum per floor; 50' travel idstance, and fully sprinkled
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75' (125' if fully sprinkled)
Maximum Exit Travel Distance:	200' (250' if fully sprinkled)
Minimum Stair/Corridor Width:	44" / 36" if less than 50 occupants
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	44" / 36" if less than 50 occupants
Maximum Ramp Pitch:	1:12
Handrails & Guardrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Not Required
Fire Sprinkler System:	Required (NFPA 13R, Monitored)
Smoke Detection/Alarm System:	Required @ living & sleeping areas & storage - Interconnected within units
Exit Lighting:	Not Required in Units
Emergency Lighting:	Required @ egress areas
Portable Fire Extinguishers:	Not Required; except by AHJ
Finish Surfaces Classification:	Class B minimum (Class C if fully sprinkled)
Wall/Floor Separation Acoustic Rating:	STC 50 at units
Accessible Units:	3 required (under 50 total units)
Building Live Loads	
Stairs:	100 psf (except 80 psf @ upper floor corridors)
Apartments	40 psf

2009 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC)

MUBEC (Maine Uniform Building Energy Code)
MINIMUM INSULATION VALUES
Per 2009 IECC; Table 402.1.1 and 402.1.3
Chapter 4 - Residential Use

ZONE 6	R-VALUE	U-FACTOR	SHGC
Exterior wall	20.0	0.057	NA
Ceiling Attic	49.0	0.026	NA
Floor Joists	30.0	0.033	NA
Slab (48" band)	10.0	0.10	NA
Crawl Space (ci)	10.0	0.10	NA
Doors - Opaque	1.82	0.55	NA
Windows	2.86	0.35	0.40

(ci) = continuous insulation

2012 MAINE AMERICANS WITH DISABILITIES ACT (ADA)
(per Maine State Fire Marshal Office)

20% Requirement for Minimum Number of Accessible Units
15 Units x 0.20 = 3 Units

Provide 3 Units with adaptable ADA accommodations

15 UNIT APARTMENT BUILDING

48 WILMOT STREET • PORTLAND, MAINE • 48 WILMOT STREET L.L.C.

CBL: 026 - 000800I

ABBREVIATIONS

ABF	ABOVE FINISH FLOOR
ALUM or AL	ALUMINUM
AWP	ACOUSTICAL WALL PANEL
BIT	BITUMINOUS
BM	BENCH MARK
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
C	CARPET
CAB	CABINET
CB	CHALK BOARD
CC	CENTER TO CENTER
CH	CONCRETE FLOOR WITH HARDENER
C.J	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CT	CERAMIC TILE
DBL	DOUBLE
DC	DOOR CLOSER
DIA	DIAMETER
DIM	DIMENSION
DNA	DOES NOT APPLY
DR	DOOR
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EF	EACH FACE
E.J	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMAG	ELECTROMAGNETIC HOLD OPEN
EQ	EQUAL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FCS	FLOOR COATING SYSTEM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIN FL or FF	FINISH FLOOR
FIN GR	FINISH GRADE
FL	FLOOR
FR	FIRE RATING
FRMG	FRAMING
FT	FEET (FOOT)
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING
G	GRANITE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BARS
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HC	HANDICAP
HD WD	HARDWOOD
HDR	HEADER
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JNT or JT	JOINT
KEC	KITCHEN EQUIPMENT CONSULTANT
KP	KICK PLATE
L	LAVATORY
LAB	LABEL (FIRE)
LINTL	LINTEL
LOC	LOCATION
LS	LOOSSET
M	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOP OPENING
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PTD	PAINTED
PB	PANIC BAR
PL	PLATE
PLY WD	PLYWOOD
PNL	PANEL
PS	PASSAGE LATCH SET
P.T.	PRESSURE TREATED
PT & D	PAPER COWEL & WASTE DISPENSER
PTN	PARTITION
RD	ROOF DRAIN
RE	KEEPER
REF	REFRIGERATOR
REINF	REINFORCED
RE/D	RECUBED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE CEILING
SC	SHOWER CURTAIN
SD	SOAP DISPENSER
SCHED	SCHEDULE
SECT	SECTION
SGB	SUSPENDED GYPSUM BOARD CEILING
SHT	SHEET
SIM	SIMILAR
SNZ	SANITARY NAPKIN DISPOSAL
SPEC	SPECIFICATIONS
SQ	SQUARE
SSS	SYNTHETIC SPORTS SURFACE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
STV	STRAIGHT VINYL BASE
SV	SHEET VINYL
T	TEMPERED (GLASS)
TB	TACK BOARD
TH	THERMAL (INSULATED)
THK	THICKNESS
TO	TOP OF
TOB	TOP OF BEAM
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TP	TOILET PAPER DISPENSER
TYP	TYPICAL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VWC	VINYL WALL COVERING
W	WEST
w/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WATER FOUNTAIN
WG	WIRE GLASS
WP	WOOD PANELING

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR WORK.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE CONDITION.

3. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.

4. WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DETAILS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO DISTORT THE ACCURACY OF THE GRAPHIC SCALE INDICATED.

5. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A NEAT, SAFE, AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE BURNING IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE CONDITION AT THE END OF EACH WORK DAY.

6. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.

7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

8. ALL CEILINGS SHALL BE LEVEL TO TO A TOLERANCE OF 1/ 8" IN A 20'-0" RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE.

9. INSTALL SOLID BLOCKING AT WALL FRAMING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM AND HANDRAILS.

10. ALL GRAB BARS AND HANDRAILS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS. AT ANY POINT.

11. THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE OWNER AS PART OF AN ABBREVIATED SERVICES AGREEMENT, AND AS SUCH, DO NOT DELINEATE ALL ASPECTS OF THE WORK.

12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK INCLUDING, BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL DESIGN-BUILD ENGINEERING DISCIPLINES AND TRADES.

13. THE LOCATION OF ANY DOOR JAMBS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT PERPENDICULAR WALL.

14. ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.

15. ALL NEW SHEETROCK IN WET AREAS SHALL BE MOISTURE-RESISTANT TYPE, UNLESS OTHERWISE NOTED.

16. ALL INTERIOR WALLS SHALL HAVE FULL-THICK ACOUSTICAL BATT INSULATION UNLESS NOTED OTHERWISE.

17. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK.

18. REFER TO THE ACCESSIBILITY DETAILS FOR AMERICANS WITH DISABILITIES ACT (ADA) AND MAINE HUMAN RIGHTS ACT (MHRA) CONSTRUCTION CRITERIA.

MATERIALS

- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK
- GRAVEL
- SOIL
- STUD PARTITION (EXISTING)
- STEEL
- WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- GYPSUM BOARD
- SUSPENDED ACOUSTICAL TILE
- BATT INSULATION
- RIGID INSULATION
- FINISH WOOD
- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- EXISTING PARTITION (SCREENED)
- NEW PARTITION

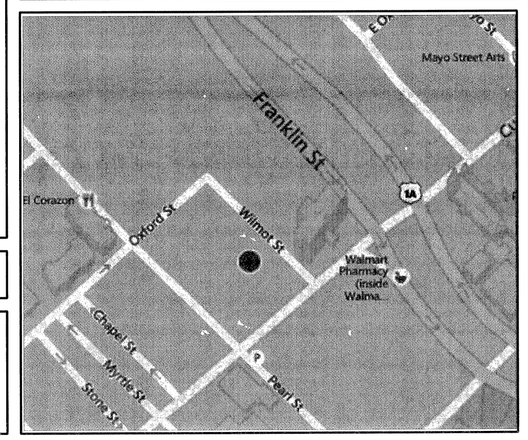
OWNER

48 WILMOT STREET L.L.C.
477 CONGRESS STREET
PORTLAND, MAINE 04101

SYMBOLS

- 101 ROOM NUMBER
- 10 DOOR NUMBER
- A WINDOW NUMBER
- BUILDING SECTION
- WALL SECTION
- DETAIL
- CASEWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- STRUCTURAL CENTERLINE

PROJECT LOCATION MAP



DRAWING INDEX

A-0	COVER SHEET-CODE ANALYSIS
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	BUILDING SECTIONS
A-6	DETAILS & SCHEDULES
A-7	ACCESSIBILITY DETAILS & NOTES
S-1	DETAILS & NOTES
S-2	FOUNDATION PLAN
S-3	1ST FLOOR FRAMING PLAN
S-4	2ND FLOOR FRAMING PLAN
S-5	3RD FLOOR FRAMING PLAN
S-6	ROOF FRAMING PLAN

STRUCTURAL ENGINEER:

ENGINEERING DESIGN PROFESSIONALS
P.O. BOX 575
FREEPORT, MAINE 04032

BUILDING PERMIT SET

GRANT HAYS ASSOCIATES
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SEAL

LICENSED ARCHITECT
MICHAEL F. HAYS
No. 1724
STATE OF MAINE

Michael F. Hays

REVISIONS

08.12.15 CEO COMMENTS

PROJECT NAME

15 UNIT APARTMENT BUILDING
48 WILMOT STREET

48 WILMOT STREET L.L.C.
477 CONGRESS STREET
PORTLAND, MAINE 04101

SHEET

COVER SHEET

DATE
26 JUNE 2015

SCALE
1/4"=1'-0"

DRAWN
JAM/MFH

JOB NO.
150605

SHEET
A0

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