NFPA 101 Life Safety Code - 2012 Edition

Building Classification:

Construction Type: Hazard Classification: Occupant Loads:

Dwelling Unit Separation Walls: Occupancy Separation Floor/Ceiling: Occupancy Separation Wall: Janitor, Mech, Stor Rating Exit Stair Rating: Minimum Stair width: Maximum Riser height: Minimum Tread width Minimum Headroom: Maximum height between landings: Guardrail Height: Handrail height: Handrail top extension: Handrail bottom extension: Handrail diameter:

Max. Allowable Common Path:

Maximum baluster open space:

Max. Allowable Travel Distance:

Max. Allowable Dead End Corridor: Minimum Egress Corridor Width: Minimum Number of Required Exits

Minimum Horz Egress Enclosure rating: Separation of exits:

Chapter 30 - New Apartments (5,250 Gross sf) (6) Two-Bedroom Units Chapter 35 - New Mercantile Class C (840 Gross sf)

Chapter 38 - New Business (770 Gross sf) Class B - Ordinary Hazard Residential 200 sf/occ. @ 5250 sf net = 27 occ. Mercantile 30 sf/occ. @800 sf net = 27 occ. Business 100 sf/occ. (a) 700 sf net = 7 occ. Total occupant load = 61 occupants

1 hour - Foundation to Roof Sheathing 1 hour (none within unit if under 12sf) 1 hour - 3 Stories or less 44" / 36" if less than 50 occupants

6'-8" at stairs; 7'-6" at occupied spaces

34-38" 12" horz. 11" angled + 12" horz. 1-1/4" O.D. less than 4"

100' (200' if fully sprinkled) Unit to Stair Enclosure at Apartments 75' (125' if fully sprinkled) within Unit to exit door at Apartments 150' (250' if fully sprinkled at Mercantile) 200' (300' if fully sprinkled at Business) 35' (50' if fully sprinkled)

100' at Mercantile / Business 35' (50' if fully sprinkled) at Apartments 20' (50' if fully sprinkled) at Mercantile / Business 44" / 36" if less than 50 occupants 2 at each floor/unit; 1 if sprinkled and per 30.2.4.6 at Apartments 2 at each floor; 1 at Mercantile if travel distance is less than 75'; or 100' if 2 at each floor; 1 if exit at level of discharge, under 100 occupants, under

75' travel distance to exit; fully sprinkled 1 hr. (1/2 hour if fully sprinkled) 0.5 the diagonal distance (.33 if fully sprinkled)

Not Required unless exit serves over 50 total occupants 36" (32" clear) Self-closing at rated assembly Minimum Egress Door Width: Exit Lighting: **Emergency Lighting** Fire Sprinkler System Fire Alarm System:

Required - (NFPA 13) at Mixed-Use Occupancies Required at Mixed-Use building & more than 3 stories) Not Required (does not exceed 11 Units) unless per AHJ Required at all sleeping & living areas (inter-connected within dwelling unit) at Apartments Required at all egress areas & common areas at

> Required outside of sleeping rooms and a fuel-burning Rooms at Apartments Class A at Exit Enclosure Class A or Class B at Lobbies and non-rated Corridors

Existing International Building Code - 2009 Edition

Use Group Classification:

Portable Fire Extinguishers

Carbon Monoxide Detectors:

Classification of Finishes:

Smoke Detector/Alarms:

Occupant Loads:

Use Separation Walls/Floors:

Building Limitations

Maximum Area / Floor:

Height/Area Sprinkler Increases

Fire Resistance Design Criteria

Load Bearing Exterior Walls:

Load Bearing Interior Walls:

Fire Separation Exits (Stairs):

Dwelling Unit Separations:

Floor/Roof Structure:

Exit Corridors:

Construction Type:

Maximum Height:

Janitor, Mechanical & Storage Rooms:

Residential (R-2) 5,250 gross sf (6) Two- Bedroom Units Business (B) 770 gross sf Mercantile (M) 840 gross sf Residential 200 sf/occ. @ 5,250 net sf = 27 Business 100 sf/occ @ 700 net sf = 7Mercantile 30 sf/occ @ 800 net sf = 27 occ Total building occupant load = 61 occupants Tenant Separation Party Walls/Floors:

2 hours / 1 hour if fully sprinkled @ Residential None at Business/Mercantile

VB Combustible/Unprotected/Sprinkled 2 Story/40' @ Residential & Business 1 Story/40' @ Mercantile 7,000 sf (a) Residential 9,000 sf @ Business 9,000 sf @ Mercantile

None None 1 hour 1 hour at walls and floors

3,000 sf maximum (unlimited if fully sprinkled)

Add 1 Story/20' and add 14,000 sf

Minimum Number of Exits:

Maximum Common Travel Path:

Maximum Exit Travel Distance:

Minimum Stair/Corridor Width:

Maximum Riser Height:

Minimum Tread Depth:

Minimum Ramp Width:

Maximum Ramp Pitch:

Handrails & Guardrails:

Fire Alarm System:

Exit Lighting:

Sales Floor:

Fire Sprinkler System:

Emergency Lighting:

Portable Fire Extinguishers:

Finish Surfaces Classification:

Wall/Floor Separation Acoustic Rating:

Smoke Detection/Alarm System:

Minimum Ceiling Height:

per floor; 50' travel distance, and fully sprinkled at Residential. 1 at Business & Mercantile if located on LED; less than 75' travel distance and 49 maximum occupants per use Maximum Dead End Corridor Length:

75' (125' if fully sprinkled) 200' (250' if fully sprinkled) At Residential / Mercantile 200' (300') at Business 44" / 36" if less than 50 occupants

2; except 1 per Unit if less than 20 occupants per Unit, 4 Units maximum

44" / 36" if less than 50 occupants

Required at Business/Mercantile

Same as NFPA 101

Required at Residential Required if Sprinkled or Mixed Use Occupancies Required (NFPA 13) at Mixed Use Occupancies Required @ living & sleeping areas & storage -Interconnected within units Not Required in Units; Required in egress areas Required @ egress areas Not Required; except by AHJ at Residential

Class B minimum (Class C if fully sprinkled)

Building Live Loads 100 psf (except 80 psf @ upper floor corridors)

STC 50 at units

100 psf Apartments

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 Ceiling Attic 0.026NA 30.0 0.033 Floor Joists NA 10.0 0.10

0.55

0.35

Crawl Space (ci) Doors - Opaque 1.82 Windows (ci) = continuous insulation

6 UNIT APARTMENT/ COMMERCIAL BUILDING

223 CUMBERLAND AVENUE

PORTLAND, MAINE CBL: 026 - 001-0001

223 CUMBERLAND AVENUE L.L.C.

SYMBOLS

ROOM NUMBER

DOOR NUMBER

WINDOW NUMBER

BUILDING SECTION

WALL SECTION

CASEWORK ELEVATION

INTERIOR ELEVATION

VERTICAL ELEVATION

STRUCTURAL CENTERLINE

PARTITION TYPE

 \triangleright

ABBREVIATIONS SOLITH SUSPENDED ACOUSTICAL ABOVE FINISH FLOOR HANDICAP HD WD HDR HDWE HARDWOOD ALUM or AL ACOUSTICAL WALL PANEL HEADER . THE CELLING SHOWER CURTAIN HOLLOW METAL SOAP DISPENSER HM HORIZ BENCH MARK HORIZONTAL SCHEDILE SECTION . BEARING SUSPENDED AYPSUM BOARD CEILING INSIDE FACE CABINET CHALK BOARD CENTER TO CENTER SANITARY NAPKIN DISPOSAL INSULATION SPECIFICATIONS SYNTHETIC SPORTS SURFACE JNT or JT JOINT CONTROL JOINT CENTER LINE KITCHEN EQUIPMENT CONSULTANT STRUCTURAL STRAIGHT VINYL BASE SHEET VINYL KICK PLATE CEILING CONCRETE MASONRY UNI LAVATORY TEMPERED (GLASS) CONSTRUCTION TACK BOARD THERMAL (INSULATED) LOCATION LOCKSET 1HICKNESS DOUBLE DOOR CLOSER TOP OF BEAM MASONRY TOP OF MASONRY TOP OF WALL TOILET PAPER DISPENSER DIMENSION MARKER BOARD DOES NOT APPL MECHANICAL MANUFACTURER DETAIL DRAWING VAPOR BARRIER VINAL COMPOSITION THE MISCELLANEOUS MASONRY OPENING VINYL WALL COVERING MOP OPENING MOISTLRE RESISTAN GYPSUM BOARD EACH FACE EXPANSION JOINT WEST METAL WATER CLOSET NOT APPLICABLE WATER FOLINTAIN ELECTROMAGNETIC HOLD OPEN WIRE GLASS WOOD PANELING NOT IN CONTRACT NOMINAL NOT TO SCALE LECTRIC WATER COOLER OVERALL ON CENTER OUTSIDE DIAMETER EXPANSION EXTERIOR OUTSIDE FACE OPENING OPPOSITE FLOOR COATING SYSTEM PAINT FIRE EXTINGUISHER PAINTED PANIC BAR FINISHFLOOR PLYWOOD FINISH GRADE FIRE RATING FEET (FOOT) FIELD VERIFY PAPER TOWEL & WASTE DISPENSER FABRIC WALL COVERING ROOF DRAIN

REFRIGERATOR

REINFORCED

REQUIRED ROOM ROUGH OPENING

REINF REQ'D

GALVANIZED

GENERAL CONTRACTOR

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,

GENERAL NOTES

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.

1. 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.

I, 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.

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

II. 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.

2. 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.

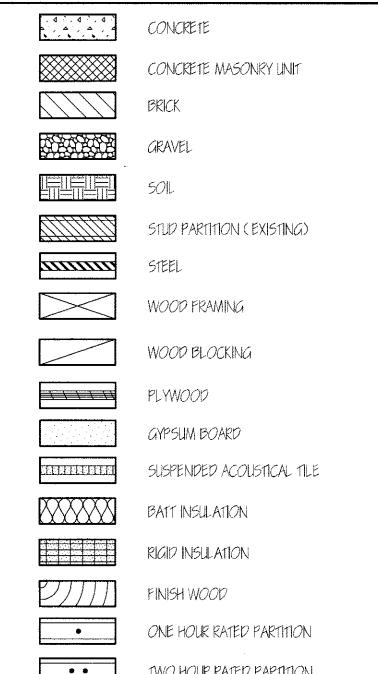
14. ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, LINLESS OTHERWISE NOTED.

. 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

• • TWO HOUR RATED PARTITION EXISTING PARTITION (SCREENED) NEW PARTITION OWNER

223 CUMBERLAND AVENUE L.L.C.

477 CONGRESS STREET

PORTLAND, MAINE 04101

PROJECT LOCATION MAP Mayo Street Arts Priamacy (inside Walma...

A-O COVER SHEET-CODE ANALYSIS A-1 BASEMENT PLAN A-2 FIRST & SECOND FLOOR PLAN A-3 THIRD & FOURTH FLOOR PLAN A-4 TYPICAL BUILDING/STAIR SECTION A-5 DETAILS & SCHEDULES A-6 ACCESSIBILITY DETAILS & NOTES S-I NOTES & DETAILS 5-2 FOUNDATION & FIRST FLOOR FRAMING PLAN S-3 SECOND & THIRD FLOOR FRAMING PLAN 5-4 FOURTH FLOOR & ROOF FRAMING PLAN

DRAWING INDEX

STRUCTURAL ENGINEER;

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

BUILDING PERMIT SET

/HEET

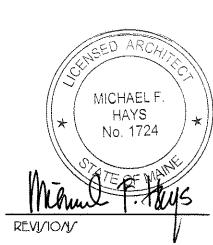
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