Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/24/15

BASEMENT PLAN

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

NOTE: FIRE RATED SEPARATION AT CEILING/FLOOR ASSEMBLY REQUIRED PER NFPA (MECH/UTILITY/STORAGE OVER 100 SF) & EIBC (STORAGE/MECHANICAL/UTILITY)

NOTE:

ALL DIMENSIONS ARE REFERENCE ONLY, ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.

NFPA LEGEND

	EXIT LIGHT
	FIRE EXTINGUISHER
P	FIRE ALARM PULL MANUAL PULL STATION
FACP	FIRE ALARM PANEL
	EMERGENCY LIGHT
	FIRE ALARM HORN STROBE UNIT
	FIRE ALARM STROBE UNIT
S	SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
CO	COMBINATION CARBON MONOXIDE / SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
H	HEAT DETECTOR
A	ANNUNCIATOR PANEL
K	KNOX BOX
	2 HR FIRE RATED PARTITION
	1 HR FIRE RATED PARTITION
	1 HR FIRE RATED SEPARATION PARTITION
	"NOT AN EXIT" SIGN

LIFE SAFETY NOTES

1. THE BUILDING SHALL HAVE AN NFPA 13 FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED. SPRINKLER SYSTEM SHALL BE INSTALLED BY A CERTIFIED SPRINKLER CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
2. THE BUILDING SHALL HAVE A FIRE ALARM SYSTEM AS REQUIRED FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE COORDINATE WITH SPRINKLER SYSTEM. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
3. SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DEVICES.
4. ALL ALARMS AND DETECTORS SHALL BE INTERCONNECTED WITHIN EACH LIVING UNIT.
5. REFER TO THE WINDOW SCHEDULE FOR EGRESS WINDOWS.

GENERAL NOTES

1. ALL HORIZONTAL UNIT SEPARATIONS (FLOOR/ CEILING/ ROOF) ASSEMBLIES SHALL BE 1 HR. FIRE RATED / STC 50.
   -SEE 6/A5 & 10/A5 & 1/A4
2. ALL VERTICAL UNIT SEPARATIONS (TENANT WALLS) SHALL BE 1 HR. FIRE RATED/ STC 50
   -SEE 7/A5
3. ALL STAIR ENCLOSURES SHALL BE 1 HR FIRE RATED
   -SEE 1/A5 & 9/A5
4. STAIR DETAILS
   -SEE 1/A5 THRU 5/A5
5. REMOVE EXISTING DECKS & FIRE ESCAPES IN THEIR ENTIRETY.
6. SEE SHEET A6 FOR ACCESSIBILITY DETAILS AND NOTES.
7. FIRE RATED PARTITIONS AT ROOF ASSEMBLY
   -SEE 6/A4 7/A4
8. SEE SHEET A4 FOR FIRE RATED CONTINUITY DETAILS AT FLOOR/ WALL ASSEMBLIES.

LEGEND	
SYMBOL	DESCRIPTION
	NEW WALL
	NEW WALL/EXISTING WALL W/INFILL
	EXISTING WALL
	THIN LINEWEIGHT DENOTES EXISTING CONDITIONS
	HEAVY LINEWEIGHT DENOTES NEW CONDITIONS
	DEMOLISHED OR REMOVED STRUCTURE OR EQUIPMENT

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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SEAL

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

REVISIONS

PROJECT NAME

6 UNIT APARTMENT/COMMERICAL
223 CUMBERLAND AVENUE

223 CUMBERLAND AVENUE L.L.C.
477 CONGRESS STREET
PORTLAND, MAINE 04101

SHEET

BASEMENT FLOOR PLAN

DATE 29 SEPT 2015
SCALE 1/4"=1'-0"
DRAWN JAM/MFH
JOB NO. 150904
SHEET A1

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