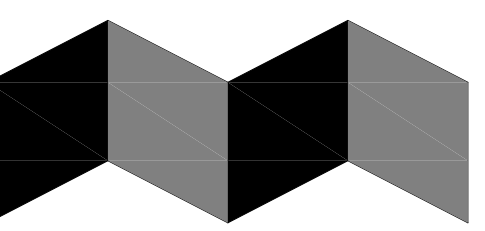


# CHESTNUT STREET THIRD FLOOR APARTMENT



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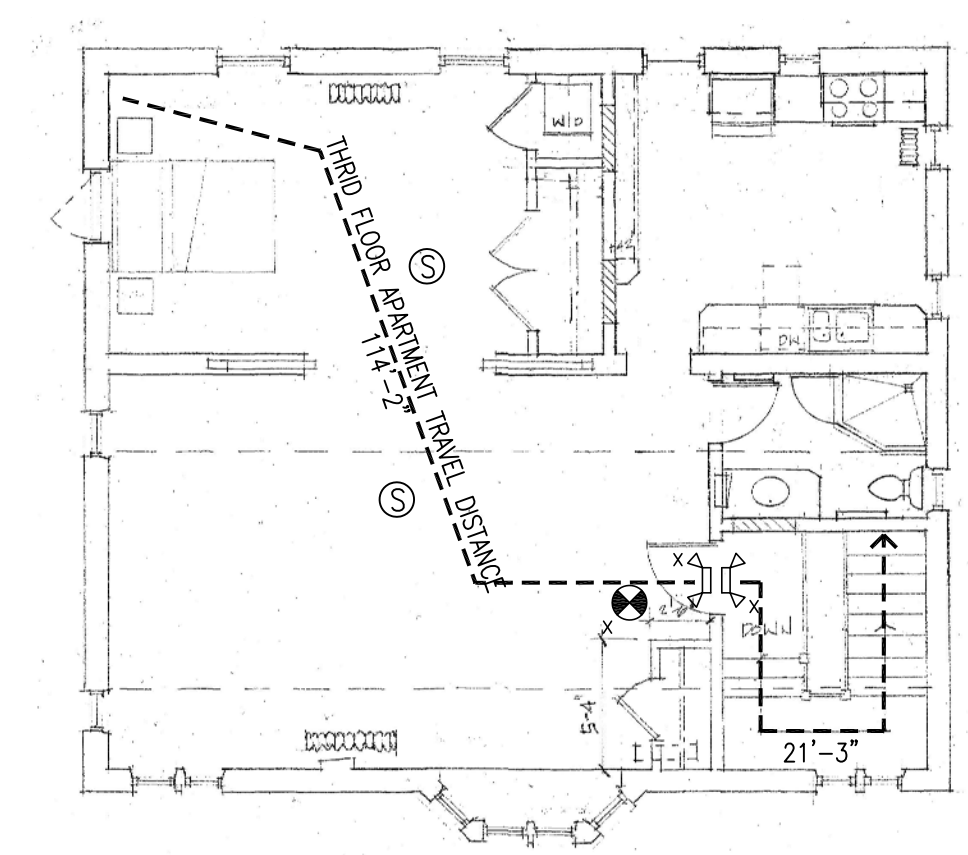


Chestnut St. 3rd Fl. Apartment  
17 Chestnut Street  
Portland, ME 04101

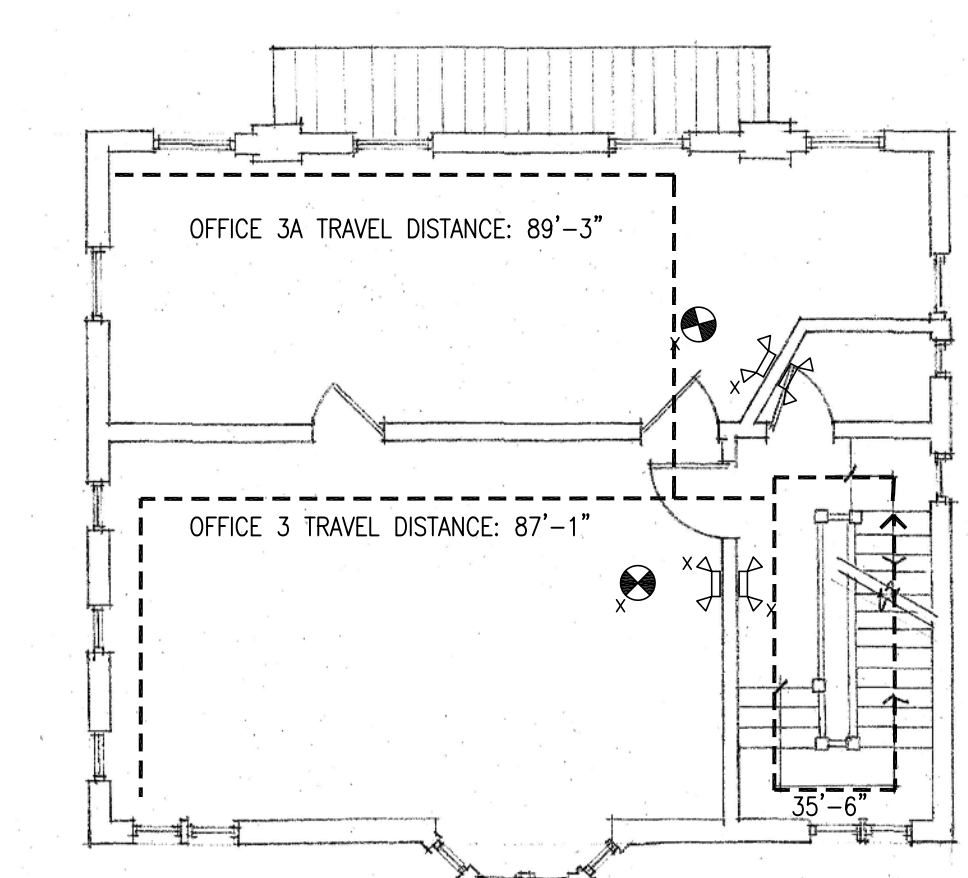
JOB: 15012

ISSUE DATE	
PRELIM	10-26-15
ADMIN. AUTH.	11-3-15
CDs	-
REV. 1	-
REV. 2	-
PRINT	01-11-16

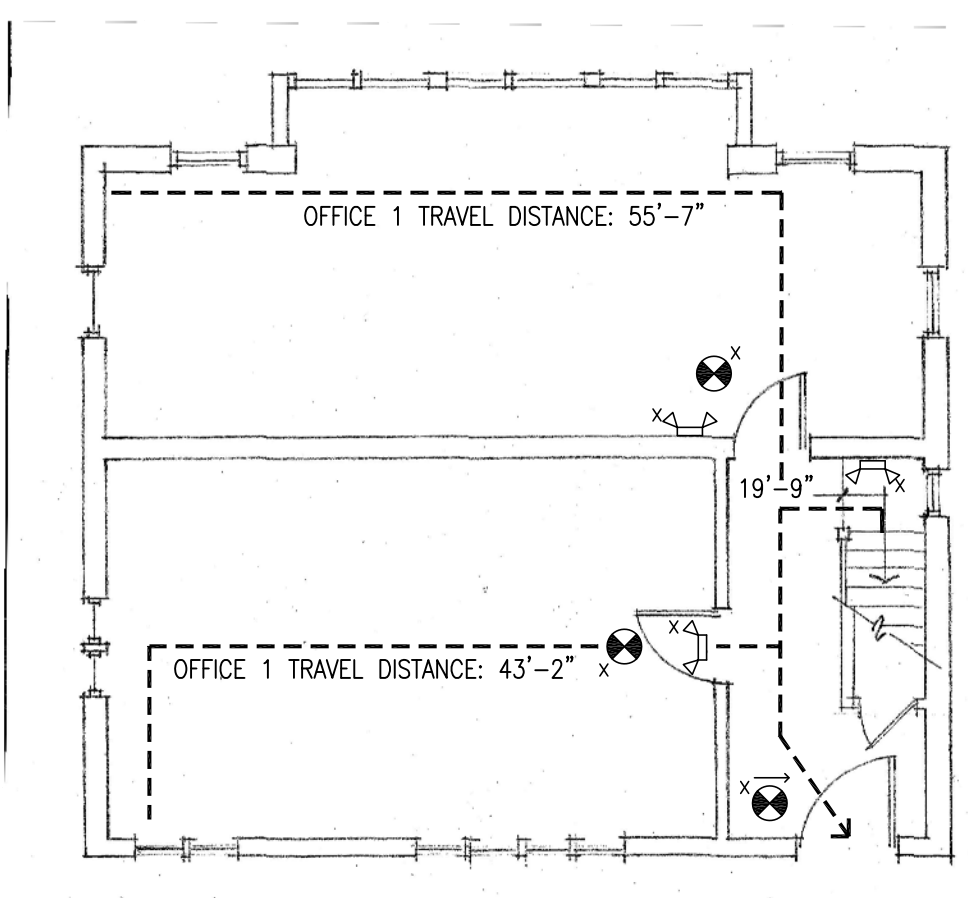
COVER SHEET  
**T1**



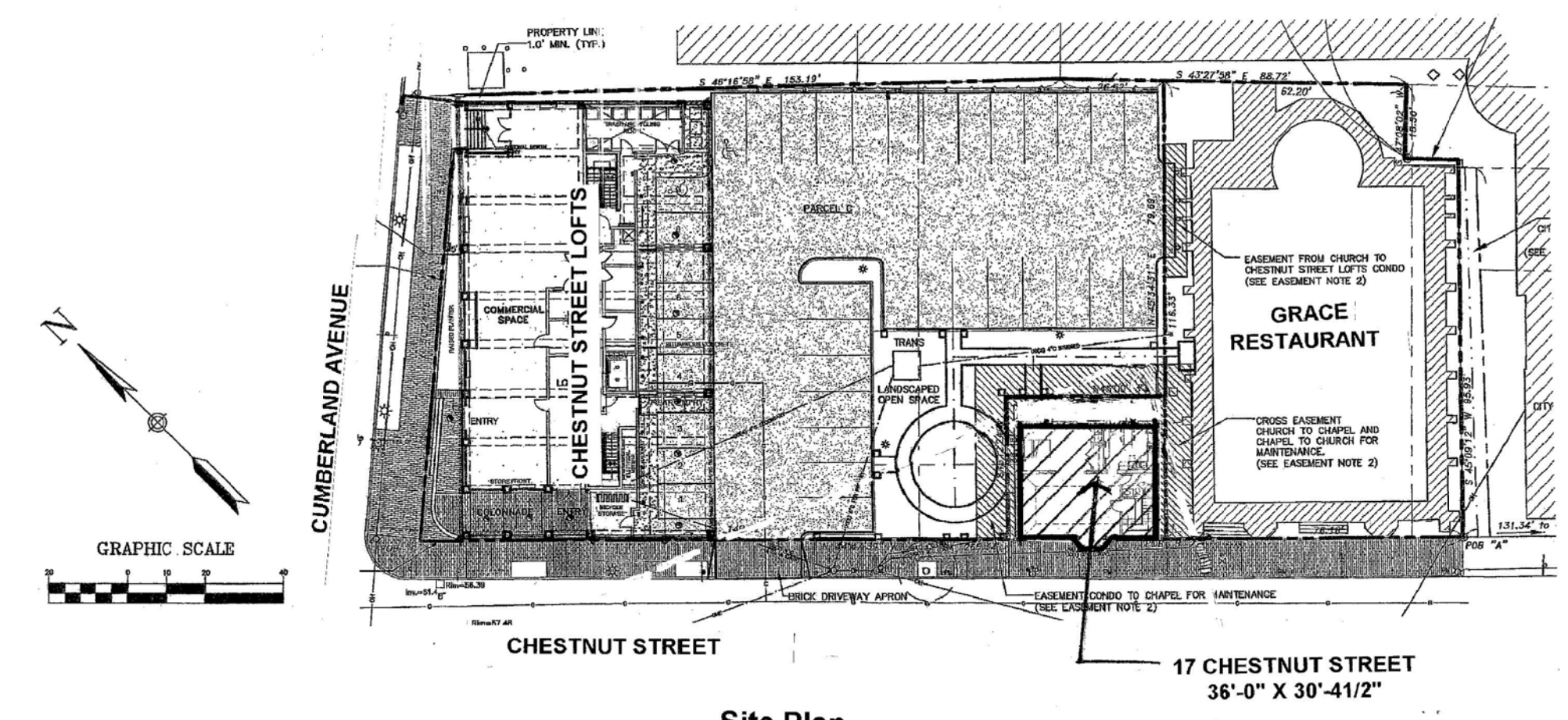
**3 THIRD FLOOR LIFE SAFETY**  
SCALE: 1/8" = 1'-0"



**2 SECOND FLOOR LIFE SAFETY**  
SCALE: 1/8" = 1'-0"



**1X FIRST FLOOR LIFE SAFETY**  
SCALE: 1/8" = 1'-0"



**Site Plan**  
1" = 40'-0"

### CODE SUMMARY

Project Description: renovation of the third floor of an existing (3) story building.  
Third floor occupancy change from Business B to Residential R-3.  
Address: 17 Chestnut Street, Portland, ME 04101  
CBL: 027 C002 001  
Zone: B-3

Existing Use Group: Business B  
Existing Construction Type: IB  
Existing Building Area: 1080 s.f. per floor  
Existing Building Height: 24 feet

Is there a fire alarm system present? NO  
Is there an automatic sprinkler system present? NO  
Is the Building in an Historic District? YES

2009 International Building Code Review (with reference to NEPA 101 Life Safety Code)  
Proposed Use Group: (BC 306.3) Mixed: Business B Residential R-3 (change in occupancy)

Allowable Heights and Areas: (BC Table 503)  
Actual Height: 33'-0"  
Allowable Height: Business B: 55 feet/3 stories Residential R-3: 55 feet/4 stories  
Actual Area: 1143 s.f. (first floor)  
Allowable Area: (BC Table 503) Business B: 19,000 s.f. per floor Residential R-3: Unlimited

Required Separation of Occupancies: (2009 IBC section 912) Business B to Residential R-3: NO SEPARATION REQUIRED  
912.1.1.1 Change of occupancy classification without separation. Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 8 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

Automatic Sprinkler Systems: (2009 IBC section 912) NOT REQUIRED

Occupancy Load: (table 1004.1.1) Proposed Residential Areas: 1106s.f. / 200 gross s.f. = 6 occupants

Required number of exits: (BC table 1015.1 & 2009 IRC section R311) Residential occupant load < 10 : (1) exit allowable 1 exit provided

Emergency Escape & Rescue: (BC section 1029) (1) egress opening per sleeping room (1) 34"x46" egress window provided

Existing Stair Tread & Riser Dimensions: (IBC Section 912.4.1) Tread = 10 1/2" Riser = 7 1/2"

Existing Guard and Handrails: Guard Rails: 33" A.F.F. Hand Rails: 28.5" A.F.F.

Minimum Allowable Egress Widths: (BC section 1005) Doors: (0.2 x 6) = 1.2 inches req'd. 34 inches provided Stairs: (0.3 x 6) = 1.8 inches req'd. 38 inches provided

Exit Access Travel Distances: (BC table 1016.1) Residential R-3 un sprinklered: 200 feet maximum allowable

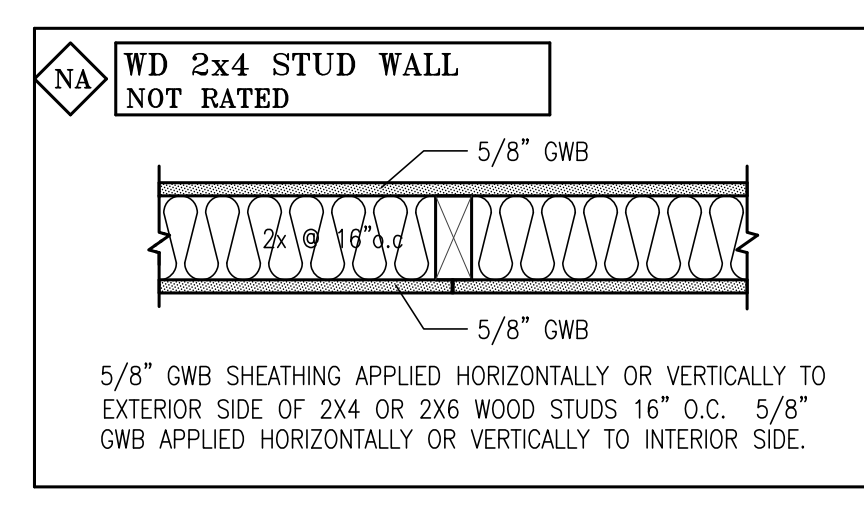
TOTAL TRAVEL DISTANCE: 114'-2"

### SYMBOLS LEGEND:

- INDICATES DETAIL
- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- INDICATES WALL SECTION
- WALL SECTION NUMBER/LETTER
- SHEET WHERE WALL SECTION IS DRAWN
- INDICATES BUILDING SECTION
- BUILDING SECTION NUMBER/LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- EXTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- ROOM NAME AND NUMBER
- WINDOW TYPES
- MATERIAL TAGS
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE

### ABBREVIATIONS:

- |                 |                       |         |                           |
|-----------------|-----------------------|---------|---------------------------|
| &               | AND                   | HORIZ   | HORIZONTAL                |
| LD              | ANGLE                 | HR      | HOUR                      |
| AT              | AT                    | INSUL   | INSULATION                |
| AF              | ABOVE FINISH FLOOR    | LAM     | LAMINATED                 |
| CL              | CENTER LINE           | MFG     | MANUFACTURE               |
| CAB             | CABINET               | MTL     | METAL                     |
| CLG             | CEILING               | N       | NORTH                     |
| CLR             | CLEAR                 | NAT     | NATURAL                   |
| CMU             | CONC MASONRY UNIT     | NIC     | NOT IN CONTRACT           |
| CNTR            | COUNTER               | # or NO | NUMBER                    |
| COL             | COLUMN                | OC      | ON CENTER                 |
| CONC            | CONCRETE              | PERP    | PERPENDICULAR             |
| CONT            | CONTINUOUS            | PLAS    | PLASTER                   |
| COR             | CORNER                | PT      | PRESSURE TREATED          |
| CPT             | CARPET                | PTD     | PAINTED                   |
| DMR             | DIAMETER              | R       | RISE                      |
| DR              | DOOR                  | R       | ROUGH OPENING             |
| E               | EAST                  | SAT     | SUSPENDED ACOUSTICAL TILE |
| ELEC            | ELECTRIC              | SM      | SMILAR                    |
| ELEV            | ELEVATION OR ELEVATOR | SS      | STAINLESS STEEL           |
| EQ              | EQUAL                 | STD     | STANDARD                  |
| E, EXIST, EXT'G | EXISTING              | STL     | STEEL                     |
| FLR             | FLOOR                 | TEL     | TELEPHONE                 |
| GA              | GALVE                 | TYP     | TYPICAL                   |
| GALV            | GALVANIZED            | UNO     | UNLESS NOTED OTHERWISE    |
| GL              | GLASS                 | VF      | VERIFY IN FIELD           |
| GWB / GYP. BD.  | GYP/UM BOARD          | WD      | WOOD                      |
| H               | HIGH                  | WC      | WATER COOLER              |
| HM              | HOLLOW METAL          | W/      | WITH                      |



1X EXISTING 1-HOUR WALL

2X EXISTING 2-HOUR WALL

### LIST OF DRAWINGS

- T1 COVER SHEET
- A1.1 FLOOR PLANS & DOOR SCHEDULE

### GENERAL NOTES:

ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.  
ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.  
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.  
AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)  
THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.  
THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE IMPOSED OF IN A STATE APPROVED LANDFILL.  
ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.  
DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.  
CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.  
ALL SIGNAGE IN PUBLIC AREAS SHALL HAVE RAISED BRAILLE CHARACTERS, WITH ADA CONTRAST & MOUNTING HEIGHTS  
DO NOT SCALE DRAWINGS.  
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY & CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.  
ALL DOORS SHALL HAVE ADA LEVER HANDLES, UNO, SEE A4.1  
THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(ES) IMMEDIATELY TO THE ARCHITECT.  
BUILDING IS FULLY SPRINKLERED.

### RENOVATION NOTES:

- REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PENETRATING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS. CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED UNLESS NOTED OTHERWISE. REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IN EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC.) TO MATCH EXISTING ADJACENT SURFACE. PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND/OR REMOVAL. ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE REMOVED AND DISPOSED ACCORDING TO ALL STATE AND LOCAL REGULATIONS AND CODES.
- PROVIDE CODE COMPLIANT, PAINTABLE (WHERE EXPOSED), FIRE SEALANT AT ALL RATED WALL PERIMETERS AND WALL / FLOOR PENETRATIONS.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

01-11-16