Reviewed for Code Compliance
Inspections Division
Department of Building Safety
Date: 03/17/16

A / T1.1 BUILDING SECTION
SCALE: 1/8 = 1'-0"

3 / T1.1 THIRD FLOOR LIFE SAFETY
SCALE: 1/8 = 1'-0"

2 / T1.1 SECOND FLOOR LIFE SAFETY
SCALE: 1/8" = 1'-0"

TOTAL TRAVEL DISTANCE: 114'-2"

1 / T1.1 FIRST FLOOR LIFE SAFETY
SCALE: 1/8" = 1'-0"

0 / T1.1 CRWAL SPACE LIFE SAFETY
SCALE: 1/8" = 1'-0"

NA — WD 2x4 STUD WALL NOT RATED

5/8" GWB SHEATHING APPLIED HORIZONTALLY OR VERTICALLY TO EXTERIOR SIDE OF 2X4 OR 2X6 WOOD STUDS 16" O.C. 5/8" GWB APPLIED HORIZONTALLY OR VERTICALLY TO INTERIOR SIDE.

1X — EXISTING 1-HOUR WALL

2X — EXISTING 2-HOUR WALL

BASE LAYER 5/8" GWB TYPE-X APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 24"O.C. WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24"OC. FACE LAYER 5/8" GWB TYPE-X APPLIED AT RIGHT ANGLES TO JOISTS WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12"O.C. AT JOINTS & INTERMEDIATE JOISTS AND 1-1/2" TYPE G SCREW 12" O.C PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOISTS SUPPORTING 1/2" WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLE TO JOISTS WITH 8D NAILS. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR JOISTS.

1C — WD CEILING 1 HOUR CEILING- FC 5406

NA — NOT RATED

Site Plan
1" = 40'-0"

GRAPHIC SCALE

17 CHESTNUT STREET: 2nd & 3rd FLOOR APARTMENTS

CODE SUMMARY

Project Description: Renovation of the Second & Third Floor of an existing (3) story building into two apartments. First Floor to remain Office.

Second & 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: IIIB

Existing Building Area: 1080 s.f. per floor

Existing Buiding 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 NFPA 101 Life Safety Code)

Proposed Use Group: (IBC 306.3)
Mixed: Business B
Residential R-3 (change in occupancy)

Allowable Heights and Areas: (IBC 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: (IBC Table 503)
Business B: 19,000 s.f. per floor
Residential R-3 Unlimited

Required Separation of Occupancies: (2009 NFPA 101)
Business B to Residential R-3: 1 Hour
Residential R-3 to Residential R-3: 0 Hours
Business B to Unoccupied Crawl: 0 Hour

Supervised Automatic Sprinkler System:
REQUIRED

Occupancy Load: (table 1004.1.1)
Proposed Residential Areas: 2180.f. / 200 gross s.f. = 11 occupants

Required number of exits:

(1) Exit allowable w/ Sprinkler — 1 Exit provided

Existing Stair Tread & Riser Dimensions: (IEBC Section 912.4.1)
Tread = 10½"
Riser = 7½"

Existing Guard and Handrails:
Guard Rails: 33" A.F.F.
Hand Rails: 26.5" A.F.F.

Minimum Allowable Egress Widths: (IBC section 1005)

Doors:	(0.2 x 6) = 2.4 inches req'd.	34 inches provided
Stairs:	(0.3 x 6) = 3.6 inches req'd	38 inches provided

1 ¼" WATER LINE

SYMBOLS LEGEND:

ABBREVIATIONS:

&	AND	HORIZ	HORIZONTAL
∠	ANGLE	HR	HOUR
@	AT	INSUL	INSULATION
AFF	ABOVE FINISH FLOOR	LAM	LAMINATED
℄	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
DIA	DIAMETER	R	RISER
DR	DOOR	RO	ROUGH OPENING
E	EAST	SAT	SUSPENDED ACOUSTICAL TILE
ELEC	ELECTRIC	SIM	SIMILAR
ELEV	ELEVATION OR ELEVATOR	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
E, EXIST, EXT'G	EXISTING	STL	STEEL
FLR	FLOOR	TEL	TELEPHONE
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VIF	VERIFY IN FIELD
GWB / GYP. BD.	GYPSUM BOARD	WD	WOOD
H	HIGH	WC	WATER COOLER
HM	HOLLOW METAL	W/	WITH

LIST OF DRAWINGS

T1.0 COVER SHEET
A1.1 FLOOR PLANS & DOOR SCHEDULE

GENERAL NOTES:

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. 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.
4. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
5. 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.)
6. 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.
7. 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.
8. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
9. 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 RELIEVER THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
10. 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.
11. ALL SIGNAGE IN PUBLIC AREAS SHALL HAVE RAISED BRAILLE CHARACTERS, WITH ADA CONTRAST & MOUNTING HEIGHTS
12. DO NOT SCALE DRAWINGS.
13. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONANTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY & CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.
14. ALL DOORS SHALL HAVE ADA LEVER HANDLES, UNO. SEE A4.1
15. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
16. BUILDING IS FULLY SPRINKLED WITH HARDWIRED SMOKE DETECTORS THROUGHOUT.

RENOVATION NOTES:

1. 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.

2. 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.

3. 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.

4. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (ie EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE. PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.

5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

6. 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.

7. PROVIDE CODE COMPLIANT, PAINTABLE (WHERE EXPOSED), FIRE SEALANT AT ALL RATED WALL PERIMETERS AND WALL/ FLOOR PENETRATIONS.

8. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

03-16-16

ALPHAarchitects
17 CHESTNUT STREET
PORTLAND, ME 04101
PHONE: 207.761.9500
FAX: 207.761.9595
design@alphaarchitects.com

COPYRIGHT
Reuse or reproduction of the contents of this document is not permitted without written permission of ALPHA ARCHITECTS

Chestnut St. Apartments
17 Chestnut Street
Portland, ME 04101

JOB: 15012

ISSUE DATE	
PRELIM	10-26-15
ADMIN. AUTH.	11-3-15
CD's	01-11-16
REV. 1	01-19-16
REV. 2	-
PRINT	03-16-16

COVER SHEET

T1.0