

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION AND THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.
2. DO NOT SCALE DRAWINGS - WORK FROM DIMENSIONS ONLY.
3. DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
7. EXTERIOR GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGE WAYS.
8. NOTIFY OWNER/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL MEMBERS.
9. SEE STRUCTURAL NOTES.
10. INSTALL WINDOWS AND FLASHING FOLLOWING MANUFACTURERS INSTRUCTIONS WITH APPROVED TAPES FOR FLASHING TO PROVIDE WATERPROOF SEAL.
11. WOOD BLOCKING IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.
12. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.
13. CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENT CONTRACTORS COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.

96 FEDERAL STREET RENOVATION

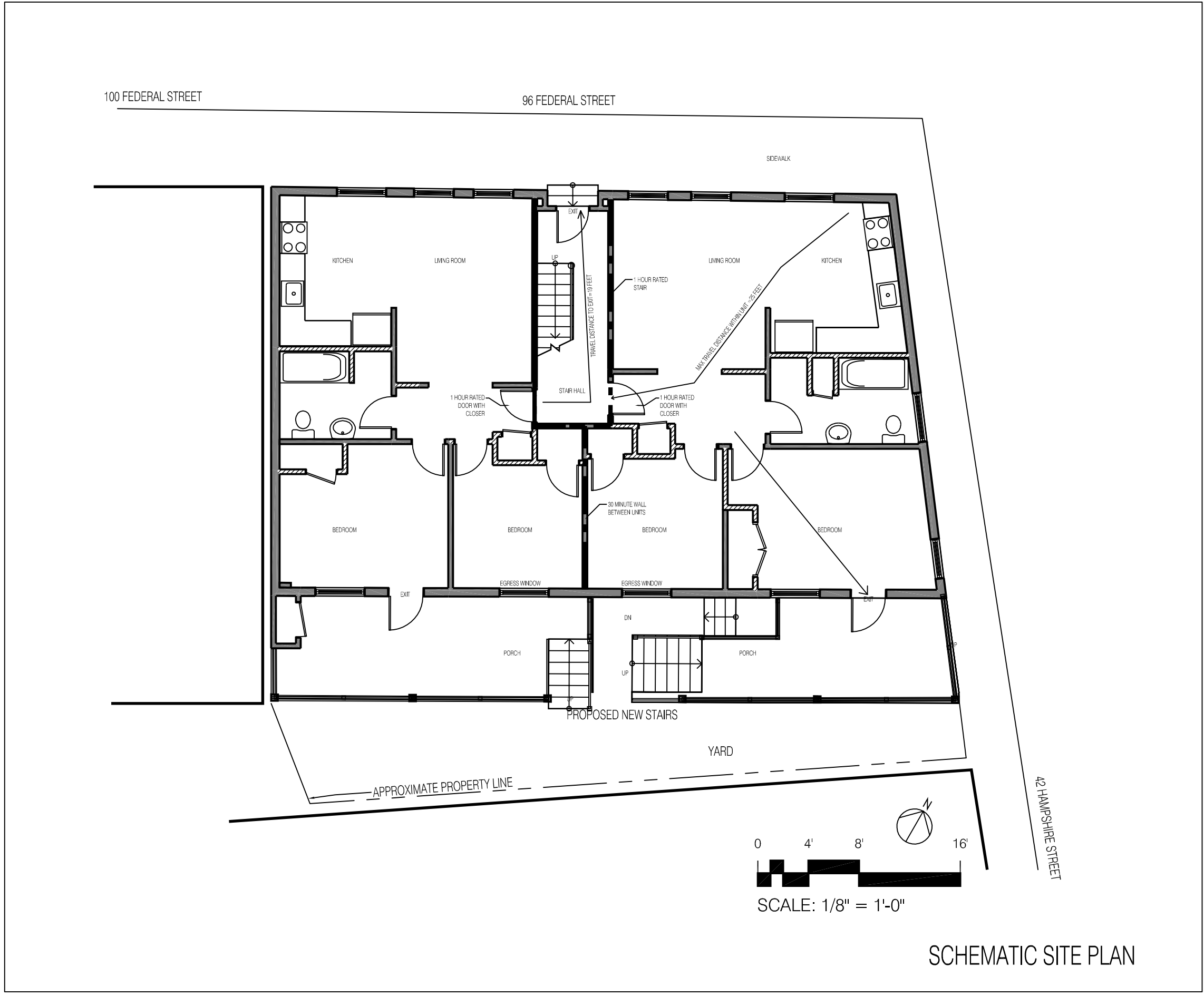
96 Federal Street, Portland Maine
 CBL 28-I-5 ZONE IS-FBC
 3 Floors @ 1645 sq. ft. per floor
 Building Type III B
 IBC Occupancy R-2

PROJECT DESCRIPTION

This application is for the renovation of an existing 3 story, 6 unit non-sprinkled structure. Each unit has an entrance off the existing common stairway. The existing stairs shall remain.

All three floors will be renovated with new systems, including electrical, sprinkler system, fire and smoke detection, HVAC. New windows will be installed.

The existing, 3 level porch on the southeast side will be rebuilt in the same location. The porch will be divided in the middle with a privacy screen.



SCHEMATIC SITE PLAN

CODE SUMMARY

NFPA 101 2009

This project is a renovation to an existing 6 unit Dwelling.

Each unit/floor will have one means of egress, and secondary means of egress including either egress windows or access to exterior deck.

An approved smoke detector and carbon monoxide alarm shall be installed outside of each sleeping area in the vicinity of the bedrooms.

NFPA 101

Chapter 31 Existing Apartment Buildings

31.1.1.1 Building protected throughout by an approved automatic sprinkler system (option 4)

31.1.7.200 sq.ft. per occupant, 9 occupants per floor

31.2.1.2 Means of escape shall comply with 24.2, 24.2.2.1 Number of means of Escape

Every sleeping room and every living room shall have not less than one primary means of escape and one secondary means of escape.

24.2.3.3 Secondary Means of Escape

It shall be an outside window or door operable from the inside, providing a clear opening of not less than 5.7 SF. The width not less than 20 inches and the height shall be not less than 24 inches. The window shall be 20 feet from the ground and accessible to the fire department rescue apparatus. A window or door can also open onto an exterior balcony.

31.2.2.1.2 Exit enclosure to have a one hour rating and door shall have a one hour rating

31.2.2.1.3 Exit stair doors shall be permitted to be 1 1/2" thick, solid core wood that are self closing, self-latching in wood frames not less than 20" thick.

31.2.2.3 Stairs, 7.2.2.1.2 The requirements of 7.2.2.1.1 shall not apply to the following: (2) Approved existing noncomplying stairs

7.2.2.2.1.(b) Existing Stairs

Minimum clear width 36", 34" provided

Maximum height of risers 8", 8 1/2" provided

Minimum tread depth 9", 10" provided

Minimum headroom 6'-8", 6'-9" provided

Maximum height between landings 12'-0", 10'-0" provided

31.2.3 Capacity of Exits

Stair width: 3 ft/occupant, 27 x 3 = 81" required, 34.5" provided

Door width: 2 ft/occupant, 27 x 2 = 54" required, 38" provided

31.2.4.3 A single exit shall be permitted, conditions 1-7 are met.

31.2.5.3 Common path of travel, 35' permitted, 0' provided

31.2.6.1 Travel distance within dwelling unit, 125' permitted, 28' provided

31.2.6.2 Travel distance from dwelling unit to exit, 200' permitted, 81' provided

31.2.8 Means of egress to be illuminated per Sec. 7.8

31.2.10 Mean of egress shall have signs per Sec. 7.10

31.3.1 Protection of vertical openings, 8.6.3 Openings through floors shall be enclosed fire barrier wall shall be continuous from floor to floor or floor to roof, 8.6.10 Concealed spaces and draftstops. Every exterior and interior wall shall be firestopped at each floor level

31.3.4.5.1 Smoke Alarms, Detection and Alarms- Smoke detectors required in: All sleeping rooms. Outside each sleeping area in the immediate vicinity of the sleeping rooms. On each level of the dwelling unit including the basement.

31.3.5.3 Automatic Sprinkler system installed in accordance with NFPA 13R

INTERNATIONAL EXISTING BUILDING CODE 2009

R-2

Section 202 Historic Building

Section 405 Alteration- Level 3

704.2.2 Groups R-2. In buildings with occupancies in Group R-2 work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction;

2. The work area exceeds 50 percent of the floor area; and

3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

704.4.1 Occupancy requirements. A fire alarm system shall be installed in accordance with Sections 704.4.1.1 through 704.4.1.7. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the work area shall be provided and automatically activated.

Exceptions: 1. Occupancies with an existing, previously approved fire alarm system.

704.4.3 Smoke alarms. Individual sleeping units and individual dwelling units in any work area shall be provided with smoke alarms in accordance with the International Fire Code.

705.3.1.1 Single-exit buildings. Only one exit is required from buildings and spaces of the following occupancies:

9. In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor with a smokeproof enclosure or outside stair as an exit; and with such exit located within 20 feet of travel to the entrance doors to all dwelling units served thereby.

SECTION 711 ENERGY CONSERVATION

711.1 Minimum requirements. Level 2 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.

SECTION 808 ENERGY CONSERVATION

808.1 Minimum requirements. Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction only.

805.2 Means-of-egress lighting. Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the IECC.

805.3 Exit signs. Means of egress from the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the IECC.

SECTION 809 ENERGY CONSERVATION

809.1 Minimum requirements. Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction only.

Chapter 11 - Historic Buildings

1103.3 Means of egress. Existing door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. When approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

1103.6 Stairway enclosure. In buildings of three stories or less, exit enclosure construction shall limit the spread of smoke by the use of light-fitting doors and solid elements. Such elements are not required to have a fire-resistance rating.

1103.7 One-hour fire-resistant assemblies. Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.

1103.9 Stairway railings. Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairs shall be permitted to remain, provided they are not structurally dangerous.

1103.10.1 Height. Existing guards shall comply with the requirements of Section 505

1103.12 Automatic fire-extinguishing systems. Every historical building that cannot be made to conform to the construction requirements specified in the International Building Code for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.

INTERNATIONAL BUILDING CODE 2009

R-2

Section 503 Building Type III B; 4 Stories allowed, 16,000 sq.ft. Per floor

SECTION 1021 NUMBER OF EXITS AND CONTINUITY

1021.1 Exits from stories. All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1 based on the occupant load of the story. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories.

Exceptions:

1. As modified by Section 403.5.2.

2. As modified by Section 1021.2.

3. Exit access stairways and ramps that comply with Exception 3 or 4 of Section 1016.1 shall be permitted to provide the minimum number of approved independent exits required by Table 1021.1 on each story.

4. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

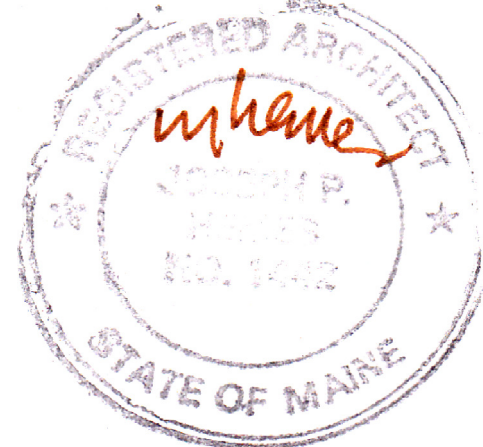
TABLE 1021.2 STORIES WITH ONE EXIT

STORY OCCUPANCY/ MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE: First story or basement: R10 occupants and 75 feet travel distance. Second story R-24 dwelling units and 50 feet travel distance. Third story R-204 dwelling units and 50 feet travel distance.

c. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1029

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**HEMESphere
DESIGN**

Architecture

58 Fore Street
Portland, ME 04101

207.232.6079

joe@hemisphere-design.com

www.hemisphere-design.com

PROSPECT



DESIGN

58 FORE ST. PORTLAND, ME

www.prospectdesign.me

T: 207 - 749 - 7400

96 FEDERAL STREET, PORTLAND, ME

COVER & SITE PLAN

PERMIT SET

SHEET TITLE

REVISION

DRAWN BY:

DATE: May 25, 2016

DESIGNER

JOE HEMES
HEMESPHERE DESIGN

OWNER

M & D FEDERAL LLC
ONE CITY CENTER 4TH FLOOR
PORTLAND, ME 04101

BREWSTER BUTTFIELD
PROSPECT DESIGN

207-749-7400

brewster@prospectdesign.me

CO