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, COLUMNIS OR OTHER STRUCTURAL MEMBERS.
9. SEE STRUCTURAL NOTES.
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 TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.
12.CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION OF THE DRAWINGS.

96 Federal Street, Portland Maine CBL 28-I-5 ZONE IS-FBC 3 Floors @ 1645 sq. ft. per floor Building Type IIIB installed. This application is for the renovation of an existing 3 story, 6 unit non-sprinkled structure. Each unit has an entrance off the existing 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 All three floors will be renovated with new systems, including electrical, sprinkler system, fire and smoke detection, HVAC. New windows will be common stairway. The existing stairs shall remain. PROJECT DESCRIPTION 96 FEDERAL STREET RENOVATION IBC Occupancy R-2

screen.

INTERNATIONAL EXISTING BUILDING CODE 2009

CODE SUMMARY NFPA 101 2009

Each unit/floor will have one means of egress, and secondan access to exterior deck.

n approved smoked det sinity of of the bedrooms

Existing Apartment Buildings

Ilding protected throughout by an approved automatic sprinkler system (opti sq.ft. per occupant, 9 occupants per floor sans of escape shall comply with 24.2, 24.2.2.1 Number of means of Escape sing room and every living room shall have not less than one primary means of the state of the same sans of escape.

ith an existing, previously approved fire alarm system.

Jual sleeping units and individual dwelling units in any work area shall be provided with smoke International Fire Code.

Only one exit is required from buildings and spaces of the following occupancies: up R-2 occupancy of any height with not more than four dwelling units per floor; with a e or outside stair as an exit; and with such exit located within 20 feet of travel to the entrance units served thereby.

smokeproof enclosure or outside stair as an exit; and with such exit located within 20 feet of 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 witho building or structure to comply with the energy requirements of the International Energy Conservation (Residential Code. The alterations shall conform to the energy requirements of the International Energy International Residential Code as they relate to new construction only.

2.2.1.2 Exit enclosure to have a one hour rating and door shall have a one hour rating .2.2.1.3 Exit enclosure to have a one hour rating and door shall have a one hour rating .2.2.1.3 Exit stair doors shall be permitted to be 1 ¾ thick, solid core wood that are self closing, self-latching in wood mes not less than ¾ thick.

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

n clear width 36", 34 ½" provided m height of risers 8", 8 %" provided n tread depth 9", 10" provided n headroom 6-8", 6-9" provided m height between landlings 12-0", 10'-0" provided

SECTION 808 ENERGY CONSERVATION 808.1 Minimum requirements. Level 3 alterat building or structure to comply with the energon requirements of the IECC as they relate to necessity. 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 IBC. **805.2 Means-of-egress lighting.** Means of egress from the highest *work area* floor to the floor of exit disc provided with artificial lighting within the exit enclosure in accordance with the requirements of the IBC. alterations to existing buildings or structures are permitted without requiring the entire energy requirements of the IECC. The alterations shall conform to the energy

1103.7 One-hour fire-resistant assemb need not be provided, regardless of or and plaster. 1103.6 Stainway enclosure. In buildings of three stories or less, exit enclosure construction the use of tight-fitting doors and solid elements. Such elements are not required to have a ing door openings and corridor and stairway widths less than those specified elsewhere in this ded that, in the opinion of the code official, there is sufficient width and height for a person to raverse the means of egress. When approved by the code official, the front or main exit doors not the path of exit travel, provided that other approved means of egress having sufficient supant load are provided. mblies. Where 1-hour fire-resistance-rated construction is required by these provisions, foonstruction or occupancy, where the existing wall and ceiling finish is wood or metal n shall limit the sprea ead of smoke by

Stair width .3 in/occupant, 27 x .3 = 8.1" required, 34.5" provided
Door width .2 in/occupant, 27 x .2 = 5.4" required, 36" 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 verticle 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 of the sleeping rooms. On each level of the dwelling unit including the

installed in accordance with NFPA 13R

1103.9 Stairway railings. Grand stairways shall be accepted without complying with the handrail and guard requirem 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 requir 1103.12 Automatic fire-extinguishing systems. Every historical requirements specified in the *International Building Code* for the shall be deemed to be in compliance if provided with an appropriate the state of the

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 stoy.

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 STORYOCCUPANCYMAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCEFirst story or basement R10 occupants and 75 feet travel distance Second story R-24 dwelling units and 50 feet travel distance Third story R-2c4 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

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, shall be provided with exits as required for stories. d, 16,000 sq.ft. Per floor

INTERNATIONAL BUILDING CODE 2009 R-2

APPROXIMATE PROPERTY SCALE: 1/8" SCHEMATIC SITE PLAN 42 HAMPSHIRE STREET

DRAWING INDEX

COVER, GENERAL NOTES, LIFE SAFETY NOTES & SITE PLAN EXISTING PLANS EXISTING ELEVATIONS

PROPOSED PLANS WITH LIFE SAFETY NOTES PROPOSED EXTERIOR ELEVATIONS & SECTION

SCHEDULES AND DETAILS

GENERAL NOTES

FOUNDATION AND FIRST FLOOR FRAMING PLAN FOUNDATION SECTIONS AND DETAILS

SECOND FLOOR FRAMING PLAN

ROOF FRAMING PLAN THIRD FLOOR FRAMING PLAN

EXT PORCH DECK - FOUNDATION & FIRST FLOOR FRAMING PLAN EXTERIOR PORCH DECK - SECOND FLOOR FRAMING PLAN EXTERIOR PORCH DECK - THIRD FLOOR FRAMING PLAN FRAMING SECTIONS AND DETAILS

EXTERIOR PORCH DECK - ROOF FRAMING PLAN

DESIGNER

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PROSPECT DESIGN 207-749-7400

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BREWSTER BUTTFIELD

OWNER

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

May 25, 2016

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SHEET TITLE

COVER & SITE PLAN

96 FEDERAL

96 FEDERAL STREET, PORTLAND, ME

PERMIT SET

58 FORE ST. PORTLAND, ME w.prospectdesign.me T: 207 - 749 - 7400



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