



**INFLILL EXISTING WINDOW/DOOR OPENINGS. MATCH EXISTING MATERIAL AND FINISH.**

**INFLILL EXISTING WINDOW/DOOR OPENINGS IN EXIT STAIR W/ 2- HOUR CONSTRUCTION (UL DESIGN U301, 2X4 WALL W/ 2- LAYERS TYPE 'X' GWB EACH SIDE), PRIME AND 2-TOP COATS. NEW TO EXISTING FINISH SHALL BE FLUSH**

**TRAVEL DISTANCE FROM REMOTE CORNER TO EXIT DISCHARGE AT FIRST FLOOR= 165'-0"**

**DOOR AND FRAME SHALL BE 1 1/2 HOUR RATED W/ CLOSER AND ADA LEVER HANDLE AND LOCKSET.**

**DIAGONAL DISTANCE= 85'-3" / 3 = 28'-5"**

**TRAVEL DISTANCE BETWEEN EXITS= 41'-7", REQUIRED = 28'-5"**

**REPAIR/ PATCH EXISTING FLOOR AT WALLS/ CABINETS TO BE REMOVED. MATCH EXISTING FLOOR MATERIAL AND FINISH**

- KEY:**
- EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE REMOVED
  - NEW MOVEABLE PARTITIONS
  - EXIT SIGN (N= NEW, E= EXISTING, TYP)
  - EMERGENCY LIGHTING
  - FIRE EXTINGUISHER
  - FIRE STROBE/ AV DEVICE
  - MANUAL PULL STATION

Applicable Codes:

- City of Portland, Maine Code of Ordinances
- 1999 NFPA 70 - National Electrical Code
- 2009 NFPA 101 - Life Safety Code
- The Maine Subsurface Waste Water Disposal Rule
- The Maine State Plumbing Code
- 2009 NFPA 1 Fire Code
- Maine Uniform Building and Energy Code (MUBEC)
- 2009 International Building Code (IBC)
- 2009 International Residential Code (IRC)
- 2009 International Energy Conservation Code (IECC)
- 2009 Uniform Plumbing Code
- 2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
- 2007 ASHRAE 62.2 - Ventilation for Acceptable Indoor Air Quality in Low-Rise Residential Buildings
- 2007 ASHRAE 90.1 - Energy Standard for Buildings except Low-Rise Residential Buildings w/out addenda
- 2007 ASTM E1463-04 - Radon Standard for New Residential Construction - (Maine Model Standard)

ITEM #	SECTION	DESCRIPTION	2009 NFPA 101 - Life Safety Code	PROPOSED COMPLIANCE
1.0	USE AND OCCUPANCY			
1st Floor	303.1	Assembly A-2 (Banquet #1)	13	Existing Assembly - Restaurant (not remain)
2nd Floor	309.1	Business B (Banquet #2)	37	Existing Business (not remain)
3rd Floor	310.1	Business B (Banquet #3)	37	Existing Business (not remain)
4th Floor	310.1	Residential R-2	30	Existing Residential - Existing Apartment (not remain)
4th Floor	310.1	Residential R-2	301.5	Existing Residential - Existing Apartment (not remain)
2.0	CONSTRUCTION			
Construction Type	Table 503 and 504	Type III-B (Existing)	Table A.8.2.1.2	Type III-B (Existing)
Area Limitation: Group A-2	Table 503 and 504	A-2: 4,750 SF per story w/ Sprinkler increase up to 9,500 SF per story (with more than 1 story above grade). B: 19,000 SF per story w/ Sprinkler increase to 38,000 SF per story (with more than 1 story above grade). R-2: 14,000 SF per story w/ Sprinkler increase to 28,000 SF	Table A.8.2.1.2	Existing floor area per story is 2,600 sf, no additional area is added.
Story Limitation: Group B	Table 503 and 504	A-2: 2 stories, B: 3 stories, R-2: 5 w/ Sprinkler increase story by 1	NFPA 5000 7.4.1	Existing building is 4- stories tall
Height Limitation: Group R-2	Table 503 and 504	R-2: 160 feet maximum and 4- story maximum	NFPA 5000 7.4.1	Existing building is 4- stories tall
3.0	BUILDING SEPARATION & EXPOSURE PROTECTION			
Exterior Walls - Load Bearing Walls	Table 601.4.1	Unprotected, Sprinklers, 0-3 feet = Not Permitted, 3-5 ft = 15ft, 5-10ft = 25ft, 10-15ft = 45ft	NFPA 220, Table 4.1.1	Existing, Not in Scope
Exterior Beams	Table 601.4.2	Unprotected, Sprinklers, 0-3 feet = Not Permitted, 3-5 ft = 15ft, 5-10ft = 25ft, 10-15ft = 45ft	NFPA 220, Table 4.1.1	Existing, Not in Scope
4.0	FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS			
Structural Steel Frame	Table 601.4.3	2 hr	Table A.8.2.1.2	2 hr
Exterior Bearing Wall	Table 601.4.4	2 hr	Table A.8.2.1.2	2 hr
Interior Bearing Wall	Table 601.4.5	0 hr	Table A.8.2.1.2	0 hr
Non-bearing Interior Wall	Table 601.4.6	0 hr	Table A.8.2.1.2	0 hr
Non-bearing Exterior Wall	Table 601.4.7	0 hr	Table A.8.2.1.2	0 hr
Floor Construction and Secondary Members	Table 601.4.8	0 hr	Table A.8.2.1.2	0 hr
Roof Construction and Secondary Members	Table 601.4.9	0 hr	Table A.8.2.1.2	0 hr
5.0	FIRE AND SMOKE PROTECTION FEATURES			
Automatic Sprinkler System	Table 903.2.2	Wet-pipe sprinkler system		Existing, Not in Scope
Corridor Construction	Table 1016.1	5 fire/make rating required with 1 1/2 hr fire/make rating required with 1 1/2 hr fire/make rating		Existing, Not in Scope
Dwelling Unit and A-2 to B Separation	Table 1027.2.1	1 hr fire/make rating required with 1 1/2 hr fire/make rating		Existing, Not in Scope
Exit Enclosure	Table 1027.2.2	1 hour connecting 3 stories or less 2 hours connecting 4 stories or more		Existing, Not in Scope
6.0	MEANS OF EGRESS			
Occupant Load	Table 1004.1		7.3.1.2 / 39.1.7	Existing, Not in Scope
Egress Width per Occupant	Table 1008.1	3" per person Stairways 2" per person Hallways	7.3.3.1	3" per person Stairways 2" per person Hallways
Minimum Door Widths	Table 1008.1.1	32" Minimum Clear Width	7.2.1.2.3	32" Minimum Clear Width
Common Path of Travel	Table 1008.1.2	5'-0" Minimum		Existing, Not in Scope
Travel Distance	Table 1016.1	A-2, R-2: 250' w/ Sprinkler, 300' w/o Sprinkler		Existing, Not in Scope
Corridor Width	Table 1016.1.1	44" min when occupancy > 50 36" min when occupancy < 50		44" min when occupancy > 50 36" min when occupancy < 50
Dead End Corridor	Table 1016.1.2	30 feet or 50 feet with sprinkler system		Existing, Not in Scope
Minimum Number of Exit per Occupancy Type	Table 1021.1	2 per floor		2 per floor provided (existing)
Exit Separation	Table 1015.2	1/3 the diagonal in non-sprinklered buildings, 1/3 diagonal in sprinklered buildings. Per exception 1, where interconnected by a 1 hr fire-resistance corridor, the required separation shall be measured along the shortest direct line of travel.	7.3.1.3.3	separation distance between two exits 1/3 the length of maximum overall diagonal dimension w/ sprinkler system (See floor plans, 1/3 diagonal travel distance within Office is provided).
Exit Discharge	Table 1027.1	Exit discharge directly to the exterior. Combination of exceptions 1 and 2 shall not exceed 95%.		Existing, Not in Scope
1027.1.1		max 50% exit may egress through area on the level of discharge if: - exit is readily visible - level of discharge separated from below with rated construction - automatic sprinkler system		Existing, Not in Scope
1027.1.2		max 50% exit may egress through vestibule if: - separated from below with rated construction - 10' deep max, 30' wide max - enclosed enclosure - only used for means of egress		Existing, Not in Scope
7.0	SPECIAL OCCUPANCY REQUIREMENTS			
Electrical Control w/ Transformers > 112.5 kVA	N/A		NFPA 70, 480.2.1	1 hour
Electrical Control w/ Transformers < 112.5 kVA	N/A		NFPA 70, 480.2.1	0 hour
Mechanical Switching Rooms	N/A		NFPA 70, 480	2 hour, or 1 hour with Automatic Extinguishing System
Mechanical Rooms	N/A		13.3.2.1.1 / 8.2.1.2	0 hour
Elevator Shafts	N/A		7.4 / ASHRAE 17.7	1 hour or Automatic Extinguishing System and smoke partition
Elevator Machine Rooms	N/A		7.4.5	Existing, Not in Scope
8.0	STAIRWAYS			
Stairway Width	Table 1009.1	44" Min (36" min. for <50 Occupants) headroom	7.2.2.2.1.2	44" Min (36" min. for <50 Occupants) headroom
Stair Head and Rise	Table 1009.4	4" min x Rise < 7" max 11" min head	7.2.2.2.1.1 (a) / 7.2.2.2.1.1 (b)	4" min x Rise < 7" max 11" min head
Stair	Table 1009.4.5	Required to be at least		Existing, Not in Scope
Stairway Landing	Table 1009.5	Required of top and bottom. Width and distance in direction of travel equal to or greater than stair width	7.2.2.3.2	Landing size can not decrease in the path of travel. Distance in direction of travel equal to or greater than stair width
Vertical Rise	Table 1009.7	12" max vertical rise between floors or landings	7.2.2.2.1.1 (a)	12" max vertical rise between floors or landings
Handrails	Table 1009.12	Handrails required on both sides	7.2.2.4.1	Handrails required on both sides
Handrail Height	Table 1009.12.1	34" min and 36" max above stair head nosing	7.2.2.4.4.1	34" min and 36" max above stair head nosing
Handrail Contiguity	Table 1009.12.1.1	Must comply with Type 1		Existing, Not in Scope
Handrail Extensions	Table 1009.12.2	Must extend 12" beyond top riser and depth of 1' head beyond bottom riser	7.2.2.4.4.1 (a)	Must extend 12" beyond top riser and depth of 1' head beyond bottom riser
Guard Rails	Table 1009.3.1	Required on landings > 30" high		Existing, Not in Scope
Guard Rail Height	Table 1009.3.2	42" min	7.2.2.4.5.2	42" min
Opening Limitations	Table 1009.3.3	4" max opening	7.2.2.4.5.3	4" max opening

2 DEMOLITION PLAN THIRD FLOOR SCALE: 1/4" = 1'-0"

1 PROPOSED THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"

CALEB JOHNSON ARCHITECTS BUILDERS

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STUDIO MANAGER: PROJECT ARCHITECT:

CHANGES THIS ISSUE:

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SUBMISSIONS: DATE: 10/28/16

CONSULTANTS: #CAD Technician Full Name: #ISSUE: 10/28/16 #PROJECT STATUS: #Project Status

110 EXCHANGE STREET THIRD FLOOR RENOVATIONS CALEB JOHNSON ARCHITECTS S CORP. 265 MAIN STREET, BIDDEFORD, MAINE 04005

DEMOLITION & PROPOSED PLANS

A-01

PERMIT SET

LICENSED ARCHITECT CALB M JOHNSON NO. 2919 STATE OF MAINE