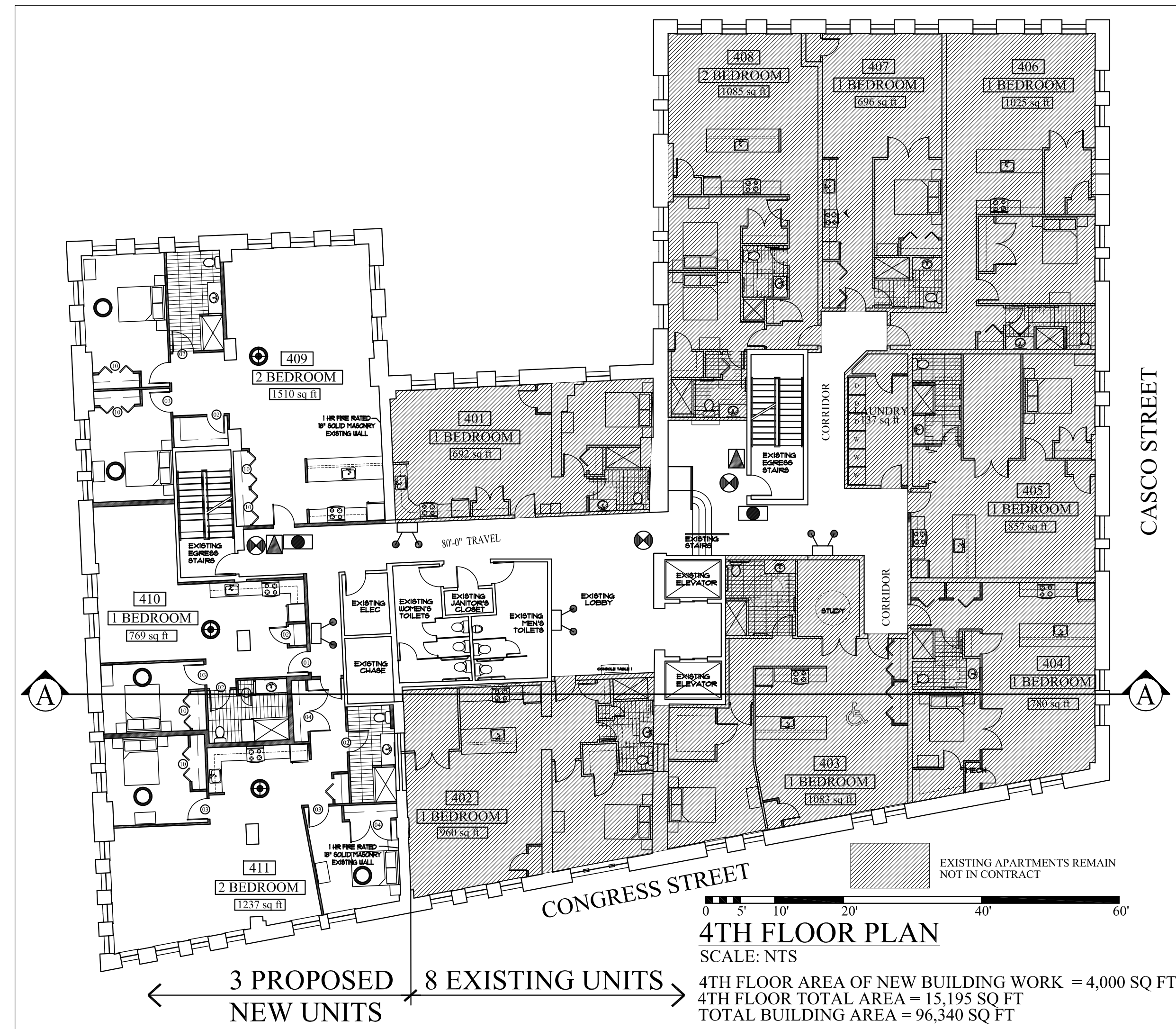
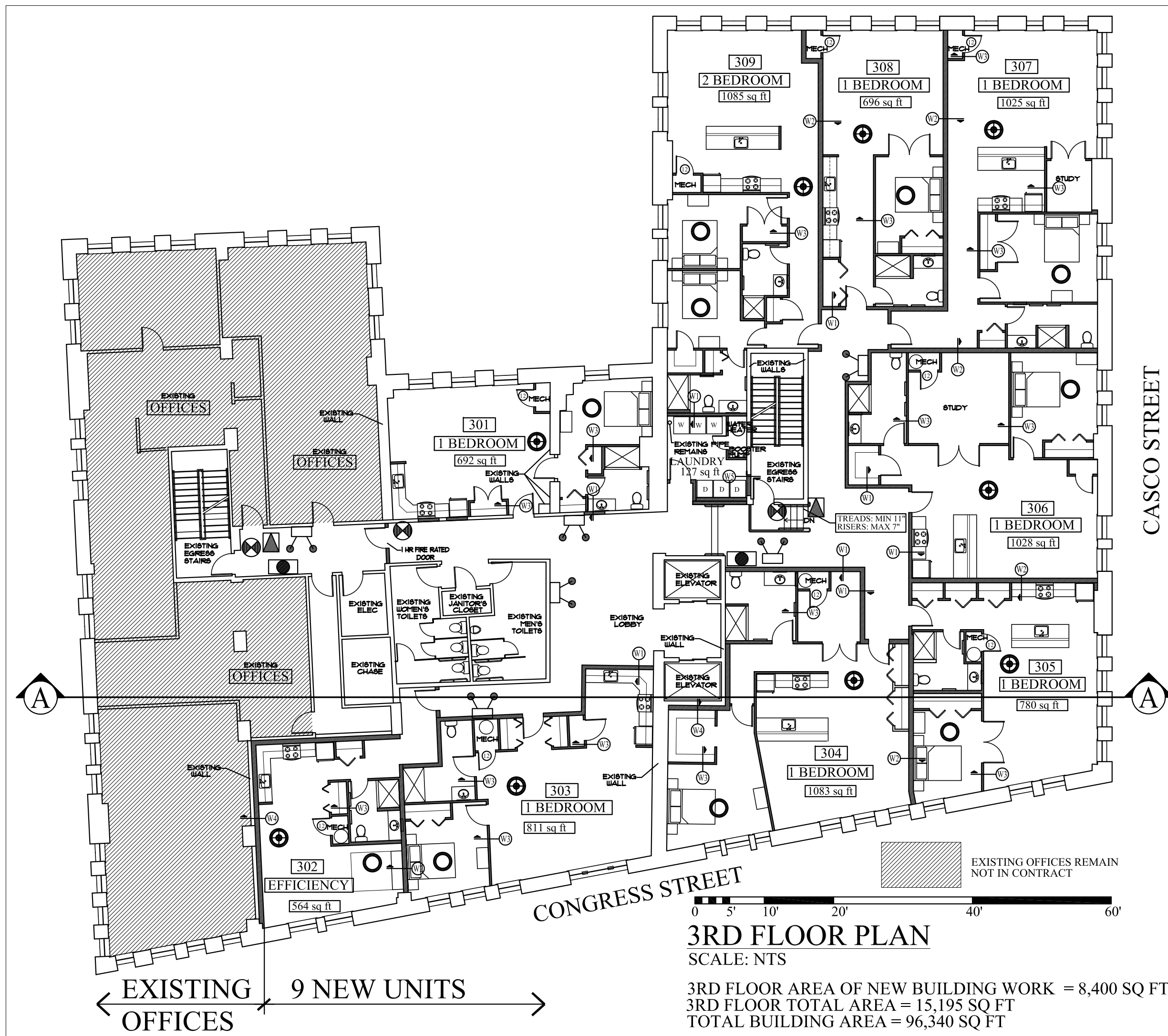


J B BROWN BUILDING

531-537 CONGRESS STREET
 PORTLAND MAINE
 3RD AND 4TH FLOOR APARTMENTS



DRAWING LIST

STRUCTURAL DRAWINGS	
S1	FLOOR FRAMING PLAN
S2	FLOOR FRAMING DETAILS
ARCHITECTURAL DRAWINGS	
LS-1	LIFE SAFETY PLANS
A1.0	THIRD FLOOR PLAN & SCHEDULES
A1.1	FOURTH FLOOR PLAN & SCHEDULES
A2.0	DETAIL THIRD FLOOR PART PLAN
A2.1	DETAIL THIRD FLOOR PART PLAN
A2.2	DETAIL FOURTH FLOOR PLAN
A3.0	REFLECTED CEILING PLANS
A4.0	WALL & FLOOR TYPES
A5.0	THIRD FLOOR INTERIOR ELEVATIONS
A5.1	FOURTH FLOOR INTERIOR ELEVATIONS

CONTACTS

Architect:
 Archetype Architects
 48 Union Wharf
 Portland, ME
 04101
 (207) 772-6022

RELEVANT CODES

INTERNATIONAL BUILDING CODE 2009	REFERENCE
OCCUPANCY R-2 (RESIDENTIAL)	310
CONSTRUCTION TYPE 3B	1601
BUILDING SPRINKLED NFPA 13	903.3.1.2
ALLOWABLE AREA - 16,000 SQ.FT.	T503
PROPOSED FLOOR AREA (15,195 SQ.FT.)	
ALLOWABLE HEIGHT (5) STORIES (4 STORY TABULAR HGT. PLUS 1 STORY SPRINKLER INCREASE)	T503
PROPOSED HEIGHT (5) STORIES	504.2
FIRE RESISTANCE RATING STRUCTURAL FRAME (0 HOUR)	1601
FIRE RESISTANCE RATING EXTERIOR BEARING WALLS (2 HOUR)	1601
FIRE RESISTANCE RATING INTERIOR BEARING WALLS (0 HOUR)	1601
FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)	1601
FIRE RESISTANCE RATING FLOOR CONSTRUCTION (0 HOUR)	1601
FIRE RESISTANCE RATING ROOF CONSTRUCTION (0 HOUR)	1601
FIRE PARTITIONS	708.1
CORRIDOR FIRE PARTITION (NONBEARING) - 1/2 HR	T-1018.1
CORRIDOR DOORS .33 HOURS IN 1/2 HOUR WALL	T-715.4
CORRIDOR DOORS TO HAVE SMOKE CONTROL	715.4.3.1
DWELLING UNIT SEPARATION - 1/2 HR	709.3 (EX. 2)
ELEVATOR LOBBIES NOT REQUIRED FOR FIRE ALARM REQUIRED	708.14.1 (EX. 4)
SMOKE DETECTORS REQUIRED	907.2.9
	907.2.10.2
REQUIRED SEPARATION OF OCCUPANCY R-2 & B = 1 HR	T-508.4
NOT LESS THAN 50 STC ASSEMBLY BETWEEN DWELLING UNITS	1207.2
MEANS OF EGRESS MIN REQUIRED CORRIDOR WIDTH - 44"	1018.2

NFPA 101 - 2009	REFERENCE
OCCUPANCY - RESIDENTIAL	NFPA 6.1.8
OCCUPANT LOAD:	
3RD FLOOR: APARTMENTS 7720 SF/200 NET = 39	
OFFICES 2978 SF/100 NET = 30	
TOTAL 3RD FLOOR = 69 PEOPLE	
4TH FLOOR: EXISTING APARTMENTS 7178 SF/200 NET = 36	
NEW APARTMENTS 3516 SF/200 NET = 18	
TOTAL 4TH FLOOR = 54 PEOPLE	
CONSTRUCTION TYPE III(200)	NFPA TABLE A.8.2.1.2
EXTERIOR BEARING WALLS: 2 HOURS	
INTERIOR BEARING WALLS: 0 HOURS	
COLUMNS: 0 HOURS	
BEAMS, GIRDERS & TRUSSES: 0 HOURS	
FLOOR CEILING ASSEMBLIES: 0 HOURS	
ROOF CEILING ASSEMBLIES: 0 HOURS	
NONBEARING INTERIOR & EXTERIOR WALLS: 0 HOURS	
BUILDING SPRINKLED NFPA 13	
EXISTING STAIRS REQUIRED	7.2.2.2.1
MIN. WIDTH CLEAR: 36 INCHES	
MAX. HEIGHT OF RISERS: 8 INCHES	
MIN. TREAD DEPTH: 9 INCHES	
MIN. HEADROOM: 6FT. 8 IN.	
MAX. HEIGHT BETWEEN LANDINGS: 12 FT.	
EXISTING HANDRAILS ON STAIRS: NOT < 30 IN. AND NOT > 38 IN.	7.2.2.4.4.2
EXISTING STAIRS PROVIDED	
WIDTH BETWEEN HANDRAILS CLEAR = 39 INCHES	
HEIGHT OF RISERS: 7 INCHES	
TREAD DEPTH: 12 INCHES INCLUDING 1 INCH NOSING (11 INCHES CLEAR)	
HEADROOM: 12FT.	
MAX. HEIGHT BETWEEN LANDINGS: 7 FT.	
EXISTING HANDRAILS ON STAIRS = 32 INCHES	

