

# CODE ANALYSIS

3 UNIT APARTMENTS - 35 YORK STREET  
PORTLAND, MAINE

## CODE ANALYSIS

**NFPA 101 Life Safety Code - 2009 Edition**  
(###) denotes if fully sprinkled - NFPA 13

Building Classification:	Chapter 30 - New Apartments (3,660 Gross sf) (3) 2 & 3-Bedroom Units
Construction Type:	V (000)
Hazard Classification:	Class B - Ordinary Hazard
Occupant Loads:	Residential 200 sf/occ. @ 3,660 sf net = 19 occ.
Dwelling Unit Separation Floors:	1 hour
Janitor, Mech, Stor Rating:	1 hour (none within unit if under 12sf)
Exit Stair Rating:	1 hour - 3 Stories or less @ exit enclosure
Minimum Stair width:	36" - less than 50 occupants
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
Maximum ht between landings:	12'-0"
Guardrail Height:	42"
Handrail height:	34-38"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D. less than 4"
Maximum baluster open space:	100' Unit to Stair Enclosure (200')
Max. Allowable Travel Distance:	75' within Unit to exit door (125')
Max. Allowable Common Path:	35' (50')
Max. Allowable Dead-End Corridor:	35' (50')
Minimum Egress Corridor Width:	36" - less than 50 occupants
Minimum Number of Required Exits:	2 per floor/unit; 1 if sprinkled and per 30.2.4.4
Minimum Horz Egress Enclosure rating:	1 hr.
Separation of exits:	0.5 the diagonal distance (.33 if fully sprinkled)
Panic Hardware:	Not Required - less than 50 total occupants
Minimum Egress Door Width:	36" (32" clear) Self-closing at rated assembly
Exit Lighting:	Required
Emergency Lighting:	Not Required (less than 11 units)
Fire Sprinkler System:	Required - NFPA 13R
Fire Alarm System:	Not Required (less than 11 units)
Portable Fire Extinguishers:	Not Required (less than 11 units)
Smoke Detector/Alarms:	Required at all sleeping & living areas (inter-connected within dwelling unit)
Carbon Monoxide Detectors:	Required at all egress areas & common areas Required outside of sleeping rooms and fuel-burning rooms
Classification of Finishes:	Class A at Exit Enclosures Class A or Class B at Lobbies and non-rated Corridors
City of Portland Compliance:	NFPA 1 & PFD Technical Standards

**International Building Code - 2009 Edition**  
(###) denotes if fully sprinkled - NFPA 13

Use Group Classification:	Residential (R-2) 3,660 gross sf (3) 2 & 3 Bedroom Units
Occupant Loads:	Residential 200 sf/occ. @ 3,660 net sf = 19
Tenant Separation Party Walls/Floors:	1 hour
Janitor, Mech & Storage Rooms:	1 hour
Building Limitations	7"
Construction Type:	VB Combustible/Unprotected/Sprinkled
Maximum Height:	3 Story/5'
Maximum Area / Floor:	12,000 sf
Height/Area Sprinkler Increases	Add 1 Story/10' and add 24,000 sf
Fire Resistance Design Criteria	None
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	1 hr. at unit separations
Penetrations @ Rated Assemblies:	Firestopping required per Section 713
Fire Separation Exits (Stairs):	1 hour
Dwelling Unit Separations:	1 hour at walls and floors
Exit Corridors:	1 hour (none)
Airne Draftstop Area:	3,000 sf maximum
Minimum Number of Exits:	2, except 1 per Unit if less than 20 occupants per Unit, 4 Units maximum per structure/building, and fully sprinkled (1021.1, Exception 4; 1021.2, IEBC 705.2 & NFPA 101)
Egress Windows:	Required per 1029 at Bedrooms above LED
Maximum Dead-End Corridor Length:	20' (50')
Maximum Common Travel Path:	75' (125')
Maximum Exit Travel Distance:	200' (250')
Minimum Stair/Corridor Width:	36" - less than 50 occupants
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36" - less than 50 occupants
Maximum Ramp Pitch:	1:12
Handrails & Guardrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Not Required
Fire Sprinkler System:	Required - NFPA 13R
Smoke Detection/Alarm System:	Required @ living & sleeping areas & storage - Interconnected within units
Exit Lighting:	Not Required in Units; required at egress areas
Emergency Lighting:	Required @ egress areas
Portable Fire Extinguishers:	Not Required; except by AHJ
Finish Surfaces Classification:	Class B minimum
Wall/Floor Separation Acoustic Rating:	STC 50 at units
Building Live Loads	100 psf (except 80 psf @ upper floor corridors)
Stairs:	40 psf
Apartments:	

## 2009 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC)

**MUBEC (Maine Uniform Building Energy Code)**  
**MINIMUM INSULATION VALUES**  
Per 2009 IECC, Table 402.1.1 and 402.1.3  
Chapter 4 - Residential Use

ZONE 6	R-VALUE	U-FACTOR	SHGC
Exterior wall*	21	0.047	
Basement Wall	19	0.53	NA
Ceiling Attic	49.0	0.026	NA
Ceiling-Cathedral	30.0	0.033	NA
Floor Joists	30.0	0.033	NA
Slab (24" band)	10.0	0.10	NA
Crawl Space (c)	10.0	0.10	NA
Doors - Opaque 1.42	0.70	NA	NA
Windows	2.86	0.35	0.40

(ci) = continuous insulation  
\*R-21 per performance criteria for existing buildings

# 3 UNIT APARTMENT BUILDING

135 YORK STREET

PORTLAND, MAINE  
CBL: 044 - A007001

PEERLESS INVESTMENT L.L.C.

## ABBREVIATIONS

## GENERAL NOTES

## MATERIALS

## SYMBOLS

## DRAWING INDEX

AFB	ABOVE FINISH FLOOR	HC	HANDICAP	S	SOUTH
ALUM or AL	ALUMINUM	HD WD	HEADWOOD	SAT	SUSPENDED ACOUSTICAL TILE CEILING
AMP	ACOUSTICAL WALL PANEL	HEF	HEADER	SC	SHOWER CURTAIN
BHT	BITUMINOUS	HWD	HARDWARE	SC	SCHEMATIC
BML	BENCH MARK	HM	HOLLOW METAL	SO	SECTION
BOF	BOTTOM	HCRZ	HORIZONTAL HEIGHT	SOEP	SUPPLEMENTARY GIPSUM BOARD CEILING SHEET
BEG	BEARING	ID	INSIDE DIAMETER	SOB	SHOWER PAN
BRK	BRICK	IN	INCHES	SP	SANITARY WAPIN DISPOSAL SPECIFICATIONS
C	CARPET	IN	INCHES	SUM	SUM
CB	CABINET	INSUL	INSULATION	SUP	SCUMBLE
CC	CORNER BOARD	INT	INTERIOR	SPC	SPORTS SURFACE
CH	CENTER TO CENTER	JNT or JT	JOINT	SO	STANDARD
CL	CONCRETE FLOOR	KEC	KITCHEN EQUIPMENT CONSULTANT	SS	STEEL
CLG	CEILING	KP	KICK PLATE	ST	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	L	LAVATORY	SV	SHEET VINYL
CONC	CONCRETE	LBP	LABEL (FIBER)	T	TEMPERED (GLASS)
CONF	CONCRETE	LNL	LINEL	TR	TRIM
CONSTR	CONSTRUCTION	LOC	LOCATION	TH	THICKNESS
CONTR	CONTRACTOR	LS	LOCKSET	TK	TOP OF
CT	CERAMIC TILE	M	MARBLE	TM	TOP OF MASONRY
DBL	DOUBLE	MAS	MASONRY	TOP	TOP OF WALL
DC	DOOR CLOSER	MAX	MAXIMUM	TCM	TOILET PAPER DISPENSER TYPICAL
DA	DIAMETER	MB	MARKER BOARD	TP	TRIM
DM	DIMENSION	MECH	MECHANICAL	TP	TRIM
DNA	DOES NOT APPLY	MFR	MANUFACTURER	VB	VAPOR BARRIER
DR	DOOR	MIN	MINIMUM	VCT	VINYL COMPOSITION TILE
DTL	DETAIL	MISC	MISCELLANEOUS	VERT	VERTICAL
DWG	DRAWING	MO	MASONRY OPENING	VWC	VINYL WALL COVERING
E	EAST	MR	MOP OPENING	W	WEST
EJ	EACH	MROB	MOISTURE RESISTANT GYPSUM BOARD	W/	WATER CLOSET
EA	EXPANSION JOINT	MEL	METAL	w/	WATER CLOSET
EL	ELEVATION	N	NORTH	WC	WOOD GLASS
ELEC	ELECTRICAL	NA	NOT APPLICABLE	WF	WOOD PANELING
ELEV	ELEVATOR	NC	NOT IN CONTRACT	WG	WOOD GRASS
EMHO	ELECTROMAGNETIC HOLD OPEN	NO	NOMINAL	WP	WOOD PANELING
EQ	EQUAL	NOM	NOMINAL	NTS	NOT TO SCALE
EW	EACH WAY	OA	OVERALL	OC	ON CENTER
EWIC	ELECTRIC WATER COOLER	OP	OUTSIDE PERIMETER	OP	OPENING
EXIST (or CE)	EXISTING	OPF	OPPOSITE	P	PAINT
EXT	EXTERIOR	P	PAIN	PE	PAINTED
FCS	FLOOR COATING SYSTEM	PF	PANIC BAR	PL	PLATE
FD	FLOOR FINISH	PL	PLATE	PLWD	PLYWOOD
FE	FIRE EXTINGUISHER	PL	PLATE	PN	PANEL
FF	FLOOR FINISH ELEVATION	PS	PASSAGE LATCH SET	PT & D	PT & D
FIN	FINISH	PT & D	PT & D	PIN	PARTITION
FIN FL or FF	FINISH FLOOR	RD	ROUGH OPENING	REF	REFER
FIN GR	FINISH GRADE	REB	REINFORCED	RENF	REINFORCED
FL	FLOOR	REQ'D	REQUIRED	RM	ROOM
FR	FIRE RATING	RO	ROUGH OPENING	RO	ROUGH OPENING
FRNG	FRAMING				
FT	FEET (FOOT)				
FV	FIELD VERIFY				
FWC	FABRIC WALL COVERING				
G	GRANITE				
GA	GALV				
GC	GENERAL CONTRACTOR				
GMB	GYPSUM WALL BOARD				

1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR WORK.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE CONDITION.
3. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
4. WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DETAILS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO DISTORT THE ACCURACY OF THE GRAPHIC SCALE INDICATED.
5. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A NEAT, SAFE, AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE BURNING IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE CONDITION AT THE END OF EACH WORK DAY.
6. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.
7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
8. ALL CEILINGS SHALL BE LEVEL TO A TOLERANCE OF 1/8" IN A 20'-0" RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE.
9. INSTALL SOLID BLOCKING AT WALL FRAMING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM AND HANDRAILS.
10. ALL GRAB BARS AND HANDRAILS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS. AT ANY POINT.
11. THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE OWNER AS PART OF AN ABBREVIATED SERVICES AGREEMENT, AND AS SUCH, DO NOT DELINEATE ALL ASPECTS OF THE WORK.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK INCLUDING, BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL DESIGN-BUILD ENGINEERING DISCIPLINES AND TRADES.
13. THE LOCATION OF ANY DOOR JAMBS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT PERPENDICULAR WALL.
14. ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
15. ALL NEW SHEETROCK IN WET AREAS SHALL BE MOISTURE-RESISTANT TYPE, UNLESS OTHERWISE NOTED.
16. ALL INTERIOR WALLS SHALL HAVE FULL-THICK ACOUSTICAL BATT INSULATION UNLESS NOTED OTHERWISE.
17. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK.
18. REFER TO THE ACCESSIBILITY DETAILS FOR AMERICANS WITH DISABILITIES ACT (ADA) AND MAINE HUMAN RIGHTS ACT (MHRA) CONSTRUCTION CRITERIA.
19. SEAL ALL PENETRATIONS AT FIRE RATED ASSEMBLIES IN ACCORDANCE WITH IBC SECTION 713 AND APPLICABLE UL ASSEMBLIES. PROVIDE ALL WITH MATERIAL SPECIFICATIONS SHEETS FOR EACH PRODUCT INCORPORATED IN THE WORK. SEE DETAIL 10 / A7.

	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	GRAVEL
	SOIL
	STUD PARTITION (EXISTING)
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSUM BOARD
	SUSPENDED ACOUSTICAL TILE
	BATT INSULATION
	RIGID INSULATION
	FINISH WOOD
	ONE HOUR RATED PARTITION
	TWO HOUR RATED PARTITION
	EXISTING PARTITION (SCREENED)
	NEW PARTITION

ROOM NUMBER  
DOOR NUMBER  
WINDOW NUMBER  
BUILDING SECTION  
WALL SECTION  
DETAIL  
CASEWORK ELEVATION  
INTERIOR ELEVATION  
VERTICAL ELEVATION  
PARTITION TYPE  
STRUCTURAL CENTERLINE

PROJECT LOCATION MAP

A-0 COVER SHEET-CODE ANALYSIS  
A-1 ELEVATIONS  
A-2 FIRST FLOOR PLAN & DOOR & WINDOW SCHEDULE  
A-3 SECOND FLOOR PLAN  
A-4 THIRD FLOOR PLAN  
A-5 BUILDING SECTIONS  
A-6 SECTIONS & DETAILS  
S-1 FLOOR FRAMING PLANS  
S-2 ROOF FRAMING PLAN  
S-3 DETAILS, SECTIONS & NOTES

STRUCTURAL ENGINEER:  
DANIEL GRANT, P.E.  
VILLAGE BUILDERS  
21 NEW PORTLAND ROAD  
GORHAM, MAINE 04038

BUILDING PERMIT SET

GRANT HAYS ASSOCIATES  
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STATE OF MAINE ARCHITECT  
MICHAEL F. HAYS  
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PROJECT NAME  
3 UNIT APARTMENT BUILDING  
135 YORK STREET  
PEERLESS INVESTMENT L.L.C.  
1 PORTLAND SQUARE  
PORTLAND, MAINE 04101

COVER SHEET

DATE 06 DEC 2017  
SCALE A/ NOTED  
DRAWN JAM/MFH  
JOB NO. -  
SHEET

AO  
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