201-203 State Street Condominiums

Portland, Maine

WALL TYPES

X2 — EXIST. LOAD BEARING BRICK WALL
SOLID 9" THICK WALL- REPOINT EXTERIOR AND EXPOSED INTERIOR SIDES OF PARTY WALL- EXCEEDS 1 HOUR ASSEMBLY REQ'D

X1 — FURRING OUT OF EXIST. BRICK EXT. WALL
2X3 MIN. @ 16" O.C.- HOLD OFF FURRING BY 3/4"
CLOSED CELL POLYURETHANE FOAM
NO VAPOR BARRIER
1/2" SHEETROCK

W1 TYP. INT. — INTERIOR WALL- TYP. U.N.O.
2X4 STUDS @ 16" O.C.
R-13 BATTS IN ALL PARTITIONS
M.R. SHEETROCK IN BATHROOMS
1/2" CEMENT BD. BEHIND TILE-TYP.

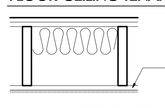
W2 1 HR. — STAIR ENCLOSURE WALL
2X4 STUDS @ 24" O.C.
R-13 SOUND ATTENUATION BATTS FRICTION FIT BETWEEN STUDS
RESIL. CHANNEL @ 24" O.C. HORIZ-ONE SIDE OF WALL ONLY
1/2" X 3" GWB FILLER STRIPS AT BOTTOM AND TOP PLATES IN LIEU OF RESILIENT CHANNEL.
5/8" TYPE 'C' GWB BOTH SIDES
UL #U311 STC 50

W3 — PLUMBING WALL/ MISC.
2X6 @ 16" O.C.
R-13 BATTS FOR SOUND

FLOOR-CEILING TENANT SEPARATION

1-HOUR RATED
UL #L514
STC-51*
IIC-70^

F1 1 HR.



1. FINISH VARIES
2. 3/4" SUBFLOOR
3. R-30 BATT INSULATION
4. MIN. 2X10 JOISTS @ 16" O.C. +/-
5. NEW RESILIENT CHANNEL* @ 24" O.C. MAX.
6. 5/8" TYPE 'C' GWB- 1-1/4" TYPE 'S' SCREWS END JOINTS BLOCKED WITH RES. CHANNEL
7. SCREW GWB INTO RESILIENT CHANNEL ONLY

* USG FIRECODE CORE CK-6412-4 OR EQUAL
^ USG RC-1 RESILIENT CHANNEL OR EQUAL

CLOSED CELL FOAM INSUL. ENTIRE RAFTER CAVITY- NO AIRSPACE (PLUMBING TO BE INSTALLED IN 2X4 FUR-DOWN)

R1 FOAM — SEE 7/1 SPECIFICATION (FOAM INSTEAD OF BATTS, FUR DOWN 3-1/2" BELOW EXIST. RAFTERS BEFORE RESILIENT CHANNEL)

R2 FOAM — ADD 2ND LAYER OF 5/8" TYPE 'C' GWB OVER 'F1' ASSEMBLY

FIRE RATING NOTES

ALL DUCTWORK (DRYER VENTS OR BATH/KITCHEN EXHAUST

MUST VENT THROUGH THE EXTERIOR WALL IN ONE OF THE FOLLOWING METHODS:

1. DUCTWORK MUST RUN UNDERNEATH THE FIRE RATED ASSEMBLY AND NOT PENETRATE THROUGH IT- ADD SEPARATE FRAMING AND DRYWALL TO ENCLOSE DUCT ONLY AFTER RATED ASSEMBLY IS COMPLETE.

2. A 1 HR. RATED UL LISTED FIRE DAMPER MUST BE INSTALLED IN-LINE WHERE THE DUCT PENETRATES INTO THE FIRE RATED ASSEMBLY

FLOOR/CEILING ASSEMBLY

ALL PENETRATIONS THROUGH TOP/BOTTOM WD. PLATES BETWEEN TENANTS MUST BE SEALED WITH FIRE CAULK, THERMAFIBER INSUL. OR 5/8" SHEETROCK TO PREVENT THE SPREAD OF FIRE ACROSS FIRE RATED ASSEMBLIES AND BETWEEN UNITS.

FIRE BLOCKING IS NECESSARY FOR ALL WALLS AT EACH FLOOR- (TYP.) THIS SHALL BE ADDED WHERE EXIST. STUDS RUN CONTINUOUS FOR TWO LEVELS

ALL ELEC./PLUMBING CHASES SHALL BE SEALED AT EVERY LEVEL (TYP.) WITH FIRE CAULK OR STUFFED WITH THERMAFIBER INSULATION

CODE INFORMATION

WESTBROOK LAND USE ORDINANCE
ZONE: B3
ZONED HEIGHT LIMIT: 85'
EXIST. BUILDING HT. ABOVE AVG. GRADE: 38'-0"
NEW BUILDING SQUARE FOOTAGE (HEATED AREA ONLY):

FIRST LEVEL:	2,145 SF
SECOND LEVEL:	2,158 SF
THIRD LEVEL:	1,468 SF
TOTAL SQ. FT. FOR ABOVE GRADE LEVELS:	5,771 SF
UNIHABITABLE BASEMENT:	2,145 SF
TOTAL SQ. FOOTAGE FOR APARTMENTS ONLY	5,540 SF
TOTAL SQ. FOOTAGE FOR EGRESS STAIR ONLY	231 SF

PROJECT DESCRIPTION:
THE EXISTING BUILDING, BUILT AS A DUPLEX IN 1855 IN THE ITALIANATE STYLE WITH 9" THICK SOLID BRICK EXTERIOR WALLS REMAINS AS THE INTACT SHELL FOR THIS SUBSTANTIAL REHABILITATION/RENOVATION. THE EXTERIOR IS TO BE REHABILITATED BACK TO ITS ORIGINAL 19TH CENTURY CONDITION, WHILE THE INTERIOR WILL BE GUTTED AND REWORKED TO BE A SEVEN UNIT CONDOMINIUM

CURRENT BUILDING CODE: I.B.C.(INTERNATIONAL BUILDING CODE) 2003
NFPA 101- LIFE SAFETY CODE- 2006

CODE SUMMARY
CONSTRUCTION TYPE (EXISTING) TYPE 3B/TYPE 5B
CONSTRUCTION TYPE (NEW)- TYPE 5B: NO SIGNIFICANT STRUCTURAL REPAIR IS WARRANTED ON THE EXTERIOR. MAJOR RENOVATION IS PROPOSED FOR THE INTERIOR WITH UNPROTECTED WOOD BEARING WALLS BEING ADDED AND SIGNIFICANT REPAIR OCURRING AT EACH FLOOR SYSTEM

USE GROUP CLASSIFICATION: R-2 (MULTI-FAMILY W/ SHARED EGRESS ROUTES)
OCCUPANT LOAD: 1 PER 200 SF: 28 PERSONS
THIRD FLOOR ONLY: <1400 SF: 7 PERSONS
BUILDING IS FULLY SPRINKLERED, INCLUDING BASEMENT

MEANS OF EGRESS REQUIREMENTS: STAIRWAY SHAFT
36" WIDE EGRESS PATHWAYS
CONTINUOUS HANDRAILS REQ'D BOTH SIDES OF EGRESS ROUTE
3'-0" WIDE DOORS-MIN.
SINGLE MEANS OF EGRESS WITH 1 HR. SEPARATION:
1 HR. FIRE SEPARATION FOR SHAFT WALLS | UL #U311: 1 HR. RATED
1 HR. SMOKE SEPARATION FOR SHAFT WALLS |
1 HR. RATED, SELF CLOSING DOORS
1 HR. TENANT SEPARATION: EXISTING 9" THICK BRICK WALLS
1 HR. TENANT SEPARATION: FLOOR-CEILING UL #L514

MAINE STATE LAW- TITLE 25: EGRESS REQUIREMENTS: NFPA 2006 AND EVERY SLEEPING ROOM SHALL HAVE SECOND MEANS OF ESCAPE

NFPA 24.2.2.3: IF APPROVED EGRESS WINDOW IS LOCATED ABOVE 20' FROM GRADE, ACCEPTED SECOND MEANS OF ESCAPE IS AN EXTERIOR BALCONY ACCESSED THROUGH EGRESS WINDOW FROM EVERY SLEEPING ROOM. EVERY OPENING WITHIN 10' OF THIS BALCONY SHALL BE PROTECTED WITH A SPRINKLER HEAD

EXISTING EXTERIOR DOORS TO REMAIN PER HISTORIC COMMITTEE REVIEW

CODE SUMMARY: FIRE ESCAPE STAIRS/PLATFORM

BUILDING IS FULLY SPRINKLERED, INCLUDING BASEMENT

NFPA 7.2.8.4.1(a): GOVERNING FIRE ESCAPE DIMENSIONS (>10 OCCUPANTS)
MIN. WIDTH: 18"
MAX. RISER HT. 12"
MAX. RISER HT. 6"
MIN. NOSING PROJ.: N/A
ACCESS TO ESCAPE: EGRESS WINDOW SIZE (5.7 SF)
LEVEL OF ACCESS OPENING: NO MORE THAN 12" ABOVE FLOOR
LANDING DIMENSIONS: 22" IN ANY DIRECTION

NFPA 30.3.4.2.2 NO FIRE CALL IS REQ'D
NFPA 30.3.4.1.3 NO FIRE ALARM SYSTEM IS REQ'D
NFPA 30.2.6.2 MAX TRAVEL DISTANCE WITHIN UNIT TO UNIT ENTRANCE DOOR: 125'
DESIGN: 57' MAX.
NFPA 30.2.6.3 MAX TRAVEL DISTANCE FROM UNIT ENTRANCE DOOR TO EXIT- 200'
DESIGN: 52' MAX.

FIRE RATED ASSEMBLIES

1-HOUR FIRE RATED WALL ASSEMBLY- STAIR SEPARATION

UL #U311: 5/8" THICK TYPE 'C' GWB INSTALLED HORIZ. OR VERT., AND NAILED TO STUDS AND BRG. PLATES WITH 6d CEMENT-COATED NAILS 1-7/8" LONG SPACED 7" O.C.- (ONE SIDE)
(OTHER SIDE) 5/8" GWB SCREWED TO RESILIENT CHANNELS @ 24" O.C. MAX W/ 1-1/4" TYPE S SCREWS
2X4/2X6 WOOD STUDS @ 24" O.C.
SOUND ATTENUATION BATTS INSTALLED BETWEEN STUDS
STUD CAVITIES FIRE BLOCKED AT EACH LEVEL AS NECESSARY
1/2" X 3" GWB FILLER STRIPS AT BOTTOM AND TOP PLATES IN LIEU OF RESILIENT CHANNEL.

1-HOUR FLOOR-CEILING FIRE RATED ASSEMBLY

UL #L514: 5/8" THICK TYPE 'X' GWB INSTALLED LENGTH PERP. TO RESILIENT CHANNELS @ 24" O.C. MAX. - USE 1-1/4" TYPE S SCREWS TO ATTACH PANELS TO CHANNELS
3" SOUND ATTENUATION BATTS-MIN.
FLOOR TO BE 1" NOMINAL WD. SUBFLOOR
ADD SOLID BLOCKING AT ALL MIDSPAN

GENERAL NOTES

THE DRAWINGS INCLUDED IN THE FOLLOWING SHEETS ARE INSTRUCTIONS FOR CONSTRUCTION. ANY DEVIATIONS FROM THESE DRAWINGS IN ANY WAY SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL. IF SUCH DEVIATIONS OCCUR WITHOUT SUCH APPROVAL, IT WILL BE AT THE SOLE RISK OF THE CONTRACTOR, THEREBY REMOVING RESPONSIBILITY FROM THE ARCHITECT FOR THESE DEVIATIONS.

NOTIFY ARCHITECT OF ANY CONDITIONS THAT VARY FROM THOSE DRAWN OR NOTED IN THIS DRAWING SET. ARCHITECT WILL SUBMIT SUPPLEMENTAL MATERIAL DOCUMENTING THIS CONDITION AND DEFINING A REVISED STATEGY TO ADEQUATELY ADDRESS IT.

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201-203 State Street Condominiums
Condominium Conversion, Portland, Maine

december 18, 2009

▶ COVER & CODE INFORMATION

DRAWING LIST:

L-1 PLOT PLAN
D1 DEMOLITION PLANS
A1 FIRST FRAMING/BSMT.PLAN
A2 SECOND FRAMING/FIRST PLAN
A3 THIRD FRAMING/SECOND PLAN
A4 ROOF FRAMING/THIRD PLAN
A5 BUILDING ELEVATIONS
A6 BUILDING SECTIONS/DETAILS
A7 DETAILS
E1 ELECTRICAL PLANS (LEVEL B/1)
E2 ELECTRICAL PLANS (LEVEL 2/3)

G1