LOCUS MAP

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.
2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.
5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.
7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.
8. DO NOT SCALE FROM THE DRAWINGS.
9. PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. NOTE THAT FIRE RESISTANCE RATGIN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.
3. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.
5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
6. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
8. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
9. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE.
2. DECK AND STAIR LOADS:
   A. FLOOR FRAMING AND STAIRS 100 PSF
   B. LATERAL LOAD ON RAILINGS - 200 POUNDS OR 50 POUNDS PER LINEAL FOOT ANY DIRECTION.
3. SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF.
   ON AN UNHEATED STRUCTURE (THE DECK) OR
   IN A VENTILATED COLD ROOF STRUCTURE (THE MAIN ATTIC).
   NET FLAT ROOF SNOW LOAD IS 46.2 PSF.
4. WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-02 CHAPTER 6

BASIC WIND SPEED, 3 SECOND GUST	100 mph
IMPORTANCE FACTOR Iw	1.0
EXPOSURE CATEGORY	C
BUILDING CLASSIFICATION	II
BASIC WIND PRESSURE	20 psf
COMPONENT AND CLADDING PRESSURE	+22.7, -35.8 psf

SEISMIC LOAD: IBC SECTION 1615.0, EARTHQUAKE DATA PER SECTIONS 1616.3:

SEISMIC USE GROUP	II
OCCUPANCY IMPORTANCE FACTOR, Ie	1.0
SHORT-PERIOD ACCELERATION Ss	0.314
1.0 SECOND ACCELERATION S1	0.077g
SITE CLASSIFICATION SOIL TYPE	D
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER Fa	1.55
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER Fv	2.40
SHORT PERIOD ACCELERATION (ASCE 9.4.1.2.4-1, Sms)	0.486g
1.0 SECOND ACCELERATION (ASCE 9.4.1.2.4-1, Sm1)	0.184g
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC.	0.324g, SDC B
1.0 SECOND DESIGN SPECTRAL RESPONSE ACC.	0.123g, SDC B

FOUNDATION REQUIREMENTS and EXCAVATION STABILITY

1. NO GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED AT THIS SITE. NOTIFY ENGINEER DURING EXCAVATION SO THAT ENGINEER MAY OBSERVE SOIL CONDITIONS ENCOUNTERED ONSITE. ENGINEER MAY ELECT TO REQUIRE SOIL INVESTIGATION BY A GEOTECHNICAL ENGINEER.
2. PROOF ROLL EXISTING UNDISTURBED SOIL PRIOR TO PLACING FOUNDATION BACKFILL OR CONSTRUCTION FOOTINGS. PROOF ROLLING SHOULD CONSIST OF A MINIMUM OF THREE PASSES IN A NORTH-SOUTH DIRECTION AND THEN THREE PASSES IN AN EAST-WEST DIRECTION USING A VIBRATORY PLATE COMPCTOR.
3. FOR FROST PROTECTION, BACKFILL FOOTINGS WITH FOUNDATION BACKFILL HAVING A MAXIMUM PARTICLE SIZE LIMITED TO 6 INCHES. THE PORTION PASSING THROUGH A 3-INCH SIEVE SHALL MEET THE GRADATION SPECIFICATIONS OF MDOT SPECIFICATION 703.06, TYPE F.
4. FOUNDATION BACKFILL SHOULD BE PLACED IN 6 TO 12-INCH LIFTS AND SHOULD BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 301 AND 318.
2. FOUNDATION CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. PROVIDE BATCH TICKETS TO ENGINEER FOR REVIEW.
3. SLAB CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SLAB CONCRETE WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A185. PROVIDE A 15-MIL STEGOWRAP VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE. OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT. .
4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY AND BY THE ENGINEER.
5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST OR DEBRIS.
6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301.
7. PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS IN CONCRETE.
8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH	3 INCHES
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	1 1/ 2 INCHES <#6 BARS 2 INCHES #6 OR GREATER

9. CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.
10. PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER.
11. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY TO PREVENT UNEVEN LATERAL LOADING.

ROUGH CARPENTRY MATERIALS

1. DIFFERING LUMBER AND COMPOSITE LUMBER MATERIALS ARE SPECIFIED AT VARIOUS LOCATIONS. MATERIAL GRADES SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES:

PERIMETER SILLS (WALL SILLS):	PRESSURE-TREATED SOUTHERN YELLOW PINE, SUITABLE FOR GROUND CONTACT PLACED ON TOP OF CONCRETE.
EXPOSED FINISH TIMBERS: (EXPOSED EXTERIOR POSTS)	PRESSURE-TREATED SOUTHERN YELLOW PINE.
PRESSURE-TREATED LUMBER:	SOUTHERN YELLOW PINE NO. 1 GRADING
COMPOSITE LUMBER:	VERSA-LAM BY BOISE-CASCADE, Fb=3,100 psi, E=2000ksi (INTERIOR FRAMING AS NOTED). ANTHONY POWER-PRESERVED BEAMS FOR EXTERIOR USE.
CONVENTIONAL LUMBER:	S-P-F-s NO. 2 OR BETTER

2. ALL LEDGER BOLTS EXTENDING THROUGH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL.
3. ALL LUMBER AND TIMBER FRAMING MATERIAL SHALL BE STORED IN A PROTECTED, DRY AREA OFF OF THE GROUND AND GROUND FLOOR SURFACES. STORE MATERIAL OUT OF DIRECT SUNLIGHT TO PREVENT DIFFERENTIAL DRYING AND WARPING.
4. JOIST HANGERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, INC. WHERE NOTED. HANGERS SHALL BE STAINLESS STEEL, ATTACHED WITH STAINLESS STEEL 10d x 1 1/2" HANGER NAILS INSTALLED IN PREDRILLED HOLES AS REQUIRED OR DIRECTED BY ENGINEER. REFER TO PLAN SHEETS AND SCHEDULE FOR HANGERS AND LOCATIONS.
5. REFER TO STRUCTURAL DRAWINGS FOR APPROPRIATE SELF-DRIVING FASTENERS, EITHER MANUFACTURED BY FASTENMASTER, INC. OR BY GRK, INC. INSTALL FASTENERS AS INDICATED ON DRAWINGS.
6. DO NOT NOTCH JOISTS IN THE MIDDLE-THIRD OF THEIR SPANS, AND PROVIDE TAPERED CUTS AT ENDS OF JOISTS WHERE NOTED, TO PREVENT SPLITTING OF LUMBER AT STRESS CONCENTRATION POINTS.
7. FLOOR SHEATHING SHALL BE ADVANTEK SHEATHING, IN THICKNESS INDICATED ON DRAWINGS. GLUE AND NAIL FLOOR DECKING TO SHEATHING AS NOTED. PROVIDE 1 / 8 " SPACING BETWEEN SHORT ENDS OF PANELS AS REQUIRED BY MANUFACTURER.

CONTRACTOR SCOPE OF WORK
WORK OUTLINED & DESCRIBED TO BE COMPLIANT W/ALL MAINE BUILDING CODES/REGULATIONS APPLICABLE TO VARIOUS TRADES. CONTRACTOR TO ALERT ARCHITECT/ENGINEER/OWNER TO ANY EXISTING CONDITIONS DEVIATING FROM THE CONDITIONS DESCRIBED HEREIN. ALL CONTRACTORS TO COORDINATE REQUIRED INSPECTIONS & TRADE-SPECIFIC PERMITS W/THE CITY OF PORTLAND.

CARPENTRY/GENERAL
-INSTALL (3) NEW DORMERS ON THIRD FLOOR TO INCLUDE EGRESS WINDOWS, INSULATION, FLASHING, ROOFING, ETC. PER PLANS. PATCH, REPAIR, PAINT SURROUNDING WALLS/ROOF/FLOOR OF ADJACENT AREAS DISTURBED BY CONSTRUCTION TO MATCH SURROUNDING, TYP.
-CONTRACTOR TO ALERT ARCHITECT/STRUCTURAL ENGINEER 48-HOURS IN ADVANCE OF WORK TO OBSERVE/VERIFY EXISTING CONDITIONS ONCE WALL/ROOF IS/ARE OPENED.
-CREATION OF NEW IN-UNIT LAUNDRY CLOSET FOR THIRD FLOOR AS OUTLINED PER PLANS.
-CREATE FIRE RATED HALLWAY ON SECOND FLOOR & NEW ENTRANCE TO LIVING ROOM IN SECOND FLOOR UNIT TO ACCOMODATE CODE-COMPLIANT EGRESS HALL FROM THIRD FLOOR THROUGH NEW COMMON SECOND FLOOR HALL, DOWN & OUT OF BUILDING TO STREET & FIRST FLOOR.
-REWORK TOP LANDING OF SECOND FLOOR STAIR TO CREATE LANDING EQUAL TO EXISTING STAIR CLR WIDTH. WORK TO INCLUDE CREATING NEW SOFFIT AT FIRST FLOOR CEILING BELOW NEW LANDING. ALL WORK TO INCLUDE APPROPRIATE FIRE BLOCKING, SEALING PER IBC (COMMERCIAL BUILDING CODE)
-INSTALL RATED FIRE DOORS ON INTERIOR DOORS TO ALL UNITS & BASEMENT PER PLANS
-REPAIR/FILL HOLE IN FLOORS FROM REMOVED RADIATOR RISER IN SECOND FLOOR HALLWAY.
-ADD ALTERNATE QUOTE FOR FABRICATION/INSTALLATION OF ALUMINUM SILL PAN FLASHING W/INTEGRATED DRIP EDGE FOR ALL EXTERIOR WINDOWS.

MECHANICALS/SPRINKLER
-INSTALL DUCTLESS MINI-SPLIT HEAT PUMP WHICH MEETS EFFICIENCY MAINE'S HOME ENERGY SAVINGS PROGRAM REBATE ELIGIBILITY CRITERIA. (MIN HSPF=12) FOR THIRD FLOOR UNIT
-PROVIDE BACK-UP ELECTRIC RESISTANCE BASEBOARDS IN (2) BEDROOMS, & LIVING ROOM CONNECTED TO THIRD FLOOR PANEL
-ADD SPRINKLER HEADS OVER BOILERS IN BASEMENT AS REQ. PER CODE

ELECTRICAL
-INSTALL NEW ELECTRIC METER FOR 3RD FLOOR UNIT & CONNECT TO EXISTING THIRD FLOOR PANEL
-INSTALL NEW ELECTRIC METER FOR BUILDING'S COMMON ELECTRICAL LOADS & SEPERATE COMMON LOADS FROM EXISTING PANELS TO HOUSE METER
-INSTALL NEW OUTLET FOR WASHER/DRYER ON THIRD FLOOR
-INSTALL (2) NEW MOTION-ACTIVATED LIGHT AT OAKDALE STREET ENTRANCE & FALMOUTH STREET ENCLOSED PORCH

PLUMBING
-INSTALL NEW WATER LINE FOR WASHER ON THIRD FLOOR
-ADD HEAT PUMP HOT WATER HEATER WHICH MEETS EFFICIENCY MAINE REBATE REQ., TO SERVICE THIRD FLOOR UNIT, INCLUDE ELECTRICAL HOOKUP, AS REQ.
-REMOVE EXISTING HOT WATER RADIATORS IN THIRD FLOOR UNIT.
-RELOCATE SECOND FLOOR RADIATOR IN HALLWAY TO LIVING ROOM, SWAPPING OUT EXISTING SMALLER UNIT ADJACENT TO HALLWAY IN LIVING ROOM W/LARGER RADIATOR FROM HALL. REMOVE RISER IN NEW HALL FROM OLD RADIATOR.
-PROVIDE ADD ALTERNATE QUOTE FOR SEPERATION OF WATER METERS FOR UNITS

DESCRIPTION - STC 50 PER CERTAINTEED TEST, WHI ST-2
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-2x4 WOOD STUDS SPACED MAX. 16. O.C. FILL W/3 1/2" FIBER GLASS INSULATION
-INTERIOR SURFACE RESILIENT CHANNEL
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

DESCRIPTION (INTERIOR TO EXTERIOR)
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-2x6 WOOD STUDS SPACED
-GREEN FIBER 765 FILLED TO 3.5# PER CUBIC FOOT PER STANDARD INSTALL INSTRUCT.
-ADVANTECH SHEATHING, TAPE EDGES AND PENETRATIONS, TYP.
-1x4 WOOD STRAPPING AS RAIN SCREEN RUN VERT.
-SIDING TO MATCH EXISTING.
-PROVIDE SOLID BLOCKING @ MID-HEIGHT, TYP.

PROVIDE DOUBLE TOP PLATE FOR ALL INTERIOR, EXTERIOR, PLUMBING AND BEARING WALLS

(A) WALL ASSEMBLY DETAIL
1 1/2" = 1'-0"

(B) WALL HEADER DETAIL
1 1/2" = 1'-0"

1 A101 SIM	SECTION DETAIL	1 A101 SIM	SECTION
1 View Name 1/8" = 1'-0"	VIEW TITLE	1	REVISION
Name Elevation	ELEVATION	Room name 101 150 SF	ROOM NAME, NUMBER & SF
101	DOOR TAG		SPOT ELEVATION
1t	WALL TAG	1t	WINDOW TAG
℄	CENTERLINE		NORTH SYMBOL
SD	SMOKE/CO DETECTOR		1-HOUR RATED WALL

(1) Keynote Legend
1/4" = 1'-0"

ABBREVIATIONS
ADA | Americans with disabilities act
AFF | Above finish floor
DWG | Drawing
EL | Elevation
GA | Gauge
GWB | Gypsum wall board
EQ | Equal
GPF | Gallons per flush (toilets)
FE | Fire extinguisher
HVAC | Heating, ventilation and air conditioning
LM | Lumens
MIN | Minimum
NTS | Not to scale
PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
UNO | Unless noted otherwise
R-Value | Thermal resistance
RCP | Reflected ceiling plan
SHG | Solar Heat Gain
SF | Square foot
SIM | Similar
STRUCT. | Structural
T.O. | Top of
TYP. | Typical
VIF | Verify in field
VT | Visual transmittance, a measurement of transparency/translucency
WC | Water closet, otherwise known as a bathroom

ADDRESS: 61 FALMOUTH STREET
CBL: 116 D022001
LOT SIZE: 5,438 SF
BUILT: 1910
STORIES: 3
UNSPRINKLERED

DESCRIPTION: LEGAL 2-UNIT W/NON-CONFORMING THIRD FLOOR ON CORNER LOT. CHANGE OF USE TO 3-UNIT TO INCLUDE NEW DORMER AT EXISTING REAR STAIR TO IMPROVE HEAD HEIGHT TO 7'-0", CONSTRUCT DORMERS IN BEDROOM(S) ON THIRD FLOOR TO ADD EGRESS WINDOWS, & REVISION TO SECOND FLOOR STAIR/HALL TO CREATE FIRE-RATED CORRIDOR FOR IMPROVED EGRESS FROM/TO SECOND AND THIRD FLOOR UNITS. NEW FIRE DOORS ALL UNITS.

ZONING
-ZONE: R-5
-MIN. LOT SIZE: 6,000 SF
-STREET FRONTAGE: 50'-0"
-MIN. WIDTH: 20'-0"
-FRONT SETBACK: AVERAGE DEPTH
-REAR YARD: 20'-0"
-SIDE SETBACK: 14'-0" FOR 2.5 STORY BUILDING CUMULATIVE
-ACCESSORY STRUCT. UNDER 144 SF: 5'-0"
-MAX. LOT COVERAGE: 40%
-MAX HEIGHT: 35'-0"
-MAX. HEIGHT OF ACCESSORY STRUCT: 18'-0"
-MAX. # OF UNITS: 6
MINIMUM DWELLING UNIT SIZE: 600 SF
-NO OPEN STAIRWELLS OR FIRE ESCAPES
-FIRST FLOOR ENTRY PORCH SHALL NOT EXCEED 50 SF OR PROJECT FROM THE BUILDING MORE THAN 6'-0"

NFPA 101
-CHAPTER 31: EXISTING APARTMENT BUILDINGS
-OPENNESS: LONG SIDE OF A BALCONY SHALL BE AT LEAST 50% OPEN (7.5.3.2)
-EXISTING WALLS IN GOOD CONDITION W/LATH AND PLASTER, GWB OR MASONRY UNITS CAN PROVIDE SATISFACTORY PROTECTION FOR 1-HOUR FIRE RESISTANCE (A-7.1.3.2.1(2))

Sheet List	
#	Name
T-1	TITLE
D-1.1	FIRST & SECOND FLOOR EXISTING/DEMO PLANS
D-1.2	THIRD & ROOF EXISTING AND DEMO PLANS
A-1.1	SECOND, THIRD & ROOF PLANS
A-2.1	EXISTING ELEVATIONS
A-2.2	ELEVATIONS
A-3.1	SECTIONS
S-1.1	STRUCT. NOTES
S-1.2	FRAMING & DETAILS

IBC
-USE: R-2
-CONSTRUCTION TYPE: VB (STICK FRAME)
-MIN. CLEAR DOOR OPENING WIDTH W/DOOR OPEN AT 90 DEGREES: 32" (IBC 1008.1.1)
-DOOR OPERATION: DOOR MUST BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.1.9).
-STAIR RISER AND TREAD DEPTH: NO GREATER THAN 7" RISE AND TREAD DEPTH OF 11" (1009.4.2)
-ENCLOSURES UNDER STAIRS: NO USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS IS PERMITTED (1009.6.3)
-HANDRAIL HEIGHT: BETWEEN 34"-38" AFF (1012.2) AND (1013.2)
-HANDRAIL SHAPE: HANDRAIL SHALL MEET IBC 1012.3 TYPE 1 (1012.3.1)
-CONTINUITY OF HANDRAIL: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS W/OUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS (1012.4)
-HANDRAIL CLEARANCE: CLEAR SPACE BTW HANDRAIL AND WALL SHOULD BE MIN OF 1.5" (1012.7)
-GUARD: GUARD AT LANDING OR BALCONY, MIN. 42" AFF.
-OPENINGS IN GUARDS: NO OPENINGS GREATER THAN 4 3/8" SPHERE CAN PASS, NO TRIANGULAR OPENING GREATER THAN CAN PASS A SPHERE OF 6" AT TREAD/RISER (1013.3)
-EGRESS THROUGH INTERVENING SPACES: EGRESS SHALL NOT PASS THROUGH KITCENS, STORAGE ROOM, CLOSETS OR LEAD THROUGH OTHER SLEEPING AREAS, TOILETS OR BATHROOMS (1013.2)
-EXIT TRAVEL DISTANCE: 200'-0" (IBC-1016.1)
PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. NOTE THAT FIRE RESISTANCE RATGIN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED
-DOOR RATING, CORRIDOR: 20-MIN. (715.4)

IECC (402.1.1)
-CLIMATE ZONE: 6
-U-FACTOR: 0.35
SKYLIGHT U-FACTOR: 0.6
-CEILING/ROOF: R-49 OR R-30 FOR CEILING W/OUT ATTIC SPACE (402.2.2)
-WALL: R-20
-BASEMENT WALL: 15/19
-SLAB: 10, 4'-0"

(C) Site Plan
1/8" = 1'-0"

LICENSED ARCHITECT
TRACIE J. REED
No. 4139
STATE OF MAINE

Reviewed for Code Compliance
Inspection Division
Approved as Noted
Date: 12/29/17

61 FALMOUTH STREET

RENOVATION OF EXISTING TWO UNIT BUILDING W/NON-CONFORMING THIRD UNIT

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No.	Description	Date

TITLE

Project No.	17-14_61 Falmouth ST
Date	10.07.17
Drawn by	TJR
Checked by	TJR

T-1

Scale: As indicated

10/17/2017 6:22:40 AM