ENERGY TYPE OF CONSTRUCTION - CONSTRUCTION TYPE FIRE RATINGS OF ASSEMBLIES EXTERIOR WALLS - 0 HR. INTERIOR WALLS - 0 HR. RESIDENTIAL UNIT SEPARATION WALLS- I HR IST FLR CEILING / 2ND FLOOR - I HR ROOF - 0 HR <u>GENERAL</u> .--Ņ Ċ 1. ALL JOINTS AND PENETRATIONS SHALL BE CAULKED, GASKETED, OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL 2. COMPONENT R-VALUES & U-FACTORS SHALL BE LABELED AS CERTIFIED. 3. INSULATION SHALL BE INSTALLED ACCORDING TO MFRS. INSTRUCTIONS, AND IN A MANNER THAT ACHIEVES THE REQ'D R-VALUE 4. STAIR, ELEVATOR SHAFT VENTS, AND OTHER OUTDOOR INTAKE AND EXHAUST OPENINGS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS. 5. RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING ENVELOPE SHALL BE TRYPE IC RATED AS MEETING ASTM E283, AND SEALED OR CAULKED. THIS PLAN IS DESIGNED TO COMPLY WITH MAINE BUILDING AND ENERGY CODE, 2009 IBC, 2009 NFPA, ADA, 2009 IEBC AND 2009 IECC ALL OTHER CODES SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR ALL MECHANICAL/PLUMBING/ELEVATRICAL DESIGN BY OTHERS CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK SECOND FLOOR (3) APARTMENTS HAVE ONE EGRESS THAT LEADS DIRECTLY OUTSIDE DETECTION AND EXTINGUISHMENT SPRINKLER SYSTEM - 13R AT FIRST FLR, 13D AT APARTMENTS FIRE PROTECTION - SMOKE ALARM SYSTEM PER CITY REQMTS CARBON MONOXIDE - AS REQUIRED BY CODE THESE PLANS ARE INTENDED TO COMPLY 2009 IEBC LEVEL 3 ALTERATIONS CHAPTERS 6, 7, 8 CHAPTER 10 - ADDITIONS CODE THE EXISTING EGRESS STAIR (TO REMAIN) WILL HAVE HANDRAILS ON BOTH SIDES AND IHR RATED DOORS ALL BEDROOMS IN THE APARTMENTS ARE PROVIDED WITH EGRESS WINDOWS THIRD FLOOR (1) APARTMENT HAS AN INTERIOR STAIR TO THE SECOND FLOOR. ITS EGRESS AT THE SECOND FLOOR LEVEL LEADS DIRECTLY TO THE OUTSIDE 3RD FLR ADDITION TOTAL S.F. USE AND OCCUPANCY CLASSIFICATIONS FLOOR AREAS: FIRST FLOOR = 3,950 s.f. SECOND FLOOR = 4,257 s.f. THIRD FLOOR = 2,544 s.f. <u>EGRESS</u> -FIRST FLOOR HAS ONE EXISTING EGRESS TO REMAIN WITH REVISIONS AND ADDED ADA RAMP TOTAL S.F. = 10,751 S.F BUILDING USE IS: (USE TO REMAIN AS IS) FIRST FLOOR - MERCANTILE SECOND & THIRD FLOORS - RESIDENTIAL R ROOF EXTERIOR WALLS FENESTRATIONS NFPA CODE NOTES: CODE STANDARDS: NOTES REVIEW CODE -Windows, New: U-0.35, shg-0 exist. may remain -Doors, New: U-0.25 exist may remain New -R49, Exist.- Fill Voids New -R21, Exist.- Fill Voids STUDY: ZONE RESIDENTIAL R-2 (4 APARTMENTS) 1,000 S.F MITH THE shg-0.38 ROOF SYSTEM: Trusses/Rafters as Indicated Sheathing as Indicated (\frac{5}{8}") 15# Underlayment 1ce \$ Water Shield at Eaves/Valleys 235# Architectural Asphalt Shingles a EXTERIOR WALLS: 2x Studs as Indicated (16"oc) Zip Wall Sheathing (76") Siding/Finish as Indicated INTERIOR FINISHES: ½" Gypboard or As Indica: At Walls/Ceilings Flooring As Indicated Paint/Stain As Indicated VENTILATION: Soffit - 2"Contin. Ridges - Contin. S Circulation Vents E FLOOR SYSTEM: Existing Joists & Subfloor Additional Framing As Indicated 3/4" T&G Advantech Subflooring / Note: Items not Indicated Shall be Per Contract/Developer and Applicable Codes BEAMS/HEADERS: As Noted INSULATION: Refer to Energy Codes Notes INTERIOR WALLS: 2x4 Studs @ 16"00 <u>ARCHITECTURAL</u> Gypboard as Indicated SPECIFICATIONS: 5'-0" min. 3ft clr SECTION VIEW OF RAMP scale: 3/8'=1'-0" SAMPLE LAYOUT PORTLAND, MAINE 1576 FOREST AVE. ACCESSIBLE RAMP DETAILS N.T.S. At Landing 5'-0" Min. LEVEL ELEVATION DIMENSIONS N.T.S. NOTE: RAILS ARE REQUIRED WHEN THE RISE IS GREATER THAN 6 INCHES CROSS SECTION VIEW scale: 3/8'=1'-0" ELEVATION VIEW OF scale: 3/8'=1'-0" - 1½"φ SCH40 · 4" × ¼" Kick Plate 1½"Φ SCH80 Posts 유 (See Elev.) (See Elev.) 1½"\$ SCH40 Mid Rail 74" × ¼" Kick P Welded To Post Adjacent to Drop-offs 17"-25" 2'-10" Extend Rail At End of Slopes, Typ. Summer of the second se STE OF MAN ISSUED FOR PERMIT 11/10/16 Man Street Gorham, Maine 04038 207.839.0980 Moran's Market Renovation 1576 Forest Ave. Portland, Maine COVER SHEET LIFE SAFETY PLAN FIRE BLOCKING/PENETRATION IST FLOOR PLAN 2ND FLOOR PLAN 3RD FLOOR PLAN ROOF PLAN ELEVATIONS ELEVATIONS BLDG SECTIONS FOUNDATION PLAN FOUNDATION DETAILS FRAMING PLANS MacLeod Structural Engineers, PA Cover Sheet

SINGLE USER TOILET ROOM

ACCESSIBLE N.T.S.

RESTROOM DETAILS