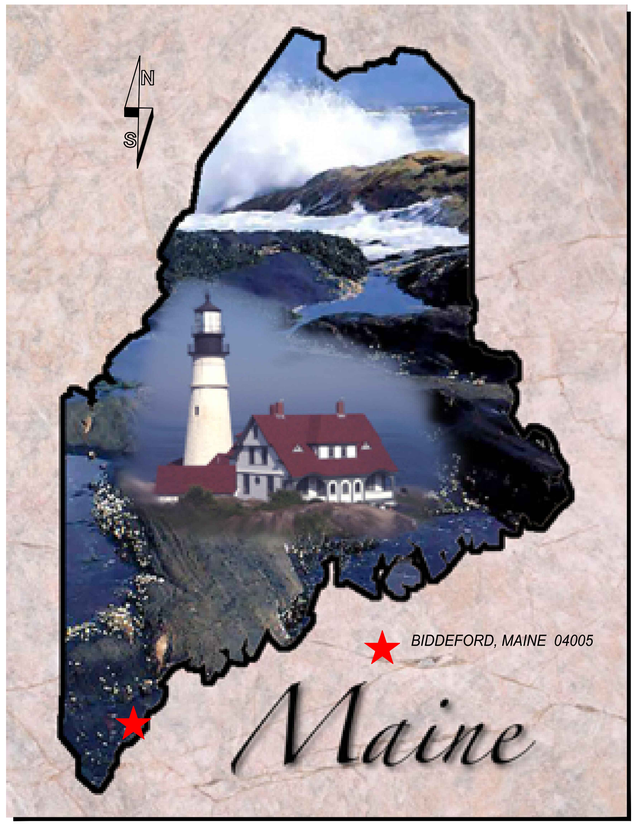
7 OAK STREET RENOVATION

BIDDEFORD, MAINE
PROJECT# 22-014

ISSUED FOR PERMIT



LOCATION MAP

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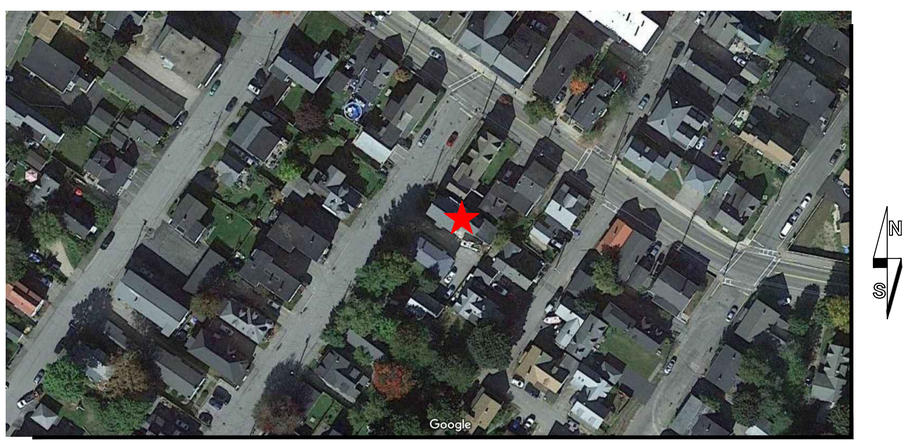

VICINITY MAP

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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

DIRIGO
ARCHITECTURAL
ENGINEERING ▲ CONSTRUCTION MANAGEMENT

"STATEMENT AND NOTICE OF COOPERATION"
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR AND THE ENGINEER. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ENGINEER AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS NEED TO BE REPORTED IMMEDIATELY TO THE ENGINEER. FAILURE TO NOTIFY THE ENGINEER COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ENGINEER RELIEVES THE ENGINEER FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ENGINEER ARE UNAUTHORIZED, AND RELIEVE THE ENGINEER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES. IN MANY CASES SUCH RELIEF OF RESPONSIBILITY INCLUDES RELIEF OF OWNER RESPONSIBILITY. THE CONTRACTOR AND HIS SUBCONTRACTORS NEED BE DILIGENT IN THESE MATTERS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION. REFER TO CONTRACT GENERAL AND SUPPLEMENTAL CONDITION AND SPECIFICATIONS (PROJECT MANUAL) FOR ADDITIONAL DETAILS AND CONDITIONS.

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CODE ANALYSIS - 7 OAK STREET BIDDEFORD

PROJECT LOCATION

7 OAK STREET, BIDDEFORD MAINE

PROJECT DESCRIPTION

THE PROJECT IS A 3-STORY WOOD FRAMED DUPLEX UNDERGOING RENOVATION TO FITOUT FOUR APPARTMENT UNITS.

BASEMENT	920 SF UNFINISHED
UNIT 1	704 SF
UNIT 2	325 SF
UNIT 3	704 SF
UNIT 4	752 SF
THIRD FLOOR	382 SF UNFINISHED
TOTAL FINISHED AREA	2912 SF

APPLICABLE CODES

IBC 2015, NFPA 101 2018, NFPA 1 2018, NEC 2017, MIPC 2015, IECC 2009, ASHRAE 62.2-2013

IBC 2015

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

SECTION 310.1	RESIDENTIAL R-2

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420.2 SEPARATION WALLS	SEPARTIONS WALLS BETWEEN DWELLINGS SHALL BE CONSTRCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708
SECTION 420.3 HORIZONTAL SEPARATION	FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711
SECTION 420.5 AUTOMATIC SPRINKLER	GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8
SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS	FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANIES IN ACCORDANCE WITH SECTION 907.2

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504.3 HEIGHT IN FEET	THE MAXIMUM HEIGHT IN FEET, OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.3
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE	GROUPS R-2 SPRINKLERED TYPE V CONSTRUCTION 60FT
SECTION 506.1 BUILDING AREA GENERAL	THE ALLOWABLE AREA OF THE BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH SECTIONS 506.2.1. THROUGH 506.2.4, AND SECTION 506.3
TABLE 506.2 ALLOWABLE AREA FACTOR	R-2 SPRINKLED TYPE V CONSTRUCTION 28,000 SF ALLOWED, PROPOSED 40,000 SF
SECTION 506.2.2 MIXED OCCUPANCY, ONE-STORY BUILDINGS	ALLOWABLE ARE SHALL BE DETERMINED USING FORMULA 5-1 SECTION 506.2.1 ALLOWABLE AREA= AREA FACTOR+(NS AREA FACTOR x FRONTAGE AREA FACTOR)

CHAPTER 6 TYPES OF CONSTRUCTION

TABLE 601 RATINGS OF STRUCTURAL ELEMENTS - TYPE V B UNPROTECTED

STRUCTURAL FRAME	0 HOUR / EXISTING TO REMAIN
EXTERIOR BEARING WALLS	0 HOUR / EXISTING TO REMAIN
INTERIOR BEARING WALLS	0 HOUR / EXISTING TO REMAIN
NONBEARING WALLS AND PARTITIONS	0 HOUR / EXISTING TO REMAIN
FLOOR CONSTRUCTION	0 HOUR / EXISTING TO REMAIN
ROOF CONSTRUCTION	0 HOUR / EXISTING TO REMAIN
SECTION 602.5 TYPE V	TYPE V CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATTERIAL PERMITTED BY THIS CODE

CHAPTER 7 SMOKE AND FIRE PROTECTION FEATURES

SECTION 718.1 CONCEALED SPACES GENERAL	FIRE BLOCKING AND DRAFT STOPPING SHALL BE USED IN COMBUSTIBLE SPACES
SECTION 718.4 DRAFT STOPPING IN ATTICS	IN COMBUSTIBLE CONSTRUCTION, DRAFT STOPPING SHALL BE INSTALLED ACCORDING TO SECTIONS 718.2 AND 718.3
SECTION 718.4.3 OTHER GROUPS	DRAFT STOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT HORIZONTAL AREA DOES NOT EXCEED 3000SF
EXCEPTION	DRAFT STOPPING IS NOT REQUIRED OM BUILDING EQUIPPED THROUGHOUT WITH A AUTOMATIC SPRINKLER SYSTEM

CHAPTER 8 INTERIOR FINISHES

SECTION 803.1.1 INTERIOR WALL AND CEILING FINISH MATERIAL

CLASS A	FLAME SPREAD INDEX 0-25;
	SMOKE-DEVELOPED INDEX 0-450
CLASS B	FLAME SPREAD INDEX 26-75;
	SMOKE-DEVELOPED INDEX 0-450
CLASS C	FLAME SPREAD INDEX 76-200;
	SMOKE-DEVELOPED INDEX 0-450

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (R-2)

EXIT ENCLOSURES AND PASSAGEWAYS	CLASS C
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACES	CLASS C

SECTION 804.4 INTERIOR FLOOR FINISH REQUIREMENTS

INTERIOR FLOOR FINISH	NOT LESS THAN CLASS II AND COMPLY WITH DOCFF-1 "PILL TEST"

CHAPTER 9 FIRE PROTECTIVE SYSTEMS

SECTION 901.2 FIRE PROTECTION SYSTEMS	FIRE PROTECTION SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE INTERNATIONAL FIRE CODE
SECTION 903.1 AUTOMATIC SPRINKLER SYSTEMS	AUTOMATIC SPRINKLER SYSTEMS SHALL COMPLY WITH SECTION 903
SECTION 903.2 WHERE REQUIRED	APPROVED AUTOMATIC SPRINKLER SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12
SECTION 903.2.8 GROUP R	AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3 THROUGHOUT ALL GROUP R FIRE AREA
SECTION 903.3 INSTALLATION REQUIREMENTS	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 903.3.1 THROUGH 903.3.8
SECTION 903.3.1.2 NFPA 13R SPRINKLER SYSTEM	GROUP 4 OCCUPANCIES UP TO FOUR STORIES IN HEIGH NOT EXCEEDING 60 FT AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R
SECTION 903.3.2 QUICK RESPONSE OR RESIDENTIAL SPRINKLERS	WHERE SPRINKLERS ARE REQUIRED, QUICK RESPONSE AND REDIENTIAL SPRINKLERS SHALL BE INSTALLED IN DWELLING AND SLEEPING UNITS IN GROUP R OCCUPANCIES
SECTION 906.1 PORTABLE FIRE EXTINGUISHERS	PORTABLE FIRE EXTINGUISHERS REQUIRED
SECTION 907.2.9 FIRE ALARM AND DETECTION SYSTEMS GROUP R-2	FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTION 907.2.9.1 - 907.2.9.3
SECTION 907.2.9.1 MANUAL FIRE ALARM SYSTEM	MANUAL FIRE ALARM SYSTEM NOT REQUIRED. MANUAL ALARM SYSTEM SHALL BE INSTALLED IN R-2 OCCUPANCIES WHERE THE FOLLOWING CONIDTIONS APPLY. ANY UNIT IS LOCATED 3 OR MORE STORES ABOVE EXIT DISCHARGE. ANY UNIT IS LOCATED MORE THAN ONE STORY BELOW THE HIGHEST LEVEL OF EXIT DISCHARGE. THE BUILDING CONTAINS MORE THAN 16 UNITS.
SECTION 907.2.9.2 SMOKE ALARMS	SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11
SECTION 907.2.11 SINGLE AND MULTIPLE STATION SMOKE ALARMS	LISTED SINGLE AND MULTIPLE STATION SMOKE ALARMS COMPLYING WITH UL217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 - 907.2.11.6 AND NFPA 72
SECTION 907.2.11.2 SMOKE ALARMS GROUP R-2	SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED REGUARDLESS OF OCCUPANT LOAD. ON THE CEILING OR WALL OUTSIDE OF EACH SLEEPING AREA, IN EACH ROOM FOR SLEEPING PURPOSES, AND IN EACH STORY WITHIN DWELLING UNIT
SECTION 907.2.11.5 SMOKE ALARMS INTERCONNECTION	WHERE MORE THEN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT IN GROUP R, THE SMOKE DETECTORS SHALL BE INTERCONNECTED.
SECTION 915.1 CARBON MONOXIDE DETECTION GENERAL	CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN EXISITNG BUILDINGS IN ACCORDANCE WITH CHAPTER 11 OF THE IFC
SECTION 915.1.1 CARBON MONOXIDE DETECTION WHERE REQUIRED	CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R OCCUPANCIES WHERE THEY CONTAIN FUEL BURNING APPLIANCE, FORCED AIR FURNACES, OR ATTACHED GARAGES.
SECTION 915.2.1 CARBON MONOXIDE DETECTION LOCATIONS	CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SLEEPING AREA.

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.1.2 OCCUPANT LOAD	
RESIDENTIAL	200 SF PER PERSON (REFER TO DRAWINGS FOR TOTAL)
SECTION 1005 MEANS OF EGRESS SIZING	
STAIRWAYS	.30" PER PERSON (REFER TO DRAWINGS FOR TOTAL)
DOORS, RAMPS, AND CORRIDORS	.20" PER PERSON (REFER TO DRAWINGS FOR TOTAL)
SECTION 1005.7 DOOR ENCROACHMENT	WHEN FULLY OPENED DOORS AND HANDRAILS SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF
SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	ROOMS, AREAS OR SPACES SHALL BE PROVIDED WITH THE NUMBER OF EXITS OR ACCESS TO EXITS IN ACCORDANCE WITH THIS SECTION
SECTION 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH TRAVEL DISTANCE	TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE TABLE 1006.2.1 VALUES
EXCEPTION	IN R-2 ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAX OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER IN ACCORDANCE WITH SECTION 903.3.1.1 NFPA 13 SPRINKLER
EXCEPTION	IN R-2 ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WHERE THE DWELLING UNIT IS EQIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER IN ACCORDANCE WITH SECTION 903.3.1.2 NFPA 13R SPRINKLER AND THE COMMON PATH OF TRAVEL DOES NOT EXCEED 125 FT
SECTION 1006.3.2 SINGLE EXITS	A SINGLE EXIT OR ACCESS TO SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS. THE OCCUPANT LOAD, NUMBER OF UNITS, AND COMMON PATH OF EGRESS TRAVEL DISTANCE DO NOT EXCEED TABLE 1006.3.2.(1) OR (2)
TABLE 1006.3.2(1) STORIES WITH ONE EXIT	BASEMENT, FIRST, SECOND, OR THIRD STORY ABOVE GRADE PLANE. R-2 OCCUPANCY, 4 MAXIMUM UNITS PER FLOOR, MAX COMMON PATH 125 FT
SECTION 1008.3 EMERGENCY POWER FOR ILLUMINATION	IN THE EVENT OF A POWER FAILURE, THE FOLLOWING AREA SHALL BE ILLUMINATED: CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS.
SECTION 1008.3.4 DURATION	THE EMERGENCY POWER SYSTEMS SHALL PROVIDE POWER FOR NOT LESS THAN 90 MINS
SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS	ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS
EXCEPTION	ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE	
OCCUPANCY R	250 FEET WITH SPRINKLER
TABLE 1020.2 MINIMUM CORRIDOR WIDTH	
MIN WIDTH	3'-8"
SECTION 1020.4 DEAD ENDS	NO DEAD END CORRIDORS TO EXCEED 50' WHEN EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM
SECTION 1022.2.2 EXIT ARRANGEMENT	EXTERIOR EXIT DOORS SHALL LEAD DIRECTLY TO THE EXIT DISCHARGE OF THE PUBLIC WAY
SECTION 1023.2 EXIT STAIRWAYS AND RAMPS CONSTRUCTION	ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCODANCE WITH SECTION 707. EXIT STAIRWAYS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHENRE CONNECTING LESS THAN FOUR STORIES.
SECTION 1023.7 INTERIOR STAIRWAY AND RAMP EXTERIOR WALLS	WHERE NONRATED WALLS OR UNPROTECTED OPENINGS ENCLOSE THE EXTERIOR OF THE STAIRWAY OR RAMPS AND THE WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE LESS THAN 180 DEGREES. THE BUILDING EXTERIOR WALLS WITHIN 10 FT HORIZONTALLY OF A NONRATED WALL OR UNPROTECTED OPENING SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR
SECTION 1027.1 EXTERIOR EXIT STAIRWAYS AND RAMPS	EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL COMPLY WITH SECTION 1027
SECTION 1027.2 USE IN MEANS OF EGRESS	EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE PERMITTED AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX STORIES
SECTION 1027.3 OPEN SIDE	EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE
SECTION 1027.5 LOCATION	EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FT MEASURED AT RIGHT ANGLES FROM STAIRWAYS TO ADJACENT LOT LINES ANDOTHER PORTIONS OF THE BUILDING
SECTION 1027.6 EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION	EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED BY SECTION 1023.2. WHERE A VERTICLE PLANE OF AN EXTERIOR STAIR IS EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE LESS THAN 180 DEGREES THE EXTERIOR WALL SHALL BE RATED IN ACCORDANCE WITH SECTION 1023.7
EXCEPTION	ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS

CHAPTER 11 ACCESSIBILITY

SECTION 1101.1 SCOPE	THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF FACILITIES FOR ACCESSIBILITY FOR INDIVIDUALS WITH DISABILITIES
SECTION 1101.2 SCOPE	BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CODE AND ICC A117.1
SECTION 1107.6.2 GROUP R-2	ACCESSIBLE UNITS, TYPE A AND TYPE B UNITS SHALL BE PROVIDED IN R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1107.6.2.1 - 1107.6.2.3
SECTION 1107.6.2.2.1 APPARTMENT HOUSES TYPE A UNITS	IN R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS AT LEAST 2% BUT NOT LESS THAN ONE UNIT SHALL BE A TYPE A UNIT
SECTION 1107.6.2.2.1 APPARTMENT HOUSES TYPE B UNITS	WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT SHALL BE A TYPE B UNIT
EXCEPTION IEBC SECTION 906.2 TYPE B DWELLING OR SLEEPING UNITS	R-2 DWELLING UNITS WHERE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED BEFORE MARCH 15,1991 ARE NOT REQUIRED TO PROVIDE TYPE B DWELLING UNITS

IEBC 2015 CODE REVIEW

CHAPTER 3 COMPLIANCE METHODS

SECTION 301.1.2 WORK AREA COMPLIANCE METHOD	ALTERNATIONS COMPLYING WITH CHAPTERS 5-13 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE

CHAPTER 5 CLASSIFICATION OF WORK

SECTION 505.1 SCOPE	LEVEL 3 ALTERATION, WHERE THE WORK AREA EXCEEDS 50% OF THE BUILDING AREA

CHAPTER 7 ALTERATIONS - LEVEL 1

SECTION 701.1 SCOPE	LEVEL 1 ALTERATIONS SHALL COMPLY WITH CHAPTER 7
SECTION 701.2 CONFORMANCE	AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION
SECTION 702.5 EMERGENCY ESCAPE AND RESCUE OPENINGS	WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS, REPLACEMENT WINDOWS CAN BE THE LARGEST STANDARD SIZE OF THE EXISTING ROUGH OPENING
SECTION 703.1 FIRE PROTECTION GENERAL	ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED
SECTION 704.1 MEANS OF EGRESS GENERAL	ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS
SECTION 705.1 ACCESSIBILITY GENERAL	ALTERED FACILITIES SHALL COMPLY WITH SECTIONS 705.1.1 THROUGH SECTION 705.1.14 AND CHAPTER 11 OF THE IBC
EXCEPTION	ACCESSIBILE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF THE IBC ARE NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES
EXCEPTION	TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE IBC ARE NOT REQURED TO BE PROVIDED IN EXISTING FACILITIES UNDERGOING LESS THAN A LEVEL 3 ALTERATION.

CHAPTER 8 ALTERATIONS - LEVEL 2

SECTION 801.1 SCOPE	LEVEL 2 ALTERATIONS SHALL COMPLY WITH CHAPTER 801
SECTION 801.2 ALTERATION LEVEL 1 COMPLIANCE	ALL WORK SHALL COMPLY WITH THIS CHAPTER AND THE REQUIREMENTS OF CHAPTER 7
SECTION 801.3 COMPLIANCE	ALL NEW CONSTRUCTION ELEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC
EXCEPTION	NEW ELECTICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 808
EXCEPTION	THE MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET
SECTION 803.4 INTERIOR FINISH	THE INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS SHALL COMPLY WITH THE REQUIRES OF THE IBC
SECTION 804.2.2 SPRINKLER SYSTEM GROUP R-2	SPRINKLER SYSTEM REQUIRED
SECTION 804.4.1.6 GROUP R-2	FIRE ALARM SYSTEM AS REQUIRED BY THE IFC FOR EXISTING R-2 OCCUPANCIES

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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

CODE ANALYSIS

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE: AS NOTED
DATE: 6/23/22
PROJECT: 22-014

SHEET NO.
G001

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SECTION 804.4.3 SMOKE ALARMS	INDIVIDUAL SLEEPING UNITS IN ANY WORK AREA IN GROUP R SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE IFC
SECTION 805.2 MEANS OF EGRESS GENERAL	MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 805
EXCEPTION	WHERE THE WORK AREA AND MEANS OF EGRESS SERVING IT COMPLIES WITH NFPA 101
EXCEPTION	MEANS OF EGRESS SHALL COMPLY WITH THE BUILDING CODE FROM THE CONSTRUCTION DATE, IF APPROVED BY THE CODE OFFICAL
SECTION 805.3 NUMBER OF EXITS	NUMBER OF EXITS SHALL COMPLY WITH SECTIONS 805.3.1 THROUGH 805.3.3
SECTION 805.3.1 MINIMUM NUMBER	WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH IBC
SECTION 805.3.1.1 SINGLE EXIT BUILDINGS	ONLY ONE EXIT IS REQUIRED FROM BUILDINGS AND SPACES OF THE FOLLOWING OCCUPANCIES
R-2 OCCUPANCY	NOT MORE THAN 2 STORIES IN HEIGHT, NOT MORE THAN 4 UNITS PER FLOOR AND THE EXIT TRAVEL DISTANCE DOES NOT EXCEED 50FT. THE MINIMUM FIRE RATING OF THE EXIT ENCLOSURE AND OF THE OPENING PROTECTION SHALL BE 1 HOUR
R-2 OCCUPANCY	ANY HEIGHT WITH NOT MORE THEN 4 UNITS PER FLOOR, WITH A SMOKEPROOF ENCLOSURE OR OUTSIDE STAIRWAY AS AN EXIT; AND WITH SUCH EXIT LOCATED WITHIN 20 FT OF TRAVEL TO THE ENTRANCE DOORS TO ALL DWELLINTG UNITS SERVED THEREBY
SECTION 805.8.1 EXIT SIGNS	EXIT SIGNS SHALL BE PROVIDED IN WORK AREAS IN ACCORDANCE WITH THE IBC
SECTION 806.1 GENERAL ACCESSIBILITY	BUILDING BEING ALTERED SHALL COMPLY WITH SECTION 806 AND 705 FOR ACCESSIBILITY
SECTION 809.1 RECONFIGURED OR CONVERTED SPACES	ALL SPACES CONVERTED TO HABITABLE SPACE SHALL BE PROVIDED WITH VENTELATION IN ACCORDANCE WITH THE IMC
SECTION 811.1 ENERGY CONSERVATION MINIMUM REQUIREMENTS	ALTERATIONS PERMITED, WITHOUT THE ENTIRE BUILDING MEETING IECC. ALTERATIONS SHALL CONFORM TO IECC REQUIREMENTS
CHAPTER 9 ALTERATIONS - LEVEL 3	
SECTION 901.1 SCOPE	LEVEL 3 ALTERATIONS SHALL COMPLY WITH CHAPTER 8
SECTION 901.2 COMPLIANCE	ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7 & 8
SECTION 904.1 AUTOMATIC SPRINKLER SYSTEMS	AN AUTOMATIC SPRINKLER SHALL BE PROVIDED WHERE REQUIRED BY SECTION 804.2
SECTION 904.2 FIRE ALARM AND DETECTION SYSTEMS	FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE IBC AS REQUIRED FOR NEW CONSTRUCTION
SECTION 905.1 MEANS OF EGRESS GENERAL	MEANS OF EGRESS SHALL COMPLY WITH SECTION 805
SECTION 906.1 ACCESSIBILITY	A BUILDING, FACILITY, OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THIS SECTION, AND SECTIONS 705 AND 806
SECTION 906.2 TYPE B DWELLING OR SLEEPING UNITS	WHERE FOUR OR MORE R-2 DWELLING UNITS ARE BEING ALTERED, THE REQUIREMENTS OF SECTION 1107 & CHAPTER 9 OF IBC APPLY TO SPACES BEING ALTERED
EXCEPTION	R-2 DWELLING UNITS WHERE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED BEFORE MARCH 15,1991 ARE NOT REQUIRED TO PROVIDE TYPE B DWELLING UNITS
SECTION 908.1 ENERGY CONSERVATION MINIMUM REQUIREMENTS	LEVEL 3 ALTERATIONS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH IECC REQUIREMENTS. THE ALTERATIONS SHALL COMPLY WITH THE IECC AS THEY RELATE TO NEW CONSTRUCTION ONLY

NFPA 101 LIFE SAFETY CODE

SECTION A.3.3.190.13	RESIDENTIAL OCCUPANCY
CHAPTER 6 CLASSIFICATION OF OCCUPANCY AND HAZARD CONTENTS	
SECTION 6.1.8.1.5 DEFINITION - APARTMENT BUILDING	
TABLE 6.1.14.4.1 REQUIRED SEPARATION - N/A	
CHAPTER 7 MEANS OF EGRESS	
SECTION 7.1.3.1 EXIT ACCESS CORRIDOR	1 HOUR WHEN OCCUPANT LOAD EXCEEDS 30
EXCEPTION	DOES NOT APPLY TO EXISTING BUILDINGS IF OCCUPANCY CLASSIFICATION DOES NOT CHANGE
SECTION 7.1.5.1 MEANS OF EGRESS HEADROOM	NOT LESS THAN 7'-6" WITH PROJECTIONS NOT LESS THAN 6'-8"
SECTION 7.1.5.1.1 EXISTING BUILDING	NOT LESS THAN 7'-0"
SECTION 7.2.2.2.1.1 NEW STAIRS	
MIN WIDTH	36" WHEN OCCUPANT LOAD IS LESS THAN 50
	44" WHEN OCCUPANT LOAD IS GREATER THAN 50 AND LESS THAN 2000
MAX RISER	7"
MIN RISER	4"
MIN TREAD DEPTH	11"
MIN HEAD ROOM	6'-8"
MAX HEIGHT BETWEEN LANDINGS	12'-0"
SECTION 7.2.2.3.4. STAIR LANDINGS	NOT REQUIRED TO EXCEED 48"
SECTION 7.2.2.4.1.2 NEW STAIRS EXCEEDING 6'-3" IN WIDTH	HANDRAILS SHALL BE PROVIDED WITHIN 30" OF ALL PORTIONS OF REQUIRED EGRESS WIDTH
SECTION 7.2.2.4.5.2 GUARD DETAILS	GUARDS SHALL BE NOT LESS THEN 42" HIGH
	EXISTING GUARDS ON EXISTING STAIRS SHALL BE PERMITTED TO NOT LESS THAN 30" HIGH
SECTION 7.2.2.4.5.3 OPEN GUARDS	4" SPHERE MUST NOT PASS THROUGH AN OPENING TO A HEIGHT OF 34"
	TRIANGLE OPENINGS AT STAIRS, 6" OPENING MAX
TABLE 7.3.1.2 OCCUPANT LOAD	
APPARTMENT BUILDING	200 SF/PERSON (GROSS)
STORAGE	500 SF/PERSON (GROSS)
FIRST FLOOR	(REFER TO DRAWINGS)
SECOND FLOOR	(REFER TO DRAWINGS)
BASEMENT FLOOR	(REFER TO DRAWINGS)
SECTION 7.7.2 DISCHARGE THROUGH AREAS ON LEVEL OF EXIT DISCHARGE	
EGRESS DISCHARGE THROUGH AREAS ON THE LEVEL OF EXIT DISCHARGE (LED)	NOT MORE THAN 50% REQUIRED NUMBER OF EXITS AND 50% OF EGRESS CAPACITY
SECTION 7.7.2.4 LED PROTECTED BY SPRINKLER SYSTEM	OR LED SHALL BE SEPARATED BY A RATED ENCLOSURE
SECTION 7.7.2.5 SPRINKLER AND RATED ENCLOSURE EXCEPTION	IF A VESTIBULE OR FOYER IS PROVIDED AND:
	DEPTH FROM EXTERIOR BUILDING NOT MORE THAN 10'
	LENGTH NOT MORE THAN 30'
	FOYER SEPARATED WITH EQUIVALENT OF WIRED GLASS IN STEEL FRAMES
	FOYER SHALL SERVE ONLY AS MEANS OF EGRESS AND SHALL INCLUDE AN EXIT DIRECTLY TO THE OUTSIDE
CHAPTER 31 EXISTING APARTMENT BUILDING OCCUPANCY	
TABLE A.31.1 REQUIREMENTS FOR EXISTING APPARTMENT BUILDINGS (OPTION 1)	SMOKE BARRIER REQUIRED.
SECTION 31.2.1.1 MEANS OF EGRESS	MEANS OF EGRESS FROM DWELLING UNITS TO THE OUTSIDE OF THE BUILDING SHALL BE IN ACCORDANCE WITH CHAPTER 7 AND THIS CHAPTER.
SECTION 31.2.1.1 MEANS OF EGRESS	MEANS OF ESCAPE WITHIN THE DWELLING UNIT SHALL COMPLY WITH THE PROVISIONS OF SECTION 24.2 FOR ONE- AND TWO-FAMILY DWELLINGS.
SECTION 31.2.1.2 MEANS OF EGRESS	DOORS COMPLYING WITH 7.2.1 SHALL BE PERMITTED
SECTION 31.2.2.2.1 DOORS	DOORS COMPLYING WITH 7.2.1 SHALL BE PERMITTED
SECTION 31.2.2.2.2 DOORS	DOOR-LOCKING ARRANGEMENTS SHALL COMPLY WITH 30.2.2.2.2.1, 30.2.2.2.2.2, 30.2.2.2.2.3, OR 31.2.2.2.2.4.
SECTION 31.2.2.2.2.1 DOORS	NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED.
SECTION 31.2.2.3.1 STAIRS	STAIRS COMPLYING WITH 7.2.2 SHALL BE PERMITTED.
SECTION 31.2.2.9 STAIRS	FIRE ESCAPE STAIRS. FIRE ESCAPE STAIRS COMPLYING WITH 7.2.8 SHALL BE PERMITTED.
SECTION 31.2.2.10 STAIRS	FIRE ESCAPE LADDERS. FIRE ESCAPE LADDERS COMPLYING WITH 7.2.9 SHALL BE PERMITTED.
SECTION 31.2.3.1 CAPACITY OF MEANS OF EGRESS	THE CAPACITY OF MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH SECTION 7.3.
SECTION 31.2.3.2 CAPACITY OF MEANS OF EGRESS	STREET FLOOR EXITS SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD OF THESTREET FLOOR PLUS THE REQUIRED CAPACITY OF STAIRS AND RAMPS DISCHARGING ONTO THE STREET FLOOR
SECTION 31.2.4.4 NUMBER OF MEANS OF EGRESS	DWELLING UNITS SHALL BE PERMITTED TO HAVE ACCESS TO A SINGLE EXIT, PROVIDED THAT ONE OF THE FOLLOWING CONDITIONS IS MET. (2) THE DWELLING UNIT HAS DIRECT ACCESS TO AN OUTSIDE STAIR THAT COMPLIES WITH SECTION 7.2.2 AND SERVES NOT MORE THAN TWO UNITS BOTH ON THE SAME STORY.
SECTION 31.2.4.6 SINGLE EXIT APARTMENT BUILDINGS	A SINGLE EXIT SHALL BE PERMITTED IN BUILDINGS NOT EXCEEDING THREE STORIES, AND ALL THE FOLLOWING CONDITIONS ARE MET. MAX TRAVEL FROM UNIT ENTRANCE TO EXIT 35 FT, STAIRWAY IN COMPLETELY ENCLOSED OR SEPARETED FROM REST OF BUILDING BY 1 HOUR FIRE RESISTANCE RATING, STAIRWAY OPENING DOORS ARE SELF CLOSING AND 1 HOUR RATED, ALL EXIT ACCESS CORRIDORS ARE MIN OF 1/2 HOUR RATED, HORIZONTAL AND VERTICLE SEPARATION MIN OF 1/2 HOUR BETWEEN DWELLING UNITS.
SECTION 31.2.4.7 SINGLE EXIT APARTMENT BUILDINGS	A BUILDING OF ANY HEIGHT WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR, WITH A SMOKEPROOF ENCLOSURE IN ACCORDANCE WITH THE REQUIREMENTS OF 7.2.3 OR OUTSIDE STAIR AS THE EXIT, WHERE SUCH EXIT IS IMMEDIATELY ACCESSIBLE TO ALL DWELLING UNITS SERVED THEREBY, SHALL BE PERMITTED TO HAVE A SINGLE EXIT. THE TERM IMMEDIATELY ACCESSIBLE MEANS THAT THE TRAVEL DISTANCE FROM THE ENTRANCE DOOR OF ANY DWELLING UNIT TO AN EXIT SHALL NOT EXCEED 20 FT.
SECTION 31.2.5.1 ARRANGEMENT OF MEANS OF EGRESS	ACCESS TO ALL REQUIRED EXITS SHALL BE IN ACCORDANCE WITH SECTION 7.5.
SECTION 31.2.5.3 ARRANGEMENT OF MEANS OF EGRESS	COMMON PATH OF TRAVEL SHALL COMPLY WITH 31.2.5.3.1 OR 31.2.5.3.2.
SECTION 31.2.5.3.1 ARRANGEMENT OF MEANS OF EGRESS	NO COMMON PATH OF TRAVEL SHALL EXCEED 35 FT (10.7 M) IN BUILDINGS NOT PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM
SECTION 31.2.5.3.2 COMMON PATH OF TRAVEL	SHALL NOT EXCEED 35' WITHOUT SPRINKLER
SECTION 31.2.5.4 DEAD END CORRIDORS	SHALL NOT EXCEED 50'
SECTION 31.2.6 TRAVEL DISTANCE TO EXITS (OPTION 1)	
MAX TRAVEL DISTANCE FROM WITHIN UNIT TO A CORRIDOR DOOR	75 FEET
MAX TRAVEL DISTANCE FROM UNIT ENTRANCE TO NEAREST EXIT	100 FEET
SECTION 31.2.8 ILLUMINATION OF MEANS OF EGRESS	MEANS OF EGRESS SHALL BE ILLUMINATED
SECTION 31.2.9 EMERGENCY LIGHTING	NOT REQUIRED
SECTION 31.2.10 MARKING MEANS OF EGRESS	NOT REQUIRED
SECTION 31.3.2 PROTECTION FROM HAZARDS	1 HR PROTECTION AROUND BOILER
SECTION 31.3.3.2 INTERIOR WALL AND CEILING FINISH	
INTERIOR WALL AND CEILING FINISH	EXIT ENCLOSURES: CLASS A OR B LOBBIES AND CORRIDORS: A OR B OTHER SPACES: A, B, OR C
INTERIOR FLOOR FINISH	CLASS II
SECTION 31.3.6.1 CORRIDOR WALLS	EXIT ACCESS CORRIDOR WALLS SHALL BE 1/2 HOUR RATED
SECTION 31.3.6.2 DOORS	DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL BE 20 MIN RATED
SECTION 31.3.4 DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS	
SECTION 31.3.4.1.1 ALARM	FIRE ALARM SYSTEM NOT REQUIRED. APARTMENT BUILDINGS FOUR OR MORE STORIES IN HEIGHT OR WITH MORE THAN 11 DWELLING UNITS, SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 9.6
SECTION 31.3.4.5.1 SMOKE ALARMS	IN BUILDINGS OTHER THAN THOSE EQUIPPED THROUGHOUT WITH AN EXISTING, COMPLETE AUTOMATIC SMOKE DETECTION SYSTEM, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH 9.6.2.10, AS MODIFIED BY 31.3.4.5.2, OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.
SECTION 31.3.4.5.3 SMOKE ALARMS	IN BUILDINGS OTHER THAN THOSE EQUIPPED THROUGHOUT WITH AN EXISTING, COMPLETE AUTOMATIC SMOKE DETECTION SYSTEM OR A COMPLETE, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 31.3.5, SMOKE ALARMS SHALL BE INSTALLED IN EVERY SLEEPING AREA IN ACCORDANCE WITH 9.6.2.10, AS MODIFIED BY 31.3.4.5.4.
SECTION 31.3.4.5.4 SMOKE ALARMS	SMOKE ALARMS REQUIRED BY 31.3.4.5.3 SHALL BE PERMITTED TO BE BATTERY POWERED.
SECTION 31.3.5.2 SPRINKLER EXTINGUISHMENT REQUIREMENTS	WHERE AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED, THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.7. IN BUILDINGS FOUR OR FEWER STORIES NOT EXCEEDING 60 FT IN HEIGHT, SYSTEMS IN ACCORDANCE WITH NFPA 13R SHALL BE PERMITTED
SECTION 31.3.5.13 EXTINGUISHMENT REQUIREMENTS	EXTINGUISHER REQUIRED IN THE BOILER ROOM
SECTION 31.5.1 BUILDING SERVICES	UTILITIES. UTILITIES SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.1.
SECTION 31.5.2.1 HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT	HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF SECTION 9.2.
SECTION 31.7.1 OPERATING FEATURES	EMERGENCY INSTRUCTIONS FOR RESIDENTS OF APARTMENT BUILDINGS.EMERGENCY INSTRUCTIONS SHALL BE PROVIDED ANNUALLY TO EACH DWELLING UNIT TO INDICATE THE LOCATION OF ALARMS, EGRESS PATHS, AND ACTIONS TO BE TAKEN, BOTH IN RESPONSE TO A FIRE IN THE DWELLING UNIT AND IN RESPONSE TO THE SOUNDING OF THE ALARM SYSTEM.

PROJECT DETERMINATIONS

SCOPE OF WORK	
IEBC ALTERATION LEVEL 3	
OCCUPANCY CLASSIFICATION	
IBC OCCUPANCY CLASSIFICATION	RESIDENTIAL R-2
NFPA OCCUPANCY CLASSIFICATION	EXISTING APARTMENT BUILDING CHAPTER 31
BUILDING TYPE	
IBC TABLE 601 RATINGS OF STRUCTURAL ELEMENTS	TYPE VB UNPROTECTED
NFPA TABLE A.8.2.1.2 BUILDING TYPE	TYPE V (000)
HAZARDOUS CONTENTS/ SEPARATION REQUIREMENTS	
RESIDENTIAL R-2 OCCUPANCY	
IBC SECTION 420 GROUPS R-2	DWELLING UNITS SHALL BE SEPARATED HORIZONTALLY AND VERTICALLY BY A MINIMUM 1 HOUR FIRE RESISTANCE RATING
NFPA SECTION 31.2.4 SINGLE EXIT	DWELLING UNITS SHALL BE SEPARATED HORIZONTALLY AND VERTICALLY BY A MINIMUM 1/2 HOUR FIRE RESISTANCE RATING
MEANS OF EGRESS	
OCCUPANT LOAD	
NFPA TABLE 7.3.1.2	APARTMENT BUILDING 200 SF PER PERSON
IBC TABLE 1004.1	RESIDENTIAL 200 SF PER PERSON
SEE CODE COMPLIANCE PLAN FOR TOTAL BUILDING OCCUPANT LOAD	
NUMBER OF MEANS OF EGRESS	
IBC TABLE 1006.2.1 SPACES WITH ONE EXIT	OCCUPANCY R-2 SPRINKLED MAX OC 10, AND MAX COMMON PATH OF 125 FT
NFPA SECTION 31.2.4.7 SINGLE MEANS OF EGRESS	SINGLE MEANS OF EGRESS PERMITTED WHERE SUCH EXIT IS IMMEDIATELY ACCESSIBLE TO ALL DWELLING UNITS SERVED THEREBY
MEANS OF EGRESS CAPACITY	
IBC SECTION 1005 MEANS OF EGRESS SIZING	STAIRWAYS .30" PER PERSON DOORS, RAMPS, AND CORRIDORS .20" PER PERSON
NFPA TABLE 7.3.3.1 EGRESS CAPACITY FACTORS	STAIRWAYS 0.3" WIDTH PER PERSON LEVEL COMPONENTS AND RAMPS 0.2" WIDTH PER PERSON
MAX TRAVEL DISTANCE	
NFPA SECTION 31.2.6.2 TRAVEL DISTANCE TO EXITS	200' SPRINKLERED, MAX TRAVEL DISTANCE PROVIDED 146'-6"
MAX COMMON PATH OF TRAVEL	
SECTION 31.2.5.3.2 COMMON PATH OF TRAVEL	COMMON PATH OF TRAVEL SHALL NOT EXCEED 50' WITH SPRINKLER. COMMON PATH OF TRAVEL PROVIDED 57'4"
MAX DEAD END CORRIDORS	
IBC SECTION 1020.4 DEAD ENDS	NO DEAD END CORRIDORS TO EXCEED 20', COMPLIES NO DEAD ENDS PROVIDED
EXIT SIGNS	
NFPA SECTION 31.2.10 MARKING MEANS OF EGRESS	EXIT SIGNS NOT REQUIRED IN BUILDINGS WITH ONE EXIT
EMERGENCY LIGHTING	
NFPA SECTION 31.2.9 EMERGENCY LIGHT	EMERGENCY LIGHTING NOT REQUIRED IN BUILDINGS 4 STORIES OR LESS, OR LESS THAN 12 UNITS
INTERIOR WALL/CEILING FINISHES	
IBC SECTION 803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (GROUP R-2) SPRINKLED	EXIT ENCLOSURES AND PASSAGEWAYS CLASS C CORRIDORS CLASS C ROOMS AND ENCLOSED SPACES CLASS C
NFPA SECTION 31.3.3.2 INTERIOR WALL AND CEILING FINISH	INTERIOR WALL AND CEILING FINISH CLASS A, B ,OR C INTERIOR FLOOR FINISH CLASS I OR II
FIRE PROTECTION SYSTEMS	
FIRE ALARM AND DETECTION SYSTEM	
NFPA SECTION 31.3.4.1.1 DETECTION, ALARM, AND COMMUNICATIONS SYSTEM	FIRE ALARM SYSTEM NOT REQUIRED.
IBC SECTION 907.2.9 FIRE ALARM AND DETECTION SYSTEMS GROUP R-2	GROUP R-2 DOES NOT REQUIRE FIRE ALARM AND NOTIFICATION
SPRINKLER SYSTEM	
IBC SECTION 903.2 AUTOMATIC SPRINKLER SYSTEM	AUTOMATIC SPRINKLER SYSTEM REQUIRED AND SHALL COMPLY WITH NFPA 13R
SMOKE ALARMS	
IBC SECTION 907.2.11.2 SMOKE ALARMS GROUP R-2	SMOKE ALARMS ARE REQUIRED OUTSIDE OF ALL SLEEPING AREAS AND WITHIN THE BEDROOMS
NFPA SECTION 31.3.4.5.1 SMOKE ALARMS	SMOKE ALARMS ARE REQUIRED OUTSIDE OF ALL SLEEPING AREAS
CARBON MONOXIDE DETECTION	
IBC SECTION 915.1 GENERAL	CARBON MONOXIDE DETECTORS ARE REQUIRED AND SHALL COMPLY WITH IFC CHAPTER 11
EXTINGUISHER REQUIREMENTS	
IBC SECTION 906.1 PORTABLE FIRE EXTINGUISHER	PORTABLE FIRE EXTINGUISHERS REQUIRED
ADA REQUIREMENTS	
SECTION 1107.6.2.2.1 APPARTMENT HOUSES TYPE B UNITS	WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT SHALL BE A TYPE B UNIT.
IEBC SECTION 906.2 TYPE B DWELLING OR SLEEPING UNITS	EXCEPTION: R-2 DWELLING UNITS WHERE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED BEFORE MARCH 15,1991 ARE NOT REQUIRED TO PROVIDE TYPE B DWELLING UNITS.

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005

FOR

YD PROPERTIES LLC.

DIRIGO ARCHITECTURAL
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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER

9/22/2022

CODE ANALYSIS

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL | CHECKED BY: TWP

SCALE: AS NOTED

DATE: 6/23/22

PROJECT: 22-014

SHEET NO.

G002

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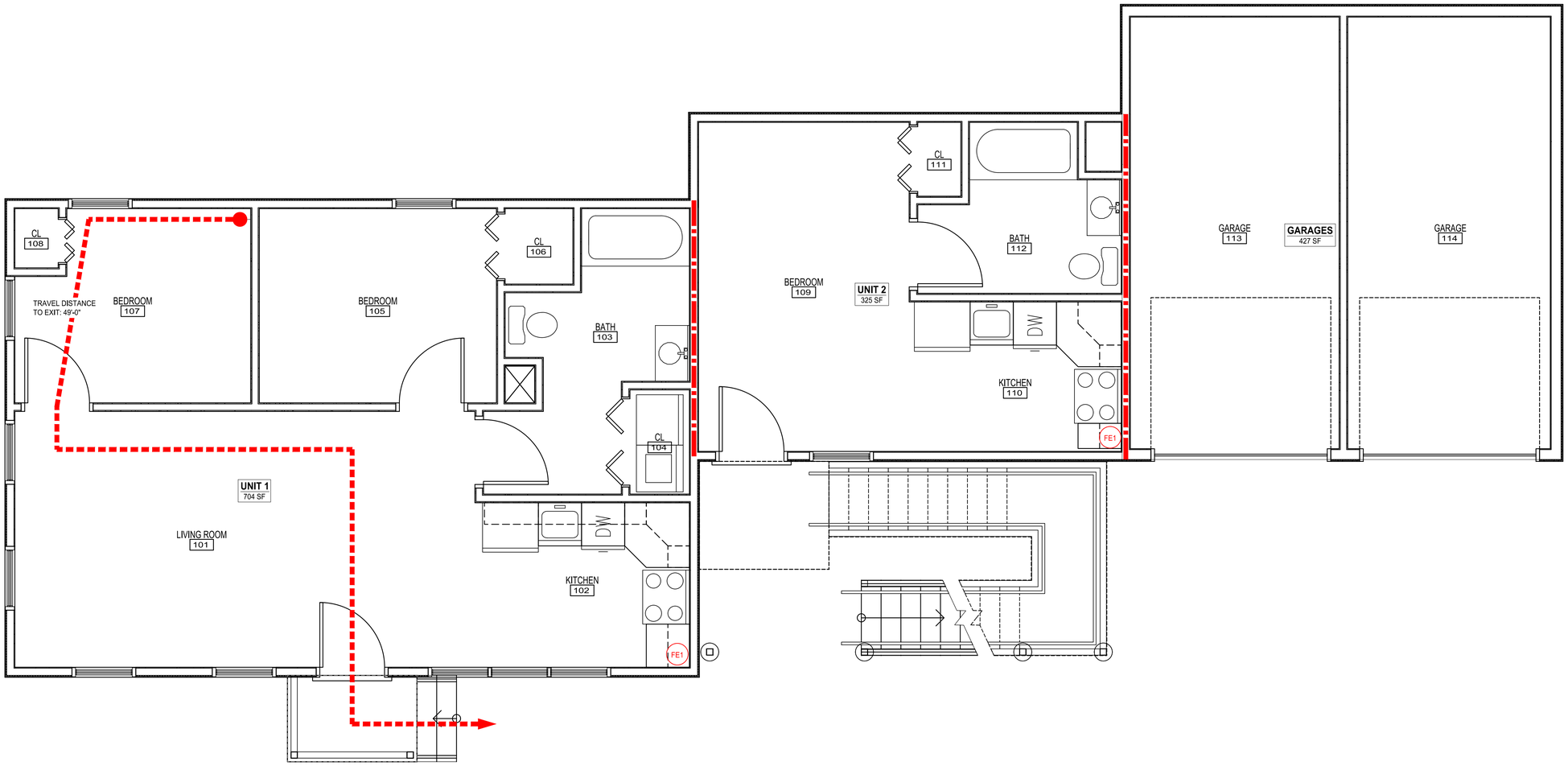
LIFE SAFETY, FIRE ALARM AND SPRINKLER SYSTEM NOTES:

- AUTOMATIC SPRINKLER PROTECTION THROUGHOUT PER NFPA 13R DELEGATED DESIGN.
- SEE ELECTRICAL PLANS FOR FIXTURES, LAYOUTS, AND NOTES.

LEGEND:

- ADA PATH
- TRAVEL DISTANCE
- 1- HR FIRE SEPARATION WALL
- FE1 — FIRE EXTINGUISHER 10LB, ABC
- FE2 — FIRE EXTINGUISHER 20LB, ABC



1 G100 FIRST FLOOR CODE COMPLIANCE PLAN
SCALE: 3/8" = 1'-0"

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005
FOR
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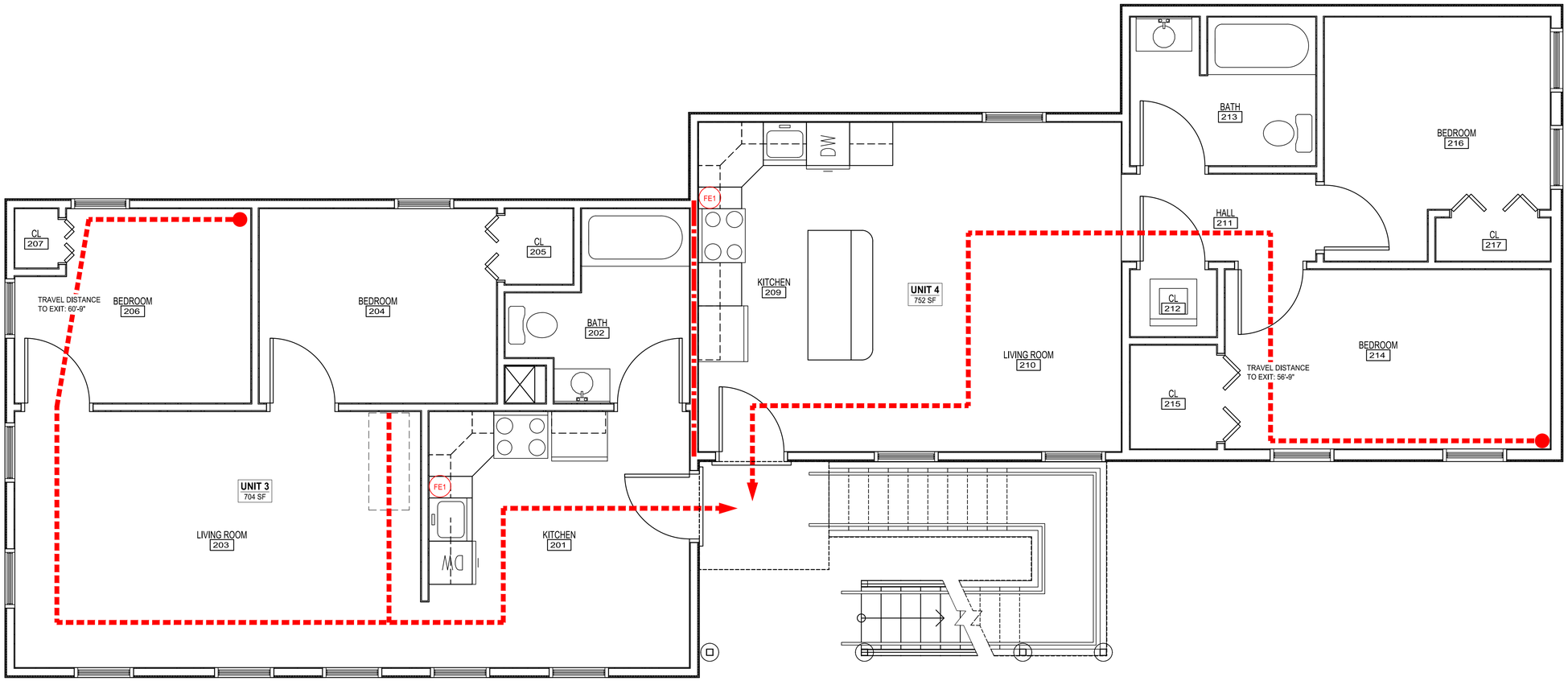
- AUTOMATIC SPRINKLER PROTECTION THROUGHOUT PER NFPA 13R DELEGATED DESIGN.
- SEE ELECTRICAL PLANS FOR FIXTURES, LAYOUTS, AND NOTES.

LEGEND:

- ADA PATH
- TRAVEL DISTANCE
- 1- HR FIRE SEPARATION WALL
- FE1 — FIRE EXTINGUISHER 10LB, ABC
- FE2 — FIRE EXTINGUISHER 20LB, ABC



1 / G101 SECOND FLOOR CODE COMPLIANCE PLAN
SCALE: 3/8" = 1'-0"

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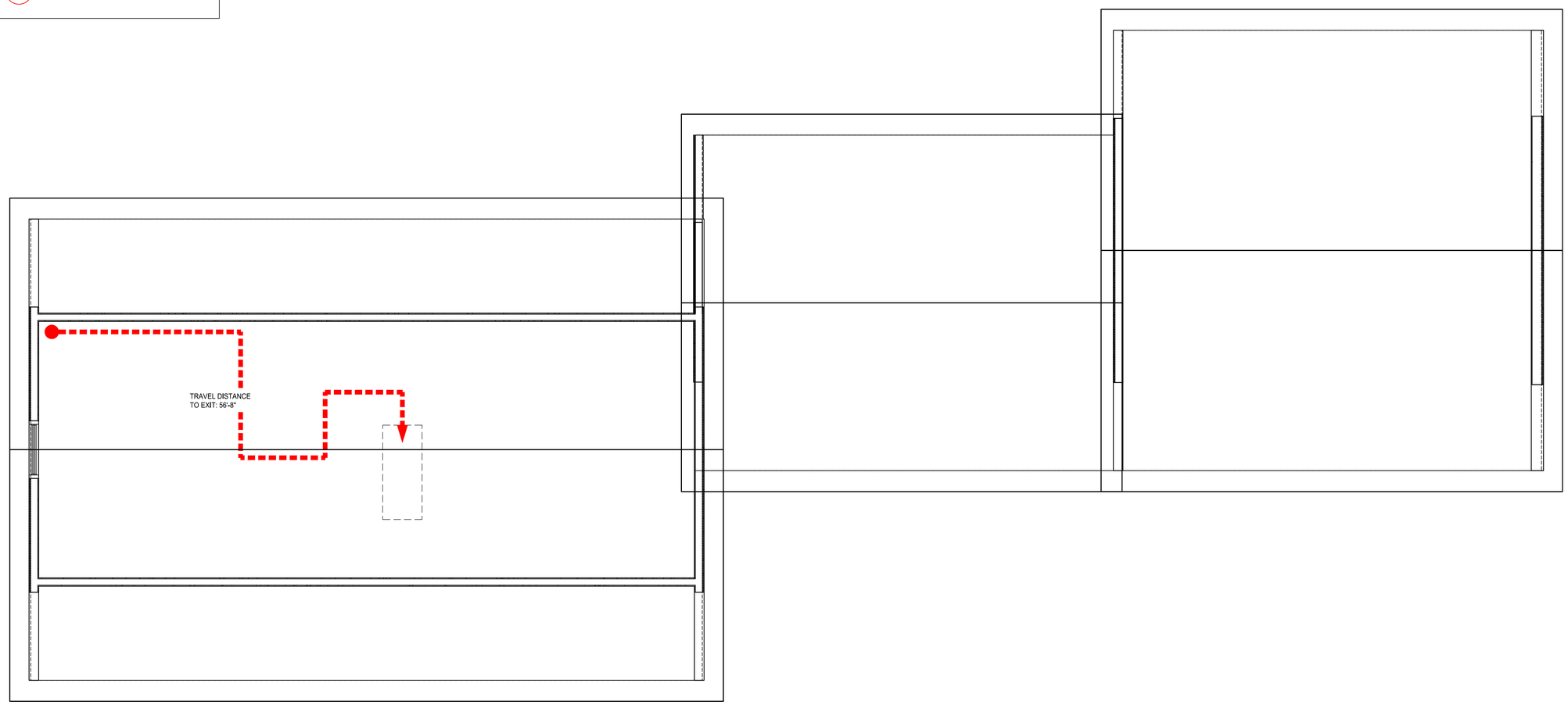
LIFE SAFETY, FIRE ALARM AND SPRINKLER SYSTEM NOTES:

- AUTOMATIC SPRINKLER PROTECTION THROUGHOUT PER NFPA 13R DELEGATED DESIGN.
- SEE ELECTRICAL PLANS FOR FIXTURES, LAYOUTS, AND NOTES.

LEGEND:

- ADA PATH
- TRAVEL DISTANCE
- 1- HR FIRE SEPARATION WALL
- FE1 — FIRE EXTINGUISHER 10LB, ABC
- FE2 — FIRE EXTINGUISHER 20LB, ABC



7 OAK ST RENOVATION

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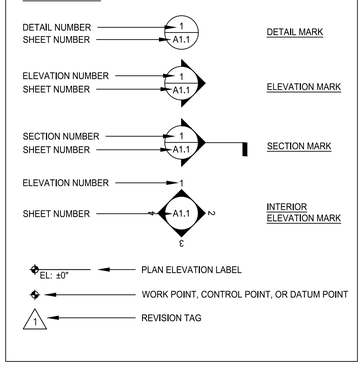
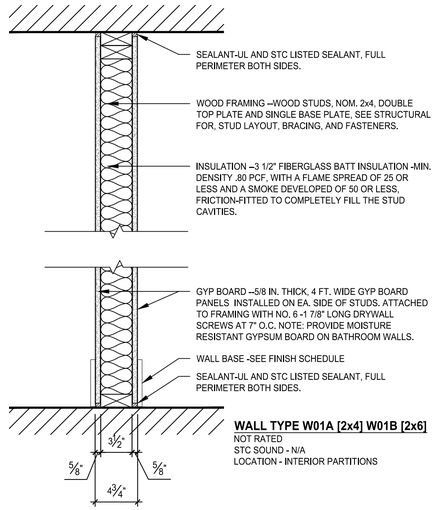
ARCHITECTURAL ABBREVIATIONS

AD	ACCESS DOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
AP	ACCESS PANEL
ACT	ACOUSTICAL CEILING TILE
+	AND
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOP	BOTTOM OF PIPE
CA	CLEAN AGENT
CFF	CAPPED FOR FUTURE
CIP	CAST-IN-PLACE
C	CENTERLINE
CL	CLOSET
CLG	CEILING
CLL	CONTRACT LIMITS LINE
CONT	CONTINUATION
COORD	COORDINATION
CONC	CONCRETE
CONF	CONFERENCE
CTE	CONNECT TO EXISTING
CU	COPPER
CW	COLD WATER
Ø, DIA	DIAMETER
DIC	DOWN IN CHASE
DIW	DOWN IN WALL
DN	DOWN
DR	DRAIN
DS	DOWNSPOUT
DT	DROP AND TRANSITION
DWG	DRAWING
EA	EACH
EQ	EQUAL
ENC	ENCLOSURE
EXIST., (E)	EXISTING (TO REMAIN)
FBO	FURNISHED BY OWNER
FDC	FIRE DEPARTMENT CONNECTION
FDV	FIRE DEPARTMENT VALVE
FDVC	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HOSE
FHC	FIRE HOSE CABINET
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HVAC	HEATING, VENTILATION, + AIR CONDITIONING
JAN	JANITORS
L	LENGTH
LAV	LAVATORY
MFR	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFF.	OFFICE
OH	OPPOSITE HAND
R	RADIUS
RM	ROOM
S	SLOPE
SD	SMOKE DETECTOR
SIM	SIMILAR
SPK	SPRINKLER
STOR	STORAGE
T+B	TOP + BOTTOM
TELE	TELECOMMUNICATIONS
TP	TEST PIT
TYP	TYPICAL
UG	UNDERGROUND
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT

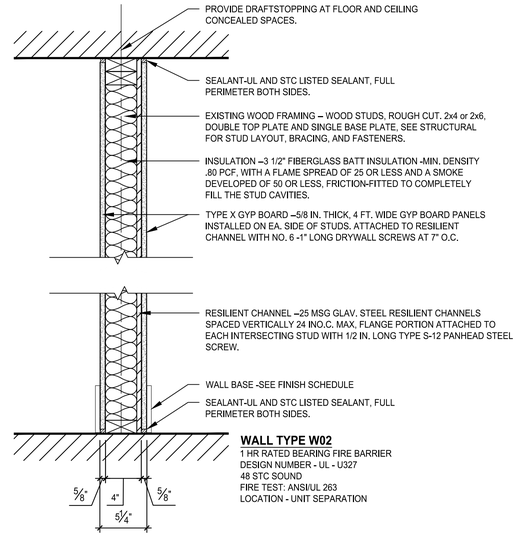
SYMBOLS LEGEND





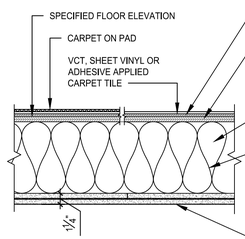
WALL TYPE W01A [2x4] W01B [2x6]
NOT RATED
STC SOUND - N/A
LOCATION - INTERIOR PARTITIONS

1 A001 WALL TYPE W01
SCALE: 1 1/2" = 1'–0"



WALL TYPE W02
1 HR RATED BEARING FIRE BARRIER
DESIGN NUMBER - UL - U327
48 STC SOUND
FIRE TEST: ANSIUL 263
LOCATION - UNIT SEPARATION

2 A001 WALL TYPE W02
SCALE: 1 1/2" = 1'–0"



1 HOUR FLOOR/CEILING ASSEMBLY

FLOOR SYSTEM
1 HR RATED FIRE BARRIER
DESIGN NUMBER - IBC 21-1.1

FINISH FLOOR UNDERLAYMENT -1/2" FIR PLYWOOD UNDERLAYMENT ORIENTED PERPENDICULAR TO SUBFLOORING.

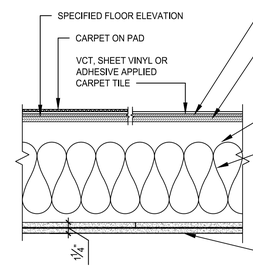
SUBFLOORING –NOM 3/4 IN. THICK ADVANTECH TONGUE AND GROVE PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED. PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

EXISTING 2X8R FLOOR JOISTS - ADDITIONAL MATCHING 2X JOISTS TO BE SISTER BESIDE ALL EXISTING FLOOR JOISTS

BATTS AND BLANKETS –8" GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. WHEN THE RESILIENT CHANNELS ARE SPACED A MAX OF 12 IN. OC THERE IS NO LIMIT IN THE OVERALL THICKNESS OF INSULATION, AND THE INSULATION CAN BE SECURED AGAINST THE SUBFLOORING, HELD SUSPENDED IN THE CONCEALED SPACE OR DRAPED OVER THE RESILIENT OR FURRING CHANNELS AND GYPSUM PANEL MEMBRANE.

(2) TYPE-X GYPSUM BOARD –NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM PANELS. GYPSUM PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM PANELS SECURED WITH MAX. 1 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 12 IN. OC AND LOCATED A MIN OF 1/2 IN. FROM SIDE JOINTS AND 3 IN. FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL.

3 A001 TYPICAL FLOOR - 1HR RATED WOOD JOIST FLOOR WITH GYP CEILING
SCALE: 1 1/2" = 1'–0"



1 HOUR FLOOR/CEILING ASSEMBLY

FLOOR SYSTEM
1 HR RATED FIRE BARRIER
DESIGN NUMBER - IBC 21-1.1

FINISH FLOOR UNDERLAYMENT -1/2" FIR PLYWOOD UNDERLAYMENT ORIENTED PERPENDICULAR TO SUBFLOORING.

SUBFLOORING –NOM 3/4 IN. THICK ADVANTECH TONGUE AND GROVE PANELS INSTALLED PERPENDICULAR TO TRUSSES WITH END JOINTS STAGGERED. PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

NEW 2X12 FLOOR JOISTS @ 16" O.C.-

BATTS AND BLANKETS –8" GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. WHEN THE RESILIENT CHANNELS ARE SPACED A MAX OF 12 IN. OC THERE IS NO LIMIT IN THE OVERALL THICKNESS OF INSULATION, AND THE INSULATION CAN BE SECURED AGAINST THE SUBFLOORING, HELD SUSPENDED IN THE CONCEALED SPACE OR DRAPED OVER THE RESILIENT OR FURRING CHANNELS AND GYPSUM PANEL MEMBRANE.

(2) TYPE-X GYPSUM BOARD –NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM PANELS. GYPSUM PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM PANELS SECURED WITH MAX. 1 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 12 IN. OC AND LOCATED A MIN OF 1/2 IN. FROM SIDE JOINTS AND 3 IN. FROM THE END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL.

4 A001 TYPICAL FLOOR 2 - 1HR RATED WOOD JOIST FLOOR WITH GYP CEILING
SCALE: 1 1/2" = 1'–0"

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005
FOR
YD PROPERTIES LLC.

DIRIGO ARCHITECTURAL
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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

ARCHITECTURAL NOTES

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL | CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	6/27/22
PROJECT:	22-014

SHEET NO.
A001

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

Sep 22, 2022 - 12:30pm
S:\CAD Projects\22-014 7 Oak St Biddeford\Sheets\A001 ARCHITECTURAL NOTES.dwg

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SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

Sep 22, 2022 - 12:30pm
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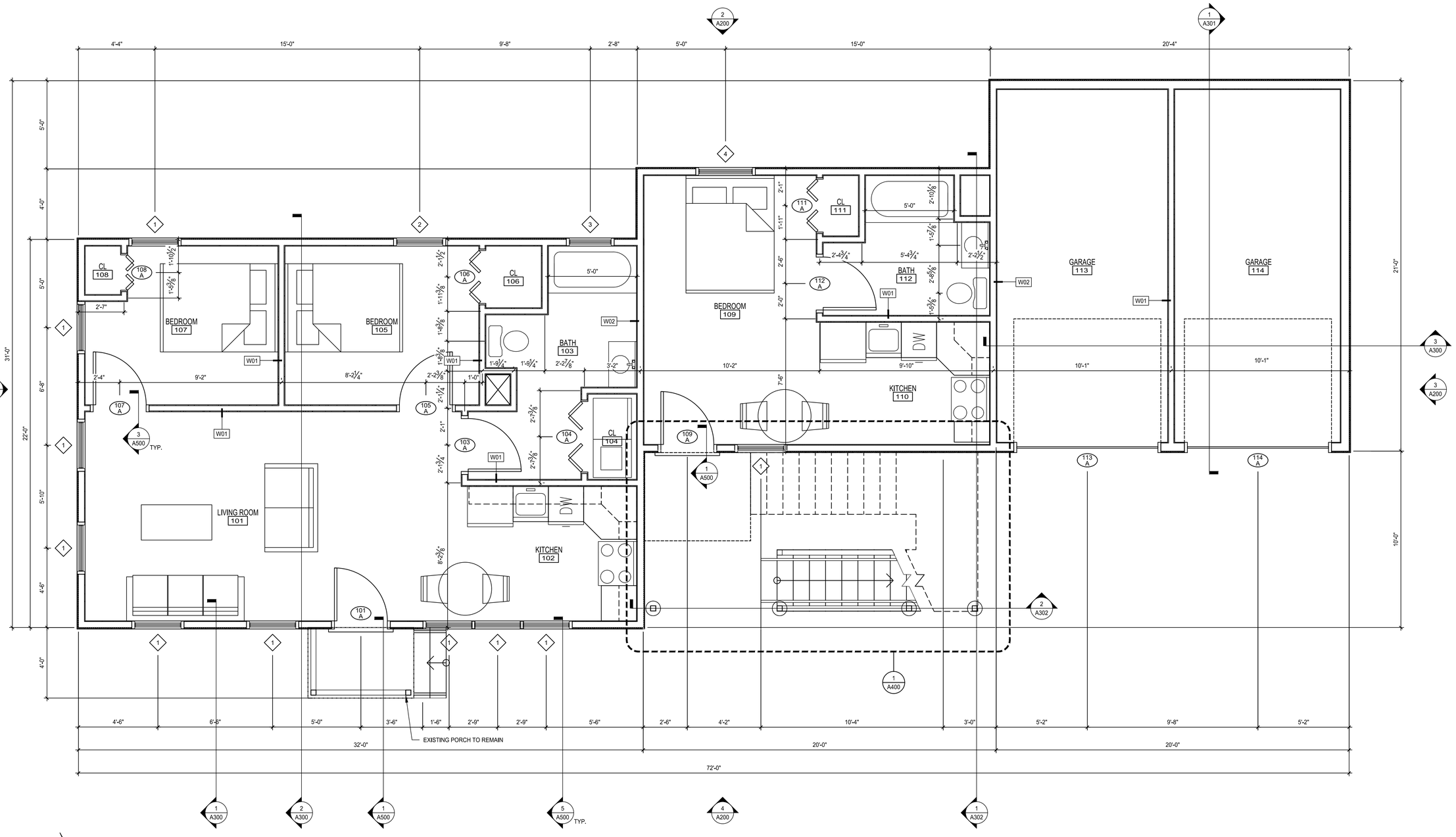

1 A100 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

7 OAK ST RENOVATION

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FOR
YD PROPERTIES LLC.

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FIRST FLOOR PLAN

REV.	DATE	DESCRIPTION
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DRAWN BY: CJL
CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	6/16/22
PROJECT:	22-014

SHEET NO.
A100

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SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

Sep 22, 2022 - 12:30pm
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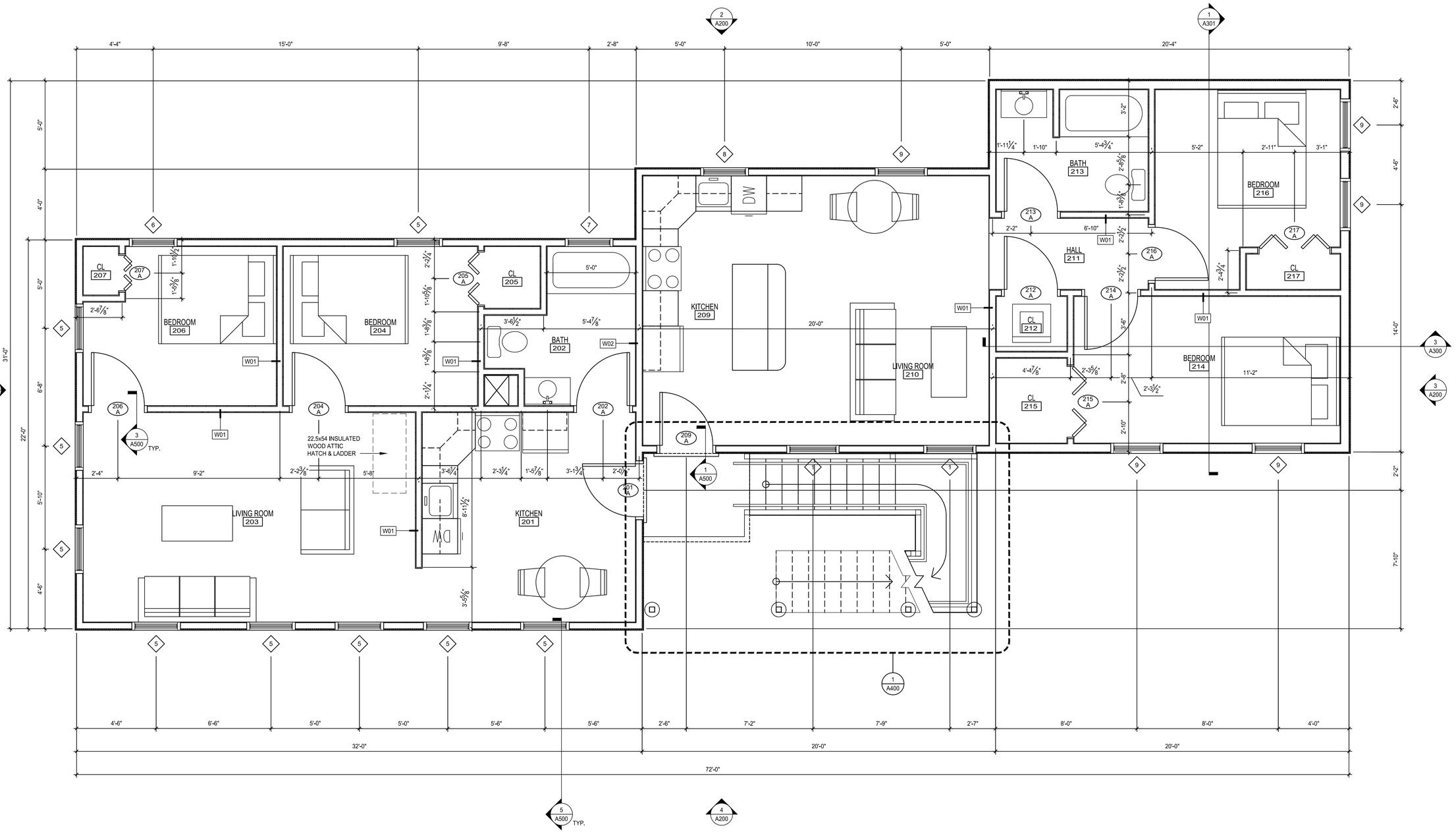

1 A101 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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SECOND FLOOR PLAN

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

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SCALE:	AS NOTED
DATE:	6/16/22
PROJECT:	22-014

SHEET NO.

A101

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SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

Sep 22, 2022 - 12:30pm
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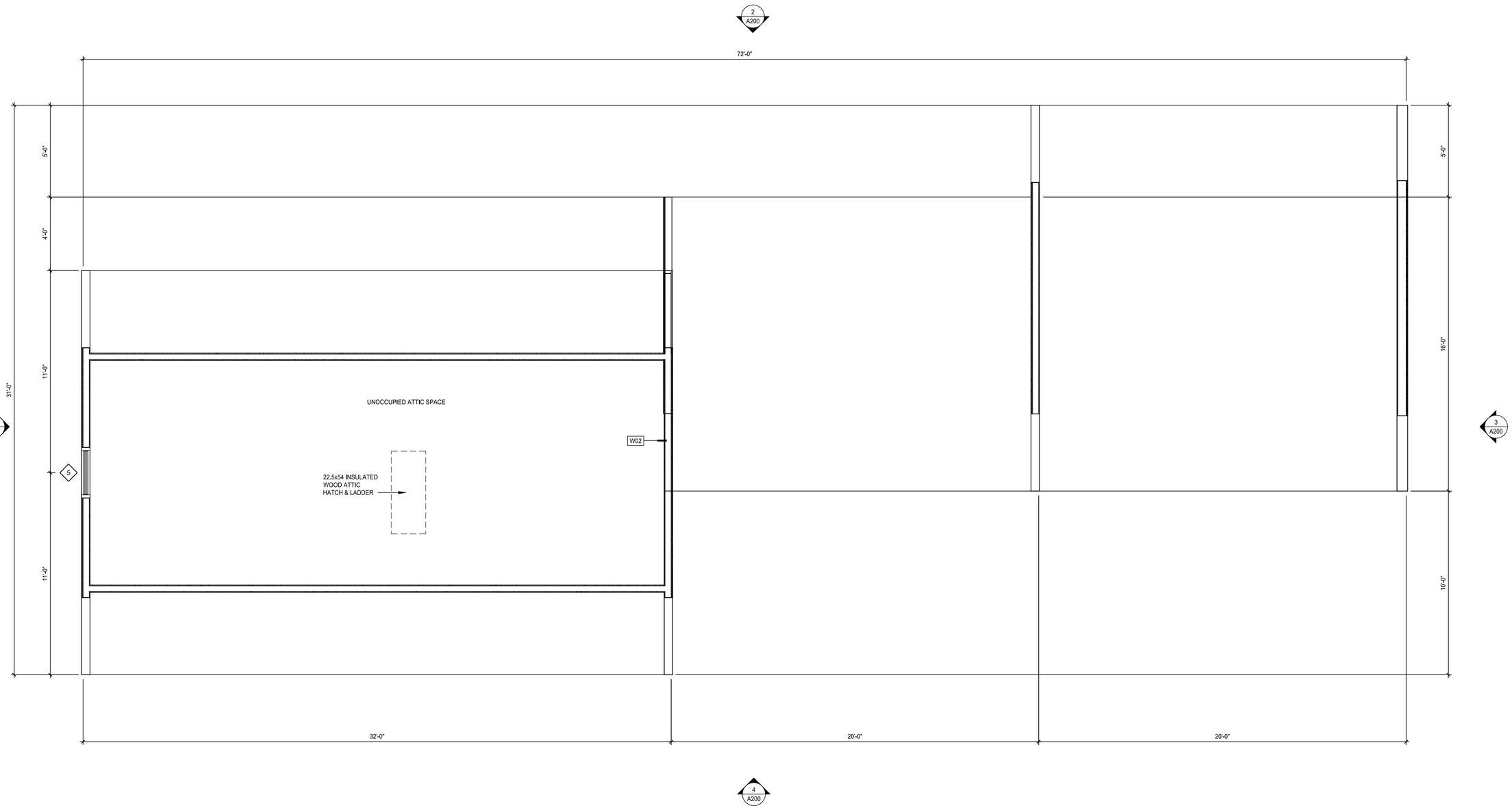

1 A102 THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"

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7 OAK STREET, BIDDEFORD, ME 04005
FOR
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THIRD FLOOR PLAN

REV.	DATE	DESCRIPTION
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SCALE:	AS NOTED
DATE:	6/16/22
PROJECT:	22-014
SHEET NO.	A102

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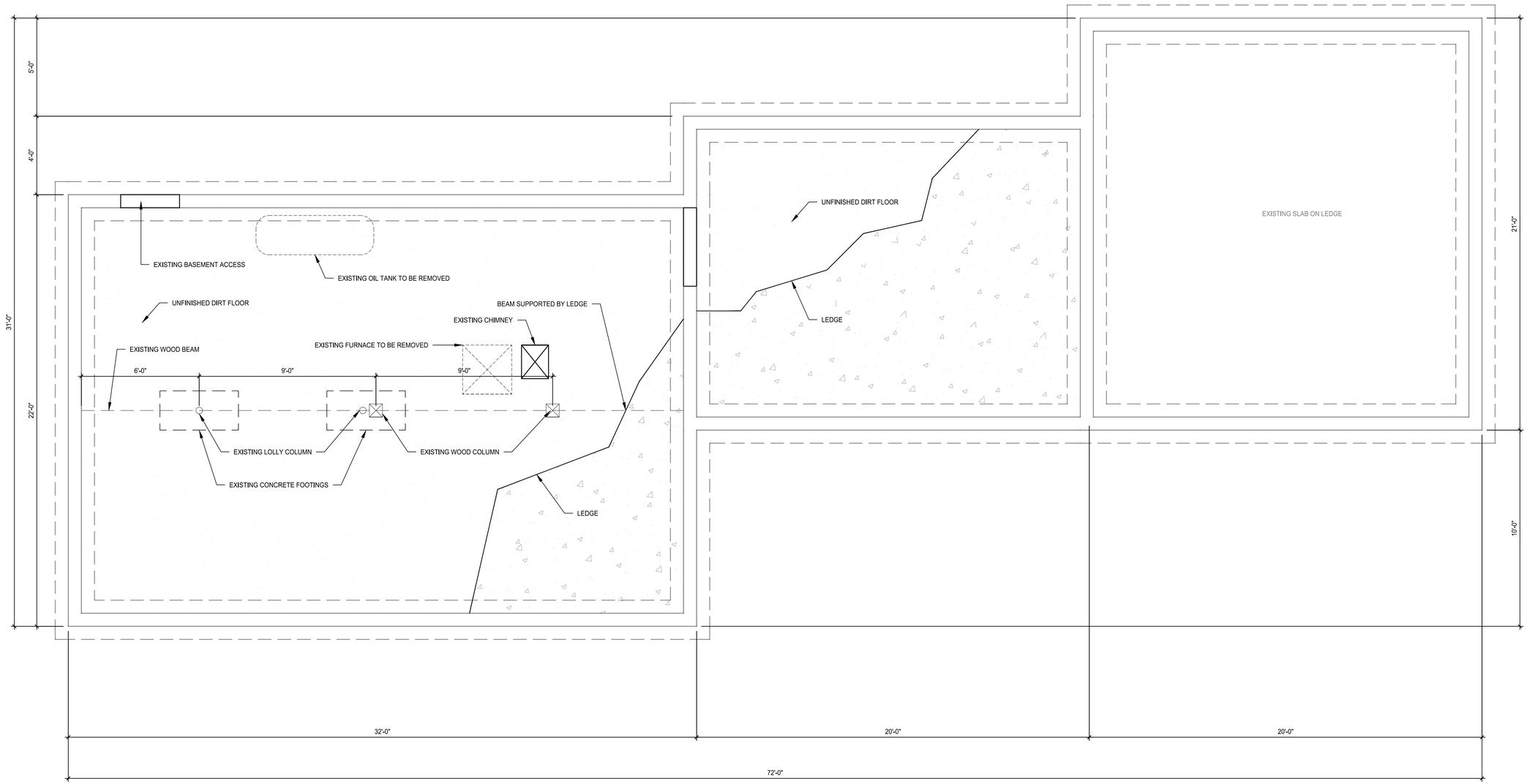

1 A103 BASEMENT FLOOR PLAN
SCALE: 3/8" = 1'-0"

Sep 22, 2022 - 12:30pm
S:\CAD Projects\22-014 7 Oak St Biddeford\22-014 7 Oak St Biddeford\Sheets\A103 BASEMENT FLOOR PLAN.dwg

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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FOR
YD PROPERTIES LLC.

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BASEMENT FLOOR PLAN

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SCALE:	AS NOTED
DATE:	6/16/22
PROJECT:	22-014

SHEET NO.

A103

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SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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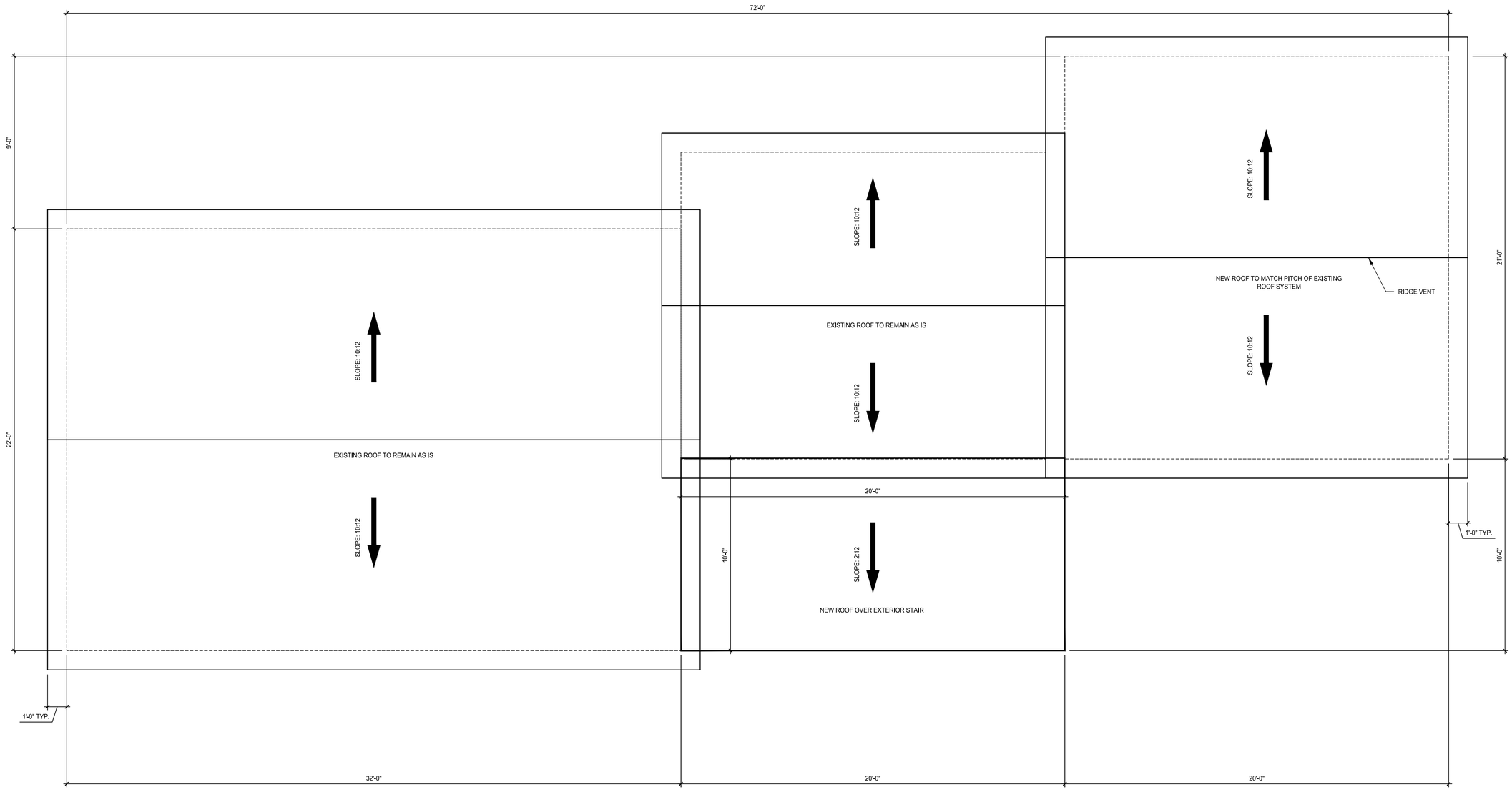

1 A104 ROOF PLAN
SCALE: 3/8" = 1'-0"

7 OAK ST RENOVATION

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FOR
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ROOF PLAN

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SHEET NO.

A104

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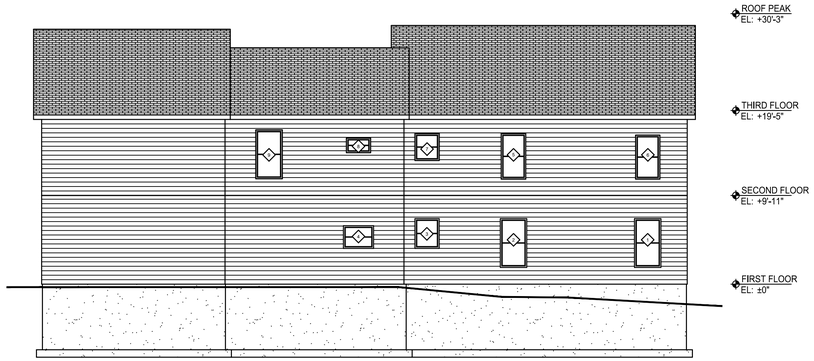
SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

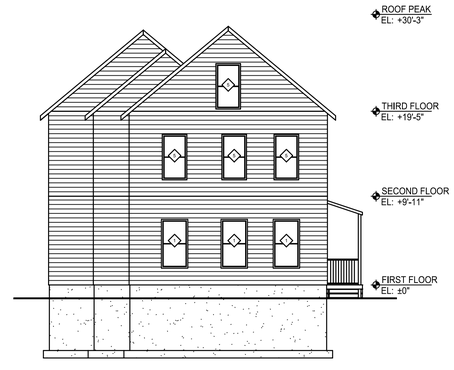
Sep 22, 2022 - 12:30pm
S:\CAD Projects\22-014 7 Oak St Biddeford\22-014 7 Oak St Biddeford\Sheets\A200 ELEVATIONS.dwg



2 / A200 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 / A200 EAST ELEVATION
SCALE: 1/8" = 1'-0"

4 / A200 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 / A200 WEST ELEVATION
SCALE: 1/8" = 1'-0"

7 OAK ST RENOVATION

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ELEVATIONS

REV.	DATE	DESCRIPTION
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DRAWN BY: CJL
CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	6/16/22
PROJECT:	22-014

SHEET NO.
A200

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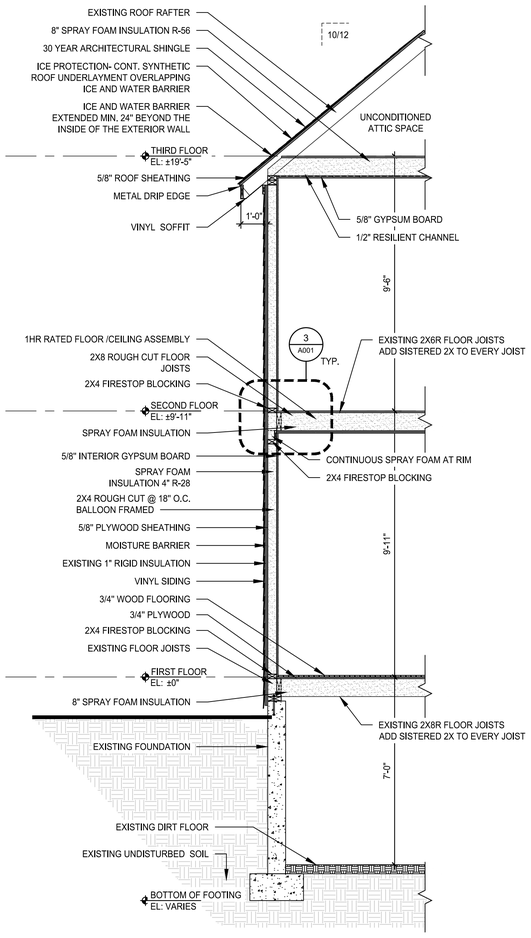
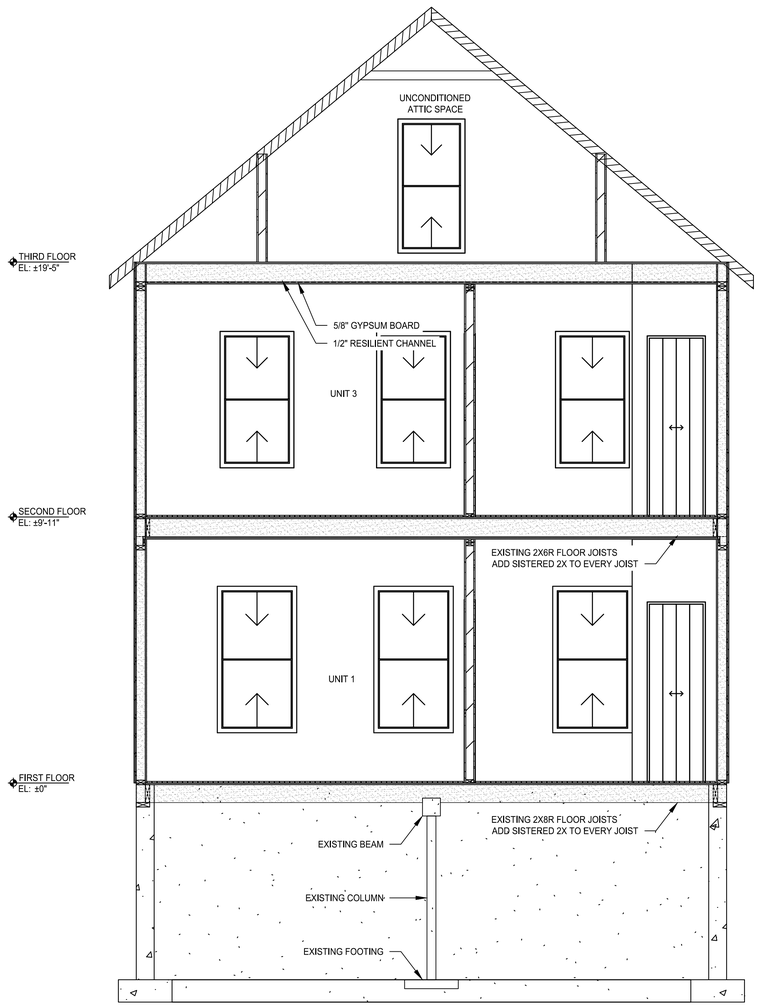
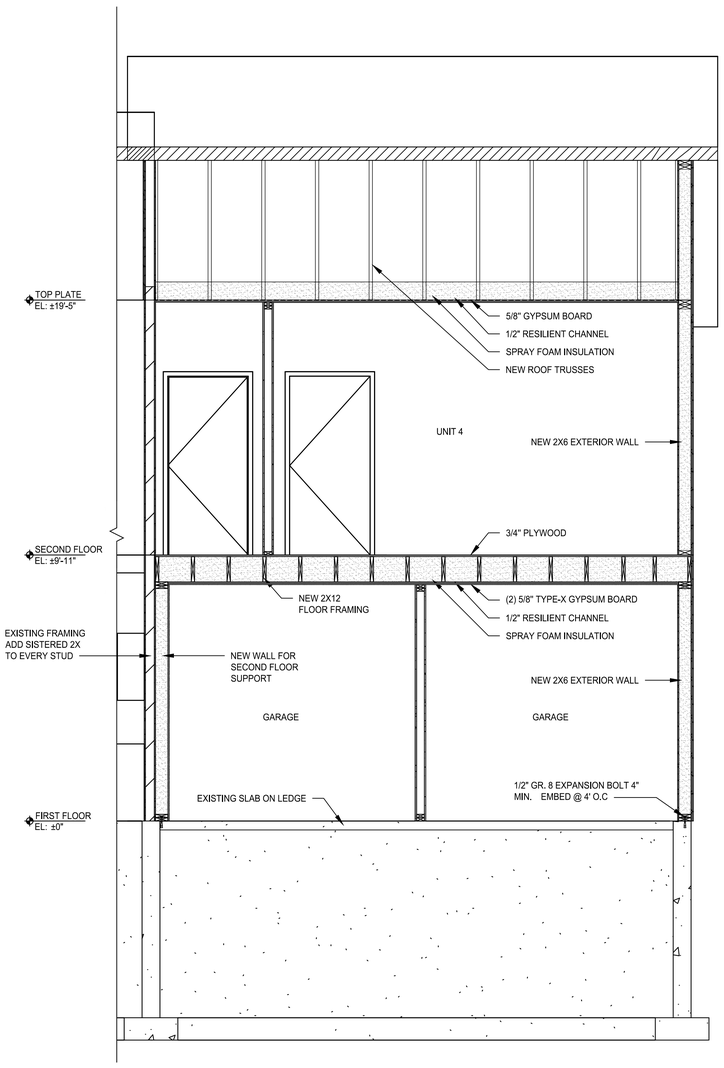


1 A300 PROPOSED EXTERIOR SECITON
SCALE: 3/8" = 1'-0"



2 A300 BUILDING SECTION
SCALE: 3/8" = 1'-0"



3 A300 BUILDING SECTION 2
SCALE: 3/8" = 1'-0"

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005

FOR

YD PROPERTIES LLC.

DIRIGO ARCHITECTURAL
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THOMAS W. PERKINS
No. 11710
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9/22/2022

SECTIONS

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE: AS NOTED
DATE: 6/27/22
PROJECT: 22-014

SHEET NO.

A300

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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S:\CAD Projects\22-014 7 Oak St Biddeford\22-014 7 Oak St Biddeford\Sheets\A300 SECTIONS.dwg

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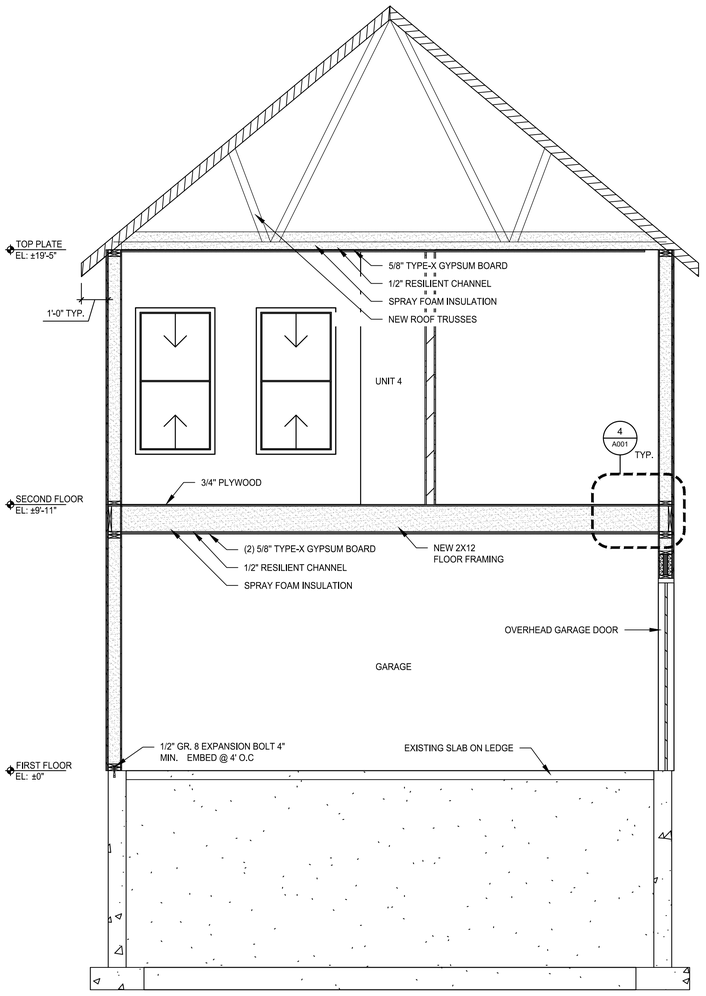

1 A301 BUILDING SECTION 3
SCALE: 3/8" = 1'-0"

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

Sep 22, 2022 - 12:30pm
S:\CAD Projects\22-014 7 Oak St Biddeford\Sheets\A301 SECTIONS.dwg

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005
FOR
YD PROPERTIES LLC.

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9/22/2022

SECTIONS

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL | CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	9/1/22
PROJECT:	22-014

SHEET NO.

A301

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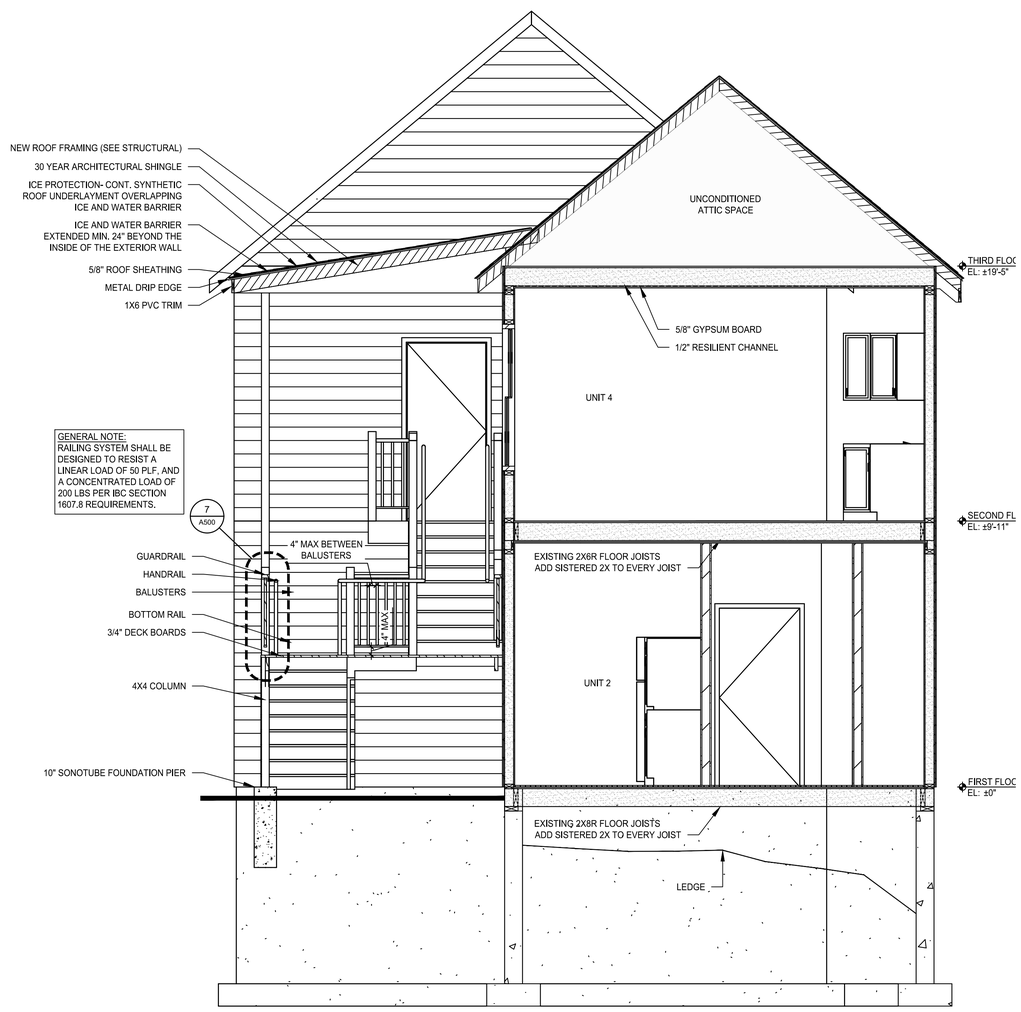
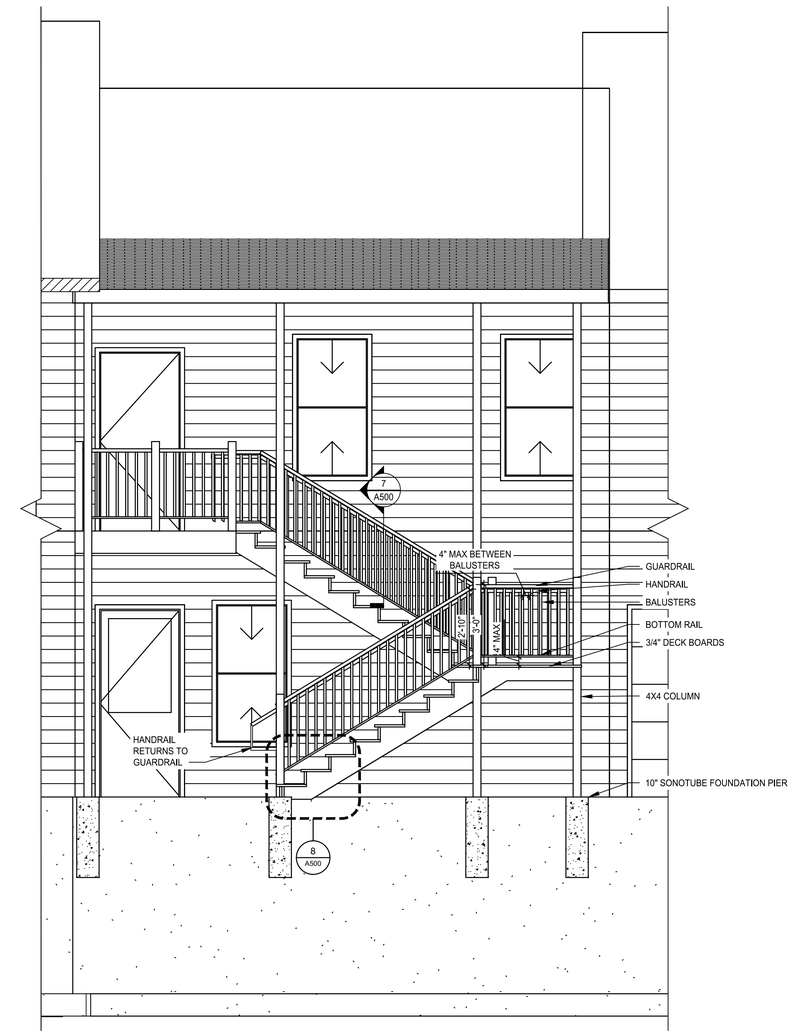


1 A302 EXTERIOR STAIR SECTION
SCALE: 3/8" = 1'-0"



2 A302 EXTERIOR STAIR SECTION 2
SCALE: 3/8" = 1'-0"

Sep 22, 2022 - 12:31pm
S:\CAD Projects\22-014 7 Oak St Biddeford\Sheets\A301 EXTERIOR STAIR SECTIONS.dwg
SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005
FOR
YD PROPERTIES LLC.

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No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

EXTERIOR STAIR SECTIONS

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	6/29/22
PROJECT:	22-014

SHEET NO.
A302

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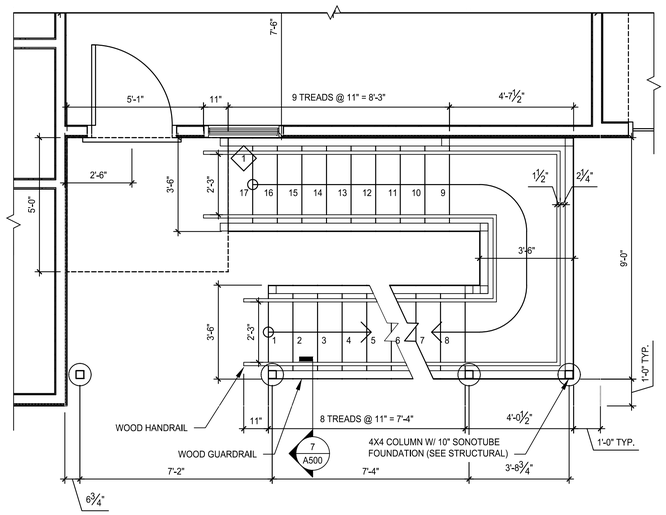

1 / A400 ENLARGED STAIR PLAN
SCALE: 3/8" = 1'-0"

Sep 22, 2022 - 12:31pm
S:\CAD Projects\22-014 7 Oak St Biddeford\22-014 7 Oak St Biddeford\Sheets\A400 ENLARGED STAIR PLAN.dwg

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005
FOR
YD PROPERTIES LLC.

DIRIGO
ARCHITECTURAL
ENGINEERING • CONSTRUCTION MANAGEMENT
7 COBBLESTONE WAY, SUITE 2
TURNER, MAINE 04282
PH: (207) 225-3040
WS: DIRIGOAE.COM

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

ENLARGED STAIR PLAN

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	6/29/22
PROJECT:	22-014

SHEET NO.
A400

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Sep 22, 2022 - 12:31pm
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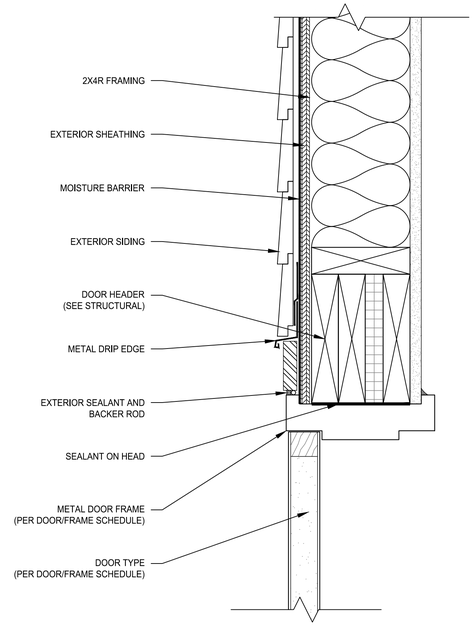
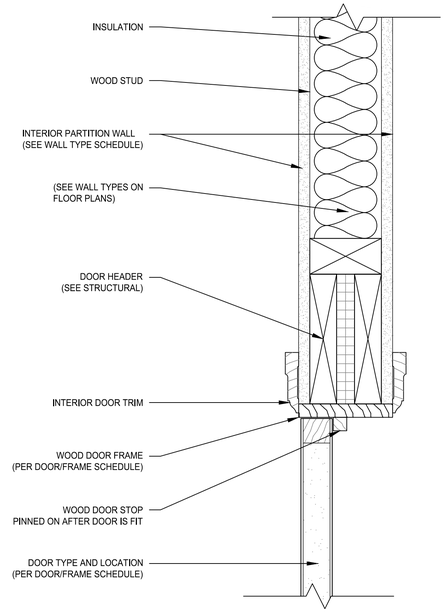
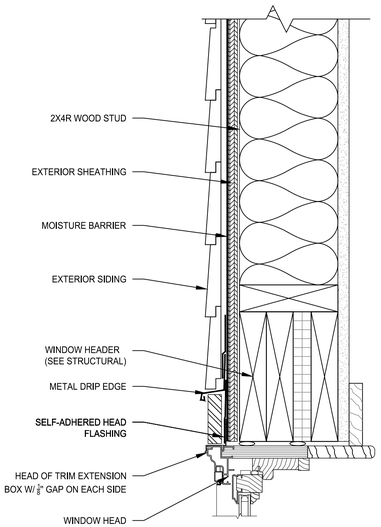
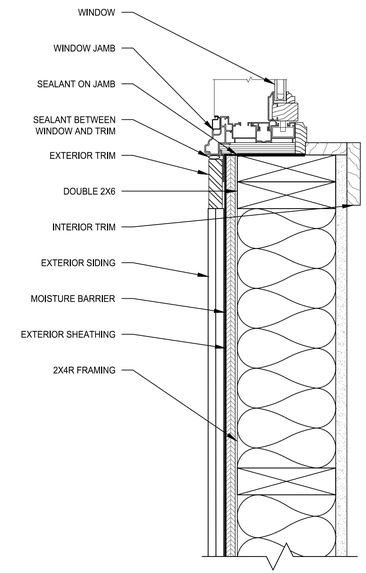


1 A500 TYPICAL EXTERIOR DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

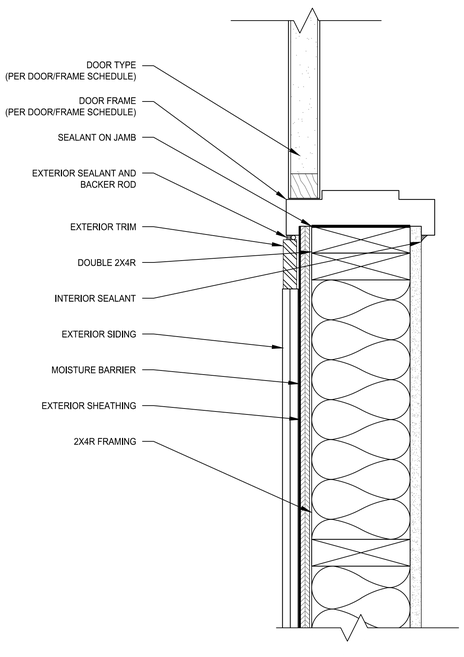


3 A500 TYPICAL INTERIOR DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

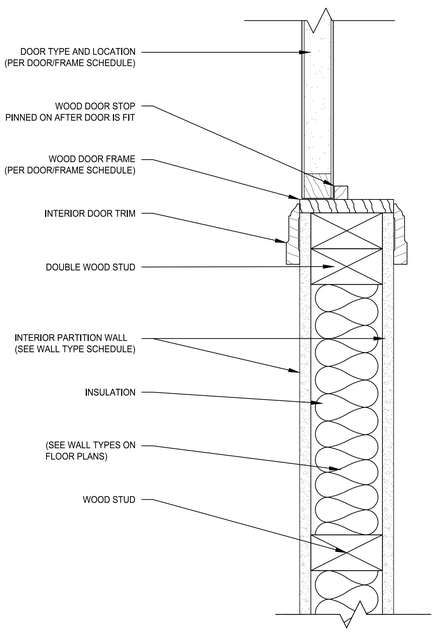




6 A500 TYPICAL WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



2 A500 TYPICAL EXTERIOR DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



4 A500 TYPICAL INTERIOR DOOR JAMB DETAIL
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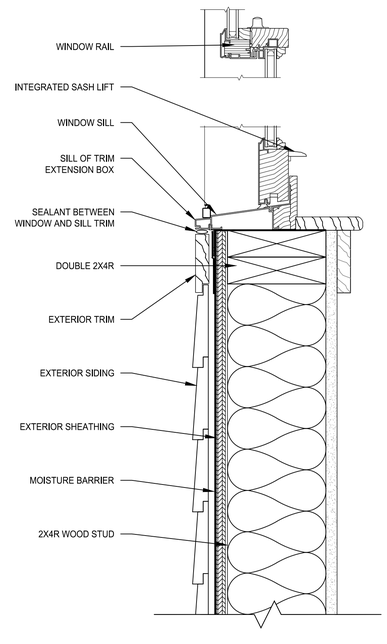
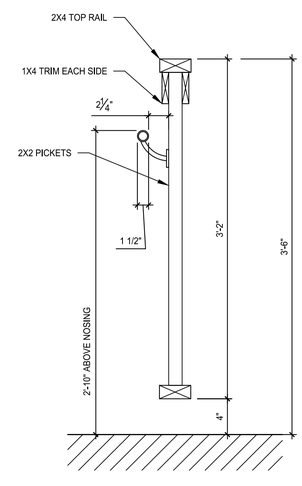
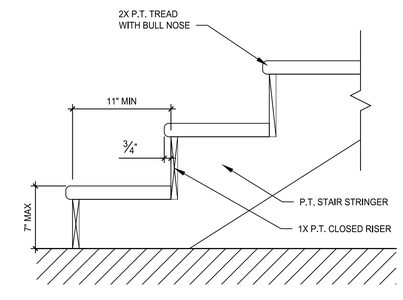


5 A500 TYPICAL WINDOW SILL & HEAD DETAIL
SCALE: 3" = 1'-0"



7 A500 RAIL SECTION
SCALE: 1 1/2" = 1'-0"



8 A500 TREAD DETAIL
SCALE: 1 1/2" = 1'-0"

7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005
FOR
YD PROPERTIES LLC.

DIRIGO ARCHITECTURAL
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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

ARCHITECTURAL DETAILS

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE:	AS NOTED
DATE:	9/1/22
PROJECT:	22-014

SHEET NO.
A500

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DOOR & HARDWARE MANUFACTURERS

ITEM	RECOMMENDED MANUFACTURER/ MODEL OR APPROVED EQUAL
MAIN ENTRY DOOR	STEELCRAFT INSULATED METAL EXTERIOR HALF-LITE DOOR
INTERIOR WOOD DOOR	MOHAWK SOLID CORE FLUSH DOOR BIRCH
HINGES	STANLEY FBB SERIES
LOCKSETS/HANDLES	SCHLAGE STANDARD COLLECTION, ELAN SERIES (LEVER)
EXIT DEVICES	VON DUPRIN SERIES 99
DOOR CLOSERS	LCN 4041
DOOR STOPS	FLOOR MOUNTED GLYNN JOHNSON or ROCKWOOD
TRANSITION STRIP	SCHLUTER - STAINLESS
ADA THRESHOLD	NATIONAL GUARD - ALUMINUM
HOLLOW METAL DOOR FRAME	STEELCRAFT MINIMUM GAUGE 18

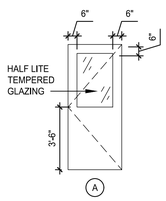
NOTES:
1. CONTRACTOR TO FIELD MEASURE PRIOR TO ORDERING DOOR FRAMES.
2. CONTRACTOR SHALL PROVIDE ADA COMPLIANT THRESHOLDS THROUGH. (SEE A002 ADA DETAILS)
3. DOOR HARDWARE FINISH TO BE SATIN NICKEL
4. ANSI/BHMA GRADE 1 DOOR HARDWARE HEAVY DUTY COMMERCIAL APPLICATIONS

DOOR AND FRAME SCHEDULE

ROOM NUMBER	DOOR							FRAME	FIRE RATING LABEL	HARDWARE						NOTES
	DOOR NO.	SIZE			ELEV	MATL	TYPE	MATL		HINGE	LOCKSET	LOCK TYPE	CLOSER	STOPS	EXIT DEVICE	
		WD	HGT	THK												
101	101A	3'-0"	6'-8"	1 3/4"	A	METAL	HM	METAL	--	YES	YES	CYLINDER	--	--	--	ETR
103	103A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	YES	PRIVACY	--	YES	--	--
104	104A	4'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
105	105A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
106	106A	3'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
107	107A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
108	108A	2'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
109	109A	3'-0"	6'-8"	1 3/4"	A	METAL	HM	METAL	--	YES	YES	CYLINDER	--	--	--	--
111	111A	3'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
112	112A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	YES	PRIVACY	--	YES	--	--
113	113A	8'-0"	7'-0"	1"	--	--	--	--	--	--	--	--	--	--	--	OH DOOR
114	114A	8'-0"	7'-0"	1"	--	--	--	--	--	--	--	--	--	--	--	OH DOOR
201	201A	3'-0"	6'-8"	1 3/4"	A	METAL	HM	METAL	--	YES	YES	CYLINDER	--	--	--	--
202	202A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	YES	PRIVACY	--	YES	--	--
204	204A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
205	205A	3'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
206	206A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
207	207A	2'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
209	209A	3'-0"	6'-8"	1 3/4"	A	METAL	HM	METAL	--	YES	YES	CYLINDER	--	--	--	--
212	212A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
213	213A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	YES	PRIVACY	--	YES	--	--
214	214A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
215	215A	4'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD
216	216A	3'-0"	6'-8"	1 3/4"	B	WOOD	SC	WOOD	--	YES	--	--	--	YES	--	--
217	217A	4'-0"	6'-8"	1 3/4"	C	WOOD	--	WOOD	--	YES	--	--	--	--	--	BI-FOLD

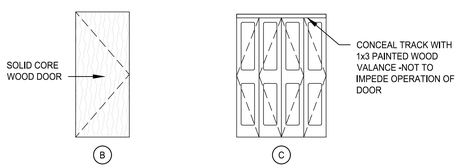
EXTERIOR DOOR ELEVATION TYPES

NOTES:
1. SEE DOOR SCHEDULE FOR SIZES.



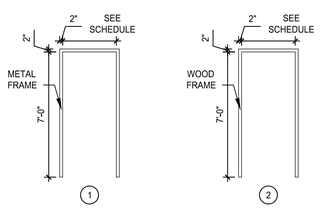
INTERIOR DOOR ELEVATION TYPES

NOTES:
1. METAL DOORS SHALL BE FACTORY PRIMED, WOOD DOORS SHALL BE BIRCH AND POLY FINISHED FROM FACTORY.
2. SEE FINISH SCHEDULE FOR DOOR FINISH.



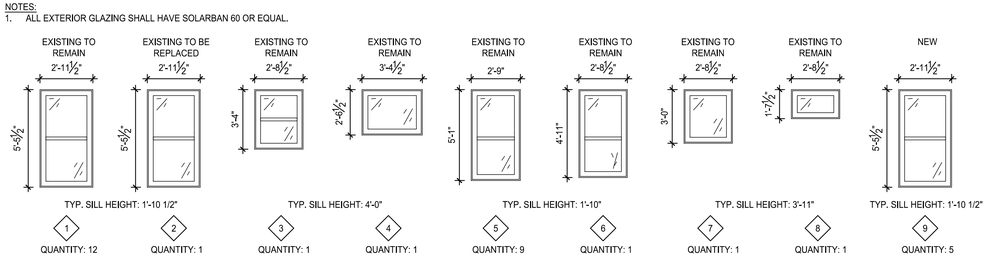
DOOR FRAME ELEVATION TYPES

NOTES:
1. SEE FINISH SCHEDULE FOR INTERIOR FRAME FINISH.
2. CONTRACTOR SHALL PROVIDE ACOUSTIC CAULKING AT PERIMETER OF ALL FRAMES.



WINDOW SCHEDULE

NOTES:
1. ALL EXTERIOR GLAZING SHALL HAVE SOLARBAN 60 OR EQUAL.



7 OAK ST RENOVATION

7 OAK STREET, BIDDEFORD, ME 04005

FOR

YD PROPERTIES LLC.

DIRIGO ARCHITECTURAL
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7 COBBLESTONE WAY, SUITE 2
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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

SCHEDULES

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE: AS NOTED
DATE: 7/20/22
PROJECT: 22-014

SHEET NO.

A600

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STRUCTURAL GENERAL NOTES

1. COORDINATE WITH ACCOMPANYING ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND OTHER CONTRACT DRAWINGS AS WELL AS APPROVED SHOP DRAWINGS FOR LOCATIONS OF SLEEVES, INSERTS, OPENINGS, AND FINISH ATTACHMENTS
2. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS TO BE FIELD VERIFIED AND COORDINATED WITH THE OTHER CONTRACT DOCUMENTS. REPORT ANY INCONSISTENCIES PRIOR TO COMMENCING WORK
3. THE STRUCTURAL DESIGN IS BASED ON THE FULL INTERACTION OF ALL OF ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION WHEN THE STRUCTURE IS IN AN INCOMPLETE OR PARTIALLY COMPLETE STATE. CONTRACTOR IS RESPONSIBLE FOR MAKING PROPER AND ADEQUATE ACCOMMODATIONS FOR STABILITY AND SAFETY DURING CONSTRUCTION
4. DETAILS SHOWN ARE TYPICAL FOR SIMILAR CONDITIONS, U.N.O.
5. CENTER WALLS AND PIERS ON FOOTINGS
6. STRUCTURAL TESTS AND INSPECTIONS REQUIRED ACCORDING TO IBC 2015 - CH 17
7. BRACE FOUNDATION WALLS DURING BACKFILL
8. STRUCTURE MODIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2015 IBC CODE AND 2010 ASCE-7
9. CONTRACTOR IS TO CONTACT DIG-SAFE PRIOR TO ANY EXCAVATION AT 1-888-344-7233

DESIGN LOADS

1. BUILDING CODE:
   MAINE UNIFORM BUILDING AND ENERGY CODE
   INTERNATIONAL BUILDING CODE, 2015 EDITION
   ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

2. DESIGN FLOOR LIVE LOADS:

RESIDENTIAL PRIVATE ROOMS:	40 PSF
STAIR	100 PSF

3. DESIGN ROOF SNOW LOAD

GROUND SNOW LOAD (Pg):	50 PSF
SNOW EXPOSURE FACTOR (Ce):	1
SNOW LOAD THERMAL FACTOR (Ct):	1.0
SNOW LOAD (BALANCED):	28 PSF
SNOW LOAD (UNBALANCED):	N/A, ROOF SLOPE >7:12

4. DESIGN WIND LOAD:

BASIC WIND SPEED:	119 MPH
RISK CATEGORY:	II
WIND EXPOSURE:	B

   COMPONENTS & CLADDING PER ASCE 7-10

5. DESIGN SEISMIC LOADS:
   EQUIVALENT LATERAL FORCE PROCEDURE:

SEISMIC OCCUPANCY CATEGORY:	II
SEISMIC IMPORTANCE FACTOR(Ie):	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	
Ss:	0.251
S1:	0.079
SEISMIC SITE CLASS:	D
SPECTRAL RESPONSE COEFFICIENTS:	
Sds:	0.268
Sd1:	0.127
SEISMIC DESIGN CATEGORY:	B

   BASIC STRUCTURAL SYSTEM AND BASIC SEISMIC FORCE RESISTING SYSTEM:
   LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

CAST IN PLACE CONCRETE NOTES

1. NORMAL WEIGHT CONCRETE STRENGTH:
   a. FOOTINGS AND WALLS = 4000 PSI @ 28 DAYS
   b. PIERS = 4000 PSI. @ 28 DAYS
   c. INTERIOR SLAB ON GRADE (CLASS 6), 3500 PSI @ 28 DAYS
2. AGGREGATE: 3/4" MAX STONE
3. MAXIMUM WATER-CEMENT MATERIALS RATIO=0.45
4. PROVIDE 6% AIR ENTRAINMENT PLUS OR MINUS 1.5% TO ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
5. SLUMP LIMIT 4" PLUS OR MINUS 1".
6. PROVIDE DOWELS AND/OR KEYWAYS AT ALL CONSTRUCTION JOINTS.
7. ALL EXPOSED FLOOR SURFACES TO BE WET-CURED FOR 7-DAYS, FOLLOWED BY APPLICATION OF ACCEPTABLE FLOOR SEALER.
8. NOTIFY STRUCTURAL INSPECTOR AT LEAST 48 HOURS PRIOR TO PLACEMENT FOR INSPECTION
9. CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE THE LATEST VERSIONS OF ACI 301 AND 318.
10. PROVIDE CONSTRUCTION JOINT LAYOUT PLAN SUBMITTAL FOR REVIEW IF DIFFERENT THAN SHOWN.
11. CHAMFER EXTERIOR CORNERS AND EDGES OF PERMANENTLY EXPOSED CONCRETE WHERE SPECIFIED ON THE DRAWINGS.
12. GROUT MIXTURES:
    a. USE ONLY APPROVED PREPACKAGES NON-SHRINK GROUT.
    b. USE ONLY A MINIMUM AMOUNT OF WATER TO PRODUCE A FLOWABLE GROUT.
    c. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 7 DAYS AND 7500 PSI AT 28 DAYS.
13. DO NOT WET SET REINFORCEMENT OR ANCHOR RODS.
14. SLAB TO RECEIVE HARD TROWEL FINISH, AND HAVE A FLOOR FLATNESS (FF) GREATER THAN 35, AND A FLOOR LEVELNESS (FL) GREATER THAN 25. CONTRACTOR TO COORDINATE WITH OWNER ON HARDNESS ADMIXTURES OR POST-APPLIED COATINGS.

CONCRETE REINFORCEMENT NOTES

1. ALL REINFORCING BAR TO CONFORM TO ACI 318
2. SUBMIT REBAR SHOP DRAWINGS FOR APPROVAL
3. REINFORCING STEEL TO BE ASTM A615 GRADE 60 (60 KSI) DEFORMED
4. WHERE CONTINUOUS BARS ARE INDICATED, THEY SHALL RUN AROUND CORNERS AND DOWEL INTO INTERSECTING WALLS. THEY SHALL BE LAPPED AS INDICATED AND BE NO LESS THAN 40 BAR DIAMETERS
5. REBAR CLEARANCES:
   A. UNFORMED, EARTH CONTACT: 3"
   B. FORMED, EARTH CONTACT: 2"
   C. FORMED, WEATHER EXPOSURE: 2"
   D. WIRE MESH: 1.5" FROM TOP SURFACE
6. USE REBAR CHAIRS TO ACHIEVE REQUIRED CLEARANCES
7. DO NOT CUT REINFORCING TO ACCOMMODATE INSTALLATION OF EMBEDDED ITEMS. CONTACT STRUCTURAL ENGINEER TO RESOLVE CONFLICTS
8. COORDINATE INSTALLATION OF PIPES, CONDUITS, ETC. WITH MEP TRADES 8
9. COORDINATE MASONRY DOWELS WITH MASON FOR BLOCK LAYOUT
10. FABRICATE STEEL REINFORCEMENT ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE"
11. DO NOT TACK WELD CROSSING REINFORCING BARS

EXCAVATIONS NOTES

1. REMOVE ALL SOFT, ORGANIC AND OTHER UNSUITABLE MATERIAL FROM UNDER AND ADJACENT TO ALL FOOTINGS AND FROM UNDER ALL SLABS ON GRADE.
2. EXTEND AND SLOPE SIDES OF EXCAVATION TO ENSURE STABILITY AND SAFETY AT ALL TIMES.
3. SHORE, SHEET AND BRACE EXCAVATION AS REQUIRED TO ENSURE SAFETY AND STABILITY AT ALL TIMES WHERE SLOPING IS NOT PRACTICAL OR CLOSE TO ADJACENT STRUCTURES W/ CONCERNS OF UNDERMINING.
4. PUMP EXCAVATION TO REMOVE SURFACE AND GROUND WATER TO PERMIT FINISHING OF EXCAVATION AND PLACEMENT OF FOUNDATIONS IN THE DRY.
5. ELEVATIONS GIVEN ARE MINIMUM IN DEPTH AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION REQUIRED TO REACH A SPECIFIED BEARING STRATA.

WOOD FRAMING NOTES

1. WOOD FRAMING WORK SHALL CONFORM TO THE AF&PA NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AND WOOD SHEATHING WORK SHALL TO CONFORM TO AMERICAN PLYWOOD ASSOCIATION (APA).
2. DIMENSIONAL LUMBER: NO. 2 GRADE OR BETTER SPRUCE-PINE-FIR (SPF), NGLA GRADED. NELMA GRADED SPF-S WILL NOT BE ACCEPTED AS AN EQUAL SUBSTITUTE. KILN-DRIED OR SEASONED TO 19% MAXIMUM MOISTURE CONTENT.
3. STRUCTURAL COMPOSITE LUMBER: LAMINATED VENEER LUMBER (LVL), PARALLEL STRAND LUMBER (PSL), AND LAMINATED STRAND LUMBER (LSL) BY WEYERHAEUSER, BOISE, OR APPROVED PRODUCTS (SUBMIT DATA). INSTALLATION AND FASTENING OF PLIES ACCORDING TO MANUFACTURER'S DETAILS.

   BEAMS AND HEADERS (LVL & PSL):
   MODULUS OF ELASTICITY (E) = 2,000,000 PSI (MIN)
   ALLOWABLE BENDING STRESS (Fb) = 2,600 PSI (MIN)
   ALLOWABLE SHEAR STRESS (Fv) = 285 PSI (MIN)

   POSTS AND COLUMNS (LVL & PSL):
   E = 1,800,000 PSI (MIN)
   Fb = 2,400 PSI (MIN)
   Fv = 190 PSI (MIN)

   STUDS (LSL):
   E = 1,500,000 PSI (MIN)
   Fb = 2,250 PSI (MIN)
   Fv = 285 PSI (MIN)

4. PRESERVATIVE TREATED (PT) LUMBER: NO. 2 GRADE OR BETTER SOUTHERN PINE (SP OR SYP) TREATED WITH MICRONIZED COPPER AZOLE (MCA) OR ALKALINE COPPER QUATERNARY (ACQ), MCA & ACQ PRESERVATIVE CONTENT: 0.15 PCF. USE ONLY HOT-DIP GALVANIZED OR STAINLESS STEEL NAILS AND FASTENERS, OR COATED FASTENERS APPROVED FOR USE IN PT LUMBER AND EXTERIOR APPLICATION.
5. SHEATHING & SUBFLOOR: PLYWOOD OR OSB WOOD STRUCTURAL PANELS STAMPED RATED SHEATHING, EXPOSURE 1. APPLY SHEATHING WITH LONG EDGES AND FACE GRAIN PERPENDICULAR TO FRAMING.

   WALLS:1/2 INCH NOMINAL.

   NAIL SHEATHING AND SUBFLOOR TO ALL FRAMING AND BLOCKING USING GALVANIZED 8d BOX NAILS 0.113"x2 3/8" (MIN) OR BRIGHT 8d COMMON NAILS 0.131"x2 1/2" (MIN) AS FOLLOWS:

   WALLS:6" O.C. PANEL EDGES, 12" O.C. WITHIN PANELS

6. NAIL BUILT-UP LUMBER BEAMS, HEADERS, AND POSTS AS FOLLOWS:

   BEAMS AND HEADERS: (3) ROWS 12d BOX NAILS (0.128"x3 1/4" MIN) @ 12" O.C. IN EACH PIECE.
   POSTS AND COLUMNS: (2) ROWS 12d BOX NAILS @ 8" O.C IN EACH PIECE.

7. FASTENING NOT SPECIFIED IN THESE NOTES OR ON THE DRAWINGS SHALL CONFORM TO THE FASTENING SCHEDULE AND TABLES IN IBC OR IRC CODES AS REQUIRED BY THE PROJECT TYPE. FASTENERS SHALL CONFORM TO:

   NAILS: ASTM F1667
   THROUGH BOLTS: ANSI B18.2.1 WITH HEX HEAD & NUT AND WASHER AGAINST WOOD.
   LAG SCREWS: ANSI B18.2.1 WITH HEX HEAD & WASHER.

   HOLE FOR BOLT OR LAG SCREW TO BE 1/32" TO 1/16" LARGER IN DIAMETER THAN BOLT OR LAG SCREW SHANK.
   LEAD HOLE FOR LAG SCREW THREADS:

   A.60% TO 75% OF SHANK DIAMETER FOR SP OR SYP, LVL & PSL
   B.40% TO 70% OF SHANK DIAMETER FOR SPF.

8. ALL WOOD FRAMING CONNECTION HARDWARE (JOIST HANGERS, POST BASES, ETC) TO BE MANUFACTURED BY SIMPSON STRONG-TIE, OR APPROVED EQUAL (SUBMIT DATA). ALL CONNECTION HARDWARE SHALL BE ZINC COATED G-90 (MIN). CONNECTION HARDWARE USED WITH PRESERVATIVE TREATED LUMBER (PT) AND/OR EXTERIOR APPLICATION SHALL BE GALVANIZED G185 (ZMAX). USE FASTENERS OF SAME MATERIAL & COATING AS CONNECTOR AS SPECIFIED BY MANUFACTURER. REFER TO MANUFACTURER'S LITERATURE FOR PROPER CONNECTOR HANDLING AND INSTALLATION GUIDELINES.
9. FASTENERS USED WITH PT LUMBER AND EXTERIOR EXPOSED FRAMING (OTHER THAN THOSE IN SIMPSON OR EQUAL CONNECTORS) SHALL BE HOT-DIPPED GALVANIZED INCLUDING NUTS AND WASHERS (ASTM A153).
10. HOLES IN FRAMING FOR ELECTRICAL, PLUMBING, HEATING, AND MECHANICAL COMPONENTS MUST MEET THE GUIDELINES AND REQUIREMENTS IN THE IBC CODES FOR LUMBER. HOLES IN LVL, PSL, AND LSL ARE NOT PERMITTED.

WHERE LAP SPLICE LENGTHS FOR REINFORCING STEEL ARE NOT SPECIFIED, PROVIDE SPLICE LENGTHS IN ACCORDANCE W/ THE FOLLOWING TABLE:

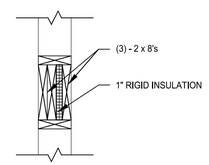
BAR SIZE	SPLICE LENGTH
#3	16"
#4	22"
#5	27"
#6	35"
#7	48"
#8	63"
#9	80"
#10	102"

WOOD TRUSS NOTES

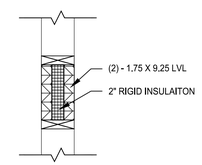
1. WOOD TRUSS DESIGN, DETAIL, FABRICATION, ERECTION, AND BRACING SHALL CONFORM TO WTCA/TPI BCSI "BUILDING COMPONENT SAFETY INFORMATION" GUIDEBOOK-LATEST EDITION.
2. WOOD TRUSS ERECTION AND TEMPORARY BRACING SHALL CONFORM TO WTCA/TPI BCSI "BUILDING COMPONENT SAFETY INFORMATION" GUIDEBOOK-LATEST EDITION.
3. SEE ROOF FRAMING PLANS FOR TRUSS ORIENTATION, SPACING, AND LOCATIONS.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL TRUSS PROFILES AND DIMENSIONS.
5. TEMPORARY BRACING SHALL BE LEFT IN PLACE AND SERVE AS PART OF THE PERMANENT BRACING SYSTEM. REFERENCE TRUSS SUBMITTAL FOR PERMANENT BRACING LOCATION INFORMATION. REFERENCE DETAILS IN STRUCTURAL DRAWINGS INCLUDING ADDITIONAL DIAGONAL BRACING AND CONNECTION REQUIREMENTS.
6. TRUSS ENGINEER SHALL DESIGN TRUSSES TO MINIMIZE PERMANENT LATERAL BRACING REQUIRED TO BE INSTALLED IN THE FIELD.
7. TRUSS ENGINEER SHALL PROVIDE ALL CONNECTION DESIGN FOR TRUSS TO TRUSS CONNECTIONS.
8. PROVIDE HOT-DIPPED GALVANIZED PLATES, HARDWARE AND FASTENERS AT FIRE-TREATED TRUSSES.
9. PROVIDE GABLE END TRUSSES WITH VERTICALS AT 24" O.C. MAXIMUM (U.N.O WHERE INDICATED). DESIGN GABLE END TRUSS FOR WIND LOAD INDICATED ON THE STRUCTURAL DRAWINGS, WHERE POSITIONED AT INTERIOR WALLS.
10. ALL TRUSSES SHALL BE DESIGNED FOR TRANSIENT LOAD CASES INDICATED IN THE BUILDING CODE, INCLUDING UNBALANCED AND SKIP LOADINGS.
11. TRUSS MANUFACTURER SHALL SUBMIT A TRUSS PLACEMENT DRAWING INDICATING THE FOLLOWING:
    A. SLOPE
    B. SPAN
    C. SPACING
    D. TRUSS NUMBER THAT CORRESPONDS TO TRUSS ERECTION DRAWING.
    E. LOCATION OF PERMANENT LATERAL BRACING. LOCATION OF BRACING SHALL BE INDICATED ON THE TRUSSES BY EITHER A TAG OR A PAINT MARK.
    F. LOCATIONS OF ALL JOINTS
    G. REQUIRED BEARING WIDTHS
    H. CHORD AND WEB MEMBER SIZE, GRADE, AND SPECIES
    I. CALCULATED SNOW LOAD, LIVE LOAD, AND TOTAL LOAD VERTICAL AND HORIZONTAL DEFLECTIONS.
    J. MAXIMUM AXIAL TENSION AND COMPRESSION FORCES IN EACH OF THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO REVIEW THE SIZE, CONNECTIONS, AND ANCHORAGE OF PERMANENT CONTINUOUS LATERAL BRACING.
    K. REQUIRED PERMANENT TRUSS BEARING AND BRACING LOCATIONS
12. TRUSS DESIGN DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MAINE.

STRUCTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
BOTT.	BOTTOM
B.O.S.	BOTTOM OF STEEL
B-PL	BASE PLATE
CONN.	CONNECTION
Ø	DIAMETER
EXIST.	EXISTING
EA.A.	EACH
ELEV.	ELEVATION
E.W.	EACH WAY
F.D.	FLOOR DRAIN
FT	FOOT/FEET
ksi	KIPS PER SQUARE INCH
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
L.W.	LONG WAY
MIN.	MINIMUM
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PL.	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
SIM.	SIMILAR
S.W.	SHORT WAY
TH.	THICKNESS
T.O.S.	TOP OF STEEL
TYP.	TYPICAL (OCCURS AT ALL LOCATIONS WHERE THE TYPICAL SYMBOL OR DETAIL APPEARS)
U.N.O.	UNLESS NOTED OTHERWISE (SEE TYP. ABOVE, EXCEPT WHERE THE SYMBOL OR DETAIL SHOWS A DIFFERENT CONDITION)
V.I.F.	VERIFY IN FIELD
W/	WITH
W.W.F.	WELDED WIRE FABRIC



1 S001 EXTERIOR OPENING HEADER DETAIL 3FT 6IN MAX
SCALE: 1" = 1'-0"



2 S001 EXTERIOR OPENING HEADER DETAIL 6FT 6IN MAX
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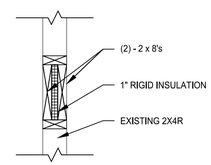

3 S001 EXISTING 2X4R WALL HEADER DETAIL
SCALE: 1" = 1'-0"

7 OAK ST RENOVATION
7 OAK STREET, BIDDEFORD, ME 04005
FOR
YD PROPERTIES LLC.

DIRIGO ARCHITECTURAL
ENGINEERING • CONSTRUCTION MANAGEMENT
7 COBBLESTONE WAY, SUITE 2
TURNER, MAINE 04282
PH: (207) 225-3040
WS: DIRIGOAE.COM

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/22/2022

STRUCTURAL NOTES

REV.	DATE	DESCRIPTION
0	9/22/22	ISSUED FOR PERMIT

DRAWN BY: CJL
CHECKED BY: TWP

SCALE: AS NOTED
DATE: 8/31/22
PROJECT: 22-014

SHEET NO.
S001

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SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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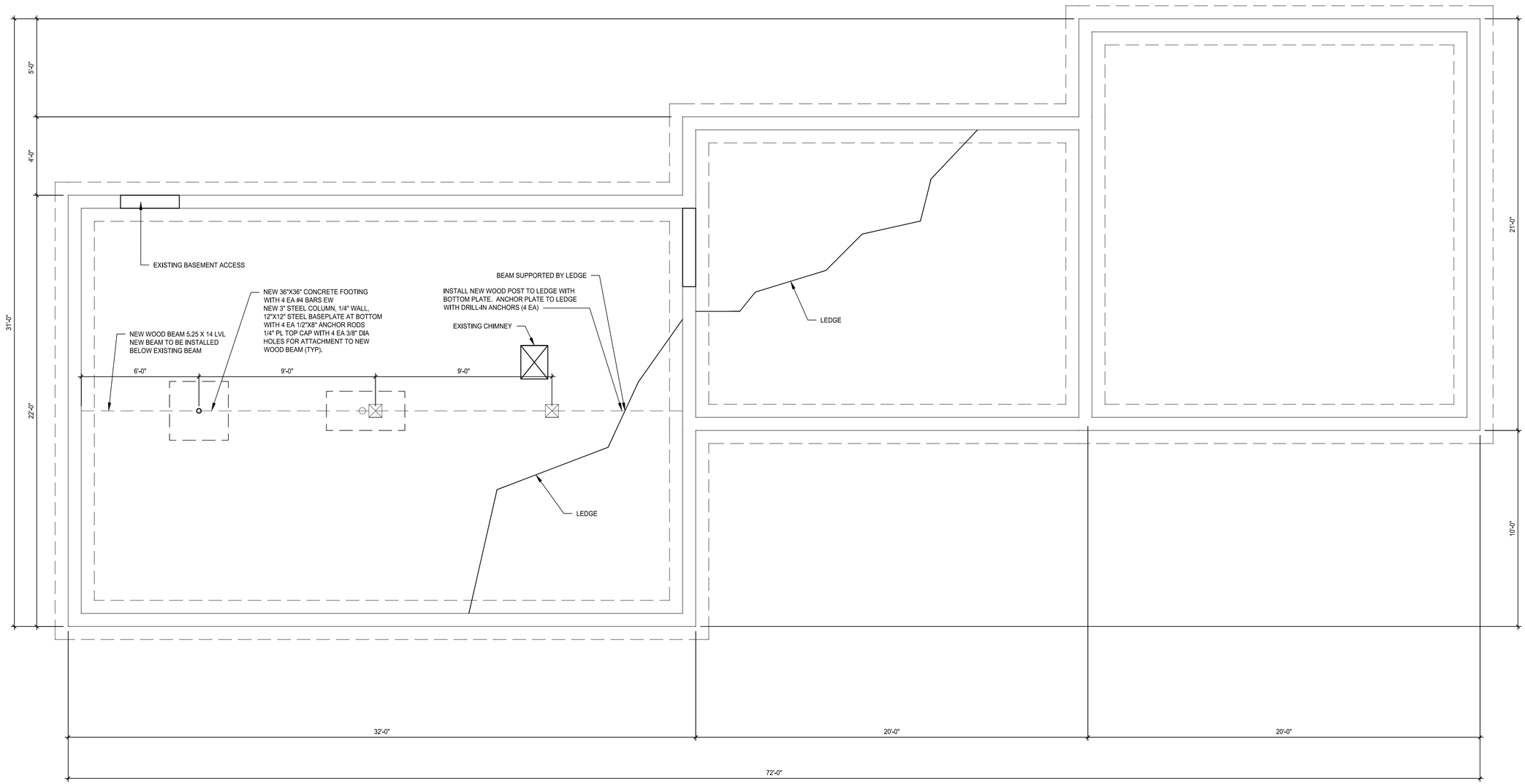

1 S100 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

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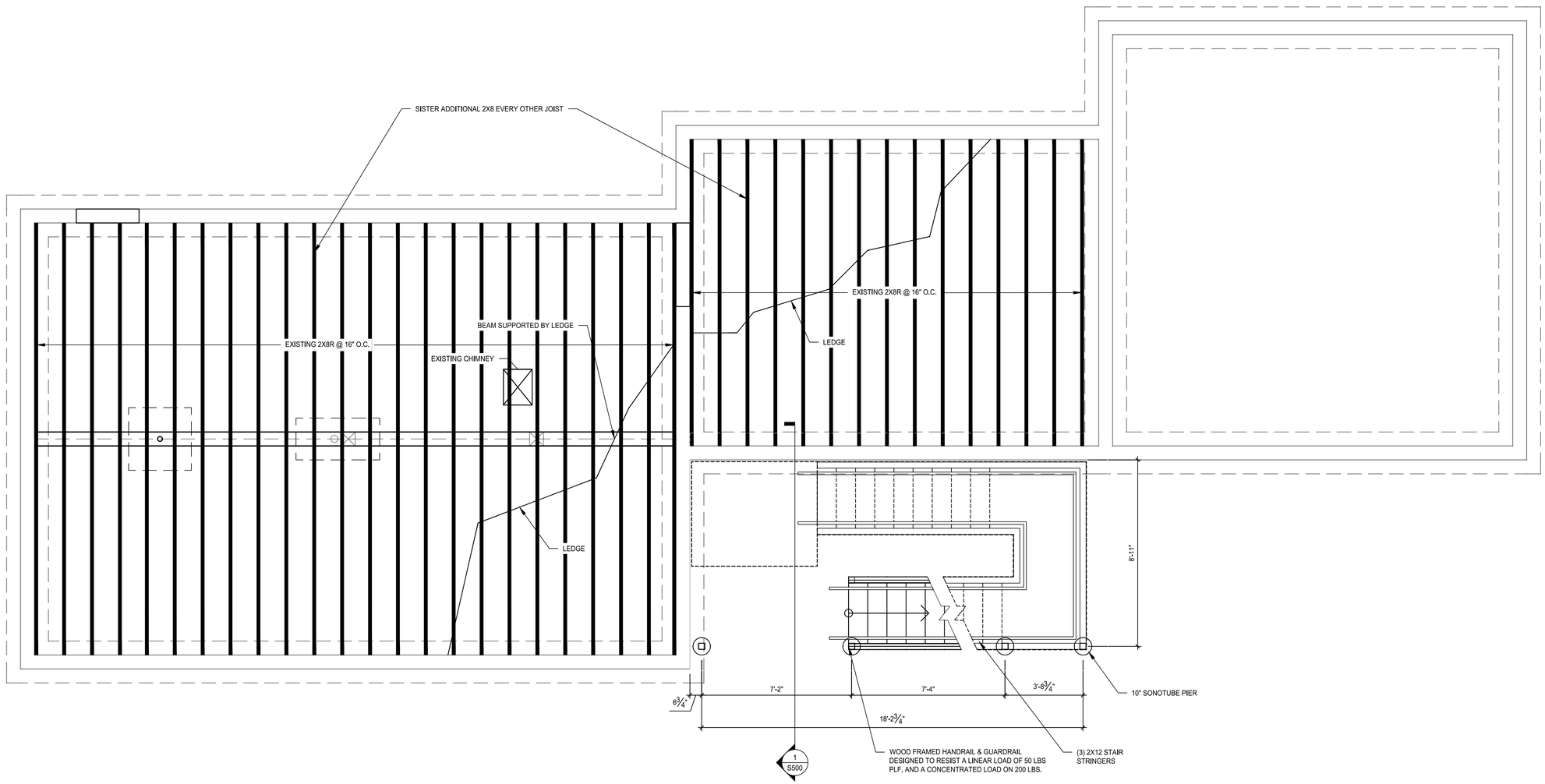

1 / S101 FIRST FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"

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FIRST FLOOR FRAMING PLAN

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SHEET NO.
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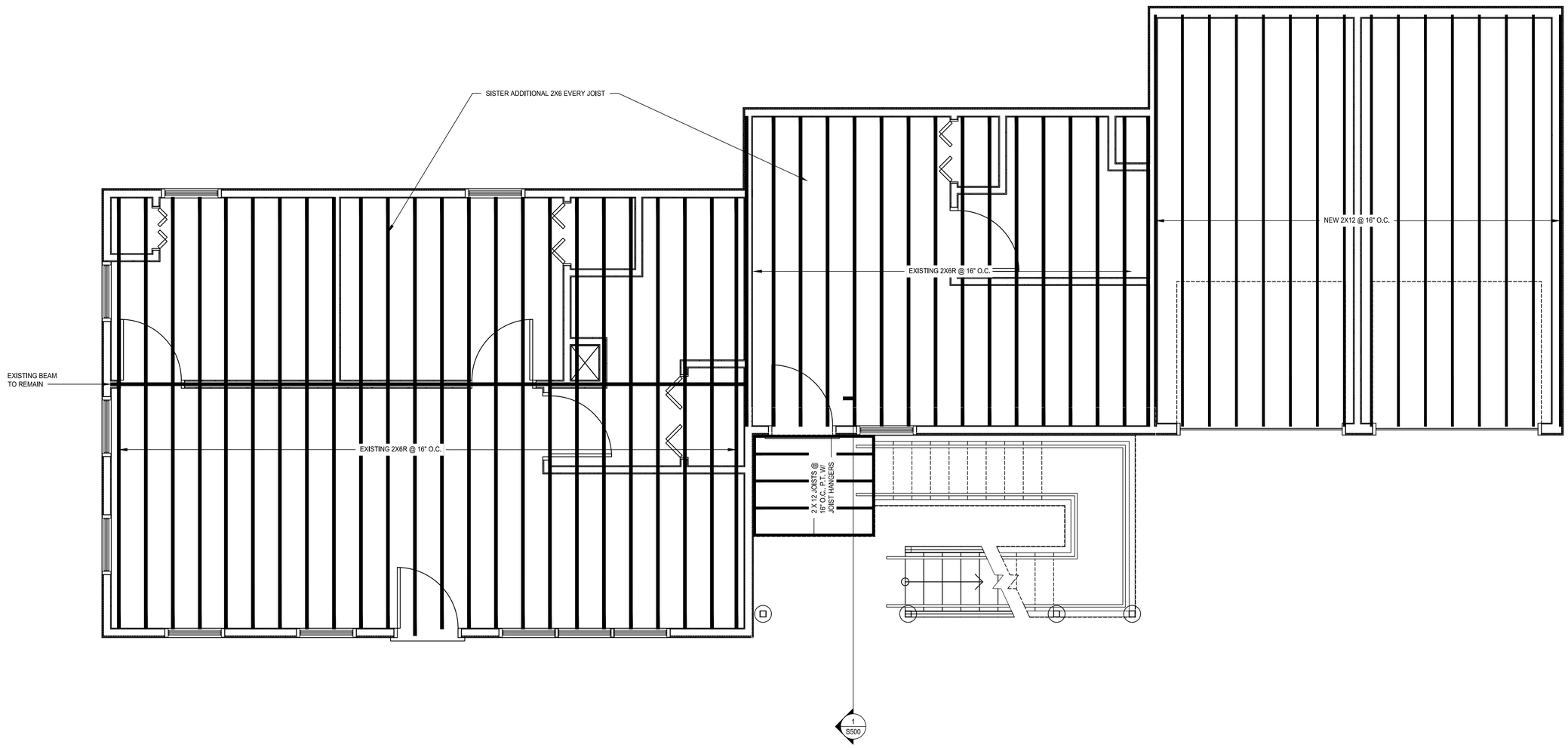

1 S102 SECOND FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"

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SECOND FLOOR FRAMING PLAN

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SHEET NO.
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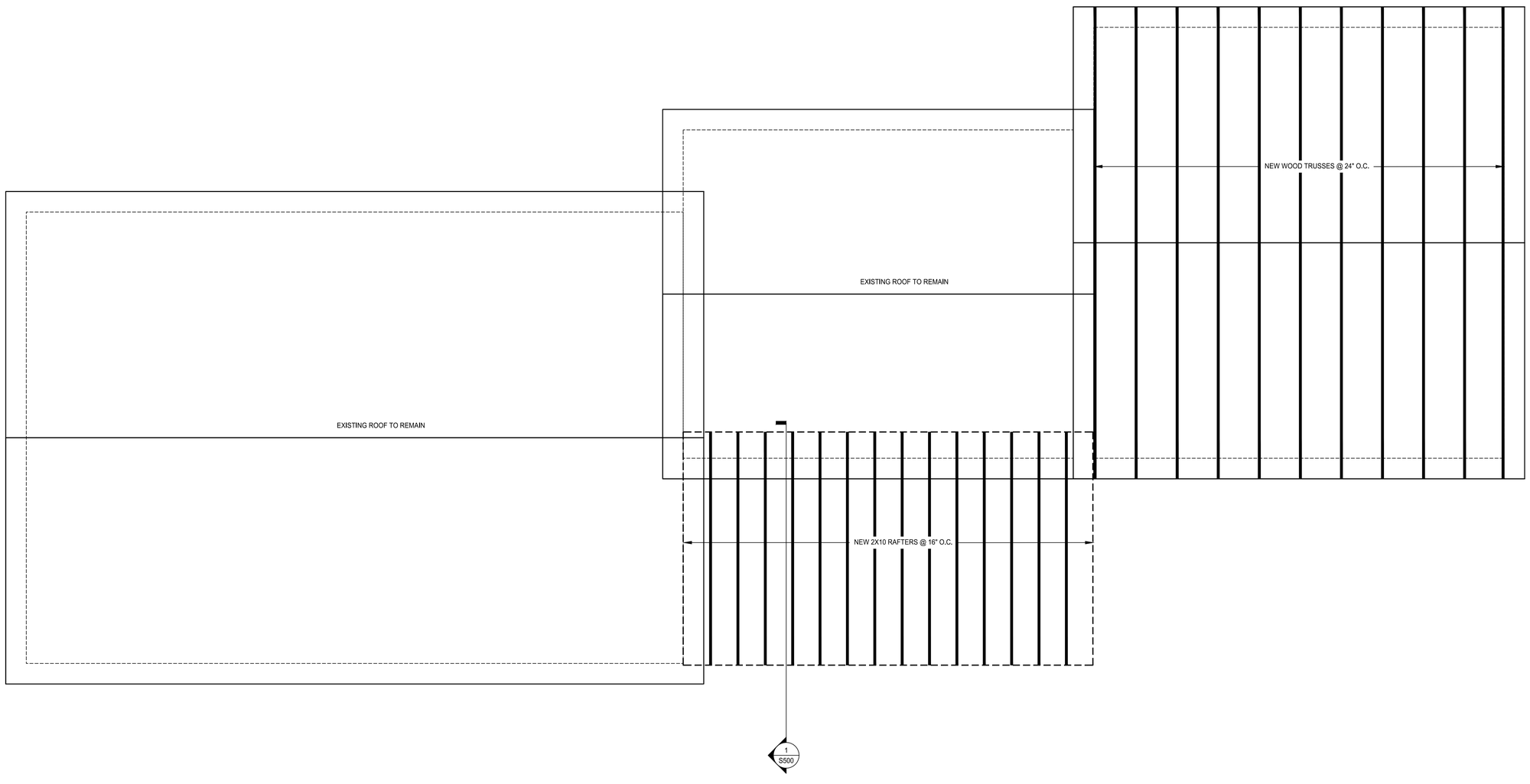

1 / S103 ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

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ROOF FRAMING PLAN

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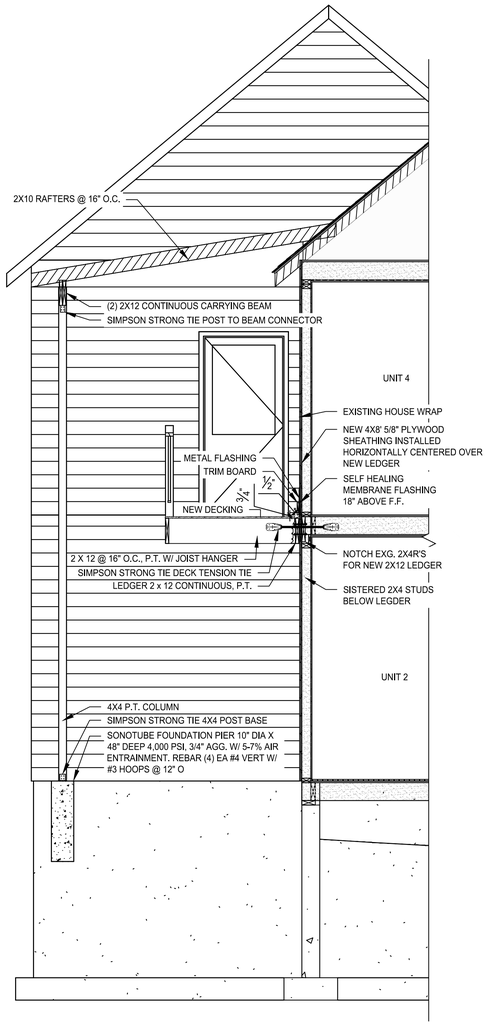

1 / S500 STRUCTURAL SECTION 1
SCALE: 3/8" = 1'-0"

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9/22/2022

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DATE:	9/1/22
PROJECT:	22-014

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S500