99 Summer Street Apartments

99 Summer Street Biddeford ME 04005

PERMIT SET
FOR CONSTRUCTION 08-02-2022

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street, 2nd Floor
Portland, ME 04101
207-283-8777

Point of Contact:
Jason Jirele
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OWNER:
99 Summers, LLC
227 Elm Street Biddeford ME 04005

CONTRACTOR
TBD

PROJECT NARRATIVE
Renovation of an existing three story residential building structure. Existing building is 2 units and will be converted to 6 units as allowed with local density ordinances. Building will consist of (4) 1 bedrooms and (2) 3 bedrooms. Non structural scope includes interior renovations including new plumbing fixtures, lighting fixtures, appliances, millwork, MEP equipment and finishes throughout. Building will be outfitted with a new NFPA 13R sprinkler system and manual alarm system.

QUICK BUILDING STATS

Construction Type:	V-B (IBC) / V-000 (NFPA)
Occupancy Type:	Multi-Family, Separated
Primary:	R-2 / Apartments
Building Height:	36'-6" +/- to top of roof
Sprinkler System:	New NFPA13R system Proposed (See Code Review)
Fire Alarm:	New manual alarm system Proposed (See Code Review)
Floor Area:	3rd Floor: 1,635sf (1 Unit) 2nd Floor: 1,635sf (2 Units) 1st Floor: 1,695sf (3 Units) Basement: 1,695sf
Gross Building Area:	**4,965sf total gross area**

SHEET INDEX

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear Information with the Architect or Owner before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.

2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.

3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade commercial construction. Contractor warranties all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

4. All new work is to be completed in conformance with all local, state and federal building codes

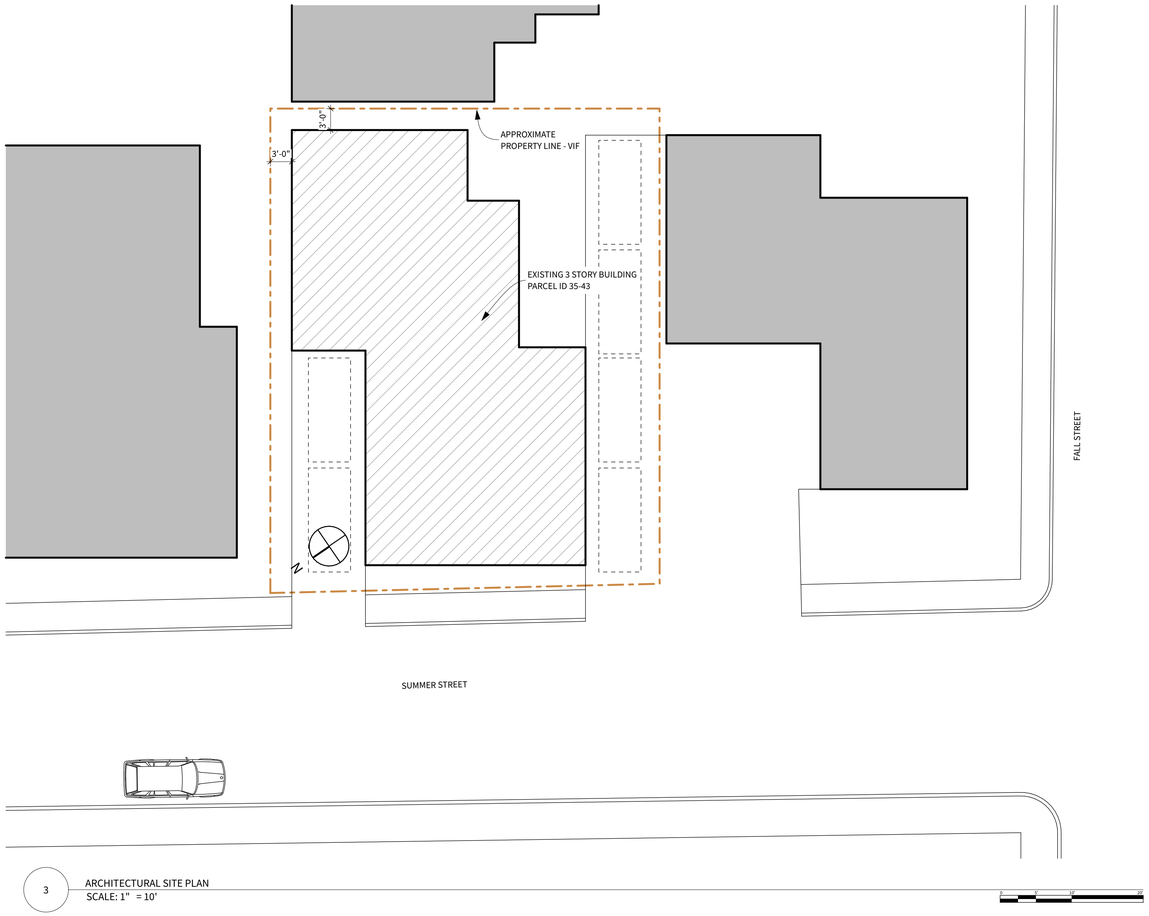
SYMBOL LEGEND

- PROPERTY LINE
- REF / REF — STORY ELEVATION
- FLOOR HEIGHT
- A — GRID LINE
- BUILDING SECTION MARKER — Drawing Number / Sheet Number
- WALL SECTION MARKER — Drawing Number / Sheet Number
- ELEVATION MARKER — Drawing Number / Sheet Number
- DETAIL MARKER — #DrgID / #LayID — Drawing Number / Sheet Number
- INTERIOR ELEVATION MARKER — #DrgID / #LayID / #DrgID — Drawing Number / Sheet Number
- DIMENSION LINE
- BREAK LINE
- CEILINGS — 10'-0" — Height above reference floor

PROJECT TAGS
Refer to Schedules

- Door
- DOOR TAG
- WINDOW TAG
- Window
- Wall
- WALL TAG
- Tagged Fixture
- XX-1 — PLUMBING TAG
- Tagged Fixture
- XXX-1 — EQUIPMENT TAG
- XX-1 — FINISH TAG — Surface Material

ROOM MARKER
- BEDROOM — Room Name
- 202 — Room Number
- 1 sq ft — Net Interior Area



3 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

COMMON ABBREVIATIONS

ABV	Above
ACT	Acoustic Ceiling Tile
AD	Area Drain
ADJ	Adjustable
AFF	Above Finished Floor
ALUM	Aluminum
ALT	Alternate
APPROX	Approximate
ANOD	Anodized
BLDG	Building
BLKG	Blocking
B.O.	Bottom of
BLKHD	Bulkhead
CAB	Cabinet
CIP	Cast in Place
CEO	Code Enforcement Officer
CFCI	Contractor Furnished, Contractor Installed
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTR	Center
DBL	Double
DIA	Diameter
DIM(S)	Dimension(s)
DN	Down
DR	Door
DW	Dishwasher
DWG	Drawing
EA	Each
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EOS	Edge of Slab
EQ	Equal
ETR	Existing to Remain
EQUIP	Equipment
EXT	Exterior
FA	Fire Alarm
FAP	Fire Annunciator Panel
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FH	Fire Hydrant
FLR	Floor
FT	Feet
GA	Gauge
GAL	Gallon
GALV	Galvanized
GL	Glass
GYP	Gypsum Board
GWB	Gypsum Wall Board
HT	Height
HM	Hollow Metal
HORIZ	Horizontal
HWH	Hot Water Heater
IBC	International Building Code
ID	Inside Diameter
IECC	International Energy Conservation Code
INSUL	Insulation
INT	Interior
IRC	International Residential Code
MAX	Maximum
MECH	Mechanical
MIN	Minimum
MISC	Misc
MO	Masonry Opening
MTL	Metal
MUBEC	Maine Uniform Building and Energy Code
NIC	Not in Contract
OC	On Center
OFCI	Owner Furnished, Contractor Installed
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLY	Plywood
PNT	Paint
PT	Pressure-Treated
PSF	Pounds per square foot
PSI	Pounds per square inch
RBR	Rubber
RCP	Reflected Ceiling Plan
REQ	Required
RM	Room
SIM	Similar
SPEC	Specified or Specification
SPK	Sprinkler
SS	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structural
TELE	Telephone
TO	Top of
TOS	Top of Slab/Structure
TOFF	Top of Finish Floor
TYP	Typical
UNO	Unless Noted Otherwise
VIF	Verify in Field
W/	With
WD	Wood

MATERIAL LEGEND

- Brick - Elevation
- Brick - Section
- Concrete - Block
- Concrete - CIP
- Earth
- Gravel
- Gypsum
- Insulation - Batt
- Insulation - Rigid
- Metal - Aluminum
- Metal - Steel
- Not in Contract
- Plywood
- Vegetation
- Wood - End Grain

LOCATION MAP

PHOTOS OF EXISTING BUILDING

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LICENSED ARCHITECT — CALEB M. JOHNSON — No. ARC4209 — STATE OF MAINE

CHANGES THIS ISSUE:
ID | DESCRIPTION

ISSUE NUMBER / CHANGE NUMBER
01 / CHA01

SUBMISSIONS:
ISSUE | DATE | DESCRIPTION
01 | 8/22/22 | PERMIT SET

PERMIT SET
FOR CONSTRUCTION

C/S PROJECT LEAD:
DATE OF ISSUE: 8/22/22
PROJECT STATUS: PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

COVER SHEET
G-000

8/2/2022
99 Summer Street, Biddeford ME
Regulatory Review prepared by Caleb Johnson Studio
(License # ARC-4209)

CALEB JOHNSON STUDIO

APPLICABLE CODES:

			Maine Uniform Building and Energy Code (MUBEC)
	2017 NFPA 70 - National Electrical Code		2015 International Residential Code (IRC)
	2018 NFPA 101 - Life Safety Code		2015 International Building Code (IBC), incl Chapter 11 for Accessibility
	The Maine Subsurface Wastewater Disposal Rule		2015 International Existing Building Code (IEBC)
	The Maine State Plumbing Code (UPC 2021)		2015 International Energy Conservation Code (IECC)
	2018 NFPA 1 Fire Code		2015 International Mechanical Code (IMC)
			2013 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
			2013 ASHRAE 62.2 - Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings
			2016 ASHRAE 90.1 - Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda

CODE REVIEW SUMMARY

ITEM #	ITEM	SECTION	REQUIREMENT/DESCRIPTION	PROPOSED COMPLIANCE / COMMENTARY
0	**LOCAL ZONING**			
	Parcel ID	35-43		
	Zoning Map	Article III	R-2	
	Existing Zoning Use	Property Card	2 Unit	
	Proposed Zoning Use	Art V, Table A	6 Unit Multifamily Dwelling permitted in the R-2 zone	
	Density Existing	Art V, Table B	4500 sq.ft minimum lot size, square feet per unit	
	Density Proposed	Part III, B, 1.a	**The Planning Board, or other appropriate approval authority, shall consider granting a density bonus of one (1) residential unit for every six hundred and fifty (650) square feet of living space within an existing structure, provided the applicant present redevelopment/renovation plans to the Code Enforcement Officer demonstrating how the redevelopment project will result in the number of residential units with two (2) or more bedrooms being at least, if not more than, the number of units with two (2) or more bedrooms before the density bonus was granted.**	**The owner proposes adding 4 additional units with the renovation of the existing attached barn. 4,650/650sq = 7.1 units. The building formerly had (1) 3 bedroom unit and (1) 4 bedroom unit. After renovation the building will have (2) 3 bedroom units and (4) 1 bedroom units, having the same number of 2 or more bedroom units as previously.**
	Dimensional Standards	Art V, Table B		No exterior improvements proposed.
	Off Street Parking requirements	Table 6-49b	Residential: 2 spaces per dwelling unit (1 if designed exclusively for, and occupancy is restricted to	**6 Parking spaces have been provided**

LIFE SAFETY CODE REVIEW BY SECTION: IBC and NFPA 101

ITEM #	ITEM	MUBEC / 2015 IBC SECTION	REQUIREMENT/CONDITION	2018 NFPA 101 - Life Safety Code SECTION	REQUIREMENT/CONDITION	PROPOSED COMPLIANCE/COMMENTARY
1	**SCOPE AND ADMINISTRATION**					
	Existing Building	IEBC				
	Alterations: Level 3	Chapter 9 IEBC	The reconfiguration of space at more that 50% of the floor area and change of use			
2	**DEFINITIONS**					
	N/A this project					
3	**USE AND OCCUPANCY CLASSIFICATION**					
	Primary: Residential (R-2)	310.1	Residential R-2	30 31	New Apartment Buildings Existing Apartment Buildings	
				Hazard Class 6.2.2.2	Ordinary Hazard	
4	**SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**					
	Dwelling Unit Separation	420.2 / 420.3 / 711.2.4.3	Separation Walls: no less than 0.5hr Horizontally: no less than 0.5hr (NFPA 13R sprinkler system)			**Provided**
5	**GENERAL BUILDING HEIGHT AND AREA LIMITATIONS**					
	Area Limitation	Table 506.2	R-2: 7,000 SF per story (sprinklered)	NFPA 5000 7.4.1	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**Floor plate areas are less than limitation**
	Height Limitation	Table 504.3	R-2: 60 Feet (sprinklered)	NFPA 5000 7.4.1	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**Existing Building Height is less than limitation**
	Story Limitation	Table 504.4	R-2: 3 Stories (sprinklered)	NFPA 5000 7.4.1	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**Building is 3 stories**
	Accessory Use Separation	508.2.4	No separation is required between accessory uses and the main occupancy			**Provided**
6	**TYPES OF CONSTRUCTION**					
	Primary Structural Frames, Interior Bearing Wall, Non-bearing Exterior Walls, Non-bearing Interior Walls, Floor Construction and Secondary Members, Roof Construction and Secondary Members	Table 601, V-B	0 hr	Table A. 8.2.1.2	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	
	Construction Type	Table 602	Type VB	Table A. 8.2.1.2	Type V-000	
	Exterior Walls: Load Bearing & Non-load Bearing	602, Type VB	A: Distance X < 5ft = 1 Hour A: Distance 5 ≤ X < 10ft = 1 Hour A: Distance 10 ≤ X < 30 ft = 0 Hour A: Distance X ≥ 30 ft = 0 Hour	NFPA 220, Table 4.1.1	NFPA 220 Table not adopted by Maine State Fire Marshal Office	
7	**FIRE AND SMOKE PROTECTION FEATURES**					
	Exterior Openings	Table 705.8 Sprinklered	Distance 0 to less than 3 = NP Distance 3 to less than 5 = 15% Distance 5 to less than 10 = 25% Distance 10 to less than 15 = 45% Distance 15 to less than 20 = 75% Distance 20 to less than 25 = No Limit Distance 25 to less than 30 = No Limit Distance 30 or greater = No Limit			
	Fire Barrier Continuity	707.5	Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above.			
	Fire Partitions	708.1	Separation Walls as required by Section 420.2 for Groups R-1, R-2 and R-3			
	Through Penetration Firestopping	714.3.1.1	Through penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL1479			
	Opening Fire Protection Assemblies	716.5	Fire Doors: 1hr Fire Barriers: 60m 1hr Exit Passageway: 60m 1hr Corridors: 20m	8.3.3.2.2	Fire Doors: 1hr Fire Barriers: 60m 1hr Exit Access Corridor: 20m	
	Fireblocking in concealed spaces	718.1	Required with R use			
8	**INTERIOR FINISHES**					
	Interior Wall and Ceiling Finish Requirements by Occupancy	Table 803.11	Sprinklered Building Interior exits: Class C (R2-use) Corridors: Class C Rooms: Class C			
9	**FIRE PROTECTION SYSTEMS**					
	Automatic Sprinkler Systems	903 / 903.2.8	Required due to new R use with added residences			**New NFPA13R system provided**
	NFPA 13R Sprinkler Systems	903.3.1.2	NFPA 13R Sprinkler systems shall be designed and installed in accordance with NFPA 13R. R13 system permissible in residential only structures 4 stories or less, 60 feet tall or less			
	Quick response and residential sprinklers	903.3.2	Quick response or residential automatic sprinklers shall be installed in dwelling units.			
	Standpipe	905.3.1	Not required when floor level of heighest story is less than 30' above local fire department vehichle acess			**IEBC 2015 Section 804.3 - not required if work area is less than 50' above FD access.**
	Manual Fire Alarm System	907.2.9.1	A manual fire alarm system is required where any dwelling unit is located 3 or more stories above the level of exit discharge	30.3.4	Not Required in New Apartment Buildings if building is less than 4 stories in height	**The more strict requirement from the IBC is provided**
	Smoke Alarms	907.2.11.2	Single and multiple interconnected stations shall be installed on the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes and in each story of a dwelling unit including basements. Also, per 907.2.11.4 Smoke Alarms shall be installed not less than 3' away from the door or opening of a bathroom that contains a bathtub or shower	30.3.4.5	Required in accordance with 9.6.2.10	**Provided**
	Fire Department Connections	912.2	Locations as approved by fire chief so vehicles and hose lines will not interfere with building access (visible location on street side of building).			
	Carbon Monoxide Detectors	915.2.1/915.2.2	CO detetection shall be installed in dwelling units outside each sleeping area in the immediate vicinity			

10	**MEANS OF EGRESS**					
	Occupant Load	Table 1004.1.2	200sf per person gross in Residential 300sf per person gross in accessory storage areas	7.3.1.2	200sf per person gross in Residential 300sf per person gross in accessory storage areas	**See Life Safety Plans for occupancy counts.**
	Egress Width per Occupant	1005.3.1 / 1005.3.2	.3" per person Stairways .2" per Person Horizontal	7.3.3.1	.3" per person Stairways .2" per Person Horizontal	**Minimum widths provided throughout**
	Spaces with One Exit or Exit Access Doorway (Sprinklered) / Common Path	Table 1006.2.1	R-2: 125 Feet with sprinkler	Table A.7.6	New Apartments: 50 Feet Storage (Ordinary Hazard): 100 Feet	**The more strict requirement provided. Refer to Life Safety Plan.**
	Minimum Number of Exits per Occupancy Type	Table 1006.3.2 (1)	Only one exit required in three story apartment buildings provided emergency and escape rescue openings are provided.	30.2.4.4	A single exit shall be permitted where the total number of stories does not exceed four provided conditions (1) - (8) are met	**One exit stair enclosure provided to serve all apartments. All apartments are equipped with a secondary escape and rescue opening. All NFPA conditions are met in building design**
	Exit Separation (Sprinklered)	1007.1.1	1/3 the diagonal of room served	7.5.1.3.2	1/3 the diagonal of room served	**Provided on 1st floor due to travel limitations. Not Applicable on 2nd floor as building is served by one exit. Refer to Life Safety Plan.**
	Means of Egress Illumination	1008.1	Required in all spaces outside of dwelling units	40.2.9	Not required in apartment buildings with 4 stories of less or not more than 12 dwelling units	**Provided. In accordance with the more strict IBC provision**
	Minimum Door Widths	1010.1.1	32" Minimum Clear Width	7.2.1.2.3	32" Minimum Clear Width	**Minimum widths provided throughout**
	Sensor Release of electronically locked egress doors	1010.1.9.8	Group R-2 occupancies building entry doors are permitted to be equipped with access control system			
	Corridor/Stair Width	1011.2/ Table 1020.2	44" min when occupancy > 50 36" min when occupancy < 50	12.2.3.8	44" min when occupancy > 50 36" min when occupancy < 50	**Minimum widths provided throughout**
	Stair Dimensions	1011.5.2	Risers shall be 7" max (4" min) and treads shall be 11" min			**See floor plans for more info**
	Headroom	1011.3	Not Less than 80" (6'-8")			**Provided**
	Handrails	1011.11	Handrails shall be on bothss sides of stairs and shall comply with section 1014	7.2.2.4.1.1	Handrails required on both sides	**Provided**
	Exit Signs	1013.1	Exit signs provided	7.10.1.2.1	**Exits...shall be marked by an approved sign**	**Existing signs provided.**
	Handrail Height	1014	34" min and 38" max above stair tread nosing	7.2.2.4.4.1	34" min and 38" max above stair tread nosing	**Provided**
	Handrail Graspability	1014.3	Must comply with Type I or Type II			**Provided**
	Handrail Extensions	1014.6	must extend 12" beyond top riser and depth of 1 tread beyond bottom riser and also return to wall	7.2.2.4.4.10	must extend 12" beyond top riser and depth of 1 tread beyond bottom riser	**Provided**
	Guard Rails	1015.1	Required on landings > 30" high, guard height required to be min 42" high in all common areas; 36" within dwelling units of R-2 Occupancies			**Provided**
	Window Openings	1015.8	Group R-2 multi-family dwellings where the top of the sill of an operable window is located less than 36 inches above the finished floor and more than 72" above the finished grade. Glazing below shall be fixed or have openings through which a 4" sphere diameter cannot pass.			
	Travel Distance (Sprinklered)	Table 1017.2	Section 1017 of IBC is not adopted by the State of Maine per MUBEC amendment	Table A.7.6	Residential: 325 Feet	**Provided. Refer to Life Safety Plan for compliance.**
	Corridor Construction	1020.1	0.5 hr in sprinklered buildings where occupant load is greater than 10 occupants			**Provided**
	Dead End Corridors (Sprinklered)	1020.4	R-2: 50 Feet max (per exception 2)	Table A.7.6	Residential: 50 Feet	**Provided. Refer to Life Safety Plan.**
	Exit Enclosure	1023.2	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more		1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	
	Exit Discharge	1028.1	Exits shall discharge directly to the exterior. However exception 1 allows a maximum of 50 percent of the number and capacity of the exit enclosure is permitted to egress through areas on the level of discharge provided all of subexceptions 1.1, 1.2 and 1.3 are met	7.7		**Exits direct to the exterior provided at existing stair. Refer to Life Safety Plan.**
	Emergency Escape and Rescue	1030	Required in single exit apartment buildings			**Egress windows have been provided in bedrooms where aparment units lack a second means of egress out of the building. Refer to Life Safety Plans.**
11	**ACCESSIBILITY CODE REVIEW SECTION: 2015 IBC Chapter 11 / 2017 ANSI A117.1**					
	Accessibility Compliance Summary	1101.1 / Title III	Maine Accessibility guidelines per the Maine Human Rights Act, which is based on 2010 ADA Standards of Accessible Design published by the Department of Justice			
	Accessible Route	1104	At least one accessible route to connect all common spaces and accessible units			**An acessible route to the existing building is technically infeaible due to proximity of property line**
	Dwelling Units / Federal Fair Housing Act / Type B units	1107 / 1107.6.1.2	When a building contains 4 or more dwelling units all units are subject to Fair Housing Act Standards also regarded as ANSI A117.1 Type "B" minimally-accessible units. The intention that these units are "adaptable" in the future in the event the occupant becomes permanently or temporarily disabled. This is required per section 233.1 of the 2010 ADA Standards for residential facilities. Examples of "Type B" unit requirements: Min clear width of 32" for entry doors Min clear width of 31 3/4" for interior doors of passage Lever hardware on doors Light switches, electrical outlets, thermostats and other environmental controls at accessible mounting heights Min floor and manuaverability clearances in bathrooms/kitchens Blocking provided in bathrooms/showers for potential future grab bars			
	Type A Unit	1107.6.2.2.1	Not required in buildings with less than 20 units			
	Structures without elevator service	1107.7.1	In buildings without elevator service only the ground floor units are required to be Type B			**No Type B units have been provided as there are no dwelling units accessible and there is no elevator service**
12	**INTERIOR ENVIRONMENT REQUIREMENTS**					
	Ventilation	1203.1	Required to follow International Mechanical Code.			
	Sound Transmission	1207.2/1207.3	Minimum STC separating dwelling units: 50 Minimum IIC separating dwelling units: 50			**Provided, see wall types**
	Interior Space Dimensions	1208.1	Habitable spaces, other than kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls			**Provided, see floor plans**
	Minimum Ceiling Heights	1208.2	Not less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms			**Provided**
13	**INTERNATIONAL ENERGY CONSERVATION CODE (2015 IEEC Code Standard Adopted by the State of Maine)**					
	Climate Zone	C301.1 IECC	6A			
	Termal Envelope Requirements (Commercial)	C402.1.3 IECC	6A (Residential) Roofs: Insulation entirely above roof deck: R-30ci Attic and other: R-49 Walls, above grade: Wood framed and other: R-13 + R-7.5ci or R-20 + R-3.8ci Walls, below grade: Below-grade wall: R-7.5ci Floors: Joist/framing: R-30 Slab-on-grade floors: Unheated Slabs: R-15 for 24" below Heated Slabs: R-15 for 36" below			**Thermal envelope requirements have been provided for any new elements**
	Existing Commercial Building Compliance	C503.1 IECC	Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code.			**Per 2015 IECC New building envelope assemblies that are part of the alteration shal comply with insulation requirements. All existing building envelope assemblies to remain with the exception of the roof which will be insulated within the cavity**
	Categorical exemptions with existing buildings	C503.1 (4) IECC	Categorical: The following alterations need not comply with the requirements for new construction, provided the energy use of the building is not increased: (3) Existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation. (4) Construction where the existing roof, wall or floor cavity is not exposed.			
14	**EXTERIOR WALLS**					
	N/A this project					**No new exterior walls proposed**
15	**ROOF ASSEMBLIES AND ROOFTOP STRUCTURES**					
	Roof Covering Classification	Table 1505.1	Type V-B = Class C			
16	**STRUCTURAL DESIGN**					
	See Structural Drawings for more information					
28	**MECHANICAL SYSTEMS (2015 IMC Code Standard and Adopted by the State of Maine)**					
	Mechanical system is design-build by the Contractor and is required to follow 2015 IMC					
29	**PLUMBING SYSTEMS (2015 Maine State Plumbing Code based off the 2015 Uniform Plumbing Code)**					
	Plumbing system is design-build by the Contractor and is required to follow locally adopted code					

LIFE SAFETY GENERAL NOTES:

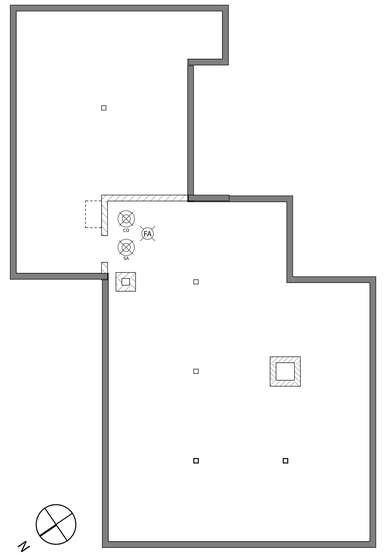
1. Drawings herein show general intent for placement of life safety devices. Sprinkler and Fire Alarm Contractor is responsible for quantities and locations as required by adopted building code and the local jurisdiction.
2. Egress windows have been provided in all unit bedrooms that lack a second means of egress from the unit.

LIFE SAFETY DEVICE LEGEND

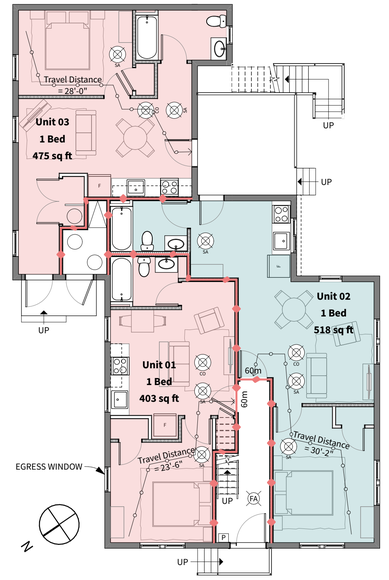
- Exit Sign
- Emergency Lighting
- FE — Fire Extinguisher
- FA — Fire Alarm Audio/ Visual Device Wall Mounted
- FA — Fire Alarm Audio/ Visual Device Ceiling Mounted
- P — Manual Pull Station
- CO — Carbon Monoxide Detector
- SA — Smoke Alarm (Interconnected)

LIFE SAFETY DIAGRAM LEGEND

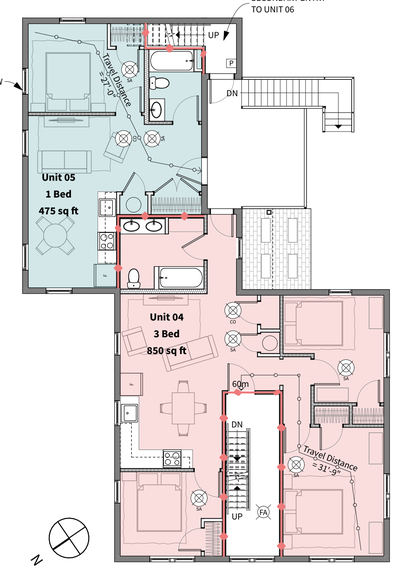
- See Notes — Exit Access Travel Distance Allowed Max
- Common Path of Travel
- Dead End Limit
- Actual Separation Distance
- Calculated Min Separation Distance
- 1-Hour Rated Separation



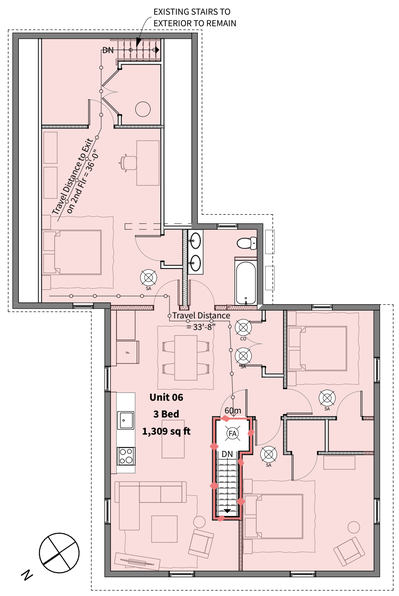
0 BASEMENT LIFE SAFETY
SCALE: 1/8" = 1'-0"



1 1ST FLOOR LIFE SAFETY
SCALE: 1/8" = 1'-0"



2 2ND FLOOR LIFE SAFETY
SCALE: 1/8" = 1'-0"



3 3RD FLOOR LIFE SAFETY
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT
CALEB M. JOHNSON
No. ARC04209
STATE OF MAINE

CHANGES THIS ISSUE:
ID | DESCRIPTION

ISSUE NUMBER | CHANGE NUMBER
01 | 1 of 1

SUBMISSIONS:
ISSUE | DESCRIPTION | DATE
01 | PERMIT SET | 8/2/22

PERMIT SET
FOR CONSTRUCTION

C/S PROJECT LEAD:
DATE OF ISSUE:
8/2/22
PROJECT STATUS:
PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

CODE ANALYSIS & LIFE SAFETY
G-001

DEMOLITION PLAN GENERAL NOTES

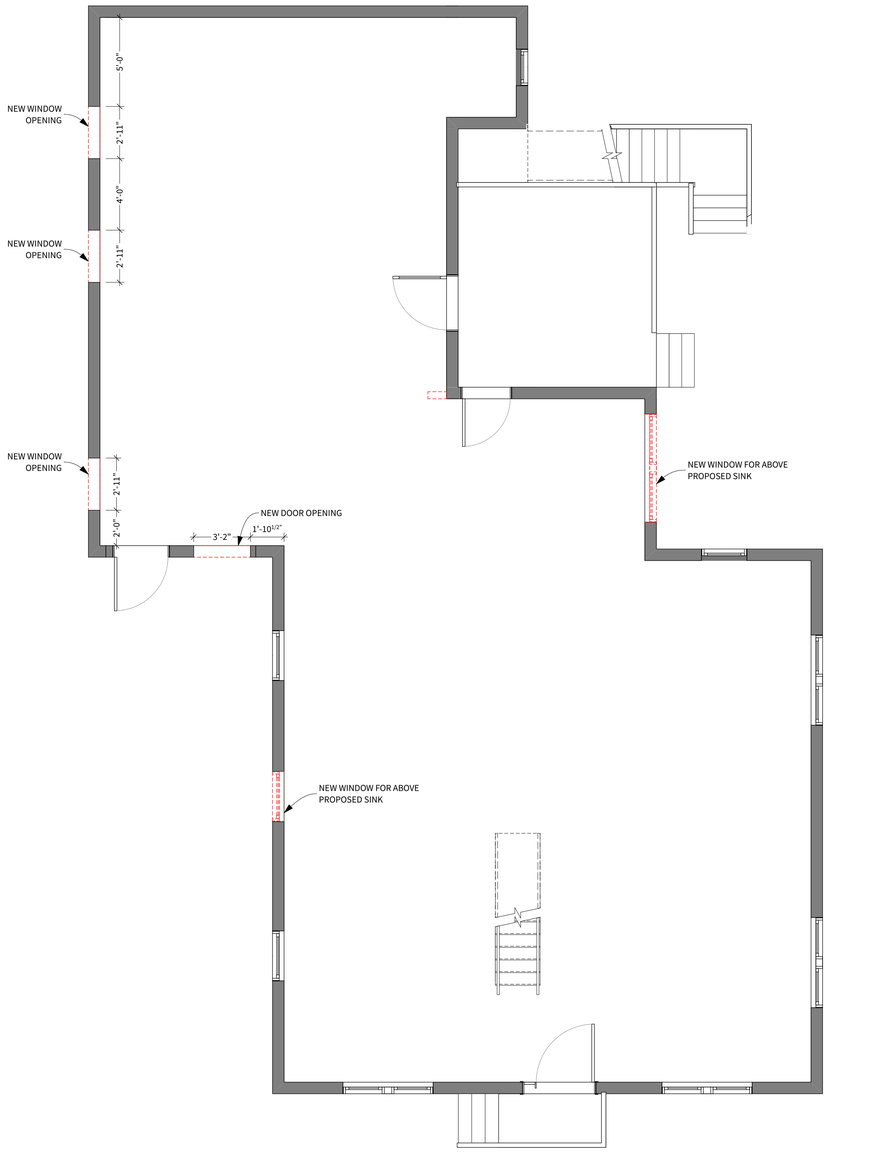
1. This drawing set constitutes a permit application to the City of Biddeford for non load-bearing and load-bearing demolition. All temporary shoring is the responsible of the Contractor preforming the work.
2. Contractor is to visit the site and become familiar with all work included herein. Before demolition occurs Contractor to verify with Owner for any items to be salvaged.
3. All existing stairs, including rails, balusters, trims, etc are to remain for reuse unless noted otherwise

DEMOLITION PLAN GENERAL NOTES CONT.

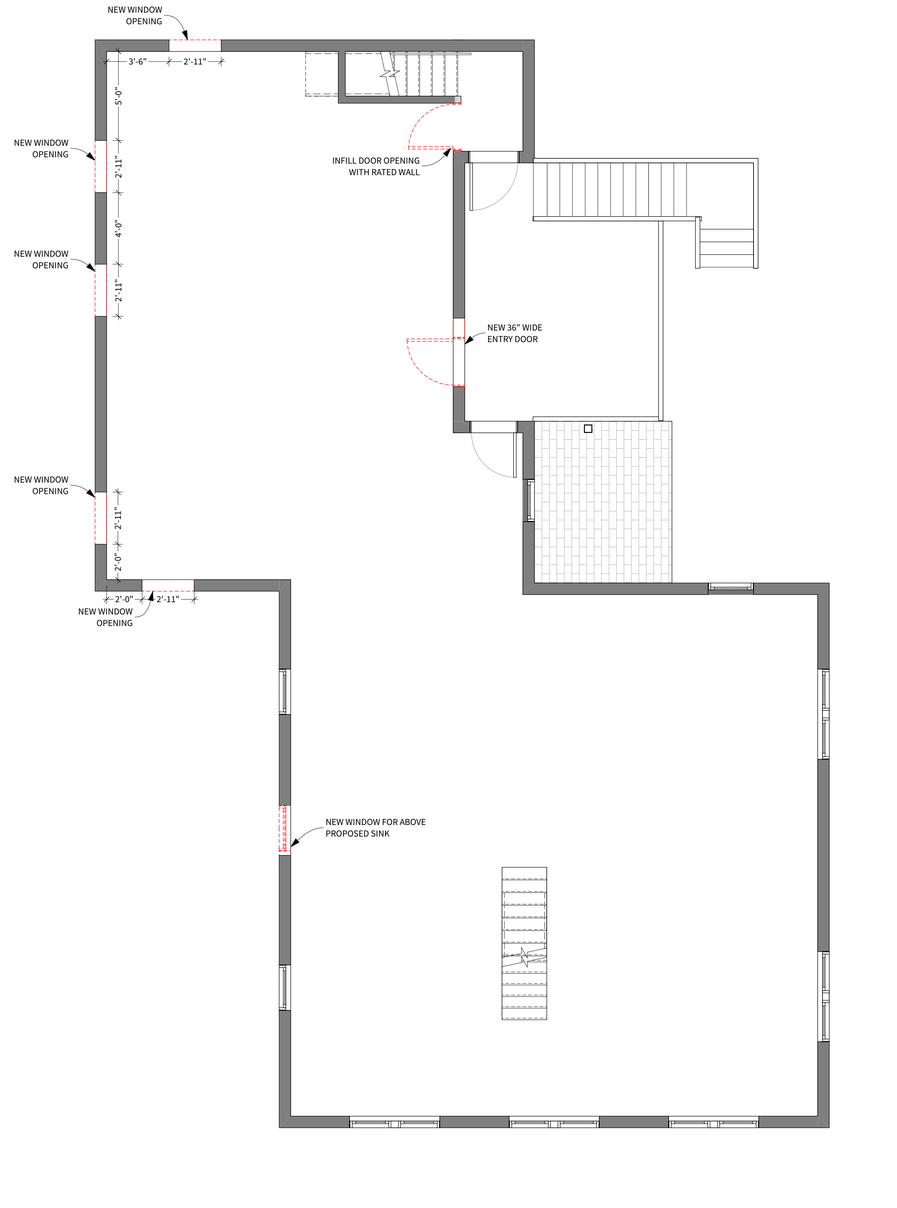
5. All existing mechanical, electrical and plumbing work intended to be reused is to remain. All abandoned piping, wiring, light fixtures, abandoned air ducts, where easily accessible, shall be removed.
6. Contractor to provide proper precautions for the removal and/or remediation of hazardous materials such as lead and asbestos if discovered. Contractor and/or Owner to provide test results.

DEMOLITION PLAN LEGEND

- Property Line
- Existing Wood Framed Wall to Remain
- Demo Wall
- Existing Door to Remain
- Demo Door



1 1ST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

CALEB JOHNSON STUDIO
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LICENSED ARCHITECT
CALEB M. JOHNSON
No. ARC4209
STATE OF MAINE

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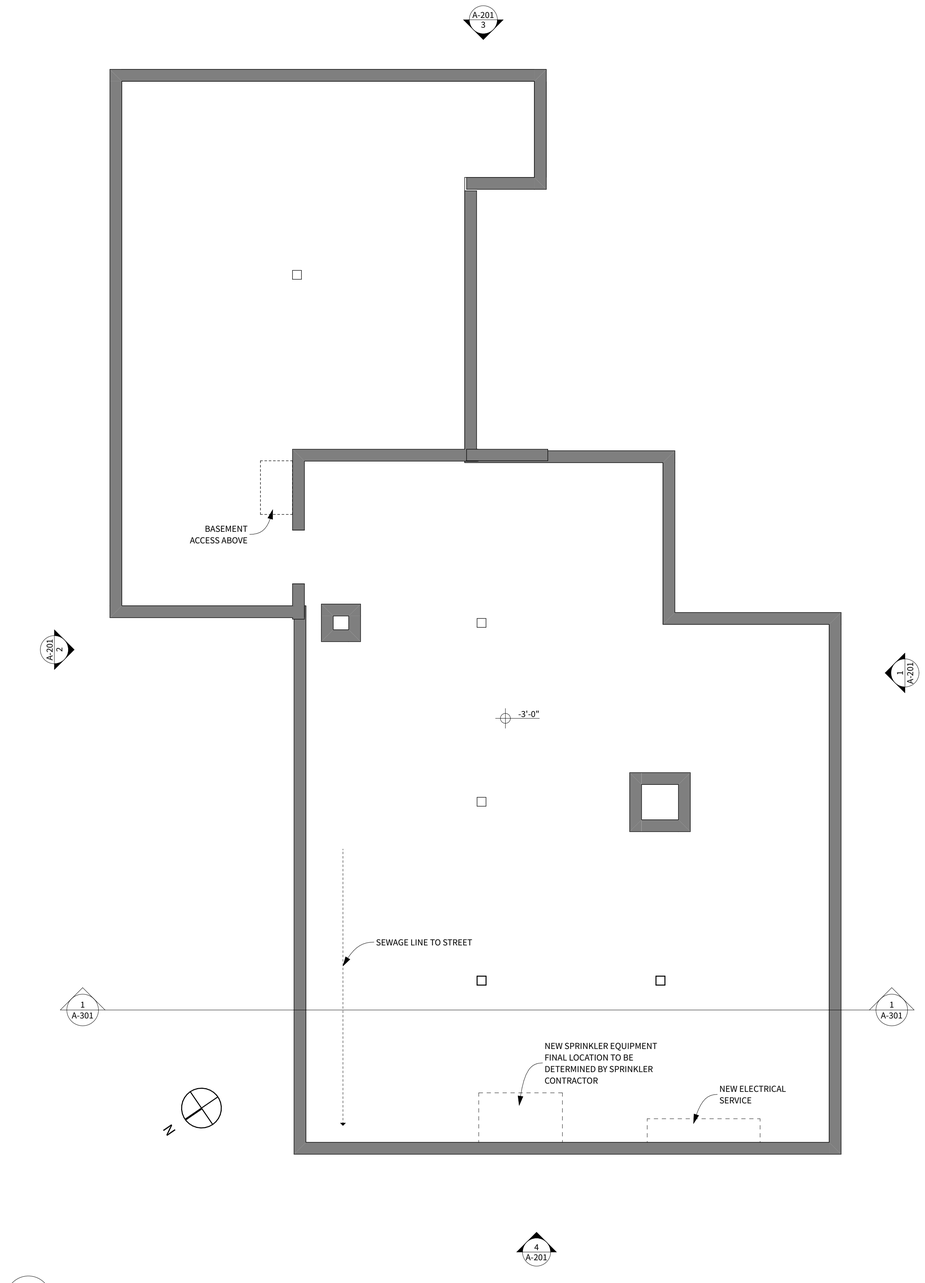
SUBMISSIONS:
ISSUE | DESCRIPTION | DATE
01 | PERMIT SET | 8/2/22

PERMIT SET
FOR CONSTRUCTION

C.J.S PROJECT LEAD: JJ
DATE OF ISSUE: 8/2/22
PROJECT STATUS: PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

1ST & 2ND FLOOR DEMO PLAN
AD-101



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET NOTES

1. This Drawing Set constitutes a **permit set**. All work to be in accordance with local building codes including, but not limited to, MUBEC (Maine Uniform Building and Energy Codes), IBC 2015 and NFPA 101

2. All dimensions to new walls are from stud-to-stud.

3. MEP: Mechanical, Electrical and Plumbing work is to be design-build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required. Contractor is to review scope of work with local building department before commencing work.

4. Fire Alarm System: A new manual fire alarm system is to be installed throughout the building as required with the creation of a dwelling unit on the 3rd floor. Final design and layout by fire alarm contractor. See Code Analysis on sheet G-001 for additional information

5. Finishes: All Finishes are to be determined and verified by Contractor/Owner.

6. Horizontal Dwelling Unit Separation: Contractor to provide minimum 5/8" type X gypsum board over resilient channels at the ceilings between units applied directly to the u/s of existing wood framing for fire separation. See floor type FL-1 on sheet A-601.

7. Dwelling Unit Separation from Common Areas: Contractor to provide minimum 5/8" type X gypsum board both sides where dwelling unit shares a wall with the common stairs. Refer to life safety sheet for locations.

8. Automatic Sprinkler System: A new NFPA 13R sprinkler system to be installed throughout building as required with the creation of 6 dwelling units. Sprinkler lines are to run exposed within the dwelling units unless where practical to run within ceilings and walls. Final design and layout by sprinkler contractor. Sprinkler contractor to obtain separate separate sprinkler permit from City of Biddeford.

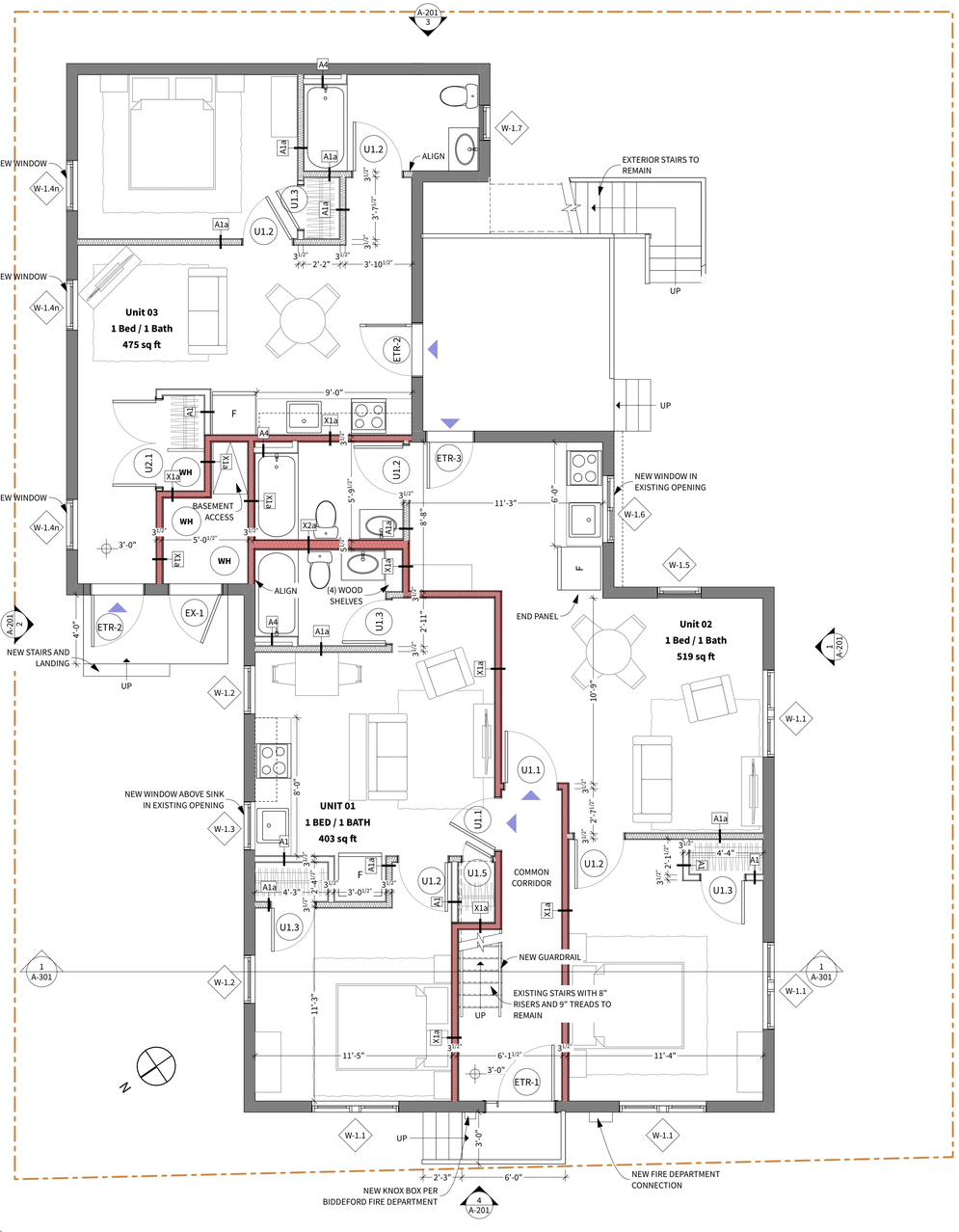
10. Provide new painted interior base trim, window and door trims in sizes and profiles where new work requires modification.

11. Provide new wood thresholds where floor finish changes and where no existing threshold exists

12. Note to Contractor/ Plan Reviewer: Building is balloon-frame. Contractor to provide horizontal fire blocking at floor levels where possible when wall is opened. Also provide vertical fire blocking between units at floors.

FLOOR PLAN LEGEND

- Existing Wood Framed Wall to Remain UNO
- New wall, see wall types
- New 1 HR rated wall, see wall types
- U1 — Door, Refer to Door Schedule (Sheet A-601) "ETR" = Existing to Remain
- +2'-6" — Floor Height Above Datum
- New Plumbing Fixture/Equipment/ Appliance
- W1 — Window Tag



2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CHANGE NUMBER
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01 | 8/22/22 | PERMIT SET

PERMIT SET
FOR CONSTRUCTION

C.JS PROJECT LEAD: J.A
DATE OF ISSUE: 8/2/22
PROJECT STATUS: PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

BASEMENT & 1ST FLOOR PLAN
A-101

PERMIT SET NOTES

1. This Drawing Set constitutes a **permit set**. All work to be in accordance with local building codes including, but not limited to, MUBEC (Maine Uniform Building and Energy Codes), IBC 2015 and NFPA 101

2. All dimensions to new walls are from stud-to-stud.

3. MEP: Mechanical, Electrical and Plumbing work is to be design-build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required. Contractor is to review scope of work with local building department before commencing work.

4. Fire Alarm System: A new manual fire alarm system is to be installed throughout the building as required with the creation of a dwelling unit on the 3rd floor. Final design and layout by fire alarm contractor. See Code Analysis on sheet G-001 for additional information

5. Finishes: All Finishes are to be determined and verified by Contractor/Owner.

6. Horizontal Dwelling Unit Separation: Contractor to provide minimum 5/8" type X gypsum board over resilient channels at the ceilings between units applied directly to the u/s of existing wood framing for fire separation. See floor type FL-1 on sheet A-601.

7. Dwelling Unit Separation from Common Areas: Contractor to provide minimum 5/8" type X gypsum board both sides where dwelling unit shares a wall with the common stairs. Refer to life safety sheet for locations.

8. Automatic Sprinkler System: A new NFPA 13R sprinkler system to be installed throughout building as required with the creation of 6 dwelling units. Sprinkler lines are to run exposed within the dwelling units unless where practical to run within ceilings and walls. Final design and layout by sprinkler contractor. Sprinkler contractor to obtain separate separate sprinkler permit from City of Biddeford.

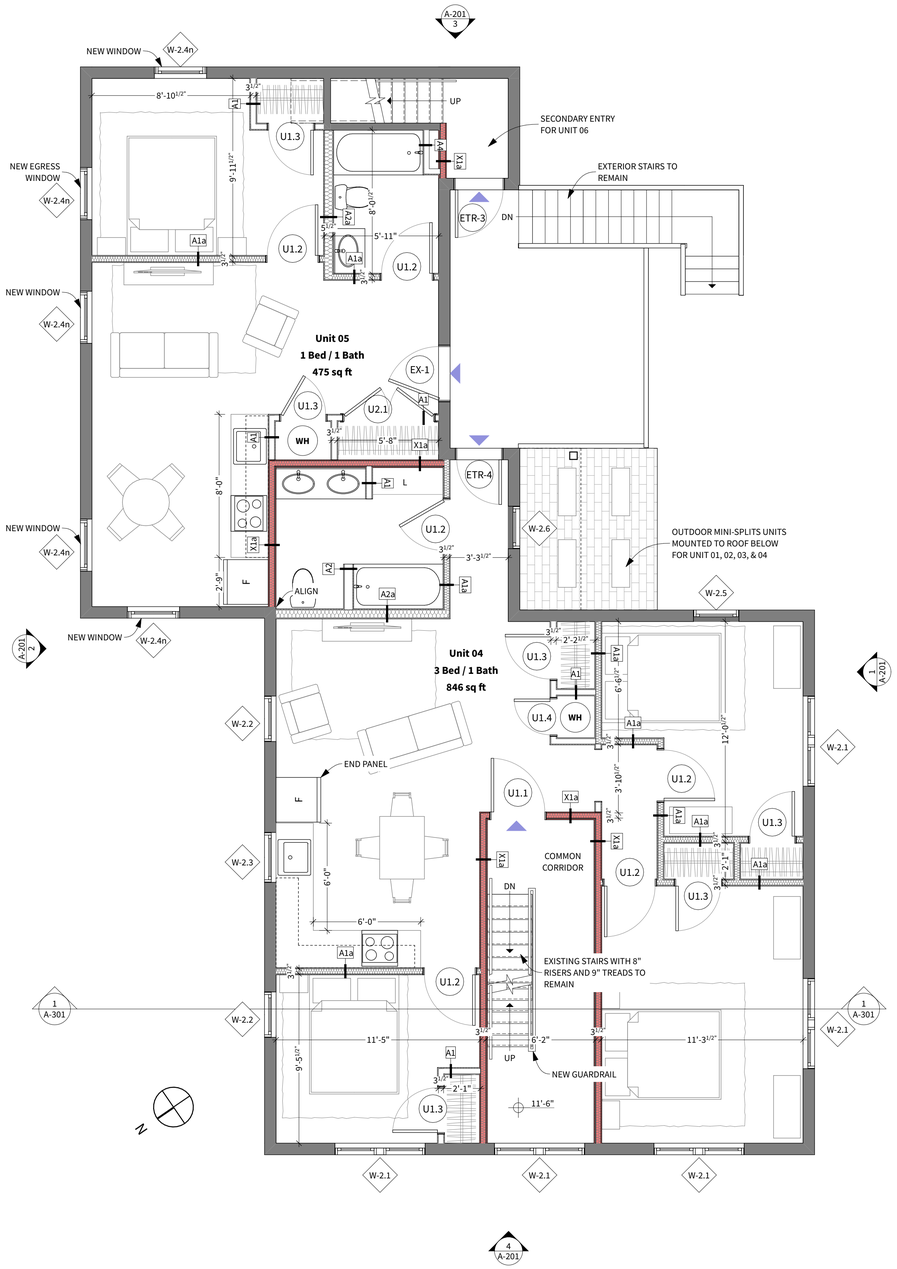
10. Provide new painted interior base trim, window and door trims in sizes and profiles where new work requires modification.

11. Provide new wood thresholds where floor finish changes and where no existing threshold exists

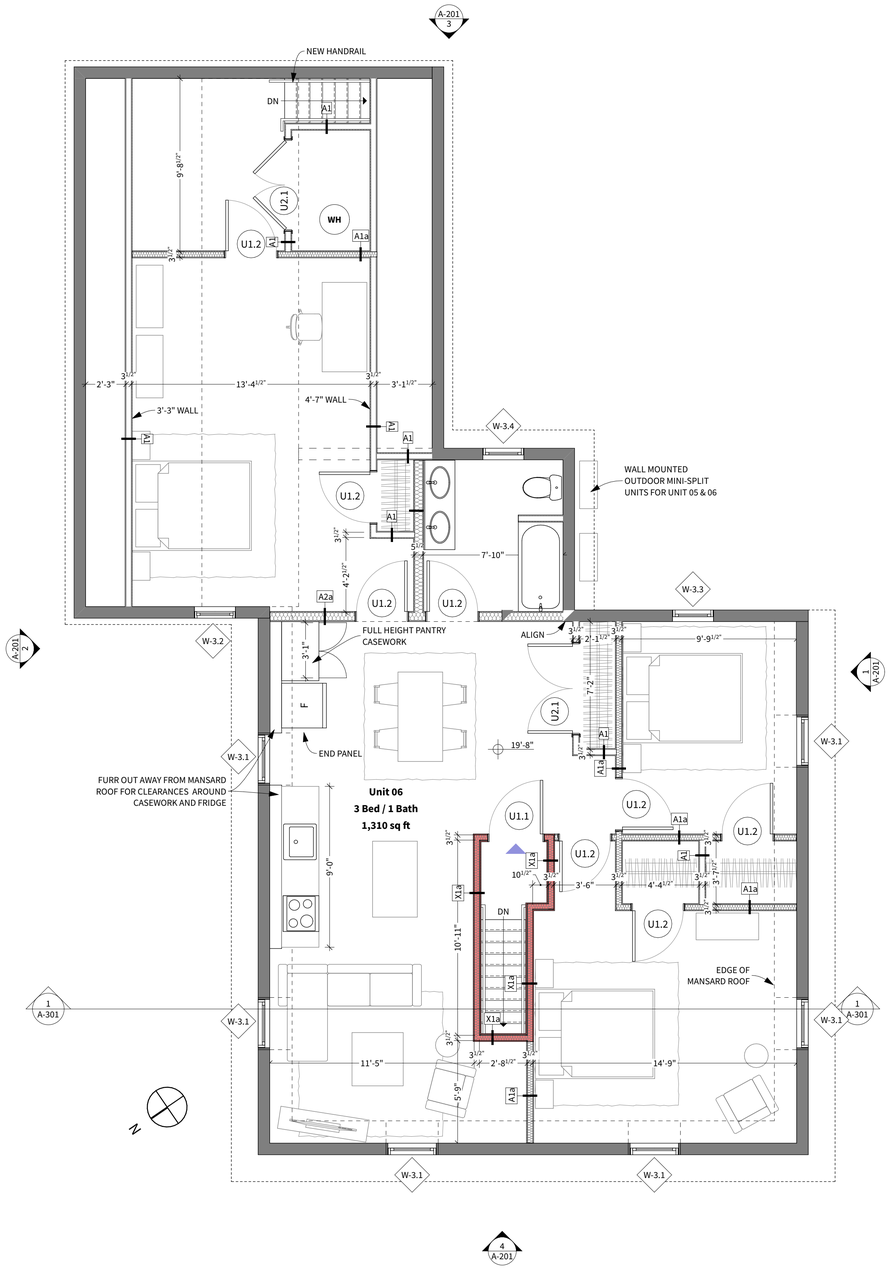
12. Note to Contractor/ Plan Reviewer: Building is balloon-frame. Contractor to provide horizontal fire blocking at floor levels where possible when wall is opened. Also provide vertical fire blocking between units at floors.

FLOOR PLAN LEGEND

- Existing Wood Framed Wall to Remain UNO
- New wall, see wall types
- New 1 HR rated wall, see wall types
- U1 — Door, Refer to Door Schedule (Sheet A-601) "ETR" = Existing to Remain
- +2'-6" — Floor Height Above Datum
- New Plumbing Fixture/Equipment/ Appliance
- W1 — Window Tag



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FOR CONSTRUCTION

C.J.S PROJECT LEAD: JJ
DATE OF ISSUE: 8/2/22
PROJECT STATUS: PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

2ND & 3RD FLOOR PLAN
A-102

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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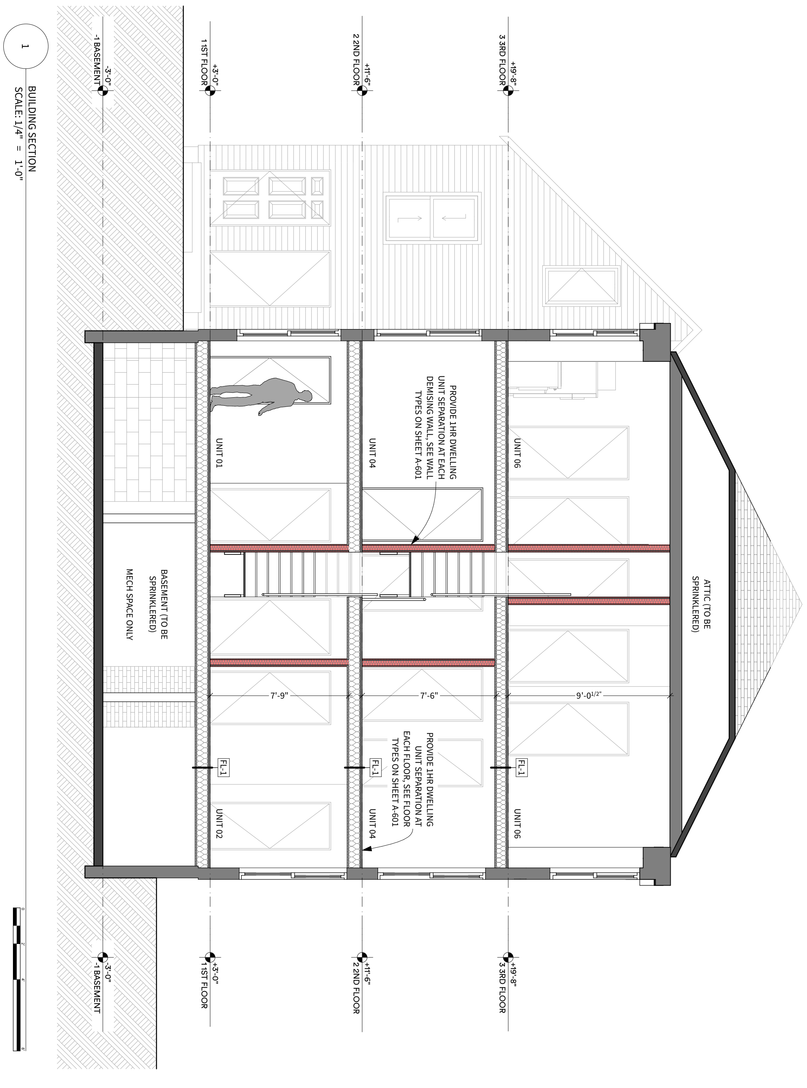
DATE OF ISSUE: 8/2/22
PROJECT STATUS: PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

ELEVATIONS
A-201



BUILDING SECTIONS

A-301

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005

#Client Company

CJS PROJECT LEAD: JJ
DATE OF ISSUE: 8/2/22
PROJECT STATUS: PERMIT SET

PERMIT SET
FOR CONSTRUCTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/2/22	PERMIT SET

ISSUE NUMBER / CHANGE NUMBER (XX CH XX)

CHANGES THIS ISSUE:

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STUDIO
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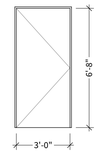
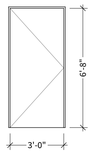
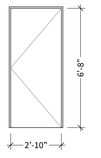
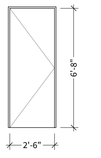
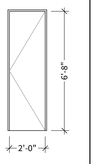
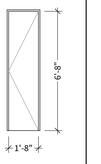
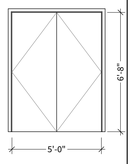
DOOR SCHEDULE

ID	Qty	Fire Rating	Nominal W x H Size	Door Material	Hardware	Notes
ETR-1	1		3'-3"×6'-8"	ETR	ETR	
ETR-2	2		3'-0"×6'-8"	ETR	HDW-1	
ETR-3	2		2'-8"×6'-8"	ETR	HDW-1	
ETR-4	1		2'-6"×6'-8"	ETR	HDW-1	
EX-1	2		3'-0"×6'-8"	WD	HDW-1	
U1.1	4	60m	3'-0"×6'-8"	WD	HDW-1	
U1.2	19		2'-10"×6'-8"	WD	HDW-2	
U1.3	10		2'-6"×6'-8"	WD	HDW-3	
U1.4	1		2'-0"×6'-8"	WD	HDW-3	
U1.5	1		1'-8"×6'-8"	WD	HDW-3	
U2.1	4		5'-0"×6'-8"	WD	HDW-3	

DOOR TYPES

Element ID	EX-1	U1.1	U1.2	U1.3	U1.4	U1.5	U2.1
View from Opening Side							
Nominal W x H Size	3'-0"×6'-8"	3'-0"×6'-8"	2'-10"×6'-8"	2'-6"×6'-8"	2'-0"×6'-8"	1'-8"×6'-8"	5'-0"×6'-8"
Quantity	2	4	19	10	1	1	4

DOOR GENERAL NOTES:

1. Doors to be provided in sizes and configurations as shown on the schedule. All interior doors are to be flush/slab type and solid core wood with 1 3/4" leafs unless noted otherwise.
2. Safety Glazing to be provided in windows and doors at hazardous locations in accordance with IBC 2015 Section 2406.4.
3. Submittal requirements: Contractor to provide shop drawings or purchase order for Architect's review.

DOOR HARDWARE GENERAL NOTES:

1. All Interior Door Hardware to be determined by owner/builder. Hardware basis of design shown below is not complete, other required components, such as cores, hinges, wall stops are to be provided by the supplier and listed in the door hardware submittal for Architect's approval.
2. Door hardware finish to be determined by owner/builder
3. All new doors in existing openings are to be verified in field by the Contractor
4. Submittal requirements: Contractor to provide shop drawings or purchase order for Architect's review.

HARDWARE SCHEDULE BASIS OF DESIGN:

HDW-1 (Unit Entry Doors): Keyed Entry (Electrified), spring hinges, smoke seals
HDW-2 (Bathroom/Bedrooms): Privacy Function
HDW-3 (Closet/Laundry): Passage

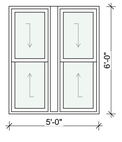
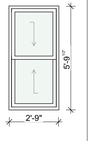
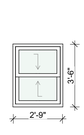
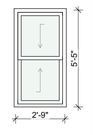
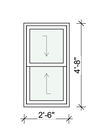
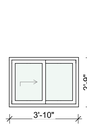
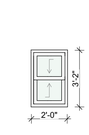
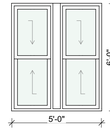
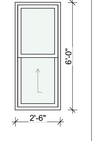
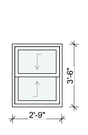
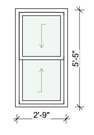
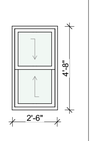
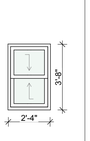
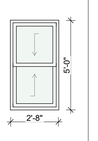
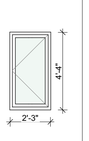
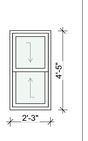
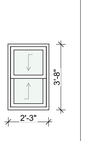
WINDOW GENERAL NOTES:

1. New windows to be determined by the builder.
2. Some windows are placed in existing openings. Contractor to verify size of existing windows.
3. U-Value of windows to be maximum of 0.30 per IECC 2015 requirements
4. SHCG of new windows to be maximum of 0.25.
5. Safety Glazing to be provided in windows and doors as hazardous locations in accordance with IBC 2015 Section 2406.4
6. Submittal Requirements: Contractor to provide shop drawings or a purchase order for Architect's review

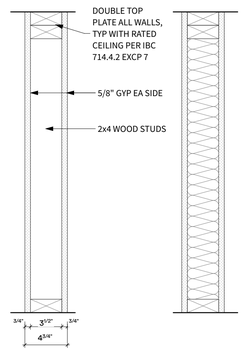
WINDOW SCHEDULE

ID	Quantity	Description	Width	Height	Sill Height	Manufacturer	Notes
W-1.1	4	(2) Double Hung	5'-0"	6'-0"	1'-7 1/2"		
W-1.2	2	Double Hung	2'-9"	5'-9 1/2"	1'-6"		
W-1.3	1	Double Hung	2'-9"	3'-6"	3'-9 1/2"		
W-1.4n	3	Double Hung	2'-9"	5'-5"	1'-9"		Windows to meet egress requirements
W-1.5	1	Double Hung	2'-6"	4'-8"	1'-11"		
W-1.6	1	Slider	3'-10"	2'-9"	3'-11"		
W-1.7	1	Double Hung	2'-0"	3'-2"	3'-4"		
W-2.1	5	(2) Double Hung	5'-0"	6'-0"	10 1/2"		
W-2.2	2	Double Hung	2'-6"	6'-0"	8"		
W-2.3	1	Double Hung	2'-9"	3'-6"	3'-2"		
W-2.4n	5	Double Hung	2'-9"	5'-5"	1'-2"		Windows to meet egress requirements
W-2.5	1	Double Hung	2'-6"	4'-8"	1'-8"		
W-2.6	1	Double Hung	2'-4"	3'-8"	3'-2"		
W-3.1	6	Double Hung	2'-8"	5'-0"	2'-4"		
W-3.2	1	Casement	2'-3"	4'-4"	1'-11"		
W-3.3	1	Double Hung	2'-3"	4'-5"	2'-1"		
W-3.4	1	Double Hung	2'-3"	3'-8"	2'-8 1/2"		

WINDOW TYPES

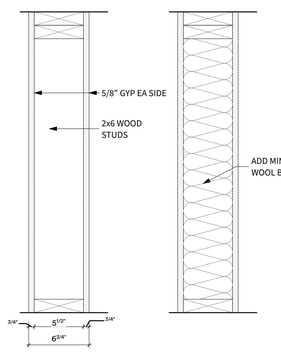
Element ID	W-1.1	W-1.2	W-1.3	W-1.4n	W-1.5	W-1.6	W-1.7	W-2.1	W-2.2	W-2.3	W-2.4n	W-2.5	W-2.6	W-3.1	W-3.2	W-3.3	W-3.4
Elevation (Nominal Dims)																	
Custom text 1	(2) Double Hung	Double Hung	Double Hung	Double Hung	Double Hung	Slider	Double Hung	(2) Double Hung	Double Hung	Double Hung	Double Hung	Double Hung	Double Hung	Double Hung	Casement	Double Hung	Double Hung
Nominal W x H Size	5'-0"×6'-0"	2'-9"×5'-9 1/2"	2'-9"×3'-6"	2'-9"×5'-5"	2'-6"×4'-8"	3'-10"×2'-9"	2'-0"×3'-2"	5'-0"×6'-0"	2'-6"×6'-0"	2'-9"×3'-6"	2'-9"×5'-5"	2'-6"×4'-8"	2'-4"×3'-8"	2'-8"×5'-0"	2'-3"×4'-4"	2'-3"×4'-5"	2'-3"×3'-8"

WALL ASSEMBLIES



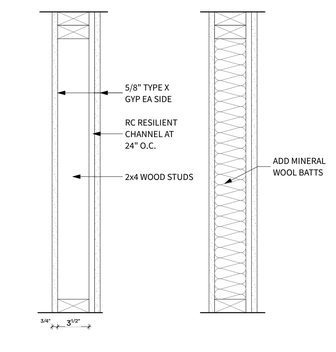
A1 **TYPICAL INTERIOR WALL**
Wood Construction
Non-Rated

A1a **TYPICAL INTERIOR WALL W/ SOUND ATTENTUATION**
Wood Construction
Non-Rated
STC-50



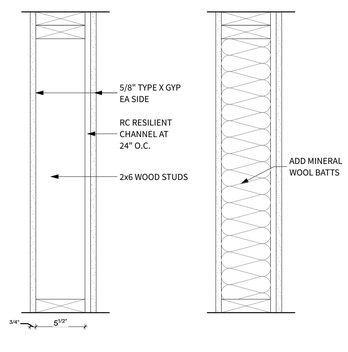
A2 **TYPICAL INTERIOR WALL**
Wood Construction
Non-Rated

A2a **TYPICAL INTERIOR WALL W/ SOUND ATTENTUATION**
Wood Construction
Non-Rated
STC-50



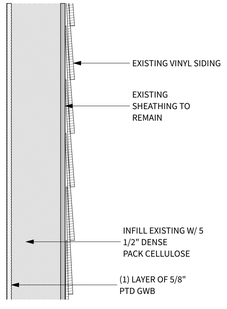
X1 **1-HR INTERIOR WALL (2x4)**
Wood Construction
1-HR Rated (UL-U305)

X1a 1-HR INTERIOR **INTERIOR WALL W/ SOUND ATTENTUATION**
Wood Construction
1-HR Rated (UL-U305)
STC-50



X2 1-HR INTERIOR WALL (2x6)
Wood Construction
1-HR Rated (UL-U305)

X2a 1-HR INTERIOR INTERIOR WALL W/ SOUND ATTENTUATION
Wood Construction
1-HR Rated (UL-U305)
STC-54

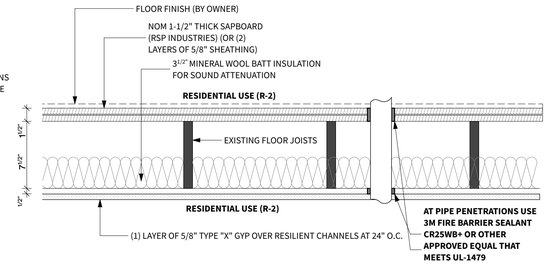


Ex1 EXTERIOR WALL
R-Value = 17 +/-
(meets energy code by filling existing wall cavity)

FLOOR ASSEMBLIES

OTHER NOTES:
1. UNPROTECTED METAL JUNCTION BOXES MAY NOT EXCEED 100SQ IN A 100SF AREA

2. ALL PENETRATIONS THRU CEILING TO BE SEALED WITH FIRE-CAULKING



FL-1 **TYPICAL FLOOR ASSEMBLY**
Wood Construction
1-HR Rated Use Horizontal Separation **UL-L501 (SYSTEM NO. 21)**
STC 50+/- ; IIC 50 +/-

CALEB JOHNSON STUDIO
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283 8777
caleb@johnsonstudio.com

LICENSED ARCHITECT
CALEB M. JOHNSON
No. ARC14209
STATE OF MAINE

CHANGES THIS ISSUE:
ID | DESCRIPTION

ISSUE NUMBER | CHANGE NUMBER
01 | 01-1

ID | DESCRIPTION | DATE
PERMIT SET | 8/22/22

SUBMISSIONS:
ISSUE | DATE
01 | 8/22/22

PERMIT SET
FOR CONSTRUCTION

C.J.S PROJECT LEAD: JJ
DATE OF ISSUE: 8/22/22
PROJECT STATUS: PERMIT SET

99 Summer Street Apartments
99 Summer Street Biddeford ME 04005
#Client Company

SCHEDULES
A-601