

Michael F. Hays  
 REV/10/17

12.29.2015

PROJECT NAME

**3 UNIT APARTMENT BUILDING**  
**162 EASTERN PROMENADE**  
 162 EASTERN PROMENADE LLC.  
 162 EASTERN PROMENADE  
 PORTLAND, MAINE 04101

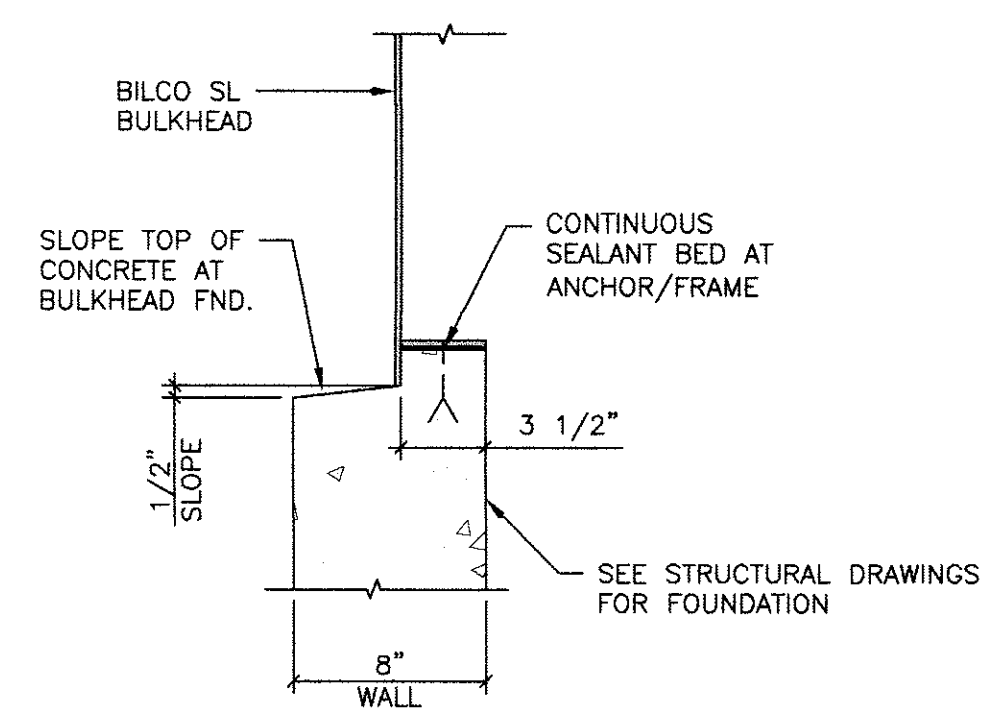
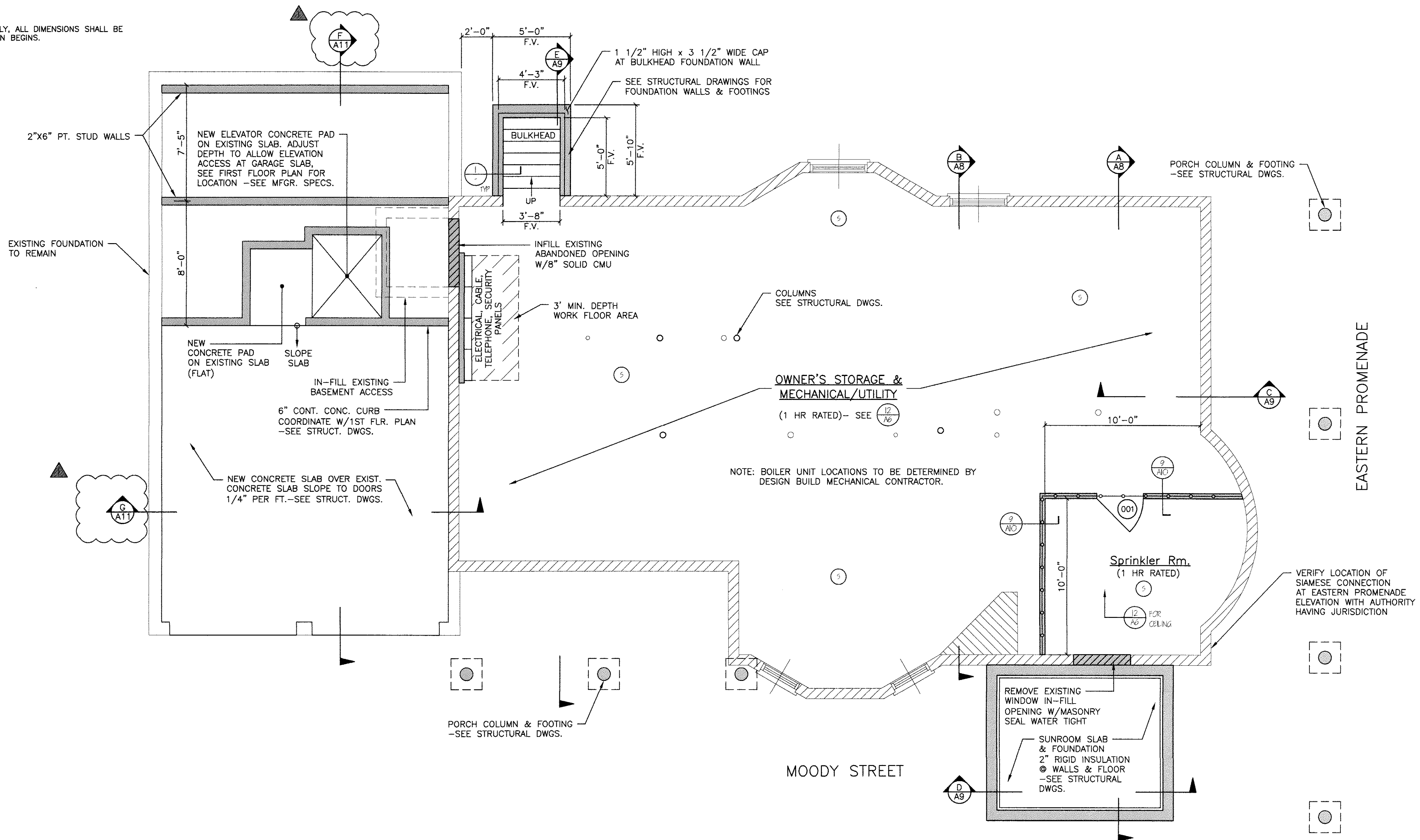
1/11/17

**BASEMENT FLOOR PLAN**

DATE: 19 OCT 2015  
 SCALE: 1/4"=1'-0"  
 DRAWN: JAM/MFH  
 JOB NO: 150815

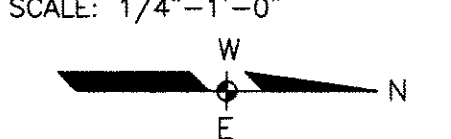
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**A4**  
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NOTE:  
 ALL DIMENSIONS ARE REFERENCE ONLY. ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.



**1 BULKHEAD FOUNDATION DETAIL**  
 SCALE: 1 1/2"=1'-0"

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



NOTE: FIRE RATED SEPARATION AT CEILING/FLOOR ASSEMBLY REQUIRED PER NFPA (MECH/UTILITY/STORAGE OVER 100 SF) & IBC (STORAGE/MECHANICAL/UTILITY)

**LOT COVERAGE CALCULATION**

LOT AREA	5700 SQ. FT.
FIRST FLOOR	-1432 SQ. FT.
GARAGE	-712 SQ. FT.
SIDE PORCH	-104 SQ. FT.
FRONT PORCH & STAIRS	-263 SQ. FT.
EGRESS STAIR	-50 SQ. FT.
TOTAL EXISTING LOT COVERAGE	2561 SQ. FT.
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MAX. LOT COVERAGE (50%)	2850 SQ. FT.
ALLOWABLE EXPANSION	289 SQ. FT.

**SQ. FOOTAGE CALCULATION**

FIRST FLOOR	1432 SQ. FT.
GARAGE	712 SQ. FT.
SIDE PORCH	104 SQ. FT.
FRONT PORCH & STAIRS	263 SQ. FT.
EGRESS STAIR	50 SQ. FT.
TOTAL SQUARE FOOTAGE	2561 SQ. FT.
2561 SQ. FT. (FIRST FLR.) X .8 (80%)	=2049 SQ. FT.
TOTAL ALLOWABLE EXPANSION	2049 SQ. FT.
2ND FLR. GARAGE	720 SQ. FT.
SUNROOM 1ST & 2ND FLR	240 SQ. FT.
SUNROOM DECK 3RD FLR	120 SQ. FT.
DORMER 3RD FLR-EAST	96 SQ. FT.
DORMER 3RD FLR-WEST	32 SQ. FT.
DORMER 3RD FLR-STAIR	75 SQ. FT.
DORMER 3RD FLR EAST SUNROOM	95 SQ. FT.
FRONT PORCH 2ND FLR	232 SQ. FT.
SIDE PORCH 2ND FLR	104 SQ. FT.
DECK 1ST FLR	83 SQ. FT.
PROPOSED EXPANSION	1797 SQ. FT.
TOTAL ALLOWABLE EXPANSION	2049 SQ. FT.
PROPOSED EXPANSION	1797 SQ. FT.
BALANCE	252 SQ. FT.

SYMBOL	DESCRIPTION
	NEW WALL
	NEW WALL/EXISTING WALL W/INFILL
	EXISTING WALL
	THIN LINEWEIGHT DENOTES EXISTING CONDITIONS
	HEAVY LINEWEIGHT DENOTES NEW CONDITIONS
	DEMOLISHED STRUCTURE
	EXISTING MASONRY WALL

SYMBOL	DESCRIPTION
	EXIT LIGHT W/ DIRECTION ARROW
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
	COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
	HEAT DETECTOR
	1 HR FIRE RATED PARTITION

**LIFE SAFETY NOTES**

- THE BUILDING SHALL HAVE AN NFPA 13R FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA LIFE SAFETY CODE, 2009 INTERNATIONAL BUILDING CODE. SPRINKLER SYSTEM SHALL BE INSTALLED BY A CERTIFIED SPRINKLER CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
- ALL ALARMS AND DETECTORS SHALL BE INTERCONNECTED WITHIN EACH LIVING UNIT.
- REFER TO THE WINDOW SCHEDULE FOR EGRESS WINDOWS.

**GENERAL NOTES**

- ALL HORIZONTAL UNIT SEPARATIONS (FLOOR/CEILING/ROOF) ASSEMBLIES SHALL BE 1 HR. FIRE RATED/ 5/15 S.O.
- ALL VERTICAL UNIT SEPARATIONS (TENANT WALLS) SHALL BE 1 HR. FIRE RATED/ 5/15 S.O.
- ALL STAIR ENCLOSURES SHALL BE 1 HR. FIRE RATED.
- ELEVATOR SHaft ENCLOSURE SHALL BE 2 HR. FIRE RATED.
- SEE SHEET A0 FOR STAIR DETAILS.
- REMOVE EXISTING DECKS & FIRE ESCAPES IN THEIR ENTIRETY.

