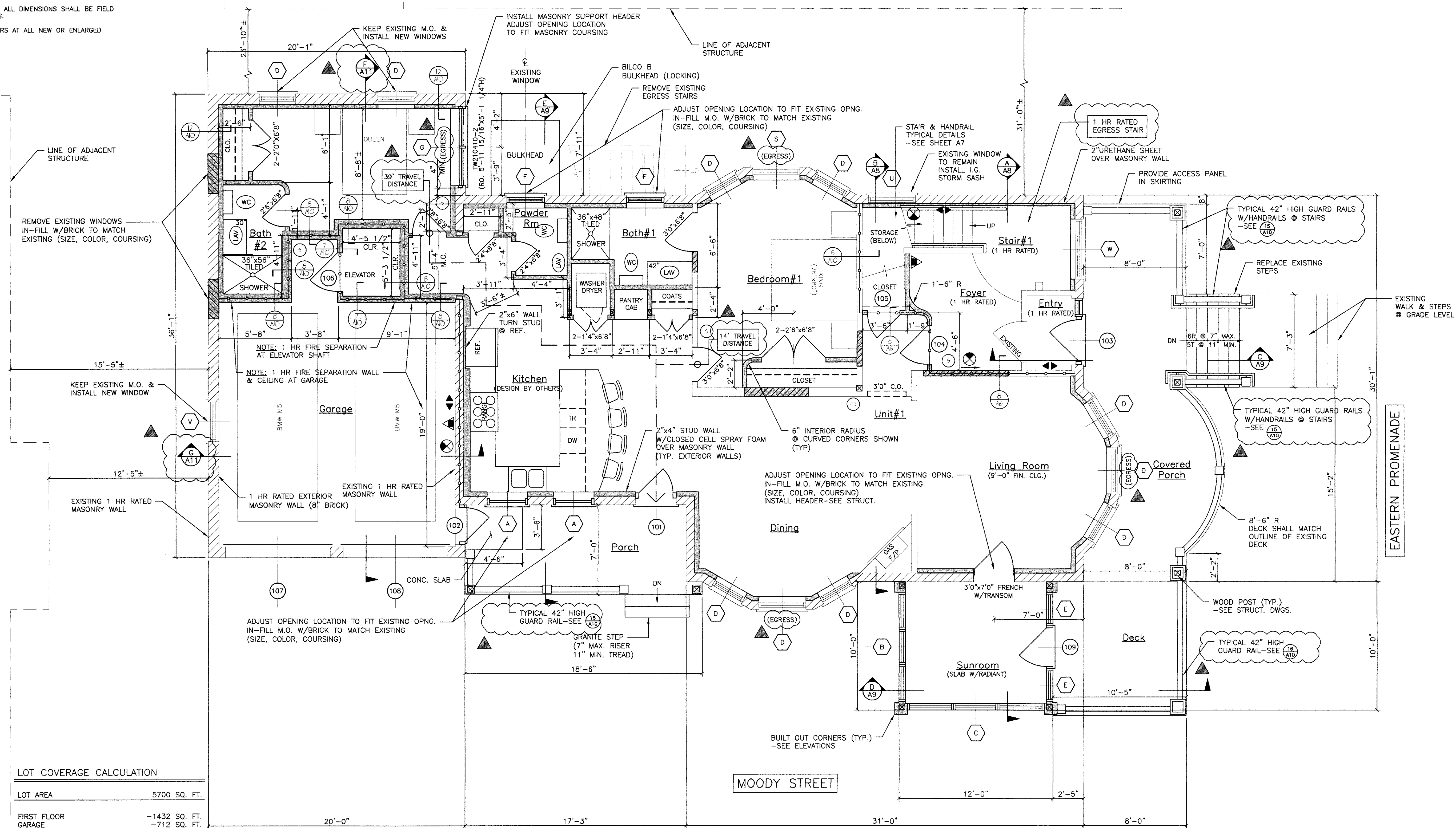


**NOTE:**

1. ALL DIMENSIONS ARE REFERENCE ONLY. ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
2. SEE STRUCTURAL DRAWINGS FOR HEADERS AT ALL NEW OR ENLARGED MASONRY OPENINGS.



**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.

TOTAL EXISTING LOT COVERAGE	-2561 SQ. FT.
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.
PROPOSED EXPANSION	1797 SQ. FT.
BALANCE	252 SQ. FT.

SYMBOL	DESCRIPTION
(Solid line)	NEW WALL
(Dashed line)	NEW WALL/EXISTING WALL W/INFILL
(Thin solid line)	EXISTING WALL
(Thin line with dots)	THIN LINWEIGHT DENOTES EXISTING CONDITIONS
(Thick solid line)	HEAVY LINWEIGHT DENOTES NEW CONDITIONS
(Dotted line)	DEMOLISHED STRUCTURE
(Hatched area)	EXISTING MASONRY WALL

NFPA LEGEND	
(Circle with arrow)	EXIT LIGHT W/ DIRECTION ARROW
(Triangle with cross)	FIRE EXTINGUISHER
(Square with cross)	EMERGENCY LIGHT
(Circle with S)	SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
(Circle with C)	COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
(Circle with H)	HEAT DETECTOR
(Circle with I)	1 HR. FIRE RATED PARTITION



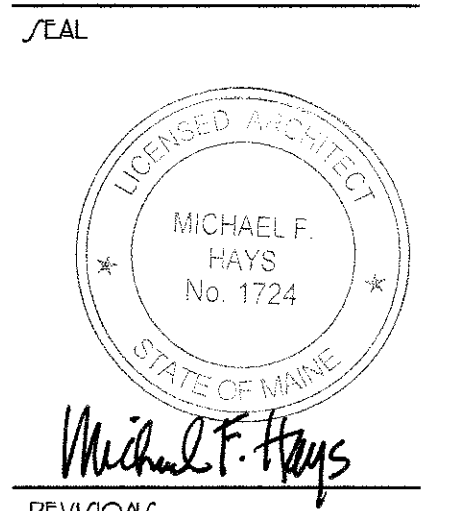
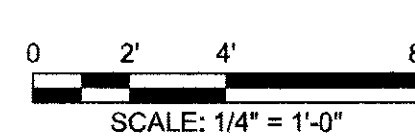
**UNIT #1/FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**LIFE SAFETY NOTES**

1. THE BUILDING SHALL HAVE AN NFPA 13R FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13R 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.
2. ALL ALARMS AND DETECTORS SHALL BE INTERCONNECTED WITHIN EACH LIVING UNIT.
3. REFER TO THE WINDOW SCHEDULE FOR EGRESS WINDOWS.

**GENERAL NOTES**

1. ALL HORIZONTAL UNIT SEPARATIONS (FLOOR/CEILING/ROOF) ASSEMBLIES SHALL BE 1 HR. FIRE RATED/STC 50.
2. ALL VERTICAL UNIT SEPARATIONS (TENANT WALLS) SHALL BE 1 HR. FIRE RATED/STC 50.
3. ALL STAIR ENCLOSURES SHALL BE 1 HR. FIRE RATED.
4. ELEVATOR SHAFT ENCLOSURE SHALL BE 2 HR. FIRE RATED.
5. SEE SHEET A0 FOR STAIR DETAILS.
6. REMOVE EXISTING DECKS & FIRE ESCAPES IN THEIR ENTIRETY.



Michael F. Hays  
REV/10/17  
12.29.2015  
PROJECT NAME

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

UNIT #1  
**FIRST FLOOR PLAN**

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

**A5**  
COPYRIGHT REPRODUCTION OR REVISE OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM GRANT HAYS ASSOCIATES IS PROHIBITED.