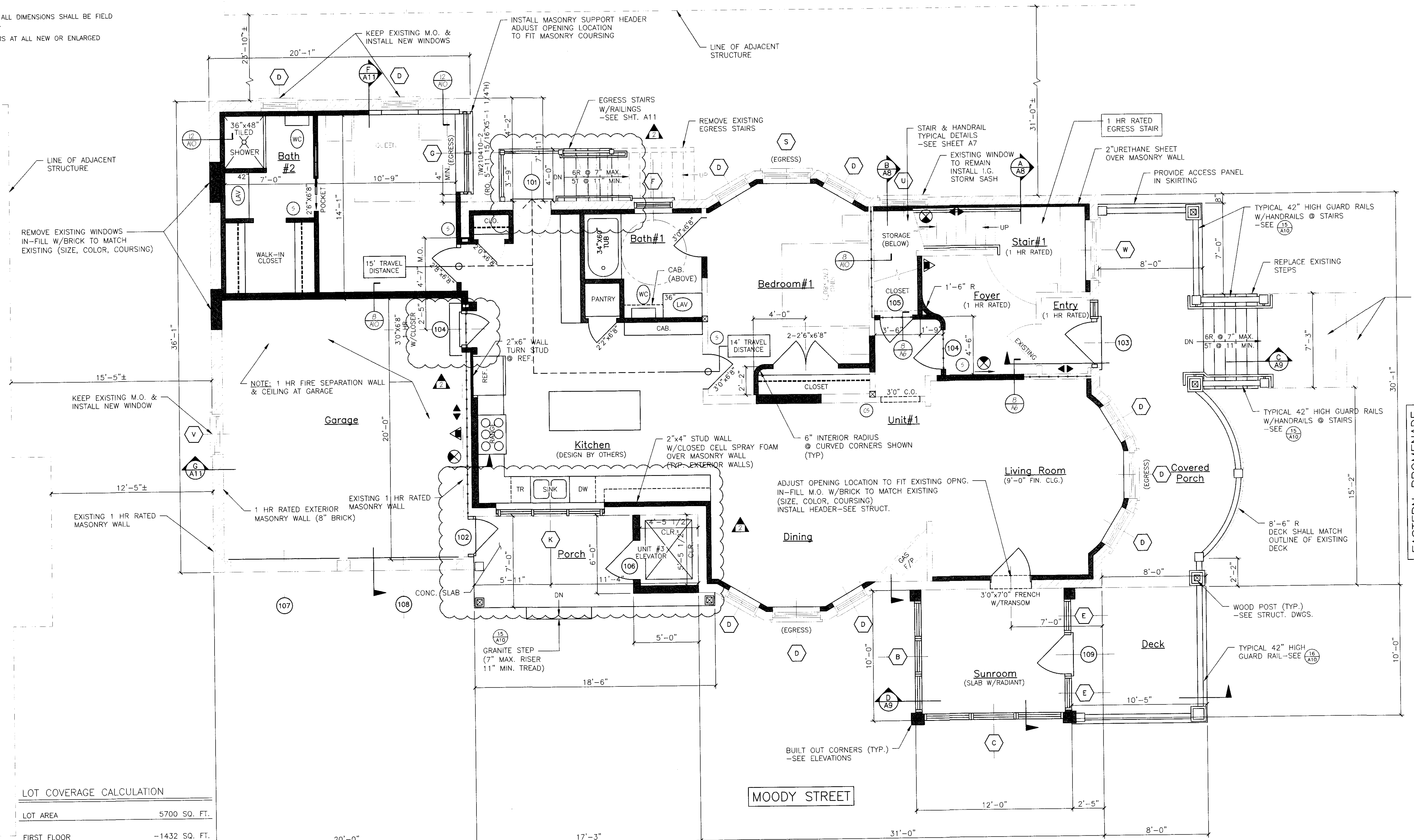


- NOTE:
1. ALL DIMENSIONS ARE REFERENCE ONLY. ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
 2. SEE STRUCTURAL DRAWINGS FOR HEADERS AT ALL NEW OR ENLARGED MASONRY OPENINGS.



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

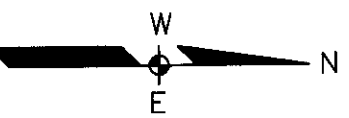
FIRST FLOOR	1432 SQ. FT.
GARAGE	712 SQ. FT.
SIDE PORCH	104 SQ. FT.
FRONT PORCH & STAIRS	263 SQ. FT.
EGRESS STAIR	50 SQ. FT.
TOTAL SQUARE FOOTAGE	2561 SQ. FT.
2561 SQ. FT. (FIRST FLR.) X .8 (80%)	=2049 SQ. FT.
TOTAL ALLOWABLE EXPANSION	2049 SQ. FT.
2ND FLR. GARAGE	720 SQ. FT.
SUNROOM 1ST & 2ND FLR	240 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.

LEGEND

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

NFPA LEGEND

(Circle with arrow)	EXIT LIGHT W/ DIRECTION ARROW
(Triangle with arrow)	FIRE EXTINGUISHER
(Square with arrow)	EMERGENCY LIGHT
(Circle with S)	SMOKE DETECTOR W/ SOUNDER BASE & SMOKE (INTERCONNECTED)
(Circle with CS)	COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR W/ SOUNDER BASE & SMOKE (INTERCONNECTED)
(Circle with P)	HEAT DETECTOR
(Circle with 1HR)	1 HR FIRE RATED PARTITION



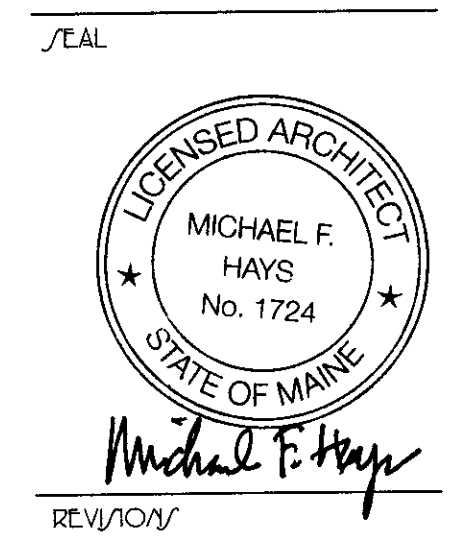
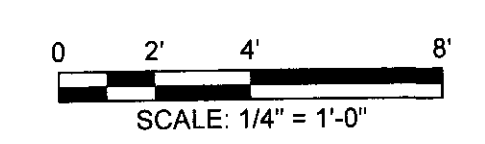
UNIT #1/FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LIFE SAFETY NOTES

1. THE BUILDING SHALL HAVE AN NFPA LIFE SAFETY SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 101 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/ S/C 90.
-SEE (6/AC) & (10/AC) & (15/AC)
2. ALL VERTICAL UNIT SEPARATIONS (TENANT WALLS) SHALL BE 1 HR. FIRE RATED/ S/C 90.
-SEE (7/AC)
3. ALL STAIR ENCLOSURES SHALL BE 1 HR. FIRE RATED.
-SEE (1/AC) & (9/AC)
4. ELEVATOR SHAFT ENCLOSURE SHALL BE 2 HR. FIRE RATED.
-SEE (7/AC)
5. SEE SHEET A10 FOR STAIR DETAILS.
6. REMOVE EXISTING DECKS & FIRE ESCAPES IN THEIR ENTIRETY.



REVISIONS
▲ 12.25.2015
▲ 05.09.2017

PROJECT NAME

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

SHEET

UNIT #1
FIRST FLOOR PLAN

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

A5
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