

REVISIONS

12.23.2015	
06.29.2017	FIRE ALARM SYSTEM
08.01.2017	ED15 PER PLAN REVIEW
12.14.2017	ADDED 3RD FLR. SUNROOM & PORCH. PLAN ED15

PROJECT NAME
3 UNIT APARTMENT BUILDING
162 EASTERN PROMENADE

162 EASTERN PROMENADE LLC.
 162 EASTERN PROMENADE
 PORTLAND, MAINE 04101

DATE
 19 OCT 2015

SCALE
 1/4"=1'-0"

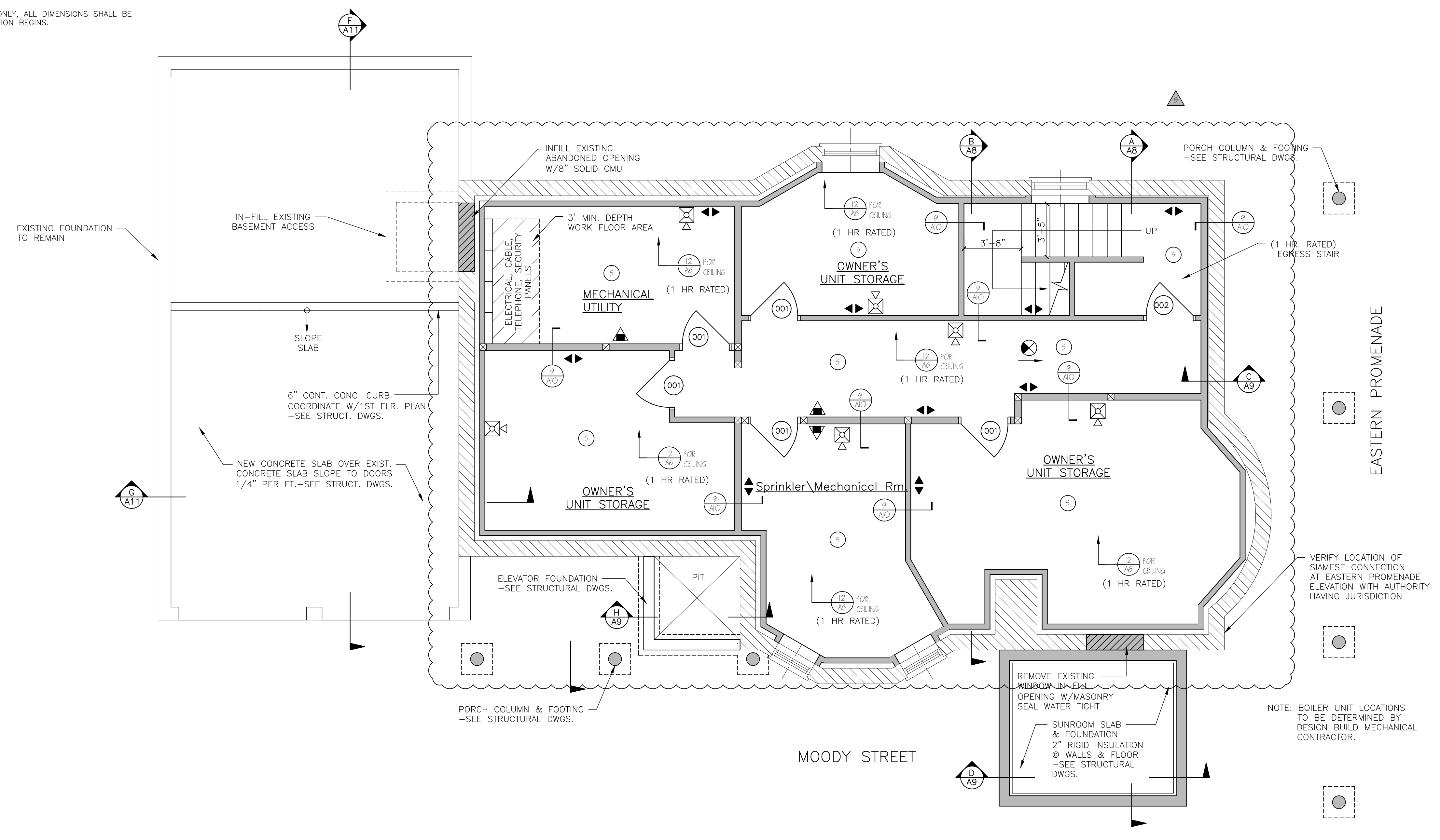
DRAWN
 JAM/MFH

JOB NO.
 150815

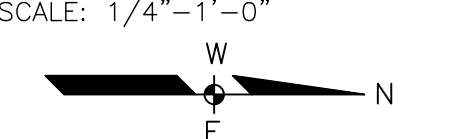
A4

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

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



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) & EIBC (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.
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	1693 SQ. FT.
TOTAL ALLOWABLE EXPANSION	2049 SQ. FT.
PROPOSED EXPANSION	1693 SQ. FT.
BALANCE	356 SQ. FT.
PROPOSED ADDITIONAL EXP.-3RD FLR.	15 SQ. FT.
PROPOSED EXPANSION-LOFT	331 SQ. FT.
TOTAL PROPOSED EXPANSION	346 SQ. FT.
TOTAL PROPOSED EXPANSION	346 SQ. FT.
PREVIOUS APPROVED BALANCE	356 SQ. FT.
BALANCE	10 SQ. FT.

LEGEND

SYMBOL	DESCRIPTION
[Solid Line]	NEW WALL
[Hatched]	NEW WALL/EXISTING WALL W/INFILL
[Dashed Line]	EXISTING WALL
[Thin Line]	THIN LINEWEIGHT DENOTES EXISTING CONDITIONS
[Heavy Line]	HEAVY LINEWEIGHT DENOTES NEW CONDITIONS
[Dotted Line]	DEMOLISHED STRUCTURE
[Cross-hatched]	EXISTING MASONRY WALL

NFPA LEGEND

[Symbol]	EXT LIGHT
[Symbol]	FIRE EXTINGUISHER
[Symbol]	FIRE ALARM PULL MANUAL PULL STATION
[Symbol]	FIRE ALARM PANEL
[Symbol]	EMERGENCY LIGHT
[Symbol]	FIRE ALARM HORN STROBE UNIT
[Symbol]	FIRE ALARM STROBE UNIT
[Symbol]	SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
[Symbol]	COMBINATION CARBON MONOXIDE / SMOKE DETECTOR W/ SOUNDER BASE & STROBE (INTERCONNECTED)
[Symbol]	HEAT DETECTOR
[Symbol]	KNOX BOX
[Symbol]	1 HR FIRE RATED PARTITION
[Symbol]	2 HR FIRE RATED PARTITION

LIFE SAFETY NOTES

- THE BUILDING SHALL HAVE AN NFPA (OR FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA (OR 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.
- THE BUILDING SHALL HAVE A FIRE ALARM SYSTEM AS REQUIRED FOR COMPLIANCE WITH NFPA (OR LIFE SAFETY CODE) COORDINATE WITH SPRINKLER SYSTEM. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
- ALL ALARMS AND DETECTORS SHALL BE INTERCONNECTED WITHIN EACH LIVING UNIT.
- REFER TO THE WINDOW SCHEDULE FOR EGRESS WINDOWS.

TYPE 5A FIRE RATED STRUCTURE NOTES 3 (MINIMUM 1 HR RATING)

- ALL LOAD-BEARING WALLS
- ALL STRUCTURAL POSTS/ COLUMNS
- ALL FLOOR ASSEMBLIES
- ROOF STRUCTURE

GENERAL NOTES

- ALL HORIZONTAL UNIT SEPARATIONS (FLOOR/CEILING/ROOF) ASSEMBLIES SHALL BE 1 HR. FIRE RATED/ SIC 50.
-SEE (6/AIO) & (10/AIO) & (14/AIO)
- ALL VERTICAL UNIT SEPARATIONS (RENTAL WALLS) SHALL BE 1 HR. FIRE RATED/ SIC 50.
-SEE (7/AIO)
- ALL STAIR ENCLOSURES SHALL BE 1 HR. FIRE RATED
-SEE (6/AIO) (8/AIO) (10/AIO)
- ELEVATOR SHAFT ENCLOSURE SHALL BE 2 HR FIRE RATED
-SEE (19/AIO) (20/AIO)
- SEE SHEET A0 FOR STAIR DETAILS
- REMOVE EXISTING DECKS & FIRE ESCAPES IN THEIR ENTIRETY.

