Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/15/15

Mount Joy LLC
49 Merrill Street
Portland, ME 04101
207.415.3834

Level I Minor Residential Development Review Application
98 Washington Avenue

Portland Fire Department Site Review

1. Applicant
Mount Joy LLC, 49 Merrill Street, Portland, ME 04101
Elizabeth and Peter Adams, principals

2. Engineer
Paul Becker
Becker Structural Engineers, Inc.
75 York St # 3, Portland, ME 04101
(207) 879-1838

3. Proposed use of structure
First floor, front unit. This space will be either retail (IBC Mercantile Group M; NFPA Mercantile), professional services (IBC Business Group B; NFPA Business), or small take-out/eat-in food business with less than 50 assembly (IBC Business Group B; NFPA Mercantile). Food, if any, will be cold such as a sandwich shop or ice cream parlor. There will be no cooking.
First floor, back unit. The back unit on the first floor will be office space. (IBC Business Group B; NFPA Business)
Second floor. The second floor will be a one-story two-bedroom apartment. (IBC Residential Group R2; NFPA Residential)
Third floor, front unit. The front unit (Washington Ave side) on the third floor will be an efficiency apartment. (IBC Residential Group R2; NFPA Residential)
Third floor, rear, and all of fourth floor. This is a two-story two-bedroom unit. (IBC Residential Group R2; NFPA Residential)

4. Square footage of the structure
The building footprint is 24' x 40' = 960'
The interior usable space per unit is as follows:

First floor
Front unit (Washington Ave side): 417'sq
Back unit: 400'sq
Common area: 93'sq

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Second floor
Full floor unit: 786'sq
Common area: 127'sq

Third floor.
Front unit (Washington Ave side): 418'sq
Back unit (LDK area of the two-story apartment): 471'sq
Common area: 45'sq

Fourth floor.
Full floor (part of two-story apartment): 590'sq

5. Elevation
The interior floor level of the 4th floor is 27'8" above the Washington Avenue sidewalk. All elevations shown on the attached elevation images are derived from that figure and the measurements of the contours of the land as shown on the survey.

6. Proposed fire protection of structure

We will install a code-compliant NFPA 13 wet sprinkler system throughout the building. We are currently obtaining a bids from sprinkler installation companies. The selected installer will design and install a code-compliant system. There is an existing fire alarm system in the building that will be redesigned as necessary to be code compliant to accommodate the alterations to interior walls shown on the floor plans. The building has been analyzed for fire safety compliance by Mark Cummings, P.E., of Fire Risk Management. His report is attached.

7. Hydrant locations
There is a hydrant directly across Madison Street from the building. It is shown on the survey.