

45-47 HANCOCK STREET RENOVATION

Portland, Maine



PORT CITY ARCHITECTURE

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PORTLAND, ME 04101
207.761.9000



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NOT FOR CONSTRUCTION

PERMIT SET

Residence Remodel

Catamount Properties

**45-47 Hancock St.
Portland, ME
04101**

#	DATE	DESCRIPTION
1	2-3-17	PERMIT
2	3-20-17	PERMIT (REV'D.)
3	6-20-17	PERMIT (REV'D.)

Date Issued: June 20, 2017
Project Number: 16007
Drawing Scale: AS NOTED

TITLE PAGE

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Checked By: ACH
T1.0

DWG. NO.	DRAWING TITLE	DATE	BY	CHKD.	APP.
T-11	TITLE SHEET				
C-10	SITE PLAN				
A-10	DEMOLITION PLAN AND FLOOR PLANS				
A-21	ELEVATIONS				
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S-21	SECTIONS				

PROJECT CONTACTS

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CODE REVIEW

Code Review - IEBC 2009

Chapter 4 - Classification of Work

Section 404 - This project is considered a "Level 2 Alteration" as the work area is under 50% of the total building area.
Section 407 - The Observation Decks on the upper level are considered an "Addition".

Chapter 7 - Alterations-Level 2

Section 701.3 - All new construction elements shall comply with IBC 2009. All existing elements will remain, or be modified as required by the IEBC 2009.
Section 703.2.1 - The existing stairways out of the units on the first two levels will remain as these exits service units not included in the work area. The exits out of the third floor units will remain, as they are already separated by a 1-hour fire separation (also see 703.2.3). Any doors that are replaced will also be 1-hour rated per Table 715.4 (IBC).

Table 703.2.3 - The stairways up to the Observation Decks are not required to be enclosed as they are within a dwelling unit and not required to be enclosed per IBC 708.2(1).

Table 704.2.2 - The work areas (third level units and the addition) to be provided with a sprinkler system (Residential and over 50% of the floor area). The entire building will be sprinkled due to requirements of the NFPA (43.8.3).

Section 704.4.1.6 - A fire alarm system shall be installed throughout the third level units (Observation deck is over 3 stories).

Section 705.3.1 - All units have two means of egress from each unit.

Section 705.3.1.1(6.1) - The observation level and roof deck are allowed to have one means of egress (travel distance to an exit is under 75') and an exit from every level of the unit is not required.

Section 705.7.1 - Means of egress lighting is not required (per IBC 1006.1(3)).

Chapter 10 - Additions

Section 1001.1 - The Observation decks on the upper level must comply with IBC for new construction. The third level remodeled units must comply with Chapter 7 of the IEBC (see 1001.3). The remainder of the building is allowed to remain, unless otherwise indicated.

Section 1002.1 - The addition does not increase the height beyond what is permitted in the IBC. Per Section 602.3, this building is Type 3B construction with 3-wythe masonry brick walls. Per Table 503, this building is permitted to have 4 stories.

Per IBC Section 602.3 and Table 601: The exterior bearing walls are required to be non-combustible and 2-hour rated (this exceeds the requirements of Table 602). The existing walls are 3-wythe brick masonry. The walls of the addition to be UL #U425 (see details).

Section 1002.2 - The addition does not increase the area beyond what is permitted in the IBC. Per Section 602.3, this building is Type 3B construction. Per Table 503, this building is permitted to have 16,000 sf each.

Code Review - NFPA 2009

Chapter 31 - Existing Apartment Buildings (for the remainder of the building)

Section 31.1.1.1 - Due to the requirements of 43.8.3, the entire building must be sprinkled (Option 4).

Table A.31.1 - Apartment door to exit - 200' / Travel distance within the apartment - 125' / Exits (over 3 stories) - 1 hour (with 1-hr doors per IBC). Alarm system required.

Section 31.2.1.2 - A secondary means of escape is not required due to the sprinkler system (per 24.2.2.1.2).

Table 31.2.2.1.3 - The exit stair doors are not required to be rated. However, they will be 1-hour rated due to the requirements of the IBC.

Section 31.2.4.1 - The exits are required to be separated by 1/3 of the diagonal of the unit per 7.5.1.3.3. However, moving an entire exit stair would be technically infeasible.

Section 31.2.5.3.2 - The common path of travel shall not exceed 50' due to the sprinkler system. However, this does not include the travel within the unit (also see Table A.31.1).

Section 31.3.1.1.1 - The existing egress stairs are enclosed.

Section 31.3.1.1.4 - The stair up to the Observation Decks are not required to be enclosed due to the sprinkler system for these units.

Chapter 43 - Building Rehabilitation

Section 43.1.2.1 - This building is required to meet Chapter 31 for Existing Apartments. The third floor units are also required to comply with Chapter 43 for "Reconstruction" (and Chapter 30 for New Apartments).

Section 43.1.2.3 - The Observation areas on the upper level are required to comply with Section 43.8 (and Chapter 30 for New Apartments).

Section 43.2.1.4 - The third level of this project is considered to be a "Reconstruction" and comply with Sections 43.4, 43.5, and 43.6 (also see 43.6.1).

Section 43.6.2.1 - Means of egress shall comply with Chapter 31 for Existing Apartments. Section 43.6.2.3 - Illumination of the means of egress and emergency lighting shall be installed in the exits as the work on the third level exceeds 50% of the floor area and the building is 4 or more stories in height (see Section 30.2.9).

Section 43.6.4.2 - The third level units are required to be sprinkled (along with the addition).

Section 43.8.1 - The upper level Observation Decks are considered an "addition" and shall comply with Chapter 30.

Section 43.8.3 - The addition is required to be sprinkled per 30.3.5.1. Since there is no fire separation between units (floor / ceiling assembly), the remainder of the building is required to be sprinkled. Per 30.3.5.2, an NFPA 13R system is allowed.

LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- SHEET WHERE DETAIL IS TAKEN
- INDICATES BUILDING SECTION OR BUILDING ELEVATION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- SHEET WHERE BUILDING SECTION IS TAKEN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- DEMO WALL FINISH
- EXISTING EXTERIOR WALL
- EXISTING WALL TO BE REMOVED
- EXISTING INTERIOR WALL

- LOBBY
- ROOM NAME AND NUMBER
- KEY NOTE
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE
- WINDOW TYPE
- REVISION ITEM

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

RENOVATION GENERAL NOTES

1. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS. ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

PROJECT SUMMARY

EXISTING CONDITIONS:

THE CURRENT BUILDING IS A 5-UNIT RESIDENTIAL BUILDING. THE FIRST LEVEL IS ABOUT 4'-6" ABOVE GRADE. THERE ARE TWO UNITS ON THE FIRST LEVEL, TWO UNITS ON THE SECOND LEVEL AND ONE UNIT ON THE THIRD LEVEL (WITH A SMALL PORTION OF UNIT 4 ON THE THIRD LEVEL).

IT IS THE INTENT OF THIS PROJECT TO REMODEL THE THIRD LEVEL OF THE CURRENT BUILDING AND CHANGE THE BUILDING FROM A 5-UNIT TO A 6-UNIT.

PROJECT DESCRIPTION:

THE FIRST TWO LEVELS OF THE CURRENT BUILDING WILL REMAIN (ALONG WITH THE BASEMENT). THERE IS A PORTION OF A SECOND LEVEL UNIT ON THE THIRD LEVEL AND THIS AREA WILL NO LONGER BE A PORTION OF THE SECOND FLOOR UNIT. THE THIRD LEVEL IS CURRENTLY ONE UNIT, BUT WILL BE SPLIT INTO TWO UNITS. A PENTHOUSE LEVEL WILL BE ADDED FOR EACH UNIT ALONG WITH AN ADJACENT ROOF DECK. THE BUILDING WILL NOW BE SPRINKLED AND THE TWO MEANS OF EGRESS (FROM EACH UNIT) WILL REMAIN.

SPRINKLER SYSTEM:

THE BUILDING IS NOT CURRENTLY SPRINKLED. A 13R SYSTEM WILL BE ADDED THROUGHOUT THE ENTIRE BUILDING.

FIRE ALARM SYSTEM:

THE CURRENT BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM, AND A FIRE ALARM WILL BE ADDED.

CIVIL ENGINEERING:

NOT APPLICABLE. ALL WORK IS WITHIN THE CURRENT FOOTPRINT.

ZONING:

NOT APPLICABLE AS THERE IS NO CHANGE OF USE.

ADA:

NOT APPLICABLE. THERE IS NO CURRENT ACCESSIBLE ACCESS TO THE BUILDING.



Per IBC Section 602.3 and Table 601: The exterior bearing walls are required to be non-combustible and 2-hour rated (this exceeds the requirements of Table 602). The existing walls are 3-wythe brick masonry. The walls of the addition to be UL #U425 (see details).

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