35 Mayo Street Remodel

35 Mayo Street

Portland, Maine

Fowler-Greeves Construction

A.0 Cover Sheet
A1.1 Existing Floor & Framing Plans
A1.1a New Basement & First Floor Framing Plan
A1.2 New First Floor Plan
A1.3 New Second Floor Plan
A1.4 New Third Floor Plan
A1.5 New Framing Plans
A1.6 New Framing Plans
A2.1 Existing Elevations
A2.2 New Elevations
A2.3 New Building Cross Sections
A2.4 Details

Use Group:
35 Mayo Street existing Occupancy R-2 per IBC 2003. Three unit apartment building.
Proposed use R-2 per IBC 2003. Three unit apartment building.

Applicable codes:
IBC 2003
NFPA 101
NFPA 13

The remodeled building will be equipped with a residential sprinkler system throughout per NFPA 13

Available expansion per R-6 infill ordinance:

50% of First floor (1,232 SF)	= 618 SF
Existing Third Floor	= 680 SF
Available New Third floor area	= 1,296 SF
New Third Floor area	= 1,232 SF

PROPERTY OF
d-de-Tech
235 Riverside Industrial Parkway
Portland, ME 04102

Downeast Structural Consultants, LLC
DSC
5 Oak Street
Cumberland, Maine 04021
phone: 207.829.8015
email: cray@downeaststructural.com

STATE OF MAINE
CHRISTOPHER F. RAY
No. 10547
LICENSED
PROFESSIONAL ENGINEER

35 Mayo Street Re-Model
Portland, Maine
Fowler-Greeves Construction

DATE	NO	REMARKS	BY
08-03-09	A	ISSUED FOR PERMITTING	JJO
09-24-09	B	REVISED AS PER CITY COMMENT	JJO

CODE: IRC 2003
TOWN: Portland
DATE: 06-16-09
SCALE: AS NOTED
DRAWN: JJO
TITLE: Cover Sheet
FILE: 015-017-09
SHEET: A.0