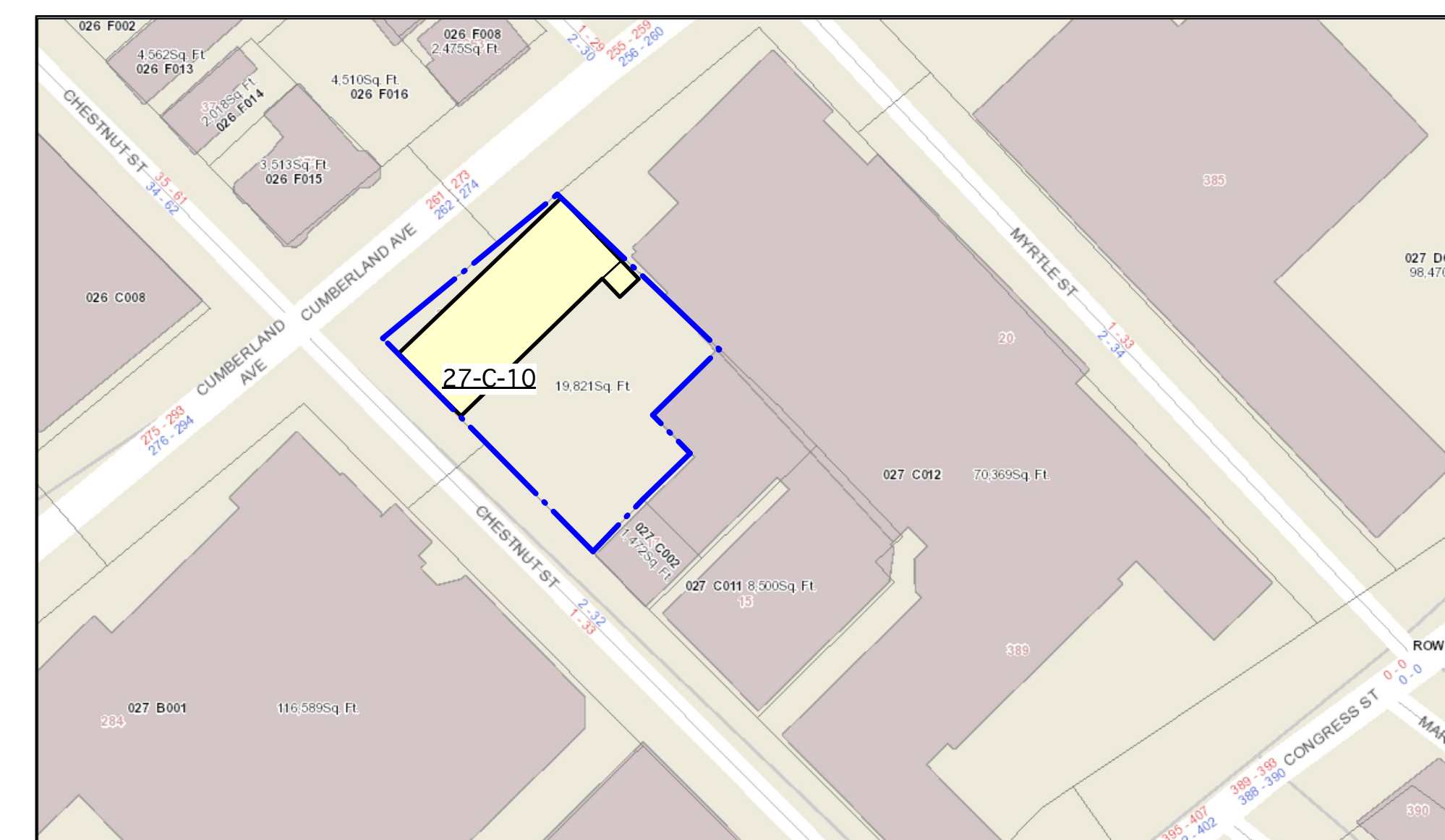


SODEN/MACAVOY RESIDENCE

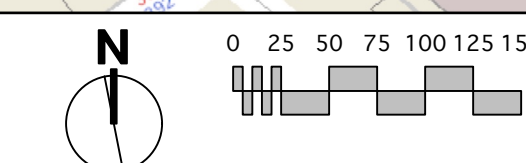
INTERIOR RENOVATION
Chestnut Street Lofts
21 Chestnut Street, Unit 503
Portland, Maine

SITE INFORMATION

SODEN MACAVOY RENOVATION - UNIT 503	
21 CHESTNUT STREET	
CBL: 27-C-10-5NW (UNIT #503)	
SITE: ROUGHLY 19,821 SF	CONDO
STREET FRONTAGE	375' +/-
EXISTING USE:	SINGLE CONDO IN 34+/- CONDO BUILDING
PROPOSED USE:	SINGLE CONDO IN 34+/- CONDO BUILDING
**no change in number of units	
EXISTING BUILDING FOOTPRINT	ROUGHLY 10,516 SF
PROPOSED BUILDING EXPANSION	NO EXPANSION PROPOSED



1 SITE DIAGRAM
Scale: 1" = 100 ft



PROJECT NOTES

SECURITY SYSTEM
NO CHANGES PROPOSED
EXISTING SECURITY AND LIFE SAFETY WARNING SYSTEMS TO REMAIN

PLUMBING
PROVIDE NEW LAV, FAUCET, & SHOWER CONTROLS AT BATH
PROVIDE NEW FIXTURES IN EXISTING LOCATIONS AT BATH
PROVIDE NEW FIXTURES IN EXISTING LOCATIONS AT KITCHEN

NEW FLOORING
PROVIDE NEW WOOD FLOORING AS NOTED
PROVIDE NEW TILE AT BATH, AS NOTED

BATH ACCESSORIES
PROVIDE BLOCKING FOR GRAB BARS AT SHOWER
AND TOILET IN MASTER BATH.

FIRE RATED PARTITIONS
MAINTAIN EXISTING FIRE SEPARATIONS:
UNIT TO UNIT 1 HOUR
UNIT TO CORRIDOR 1 HOUR

FIRE SEPARATED FLOOR/CEILING ASSEMBLIES
MAINTAIN EXISTING FIRE SEPARATIONS:
UNIT TO UNIT 1 HOUR

INTERIOR DOORS
UNIT ENTRY DOOR - NO CHANGE
NEW BATHROOM DOOR - NOT RATED
*PROVIDE FLUSH 3' X 6'-8" SOLID CORE DOOR IN KD HM FRAME.
BIRCH VENEER DOOR BY VT INDUSTRIES (OR EQUAL)
STAIN PER OWNER

****INTERIOR RENOVATION -- NO EXTERIOR WORK****

ZONING REVIEW

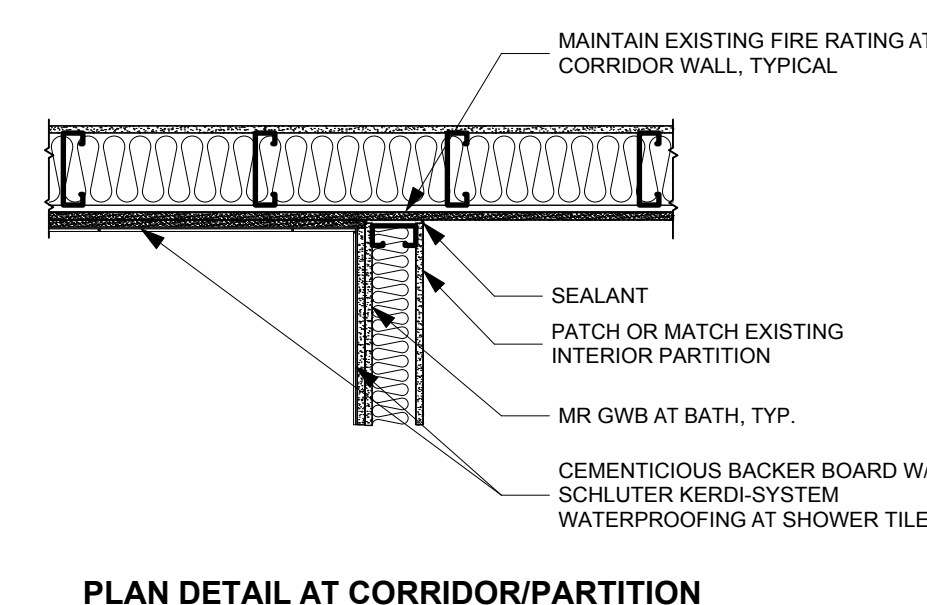
21 CHESTNUT STREET UNIT 503 ZONING NOTES				
B3 ZONE DIMENSIONAL STANDARDS IN DEOZ	ALLOWED PER UNDERLYING B3	21 CHESTNUT - EXISTING	21 CHESTNUT- PROPOSED	MEETS REQUIREMENTS
MIN. LOT SIZE	NONE	19,821 SF	NO CHANGE	✓
# OF STORIES	-	8	NO CHANGE	✓
PARKING	-	37	NO CHANGE	✓
MIN. STREET FRONTAGE	15'	>15'	NO CHANGE	✓
MIN. LOT WIDTH	NONE	N/A	NO CHANGE	✓
MAX. HEIGHT	85'	85'	NO CHANGE	✓
FRONT BUILD-TO LINE	5'	5'	NO CHANGE	✓
MINIMUM YARD DIMENSIONS	NONE	N/A	NO CHANGE	✓
LOT COVERAGE	100%	<100%	NO CHANGE	✓

CODE REVIEW

21 CHESTNUT STREET UNIT 503		
IBC 2015		
USE GROUP	BUSINESS (B) @ STREET LEVEL W/ RESIDENTIAL (R-2) LEVELS 2-7	MULTI-UNIT RESIDENTIAL
CONSTRUCTION TYPE	1B	✓
FIRE RATINGS BETWEEN UNITS	1-HOUR	✓
EXIT ACCESS TRAVEL DISTANCE	<200'	✓
EXIT ENCLOSURES	2-HOURS (Sec. 1022)	✓
DOORS INTO EXIT ENCLOSURES	90-MINUTE	✓

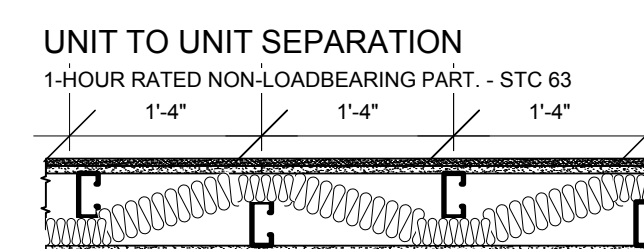
IECC 2009	REQUIRED	PROVIDED	
FENESTRATION U-FACTOR	0.35	Existing to Remain	✓
WALL R-VALUE	R-21	R-21	✓
SEC 101.4.3.4	Cavity is not exposed during construction	Existing to remain	IEBC 2009 Alterations Levels 1 & 2

FIRE RATING AT CORR./SHOWER



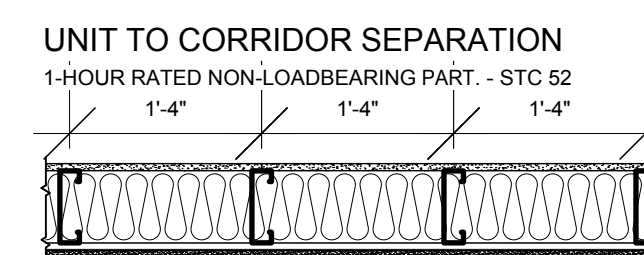
UL ASSEMBLIES

UL-U425



EXISTING (2) LAYERS 5/8" FIRECODE TYPE 'X' GWB
EXISTING BATT INSULATION
EXISTING 3 5/8" STEEL STUDS @ 16" O.C., STAGGERED
EXISTING 6" STEEL STUD TRACK (TOP & BOTTOM)
EXISTING (2) LAYERS 5/8" FIRECODE TYPE 'X' GWB

UL-U465



EXISTING 5/8" FIRECODE TYPE 'X' GWB
EXISTING BATT INSULATION
EXISTING 6" STEEL STUDS @ 16" O.C.
EXISTING METAL RESISTANT CHANNELS AT CORRIDOR SIDE
EXISTING 5/8" FIRECODE TYPE 'X' GWB

DRAWING LIST

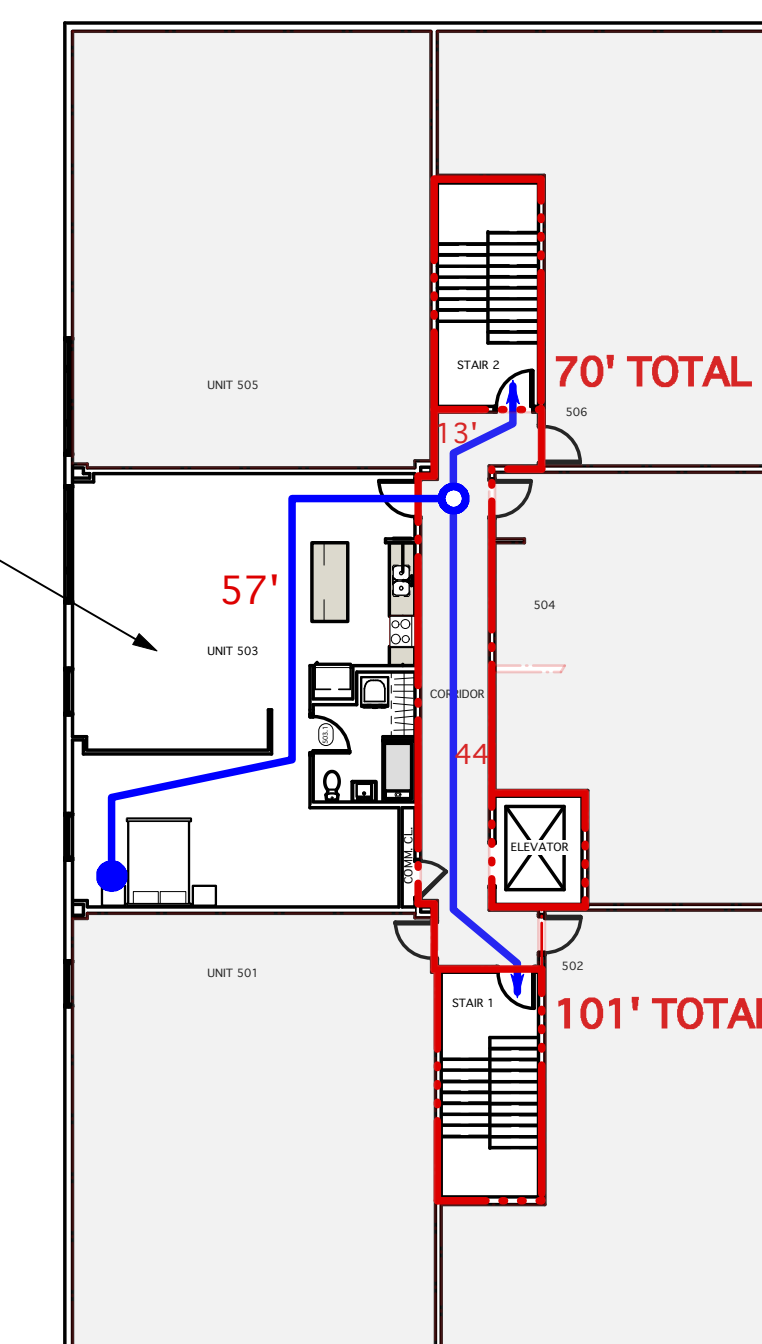
ARCHITECTURAL
A1.0 CODE & PROJECT NOTES
A1.1 UNIT 503 FLOOR PLANS

PROJECT TEAM

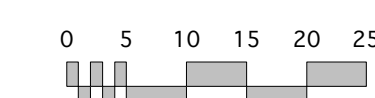
CODE & ZONING CONSULTANT
RESIDENTIAL DESIGN STUDIO, LLC
CAROL MORRISSETTE, RA
207-671-7965

OWNER
LAURA SODEN-MACAVOY & FRANCIS MACAVOY

GENERAL CONTRACTOR
MR BREWER
MATTHEW BREWER
207-797-7534



2 LIFE SAFETY DIAGRAM
Scale: 1/16" = 1'-0"



PERMIT SET

		Design Firm	RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 21 Chestnut Street, Suite 506 Portland, Maine 04101 T 207-699-4184 C 207-671-7965	Project Title	SODEN-MACAVOY UNIT 503 - CHESTNUT STREET LOFTS PORTLAND, MAINE	Sheet Status	PERMIT SET	Date	21 SEPTEMBER 2018
		Revisions	1 11/9/18 - PERMIT CLARIFICATIONS 2 3	Sheet Title	COVER CODE & SITE	Project Number	17.70	Drawn By	CM

Specifications

FLAMMABILITY & SMOKE TEST RESULTS - BUILDING CODE APPROVALS

Varia Ecoresin has been independently tested and meet the criteria for approved interior finishes and light transmitting resin materials as described in the 2016 International Building Code.

TEST	3FORM VARIA ECORESIN	RESULT
ASTM D 2843 Smoke Density	71.6%	PASS Less than 75
ASTM D 635 Flame Spread	Self extinguishing	PASS CC1
ASTM D 1929 Self-ignition Temperature	716°F	PASS Greater than 650°F
UL94	Flame Class - HB	PASS
UPITT Mortality Test	PASS	Not more toxic than wood
NFPA 286 1/4" thickness + below (walls only or ceilings only) 3/8" thickness + below (walls in standoff configuration or ceilings only)	Pass Pass	Pass Pass

The NFPA 286 corner burn test is accepted by the 2012 IBC for interior finishes. Passing the NFPA 286 test allows for materials to be utilized where Class A materials are required (IBC 803.1.2).

ASTM E84 Flame Spread, 1/8" thickness Smoke generated	0 190	Class A: 0-25 <450
ASTM E84 Flame Spread, 3/16" thickness Smoke generated	25 250	Class A: 0-25 <450
ASTM E84 Flame Spread, 1/4" thickness Smoke generated	65 425	Class B: 26-75 <450
ASTM E84 Flame Spread, 1/2" thickness Smoke generated	55 400	Class B: 26-75 <450
ASTM E84 Flame Spread, 3/4" thickness Smoke generated	35 450	Class B: 26-75 <450
ASTM E84 Flame Spread, 1" thickness Smoke generated	20 250	Class A: 0-25 <450

Due to their specialty construction, 3form Dichroic, Reflect and 3form Wood have their own unique set of fire performance results.

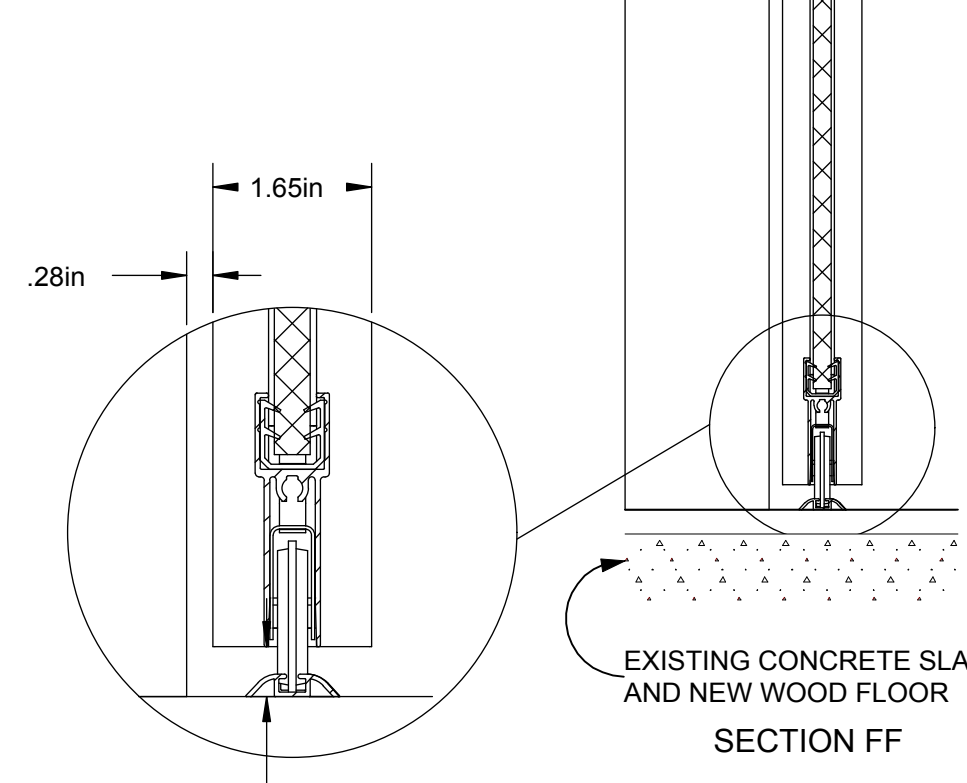
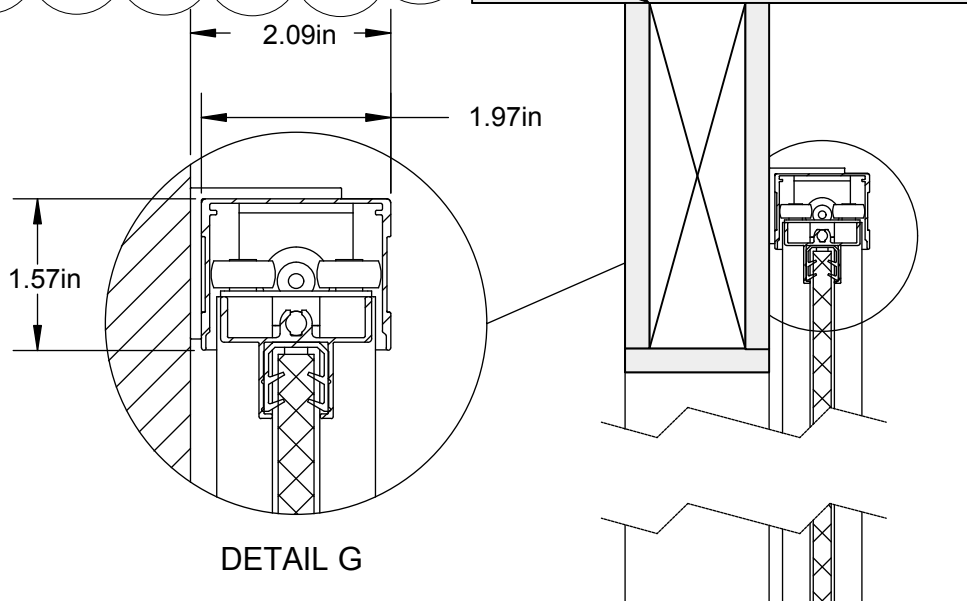
TEST	3FORM DICHRIC/REFLECT	RESULT
ASTM D 2843 Smoke Density	47.5%	PASS Less than 75
ASTM D 635 Flame Spread	17.4 mm/min	PASS CC2
ASTM D 1929 Self-ignition Temperature	716°F	PASS Greater than 650°F
ASTM E84 Flame Spread, 1/4" thickness Smoke generated	65 450	Class B: 26-75 <450

TEST	3FORM TIMBER	RESULT
ASTM E84-03 Flame Spread, 3/8" thickness Smoke generated	75 450	Class B: 26-75 <450

PANEL WEIGHT

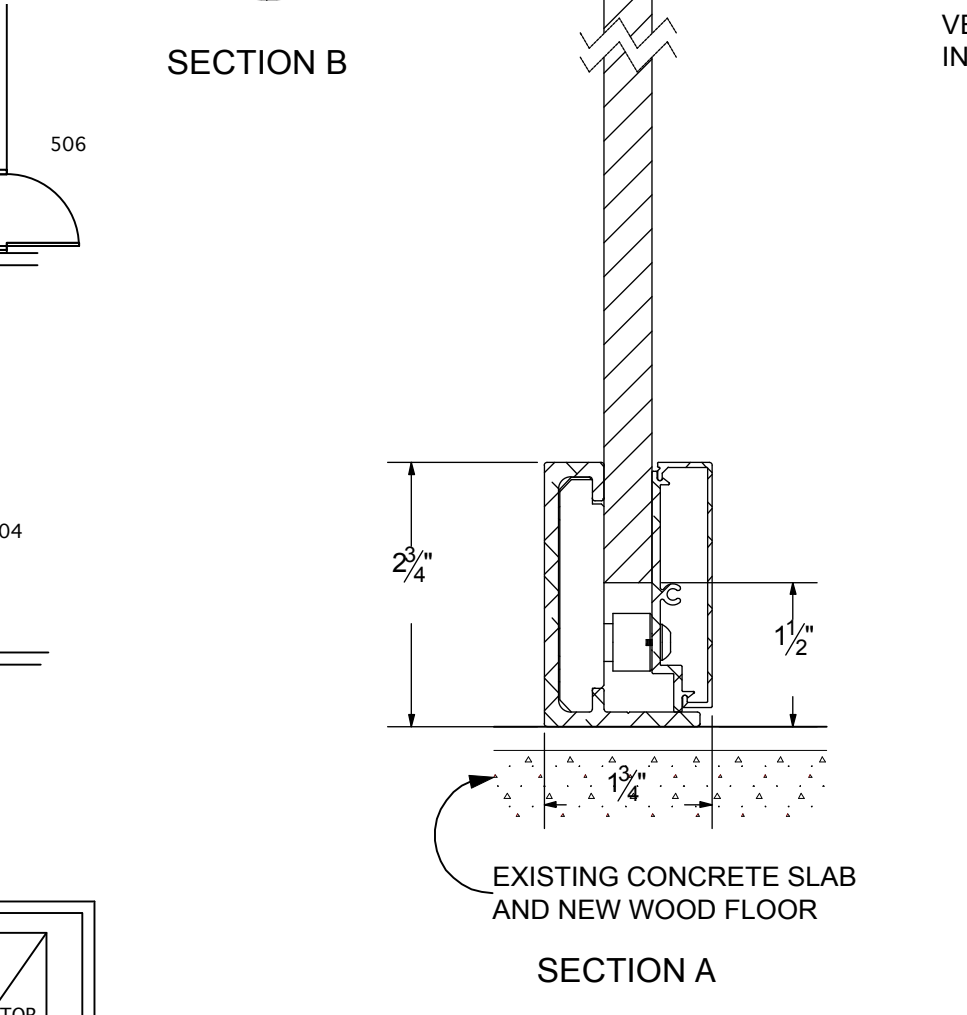
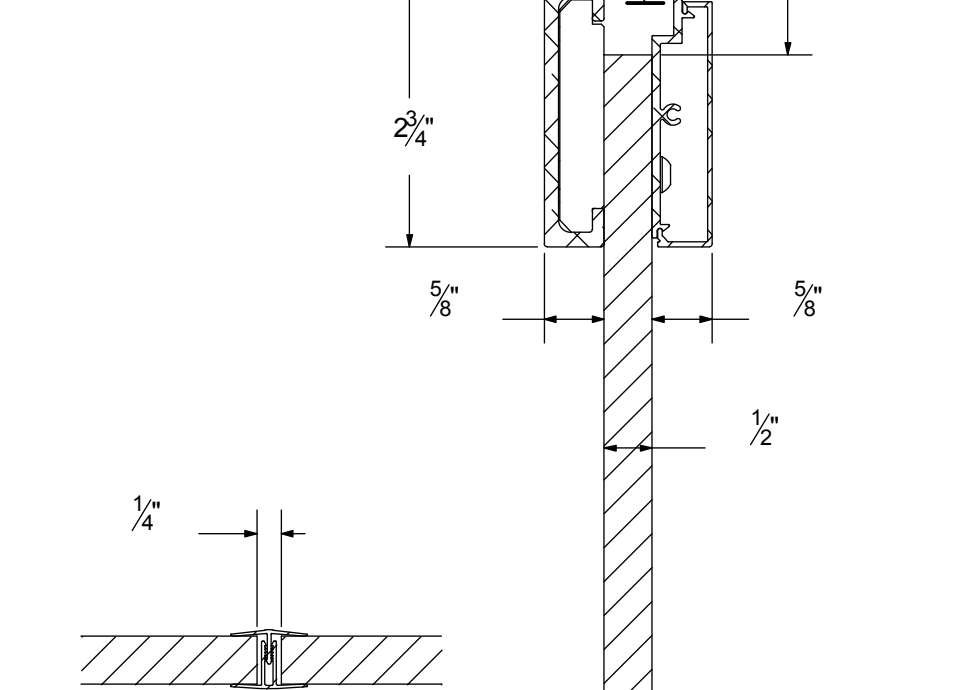
THICKNESS (INCHES)	WEIGHT FLUX (LB/FT ²)
1/16" (1.5 mm)	0.4 lb/ft ² (2.0 kg/m ²)
1/8" (3.1 mm)	0.8 lb/ft ² (3.9 kg/m ²)
3/16" (4.7 mm)	1.2 lb/ft ² (5.9 kg/m ²)
1/4" (6.3 mm)	1.7 lb/ft ² (8.3 kg/m ²)
3/8" (9.5 mm)	2.5 lb/ft ² (12.2 kg/m ²)
1/2" (12.7 mm)	3.3 lb/ft ² (16.1 kg/m ²)
3/4" (19.0 mm)	5.0 lb/ft ² (24.4 kg/m ²)
1.0" (25.4 mm)	6.6 lb/ft ² (32.2 kg/m ²)

AT TOP RAIL, PROVIDE SOLID FIRE RETARDANT WOOD BLOCKING PER MFG'S INSTRUCTIONS AND SECURE THROUGH GWB TO SUBSTRUCTURE—MAINTAIN EXISTING FIRE RATED GWB CEILING ASSEMBLY RATING

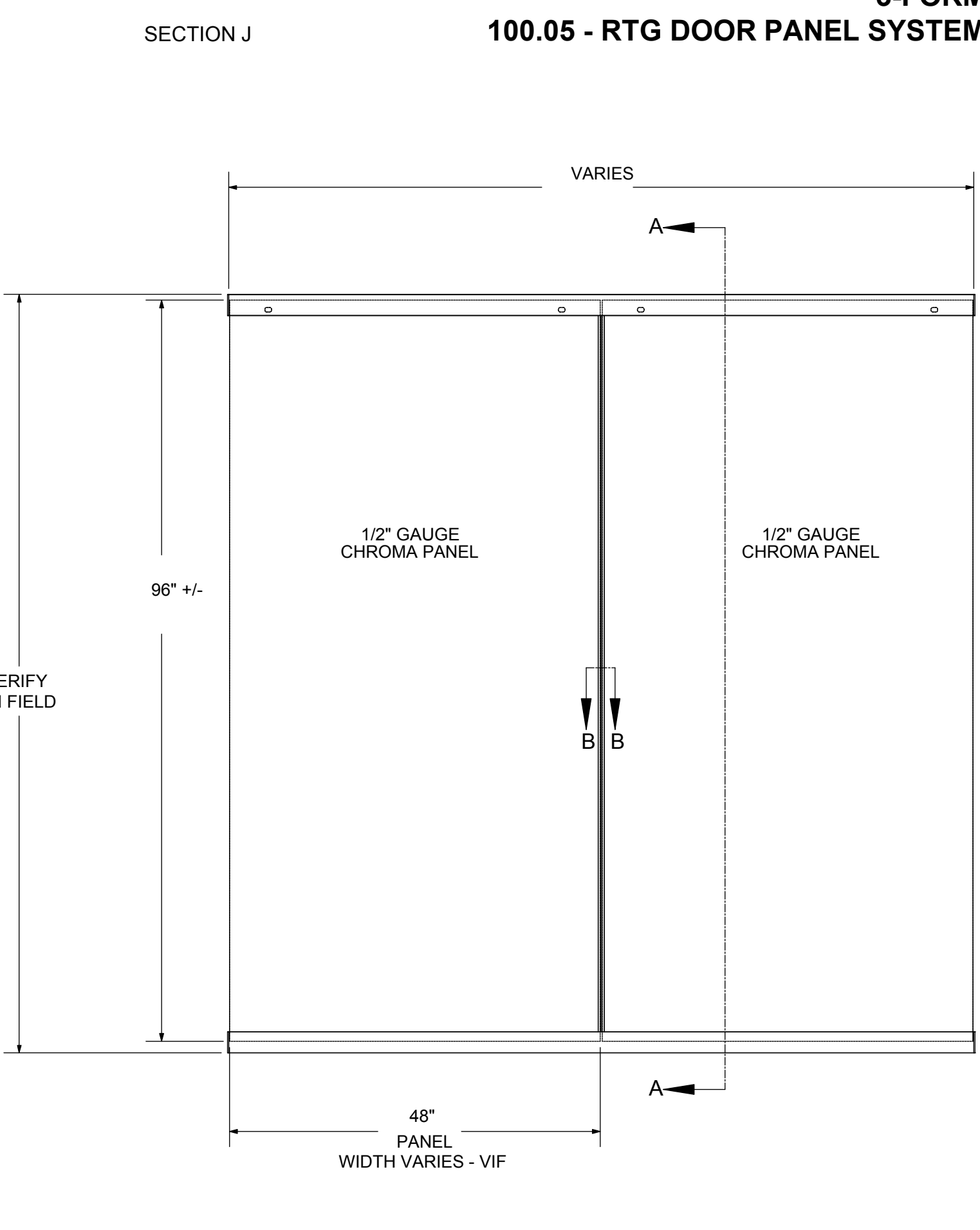
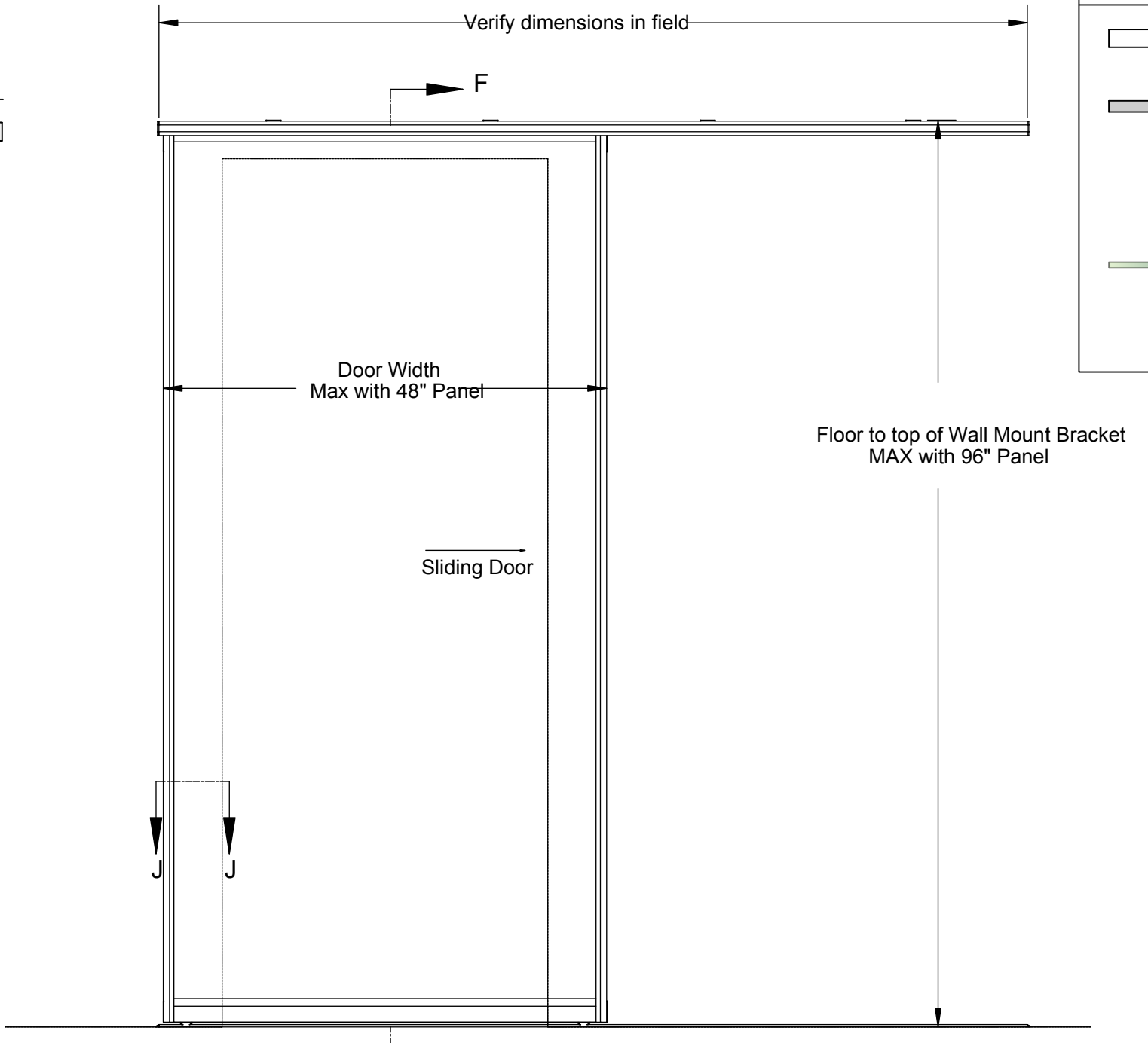


EXISTING CONCRETE SLAB AND NEW WOOD FLOOR

AT TOP RAIL, SECURE THROUGH DRYWALL CEILING TO SUBSTRUCTURE PER MFG'S INSTRUCTIONS—MAINTAIN EXISTING FIRE RATED GWB CEILING ASSEMBLY RATING



NOTE: 200.01 SYSTEM DETAILS NOT SHOWN - TEMPORARY/REMOVABLE MOUNTING VIA MANUFACTURER'S MOUNTING BRACKETS AND TENSIONED RODS, DESIGNED FOR GWB CEILING/CONCRETE SLAB INSTALLATIONS



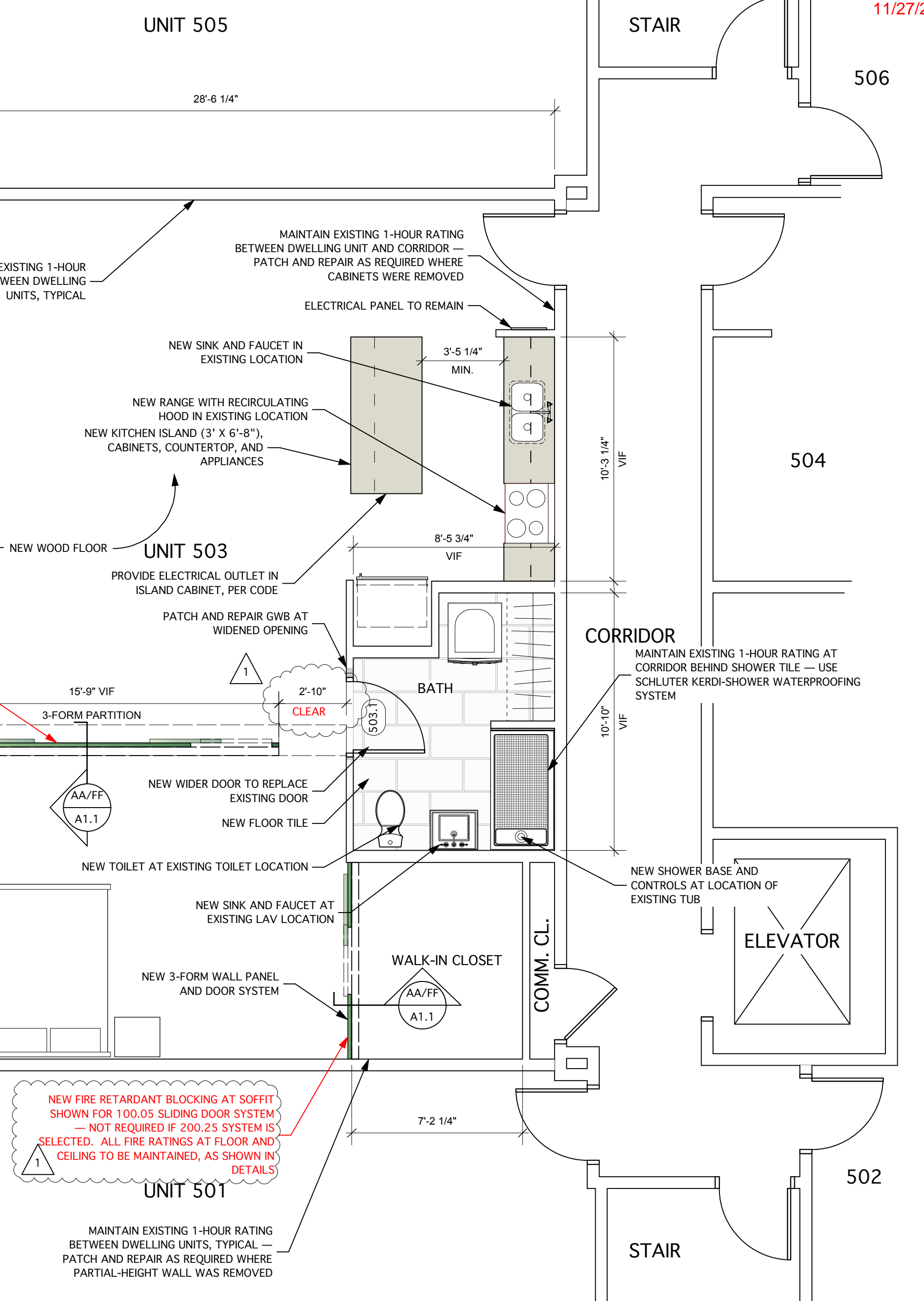
3-FORM 200.25 - RTG WALL PANEL SYSTEM

PARTITION LEGEND

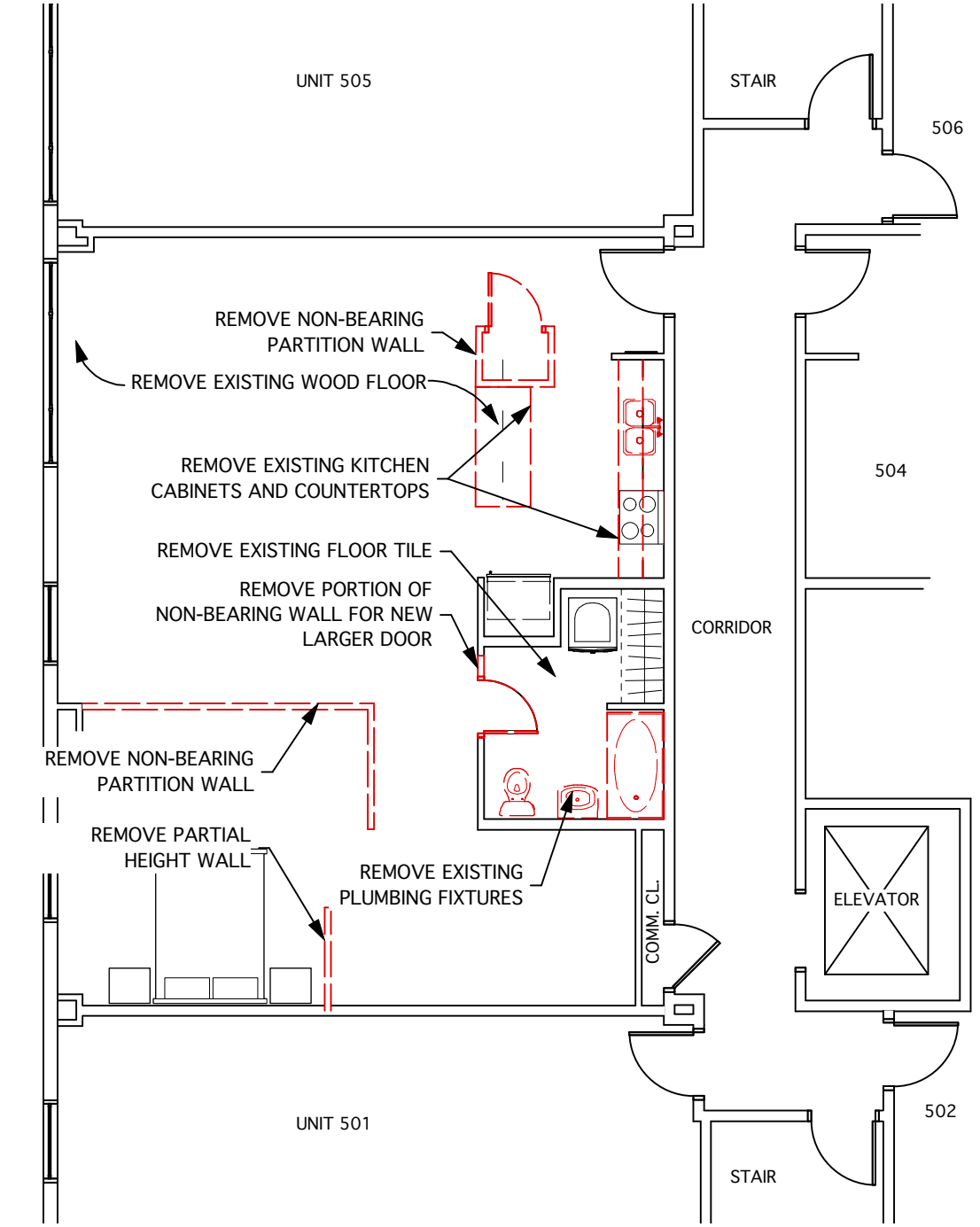
[Symbol]	EXISTING WALL
[Symbol]	NEW PARTITION (INFILL 3 5/8" MTL STUDS W/ 5/8" GWB & 5/8" MR GWB TO MATCH EXISTING)
[Symbol]	NEW 3-FORM PANEL WALL/DOOR 200.25 SIMPLESPEC VARIA FRAMELESS PARTITION SYSTEM WITH TOP AND BOTTOM CHANNELS AND 100.05 SIMPLESPEC SYSTEM FRAMED SLIDING DOOR(S) *01*
[Symbol]	200.01 SIMPLESPEC VARIA SIDE-SUPPORTED PRESSURE-FIT RTG PARTITION SYSTEM

NEW 3-FORM WALL PANEL SYSTEM EXACT PANEL TO BE DETERMINED BASED ON AVAILABILITY AND PRICING - SEE PARTITION LEGEND FOR THE TWO PANEL OPTIONS WHICH MEET REQUIREMENTS FOR TYPE IIB CONSTRUCTION

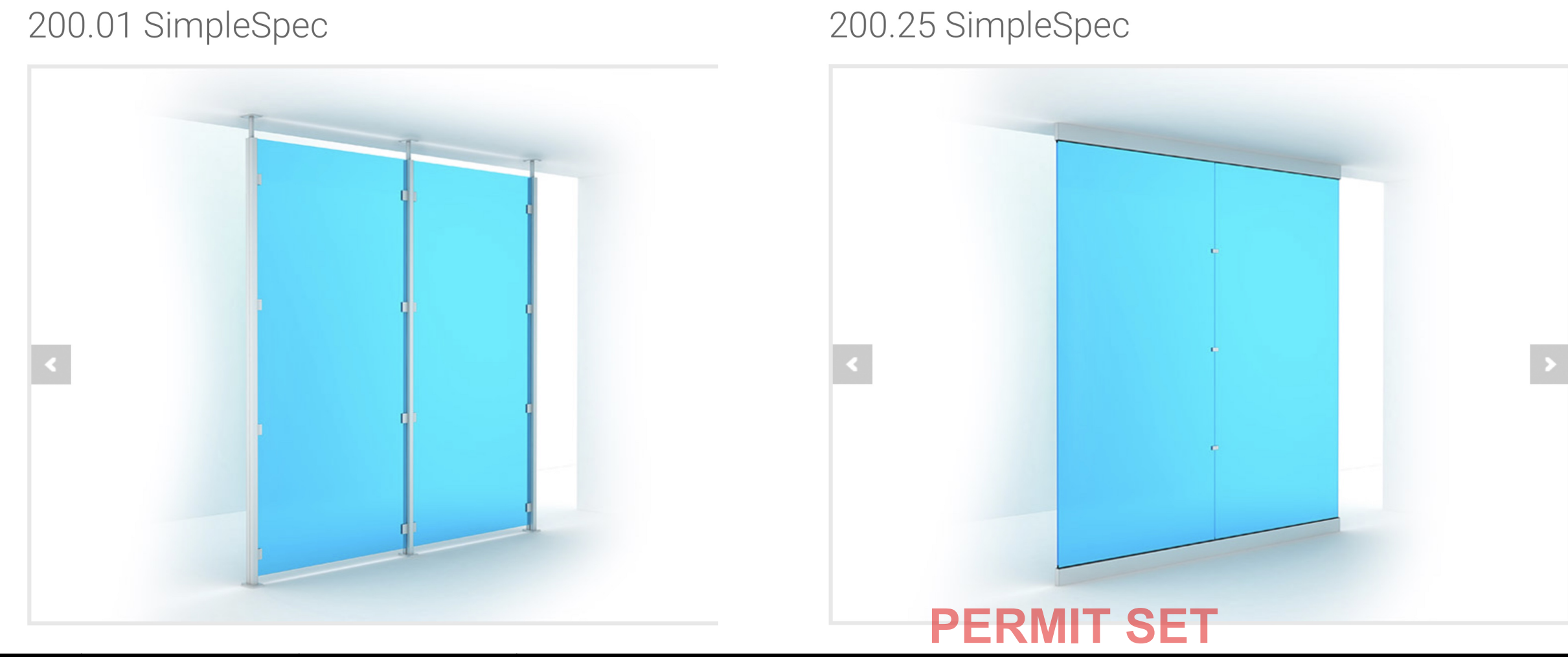
NEW FIRE RETARDANT BLOCKING AT SOFFIT SHOWN FOR 100.05 SLIDING DOOR SYSTEM - NOT REQUIRED IF 200.25 SYSTEM IS SELECTED. ALL FIRE RATINGS AT FLOOR AND CEILING TO BE MAINTAINED, AS SHOWN IN DETAILS



UNIT 503 FLOOR PLAN
Scale: 1/4" = 1'-0"



UNIT 503 DEMO PLAN
Scale: 1/8" = 1'-0"



		Design Firm RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrisette 21 Chestnut Street, Suite 506 Portland, Maine 04101 T 207.699.4184 C 207.671.7965	Project Title SODEN-MACAVOY UNIT 503 - CHESTNUT STREET LOFTS PORTLAND, MAINE	Sheet Status PERMIT SET	
		Revisions 1 11/9/18 - PERMIT CLARIFICATIONS 2 3	Sheet Title UNIT 503 FLOOR PLAN	Project Number 17.70 Drawn By CAMIAC	Date 21 SEPTEMBER 2018 Sheet No.
		Scale 1/4" = 1'-0" UNO CAD File Number CLIENT PLAN	Sheet No. A1.1		