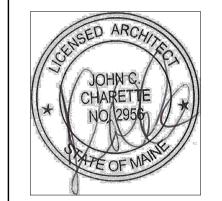
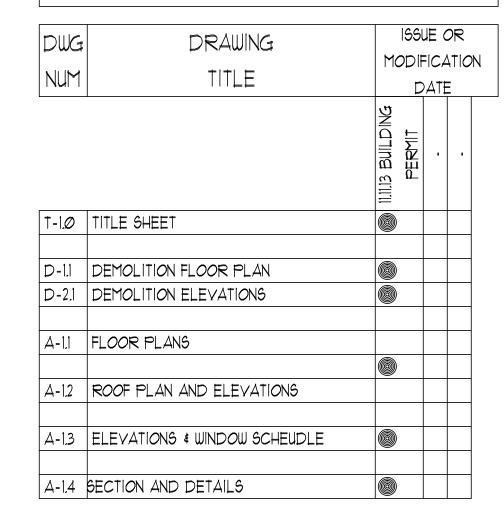
# 146 NEWBURY STREET 2 UNIT RENOVATION Portland, Maine

#### DESIGN ARCHITECTURE + SUSTAINABILITY

41 YORK STREET
PORTLAND, MAINE 04101
207.831.7757
CHARETTE-DESIGN.COM



### DRAWING LIST



## PROJECT CONTACTS

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E-MAIL: JOHN@CHARETTE-DESIGN.COM

## OWNER CONTACTS

B & C REALTY: CONTACT: - ROBERT LEBLANC TEL: - (201) 176-0913 EMAIL: -

#### ZONING

#### R-6 ZONE.

NARRATIVE: THIS IS AN EXISTING 2 FAMILY
BUILDING BE RENOVATED INTO 2 TOWNHOMES. THE
EXISTING 3RD FLOOR WILL BE REMOVED AND A
LOW SLOPED ROOF INSTALLED. TYPICAL UNIT SIZE
IS 1,182 SQ.FT AND 1,074 SQ.FT.

THIS BUILDING DOES NOT MEET SETBACK REQUIREMENTS AND IS CONSIDERED NON-CONFORMING.

NO BUILDING FOOTPRINT EXPANSION WILL RESULT WITH THIS RENOVATION.

NO ADDITIONAL VOLUME IS BEING CONSTRUCTED.

EXISTING DECKS WILL BE REPAIRED / REBUILT PER EXISTING FOOTPRINTS ON EXISTING OR REPAIRED FOOTINGS.

# BUILDING CODES

#### CODES IN EFFECT:

INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) 2009
INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2009
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009

NARRATIVE: PROPOSE TO TAKE AN EXISTING 2 FAMILY HOME AND TURN INTO 2 TOWNHOMES. SECTION 302.2 OF IRC APPLIES.

PER 302.2 WE ARE PROVIDING I HOUR WALL RATED FROM BOTH SIDES TO SEPOARATE UNITS. IN LIEU OF A PARAPET AT THE ROOF, WE WILL PROVIDE 48" OF FIRE TREATED SHEATHING EACH SIDE OF THE WALL.

TABLE 302.1: EXTERIOR WALL RATINGS ARE NOT REQUIRED.

302.2.4 STRUCTUREAL INDEPENDENCE IS NOT REQUIRED, UNITS ARE SEPARATED BY I HOUR WALLS.

