

PRESENTATION OF THE PROJECT

Atelier 3 LLC bought 15/17 Sherman st. In Portland in December 2016, following a fire in June 2016, and has obtained a permit on May 11th 2017 for re-doing the exterior, including a new roof, new windows and doors, the renovation of the existing wood clapboards, new decks at the back of the building, complete exterior painting and interior demolition.

This was phase 1. The work is well under way and we are now applying for the permit corresponding to phase 2, which will include :

- Interior renovation of the 3 existing units ;
- creation of an additional unit on the basement/garden level ;

1/ Description of planned life safety features :

1/1 : Configuration :

The existing 3 units will remain each on the floor they presently occupy.

The first floor unit has already its own entry, located on the right hand side of the building on the street side. The two upper units have their common entry on the left hand side of the building. This will not change.

The new unit, located on the garden/basement level, will have two entrances, one directly from the garden at the back, one through the common entry, thanks to the creation of a new stairway, from the 1st floor to the basement.

Note : There is room on the lot for a standard parking space. (see plan)

1/2 : Classification :

This is a R2, Vb type of building.

The 2d and 3d floors units with a combined square footage of 2,680sf represent an occupancy of 13,4. The 1st floor one: 7. The basement/garden one : 4,6.

1/3 : Sprinkler system :

The building will be equipped throughout with a sprinkler system.

1/4 : Stairs :

Due to the fact that a sprinkler system will be installed, the existing stairs, which give access to the second and third floors, will be kept as the only access to these floors, (decision made at the meeting of June 21st 2017 with Jeanie BOURKE, Jason GRANT and Laurie LEADER) and simply repaired where needed.

1/5/: Travel distance :

The maximum travel distance will be 72'. (1st floor unit) See corresponding plans

1/6 : Fire separation :

The walls and floors between stairs and units, between units and units, between the two sets of stairs, or between storage rooms and stairs or unit, at the basement level, will all be one hour rated.