

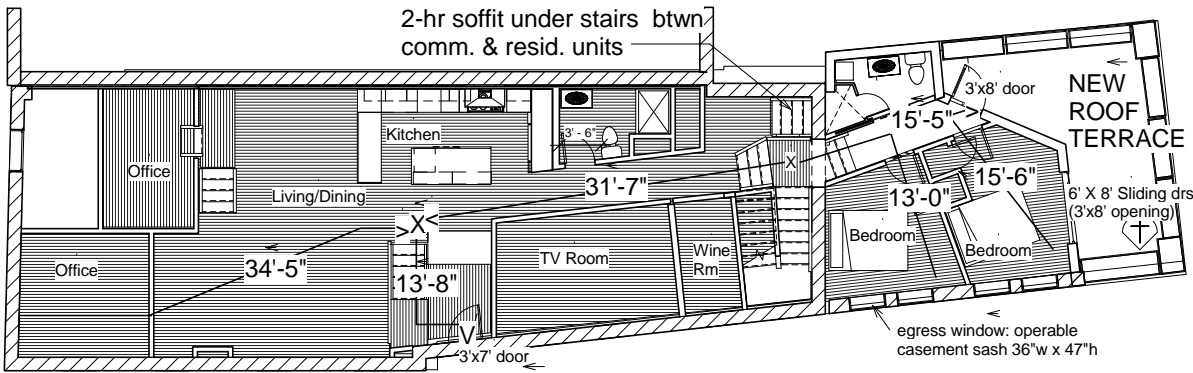
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**PROJECT LOCATION: 35 Pleasant Street / 6 South Street
CBL 039 F023001**

Zoning: B3

Use: Mixed Use: 1 Commercial Unit / 1 Residential Unit

NO CHANGE PROPOSED TO USE or NUMBER of UNITS



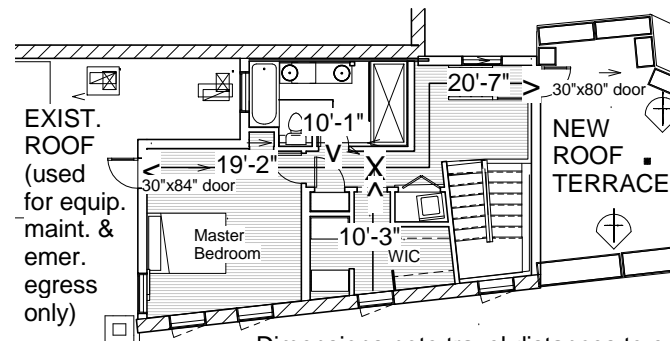
① Level 2 Egress Plan
1/8" = 1'-0"

**Dimensions note travel distances to exits.
All travel distances are less than 75'.**

EGRESS PLANS

NOTE: no change to Lvl. 1 floor plan and/or exiting plan

Exist. fire exting. & smoke detectors @ kitchen/furnace clos. to remain. Provide new smoke/fire/CO detectors @ all new bedrooms.



② Level 3 Egress Plan
1/8" = 1'-0"

Dimensions note travel distances to exits

ANALYSIS of IBC 2009 BUILDING CODE, NFPA 101 & IECC 2009

note: references are to IBC 2009 unless otherwise noted

Use & Occupancy Classification

Lower Level (Lvl 1)	Business Group B (304.1), Business (NFPA 6.1.11)
Upper Level (Lvl 2 & 3)	Residential Group R-3 (310.1) Residential (NFPA 6.1.8)

Required Separation of Occupancies (Table 508.4 & NFPA 6.1.14.4.1(a))

2 hour per Table 508.4	Already in place - no change except for new 2 hour soffit under new stair
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Construction Type - 602.3

Type IIIIB. Exterior walls are of non-combustible material & interior building elements are of any material permitted by code

General Building Information:

	Existing	Proposed
Lower Flr (Lvl 1) SF	1516	1516
Upper Flr (Lvl 2) SF	1402	1402
Level 2A SF	NA	385
Level 3 SF	NA	625
TOTAL SF	2918	3928
plus Garage	NA	609

Allowable Area - Table 503

	Per code	Actual
Allowable Area per floor	19,000 SF	1787 SF (Lvl 2 & 2A)
Allowable height	55'	26'-8" abv. med. grade
Allowable # of stories	3	**3

**Note: existing Level 1 is technically a Basement (more than 50% below grade). Therefore, actual number of stories is technically 2

Occupant Load - Table 1004.1.1

	Area per Occupant	Actual (Interior)Area	Occupancy Load
Lower Level-Business	100 SF	1475 SF	15
Upper Level - Residence	200 SF	1725 SF	8
		585 SF	3

Classification of Contents - NFPA 39.1.5

Business Occupancy (Professional Office) classified as "Ordinary Hazard"

Minimum Fire Resistance Requirements of Building Elements - Tables 601 & 602

Structural frame	0 hours
Loadbearing Ext. Walls	2 hours
Loadbearing Int. Walls	0 hours
Non-Loadbearing Ext. Walls (fire-separation distance < 30')	1 hour
Non-Loadbearing Ext. Walls (fire-separation distance > 30')	0 hours
Floor Construction	0 hours
Roof Construction	0 hours

Means of Egress - 1021.2 & Table 1021.2

Number of Exits provided @ 1st Floor	1
Number of Exits provided @ 2nd Floor	2
Number of Exits provided @ 3rd Floor	2
Required number of exits per floor	1
Exist access travel distance without automatic sprinkler system	75 feet max.
Exit signs not required in rooms/areas with only one required exit - 1011.1	

Insulation Levels - IECC 2009

Climate Zone 6A
Residential Occupancy within Commercial Building - refer to Table 502.2 (1)

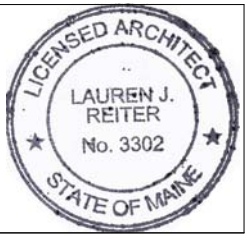
	Min. required	Actual
Exterior walls abv grade	R13 + R7.5	R36 @ mtl sid walls/R38 @ brick wal
Exterior walls bel. grade	NA	NA
Roofs (Attics)	R38	R54
Windows	U0.35	U0.20
Unheated slab on grade	R15 IECC / R7.5 (ASHRAE 90.1)	R10 (occurs in garage only)

LIST of DRAWINGS

- A100 COVER SHEET & GENERAL INFO
- A101 SURVEY & SITE INFO
- A102 EXISTING PLANS / DEMO
- A103 EXISTING ELEVATIONS / DEMO
- A104 PROPOSED PLANS
- A105 PROPOSED ELEVATIONS & WINDOW SCHEDULE
- A106 BUILDING SECTIONS
- A107 3D VIEWS
- A108 WALL SECTIONS & PLAN DETAILS
- A109 WALL & ROOF DETAILS
- A110 STAIR DETAILS
- A111 ENLARGED BATHROOMS & DETAILS
- A112 ENLARGED KITCHEN PLAN & DETAILS
- S0 GENERAL NOTES & TYPICAL DETAILS
- S1 FOUNDATION & LVL 2A FRAMING PLAN
- S2 LEVEL 3 & ROOF FRAMING PLAN
- S3 FOUNDATION SECTIONS & DETAILS
- S4 FRAMING SECTIONS & DETAILS
- S5 FRAMING SECTIONS & DETAILS

GENERAL NOTES:

1. This project involves minor interior renovations of an existing residential unit, and additions to this unit. There is no change to the first floor (Basement level) commercial unit. There is no change to occupancy or use of the building. There is no change to number of units.
2. Permits must be obtained for all aspects of the work, including but not limited to: General Building, Plumbing, HVAC & Electrical work.
3. All work must conform to Local, State and/or Federal codes as applicable and as having jurisdiction. IBC 2009 and NFPA 101 are relevant codes.
4. Existing curb cut, driveway & utility connections to remain. One new connection to the City storm drain in South Street is required. Repair sidewalk and street paving where disturbed by new work to equal or better condition.
5. All work must be done in good workmanlike manner. Protect all areas not called to receive new work and/or to remain. Damage to any existing portion of the building or property that is called to remain is to be repaired to be in equal or superior condition.
6. All work occurring on the west side of the new addition must be done within property lines. All work occurring on the north end of the property must be done within the 6' easement granted by owner of adjacent property (J.B. Brown).
7. Protect building interior from weather at all times.
8. Contractor to verify all dimensions and existing conditions and alert Architect of any conditions which conflict with proposed work.
9. Remove any items not specifically called to be removed which conflict with new work.
10. Monitor all areas of demolition to ensure no loss of structural integrity. Identify to architect any items which appear to be in conflict with new work that present a problem in removing.
11. Fire-rated walls & soffits are as noted on drawings.
12. All new interior walls to be 2x4 wood studs with painted 5/8" gyp.bd. both sides U.O.N. Use water proof gyp. bd. at all wet areas.
13. All new walls, ceilings, doors, windows and trim to be painted U.O.N, minimum one coat primer, two finish coats. Provide minimum two coats of paint at existing walls, windows, doors and other interior surfaces called to remain.
14. Provide new interior base, trim and door trim. Where new materials meet existing, tie materials together for minimal joints & seamless appearance. Where existing sections of base, trim or similar materials are too small to be stable, replace entire section(s).
15. At new interior lighting fixtures, allow 3-way switching at rooms with 2 or more entrances.
16. Coordinate all electrical outlets & other requirements with new appliances. All kitchen & bathroom electrical outlets to be GFI.
17. All work at party wall (with #37) to be consistent with existing party wall agreement.
18. See Site Work Notes Sheet A101, which are part of the General Requirements.
19. Construction Contract for this project shall be an AIA Document with associated General Conditions.



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Revision Schedule		
Revision Number	Revision Description	Revision Date

Issued for permit 8/15/15

Reiter Residence
35 Pleasant Street /
6 South Street
Portland, Maine 04101
RENOVATION

Cover Sheet & General Info

Project number	RENOVATION
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 1/8" = 1'-0"