Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/16/16

"C" West Elevation 10% Allowed

1/8"= 1'-0"

"B" South Elevation (western portion) 15% allowed

1/8"= 1'-0"

"A" South Elevation (eastern portion) 15% allowed

1/8"= 1'-0"

Compliance with IBC Table 705.8: maximum area of exterior wall openings based on fire separation distance and degree of opening protection

Minimum Insulation Required (per IECC Table 402.1.1)	
Climate Zone 6	
Windows and doors U Factor	0.35
Ceiling/roof	R-30
Wood framed wall	R-13 Cavity, R-5 continuous
Floor	R-30
Slab	R-10 48" deep

NOTE: provide spray foam insulation to seal all rim locations. Spray foam at rims shall be as follows:

1. Maximum 3½" thick
2. Density of foam shall be between 1.5 and 2.0 pcf
3. The foam plastic shall have a flame spread index of 25 or less and an accompanying smoke-developed index of 450 or less when tested in accordance with ASTM E 84 or UL 723

storage area: 225
area of story: 1620
storage area = 13.8%
1 hour separation required (exceeds 10% to qualify for accessory use)

1st Floor Area Calculation for Accessory Use

3 3rd Floor Detectors

1/8"= 1'-0"

0 5' 10' 20'

2 2nd Floor Detectors

1/8"= 1'-0"

0 5' 10' 20'

1 1st Floor Detectors

1/8"= 1'-0"

0 5' 10' 20'

CO carbon monoxide detector

SD smoke detector:
photo electric per City of Portland requirements
ceiling mounted units minimum 4 " from wall
wall mounted units minimum 12" from ceiling
detectors within apartments shall be interconnected

LICENSED ARCHITECT DAVID LLOYD NO. 936 STATE OF MAINE

Developer
Tate Street Partnership, LLC
17 Chestnut Street
Portland Maine, 04101

Structural Design
SDC

MEP- Design/Build

Architect:
ARCHETYPE Architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
West Port Lofts Condominiums
8 Unit Apartment Building
22-28 Tate Street, Portland Maine, 04101

Tax Map 44, Block E, Lots 15,17, &19

for construction permit

Date:
March 30 2016

Code Review

A0.02