

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 080974

This is to certify that DASSA MARTIN B. & ROSE ELLE G. DASSA, ITS/property owner  
 has permission to Commercial Offices - Convert main building from General Home to professional offices. Add addition over existi  
 AT 747 CONGRESS ST 047 A020001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or otherwise closed-in. NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Cross  
 Health Dept. SEP 17 2008  
 Appeal Board  
 Other

PERMIT ISSUED  
 Department Name

9/17/08 Chad R  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0974	Issue Date: 9/17/08	CBL: 047 A020001
-----------------------	------------------------	---------------------

Location of Construction: 747 CONGRESS ST	Owner Name: DASSA MARTIN B & ROCHELL	Owner Address: 5 COTTONWOOD LN	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-2b

Past Use: Funeral Home - Hay & Peabody	Proposed Use: Commercial Offices - Convert main building from Funeral Home to professional offices. Add addition over existing 1 story garage, add elevator, & fire rated stair	Permit Fee: \$2,105.00	Cost of Work: \$201,000.00	CEO District: 2	R-6
---	--	---------------------------	-------------------------------	--------------------	-----

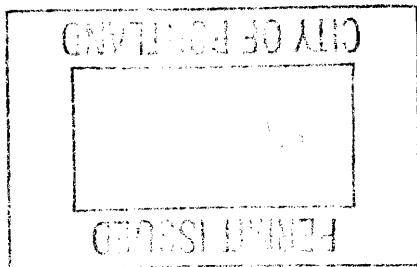
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See conditions	INSPECTION: Use Group: B Type: B IBC-2003
--	---

Proposed Project Description: Commercial Offices - Convert main building from Funeral Home to professional offices. Add addition over existing 1 story garage, add elevator, & fire rated stair	Signature: <i>Greg Cross</i>	Signature: <i>C</i> 9/12/08
--	------------------------------	-----------------------------

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/07/2008	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Phel 13 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan #2007-0142</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>8/13/08</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>8/14/08</i> SF#</p>
---	---	--	--



## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

**PHASE II MAIN BUILDING 749 CONGRESS ST**

Location/Address of Construction: <b>749 CONGRESS ST PORTLAND MAINE</b>		
Total Square Footage of Proposed Structure <b>13,743 SF (WITH ADDITION)</b>	Square Footage of Lot <b>27,819 .64 acre</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>47</b> Block# <b>A</b> Lot# <b>20,30,28,32</b>	Owner: <b>MARTIN B, ROCHELLE G DASSA.</b> <b>5 COTTONWOOD LANE FALMOUTH MAINE 04105</b>	Telephone: <b>207 899-0574</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>MARTIN B DASSA</b> <b>5 COTTONWOOD DRIVE FALMOUTH MAINE 04105</b>	Cost Of Work: \$ <b>201,000</b> Fee: \$ <b>2030</b> C of O Fee: \$ <b>75</b>
Current legal use (i.e. single family) <b>FUNERAL HOME</b>	If vacant, what was the previous use? <b>SAME</b>	
Proposed Specific use: <b>PROFESSIONAL OFFICE</b>	Is property part of a subdivision? <b>NO</b> If yes, please name _____	
Project description: <b>CONVERT MAIN BUILDING FROM FUNERAL HOME TO PROFESSIONAL OFFICES, ADD ADDITION OVER EXISTING ONE STORY GARAGE. ADD NEW ELEVATOR AND FIRE RATED STAIR</b>		
Contractor's name, address & telephone: <b>ARCHITECT</b>		
Who should we contact when the permit is ready: <b>MARTIN B DASSA AIA NCARB</b>		
Mailing address: <b>5 COTTONWOOD LANE FALMOUTH ME 04105</b> Phone: <b>207-899-0574</b> email <b>mdassa@maine.me.com</b>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

AUG 7 2008

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <b>Martin B Dassa</b>	Date: <b>AUG 7, 2008</b>
---	--------------------------

**This is not a permit; you may not commence ANY work until the permit is issued.**

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 08-0974	<b>Date Applied For:</b> 08/07/2008	<b>CBL:</b> 047 A020001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 747 CONGRESS ST	<b>Owner Name:</b> DASSA MARTIN B & ROCHELLE	<b>Owner Address:</b> 5 COTTONWOOD LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> Commercial Offices - Convert main building from Funeral Home to professional offices. Add addition over existing 1 story garage, add elevator, & fire rated stair	<b>Proposed Project Description:</b> Commercial Offices - Convert main building from Funeral Home to professional offices. Add addition over existing 1 story garage, add elevator, & fire rated stair
---	---

**Dept:** Historic      **Status:** Approved      **Reviewer:** Scott Hanson      **Approval Date:** 08/14/2008  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/13/2008  
**Note:**      **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain professional offices in the main building and 2 residential dwelling units in the rear carriage house. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 08/17/2008  
**Note:**      **Ok to Issue:**

- 1) ANY exterior work requires separate review and approval thru Historic Preservation
- 2) Separate Permits shall be required for any new signage.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 7) This permit is approved, all of the review questions/comments have been responded to and adequately satisfy code compliance of this project.
- 8) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/14/2008  
**Note:**      **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 2) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 3) Fire extinguishers required. Installation per NFPA 10
- 4) All means of egress to remain accessible at all times

<b>Location of Construction:</b> 747 CONGRESS ST	<b>Owner Name:</b> DASSA MARTIN B & ROCHELLE	<b>Owner Address:</b> 5 COTTONWOOD LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

- 5) New elevators are required to fit an 80" x 24" stretcher.
- 6) Emergency lights and exit signs are required
- 7) A single source supplier should be used for all through penetrations.
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 9) The fire alarm system shall comply with NFPA 72
- 10) Emergency lights are required to be tested at the electrical panel.

**Comments:**

8/14/2008-gg: received permit from historic as of 8/14, 2008. /gg

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

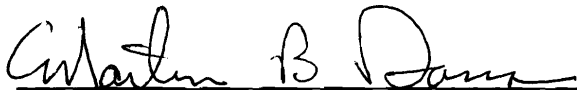
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

  
\_\_\_\_\_  
Signature of Applicant/Designee

9-17-08  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: MARTIN B DASSA AIA NCARB ARCHITECT

Address of Project: 749 Congress St Portland ME

Nature of Project: Alteration and Addition  
to existing Bld

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

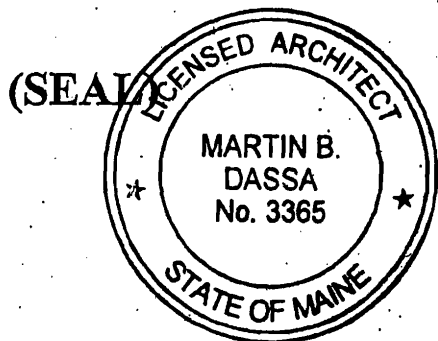
Signature: Martin B Dassa

Title: ARCHITECT

Firm: MARTIN B DASSA

Address: 5 COTTONWOOD LANE  
FALMOUTH MAINE 04105

Phone: 207-899-0574



**NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.**



## Certificate of Design

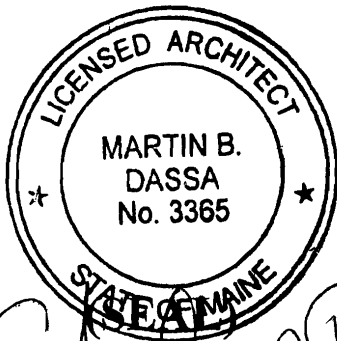
Date: Aug 7 2008

From: MARTIN B. DASSA AIA NCARB ARCHITECT

These plans and / or specifications covering construction work on:

ALTERATIONS AND ADDITION TO 749 CONGRESS ST  
PORTLAND MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: Martin B Dassa

Title: ARCHITECT

Firm: MARTIN B. DASSA

Martin B Dassa Address: 5 COTTONWOOD LANE  
FALMOUTH ME 04105

Phone: 207-899-0574  
email mdassa@maine rr.com

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

---

Cordelia Pitman, Chair  
John Turk, Vice Chair  
Martha Deprez  
Kimberley Geyer  
Otis Baron  
Rick Romano  
Ted Oldham

July 24, 2007

Martin Dassa  
5 Cottonwood Lane  
Falmouth, Maine 04105

Re: Exterior Alterations and Rear Building Addition; 749 Congress Street

Dear Mr. Dassa:

On July 11, 2007, the City of Portland's Historic Preservation Board reviewed your application for a Certificate of Appropriateness for proposed exterior alterations and rear building addition at 749 Congress Street. Following deliberations, the Board voted 7-0 to approve the proposed project as submitted, with no conditions.

All improvements shall be carried out as shown on the plans and specifications submitted for the 7/11/07 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah Andrews  
Historic Preservation Program Manager

cc: Approval Letter File  
Building Inspections

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

has received approval

at

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable provisions of the Statutes of Maine and the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.

  
Historic Preservation Manager

**NOTE: THIS IS NOT A BUILDING PERMIT**

## Martin Dassa

---

**From:** Deb Andrews [DGA@portlandmaine.gov]  
**Sent:** Monday, July 14, 2008 11:21 AM  
**To:** mdassa@maine.rr.com  
**Subject:** extension of approval

Dear Mr. Dassa:

This is in response to your request for an extension to your July 11, 2007 approval for exterior alterations and a building addition at 749 Congress Street. My understanding is that approval lapsed effective July 11, 2008. This is to confirm that I have approved a six month extension to your original approval, with a new expiration date of December 11, 2008.

Deborah Andrews  
Historic Preservation Program Manager  
City of Portland  
874-8726



*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.org](http://www.portlandmaine.org)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

November 19, 2007

Mr. Martin B. Dassa  
5 Cottonwood Lane  
Falmouth, Maine 04105

RE: 749 Congress Street, Proposed Building Addition and Change of Use  
CBL: 047 A020001  
Application ID: 2007-0142

Dear Mr. Dassa:

On November 16, 2007 the Portland Planning Authority approved the proposed building addition and change of use at 749 Congress Street as shown on the approved plan with the following conditions listed below. **Please submit six (6) copies of the final, approved plan for distribution.**

1. Any modifications made to the proposed parking layout as shown on the approved plan must be reviewed and approved by the City Transportation Engineer and the Portland Fire Department prior to issuance of a certificate of occupancy.
2. The required landscaping improvements as shown on the approved plan must be completed and approved by the Portland City Arborist prior to the issuance of a certificate of occupancy.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with ~~seven~~ **(6)** sets of the final plans.

2. Following site plan approval and prior to the issuance of a building permit, the developer shall post with the city a performance guarantee as specified in Section 14-525(j)(1). For the residential portion of the development at 749 Congress Street, the performance guarantee shall be limited to the following improvements:
  - a. Landscaping. The City Arborist has reviewed the proposal and has determined the cost of proposed landscaping to be \$500.00.

For the non-residential portion of the development, the following shall be included in the performance guarantee:

- a. Striping and repair and/or replacement of the existing pavement of the parking area. The Development Review Coordinator has reviewed the proposal and has determined the approximate cost of this improvement to be \$2000.00.

The performance guarantee as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Authority and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval before any changes are made. I have attached the necessary forms for you to complete this process.

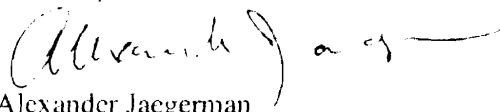
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan

requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Molly Casto, Planner at 874- 8901 .

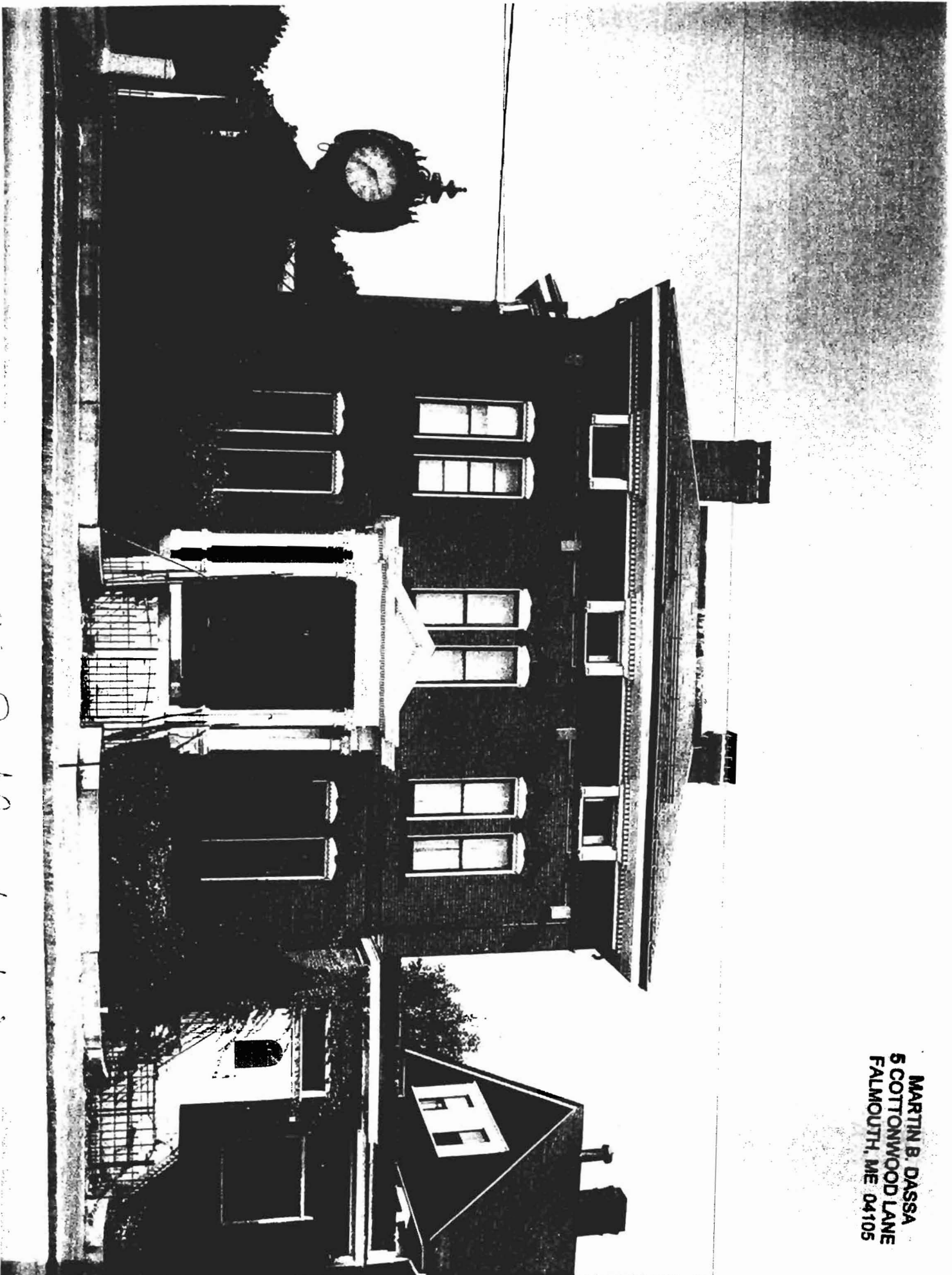
Sincerely,



Alexander Jaegerman  
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Works Director  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

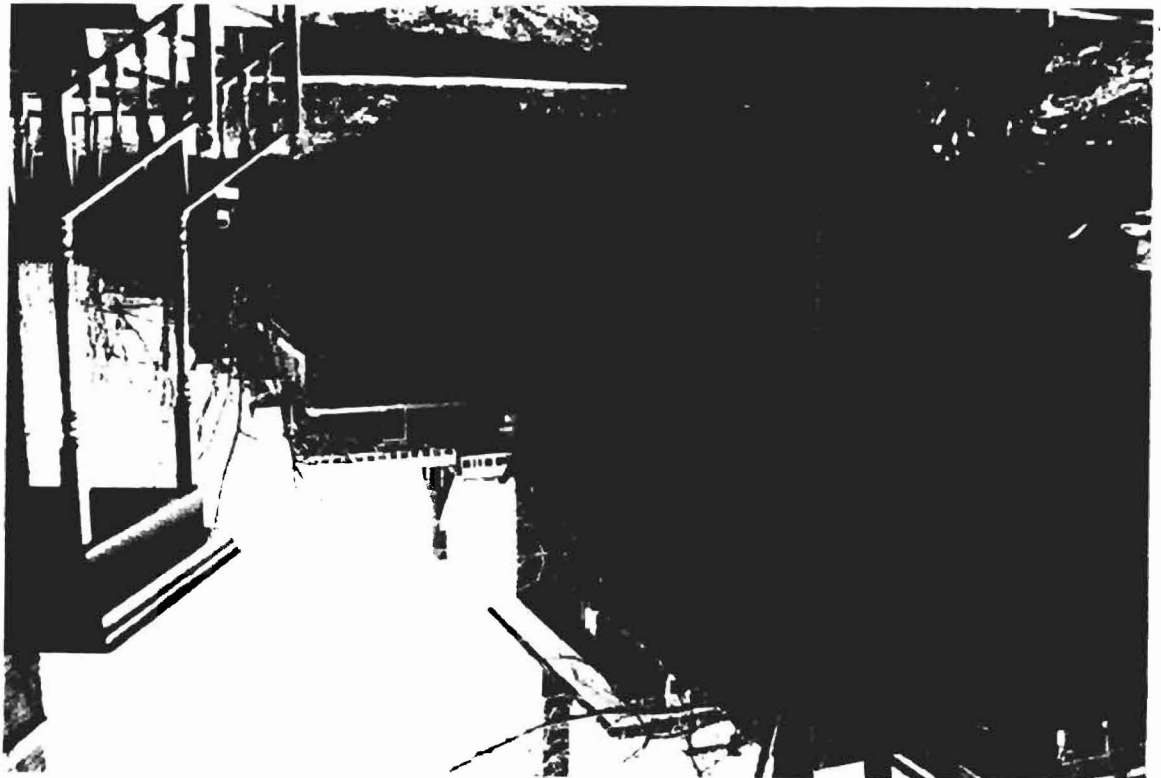


74A Congress St Portland, Maine

MARTIN B. DASSA  
5 COTTONWOOD LANE  
FALMOUTH, ME 04105

MARTIN B. DASSA  
5 COTTONWOOD LANE  
FALMOUTH, ME 04105

149 Congress St  
Portland ME

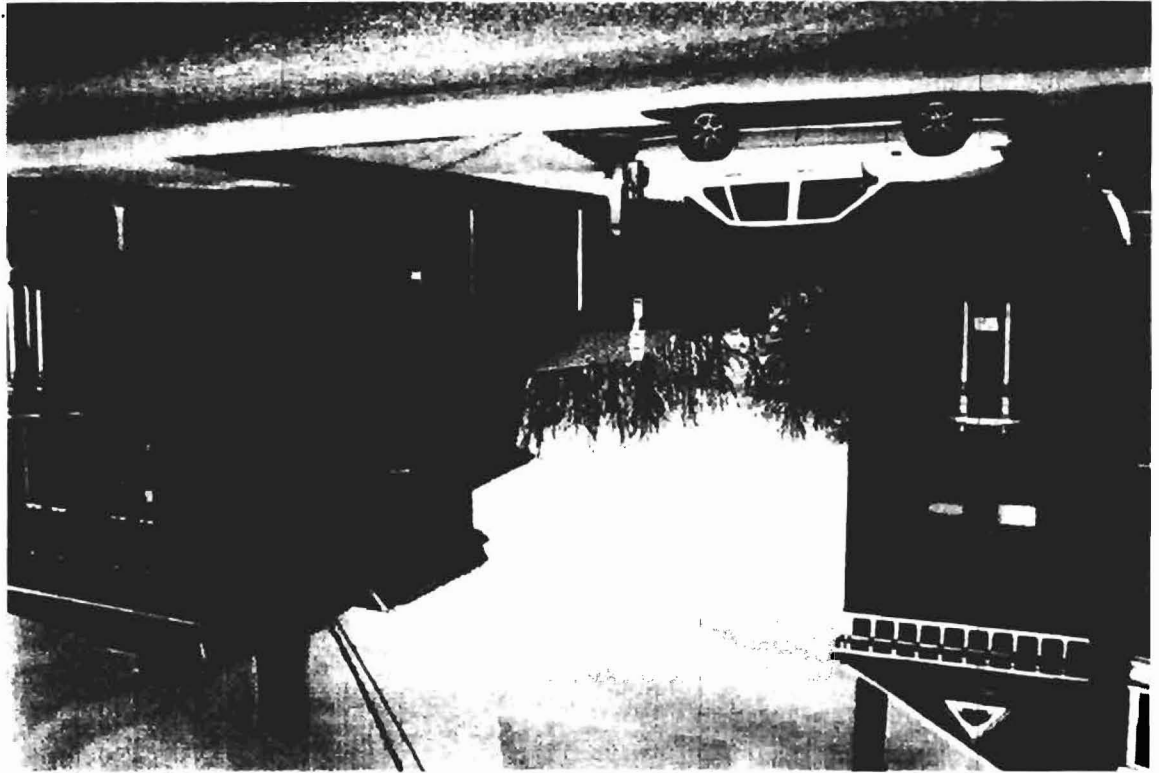


12/22/2011



MARTIN B. DASSA  
5 COTTONWOOD LANE  
FALMOUTH, ME 04105

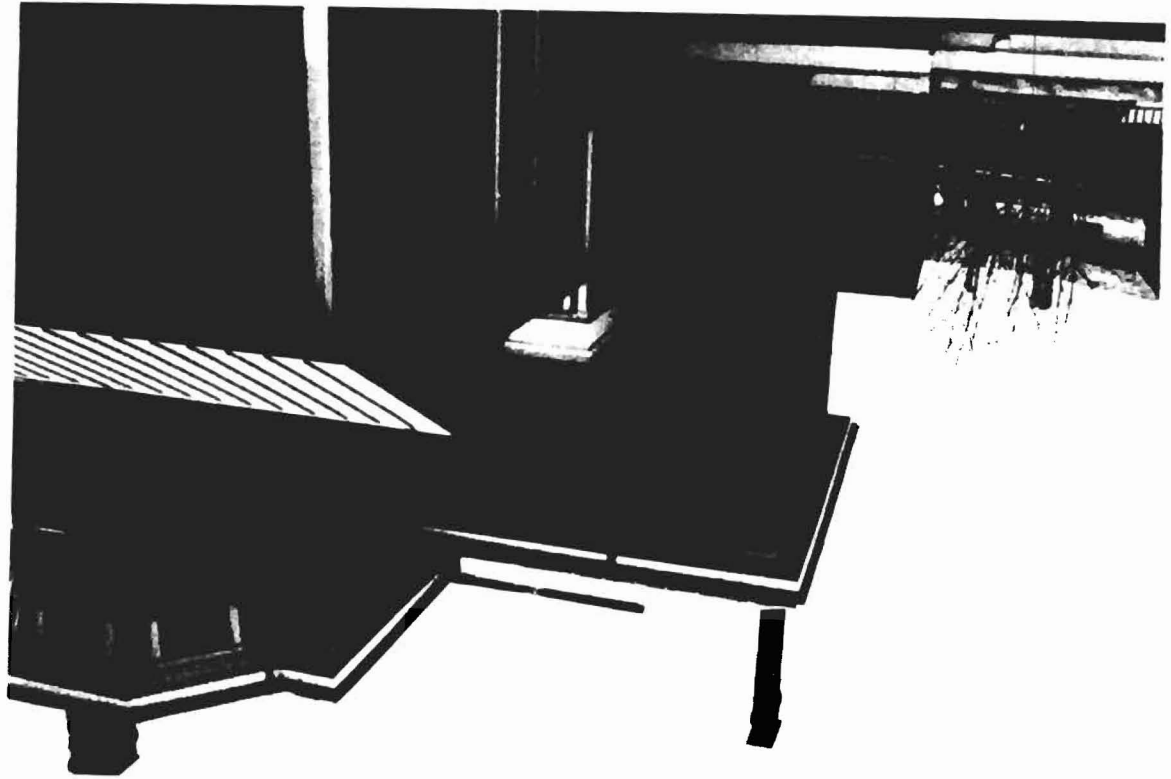
749 Congress St  
Portland Me



MARTIN B. DASSA  
5 COTTONWOOD LANE  
FALMOUTH, ME 04105

749 Congress St  
Portland Me

12-6-07



12-6-07

MARTIN B. DASSA  
5 COTTONWOOD LANE  
FALMOUTH, ME 04105

Postcard

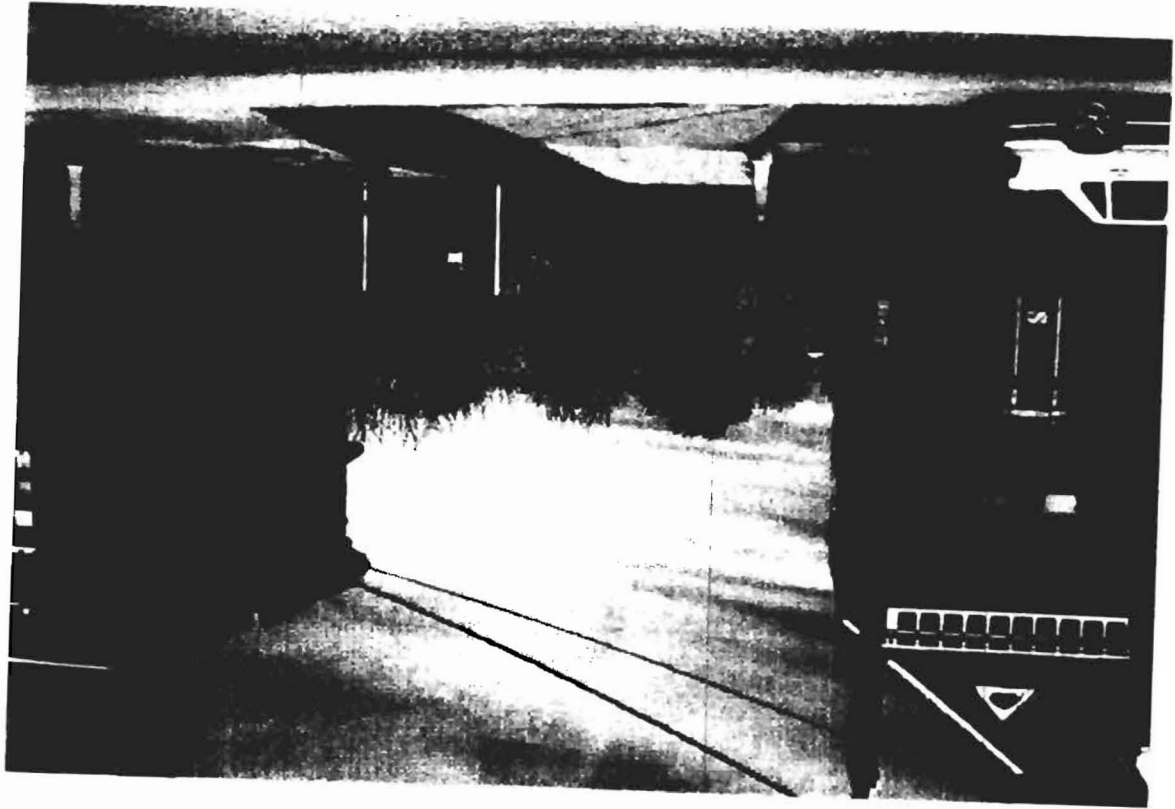
749 Congress St  
Portland Me



10/10/14

MARTIN B. DASSA  
5 COTTONWOOD LANE  
FALMOUTH, ME 04105

7th Congum St  
Portland Me.



Applicant: Martin DASSA

Completeness

Date: 8/20/07 11/20/07  
Zoning review

Address: 749 Congress St

C-B-L: 047-A-020, 30

CHECK-LIST AGAINST ZONING ORDINANCE

Carrage House 28032

Date -

New addition #07-1382

Zone Location -

B2b 1/2 R-6

1,500

1,500

offices

Interior or corner lot -

Proposed Use/Work -

change of use of Carrage House & Main Bldg

City Sewage Disposal -

offices? 2 Family Dwelling - 3,900 sq ft

Lot Street Frontage -

expanded dormers?

Front Yard -

needs better floor plan

Rear Yard -

using R-6 setbacks for the

Side Yard -

CARRAGE HOUSE OK FOR THE RESIDENTIAL CONVERSION NO SITE PLAN BY A LAND SURVEYOR

Projections -

under 14-433 - over 250#

Width of Lot -

NO ENLARGEMENT PER ASSESSORS

Demolish old garage & rebuild

Height -

45' SAYS 42' Average grade? know elevation for the New Addition

Lot Area - 27,819

Lot Coverage/ Impervious Surface -

NO CHANGE IN IMPERVIOUS

Area per Family -

well over 2,000 sq ft (1,000 per D.U.)

Expanded dormers?

Historic District That

Off-street Parking - 9,500 sq ft ÷ 33 sq ft = 28,443 SPACES

+ 2 for the changed use for 2 D.U.

Allows an Exemption

30 sq ft required

Site Plan -

2007-0142

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 13 - Zone C



Portland Planning and Development Department • 389 Congress Street • Portland, Maine 04101 • Phone: (207) 874-8721 or 874-8719 • Fax: 756-8258 • TTY: 874-8936

**Planning and Development Department**

Lee D. Urban, Director

**Planning Division**

Alexander Jaegerman, Director

November 19, 2007

Mr. Martin B. Dassa  
5 Cottonwood Lane  
Falmouth, Maine 04105

RE: 749 Congress Street, Proposed Building Addition and Change of Use  
CBI#: 047-A020001  
Application ID: 2007-0142

Dear Mr. Dassa:

On November 16, 2007 the Portland Planning Authority approved the proposed building addition and change of use at 749 Congress Street as shown on the approved plan with the following conditions listed below. **Please submit six (6) copies of the final, approved plan for distribution.**

1. Any modifications made to the proposed parking layout as shown on the approved plan must be reviewed and approved by the City Transportation Engineer and the Portland Fire Department prior to issuance of a certificate of occupancy.
2. The required landscaping improvements as shown on the approved plan must be completed and approved by the Portland City Arborist prior to the issuance of a certificate of occupancy.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with ~~seven~~ **(6)** sets of the final plans.

2. Following site plan approval and prior to the issuance of a building permit, the developer shall post with the city a performance guarantee as specified in Section 14-525(j)(1). For the residential portion of the development at 749 Congress Street, the performance guarantee shall be limited to the following improvements:
  - a. Landscaping. The City Arborist has reviewed the proposal and has determined the cost of proposed landscaping to be \$500.00.

For the non-residential portion of the development, the following shall be included in the performance guarantee:

- a. Striping and repair and or replacement of the existing pavement of the parking area. The Development Review Coordinator has reviewed the proposal and has determined the approximate cost of this improvement to be \$2000.00.

The performance guarantee as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Authority and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval before any changes are made. I have attached the necessary forms for you to complete this process.

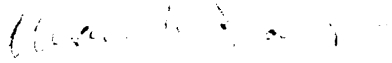
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan

requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Molly Casto, Planner at 874- 8901.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeannie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Works Director  
Kathi Farley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Jeff Farling, City Arborist  
Captan Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File



Alarm SYSTEM - ?

Type

# of toilets req.

Unisex - all unisex -

4 level fire stair

discharge 1st floor ?

New Passenger Elevator

H.P. Extension - 1 yr.

Level 1 ?

Elevator (separate formit) ?

Temporary shaft prot ?

3 Phase Power

New Gas Boiler - Permit

req.

Air Cond. units on Roof ?

New Gas Water Heater - Permit  
Req. (Permit) ?

Elevator Pit

1. Adjustment -

under existing walls ?

1 hr Rating ? - when

code to rate.

Existing foundation 7-0 concrete

Existing no - footings -

Adding 2 shores -

△ on page A-6

1 + 2 hr rated walls

New Ext. wall - 1 hr  
rated ? which

4 storage shaft 2 hr  
or 1 hr.

Plan Review # 2008-01Date: 9/4/08

Valuation: \_\_\_\_\_

Fee: \_\_\_\_\_

JURISDICTION: \_\_\_\_\_

BUILDING LOCATION: \_\_\_\_\_

(City, County, Township, etc.)

Martin Dossa

(Street address)

BUILDING DESCRIPTION: \_\_\_\_\_

749 CONGRESS - HAY + Peabody

REVIEWED BY: \_\_\_\_\_

Numbers indicated in parentheses are applicable to the 2003 International Building Code. The International Building Code is the model code for building construction. It is not intended to be a code of practice for any specific building. It is the responsibility of the authority having jurisdiction to determine the applicability of the code to any specific building and to determine the appropriate amendments to the code for that jurisdiction.

## CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	STATE Fire Marshall App. Letter	

INTERNATIONAL  
CODE COUNCIL

Copyright, 2003, International Code Council, Inc. Reproduction by any means is prohibited. ICC is the trademark of International Code Council, Inc., and is registered in the U.S. Patent and Trademark Office. For additional forms, contact:

INTERNATIONAL CODE COUNCIL, INC.  
PHONE 1-800-786-4452 • WWW.ICCSAFE.ORG

NOTES: N.R. — Not required  
N.A. — Not applicable

## ADMINISTRATION (Chapter 1)

Complete construction documents  
(106.1, 106.2)

Signed/sealed construction documents  
(106.1, State laws vary)

## BUILDING PLANNING (Chapters 3, 4, 5, 6)

### OCCUPANCY CLASSIFICATION (302.0-312.0)

yes (B) Single Occupancy (302.1) \_\_\_\_\_ Incidental use areas (302.1.1)

yes ~~separate Bldg 2 family~~ Mixed Occupancy (302.3) \_\_\_\_\_ Accessory use areas (302.2)

~~B/R-3 carriage house~~

### GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

#### AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area,  $A_t$  (Table 503) 100%

% Increase for frontage,  $I_f$  (506.2) + \_\_\_\_\_ %

% Increase for automatic sprinklers,  $I_s$  (506.3) N/A + \_\_\_\_\_ %

Total percentage factor = \_\_\_\_\_ %

Conversion factor \_\_\_\_\_  
Total percentage factor + 100%

Frontage (506.2)	_____	_____	_____	_____
	North	East	South	West
Total Frontage (F) _____ ft.	Perimeter (P) _____ ft.			
Width of open space (W) = _____				
% Frontage increase ( $I_f$ ) = _____ (506.2)	$I_f = 100 \left[ \frac{F}{P} - 0.25 \right] \frac{W}{30}$			

#### CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

#### Type 3B DETERMINE CONSTRUCTION TYPE

Actual building area 90 13,743 ft<sup>2</sup>

Adjusted building area N/A ft<sup>2</sup>  
actual building area + conversion factor

Actual building height 40 feet 3 stories

Allowable building height \_\_\_\_\_ feet 4 stories

Permitted types of construction 5B

Type of construction assumed for review (602.1.1) 5B

#### CHECK ALLOWABLE AREA (506.4)

Allowable area per floor ( $A_a$ )  
\_\_\_\_\_ × N/A = \_\_\_\_\_ ft<sup>2</sup>  
conversion factor tabular area (Table 503)

Total floor area (all stories) \_\_\_\_\_ ft<sup>2</sup>

Allowable floor area (all stories) \_\_\_\_\_ ft<sup>2</sup>

\_\_\_\_\_ × \_\_\_\_\_ = \_\_\_\_\_ ft<sup>2</sup>  
Allowable area per floor ( $A_a$ ) number of stories (maximum 3)

Compliance verified (Single Occ. or Nonsep.) \_\_\_\_\_

HIGH-RISE BUILDINGS (403)

N/A Reg.  
No Automatic sprinkler system (403.2)  
Yes Fire-resistance rating reduction (403.3)  
Yes Automatic fire detection (403.5)  
Yes Emergency voice/alarm systems (403.6)  
Yes x Knox Fire department communication (403.7)  
 Fire command center (403.8)  
Yes Elevators (403.9) 2 hr.  
No Standby power (403.10)  
No Emergency power (403.11)  
 Stairway doors (403.12)  
 Smokeproof exit (403.13)  
 ATRIUMS (404) N/A N/A  
 Atrium use (404.2)  
 Automatic sprinkler system (404.3)  
 Smoke control (404.4)  
 Enclosure (404.5)  
 Standby power (404.6)  
 Interior finish (404.7)  
 Travel distance (404.8)

OTHER SPECIAL USE AND OCCUPANCY

Underground structures (405)  
 Motor vehicle related occupancies (406, 508)  
 Group I-2 (407)  
 Group I-3 (408)  
 Motion picture projection rooms (409)  
 Stages and platforms (410)  
N/A Special amusement buildings (411)  
 Aircraft-related occupancies (412)  
 Combustible storage (413)  
 Hazardous materials (307.9, 414)  
 Groups H-1, H-2, H-3, H-4, and H-5 (415)  
 Application of flammable finishes (416)  
 Drying rooms (417)  
 Organic coatings manufacturing (418)

**FIRE PROTECTION (Chapters 6, 7, 8, 9)**

**FIRE-RESISTANCE-RATED CONSTRUCTION (Tables 601 & 602 and Chapter 7)**

**Note:** Entry in  indicates required rating in hours. NC indicates noncombustible construction required.

5B Construction classification (602)  
 COMBUSTIBILITY (602.2, 602.3, 602.4, 602.5, 603)  
1 hr Exterior walls (wall on boundary)  
N/A Interior elements  
N/A Roof

FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

Ratings / Combustibility (703.2, 703.4)  
 Alternative methods (703.3, 718, 720, 721)

BUILDING ELEMENTS (Table 601)

Structural frame (714)  
 Interior bearing walls  
 Interior nonbearing walls  
 Floor construction (711)  
 Roof construction (711)

EXTERIOR WALLS (507, Table 602, 704, 706.6)

	North	East	South	West
Fire separation distance	<u>0-0"</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Bearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nonbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

### GLASS AND GLAZING (Chapter 24)

\_\_\_\_\_ Sloped glazing and skylights (2405) \_\_\_\_\_ Safety glazing (2406, 2407, 2408, 2409)

### GYPSUM BOARD AND PLASTER (Chapter 25)

\_\_\_\_\_ Gypsum board materials (2506, Table 2506.2) \_\_\_\_\_ Plaster (2507, 2508, 2510 - 2513)

### PLASTIC (Chapter 26)

FOAM PLASTIC INSULATION (2603) \_\_\_\_\_ Special approval (2603.8)

\_\_\_\_\_ Labeling (2603.2, 2603.5.6)

### MISCELLANEOUS PLASTICS

\_\_\_\_\_ Surface-burning characteristics (2603.3, 2603.5.4)

\_\_\_\_\_ Interior finish and trim (2604)

\_\_\_\_\_ Thermal barrier (2603.4)

\_\_\_\_\_ Plastic veneer (2605)

\_\_\_\_\_ Exterior walls/Roofs (2603.5, 2603.6)

\_\_\_\_\_ Light-transmitting plastics (2606 - 2611)

## BUILDING SERVICES\* (Chapters 27, 28, 29, 30)

### ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

\_\_\_\_\_ Construction standard specified (3001.2) \_\_\_\_\_ Hoistway venting (3004)

\_\_\_\_\_ Hoistway enclosures (3002) \_\_\_\_\_ Conveying systems (3005)

\_\_\_\_\_ Opening protectives (3002.1.1) \_\_\_\_\_ Machine rooms (3006)

\_\_\_\_\_ Emergency operations (3003)

\* Also see Electrical (Ch.27), Mechanical (Ch.28) and Plumbing (Ch.29) Plan Review Records

## SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

N/A

### SPECIAL CONSTRUCTION (Chapter 31)

\_\_\_\_\_ Membrane structures (3102)

### PEDESTRIAN WALKWAYS AND TUNNELS (3104)

\_\_\_\_\_ Awnings and canopies/Marquees (3105, 3106)

\_\_\_\_\_ Construction and use (3104.3, 3104.4)

\_\_\_\_\_ Signs (3107)

\_\_\_\_\_ Separation (3104.5, 3104.10)

\_\_\_\_\_ Radio and television towers (3108)

\_\_\_\_\_ Public way (3104.6)

\_\_\_\_\_ Swimming pool enclosures (3109)

\_\_\_\_\_ Egress/Ventilation (3104.7 - 3104.9, 3104.11)

### EXISTING STRUCTURES (Chapter 34)

\_\_\_\_\_ Additions, alterations, repairs (3403)

\_\_\_\_\_ Accessibility (3409)

\_\_\_\_\_ Fire escapes (3404)

\_\_\_\_\_ Compliance alternatives (3410)

\_\_\_\_\_ Change of occupancy (3406)

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (904)

\_\_\_\_\_ Installation (904.3)  
\_\_\_\_\_ Wet-chemical systems (904.5)  
\_\_\_\_\_ Dry-chemical systems (904.6)  
\_\_\_\_\_ Foam systems (904.7)  
~~N/A~~ \_\_\_\_\_ Carbon dioxide systems (904.8)  
\_\_\_\_\_ Halon systems (904.9)  
\_\_\_\_\_ Clean-agent systems (904.10)  
\_\_\_\_\_ Commercial cooking systems (904.2.1, 904.11)

STANDPIPE SYSTEMS (905)

\_\_\_\_\_ Installation standards (905.2)  
\_\_\_\_\_ Building height (905.3.1)  
\_\_\_\_\_ Group A (905.3.2)  
~~N/A~~ \_\_\_\_\_ Covered malls (905.3.3)  
~~N/A~~ \_\_\_\_\_ Stages (905.3.4)  
\_\_\_\_\_ Underground buildings (905.3.5)  
\_\_\_\_\_ Helistops/heliports (905.3.6)  
\_\_\_\_\_ Hose connections and locations (905.1, 905.4, 905.5, 905.6)  
\_\_\_\_\_ Cabinets (905.7)  
\_\_\_\_\_ Dry standpipes (905.8)  
\_\_\_\_\_ Valve supervision (905.9)

PORTABLE FIRE EXTINGUISHERS (906)

~~1/2~~ \_\_\_\_\_ Required locations - IFC (906.1)

FIRE ALARM AND DETECTION SYSTEMS (907)  
(Where required)

\_\_\_\_\_ Construction documents (907.1.1)  
\_\_\_\_\_ Assembly (A-1, A-2, A-3, A-4, A-5) (907.2.1)  
\_\_\_\_\_ Business (B) (907.2.2)  
\_\_\_\_\_ Educational (E) (907.2.3)  
\_\_\_\_\_ Factory (F-1, F-2) (907.2.4)  
\_\_\_\_\_ High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)  
\_\_\_\_\_ Institutional (I-1, I-2, I-3, I-4) (907.2.6)  
\_\_\_\_\_ Mercantile (M) (907.2.7)  
\_\_\_\_\_ Residential (R-1, R-2) (907.2.8, 907.2.9)

\_\_\_\_\_ Single/multiple station smoke alarms (907.2.10)

\_\_\_\_\_ High rise buildings (907.2.12)

\_\_\_\_\_ Atriums (907.2.13)

\_\_\_\_\_ Other buildings/areas (907.2.11, 907.2.14 - 907.2.23)

FIRE ALARM AND DETECTION SYSTEMS (907)  
(Design)

\_\_\_\_\_ Residential smoke alarm power source (907.2.10.2)

\_\_\_\_\_ Residential smoke alarm interconnection (907.2.10.3)

\_\_\_\_\_ Location/Power supply/Wiring (907.3 - 907.5)

\_\_\_\_\_ Activation/Presignal/Zones (907.6 - 907.8)

\_\_\_\_\_ Alarm notification appliances (907.9)

\_\_\_\_\_ Detectors (907.10 - 907.12)

\_\_\_\_\_ Monitoring (907.14)

EMERGENCY ALARM SYSTEMS (908)

\_\_\_\_\_ Detection system applicable (908.1 - 908.6)

SMOKE CONTROL SYSTEMS (909)

\_\_\_\_\_ Where required (402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)

\_\_\_\_\_ Design requirements (909.1 - 909.4)

\_\_\_\_\_ Smoke barriers (909.5)

\_\_\_\_\_ Pressurization method (909.6)

\_\_\_\_\_ Airflow method (909.7)

\_\_\_\_\_ Exhaust method (909.8)

\_\_\_\_\_ Equipment/Power (909.10, 909.11)

\_\_\_\_\_ Detection and control (909.12 - 909.18)

\_\_\_\_\_ Smokeproof enclosures (909.20)

\_\_\_\_\_ Underground buildings (909.21)

SMOKE AND HEAT VENTS (910)

\_\_\_\_\_ Requirements (910.1 - 910.3)

\_\_\_\_\_ Mechanical alternative (910.4)

FIRE COMMAND CENTER (911)

\_\_\_\_\_ Features (911.1)

## MEANS OF EGRESS (continued)

### GENERAL MEANS OF EGRESS

_____ Design requirements (1003.2 - 1003.7)	_____ Door landings/Thresholds/Arrangement (1008.1.4 -1008.1.7)
_____ Means of egress illumination (1006)	_____ Door hardware (1008.1.8, 1008.1.9)
_____ Exit signs (1011)	_____ Stairways (1009)
_____ Accessible means of egress (1007)	_____ Handrails (1009.11)
_____ Means of egress doors (1008.1-1008.1.2)	_____ Roof access (1009.12)
_____ Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	_____ Ramps (1010)
	_____ Guards (1012)

### EXIT ACCESS

_____ Door number and arrangement (1013.2, 1014.1, 1014.2)	_____ Egress balconies (1013.5, 1015.3)
_____ Exit access travel distance (1013.3, 1015.1)	_____ Corridors (1016)
_____ Aisles (1013.4)	_____ Air movement in corridors (1016.4)

### EXITS / EXIT DISCHARGE

_____ Exits/Exit doors (1017, 1018)	_____ Horizontal exits (1021)
_____ Interior exit stairways (1019)	_____ Exterior exit ramps/stairways (1022)
_____ Exit passageways (1020)	_____ Exit discharge (1023)

### OTHER MEANS OF EGRESS

_____ Miscellaneous egress requirements (1014.3 - 1014.6)	_____ Assembly aisles & features (1024.6 -1024.15)
_____ Bleachers (1024.1.1)	_____ Emergency escape and rescue (1025)
_____ Assembly exits & egress (1024.2 - 1024.5)	

### ACCESSIBILITY\* (Chapter 11)

_____ Scoping requirements (1103)	_____ Dwelling units and sleeping units (1107)
_____ Accessible route (1104)	_____ Special occupancies (1108)
_____ Accessible entrances (1105)	_____ Features and facilities (1109)
_____ Parking and passenger loading (1106)	_____ Signage (1110)

\*Also see Accessibility Plan Review Record

**DESIGN LOADS (continued)****Wind loads (1603.1.4, 1609)**

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)

\_\_\_\_\_ Basic wind speed (1609.3)

\_\_\_\_\_ Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5)

\_\_\_\_\_ Wind exposure category (1609.4)

\_\_\_\_\_ Internal pressure coefficient (ASCE 7)

\_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)

\_\_\_\_\_ Main force wind pressures (1609.1.1, 1609.6.2.1)

**Earthquake design data (1603.1.5, 1614 - 1623)**

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category") (Table 1604.5, 1616.2)

\_\_\_\_\_ Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1615.1)

\_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Seismic design category (1616.3)

\_\_\_\_\_ Basic seismic-force-resisting system (Table 1617.6.2)

\_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.6.2)

\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)

\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

**Flood loads (1603.1.6, 1612)**

\_\_\_\_\_ Flood hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

**Other loads**

\_\_\_\_\_ Concentrated loads (1607.4)

\_\_\_\_\_ Partition loads (1607.5)

\_\_\_\_\_ Impact loads (1607.8)

\_\_\_\_\_ Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

**QUALITY ASSURANCE (Chapter 17)**

\_\_\_\_\_ Approvals/Research report(s) (1703, 1703.4.2) Report No. \_\_\_\_\_

\_\_\_\_\_ Owner's special inspection program specified (1704.1.1)

\_\_\_\_\_ Prefabricated items (1704.2)

\_\_\_\_\_ Steel construction (1704.3)

\_\_\_\_\_ Concrete construction (1704.4)

\_\_\_\_\_ Masonry construction (1704.5)

\_\_\_\_\_ Wood construction (1704.6)

\_\_\_\_\_ Prepared fill and foundations (1704.7, 1704.8, 1704.9)

\_\_\_\_\_ Wall panels and veneers/EIFS (1704.10, 1704.12)

\_\_\_\_\_ Sprayed fire-resistant materials (1704.11)

\_\_\_\_\_ Quality assurance plan - Seismic/Wind (1705, 1706)

\_\_\_\_\_ Seismic resistance (1707)

\_\_\_\_\_ Structural testing/Observations (seismic) (1708, 1709)

\_\_\_\_\_ Testing (other) (1710 - 1715)

**SOILS AND FOUNDATIONS (Chapter 18)**

\_\_\_\_\_ Soils investigations/Reports (1802.1, 1802.6)

\_\_\_\_\_ Soil classification (1802.3)

\_\_\_\_\_ Excavation, grading and fill (1803)

\_\_\_\_\_ Load-bearing values (1804)

\_\_\_\_\_ Footings and foundations (1805)

\_\_\_\_\_ Retaining walls (1806)

\_\_\_\_\_ Dampproofing and waterproofing (1807)

\_\_\_\_\_ Foundations (other types) (1808 - 1812)



**BUILDING EVALUATION SUMMARY (Table 3410.7)**

Existing occupancy _____		Proposed occupancy _____	
Year building was constructed _____		Number of stories _____	Height in feet _____
Type of construction _____		Area per floor _____	
Percentage of frontage _____%		Corridor wall rating _____	
Completely suppressed:	Yes _____ No _____	Required door closers: _____ Yes _____ No _____	
Compartmentation:	Yes _____ No _____		
Fireresistance rating of vertical opening enclosures _____			
Type of HVAC system _____		serving number of floors _____	
Automatic fire detection:	Yes _____ No _____	type and location _____	
Fire alarm system:	Yes _____ No _____	type _____	
Smoke control:	Yes _____ No _____	type _____	
Adequate exit routes:	Yes _____ No _____	Dead ends:	Yes _____ No _____
Maximum exit access travel distance _____		Elevator controls:	Yes _____ No _____
Means of egress emergency lighting: Yes _____ No _____		Mixed occupancies:	Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3410.6.1 Building height			
3410.6.2 Building area			
3410.6.3 Compartmentation			
3410.6.4 Tenant and dwelling unit separations			
3410.6.5 Corridor walls			
3410.6.6 Vertical openings			
3410.6.7 HVAC systems			
3410.6.8 Automatic fire detection			
3410.6.9 Fire alarm system			
3410.6.10 Smoke control	****		
3410.6.11 Means of egress	****		
3410.12 Dead ends	****		
3410.13 Max. exit access travel distance	****		
3410.6.14 Elevator control			
3410.6.15 Means of egress emergency lighting	****		
3410.6.16 Mixed occupancies		****	
3410.6.17 Automatic sprinklers		÷ 2 =	
3410.6.18 Incidental use area protection			
Building score — total value			

\*\*\*\* No applicable value to be inserted.

**BUILDING SAFETY EVALUATION SCORE (Table 3410.9)**

Formula	Table 3410.7	Table 3410.8	Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	— _____ (MFS)	= _____	_____	_____
ME-MME ≥ 0	_____ (ME)	— _____ (MME)	= _____	_____	_____
GS-MGS ≥ 0	_____ (GS)	— _____ (MGS)	= _____	_____	_____

FS = Fire Safety	MFS = Mandatory Fire Safety
ME = Means of Egress	MME = Mandatory Means of Egress
GS = General Safety	MGS = Mandatory General Safety

**APPENDICES A - J**

\_\_\_\_\_ Appendices adopted (101.2.1)

\_\_\_\_\_ Compliance verified

# STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

## CONCRETE (Chapter 19)

_____	Plain and reinforced concrete design/construction standard specified (1901.2, 1908)	_____	Hot weather and cold weather curing specified (1905.12, 1905.13)
_____	Construction documents (1901.4)	_____	Seismic design (1910)
_____	Minimum concrete strength (Table 1904.2.2[2])	_____	Slab provisions (1911)

## MASONRY (Chapter 21)

_____	Design method, construction standard specified (2101.2)	_____	Cold weather and hot weather construction specified (2104.3, 2104.4)
_____	Construction documents (2101.3)	_____	Seismic design (2106)
_____	Construction materials (2103)	_____	Glass unit masonry (2110)
_____	Mortar type (2103.7)	_____	Fireplaces/Heaters/Chimneys (2111, 2112, 2113)

## STEEL (Chapter 22)

_____	Structural steel design/construction standard specified (2205)	_____	Cold-formed steel design/construction standard specified (2209)
_____	Open-web steel joist design/construction standard specified (2206)	_____	Light framed cold-formed steel design/construction standard specified (2210)
_____	Steel cable structures (2207)	_____	Wind/seismic design of light-framed, cold-formed steel shear walls (2211)
_____	Steel storage racks (2208)		

## WOOD (Chapter 23)

_____	Design method option used (2301.2)	_____	Heavy timber construction (2304.10)
		_____	Shear walls and diaphragms (2305, 2306)

### MATERIAL STANDARDS / CONSTRUCTION REQUIREMENTS (2303 - 2306)

_____	Lumber (2303.1.1)
_____	Wood I-joists (2303.1.2)
_____	Glue laminated timbers (2303.1.3)
_____	Wood structural panels (2303.1.4, 2304.6, 2304.7)
_____	Fiber-, hard-, & particle-, boards (2303.1.5 - 2303.1.7)
_____	Decay and termite protection (2303.1.8, 2304.11)
_____	Structural composite lumber (2303.1.9)
_____	Fire-retardant-treated wood (2303.2)
_____	Hardwood plywood (2303.3)
_____	Metal plate connected trusses (2303.4)
_____	Joist hangers and connectors (2303.5)
_____	Fasteners and fastening (2303.6, 2304.9, Table 2304.9.1)

### CONVENTIONAL LIGHT-FRAME CONSTRUCTION (2308)

_____	Limitations satisfied (2308.2)
_____	Wind/Seismic requirements (2308.2.1, 2308.2.2, 2308.11, 2308.12)
_____	Braced walls (2308.3, 2308.9.3)
_____	Foundation anchorage (2308.3.3, 2308.6)
_____	Floor joists (Tables 2308.8[1], 2308.8[2])
_____	Wall studs (Table 2308.9.1)
_____	Girders (Tables 2308.9.5, 2308.9.6)
_____	Ceiling joists (Tables 2308.10.2[1], 2308.10.2[2])
_____	Roof rafters (Tables 2308.10.3.[1] - 2308.10.3[6])
_____	Roof uplift (2308.10.1)

## INTERIOR ENVIRONMENT (Chapter 12)

_____	Ventilation openings (1203)	_____	Sound transmission (1207)
_____	Temperature control (1204)	_____	Interior space dimensions (1208)
_____	Lighting (1205)	_____	Access to unoccupied spaces (1209)
_____	Yards or courts (1206)	_____	Surrounding materials (1210, 2509)

---

## BUILDING ENVELOPE (Chapters 13\*, 14, 15)

\*See Energy Conservation Code Plan Review Record

### EXTERIOR WALLS (Chapter 14)

_____	Performance requirements (1403)	_____	Exterior wall coverings/MCM's (1405, 1407)
_____	Materials (1404)	_____	Combustible material restrictions (1406)

### ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

_____	Weather protection (1503)	_____	Materials (1506)
_____	Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8)	_____	Roof coverings (1507)
_____	Performance requirements (1504)	_____	Roof insulation (1508)
_____	Fire classification (1505)	_____	Rooftop structures (1509)
_____		_____	Reroofing (1510)

---

## STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

### STRUCTURAL DESIGN (Chapter 16)

#### STRUCTURAL DESIGN CALCULATIONS

\_\_\_\_\_ Submitted for all structural members (106.1, 106.1.1)

\_\_\_\_\_ Live load reduction (1603.1.1, 1607.9, 1607.10)

\_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)

#### DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

\_\_\_\_\_ Roof snow loads (1603.1.3, 1608)

\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)

\_\_\_\_\_ Uniformly distributed floor live loads (1603.1.1, 1607)

\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1608.3)

Floor Area Use

Loads Shown

\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.3.1)

\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1604.5)

\_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1608.3.2)

\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)



**EXTERIOR WALLS (continued)**

- \_\_\_\_\_ Opening protection (704.8, 704.12, 704.14)
- \_\_\_\_\_ Vertical fire spread protection (704.9, 704.10)
- \_\_\_\_\_ Parapets (704.11)

**FIRE BARRIERS (706)**

- \_\_\_\_\_ Shaft enclosures (706.3.1)
- \_\_\_\_\_ Exit enclosures (706.3.2, 706.3.3)
- \_\_\_\_\_ Horizontal exits (706.3.4)
- \_\_\_\_\_ Incidental use areas (706.3.5)
- \_\_\_\_\_ Mixed occupancy and fire area separations (706.3.6, 706.3.7)

**SHAFTS (707)**

- \_\_\_\_\_ Exceptions (707.2)
- \_\_\_\_\_ Construction (707.3 - 707.14)

**OTHER FIRE RESISTANT CONSTRUCTION**

- \_\_\_\_\_ Fire walls (705)
- \_\_\_\_\_ Fire partitions (708)
- \_\_\_\_\_ Smoke barriers (709)
- \_\_\_\_\_ Smoke partitions (710)
- \_\_\_\_\_ Penetrations (712)
- \_\_\_\_\_ Fire resistant joint systems (713)
- \_\_\_\_\_ Opening protectives (715)
- \_\_\_\_\_ Dampers (716)
- \_\_\_\_\_ Concealed spaces (717)
- \_\_\_\_\_ Thermal and sound-insulating materials (719)

**INTERIOR FINISHES (Chapter 8)**

- \_\_\_\_\_ Smoke development (803.1)
- \_\_\_\_\_ Flame spread (803.1)
- \_\_\_\_\_ Non-textile finish (803.2)
- \_\_\_\_\_ Floor finish (804)
- \_\_\_\_\_ Decorations and trim (805)

**FIRE PROTECTION (Chapter 9)****AUTOMATIC SPRINKLER SYSTEMS (903)**  
(Where required)

- \_\_\_\_\_ Assembly (A-1, A-2, A-3, A-4, A-5) (903.2.1)
- \_\_\_\_\_ Educational (E) (903.2.2)
- \_\_\_\_\_ Factory/Industrial (F-1) (903.2.3)
- \_\_\_\_\_ High-hazard (H-1, H-2, H-3, H-4, H-5) (903.2.4)
- \_\_\_\_\_ Institutional (I-1, I-2, I-3, I-4) (407.5, 903.2.5)
- \_\_\_\_\_ Mercantile (M) (903.2.6)
- \_\_\_\_\_ Residential (R) (903.2.7)
- \_\_\_\_\_ Storage/Repair garage (S-1) (903.2.8)
- \_\_\_\_\_ Parking garages (903.2.9)
- \_\_\_\_\_ Windowless story (903.2.10.1)
- \_\_\_\_\_ Rubbish and linen chutes (903.2.10.2)
- \_\_\_\_\_ Buildings over 55 ft. high (903.2.10.3)
- \_\_\_\_\_ Incidental use areas (302.1.1)

\_\_\_\_\_ Additional required systems  
(Table 903.2.13)

## \_\_\_\_\_ International Fire Code (IFC 903.2.13)

**AUTOMATIC SPRINKLER SYSTEMS\* (903)**  
(Design)

- \_\_\_\_\_ Shop drawings (106.1.1.1)
- \_\_\_\_\_ NFPA 13 system (903.3.1.1)
- \_\_\_\_\_ NFPA 13R system (903.3.1.2)
- \_\_\_\_\_ NFPA 13D system (903.3.1.3)
- \_\_\_\_\_ Quick-response and residential heads (903.3.2)
- \_\_\_\_\_ Actuation (903.3.4)
- \_\_\_\_\_ Water supply (903.3.5)
- \_\_\_\_\_ Hose connections (903.3.6, 903.3.7)
- \_\_\_\_\_ Sprinkler monitoring and alarms (903.4, 907.13)

\* Also see Fire Code Sprinkler Plan Review Record

CASE 2 — MIXED OCCUPANCY SEPARATED USES (302.3.2)

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide, for each story of the building, tabular areas (as modified by Section 506) which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted.

Story	Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft <sup>2</sup>	_____ ft <sup>2</sup>	_____ ft _____ stories	_____ ft _____ stories

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allow. tab. area, } A_i \text{ (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

\*Adjusted floor area = actual floor area + conversion factor

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor ( $A_a$ )

$$\frac{\text{_____}}{\text{conversion factor}} \times \frac{\text{_____}}{\text{tabular area (Table 503)}} = \text{_____ ft}^2 \quad \text{Permitted types of construction } \text{_____}$$

Total floor area (all stories) \_\_\_\_\_ ft<sup>2</sup>      Type of construction assumed for review (602.1.1) \_\_\_\_\_

Allowable floor area (all stories)

$$\frac{\text{Allowable area per floor } (A_a)}{\text{_____}} \times \frac{\text{_____}}{\text{number of stories (maximum 3)}} = \text{_____ ft}^2 \quad \text{Compliance verified (Mixed Occ. Separated) } \text{_____}$$

MEZZANINES (505)

\_\_\_\_\_ Area limitation (505.2)      \_\_\_\_\_ Openness (505.4)  
 \_\_\_\_\_ Egress (505.3)      \_\_\_\_\_ Equipment platforms (505.5)

UNLIMITED AREA BUILDINGS (507)

\_\_\_\_\_ Unsprinklered, one story (507.1)      \_\_\_\_\_ High-hazard use groups (507.6)  
 \_\_\_\_\_ Sprinklered, one story (507.2)      \_\_\_\_\_ Aircraft paint hangar (507.7)  
 \_\_\_\_\_ Two story (507.3)      \_\_\_\_\_ Group E buildings (507.8)  
 \_\_\_\_\_ Reduced open space (507.4)      \_\_\_\_\_ Motion picture theaters (507.9)  
 \_\_\_\_\_ Group A-3 buildings (507.5)

SPECIAL PROVISIONS (508)

\_\_\_\_\_ Special condition applicable (508.1)      \_\_\_\_\_ Compliance verified

**SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (Chapter 4)**

COVERED MALL BUILDINGS (402)      \_\_\_\_\_ Standpipe system (402.8.1)  
 \_\_\_\_\_ Egress (402.4, 402.11)      \_\_\_\_\_ Smoke control (402.9)  
 \_\_\_\_\_ Mall width (402.5)      \_\_\_\_\_ Kiosk requirements (402.10)  
 \_\_\_\_\_ Unlimited area (402.6)      \_\_\_\_\_ Emergency voice/alarm (402.12, 402.13)  
 \_\_\_\_\_ Fire separations (402.7)      \_\_\_\_\_ Plastic signs (402.14)  
 \_\_\_\_\_ Automatic sprinkler system (402.8)      \_\_\_\_\_ Fire department access (402.15)

# PROPOSED ALTERATIONS

## 749

## CONGRESS

### PORTLAND MAINE

#### NARRATIVE OF PROPOSED PROJECT AND PROPOSED CHANGES SEE IBC CHAPTER 10

#### CODE INFORMATION CITY OF PORTLAND MAINE

#### GENERAL NOTES AND SPECIFIC REQUIREMENTS SEE PLANS FOR ADDITIONAL REQUIREMENTS

**NOTE No.** THE MAIN BUILDING (749 CONGRESS ST) WAS CONSTRUCTED IN 1881 BY MELLEN E. BOLSTER AS A SINGLE FAMILY RESIDENCE. IT REMAINED AS A SINGLE FAMILY HOME UNTIL 1922 WHEN IT WAS CONVERTED TO A FUNERAL HOME. THE MAIN BUILDING AND REAR CARRIAGE HOUSE USED AS A FUNERAL HOME UNTIL 2005. THE ARCHITECT IN 1881 WAS FRANCIS H FASSET. THE BUILDINGS USE CONTINUED AS A FUNERAL HOME UNTIL 2005. THE BUILDING WAS PURCHASED BY MARTIN & ROCHELLE DASSA IN NOV OF 2000, AND HAS BEEN VACANT SINCE 2005. THE CARRIAGE HOUSE WAS CONVERTED TO TWO DUPLEX 1500SF DWELLINGS. IT IS PROPOSED TO CHANGE THE USE OF THE MAIN BUILDING TO PROFESSIONAL BUSINESS USE, WHICH IS AN ALLOWED USE IN THIS B-2b ZONE. FUNERAL HOMES ARE LISTED AS AN ASSEMBLY GROUP A OCCUPANCY, BUSINESS USE IS GROUP B A LESS HAZARDOUS USE. THE PRESENT MAIN BUILDING CONTAINS MANY PHYSICAL BARRIERS THAT IMPEDES SAFE EXITING. THE BUILDING LACKS ACCESSIBLE TOILETS. THE ALTERATION AND ADDITION IS FOCUSED ON IMPROVING THE SAFE MOVEMENT OF OCCUPANTS WITHIN THE BUILDING AND THE EXITING THERE OF ALSO IMPROVING ACCESS TO ALL LEVELS AND TO PROVIDE ACCESSIBLE TOILETS. THE BUILDING DOES NOT PRESENTLY HAVE A FIRE/HEAT DETECTION SYSTEM. THE PROPER ALARMS WILL BE INSTALLED AS PART OF THE WORK. THE SCOPE OF WORK WILL INCLUDE ADDING A TWO-STORY 500 SF ADDITION ON TOP OF THE EXISTING ONE-STORY ATTACHED GARAGE. THE PRESENT REAR "L" WILL BE CONVERTED TO 4 LEVEL FIRE STAIR AND NEW PASSENGER ELEVATOR, SERVING ALL LEVELS WITH GRADE LEVEL ACCESS AT THE EXISTING GROUND FLOOR. THE ADDITION WILL NOT INCREASE THE PRESENT BUILDING FOOTPRINT, BUT REPLACE SPACE CONVERTED TO FIRE STAIR, ELEVATOR AND ACCESSIBLE TOILETS. THE REMAINDER OF EXISTING BUILDING'S WORK IS LIMITED TO THE ACCESSIBLE TOILETS AND MAINTENANCE WORK TO THIS 127 YEAR OLD BUILDING. THE BUILDING IS LOCATED IN A DESIGNATED HISTORIC DISTRICT AND IS CONSIDERED A CONTRIBUTING BUILDING IN THE DISTRICT. THE PROPOSED ADDITION AND OTHER CHANGES HAS RECEIVED A CERTIFICATE OF APPROPRIATENESS FROM THE CITY OF PORTLAND HISTORIC PRESERVATION BOARD DATED JULY 24, 2007 WHICH HAS BEEN EXTENDED. THE PLANS ALSO RECEIVED PLANNING BOARD APPROVAL FOR A CHANGE OF USE NOV. 16, 2007. THE CONVERSION OF THE CARRIAGE HOUSE RECEIVED A BUILDING PERMIT DEC. 6, 2007 PERMIT No. 0713820. THE ATTACHED PLANS REPRESENT PHASE II OF THE DEVELOPMENT OF THIS PROJECT.

**NOTE No.** ALL WORK PERFORMED AND ALL MATERIALS SUPPLIED MUST COMPLY WITH ALL APPLICABLE CODES REGULATIONS AND REQUIREMENTS OF GOVERNING JURISDICTIONS AND UTILITIES COMPANIES. THESE INCLUDE THE FOLLOWING WITH APPLICABLE STANDARDS REFERENCED WITH-IN:

CITY OF PORTLAND CODE OF ORDINANCES PART II CHAPTER 6 BUILDINGS AND BUILDING REGULATIONS ART I THRU VI CHAPTER 14 LAND USE ART IX HISTORIC PRESERVATION ART II BUILDING CODE SECT 610

(A) BUILDING - IBC 2003 WITH AMENDMENTS  
(U) EXISTING BUILDING IBC WITH AMENDMENTS IF ANY. SEE SECTION 101.2 EXCEPTION (2) EXISTING BUILDINGS, (IBC 2003)  
(E) ELECTRICAL CODE - NATIONAL ELECTRIC CODE  
(F) FIRE CODE - NFPA 101 LIFE SAFETY CODE 2000  
(G) GAS CODE - NFPA 54 ANSI Z 223.1 - 1999 NATIONAL FUEL GAS CODE  
(P) PLUMBING CODE STATE OF MAINE PLUMBING CODE (UPC 2000) ADA ACCESSIBILITY GUIDELINES ICC/ANSI A 117.1 - 2003

IBC 2003 CLASSIFICATION OF WORK  
303 EXISTING BUILDING ALTERATION LEVEL "1" ADD ACCESSIBLE TOILETS ADD FIRE STAIR AND ELEVATOR  
306 CHANGE OF OCCUPANCY (TABLE 312.4.1) (CLASS) A-3 FUNERAL PARLOR TO (CLASS) B - BUSINESS GROUP B THE NEW USE IS LESS HAZARDOUS (NFPA - ORDINARY)  
307 ADDITIONS, CHAPTER 3 THIS ADDITION COMPLIES WITH THIS CHAPTER  
308 HISTORIC BUILDING CHAPTER 10 HISTORIC BUILDINGS  
506.2 ALTERATIONS AFFECTING AREA... OF PRIMARY FUNCTION EXCEPTIONS: (4) ... DOES NOT APPLY TO ALTERATIONS... (10) INCREASE ... ACCESSIBILITY  
CHAPTER 8 CHANGE OF OCCUPANCY 812.3... LESSER HAZARD... PERMITTED IN EXISTING BUILDING SEE 812.3.1 - 812.3.5 ARE MET.  
812.4.1.2 MEANS OF EGRESS... LOWER HAZARD THIS ALTERATION COMPLIES WITH THIS SECTION. THE NEW STAIR COMPLIES WITH CHAPTER 10 OF IBC.  
812.5 ACCESSIBILITY THIS ALTERATION AND ADDITION COMPLIES WITH THIS SECTION  
1005 CHANGE OF OCCUPANCY THIS PROJECT CONFORMS TO THE EXCEPTIONS LISTED HERE IN THIS SECTION, TO THE EXTENT APPROVED BY CODE OFFICIALS

SECTION 900 ENERGY CONSERVATION NEW ADDITION MUST COMPLY WITH 900 ONLY.  
BOCA NATIONAL MECHANICAL CODE 1993 AS AMENDED BY THE CITY OF PORTLAND ME ART IV MECHANICAL CODE CHAPTER 6

**NOTE No.** IBC SECTION 101 CONSTRUCTION DOCUMENTS  
106.1.2 MEANS OF EGRESS  
... ADDITIONS AND CHANGES OF OCCUPANCY, DETAIL ALL PORTIONS OF MEANS OF EGRESS... SEE DWGS  
... DESIGNATE NUMBER OF OCCUPANTS... EVERY WORK AREA  
... EVERY FLOOR... IN ALL AFFECTED ROOMS AND SPACES  
SEE CONSTRUCTION DOCUMENTS FLOOR PLANS FOR OCCUPANTS BY ROOM & SPACE

FLOOR	OCCUPANTS
GROUND FL.	28
FIRST FL.	34
SECOND FL.	21
THIRD FL.	15
TOTAL	98 OCCUPANTS

IBC CHAPTER 6 TYPES OF CONSTRUCTION EXISTING MAIN BUILDING EXTERIOR WALLS: SOLID BRICK 3/4" THICK, FURRING LATH AND PLASTER TOTAL THICKNESS 11 3/4". INTERIOR WALL FULL 2x4 OR GREATER, LATH AND PLASTER NON COMBUSTIBLE EXTERIOR WALLS TYPE III B

PROPOSED ADDITION TABLE 601 602-5 TYPE II B, SHAFTS 1 HR FIRE RATED. NEW WALL ON PROPERTY LINE AT LEAST ONE HOUR RATED. TABLE 602 707.4 FIRE RESISTANCE RATING SHAFT ENCLOSURES 4 STORIES 2 HOUR CONFIRM WITH CODE OFFICIAL

TABLE 503 IBC GROUP B BUSINESS USE TYPE II B CONSTRUCTION ALLOWS 2 STORIES ABOVE BASEMENT WITH AN ALLOWED PER FLOOR AREA OF 5000 SF @ 40' HEIGHT HEIGHT OF PROPOSED 2 ADDED LEVELS ABOVE EXISTING ONE STORY 32'-0", ABOVE GRADE.

BUILDING CODE SUMMARY  
(1) USE GROUP IBC BUSINESS GROUP B NFPA EXISTING BUSINESS  
(2) CHANGE FROM FUNERAL HOME TO PROFESSIONAL OFFICE IBC, NFPA SAME USE GROUP  
(3) HAZARD NFPA - ORDINARY NOTE IBC PRESENT USE IS A-3. NEW USE IS "B" BUSINESS WHICH IS A LESSER HAZARD  
(4) AREA EXISTING GROUND FL 3901 SF FIRST FLOOR 3256 SF SECOND FL. 2738 SF THIRD FL 1698 SF 12,243 SF

(5) PROPOSED 3 LEVELS ADDITION 500x32x3 1500 SF HEIGHT 32'-0" TOTAL SF. 13,743 SF  
(6) EXISTING VOLUME 136,816 CU FT  
(7) PROPOSED VOLUME ADDITION 500x32 16,000 CU FT  
(8) NEW VOLUME (TOTAL) 152,816 CU FT  
(9) DESIGN LOADS FLOOR 100 PSF NEW ADDITIONS ROOF 60 PSF

**DIVISION 1 GENERAL REQUIREMENT**

1.1 SEE THIS SHEET FOR CODE REQUIREMENTS CODES

1.2 DESCRIPTION OF WORK THE CONTRACTOR SHALL FINISH ALL LA MATERIAL AND EQUIPMENT REQUIRED CONSTRUCT AND COMPLETE THE WORK AS SHOWN & REQUIRED

1.3 EXAMINATION OF SITE AND BUILDING THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL EXAMINE THE SITE AND BUILDING ACQUAINT HIMSELF WITH ALL CONDITIONS AFFECTING THE WORK BEFORE SUBM A PROPOSAL. BIDS SHALL APPROP. REFLECT THE APPRAISAL OF ALL EX CONDITIONS AND THE WORK SHOWN. THESE CONSTRUCTION DOCUMENTS NO CLAIMS WILL BE ALLOWED CONC ANY CONDITIONS EXISTING WHICH WER REASONABLY OBSERVABLE BY EXAMIN

1.4 CLEAN UP AND PROTECTION THE CONTRACTOR IS SOLELY RESPONSIBLE PROTECTION DURING CONSTRUCTION. SHALL COORDINATE THE WORK OF ALL CONTRACTORS, TRADES, SUBCONTRACTORS AND CONTRACTORS RETAINED DIRECT BY THE OWNER. TO ENSURE THAT ALL ARE PROPERLY PROTECTED BEFORE THE OF WORK. CONTRACTOR SHOULD TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM THE CONSTRUCTION FROM OTHER PARTS OF THE BUILDING. BOTH INTERIOR AND EXTERIOR SHALL BE CLEAN OF DEBRIS DAILY. AFTER ALL THE WORK IS COMPLETE THE CONTRACTOR SHALL COMPLETELY THE ENTIRE BUILDING. ALL AREAS SHALL BE DUSTED, WASHED, VACUUMED ETC AND OTHERWISE CLEANED SO THAT THEY. READY FOR THE OWNER'S USE. ALL GLE SHALL BE WASHED BOTH IN-SIDE AND OUTSIDE. ANY DAMAGE TO THE BUILDING AND GROUNDS MUST BE PROPERLY REPAIR

1.5 PERMITS CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL CODES AND ORDINANCES BEFORE START OF WORK, PAY FOR AND OBTAIN ALL PERMITS INCLUDING A CERTIFICATE OF OCCUPANCY.

1.6 DEMOLITION THIS IS AN HISTORIC BUILDING AND CONTRACTOR SHALL AND MUST BE TAKEN TO PREVENT DAMAGE TO REMOVED AND REMAINING BUILDING ELEMENTS. SOME REMOVED ELEMENTS ARE PLANNED TO BE REUSED. THE REMOVAL MUST BE CAREFULLY DONE. ALL SAVED ELEMENTS MUST BE STORED AND PROTECTED. PROVIDE ALL LABOR AND EQUIPMENT AND MATERIAL NECESSARY FOR THE DEMOLITION AS INDICATED ON THE DRAWINGS. MAINTAIN STRUCTURAL INTEGRITY DURING THE WORK. BRACING, SHORING AND OTHER MEASURES AS REQUIRED.

DIVISION 3 CONCRETE CONTINUED

- 3.1 CONTINUED
- E. SLABS ON GRADE SHALL HAVE 6"x6"x10" W/WR
- F. ANCHORS FOR GULL PLATES SHALL BE SIMILAR TO SIMONS M&B-15 STRIPS, SET AT MAX 4'-0" OC. NO FORM ENDS OF PLATES AND MIN 2 STRIPS PER PLATE, ANCHOR PARTS MAY BE SUBSTITUTED WITH 6" METAL GULL. BUSHINGS W/RE BUSHING. NEW BRASS W/WR SLABS.
- H. UNDER SLAB AND FOUNDATIONAL INSULATION SHALL BE 2" THICK POLYSTYRENE 2-2 VENTILATION AND 2-0" HORIZONTAL UNDER ALL NEW SLABS AND AGAINST ALL EXTERIOR FOUNDATIONAL WALLS (SEE W/WR SECTION)

DIVISION 4: MASONRY

- 4.1 GENERAL NOTES:
  - A. RECEIVE. BOTH HORIZONTAL BEAMS AND GULL PLATES AS REQUIRED. USE PROPER BRACING GENERAL MORTAR AND JOINT REPAIRS EVERY 2ND COURSE.
  - (Reinforcing SEE DIVISION 3 CONCRETE) PROVIDE BOTH BRK. JENSEN. AND W/WR. GULLS BEING MADE REQUIRED
  - B. COORDINATE TOPS OF MASONRY WALLS WITH FLOOR FINISHES
  - C. ANCHOR JOISTS SHALL BE ANCHORED MIN EVERY 4'-0" JOIST WITH TIE-BL. SETS OR SIMONS AND JOISTS PARALLEL TO ADJACENT WALLS SHALL BE ANCHORED TO MASONRY WALLS AT INTERVALS NOT TO EXCEED 5'-0" WITH 1/2" X 1/4" BENT STEEL ANCHORS. ONE END SHALL BE EMBEDDED IN MORTAR JOIST OR END BENT DOWN INTO MORTAR. FLEED BLOCK CORE. LENGTH OF ANCHOR TO BE SUFFICIENT TO ENGAGE AT LEAST THREE JOISTS
  - D. AT INTERSECTION OF FOUNDATIONAL WALLS PROVIDE REINFORCEMENT DOUBLE SPOUTER SHOULD LAP BOTH WALLS (NEW & EXISTING) AT EVERY 4'-0" VERTICALLY.
  - 4.2 BRK. JENSEN SHALL BE ANCHORED AT 2'-0" STAGGERED VERT. AND HORIZ. WITH GALV. ANCHOR FLEXIBLE ENDINGS. FASTEN EACH ANCHOR SECTION THROUGH SUEASTHING TO STUDS. 4.3 CAST STONE LINTELS AND SLABS SHALL REMAIN EXISTING BRK. STONE IN COLOR, TEXTURE SIZE AND SHAP. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BEFORE INSTALLATION. TO THE ACQUIRIT.
  - 4.3 REPAIR EXISTING MASONRY TO MATCH EXISTING IN COLOR, SIZE, TEXTURE AND MORTAR. REPAIR SHALL INCLUDE BACK-UP, FLASHING, SPERM DAMPERS OF ALL ELEMENTS FOR REVIEW AND APPROVAL

DIVISION 5: METALS

- 5.1 PROVIDE ALL METAL HANGERS, ANCHORS, GULLS AND HANG PAILS IN FINISH AS SELECTED BY THE OWNER
- PROVIDE ALL REQUIRED STRUCTURAL STEEL BEAMS, COLUMNS, LINTELS, ANCHORS, GULLS SUBJECT SHOP DRAWING FOR APPROVAL BEFORE START OF WORK.
- COORDINATE HANG SIZE AND LOCATION WITH ELECTRICAL, MECHANICAL, PLUMBING AND HORIZONTAL BEAMS AND RELATED COLUMNS OR OTHER SUPPORTS TO FLOOR BEAMS/RAILS.
- ALL STEEL SHALL BE PAINTED, EXPOSED METAL STEEL SHALL BE FINISHED PAINTED ONE PRIME AND TWO FINISH COATS. COLOR AS SELECTED BY OWNER
- 5.2 ROOF HATCH PROVIDE AND INSTALL REPAIR-ER-STEEL. FLOOR ACCESS HATCH. ROOF HATCH SIMILAR TO TYPE 5-20 GALV. ANCHORED 18" X 18" STEEL HATCH SIZE 30" X 30" WITH FULLY INSULATED FLASHING, COSE FOR SINGLE FLY ROOF. REPAIR AS REQUIRED REPLACING ANYTHING HATCH PROVIDE ALL COMPONENTS. REPORT SINGLE COPY FOR VENDOR. TIGHT CONDITION. SUPPLY INSTRUCTIONS. DIA STEEL AS BENCH LEVEL SURVEY FOR APPROVAL.

DIVISION 6: WOOD

- 6.1 GENERAL NOTES
  - A. PROVIDE DIMENSIONS OF SIZES AND SPACING SHOWN FROM OPENING AS SHOWN TO SUIT PROPOSED LAYOUT. COORDINATE WITH ALL CORES. ALSO PROVIDE DIMENSIONS OF MATERIAL FOR FINISHING OF THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA). DO NOT SUBSTITUTE SPECIES OR GRADE. PROVIDE DIMENSIONS OF MATERIAL TO SUIT CONCRETE AND TO COMPLY WITH RECOMMENDED NAILING SCHEDULE BY NFPA
  - C. HITCH FIVE STUDS IN ALL CONCEALED SPACES WITH 2" THICK NON-FLAMMABLE
  - D. W/WR FORMING IS TO BE CONSTRUCTION GRADE DOUBLE ENDER WITH A JOCKING STUDS OF 180# P.S.I. WITH A MODULUS OF ELASTICITY OF 1,000,000 P.S.I. ALL W/WR USED FOR FORMING MUST BE THE OFFICIAL GRADE AND TRADE MARK. ONLY OPENINGS ALLOWED IN CORE SHALL BE PERMITTED. PROVIDE FLOOR AND ROOF FINISHES
  - E. PROVIDE TO BE GULFED AND BEAR THE STUMP OF THE AMERICAN PLYWOOD ASSOCIATION
  - F. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE RESISTED TREATED.

6.2 SPECIFICATIONS

- 2x6 @ 16" OC MIN
- ROOF TIE 2" @ 24" OC
- FLOR TIE 2" @ 24" OC
- FLOR HATCH TO HATCH ADJACENT STRUCTURE
- 6.3 FLOORING SHALL BE 1/2" X 2" X 4" FOR W/WR AND ROOF FINISHING. SUBSTRATE 3/4" OR 1" T&G WITH 1/2" PLYWOOD UNDERLAYSMENT UNDER LAGGET OR 3/4" T&G 2" X 4" STRIP FLOORING SEE FINISH SCHEDULE THIS SET.
- 6.4 CORNER, HEADINGS & JUNCTIONS
  - A. CORNER, HEADINGS AND JUNCTIONS WITH NOT LESS THAN 3 STUDS. PROVIDE BRACING AND FLASHING AS REQUIRED.
  - B. CORNER HEADINGS AS REQUIRED TO SUPPORT WALLS, FLOOR, AND ROOF LOADS OVER DOORS, WINDOWS AND OTHER OPENINGS. SOME MAY VARY TO PROTECT BEARING AND ATTACHED PARTS ETC AS REQUIRED
- 6.5 MASONRY
  - A. RECEIVE AND INSTALL MASONRIES AND TIE AS REQUIRED AND GULLS. SAVE EXISTING MASONRIES AND TIE AS REQUIRED
  - B. RECEIVE AND INSTALL ALL REQUIRED CABINETS AS SHOWN. SUBMIT SHOP DRAWINGS AND SHOP DRAWING TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- 7.1 INSULATION
  - A. PROVIDE AND INSTALL RIGID OR BATT INSULATION AS SHOWN OR AS SPECIFIED. WALLS R-21 ROOF R-30
  - B. ALL INSULATION TO HAVE VAPOR BARRIERS ON THE SIDE EXPOSING TO OCCUPIED SPACES AND UNOCCUPIED SPACES TO MAINTAIN PROPER VENTILATION
  - C. PROVIDE INSULATION OVER ROOF SHEETING. USE EACH LAYER MIN 6" DIAMETER SPECIAL JOINT MANUFACTURER'S INSULATION FOR CORNER STRAPPING SEAM ROOF AND GULLS TO PROVIDE AND INSTALL REPAIR UNDERLAYER FOR EACH TYPE OF ROOF
  - E. FLASHING WILL HAVE A SINGLE PLY RUBBER TYPE FOR CONTRACTOR TO SUBMIT MANUFACTURER'S RECOMMENDATION. VISUALLY IN FIELD CONDITIONS

DIVISION 7: THERMAL AND MOISTURE PROTECTION CONTINUED

- 7.2 EXTERIOR
  - F. SEE DRAWINGS FOR SECTION 2-0 REQUIREMENTS
- 7.3 ROOF VENTILATION SHALL BE PROVIDED TO MAINTAIN CORRECT VENTILATION ABOVE THE INSULATION
- 7.4 DOORS AND WINDOWS, ROOF FLASHING, ROOF FLASHING, LEAKAGE, ROOF FLASHING AS SHOWN ABOVE TO MATCH EXISTING IN NEW OR ALTER AGES. AS FIELD CONDITIONS REQUIRE
- 7.5 FLASHING & GULFING
  - A. PROVIDE AND INSTALL CORNER FLASHING AND JOINTS. FLASHING AND GULFING GULF SHALL BE INDUSTRY STANDARD FOR THIS USE.
  - B. INSURE EXISTING SNOW GUARDS, REPAIR AND/OR REPLACE BASED ON FIELD CONDITIONS
  - C. PROVIDE GULFING AND SEALANTS AT ALL JOINTS BETWEEN TIE AND WINDOWS AND DOOR TRIM IN THE NEW AND ALTER AGES OF THE PROJECT USE PROPER BRACK PING.
- D. GULFING OF EXISTING TIE AT WINDOWS AND DOOR BETWEEN WOOD AND BRICK SHALL BE INVESTIGATED BY THE CONTRACTOR. IF REQUIRED A PRICE QUOTATION FOR REPAIRING THE WOOD SHOULD BE SUBMITTED TO THE OWNER FOR HIS REVIEW.
- E. HOUSE WRAP. PROVIDE HOUSE WRAP SIMILAR TO TYVEK OR EQUIVALENT. TAKE ALL SEAMS AND CORNERS PER MANUFACTURER'S RECOMMENDATIONS.
- F. ROOF GULFING. SEAL ADJOINING CORNERS AND OTHER ROOF GULFING INTERSECTIONS WITH ROOFING GULFING COMPANIBLE WITH ADJACENT ROOF OR FLASHING MATERIAL PROVIDE WEEP HOLES AND FLASHINGS TYPES IN EACH WORK

DIVISION 8: DOORS AND WINDOWS

- 8.1 EXTERIOR
  - A. EXISTING DOORS TO REMAIN. REPAIR AND EXISTING DOORS SHOULD BE REPAIRED FOR PROPER OPERATIONAL ADJUST AS REQUIRED.
  - B. REMOVE EXISTING DOORS AND FLASHING GULFING FOR REUSE AND OR REPLACE WITH NEW DOORS AND FLASHING. PROVIDE NEW DOORS & FLASHING AS SHOWN & AS SPECIFIED.
  - C. PROVIDE NEW DOORS & FLASHING AS SHOWN & AS SPECIFIED.
  - D. PROVIDE DOORS AS SPECIFIED ALSO SEE DIVISION 3-1
  - E. RECEIVE AND INSTALL HARDWARE AS SPECIFIED
- 8.2 WINDOWS
  - A. EXISTING WINDOWS SHALL BE MADE OPERATIONAL. ALL EXISTING WINDOWS SHALL BE REPAIRED. NEW REPAIRS MUST BE LIGHT QUALITY SHALL BE INSTALLED. EXISTING WINDOWS SHALL BE MADE OPERATIONAL. USE SAME OR BETTER FROM REMOVED WINDOWS.
  - C. EXISTING BROKEN GLASS SHALL BE REPLACED
  - D. EXISTING GLASSING SHALL BE REPAIRED. REPLACED AND/OR REPAIRED.
  - E. REPAIR REPAIR ALL WINDOW EXTERIOR SHALL OCCUR AT SAME TIME AND RAINFALL SHALL BE MADE AS SPECIFIED.
  - F. EXISTING ALUM. STOREM WINDOWS SHALL BE MADE AS SPECIFIED.
  - G. EXISTING BROKEN GLASS SHALL BE REPLACED
  - G. NEW WINDOWS SHALL BE PROVIDED AS SPECIFIED AS SHOWN & AS SPECIFIED.
  - H. WINDOWS SHALL BE PROVIDED BY THE OWNER. PROVIDE NEW WINDOWS BY THE OWNER. PROVIDE NEW WINDOWS BY THE OWNER.

DIVISION 9: FINISHES

- 9.1 GYPSUM WALLBOARD (GWB)
  - A. FURNISH AND PROVIDE ALL LABOR, MATERIAL NEEDED FOR A JOB. IT WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. PROVIDE ALL MATERIALS AND LABOR AS SPECIFIED FOR A JOB.
  - B. INSTALLATION SHALL COMPLY WITH THE RECOMMENDATIONS OF U.S.G. GYPSUM CORPORATION OR HARBOR. INSTALL BRACKS IN DIRECTION THAT WILL RESULT IN FEWEST NUMBER OF JOINTS
  - C. COMPLETE INSULATION SHALL BE SHOWN UNDER USE OF EXISTING TIE, JOINTS SAME IN SIZE AND ANY OTHER INTERFERED ARE TO BE CUT AT JOINT COMPOUND AND SAND PAPER BETWEEN COATS
  - D. SEE W/WR TYPES FOR TYPE THICKNESS AND FLASHING REQUIREMENTS
  - E. INSULATION SHALL MATCH WITH EXISTING DAMP OR WET AREAS

9.2 PAINTING

- A. CONTRACTOR SHALL FINISH ALL SURFACES EXCEPT THOSE THAT ARE REFINISHED OR NATURALLY FINISHED.
- B. DO NOT PAINT WHEN TEMPERATURE IS BELOW 40° F. ALL SURFACES TO BE PAINTED SHALL BE PROPERLY PREPARED BEFORE START OF WORK.
- C. NEWLY REPAIRED SURFACES SHALL BE PAINTED AND COATED WITH TWO COATS OF COATS OF FINISH PAINT
- D. COLORED AS SELECTED BY OWNER. GYPSUM COAT COAT FOR DOORS & SECTIONS
- F. REMOVE ALL EXISTING WALL COVERINGS BEFORE EXISTING SURFACES TO RECEIVE NEW PAINT FINISH
- G. ALL DAMAGED SURFACES SHALL BE REPAIRED BEFORE START OF PAINTING
- H. FILL ALL HOLES IN TIE, OR OTHER W/WR WITH W/WR FILLER. USE SPACKLE FOR GYPSUM. USE REPAIRER REPAIRS SAME COATERS BEFORE PAINTING
- I. ONLY PREMIUM QUALITY PAINT INCLUDING PRIMER SHALL BE USED
- J. SUBMIT MANUFACTURER'S SPECIFICATION FOR APPROVAL BEFORE START OF WORK
- K. AT COMPLETION OF ALL PAINT FROM FLOORS, HORIZONTAL CEILING, TERRAZZO SURFACES ETC. TOUCH-UP AS NECESSARY AFTER OTHER TRADES HAVE COMPLETED THEIR WORK.
- L. USE SEMI-GLOSS OIL BASED PAINT ON EXTERIOR SURFACES AND AS INTERIOR SURFACES
- M. USE FLAT LATE PAINT ON WALLS
- O. USE EGGS OR LOW LUSTER ON INTERIOR TRIM AND DOOR TRIM
- P. PAINT & PAINT SHALL BE PROVIDED BY MANUFACTURER BY BENJAMIN HUNTER DOUGLAS OR APPROVED EQUAL.

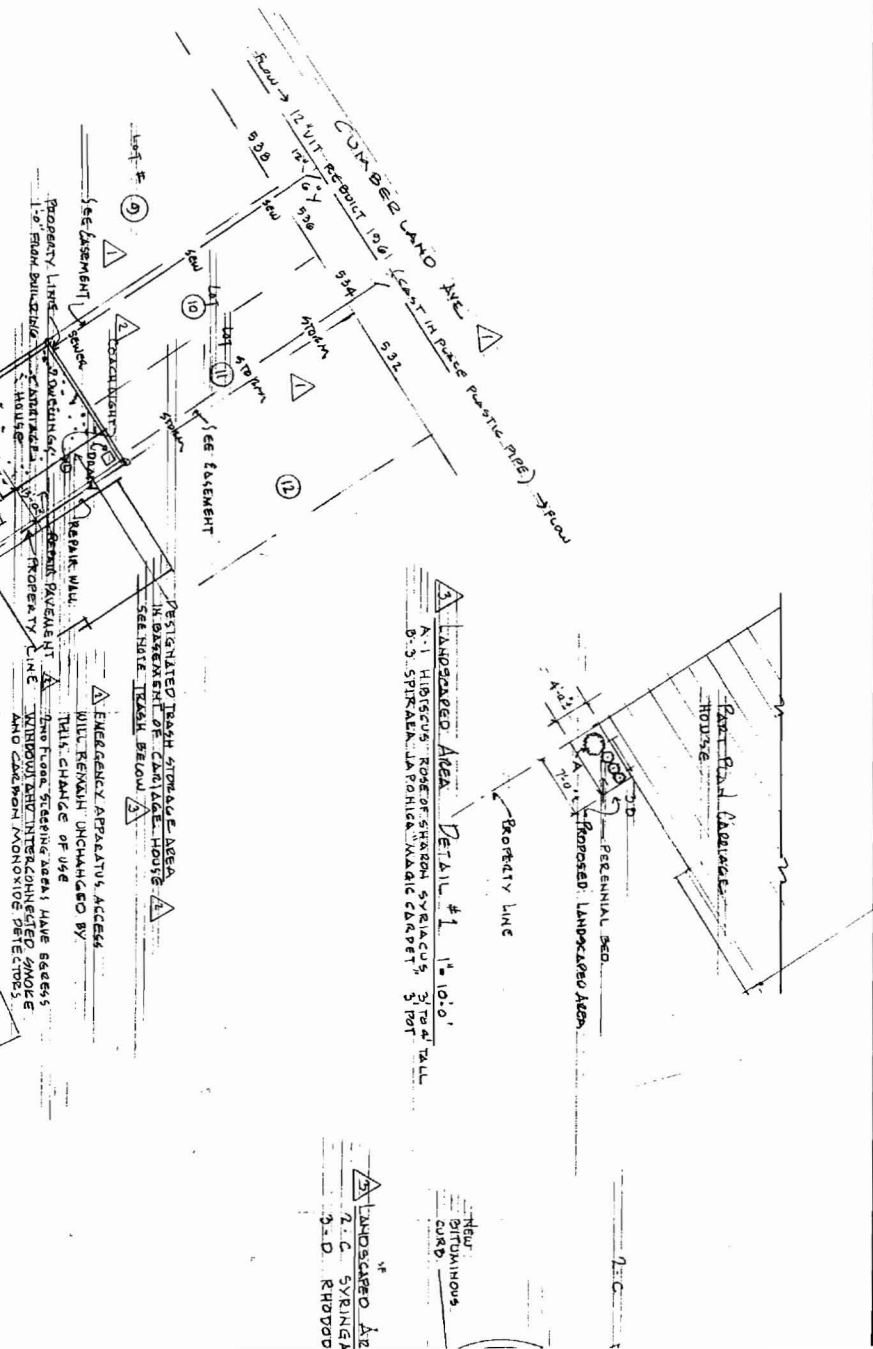
DIVISION 10: SPECIALTIES

- 10.1 TOILET ACCESSORIES
  - A. CONTRACTOR SHALL FURNISH AND INSTALL ALL TOILET ACCESSORIES AS SHOWN ON THE DRAWINGS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
  - B. PROVIDE FURNISH RECOMMENDATION TO THE ARCHITECT FOR SELECTION OF TYPE AND STYLE. USE GIBBY BRAND TOILET TRAYS
  - H. PROVIDE ALL RECOMMENDED PARTS AND MATERIALS. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
  - C. PROVIDE WOOD PARTS WITH APPROPRIATE TO COORDINATE ALL ACCESSORIES.
  - D. PROVIDE FINISHES TO SUIT SPECIFICATIONS



LANDSCAPED AREA Detail #1 14'0" x 10'0"  
A-1 HIBISCUS ROSE OF SHARON SYRIACUS 3 TO 4' TALL  
B-3 SPIRAEA JAPONICA VIBICINAE CARPET 3' FOR

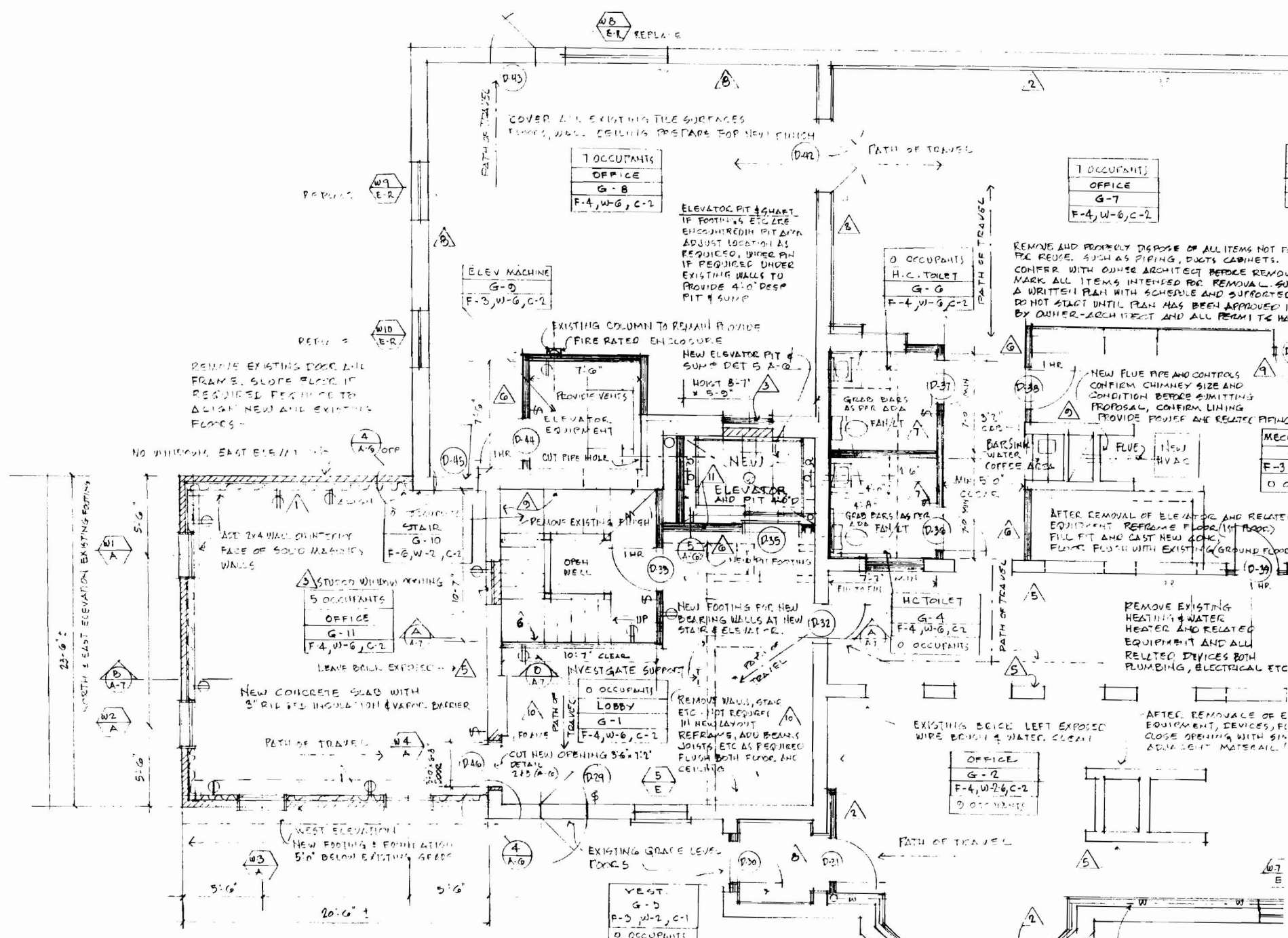
LANDSCAPED AREA  
2. C SYRINGA  
3. D RHODOD



- 2 TOTAL SQUARE FOOTAGE OF EXISTING PARKING AREA  
PROJECTS OR LIMITS TO PROPERTY SOLUTIONS.
- 7575 SQUARE FOOTAGE OF EXISTING PARKING AREA.
- EXISTING PAVEMENT-THICK PARKING TRAYS  
REPAIR TO APPROXIMATE LAYOUT AMOUNT ON THIS PLANING  
INDICATED. THERE ARE NO CHANGES PROPOSED TO THE EXISTING  
PARKING AISLES, OR SITE CIRCULATION. (SEE NOTE ABOVE)  
IT SHOULD BE NOTED THE NEW USE IS LESS INTENSIVE  
THAN THE PREVIOUS USE, SYSTEM AS NOTED.  
EXISTING PAVEMENT WILL BE REPAIRED AND OR  
REPLACED AT END OF CONSTRUCTION. ALL EXISTING DRAINAGE  
FLOW WILL BE MAINTAINED.
- PORTLAND FIRE DEPARTMENT SITE PLAN CHECK LIST

- 1 MAINTENANCE ROOM @ 235 SQ FT
- 2 COTTAGE @ 1400 SQ FT
- 3 COTTAGE @ 1400 SQ FT
- 4 CARRIAGE HOUSE @ 1400 SQ FT
- 5 COTTAGE @ 1400 SQ FT
- 6 CARRIAGE HOUSE @ 1400 SQ FT
- 7 CARRIAGE HOUSE @ 1400 SQ FT
- 8 CARRIAGE HOUSE @ 1400 SQ FT
- 9 CARRIAGE HOUSE @ 1400 SQ FT
- 10 CARRIAGE HOUSE @ 1400 SQ FT
- 11 CARRIAGE HOUSE @ 1400 SQ FT
- 12 CARRIAGE HOUSE @ 1400 SQ FT
- 13 CARRIAGE HOUSE @ 1400 SQ FT
- 14 CARRIAGE HOUSE @ 1400 SQ FT
- 15 CARRIAGE HOUSE @ 1400 SQ FT
- 16 CARRIAGE HOUSE @ 1400 SQ FT
- 17 CARRIAGE HOUSE @ 1400 SQ FT
- 18 CARRIAGE HOUSE @ 1400 SQ FT
- 19 CARRIAGE HOUSE @ 1400 SQ FT
- 20 CARRIAGE HOUSE @ 1400 SQ FT
- 21 CARRIAGE HOUSE @ 1400 SQ FT
- 22 CARRIAGE HOUSE @ 1400 SQ FT
- 23 CARRIAGE HOUSE @ 1400 SQ FT
- 24 CARRIAGE HOUSE @ 1400 SQ FT
- 25 CARRIAGE HOUSE @ 1400 SQ FT
- 26 CARRIAGE HOUSE @ 1400 SQ FT
- 27 CARRIAGE HOUSE @ 1400 SQ FT
- 28 CARRIAGE HOUSE @ 1400 SQ FT
- 29 CARRIAGE HOUSE @ 1400 SQ FT
- 30 CARRIAGE HOUSE @ 1400 SQ FT

- 1. SEE SITE PLAN HYDRANT 150 WEST OF BUD
- 2. WATER MAIN 20" TEST AT HYDRANT OCT 2001
- 3. STATIC PRESSURE 95 PSI @ 10' PRESSURE 50 PSI
- 4. FLOW OF 1180 GPM
- 5. ACCESS TO FIRE DEPARTMENT CONNECTION (NOT KNOWN)
- 6. FIRE FLOORS WILL BE INVESTIGATED AT NEXT PHASE.
- 7. SEE SITE PLAN HYDRANT 150 WEST OF BUD
- 8. WATER MAIN 20" TEST AT HYDRANT OCT 2001
- 9. STATIC PRESSURE 95 PSI @ 10' PRESSURE 50 PSI
- 10. FLOW OF 1180 GPM
- 11. ACCESS TO FIRE DEPARTMENT CONNECTION (NOT KNOWN)
- 12. FIRE FLOORS WILL BE INVESTIGATED AT NEXT PHASE.
- 13. SEE SITE PLAN HYDRANT 150 WEST OF BUD
- 14. WATER MAIN 20" TEST AT HYDRANT OCT 2001
- 15. STATIC PRESSURE 95 PSI @ 10' PRESSURE 50 PSI
- 16. FLOW OF 1180 GPM
- 17. ACCESS TO FIRE DEPARTMENT CONNECTION (NOT KNOWN)
- 18. FIRE FLOORS WILL BE INVESTIGATED AT NEXT PHASE.
- 19. SEE SITE PLAN HYDRANT 150 WEST OF BUD
- 20. WATER MAIN 20" TEST AT HYDRANT OCT 2001
- 21. STATIC PRESSURE 95 PSI @ 10' PRESSURE 50 PSI
- 22. FLOW OF 1180 GPM
- 23. ACCESS TO FIRE DEPARTMENT CONNECTION (NOT KNOWN)
- 24. FIRE FLOORS WILL BE INVESTIGATED AT NEXT PHASE.
- 25. SEE SITE PLAN HYDRANT 150 WEST OF BUD
- 26. WATER MAIN 20" TEST AT HYDRANT OCT 2001
- 27. STATIC PRESSURE 95 PSI @ 10' PRESSURE 50 PSI
- 28. FLOW OF 1180 GPM
- 29. ACCESS TO FIRE DEPARTMENT CONNECTION (NOT KNOWN)
- 30. FIRE FLOORS WILL BE INVESTIGATED AT NEXT PHASE.

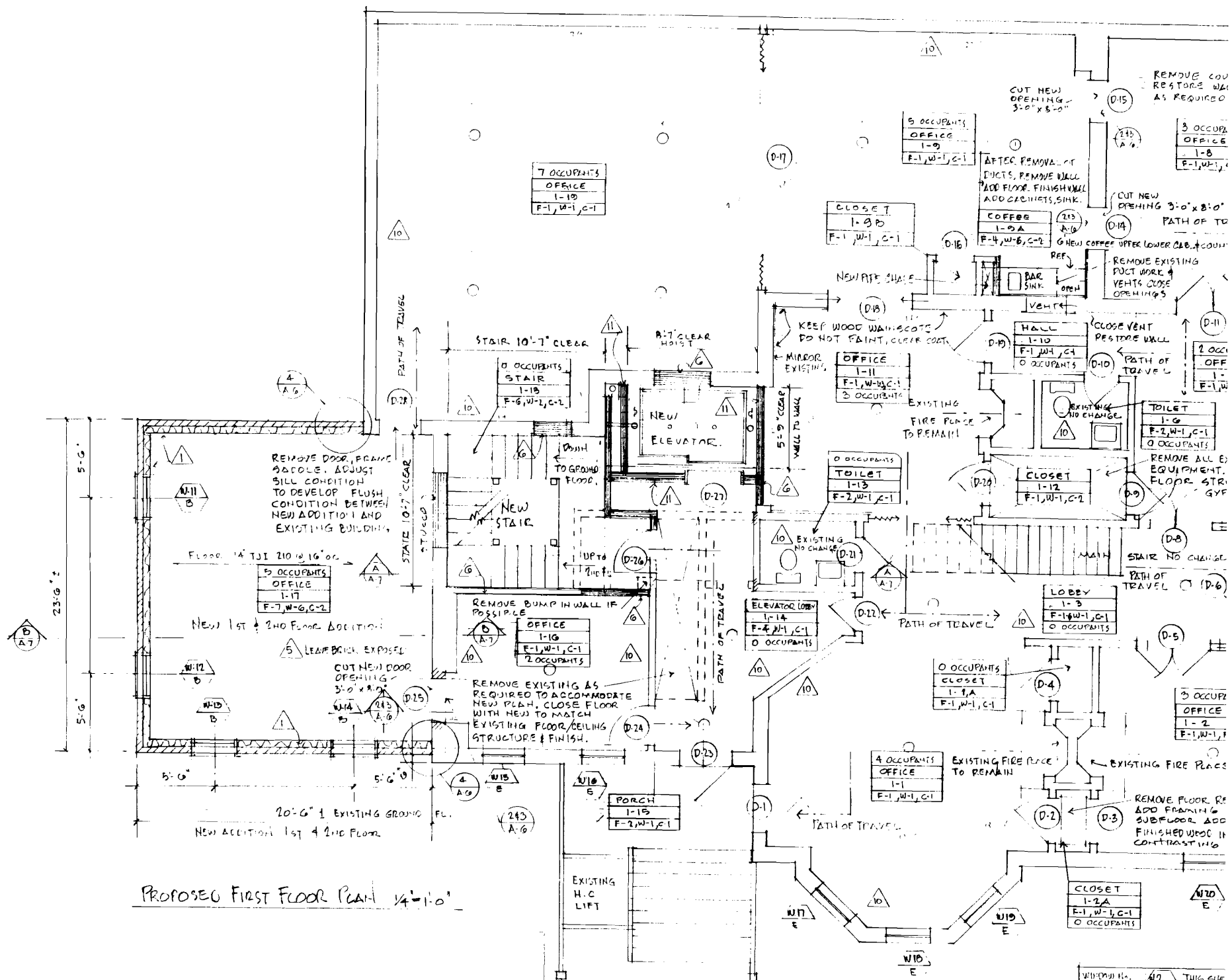


**PROPOSED GROUND FLOOR PLAN 1/4" = 1'-0"**

COMPLETE ELECTRICAL LIGHTING, SHUNT WITH H.V. POWER, CLIPS TO FOLLOW FOR ALL NEW JUNCTIONS

WATER MATH TO CARCI INSTALLED MARCH 20 AS REQUIRED

- |             |      |
|-------------|------|
| WINDOWS W/2 | THIS |
| W/2         |      |
- |          |       |      |
|----------|-------|------|
| DOOR NO. | (D-5) | THIS |
|          |       | D-2  |
|          |       | D-3  |
- |            |      |      |
|------------|------|------|
| PER 1011.2 | (28) | THIS |
|            |      | D-2  |

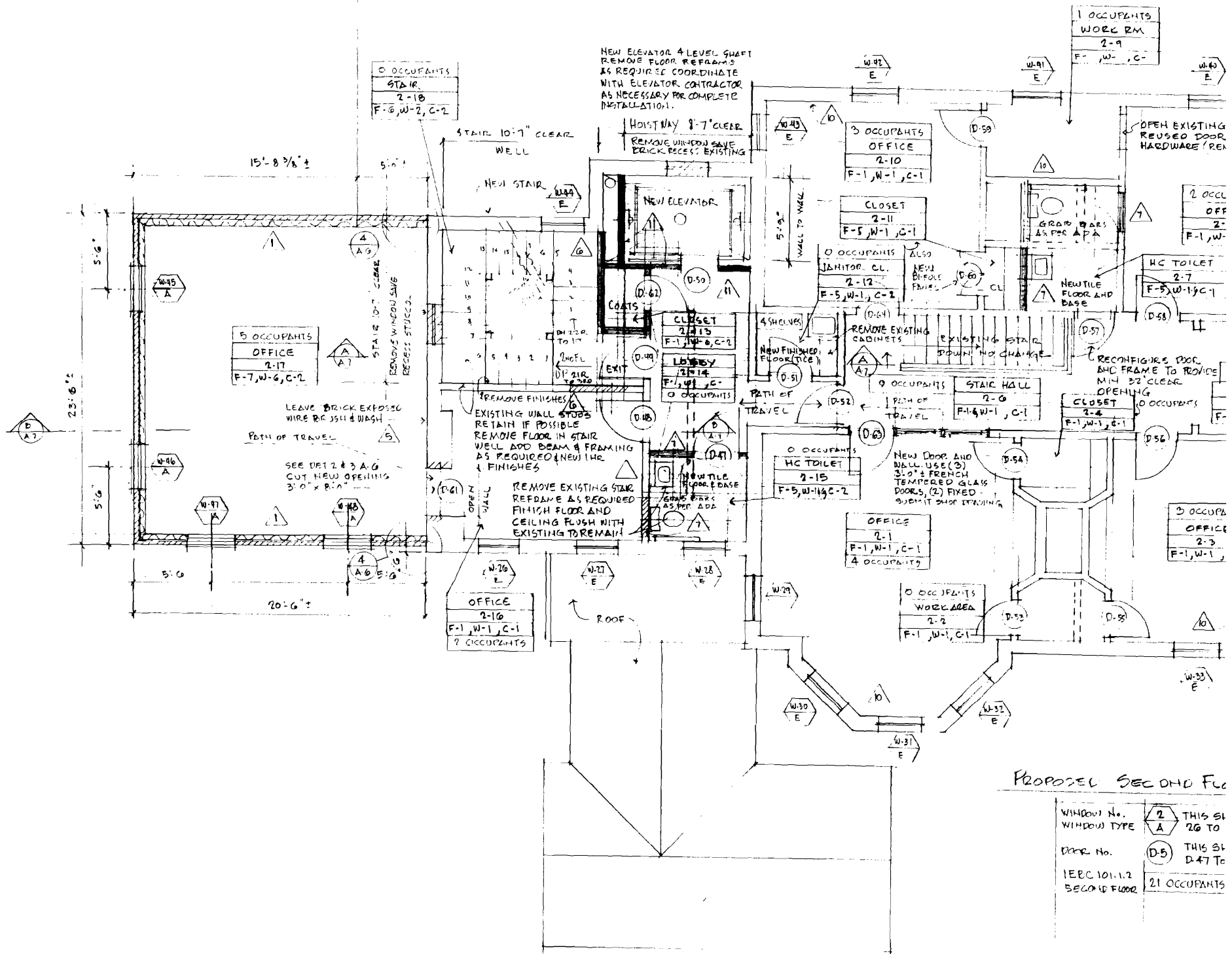


PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"

NEW DOOR SCHEDULE ALL DOORS 1 3/4" THICK SUBMIT SHOP DRAWINGS FOR APPROVAL  
 DOORS No. D-33, D-45, D-64, 1 HR FIRE RATED STAIR DOOR + FRAME SELF-CLOSING  
 WITH METAL FRAME DOOR DOG SIMILAR 3'0" X 6'8" ALL NEW DOORS D-44 MACHINE DOOR  
 DOORS, No. D-32, D-46, D-43  
 DOORS No. D-38, F-37, I-42  
 1 HR FIRE RATED WITH METAL FRAME'S SELF-CLOSING  
 DOORS NO. D-36, D-37 METAL FRAME LIP TO TRIPLETS WITH WEATHER STRIP.  
 DOORS No. D-30+ D-21 METAL EXTERIOR DOORS WITH WEATHER STRIP FRAMES  
 D-43 SIMILAR.  
 DOORS D-47 SIMILAR TO EXISTING PANEL DOOR + FRAME D-24, D-22, D-25  
 DOORS, D-67, D-62, CLOSET PANELS DOORS WOOD FRAMES D-60 RE-FINISH DOORS.  
 DOORS D-61 + 2 ADDITIONAL TEMPERED GLASS WOOD FRAME DOORS RE-FINISH FRAMES

WINDOW No.	W-7	THIS SET	11 TO 25
WINDOW TYPE	A		
DOOR No.	D-5	THIS SET	D-1 TO
1 E.C. 10112			34 OCCUPANTS
FIRST FL.			

EXISTING ROOF



PROPOSED SECOND FLOOR

WINDOW No.	2	THIS ST
WINDOW TYPE	A	26 TO
DOOR No.	D5	THIS ST
		D47 TO
IEBC 101.1.2		21 OCCUPANTS
SECOND FLOOR		

**DEMOLITION (ATTIC)**

**STAGE ONE**

REMOVE ATTIC FLOOR IN AREA MARKED TO HOUSE NEW STAIR, ELEVATOR AND ELEVATOR STAIR LOBBY. SUPPORT ROOF AS REQUIRED

**STAGE TWO**

AFTER NEW 3RD FLOOR IS FRAMED TO HOUSE STAIR AND ELEVATOR AT THE SAME LEVEL OF THE EXISTING 3RD FLOOR.

REMOVE THE EXISTING ROOF IN THE AREA MARKED

PROVIDE SUPPORT FOR REMAINING ROOF

**ELEVATOR**

ELEVATOR, 4 STOP 2500# OIL HYDRAULIC PASSENGER SPEED 125 FPM, CAR SIZE 7'-0" x 5'-1" (CLEAR INSIDE 6'-8" x 4'-3" SHAFT 8'-7" x 5'-9", USE EXISTING WALL EXTEND RAIL BRACKETS AS REQUIRED TO ATTACH TO EXISTING WALLS, ONE SIDE, OR BOTH SIDES, CENTER HOIST BEAM IN SHAFT

SET BOTTOM OF HOIST BEAM @ 12'-4" TO UNDER SIDE OF BEAM ABOVE 3RD FL.

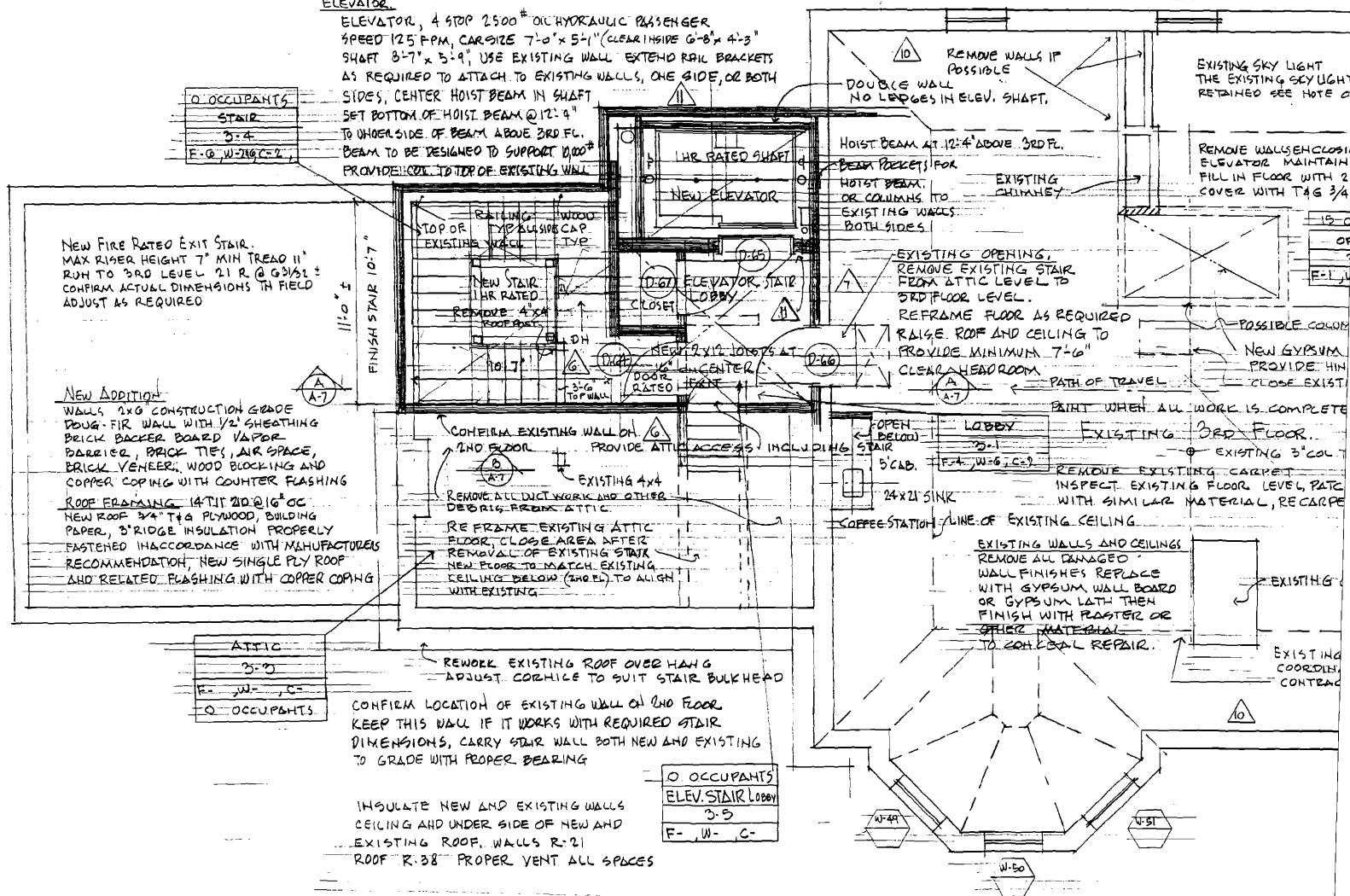
BEAM TO BE DESIGNED TO SUPPORT 1000#

PROVIDE COIL TO TOP OF EXISTING WALL

**STAIR, ELEVATOR & LOBBY**

AFTER REMOVAL OF SECTION OF EXISTING ATTIC AND ROOF OF EXISTING STAIR AND ELEVATOR. SHEATH WALLS WITH 1/2" PLYWOOD EXTERIOR COVER THE EXTENSION WITH BUILDING WRAP AND STANDING SEAM

CONNECT TO EXISTING REPAIRING ATTIC ROOF AND MAIN BUILDING REMOVE AND SAVE EXISTING SLATE SHINGLES. PROVIDE NEW ROOFING AND FLASHING. PROVIDE SLOPED ROOF CRICKET. PROVIDE SLATE IF REQUIRED. NEW FLAT ROOF OF ELEVATOR 1/4" SLOPE ROOF, INSULATION VENT, DRAIN, COPPER COPING & SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL



**NEW FIRE RATED EXIT STAIR.**  
MAX RISER HEIGHT 7" MIN TREAD 11"  
RUN TO 3RD LEVEL 21 R @ 9 1/2" ±  
CONFIRM ACTUAL DIMENSIONS IN FIELD  
ADJUST AS REQUIRED

**NEW ADDITION**  
WALLS 2x6 CONSTRUCTION GRADE  
DOUG. FIR WALL WITH 1/2" SHEATHING  
BRICK BACKER BOARD 1/4" VAPOR  
BARRIER, BRICK TIES, AIR SPACE,  
BRICK VENEER, WOOD BLOCKING AND  
COPPER COPING WITH COUNTER FLASHING

**ROOF FRAMING** 14-T 2D @ 16" OC  
NEW ROOF 3/4" T & G PLYWOOD, BUILDING  
PAPER, 3" RIDGE INSULATION PROPERLY  
FASTENED IN ACCORDANCE WITH MANUFACTURERS  
RECOMMENDATION, NEW SINGLE PLY ROOF  
AND RELATED FLASHING WITH COPPER COPING

FINISH STAIR 10'-7"

CONFORM EXISTING WALL ON 2ND FLOOR

REMOVE EXISTING ROOF OVER HANG  
ADJUST CORNICE TO SUIT STAIR BULKHEAD

CONFIRM LOCATION OF EXISTING WALL ON 2ND FLOOR  
KEEP THIS WALL IF IT WORKS WITH REQUIRED STAIR  
DIMENSIONS, CARRY STAIR WALL BOTH NEW AND EXISTING  
TO GRADE WITH PROPER BEARING

INSULATE NEW AND EXISTING WALLS  
CEILING AND UNDER SIDE OF NEW AND  
EXISTING ROOF. WALLS R-21  
ROOF R-38 PROPER VENT ALL SPACES

REMOVE WALLS IF POSSIBLE  
DOUBLE WALL NO LEDGES IN ELEV. SHAFT.

HOIST BEAM AT 12'-4" ABOVE 3RD FL.  
BEAM BRACKET FOR  
HOIST BEAM  
OR COLUMNS TO  
EXISTING WALLS  
BOTH SIDES

EXISTING OPENING,  
REMOVE EXISTING STAIR  
FROM ATTIC LEVEL TO  
3RD FLOOR LEVEL.  
REFRAME FLOOR AS REQUIRED  
RAISE ROOF AND CEILING TO  
PROVIDE MINIMUM 7'-6" CLEAR  
HEADROOM

REMOVE EXISTING STAIR  
FROM ATTIC LEVEL TO  
3RD FLOOR LEVEL.  
REFRAME FLOOR AS REQUIRED  
RAISE ROOF AND CEILING TO  
PROVIDE MINIMUM 7'-6" CLEAR  
HEADROOM

REMOVE EXISTING CARPET  
INSPECT EXISTING FLOOR LEVEL, PATCH  
WITH SIMILAR MATERIAL, RECARPET

EXISTING WALLS AND CEILING  
REMOVE ALL DAMAGED  
WALL FINISHES REPLACE  
WITH GYPSUM WALL BOARD  
OR GYPSUM LATH THEN  
FINISH WITH PLASTER OR  
OTHER MATERIAL  
TO CORRELATE REPAIR.

EXISTING SKY LIGHT  
THE EXISTING SKY LIGHT  
RETAINED SEE NOTE ON

REMOVE WALLS ENCLOSING  
ELEVATOR MAINTAIN  
FILL IN FLOOR WITH 2"  
COVER WITH TAG 3/4"

POSSIBLE COLUMN  
NEW GYPSUM  
PROVIDE MIN  
CLOSE EXIST

EXISTING 3RD FLOOR  
EXISTING 3" COL

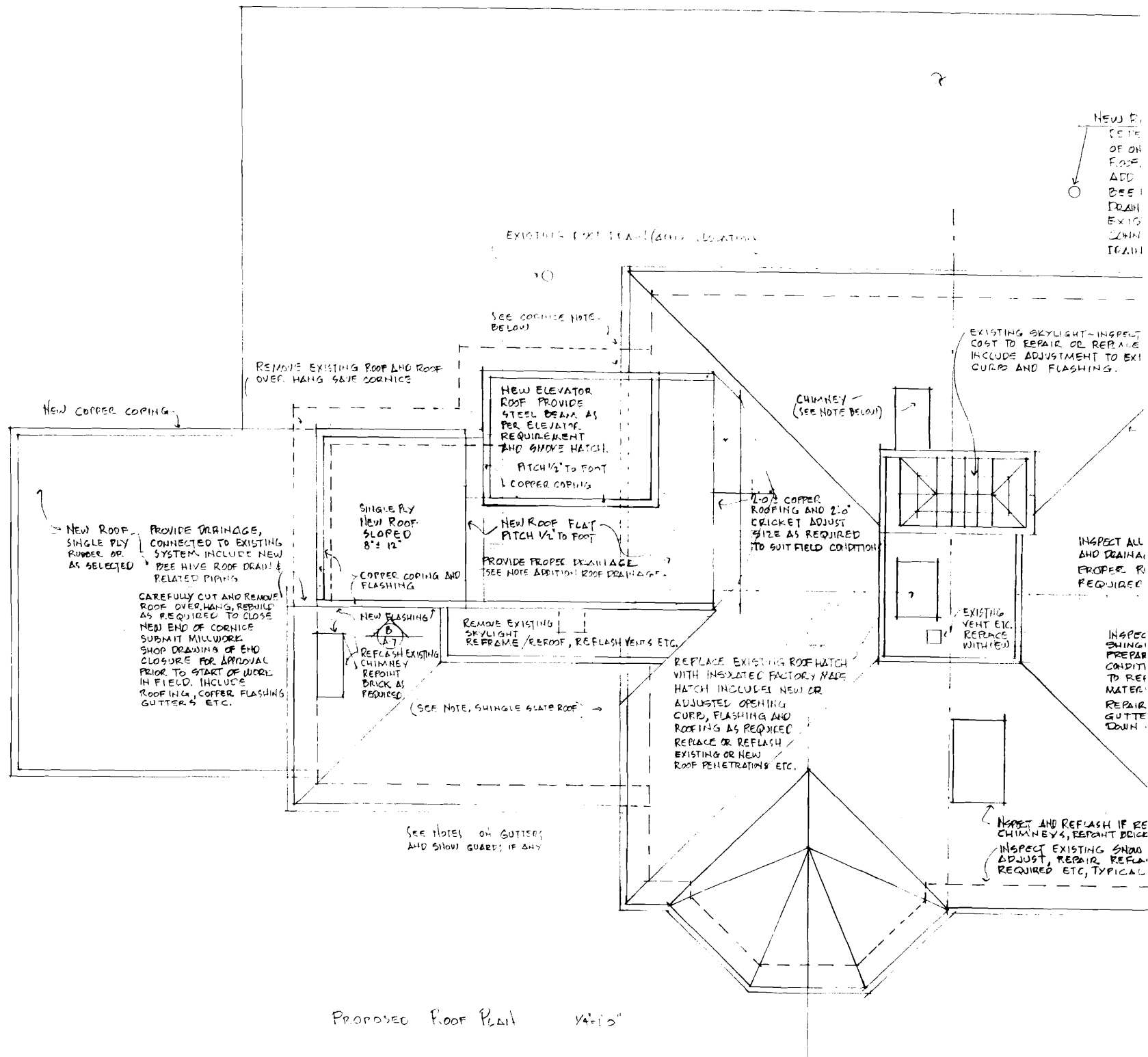
EXISTING  
EXISTING COORDINATE  
CONTACT

PROPOSED 3RD FLOOR PLAN 1/4" = 1'-0"

WINDOW No.  
WINDOW TYPE

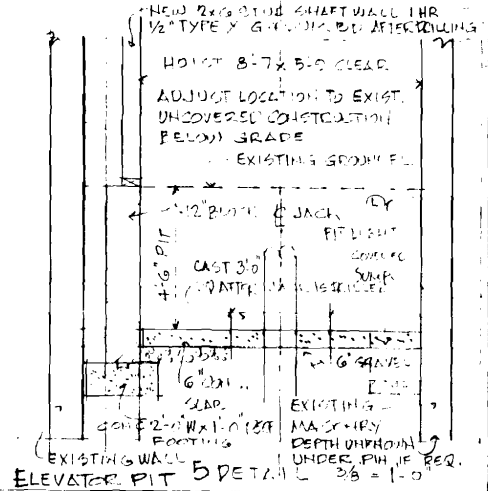
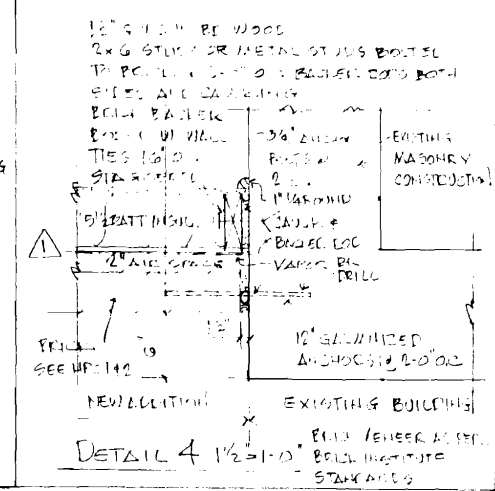
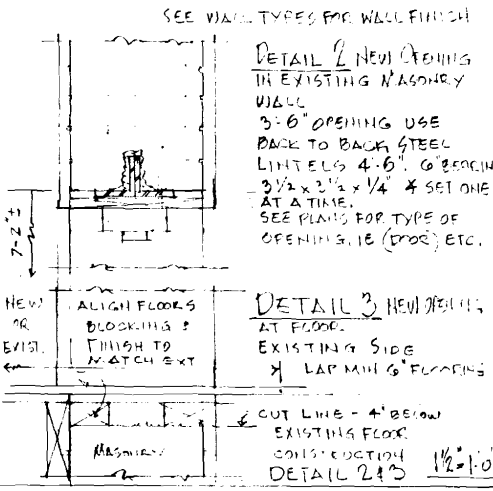
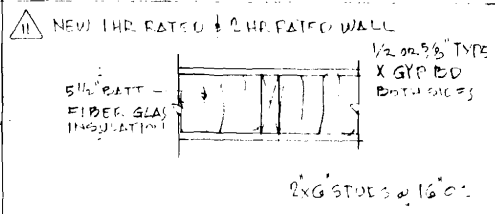
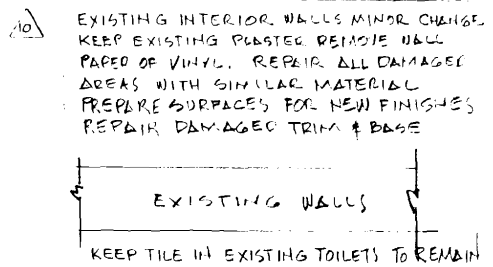
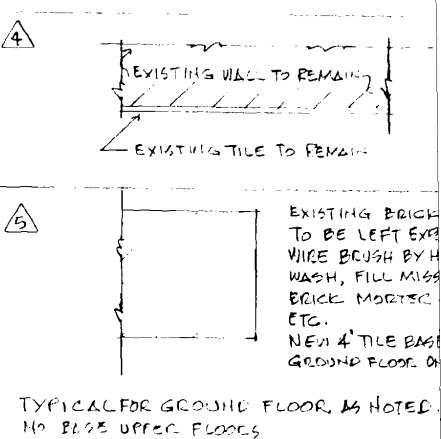
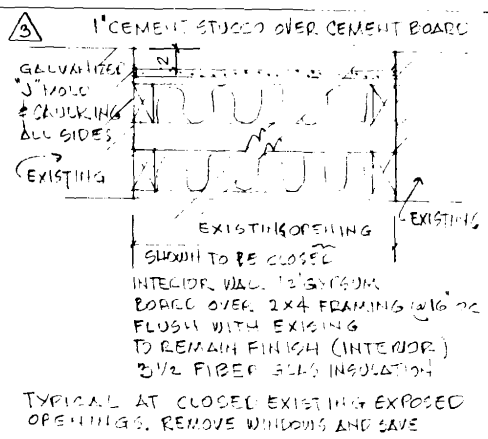
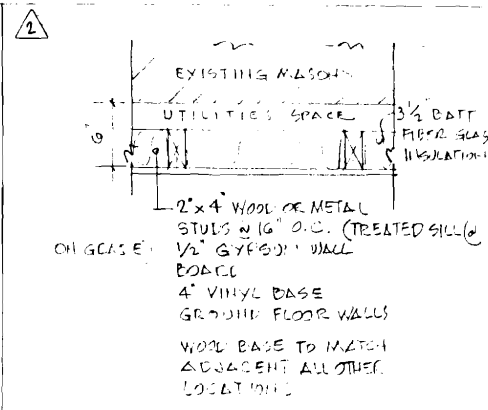
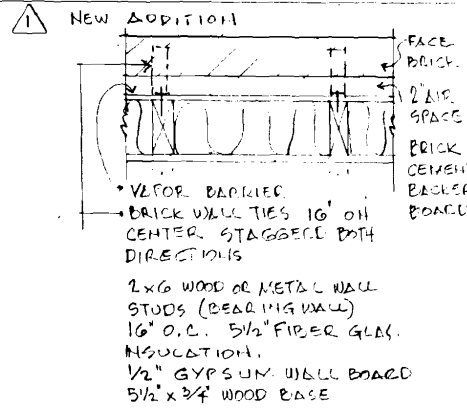
DOOR No.

B  
A7



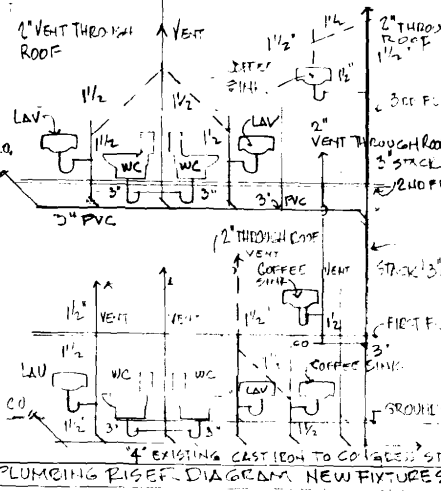
WALL TYPES

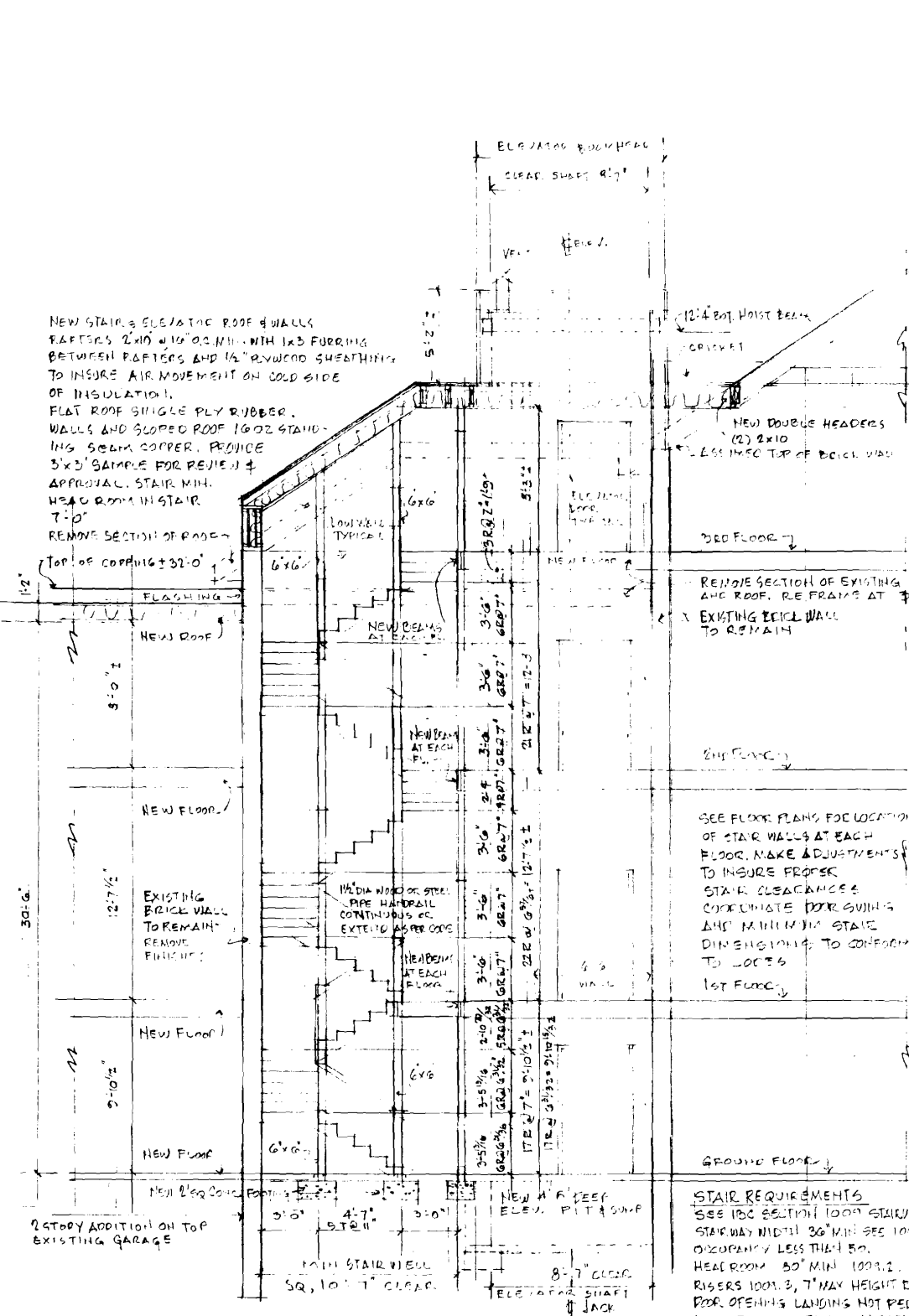
PLANNING MARK 1/2" SCALE



**PLUMBING NOTES**

**N1** ALL PLUMBING WORK SHALL COMPLY WITH MAINE STATE PLUMBING CODE (UPC 2009) AS AMENDED BY THE CITY OF PORTLAND. PROVIDE CONNECTIONS TO EXISTING WASTE AND VENT LINES. INSTALL NEW WASTE AND VENT PIPES AS SHOWN AND REQUIRED. DO NOT CUT JOISTS WITH OUT PRIOR APPROVAL BY THE ARCHITECT. NEW TOILETS SHALL MEET ADA REQUIREMENTS AND ICC/ANSI A117.1 2003. CONTRACTOR SHALL COORDINATE RUNNING PLUMBING & MECHANICAL COMPONENTS TO SUIT ALTERED BUILDING. ALL PENETRATIONS SHALL BE SEALED. USE FIRE SAFING MATERIAL IN FIRE RATED COMPONENTS. NEW NEW AND EXISTING EQUIPMENT, FITTINGS ETC. SHALL BE OPERATIONAL AS PART OF THIS CONTRACT. THIS SHALL MEAN THAT IF WASTE LINES VENTS ETC. ARE NOT SHOWN BUT REQUIRED THEY ARE INFERRED TO BE PART OF THIS CONTRACT.





NEW STAIRS ELEVATE ROOF WALLS  
 RAFTERS 2x10 @ 16" O.C. WITH 1x3 FURRING  
 BETWEEN RAFTERS AND 1/2" PLYWOOD SHEATHING  
 TO INSURE AIR MOVEMENT ON COLD SIDE  
 OF INSULATION.  
 FLAT ROOF SINGLE PLY RUBBER,  
 WALLS AND SLOPED ROOF 1602 STAND-  
 ING SEAM COPPER. PROVIDE  
 3'x3' SAMPLE FOR REVIEW &  
 APPROVAL. STAIR WITH  
 HEAD ROOM IN STAIR  
 7'-0"  
 REMOVE SECTION OF ROOF  
 TOP OF COPPING ± 32'-0"

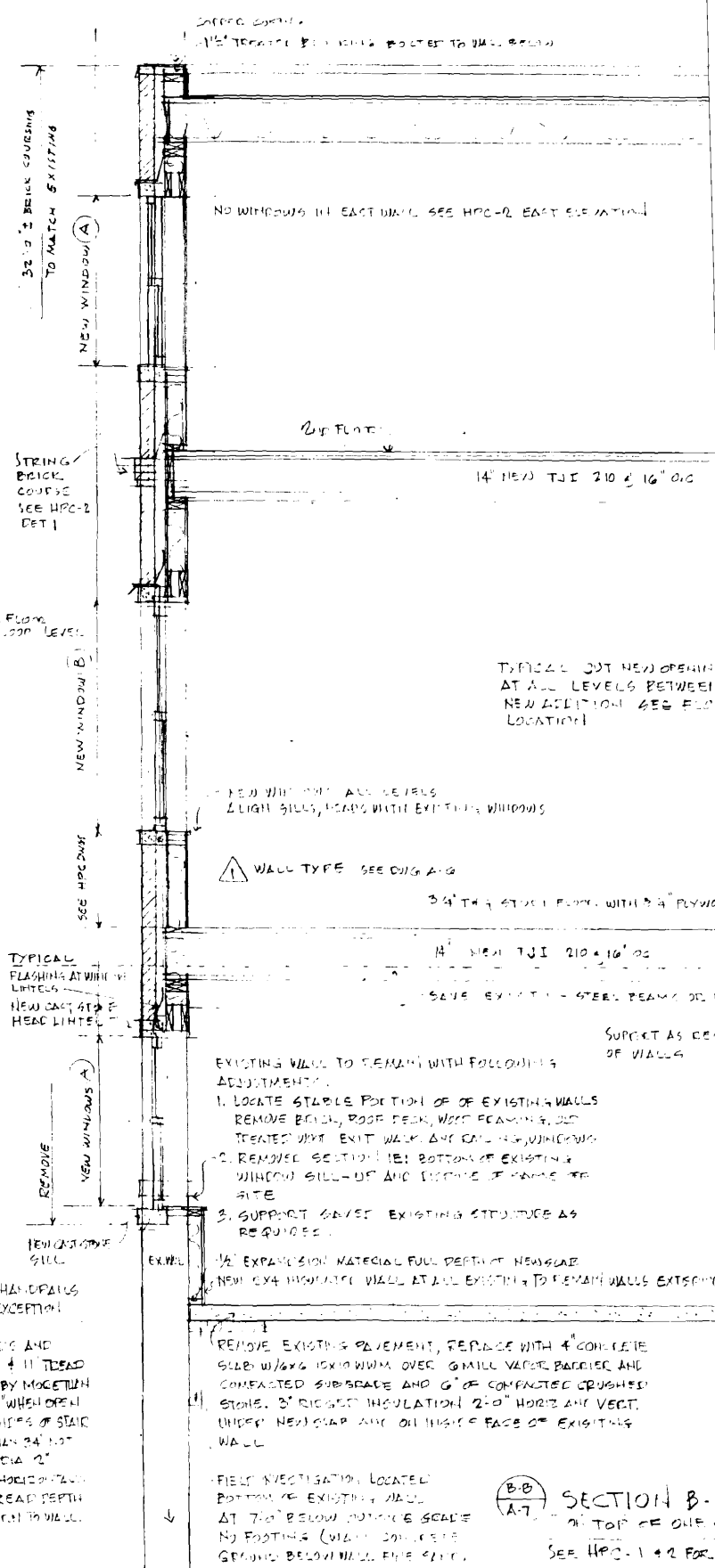
NEW DOUBLE HEADERS  
 (2) 2x10  
 AS IN SEC TOP OF BRICK WALL

REMOVE SECTION OF EXISTING ATTIC FLOOR  
 AND ROOF. RE FRAME AT 3RD FLOOR LEVEL  
 EXISTING BRICK WALL  
 TO REMAIN

SEE FLOOR PLANS FOR LOCATION  
 OF STAIR WALLS AT EACH  
 FLOOR. MAKE ADJUSTMENTS  
 TO INSURE PROPER  
 STAIR CLEARANCES &  
 COORDINATE DOOR SWINGS  
 AND MINIMUM STAIR  
 DIMENSIONS TO COMPLY  
 TO CODES  
 1ST FLOOR

**STAIR REQUIREMENTS**  
 SEE IBC SECTION 1009 STAIRWAYS + HANDRAILS  
 STAIRWAY WIDTH 36" MIN SEE 1009.1 EXCEPTION  
 OCCUPANCY LESS THAN 50.  
 HEAD ROOM 80" MIN 1009.2. TREADS AND  
 RISERS 1009.3. 7" MAX HEIGHT RISE & 11" TREAD  
 FOR OPENING LANDING NOT REDUCE BY MORE THAN  
 1/2". DOOR NOT PROJECT MORE THAN 7" WHEN OPEN  
 HANDRAILS 1009.11. REQUIRED BOTH SIDES OF STAIR  
 HEIGHT ABOVE STAIR NOSING NOT LESS THAN 34" NOT  
 MORE THAN 38" MIN DIA 1 1/2" MAX DIA 2"  
 HANDRAILS CONTINUOUS OR EXTEND HORIZONTALLY  
 12" BEYOND TOP RISER AND STAIR TREAD DEPTH  
 12" BEYOND BOTTOM RISER OR RETURN TO WALL

**A-A SECTION A-A STAIR - ELEVATION OPEN 14'-10"**



NO WINDOWS IN EAST WALL SEE HPC-2 EAST ELEVATION

32'-0" BRICK COURSES  
 TO MATCH EXISTING

STRING  
 BRICK  
 COURSE  
 SEE HPC-2  
 DET 1

NEW WINDOW (B)

SEE HPC-2

TYPICAL  
 FLASHING AT WINDOW  
 LINTEL  
 NEW CAST STAINLESS  
 HEAD LINTEL

REMOVE  
 NEW WINDOW (A)

REMOVE  
 NEW WINDOW (C)

REMOVE  
 NEW WINDOW (E)

REMOVE  
 NEW WINDOW (G)

2nd FLOOR

14" NEW TJI 210 @ 16" O.C.

TYPICAL JOIST NEW OPENING  
 AT ALL LEVELS BETWEEN  
 NEW ADDITION SEE FLOOR  
 LOCATION

NEW WINDOW ALL LEVELS  
 2 LIGHT SILLS, HEADS WITH EXISTING WINDOWS

WALL TYPE SEE DWG A-8

3/4" TH 4" STEEL FLOOR WITH 3/4" PLYWOOD

14" NEW TJI 210 @ 16" O.C.

SAVE EXISTING STEEL BEAMS OR RE

SUPPORT AS REQUIRED  
 OF WALLS

EXISTING WALL TO REMAIN WITH FOLLOWING  
 ADJUSTMENTS

1. LOCATE STABLE PORTION OF EXISTING WALLS  
 REMOVE BRICK, ROOF DECK, WOOD FLOORING, ETC  
 TREATED WITH EXIT WALK AND CALLS TO WINDOWS
2. REMOVE SECTION (1) BOTTOM OF EXISTING  
 WINDOW SILL-UP AND INSURE IT REMAINS TO  
 SITE
3. SUPPORT (2) EXISTING STRUCTURE AS  
 REQUIRED

1/2" EXPANSION MATERIAL FULL DEPTH AT NEW GAP  
 NEW 6x4 INSULATE WALL AT ALL EXISTING TO REMAIN WALLS EXTERIOR

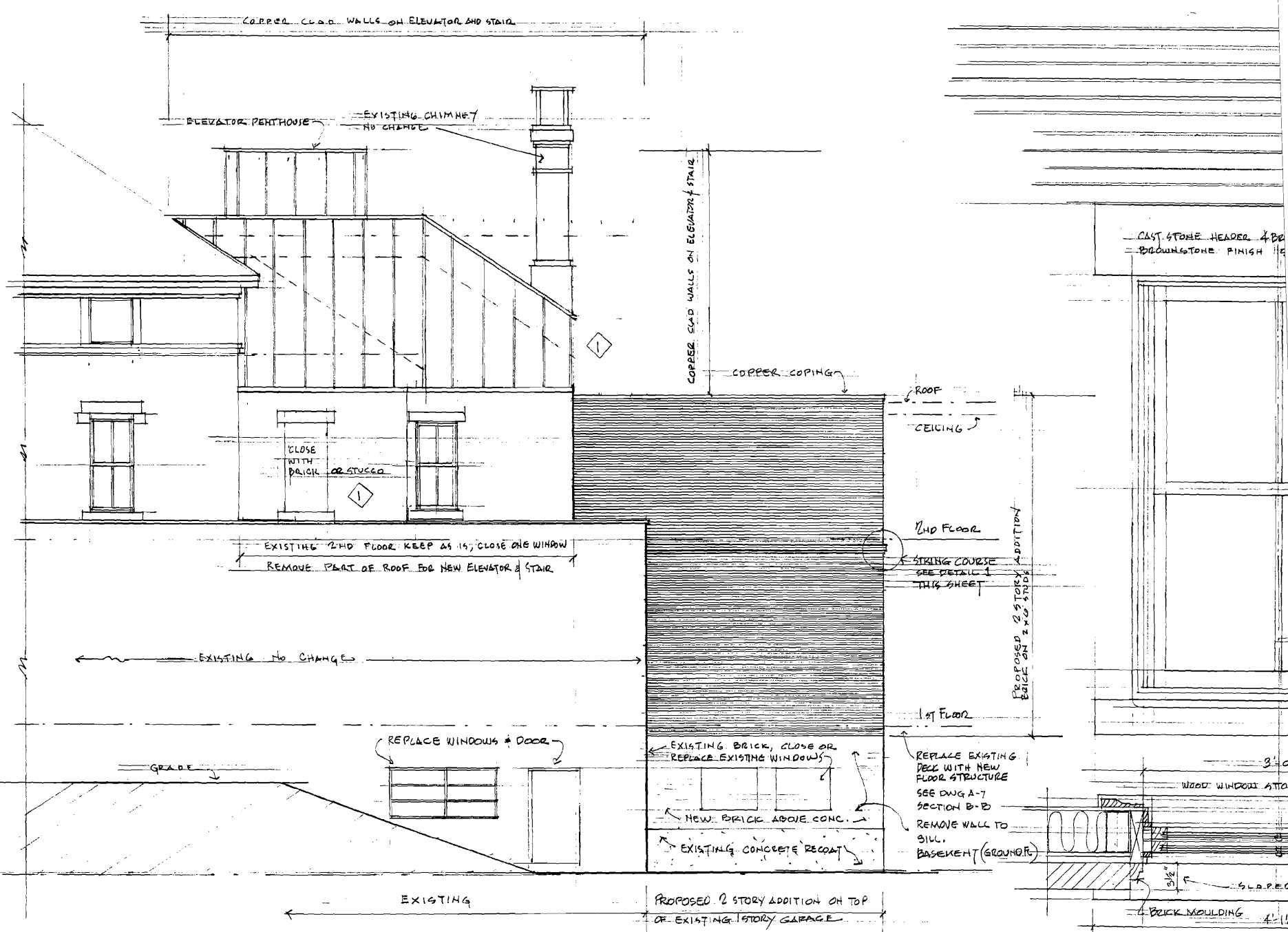
REMOVE EXISTING PAVEMENT, REPLACE WITH 4" CONCRETE  
 SLAB W/ 6x6 10x10 W/ 16" OVER 6" MILL VAPOR BARRIER AND  
 COMPACTED SUBGRADE AND 6" OF COMPACTED CRUSHED  
 STONE. 3" RIGID INSULATION 2'-0" HORIZ AND VERT.  
 UNDER NEW GAP AND ON INSIDE FACE OF EXISTING  
 WALL

FIELD INVESTIGATION LOCATED  
 BOTTOM OF EXISTING WALL  
 AT 7'-0" BELOW FINISH GRADE  
 NO FOOTING (VIBRO CONCRETE  
 GRAUND BELOW WALL FINE SILEX)

**B-B SECTION B-B**  
 AT TOP OF ONE OF  
 SEE HPC-1 & 2 FOR 11

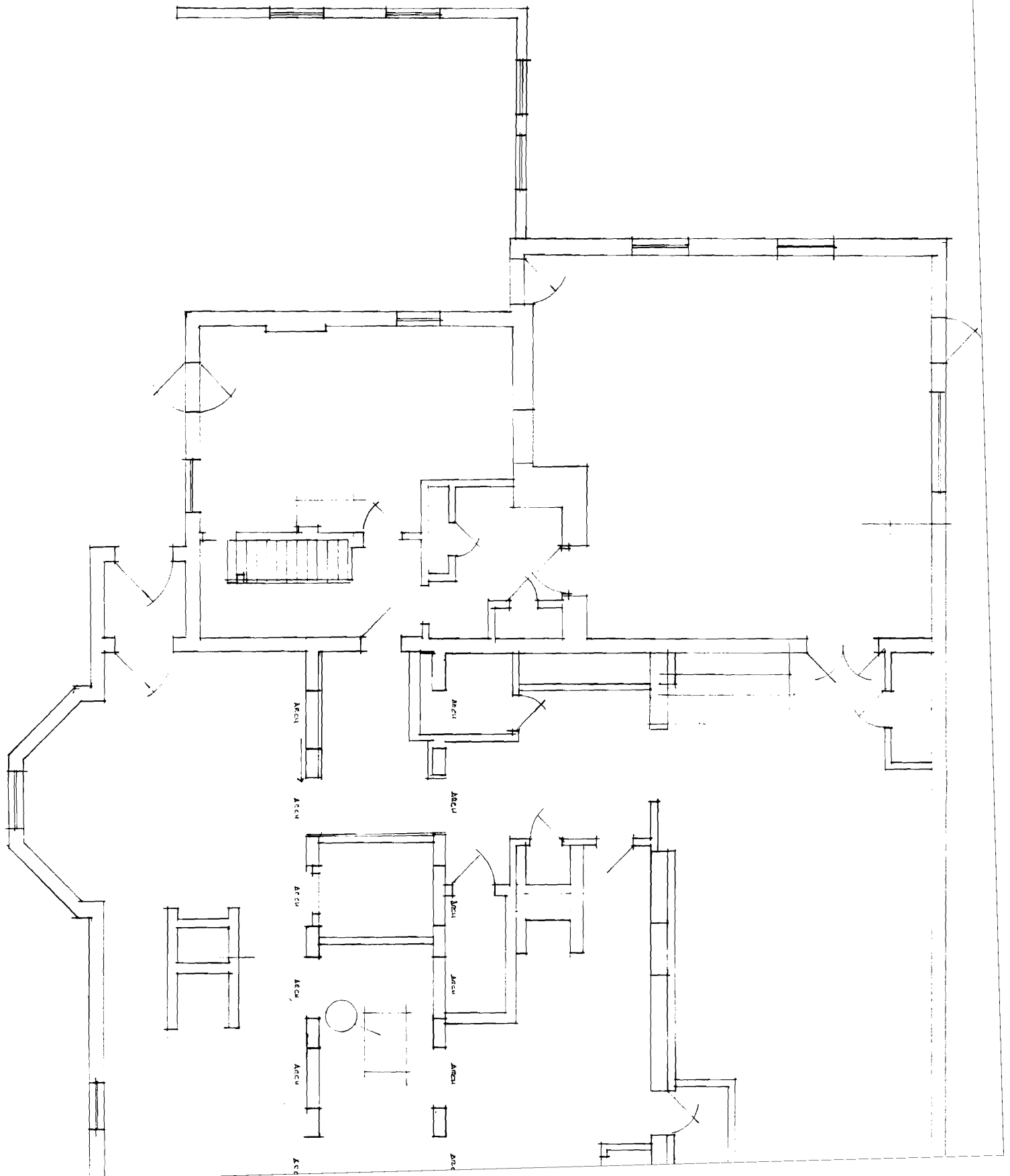


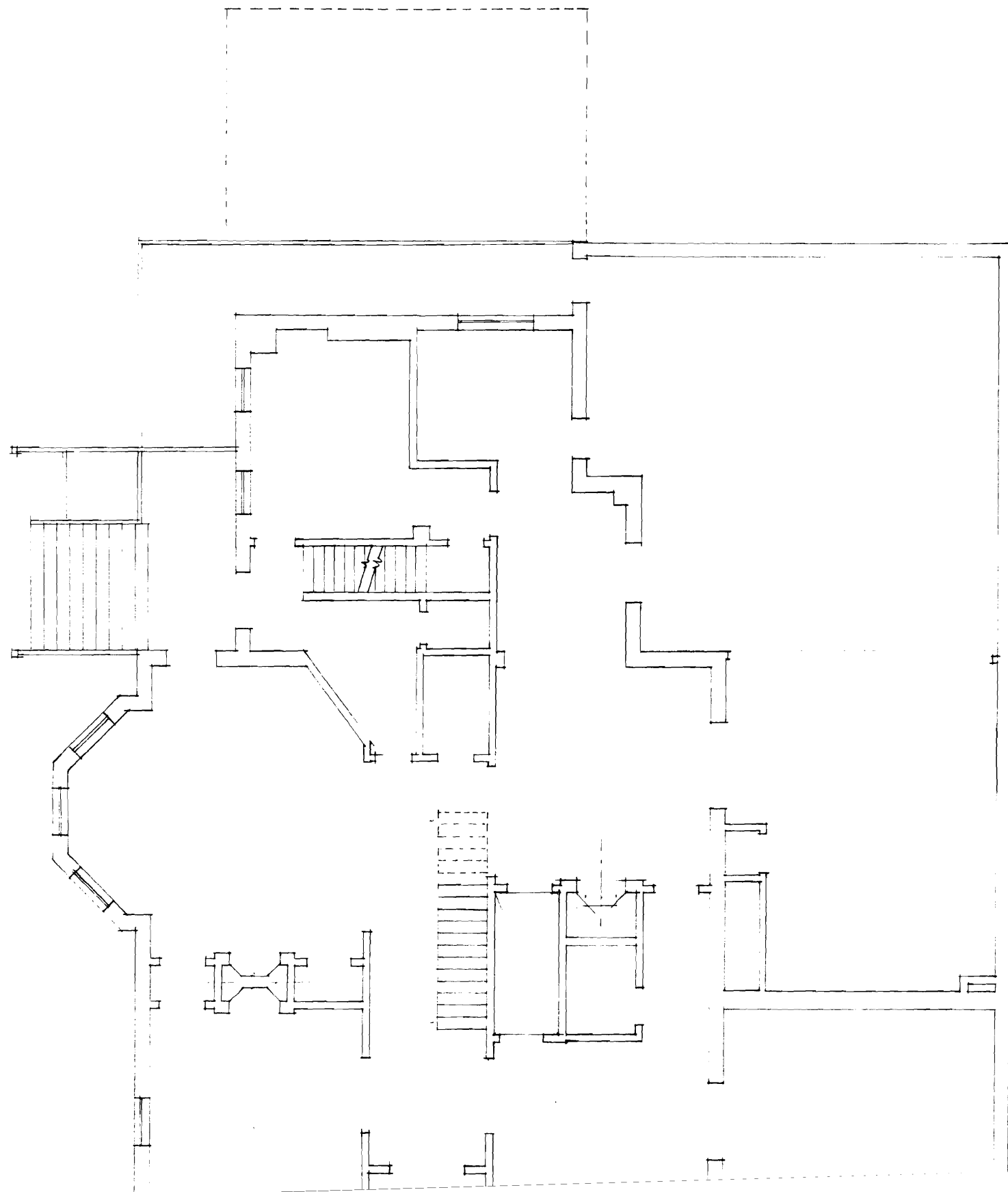


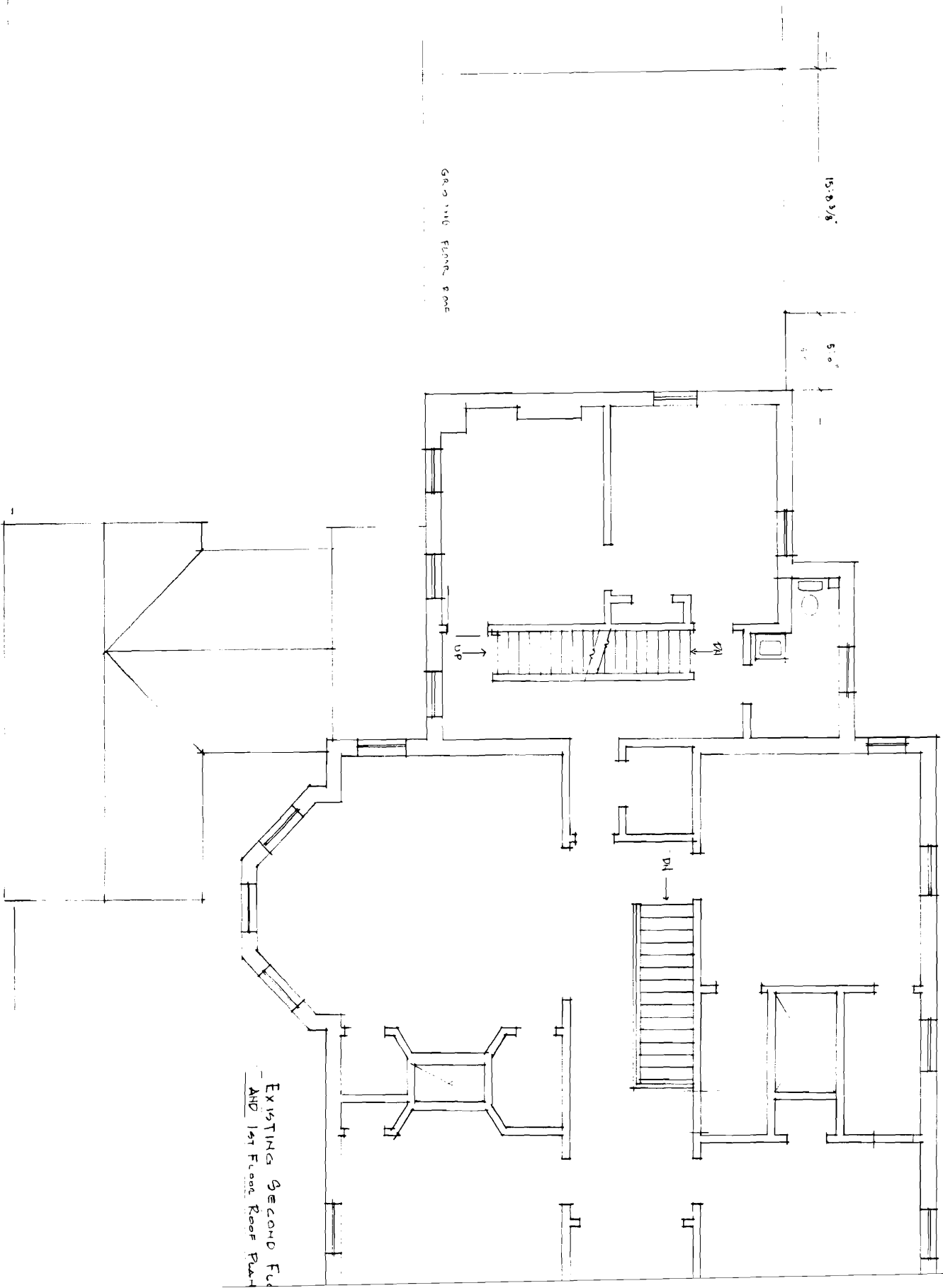


PROPOSED EAST ELEVATION 1/4" = 1'-0"

ELEVATION & PLAN SECTION WINDOW TYPE B SIMILAR







15'-0 3/8"

GRAND FLOOR, 2ND

5'-0"

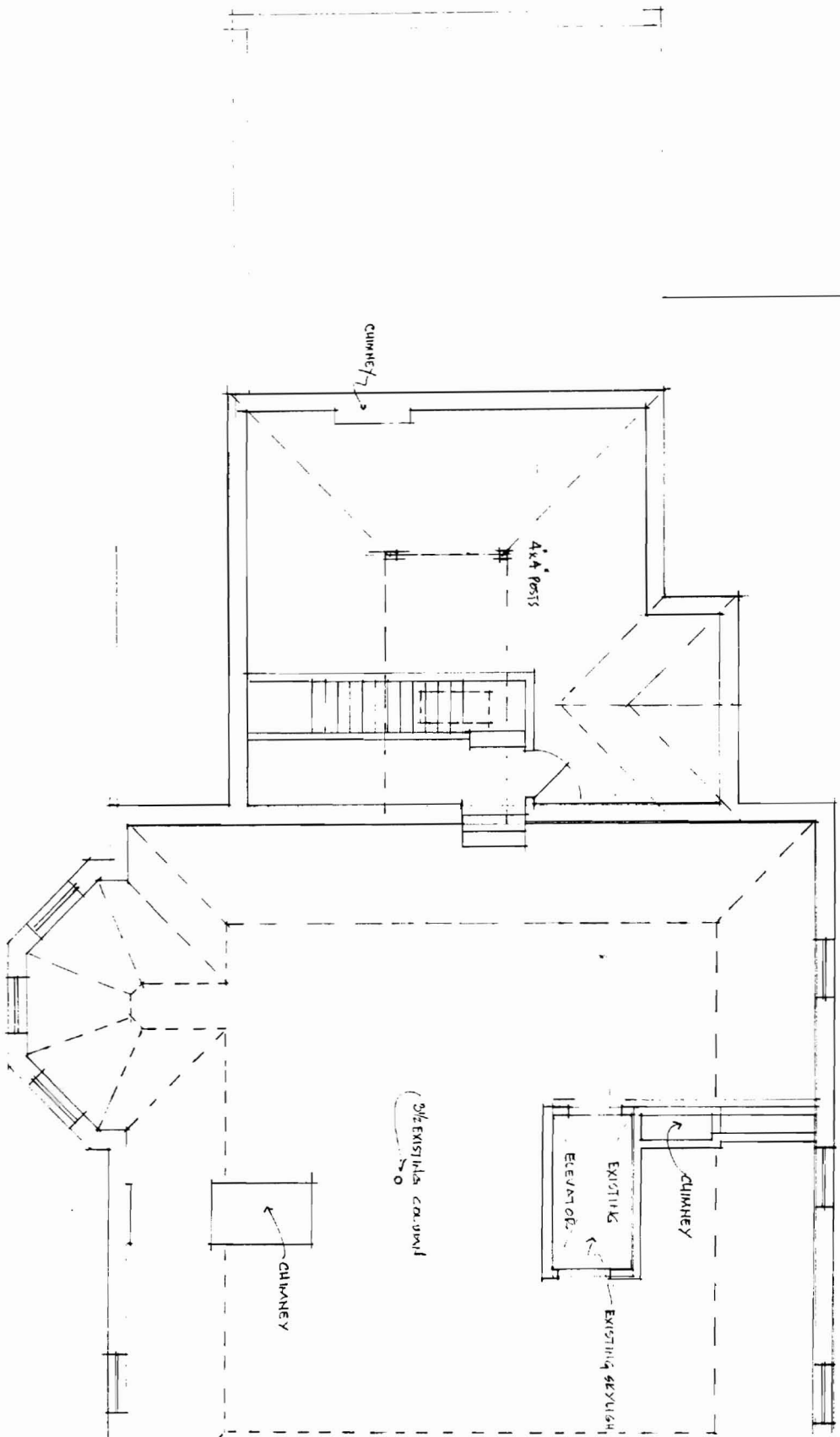
UP

DN

DN

EXISTING SECOND FLOOR  
AND 1ST FLOOR ROOF PLAN

EXISTING 3RD Floor PLAN 14'-10"



EXISTING ROOF PLAN 1/4" = 1'-0"

