

# SHALOM HOUSE

## 214 Danforth Street

### Portland, Maine

**OWNER**  
 SHALOM HOUSE, INC.  
 106 GILMAN STREET  
 PORTLAND, MAINE 04102

**ARCHITECT**  
 SHIELDS ARCHITECTURE  
 216 RANGE ROAD  
 CUMBERLAND, MAINE 04021

**STRUCTURAL ENGINEER**  
 STRUCTURAL DESIGN CONSULTANTS  
 2696 LAKE SHORE ROAD  
 UNIT 130  
 GILFORD, NH 03249-6219

**CONTRACTOR**  
 HARDYPPOND CONSTRUCTION  
 7 TEE DRIVE  
 PORTLAND, MAINE 04103

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**PROJECT DESCRIPTION**  
 THE PROJECT CONSISTS OF AN ADDITION TO AND RENOVATION OF AN EXISTING, 3 STORY, WOOD FRAMED, SIX UNIT APARTMENT BUILDING. THE BUILDING WILL REMAIN A SIX UNIT APARTMENT BUILDING.

THE ADDITION CONSISTS OF A SINGLE STORY ENCLOSURE AT THE REAR OF THE EXISTING BUILDING PROVIDING ACCESSIBILITY TO THE FIRST FLOOR. THE ADDITION WILL INCLUDE STAIRS AND A MECHANICAL VERTICAL WHEELCHAIR LIFT. THE FOOTPRINT OF THE ADDITION IS 17'-6" X 13'-6" = 236.25 SQ. FT.

**SQUARE FOOTAGES**  
 BASEMENT 2002 SF  
 FIRST FLOOR 2056 SF  
 SECOND FLOOR 1766 SF  
 THIRD FLOOR 1904 SF  
 7728 SF

**LIFE SAFETY**  
 THE BUILDING WILL BE FULLY SPRINKLED PER NFPA 13R AND WILL HAVE A FIRE ALARM SYSTEM.

**CODE ANALYSIS - NFPA 2009**  
 CHAPTER 31 - EXISTING APARTMENT BUILDING.

**MEANS OF ESCAPE - PRIMARY - INTERIOR STAIR PER 31.2.4.3.**

**SMOKE DETECTOR ALARMS - REQUIRED PER 31.3.4**

**AUTOMATIC SPRINKLER SYSTEM - NFPA 13R PER 31.3.5**  
**DWELLING UNIT SEPARATION - 1/2 HOUR PER 31.2.4.3**  
**CORRIDOR WALLS - 1/2 HOUR PER 31.2.4.3**  
**UNIT ENTRY DOORS - 60 MIN. RATED PER 31.2.4.3**

**ZONING - CITY OF PORTLAND**  
 CHAPTER 14, DIV. - R6 RESIDENTIAL ZONE  
 HISTORIC ZONE - NO

**CODE ANALYSIS - IBC 2009**  
 USE & OCCUPANCY - GROUP R-2 (APARTMENT BUILDING) PER SECTION 310.  
 ACCESSIBILITY

KITCHENS & BATH LAYOUTS ARE BEING RECONFIGURED IN UNITS 2, 5 & 6. PER IBC 1107.6.2.1 THESE UNITS ARE TYPE "B" UNITS PER ANSI A1171. BATHROOMS IN THESE UNITS ARE TYPE B, OPTION A.

THE KITCHEN & BATH LAYOUTS WILL REMAIN AS EXISTING IN UNITS 1, 3 & 4. THESE UNITS WILL RECEIVE NEW APPLIANCES AND FIXTURES IN THE EXISTING LAYOUT.

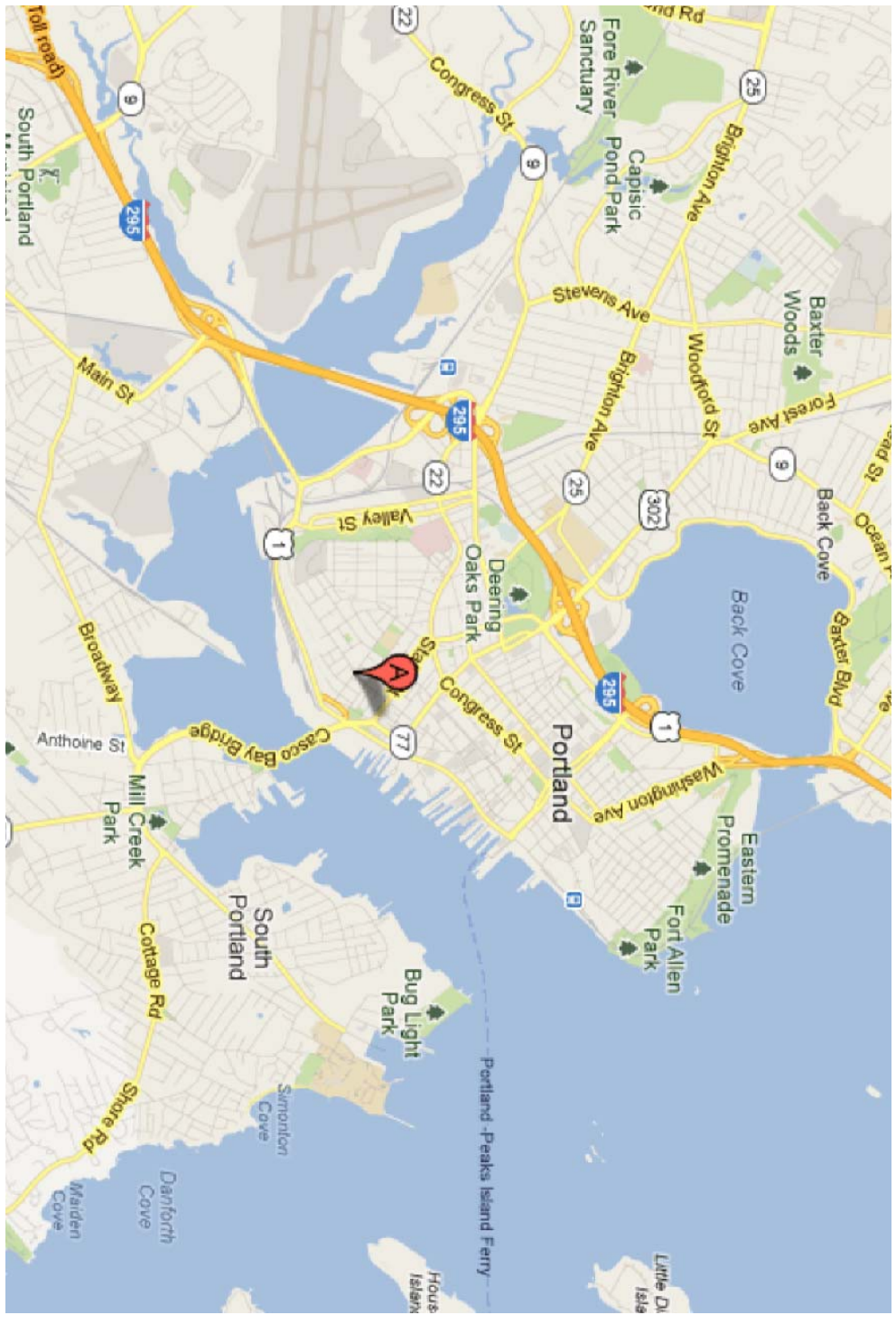
2010 ADA STANDARDS - COMMON AREAS SERVING ACCESSIBLE UNITS DESIGNED IN ACCORDANCE WITH 2010 ADA STANDARDS.

UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) - UNIT #2 DESIGNED IN ACCORDANCE WITH UFAS.

OWNER: _____	DATE: _____
ARCHITECT: _____	DATE: _____
CONTRACTOR: _____	DATE: _____
CONSTRUCTION LENDER _____	DATE: _____
MSHA _____	DATE: _____



**MSHA SHP-1603**  
**Construction Set**  
**Issued: 7/11/14**



Location Plan