

BRIGGS STREET APARTMENTS 5 BRIGGS STREET PORTLAND, MAINE



ZONING	APPLICABLE CODES	PROJECT TEA
ct Address: iggs St land, ME 04102 IID 57 J 29 & 31 Zone: R6 t. 14139 (b) all residential lot development iitted Uses: Multiple uses ing Use: Carage based Use: Multifamily Residential Lot Size None /provided: 4419 SF Tont Yard Max. 10°0°/provided: 10°° Rear Yard rear or side yard at least 15' /provided:15' Yard Min 10' set back between buildings/provided: 3 stories Principal Structure Height 45' /provided:40' 1 Space Requirement Each unit provide deck, porch, conies & patio or balcony; or 10% lot patio open space/ ded: 2 balconies + patio Lot Width none/provided: 40' Ivrea per Dwelling Lot 725 SF /provided:1473 SF r Requirements reet Auto Parking 1 space per Unit /provided:3 reet Bicycle Parking 2 spaces per 5 units /provided:2	MUBEC 2009 / IBC 2009 NFPA 101 - 2009 NEC 2011 ELECTRICAL CODE MAINE STATE PLUMBING CODE ASHRAE 62.1 FOR HVAC TOWN OF PORTLAND ZONING ORDINANCE Building Code and Use Summary Aplicable Codes: IBC 2009 MUBEC NFPA 101/2009 Maine State Internal Plumbing Code Unitom Plumbing Code 2009 NEC 2007 Building Use: Three unit residential. Rental Properties Occupancy Classification IRC 2009: R-2 and U NFPA 101: New Apartments Number of stories. ³³ Area per floor: 1425 s.f. Fire Department Technical Standards: The project will be sprinkled in compliance with NFPA 13B 2010 Hydraft Location: Approx. 96' from new structure. (at the corner of Briggs St. and Salem St.) Fire Resistant Construction IBC 2009 VB NFPA 2009 VB00 Separation between garage and 1st floor: 2hr Separation between stair well and apartments: 1 hr, 20 min doors All codes referenced are to be used as amended by the state of Maine and local jurisdiction. This building exceeds the following: Thermal envelope requirements per IBC 2009 and ASHRAE 90.1: Fenestration U-factor 0.35 Skylight U-factor 0.35	OWNER: NICHOLAS BURNETT 47 SALEM ST. PORTLAND, ME 04102 ARCHITECT: WHIPPLE CALLENDE P.O. BOX 1276 PORTLAND, ME 04101 207-775-2696 CIVIL ENGINEERING: PINKHAM AND GREER 26 VANNAH AVE PORTLAND, ME 04103 STRUCTURAL ENGINEE 424 FORE STREET PORTLAND, ME 04101 207-842-2800 CONSTRUCTION MAN NICK BURNETT 3D DESIGN 47 SALEM ST. PORTLAND, ME 04102 207-272-4956 SCOPE OF WC

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APARTMENT

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