

THE SHALOM HOUSE at GILMAN STREET PORTLAND, MAINE

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Owner

Shalom House, Inc.
P.O. Box 560
Portland, Maine 04112

Architect

ArcheType, P.A.
48 Union Wharf
Portland, Maine 04101

Project Summary

PARCEL SIZE: 1200#
BUILDING FOOTPRINT: 1496 #
ZONING: R-1 COMPACT URBAN
RESIDENTIAL OVERLAY ZONE

Project Description

The project consists of a new (2) story, wood framed single family house. The house includes (6) bedrooms, (3) baths, kitchen, living and dining areas and mechanical room. There is no basement. The work includes a monitored NFPA 13R sprinkler system and a fire alarm system. The height of the building is 29 feet and the area of the building is 1,496 square feet.

Zoning

Zone: R-7 Compact Urban Residential Overlay Zone, approved by the Portland Planning Board 10/18/05.
Minimum Lot Size - none.
Minimum Frontage - none.
Minimum Yard Dimensions - none.
Maximum Lot Coverage - 100%.
Maximum Building Height - 50 feet.
Parking Spaces Required - 1.

Code Review

I.B.C. - 2003

Occupancy
Section 310.1 - Residential Group R-4
Residential care-assisted living facility including more than 5 but less than 16 occupants, excluding staff.

Construction Type
Section 602.5, Table 601 - VB.

Allowable Height & Building Area

Table 503 - 40' - 2 stories, 7000 square feet.
Increased to 60' - 3 stories, 21000 square feet due to sprinkler system increases per Sections 504 and 506.

Fire-Resistance Rating Requirements for Exterior Walls
Based on Fire Separation Distance

Table 602 - Residential Group R, fire separation distance greater than or equal to 10' and less than or equal to 30' - (0) hour rating required.

Footings & Foundation

Section 1805.2.1 Frost Protection - Footings and foundation walls designed in accordance with ASCE-32, "Design and Construction of Frost-Protected Shallow Foundations."

N.F.P.A. - 2003

Occupancy Group
Chapter 32 - New Residential Board & Care Occupancies

Facility Type (Section 32.2)

Small Facility - provides sleeping accommodation for less than 16 residents.

Means of Escape (Section 32.2.2)

Primary Means of Escape - 32.2.2.2. Primary means of escape is an interior stair in accordance with 32.2.2.4, each sleeping area to include an egress window.

Interior Stairs used for Primary Means of Escape (Section 32.2.2.4)
Section 32.2.2.4.1 - interior stair enclosed with ½ hour fire barriers.

Fire Alarm System (Section 32.2.3.4.1)

A manual fire alarm system shall be provided in accordance with Section 9.6.

Occupant Notification (Section 32.2.3.4.2)

Automatic audible and visible occupant notification per Section 9.6.3.

Smoke Alarms (Section 32.2.3.4.3)

Each sleeping room requires a smoke alarm in accordance with 9.6.2.10
32.2.3.4.3.1 - smoke alarms required at all levels.
32.2.3.4.3.2 - smoke alarms in all living areas per 3.3.16.5.
32.2.3.4.3.3 - smoke alarms in all sleeping rooms in accordance with 9.6.2.10.

Extinguishing Requirements (Section 32.2.3.5)

Section 32.2.3.5.3.1 - NFPA 13R system required.

Construction of Corridor Walls (Section 32.2.3.6)

Walls of ½ hour construction.

Maine Statute: Title 25, Section 2453, Chapter 317

Egress Windows

Every sleeping room has a second means of escape.

State of Maine, Laws for the Fire Service

Section 25, Chapter 2464 Smoke Detectors
A smoke detector shall be installed in every bedroom.

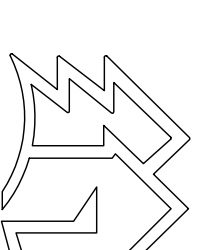
Accessibility

ADA - not applicable, the project is not a public accommodation.

Fair Housing Act - not applicable, two story units are not covered.

Maine Human Rights Act - Chapter 8, Section 8.03 - "Covered *multifamily dwellings* means buildings consisting of 4 or more dwelling units if such buildings have one or more elevators; and ground floor dwelling units in other buildings consisting of 4 or more units."

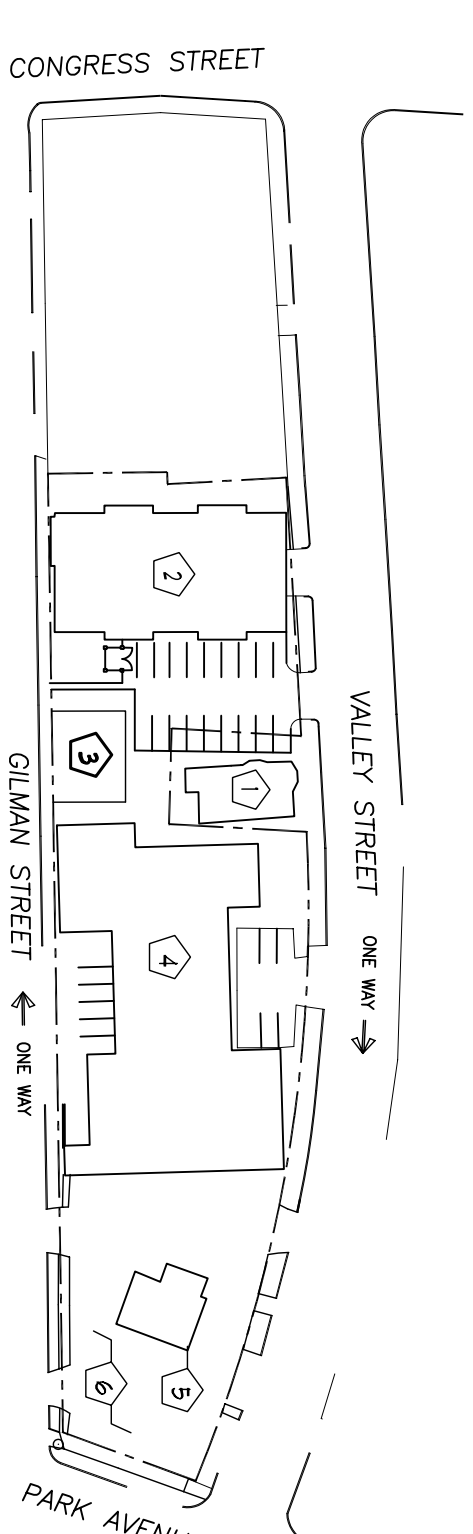
Per Section 8.06, D, (2), (d), in order to meet the requirements of the Maine Human Rights Act the first floor has been designed in accordance with ANSI A117.1-1986.



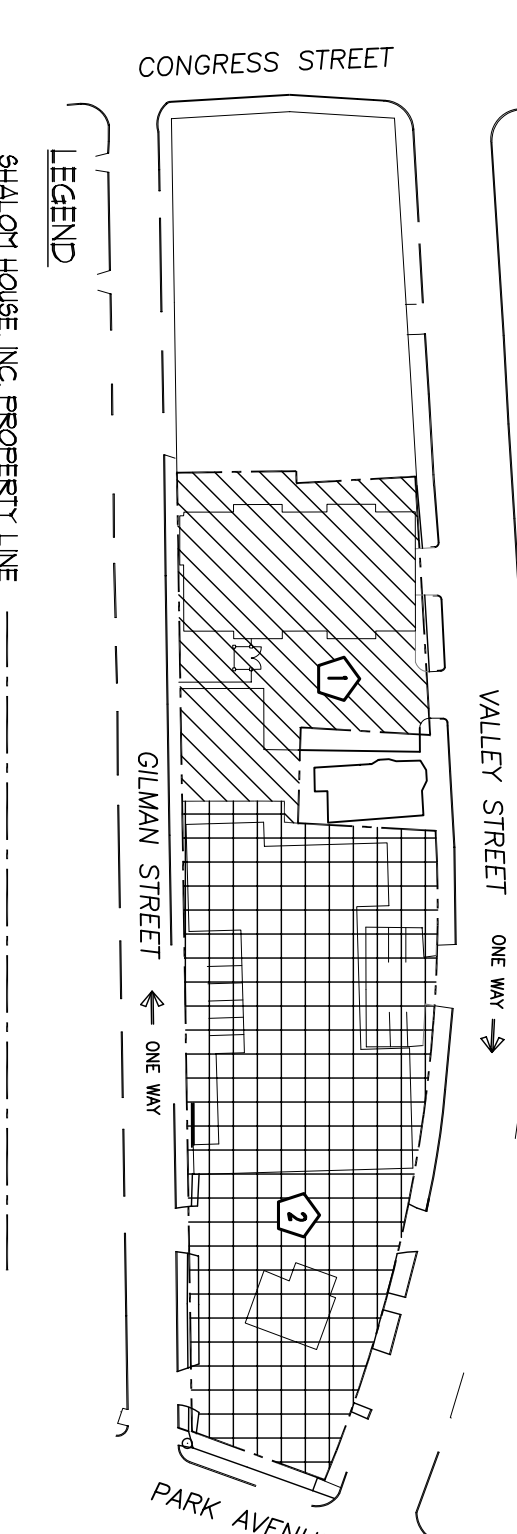
Maine State
Housing Authority
353 Water Street
Augusta, ME 04330
(207) 624-5794

SIGNATURES:

OWNER:	DATE:
ARCHITECT:	DATE:
CONTRACTOR:	DATE:
MAINE STATE HOUSING AUTH:	DATE:



- LEGEND
- 1 SHALOM HOUSE, INC. PROPERTY LINE
 - 2 KEYED NOTES
 - 3 (3) STOREY WOOD APT. BUILDING
 - 4 (4) STOREY APARTMENT BUILDING
 - 5 VACANT LOT - SITE OF PROPOSED SINGLE FAMILY HOUSE
 - 6 VACANT SINGLE STOREY BLOCK BUILDING
- LOCATION PLAN
NO SCALE



- LEGEND
- 1 SHALOM HOUSE, INC. PROPERTY LINE
 - 2 KEYED NOTES
 - 3 R-1 COMPACT URBAN RESIDENTIAL OVERLAY ZONE - 06/28/06
 - 4 B-3 COMMUNITY BUSINESS ZONE

ZONING PLAN
NO SCALE