

# Carriage House Studio

## architects

October 10, 2014

Information for Building Permit Application for:

Proposed Work at 190 Pine Street

Chart/Block/Lot 069 - D - 012

Complete Permit Application submitted by the Contractor: Geoff King, King Builders, LLC.

### PROJECT DESCRIPTION

The property consists of the western half of a 1910 John Calvin Stevens double house. Earlier work by prior owners converted the single-family house to a mixed-use structure, with a doctor's office on the first floor and residential apartments on the upper floors.

A building permit is requested for work consisting of upgrades to the kitchens, baths and closets of the two apartments. The first floor doctor's office, which is unoccupied, is not included in this permit application.

See Drawings A1 and A2 for existing and proposed plans of the apartment upgrades. Note that the interior walls scheduled for removal do not appear to be load-bearing. This will be verified during demolition.

### CODE REVIEW

#### EGRESS & FIRE SEPARATION

Each apartment has direct access to two existing and independent exit stairs. Doors from the apartments to the stairs are fire-rated and self-closing. Existing walls and ceilings between the apartments and the common areas are wood stud construction with plaster and lath finish system, which complies with fire separation requirements.

#### NEW INTERIOR WALLS & CEILINGS

New interior partitions within the apartments will be constructed of 2 x 4 spruce-fir studs with 1/2" gypsum drywall on each side. For plumbing stack walls, 2 x 8 studs will be used.

Where existing plaster and lath ceilings are to be replaced, new ceilings will be constructed with resilient channels attached to the existing wood floor structure and 5/8" fire-rated gypsum board finish system.

#### ENERGY

Existing exterior walls consist of double-wythe brick with plaster and lath interior finish. Most exterior wall finishes will not be demolished so there is no opportunity to improve the energy performance in those areas.

In the kitchens and baths where upgrades are planned and the plaster finish will be removed at exterior walls, rigid insulation boards will be installed between the lath and sealed at all edges. This will provide an air barrier and some improvement to the overall performance of the walls without compromising the integrity of the exterior brick wall system.

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