

FAIR HOUSING SPECS FROM DESIGN MANUAL (FDHM)

FDHM IS REFERENCED BELOW. PLEASE SEE EXCEPT PAGES FROM THE FDHM SUBMITTED AS A SUPPLEMENT TO THIS SHEET.

CHAPTER 1 ACCESSIBLE BUILDING ENTRANCE
... ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE... (1.1) MEETS

CHAPTER 2 PUBLIC & COMMON USE AREAS
... ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE... (1.1) MEETS

CHAPTER 3 USABLE DOORS
USABLE DOORS (WITHIN 4' INTERIOR DU) 32" W NOM CLR (3.5) MEETS

CHAPTER 4 ACCESSIBLE ROUTE INTO & THROUGH DU
ROUTE - 36" WIDE (4.4) MEETS
THRESHOLDS @ EXT DR - 1/2" MAX (4.13) MEETS

CHAPTER 5 SWITCHES, OUTLETS, TSTATS & OTHER CONTROLS
COVERED (5.4)
- LIGHT SWITCHES 48" MAX (5.2)
- OUTLETS 5' MAX (5.2)
- TSTATS 48" MAX (5.2)

NOT COVERED (5.4)
- BREAKERS
- APPLIANCES
- OUTLETS FOR APPLIANCES

SEE 2/AB.1 POWER/LIGHTING/EMERGENCY

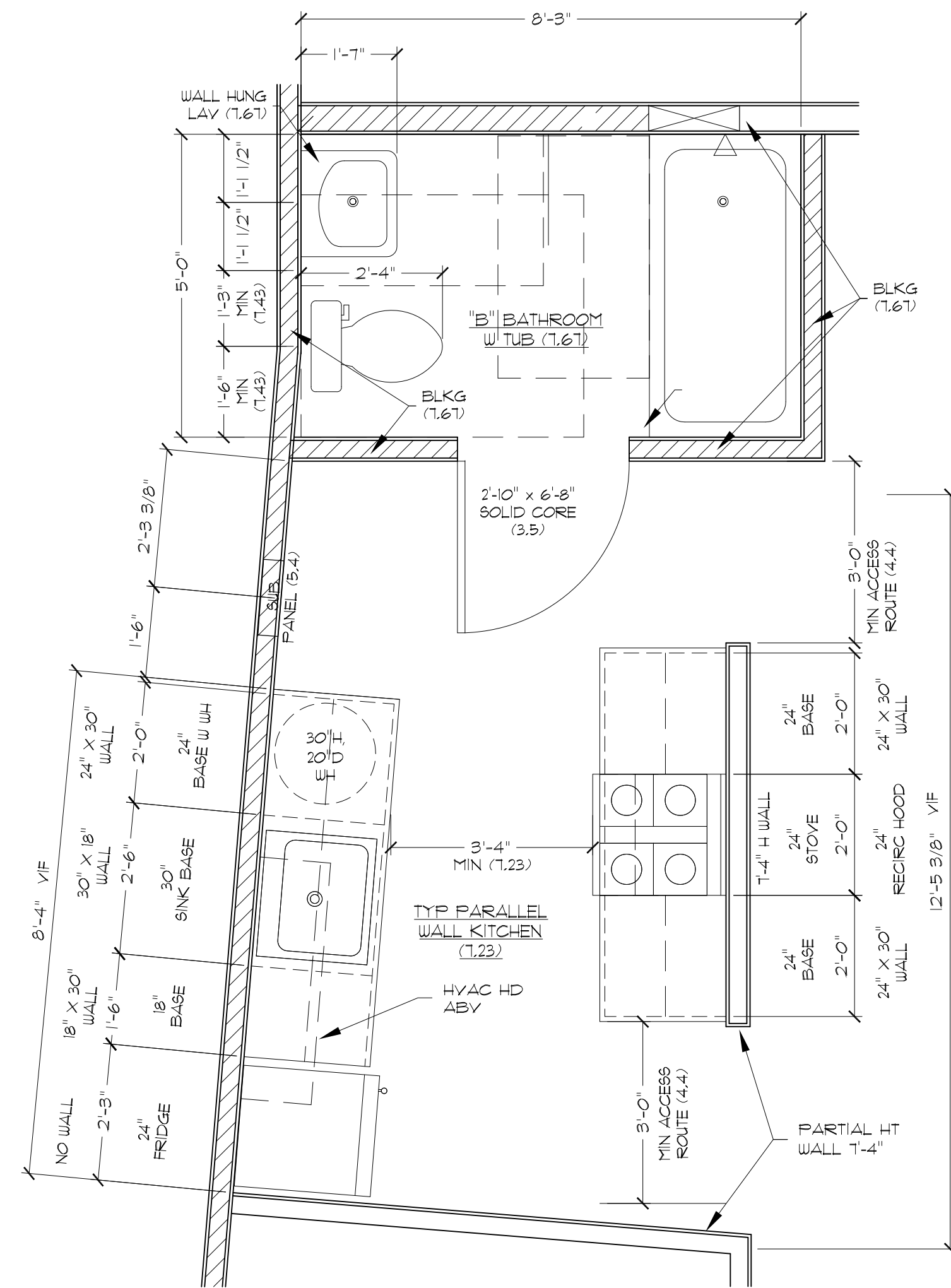
CHAPTER 6 REINFORCED WALLS FOR GRAB BARS
FHAG DO NOT REQUIRE THAT GRAB BARS BE INSTALLED IN BATHROOMS, BUT WALLS MUST BE SUFFICIENTLY STRONG TO ALLOW FOR LATER INSTALLATION.

REINFORCING FOR TOILETS AT ADJOINING WALLS & FIXTURES (6.5 & 1.6.1) MEETS

REINFORCING FOR CONVENTIONAL TUBS (6.8, 6.9 & 1.6.1) MEETS

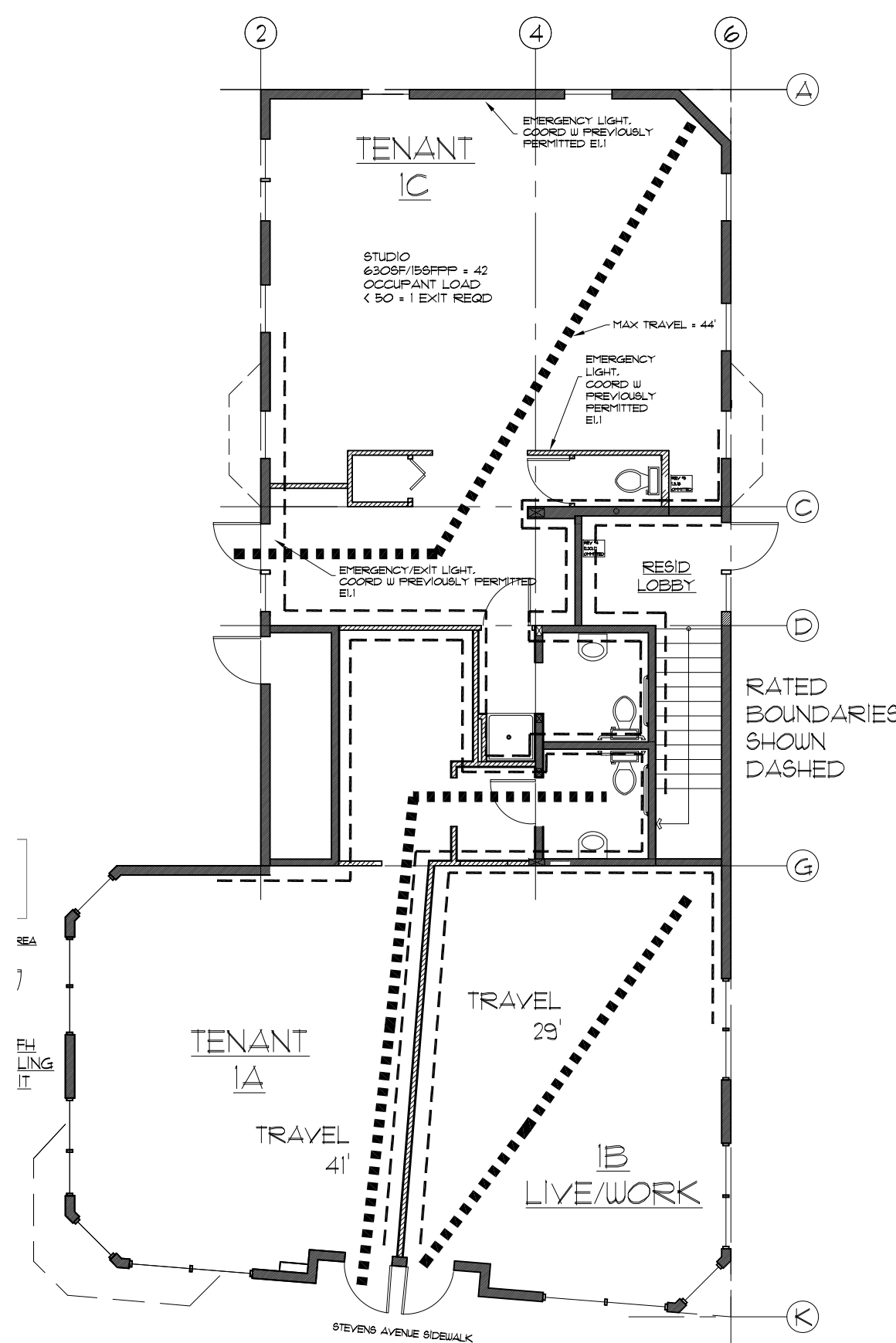
CHAPTER 7 USABLE KITCHENS & BATHROOMS
KITCHEN IS PARALLEL WALL KITCHEN (1.23) MEETS

BATHROOM IS "B BATH W/ TUB" 5'-0" X 8'-3" CLR (1.6.1) MEETS

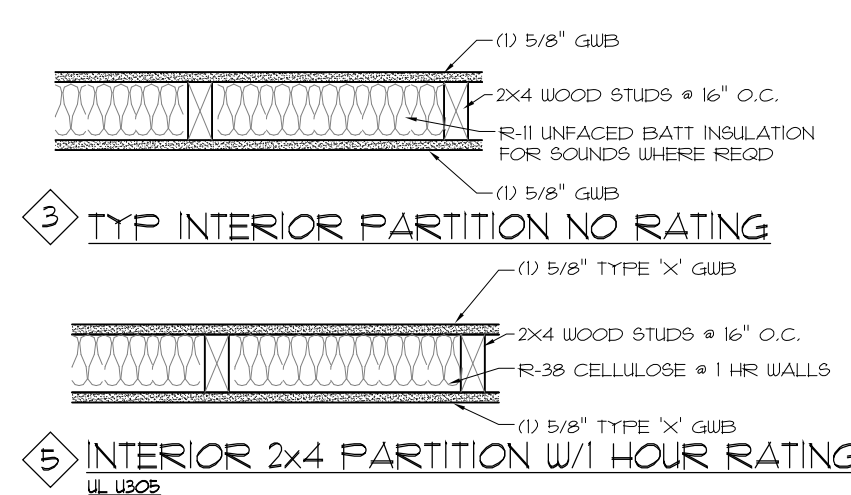


5 FAIR HOUSING DESIGN SPECS
SCALE = NONE

4 ENLARGED BATH & KITCHEN & FH SPECS
SCALE = 1/2" = 1'-0"



6 KEY PLAN & LIFE SAFETY DIAGRAM
SCALE = NONE



7 WALL TYPES SAME AS BASE BLDG, 2C/A1.2
SCALE = 1" = 1'-0"

1. PROPOSED ZONING TEXT

SEC. 14.162, B.1 NEIGHBORHOOD BUSINESS ZONE PERMITTED USES.

- I. RESIDENTIAL
 - B. IN ANY STRUCTURE WITH COMMERCIAL USE ON THE FIRST FLOOR, MULTIFAMILY DWELLINGS ARE PERMITTED.
 - II. ON THE FIRST FLOOR WHERE A MINIMUM BUILDING DEPTH OF 25 FEET ALONG THE PRINCIPAL STREET FRONTAGE IS MAINTAINED FOR COMMERCIAL USES, MINIMUM BUILDING DEPTH OF 25 FEET ALONG THE PRINCIPAL STREET FRONTAGE IS MAINTAINED FOR COMMERCIAL USES, THEREFORE MEETS.
- C. COMBINED LIVING/WORKING SPACES INCLUDING, BUT NOT LIMITED TO, ARTIST RESIDENCES WITH STUDIO SPACE ARE PERMITTED ON THE FIRST FLOOR AND WITHIN THE COMMERCIAL SPACE ALONG THE PRINCIPAL STREET FRONTAGE. COMBINED LIVING/WORKING SPACE PROPOSED ON THE FIRST FLOOR AND WITHIN THE COMMERCIAL SPACE ALONG THE PRINCIPAL STREET FRONTAGE, THEREFORE MEETS.

SEC. 14.165, DIMENSIONAL REQUIREMENTS.

MIN. LOT AREA PER D.U.
ON PENINSULA: 435 SF
OFF-PENINSULA: MIN. LOT AREA OF NEAREST RESIDENTIAL ZONE, EXCEPT 1000 SF IN A MIXED-USE BUILDING.
TOTAL DU = 1 X 1000 SF IN MIXED-USE BUILDING + MIN 1000 SF LOT, LOT = 955 SF THEREFORE MEETS

2. LIVE/WORK UNITS (IBC SECTION 419)

GENERAL

A LIVE/WORK UNIT IS A DWELLING UNIT OR SLEEPING UNIT IN WHICH A SIGNIFICANT PORTION OF THE SPACE INCLUDES A NON-RESIDENTIAL USE THAT IS OPERATED BY THE TENANT. (IBC 419.1) IT INCLUDES A SIGNIFICANT PORTION OF NONRESIDENTIAL STUDIO USE OPERATED BY THE TENANT, THEREFORE MEETS.
EXCEPTION: DWELLING OR SLEEPING UNITS THAT INCLUDE AN OFFICE THAT IS LESS THAN 10 PERCENT OF THE AREA OF THE DWELLING UNIT SHALL NOT BE CLASSIFIED AS A LIVE/WORK UNIT. DU = 5075F X 10% = 507.5F, STUDIO = 2185F, EXCEEDS 10%, THEREFORE CLASSIFIED AS A LIVE/WORK UNIT.

LIMITATIONS (IBC 419.1)

THE LIVE/WORK UNIT IS PERMITTED TO BE A MAXIMUM OF 3,000 SF. THE LIVE/WORK UNIT IS 5075 SF < 3,000 SF, THEREFORE THIS LIMITATION DOES NOT APPLY.

1. THE NONRESIDENTIAL AREA IS PERMITTED TO BE A MAXIMUM 50 PERCENT OF THE AREA OF EACH LIVE/WORK UNIT. THE LIVE/WORK UNIT IS 5075 SF, THE NONRESIDENTIAL STUDIO IS 2185 SF < 50%, THEREFORE THIS LIMITATION DOES NOT APPLY.
2. THE NONRESIDENTIAL AREA FUNCTION SHALL BE LIMITED TO THE FIRST OR MAIN FLOOR ONLY. THE NONRESIDENTIAL STUDIO IS ON THE FIRST FLOOR ONLY, THEREFORE THIS LIMITATION DOES NOT APPLY.
3. A MAXIMUM OF 5 NONRESIDENTIAL WORKERS OR EMPLOYEES ARE ALLOWED TO OCCUPY THE NONRESIDENTIAL AREA AT ANY ONE TIME. NO MORE THAN 5 NONRESIDENTIAL WORKERS OR EMPLOYEES CAN OCCUPY THE NONRESIDENTIAL STUDIO AT ANY ONE TIME, THEREFORE THIS LIMITATION DOES NOT APPLY.

OCCUPANCIES (IBC 419.2)

LIVE/WORK UNITS SHALL BE CLASSIFIED AS A GROUP R-2 OCCUPANCY. SEPARATION REQUIREMENTS FOUND IN SECTIONS 420 AND 508 SHALL NOT APPLY WITHIN THE LIVE/WORK UNIT WHERE THE LIVE/WORK UNIT IS IN COMPLIANCE WITH SECTION 419. WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS. THE LIVE/WORK UNIT IS IN COMPLIANCE WITH SECTION 419, THEREFORE SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES AS FIRE PARTITIONS DOES NOT APPLY.

THE AGGREGATE AREA OF STORAGE IN THE NONRESIDENTIAL PORTION OF THE LIVE/WORK UNIT SHALL BE LIMITED TO 10 PERCENT OF THE SPACE DEDICATED TO NONRESIDENTIAL ACTIVITIES. THE NONRESIDENTIAL STUDIO IS 2185 SF, STORAGE DOES NOT EXCEED 22 SF, THEREFORE THIS IS MET.

MEANS OF EGRESS (IBC 419.3)

EXCEPT AS MODIFIED BY THIS SECTION, THE PROVISIONS FOR GROUP R-2 OCCUPANCIES IN CHAPTER 10 SHALL APPLY TO THE ENTIRE LIVE/WORK UNIT.

EGRESS CAPACITY (IBC 419.3.1)

THE EGRESS CAPACITY FOR EACH ELEMENT OF THE LIVE/WORK UNIT SHALL BE BASED ON THE OCCUPANT LOAD FOR THE FUNCTION SERVED IN ACCORDANCE WITH TABLE 1004.1.1.

FIRE PROTECTION (IBC 419.5)

THE LIVE/WORK UNIT SHALL BE PROVIDED WITH A MONITORED FIRE ALARM SYSTEM AND AN AUTOMATIC SPRINKLER SYSTEM. THE LIVE/WORK UNIT HAS BOTH A MONITORED FIRE ALARM SYSTEM AND AN AUTOMATIC SPRINKLER SYSTEM, THEREFORE THIS IS MET.

VENTILATION (IBC 419.8)

THE APPLICABLE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE SHALL APPLY TO EACH AREA WITHIN THE LIVE/WORK UNIT FOR THE FUNCTION OF THAT SPACE. VENTILATION WILL MEET THE IMC, THEREFORE THIS IS MET.

3. GROUP R-2 OCCUPANCY

CLASSIFICATION OF OCCUPANCY

RESIDENTIAL GROUP R, R-2: APARTMENT HOUSES (IBC 2009, 310.1)

RESIDENTIAL OCCUPANCY - AN OCCUPANCY THAT PROVIDES SLEEPING ACCOMMODATIONS FOR PURPOSES OTHER THAN HEALTH CARE OR DETENTION OR CORRECTIONAL. (NFPA 3.3.178.13, 6.1.8.1, CHAPTER 30 NEW APARTMENT BUILDINGS)

SPRINKLED TO NFPA 13, (NFPA 2009, 9.1.1) MEETS

OCCUPANT LOAD

RESIDENTIAL, 2009/FPF X 501 SF + 3 (IBC TABLE 1004.1.1)
RESIDENTIAL USE, APARTMENT BUILDINGS, 2009/FPF X 500 SF + 3 (NFPA 1.3.1.2)

NUMBER OF EXITS AND CONTINUITY

IN GROUP R-2 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 OCCUPANTS + 3 < 20, THEREFORE ONE EGRESS PERMITTED.

WITHIN A STORY, ROOMS AND SPACES COMPLYING WITH 1015.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF DISCHARGE ARE PERMITTED TO HAVE ONE EXIT. (IBC TABLE 1021.1 (5)) DIRECT DISCHARGE TO GRADE, THEREFORE MEETS ONE EXIT.

MAXIMUM OCCUPANTS AND TRAVEL DISTANCE: 10 OCCUPANTS AND 75' TRAVEL (IBC TABLE 1021.2) OCCUPANTS + 3 < 10, TRAVEL - 29' < 75', THEREFORE MEETS

NUMBER OF EXITS

A SINGLE EXIT SHALL BE PERMITTED FROM A DWELLING UNIT, PROVIDE THAT ONE OF THE FOLLOWING CONDITIONS IS MET (NFPA 30.2.4.2). (1) THE DWELLING UNIT HAS AN EXIT DOOR OPENING DIRECTLY TO THE STREET AT THE FINISHED GROUND LEVEL. DIRECT DISCHARGE TO STREET, THEREFORE MEETS

TRAVEL DISTANCE TO EXITS

TRAVEL DISTANCE WITHIN A DWELLING UNIT TO A CORRIDOR DOOR SHALL NOT EXCEED 125 FT IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM. (NFPA 30.2.6.2) TRAVEL - 29' < 125', THEREFORE MEETS

EMERGENCY ESCAPE AND RESCUE

IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, PROVISION SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE IN GROUP R OCCUPANCIES (IBC 1023.1) EXCEPTIONS:

1. IN OTHER THAN GROUP R-3 OCCUPANCIES, BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, R-2, THEREFORE EXCEPTION APPLIES AND EER NOT REQUIRED.
6. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED FROM SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A PUBLIC WAY. DIRECT DISCHARGE TO STREET, THEREFORE EXCEPTION APPLIES AND EER NOT REQUIRED.

VENTILATION

NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOW, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. (IBC 1203.4) NATURAL VENTILATION IS PROVIDED THROUGH A DOOR READILY CONTROLLABLE OCCUPANTS, THEREFORE MEETS.

VENTILATION AREA REQUIRED, THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR'S ARE BEING VENTILATED. (IBC 1203.4.1) 5075F X 4% = 203F MIN. AREA, DOOR = 248F > 203F MIN AREA, THEREFORE MEETS.

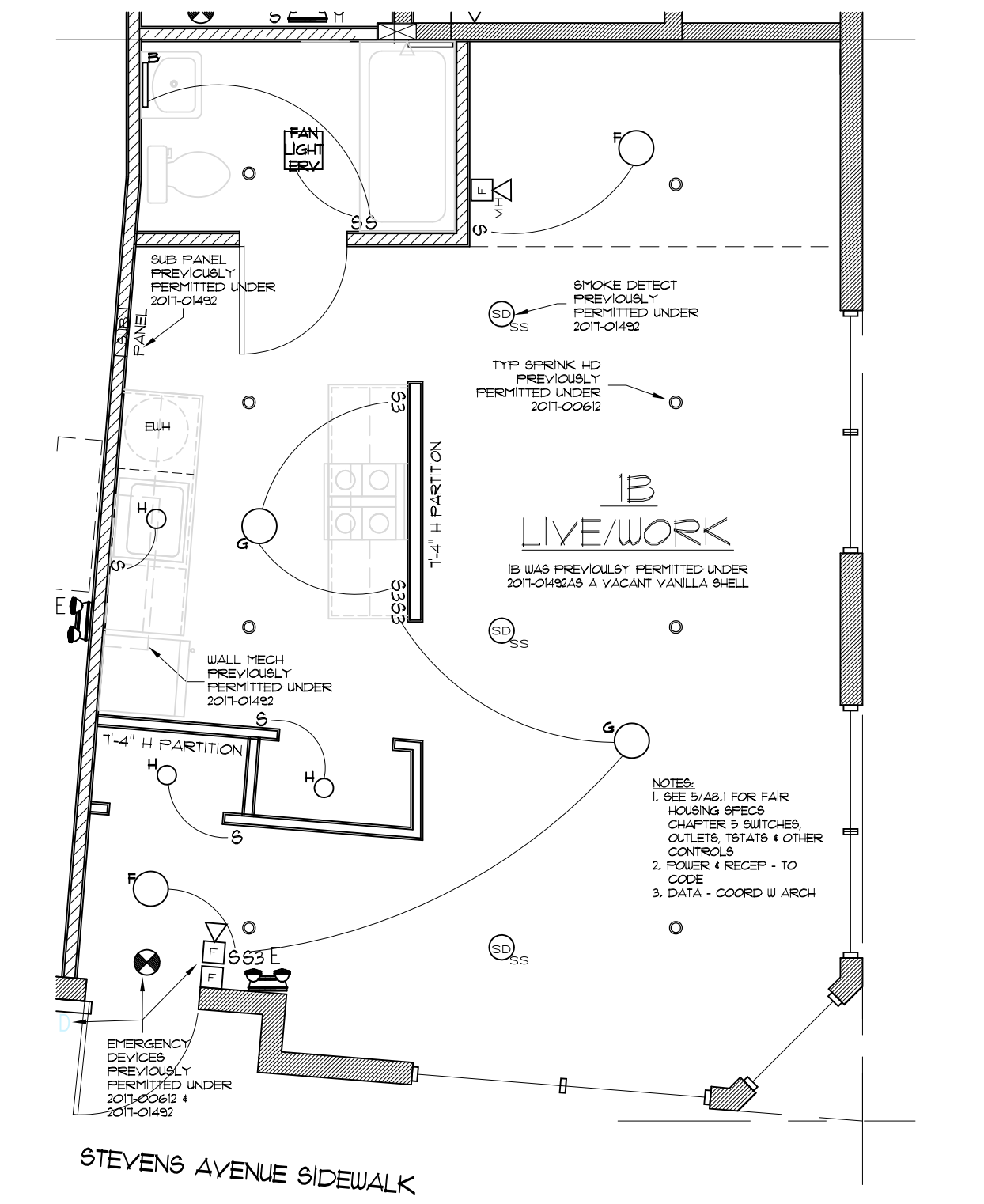
LIGHTING

THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED. (IBC 1205.2) 5075F X 8% = 406F MIN. GLAZED AREA = 151F > 406F, THEREFORE MEETS

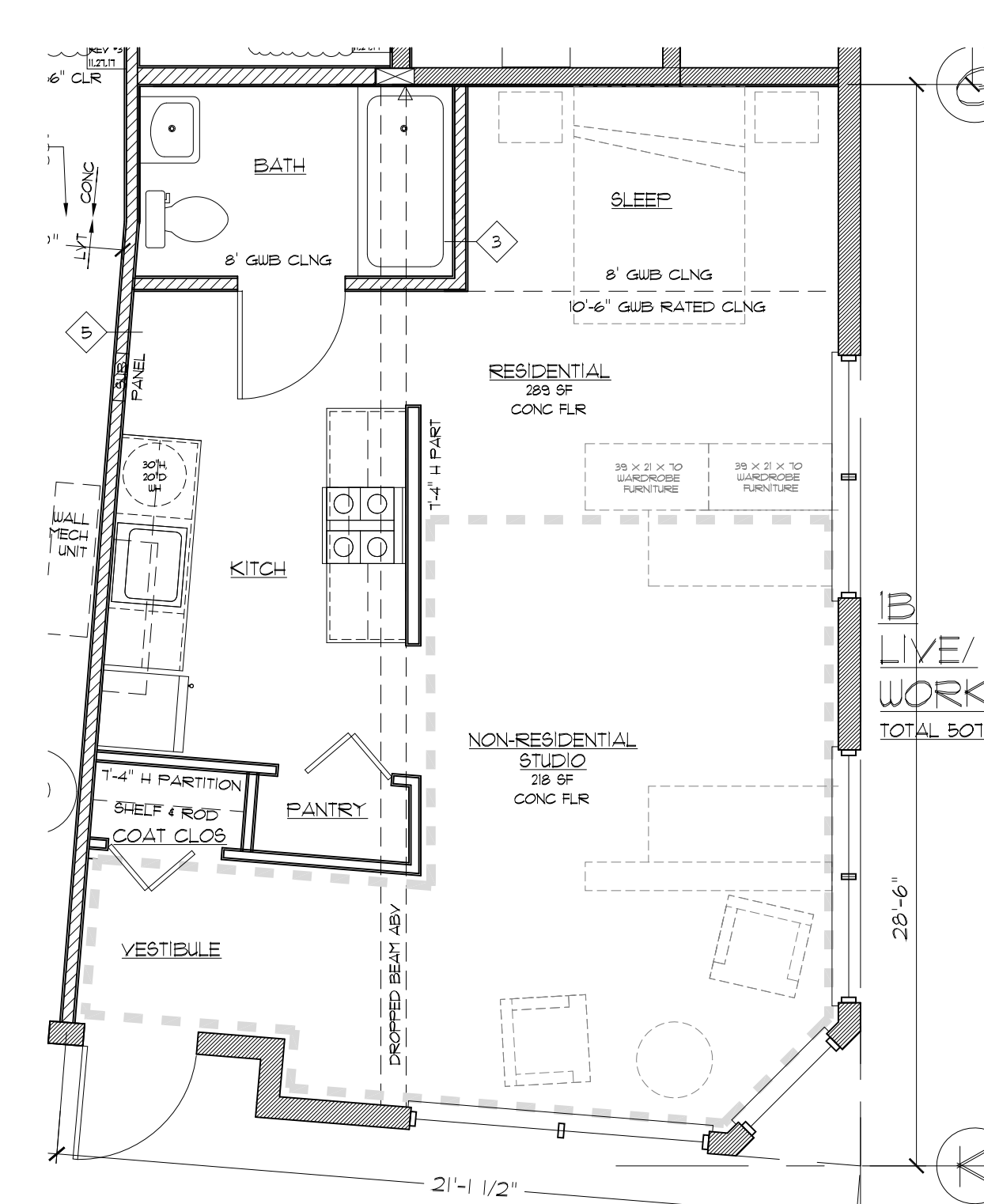
3 ZONING & CODE ANALYSIS
SCALE = NONE

THIS PERMIT IS FOR
1B LIVE/WORK BUILDOUT ONLY
PERMIT APPLICATION #XXXXX.

THIS SHEET IS AN ADDENDUM TO
PREVIOUSLY PERMITTED BASE
BUILDING #2017-00612 & TENANT
IMPROVEMENT PERMIT #2017-01492



2 POWER, LIGHTING & EMERG DEVICES
SCALE = 1/4" = 1'-0"



1 1B LIVE/WORK PLAN
SCALE = 1/4" = 1'-0"

Lachman
Architects & Planners

Architecture
Community Design
Preservation

58 Fore St. Bldg 30
Portland, Maine 04101
207-831-8585

502 DEERING CENTER
NEW MIXED USE
502 STEVENS AVE, PORTLAND ME

TITLE: 1B LIVE/WORK BUILD OUT

REV	DATE	ISSUE
A	02/02 2018	PERMIT

DRAWING NO: A8.1