

MACEY/FARMER RESIDENCE

INTERIOR RENOVATION

28 George Street
Portland, Maine



ZONING REVIEW

28 GEORGE STREET
CBL: 140-E-6

SINGLE FAMILY DWELLING
EXISTING STRUCTURE (GROSS): 1899 SF - UNCHANGED
EXISTING SITE: 0.2273 ACRES

R3 ZONE

MACEY/FARMER INTERIOR RENOVATION				
R3 DIMENSIONAL STANDARDS	ALLOWED	EXISTING PRINCIPAL STRUCT.	EXISTING ACCESSORY STRUCT.	PROPOSED
FRONT YARD	25'	20' +/-	76' +/-	NO CHANGE
SIDE YARD	16'	17'-6" +/-	3' +/-	NO CHANGE
REAR YARD	25'	>25'	36'-6" +/-	NO CHANGE
HEIGHT	35'	<35'	<35'	NO CHANGE
LOT COVERAGE	35%		13.1%	NO CHANGE

CODE REVIEW

WINDOW REPLACEMENT & INTERIOR RENOVATION OF 1923 STRUCTURE

IEBC 2009 / IRC 2009
SINGLE FAMILY DWELLING UNIT (USE GROUP R-3)
ALTERATION LEVEL 2
WORK AREA < 50% FLOOR AREA

NFPA 101 2009
ONE-FAMILY DWELLING (CHAPTER 24)

MULTIPLE MEANS OF EGRESS EXISTING & MAINTAINED

SECONDARY MEANS OF ESCAPE MAINTAINED (EGRESS WINDOWS) PER 10/17/13 MAINE STATE FIRE MARSHALL'S POLICY STATEMENT.

SMOKE/CO DETECTORS SHALL BE MAINTAINED IN EACH OF THE SLEEPING ROOMS, OUTSIDE THE SLEEPING ROOMS, AND ON EACH FLOOR, INCLUDING THE BASEMENT.

IEEC 2209
EXTERIOR WALLS REQUIRED TO BE OPENED FOR NEW WINDOW/DOOR OPENINGS SHALL BE INSULATED TO R-21 MINIMUM.

PROJECT TEAM

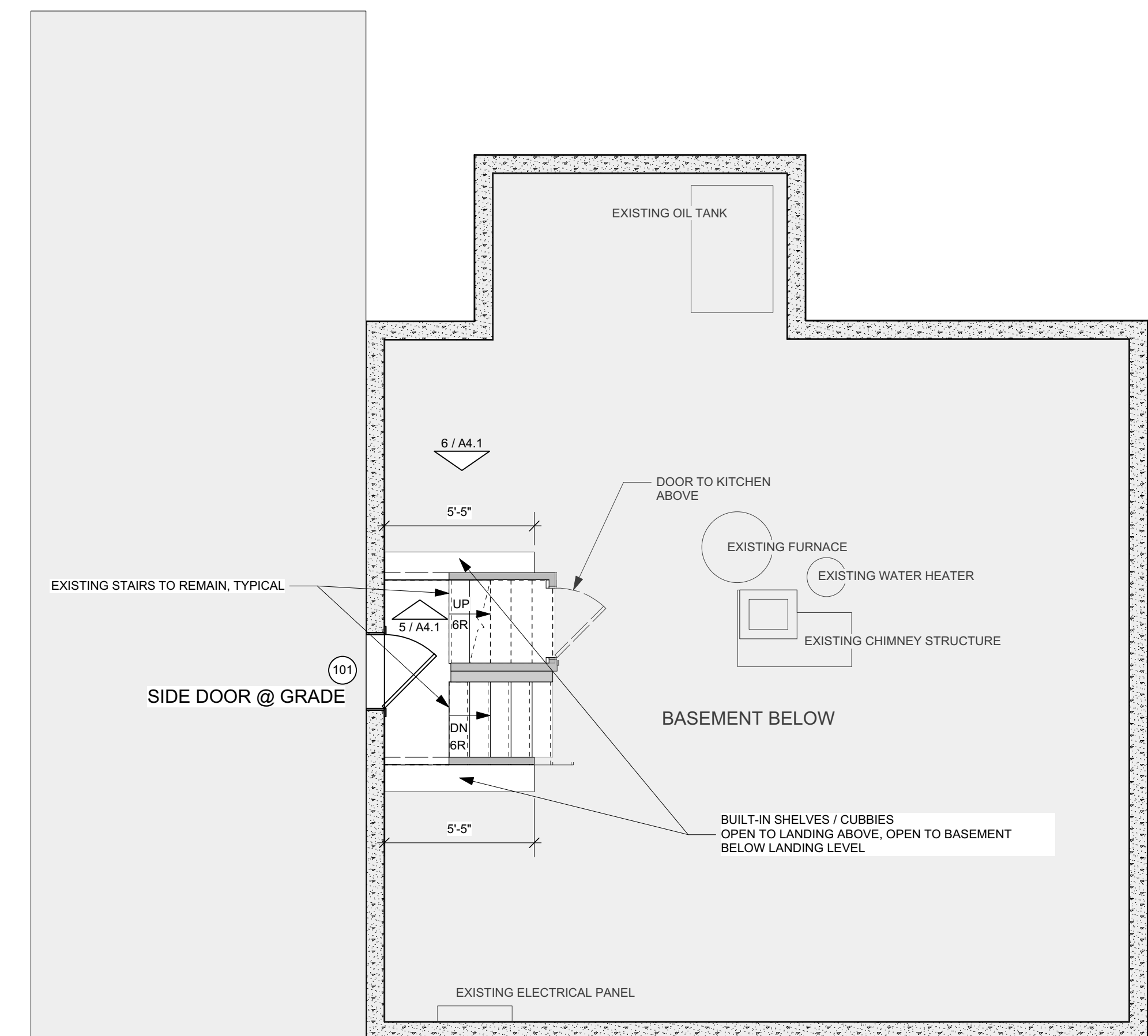
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DRAWING LIST

ARCHITECTURAL
A1.0 COVER & BASEMENT PLAN
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR & ROOF PLANS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A3.1 SECTIONS & SCHEDULES
A4.1 KITCHEN PLAN & ELEVATIONS



1 BASEMENT/LANDING PLAN
Scale: 1/4" = 1'-0"



FOR CONSTRUCTION

		Design Firm RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrissette 21 Cheatez Street, Suite 506 Portland, Maine 04101 T 207.699.4184 C 207.671.7965	Project Title COVER / BASEMENT PLAN	Sheet Status PERMIT SET
		Revisions 1. 2. 3.	Sheet Title COVER / BASEMENT PLAN	Project Number 16.46
			Drawn By AC/CM	Sheet No. A1.0
			Sheet Scale 1/4" = 1'-0"	
			CAD File Number	