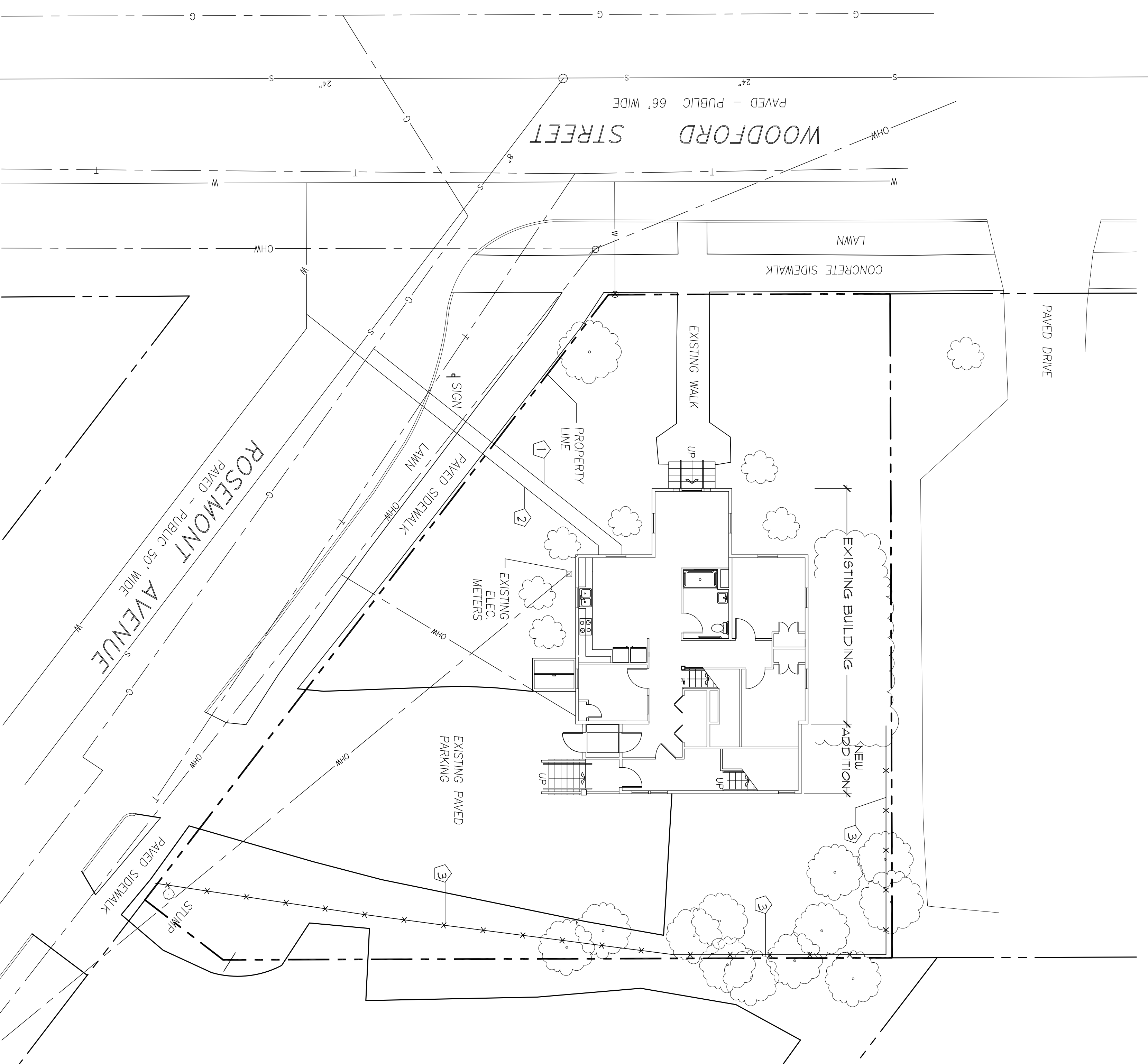
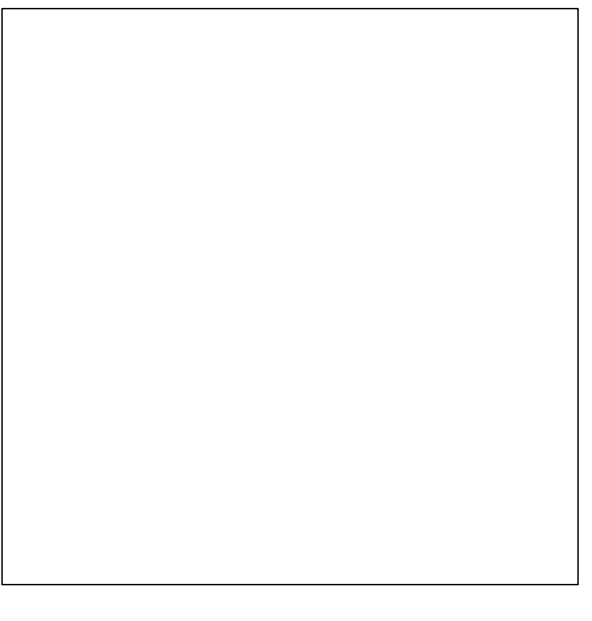


SHALOM HOUSE

503 Woodford Street Portland, Maine



AREA NOTE:
503 WOODFORD STREET - LOT AREA - 8010 SF (0.18 ACRES)

- KEYED NOTES:
- ① EXISTING GAS LINE - FIELD VERIFY LOCATION, COORDINATE WITH GAS UTILITY.
 - ② NEW SPRINKLER LINE.
 - ③ NEW STOCKADE FENCE - REFER TO DRAWING 6/146a.

1 SITE PLAN
1" = 10'-0"

- LEGEND:
- PROPERTY LINE
 - UTILITY POLE
 - ⊕ SIGN
 - DECIDUOUS TREE
 - SHRUB
 - ⊗ FENCE
 - ⊗ CURB
 - OHW — OVERHEAD WIRES
 - W — WATER LINE
 - G — GAS LINE
 - T — TELEPHONE
 - S — SEWER

INDEX OF DRAWINGS

- Cover Sheet, Site Plan, Code Review
- Survey
- ST-1 Framing Plans
- A-1 Demolition Plans & Elevations
- A-2 Basement & First Floor Plans
- A-3 Second, Third & Roof Plans, Roof Details
- A-4 Exterior Elevations
- A-5 Building Sections
- A-6 Schedules
- A-6a Details: Lighting Plan, Project Sign, Fence
- A-7 Interior Elevations
- A-7a Interior Elevations
- A-8 Stair Details, Porch Details
- A-9 Wall, Floor, Roof Types

OWNER
SHALOM HOUSE, INC.
106 GILMAN STREET
PORTLAND, MAINE 04102

ARCHITECT
SHIELDS ARCHITECTURE
216 RANGE ROAD
CUMBERLAND, MAINE 04201
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PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING, 4 STORY (INCLUDING BASEMENT), WOOD FRAMED BUILDING. THE EXISTING OCCUPANCY IS MIXED USE - BUSINESS ON THE FIRST AND SECOND FLOOR, AN APARTMENT ON THE THIRD FLOOR.

THE PROPOSED OCCUPANCY IS MIXED USE: A RESIDENTIAL BOARD AND CARE OCCUPANCY ON THE FIRST AND SECOND FLOORS, AN APARTMENT ON THE THIRD FLOOR. A STAIR TOWER WILL BE CONSTRUCTED AT THE REAR OF THE BUILDING PROVIDING AN ENCLOSED ONE HOUR RATED MEANS OF EGRESS FOR BOTH OCCUPANCIES.

SQUARE FOOTAGES
LOT - 8010 SF (0.184 ACRE)
BUILDING FOOTPRINT - 1245 SF
BASEMENT - 729 SF
FIRST FLOOR - 1133 SF
SECOND FLOOR - 1061 SF
THIRD FLOOR - 995 SF
TOTAL HABITABLE (1st + 2nd + 3rd) - 3189 SF.

LIFE SAFETY
THE BUILDING WILL BE FULL SPRINKLED PER NFPA 13R. EGRESS WINDOWS IN SLEEPING ROOMS ARE REQUIRED PER STATE OF MAINE STATUTE TITLE 25, SECTION 2453. THE BUILDING WILL HAVE A FIRE ALARM SYSTEM. THE TWO OCCUPANCIES WILL BE SEPARATED BY 1 HOUR RATED CONSTRUCTION.

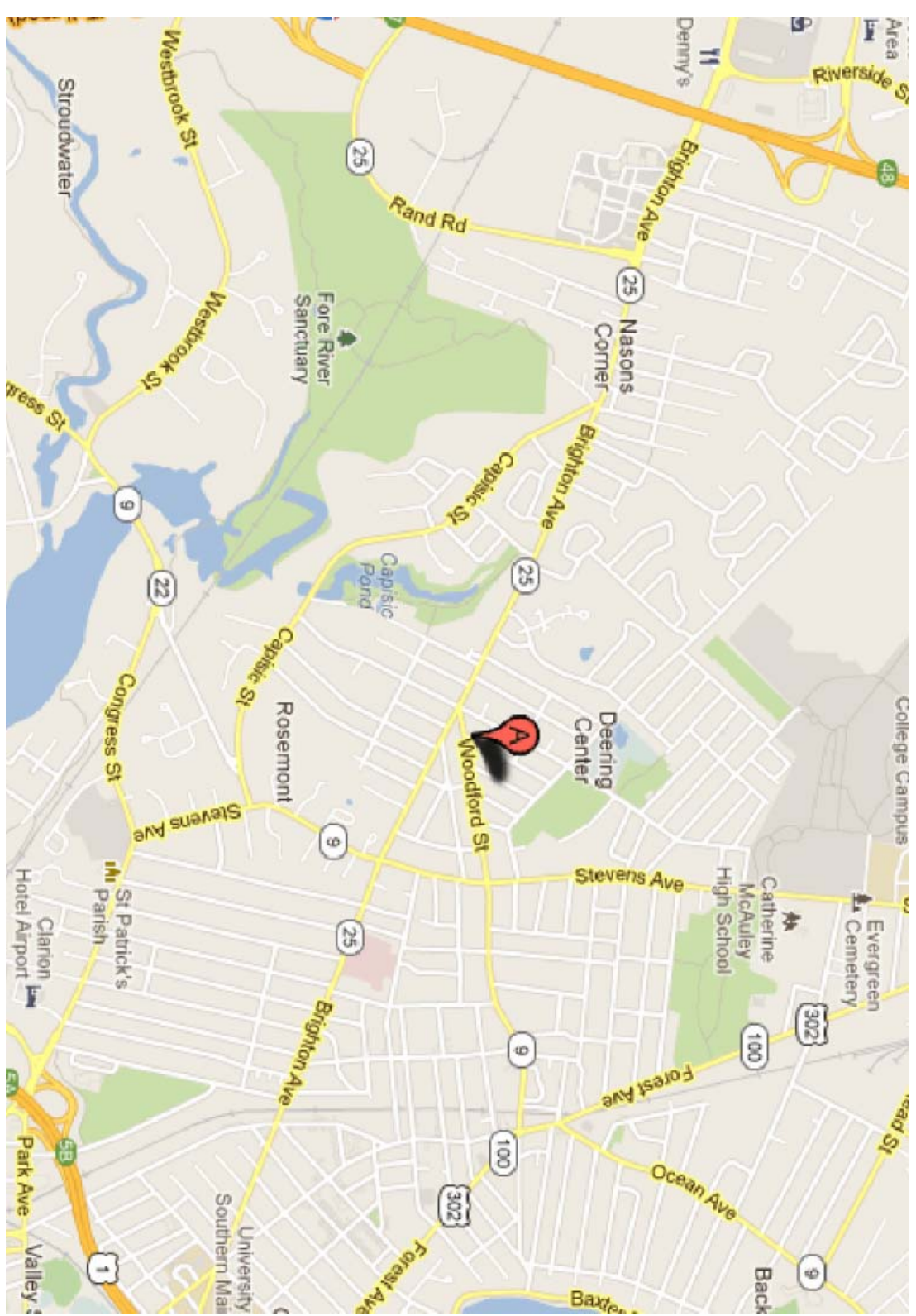
CODE ANALYSIS - NFPA 2009
CHAPTER 32 - NEW RESIDENTIAL BOARD & CARE OCCUPANCY
CHAPTER 31 - EXISTING APARTMENT BUILDING.
MEANS OF ESCAPE -
PRIMARY - INTERIOR STAIR PER 32.2.2.4 & 31.2.4.3.

SMOKE DETECTOR ALARMS - REQUIRED PER 32.2.3.4.3
AUTOMATIC SPRINKLER SYSTEM - NFPA 13R PER 32.2.3.5.3.1.
OCCUPANCY SEPARATION - 1 HOUR PER TABLE 6.1.14.4.1(b).
DWELLING UNIT SEPARATION - 1/2 HOUR PER 32.2.3.6.
CORRIDOR WALLS - 1/2 HOUR PER 32.2.3.6.
SLEEPING ROOM DOORS - 20 MIN. RATED PER 32.2.3.6.

ZONING - CITY OF PORTLAND
CHAPTER 14 - LAND USE
DIVISION 6 - R5 RESIDENTIAL ZONE
SECTION 14.117 (a) 4 - PERMITTED USES:
HANDICAPPED FAMILY UNIT
TWO FAMILY DWELLING.

CODE ANALYSIS - IBC 2009, IBC EXISTING BUILDING CODE 2009.
USE & OCCUPANCY - RESIDENTIAL USE GROUP R-4 (RESIDENTIAL BOARD & CARE FACILITY) AND USE GROUP R-2 (APARTMENT BUILDING) PER SECTION 310.

ACCESSIBILITY
ICC/ANSI A1171 - 1107.6.4.2 SLEEPING & DWELLING UNITS TO BE TYPE "B" UNITS.
2010 ADA STANDARDS - EMPLOYEE AREAS (OFFICE 104, OFFICE 210, OFFICE 301, STAFF TOILET 206) DESIGNED IN ACCORDANCE WITH 2010 ADA STANDARDS.
A MECHANICAL WHEELCHAIR LIFT ADJACENT TO PORCH 100 PROVIDES ACCESSIBILITY TO THE FIRST FLOOR.



Location Plan



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