



218 Washington Ave.

Portland, Maine

Morse Property
CBL 10-A-15



SHEET	TITLE
CVR	Cover Sheet
A1.1	Floor Plans
A1.2	Floor Plans
A2.1	Exterior Elevations & Schedules
A3.1	Building Sections
S-1	Foundation Diagram (Building)
S-2	3rd Floor & Roof Framing Plans (Building)
S-3	Notes (Building)
XA1.1	Existing Floor Plans
XA2.1	Existing Exterior Elevations

LEGEND	
	EXISTING EXTERIOR WALL - PATCH & REPAIR
	EXISTING INTERIOR WALL - PATCH & REPAIR
	NEW EXTERIOR WALL - SEE BLDG. SECTIONS
	NEW 2X6 STUD WALL
	NEW 2X4 STUD WALL
	NEW 8' FROST/RETAINING WALL & FOOTING (IBC 2009 TABLE 720.1 ITEM 4-1.1 = 2-HR RATING)
	NEW ICF FOUNDATION/RETAINING WALL
	NEW 1-HOUR RATED 2X6 STUD WALL (UL U305; IBC 2009 TABLE 720.1 ITEM 15-1.14)
	NEW 1-HOUR RATED 2X4 STUD WALL (UL U305 & UL U314; IBC 2009 TABLE 720.1 ITEM 14-1.4)
	EXISTING 1-HOUR RATED WALL
	EXISTING CONCRETE FOUNDATION WALL (IBC 2009 TABLE 720.1 ITEM 4-1.1 = 2-HR RATING)

PROJECT NOTES	
1.	All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: International Building Code 2009, IEBC 2009, IECC 2009, NFPA standards, Maine State Plumbing & Electrical Codes, all as adopted by the City of Portland, Maine.
2.	Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Designer or Engineer.
3.	All dimensions are to face of framing unless noted otherwise.
4.	Existing windows in exterior walls to remain, unless damaged. Any required replacement windows will utilize existing rough opening. Windows shown in plan and elevation without window tags are existing windows to remain.
5.	Existing doors in exterior walls to remain, typical. Interior and exterior doors shown in plan without door tags are existing doors to remain.
6.	Provide blocking in walls for cabinets, shelves, mirrors, etc.
7.	Existing new and relocated sprinkler locations where shown are approximate and shall be reviewed by City of Portland certified sprinkler installer for final sprinkler configuration. All sprinkler work shall be done by a City of Portland certified sprinkler installer, who shall also prepare any certified plans or documentation required by the City of Portland.
8.	Provide blocking in all bathrooms for bath accessories and future grab bars.
9.	Verify electrical requirements if any for any equipment or appliances shown on plans prior to commencement of work. Provide isolated ground wires as required by equipment manufacturers.
10.	Electrical contractor shall provide as part of this contract legible labeling of all breakers on panel board with typewritten or plastic embossed label.
11.	Install all systems to allow removal of ceiling tiles in order to gain easy and full access to above ceiling systems.
12.	HVAC system shall be a design/build system that, as a minimum, shall conform to codes/standards of the City of Portland.
13.	Flex duct runs shall not exceed 8 feet. Provide round sheet metal ductwork (with 2" duct wrap equal to Certainteed type 75) from trunk ducts to flex duct as required to accomplish this directive. Flex duct shall not be run through fire and/or smoke rated partitions or other partitions extending to structure above. Existing flex duct may be reused provided in good condition, of sufficient length, and diameter equals neck size.
14.	Properly seal any penetrations through fire and/or smoke rated partitions with U.L. approved methods and materials.

ZONING NOTES	
1.	Project is located at 218 Washington Avenue, Portland, Maine. CBL #10-A-15
2.	Zoning: B-1b
3.	Lot Size:
4.	Minimum Lot Size: None for Residential Use in B-1b
5.	Max. Front Setback: 10' (unchanged) Side Setback: 0 or 10' Abutting Residential Zone Rear Setback: N/A for Additions Min. Street Frontage: 50'
6.	Maximum Allowable Building Height: 45' Existing Average Grade: 93.4' Proposed Building Height above Average Grade: 37'-9 1/2"

CODE NOTES	
1.	Construction Type: VB
2.	Occupancy: R-3, Residential
3.	Table 503 - 3 Stories allowed above grade plane & 40' height, Group R- with sprinklers: 4 stories allowed above grade plane & 60' height
4.	Dwelling Units must be separated by 1-hour fire rating, minimum. Shaft enclosures not required within a single dwelling unit connecting 4 stories or fewer.
5.	See window schedule for tempered glazing requirements in stair tower.
6.	NFPA 101 Chapter 30.2.4.2. - 1 exit per dwelling unit with interior stair serving only 1 unit with 1-hr separating to adjacent units and no openings therein.
7.	Building shall be fully sprinklered per NFPA Chapter 13D

PROJECT TEAM	
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PRELIMINARY - NOT FOR CONSTRUCTION

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CVR