2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.

3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end commercial construction. Contractor warranties all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

BUILDING CODES (COMMERCIAL)

Building:

APPLICABLE BUILDING CODES: Locality: Portland, ME York County, Maine Portland Permitting and Inspections Department:

> 389 Congress St, Rm 315, Portland, ME 04101 207-874-8703 buildinginspections@portlandmaine.gov

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:

2009 International Building Code

(excluding Chapters 11, 28-30) 2009 International Existing Building Code

Life Safety: 2009 - NFPA 101 Energy: 2009 International Energy Conservation Code 2009 - NFPA 1 Fire:

2009 NFPA 70 Electrical: Plumbing: Maine State Plumbing Code Accessibility: 2010 ADA Standards DOJ

Zoning - Chapter 14 Land Use ordinance of Portland, ME Zone: IS-FBC Proposed Use is Allowed

Historic Preservation - Project does not fall within a Historic District No Historic Preservation approval required

ADDITIONAL STRUCTURAL NOTES see Sheet S-1.1

MINIMUM INSULATION VALUES (IECC 2009 table 402.1.1) Climate zone: 6A-Moist (IECC 301.1) Windows / doors: U-value 0.35 Ceilings: R-49 Walls (wood framed): R-20 (total) or R13 + R5 Walls (CMU): R-5 (ext), R-10 (int) Floors: R-30 Basement Walls: R-15 (on wall) R-19 (if cavity)

COMMON ABBREVIATIONS

Crawl space walls: R-10 (on wall)

Slab-on-grade: R-10

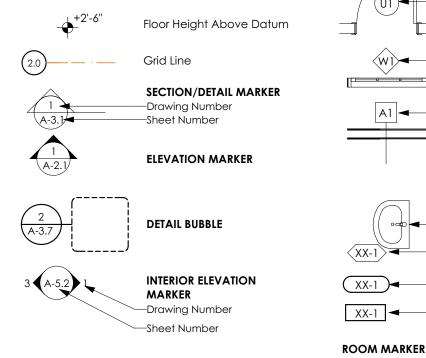
AFF Above Finished Floor B.O. Bottom of CMU Concrete Masonry Unit CEO Code Enforcement Officer CFCI Contractor Furnished, Contractor Installed ETR Existing to Remain GYP Gypsum Board IBC International Building Code **IECC** International Energy Conservation Code IRC International Residential Code

MIN Minimum MAXMaximum MUBEC Maine Uniform Building and Energy Code Owner Furnished, Contractor Installed OFCI

Pressure-Treated PSF Pounds per square foot PSI Pounds per square inch

T.O. Top of TYP Typical T.O. Top of VIF Verify in Field

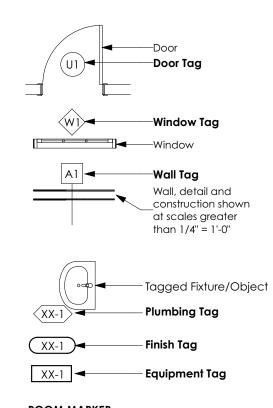
LOCATION MAP



Property Line

SYMBOL LEGEND





UNIT 2B ──Room Name

----Detail Sheet

200B Room Number
1 BED + DEN / 1 BATH Description

ARCHITECT

Caleb Johnson Studio 110 Exchange Street, 2nd Floor Portland, ME 04101 207-283-8777

PROPOSED BUILDING PERSPECTIVE VIEWED FROM MONTFORT STREET

Caleb Johnson, AIA caleb@cjab.me

Point of Contact: Patrick Boothe, AIA patrick@cjab.me

Josh Jacques josh@cjab.me

OWNER

Hayrunner, LLC 110 Exchange Street, 2nd Floor Portland, ME 04101 207-283-8777

CONTRACTOR

Woodhull, LLC 110 Exchange Street, 2nd Floor Portland, ME 04101 207-283-8777

CIVIL ENGINEER

Blais Engineering 27 Gorham Road #207 Scarborough, ME 04074 207-730-7200 Steve Blais, PE sblais@blaisce.com

STRUCTURAL ENGINEER

Becker Structural Engineers 75 York Street #3 Portland, ME 04101 207-879-1838 Dan Burne, PE dan@beckerstructural.com

TRAFFIC ENGINEER

Milone and Macbroom 121 Middle Street, Suite 201 Portland, ME 04101 207-541-9544 John Adams, PE johna@miloneandmacbroom.com

MEP CONSULTANT

Bennett Engineering Inc 7 Bennett Road Freeport, ME 04032 207-865-9475 Will Bennett, PE will@bennettengineering.net

GEOTECHNICAL ENGINEER

Summit Geoengineering Services, Inc PO Box 7216 Lewiston, ME 04243 207-576-3313 Bill Peterlein, PE bpeterlein@summitgeoeng.com

SURVEYOR

Sebago Technics 75 John Roberts Road, Suite 1A South Portland, ME 04106 207-200-2100 jacob Bartlett, PLS jbartlett@sebagotechnics.com

New construction of a 5-story mixed-use building on a vacant lot at the west corner of Congress Street and Washington Ave in Portland Maine.

The structure is type III-B construction with 5 stories above grade, along with one subgrade level. The subgrade level will house residential storage units, an automated parking system, as well as building services.

First floor will be composed of a commercial space, residential lobby, and a drive to access automated parking.

The second through fifth floors will be composed of 17 residential

condominiums ranging from one bedroom to three bedroom units.

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A-0.7 MASTER GRID A-1.0 SUBGRADE PLAN A-1.0 SUBGRADE RCP A-1.1 IST FLOOR PLAN A-1.10 IST FLOOR PLAN A-1.11 IST FLOOR PLAN A-1.12 2ND FLOOR PLAN A-1.2 2ND FLOOR PLAN A-1.3 3RD FLOOR PLAN A-1.4 4TH FLOOR PLAN A-1.5 5TH FLOOR FLAN A-1.5 5TH FLOOR FLAN A-1.5 5TH FLOOR FLAN A-1.5 5TH FLOOR FINISH PLAN A-1.5 5TH FLOOR FINISH PLAN A-1.6 ROOF PLAN A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.3 WALL SECTIONS A-3.3 WALL SECTIONS A-3.4 WALL SECTIONS A-3.5 WALL SECTIONS A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.2 BUILDING EXTERIOR SECTION DETAILS A-4.4 BUILDING EXTERIOR SECTION DETAILS A-4.5 RAILING AND MECH SCREEN DETAILS A-4.6 WINDOW DETAILS A-4.1 BUILDING EXTERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-4.6 WINDOW DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.1 UNIT 2A RCP A-5.2 ENLARGED UNIT 2B & 2C PLANS A-5.3 ENLARGED TIER D UNIT PLANS		
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A-1.0a SUBGRADE RCP A-1.1 1ST FLOOR PLAN A-1.1a 1ST FLOOR RCP A-1.2 2ND FLOOR PLAN A-1.3 3RD FLOOR PLAN A-1.4 4TH FLOOR PLAN A-1.5 5TH FLOOR PLAN A-1.5 5TH FLOOR RCP A-1.5b 5TH FLOOR FINISH PLAN A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 3 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 BUILDING SETERIOR SECTION DETAILS A-4.1 BUILDING SETERIOR SECTION DETAILS A-3.8 ELEVATOR DETAILS A-4.1 BUILDING SETERIOR SECTION DETAILS A-4.2 BUILDING SETERIOR SECTION DETAILS A-4.4 BUILDING SETERIOR SECTION DETAILS A-4.5 RAILING AND MCCH SCREEN DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.2 ENLARGED UNIT 2B & 2C RCP A-5.3 ENLARGED TIRT DUNIT PLANS		
A-1.1 IST FLOOR PLAN A-1.1d IST FLOOR RCP A-1.2 2ND FLOOR PLAN A-1.3 3RD FLOOR PLAN A-1.4 4TH FLOOR PLAN A-1.5 5TH FLOOR PLAN A-1.5 5TH FLOOR RCP A-1.5 5TH FLOOR RCP A-1.5 5TH FLOOR FLAN A-1.5 5TH FLOOR FLAN A-1.5 5TH FLOOR FLAN A-1.6 ROOF PLAN A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 2 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.2 BUILDING EXTERIOR SECTION DETAILS A-4.4 BUILDING EXTERIOR SECTION DETAILS A-4.5 RAILING AND MOCKUP A-4.3 BUILDING CORNER DETAILS A-4.4 BUILDING INTERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-4.6 WINDOW DETAILS A-4.1 BUILDING AND MECH SCREEN DETAILS A-4.5 RAILING AND MECH SCREEN DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.1 UNIT 2A RCP A-5.2 ENLARGED UNIT 2B & 2C PLANS A-5.3 ENLARGED TIER D UNIT PLANS		
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A-1.2 2ND FLOOR PLAN A-1.3 3RD FLOOR PLAN A-1.4 4TH FLOOR PLAN A-1.5 5TH FLOOR PLAN A-1.5 5TH FLOOR RCP A-1.5b 5TH FLOOR RCP A-1.5b 5TH FLOOR FINISH PLAN A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 2 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.2 BUILDING EXTERIOR SECTION DETAILS A-4.4 BUILDING INTERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-4.6 WINDOW DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.1 ENLARGED UNIT 2B & 2C PLANS A-5.2 ENLARGED TIER D UNIT PLANS	₫	
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A-1.4 ATH FLOOR PLAN A-1.5 5TH FLOOR PLAN A-1.5 5TH FLOOR RCP A-1.5b 5TH FLOOR RCP A-1.5b 5TH FLOOR FINISH PLAN A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 3 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.2 BUILDING CORNER DETAILS A-4.4 BUILDING MTERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-4.6 WINDOW DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.1 ENLARGED UNIT 2B & 2C PLANS A-5.2 ENLARGED UNIT 2B & 2C PLANS A-5.3 ENLARGED TIER D UNIT PLANS	₫	
A-1.5 5TH FLOOR PLAN A-1.5a 5TH FLOOR RCP A-1.5b 5TH FLOOR RCP A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 3 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.2 BUILDING EXTERIOR SECTION DETAILS A-4.4 BUILDING EXTERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.1 ENLARGED UNIT 2B & 2C PLANS A-5.2 ENLARGED UNIT 2B & 2C PLANS A-5.3 ENLARGED TIER D UNIT PLANS	₃	
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A-1.5b STH FLOOR FINISH PLAN A-1.6 ROOF PLAN A-2.1 SOUTH ELEVATION (CONGRESS STREET) A-2.2 EAST ELEVATION (WASHINGTON AVE) A-2.3 WEST ELEVATION A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 3 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-3.8 ELEVATOR DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR DETAILS A-4.2 BUILDING CORNER DETAILS A-4.3 BUILDING CORNER DETAILS A-4.4 BUILDING INTERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.10 UNIT 2A RCP A-5.2 ENLARGED UNIT 2B & 2C PLANS A-5.3 ENLARGED TIER D UNIT PLANS	⊴	
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A-2.4 NORTH ELEVATION A-3.1 BUILDING SECTION A-3.2 BUILDING SECTION A-3.3 WALL SECTIONS 1 A-3.4 WALL SECTIONS 2 A-3.5 WALL SECTIONS 3 A-3.6 STAIR 1 DETAILS A-3.7 STAIR 2 DETAILS A-3.8 ELEVATOR DETAILS A-3.8d ELEVATOR DETAILS A-4.1 BUILDING EXTERIOR SECTION DETAILS A-4.1 BUILDING EXTERIOR DETAILS A-4.2 BUILDING EXTERIOR DETAILS A-4.3 BUILDING TERIOR DETAILS A-4.4 BUILDING TERIOR FRAMING A-4.5 RAILING AND MECH SCREEN DETAILS A-4.6 WINDOW DETAILS A-5.1 ENLARGED UNIT 2A PLAN A-5.1a UNIT 2A RCP ENLARGED UNIT 2B & 2C PLANS A-5.2a UNIT 2B & 2C RCP ENLARGED TIER D UNIT PLANS		
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A-5.5 ENLARGED UNIT 3A PLAN	Δ	
A-5.5a UNIT 3A RCP	ⅎ	
A-5.6 ENLARGED UNIT 3B PLAN	₃	
A-5.6a UNIT 3B RCP	₃	
A-5.7 ENLARGED UNIT 4A PLAN	₫	
	<u> </u>	
A-5.8 FNI ARGED LINIT 4B PLAN		

DRAWING SHEET INDEX

No. ARC4209

Pinnacle Window Solutions 82 Litchfield Rd Hallowell, ME 04347 207-588-6590 Chris Bailey

PREFERRED BRICK SUPPLIER

PREFERRED WINDOW SUPPLIER

Morin Brick Company 130 Morin Brick Road Auburn, ME 04210 207-784-9375 Jason Lachance ilachance@morinbrick.com

PREFERRED GREEN ROOF INSTALLER

Apex Green Roofs Newbury, MA 978-905-8649

PERFERRED AUTOMATED CAR PARKING SYSTEM INSTALLER

Parkmatic Vehicle Storage Solutions, Inc 47-10A 32nd Place Long Island City, NY 11101 516-224-7700 Max Wassef 516-232-1977

PREFERRED DOOR AND HARDWARE **INSTALLER:**

Exactitude, Inc 12 Skyview Drive Cumberland, ME 04110 207-829-8647 John Wallace, CDC jwallace@exactitudeinc.com

PROJECT LOCATION: – 221 Congress Street Portland ME 04101

PERMIT SUBMISSION SET 07/21/2017

ENLARGED UNIT 4B PLAN

TYPICAL CORRIDOR PLANS

UNIT INTERIOR ELEVATIONS

UNIT INTERIOR ELEVATIONS

COMMOM SPACE INTERIOR ELEVATIONS

UNIT 4B RCP

A-5.8

A-5.8a

A-5.9

A-6.1

A-6.2

A-6.3

PERMIT

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