LOCUS MAP 74 MUNJOY STREET, PORTLAND

2 View of Existing Apartment and Addition (At right)

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.
2. THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.
3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.
5. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.
7. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.
8. DO NOT SCALE FROM THE DRAWINGS.

9: PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. NOTE THAT FIRE RESISTANCE RATGIN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

GENERAL REQUIREMENTS

1. COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
2. CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.
3. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.
5. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
6. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
8. STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
9. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

FOUNDATION REQUIREMENTS and EXCAVATION STABILITY

1. NO GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED AT THIS SITE. NOTIFY ENGINEER DURING EXCAVATION SO THAT ENGINEER MAY OBSERVE SOIL CONDITIONS ENCOUNTERED ONSITE. ENGINEER MAY ELECT TO REQUIRE SOIL INVESTIGATION BY A GEOTECHNICAL ENGINEER.
2. PROOF ROLL EXISTING UNDISTURBED SOIL PRIOR TO PLACING FOUNDATION BACKFILL OR CONSTRUCTION FOOTINGS. PROOF ROLLING SHOULD CONSIST OF A MINIMUM OF THREE PASSES IN A NORTH-SOUTH DIRECTION AND THEN THREE PASSES IN AN EAST-WEST DIRECTION USING A VIBRATORY PLATE COMPCTOR.
3. FOR FROST PROTECTION, BACKFILL FOOTINGS WITH FOUNDATION BACKFILL HAVING A MAXIMUM PARTICLE SIZE LIMITED TO 6 INCHES. THE PORTION PASSING THROUGH A 3-INCH SIEVE SHALL MEET THE GRADATION SPECIFICATIONS OF MDOT SPECIFICATION 703.06, TYPE F.
4. FOUNDATION BACKFILL SHOULD BE PLACED IN 6 TO 12-INCH LIFTS AND SHOULD BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.

STRUCTURAL DESIGN CRITERIA

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE.
2. DECK AND STAIR LOADS:
   A. FLOOR FRAMING AND STAIRS 100 PSF
   B. LATERAL LOAD ON RAILINGS - 200 POUNDS OR 50 POUNDS PER LINEAL FOOT ANY DIRECTION.
3. SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF,
   ON AN UNHEATED STRUCTURE (THE DECK) OR
   IN A VENTILATED COLD ROOF STRUCTURE (THE MAIN ATTIC).
   NET FLAT ROOF SNOW LOAD IS 46.2 PSF.
4. WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-02 CHAPTER 6

BASIC WIND SPEED, 3 SECOND GUST	100 mph
IMPORTANCE FACTOR Iw	1.0
EXPOSURE CATEGORY	C
BUILDING CLASSIFICATION	II
BASIC WIND PRESSURE	20 psf
COMPONENT AND CLADDING PRESSURE	+22.7, -35.8 psf

SEISMIC LOAD: IBC SECTION 1615.0, EARTHQUAKE DATA PER SECTIONS 1616.3:

SEISMIC USE GROUP	II
OCCUPANCY IMPORTANCE FACTOR, Ie	1.0
SHORT-PERIOD ACCELERATION Ss	0.314
1.0 SECOND ACCELERATION S1	0.077g
SITE CLASSIFICATION SOIL TYPE	D
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER Fa	1.55
MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER Fv	2.40
SHORT PERIOD ACCELERATION (ASCE 9.4.1.2.4-1, Sms)	0.486g
1.0 SECOND ACCELERATION (ASCE 9.4.1.2.4-1, Sm1)	0.184g
SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC.	0.324g, SDC B
1.0 SECOND DESIGN SPECTRAL RESPONSE ACC.	0.123g, SDC B

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 301 AND 318.
2. FOUNDATION CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. PROVIDE BATCH TICKETS TO ENGINEER FOR REVIEW.
3. SLAB CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SLAB CONCRETE WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A185. PROVIDE A 15-MIL STEGOWRAP VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE. OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT. .
4. PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY AND BY THE ENGINEER.
5. ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST OR DEBRIS.
6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301.
7. PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS IN CONCRETE.
8. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
   CONCRETE CAST AGAINST EARTH 3 INCHES
   FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 1 1 / 2 INCHES <#6 BARS
   2 INCHES #6 OR GREATER
9. CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.
10. PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER.
11. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY TO PREVENT UNEVEN LATERAL LOADING.

Symbol Key
1/4" = 1'-0"

DOOR SCHEDULE

#	Door Type	Width	Height	Finish Comments
101	A	2' - 10"	6' - 8"	Insul. Exterior
102	B	3' - 6"	6' - 8"	
103	B	2' - 2"	6' - 8"	
201	A	2' - 10"	6' - 8"	
202	B	2' - 6"	6' - 8"	
203	B	2' - 0"	6' - 8"	
204	B	2' - 6"	6' - 8"	
205	C	5' - 0"	6' - 8"	
206	B	2' - 0"	6' - 8"	
207	B	2' - 6"	6' - 8"	
208	B	2' - 6"	6' - 8"	
209	B	2' - 6"	6' - 8"	
210	B	2' - 6"	6' - 8"	
211	B	2' - 6"	6' - 8"	
212	B	2' - 6"	6' - 8"	
213	B	2' - 6"	6' - 8"	
214	D	5' - 8"	6' - 8"	
215	B	2' - 6"	6' - 8"	
216	C	6' - 0"	6' - 8"	
A	Cased Opening	0' - 0"	0' - 0"	36" x 80" cased opening
B	Cased OPening	0' - 0"	0' - 0"	72" x 80" cased opening
C	B	2' - 6"	6' - 8"	
E	B	2' - 6"	6' - 8"	
F	66	0' - 0"	0' - 0"	

Door Legend
1/4" = 1'-0"

Sheet List

#	Name
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S-1.1	Foundation and Framing Plans
S-1.2	Struct. Plans and Details Cont.
A-1.1	First Floor / Life Safety Plan
A-1.2	Second Floor / Life Safety Plan
A-2.1	Existing Elevations
A-2.2	Exterior Elevations
A-3.1	Building Sections
A-4.1	Interior Elevations
A-5.1	Perspectives

GENERAL
Description: LEVEL III ALTERATION TO EXISTING FOUR-FAMILY TO COMBINE TWO UNITS ON THE SECOND FLOOR (FINAL BUILDING TO BE 3-UNITS TOTAL), AND RENOVATE THAT SPACE. NEW CONSTRUCTION ADDITION AT REAR OF PROPERTY. NEW NFPA R-13 SYSTEM TO BE INSTALLED.

ADDRESS | 74-76 MUNJOY STREET
CBL | 016 B006001
LOT AREA |
BUILDING AREA | 3328 SF
USE | FOUR FAMILY R-2
BUILT | 1996
CONSTRUCTION TYPE | VB
SPRINKLER | NEW NFPA R-13 SYSTEM

APPLICABLE BUILDING CODES:
IBC 2009
IEBC 2009
NFPA 101
NFPA | 2015
NFPA 13R

ZONING
ZONE | R-6
MIN LOT SIZE | 2000 SF
FRONT SETBACK | 15'-0" OR AVERAGE ADJACENT DEPTH
BACK SETBACK | 10'-0"
SIDE SETBACK | 15'-0" OR 10'-0" TOTAL
SETBACK STEPPING | ABOVE 35'-0" NO CLOSER THAN 10'-0" TO SIDE & 15'-0" FROM REAR
STREET FRONTAGE | 20'-0" MIN. (69'-9 1/2" ACTUAL)
ACCESSORY STRUCTURE SETBACK | 10'-0"
MAX. LOT COVERAGE | 60%
MAX. IMPERVIOUS | 80%
MAXIMUM HEIGHT | 45'-0" PRIMARY, 18'-0" DETACHED ACCESSORY
LANDSCAPED OPEN SPACE | 20%
PARKING | ONE PER UNIT REQ.

IC2
INSULATION VALUES REQ. PER ICC 2009 TABLE 402.1.1
CLIMATE ZONE | 6A
CEILINGS | R-49
WALLS | R-20
SKYLIGHTS | 0.65 U-FACTOR
FENESTRATIONS | .35 U-FACTOR
BASEMENT WALL | 15/19
FLOOR | R-30

IBC/NFPA
-HEIGHT | 2 STORIES + 1 FOR SPRINKLER (MAX. 4+2+2 = 6'0" TOTAL)
-AREA | 7,000 x 200% = 14,000 SF
-FIRE SEPERATION DISTANCE | 5'-0" - 10'-0" UP, 5 - 25%
-FIRE RATED EXTERIOR WALL | RATED FROM BOTH SIDES IF <10'-0" OR INTERIOR IF GREATER THAN 10'-0" = 1-HOUR FOR 5'-0" SEPERATION.
-OCCUPANT LOAD | 200 GROSS SF
-FIRE WALL | 2-HOURS
-FIRE BARRIER | 2-HOURS
-SHAFT ENCLOSURES | NOT REQUIRED FOR RESIDENTIAL UNDER 4 STORIES 1-HR
-DWELLING AND SLEEPING UNIT SEPERATIONS | 1/2 HOUR 1-HR
-ONE MEANS OF EGRESS IN COMPLIANCE WITH NFPA 101 PER IEBC SEC. 705.2
-HANDRAILS | 34-38" ABOVE NOSING
-HANDRAIL EXTENSIONS | NOT REQUIRED FOR DWELLING NOT CONSIDERED ACCESSIBLE
-GUARDS | 42" AFF
-EGRESS THROUGH INTERVENING SPACES | MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.
-1 MEANS OF EGRESS ALLOWED PER IEBC SECT. 705.2 EXCEPTION 1 FOR COMPLIANCE WITH NFPA 101. EGRESS TRAVEL DISTANCE OF 125'-0" PER NFPA 101-2009 SECT. 30.2.6.2
-1 MEANS OF EGRESS ALLOWED FOR 20 OF FEWER PERSONS PER DWELLING UNIT W/SPRINKLER SYSTEM (IBC 1015.1)
-TRAVEL DISTANCE | 250'-0" (WITH SPRINKLER) BUT 150'-0" MAX. FOR ONE EXIT (1021.2)
-CORRIDOR FIRE RESISTANCE RATING | 30 MIN. (WITH SPRINKLER)
-1 EXIT WHEN | THE TRAVEL DISTANCE FROM THE ENTRANCE DOOR OF ANY DWELLING UNIT TO AN EXIT DOES NOT EXCEED 75'-0" (NFPA 101 - 31.2.4.3), 60 MIN. SELF-CLOSING DOORS, 60 MIN. WALL ENCLOSURE RATING, HORIZONTAL AND VERT. SEPERATION OF 30. MIN BTW UNITS. NO MORE THAN 3-STORIES (NFPA 31.2.4.3) CORRIDORS SERVING THE EXIT RATED FOR 20 MIN.
-TRAVEL DISTANCE TO EXITS WITHIN APARTMENT | 75'-0"
-EMERGENCY LIGHTING | NOT REQUIRED FOR LESS THAN 4-UNITS EXCEPT IN MEANS OF EGRESS
-BOILER ROOM | 1-HOUR SEPERATION OR SPRINKLERS
-FINISHES | CLASS A OR B FOR STAIR WAYS
-FIRE NOTIFICATION SYSTEM | NOT REQ. FOR FEWER THAN 4-UNITS

TYPE 1A | UL 305
1-HOUR RATING

DESCRIPTION - STC 50 PER CERTAINTEED TEST, WHI ST-2
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-2x4 WOOD STUDS SPACED MAX. 16. O.C. FILL W/3 1/2" FIBER GLASS INSULATION
-INTERIOR SURFACE RESILIENT CHANNEL
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

TYPE B
PLUMBING & INTERIOR BEARING

DESCRIPTION
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-2x6 WOOD STUDS SPACED MAX. 16. O.C. FILL W/5 1/2" FIBER GLASS INSULATION
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

PROVIDE DOUBLE TOP PLATE FOR ALL INTERIOR, EXTERIOR, PLUMBING AND BEARING WALLS

E1
EXTERIOR WALL
R-21+

DESCRIPTION (INTERIOR TO EXTERIOR)
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-SIP PANEL (UPPER TWO FLOORS)
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY

PROVIDE DOUBLE TOP PLATE FOR ALL INTERIOR, EXTERIOR, PLUMBING AND BEARING WALLS

E2
NEW EXTERIOR WALL
R-21

DESCRIPTION (INTERIOR TO EXTERIOR)
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-2x6 WOOD STUDS SPACED
-GREEN FIBER 765 FILLED TO 3.5# PER CUBIC FOOT PER STANDARD INSTALL. INSTRUCT.
-ADVANTECH SHEATHING, TAPE EDGES AND PENETRATIONS, TYP.
-1x4 WOOD STRAPPING AS RAIN SCREEN RUN VERT.
-SIDING TO MATCH EXISTING.

PROVIDE DOUBLE TOP PLATE FOR ALL INTERIOR, EXTERIOR, PLUMBING AND BEARING WALLS

E3
FORMER EXT. WALL
R-21

DESCRIPTION (INTERIOR TO EXTERIOR)
-5/8" TYPE-X GWB, W/BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY
-2x6 WOOD STUDS SPACED
-GREEN FIBER 765 FILLED TO 3.5# PER CUBIC FOOT PER STANDARD INSTALL. INSTRUCT.
-ADVANTECH SHEATHING, TAPE EDGES AND PENETRATIONS, TYP.
-1x4 WOOD STRAPPING AS RAIN SCREEN RUN VERT.
-SIDING TO MATCH EXISTING.

PROVIDE DOUBLE TOP PLATE FOR ALL INTERIOR, EXTERIOR, PLUMBING AND BEARING WALLS

1 Wall Details
1 1/2" = 1'-0"

ABBREVIATIONS
ADA | Americans with disabilities act
AFF | Above finish floor
DWG | Drawing
EL | Elevation
GA | Gauge
GWB | Gypsum wall board
EQ | Equal
GPF | Gallons per flush (toilets)
FE | Fire extinguisher
HVAC | Heating, ventilation and air conditioning
LM | Lumens
MIN | Minimum
NTS | Not to scale
PSI or PSF | Pounds per square inch or pounds per square foot, pressure or strength
UNO | Unless noted otherwise
R-Value | Thermal resistance
RCP | Reflected ceiling plan
SHGI | Solar Heat Gain
SF | Square foot
SIM | Similar
STRUCT. | Structural
T.O. | Top of
TYP. | Typical
VIF | Verify in field
VT | Visual transmittance, a measurement of transparency/translucency
WC | Water closet, otherwise known as a bathroom

3 Typical Head of Wall Detail @ Rated Wall
1" = 1'-0"

LICENSED ARCHITECT
TRACIE J. REED
No. 4139
STATE OF MAINE

74-76 MUNJOY STREET
RENOVATION/ADDITION FOUR UNIT APARTMENT BUILDING

OWNER
JOE KEVITT & ELIZABETH ATTERBURY
PENINSULA PROPERTIES LLC
82 BECKETT ST # 1
PORTLAND, ME 04101

DEXTROUS CREATIVE
PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
tracierees@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

GENERAL CONTRACTOR
JOE CEVITT
PENINSULA PROPERTIES LLC
82 BECKETT ST # 1
PORTLAND, ME 04101

STRUCTURAL ENGINEER
AL HODSON
RESURGENCE ENGINEERING
61 INDIA STREET, SUITE 7
PORTLAND, ME 04101
AL@RESURGENCEENGINEERING.COM
207.615.9985 (CELL)

No.	Description	Date

Title

Project number	16-28_74 MUNJOY
Date	04.10.17
Drawn by	TJR
Checked by	TJR

T-1

Scale As indicated

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