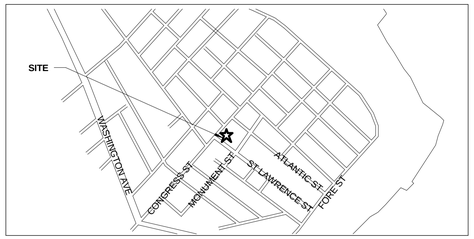
118 ON MUNJOY HILL

118 CONGRESS STREET
PORTLAND, MAINE

PERMIT SET - 7 MARCH 2014



LOCATION MAP NOT TO SCALE

BUILDING AREA TABULATION

BUILDING FOOTPRINT: = 9,122 SF

TOTAL BUILDING AREA:

FIRST FLOOR:		
	PARKING (S-2):	6,545 SF
	MERCANTILE (GRADE):	2,577 SF
SECOND FLOOR:		9,003 SF
THIRD FLOOR:		9,003 SF
FOURTH FLOOR		9,003 SF +
TOTAL BUILDING AREA:		36,131 SF

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (MUBEC)	REFERENCE
OCCUPANCY R-2 (APARTMENT - FLOORS 2 - 4)	310.1
ALLOWABLE AREA: 12,000 SF FOR TYPE 5A (WITHOUT INCREASES)	T503
PROPOSED FOOTPRINT AREA: 9,122 SQ.FT.	
ALLOWABLE HEIGHT: 4 STORIES WITH SPRINKLER INCREASE	504.2
PROPOSED HEIGHT: 4 STORIES	
OCCUPANCY S-2 (LOW HAZARD STORAGE - ENCLOSED PARKING)	311.3
ALLOWABLE AREA: 21,000 SF FOR TYPE 5A (WITHOUT INCREASES)	T503
PROPOSED AREA: 3589 SF	
ALLOWABLE HEIGHT: 4 STORIES (WITHOUT INCREASES)	T503
PROPOSED HEIGHT: 1 STORY	
OCCUPANCY M (MERCANTILE - RETAIL)	309.1
ALLOWABLE AREA: 14,000 SF FOR TYPE 5A (WITHOUT INCREASES)	T503
PROPOSED AREA: 1,935 SF	
ALLOWABLE HEIGHT: 4 STORY WITH SPRINKLER INCREASE	504.2
PROPOSED HEIGHT: 1 STORY	
NON-SEPARATED OCCUPANCIES:	508.3
ALLOWABLE AREA: 12,000 SF FOR TYPE 5A (WITHOUT INCREASES)	T503
PROPOSED FOOTPRINT AREA: 9,122 SQ.FT.	
ALLOWABLE HEIGHT: 4 STORIES WITH SPRINKLER INCREASE	504.2
PROPOSED HEIGHT: 4 STORIES	
NO SEPARATION REQ'D BETWEEN NON-SEPARATED OCCUPANCIES	508.3.3
FIRE RESISTANCE RATING:	T601
TYPE 5A	
STRUCTURAL FRAME: 1 HOUR	
BEARING WALLS: EXT. AND INT. 1 HOUR	
NON-BEARING WALLS AND PARTITIONS: 0 HOUR	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	
SHAFT ENCLOSURES: 2 HOURS (OVER 4 STORIES)	708.2 ex. 2.2.1
ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.14.1 ex. 4
FIRE PARTITIONS	
CORRIDOR FIRE PARTITIONS (NON-BRNG): 1/2 HOUR	T1018.1 & 709.3.1
CORRIDOR DOORS: .33 HOUR IN 1-HOUR WALL	T715.4
CORRIDOR DOORS TO HAVE SMOKE CONTROL	715.4.3.1
DWELLING/GUEST ROOM SEPARATION: 1 HOUR	709.3 ex.2
FIRE PROTECTION	
AUTOMATIC SPRINKLER SUPERVISORY SERVICE	901.6.1
NFPA 13 SPRINKLER SYSTEM	903.3.1.1
FIRE ALARM CONTROL UNIT SUPERVISION	903.4
CLASS I STANDPIPE IN STAIRWELLS	905.4
LOCATION OF CLASS I STANDPIPE:	905.4
LOCATED AT INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS	
PORTABLE FIRE EXTINGUISHERS REQUIRED	906.1.1
MANUAL FIRE ALARM SYSTEM NOT REQUIRED WHERE SPRINKLED (BUT REQ'D BY NFPA 101)	907.2.9.1
FIRE AND SMOKE ALARMS REQUIRED	907.2.8
VISUAL ALARM NOTIFICATION SUPPORT FOR FIRE AND SMOKE: IN ALL DWELLING UNITS	907.5.2.3.4
SINGLE AND MULTI-STATION SMOKE ALARMS REQUIRED	907.2.9.2
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	912.1

INTERNATIONAL BUILDING CODE - 2009	REFERENCE
MEANS OF EGRESS	T1004.1.1
R-2 (RESIDENTIAL) OCCUPANT LOAD: 9,003/200 = 46 PER FLOORS 2-4	
M (MERCANTILE) OCCUPANT LOAD 1,935/30 = 65 FIRST FLOOR	
S-2 (PARKING) OCCUPANT LOAD 6,545/200 = 33 FIRST FLOOR	
ACCESSIBLE MEANS OF EGRESS	1007
ACCESSIBLE MEANS OF EGRESS REQUIRED	1007.1
ELEVATOR SERVING AS ACCESSIBLE MEANS OF EGRESS NOT REQUIRED	1007.2.1
STANDBY POWER GENERATOR NOT REQ'D FOR ELEVATOR (SEE ABOVE)	1007.4
AREA OF REFUGE AT ELEVATOR NOT REQ'D	1007.4 ex.2
TWO-WAY COMMUNICATION SYSTEM REQUIRED AT EACH ELEVATOR LANDING	1007.8
MEANS OF EGRESS (CONTINUED)	
MINIMUM STAIR WIDTH: 44 INCHES	1009.1
MAXIMUM DEAD END CORRIDOR < 50'-0"	1018.4 ex.2
EXIT DISCHARGE THROUGH VESTIBULE (AT CONGRESS STREET)	1027.1 ex.1
ACCESSIBILITY	
(1) ACCESSIBLE PARKING SPACE REQUIRED	T1106.1
VAN ACCESSIBLE SPACE REQ'D - PERMITTED TO HAVE MAX. 7 FT. OVERHEAD	1106.5 ex.2
(1) DWELLING UNIT DESIGNED AS 'TYPE A' PER ICC A117.1	T1107.6.1.1
ALL DWELLING UNITS DESIGNED TO MEET 'TYPE B' PER ICC A117.1	1107.6.2.2
ELEVATORS	
ELEVATOR SHAFT VENTING REQUIRED	ELEV. CODE

NFPA 101 - 2009	REFERENCE
OCCUPANCY - RESIDENTIAL - APARTMENT BUILDING	6.1.8.1.5
OCCUPANCY - STORAGE (ORDINARY HAZARD) ENCLOSED GARAGE	6.2.2.3
OCCUPANCY - MERCANTILE	6.1.10.1
MIXED OCCUPANCY	6.1.14.3
RESIDENTIAL ABOVE STORAGE PERMITTED WHERE SPRINKLED	30.1.2.3
CONSTRUCTION TYPE (5) V(111) AT RESIDENTIAL - SEE NFPA 5000 - T7.3	T A.8.2.1.2
MINIMUM CONSTRUCTION REQUIREMENT - STORAGE OCCUPANCY - NONE SPRINKLED WITH NFPA 13	42.1.6
HANDRAILS ON STAIRS: NOT < 34 IN. AND NOT > 38 IN.	7.2.2.4.4.1
HANDRAILS PROVIDE MIN. 2-1/4 IN. MIN. CLEARANCE BETWEEN RAIL AND WALL	7.2.2.4.4.5
STAIRWAY SIGNAGE SHALL COMPLY WITH 7.2.2.5.4.1 PARTS (A) THRU (M)	7.2.2.5.4
AREA OF REFUGE CONSISTING OF A STORY PROTECTED BY SUPERVISED AUTOMATIC SPRINKLER SYSTEM SHALL HAVE: 1. EACH ELEVATOR LANDING PROVIDED WITH TWO-WAY COMMUNICATING SYSTEM TO FIRE COMMAND CENTER OR CENTRAL CONTROL POINT 2. DIRECTIONS FOR USE OF TWO-WAY COMM. SYSTEM 3. TWO-WAY COMM. SYSTEM INCLUDES BOTH AUDIBLE AND VISIBLE SIGNALS	7.2.12.1.1
EXIT ACCESS PERMITTED THROUGH ACCESSORY ROOMS OR SPACES	7.5.1.6
BOILER ROOM: 1 HOUR & SPRINKLED	T30.3.2.1.1
TRASH COLLECTION ROOM: 1 HOUR & SPRINKLED	
CORRIDOR WALLS: 1/2 HOUR (SPRINKLED)	30.3.6.1.2
CORRIDOR DOORS: 20 MIN. RATED (.33 HOURS)	30.3.6.2.1
CORRIDOR DOORS: SELF-CLOSING AND SELF-LATCHING	30.3.6.2.3
DWELLING UNIT DEMISING WALLS: 1/2 HOUR	30.3.7.2

CONTACTS

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DRAWING LIST

GENERAL
AS1.1 ACCESSIBILITY STANDARDS
GN1.1 GENERAL NOTES
LS1.1 LIFE SAFETY

CIVIL
C1.0 SUBDIVISION RECORDING PLAT
C1.1 CONDOMINIUM PLAN
C1.2 SITE PLAN
C1.3 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.4 GRADING AND UTILITIES PLAN
C1.5 EROSION CONTROL PLAN, NOTES AND DETAILS
C1.6 DETAILS
C1.7 DETAILS

LANDSCAPE
L1.0 LANDSCAPE IMPROVEMENTS PLAN
L2.0 LANDSCAPE DETAILS

STRUCTURAL
S1.01 FOUNDATION/ FIRST FLOOR
S1.02 SECOND FLOOR FRAMING PLAN
S1.03 THIRD FLOOR FRAMING PLAN
S1.04 FOURTH FLOOR FRAMING PLAN
S1.05 ROOF FRAMING PLAN
S2.01 TYPICAL DETAILS AND GENERAL NOTES
S2.02 TYPICAL DETAILS
S2.03 TYPICAL DETAILS
S3.01 COLUMN AND PIER SCHEDULES AND DETAILS
S3.02 COLUMN AND PIER SCHEDULES AND DETAILS
S3.03 SHEAR WALL SCHEDULE & SHEAR WALL DETAILS
S3.04 SHEAR WALL ELEVATION & SHEAR WALL DETAILS
S3.05 SHEAR WALL ELEVATIONS
S4.01 SECTIONS & DETAILS
S5.01 SECTIONS & DETAILS
S5.02 SECTIONS & DETAILS
S5.03 SECTIONS & DETAILS
S6.01 SECTIONS & DETAILS
S6.02 SECTIONS & DETAILS

ARCHITECTURAL DRAWINGS
A1.01 GROUND FLOOR PLAN
A1.02 SECOND FLOOR PLAN
A1.03 THIRD FLOOR PLAN
A1.04 FOURTH FLOOR PLAN
A1.05 ROOF PLAN
A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS
A2.03 BUILDING ELEVATIONS
A3.01 BUILDING SECTION
A3.02 BUILDING SECTION
A3.11 ELEVATOR SECTION AND DETAILS
A3.12 STAIR SECTIONS & PLANS
A3.13 STAIR SECTION AND DETAILS
A3.21 WALL SECTION - TYPICAL
A3.22 WALL SECTION - THROUGH BALCONIES
A3.23 WALL SECTION AT BUILDING BUMP OUT
A4.01 WALL TYPES
A4.02 WALL TYPES
A4.03 WALL TYPES
A4.05 FLOOR TYPES
A4.06 INTERIOR DETAILS
A4.07 INTERIOR DETAILS
A4.08 INTERIOR DETAILS - GARAGE
A5.01 EXTERIOR DETAILS
A5.02 EXTERIOR DETAILS
A5.03 EXTERIOR DETAILS - WINDOWS
A5.11 EXTERIOR DETAILS - ROOF DETAILS
A5.12 EXTERIOR DETAILS - ROOF DETAILS
A5.13 EXTERIOR DETAILS - DECK DETAILS
A6.01 ENLARGED PLANS
A6.02 ENLARGED PLANS
A6.03 ENLARGED PLANS
A6.04 ENLARGED PLANS
A6.11 INTERIOR ELEVATIONS
A6.21 ENLARGED PLANS - BATHROOMS
A6.22 ENLARGED PLANS - BATHROOMS
A6.23 ENLARGED PLANS - BATHROOMS
A6.24 ENLARGED PLANS - BATHROOMS
A7.01 RCP - FIRST FLOOR
A7.02 RCP - FLOOR 2-4
A8.01 DOOR SCHEDULE & TRIM DETAILS
A8.02 WINDOW SCHEDULE
A8.03 FINISH PLANS

MECHANICAL
M0 MECHANICAL SCHEDULES & NOTES
M1 FIRST FLOOR DUCTWORK PLAN
M2 SECOND FLOOR DUCTWORK PLAN
M3 THIRD FLOOR DUCTWORK PLAN
M4 FOURTH FLOOR DUCTWORK PLAN
M5 ROOF DUCTWORK PLAN
M6 FIRST FLOOR PIPING PLAN
M7 SECOND FLOOR PIPING PLAN
M8 THIRD FLOOR PIPING PLAN
M9 FOURTH FLOOR PIPING PLAN
M10 ROOF PIPING PLAN
M11 MECHANICAL DUCT DETAILS
M12 MECHANICAL HEAT DETAILS
M13 MECHANICAL SCHEDULES

PLUMBING
P1 UNDERSLAB PLUMBING PLAN
P2 GROUND FLOOR DRAINAGE AND VENT PLAN
P3 SECOND FLOOR DRAINAGE AND VENT PLAN
P4 THIRD FLOOR WATER AND GAS PLAN
P5 FOURTH FLOOR DRAINAGE AND VENT PLAN
P6 GROUND FLOOR WATER AND GAS PLAN
P7 SECOND FLOOR WTER AND GAS PLAN
P8 THIRD FLOOR DRAINAGE AND VENT PLAN
P9 FOURTH FLOOR WATER AND GAS PLAN
P10 ROOF PLUMBING PLAN
P11 PLUMBING DETAILS
P12 PLUMBING NOTES AND SCHEDULES

ELECTRICAL
E0.01 ELECTRICAL SITE PLANS & DETAILS
E1.01 GROUND FLOOR ELECTRICAL PLAN
E1.02 SECOND FLOOR ELECTRICAL PLAN
E1.03 THIRD FLOOR ELECTRICAL PLAN
E1.04 FOURTH FLOOR ELECTRICAL PLAN
E1.05 ROOF ELECTRICAL/ LIGHTING PLAN & SINGLE LINE DIAGRAM
E2.01 GROUND FLOOR LIGHTING PLAN
E2.02 SECOND FLOOR LIGHTING PLAN
E2.03 THIRD FLOOR LIGHTING PLAN
E2.04 FOURTH FLOOR LIGHTING PLAN