



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions

Date: 05/16/14

**Encroachments 8 feet or more above grade per IBC 2009 Sec. 3202.3**

**Awnings, canopies, marquees and signs.** Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building.

*Our Congress Street sidewalk is 13'-3/4" (156.75") wide, two-thirds of the width of the sidewalk is 8'-8 1/2" (104.5"). Our canopy extends out 1'-4" and the two blade signs extend out 3'-0".*

**Windows, balconies, architectural features and mechanical equipment.** Where the vertical clearance to such is more than 8' the following applies:

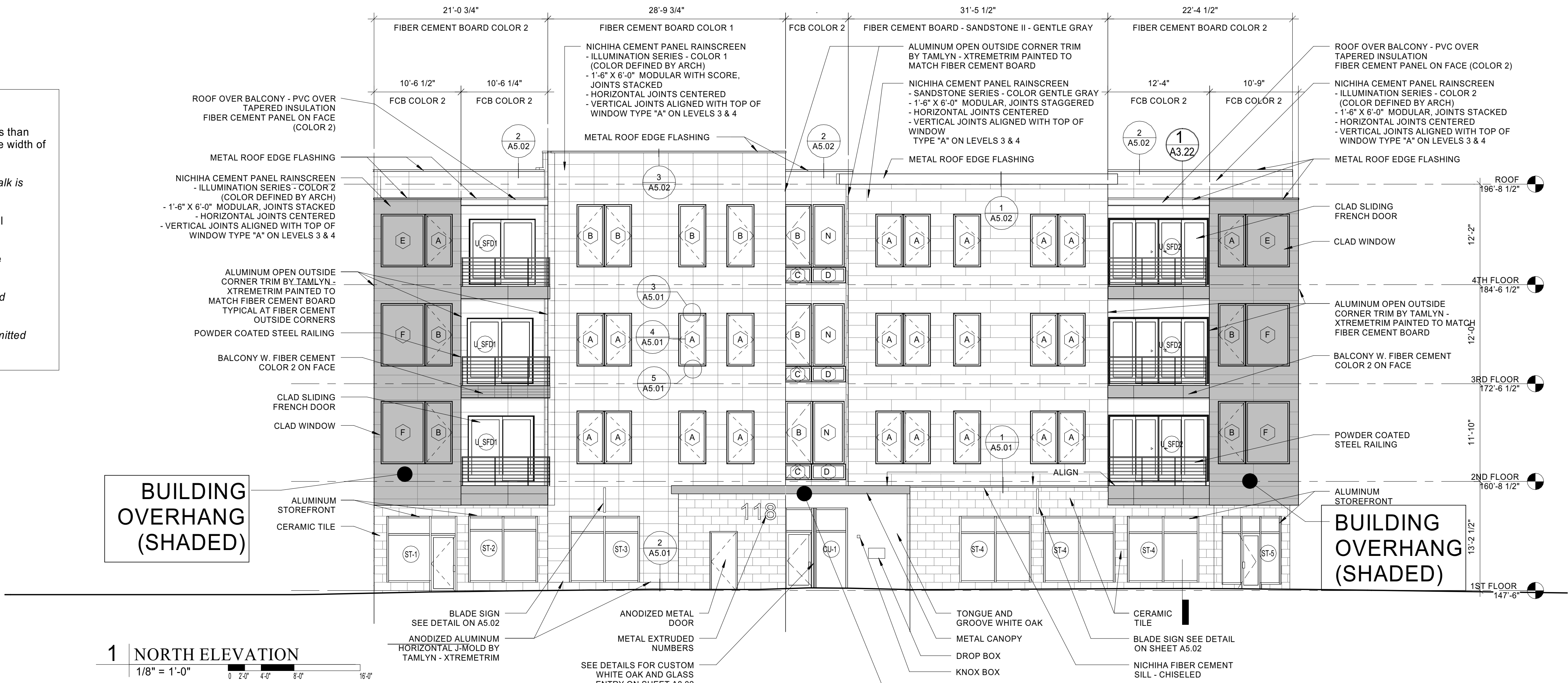
1 inch of encroachment is permitted for each additional 1 inch of clearance above 8 feet. The maximum encroachment shall be 4 feet.

*On Congress Street the vertical clearance is 10'-4", which is 2'-4" above 8 feet. Our permitted encroachment is 2'-4". Our balconies/ building bumps out are 1'-4".*

*On St. Lawrence Street the vertical clearance is 12'-8", which is 4'-8" above 8 feet. Our permitted encroachment is 4'-0" (max. allowed). Our balcony/ building bump out is 2'-6".*

**GENERAL NOTES:**

1. BUILDING HEIGHT BY DEFINITION: 4 CORNER AVERAGE GRADE - 147.15' + 147.25' + 145.00' + 147.45' = 588.5' / 4 = 146.71' AVERAGE 146' - 8 1/2" + 50' = 196' - 8 1/2" ALLOWABLE BUILDING HEIGHT (HEIGHT MEASURED TO TOP OF ROOF TRUSS)
2. ROOF PENTHOUSES NOT SHOWN IN 2D ELEVATIONS
3. RECESSED ELEVATIONS NOT SHOWN - SEE PLAN FOR WINDOW LOCATIONS



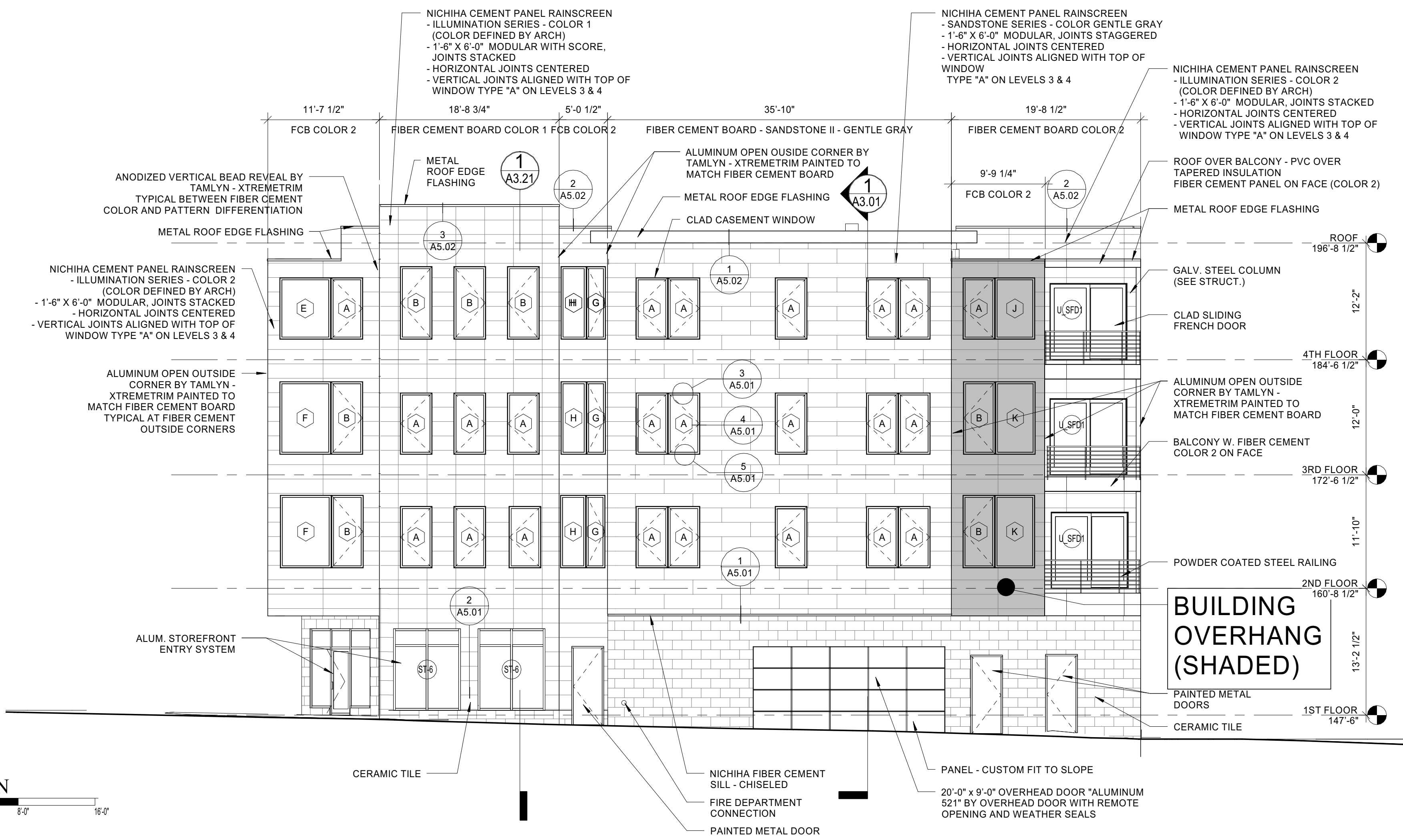
BUILDING OVERHANG (SHADED)

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1 NORTH ELEVATION  
1/8" = 1'-0"  
0 2'-0" 4'-0" 8'-0" 16'-0"

BUILDING OVERHANG (SHADED)

4 WEST ELEVATION  
1/8" = 1'-0"  
0 2'-0" 4'-0" 8'-0" 16'-0"



BUILDING OVERHANG (SHADED)

Prepared For:

118 on Munjoy Hill, LLC

118 CONGRESS STREET  
PORTLAND, ME 04101

Consultant:

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Architect:

118 ON MUNJOY HILL

118 CONGRESS STREET  
PORTLAND, MAINE

Project:

Revisions:

Scale: 1/8" = 1'-0"

Date: 10 FEB 2014

BUILDING ELEVATIONS

A2.01