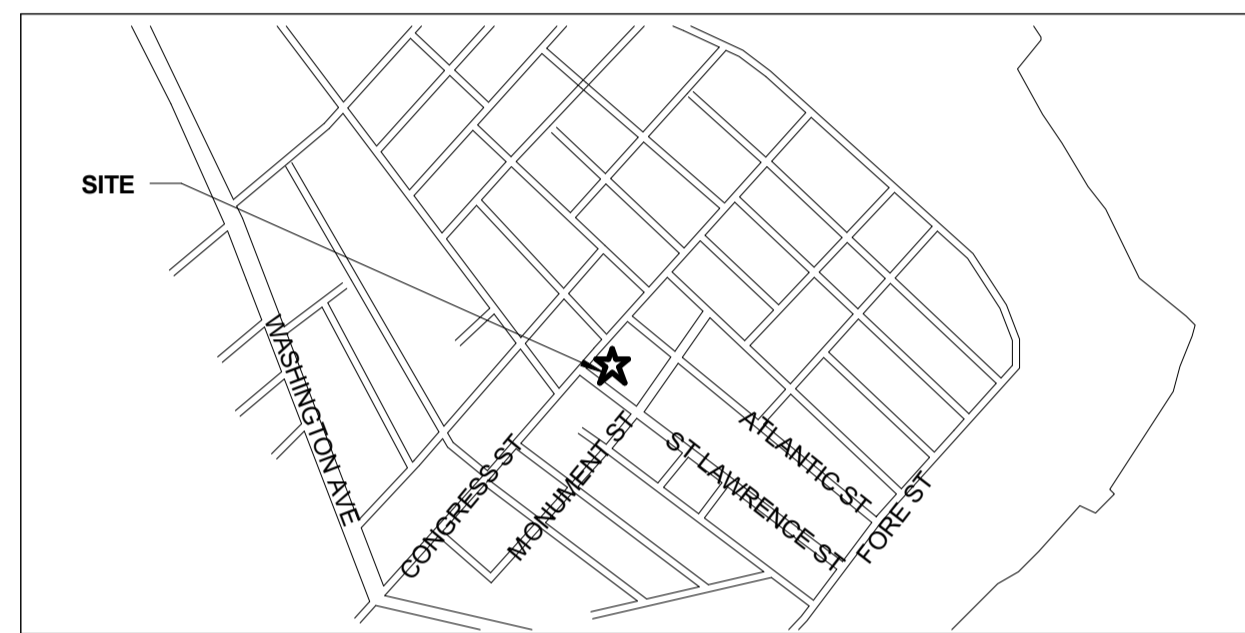




8 ON MUNJOY HILL

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



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	
M1	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 WATER 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

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (MUBEC)

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.	504.2
ALLOWABLE HEIGHT: 4 STORIES WITH SPRINKLER INCREASE	
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:

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: 3/4 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 1 STANDPIPE IN STAIRWELLS	905.4
LOCATION OF CLASS 1 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:	907.5.2.3.4
IN ALL DWELLING UNITS	
SINGLE AND MULTI-STATION SMOKE ALARMS REQUIRED	907.2.9.2
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	912.1

REFERENCE

310.1	INTERNATIONAL BUILDING CODE - 2009
T503	INTERNATIONAL BUILDING CODE - 2009
504.2	INTERNATIONAL BUILDING CODE - 2009
311.3	INTERNATIONAL BUILDING CODE - 2009
T503	INTERNATIONAL BUILDING CODE - 2009
309.1	INTERNATIONAL BUILDING CODE - 2009
T503	INTERNATIONAL BUILDING CODE - 2009
504.2	INTERNATIONAL BUILDING CODE - 2009
508.3	INTERNATIONAL BUILDING CODE - 2009
T503	INTERNATIONAL BUILDING CODE - 2009
504.2	INTERNATIONAL BUILDING CODE - 2009
508.3.3	INTERNATIONAL BUILDING CODE - 2009
T601	INTERNATIONAL BUILDING CODE - 2009

INTERNATIONAL BUILDING CODE - 2009

MEANS OF EGRESS	
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	
ACCESSIBLE MEANS OF EGRESS REQUIRED	
ELEVATOR SERVING AS ACCESSIBLE MEANS OF EGRESS NOT REQUIRED	
STANDBY POWER GENERATOR NOT REQ'D FOR ELEVATOR (SEE ABOVE)	
AREA OF REFUGE AT ELEVATOR NOT REQ'D	
TWO-WAY COMMUNICATION SYSTEM REQUIRED AT EACH ELEVATOR LANDING	

MEANS OF EGRESS (CONTINUED)	
MINIMUM STAIR WIDTH: 44 INCHES	
MAXIMUM DEAD END CORRIDOR < 50'-0"	
EXIT DISCHARGE THROUGH VESTIBULE (AT CONGRESS STREET)	

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
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NFPA 101 - 2009

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	42.1.6
SPRINKLED WITH NFPA 13	

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:	7.2.12.1.1
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	

EXIT ACCESS PERMITTED THROUGH ACCESSORY ROOMS OR SPACES	7.5.1.6
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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

DEVELOPER:

118 CONDOMINIUMS, LLC
118 CONGRESS STREET
PORTLAND, ME 04101

STRUCTURAL ENGINEER:

VEITAS AND VEITAS ENGINEERS
639 GRANITE STREET, SUITE 101
BRAINTREE, MA 02184
781.843.2863
Linus Dabrila, Engineer

MECHANICAL ENGINEER:

MECHANICAL SYSTEMS ENGINEERS, INC.
10 FOREST FALLS DRIVE
YARMOUTH, ME 04096
207.846.1441
Kurt Magnusson, Engineer

ARCHITECT:

ARCHETYPE ARCHITECTS
48 UNION WHARF
PORTLAND, ME 04101
207.772.6022
Project Architect: David Lloyd,
Kevin Gough

ELECTRICAL ENGINEER:

BARTLETT DESIGN, INC.
942 WASHINGTON STREET
BATH, ME 04530
207.443.5447
Larry Bartlett, Engineer

LANDSCAPE ARCHITECT:

MOHR & SEREDIN
18 PLEASANT STREET
PORTLAND, ME 04101
207.871.0003
Stephen Mohr, Landscape Architect

CONSTRUCTION MANAGER:

WRIGHT-RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, ME 04101
207.773.3625

CIVIL ENGINEER:

PINKHAM & GREER
CONSULTING ENGINEERS
28 VANNAH AVENUE
PORTLAND, ME 04103
207.781.5242
Tom Greer, Engineer