

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".

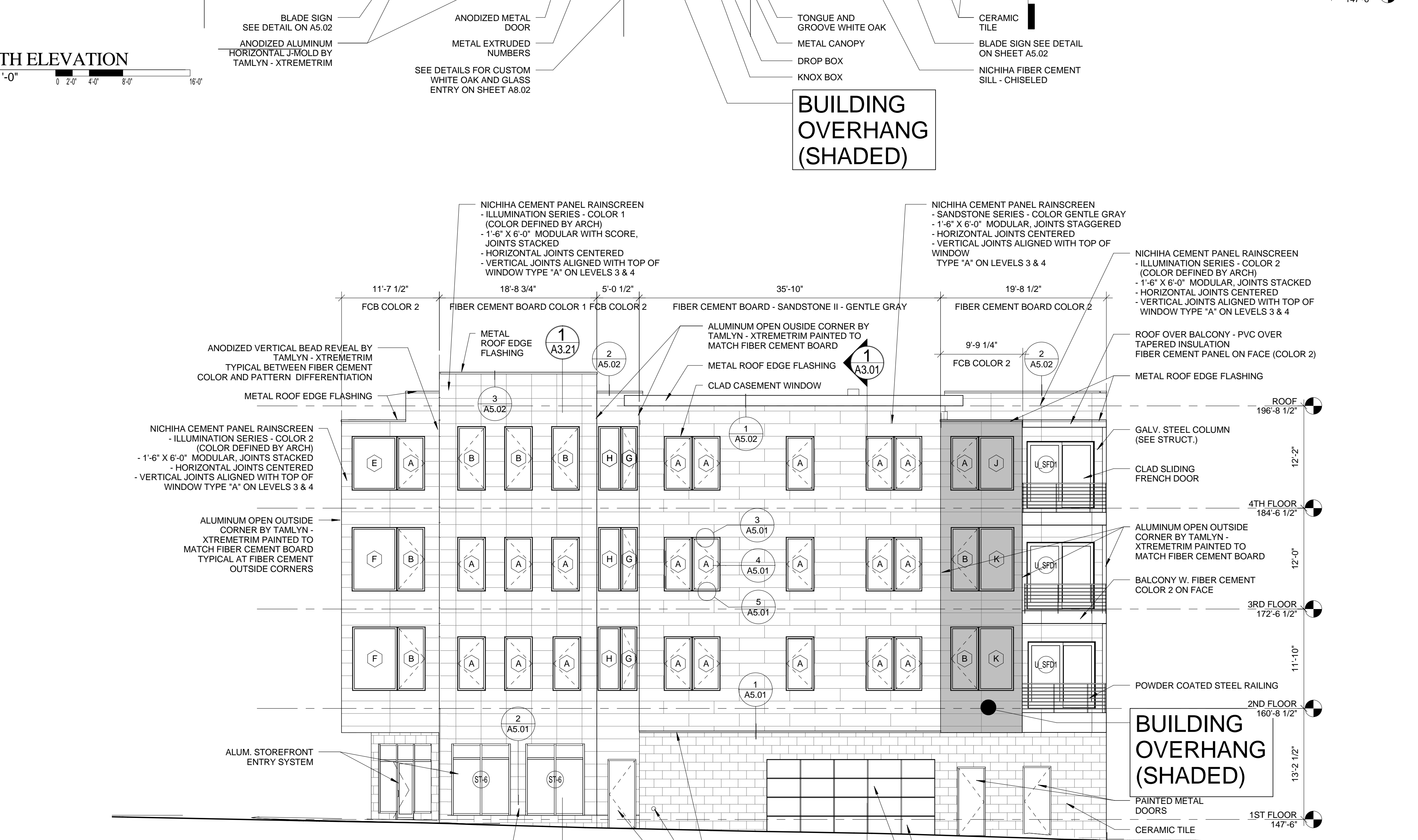
BUILDING OVERHANG (SHADED)

1 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

- 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)
- ROOF PENTHOUSES NOT SHOWN IN 2D ELEVATIONS
- RECESSED ELEVATIONS NOT SHOWN - SEE PLAN FOR WINDOW LOCATIONS

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



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Project:	118 ON MUNJOY HILL 118 CONGRESS STREET PORTLAND, MAINE
Revisions:	
Date:	10 FEB 2014
Scale:	1/8" = 1'-0"
BUILDING ELEVATIONS	
A2.01	