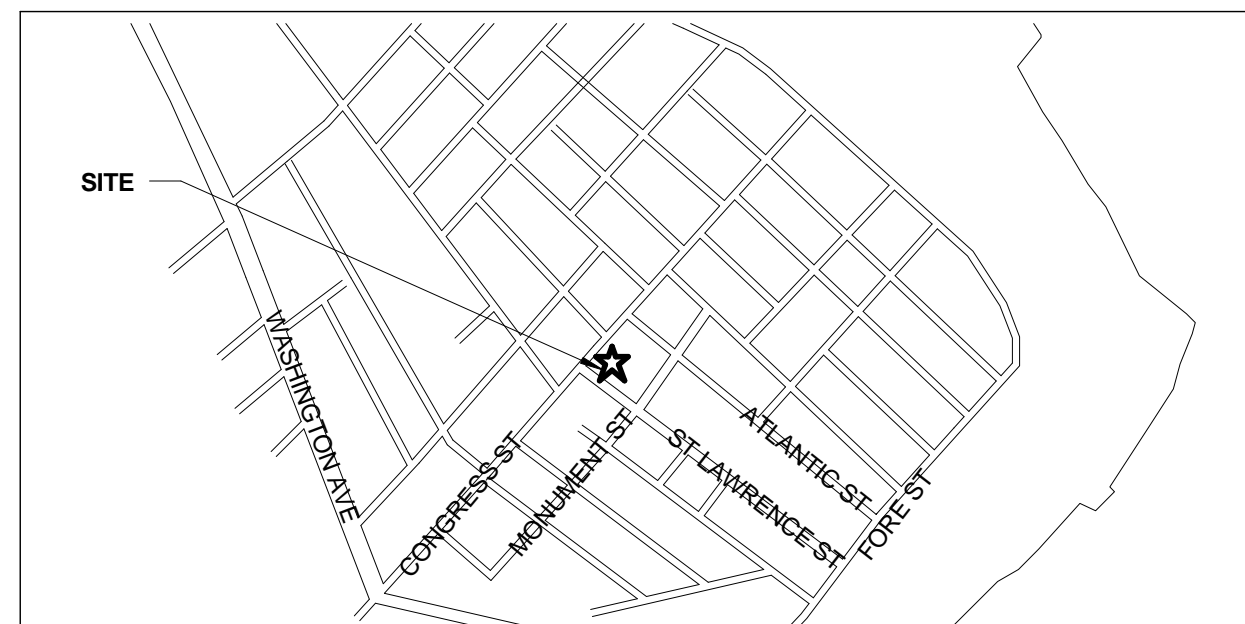


118 ON MUNJOY HILL

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



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 SECTIONS
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	UNITS 201, 301 ENLARGED PLAN
A6.02	UNITS 202, 302, 203, 303 ENLARGED PLANS
A6.03	UNITS 204, 304, 404 ENLARGED PLAN
A6.04	ENLARGED PLAN - FOURTH FLOOR
A6.11	INTERIOR ELEVATIONS
A6.21	UNITS 201, 301 BATHROOM PLANS, ELEVATIONS
A6.22	UNITS 202, 302 BATHROOM PLANS, ELEVATIONS
A6.23	UNITS 203, 303 BATHROOM PLANS, ELEVATIONS
A6.24	UNITS 204, 304, 404 BATHROOM PLANS, ELEVATIONS
A7.01	RCP - FIRST FLOOR
A7.02	RCP - TYPICAL 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 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) ALLOWABLE AREA: 22,890 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 14,000, AND FRONTAGE, 1890) PROPOSED FOOTPRINT AREA: 9,122 SQ.FT. ALLOWABLE HEIGHT: 3 STORIES ABOVE PARKING LEVEL PROPOSED HEIGHT: 3 STORIES ABOVE PARKING LEVEL	310.1 T503 T503 509.4
OCCUPANCY S-2 (LOW HAZARD STORAGE - ENCLOSED PARKING) ALLOWABLE AREA: 79,000 SF FOR TYPE 1B (WITHOUT INCREASES) PROPOSED AREA: 3589 SF ALLOWABLE HEIGHT: 11 STORIES PROPOSED HEIGHT: 11 STORIES	311.3 T503 303.1 T503 309.1 T503
OCCUPANCY M (MERCANTILE - RETAIL) ALLOWABLE AREA: 27,000 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 18,000) PROPOSED AREA: 5321 SF ALLOWABLE HEIGHT: 1 STORY PROPOSED HEIGHT: 1 STORY	T503
PARKING BENEATH GROUP R WHERE A MAX. ONE STORY ABOVE GRADE GROUP S-2 PARKING GARAGE OF TYPE 1 CONSTRUCTION IS PROVIDED UNDER A BUILDING OF GROUP R, THE NUMBER OF STORIES TO BE USED TO DETERMINE THE MIN. TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH PARKING AREA.	509.4
ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND R-2 ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND M	509.4/T508.4 T508.4
FIRE RESISTANCE RATING: TYPE 5B - (RESIDENTIAL AND MERCANTILE) STRUCTURAL FRAME: 0 HOURS BEARING WALLS: EXT. AND INT. 0 HOURS NON-BEARING WALLS AND PARTITIONS: 0 HOURS FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 0 HOURS ROOF CONSTRUCTION AND SECONDARY MEMBERS: 0 HOURS	T601
TYPE 1B (S-2 PARKING GARAGE) STRUCTURAL FRAME: 2 HOURS BEARING WALLS: EXT. AND INT. 2 HOURS NON-BEARING WALLS AND PARTITIONS: 0 HOURS FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HOURS ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	
SHAFT ENCLOSURES: 2 HOURS (OVER 4 STORIES) ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.2 ex. 2.2.1 708.14.1 ex. 4
FIRE PARTITIONS CORRIDOR FIRE PARTITIONS (NON-BRNG): 1/2 HOUR CORRIDOR DOORS: 35 HOUR IN 1-HOUR WALL CORRIDOR DOORS TO HAVE SMOKE CONTROL DWELLING/GUEST ROOM SEPARATION: 1 HOUR	T1018.1 & 709.3.1 T715.4 T715.4.3.1 709.3 ex.2
FIRE PROTECTION AUTOMATIC SPRINKLER SUPERVISORY SERVICE NFPA 13 SPRINKLER SYSTEM FIRE ALARM CONTROL UNIT SUPERVISION CLASS 1 STANDPIPE IN STAIRWELLS LOCATION OF CLASS STANDPIPE: LOCATED AT INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS PORTABLE FIRE EXTINGUISHERS REQUIRED MANUAL FIRE ALARM SYSTEM NOT REQUIRED WHERE SPRINKLED (BUT REQ'D BY NFPA 101)	901.6.1 903.3.1.1 903.4 905.4 905.4 906.1.1 907.2.9.1
FIRE AND SMOKE ALARMS REQUIRED VISUAL ALARM NOTIFICATION SUPPORT FOR FIRE AND SMOKE: IN ALL DWELLING UNITS SINGLE AND MULTI-STATION SMOKE ALARMS REQUIRED FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	907.2.8 907.5.2.3.4 907.2.9.2 912.1

REFERENCE

INTERNATIONAL BUILDING CODE - 2009

MEANS OF EGRESS R-2 (RESIDENTIAL) OCCUPANT LOAD: 9,003/200 = 46 PER FLOORS 2-4 M (MERCANTILE) OCCUPANT LOAD: 2,577/30 = 86 FIRST FLOOR S-2 (PARKING) OCCUPANT LOAD: 6,549/200 = 33 FIRST FLOOR	T1004.1.1
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	1007 1007.1 1007.2.1 1007.4 1007.4 ex.2 1007.8
MEANS OF EGRESS (CONTINUED) MINIMUM STAIR WIDTH: 44 INCHES MAXIMUM DEAD END CORRIDOR - 50'-0" EXIT DISCHARGE THROUGH VESTIBULE (AT CONGRESS STREET)	1009.1 1018.4 ex.2 1027.1 ex.1
ACCESSIBILITY (1) ACCESSIBLE PARKING SPACE REQUIRED (2) ACCESSIBLE SPACE REQ'D - PERMITTED TO HAVE MAX. 7 FT. OVERHEAD (1) DWELLING UNIT DESIGNED AS 'TYPE A' PER ICC A117.1 ALL DWELLING UNITS DESIGNED TO MEET 'TYPE B' PER ICC A117.1	T1106.1 1106.5 ex.2 T1107.6.1.1 1107.6.2.2
ELEVATORS ELEVATOR SHAFT VENTING REQUIRED	ELEV. CODE
NFPA 101 - 2009 OCCUPANCY - RESIDENTIAL - APARTMENT BUILDING OCCUPANCY - STORAGE (ORDINARY HAZARD) ENCLOSED GARAGE SEPARATION BETWEEN OCCUPANCIES - 2 HOURS REDUCED TO 1 HOUR (SPRINKLED AND SUPERVISED) RESIDENTIAL ABOVE STORAGE PERMITTED WHERE SPRINKLED CONSTRUCTION TYPE (5) (V000) AT RESIDENTIAL - SEE NFPA 5000 - T7.3 MINIMUM CONSTRUCTION REQUIREMENT - STORAGE OCCUPANCY - NONE SPRINKLED WITH NFPA 13	REFERENCE 6.1.8.1.5 6.2.2.3 T6.1.14.4.1(b) 30.1.2.3 T A.8.2.1.2 42.1.6
HANDRAILS ON STAIRS: NOT < 34 IN. AND NOT > 38 IN. HANDRAILS PROVIDE MIN. 2-1/4 IN. MIN. CLEARANCE BETWEEN RAIL AND WALL STAIRWAY SIGNAGE SHALL COMPLY WITH 7.2.2.5.4.1 PARTS (A) THRU (M)	7.2.2.4.4.1 7.2.2.4.4.5 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 TRASH COLLECTION ROOM: 1 HOUR & SPRINKLED	T30.3.2.1.1
CORRIDOR WALLS: 1/2 HOUR (SPRINKLED) CORRIDOR DOORS: 20 MIN. RATED (33 HOURS) CORRIDOR DOORS: SELF-CLOSING AND SELF-LATCHING DWELLING UNIT DEMISING WALLS: 1/2 HOUR	30.3.6.1.2 30.3.6.2.1 30.3.6.2.3 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