

MONUMENT PARTNERS, LLC

25 MONUMENT STREET, PORTLAND, ME

DEVELOPERS:

MONUMENT PARTNERS, LLC

STRUCTURAL ENGINEERS:

CASCO BAY ENGINEERING
424 FORE STREET
PORTLAND, ME 04101
207 842 2800

ARCHITECTS:

WHIPPLE CALLENDER
P.O. BOX 1276
PORTLAND, ME 04104
207 775 2696

MECHANICAL & ELECTRICAL ENGINEERS:

BENNETT ENGINEERING
P.O. BOX 297
FREEPORT, ME 04032
207 865 1800

CONSTRUCTION MANAGER:

RAINBOW CONSTRUCTION
150 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107
207 799 3051

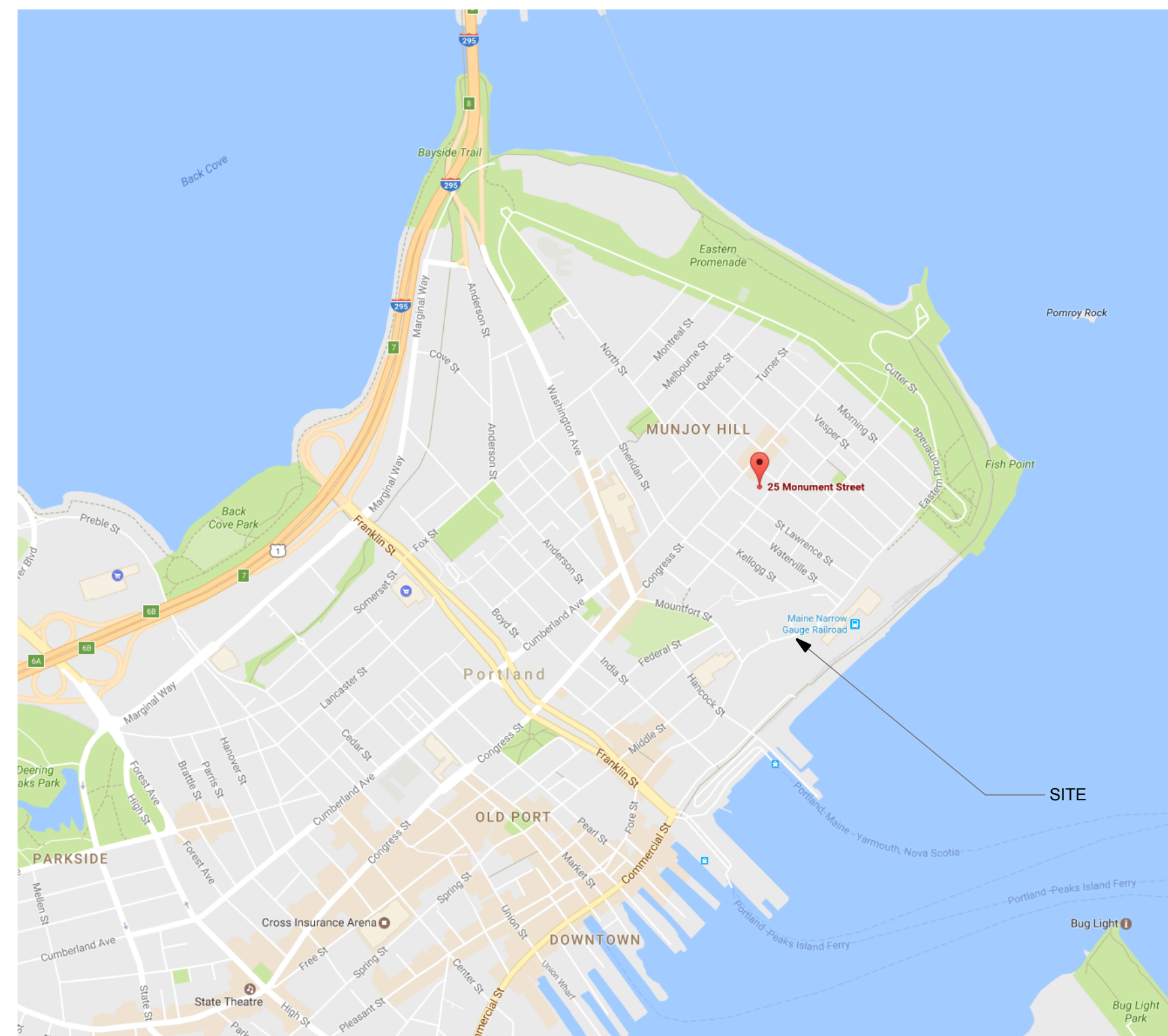
LANDSCAPE ARCHITECT:

ANTHONY MUENCH
94 COMMERCIAL STREET
PORTLAND, ME 04101
207 761 6621

CIVIL ENGINEER:

PINKHAM & GREER
28 VANNAH AVE
PORTLAND, ME 04103
207 781 5242

VICINITY MAP



PORTLAND MAINE

NO SCALE

SCOPE OF WORK

NEW FOUR STORY BUILDING (20,122 SQ. FT.) WITH GROUND LEVEL GARAGE FOR EIGHT CARS. TWO HOUSING UNITS EACH ON 2ND AND 3RD FLOOR, WITH PENTHOUSE UNIT ON 4TH FLOOR.

PROJECT DATA & CODES

TOTAL SITE AREA: 9,989 S.F.
EXISTING IMPERVIOUS AREA: 4,786 S.F.
NEW IMPERVIOUS AREA: 5,648 S.F.
NET DIFFERENCE: 862 S.F.
LOT COVERAGE: 56.5%
ALLOWABLE MAX. LOT COVERAGE: 60%
LANDSCAPED OPEN SPACE: 4320 S.F.
REQUIRED (20%): 1996 S.F.
GARAGE OPENING: 12'
ALLOWED 40% OF FACADE: 19'

SQUARE FOOTAGE: TOTAL BUILDING: 20,122 SF
BASEMENT: 1,128 SF
1ST FLOOR: 5,240 SF
2ND FLOOR: 4,744 SF
3RD FLOOR: 4,744 SF
4TH FLOOR: 4,268 SF

WATER MAINS: Monument Street, 25 feet from property line to the north
SITE ACCESS: Monument Street

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (IUBEC)

OCCUPANCY: IBC - R-2 (APT FLOORS 2-4)
ALLOWABLE AREA: 21,000 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 14,000 SF AND NONE FOR FRONTAGE.)
NFA - New Apartment Building, Enclosed Garage is Storage Occupancy (ordnary hazard)
Four story building
Five Condo Units

IBC - S2 (PARKING - FLOOR 1)
LOW HAZARD STORAGE, ENCLOSED PARKING, ALLOWABLE AREA: 79,000 SF FOR TYPE 1B (WITHOUT INCREASES PROPOSED AREA: 5,240 SF, ALLOWABLE HEIGHT: 11 STORIES, PROPOSED HEIGHT: 1 STORY.)

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.

ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND R2

CONSTRUCTION TYPES: NFA type V 000 at Residential
IBC Type 5B (Residential) and Type 1B (S-2 parking garage)

FIRE RESISTANT RATINGS (REQUIRED):

Type 5B (Residential R2)
Structural Frame: 0 hours
Beating Walls (exterior & interior): 0 hours
Nonbearing walls and partitions: 0 hours
Floor construction & secondary members: 0 hours
Roof construction & secondary members: 0 hours

Type 1B (S-2 Parking Garage)
Structural Frame: 2 hours
Beating Walls (exterior & interior): 2 hours
Nonbearing walls and partitions: 0 hours
Floor construction & secondary members: 2 hours
Roof construction & secondary members: 2 hours

FIRE PARTITIONS:

Corridor fire partitions (non-bearing): 1/2 hour
Corridor doors: 33 hour in 1-hour wall
Corridor doors to have smoke control
Dwelling sleeping room separation in Type 5B: 1/2 hour with automatic sprinkler system
Elevator shaft enclosures: 2 hours (over 4 stories)

FIRE PROTECTION:

Automatic Sprinkler Supervisory Service
NFA 13 Sprinkler System
Fire alarm control unit supervision
Class 1 standpipe in stairwells
Portable fire extinguishers required
Manual fire alarm system is not required (but required by NFA 10)
Fire alarm and smoke alarm systems required in Group R-2
Visual alarm notification support for fire and smoke in all dwelling units
Single and multi-station smoke alarm required
Fire department connections required (as directed by local fire dept.)

MEANS OF EGRESS:

R-2 OCCUPANT LOAD (RESIDENTIAL)
4,744/200 = 24 per floor 2 & 3
4,268/200 = 21 per floor 4
S-2 OCCUPANT LOAD (PARKING)
5,240/200 = 26 first floor

Minimum stair width: 44 inches
Maximum dead end and corridor < 50' 0"
Exit discharge through vestibule at Monument Street
Single means of egress allowed

ACCESSIBLE MEANS OF EGRESS:

Accessible means of egress required
Elevator serving as accessible means of egress not required
Standby power generator not required for elevator
Area of refuge at elevator not required
Two way communication system required at each elevator landing

ELEVATOR:

Elevator shaft venting is required

NFPA 101 - 2009

OCCUPANCY: Residential, New Apartment Building
Storage (ordnary hazard) Enclosed Garage
Separation between occupancies is 2 hours (reduced to 1 hour because sprinklered & supervised)

OCCUPANCY: Residential above Storage permitted where sprinklered
TYPE V 000 at Residential
Storage Occupancy minimum construction requirement is none
Sprinklered with NFPA 13

STAIRS:

Min width= 44"
Max height of risers = 7"
Min height of treads = 4"
Min tread depth = 11"
Min. headroom = 6'-8"
Max. height between landings = 12'
Landings - see 7.2.1.3, 7.2.1.4.3.1 & 7.2.2.3.2

HANDRAILS AT STAIRS:

Not less than 34" and not greater than 38" above the tread
Provide min. 2 1/4" min. clearance between rail & wall.
Stairway signage shall comply with 7.2.2.5.4.1 parts A thru M

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

SINGLE MEANS OF EGRESS ALLOWED

1. Fewer than four dwellings units per story
2. Building has approved supervised sprinkler system
3. Exit stairway does not serve more than one-half story below the level of exit discharge.
4. Travel distance from entrance door of any dwelling unit to an exit does not exceed 35 feet.
5. Exit stairway is completely enclosed and has a min. 1 hour fire rating
6. All openings between exit stairway and building have self-closing doors and min. 1 hour fire rating.
7. All corridors serving as access to exits have min. 1 hour fire rating.
8. Horizontal & vertical separation having a min. 1/2 hour fire rating is provided between dwelling units

TRASH ROOM & STORAGE ROOMS OUTSIDE OF DWELLING UNITS

1 Hour and sprinklered

CORRIDOR WALLS

1/2 Hour (sprinklered)

CORRIDOR DOORS

20 min. rated (33 hours)
Self-closing and self-latching

DWELLING UNIT DEMISING WALLS

1/2 hour (sprinklered)

PORTLAND ZONING CODE

R2 Multifamily dwellings
Parking shall be provided as required by division 20 of this article.
Such development shall be subject to article V (site plan) of this chapter for site plan review and approval
Dimensional requirements
Minimum lot size: 2,000 of Existing lot size: 9,989 sf
Minimum dwelling unit: 725 sf Proposed: 2,000sf
Street Frontage: 20 ft Existing: 67 ft
Minimum front yard setback: 5 ft Proposed front yard setback: 10 ft
Minimum rear yard setback: 10 ft Proposed rear yard setback: 20 ft
Minimum side yard setback: 5 ft Proposed side yard setback: South 10 ft, North 6.33 ft
Landscape open space: 20% Proposed open space: 30%
Maximum lot coverage: 60% Proposed lot coverage: 56.5%
Maximum height: 45' Proposed height: 43'-6"
Definitions
Subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three (3) or more dwelling units
Height Limits
Roof structure: Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or signs may be erected above the height limitation herein prescribed for buildings.

Parking

One (1) space per unit required in R-2
No spaces required for first three (3) dwelling units
Uses requiring off-street bicycle parking
Off-street parking for bicycles required

LIST OF DRAWINGS

- A.0 TITLE SHEET
- C.1 PROPOSED & EXISTING SITE PLAN
- L.1 LANDSCAPE PLANS
- A.1 FLOOR PLANS, RENDERING
- A.2 EXTERIOR ELEVATIONS

MONUMENT PARTNERS, LLC
25 MONUMENT STREET
PORTLAND, ME

WHIPPLE CALLENDER ARCHITECTS

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www.whipplecallender.com

DESCRIPTION

DATE

MARK

DATE: 10/6/17
CHECKED BY: AEC, JMK
DRAWN BY: JR, AEC, JMK
JOB: 17-KEE
SHEET TITLE: TITLE SHEET

A.0

PLANNING BOARD REVIEW SET 10-10-2017
NOT FOR CONSTRUCTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED.