

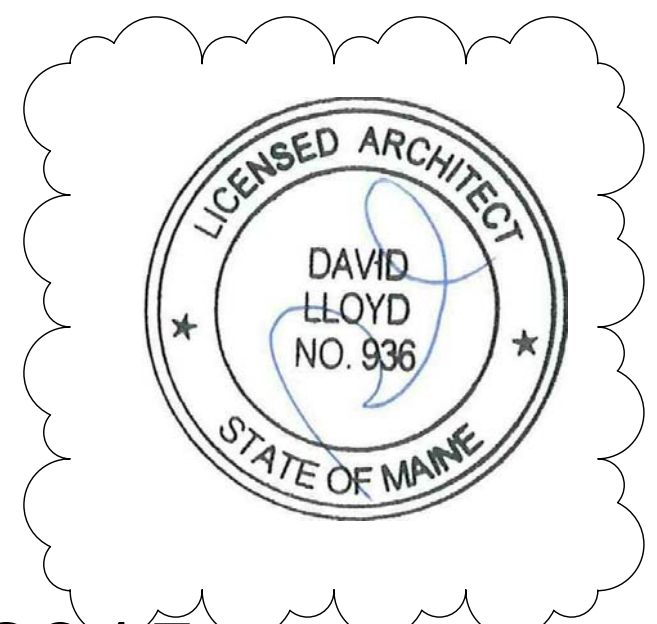
185 FORE STREET

185 FORE STREET PORTLAND, MAINE

BID SET - MAY 22ND, 2015

ADDENDUM 1 - JUNE 12TH, 2015

ADDENDUM 2 - SEPTEMBER 14TH, 2015



BUILDING AREA TABULATION

BUILDING FOOTPRINT:	5,908 SF
TOTAL BUILDING AREA:	5,908 SF
FIRST FLOOR:	5,451 SF
SECOND FLOOR:	5,475 SF
THIRD FLOOR:	5,259 SF
FOURTH FLOOR:	5,259 SF
MEZZANINES:	1,186 SF ±
TOTAL BUILDING AREA:	23,279 SF

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (IUBC)	REFERENCE
OCCUPANCY R-2 (APARTMENT - FLOORS 2 - 4) ALLOWABLE AREA: 12,000 SF FOR TYPE 5A (WITHOUT INCREASES FOR SPRINKLER OR FRONTAGE) PROPOSED FOOTPRINT AREA: 5,908 SQ.FT. ALLOWABLE HEIGHT: 4 STORIES WITH SPRINKLER INCREASE PROPOSED HEIGHT: 4 STORIES	310.1 T503 504.2
OCCUPANCY B (BUSINESS) ALLOWABLE AREA: 18,000 SF FOR TYPE 5A (WITHOUT INCREASES FOR SPRINKLER) PROPOSED AREA: 5,908 SF ALLOWABLE HEIGHT: 4 STORIES WITH SPRINKLER INCREASE PROPOSED HEIGHT: 1 STORY	T503 T503 504.2
NON-SEPARATED OCCUPANCIES ALLOWABLE AREA: 12,000 SF FOR TYPE 5A (WITHOUT INCREASES FOR SPRINKLER OR FRONTAGE) PROPOSED FOOTPRINT AREA: 5,908 SQ.FT. ALLOWABLE HEIGHT: 4 STORIES WITH SPRINKLER INCREASE PROPOSED HEIGHT: 4 STORIES	508.3 T503 504.2
SEPARATION REQ'D BETWEEN OCCUPANCIES - 1 HOUR	T508.4
FIRE RESISTANCE RATING:	T601
TYPE 5A - (RESIDENTIAL AND BUSINESS) STRUCTURAL FRAME: 1 HOUR BEARING WALLS: EXT. AND INT. 1 HOUR NON-BEARING WALLS AND PARTITIONS: 0 HOURS FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	708.4 708.14.1 ex. 4
SHAFT ENCLOSURES: 2 HOURS (4 STORIES OR MORE) ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.4 708.14.1 ex. 4
FIRE PARTITIONS CORRIDOR FIRE PARTITIONS (NON-BRNG): 1/2 HOUR CORRIDOR DOORS: 33 HOUR IN 1-HOUR WALL CORRIDOR DOORS TO HAVE SMOKE CONTROL DWELLING UNIT SEPARATION: 1 HOUR	T1018.1 & 709.3.1 T715.4 T715.4.3.1 709.3
FIRE PROTECTION AUTOMATIC SPRINKLER SUPERVISORY SERVICE NFPA 13 SPRINKLER SYSTEM AT BUSINESS LEVEL NFPA 13 SPRINKLER SYSTEM AT R-2 FIRE ALARM CONTROL UNIT SUPERVISION CLASS 1 STANDPIPE IN STAIRWELLS LOCATION OF CLASS 1 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)	901.6.1 903.3.1.1 903.3.1.2 903.4 905.4 905.4
FIRE AND SMOKE ALARMS REQUIRED VISUAL ALARM NOTIFICATION SUPPORT FOR FIRE AND SMOKE: IN ALL DWELLING UNITS SINGLE AND MULTISTATION SMOKE ALARMS REQUIRED FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	906.1.1 907.2.9.1 ex.3 907.2.8.2 907.5.2.3.4 907.2.9.2 912.1
PEDESTRIAN WALKWAY THE PEDESTRIAN WALKWAY SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION ONLY MATERIALS AND DECORATIONS APPROVED BY THE BUILDING OFFICIAL SHALL BE LOCATED IN THE PEDESTRIAN WALKWAY	3104.3 3104.4
THE WALL SEPARATING THE PEDESTRIAN WALKWAY FROM A CONNECTED BUILDING ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING SINCE THE DISTANCE BETWEEN THE CONNECTED BUILDINGS IS MORE THAN 10 FEET AND CONNECTED BUILDINGS, EXCEPT FOR OPEN PARKING GARAGES ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13	3104.5.1

INTERNATIONAL BUILDING CODE - 2009

INTERNATIONAL BUILDING CODE - 2009	REFERENCE
PEDESTRIAN WALKWAYS CONT. DOORS IN THE PEDESTRIAN WALKWAY ARE SUBJECT TO THE FOLLOWING: - THE GLASS SHALL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM AND COMPLETELY WET THE ENTIRE SURFACE OF INTERIOR SIDES OF THE GLASS WHEN ACTUATED - THE GLASS SHALL BE IN A GASKETED FRAME AND INSTALLED IN SUCH A MANNER THAT THE FRAMING SYSTEM WILL DETECT WITHOUT BREAKING (LOADING) THE GLASS BEFORE THE SPRINKLER OPERATES - OBSTRUCTIONS SHALL NOT BE INSTALLED BETWEEN THE SPRINKLER HEAD AND THE GLASS	3104.5.1
MEANS OF EGRESS R-2 (RESIDENTIAL) OCCUPANT LOAD: 5,217/200 = 27 PER FLOORS 2-MEZZ. B (BUSINESS) OCCUPANT LOAD: 5,372/100 = 54 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 < 20'-0" EXIT DISCHARGE THROUGH VESTIBULE	1009.1 1018.4 1027.1 ex.1
ACCESSIBILITY WITH ONLY 8 UNITS, TYPE 'A' PER ICC A117.1 NOT REQUIRED ALL DWELLING UNITS DESIGNED TO MEET 'TYPE B' PER ICC A117.1	T1107.6.1.1 1107.6.2.2
ELEVATORS ELEVATOR SHAFT VENTING REQUIRED ELEVATOR SIZE #260# ACCOMMODATES CITY OF PORTLAND 80-INCH STRETCHER	ELEV. CODE
ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT SINCE THERE IS A 1 FT EASEMENT BETWEEN THE GARAGE AND OUR BUILDING THAT ELIMINATES ANY CONSTRUCTION IN THIS EASEMENT THE BUILDING OFFICIAL FINDS THAT THE PROPOSED MECHANICAL OPENINGS THROUGH THE NORTH ELEVATION WALL COMPLY WITH THE INTENT OF THE CODE	104.11
NFPA 101 - 2009 OCCUPANCY - RESIDENTIAL - APARTMENT BUILDING BUSINESS	REFERENCE 6.1.8.1.5 6.1.11
CONSTRUCTION TYPE (5) V(111) - SEE NFPA 5000 - T7.3 SEPARATION OF OCCUPANCIES - 1 HOUR SPRINKLED WITH NFPA 13 - RESIDENTIAL SPRINKLED WITH NFPA 13 - BUSINESS	T.A.8.2.1.2 T6.1.14.4.1(b)
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 (IBC REQ'S 1-HOUR)	30.3.6.1.2 30.3.6.2.1 30.3.6.2.3 30.3.7.2

CONTACTS

DEVELOPER:

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ARCHITECT:

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CONTRACTOR:

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PORTLAND, ME 04102
207.879.0118

CIVIL ENGINEER:

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SOUTH PORTLAND, ME 04106
207.775.1121

STRUCTURAL ENGINEER:

VEITAS AND VEITAS ENGINEERS
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BRAINTREE, MA 02184
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MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:

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FREEPORT, ME 04032
207.865.9475

DRAWING LIST

GN1.1	GENERAL NOTES
LS1.1	LIFE SAFETY
SK 00-1	WEST ELEVATION - OPENING CALCULATIONS
CIVIL	
C-1.0	CIVIL COVER SHEET
C-1.1	GENERAL NOTES & LEGEND
C-2.0	BOUNDARY & TOPOGRAPHIC SURVEY
C-2.1	EXISTING CONDITIONS & DEMOLITION
C-2.2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	CONSTRUCTION MANAGEMENT PLAN
C-3.0	SITE LAYOUT PLAN
C-4.0	GRADING & DRAINAGE PLAN
C-5.0	UTILITY PLAN
C-6.0	PAVEMENT, CURB & SIDEWALK DETAILS
C-6.1	UTILITY & MISCELLANEOUS DETAILS
C-6.2	UTILITY & MISCELLANEOUS DETAILS
L-1.0	LANDSCAPE PLAN
STRUCTURAL	
S1.01	FOUNDATION PLAN
S1.02	SECOND FLOOR FRAMING PLAN
S1.03	THIRD FLOOR FRAMING PLAN
S1.04	FOURTH FLOOR FRAMING PLAN
S1.05	ROOF FRAMING PLAN
S1.06	PENTHOUSE 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	SHEAR WALL SCHEDULE & SHEAR WALL DETAILS
S3.03	SHEAR WALL ELEVATION & SHEAR WALL DETAILS
S3.04	SHEAR WALL ELEVATIONS
S4.01	SECTIONS & DETAILS
S4.02	SECTIONS & DETAILS
S5.01	SECTIONS & DETAILS
S5.02	SECTIONS & DETAILS
S5.03	BRIDGE FRAMING PLANS & DETAILS
ARCHITECTURAL	
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	THIRD FLOOR PLAN
A1.04	FOURTH FLOOR PLAN
A1.05	ROOF / MEZZANINE PLAN
A1.06	TAPERED INSULATION
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	BUILDING ELEVATIONS
A3.01	BUILDING SECTION
A3.02	BUILDING CROSS SECTION
A3.11	ELEVATOR PLANS AND SECTION
A3.12	STAIR PLANS AND SECTIONS
A3.13	STAIR PLANS AND SECTIONS
A3.14	STAIR DETAILS
A3.21	WALL SECTION
A3.22	WALL SECTION
A3.23	WALL SECTION - SKY BRIDGE
A4.01	WALL TYPES
A4.02	WALL TYPES
A4.03	WALL TYPES
A4.05	FLOOR TYPES
A5.01	EXTERIOR DETAILS - WINDOWS
A5.11	EXTERIOR DETAILS
A5.12	EXTERIOR DETAILS - ROOF DETAILS
A5.21	BALCONIES
A5.22	BALCONY/ EXTERIOR STAIR DETAILS
A6.01	ENL. PLANS INT. ELEV. UNIT 201 AND 301
A6.02	ENL. PLANS INT. ELEV. UNIT 202 AND 302
A6.03	ENL. PLANS INT. ELEV. UNIT 203 AND 303
A6.04	ENL. PLANS INT. ELEV. UNIT 401
A6.05	ENL. PLAN INT ELEV UNIT 402
A7.01	FIRST FLOOR CEILING PLAN
A7.02	SECOND FLOOR CEILING PLAN
A7.03	THIRD FLOOR CEILING PLAN
A7.04	FOURTH FLOOR CEILING PLAN
A7.05	MEZZANINE CEILING PLAN
A7.11	INTERIOR ELEVATIONS - LOBBY
A7.12	INTERIOR ELEVATIONS - UPPER LEVELS
A8.01	DOOR SCHEDULE & TRIM DETAILS
A8.02	WINDOW SCHEDULE
A8.03	FIRST FLOOR FINISH PLAN
A8.04	SECOND FLOOR FINISH PLAN
A8.05	FOURTH FLOOR FINISH PLAN
A8.06	MEZZANINE FINISH PLAN
MECHANICAL	
M1.01	FIRST FLOOR MECHANICAL PLAN
M1.02	SECOND FLOOR MECHANICAL PLAN
M1.03	THIRD FLOOR MECHANICAL PLAN
M1.04	FOURTH FLOOR MECHANICAL PLAN
M1.05	PENTHOUSE / ROOF MECHANICAL PLAN
M2.01	FIRST FLOOR PLUMBING PLAN
M2.02	SECOND FLOOR PLUMBING PLAN
M2.03	THIRD FLOOR PLUMBING PLAN
M2.04	FOURTH FLOOR PLUMBING PLAN
M2.05	PENTHOUSE / ROOF PLUMBING PLAN
M3.01	MECHANICAL SCHEDULES AND LEGEND
M3.02	MECHANICAL SCHEDULES AND DETAILS
M3.03	MECHANICAL DETAILS
ELECTRICAL	
E1.01	ELECTRICAL SITE PLAN
E1.1	FIRST FLOOR LIGHTING PLAN
E1.2	SECOND FLOOR LIGHTING PLAN
E1.3	FOURTH FLOOR LIGHTING PLAN
E1.4	FOURTH FLOOR LIGHTING PLAN
E1.5	MEZZ. LIGHTING PLAN
E2.1	FIRST FLOOR POWER PLAN
E2.2	SECOND FLOOR POWER PLAN
E2.3	THIRD FLOOR POWER PLAN
E2.4	FOURTH FLOOR POWER PLAN
E2.5	MEZZ. FLOOR POWER PLAN
E3.0	ELECT. NOTES, LEGEND, ABBREVIATIONS & FIXTURE SCHEDULE
E3.1	ONE-LINE AND DETAILS
E3.2	UNIT PANELS