

ROSA TRUE APARTMENTS

140 PARK STREET
PORTLAND, MAINE

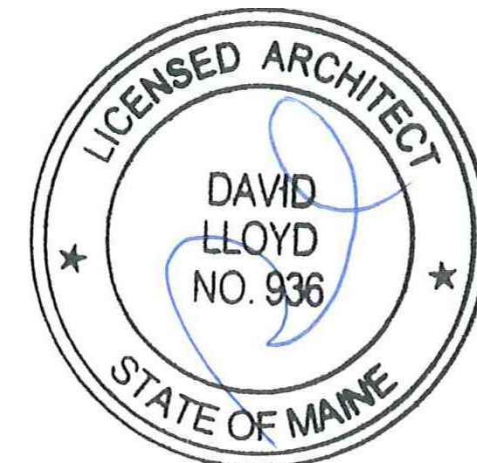


DATE OF ISSUE

STATE FIRE MARSHAL PERMIT SET - 6/25/2015
CITY OF PORTLAND PERMIT SUBMISSION - 7/27/15
MSHA 50% + 90% SUBMISSION - 7/27/15

SIGNATURES

OWNER: _____ DATE: _____
ARCHITECT: _____ DATE: _____
CONTRACTOR: _____ DATE: _____
MAINE HOUSING: _____ DATE: _____
CONSTRUCTION LENDER: _____ DATE: _____



DRAWING LIST

CIVIL DRAWINGS
- SITE SURVEY
C1.1 SITE PLAN AND LANDSCAPING
C1.2 EXISTING CONDITIONS, DEMO PLAN & SITE DETAILS

STRUCTURAL
S1.1 STRUCTURAL PLANS

ARCHITECTURAL
A5.03 WINDOW DETAILS
ARCHITECTURAL DRAWINGS
A1.02 BASEMENT FLOOR PLAN
A1.03 FIRST AND SECOND FLOOR PLANS
A2.01 BUILDING ELEVATIONS
A4.00 WALL AND CEILING/FLOOR TYPES
A5.01 DOOR SCHEDULE & MILLWORK DETAILS
A5.02 WINDOW SCHEDULE AND DETAILS
A6.01 REFLECTED CEILING PLANS

MECHANICAL
M1 MECHANICAL FLOOR PLANS
M2 MECHANICAL ROOM PLANS AND DETAILS

PLUMBING
P1 PLUMBING FLOOR PLANS
P2 ENLARGED PLUMBING PLANS
P3 PLUMBING DETAILS
P4 PLUMBING NOTES AND SCHEDULES

ELECTRICAL
E1.01 POWER AND FIRE ALARM PLANS
E1.02 LIGHTING PLANS

CONTACTS

Client:
Rosa True LP
100 Commercial Street
Suite 414
Portland, ME
04101
(207) 772-6022

Architect:
Archetype Architects
48 Union Wharf
Portland, ME
04101
(207) 772 6022

Electrical Engineer:
Bartlett design, Inc.
942 Washington Street
Bath, ME 04530
(207) 443-5447

Mechanical Engineer:
Mechanical Systems
Engineers, Inc.
10 Forest Falls Drive
Yarmouth ME
(207) 846-1441

INTERNATIONAL BUILDING CODE 2009

OCCUPANCY R-2 (RESIDENTIAL)
CONSTRUCTION TYPE IIIB
SPRINKLED W/NFPA 13R
ALLOWABLE AREA - 16,000 SQ.FT.
PROPOSED FLOOR AREA - 6,210 SQ.FT.
ALLOWABLE HEIGHT - 4 STORIES
PROPOSED HEIGHT - 3 STORIES
FIRE RESISTANCE RATING STRUCTURAL FRAME - 0 HOUR
FIRE RESISTANCE RATING EXT. BEARING WALLS - 2 HOUR
FIRE RESISTANCE RATING INT. BEARING WALLS - 0 HOUR
FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS - 0 HOURS
FIRE RESISTANCE RATING FLOOR CONSTRUCTION - 0 HOUR
FIRE RESISTANCE RATING ROOF CONSTRUCTION - 0 HOUR
MEANS OF EGRESS
EXIT STAIRS - 1 HOUR ENCLOSURE
R-2 OCCUPANT LOAD 6,151/200=31
MINIMUM REQUIRED CORRIDOR WIDTH - 44"
DEAD END CORRIDORS < 20 FT.
EXIT TRAVEL DISTANCE < 250'
FIRE PARTITIONS
CORRIDOR FIRE PARTITION (NONBEARING) - 1 HR
CORRIDOR DOORS .33 HOURS IN 1 HOUR WALL
CORRIDOR DOORS TO HAVE SMOKE CONTROL
DWELLING UNIT SEPARATION - 1 HR
3-STORY SHAFT - 1 HOUR
DRAFTSTOPPING OR SPRINKLE CONCEALED SPACES
STANDPIPE NOT REQUIRED (<30 FT. ABOVE GRADE)
SMOKE ALARM REQUIRED

REFERENCE

310
T601
903.3.1.2
T503

T503

T601
T601
T601
T601
T601
T601

1022.1
T-1004.1.2
1018.2
1018.4
T1016.1

1015.2.1 (EX.1)
T715.4
715.4.3.1
709.3
708.4
709.3 (EX. 2)
905.3.1
907.2.11.2

NFPA 101 - 2009

OCCUPANCY - RESIDENTIAL
CONSTRUCTION TYPE III(200)
SPRINKLED W/NFPA 13R
STAIRS NOT REQUIRED TO BE NON-COMBUSTIBLE (TYPE III, 200 CONSTRUCTION)
DEAD END CORRIDOR < 50 FT.
EXIT ENCLOSURE 1 HOUR (SPRINKLED BLDG)
AREA OF REFUGE NOT REQUIRED
HISTORIC BUILDING
EXISTING HANDRAILS AND STAIRS
NEW EGRESS STAIR FROM BASEMENT LEVEL SHALL BE CODE COMPLIANT

REFERENCE

NFPA 6.1.8
NFPA TABLE A.8.2.1.2

7.2.2.3.1.2
30.2.5.4.2
30.2.2.1.2
30.2.2.12.1
43.10
43.10.5.7.2

ACCESSIBILITY REQUIREMENTS

UNIT COUNT FOR ACCESSIBILITY CALCULATIONS
THERE ARE A TOTAL OF 10 UNITS
THERE ARE 4 UNITS ON THE FIRST FLOOR

STATE OF MAINE HUMAN RIGHTS ACT
THIS PROJECT DOES NOT QUALIFY AS "PUBLIC HOUSING" IN TERMS THE MAINE HUMAN RIGHTS ACT AS THERE ARE LESS THAN 20 UNITS. IT THEREFORE FALLS UNDER "COVERED MULTIFAMILY DWELLINGS". COVERED MULTIFAMILY DWELLINGS REFERS ONLY TO THE GROUND FLOOR IN BUILDINGS OF 4 OR MORE UNITS THAT HAVE NO ELEVATOR (4582-C. I.C. 2). THE FIRST FLOOR WILL BE CONSIDERED AS THE GROUND FLOOR AS IT IS THE ONLY ACCESSIBLE FLOOR. THIS MEANS THAT ON THE FIRST FLOOR THE PUBLIC USE AND COMMON USE PORTIONS (LAUNDRY AND CORRIDOR) ARE ACCESSIBLE. ALL DOORS ARE DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES ARE SUFFICIENTLY WIDE FOR WHEELCHAIR ACCESS AND ALL PREMISES ARE ADAPTABLE PER ANSI 117.1 TYPE B UNITS (4582-C. 3.A).

UFAS HAS BEEN SELECTED AS THE STANDARD FOR THE ACCESSIBLE UNIT
THIS IS IN TERMS OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), SECTION 504, WHICH STATES:
Accessibility Requirements for Federally Assisted Housing: All Federally assisted new construction housing developments with 5 or more units must design and construct 5 percent of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with mobility disabilities. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter. An additional 2 percent of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities.

UFAS FEDERAL FAIR HOUSING ACT SECTION 504
THIS ACT REQUIRES 5% OF TOTAL UNIT COUNT TO BE MOBILITY ACCESSIBLE AND 2% OF TOTAL UNITS TO BE ACCESSIBLE FOR THOSE WITH VISION AND HEARING IMPAIRMENTS. WITH 10 TOTAL UNITS THIS EQUALS 1 MOBILITY ACCESSIBLE UNIT REQUIRED AND 1 AUDIOVISUAL ACCESSIBLE UNIT REQUIRED.

THE PUBLIC USE AND COMMON USE AREAS (LAUNDRY AND CORRIDOR) ON THE FIRST FLOOR WILL HAVE TO BE ACCESSIBLE PER ANSI 117.1 TO COMPLY WITH THE MAINE HUMAN RIGHTS ACT.

ACCESSIBILITY PROVIDED
1 MOBILITY ACCESSIBLE UNIT (UNIT 04) THAT MEETS THE REQUIREMENTS OF THE MOST RESTRICTIVE CODES OF BOTH UFAS AND ANSI 117.1 TYPE A.
1 AUDIOVISUAL ACCESSIBLE UNIT (UNIT)

ACCESSIBLE ROUTE
THERE IS A WHEELCHAIR LIFT TO PROVIDE AN ACCESSIBLE ROUTE FROM GRADE TO THE FIRST FLOOR. THIS COMPLIES WITH THE CHOSEN STANDARD (UFAS) WHICH STATES:
AT LEAST 1 ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING ENTRANCES WITH ALL **ACCESSIBLE SPACES AND ELEMENTS** WITHIN THE BUILDING (UFAS 4.1.2). UNDER THE MAINE HUMAN RIGHTS ACT ACCESSIBLE UNITS AND COMMON USE SPACES ARE REQUIRED ONLY ON THE FIRST FLOOR (4582-C. I.C. 2). THEREFORE AN ACCESSIBLE ROUTE VIA ELEVATOR TO 2ND FLOOR AND BASEMENT IS NOT REQUIRED AS LONG AS THE UFAS REQUIRED ACCESSIBLE UNIT IS LOCATED ON THE FIRST FLOOR.