

IRIS PARK APARTMENTS L.P.

189 PARK AVE. PORTLAND, MAINE 04101

CONSTRUCTION SET

CODE ANALYSIS

Occupancy: Institutional, 1-1, IBC 2003, 308.2
 Construction Type: New-2B (unprotected), Existing- 3, IBC 602
 Height & Area Limits and Area Modifications: 3 Story, IBC 504.2; Height = 55' + 20' w/ Automatic Sprinkler, IBC 504.2; Area = 10,000 s.f. per floor + 20,000 per floor w/ Automatic Sprinkler, IBC 506.3 (200% increase if sprinkled)
 Ext. Wall Rating: 0 hr, IBC Table 601
 Exit Stairs # 1 & # 2: 1 hr, sprinkled, IBC 1019, 112 hr between units, IBC 708.3
 Dwelling Unit: 112 hr floor/ceiling and roof/ceiling, IBC 711.3
 Interior Bearing Wall: 0 hr, IBC Table 601
 Occupant Load: 240 s.f. Gross / Unconcentrated Assembly 15 s.f. Net IBC 1004.1.2
 Egress Width / Occupant: 2 per person Stair / Doors & Corr. :15 per person, IBC 1005.1 (sprinkled)
 Corridor Width: 44" Min., IBC 1016.2 (5'-9" clear provided)
 Corridor Rating: 1 hr, sprinkled, IBC Table 1016.1
 Emergency Lighting: Required, NFPA 32.3.2.9
 Laundry Rooms: 1 hr & sprinkled, NFPA 18-3.2.1
 Trash & Boiler Rooms: 1 hr & sprinkled, NFPA 18-3.2.1
 Fire Alarm: Required, NFPA 32.3.3.4.1
 Annunciator Panel: Required, NFPA 32.3.3.4.3
 Smoke Alarms: Required, NFPA 32.2.2.3
 Egress Windows: Required, NFPA 32.2.2.3
 Closets: Required, NFPA 1.2
 Accessible Units: 10% per floor, MHC: 3 units, 24 CFR 8.22 (b)
 Adaptable Units: All Remainder, 24 CFR 100.205 (c) 3
 Blind / Deaf Units: 100%, 31 units, 24 CFR 8.22(b)
 Attic Draftstopping: Every other unit or sprinkled, BOCA 721.7.2.1 exception 5
 Mark Egress Travel: Institutional - 250' to nearest exit, 20' Dead End, 200' to nearest exit, 20' Common Path, No Dead End, IBC 1015.1, NFPA 32.2.3.6.2.

OWNER:
IRIS PARK APARTMENTS L.P.
 PARK AVENUE, PORTLAND, ME 04101

 SIGNATURE DATE
 FUNDING AGENT:
MAINE STATE HOUSING AUTHORITY
 353 WATER STREET, AUGUSTA, ME 04300-4633

 SIGNATURE DATE
 FUNDING AGENT:
BANKNORTH N.A.
 ONE PORTLAND SQUARE, PORTLAND, ME 04112

 SIGNATURE DATE
 ARCHITECT:
SEMPEL & DRANE ARCHITECTS, P.A.
 496 CONGRESS STREET, PORTLAND, MAINE 04101 761-4231 FAX 879-1451

 SIGNATURE DATE

GENERAL NOTES

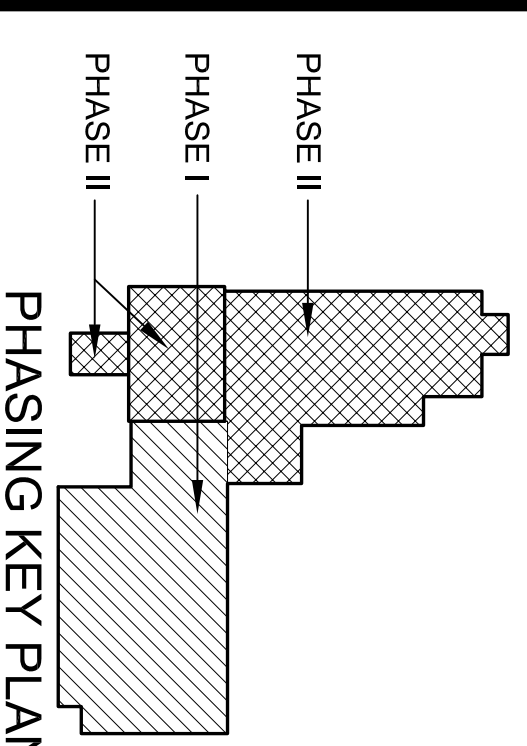
1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND MSHA STANDARDS.
3. DIMENSIONS INDICATED ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF OWNER SUPPLIED ITEMS WITH VENDORS AND SUBCONTRACTORS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ALL DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
6. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
7. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
8. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS ETC. WHEN MOUNTED ON STUD WALLS INCLUDING ALL FUTURE INSTALLATIONS.
9. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.

ABBREVIATIONS

AB	ANCHORBOLT	MIN	MINIMUM
BLDG	BUILDING	MLDG	MOULDING
BLT	BUILT	MO	MASONRY OPENING
CL	CHAINLINK	OC	ON CENTER
C	CENTERLINE	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OPG	OPENING
CORR	CORRIDOR	PTD	PAINTED
DIA	DIAMETER	PTN	PARTITION
DN	DOWN	RS	RIISERS
DR(S)	DOORS	REQD	REQUIRED
DTL	DETAIL	RET	RETURNED
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEV	ELEVATION	S	SEALANT
EQ	EQUAL	SIM	SIMILAR
ES	EASH SIDE	SPEC(D)	SPECIFIED
EW	EACH WAY	STD	STANDARD
EXG	EXISTING	STL	STEEL
ETR	EXISTING TO REMAIN	SURF	SURFACE
FIN	FINISH	SYS	SYSTEM
FLR	FLOOR	THOLD	THRESHOLD
F.O.I.C.	FURNISHED BY OWNER	TRTD	TREATED
FT	FIELD VERIFY	U/S	UNDERSIDE
FV	FIELD VERIFY	UON	UNLESS OTHERWISE NOTED
FR	FRAME		
GW/B/GYPBD	GYPSUM BOARD	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	WF	WOOD
HT	HEIGHT		
IND	INDICATED		
JT	JOINT		
LT	LIGHT		
MAS	MASONRY		
MATL	MATERIAL		
MAX	MAXIMUM		

LEGEND

- SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- DOOR NUMBER
- WINDOW TYPE



LIST OF DRAWINGS

04/05/05	COVER SHEET		
C1	03/18/05	SUBDIVISION AND SITE PLAN	P-000 03/17/05 PLUMBING & HVAC LEGEND & ABBREVIATIONS
C2	03/18/05	EXISTING SITE AND DEMOLITION PLAN	PD-100 03/17/05 PLUMBING DEMOLITION PLANS
C3	03/18/05	GRADING AND UTILITIES PLAN	P-100 03/17/05 SANITARY PLAN - GROUND FLOOR
C4	03/18/05	STORMDRAIN PROFILE	P-101 03/17/05 SANITARY PLAN - FIRST FLOOR
C5	03/18/05	DETAILS	P-102 03/17/05 SANITARY PLAN - 2nd & 3rd FLOOR
C6	03/18/05	STORMDRAIN PROFILE	P-200 03/17/05 DOMESTIC PLAN - GROUND FLOOR
D1	12/04	DRAINAGE ANALYSIS - EXISTING CONDITIONS	P-201 03/17/05 DOMESTIC PLAN - FIRST FLOOR
D2	12/04	DRAINAGE ANALYSIS - DEVELOPED CONDITIONS	P-202 03/17/05 DOMESTIC PLAN - 2nd & 3rd FLOOR
L1	12/17/04	PLANTING PLAN	
L2	12/17/04	SITE DETAILS	
L3	12/17/04	ENLARGED PLANS AND DETAILS	
S-000	04/01/05	STRUCTURAL NOTES	MH-100 03/17/05 MECHANICAL PLAN - GROUND FLOOR
SB-100	04/01/05	FOUNDATION PLAN	MH-101 03/17/05 MECHANICAL PLAN - FIRST FLOOR
SB-500	04/01/05	FOUNDATION SECTIONS AND DETAILS	MH-102 03/17/05 MECHANICAL PLAN - 2nd & 3rd FLOOR
D100	03/21/05	DEMOLITION PLAN	MH-500 03/17/05 MECHANICAL DETAILS
A100	04/20/05	GROUND FLOOR PLAN & PARTITION TYPES	MH-600 03/17/05 MECHANICAL SCHEDULES AND DETAILS
A101	04/20/05	FIRST FLOOR PLAN AND ENLARGED PLANS	MP-100 03/17/05 MECHANICAL PIPING PLAN - GROUND FLOOR
A102	04/20/05	SECOND FLOOR PLAN AND ENLARGED PLANS	MP-101 03/17/05 MECHANICAL PIPING PLAN - FIRST FLOOR
A103	03/21/05	ENLARGED PLANS	MP-102 03/17/05 MECHANICAL PIPING PLAN - 2nd & 3rd FLOOR
A104	03/21/05	ROOF PLAN AND DETAILS	
A201	03/21/05	EXTERIOR ELEVATIONS & WINDOW SCHEDULE	
A202	03/21/05	EXTERIOR ELEVATIONS & WINDOW DETAILS	
A203	03/21/05	BUILDING SECTIONS	
A204	03/21/05	WALL SECTIONS	
A205	03/21/05	WALL SECTIONS	
A300	03/21/05	STAIR SECTIONS & DETAILS	
A400	03/21/05	MISC SCHEDULES	
A600	05/03/05	FINISH SCHEDULES	
A801	03/21/05	DOOR SCHEDULE AND DETAILS	EP-101 03/17/05 POWER PLAN - FIRST FLOOR
A802	04/20/05	INTERIOR ELEVATIONS	EP-102 03/17/05 POWER PLAN - 2nd & 3rd FLOOR
A803	04/20/05	INTERIOR ELEVATIONS	EL-100 03/17/05 LIGHTING PLAN - GROUND FLOOR
A804	03/21/05	INTERIOR ELEVATIONS	EL-101 03/17/05 LIGHTING PLAN - FIRST FLOOR
FS-1	03/10/05	FOOD SERVICE EQUIPMENT - FLOOR PLAN	EL-102 03/17/05 LIGHTING PLAN - 2nd & 3rd FLOOR
FS-2	03/10/05	FOOD SERVICE EQUIPMENT - SCHED & DETAILS	
FS-3	03/10/05	FOOD SERVICE EQUIPMENT - ELEVATIONS	
FS-4	03/10/05	FOOD SERVICE EQUIPMENT - ELEVATIONS	

PROJECT NUMBER: **0322**

DATE: **MAY 04, 2005**

SHEET:
COVER SHEET