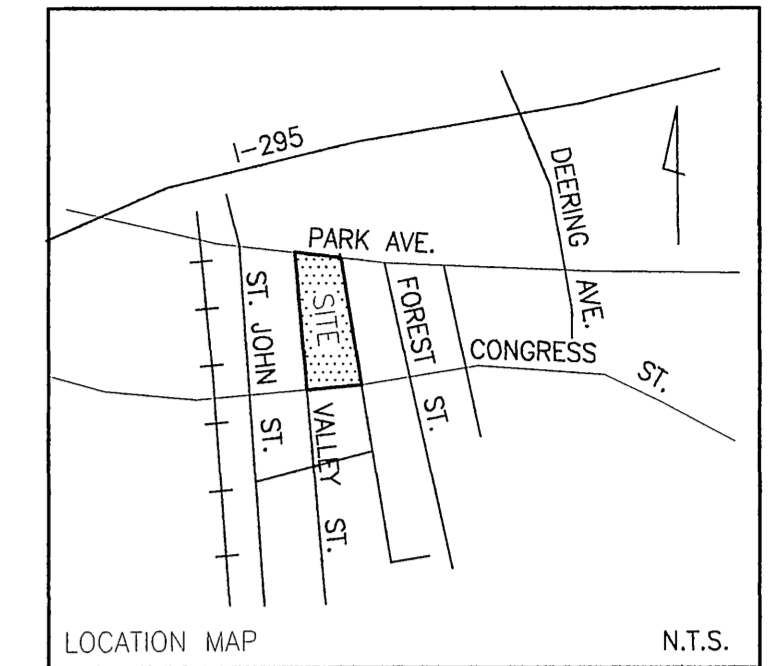

**Maine State Housing Authority**  
 353 Water Street  
 Augusta, ME 04330  
 (207) 624-5794

# VALLEY STREET APARTMENTS

## GILMAN STREET

### PORTLAND, MAINE



**SIGNATURES:**

OWNER: _____	DATE: _____
ARCHITECT: _____	DATE: _____
CONTRACTOR: _____	DATE: _____
MAINE STATE HOUSING AUTH.: _____	DATE: _____

**Owner**  
 315 Valley Street LP  
 P.O. Box 560  
 Portland, Maine 04112

**Architect**  
 Archetype, P.A.  
 48 Union Wharf  
 Portland, Maine 04101

**Mechanical, Electrical and Plumbing Engineer:**  
 AWM Engineering, Inc.  
 88 State Street  
 Gorham, ME 04038

**Structural Engineer:**  
 Structural Design Consultants  
 22 Oakmont Drive  
 Old Orchard Beach, ME 04064

**INDEX OF DRAWINGS**

--- Title Sheet, Location Plan, Code Analysis  
 --- Survey

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**PROJECT SUMMARY**

PARCEL SIZE: 17,410#  
 BUILDING FOOTPRINT: 7,938 #  
 TOTAL UNITS: 24  
 ACCESSIBLE UNITS: 3  
 TOTAL PARKING SPACES: 37  
 HC PARKING SPACES: 3  
 ZONING: R-1 COMPACT URBAN RESIDENTIAL OVERLAY ZONE

**CODE ANALYSIS - NFPA 2003**

**MULTIPLE OCCUPANCIES**  
 RESIDENTIAL: CHAPTER 30 - NEW APARTMENT BUILDING  
 PARKING: CHAPTER 42 - STORAGE OCCUPANCIES  
 SEPARATED OCCUPANCIES - TABLE 6.11.4.1. (2) HOUR SEPARATION REQUIRED.

**NEW APARTMENT BUILDING OCCUPANCY**

SECTION 30.1.2 MULTIPLE OCCUPANCIES, PERMITTED WHEN SEPARATED BY 1 HOUR ASSEMBLY OR WHEN NON-RESIDENTIAL OCCUPANCY IS SPRINKLED.  
 SECTION 30.2.2 MEANS OF EGRESS COMPONENTS. PER 30.2.2.1.2 - WHEN BUILDING SPRINKLED, EXIT ENCLOSURES SHALL BE 1 HOUR RATED.  
 SECTION 30.2.4 NUMBER OF EXITS. PER 30.2.4.1 - TWO REMOTELY LOCATED EXITS REQUIRED.  
 SECTION 30.2.3 EMERGENCY LIGHTING - REQUIRED.  
 SECTION 30.2.10 EXIT SIGNS - REQUIRED.  
 SECTION 30.3 PROTECTION. PER 30.3.1.1.4 VERTICAL OPENINGS REQUIRE 1 HOUR PROTECTION.  
 SECTION 30.3.4 DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS. PER 30.3.4.1.1 FIRE ALARM SYSTEM REQUIRED.  
 SECTION 30.3.4.5 SMOKE ALARMS. SINGLE STATION ALARMS OUTSIDE EACH SLEEPING AREA REQUIRED.  
 SECTION 30.3.5 EXTINGUISHMENT REQUIREMENTS. PER 30.3.5.1 SPRINKLER SYSTEM REQUIRED. SPRINKLER SYSTEM TO BE NFPA TYPE 1B.  
 SECTION 30.3.6 CORRIDORS. PER 30.3.6.1.2 CORRIDOR WALLS RATED NOT LESS THAN 1/2 HOUR. PER 30.3.6.2 DOORS OPENING INTO EXIT CORRIDORS RATED NOT LESS THAN 20 MINUTES, SELF-CLOSING AND SELF-LATCHING.

**STORAGE OCCUPANCY**

SECTION 42.8 SPECIAL PROVISIONS FOR PARKING STRUCTURES.  
 SECTION 42.8.15 CLASSIFICATION OF HAZARD OF CONTENTS. PARKING STRUCTURES USED ONLY FOR STORAGE OF VEHICLES SHALL BE CLASSIFIED AS ORDINARY HAZARD.  
 SECTION 42.2.3 EMERGENCY LIGHTING - REQUIRED.  
 SECTION 42.2.10 EXIT SIGNS - REQUIRED.

**CODE ANALYSIS - STATE OF MAINE, LAWS FOR THE FIRE SERVICE**

CHAPTER II - BUILDING SAFETY & INSPECTIONS.  
 SECTION 25-2464 - SMOKE DETECTORS  
 SECTION 25-2464, 2B - REQUIRED IN EACH APARTMENT IN A MULTIFAMILY OCCUPANCY.  
 SECTION 25-2464, 3 - REQUIRED IN EACH CORRIDOR AND HALLWAY ON EACH FLOOR.

**CODE ANALYSIS - IBC 2003**

**MULTIPLE OCCUPANCIES**  
 RESIDENTIAL: IBC 310 USE GROUP R-2  
 PARKING: IBC 311.3 LOW HAZARD STORAGE, USE GROUP S-2.  
 IBC 508.4 - SEPARATED USES, PARKING STRUCTURES OF TYPE I CONSTRUCTION BENEATH GROUP R - PER SECTION 302.3.2 (2) HOUR SEPARATION REQUIRED.

**USE GROUP R2**

IBC TABLE 503 - HEIGHT AND AREA LIMITATIONS OF BUILDINGS. USE GROUP R-2 - CONSTRUCTION TYPE 5A, COMBUSTIBLE, PROTECTED. 3 STORIES, 50', 12,000 SQUARE FEET. SPRINKLED - 4 STORIES, 60', 36,000 SQUARE FEET.

IBC TABLE 601 - FIRE RESISTANCE FOR TYPE 5A.  
 STRUCTURAL FRAME: 1  
 BEARING WALLS: 1  
 NON BEARING WALL (EXT): 0 PER TABLE 602.  
 NON BEARING WALL (INT): 0  
 FLOOR CONSTRUCTION: 1  
 ROOF CONSTRUCTION: 1

CHAPTER 7 - FIRE RESISTANT RATED CONSTRUCTION  
 708.1 CORRIDOR FIRE PARTITION (NON-BEARING) - 1/2 HR (TABLE T-1016.1)  
 708.3 DWELLING UNIT SEPARATION (NON-BEARING) - 1 HR  
 707.12 SHAFT ENCLOSURES NOT REQUIRED FOR PIPES, CONDUITS ETC. PER EXCEPTION 707.12, EXCEPTION #3.  
 707.4 4-STORY SHAFT - 2 HOURS  
 711.32 DRAFTSTOPPING - NOT REQUIRED.

CHAPTER 9 - FIRE PROTECTION SYSTEMS  
 903.3.1 FIRE DEPT. CONNECTION - REQUIRED AS DIRECTED BY FIRE DEPT.  
 907.12.9 MANUAL ALARM - NOT REQUIRED PER EXCEPTION 2.  
 907.12.10.1.2 SMOKE DETECTORS - REQUIRED.

CHAPTER 10 - MEANS OF EGRESS  
 1004 R-2 OCCUPANT LOAD - 7,938/200=40  
 1008.12 INSWING DOOR IN S-2 - PERMITTED.  
 1009 STAIRWAY DIMENSIONS - 44" CLEAR WIDE, 1" MAX. RISER, 11" TREAD.  
 1009.12.1 ROOF ACCESS - 16sf. (MIN. DIM. 2') REQUIRED.

CHAPTER 30 - ELEVATORS & CONVEYING SYSTEMS  
 3004 HOISTWAY VENTING - 3' ELEVATOR VENT REQUIRED

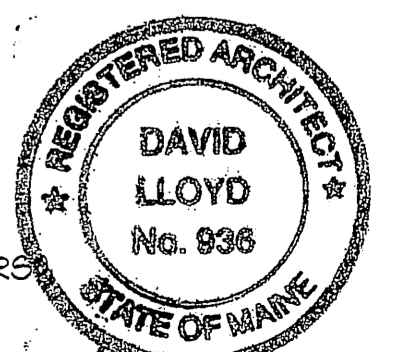
**USE GROUP S2**

IBC TABLE 503 - HEIGHT AND AREA LIMITATIONS OF BUILDINGS. USE GROUP S-2 - CONSTRUCTION TYPE 1B NONCOMBUSTIBLE. TABLE 503 - 11 STORIES, 79,000 SF.

IBC TABLE 601 - FIRE RESISTANCE FOR TYPE 1B.  
 STRUCTURAL FRAME: 2  
 BEARING WALLS: 2  
 NON BEARING WALL (EXT): 0 PER TABLE 602.  
 NON BEARING WALL (INT): 0  
 FLOOR CONSTRUCTION: 2  
 ROOF CONSTRUCTION: 2

**ACCESSIBILITY**

1. SITE AND FIRST FLOOR LOBBY DESIGNED TO BOTH ADA AND "COMMON USE AREAS OF FAIR HOUSING DESIGN MANUAL" (HUD 1999).  
 2. THREE UNITS (10% OF TOTAL) REQUIRED TO BE FULLY ACCESSIBLE BY THE STATE OF MAINE PER ANSI 1984.  
 3. TWENTY-ONE UNITS DESIGNED PER FAIR HOUSING ACT. THEY ARE DESIGNED USING THE "FAIR HOUSING DESIGN MANUAL" AS TYPE "B" UNITS UNDER THE IBC 2003 CHAPTER II (ACCESSIBILITY) IN ACCORDANCE WITH ICC A117.1, SECTION 1003. THIS INCLUDES ACCESSIBLE CLEARANCES THROUGHOUT THE UNIT AND ADAPTABILITY (SUCH AS BLOCKING FOR FUTURE GRAB BARS).



Issued for Bid: 11/21/05