

# VALLEY STREET APARTMENTS

## GILMAN STREET

### PORTLAND, MAINE

A.1	First, Second & Third Floor Plans
A.2	Fourth Floor Plan, Roof Plan
A.3	Detail Unit Plans - 2nd Floor
A.3a	Detail Unit Plans - 3rd & 4th Floors
A.4	Exterior Elevations
A.5a	Building Section
A.5b	Building Section
A.5c	Building Section
A.5d	Building Section
A.5e	Building Section
A.5f	Building Section
A.6a	Wall Types
A.6b	Floor & Roof Types
A.7a	Ceiling Plans - 1st & 2nd Floors
A.7b	Ceiling Plans - 3rd & 4th Floors
A.8	Door Schedule, Door & Frame Types
A.8a	Finish Schedule, Window Types
A.9a	Kitchen Plans & Elevations
A.9b	Bathroom Plans & Elevations
A.10	Details
A.10a	Details
A.11	Detail Wall Sections
A.11a	Detail Wall Sections
A.12	Stair Details
M.1	Mechanical Details, Notes and Legend
M.2	First Floor Mechanical Plans
M.3	2nd & 3rd Floor Mechanical Plans
M.4	4th Floor Mechanical Plan
M.5	Mechanical Details, Notes and Legend
P.1	Plumbing Legend, Notes & Typical Apartment Plans
P.2	Foundation, First Floor Plumbing Plans
P.3	2nd & 3rd Floor Plumbing Plans
P.4	4th Floor & Roof Plumbing Plans
P.5	Plumbing Details
E.0	Electrical Details, Notes, Legend and Site Plan
E.1	Foundation, 1st Floor Electrical Plans
E.2	2nd & 3rd Floor Electrical Plans
E.3	2nd & 3rd Floor Electrical Lighting/Power Plans
E.4	4th Floor Electrical Lighting Plan
E.5	Electrical Details, Notes, Schedules and Diagrams
E.6	Electrical Details, Notes, Schedules, and Riser Diagrams

#### 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-7 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 6.1.14.4.1. (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 30.2.9 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 13.  
 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 42.8.1.5 CLASSIFICATION OF HAZARD OF  
 CONTENTS. PARKING STRUCTURES USED ONLY FOR  
 STORAGE OF VEHICLES SHALL BE CLASSIFIED AS  
 ORDINARY HAZARD.  
 SECTION 42.2.9 EMERGENCY LIGHTING - REQUIRED.  
 SECTION 42.2.10 EXIT SIGNS - REQUIRED.

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

CHAPTER 11 - 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  
 5-2.  
 IBC 508.4 - SEPARATED USES, PARKING 5  
 TYPE I CONSTRUCTION BENEATH GROUP R  
 302.3.2 (2) HOUR SEPARATION REQUIRED.

#### USE GROUP R2

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

IBC TABLE 601 - FIRE RESISTANCE FOR TYPICAL  
 STRUCTURAL FRAME: 1  
 BEARING WALLS: 1  
 NON BEARING WALL (EXT): 0 PER TABLE  
 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  
 708.3 DWELLING UNIT SEPARATION (NON-BEARING) - 1/2  
 707.2 SHAFT ENCLOSURES NOT REQUIRED FOR PIPES,  
 PER EXCEPTION 707.2, EXCEPTION #3.  
 707.4 4-STORY SHAFT - 2 HOURS  
 717.3.2 DRAFTSTOPPING - NOT REQUIRED.

CHAPTER 9 - FIRE PROTECTION SYSTEMS  
 903.3.1 FIRE DEPT. CONNECTION - REQUIRED AS DIRECT  
 907.2.9 MANUAL ALARM - NOT REQUIRED PER EXCEPTION  
 907.2.10.12 SMOKE DETECTORS - REQUIRED.

CHAPTER 10 - MEANS OF EGRESS  
 1004 R-2 OCCUPANT LOAD - 7,938/200=40  
 1008.12 INSULATED DOOR IN 5-2 - PERMITTED.  
 1009 STAIRWAY DIMENSIONS - 44" CLEAR WIDE, 7" MAX  
 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 LIMITS  
 BUILDINGS. USE GROUP S-2 - CONSTRUCTION  
 1B NONCOMBUSTIBLE. TABLE 503 - 11 STORIES  
 79,000 SF.

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

#### ACCESSIBILITY

1. SITE AND FIRST FLOOR LOBBY DESIGN  
 ADA AND "COMMON USE AREAS OF FAIR HOUSING  
 MANUAL" (HUD 1993).  
 2. THREE UNITS (10% OF TOTAL) REQUIRED TO BE  
 ACCESSIBLE BY THE STATE OF MAINE PER  
 3. TWENTY-ONE UNITS DESIGNED PER FAIR HOUSING  
 THEY ARE DESIGNED USING THE "FAIR HOUSING  
 ANS AS TYPE "B" UNITS UNDER THE IBC 2003  
 (ACCESSIBILITY) IN ACCORDANCE WITH IBC 2003  
 THIS INCLUDES ACCESSIBLE CLEARANCE AND  
 AND ADAPTABILITY (SUCH AS BLOCKING)