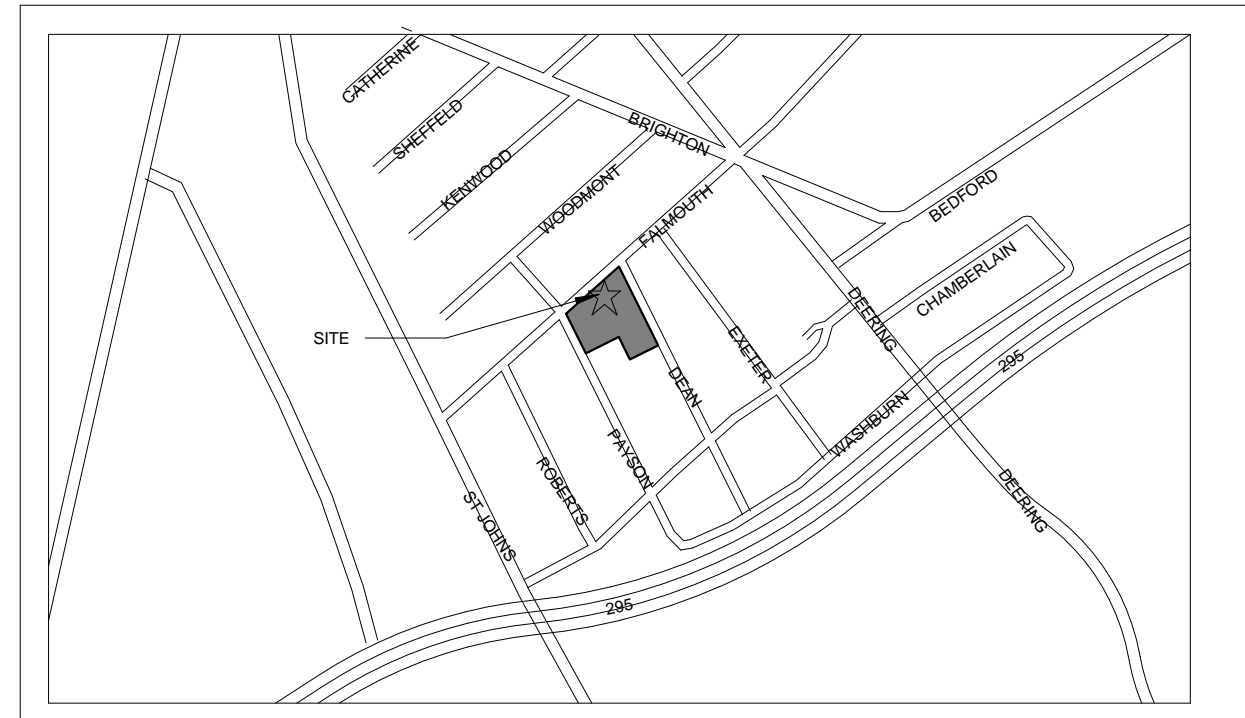


DATE OF ISSUE

SUBMISSION - PRICING SET - 2013_11-12
SUBMISSION - BID SET - 2014_01-15



LOCATION MAP NOT TO SCALE

NATHAN CLIFFORD

180 FALMOUTH STREET PORTLAND, MAINE



SIGNATURES

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

BUILDING AREA TABULATION

BUILDING FOOTPRINT: = 11,508 SF

TOTAL BUILDING AREA:	
LOWER LEVEL:	11,508 SF
FIRST FLOOR:	11,102 SF
SECOND FLOOR:	11,455 SF
THIRD FLOOR:	11,455 SF +
TOTAL BUILDING AREA:	45,520 SF

CONTACTS

Owner:
Nathan Clifford LP
Developers Collaborative
17 Chestnut Street
Portland, ME
04101

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

Structural Engineer:
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064

Electrical Engineer:
Bartlett Design, Inc.
942 Washington St.
Bath, ME 04530

(207) 934-8038

(207) 443-5447

Fire Protection Engineer:
Fire Pro
1600 Osgood Street, Suite
2082
North Andover, MA 01845

Civil Engineer:
Fay Spofford & Thorndike
778 Main Street, Ste 8
South Portland, Maine 04106

(781) 270-5200

(207) 775-1121

Mechanical/Plumbing Engineer:
Ranor Mechanical

Contractor:
CCB
65 Bradley Dr.
Westbrook, ME 04092

1.207.464.2626

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009	REFERENCE
OCCUPANCY R-2 (RESIDENTIAL)	310.1
CONSTRUCTION TYPE 3B	T501
SPRINKLED w/ NFPA 13R	903.0.1.1
ALLOWABLE AREA - 16,000 SQ.FT. (TABULAR AREA WITHOUT INCREASES)	T503
PROPOSED FLOOR AREA (11,508 SQ.FT.)	T503
ALLOWABLE HEIGHT (4) STORIES	504.2
EXISTING HEIGHT (3) STORIES (PLUS BASEMENT)	T601
FIRE RESISTANCE RATING:	
STRUCTURAL FRAME: 0 HOURS	
BEARING WALLS: EXTERIOR: 2 HOURS	
BEARING WALLS: INTERIOR: 0 HOURS	
NON-BEARING WALLS AND PARTITIONS: 0 HOURS	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 0 HOURS	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 0 HOUR	
SHAFT ENCLOSURES: 2 HOURS (4 STORIES)	708.4
ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.14.1 ex. 4
FIRE PARTITIONS	
CORRIDOR FIRE PARTITIONS (NON-BEARING): 1 HOUR	T1018.1 & 709.3.1
CORRIDOR DOORS: 33 HOUR IN 1-HOUR WALL	T715.4
CORRIDOR DOORS TO HAVE SMOKE CONTROL	715.4.3.1
DWELLING UNIT SEPARATION: 1 HOUR	709.3 EX.2
FLOOR ASSEMBLY BETWEEN DWELLING UNITS: 1 HOUR	712.3
FIRE PROTECTION	
AUTOMATIC SPRINKLER SUPERVISORY SERVICE	901.6.1
NFPA 13R SPRINKLER SYSTEM	903.3.1.2
CLASS I STANDPIPE IN STAIRWELLS	905.3.1
LOCATION OF CLASS I STANDPIPE:	905.6
LOCATED AT INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS	
PORTABLE FIRE EXTINGUISHERS REQUIRED	906.1.1
MANUAL & AUTOMATIC FIRE ALARM SYSTEM - REQUIRED	-
SINGLE AND MULTI-STATION SMOKE ALARMS - REQUIRED	907.2.9.2
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	912.1
MEANS OF EGRESS	
ELEVATOR BACK-UP GENERATOR NOT REQUIRED	1007.2.1
EXIT ENCLOSURES 2 HOURS WHERE CONNECTING 4 STORIES	1022.1
ELEVATOR MACHINE ROOM RATED 2-HOURS	3006.4

INTERNATIONAL BUILDING CODE - 2009	REFERENCE
Historic Buildings: The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.	3409.1
INTERNATIONAL BUILDING CODE - 2009	
NFPA-101 - 2009	REFERENCE
OCCUPANCY - RESIDENTIAL	310.1.8
CONSTRUCTION TYPE - V (000)	NFPA TABLE A.8.2.1.2
SPRINKLED w/ NFPA 13R	
STAIR MATERIALS TO BE THE SAME AS BUILDING CONSTRUCTION	7.2.2.3.1.2
DEAD END CORRIDOR < 50 FT	30.2.5.4.2
SPRINKLERED BUILDING EXIT ENCLOSURE TO BE 1 HOUR	30.2.2.1.2
AREA OF REFUGE - NOT REQUIRED	30.2.2.12.1
HISTORIC BUILDING	43.10
EXISTING STAIRS AND HANDRAILS	43.10.5.7.2
EXISTING TRANSOMS ABOVE DOORS IN CORRIDORS CAN REMAIN	43.10.4.5

DRAWING LIST

GENERAL

AS1.1 ACCESSIBILITY STANDARDS
GN1.1 GENERAL NOTES
LS1.1 LIFE SAFETY PLANS

CIVIL

C1.0 COVER SHEET
C1.1 GENERAL NOTES AND LEGEND
C2.0 EXISTING CONDITIONS PLAN
C2.1 DEMOLITION PLAN
C3.0 SITE LAYOUT AND UTILITY PLAN
C4.0 GRADING AND DRAINAGE PLAN
C5.0 LANDSCAPE PLAN
C7.0 DETAILS
C7.1 DETAILS
C7.2 DETAILS

STRUCTURAL

S1.0 STRUCTURAL PLANS, SECTIONS AND DETAILS

ARCHITECTURAL

A0.01 LOWER LEVEL - EXG & DEMO PLAN
A0.02 FIRST FLOOR - EXG & DEMO PLAN
A0.03 SECOND FLOOR - EXG & DEMO PLAN
A0.04 THIRD FLOOR - EXG & DEMO PLAN
A1.01 LOWER LEVEL PLAN
A1.02 FIRST FLOOR PLAN
A1.03 SECOND FLOOR PLAN
A1.04 THIRD FLOOR PLAN
A1.05 ROOF PLAN
A1.06 ROOF DETAILS
A1.10 TYP. UNITS - LOWER LEVEL
A1.11 TYP. NORTH CORNER UNITS
A1.12 TYP. SOUTH CORNER UNITS
A1.13 TYP. UNITS - X1
A1.14 TYP. UNITS - X2
A1.15 ADA UNIT 22
A1.16 TYP. UNITS - X5
A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS
A3.01 BUILDING SECTION
A3.03 ENTRY DETAILS
A3.04 ENTRY HANDRAILS
A3.11 ELEVATOR PLANS & SECTIONS
A3.12 STAIR DETAILS
A4.01 WALL TYPES
A4.02 FLOOR, WALL & CEILING TYPES
A4.03 INTERIOR PARTITION DETAILS
A4.04 INTERIOR DETAILS
A4.06 PLASTER CONDITIONS
A4.07 PLASTER CONDITIONS
A8.01 DOOR SCHEDULE
A8.02 WINDOW SCHEDULE & ELEVATIONS
A8.03 WINDOW DETAILS
A8.04 WINDOW DETAILS
A8.05 FINISH SCHEDULE

ELECTRICAL

E0.01 ELECTRICAL SITE PLAN
E0.02 ELECTRICAL DETAILS
E1.01 LOWER LEVEL LIGHTING & ELECTRICAL PLAN
E1.02 FIRST FLOOR LIGHTING & ELECTRICAL PLAN
E1.03 SECOND FLOOR LIGHTING & ELECTRICAL PLAN
E1.04 THIRD FLOOR LIGHTING & ELECTRICAL PLAN

BID SET 2014_01-15