

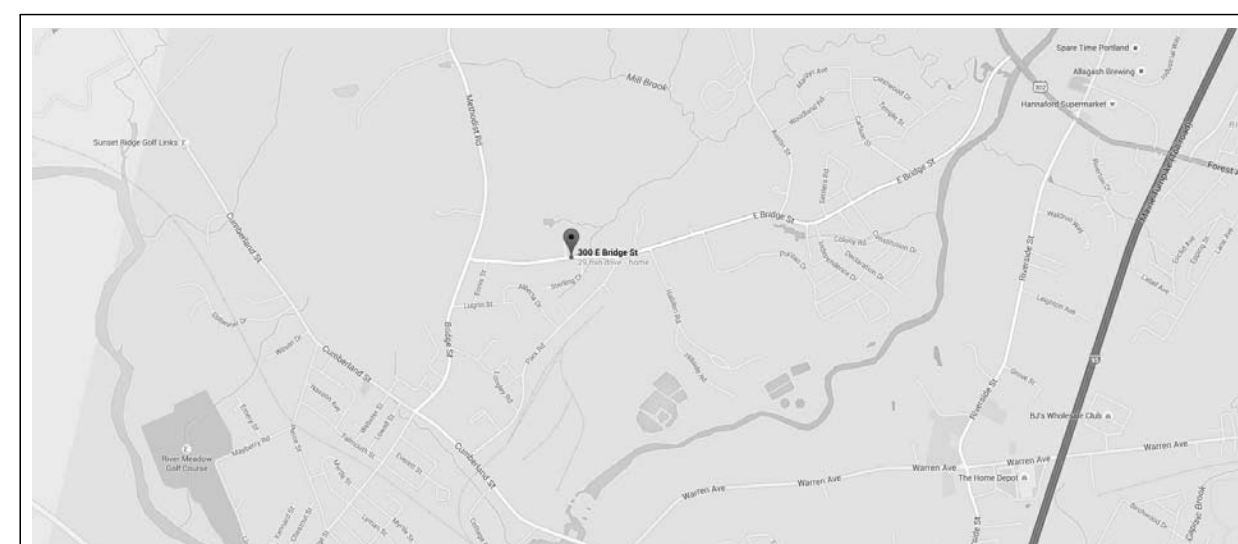
MILLBROOK ESTATES PHASE II

300 EAST BRIDGE STREET WESTBROOK, ME 04092

Maine Housing
Maine State Housing Authority
Project Number MSHA RLP-1623

DATE OF ISSUE

50% MSHA SUBMISSION - 10 AUGUST 2015
90% MSHA SUBMISSION - 01 SEPTEMBER 2015
ISSUED FOR BID - 04 JANUARY 2016



LOCATION MAP NOT TO SCALE



DRAWING LIST

GENERAL
AS1.1 ACCESSIBILITY STANDARDS
LS1.1 LIFE SAFETY FLOORPLANS

CIVIL
C-001 COVER SHEET
EXISTING CONDITIONS SURVEY
C-101 AMENDED SITE PLAN
PHASE II SUBDIVISION PLAN
C-102 GRADING PLAN
C-301 SITE DETAILS
C-302 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
D-101 EXISTING CONDITIONS WATERSHED PLAN
D-102 POST DEVELOPMENT WATERSHED PLAN
L-1 LANDSCAPE PLAN
L-2 HARDSCAPE PLAN

STRUCTURAL
S0.01 GENERAL NOTES & SCHEDULES
S1.01 FOUNDATION PLAN
S1.02 SECOND FLOOR FRAMING PLAN
S1.03 THIRD FLOOR FRAMING PLAN
S1.04 FOURTH FLOOR FRAMING PLAN
S1.05 ROOF FRAMING PLAN
S2.01 FOUNDATION SECTIONS
S2.02 FRAMING SECTIONS
S2.03 SHEARWALL ELEVATIONS

ARCHITECTURAL DRAWINGS
A1.01 FIRST FLOOR PLAN
A1.02 SECOND FLOOR PLAN
A1.03 THIRD FLOOR PLAN
A1.04 FOURTH FLOOR PLAN
A1.05 ROOF PLAN
A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS
A3.01 BUILDING SECTION
A3.11 ELEVATOR DETAILS
A3.12 STAIR SECTIONS AND DETAILS
A3.21 WALL SECTIONS
A4.00 WALL TYPES
A4.01 FLOOR, CEILING & ROOF TYPES
A5.00 DETAILS
A5.01 DETAILS
A6.00 UNIT PLANS
A6.01 UNIT PLANS
A6.02 UNIT PLANS
A6.03 UNIT PLANS
A6.04 UNIT PLANS
A6.05 UNIT PLANS
A7.01 REFLECTED CEILING PLANS - FIRST AND SECOND FLOOR
A7.02 REFLECTED CEILING PLANS - 3RD AND 4TH FLOOR
A8.01 DOOR & WINDOW SCHEDULE
A8.02 FINISH SCHEDULE

MECHANICAL
M1 1ST & 2ND FLOOR MECHANICAL PLANS
M2 3RD & 4TH FLOOR MECHANICAL PLANS
M3 ROOF MECHANICAL PLAN
M4 MECHANICAL ROOM PLAN & GENERAL MECHANICAL DETAILS
M5 MECHANICAL EQUIPMENT SCHEDULES

PLUMBING
P1 UNDERSLAB & FIRST FLOOR DRAIN & VENT
P2 SECOND & THIRD FLOOR DRAIN & VENT
P3 FOURTH FLOOR & ROOF DRAIN & VENT
P4 FIRST & SECOND FLOOR DOMESTIC WATER PLANS
P5 THIRD & FOURTH FLOOR DOMESTIC WATER PLANS
P6 PLUMBING DETAILS
P7 PLUMBING NOTES & SCHEDULES

ELECTRICAL
E0.01 ELECTRICAL SITE PLAN
E1.01 FIRST FLOOR LIGHTING & POWER PLANS
E1.02 SECOND FLOOR LIGHTING & POWER PLANS
E1.03 THIRD FLOOR LIGHTING & POWER PLANS
E1.04 FOURTH FLOOR LIGHTING & POWER PLANS
E2.01 ENLARGED UNIT & DETAIL PLANS
E2.02 ELECTRICAL DETAILS

SIGNATURES

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

AREA (Gross Building)		
Number	Name	Area
1	Area	8300 SF

CONTACTS

Client: Westbrooke Development Corp. & Millbrook Estates II, LP
30 Liza Harmon Drive
Westbrook, Maine 04092

Architect: Archetype Architects
48 Union Wharf
Portland, ME 04101
207.772.6022

Structural Engineer: Structural Design Consulting
2696 Lake Shore Road
Gilford, NH, 03249
207.293.8038

Electrical Engineer: Bartlett Design, Inc.
942 Washington St.
Bath, ME 04530
207.443.5447

Mechanical Engineer: Mechanical Systems Engineers, Inc.
10 Forest Falls Drive
Yarmouth, ME 04096
207.846.1441

Civil Engineer: St. Germain-Collins
846 Main Street
Westbrook, Maine 04092
207.591.7000

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (MUBEC)

OCCUPANCY R-2 (RESIDENTIAL)
CONSTRUCTION TYPE 5A
SPRINKLED W/NFPA 13R
ALLOWABLE AREA - 12,000 SQ.FT. (TABULAR AREA WITHOUT SPRINKLER INCREASE)
PROPOSED FLOOR AREA (8,287 SQ.FT.)
ALLOWABLE HEIGHT (4) STORIES (TABULAR HGT. PLUS SPRINKLER INCREASE)
PROPOSED HEIGHT (4) STORIES

FIRE RESISTANCE RATING:

FIRE RESISTANCE RATING STRUCTURAL FRAME (1 HOUR)
FIRE RESISTANCE RATING BEARING WALLS (1 HOUR)
FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)
FIRE RESISTANCE RATING FLOOR CONSTRUCTION (1 HOUR)
FIRE RESISTANCE RATING ROOF CONSTRUCTION (1 HOUR)
EXIT STAIRS - 2 HOUR

SHAFT ENCLOSURES: 2 HOUR (4 STORIES OR MORE)
ELEVATOR LOBBY ENCLOSURE NOT REQUIRED

FIRE PARTITIONS

CORRIDOR FIRE PARTITIONS : 1/2 HOUR
CORRIDOR DOORS: .33 HOUR IN 1-HOUR WALL
CORRIDOR DOORS TO HAVE SMOKE CONTROL
DWELLING UNIT SEPARATION: 1 HOUR

FIRE PROTECTION

AUTOMATIC SPRINKLER SUPERVISORY SERVICE
NFPA 13R SPRINKLER SYSTEM
CLASS I STANDPIPE REQ'D WHERE >30' TO TOP FLOOR
PORTABLE FIRE EXTINGUISHERS REQUIRED
MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED
SINGLE AND MULTI-STATION SMOKE ALARMS REQUIRED
VISUAL ALARM NOTIFICATION CAPABILITIES FOR FIRE AND SMOKE IN ALL UNITS
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)

MEANS OF EGRESS

R-2 (RESIDENTIAL) OCCUPANT LOAD: 8,287/200 = 42 PER FLOOR

ACCESSIBLE MEANS OF EGRESS

ACCESSIBLE MEANS OF EGRESS REQUIRED
ELEVATOR NOT REQ'D AS ACCESSIBLE MEANS OF EGRESS WHERE <5 STORIES
TWO-WAY COMMUNICATION SYSTEM REQ'D AT EACH ELEVATOR LANDING

MEANS OF EGRESS (CONTINUED)

MINIMUM STAIR WIDTH: 44" INCHES
MAXIMUM DEAD END CORRIDOR < 50'-0"

REFERENCE

310 NFPA 101 - 2009
T601 OCCUPANCY - RESIDENTIAL
903.3.1.2 CONSTRUCTION TYPE V(111)
T503 SPRINKLED WITH NFPA 13R
T503 STAIR MATERIALS SAME AS BUILDING CONSTRUCTION
504.2 COMMON PATH OF TRAVEL < 50 FT.
DEAD END CORRIDOR < 50 FT.
TRAVEL DISTANCE FROM UNIT TO EXIT < 200 FT.
TRAVEL DISTANCE WITHIN UNIT < 125 FT.
SPRINKLED BLDG. EXIT ENCLOSURE 1 HOUR
AREA OF REFUGE NOT REQUIRED

T601 CORRIDOR WALLS: 1/2 HOUR (SPRINKLED)
T601 CORRIDOR DOORS: 20 MIN. RATED (.33 HOURS)
T601 CORRIDOR DOORS: SELF CLOSING AND SELF LATCHING
1022.1 DWELLING UNIT DEMISING WALLS: 1/2 HOUR (1 HOUR REQ. FOR IBC)

708.4
708.14.1 (EX 4)

T1004.1.1

1007.1
1007.2.1
1007.8

1009.1
1018.4 ex.2

MAINE STATE HOUSING AUTHORITY
MAINE HOUSING QUALITY STANDARDS AND PROCEDURES MANUAL 2014 EDITION.

UNIT COUNT FOR ACCESSIBILITY CALCULATIONS

GROUND FLOOR 8 UNITS
UPPER FLOORS 30 UNITS
TOTAL 38 UNITS

STATE OF MAINE HUMAN RIGHTS ACT REQUIRES 10% OF UNITS ON GROUND FLOOR AND 10% OF UNITS ON UPPER FLOORS TO BE ACCESSIBLE PER ANSI 117.1. 10% OF 8 = 1 UNIT AND 10% OF 30 = 3 UNITS. THIS EQUALS 4 ACCESSIBLE UNITS REQUIRED. THE REMAINDER OF THE UNITS ARE REQUIRED TO BE ADAPTABLE PER ANSI 117.1 TYPE B.

ADAAG AMERICAN WITH DISABILITIES ACT REQUIRES 5% OF TOTAL UNITS TO BE MOBILITY ACCESSIBLE AND 2% OF TOTAL UNITS TO BE FOR THE HEARING AND VISION IMPAIRED. ROUNDING THE NUMBERS UP THIS EQUALS 2 MOBILITY ACCESSIBLE UNITS AND 1 HEARING AND VISION IMPAIRED ACCESSIBLE UNIT.

REQUIRED UNITS TOTAL OF 4 ACCESSIBLE UNITS MUST BE PROVIDED OF WHICH AT LEAST 2 UNITS MUST MEET THE REQUIREMENTS OF ADAAG.

PLEGGED UNITS ONE ADDITIONAL UNIT IS A PLEGGED UNIT FOR A TOTAL OF 5 ACCESSIBLE UNITS.

UNITS PROVIDED:

5 MOBILITY ACCESSIBLE UNITS OF WHICH 3 MEET ANSI 117.1-2003 TYPE 'A' UNITS AND OF WHICH 2 MEET ADAAG.
1 HEARING AND VISION IMPAIRED ACCESSIBLE UNIT THAT MEETS THE REQUIREMENTS OF ADAAG.
BEYOND THE 5 MOBILITY ACCESSIBLE UNITS, IN ORDER TO MEET THE REQUIREMENTS OF THE MAINE HOUSING DESIGN AND CONSTRUCTION MANUAL AND THE IBC 2009 THE REMAINING 33 UNITS ALL MEET ANSI 117.1-2003 TYPE 'B' UNITS.