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CORRIDOR AND EXTERIOR STAIR ADDITION

75 WASHINGTON AVE
PORTLAND, MAINE 04101

PERMIT SET

3/28/2019

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
 - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
 - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
 - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNER'S WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. EXCEPTION: THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE SITE AND BUILDING PERMIT.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECTS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES. ALL ARCHITECTURAL FEATURES ARE NOTED ON DRAWINGS.
- DIMENSIONS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF GYPSUM WALLBOARD UNLESS OTHERWISE NOTED.

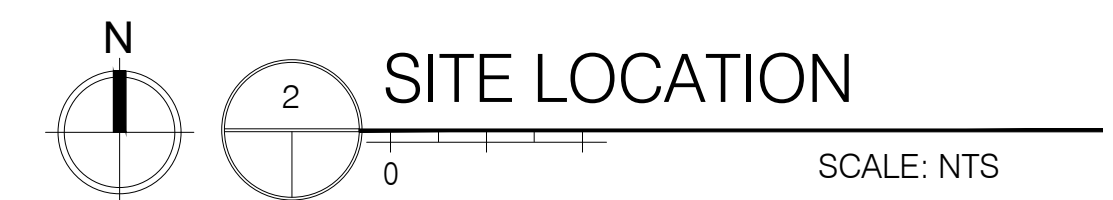
ABBREVIATIONS

A/V	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CONC.	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
E	EXISTING
ELEC	ELECTRICAL
ELEVS.	ELEVATIONS
ENG	ENGINEERED
ERV	ENERGY RECOVERY VENTILATOR
EXT	EXTERIOR
F.F.E.	FINISH FLOOR ELEVATION
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM WALL BOARD
HWD	HARDWOOD
INSUL	INSULATION
INT	INTERIOR
MECH	MECHANICAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
P&S	BRACKET W/ CLOTHES POLE & SHELF
PT	PRESSURE TREATED/PAINTED
RCP	REFLECTED CEILING PLAN
SCHED	SCHEDULE
SIM	SIMILAR
STRUCT	STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.B.A.	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD

DRAWING LIST

SCHEMATIC SET
2/28/2019

A1	COVER SHEET	X
A2.1	CODE AND LIFE SAFETY	X
A2.2	CODE AND LIFE SAFETY	X
A3	THIRD FLOOR	X
A4	STAIR PLAN AND SECTION	X
S1	STAIR FRAMING	X



OWNER
JAKE EDWARDS
75 WASHINGTON AVE
2H, PORTLAND ME 04101
DAYTON GROUP
207-415-3037
JAKE@DAYTONPG.COM

ARCHITECT
EVAN CARROLL, ARCHITECT
BILD ARCHITECTURE
PO BOX 8235
PORTLAND, ME 04104
P: 207-408-0168
EVAN@BILDARCHITECTURE.COM

STRUCTURAL ENGINEER
CHRIS O'HARA
STRUCTURAL INTEGRITY
46 FOREST AVE
PORTLAND, ME 04101
207-774-4614
CHRIS@STRUCTURALINTEG.COM

Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com



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18040
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REVISIONS
1 05.08.2019
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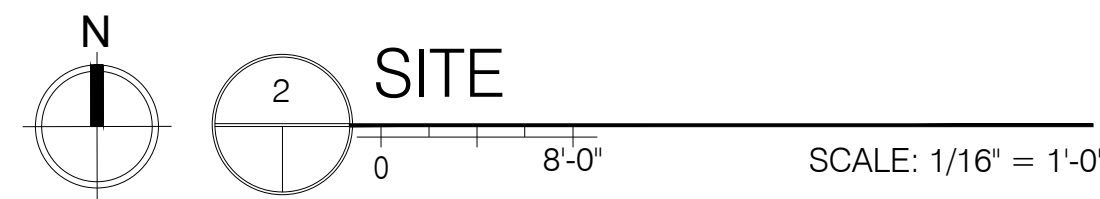
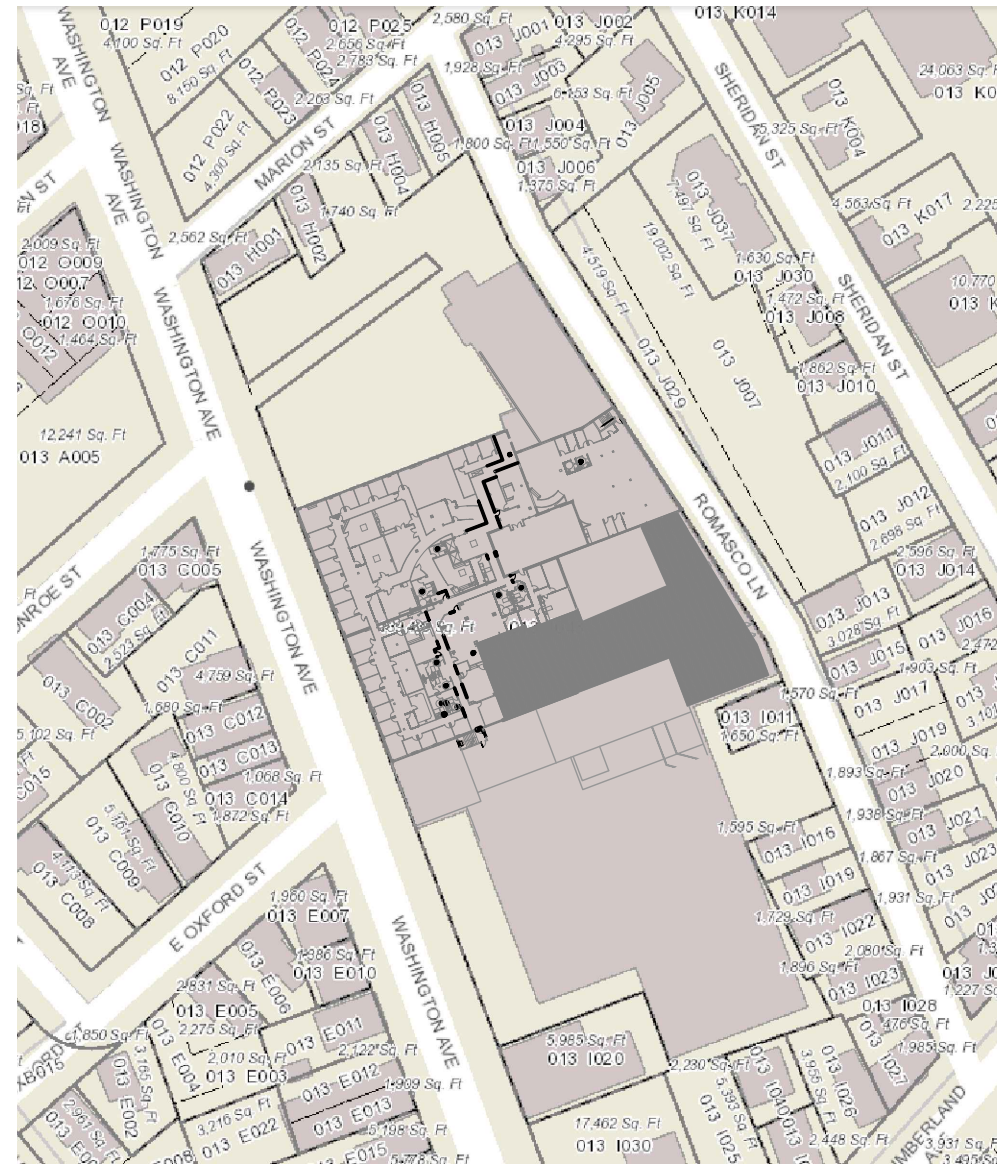
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Code Summary		
Proposed Use	IBC B	NFPA Business
Floor Area:	29,684 SF	
Corridor Work Area:	1,969 SF	
Percent Renovation:	6%	Level II Alteration
Sprinkler	Existing Yes	Proposed Existing
Alarm System	Existing Yes	Existing
Tenant Separation	None	None
Number of Corridor Exits	2	2
Occupancy of Suites:	TBD	TBD
Construction:	IIIB	

NFPA 101	
6.1.11	Business (Chapter 38 and 39)
7.1.3.1	Corridors used as exit access and serving an area having an occupant load exceeding 30 shall be separated from other parts of the building by 1-hour 1. Requirement shall not apply to existing buildings, provided the occupancy classification does not change.
7.1.5.1	Min headroom: 7'-6"
7.1.6.3	Cross Slope limited to 1:48
7.2.1.2.3.2	Egress door min clear width: 32"
7.2.1.4	Door swing and force to open shall comply with this section
7.2.1.5	Door locks, latches and alarms shall comply with this section.
7.2.2.2.1.1	Max riser height: 7" Min Tread depth: 11" Min headroom: 6'-8"
7.2.2.2.1.2	<2000 persons stair width = 44"
7.2.2.3.2.3	Min landing depth: stair width
7.2.2.2.1.2	Min stair width: 36" (for occupancy under 50)
7.2.2.4.4.1	Handrail height: 36"
7.2.2.4.4.6	Handrail shape: 1 1/2" circular cross section
7.2.2.4.4.9	Handrails shall return to wall or newel post
7.2.2.4.4.10	Handrails shall extend 12" at top of stair and one tread length at bottom
7.2.2.4.5.2	Min guard height: 42"
7.2.2.4.5.3	Open guards shall not allow the passage of a 4" sphere
7.8	Egress Illumination shall be in accordance with this section.
7.9	Emergency Lighting shall be in accordance with this section.
7.10	Marking for means of egress shall comply with this section.
39.1	Existing Business
39.2.3.2	Clear width of any corridor serving an occupant load of 50 or more shall be not less than 44 in
39.2.5.2	Dead-end corridors shall not exceed 50 ft
39.2.5.3.1	Common path of travel shall not exceed 100 ft on a story protected by a sprinkler
39.2.6.3	Travel distance shall not exceed 300ft from any point in a building that is sprinklered
39.3.4.1	Fire alarm system not required
39.3.5	Portable fire extinguishers shall be provided in every business.

IEBC 2015 - Detail Code Review	
504.1	Level 2 alteration -shall comply with Chp. 7 and 8
701.2	Conformance - Building shall not be altered to become less safe.
702 -	Elements and Materials - Comply with Chp 8 of IBC
703 -	Fire Protection - Maintain level of fire protection
704 -	Egress - Maintain level of protection for means of egress
705.1	A Facility that is altered shall comply with the applicable provisions in 705.1.1. through 705.1.14 and Chapter 11 of the IBC unless it is technically infeasible
801.3	Compliance - New construction shall comply with requirements of IBC
803.4 -	Comply with IBC IBC Table 803.11 B Sprinklered = Exit enclosure Class B materials Corridors Class C materials Rooms Class C materials
805.2	Egress
805.3.1	Minimum Exits - Based on accordance with IBC
805.8	Exit signs required
IBC 2015 - Detail Code Review	
304.1	Use and Occupancy Classification: Business Group B
803.11	B Exit Passageways required to have Class B finishes. Rooms and enclosed spaces required to have Class C finishes.
906.1	Fire extinguisher REQUIRED -In Group B
907.2.22	Manual fire alarm boxes are not required in Group B
1009.1	Exception 1 - Accessible means of egress are not required to be provided in existing buildings
1011.2	Stairway width shall not be less than 44"
1011.3	Headroom not less than 80"
1011.5.2	7" risers 11" treads
1011.6	Landing are as long as stairs are wide
1014.2	Handrail height = 34"-38"
1015.2	Guards required on surfaces higher than 30"
1015.3	Guard height not less than 42"
1016.2	An exit access shall not pass through a room that can be locked to prevent egress
1017.2	B Exit Access Travel Distance = 300 feet with sprinkler
1020.1	Corridor serving B occupancy with sprinklers need 0 fire rating
1020.2	Corridor width = 44 inches
1020.4	B Occupancy with sprinkler dead-end shall not exceed 50 ft
3006.1	Where enclosed elevator lobbies are required for underground buildings, such lobbies shall comply with Section 405.4.3 - Building is not underground

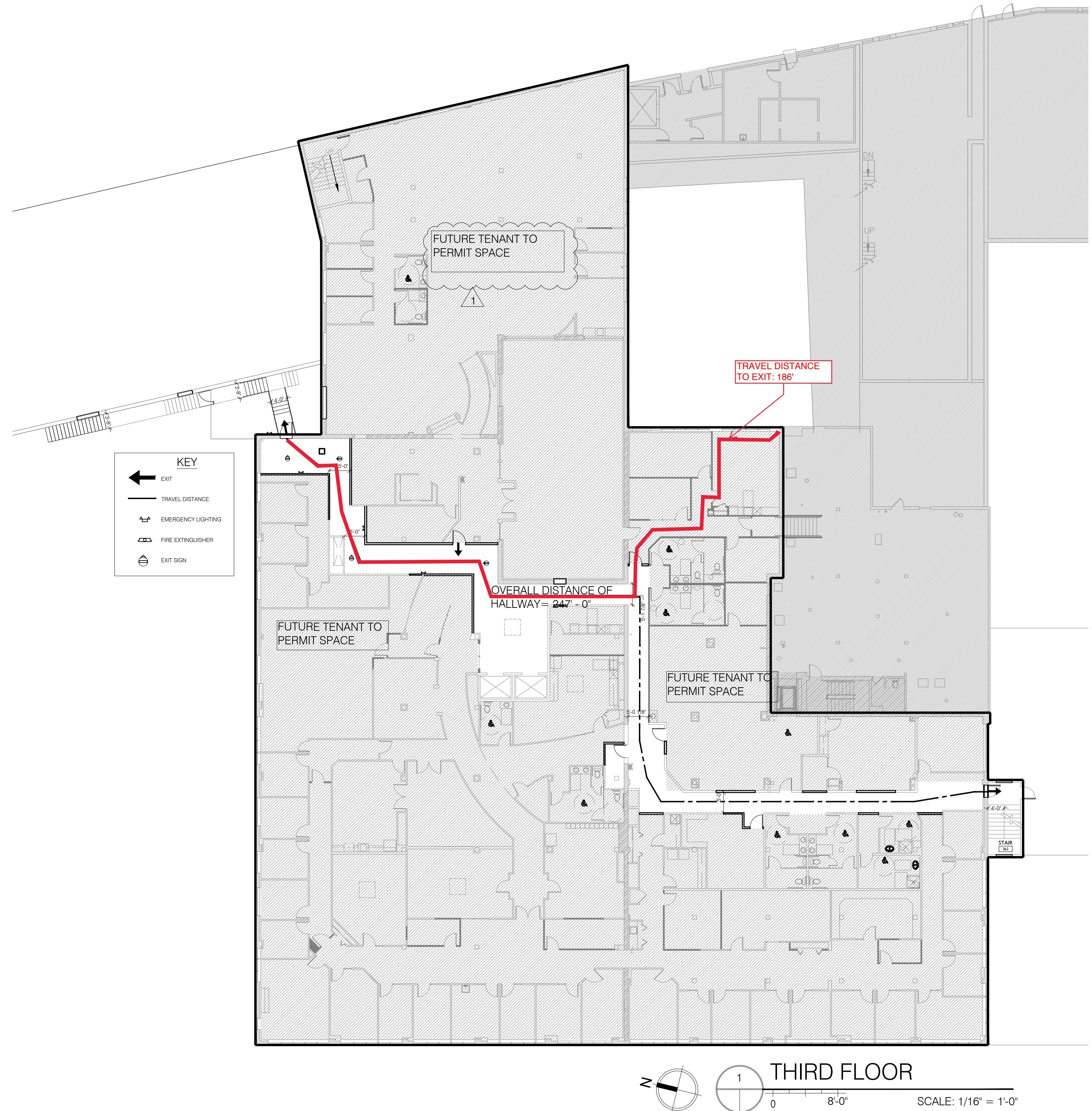


Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com



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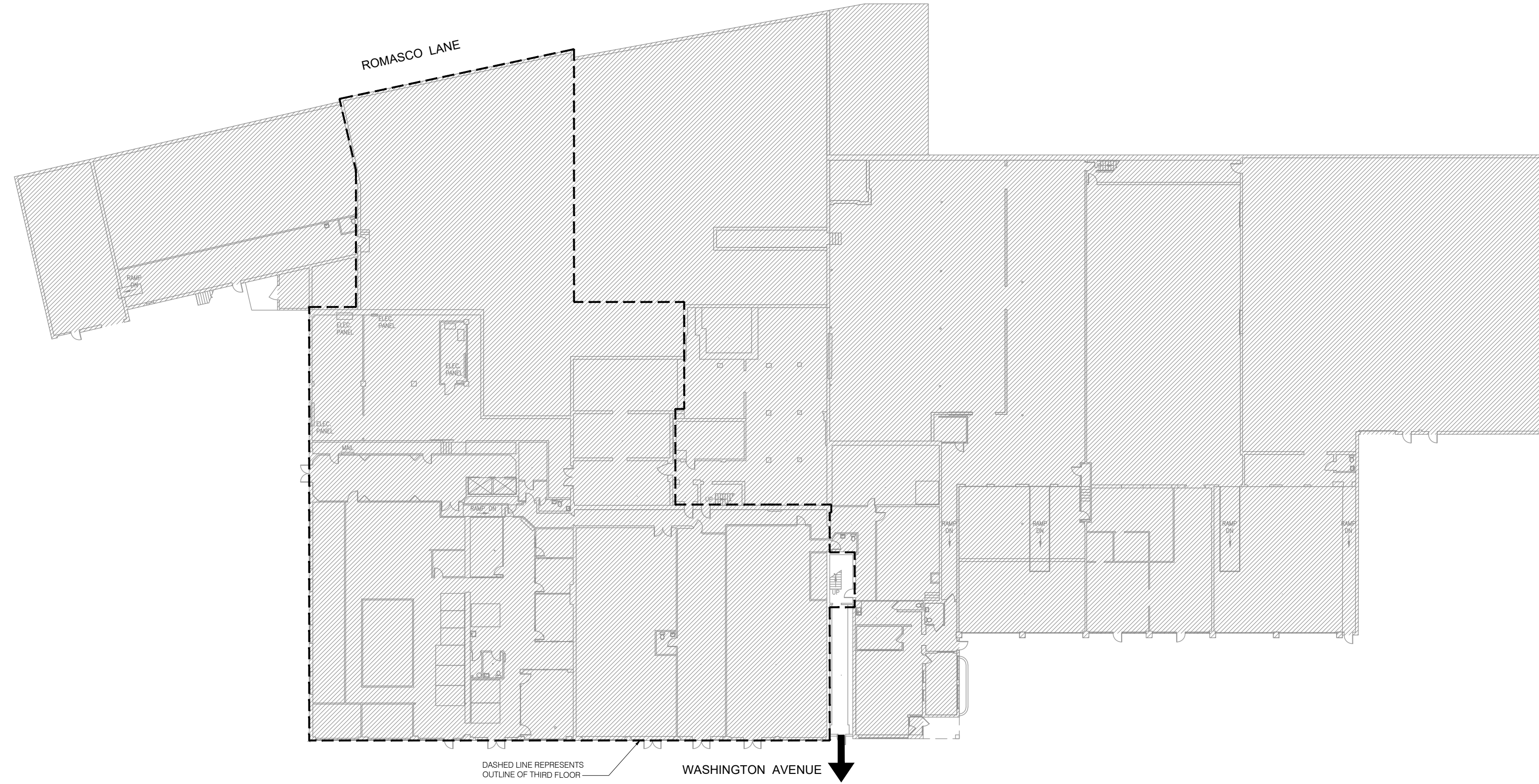
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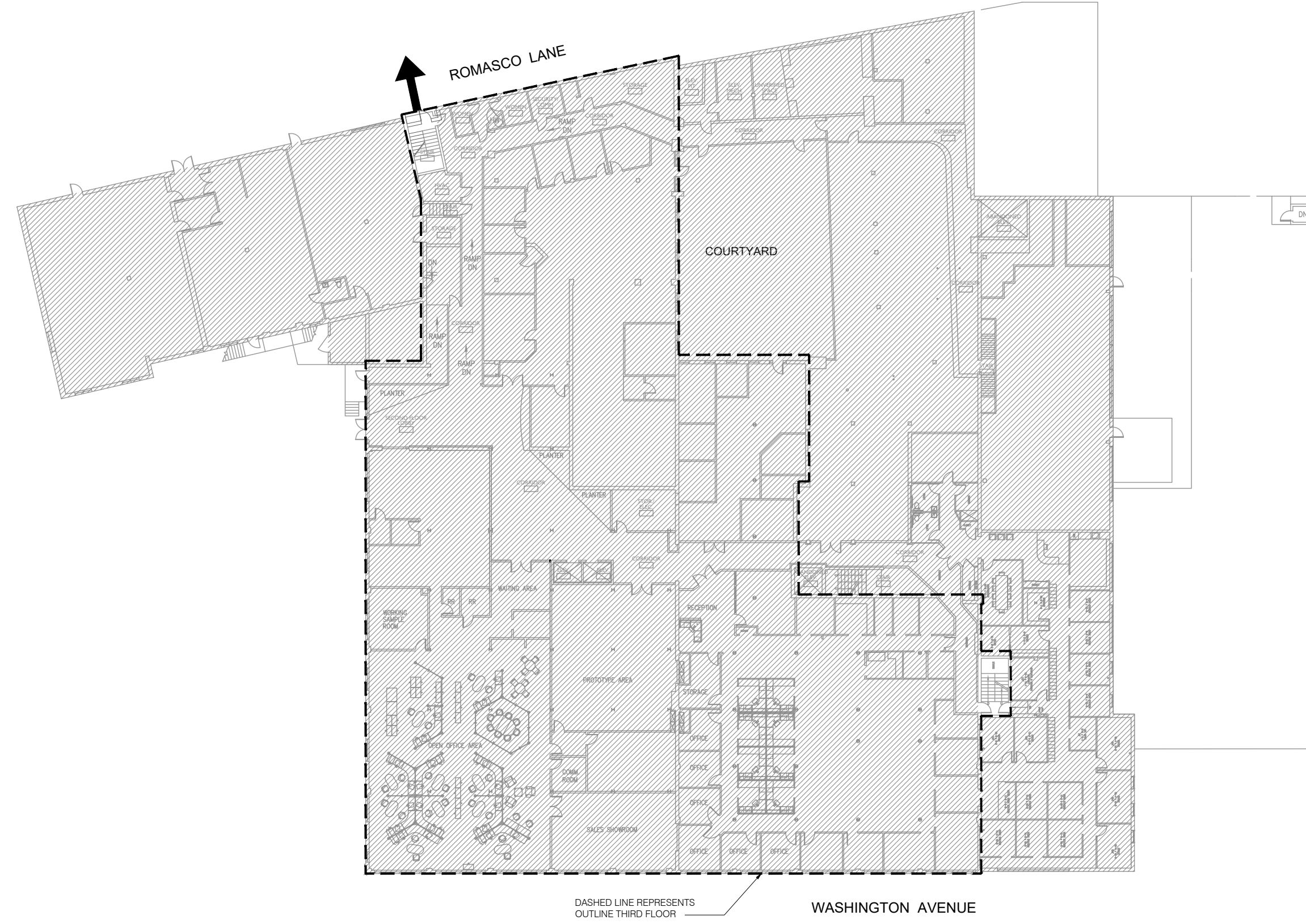
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2.1



1 STAIR EXIT ON FIRST FLOOR
 SCALE: 1/32" = 1'-0"



2 STAIR EXIT ON SECOND FLOOR
 SCALE: 1/32" = 1'-0"

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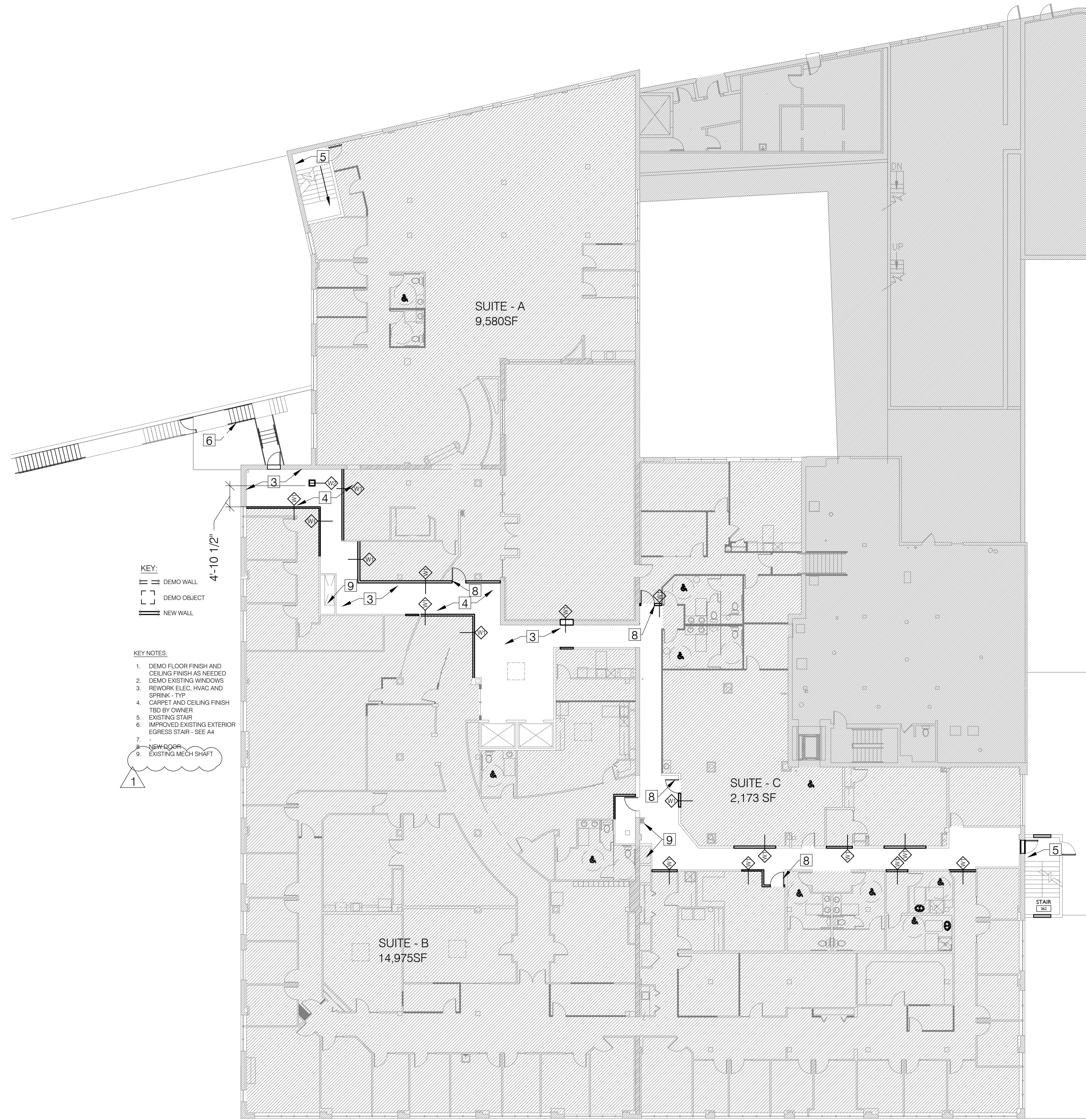
2.2

GRAPHIC DESCRIPTION		DESCRIPTION			
		<ul style="list-style-type: none"> • 5/8" GYPSUM BOARD • MTL STUDS @ 16" O.C. • 5/8" GYPSUM BOARD <p>NOTE: PROVIDE MOISTURE RESISTANT GWB AT BATHROOMS AND KITCHENS.</p>			
TYPE	FIRE RATING	UL NUMBER	STC RATING	R-VALUE	
W1	N/A	N/A	N/A	N/A	

GRAPHIC DESCRIPTION		DESCRIPTION			
		<ul style="list-style-type: none"> • 1-5/8" MTL FURRING CHANNEL • 5/8" GYPSUM BOARD 			
TYPE	FIRE RATING	UL NUMBER	STC RATING	R-VALUE	
W2	N/A	N/A	N/A	N/A	



2 THIRD FLOOR DEMO
SCALE: 1/16" = 1'-0"



1 THIRD FLOOR
SCALE: 1/16" = 1'-0"



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THIRD FLOOR PLAN

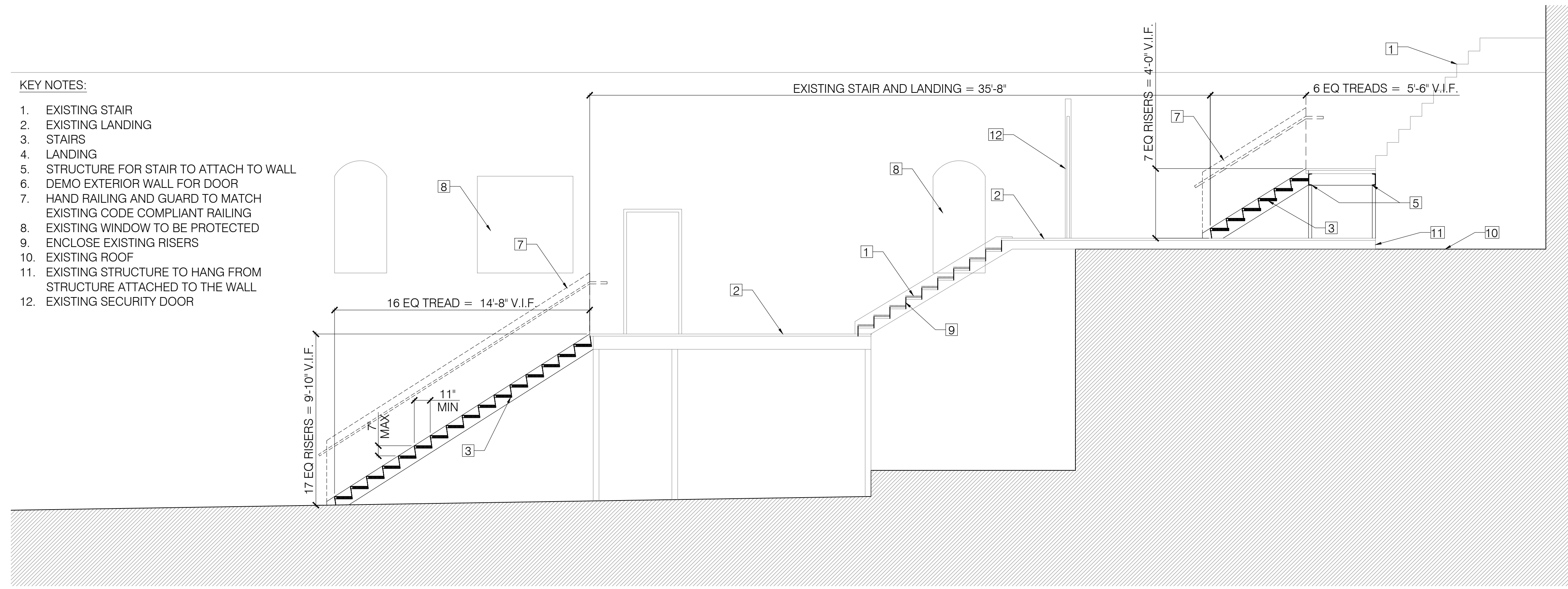
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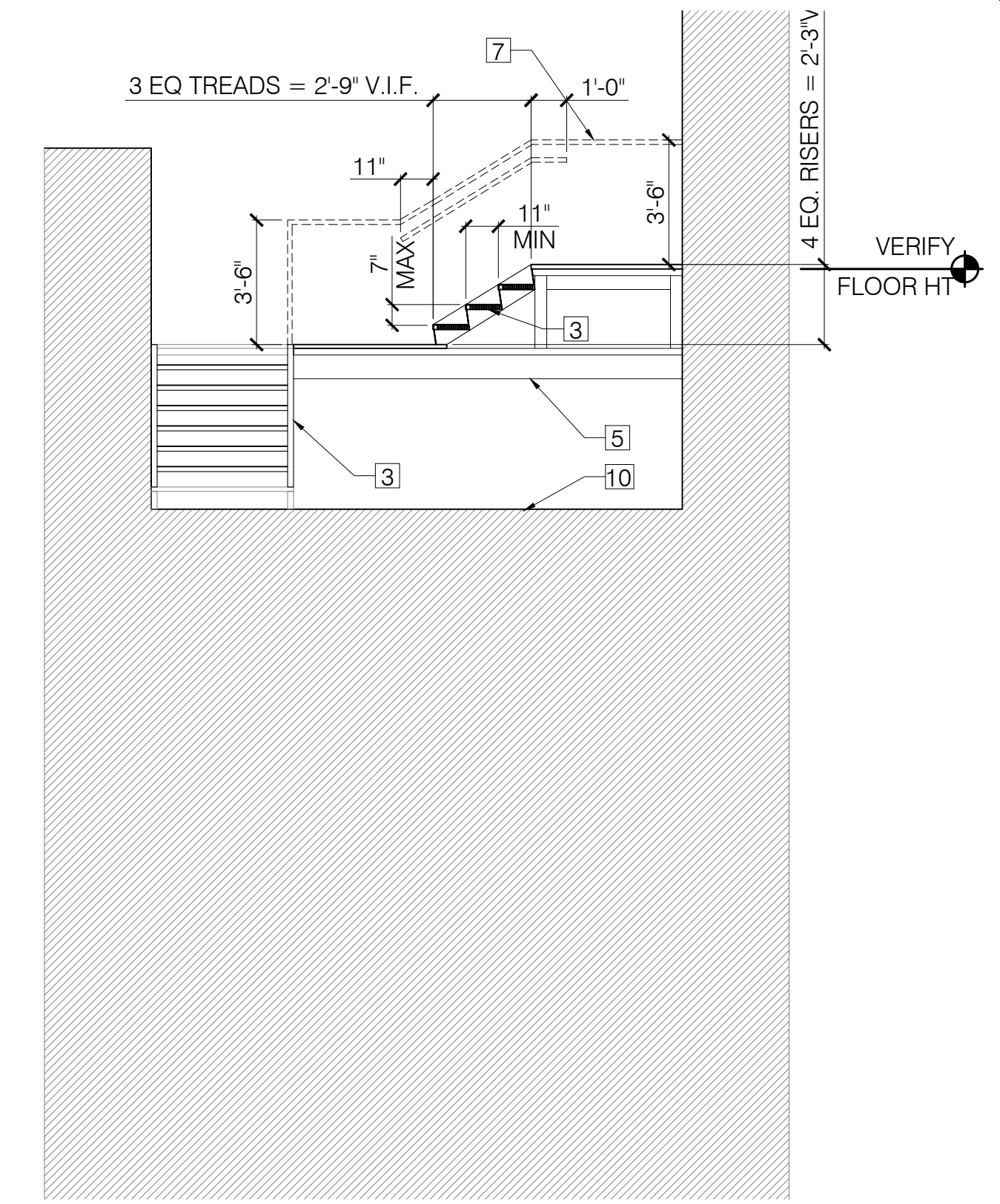
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KEY NOTES:

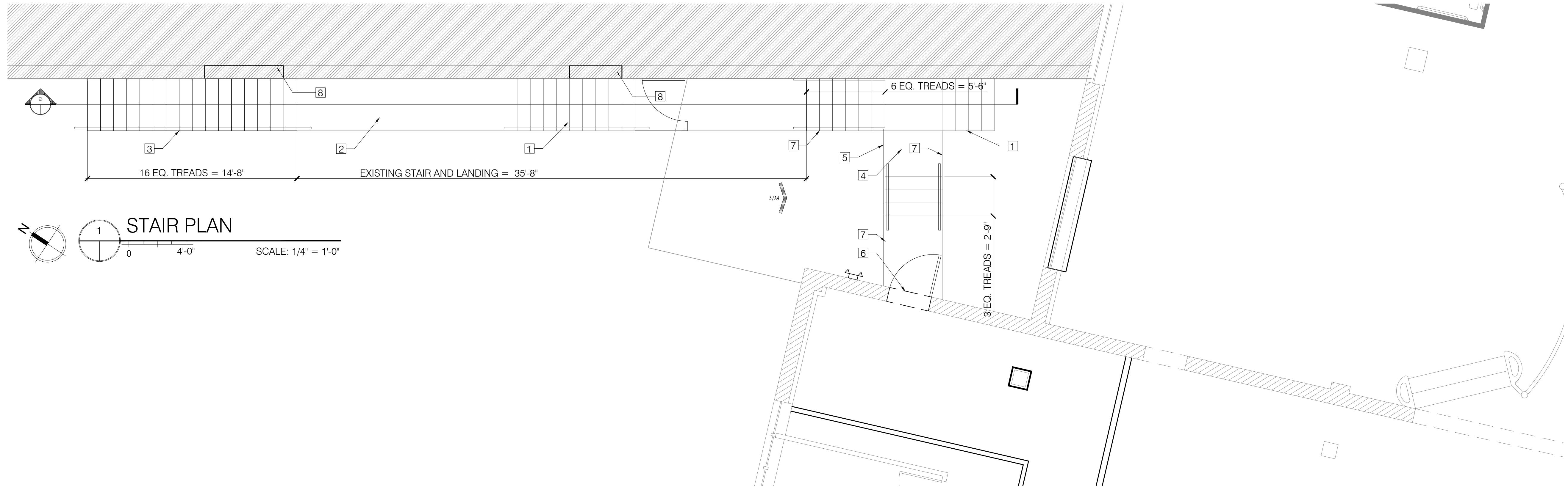
1. EXISTING STAIR
2. EXISTING LANDING
3. STAIRS
4. LANDING
5. STRUCTURE FOR STAIR TO ATTACH TO WALL
6. DEMO EXTERIOR WALL FOR DOOR
7. HAND RAILING AND GUARD TO MATCH EXISTING CODE COMPLIANT RAILING
8. EXISTING WINDOW TO BE PROTECTED
9. ENCLOSE EXISTING RISERS
10. EXISTING ROOF
11. EXISTING STRUCTURE TO HANG FROM STRUCTURE ATTACHED TO THE WALL
12. EXISTING SECURITY DOOR



2 STAIR SECTION
SCALE: 1/4" = 1'-0"



3 STAIR ELEVATION
SCALE: 1/4" = 1'-0"



1 STAIR PLAN
SCALE: 1/4" = 1'-0"

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STAIR PLAN / SECT

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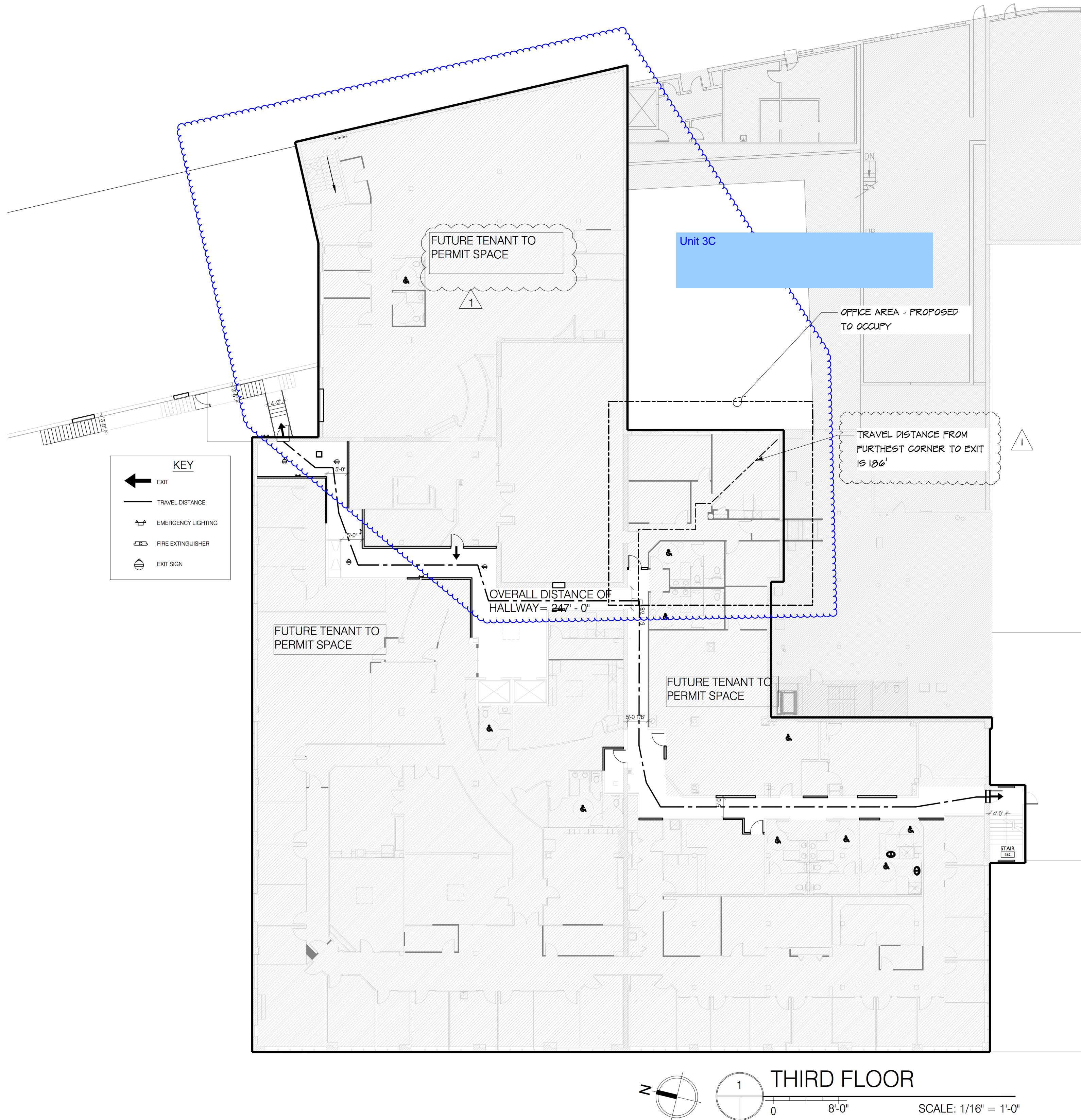
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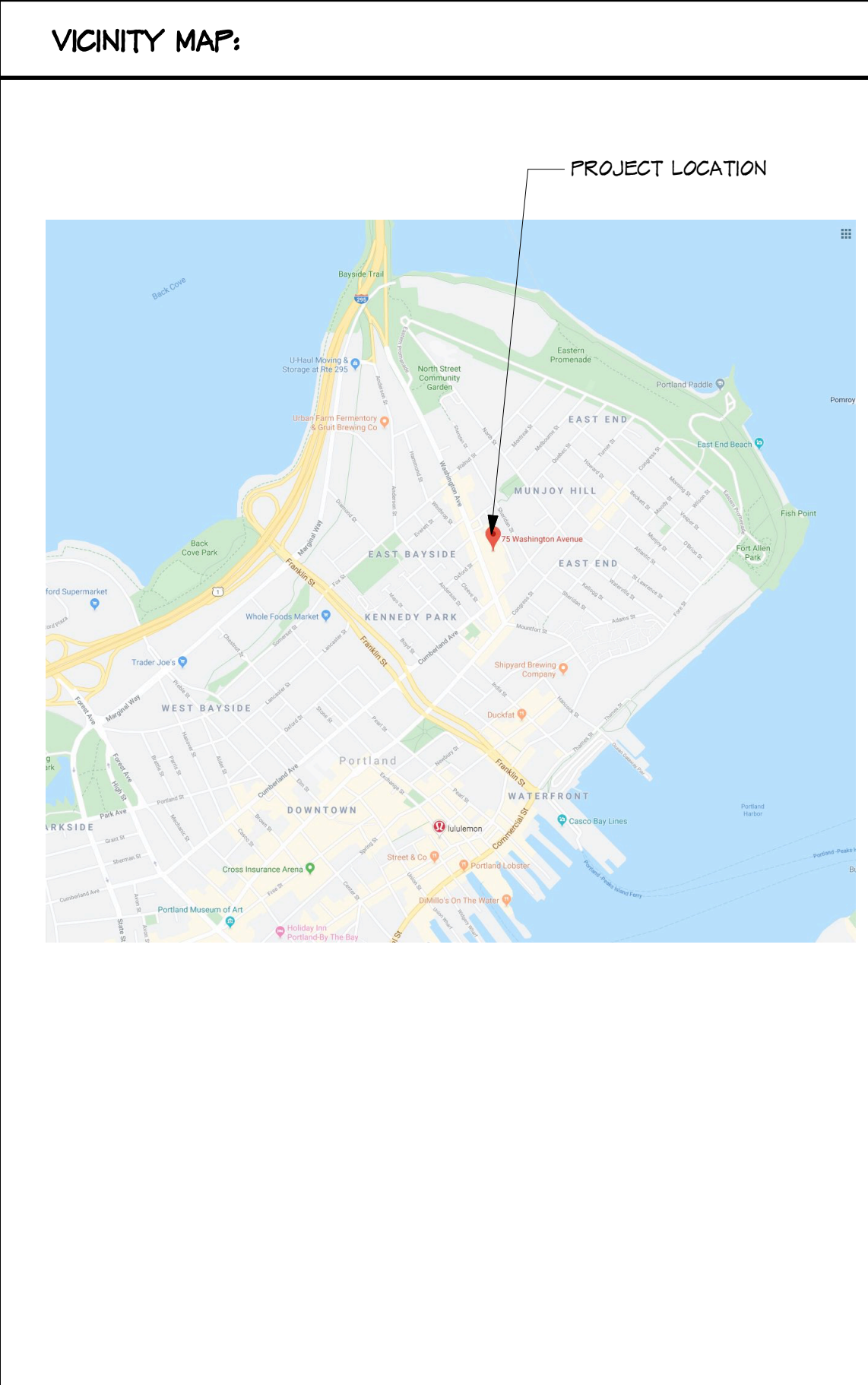
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2 EXISTING FLOOR PLAN - EXIT DIAGRAM



PROJECT INFORMATION:

PROJECT SCOPE:
OCCUPY EXISTING OFFICE AREA - 1030 SF - NO CONSTRUCTION WORK TO BE DONE.

PROJECT CODE INFO:

B OCCUPANCY: BUSINESS USE
THIRD FLOOR TOTAL SF - 20,604 SF
PROJECT AREA - 1030 SF

OCCUPANT LOAD: 1030 SF / 100 = 10 OCCUPANTS

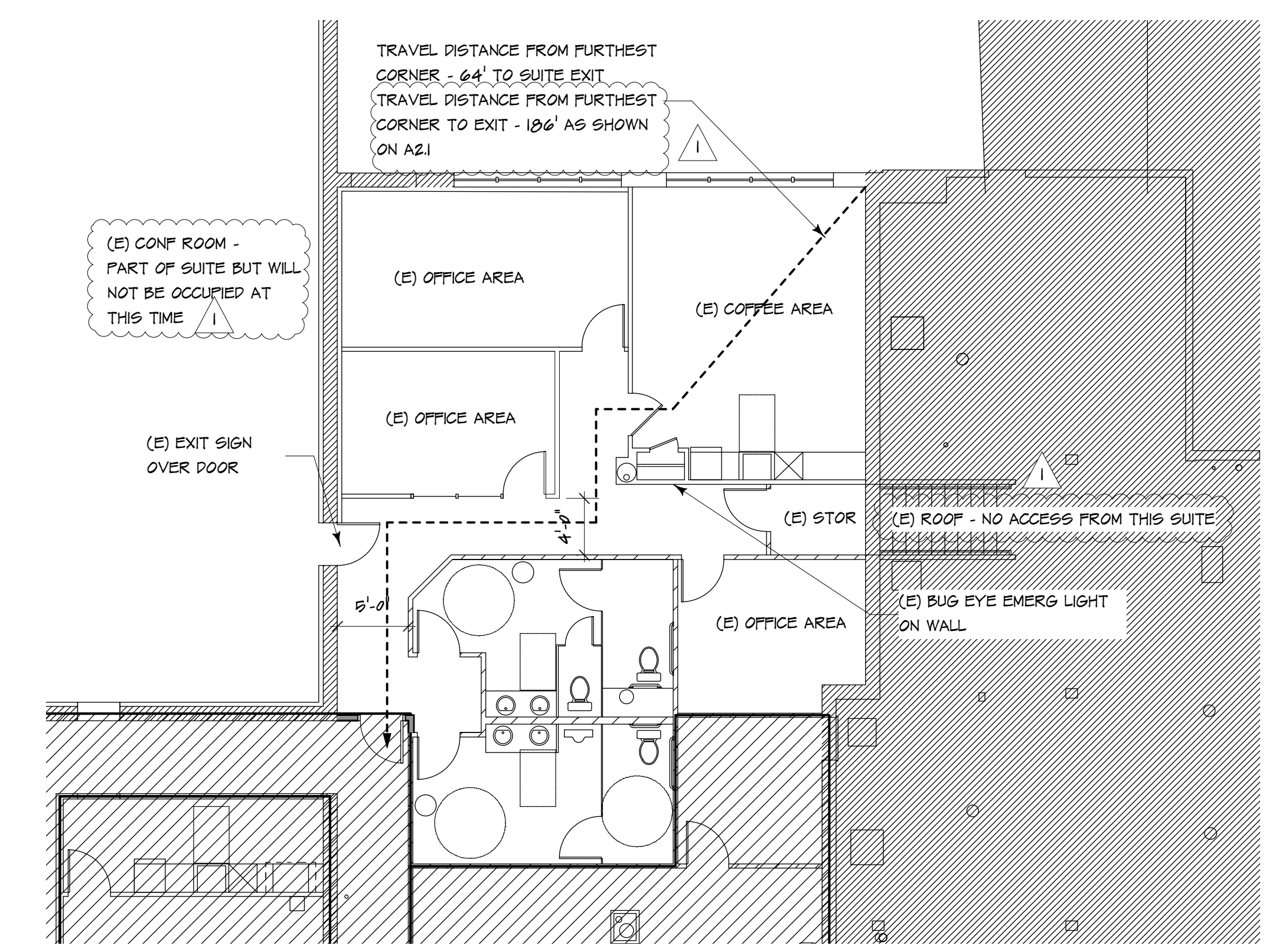
FIRE SPRINKLERS: YES
ALARM SYSTEM: YES
TENANT SEPARATION: NONE
NUMBER OF CORRIDOR EXITS: 2 - SEE OVERALL EXIT PLAN
CONSTRUCTION TYPE: III-B

OWNERSHIP OF INSTRUMENTS OF SERVICE

Stamp:

Architect: **mah** architecture & design

PO Box 9105 • Redlands • California • 92375
ph: 909-389-0747 • fax: 909-389-0675 • www.mah-arch.com



1 EXISTING PLAN SCALE 1/8" = 1'-0" NORTH

Applicant: **Esri**
380 New York Street
Redlands, CA 92373
PH 909-793-2853
Contact: Patrick Howard • email: phoward@esri.com

Owner: **Jake Edwards**
75 Washington Ave.
2H, Portland, ME 04101
Dayton Group • 207-415-3037
email: jake@daytrng.com

Job Title: **Esri - Initial Temporary Office**
Third Floor - 719 Washington Ave. - Portland, ME 04101

Sheet Title: **TITLE SHEET/PROJECT NOTES/ EXISTING PLAN**

Job Number:

Revisions/Issues:
V10/20

Scale:

Date: DEC 9, 2019

Drawn By: MELISSA HANSON

Sheet Number:
A-1.0