GORHAM SAVINGS BANK- ATM KIOSK SUITE

CONSTRUCTION SET 5-18-15

118 MUNJOY HILL- SUITE B
PORTLAND ME

CONTRACTOR:

WRIGHT-RYAN CONSTRUCTION
10 Danforth Street
Portland, ME 04101
TEL (207) 773-3625

CERTIFIED INTERIOR DESIGNER:

GRETCHEN BOULOS #CID4158
BOULOS COMMERCIAL DESIGN
1 CANAL PLAZA, FL 5
PORTLAND ME
(207) 749-1795

OWNER:

GORHAM SAVINGS BANK
64 Main Street
Gorham, Maine 04038
Phone: (207) 839-4450

DRAWING LIST:

COVERSHEET:

CODES, EGRESS PLAN,
DRAWING LIST
TEAM DIRECTORY

A1: CONSTRUCTION PLAN
TEL-DATA LOCATION PLAN

A2: REFLECTED CEILING PLAN
FINISH PLAN
ENLARGED RESTROOM PLAN

BUILDING AREA TABULATION

BUILDING FOOTPRINT: = 9,122 SF

TOTAL BUILDING AREA:	
FIRST FLOOR:	
PARKING (S-2):	6,545 SF
MERCANTILE (GRADE):	2,577 SF
SECOND FLOOR:	9,003 SF
THIRD FLOOR:	9,003 SF
FOURTH FLOOR	9,003 SF +
TOTAL BUILDING AREA:	36,131 SF

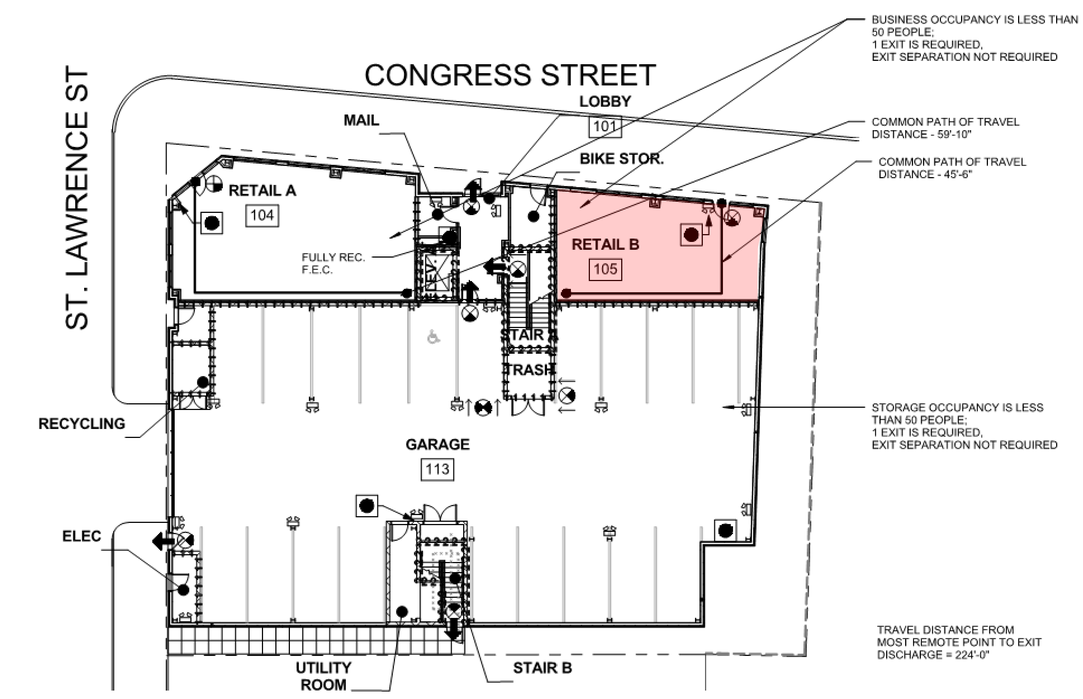
RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (MUBEC)	REFERENCE
OCCUPANCY R-2 (APARTMENT - FLOORS 2 - 4)	310.1
ALLOWABLE AREA: 22,890 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 14,000, AND FRONTAGE, 1890)	T503
PROPOSED FOOTPRINT AREA: 9,122 SQ.FT.	T503
ALLOWABLE HEIGHT: 3 STORIES ABOVE PARKING LEVEL	509.4
PROPOSED HEIGHT: 3 STORIES ABOVE PARKING LEVEL	
OCCUPANCY S-2 (LOW HAZARD STORAGE - ENCLOSED PARKING)	311.3
ALLOWABLE AREA: 79,000 SF FOR TYPE 1B (WITHOUT INCREASES)	T503
PROPOSED AREA: 3589 SF	
ALLOWABLE HEIGHT: 11 STORIES	303.1
PROPOSED HEIGHT: 1 STORY	T503
OCCUPANCY M (MERCANTILE - RETAIL)	309.1
ALLOWABLE AREA: 27,000 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 18,000)	T503
PROPOSED AREA: 5321 SF	
ALLOWABLE HEIGHT: 1 STORY	T503
PROPOSED HEIGHT: 1 STORY	
PARKING BENEATH GROUP R	509.4
WHERE A MAX. ONE STORY ABOVE GRADE GROUP S-2 PARKING GARAGE OF TYPE 1 CONSTRUCTION IS PROVIDED UNDER A BUILDING OF GROUP R,THE NUMBER OF STORIES TO BE USED TO DETERMINE THE MIN. TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH PARKING AREA.	
ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND R-2	509.4/T508.4
ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND M	T508.4
FIRE RESISTANCE RATING:	T601
TYPE 5B - (RESIDENTIAL AND MERCANTILE)	
STRUCTURAL FRAME: 0 HOURS	
BEARING WALLS: EXT. AND INT. 0 HOURS	
NON-BEARING WALLS AND PARTITIONS: 0 HOURS	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 0 HOURS	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 0 HOUR	
TYPE 1B (S-2 PARKING GARAGE)	
STRUCTURAL FRAME: 2 HOURS	
BEARING WALLS: EXT. AND INT. 2 HOURS	
NON-BEARING WALLS AND PARTITIONS: 0 HOURS	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HOURS	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	
SHAFT ENCLOSURES: 2 HOURS (OVER 4 STORIES)	708.2 ex. 2.2.1
ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.14.1 ex. 4
FIRE PARTITIONS	
CORRIDOR FIRE PARTITIONS (NON-BRNG): 1/2 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/GUEST ROOM SEPARATION: 1 HOUR	709.3 ex.2
FIRE PROTECTION	
AUTOMATIC SPRINKLER SUPERVISORY SERVICE	901.6.1
NFPA 13 SPRINKLER SYSTEM	903.3.1.1
FIRE ALARM CONTROL UNIT SUPERVISION	903.4
CLASS I STANDPIPE IN STAIRWELLS	905.4
LOCATION OF CLASS I STANDPIPE: LOCATED AT INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS	905.4
PORTABLE FIRE EXTINGUISHERS REQUIRED	906.1.1
MANUAL FIRE ALARM SYSTEM NOT REQUIRED WHERE SPRINKLED (BUT REQ'D BY NFPA 101)	907.2.9.1
FIRE AND SMOKE ALARMS REQUIRED	907.2.8
VISUAL ALARM NOTIFICATION SUPPORT FOR FIRE AND SMOKE: IN ALL DWELLING UNITS	907.5.2.3.4
SINGLE AND MULTI-STATION SMOKE ALARMS REQUIRED	907.2.9.2
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	912.1

INTERNATIONAL BUILDING CODE - 2009		REFERENCE
MEANS OF EGRESS		T1004.1.1
R-2 (RESIDENTIAL) OCCUPANT LOAD:	9,003/200 = 46 PER FLOORS 2-4	
M (MERCANTILE) OCCUPANT LOAD	2,577/30 = 86 FIRST FLOOR	
S-2 (PARKING) OCCUPANT LOAD	6,545/200 = 33 FIRST FLOOR	
ACCESSIBLE MEANS OF EGRESS		1007
ACCESSIBLE MEANS OF EGRESS REQUIRED		1007.1
ELEVATOR SERVING AS ACCESSIBLE MEANS OF EGRESS NOT REQUIRED		1007.2.1
STANDBY POWER GENERATOR NOT REQ'D FOR ELEVATOR (SEE ABOVE)		1007.4
AREA OF REFUGE AT ELEVATOR NOT REQ'D		1007.4 ex.2
TWO-WAY COMMUNICATION SYSTEM REQUIRED AT EACH ELEVATOR LANDING		1007.8
MEANS OF EGRESS (CONTINUED)		
MINIMUM STAIR WIDTH: 44 INCHES		1009.1
MAXIMUM DEAD END CORRIDOR < 50'-0"		1018.4 ex.2
EXIT DISCHARGE THROUGH VESTIBULE (AT CONGRESS STREET)		1027.1 ex.1
ACCESSIBILITY		
(1) ACCESSIBLE PARKING SPACE REQUIRED		T1106.1
VAN ACCESSIBLE SPACE REQ'D - PERMITTED TO HAVE MAX. 7 FT. OVERHEAD		1106.5 ex.2
(1) DWELLING UNIT DESIGNED AS 'TYPE A' PER ICC A117.1		T1107.6.1.1
ALL DWELLING UNITS DESIGNED TO MEET 'TYPE B' PER ICC A117.1		1107.6.2.2
ELEVATORS		
ELEVATOR SHAFT VENTING REQUIRED		ELEV. CODE

NFPA 101 - 2009	REFERENCE
OCCUPANCY - RESIDENTIAL - APARTMENT BUILDING	6.1.8.1.5
OCCUPANCY - STORAGE (ORDINARY HAZARD) ENCLOSED GARAGE	6.2.2.3
SEPARATION BETWEEN OCCUPANCIES - 2 HOURS REDUCED TO 1 HOUR (SPRINKLED AND SUPERVISED)	T6.1.14.4.1(b)
RESIDENTIAL ABOVE STORAGE PERMITTED WHERE SPRINKLED	30.1.2.3
CONSTRUCTION TYPE (5) V(000) AT RESIDENTIAL - SEE NFPA 5000 - T7.3	T A.9.2.1.2
MINIMUM CONSTRUCTION REQUIREMENT - STORAGE OCCUPANCY - NONE SPRINKLED WITH NFPA 13	42.1.6
HANDRAILS ON STAIRS: NOT < 34 IN. AND NOT > 38 IN.	7.2.2.4.4.1
HANDRAILS PROVIDE MIN. 2-1/4 IN. MIN. CLEARANCE BETWEEN RAIL AND WALL	7.2.2.4.4.5
STAIRWAY SIGNAGE SHALL COMPLY WITH 7.2.2.5.4.1 PARTS (A) THRU (M)	7.2.2.5.4
AREA OF REFUGE CONSISTING OF A STORY PROTECTED BY SUPERVISED AUTOMATIC SPRINKLER SYSTEM SHALL HAVE: 1. EACH ELEVATOR LANDING PROVIDED WITH TWO-WAY COMMUNICATING SYSTEM TO FIRE COMMAND CENTER OR CENTRAL CONTROL POINT 2. DIRECTIONS FOR USE OF TWO-WAY COMM. SYSTEM 3. TWO-WAY COMM. SYSTEM INCLUDES BOTH AUDIBLE AND VISIBLE SIGNALS	7.2.12.1.1
EXIT ACCESS PERMITTED THROUGH ACCESSORY ROOMS OR SPACES	7.5.1.6
BOILER ROOM: 1 HOUR & SPRINKLED	T30.3.2.1.1
TRASH COLLECTION ROOM: 1 HOUR & SPRINKLED	
CORRIDOR WALLS: 1/2 HOUR (SPRINKLED)	30.3.6.1.2
CORRIDOR DOORS: 20 MIN. RATED (.33 HOURS)	30.3.6.2.1
CORRIDOR DOORS: SELF-CLOSING AND SELF-LATCHING	30.3.6.2.3
DWELLING UNIT DEMISING WALLS: 1/2 HOUR	30.3.7.2

SITE PLAN / EGRESS PLAN



1 PARKING LEVEL

LIFE SAFETY LEGEND

- EXIT ACCESS REMOTENESS
- 1 HR PARTITION
- 2 HR PARTITION
- EXIT ENTRANCE OR DISCHARGE
- DISTANCE TO COMMON PATH OF TRAVEL
- UNIT TRAVEL DISTANCE
- DEAD END CORRIDOR DISTANCE
- TRAVEL DISTANCE FROM MOST REMOTE POINT TO EXIT DISCHARGE = 234'-6"
- EXIT LIGHT, SEE ELEC
- EXIT LIGHT DISPLAY SURFACE
- EXIT LIGHT INDICATOR DIRECTION
- EMERGENCY LIGHTING, SEE ELEC
- FIRE EXTINUISHER CABINET

SEE ELECTRICAL DRAWINGS FOR FIRE ALARM & SMOKE DETECTOR LOCATIONS