0 Hancock Street

0 Hancock Street
Portland, Maine

ARCHETYPE
architects

LOCATION MAP NOT TO SCALE

Client:
0 Hancock Street LLC
PO Box 910
Portland, ME
04098
207.776.0304

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

Contractor:
Cianbro
60 Cassidy Point Drive
Portland, ME
04102
207.992.9374

Structural Engineer:
Veitas & Veitas Engineers
639 Granite Street
Braintree, MA
02184
781.843.2863

Civil Engineer:
Stantec
482 Payne Road
Scarborough, ME
04074
207.887.3478

Landscape Architect:
Mohr & Seredin
18 Pleasant St
Portland, ME
04101
207.871.0003

Envelope Consultant:
Envelope Architecture
and Consulting
101 Whites Bridge Rd
Windham, ME
04062
207.807.6661

RELEVANT CODES

NFPA 101 - 2009 T12.1.6

The proposed building is an unseparated mixed use
Construction type II(111) based on 4th floor assembly
NFPA 13 sprinkler system

1st Floor
Business and potential Mercantile use
2nd-3rd Floor
Business Use
4th Floor (interior)
Business Use
4th Floor (exterior)
Assembly Use

Occupancy Load
1st Floor
(largest potential occupant load is from retail use)
20,624 SF / 100 SF/person = 207
10,000 SF / 30 SF/person = 334

2nd-3rd Floor
30,353 SF / 100 SF/person = 314

4th Floor (interior)
9,336 SF / 100 SF/person = 94

4th Floor (exterior)
Max Occupant Load is limited to exit capacity

Capacity of Means of Egress Floors 1 thru 3 7.3.3.2

Function of	Location	Floor Area	Occupants	Req'd Width	Prov. Width
Business	1st Floor	20,624 sf	207 x .2"	41.4" (doors)	100.5"(doors)
Mercantile	1st Floor	10,000 sf	334 x .2"	66.8" (doors)	136"(doors)
Business	Floors 2 & 3	31,353 sf	314 x .3" 314 x .2"	94.1" (stairs) 62.8" (doors)	180"(stairs) 100.5"(doors)

Limiting Capacity of Means of Egress on 4th Floor
Capacity of each stair at 4th floor is 146.7 + {(60"-44)/0.218} = 219 x 3 stairs = 657
Capacity of each stair door at 4th floor is 40.5/ .2= 202.5 x 3 stairs = 607
Limitation of door width determines max occupant load

New Business Occupancy Chapter 38	
Ordinary Hazard	38.1.5,
Construction requirements based eon assembly	.1.6
Occupant load per 7.3.1.2	.17
Doors per 7.2.1 permitted	2.2.2.1.
Locks per 7.2.1.5.4 permitted	2.2.2.2
Area of refuge not required w/sprinkler	2.2.12.2
Number of Exits based on assembly	2.4.1
Arrangement of Means of Egress	
Exits at 1/3 the building diagonal	7.5.1.3.3
Common Path = 100' w/sprinkler	.2.5.3.1
Travel Distance = 300' w/sprinkler	.2.6.3
Emergency lighting is required	38.2.9.1
Protection	
Vertical Openings = 2 hours	38.3.1.1 , 8.6.5
Interior Finish	
Exits - Class A or B	3.3.2.1
Interior walls and ceilings - Class A, B or C	3.3.2.2
Floor Finish in exits - Class 1 or 2	3.3.3.2
Detecton, Alarm and Communications Systems	
Fire Alarm System is required Alarm system initiated by sprinkler Occupant notification alarm is required. Positive alarm sequence shall be permitted provided that it is in accordance with NFPA 72	

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THIS PERMIT IS FOR CORE AND SHELL ONLY.
WE WILL NOT BE REQUESTING A C OF O.

ALL INTERIOR FIT-UPS, ELECTRICAL, PLUMBING AND MECHANICAL WILL BE FILED UNDER A SEPARATE PERMIT APPLICATION.

Reviewed for Code Compliance
Inspection Division
Department of Building Safety
Date: 10/27/17

DRAWING LIST

GENERAL
AC0.0 Cover Sheet
AC01 Code Summary
LS1.1 Life Safety Plan
LS1.2 Life Safety Plan

ARCHITECTURAL DRAWINGS
A3.02 Building Section
A3.04 Building Section
CIVIL
C1.0 Cover Sheet
C1.1 General Notes and Legends
C2.0 Boundary and Topographic Survey
C2.1 Existing Condition and Demolition Plan
C2.2 Construction Management Plan
C3.0 Site Layout Plan
C4.0 Grading and Drainage Plan
C4.2 Utility Plan
LS.1 Landscape Plan

STRUCTURAL
S1.02 Second Floor Framing Plan
S1.03 Third Floor Framing Plan
S1.04 Fourth Floor Framing Plan
S1.05 Roof Framing Plan
S1.06 High Roof Framing Plan
S2.01 General Notes and Typical Details
S2.02 Typical Details
S2.03 Typical Masonry Details
S2.04 Typical Details
S2.05 Typical Details
S2.06 Typical Details
S3.01 Column Schedule and Pier Details
S3.02 Brace Frames and Details
S4.01 Foundation Sections and Details
S5.01 Steel Sections and Details

ARCHITECTURAL DRAWINGS
A1.01 First Floor Plan
A1.02 Second and Third Floor
A1.03 Fourth Floor Plan
A1.04 Roof Plan
A2.01 Building Elevations
A2.02 Building Elevations
A3.01 Building Section
A3.03 Building Section
A3.11 Elevator Section and Details
A3.12 Stair A Sections and Details
A3.13 Stair B Sections and Details
A3.14 Stair C Sections and Details
A3.21 Wall Sections
A4.00 Wall Types
A4.01 Floor, Ceiling, Roof Types
A5.01 Details
A5.02 Details
A5.03 Details
A5.04 Details
A5.05 Details
A8.01 Door Schedule