

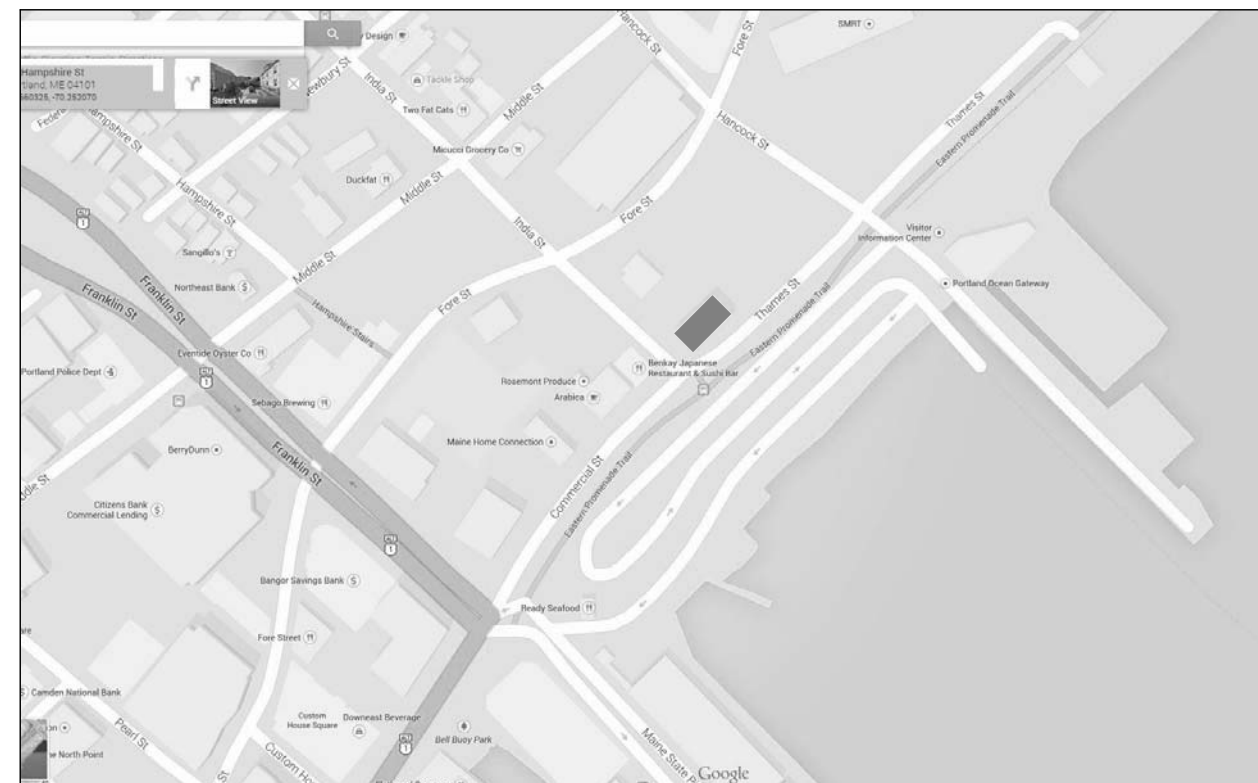
# GRAND TRUNK BUILDING

1 INDIA STREET  
PORTLAND, MAINE



## DATE OF ISSUE

SUBMISSION - 03-16-2016



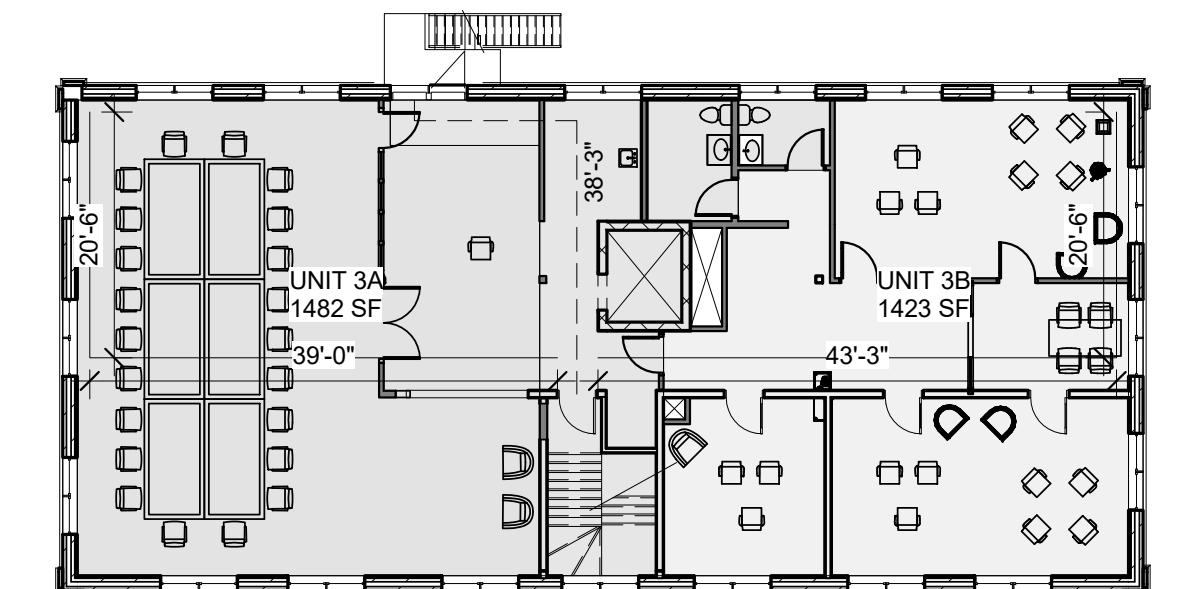
LOCATION MAP NOT TO SCALE

## DRAWING LIST

C-100	SITE PLAN	BE.05	ELEVATION, NOTES AND KEY PLAN
C-101	UTILITY PLAN AND DETAILS	BE.06	WINDOW SCHEDULE AND ELEVATIONS
		BE.07	FIRST FLOOR WINDOW DETAILS
S1.00	CRAWL SPACE SLAB PLAN	BE.08	SECOND FLOOR WINDOW DETAILS
S1.01	1ST FLOOR FRAMING PLAN	BE.09	THIRD FLOOR WINDOW DETAILS
S1.02	2ND FLOOR FRAMING PLAN	BE.10	ELEVATION, NOTES AND KEY PLAN
S1.03	3RD FLOOR FRAMING PLAN	BE.12	ROOF PLAN
S1.04	ROOF FRAMING PLAN	BE.13	ROOF DETAILS
S2.01	STRUCTURAL SECTIONS AND DETAILS	BE.14	ROOF DETAILS
A1.01	EXISTING FLOOR PLANS WITH DEMO		
A1.02	PROPOSED FLOOR PLANS		
A1.03	PROPOSED FLOOR PLANS WITH DEMO		
A3.01	EXISTING BUILDING SECTIONS		
A3.02	PROPOSED SECTIONS		
A6.00	INTERIOR ELEVATIONS		
A7.01	REFLECTED CEILING PLANS		
A8.01	DOOR SCHEDULE		
A8.02	FINISH SCHEDULE		
A8.03	FINISH SCHEDULE		
BE.0	PROJECT NOTES, LEGEND AND KEY PLAN		
BE.00	ELEVATION IMAGES		
BE.01	ELEVATION, NOTES AND KEY PLAN		
BE.02	ELEVATION, NOTES AND KEY PLAN		
BE.03	ELEVATION, NOTES AND KEY PLAN		
BE.04	ELEVATION, NOTES AND KEY PLAN		

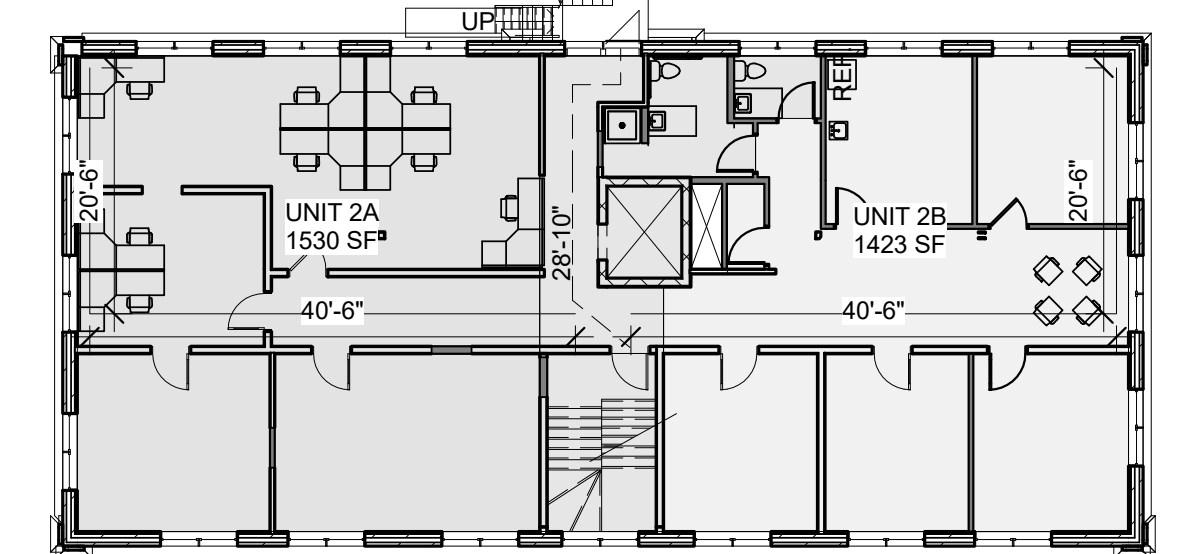
ALLOWABLE COMMON PATH = 100' IBC 1014.3

MIN. EXIT ACCESS SEPARATION - 1/3 OF BUILDING DIAGONAL (95'-2" / 3) = 31'-9"  
1ST FLOOR EXIT ACCESS SEPARATION - 56'-10"  
2ND FLOOR EXIT ACCESS SEPARATION - 28'-10"  
3RD FLOOR EXIT ACCESS SEPARATION - 38'-3"



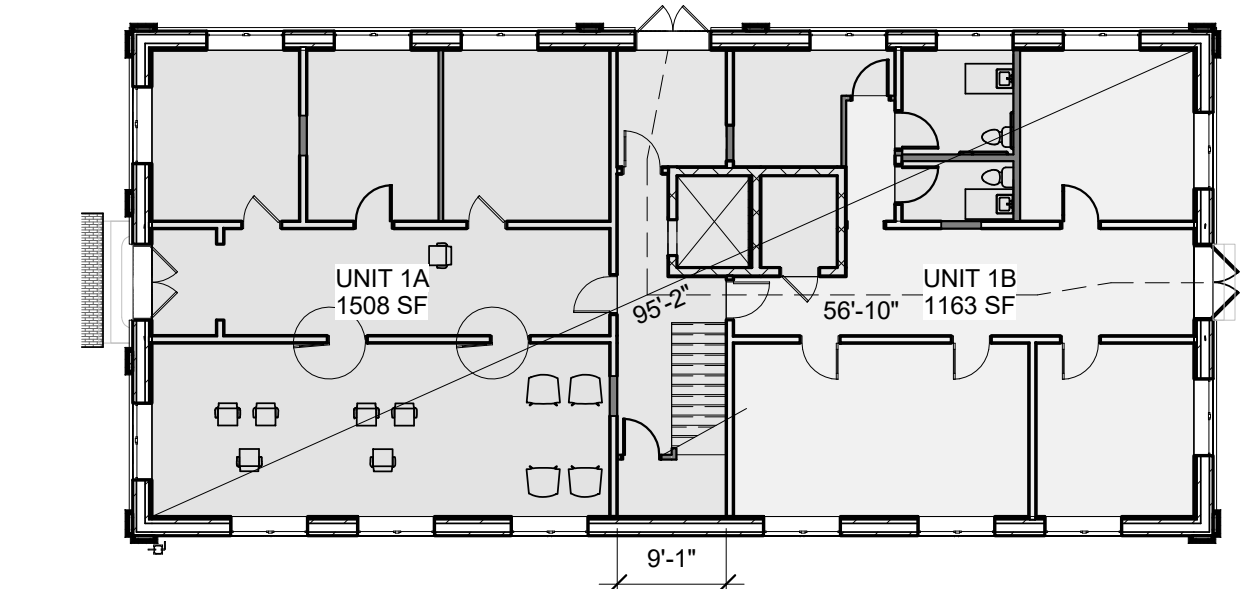
## C | 3RD FLOOR - LIFESAFETY

1/16" = 1'-0"



## B | 2ND FLOOR - LIFESAFETY

1/16" = 1'-0"



## A | 1ST FLOOR - LIFESAFETY

1/16" = 1'-0"

## CONTACTS

**Client:**  
Gorham Savings Bank  
10 Wentworth Drive  
Gorham, ME  
04038  
(207) 274-7532

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

**Structural Engineer:**  
Structural Design  
Consulting  
2696 Lake Shore Road  
Unit 130  
Gilford, NH  
03249  
(603) 293-8038

**Electrical Engineer:**  
Bennett Engineering  
PO Box 297  
Freeport, ME  
04032  
(207) 865-9475

**Mechanical Engineer:**  
Bennett Engineering  
PO Box 297  
Freeport, ME  
04032  
(207) 865-9475

**Civil Engineer:**  
Ransom Consulting  
Engineers  
400 Commercial Street  
Suite 404  
Portland, ME 04101  
(207) 772-2891

## RELEVANT CODES

### INTERNATIONAL EXISTING BUILDING CODE 2009

CONSTRUCTION TYPE 3B  
USE GROUP B  
LEVEL 3 ALTERATION  
THIS IS NOT A CHANGE OF OCCUPANCY  
BUILDING IS LISTED AS HISTORIC  
BUILDING TO BE SPRINKLERED PER NFPA 13 & HAVE FLOW ALARM  
BUILDING IS 3 STORIES  
EXISTING SF = 3791 PER FLOOR  
ALLOWABLE W/ AREA INCREASE=57,000 SF

### MEANS OF EGRESS

OCCUPANT LOAD PER FLOOR =38  
MIN STAIR =36"  
EXISTING STAIR WIDTH=51"  
EXISTING STAIR CAPACITY =51X5=255  
MINIMUM 2 EXIT DISCHARGE DOORS EACH AT 32" CLEAR  
3 EXISTING DISCHARGE DOORS AT 72", 72" AND 42"

### FIRE ESCAPE

EXISTING FIRE ESCAPE MAY REMAIN 305.1.1  
FIRE ESCAPE IS NOT MORE THAN 50% OF EXITS 305.1.4  
CLEARANCE UNDER LOWEST LAND'G>12' 305.2  
REQUIRED LOADING =100 LBS PER SF 305.3

### HISTORIC BUILDINGS

PROVISIONS OF CODE NOT MANDATORY WHERE 308.1  
SUCH BLDGS ARE JUDGED BY BLDG OFFICIAL  
TO NOT CONSTITUTE A DISTINCT SAFETY HAZARD

### ACCESSIBILITY

EXISTING ACCESSIBLE ENTRANCE TO BE MAINTAINED  
EXISTING ELEVATOR TO BE MAINTAINED

### EXISTING STAIR

NO RATING REQUIRED PER 703.2.1 EX 5.2

ENERGY CODE COMPLIANCE NOT REQUIRED EXCEPT WHERE ALTERED 808

### NFPA

FIRE ESCAPE OK IF MEETS 7.2.8 39.2.2.9  
EXISTING FRONT DOORS CAN SWING IN IF OK W/AHJ 43.10.4.4  
AND OTHER EXITS MEET CAPACITY 43.10.4.9  
EXISTING HANDRAILS OK 43.10.6.1  
HISTORIC FINISHES MAY REMAIN 43.10.4.7.2  
NO STAIR RATING REQUIRED

### PLUMBING CALCULATION

3RD FLOOR = 2917 NET SF/100=29/2= 15 (1 TOILET, 1 SINK PER SEX)  
2ND FLOOR = 2965 NET SF/100=30/2= 15 (1 TOILET, 1 SINK PER SEX)  
1ST FLOOR = 2796 NET SF/100=28/2= 14 (1 TOILET, 1 SINK PER SEX)

TOTAL - 2 TOILETS AND 2 SINKS PER FLOOR

## OUTLINE SCOPE OF WORK

### SITE WORK:

CM TO CARRY \$10,000 FOR LANDSCAPING  
NEW BRICK SIDEWALK ALONG INDIA AND COMMERCIAL  
REPAIR EXISTING GRANITE STEPS  
REPLACE CONCRETE STEP AT INDIA ST ENTRY WITH GRANITE  
NEW UNDERGROUND ELECTRICAL SERVICE  
NEW 6 INCH SPRINKLER MAIN AND 1 INCH DOMENSTIC WATER  
CM TO SCOPE EXISTING SANITARY

### MASONRY:

BUILDING 100% REPOINTING  
REPLACE OR REPAIR ALL BROKEN BRICK.  
ALL WORK PER NPS GUIDELINES

### WINDOWS:

REPLACE ALL EXISTING WINDOWS WITH GREEN MOUNTAIN OR EQUAL FINISHES:

ALL NEW INTERIOR GYPSUM WALLS AND CEILINGS.

EXISTING WOOD FLOORS REFINISHED.

ALL INTERIOR WALLS, CEILINGS PAINTED.

REPAIR OR REPLACE ALL EXTERIOR DOOR IN KIND.

EXISTING WOOD WAINSCOTING, REFINISHED.

### INSULATION:

EXTERIOR WALLS TO RECEIVE 3 INCHES OF CLOSED CELL FOAM.

### ROOFING:

NEW EPDM ROOFING ON RIGID POLYISO R30

### EXISTING ELEVATOR:

EXISTING ELEVATOR TO REMAIN, UPDATE AS NECESSARY, NEW CAB

### EXISTING FIRE ESCAPE:

TEST FOR STRUCTURAL INTEGRITY

### SPRINKLER SYSTEM:

NEW COMPLETE NFPA 13 SPRINKLER SYSTEM

### HVAC, ELECTRICAL, PLUMBING:

ALL NEW COMPLETE SYSTEMS