Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/09/16

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
C-101	UTILITY PLAN AND DETAILS
S1.00	CRAWL SPACE SLAB PLAN
S1.01	1ST FLOOR FRAMING PLAN
S1.02	2ND FLOOR FRAMING PLAN
S1.03	3RD FLOOR FRAMING PLAN
S1.04	ROOF FRAMING PLAN
S2.01	STRUCTURAL SECTIONS AND 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
A5.00	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
BE.05	ELEVATION, NOTES AND KEY PLAN
BE.06	WINDOW SCHEDULE AND ELEVATIONS
BE.07	FIRST FLOOR WINDOW DETAILS
BE.08	SECOND FLOOR WINDOW DETAILS
BE.09	THIRD FLOOR WINDOW DETAILS
BE.10	ELEVATION, NOTES AND KEY PLAN
BE.12	ROOF PLAN
BE.13	ROOF DETAILS
BE.14	ROOF DETAILS

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

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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 ACCESSIBILE 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 808
EXCEPT WHERE ALTERED

NFPA

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

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 WTIH 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 INTERIOR
EXISTING FIRE ESCAPE:
TEST FOR STRUCTURAL INTEGRITY
SPRINKLER SYSTEM:
NEW COMPLETE NFPA 13 SPRINKLER SYSTEM
HVAC , ELECTRICAL , PLUMBING:
ALL NEW COMPLETE SYSTEMS