

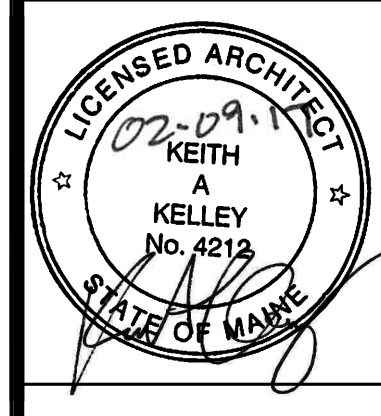
MEANS OF EGRESS - 2ND, 3RD, & 4TH FLOOR (NON-SEPARATED USE)			
RESIDENTIAL OCCUPANCY (MOST RESTRICTIVE)			
EGRESS COMPONENT	REQUIRED *	PROVIDED	CODE REFERENCE
NUMBER OF EXITS	2 PER FLOOR	2	NFPA 7.4.1.1
TRAVEL DISTANCE:			
COMMON PATH OF TRAVEL	75' MAX.	<75'	NFPA TABLE A7.6
EXIT ACCESS	250' MAX.	<250'	NFPA TABLE A7.6
DEAD END CORRIDOR	50' MAX.	<20'	NFPA TABLE A7.6
CORRIDOR WIDTH	44" MIN.	>44"	NFPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH	32" (CLEAR)	34" (CLEAR)	NFPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH	44" MIN.	44" MIN.	NFPA TABLE 7.2.2.2.1.2(B)
* - SPRINKLERED BUILDING			

MEANS OF EGRESS - FIRST FLOOR (NON-SEPARATED USE)			
ASSEMBLY OCCUPANCY (MOST RESTRICTIVE)			
EGRESS COMPONENT	REQUIRED *	PROVIDED	CODE REFERENCE
NUMBER OF EXITS	3 PER FLOOR	7	NFPA 7.4.1.1
TRAVEL DISTANCE:			
COMMON PATH OF TRAVEL	75' MAX.	<75'	NFPA TABLE A7.6
EXIT ACCESS	250' MAX.	<250'	NFPA TABLE A7.6
DEAD END CORRIDOR	50' / 75' MAX.	<20'	NFPA TABLE A7.6
CORRIDOR WIDTH	44" MIN.	>44"	NFPA 101-2009 30.2.3.3
EGRESS DOOR WIDTH	32" (CLEAR)	34" (CLEAR)	NFPA 101-2009 7.2.1.2.3.2
EGRESS STAIR WIDTH	44" MIN.	44" MIN.	NFPA TABLE 7.2.2.2.1.2(B)
* - SPRINKLERED BUILDING			

OCCUPANT LOADS						OCCUPANT LOADS								
FLOOR	RM. #	ROOM NAME	OCCUPANCY	AREA	SF/PERSON	OCC. LOAD	FLOOR	RM. #	ROOM NAME	OCCUPANCY	AREA	SF/PERSON	OCC. LOAD	
FIRST	1LB	LOBBY					SECOND	202 - 201	GUEST ROOMS	RESIDENTIAL	9,604	200 GROSS	49	
	1LR	LIBRARY				2HK		HOUSE KEEP STORAGE	STORAGE		271	500 GROSS	1	
	1BK	BREAKFAST AREA	ASSEMBLY	5,040	15 NET	338		2UT	UTILITY	INCIDENTAL	896	300 GROSS	3	
	1LJ	LOUNGE				2MC		MECHANICAL						
	1PR	PREP ROOM	ASSEMBLY	421	100 GROSS	5		TOTAL SECOND FLOOR OCCUPANCY LOAD						53
	1EX	EXERCISE	ASSEMBLY	1400	50 GROSS	28		FLOOR	RM. #	ROOM NAME	OCCUPANCY	AREA	SF/PERSON	OCC. LOAD
	1FD	FRONT DESK VALET						THIRD	301 - 302	GUEST ROOMS	RESIDENTIAL	14,310	200 GROSS	72
	1GM	GEN. MGR. AGM WORK ROOM	BUSINESS	607	100 GROSS	7			3HK	HOUSE KEEP STORAGE	STORAGE	271	500 GROSS	1
	1TR	LAUNDRY	BUSINESS	750	100 GROSS	8			3UT	UTILITY	INCIDENTAL	224	300 GROSS	1
	1BR	BAR	BUSINESS	182	100 GROSS	2			TOTAL THIRD FLOOR OCCUPANCY LOAD					
FIRST	1CM1	COMMUNITY RM					FOURTH	401 - 402	GUEST ROOMS	RESIDENTIAL	14,310	200 GROSS	72	
	1CM2	COMMUNITY RM	ASSEMBLY	2,736	15 NET	183		4HK	HOUSE KEEP STORAGE	STORAGE	271	500 GROSS	1	
	1M2	MEETING MEETING				4UT		UTILITY	INCIDENTAL	224	300 GROSS	1		
	1M3	MEETING MEETING				TOTAL FOURTH FLOOR OCCUPANCY LOAD						74		
	1RC	RECEIVING COLD STORAGE					FIFTH	501 - 502	GUEST ROOMS	RESIDENTIAL	14,310	200 GROSS	72	
	1SR1	STORAGE				5HK		HOUSE KEEP STORAGE	STORAGE	271	500 GROSS	1		
	1SR2	STORAGE				5SR		STORAGE						
	1SR3	STORAGE				5UT		UTILITY	INCIDENTAL	224	300 GROSS	1		
	1SR4	STORAGE					TOTAL FIFTH FLOOR OCCUPANCY LOAD						74	
	1SR5	STORAGE					SIXTH	601 - 602	GUEST ROOMS	RESIDENTIAL	14,310	200 GROSS	72	
1SR6	STORAGE				6HK	HOUSE KEEP STORAGE		STORAGE	271	500 GROSS	1			
1SR7	STORAGE				6SR	STORAGE								
1SR8	STORAGE				6UT	UTILITY		INCIDENTAL	224	300 GROSS	1			
1SR9	STORAGE					TOTAL SIXTH FLOOR OCCUPANCY LOAD						74		
1LN	LINEN													
1LC	LINEN													
1MC	MECHANICAL	INCIDENTAL	700	300 GROSS	3	TOTAL FIRST FLOOR OCCUPANCY LOAD						576		
NFPA 101 TABLE 7.3.1.2														

CODE ANALYSIS									
CODE SUMMARY: RETAIL/RESIDENTIAL									
THE BUILDING IS DESIGNED IN COMPLIANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) WITH AMENDMENTS WHICH INCLUDES IBC 2009, IECC 2009, MAINE STATE PLUMBING CODE, NEC 2011, STATE FIRE CODE SAF-C 6000, NFPA 101-2009, NFPA 1, AND ADAAG, ICC/ANSI A117-1.2003, ASME A17.1, AND ALL LOCAL, STATE AND FEDERAL CODES.									
BUILDING DATA:									
6 STORY									
CONSTRUCTION TYPE IA LEVEL 1 & TYPE IIB LEVELS 2-6 (FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEM, IN ACCORDANCE WITH NFPA 13, NOT 13R) (IBC SECTION 903.3.1.1).									
OCCUPANCY: MIXED OCCUPANCIES (SEE SECTION 506.1)									
THE FIRST FLOOR CONTAINS USE GROUPS A-2, A-3, B, AND ACCESSORY USE S. THE FLOOR HAS BEEN DESIGNED TO THE MOST RESTRICTIVE USE GROUP (A2) AND COMBINED INTO NON-SEPARATED USES AREA - ELEVATOR 1 TO COMPLY WITH CITY OF PORTLAND TECHNICAL MANUAL SECTION 3 PUBLIC SAFETY: 3.4 SITE ACCESS STANDARDS 3.4.6 TO ACCOMMODATE AN 80"x24" STRETCHER IN THE HORIZONTAL OPEN POSITION. THE ENTIRE FIRST FLOOR HAS BEEN SEPARATED FROM THE SECOND FLOOR BY A 3 HOUR FIRE-RESISTIVE HORIZONTAL ASSEMBLY PER IBC 509.2.									
THE SECOND FLOOR CONTAINS USE GROUPS R-1, ACCESSORY USE S. SEPARATION IS NOT REQUIRED FOR AN ACCESSORY USE WITH AN AGGREGATE AREA LESS THAN 10% OF THE MAIN USE GROUP. GROUP R-1 OCCUPANCY MEETS THE HEIGHT AND AREA LIMITATIONS FOR ITS USE GROUP (IBC TABLE 503). INCIDENTAL ACCESSORY OCCUPANCY AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF IBC TABLE 508.2.5. A HORIZONTAL ASSEMBLY PER IBC 712.3 EXCEPTION SEPARATES THE 3RD FLOOR.									
THE THIRD, FOURTH, FIFTH AND SIXTH FLOORS CONTAIN USE GROUPS R-1 & ACCESSORY USE S. SEPARATION IS NOT REQUIRED FOR AN ACCESSORY USE WITH AN AGGREGATE AREA LESS THAN 10% OF THE MAIN USE GROUP. GROUP R-1 OCCUPANCY MEETS THE HEIGHT AND AREA LIMITATIONS FOR ITS USE GROUP (IBC TABLE 503). INCIDENTAL ACCESSORY OCCUPANCY AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF IBC TABLE 508.2.5. A HORIZONTAL ASSEMBLY PER IBC 712.3 EXCEPTION SEPARATES EACH FLOOR.									
FIRE PROTECTION FEATURES:									
THE ENTIRE BUILDING IS PROVIDED WITH A SUPERVISED FULLY AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTION 903.3.1.1 (NFPA 13). A CLASS I STANDPIPE IS LOCATED IN EACH STAIRWELL. FIRE ALARM, SMOKE, AND CARBON MONOXIDE DETECTION SYSTEMS ARE PROVIDED PER APPLICABLE CODES.									
AREA MODIFICATION									
Area Modification to IBC Table 506									
Total building perimeter = 720 ft. Min. width of public way or open space = 30 ft.									
Open building perimeter = 240 + 99 + 220 + 99 = 658									
Perimeter ratio = 0.914									
Area increase - frontage = 0.964									
(% Open perm - 0.25%) x W30									
% of Allowable tabular area, At (Table 503) = 100.00 %									
% Increase for frontage, If (506.2) = 66.40 %									
% Increase for automatic sprinklers, Is (506.3) = 200.00 %									
Total percentage factor = 366.40 %									
Area per story increase = 3.66									
Total percentage factor / 100%									
HEIGHT MODIFICATION									
Height modification to IBC 504.2									
Sprinkler increase = Building height increased by 20ft									
Maximum no. stories increased by 1									
(Buildings equipped with automatic sprinkler system per IBC 903.1.1)									
MIXED OCCUPANCIES									
Mixed Occupancies - Nonseparated - IBC Section 506.5.2 & 508.3.2									
Story Group   Tabular Bldg Area / Story   Actual Bldg Area (s.f.)   Allowable Bldg Area / Story   Area Ratios   Actual height   Allowable height									
1 A-2 UNLIMITED   19,458   UNLIMITED   UNLIMITED   N/A   14 ft. 1 stories   UNLIMITED									
Permitted types of construction   IA, IB, IIA, IIB, IIIA, IIIB, IV, VA   Type specified   IA									
Story Group   Tabular Bldg Area / Story   Actual Bldg Area (s.f.)   Allowable Bldg Area / Story   Area Ratios   Actual height   Allowable height									
2 R-1   16,000   14,165   53,600   .264   10 ft. 1 stories   75 ft. 5 stories									
Story Group   Tabular Bldg Area / Story   Actual Bldg Area (s.f.)   Allowable Bldg Area / Story   Area Ratios   Actual height   Allowable height									
3 R-1   16,000   18,088   58,560   .309   20 ft. 2 stories   75 ft. 5 stories									
Story Group   Tabular Bldg Area / Story   Actual Bldg Area (s.f.)   Allowable Bldg Area / Story   Area Ratios   Actual height   Allowable height									
4 R-1   16,000   18,088   58,560   .309   30 ft. 3 stories   75 ft. 5 stories									
Story Group   Tabular Bldg Area / Story   Actual Bldg Area (s.f.)   Allowable Bldg Area / Story   Area Ratios   Actual height   Allowable height									
5 R-1   16,000   18,088   58,560   .309   40 ft. 4 stories   75 ft. 5 stories									
Story Group   Tabular Bldg Area / Story   Actual Bldg Area (s.f.)   Allowable Bldg Area / Story   Area Ratios   Actual height   Allowable height									
6 R-1   16,000   18,088   58,560   .309   51 ft. 5 stories   75 ft. 5 stories									
Total Firs 2-6   86,517 s.f.   1.5   Total sum of ratios <= 3									
Permitted types of construction   IA, IB, IIA, IIB, IIIA, IIIB, IV, VA   Type specified   IIB									
Total Bldg   105,975 s.f.									
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS									
FLOOR 1 - TYPE IA CONSTRUCTION (IBC TABLE 601 & TABLE 602) TYPE I (332) CONSTRUCTION (NFPA 101 A.8.2.1.2)									
BUILDING ELEMENT   REQUIRED   PROVIDED									
STRUCTURAL FRAME   3   3									
BEARING WALLS									
EXTERIOR*   3   0									
INTERIOR   3   0									
NONBEARING WALLS									
EXTERIOR*   0   0									
FIRE SEPARATION DISTANCE 10' x X < 30 (SEE PLANS)   1   1									
INTERIOR   0   0									
FLOOR CONSTRUCTION   2   SLAB ON GRADE									
ROOF CONSTRUCTION   1 1/2   HORIZ. SEPERATION 3 HRS									
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS									
FLOORS 2, 3, 4, 5, 6 TYPE 2B CONSTRUCTION (IBC TABLE 601 & TABLE 602) TYPE II (000) CONSTRUCTION (NFPA 101 A.8.2.1.2)									
BUILDING ELEMENT   REQUIRED   PROVIDED									
STRUCTURAL FRAME   0   0									
BEARING WALLS									
EXTERIOR*   0   0									
INTERIOR   0   0									
NONBEARING WALLS									
EXTERIOR*   0   0									
INTERIOR   0   0									
FLOOR CONSTRUCTION   0   0									
ROOF CONSTRUCTION   0   0									

INTERIOR WALL & CEILING FINISH REQUIREMENTS - IBC TABLE 803.9							
USE GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES				
A2-RESTAURANTS	B	B	C				
A3-MEETING ROOM	B	B	C				
R1-HOTEL	B	C	C				
WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723 CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPMENT 0-450 CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPMENT 0-450 CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPMENT 0-450							
INTERIOR FLOOR FINISH REQUIREMENTS - IBC 804.1							
NOTE: INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CORRIDORS SHALL BE CLASS II AS TESTED IN ACCORDANCE WITH AND CLASSIFIED PER NFPA 253.							
INTERIOR TRIM REQUIREMENTS - IBC 806.5							
INTERIOR TRIM SHALL MEET CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX PER ASTM E 84 OR UL 723 - MAX 10% OF WALL/CEILING AREA.							
MEANS OF EGRESS - PER OCCUPANCY, SPRINKLERED							
MEANS OF EGRESS - ASSEMBLY OCCUPANCY							
EGRESS COMPONENT	REQUIRED	CODE REFERENCE					
NUMBER OF EXITS	2	NFPA 7.4.1.1	IBC TABLE 1015.1/1021.1				
EXIT ACCESS TRAVEL DISTANCE:	250' MAX.	NFPA TABLE A7.6	IBC TABLE 1016.1/1028.7				
COMMON PATH OF TRAVEL	75' MAX.	NFPA TABLE A7.6	IBC 1014.3				
DEAD END CORRIDOR	20' MAX.	NFPA TABLE A7.6	IBC 1018.4				
CORRIDOR WIDTH	44" MIN.	NFPA 101-2009 30.2.3.3	IBC 1005.1/1018.2				
EGRESS DOOR WIDTH	32" (CLEAR - MIN)	NFPA 101-2009 7.2.1.2.3.2	IBC 1008.1.1				
EGRESS STAIR WIDTH	44" MIN.	NFPA TABLE 7.2.2.2.1.2(B)	IBC 1005.1/1009.1				
MEANS OF EGRESS - RESIDENTIAL OCCUPANCY							
EGRESS COMPONENT	REQUIRED	CODE REFERENCE					
NUMBER OF EXITS	2 PER FLOOR	NFPA 7.4.1.1	IBC TABLE 1015.1/1021.1				
EXIT ACCESS TRAVEL DISTANCE:	300' MAX.	NFPA TABLE A7.6	IBC TABLE 1016.1				
COMMON PATH OF TRAVEL	100' MAX.	NFPA TABLE A7.6	IBC 1014.3 Exception 1				
DEAD END CORRIDOR	50' MAX.	NFPA TABLE A7.6	IBC 1018.4 Exception 2				
CORRIDOR WIDTH	44" MIN.	NFPA 101-2009 30.2.3.3	IBC 1005.1/1018.2				
EGRESS DOOR WIDTH	32" (CLEAR)	NFPA 101-2009 7.2.1.2.3.2	IBC 1008.1.1				
EGRESS STAIR WIDTH	44" MIN.	NFPA TABLE 7.2.2.2.1.2(B)	IBC 1005.1				
MEANS OF EGRESS - BUSINESS OCCUPANCY							
EGRESS COMPONENT	REQUIRED	CODE REFERENCE					
NUMBER OF EXITS	2 PER FLOOR	NFPA 7.4.1.1	IBC TABLE 1015.1/1021.1				
EXIT ACCESS TRAVEL DISTANCE:	300' MAX.	NFPA TABLE A7.6	IBC TABLE 1016.1				
COMMON PATH OF TRAVEL	100' MAX.	NFPA TABLE A7.6	IBC 1014.3 Exception 1				
DEAD END CORRIDOR	50' MAX.	NFPA TABLE A7.6	IBC 1018.4 Exception 2				
CORRIDOR WIDTH	44" MIN.	NFPA 101-2009 30.2.3.3	IBC 1005.1/1018.2				
EGRESS DOOR WIDTH	32" (CLEAR)	NFPA 101-2009 7.2.1.2.3.2	IBC 1008.1.1				
EGRESS STAIR WIDTH	44" MIN.	NFPA TABLE 7.2.2.2.1.2(B)	IBC 1005.1/1009.1				
MEANS OF EGRESS - STORAGE OCCUPANCY (ORDINARY HAZARD)							
EGRESS COMPONENT	REQUIRED	CODE REFERENCE					
NUMBER OF EXITS	2 PER FLOOR	NFPA 7.4.1.1	IBC TABLE 1015.1/1021.1				
EXIT ACCESS TRAVEL DISTANCE:	400' MAX.	NFPA TABLE A7.6	IBC TABLE 1016.1				
COMMON PATH OF TRAVEL	100' MAX.	NFPA TABLE A7.6	IBC 1014.3 Exception 1				
DEAD END CORRIDOR	30' MAX.	NFPA TABLE A7.6	IBC 1018.4 Exception 2				
CORRIDOR WIDTH	44" MIN.	NFPA 101-2009 30.2.3.3	IBC 1005.1/1018.2				
EGRESS DOOR WIDTH	32" (CLEAR)	NFPA 101-2009 7.2.1.2.3.2	IBC 1008.1.1				
EGRESS STAIR WIDTH	44" MIN.	NFPA TABLE 7.2.2.2.1.2(B)	IBC 1005.1/1009.1				
MEANS OF EGRESS - EXIT PASSAGEWAY & EXIT DISCHARGE							
IBC 1023	STAIR 1 UTILIZES EXIT PASSAGEWAY TO PUBLIC WAY. WIDTH > 44". MAINTAINS 2 HR RATING OF STAIRWAY EXIT ENCLOSURE. TERMINATES AT PUBLIC WAY. USED ONLY AS MEANS OF EGRESS						
IBC 1027	STAIR 2 EXIT ENCLOSURE EGRESS THROUGH AREA ON THE LEVEL OF EXIT DISCHARGE AS ALLOWED BY: 1027.1 EXCEPTION 1: LESS THAN 50% OF NUMBER & CAPACITY OF EXIT ENCLOSURES. 1.1 FREE & UNOBSTRUCTED PASSAGE TO EXIT DOORS 1.2 SEPARATED FROM AREAS BELOW (NON AS 1ST FLOOR SLAB ON GRADE) 1.3 ENTIRE AREA PROTECTED BY AUTOMATIC SPRINKLER SYSTEM						
GYPSUM BOARD MATERIALS AND ACCESSORIES							
GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL COMPLY WITH THE FOLLOWING:							
ACCESSORIES FOR GYPSUM BOARD							
ADHESIVES FOR FASTENING GYPSUM WALLBOARD							
EXTERIOR SOFFIT BOARD							
FIBER-REINFORCED GYPSUM PANEL							
GLASS MAT GYPSUM BACKING PANEL							
GLASS MAT GYPSUM SUBSTRATE							
GYPSUM BACKING BOARD AND GYPSUM SHAFTLINER BOARD							
GYPSUM CEILING BOARD							
GYPSUM SHEATHING							
GYPSUM WALLBOARD							
JOINT REINFORCING TAPE AND COMPOUND							
STEEL SCREWS							
STEEL STUDS, NONLOAD BEARING							
STANDARD SPECIFICATION FOR GYPSUM BOARD							
TESTING GYPSUM AND GYPSUM PRODUCTS							
WATER-RESISTANT GYPSUM BACKING BOARD							
GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:							
GYPSUM BOARD							
GYPSUM SHEATHING							
STEEL FRAMING FOR GYPSUM BOARDS							
GUEST ROOM COUNT BREAKDOWN							
	GRD FL	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
ONE BEDROOM	1	1	2	2	2	3	12
KING STUDIO	12	21	21	21	21	22	96
QUEEN QUEEN STUDIO	12	13	13	13	13	14	64
ACCESSIBLE KING STUDIO	1	1	1	1	1	1	6
ACCESSIBLE QUEEN QUEEN STUDIO	1	1	1	1	1	1	6
ACCESSIBLE ONE BEDROOM	1	1	1	1	1	1	6
TOTAL	26	38	38	38	38	38	176
ACCESSIBLE ROOM MATRIX - 2010 ADA TABLE 224.2							
REQUIRED BATHING TYPE							
ACCESSIBLE ROLL-IN SHOWER	REQD	PROVD	ROOM NUMBERS				
	2	2	308,408				
ACCESSIBLE TUB OR SHOWER	6	6	208,344,346,446,508,546				
TOTAL	8	8					
ACCESSIBLE ROOM MATRIX - COMMUNICATION FEATURES 2010 ADA TABLE 224.4							
ROOM TYPE							
ONE BEDROOM	REQD	PROVD	ROOM NUMBERS				
KING STUDIO	1	1	344				
QUEEN QUEEN STUDIO	6	6	204,246,304,404,504,604				
ACCESSIBLE QUEEN QUEEN STUDIO	6	6	308,214,236,336,436,536,636				
TOTAL	14	14					



**AC HOTELS by MARRIOTT**  
 Fore Street / Hancock Street / Thames Street  
 Portland, Maine