

CELLULAR SALES

**3 SOMERSET STREET
PORTLAND, MAINE 04101**

Required Code

MAINE STATE BUILDING CODE (IBC 2009 IMPLEMENTED DECEMBER 1, 2010)	
CODE TYPE	CODE MODEL
BUILDING/DWELLING CODE	IBC 2009
STRUCTURAL CODE	IBC 2009
PLUMBING CODE	MAINE STATE INTERNAL PLUMBING CODE (UPC 2009)
ELECTRICAL CODE	IBC 2009, NEC 2002 NFPA #70
FIRE/LIFESAFETY CODE	NFPA 101, 1997
ACCESSIBILITY CODE	ADAAG
ELEVATOR CODE	ASHE A.17.1, 2000 ADDENDA A17.1.A, 2002
GAS CODE	IBC 2009, NFPA 54
BOILER CODE	ASME BPC, SECTION 1-11 (1998, 1999) POWER PIPING, B31.1, 1998, 1999 ADDS., NBIC, 1998, 1999

Project Information	Leasable sq. ft.
<p>THE FOLLOWING IS A LIST OF LOCAL UTILITIES, AUTHORITIES, ETC. TO AID THE CONTRACTOR IN COORDINATING THE WORK.</p> <p>PLANNING & DEVELOPMENT DEPARTMENT PORTLAND CITY HALL 389 CONGRESS STREET PORTLAND, ME 04101</p> <p>INSPECTIONS DIVISION ROOM 315 (207) 874-8703</p> <p>CONTACT: JEANIE BOURKE jnb@portlandmaine.gov DIRECT: 1 (207) 874-8715 OFFICE: 1 (207) 874-8703</p> <p>PLANNING DIVISION 4TH FLOOR (207) 874-8719</p>	<p>SALES AREA = 2,461 SQ FT BACK ROOM = 1,517 SQ FT OFFICE AREA = 512 SQ FT TOTAL SQ FT = 4,490 SQ FT</p>

Contacts

Architect
<p>THE CRISSEY ARCHITECTURAL GROUP 995 NORTH AVENUE SYRACUSE, NEW YORK 13206 PHONE: (315) 437-0844 FAX: (315) 463-7619</p> <p>TIM POSECZNICK tposecznick@crisseygroup.com</p>
Tenant
<p>CELLULAR SALES STEVE REDING (PROJECT MANAGER) 109 CIRCLE LANE KNOXVILLE, TN 37918 PHONE: 585-410-1545</p>
Signage
<p>SIGN-A-RAMA 3125 SPRING GARDEN ST. GREENSBORO, NC 27407 JENNIFER CASSELS PHONE: (336) 545-1124 EXT 109 EMAIL: JENN@SIGNSGSO.COM VINCE CVIJADVIC PHONE: (336) 545-1124 EXT 110</p>
Fixtures Design
<p>PERPER DESIGN 7105 LAKE HENSON DRIVE SUMMERFIELD NC 27358 ART PERPER PHONE (336) 643-1279 WWW.PERPERDESIGN.COM</p>

Drawing List

Sheet #	Title	Issue Date	Latest Rev.
CS-1	COVER SHEET	12/16/2010	1/28/2011
CS-2	EGRESS ANALYSIS PLAN	12/28/2010	1/28/2011
D-1	DEMOLITION PLAN	12/16/2010	1/28/2011
D-2	DEMOLITION ELEVATIONS	12/16/2010	1/28/2011
A-1	FLOOR PLAN	12/16/2010	1/28/2011
A-2	FIXTURE PLAN	12/16/2010	1/28/2011
A-3	FINISH & REF. CEILING PLAN	12/16/2010	1/28/2011
A-4	ELEVATIONS	12/16/2010	1/28/2011
A-5	SPECIFICATIONS & SECTIONS	12/16/2010	1/28/2011
H-1	HVAC PLAN	12/16/2010	1/28/2011
P-1	UNDER SLAB PLAN	12/16/2010	1/28/2011
P-2	ABOVE SLAB PLAN	12/16/2010	1/28/2011
E-1	ELECTRICAL PLAN	12/16/2010	1/28/2011
E-2	FIRE ALARM PLAN	12/28/2010	1/28/2011
E-3	CIRCUITING PLANS	12/28/2010	1/28/2011

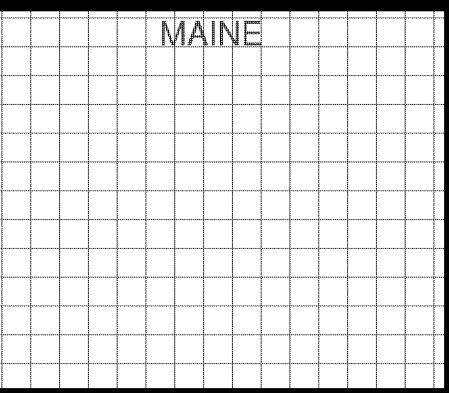
Code Review

<p>PROJECT NAME: CELLULAR SALES - TENANT IMPROVEMENTS ADDRESS: 3 SOMERSET STREET, PORTLAND, MAINE 04101</p> <p>USE GROUP CLASSIFICATION: SECTION 304 AND 309 M (MERCANTILE)</p> <p>CONSTRUCTION CLASSIFICATION: TABLE 601 TYPES OF CONSTRUCTION: TYPE 2B CONSTRUCTION</p> <p>ALLOWABLE AREA: TABLE 503, SECTION 506.3 - 37,500 SQ FT / FLOOR ACTUAL AREA: 1 STORY 4490 SQ FT</p> <p>ALLOWABLE HEIGHT: TABLE 503, SECTION 504.2 ACTUAL HEIGHT: 18'-8 1/2"</p> <p>FIRE PROTECTION: SECTION: NOT REQUIRED 402.8, TABLE 903.2.11.6 INTERIOR FINISH FLAME SPREAD (TABLE 903.9.2): TYPICAL INTERIOR WALLS AND CEILINGS - CLASS C WALLS AND CEILINGS AT EXIT ACCESS - CLASS C</p> <p>OCCUPANT LOAD: TABLE 1004.1.1 SALES AREA = 2,461 SQ FT / 30 = 82 OCCUPANTS BACK ROOM = 1,517 SQ FT / 300 = 5 OCCUPANTS OFFICE AREA = 512 SQ FT / 100 = 5 OCCUPANTS TOTAL SQ FT = 4,490 SQ FT 92 OCCUPANTS</p> <p>REQUIRED EXITS: CHAPTER 10 2 EXITS REOD. 2 PROVIDED</p>	<p>PLUMBING FIXTURE REQUIREMENTS: TABLE 4-1</p> <p>DRINKING FOUNTAIN: 1/(31-150) REQUIRED = 92/31 = 2 REQUIRED 2 PROVIDED WATER CLOSET: MALE 1/100 REQUIRED = 92/2=46; 46/100 = 1 REQUIRED 1 PROVIDED FEMALE 2/(26-100) REOD = 92/2=46; 46/100 = 2 REQUIRED 2 PROVIDED URINAL: 1/200 REQUIRED = 92/200 = 1 REQUIRED 1 PROVIDED LAVATORY: 1/2 WATER CLOSETS = 1 REQUIRED 1 PROVIDED/RESTROOM SERVICE SINK: 1 REQUIRED = 1 PROVIDED</p>	<p>INSULATION:</p> <p>WALLS: EXISTING R-19 BATT INSULATION ADD 2" RIGID INSULATION ON EXTERIOR EIFS.</p> <p>FOUNDATION: EXISTING</p> <p>ROOF/CEILING: CONTRACTOR TO FIELD VERIFY QUANTITY OF INSULATION, PROVIDE AS REQUIRED TO MEET R-38 TOTAL.</p> <p>WINDOWS: .35 U-FACTOR - CONTRACTOR TO PROVIDE DOCUMENTATION AT INSTALLATION.</p>
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Required Contractors

NONE ARE REQUIRED

Site Location



PROJECT: CELLULAR SALES
3 SOMERSET STREET
PORTLAND, MAINE 04101

OWNER: CELLULAR SALES
109 CIRCLE LANE, KNOXVILLE TN 37919

THE CRISSEY ARCHITECTURAL GROUP

995 North Ave.
Syracuse NY 13206
Phone: 315-437-0844
Fax: 315-463-7619
Email: info@crisseygroup.com
Web: www.crisseygroup.com

JOB NUM:	10173
DRAWN BY:	BJG
CHECKED:	TAP
ISSUED:	12/16/2010
REVISIONS:	12/28/2010
	1/26/2011
	1/28/2011

DRAWING TITLE
COVER SHEET
SHEET NUMBER
CS-1
10173.CS-1.DWG