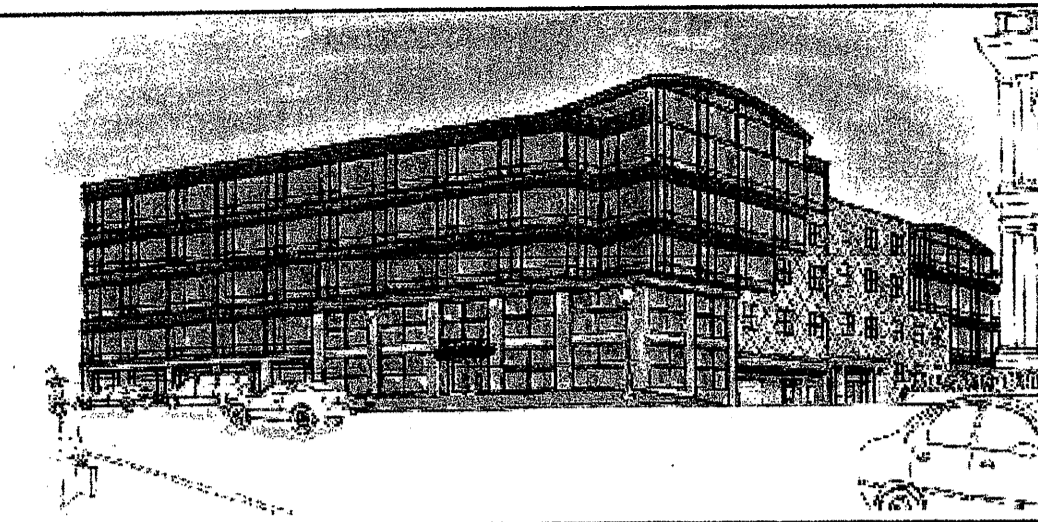


CUSTOM HOUSE SQUARE OFFICE BUILDING

P O R T L A N D · M A I N E



PRO CON
INCORPORATED
Design and Construction Management
ARCHITECTURE
A Subcontract Company
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BUILDING CODE REVIEW SUMMARY

1) GENERAL PROJECT DATA:			
PROJECT NAME:	CUSTOM HOUSE SQUARE OFFICE BUILDING		
APPLICABLE CODES:	2003 International Building Code, with City of Portland Amendments		
2) GENERAL BUILDING DATA:			
BUILDING USE GROUP CLASSIFICATION:	Multiuse: A2 - Restaurants, B - Business, M - Mercantile		
FIRE SUPPRESSION SYSTEM REQUIRED AND PROVIDED?	YES	TYPE: NFPA 13	
DOES HIGH RISE BUILDINGS CHAPTER 403 APPLY?	NO		
PROPOSED TYPE OF CONSTRUCTION:	2B		
3) BUILDING AREA TABULATION:			
	A2	B	M
A) BASIC ALLOWABLE AREA PER FLOOR (T505)	= 9,500 S.F.	= 23,000 S.F.	= 9,600 S.F.
B) % OF ALLOWABLE TABULATION AREA:	100 %	100 %	100 %
C) % INCREASE FOR OPEN PERIMETER (506.2)	+ 15 %	+ 15 %	+ 15 %
D) % INCREASE FOR COMPLETE SUPPRESSION (506.3)	+ 200 %	+ 200 %	+ 200 %
E) TOTAL % FACTOR	= 315 %	= 315 %	= 315 %
F) CONVERSION FACTOR (% FACTOR/100)	= 3.15 %	= 3.15 %	= 3.15 %
G) ACTUAL FLOOR AREA	= 11,249 S.F.	= 11,328 S.F.	= 11,249 S.F.
H) ALLOWABLE AREA PER FLOOR W/INCREASES	= 29,925 S.F.	= 72,450 S.F.	= 39,375 S.F.
I) ADJUSTED TABULAR AREA (AFA/CONV. FACTOR)	= 3,571 S.F.	= 3,596 S.F.	= 3,571 S.F.
4) SEPARATION DISTANCE AND BUILDING HEIGHT:			
FIRE SEPARATION DISTANCE:	N= 3'-0", E= +30'-0", W= +30'-0", S= +30'-0"		
MIN. EXTERIOR WALL RATING:	N= 1, E= 0, W= 0, S= 0		
ALLOWABLE BUILDING HEIGHT (T503):	55'-0" FT 4 STORIES		
PROPOSED BUILDING HEIGHT:	65'-0" FT 5 STORIES		
HEIGHT MODIFICATIONS (504):	+ 20'-0", + 1 Story = Total Allowable Height 75' / 5 Stories		
MEANS OF EGRESS			
	CODE REQUIRED	PROVIDED	
5) A. NUMBER OF EXITS: (All Floors)	2 MIN.	Meets or Exceeds	
B. TRAVEL DISTANCE (T1015.1)	250' MAX. @ M & A / 300' MAX @ B	126' MAX.	
C. DEAD END CORRIDOR (1016.3)	20' MAX. / 50' MAX. @ B	20' MAX.	
D. CORRIDOR WIDTH (1016.2)	44" MIN.	60" MIN.	
E. SIZE OF EGRESS DOORS (1008.1.1)	32" MIN.	36" MIN.	
F. STAIR WIDTH (1007.3)	48" MIN.	48" MIN.	
6) FIRE RESISTANT REQUIREMENTS:			
	CODE REQUIRED	PROVIDED	
FIRE RESISTIVE CONSTRUCTION (TABLES 601 & 602)			
A) EXTERIOR WALLS:	1/0 hr.* (Table 602)	1/0 hr.*	
B) EXIT ENCLOSURES:	2 hr. (1019.1)	2 hr.	
C) ELEVATOR SHAFTS:	2 hr. (707.4)	2 hr.	
D) OTHER SHAFTS:	2 hr. (707.4)	2 hr.	
E) EXIT ACCESS CORRIDORS:	0 hr. (Table 1016.1)	0 hr.	
F) NON-BEARING PARTITIONS:	0 hr. (Table 601)	0 hr.	
G) SMOKE BARRIERS:	1 hr. (709.3)	1 hr.	
H) COL., GIRDERS, TRUSSES, INTERIOR BEARING WALLS:	1/0 hr.** (Table 601)	1/0 hr.**	
I) STRUCTURAL WALL SUPPORTS:	0 hr. (Table 601)	1 hr.	
J) FLOOR CONSTRUCTION (INCLUDING BEAMS):	0 hr. (Table 601)	0 hr.	
L) ROOF CONSTRUCTION:	0 hr. (Table 601)	0 hr.	
M) FIRE WALL SEPARATION EAST:	3 hr. M/B (Table 705.4)	3 hr.	
Note - "I" is the abbreviation of "Table".			
* Refer to wall sections for locations of exterior rated walls			
** Refer to floor plan drawings for locations of rated column enclosures			

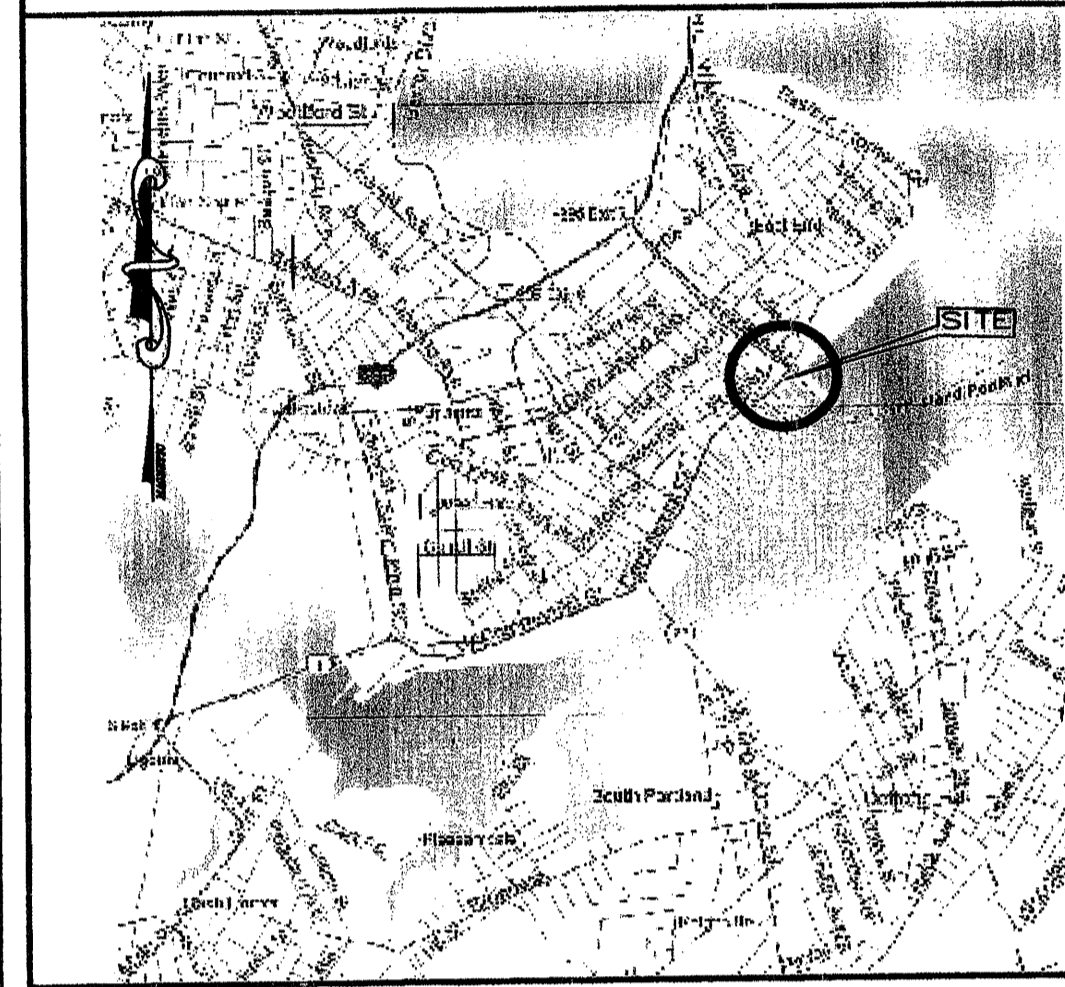
GENERAL PROJECT SUMMARY

THE CUSTOM HOUSE SQUARE OFFICE BUILDING IS A 5 STORY, 64,000 SF ADJACENT TO AN EXISTING OFFICE BUILDING ON THE SAME SITE. THE TWO BUILDINGS SHALL BE SEPARATED BY A FIREWALL BUT THEY DO SHARE SOME COMMON FACILITIES

SURVEY INFORMATION

ALL REFERENCES TO EASEMENTS, PROPERTY LINES, EXISTING BUILDINGS LOCATIONS, ETC. WERE OBTAINED FROM A SURVEY PROVIDED BY OWEN HASKELL, INC. DATED SEPTEMBER 21, 2005.

PROJECT LOCATION



SYMBOLS

1	DRAWING TITLE	ROOM - ROOM NAME
SCALE 1" = 10'		ROOM NO.
DETAIL NO.	EXTERIOR ELEVATION	WINDOW TYPES
SHEET NO.	INTERIOR ELEVATION	STOREFRONT TYPES
BUILDING SECTION		ACCESSORY
WALL SECTION		DOOR TYPE
DETAIL REFERENCE		DATUM ELEVATION
		PARTITION TYPE
		FURNISHING
		CENTER REFERENCE LINE

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Michael Barry, P.E.

CUSTOM HOUSE SQUARE
300 FORE STREET
PORTLAND, MAINE
COVER SHEET

NOT FOR CONSTRUCTION
05/26/06
SUPERSEDED
BY R#10

PROJECT ARCHITECT: MW
DRAWN BY: SO
PROJECT #: 300506
CS1