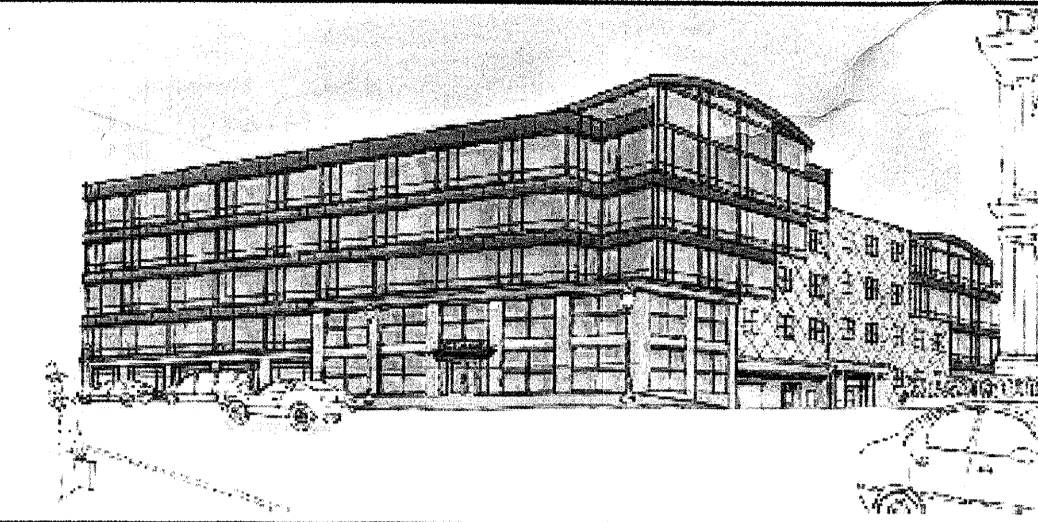


CUSTOM HOUSE SQUARE OFFICE BUILDING

P O R T L A N D · M A I N E



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Design and Construction Management
ARCHITECTURE
A Seabrook 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 (T503)	= 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.	= 11,249 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 - "T" 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

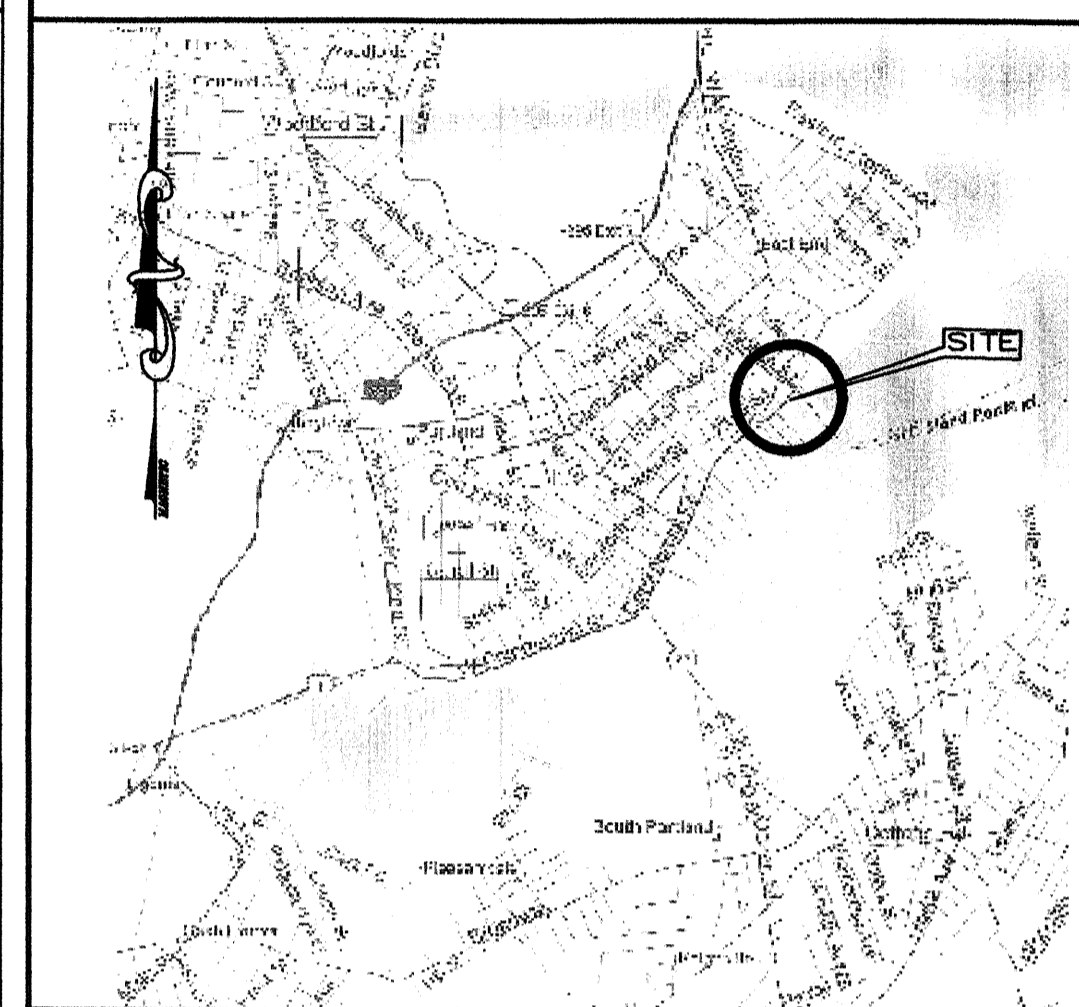
GENERAL PROJECT SUMMARY

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 SCALE: 1"=10'	ROOM - ROOM NAME
		100 ROOM NO.
A	DETAIL NO.	4 WINDOW TYPES
A1	SHEET NO.	D STOREFRONT TYPES
A4	3	K2 ACCESSORY
2		DOOR TYPE
A		DATUM ELEVATION
A2		2 PARTITION TYPE
1		X-000 FURNISHING
A3		--- CENTER REFERENCE LINE
1		
A5		

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ISSUE: 05/26/06 ISSUED FOR PRICING
07/11/06 ISSUED FOR PERMIT
07/15/07: ISSUED TENANT FIT OUT DRAWINGS

CUSTOM HOUSE SQUARE
300 FORE STREET
PORTLAND, MAINE
COVER SHEET

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

CS1