

415 CUMBERLAND AVENUE

PORTLAND, MAINE

UPGRADES TO EXISTING BUILDING TO INCREASE LIFE SAFETY PROVISIONS PER REQUEST OF PORTLAND FIRE DEPARTMENT

DRAWING LIST

ARCHITECTURAL DRAWINGS

A1.00 BASEMENT FLOOR PLAN
A1.01 FIRST FLOOR PLAN
A1.02 SECOND FLOOR PLAN

CONTACTS

Architect:
Archetype Architects
48 Union Wharf
Portland, ME
04101
(207) 772-6022

RELEVANT CODES

INTERNATIONAL BUILDING CODE 2009
OCCUPANCY B (BUSINESS) AND S-2 (LOW HAZARD STORAGE)
SEPARATED MIXED USES 2 HR SEPARATION REQUIRED
CONSTRUCTION TYPE 5A
UNSPRINKLED ALLOWABLE AEEAS AND HEIGHTS
B USE
ALLOWABLE AREA = 18,000 sf
PROPOSED AREA = 4,834 sf
ALLOWABLE HEIGHT = 3 STORIES 50'
PROPOSED HEIGHT = 3 STORIES 40'
S-2 USE
ALLOWABLE AREA = 21,000 sf
PROPOSED AREA = 1,614 sf
ALLOWABLE HEIGHT = 4 STORIES 50'
PROPOSED HEIGHT = 1 STORIES 9'
FIRE RESISTANCE RATING STRUCTURAL FRAME (1 HOUR)
FIRE RESISTANCE RATING EXTERIOR BEARING WALLS (1 HOUR)
FIRE RESISTANCE RATING INTERIOR BEARING WALLS (1 HOUR)
FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)
FIRE RESISTANCE RATING FLOOR CONSTRUCTION (1 HOUR)
FIRE RESISTANCE RATING ROOF CONSTRUCTION (1 HOUR)

MEANS OF EGRESS

MINIMUM REQUIRED CORRIDOR WIDTH - 44"

REFERENCE

304, 311
T508.4
T601

T503

T503

T503

T503

T601

T601

T601

T601

T601

T601

1018.2

FIRE PARTITIONS

CORRIDOR FIRE PARTITION (NONBEARING) - 1 HR
CORRIDOR DOORS .33 HOURS IN 1/2 HOUR WALL
CORRIDOR DOORS TO HAVE SMOKE CONTROL

MANUAL ALARM NOT REQUIRED

REQUIRED SEPARATION OF OCCUPANCY B & S-2 = 2 HR

708.1

T-1018.1

T-715.4

715.4.3.1

907.2.2

T-508.4

NFPA 101 - 2009

OCCUPANCY - EXISTING BUSINESS & STORAGE (ORDINARY HAZARD)
SEPARATION OF MIXED OCCUPANCIES = 2 HOURS
CONSTRUCTION TYPE V(111)

CORRIDORS SHALL HAVE A MINIMUM WIDTH OF 44 INCHES
TRAVEL DISTANCE TO EXIT < 200 FT
DEAD END CORRIDORS < 50 FT
COMMON PATH OF TRAVEL < 75 FT
FIRE ALARM SYSTEM IS REQUIRED
PORTABLE EXTINGUISHERS ARE REQUIRED

REFERENCE

NFPA 6.1.11

NFPA TABLE 6.1.14.4.1(b)

NFPA TABLE A.8.2.1.2

39.2.3.2

39.2.6.2

39.2.5.2

39.2.5.3.3

39.3.4.1

39.3.5