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REVISIONS

PROJECT NAME

INTERIOR RENOVATION TO  
F.L. PUTNAM INVESTMENT  
MANAGEMENT COMPANY

245 COMMERCIAL STREET, STE 500 PORTLAND, MAINE

SHEET

SCHEDULES  
&  
DETAILS

DATE 9 FEB '16  
SCALE AS NOTED  
DRAWN MFH/mgk  
JOB NO. 160102  
SHEET

A2

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CODE ANALYSIS

NFPA 101 Life Safety Code - 2012 Edition (\*) Denotes if Fully Sprinkled/Alarmed

Building Classification: Existing Business & Mercantile  
Total First Floor Area (Mercantile) = 9,604 sf  
Total Second thru Fifth Floor Area (Business) = 38,416 sf  
Building Total Floor Area = 48,020 sf  
Proposed Fifth Floor Renovation Area = 350 sf  
Ordinary Hazard  
Type II (000)  
Occupant Loads: 5F Mercantile @ 30 sf/occupant = 320 occupants  
5F Business @ 100 sf/occupant = 385 occupants  
Total Building Occupant Load = 705 occupants

Building Uses: Business - Full NFPA 13 Sprinkler & Alarm System  
(\*) denotes if building is fully sprinkled  
Max. Allowable Travel Distance: 200' (300')  
Max. Allowable Common Path: 75' (100')  
Max. Dead End Corridor Length: 20' (50')  
Minimum Egress Corridor Width: 44"/36" if >50 occ.  
Minimum Number of Required Exits: 2  
Minimum Horiz Egress Enclosure rating: 1 hr (none)  
Minimum Separation of exits: 0.5 diagonal (0.33)  
Minimum Egress Door Width: 36"

Exit Lighting: Required  
Emergency Lighting: Required  
Fire Alarm System: Required  
Fire Sprinkler System: Required  
Portable Fire Extinguishers: Required  
Exit Devices/Panic Hardware: Required

City of Portland Compliance: NFPA 1 & PFD Technical Standards

2009 International Building Code (\*) denotes if building is fully sprinkled

Use Group Classification: Existing Mercantile - Use Group M  
Existing Business - Use Group B  
Construction: Type III - Combustible/Non-Combustible, Unprotected  
Occupant Loads: B @ 100 sf/occupant = 385 occupants  
M @ 30 sf/occupant = 320 occupants  
Total Building Occupant Load = 705 occupants

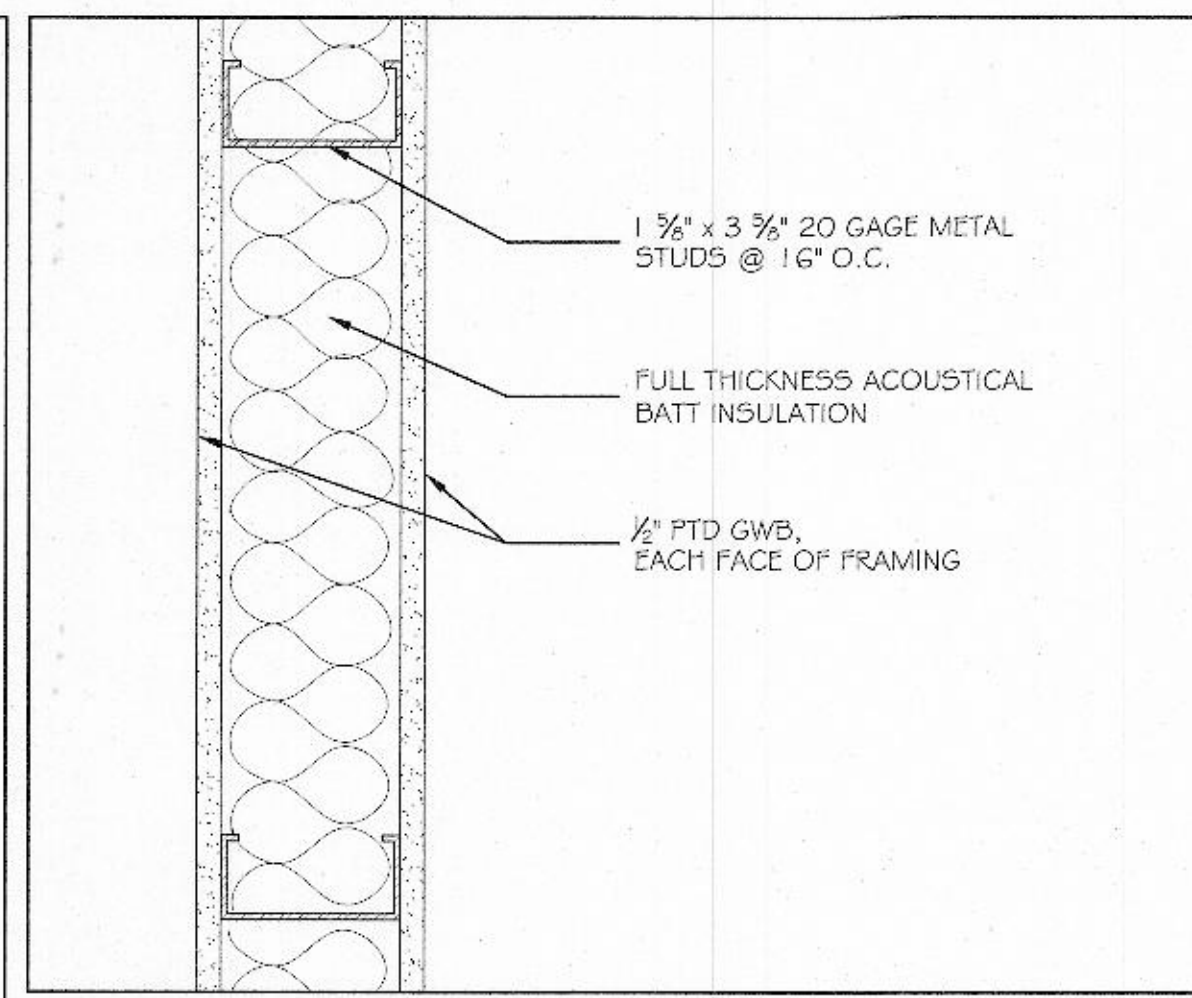
Building Limitations: IIIB Unprotected  
Construction Type: 2 story/55' @ M (+1 story/20')  
Maximum Height: 3 story/55' @ B (+1 story/20')  
Maximum Area / Floor: 12,500 sf @ M (+25,000 sf)  
19,000 sf @ B (+39,000 sf)  
Actual Area/Height: 5F + 5 Stories (Existing)

Fire Resistance Ratings: Load Bearing Exterior Walls: 2 hours  
Fire Separation Exits (Stairs): 2 hours (1 hour)  
Fire Separation of Uses: 2 hours  
Shafts: 2 hours  
Exit Corridors: 1 hour (none)  
Minimum Number of Exits: 2 per occupancy type  
Maximum Dead End Corridor Length: 20'/50' at system furniture under 6' high  
Maximum Common Travel Path: 75' (100')  
Maximum Travel Distance: 200' (300')  
Minimum Corridor Width: 44"/36" if >50 occupants  
Minimum Ceiling Height: 7'-6"

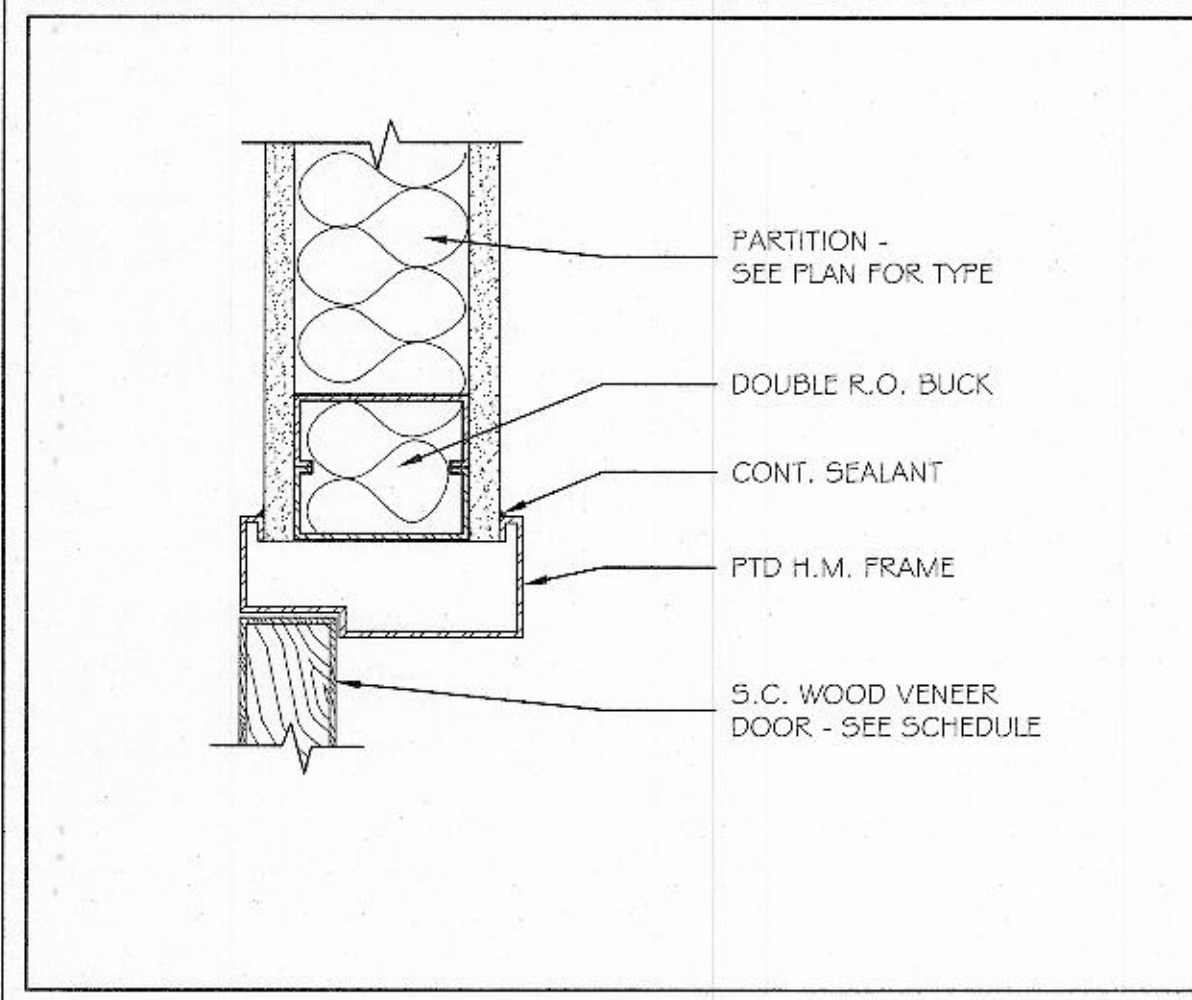
Fire Alarm System: Required (existing)  
Fire Sprinkler System: Required (existing)  
Portable Fire Extinguishers: Required (existing)  
Exit Lighting: Required (existing)  
Emergency Lighting: Required (existing)

Building Live Loads: Office: 50 psf  
Lobbies: 100 psf  
Corridors: 60 psf  
Storage: 125 psf @ light; 250 psf @ heavy

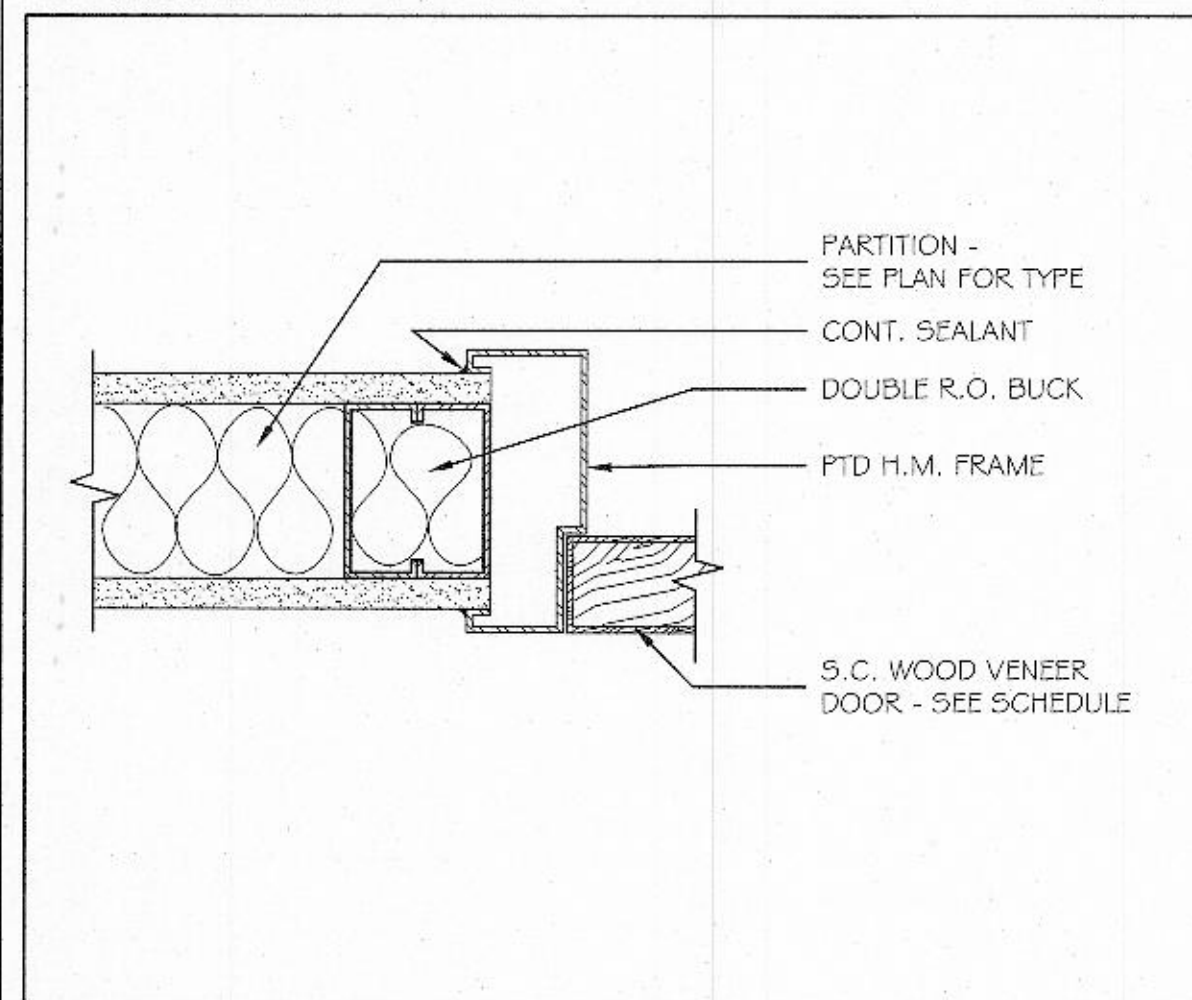
End of Analysis



① TYPICAL PARTITION DETAIL 3" = 1'-0"



② HEAD - INTERIOR DOOR 3" = 1'-0"



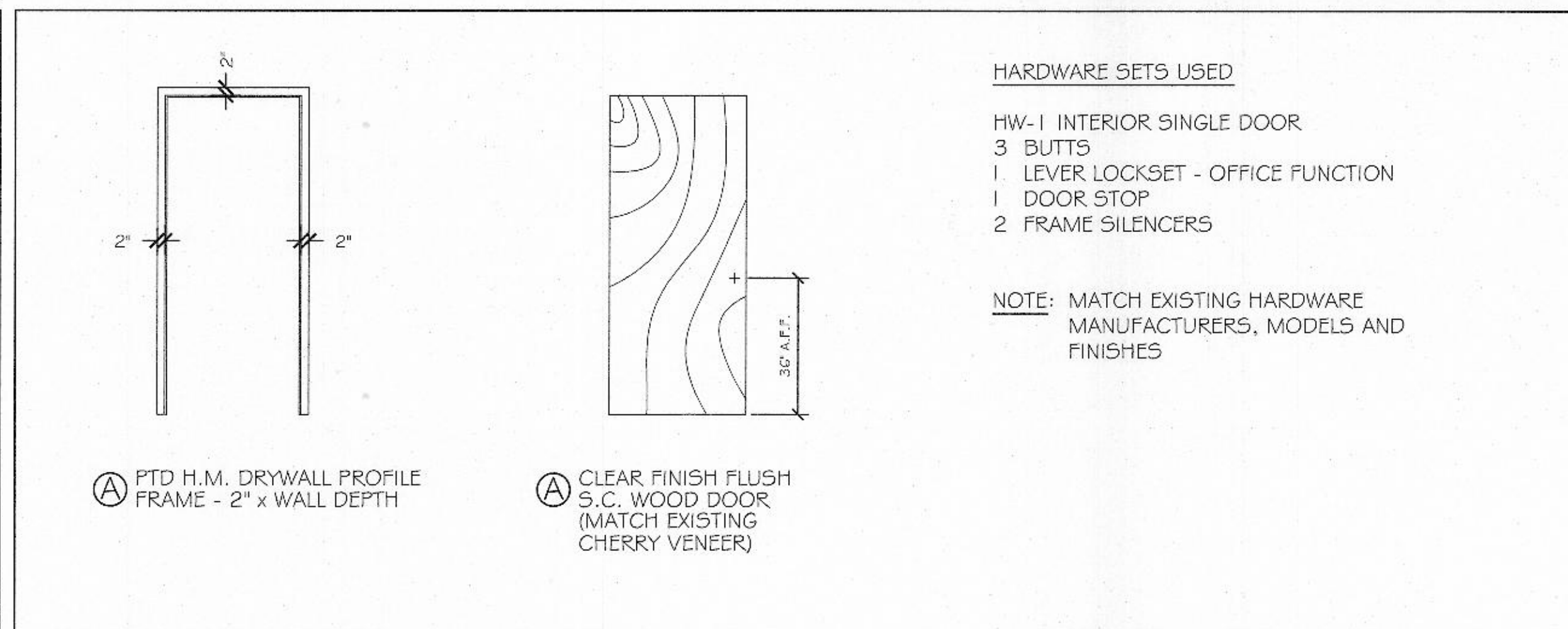
③ JAMB - INTERIOR DOOR 3" = 1'-0"

### DOOR SCHEDULE

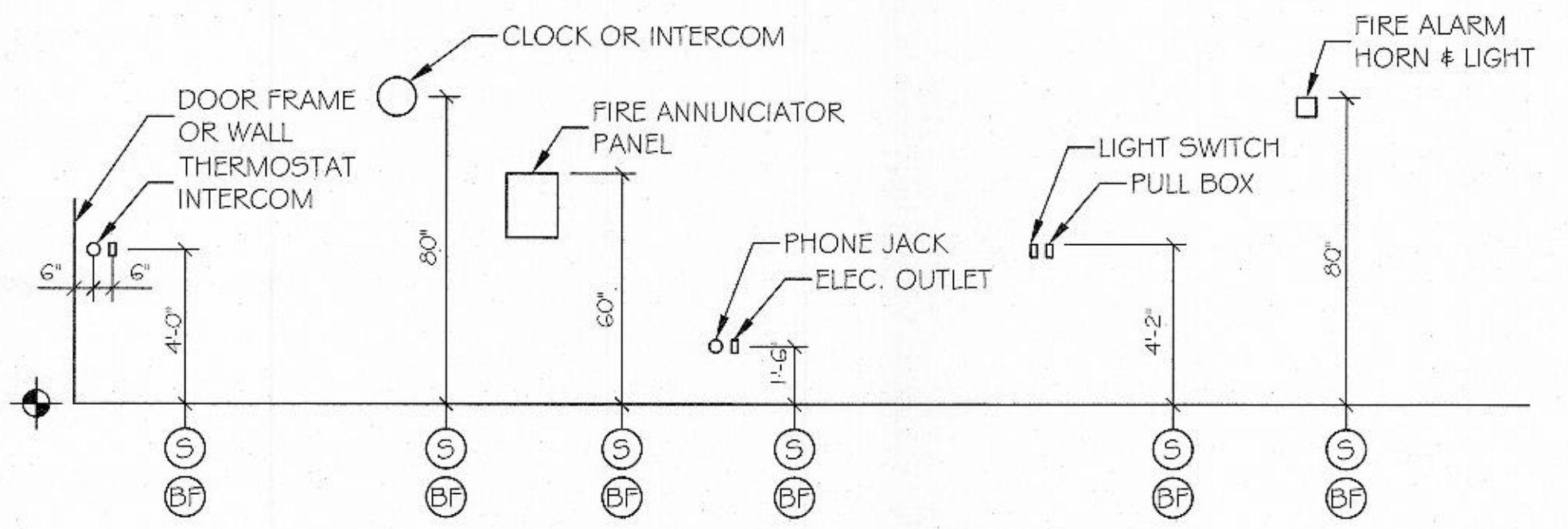
NO.	TYPE	SIZE (w x h)	THK	INSUL	HDWE	FR	GLASS		REMARKS	FRAMES			THRESHOLDS			
							TYPE	SIZE		TYPE	FR	PROFILE	DETAILS HEAD	DETAILS JAMB	MATERIAL	DETAILS SILL
101	A	3070	1 3/4"	NO	HW-1	NO	NONE	NONE	CHERRY VENEER	A	NO	DW	MATCH (E)	MATCH (E)	NONE	(E)
102	A	3070	1 3/4"	NO	HW-1	NO	NONE	NONE	CHERRY VENEER	A	NO	DW	MATCH (E)	MATCH (E)	NONE	(E)

### FINISH SCHEDULE

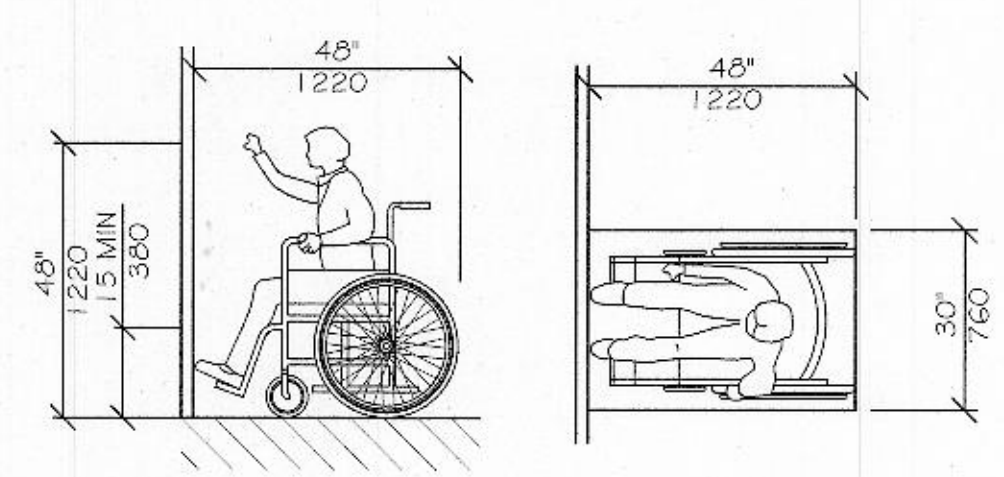
RM NO.	NAME	WALLS				FLOORS				CEILING A		CEILING B		REMARKS
		N	E	S	W	MAT'L	BASE	MAT'L	BASE	TYPE	HT.	TYPE	HT.	
508	WORK ROOM	P (E)	P	P (E)	P	C (E)	VCB (E)	---	VCB*	(E)	8'-1" (E)	---	---	*MATCH EXISTING
508A	OFFICE	P (E)	P	P (E)	P (E)	C (E)	VCB (E)	---	VCB*	(E)	8'-1" (E)	---	---	*MATCH EXISTING
508B	OFFICE	P (E)	P (E)	P (E)	P	C (E)	VCB (E)	---	VCB*	(E)	8'-1" (E)	---	---	*MATCH EXISTING



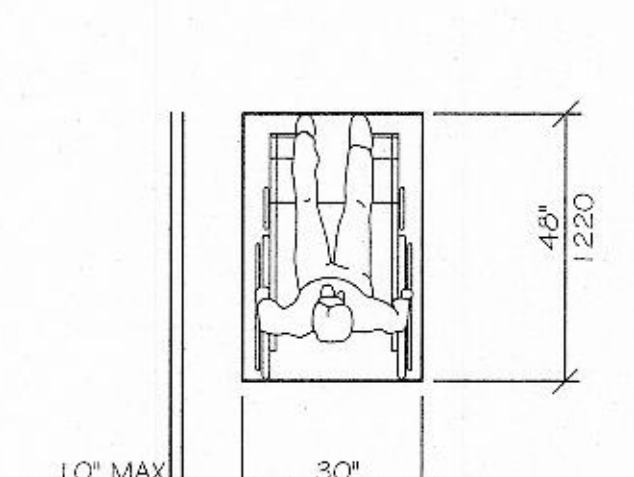
DOOR AND FRAME TYPES 3/8" = 1'-0"



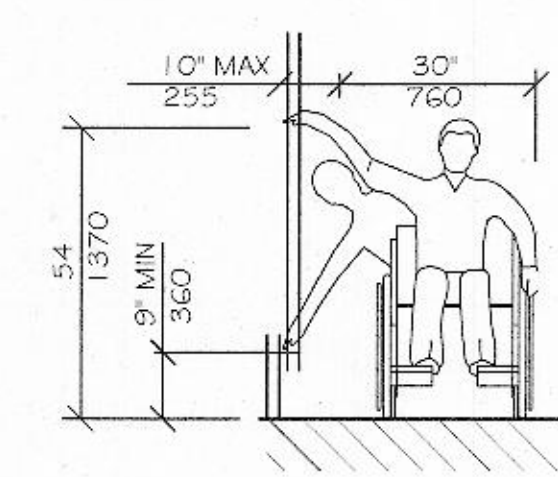
ELECTRICAL & FIRE PROTECTION DEVICES  
TYPICAL UNLESS NOTED OTHERWISE  
NTS



HIGH FORWARD REACH LIMIT  
NTS



CLEAR FLOOR SPACE  
PARALLEL APPROACH  
NTS



HIGH AND LOW  
SIDE REACH LIMITS  
NTS

LEGEND

- (S) STANDARD MOUNTING HEIGHT
- (BF) BARRIER FREE ADULT MOUNTING HEIGHT
- ◆ FINISH FLOOR LINE

NOTE

MOUNT ALL FIXTURES AT STANDARD MOUNTING HEIGHT UNLESS INDICATED ON PLAN BY A & SYMBOL. A & SYMBOL AT ANY ROOM SHALL INCLUDE ONE OF ANY FIXTURE AND ACCESSORY WITHIN THE ROOM.