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**General Contractor:**  
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 Freeport, ME 04032  
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 Jon@zachauconstruction.com

**Project:**  
 MEMIC 261 Commercial Street  
 2nd & 6th floor Tenant Improvements

**Tenant:**  
 MEMIC  
 261 Commercial Street  
 (19 Cross Street)  
 Portland, Maine, 04101

**Tenant Contact:**  
 Catherine Lamson,  
 Senior Vice President  
 Chief Administrative Officer  
 (207) 791-3304

**Building Owner:**  
 Casco View Holdings II, LLC  
 PO Box 1137  
 Portland, ME 04104

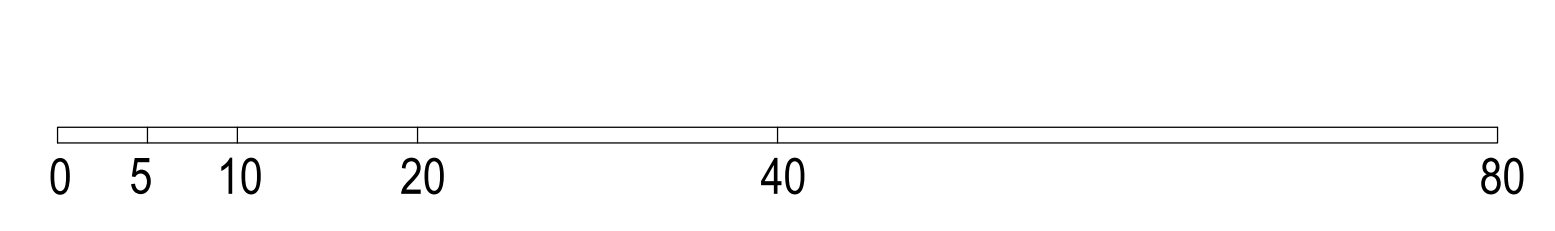
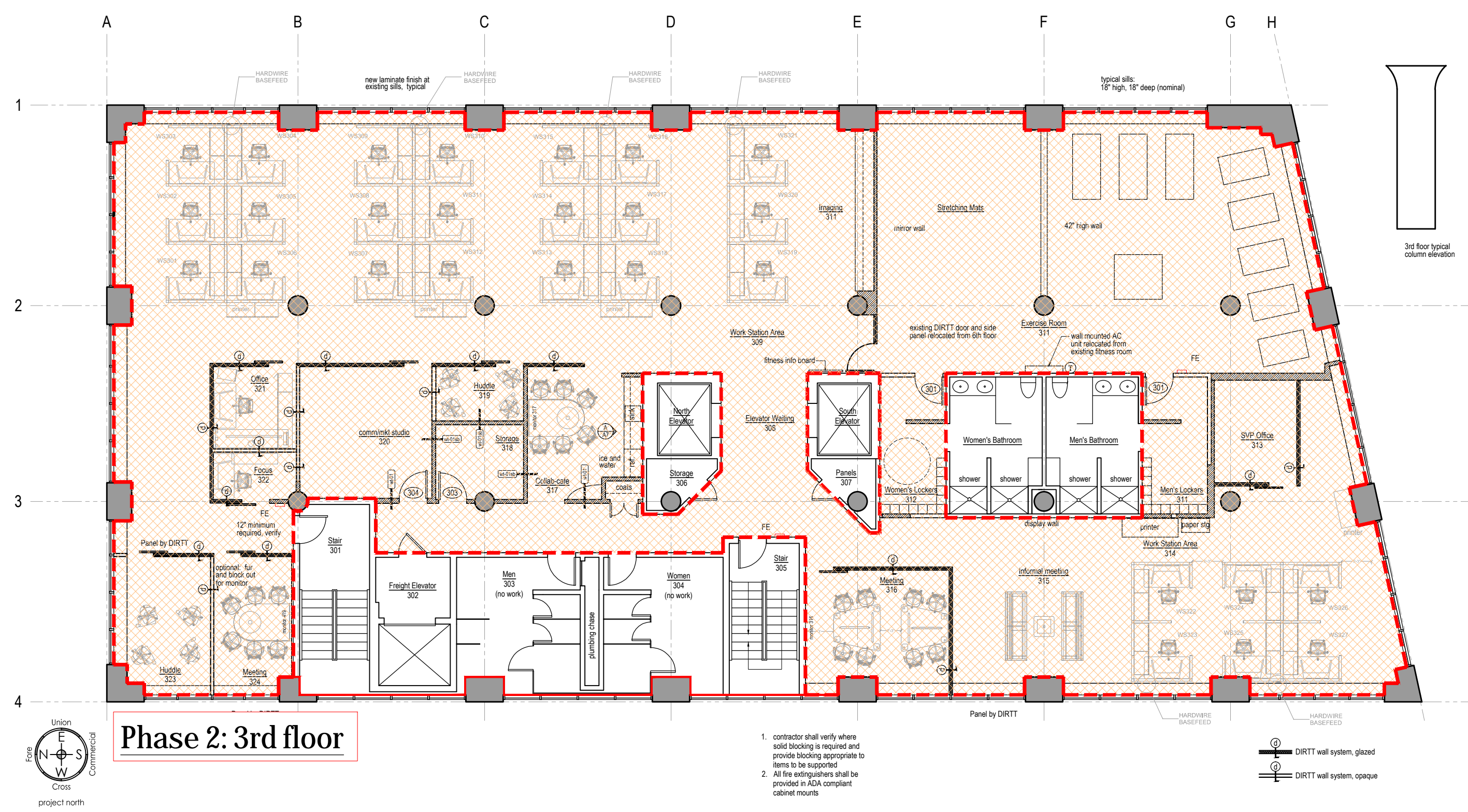
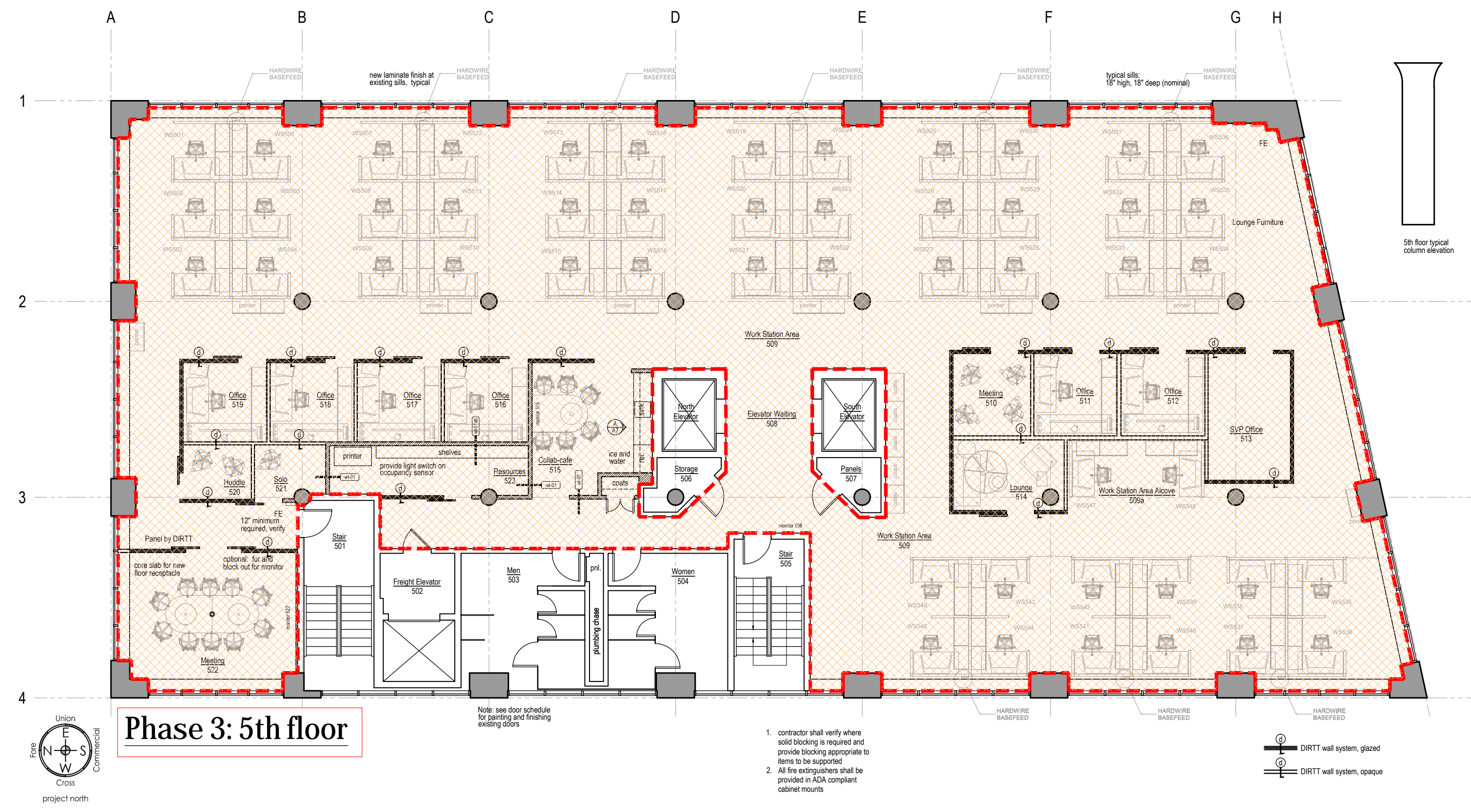
**City of Portland Information:**  
 CBL 038 F019  
 Tax acct no. 51170

for permit 8-17-2015

Sheet Title  
**cover sheet**  
**project description**  
**general notes**

Sheet Number

**c1**



**Area of Work**

5th floor:	7017 sf
4th floor:	7017 sf
3rd floor:	6690 sf
<b>total area:</b>	<b>20,724 sf</b>

**Gross area per floor**

5th floor:	8128 sf
4th floor:	8128 sf
3rd floor:	8128 sf
<b>total area:</b>	<b>24,384 sf</b>

**Applicable Building Codes:**

Maine Uniform Energy and Building Code  
 Portland City Code, Chapter 10 Fire Prevention and Protection  
 NFPA 101 Life Safety Code  
 IBC 2009 (International Building Code)

**Existing Building:**  
 (6) story office building, single tenant

**Sprinkler System:**  
 The existing building appears to be fully sprinklered. Modifications to the design of the existing system and installation shall be performed by a Maine Licensed Sprinkler Contractor as required by the State of Maine and the City of Portland

**Code Highlights:**  
 Both NFPA and IBC referenced. Code cited is either most stringent or both codes agree. See attached code review for specific details

**Occupancy (no change in existing occupancy)**  
 NFPA 1: Section 20.13, Business Occupancies  
 NFPA 101: Existing Business Occupancy, Chapter 39  
 Exercise Room with occupant load < 50 = business occupancy  
 6.1.2.1 Definition of Assembly Occupancy

**IBC:**  
 Business Group B Section 304  
 Exercise Room with occupant load < 50 = business occupancy. See section 303.1, exception 1  
 Meeting Rooms < 750 sf = business occupancy Section 303.1, exception 3

**Classification of Work**  
 IBC Section 404: Alteration-Level 2

**NFPA Table A.7.6 Common Path, Dead-End, and Travel Distance Limits (Business occupancy)**  
 Building is fully sprinklered  
 Common Path of Travel: 100' maximum  
 Travel Distance to Exit: 300' maximum  
 Dead End Corridor: (NA) 050' maximum

**Occupant load**  
 IBC Table 100.1.1  
 Business: 100 Gross  
 Exercise Rooms: 50 Gross  
 Locker rooms: 50 Gross

**NFPA Table 7.3.1.2**  
 Business: 100 Gross  
 Exercise Rooms: 50 Gross (with equipment)

**Widths required for egress**  
 passageways: 44" (IBC 1005.1) occupant load < 220  
 aisles (IBC Group B) 36" (IBC 1017.2) occupant load < 180

New door at stair: 1 1/2" hour rated door and frame in existing 2 Hr. rated shaft

**Extinguishments Requirements. (NFPA 39.3.5)**

NFPA 10 Table 6.2.1.1  
 Fire Extinguisher Size and Placement for Class A Hazards

Light (low) hazard occupancy	2-A
Minimum rated extinguisher	3000sf
Maximum floor area per unit A	11,250 sf
Maximum floor area per extinguisher:	75'
maximum travel distance to an extinguisher:	

floor area for calculation purpose:  
 area per extinguisher 8400 sf  
 minimum size extinguisher per location 2100 sf  
 2-A

Extinguishers provided at each station:  
 Dry Chemical Fire Extinguisher  
 Classification 4-A80-B:C  
 tested to ANSI/UL 711 & ANSI/UL 299 with bracket required by manufacturer

**LIST OF DRAWINGS:**

**Cover**  
 c1 Cover Sheet

**Building Code:**  
 LS-1 3rd Floor Life Safety Plan  
 LS-2 4th Floor Life Safety Plan  
 LS-3 5th Floor Life Safety Plan

**Demolition:**  
 d1 3rd Floor Demolition  
 4th Floor Demolition  
 Demolition General Notes  
 d2 5th Floor Demolition

**Architectural:**  
 a1 3rd Floor Plan  
 a2 4th Floor Plan  
 a3 5th Floor Plan  
 a4 3rd Floor Ceiling Plan  
 a5 4th Floor Ceiling Plan  
 a6 5th Floor Ceiling Plan  
 a7 Interior Elevations  
 Plan Details  
 Schedules

**Electrical**

E-1 3rd Floor Lighting Plan (exit signs, emergency lighting)  
 E-2 4th Floor Lighting Plan (exit signs, emergency lighting)  
 E-3 5th Floor Lighting Plan (exit signs, emergency lighting)  
 E-3 3rd Floor Power Plan (life safety devices)  
 E-4 4th Floor Power Plan (life safety devices)  
 E-5 5th Floor Power Plan (life safety devices)  
 E-6 6th Floor Power Plan (life safety devices)  
 E-6 Electrical Schedules  
 E-7 Electrical Notes, Legend  
 Light Fixture Schedule