Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/03/14

CANAL LANDING / NEW YARD LLC

100 WEST COMMERCIAL ST.
PORTLAND, ME

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE

LOCATION MAP NOT TO SCALE

DATE OF ISSUE

ISSUED FOR PERMIT – 25 SEPTEMBER 2014

DRAWING LIST

ARCHITECTURAL DRAWINGS

COVER SHEET
AS1.1 ACCESSIBILITY STANDARDS
A1.01 FIRST FLOOR PLAN
A1.02 SECOND FLOOR PLAN
A2.01 BUILDING ELEVATION
A2.02 BUILDING ELEVATION
A3.12 STAIR SECTIONS AND DETAILS
A4.00 WALL TYPES
A4.01 INTERIOR ELEVATIONS
A4.02 INTERIOR ELEVATIONS

RELEVANT CODES

IBC 2009	REFERENCE
• OCCUPANCY F-1 (FACTORY – MODERATE HAZARD)	306
APPLIES TO BOTH STRUCTURES (EXISTING AND NEW) COMBINED INTO A SINGLE OCCUPANCY	
• CONSTRUCTION TYPE II-B	T601
• ALLOWABLE FLOOR AREA F-1 (53,320 SQ.FT.)	T503 and 506.1
I(f) = 0.44 A(t) = 15,500 sq.ft.	
P = 1000ft I(s) = 2 (sprinkled)	
F = 689ft W = 30ft.	
• PROPOSED FLOOR AREA F-1 (46,800 SQ.FT.) (EXISTING BUILDING + 28,800 SF ADDITION)	
• SPRINKLED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM	903.3.1.1
• ALLOWABLE HEIGHT F-1 (2) STORIES WITHOUT SPRINKLER INCREASE	T503/504.2
• PROPOSED BUILDING HEIGHT (2) STORIES	
• MEZZANINE ALLOWED TO BE ENCLOSED WHERE PROVIDED WITH TWO EXITS, WHERE AT LEAST ONE MEANS OF EGRESS GOES DIRECTLY OUTSIDE	505.4 Ex. 2
• FIRE RESISTANCE RATING STRUCTURAL FRAME (0 HOURS)	T601
• FIRE RESISTANCE RATING BEARING WALLS (0 HOURS)	T601
• FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)	T601
• FIRE RESISTANCE RATING FLOOR CONSTRUCTION (0 HOURS)	T601
• FIRE RESISTANCE RATING ROOF CONSTRUCTION (0 HOURS)	T601
• VERTICAL EXIT ENCLOSURE – STAIR SHAFT LESS THAN FOUR STORIES – 1 HOUR	1022.1
• SHAFT ENCLOSURE NOT REQUIRED	708.2 EX. 7
• STANDPIPE NOT REQUIRED	905.3.1
• FIRE DEPARTMENT CONNECTION REQUIRED (AS DIRECTED BY FIRE)	903.3.6
• MANUAL ALARM NOT REQUIRED WHERE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM	907.2.4
• SMOKE DETECTORS NOT REQUIRED	907.2.10.2 Ex. 2

NFPA 101 LIFE SAFETY 2003	REFERENCE
• USE GROUPS – INDUSTRIAL (GENERAL)	6.1.12/40.1.4.1.1
• AREA OF REFUGE NOT REQUIRED IN SPRINKLED BUILDING	7.2.12.1.1
• EMERGENCY LIGHTING REQUIRED	40.2.9.1
• FIRE ALARMS REQUIRED	40.3.4
• FIRE EXTINGUISHERS PROVIDED TO MEET NFPA 10	
• COMMON PATH OF TRAVEL – 100FT.	T-40.2.5
• ONE HOUR RATED EXIT ENCLOSURE	7.1.3.2.1

PLUMBING CODE (2009 UPC T-4-1):
INDUSTRIAL (MAX. OCCUPANTS 25 - ACTUAL EMPLOYEE COUNT)

WATER CLOSETS	2 MALE REQUIRED (2 PROVIDED) 2 FEMALE REQUIRED (2 PROVIDED)
URINALS	NOT REQUIRED (1 PROVIDED)
SHOWERS	NOT REQUIRED (1 PROVIDED)
DRINKING FOUNTAIN	1 REQUIRED (1 PROVIDED)

CONTACTS

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