CLARK INSURANCE

1945 CONGRESS ST.
PORTLAND, ME 04102

DATE OF ISSUE

9/09/2016	Design Development Set for Pricing
10/06/16	Construction Documents

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022ARCHETYPE@ARCHETYPEPA.COM

LOCATION MAP NOT TO SCALE

DRAWING LIST

CIVIL
C1.0 SUBDIVISION PLAT
C1.1 SITE PLAN
C1.2 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3 UTILITIES PLAN
C1.4 GRADING PLAN
C1.5 EROSION CONTROL PLAN
C2.1 DETAILS
C2.2 DETAILS
C2.3 DETAILS
C2.4 DETAILS
C2.5 DETAILS
C2.6 DETAILS
L1.0 PLANTING PLAN
PH-1 PHOTOMETRIC PLAN
STRUCTURAL
S1.0 GENERAL NOTES/ DETAILS
S1.1 FOUNDATION PLAN
S1.2 FRAMING PLAN
S2.0 SECTIONS
S2.1 SECTIONS

ARCHITECTURAL
A1.01 FIRST FLOOR PLAN
A1.02 ROOF PLAN
A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS
A3.00 BUILDING SECTION
A3.01 WALL SECTIONS
A4.00 WALL TYPES
A5.00 DETAILS
A8.01 DOOR SCHEDULE
A8.02 WINDOW SCHEDULE
A8.03 STOREFRONT DETAILS

CONTACTS

Client:
Northland Management Corp.
17 South Street, 3rd Floor
Portland, ME
04101
207.780.0223

Architect:
Archetype Architects
48 Union Wharf
Portland, ME
04101
207.772.6022

Structural Engineer:
Structural Integrity
77 Oak St
Portland, ME
04101
207.774.4614

Civil Engineer:
Pinkham & Greer
28 Vannah Ave
Portland, ME
04103
207.781.5242

Construction Manager:
Wright-Ryan Construction
10 Danforth St
Portland, ME
04101
207.773.3625

BUILDING FOOTPRINT 25,100 SQ. FT.

CODE SUMMARY

Applicable Codes
- MUBEC - Maine Uniform Building and Energy Code
  2009 International Building Code - IBC (except chapters 11 and 30)
  2009 IECC: International Energy Conservation Code
- NFPA 101 Life Safety

Accessibility Codes
- State of Maine Human Rights Act
- ADAAG Americans with Disabilities Act
- ICC ANSI 117.1 Accessible and Usable Buildings and Facilities

PROJECT SUMMARY:

Single story office building. Slab on grade.

Square Footages:

25,100 sq.ft.

CODE SUMMARY :

Chapter 3- Use and Occupancy Classification Mixed Use)

304.1 Business Group B Office

Chapter 5- General Building Heights and Areas

Table 503 Allowable Heights and Areas
Business Group B Type 5B Construction - 2 stories . 40 feet 9,000 sf

506.0 Building Area Modifications
506.1 General Equation 5-1
Aa= {At+ [At x If] + [At x Is]}

Table 503 for Type 5B Construction. B Business Use
Aa= 9,000 sf + 0 + (9,000 x 2) [Sprinkler Increase]
*Aa= 27,*000 sf Allowable building area per story

Chapter 6- Types of Construction
Table 601 - Fire Resistance Ratings for Building Elements

Building Element	Type 5B
Primary Structural Frame	0 hour
Bearing Walls	
Exterior Walls	0 hours
Interior Walls	0 hour
Non-Bearing Walls and Partitions. Exterior	(See Table 602)
Non-Bearing Walls and Partitions, Interior	0 hour
Floor Construction and Secondary Members	0 hour
Roof Construction and Secondary Members	0 hour

715.4.3.1 Fire door assemblies shall meet requirements for smoke and draft control door assemblies

717 Concealed Spaces
717.2 In combustible construction fire barriers shall be installed to cut off concealed draft openings and form a barrier between floors. Fireblocking required at:
- Mineral wool allowed in double stud walls
  - Vertically at floors and ceilings
  - Horizontal spacing not exceeding 10 feet
- Connections between horizontal and vertical spaces (soffits, dropped ceilings, etc.)
- Stairways at top and bottom of run between stringers
- Piping, vents, etc.

717.2.5 Double Stud Walls Batts or blankets of mineral or glass fiber insulation shall be allowed as fire blocking in walls constructed using parallel rows of studs or staggered studs.

717.2.2 Concealed Wall Spaces Fire blocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs as follows:
1. Vertically at ceiling and floor levels
2. Horizontally at intervals not exceeding 10'.

Chapter 8- Interior Finishes

Table 803.9 Interior Wall and Ceiling Finish Requirements By Occupancy- Sprinklered

Group	Exit Enclosures	Corridors	Rooms and Enclosed Spaces
B	Class B	Class C	Class C

Chapter 9- Fire Protection Systems

903.3.1.1 NFPA 13 Sprinkler Systems
The building will be equipped throughout with an automatic sprinkler system in accordance with NFPA 13.

903.4 Valve controlling water supply for automatic sprinkler system shall be electronically supervised by a fire alarm control unit.

906 Portable Fire Extinguishers- Required in Group A, B, M, R-2, and S occupancies: provided in accordance with NFPA 10
- Exception: In Group A and B occupancies extinguishers only required on each floor.

907 Fire Alarm and Detection Systems
907.2 Where Required-New Buildings and Structures
- Exception 2: Automatic heat detection is not required in buildings with automatic sprinkler system

907.2.2 Group B: Not required where combined Group B occupancy load is less than 500

912.2.1 Fire Department Connections: Locations as approved by fire chief so vehicles and hose lines will not interfere with building access (visible location on street side of building).

Chapter 10- Means of Egress

1004 Occupant Load
Table 1004.1 Maximum Floor Area Allowances per Occupant

Business 100 gross sf

1005 Egress Width

Function of Space	Location	Floor Area	Occupants	Req'd Egress Width (1005.1)
Business	Level 1	25,100 sf	251 x .2"	50.2" Other

1015- Exit and Exit Access Doorways
1015.1 Two exits required from any space except as permitted by Table 1015.1

1015.2.1 Two Exits or Exit Access Doorways= Exit doors shall be placed not less than 1/3 (exception #2) the length of the maximum overall diagonal dimension.

Fire Area	Max. Diagonal	1/3 Min.	Actual
1-25,100 sf	260'-0"	86'-8"	232'-9"

1016 Exit Access Travel Distance
Table 1016.1 Exit Access Travel Distance
Business Occupancy Max. 300 ft.

1018 Corridors
Table 1018.1 Corridor Fire Resistance Rating

Occupancy	Occupant Load	Fire Rating with Sprinkler System
A,B, M,S	Greater than 30	0 hour

1018.4 Dead Ends: 50' maximum dead end corridor allowed per Exception No. 2 for Group B Occupancies.

NFPA 101 - 2009	REFERENCE
OCCUPANCY - BUSINESS	NFPA 6.1.11.1
CONSTRUCTION TYPE V(000)	NFPA TABLE A.8.2.1.2
SPRINKLED WITH NFPA 13	
NEW BUSINESS OCCUPANCY	38.1
COMMON PATH OF TRAVEL < 100 FT.	38.2.5.3.1
DEAD END CORRIDOR < 50 FT.	38.2.5.2.1
TRAVEL DISTANCE TO EXIT < 300 FT.	38.2.6.3
EMERGENCY LIGHTING SHALL BE PROVIDED	38.2.9.1
INTERIOR WALL AND CEILING MATERIALS IN EXITS AND EXIT ACCESS MUST BE CLASS A OR CLASS B	38.3.3.2.1
INT. WALL AND CEILING MATERIALS CLASS A, B OR C IN OTHER AREAS	38.3.3.2.2
FIRE ALARM SYSTEM REQ'D	38.3.4.1
FIRE ALARM OCCUPANT NOTIFICATION REQ'D	38.3.4.3
EMERGENCY FORCES NOTIFICATION REQ'D	38.3.4.4
PORTABLE FIRE EXTINGUISHERS REQUIRED	38.3.5
CORRIDORS NOT REQ'D TO BE FIRE RATED (SPRINKLED)	38.3.6.1 EX.3

LICENSED ARCHITECT
DAVID LLOYD NO. 936
STATE OF MAINE

Reviewed for Code Compliance
Inspection Services
Date: 02/07/17