

# ELKS LODGE

## 1945 CONGRESS ST PORTLAND, ME

### DATE OF ISSUE

26 JAN. 2017 - ISSUED FOR PERMIT  
01 MAR. 2017 - STRUCTURAL REDESIGN  
13 MAR. 2017 - SFMO SUBMISSION



LOCATION MAP

NOT TO SCALE



**ARCHETYPE**  
architects

### CONTACTS

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

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

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

### RELEVANT CODES

IBC 2009

VB CONSTRUCTION: 13,611 SF  
ALLOWABLE WITH SPRINKLER INCREASE: 6,000 SF + 6,000 (3) = 24,000 SF  
NONSEPARATED OCCUPANCY  
A-2 ASSEMBLY USE  
OCCUPANCY: 634  
3,523 SF BAR AT 15 SF/PERSON = 235  
3,933 SF BANQUET HALL AT 11 SF/PERSON = 358  
1,287 SF KITCHEN AT 200 SF/PERSON = 7  
2,865 SF OFFICES AT 100 SF/PERSON = 29  
1,263 SF STORAGE AT 300 SF/PERSON = 5  
LEVEL 3 ALTERATION  
FINISHES: ROOMS AND ENCLOSED SPACES (C), CORRIDORS (B)  
SPRINKLER REQUIRED  
FIRE EXTINGUISHERS REQUIRED IN CERTAIN LOCATIONS  
WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT  
WHERE FLAMMABLE LIQUIDS ARE STORED, USED, OR DISPENSED  
MEANS OF EGRESS ILLUMINATION REQUIRED  
ALL MEANS OF EGRESS ARE ACCESSIBLE  
EXIT SIGNS REQUIRED  
COMMON PATH OF TRAVEL <75' (O.L.<50)  
COMMON PATH OF TRAVEL <20' (O.L.>50)  
EXIT ACCESS TRAVEL DISTANCE <250' (SPRINKLERED)

\*MAINE UNIFORM BUILDING CODE AMMENDS IBC 2009

IBC 508.3  
IBC 303.1  
IBC T503, 506.3

IEBC 405  
IBC T803.9  
IBC 903.2.1.2  
IBC 906.1 EX.1

IBC 1006.1  
IBC 1007.1  
IBC 1011.1  
MUBEC CHAP. 3 SEC. 5.27\*  
MUBEC CHAP. 3 SEC. 5.27\*  
IBC 1028.7

NFPA 101 2009

5B CONSTRUCTION: 13,611 SF  
ALLOWABLE WITH SPRINKLER INCREASE: 6,000 SF + 6,000 (3) = 24,000 SF  
EXISTING ASSEMBLY OCCUPANCY  
OCCUPANCY: 637  
3,523 SF BAR AT 15 SF/PERSON = 235  
3,933 SF BANQUET HALL AT 11 SF/PERSON = 358  
1,287 SF KITCHEN AT 100 SF/PERSON = 12  
2,865 SF OFFICES AT 100 SF/PERSON = 29  
1,263 SF STORAGE AT 500 SF/PERSON = 3  
SPRINKLER REQUIRED  
COMMON PATH OF TRAVEL <75' (O.L.<50)  
COMMON PATH OF TRAVEL <20' (O.L.>50)  
TRAVEL DISTANCE TO EXIT <250' (SPRINKLERED)  
DEAD END CORRIDOR <20'  
EMERGENCY LIGHTING REQUIRED  
EXISTING COOKING EQUIPMENT  
FIRE ALARM REQUIRED

NFPA T7.3.1.2

NFPA 13.3.5.1  
NFPA 13.2.5.1.2  
NFPA 13.2.5.1.2  
NFPA 13.2.5.2 EX.1  
NFPA 13.2.5.1.3  
NFPA 13.2.9.1  
NFPA 9.2.3  
NFPA 13.3.4.12

### DRAWING LIST

GENERAL	
ELS-1	ELECTRICAL LIFE SAFETY
LS1.1	LIFE SAFETY
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
STRUCTURAL	
S0.1	GENERAL NOTE
S1.0	FOUNDATION PLAN
S1.1	ROOF FRAMING PLAN
S2.0	GENERAL CROSS SECTION
S3.0	SECTIONS 1&2
S3.1	SECTION 3
S3.2	SECTION 4
S3.3	SECTIONS 5&6
S3.4	DETAILS AND SECTIONS
S3.5	DETAILS AND SECTIONS
ARCHITECTURAL DRAWINGS	
A0.10	FIRST FLOOR DEMO PLAN
A1.01	FIRST FLOOR
A1.02	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A4.00	WALL TYPES
A5.01	STOREFRONT DETAILS
A5.02	STOREFRONT DETAILS
A8.02	DOOR AND WINDOW SCHEDULE

