Reviewed for Code Compliance
Inspections Division
Date: 05/02/17

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

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

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	IBC 508.3
A-2 ASSEMBLY USE	IBC 303.1
OCCUPANCY: 634	IBC T503, 506.3
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	IEBC 405
FINISHES: ROOMS AND ENCLOSED SPACES (C), CORRIDORS (B)	IBC T803.9
SPRINKLER REQUIRED	IBC 903.2.1.2
FIRE EXTINGUISHERS REQUIRED IN CERTAIN LOCATIONS	IBC 906.1 EX.1
WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT	
WHERE FLAMMABLE LIQUIDS ARE STORED, USED, OR DISPENSED	
MEANS OF EGRESS ILLUMINATION REQUIRED	IBC 1006.1
ALL MEANS OF EGRESS ARE ACCESSIBLE	IBC 1007.1
EXIT SIGNS REQUIRED	IBC 1011.1
COMMON PATH OF TRAVEL <75' (O.L.<50)	MUBEC CHAP. 3 SEC. 5.27*
COMMON PATH OF TRAVEL <20' (O.L.>50)	MUBEC CHAP. 3 SEC. 5.27*
EXIT ACCESS TRAVEL DISTANCE <250'(SPRINKLERED	IBC 1028.7

*MAINE UNIFORM BUILDING CODE AMMENDS IBC 2009

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	NFPA T7.3.1.2
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	NFPA 13.3.5.1
COMMON PATH OF TRAVEL <75' (O.L.<50)	NFPA 13.2.5.1.2
COMMON PATH OF TRAVEL <20' (O.L.>50)	NFPA 13.2.5.1.2
TRAVEL DISTANCE TO EXIT <250' (SPRINKLERED)	NFPA 13.2.6.2 EX.1
DEAD END CORRIDOR <20'	NFPA 13.2.5.1.3
EMERGENCY LIGHTING REQUIRED	NFPA 13.2.9.1
EXISTING COOKING EQUIPMENT	NFPA 9.2.3
FIRE ALARM REQUIRED	NFPA 13.3.4.12

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE