

DELTA REALTY 342 WARREN AVENUE PORTLAND, MAINE

INDEX OF DRAWINGS

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PROJECT SUMMARY

36,000 SQUARE FOOT, SINGLE STORY, WOOD FRAMED WAREHOUSE ADDITION TO AN EXISTING 9300 SQUARE FOOT, SINGLE STORY, WOOD FRAMED BUILDING - NONSPRINKLED.

TOTAL FOOTPRINT: TOTAL: 4,500' ±
MERCANTILE: 9,900'
STORAGE: 3,600'

CODE ANALYSIS - NFPA 2003

CHAPTER 6 - CLASSIFICATION OF OCCUPANCIES

SECTION 6.110 MERCANTILE: CHAPTER 36 - NEW MERCANTILE OCCUPANCY
SECTION 6.113 STORAGE: CHAPTER 42 - STORAGE OCCUPANCIES

SECTION 6.114 MULTIPLE OCCUPANCIES

SECTION 6.114.3.2 - MEANS OF EGRESS, CONSTRUCTION TYPE, PROTECTION AND OTHER SAFEGUARDS IN THE BUILDING SHALL COMPLY WITH THE MOST RESTRICTIVE FIRE AND LIFE SAFETY REQUIREMENTS OF THE OCCUPANCIES INVOLVED.

NEW MERCANTILE OCCUPANCY

SECTION 36.1.4 CLASSIFICATION OF OCCUPANCY.
SECTION 36.1.4.2) CLASS "C" MERCANTILE - MERCANTILE OCCUPANCY OF LESS THAN 3,000' ± AND ONE STORY.

SECTION 36.1.5 CLASSIFICATION OF HAZARD OF CONTENTS. PER SECTION 6.2 - ORDINARY HAZARD OF CONTENTS.

SECTION 36.1.1 OCCUPANT LOAD. PER TABLE 13.12 ONE PERSON PER 30' ±. 33' ± = 33 PERSON OCCUPANT LOAD.

SECTION 302.4 NUMBER OF EXITS. PER 302.4.3 - A SINGLE MEANS OF EGRESS SHALL BE PERMITTED IN A CLASS "C" MERCANTILE OCCUPANCY, PROVIDED THAT THE TRAVEL DISTANCE TO THE EXIT OR TO THE MALL DOES NOT EXCEED 75'.

SECTION 362.5.3 COMMON PATH OF TRAVEL. 75'.

SECTION 362.5 ILLUMINATION OF MEANS OF EGRESS - REQUIRED.

SECTION 362.5 EMERGENCY LIGHTING - NOT REQUIRED IN CLASS "C" MERCANTILE.

SECTION 363.4 DETECTION, ALARM AND COMMUNICATIONS. FIRE ALARM SYSTEM NOT REQUIRED IN CLASS "C" MERCANTILE.

SECTION 363.5 EXTINGUISHMENT REQUIREMENTS. AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED.

STORAGE OCCUPANCY

SECTION 42.15 CLASSIFICATION OF HAZARD OF CONTENTS. PER SECTION 6.2 - ORDINARY HAZARD OF CONTENTS.

SECTION 422.4 NUMBER OF EXITS. PER 7.4 - TWO REQUIRED.

SECTION 422.6 COMMON PATH OF TRAVEL. 50'.

SECTION 422.8 ILLUMINATION OF MEANS OF EGRESS - REQUIRED.

SECTION 422.9 EMERGENCY LIGHTING - REQUIRED.

SECTION 423.4 DETECTION, ALARM AND COMMUNICATIONS. FIRE ALARM SYSTEM NOT REQUIRED PER 423.4.1.2.

SECTION 363.5 EXTINGUISHMENT REQUIREMENTS. AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED.

CODE ANALYSIS - BOCA 1999

CHAPTER 3 - USE OR OCCUPANCY

BOCA 309 - MERCANTILE.
BOCA 312 - STORAGE, MODERATE HAZARD STORAGE, USE GROUP 0-1.

BOCA 313 - MIXED USE GROUPS. NONSEPARATED USE GROUPS PER 313.11.

CHAPTER 5 - GENERAL BUILDING LIMITATIONS

BOCA TABLE 503 - HEIGHT AND AREA LIMITATIONS OF BUILDINGS.

USE GROUP M - CONSTRUCTION TYPE 5B, COMBUSTIBLE, UNPROTECTED. 1 STORIES, 20', 4,000 SQUARE FEET.

STREET FRONTAGE INCREASE:
TOTAL BUILDING PERIMETER = 3320'
STREET FRONTAGE = 200'

200' ± = 62.5% - 25% = 31.5% x 2 = 15% STREET FRONTAGE INCREASE. ALLOWABLE BUILDING AREA = 8,400' ±.

1. EXTERIOR WALLS:
LOADBEARING 0 HOUR
NONLOADBEARING 0 HOUR
2. FIRE WALLS AND PARTY WALLS: N/A
3. FIRE SEPARATION ASSEMBLIES:
EXITS - N/A

SHAFTS (4 STORIES) - N/A
MIXED USE (BOCA 313) - NONSEPARATED PER 313.11

4. FIRE PARTITIONS:
CORRIDORS - N/A
TENANT SPACES - N/A

5. DWELLING UNIT - N/A
6. SMOKE BARRIERS - N/A

7. OTHER NONLOADBEARING PARTITIONS - 0 HOUR
8. INTERIOR LOADBEARING WALL, PARTITIONS, COLUMNS, GIRDERS, TRUSSES AND FRAMING.

SUPPORTING MORE THAN ONE FLOOR - 0 HOUR
SUPPORTING ONE FLOOR OR ROOF ONLY - 0 HOUR

9. STRUCTURAL MEMBERS SUPPORTING WALL - 0 HOUR
10. FLOOR CONSTRUCTION INCLUDING BEAMS - N/A

11. ROOF CONSTRUCTION - 0 HOUR

USE GROUP 81 - CONSTRUCTION TYPE 5B, COMBUSTIBLE, UNPROTECTED. 1 STORY, 30', 4,200 SQUARE FEET.

STREET FRONTAGE INCREASE:
TOTAL BUILDING PERIMETER = 3320'
STREET FRONTAGE = 200'
200' ± = 62.5% - 25% = 31.5% x 2 = 15% STREET FRONTAGE INCREASE. ALLOWABLE BUILDING AREA = 7,350' ±.

1. EXTERIOR WALLS: 0
2. FIRE WALLS AND PARTY WALLS: N/A
3. FIRE SEPARATION ASSEMBLIES:
EXITS - N/A

SHAFTS - N/A
MIXED USE (BOCA 313) - NONSEPARATED PER 313.11

4. FIRE PARTITIONS:
CORRIDORS - N/A
TENANT SPACES - N/A

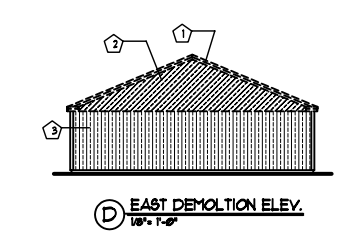
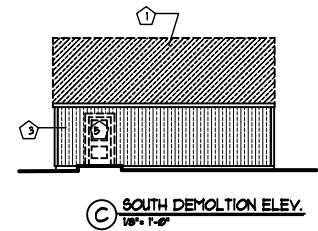
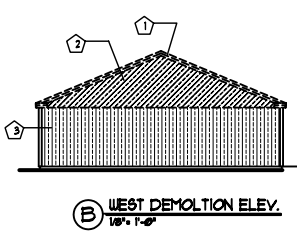
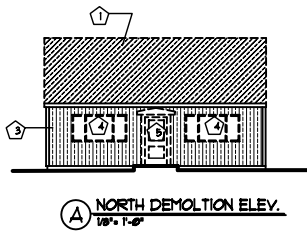
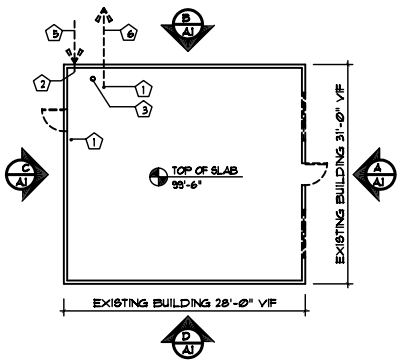
5. DWELLING UNIT - N/A
6. SMOKE BARRIERS - N/A

7. OTHER NONLOADBEARING PARTITIONS - N/A
8. INTERIOR LOADBEARING WALL, PARTITIONS, COLUMNS, GIRDERS, TRUSSES AND FRAMING.

SUPPORTING MORE THAN ONE FLOOR - 0 HOUR
SUPPORTING ONE FLOOR OR ROOF ONLY - 0 HOUR

9. STRUCTURAL MEMBERS SUPPORTING WALL - 0 HOUR
10. FLOOR CONSTRUCTION INCLUDING BEAMS - N/A

11. ROOF CONSTRUCTION - 0 HOUR

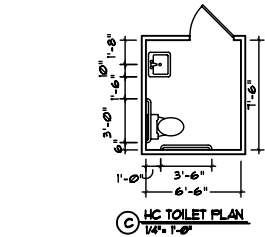
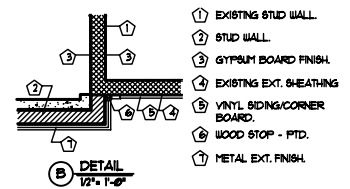
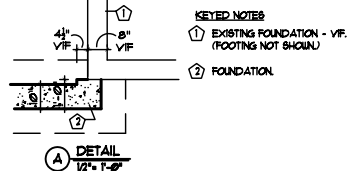
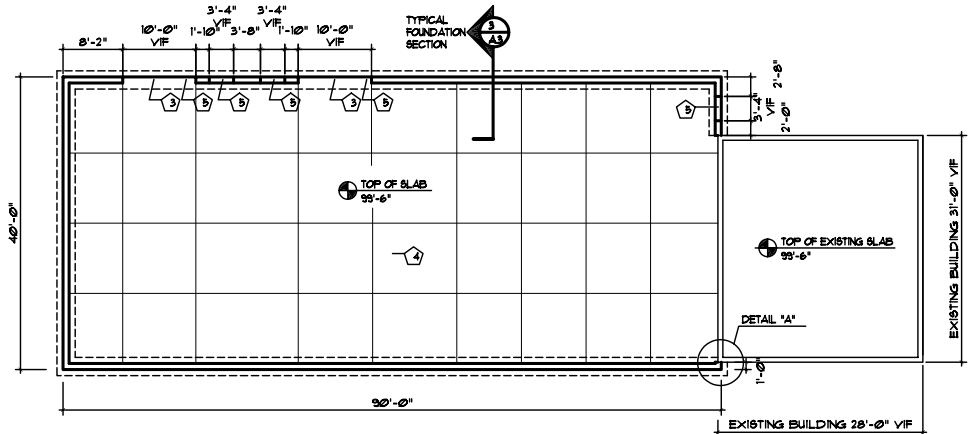


LEGEND
 WALLS OR ITEMS TO BE REMOVED: - - - - -

KEYED NOTES
 1 REMOVE ROOFING, ROOF SHEATHING, ROOF FRAMING, ELECTRICAL SERVICE, MECHANICAL VENTS AND ALL RELATED ACCESSORIES.
 2 REMOVE GABLE END WALL AS SHOWN.
 3 REMOVE EXTERIOR SIDING.
 4 REMOVE WINDOWS.
 5 REMOVE DOOR.

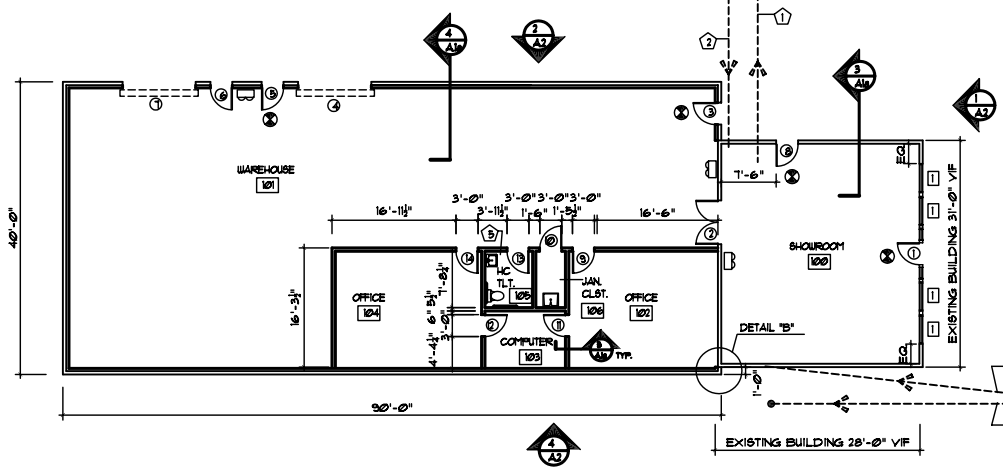
KEYED NOTES
 1 EXISTING VENT STACK - VF.
 2 EXISTING DOMESTIC WATER ENTRANCE - VF.
 3 EXISTING TOILET LOCATION - VF.
 4 NOT USED.
 5 EXISTING UNDERGROUND DOMESTIC WATER LINE - VF.
 6 EXISTING UNDERGROUND SEWER LINE - VF.
 1 **DEMOLITION PLAN**
 18'-0" T-0"

KEYED NOTES
 1 EXISTING FOUNDATION (FOOTING NOT SHOWN) - VF.
 2 FOUNDATION - SEE S143 FOR TYPICAL FOUNDATION/SLAB SYSTEM.
 3 BOND OUT AT DOOR OPENINGS - COORDINATE WIDTH OF BOND OUT WITH DOOR SUPPLIER.
 4 1/2" DEEP SAILCUT CONTROL JOINTS - SPACED AS SHOWN.
 5 VERIFY DOOR R.O. W/DOOR SUPPLIER.
 2 **FOUNDATION PLAN**
 18'-0" T-0"



LEGEND
 1 WINDOW - SEE WINDOW SCHEDULE DRAWING A2.
 2 DOOR - SEE DOOR SCHEDULE DRAWING A2.
 3 EXIT SIGN
 4 EMERGENCY LIGHTING

KEYED NOTES
 1 EXISTING UNDERGROUND SEWER ENTRANCE TO BUILDING - VF.
 2 EXISTING UNDERGROUND WATER ENTRANCE TO BUILDING - VF.
 3 EXISTING UNDERGROUND GAS SERVICE - VF.
 4 EXISTING OVERHEAD ELECTRIC SERVICE - VF.
 5 SEE DETAIL 'C' FOR HC TOILET ROOM DETAIL.
 1 **FLOOR PLAN**
 18'-0" T-0"



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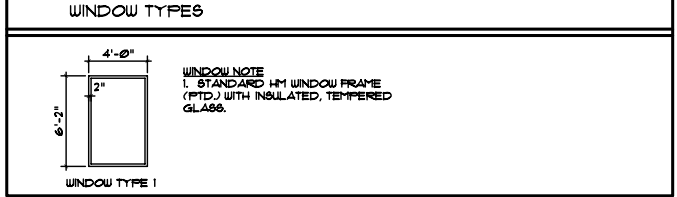
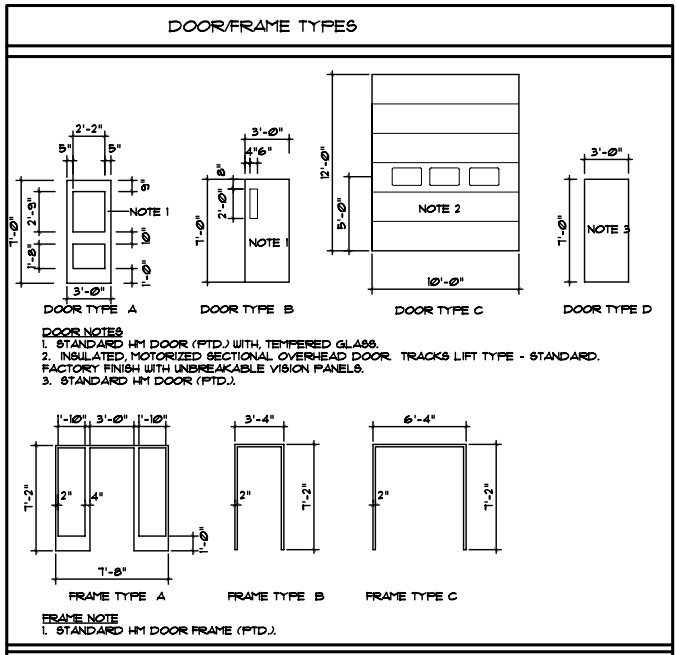
Project:
 DELTA REALTY
 342 WARREN AVENUE
 PORTLAND, MAINE

Scale:
 As Noted

Date:
 8/15/04

Drawings:
 FOUNDATION & FLOOR PLANS, DEMOLITION ELEVATIONS

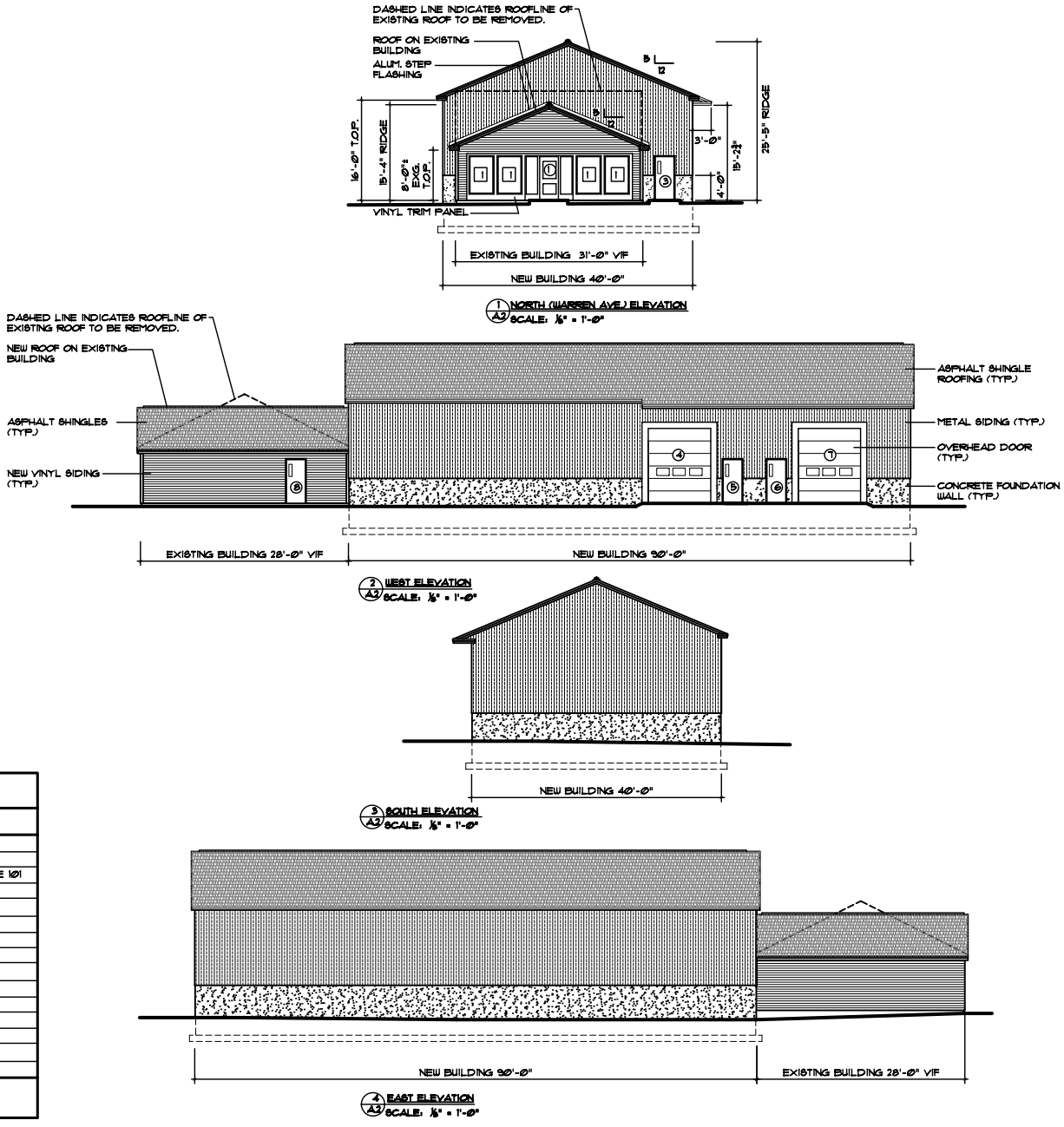
A.1



DOOR/FRAME SCHEDULE

DOOR					FRAME			
KEY	SIZE	TYPE	MATL	FINISH	TYPE	MATL	FINISH	
1	3'-0"x7'-0"x13/4"	A	HM	FTD	A	HM	FTD	EXTERIOR TO SHOWROOM 100
2	(2) 3'-0"x7'-0"x13/4"	B	HM	FTD	C	HM	FTD	SHOWROOM 100 TO WAREHOUSE 101
3	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	EXTERIOR TO WAREHOUSE 101
4	10'-0"x12'-0"	C	---	FACT. FIN.	---	---	---	OVERHEAD DOOR
5	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	WAREHOUSE 101 TO EXTERIOR
6	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	WAREHOUSE 101 TO EXTERIOR
7	10'-0"x12'-0"	C	---	FACT. FIN.	---	---	---	OVERHEAD DOOR
8	3'-0"x7'-0"x13/4"	D	HM	FTD	B	HM	FTD	EXTERIOR TO SHOWROOM 100
9	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	WAREHOUSE 101 TO OFFICE 102
10	3'-0"x7'-0"x13/4"	D	HM	FTD	B	HM	FTD	WAREHOUSE 101 TO JAN. 106
11	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	OFFICE 102 TO COMPUTER 103
12	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	OFFICE 104 TO COMPUTER 103
13	3'-0"x7'-0"x13/4"	D	HM	FTD	B	HM	FTD	WAREHOUSE 101 TO TLT. 105
14	3'-0"x7'-0"x13/4"	B	HM	FTD	B	HM	FTD	WAREHOUSE 101 TO OFFICE 104

DOOR NOTES:
 1. ALL DOORS TO RECEIVE ADA APPROVED LEVER HARDWARE.
 2. ALL EXTERIOR DOORS TO BE INSULATED.



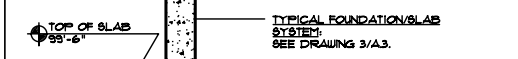
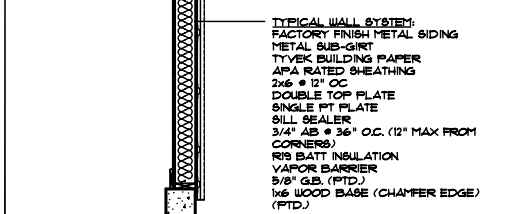
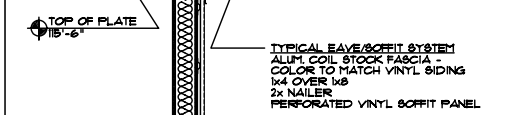
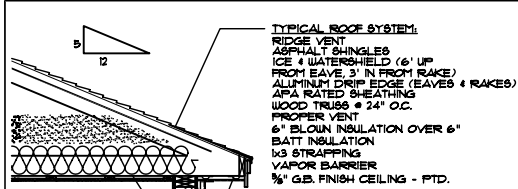
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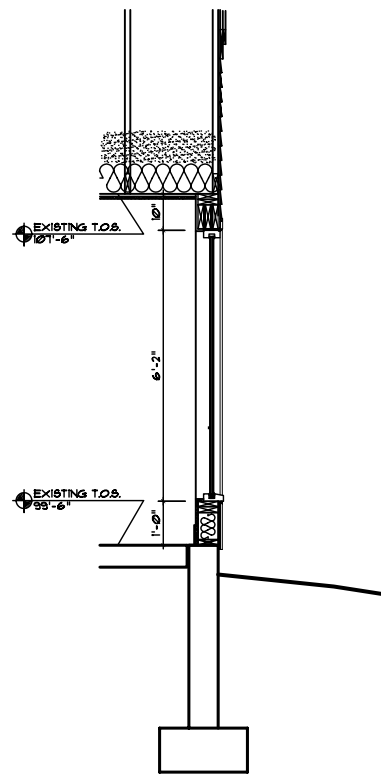
Project:
 EXTERIOR ELEVATIONS, WINDOW & DOOR SCHEDULES

Date: 07/15/04
 Scale: As Noted

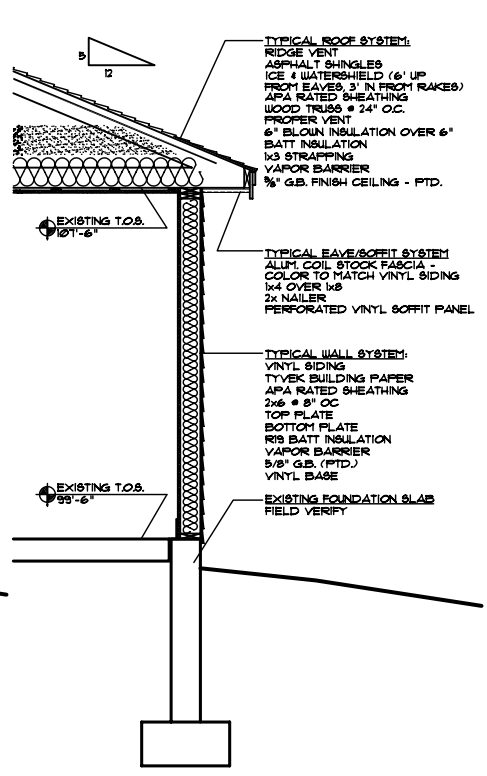
A.2



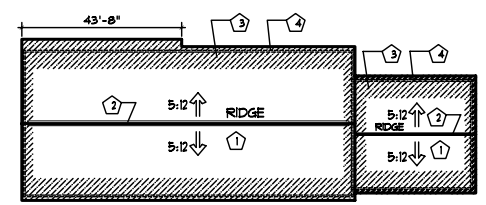
4 TYPICAL WALL SECTION
3/4" x 1'-0"



3a SECTION - WINDOW - EXISTING BUILDING
3/4" x 1'-0"

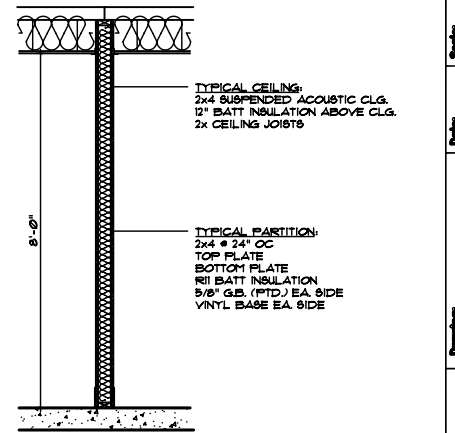
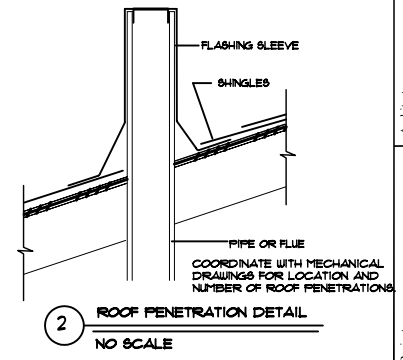


3 TYPICAL WALL SECTION - EXISTING BUILDING
3/4" x 1'-0"



KEYED NOTES
 1 ASPHALT SHINGLE ROOFING.
 2 RIDGE VENT.
 3 ICE & WATER SHIELD SHOWN HATCHED - 6'-0" UP FROM EAVES, 3'-0" UP FROM RAKES (TYP.).
 4 WALLS BELOW SHOWN DASHED.

1 ROOF PLAN
1/8" x 1'-0"



5 TYPICAL PARTITION
3/4" x 1'-0"

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Project:	DELTA REALTY 342 WARREN AVENUE PORTLAND, MAINE
Scale:	As Noted
Date:	6/10/04
Drawings:	ROOF PLAN, WALL SECTIONS, DETAILS

FOUNDATION NOTES:

- NOT USED.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- EXTERIOR FOOTINGS SHALL BE FOUNDED A MINIMUM OF 4'-6" BELOW FINISHED GRADE OR AS DETERMINED BY THE LOCAL AUTHORITY.
- SLAB-ON-GRADE SHALL BEAR ON A MINIMUM OF 12" OF COMPACTED STRUCTURAL FILL. IF LOOSE OR UNDESIRABLE FILL IS ENCOUNTERED AT THE SLAB SUBGRADE LEVEL, THEY SHALL BE EXCAVATED TO THE SURFACE OF NATURAL SOIL AND REPLACED WITH STRUCTURAL FILL.
- STRUCTURAL FILL SHALL BE USED AT ALL LOCATIONS BELOW FOOTINGS AND SLABS AND ADJACENT TO THE FOUNDATION WALLS. REMOVE ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL PRIOR TO PLACING STRUCTURAL FILL. COMPACTED STRUCTURAL FILL SHALL CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ORGANICS, LOAM, TRASH, SNOW, ICE, FROZEN SOIL OR ANY OTHER OBJECTIONABLE MATERIAL. STRUCTURAL FILL SHALL BE GRADED WITHIN THE FOLLOWING LIMITS:

SCREEN OR SIEVE SIZE PERCENT FINER BY WEIGHT

6 INCH	100
NO. 4	30-30
NO. 40	10-50
NO. 200	0-5

- COMPACTED STRUCTURAL FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" AND COMPACTED BY SELF PROPELLED COMPACTION EQUIPMENT AT OPTIMUM MOISTURE CONTENT TO A DRY DENSITY OF 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
- UNDERDRAINS SHALL BE PLACED AS SHOWN ON THE SITE DRAWINGS. UNDERDRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO DAYLIGHT. REFER TO THE SITE DRAWINGS FOR ADDITIONAL INFORMATION.
- OPEN EXCAVATIONS SHALL BE ADEQUATELY BRACED OR PROPERLY BENCHED.
- BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-09.
- Concrete strength at 28 days shall be:
 - 3000 PSI for footings and walls.
 - 4000 PSI for all slabs on grade.
- All concrete shall be air entrained 4% to 6%.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318-Latest edition.
- Welded wire fabric shall be provided in flat slabs.
- Not used.
- Splices of reinforcing bars shall be in accordance with ACI 318-09.
- Splices of WUF shall be 6" minimum.
- Not used.
- Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.
- The general contractor shall be responsible for coordination of bondout locations with Architectural, Electrical and Mechanical drawings.

TRUSS NOTES:

1. TRUSS LOADING

TOP CHORD
DEAD LOAD = 15 PSF
SNOW LOAD = 42 PSF
DRIFT LOAD (IN ADDITION TO UNIFORM LOAD) = 50 PSF
TAPERED TO ZERO OVER 16'-0"

BOTTOM CHORD

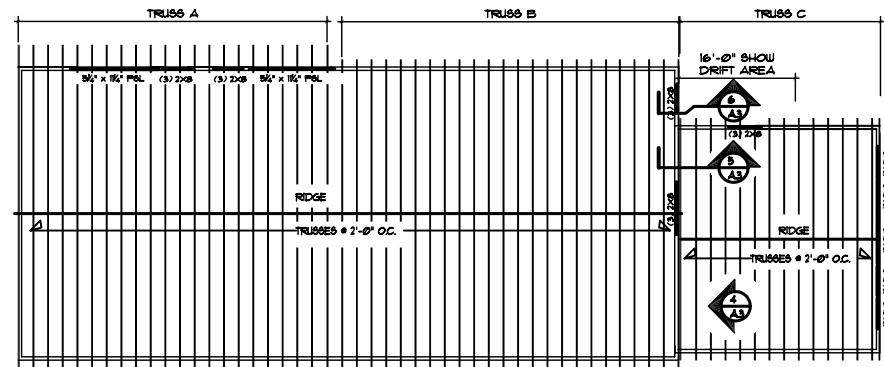
DEAD LOAD = 3 PSF
UNBALANCED LOADS PER BOCA/1999
LOAD COMBINATIONS PER BOCA/1999

2. TRUSS SPACING

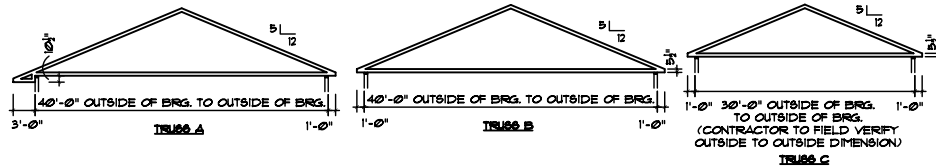
TRUSSES SPACED AT 24".

3. SHOP DRAWINGS

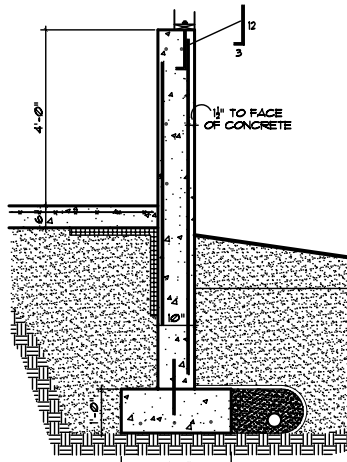
CONTRACTOR TO SUBMIT TRUSS SHOPS STAMPED BY A MAINE REGISTERED ENGINEER FOR ARCHITECT'S REVIEW.



1 ROOF FRAMING PLAN
1/8" = 1'-0"



2 TRUSS TYPES
1/8" = 1'-0"



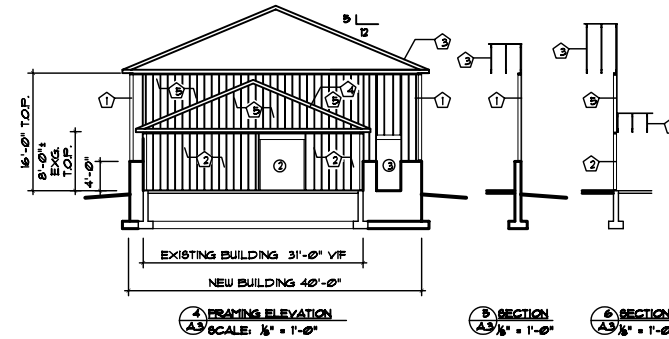
TYPICAL FOUNDATION SYSTEM:
6" THICK CONC. FLOOR SLAB w/6x6
- 1/2" x 1/2" WUF. MAINTAIN 1/2" THERMAL BREAK BETWEEN SLAB AND WALL. INSTALL VAPOR BARRIER AND PLACE SLAB ON 12" MIN. COMPACTED STRUCTURAL FILL.

10" THICK CONCRETE WALL:
WALL REINFORCEMENT -
- (2) #4 TOP OF WALL,
- (1) #4 VERTICALLY @ 4'-0" O.C. AS SHOWN ON OUTSIDE FACE OF WALL,
- (1) #4 x 6'-0" VERTICALLY @ 24" AS SHOWN ON INSIDE FACE OF WALL,
- (2) #4 CONT. HORIZONTALLY ON INSIDE FACE OF WALL AS SHOWN,
- #4 DOUCEL INTO FOOTING @ 4'-0" O.C.

1'-0" x 2'-6" CONCRETE FOOTING:
- W/ (3) #4,
2" RIGID INSULATION AS SHOWN.
5/8" DIA. AB @ 6'-0" O.C. MAX. (12" MAX. FROM CORNERS).

4" PERFORATED PIPE FOOTING DRAIN
1/2" OF 3/4" CRUSHED STONE - WRAP W/FILTER FABRIC. DRAIN TO DAYLIGHT - COORDINATE WITH CIVIL DOCUMENTS.
SLOPE GRADE AWAY FROM BUILDING.

3 TYPICAL FOUNDATION
3/4" = 1'-0"



KEYED NOTES:

- TYPICAL WALL SEE 4/A/A
- TYPICAL WALL SEE 3/A/A
- TRUSS TYPE B.
- TRUSS TYPE C.
- 2x6 @ 8" O.C.

Owner: DELTA REALTY
120 EXCHANGE STREET
PORTLAND, MAINE

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Project: DELTA REALTY
342 WARREN AVENUE
PORTLAND, MAINE

Drawn: As Shown
Date: 4/16/04

Roof Framing Plan,
Truss Types, Typical
Foundation,
Structural Notes

A.3