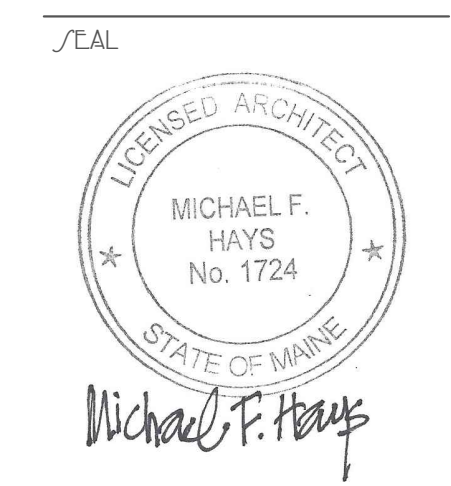


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REVISIONS

DRAWING NAME

2018 PACKAGING ADDITION
ALLAGASH
BREWING COMPANY
50 INDUSTRIAL WAY
PORTLAND, MAINE 04103
PROJECT# 18-005

DATE

4 APR 2018

SCALE

1/8" = 1'-0"

DRAWN BY

MFH/mgk

JOB NO.

180112

DATE

A-1

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CODE ANALYSIS

NFPA 101 Life Safety Code - 2015 Edition

Building Classification: Existing Industrial - 58,589 sf
New Addition - Industrial - 7,714 sf
Proposed Building Total Floor Area = 66,303 sf

Hazard Classification: Ordinary Hazard

Construction Type: Type II (000)

Occupant Loads: 57,321 SF Industrial @ 100 sf/occupant = 574 occupants (50 actual)
5,566 SF Business @ 100 sf/occupant = 56 occupants (35 actual)
2,096 SF Mercantile @ 30 sf/occupant = 70 occupants
Total Calculated Load: 700 Occupants (155 actual)

Separation of Use Rating: Janitor, Mech, Stor Rating: 2 hours (1 hour)

Stair Rating: 1 hour

Minimum Stair width: 44" clear

Maximum Riser height: 7"

Minimum Tread width: 11"

Minimum Headroom: 6'-8" at stairs; 7'-6" at occupied areas

Maximum ht between landings: 12'-0"

Handrail height: 34"-38" @ 42" guardrail

Handrail top extension: 12" horiz.

Handrail bottom extension: 11" angled + 12" horiz.

Handrail diameter: 1-1/4" O.D.

Maximum baluster open space: less than 4"

Building Uses: Industrial

City of Portland Compliance: NFPA 1 & PFD Technical Standards

Max. Allowable Travel Distance: 200' (250')

Max. Allowable Common Path: 50' (100')

Max. Dead End Corridor Length: 50'

Minimum Egress Corridor Width: 44"

Minimum Number of Required Exits: 2

Minimum Horiz Egress Enclosure rating: 1 hr (none)

Minimum Separation of exits: 0.5 diagonal (0.33)

Fire Escapes as means of egress: Allowed (NA)

Minimum Egress Door Width: 36"

Interior Finishes: Walls/Ceilings - Class A, B, or C
Floors - Class I or II

CODE ANALYSIS (cont.)

2015 International Building Code

Construction: Type II - Non-Combustible, Unprotected

Occupant Loads: B @ 100 sf/occupant = 574 occupants (50 actual)
M @ 30 sf/occupant = 70 occupants
Total calculated load: 700 occupants (actual 155)

Area Use Separation Ratings: Janitor, Mech & Storage Rooms: 1 hour

Building Limitations: Construction Type: IIB Unprotected

Maximum Area / Floor: 55' (75') @ F2

Maximum Height: 23,000 sf @ (29,000)

Actual Area/Height: 66,305 SF @ 2.2 Stories

Fire Resistance Ratings: Load Bearing Exterior Walls: None

Fire Separation Exits (Stairs): 2 hours (1 hour)

Fire Separation of Uses: 2 hours

Shafts: 2 hours

Exit Corridors: 1 hour (none)

Minimum Number of Exits: 2 per occupancy type

Maximum Dead-End Corridor Length: 20'/50' at system furniture under 6' high

Maximum Travel Distance: 300' (400')

Minimum Corridor Width: 44"

Minimum Stair Width: 44"

Maximum Riser Height: 7"

Minimum Tread Depth: 11"

Minimum Ramp Width: 44"/36" if > 50 occupants

Maximum Ramp Pitch: 1:12

Handrails: Same as NFPA 101

Minimum Ceiling Height: 7'-6"

Fire Alarm System: Required

Fire Sprinkler System: Required

Portable Fire Extinguishers: Required

Exit Lighting: Required

Emergency Lighting: Required

Interior Finishes (Minimums): F-2 (Sprinkled)

Exit Enclosures: C

Corridors: C

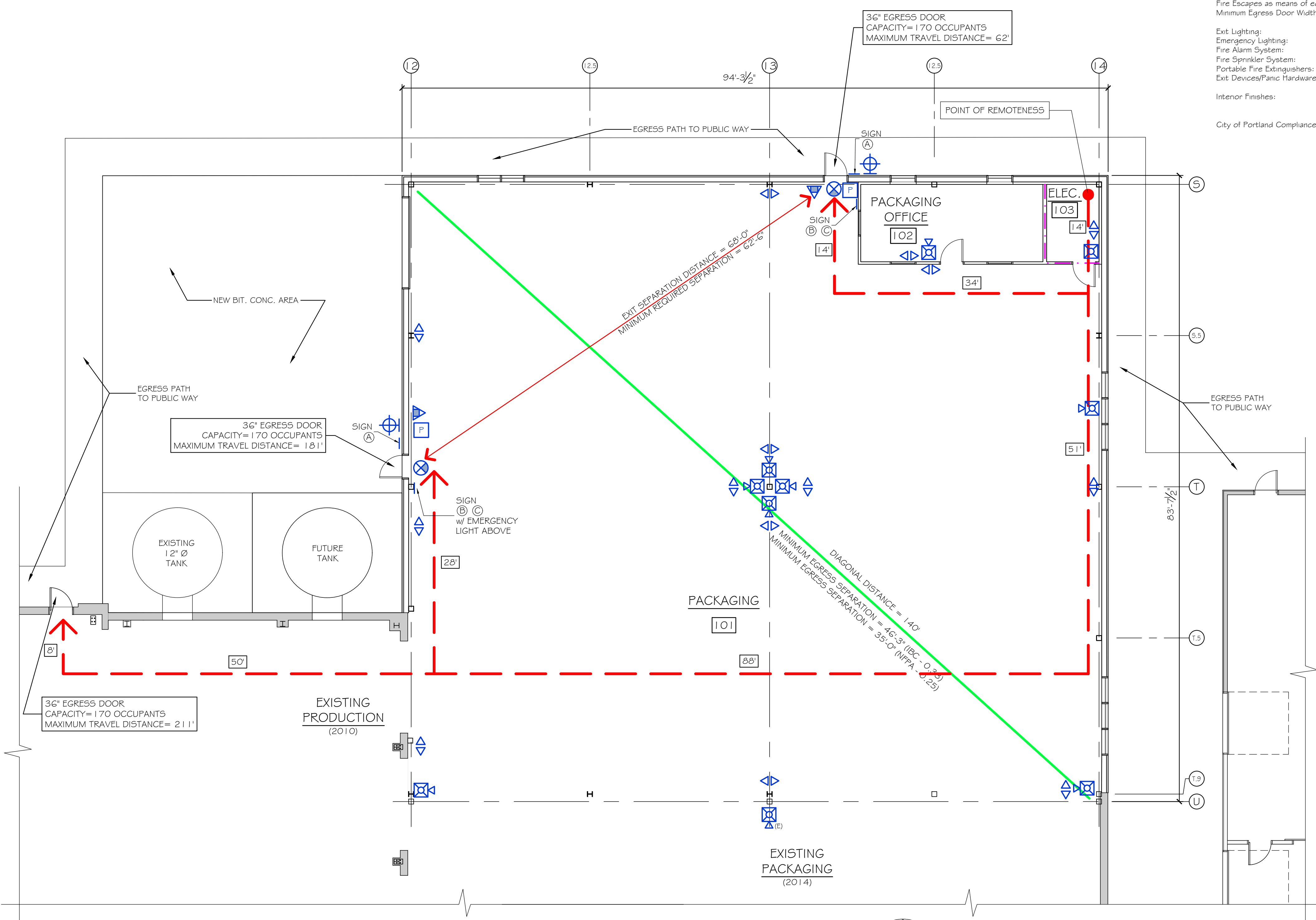
Rooms: C

Building Live Loads: Office: 50 psf
Lobbies: 100 psf
Corridors: 80 psf
Storage: 125 psf @ light; 250 psf @ heavy

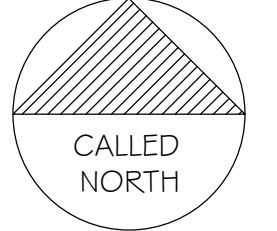
MUBEC (Maine Uniform Building Energy Code) MINIMUM INSULATION VALUES
Per 2009 IECC, Table 502.1.2, 502.2(1) and 502.3

ZONE 6A	R-VALUE	U-FACTOR	SHGC
Exterior wall	18.5	0.054	NA
Roof (above deck)	20.0	0.048	NA
Slab (24" band)	15.0	0.052	NA
Frost Wall	7.5	0.133	NA
Doors - Opaque	2.0	0.50	NA
Doors - Glazed	1.25	0.80	NR
Windows	2.9	0.35	NR
Storefront	2.2	0.45	NR

End of Analysis



CODE COMPLIANCE PLAN
SCALE: 1/8" = 1'-0" (7,880 SF F-2)



SYMBOLS LEGEND

	DIAGONAL
	EGRESS PATH
	EGRESS PATH DISTANCE IN FEET
	1 HR RATED

WALL TYPES

	EXISTING WALLS
	NEW PARTITIONS
	EXISTING (NO WORK)

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
	SMOKE DETECTOR
	FIRE ALARM PULL STATION
	HORN / STROBE - WALL (WHITE)
	STROBE - WALL (WHITE)
	EXTERIOR EMERGENCY LIGHT
(E)	EXISTING

LIFE SAFETY NOTES

1. MODIFY EXISTING NFPA 13 FIRE SUPPRESSION SPRINKLER SYSTEM AS REQUIRED. SPRINKLER SYSTEM MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE STATE OF MAINE FIRE MARSHAL AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION. THE SPRINKLER CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF THE SYSTEM FOR OCCUPANCY.
2. MODIFY EXISTING FIRE ALARM SYSTEM AS REQUIRED FOR COMPLIANCE WITH NFPA 101 LIFE SAFETY CODE. COORDINATE WITH SPRINKLER SYSTEM. VERIFY LOCATION OF ALARM AND NOTIFICATION PANELS WITH THE AUTHORITY HAVING JURISDICTION.
3. SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHTS OF LIFE SAFETY DETAILS.