

Building Area Summary	Proposed	Existing
Footprint:	6,078sf	6,078sf
Second Floor Gross:	5,630sf	5,630sf
Third Floor Gross:	919sf	919sf
Gross Building Area:	12,627sf	12,627sf

Retail net:	2,290sf	2,551sf
Residential gross:	8,876sf	705sf
Storage: (bike)	248sf	0sf
Parking: (back area)	836sf	0sf
Light Industrial (wood shop)	0sf	2,376sf
Office	0sf	4,66sf
Mechanical Room	193sf	317sf
Trash Room	117sf	0sf

- General Code Summary**
- Level 3 Building Alteration
 - Change of Occupancy
 - Sprinkler system does not exist but will be installed, including attic
 - Unseparated Occupancies

Code Summary Table:	IBC	NFPA
Existing Uses	R-3, B, I, M	Residence, Mercantile, Business
Proposed Uses	R-2, M, S-1	Residence, Mercantile, Storage
Construction Type	VB	VB
Occupancy Load	129 occupants	124 occupants

KEY

- EMERGENCY LIGHTING
- EXIT SIGN
- EXIT DISCHARGE
- SMOKE DETECTOR
- EXISTING 1 HR CEILING TO REMAIN AND BE REPAIRED IF REQUIRED
- PROPOSED 1 HR RATED CEILING ASSEMBLY
- EXISTING AND PROPOSED 1 HR WALLS (SEE WALL TYPES)

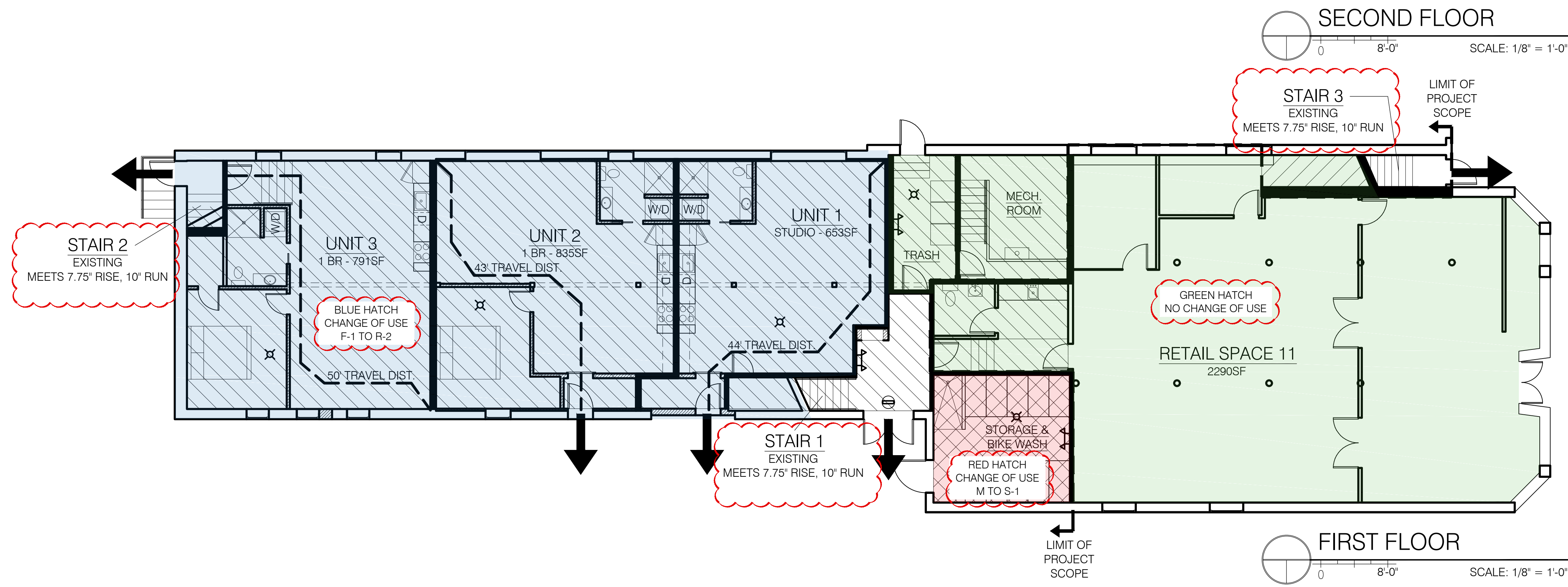
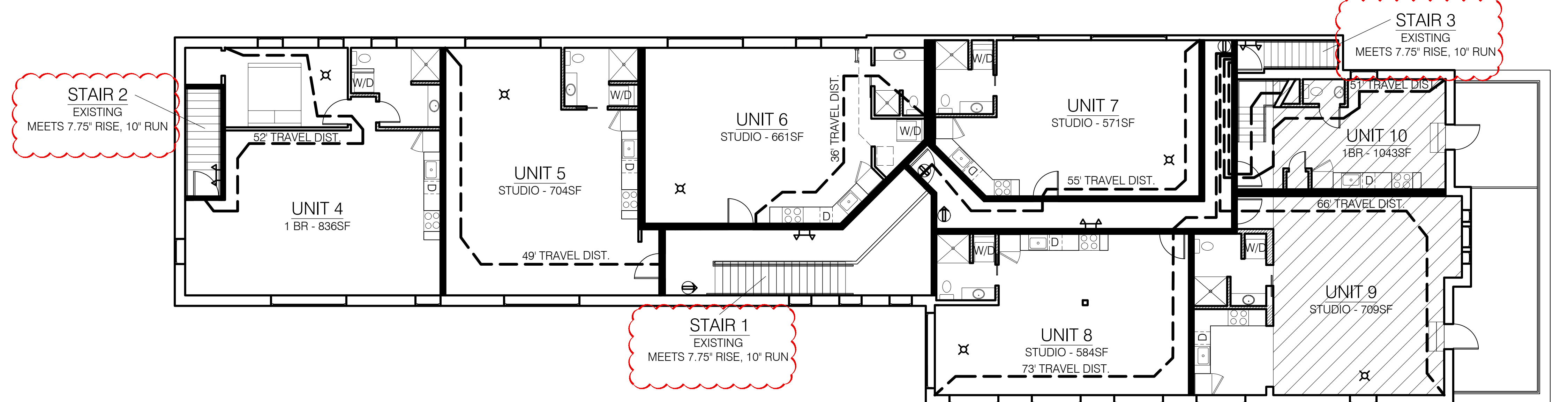
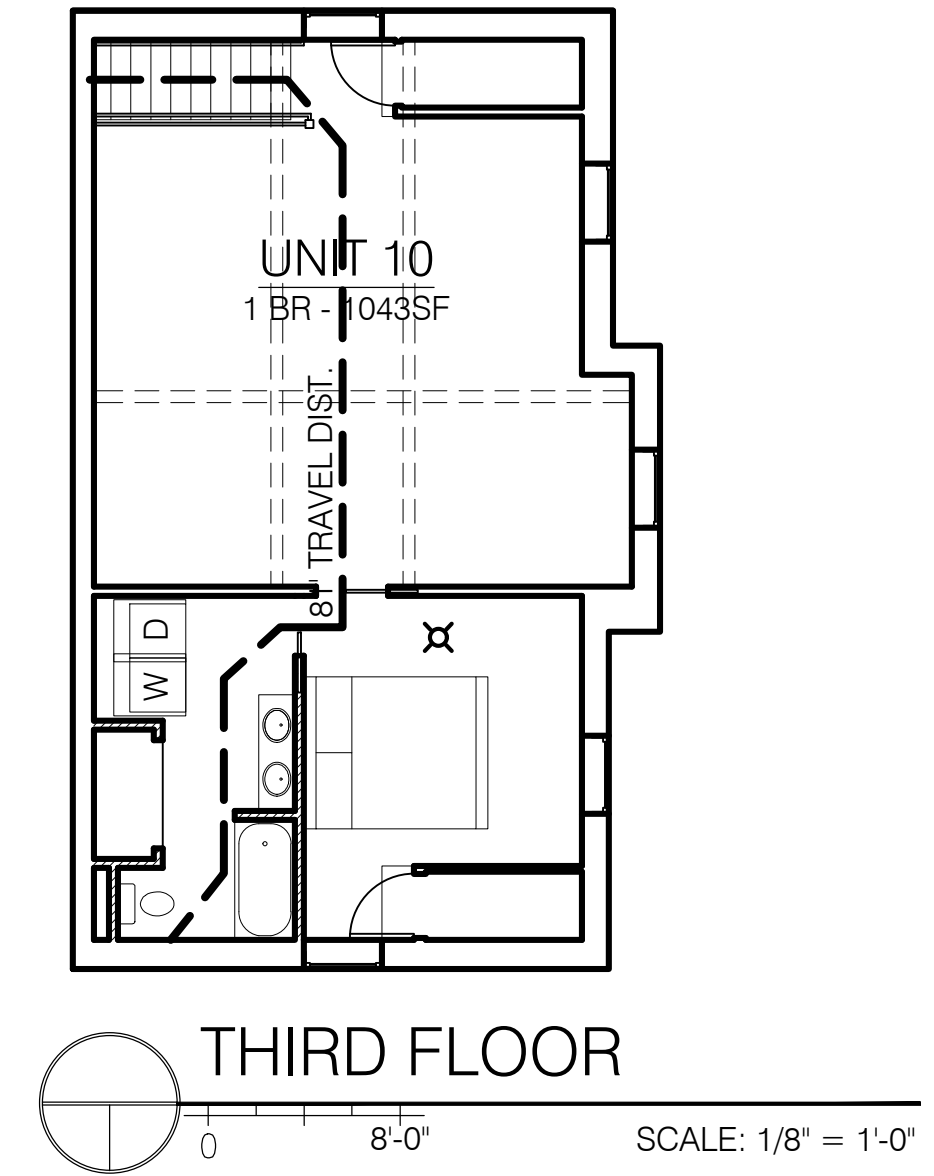


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ARCHITECTURE

12/16/15
EVAN A. CARROLL
No. 3687
STATE OF MAINE

PROJECT NO. 15019
PROJECT NAME EAST END LOFTS
PORTLAND, ME 04101

REVISIONS

1	2/12/16	
2	2/25/16	
3		
4		
5		

BID SET

DRAWN BY AEW
SHEET TITLE LIFE SAFETY PLANS

ISSUE DATE 12/16/15
SHEET SCALE 1/8" = 1'-0"