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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)

THIRD FLOOR

0 8'-0" SCALE: 1/8" = 1'-0"

SECOND FLOOR

0 8'-0" SCALE: 1/8" = 1'-0"

FIRST FLOOR

0 8'-0" SCALE: 1/8" = 1'-0"

Reviewed for Code Compliance
Inspections Division
Portland, Maine
Date: 04/20/16

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bild ARCHITECTURE

LICENSED ARCHITECT
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"

G

1.2