NOTE:
EXISTING BUILDING, RATED LIGHT HAZARD OCCUPANCY PER NFPA-13, IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC WET PIPE SPRINKLER SYSTEM AND FULLY ADDRESSABLE FIRE ALARM SYSTEM.

DEMOLITION FIRE PROTECTION NOTES

1. DEMOLISH AND RELOCATE EXISTING PENDANT FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA-13, CITY OF PORTLAND AND STATE OF MAINE REQUIREMENTS.

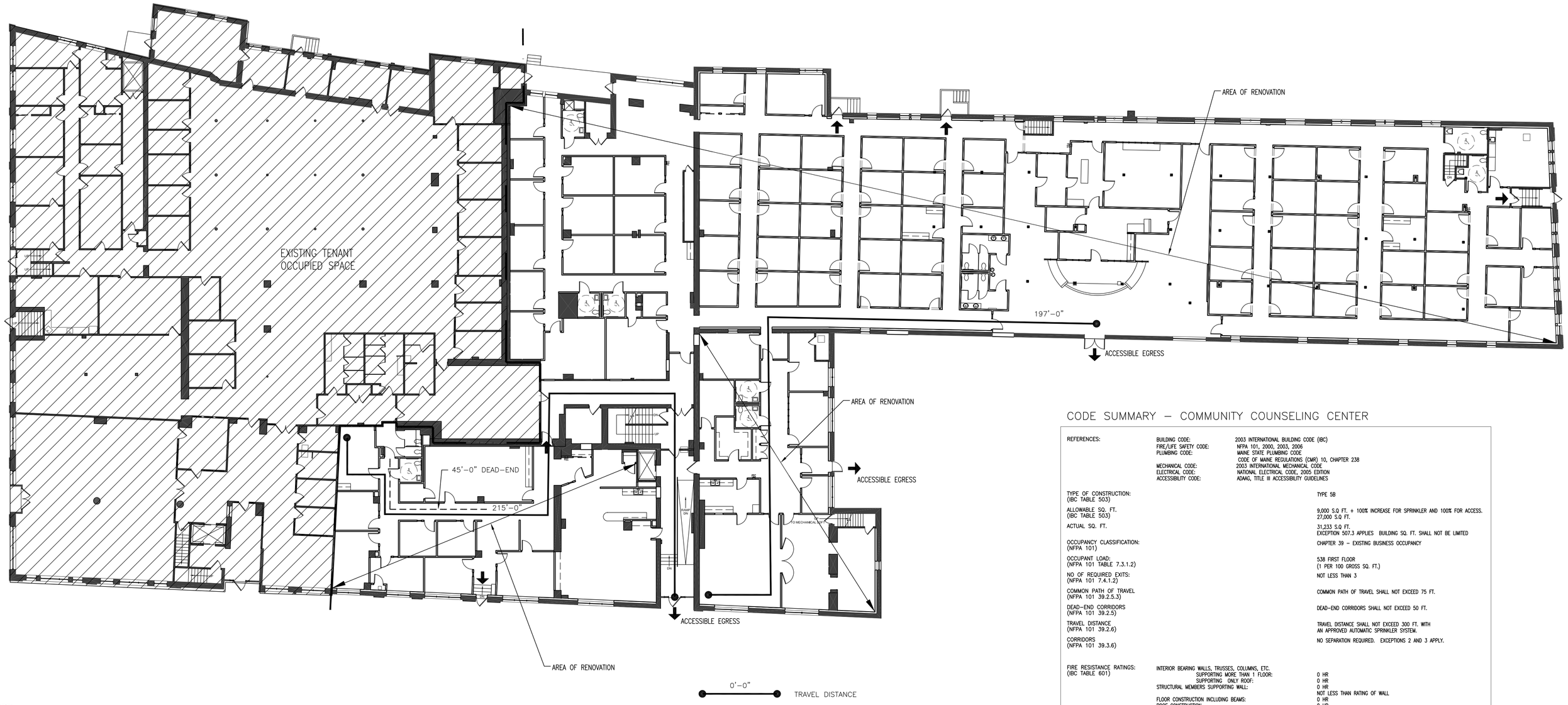
2. DEMOLISH AND RELOCATE EXISTING ADDRESSABLE FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA-72, CITY OF PORTLAND AND STATE OF MAINE REQUIREMENTS.

3. CONTRACTOR SHALL PROCURE PERMITS FROM CITY OF PORTLAND AND THE STATE OF MAINE.

4. REMOVE AS REQUIRED EXISTING SPRINKLER PIPING AND FIRE ALARM WIRING IN RENOVATED SPACES PER NFPA -13 AND NFPA 72. ALL OCCUPIED SPACES SHALL REMAIN IN SERVICE AND HAVE FIRE ALARM AND SPRINKLER SYSTEM PROTECTION UNLESS SPECIFICALLY COORDINATED WITH THE PORTLAND FIRE DEPARTMENT.

5. REQUIRED EXITS SERVING OCCUPIED SPACES SHALL REMAIN ACCESSIBLE AND FREE FROM OBSTRUCTION DURING DEMOLITION AND CONSTRUCTION OF RENOVATED SPACES. SEE SHADED AREA.

1 A1-G EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"



CODE SUMMARY – COMMUNITY COUNSELING CENTER

REFERENCES:	BUILDING CODE:	2003 INTERNATIONAL BUILDING CODE (IBC)
	FIRE/LIFE SAFETY CODE:	NFPA 101, 2000, 2003, 2006
	PLUMBING CODE:	MAINE STATE PLUMBING CODE CODE OF MAINE REGULATIONS (CMR) 10, CHAPTER 238
	MECHANICAL CODE:	2003 INTERNATIONAL MECHANICAL CODE
	ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE, 2005 EDITION
	ACCESSIBILITY CODE:	ADAAG, TITLE III ACCESSIBILITY GUIDELINES
TYPE OF CONSTRUCTION: (IBC TABLE 503)		TYPE 5B
ALLOWABLE SQ. FT. (IBC TABLE 503)		9,000 S.Q FT. + 100% INCREASE FOR SPRINKLER AND 100% FOR ACCESS. 27,000 S.Q FT.
ACTUAL SQ. FT.		31,233 S.Q FT. EXCEPTION 507.3 APPLIES BUILDING SQ. FT. SHALL NOT BE LIMITED
OCCUPANCY CLASSIFICATION: (NFPA 101)		CHAPTER 39 – EXISTING BUSINESS OCCUPANCY
OCCUPANT LOAD: (NFPA 101 TABLE 7.3.1.2)		538 FIRST FLOOR (1 PER 100 GROSS SQ. FT.)
NO OF REQUIRED EXITS: (NFPA 101 7.4.1.2)		NOT LESS THAN 3
COMMON PATH OF TRAVEL (NFPA 101 39.2.5.3)		COMMON PATH OF TRAVEL SHALL NOT EXCEED 75 FT.
DEAD-END CORRIDORS (NFPA 101 39.2.5)		DEAD-END CORRIDORS SHALL NOT EXCEED 50 FT.
TRAVEL DISTANCE (NFPA 101 39.2.6)		TRAVEL DISTANCE SHALL NOT EXCEED 300 FT. WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
CORRIDORS (NFPA 101 39.3.6)		NO SEPARATION REQUIRED. EXCEPTIONS 2 AND 3 APPLY.
FIRE RESISTANCE RATINGS: (IBC TABLE 601)	INTERIOR BEARING WALLS, TRUSSES, COLUMNS, ETC. SUPPORTING MORE THAN 1 FLOOR:	0 HR
	SUPPORTING ONLY ROOF:	0 HR
	STRUCTURAL MEMBERS SUPPORTING WALL:	0 HR NOT LESS THAN RATING OF WALL
	FLOOR CONSTRUCTION INCLUDING BEAMS:	0 HR
	ROOF CONSTRUCTION	0 HR
	EXTERIOR WALLS, LOADBEARING:	0 HR BASED ON TABLE 602 & 1019.1.4
	EXTERIOR WALLS, NONLOADBEARING:	0 HR BASED ON TABLE 602 & 1019.1.4
	FIREWALLS/ PARTY WALLS:	0 HR
	ENCLOSURE OF EXITS (IBC SECTION 1016) (TABLE 1016.1)	0 HR
	STAIR ENCLOSURE (SECTION 1019.1):	1 HR
	EXIT ACCESS CORRIDORS (SECTION 407.3 & 710):	0 HR CONSTRUCT TO LIMIT THE TRANSFER OF SMOKE
	OTHER NONBEARING PARTITIONS:	0 HR

Project North

0 4 8 16
SCALE 3/32"=1'-0"

2 A0-G NEW FIRST FLOOR FIRE PROTECTION PLAN
1/16" = 1'-0"

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LICENSED ARCHITECT
CHARLES J. RIZZO, JR.
STATE OF MAINE

Revision	Date	No

Community Counseling Center
165 Lancaster Street
Portland, Maine

MorrisSwitzer Project Number	29070
Date	07-29-2010
Scale	1/16"=1'-0"

Sheet Title and Number

EXISTING FIRST FLOOR PLAN & FIRE PROTECTION PLAN

A0-2