



Branding / Bank Branch Interior Design:
THE ELEMENT GROUP
125 Brewery Lane
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Portsmouth, NH 03801
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Structural Engineering:
STRUCTURAL INTEGRITY ENGINEERS
77 Oak Street
Portland, ME 04101
T. 207.774.4614

HVAC & plumbing Engineering:
MECHANICAL SYSTEMS ENGINEERS

Royal River Center, Unit 10
10 Forest Falls Drive
Yarmouth, ME 04096
T. 207.846.1441

Electrical Engineering:
SWIFT CURRENT ENGINEERING

Royal River Center, Unit 4B
10 Forest Falls Drive
Yarmouth, ME 04096
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Portland Branch

27 Pearl Street
1st Floor Tenant Space
Portland, Maine

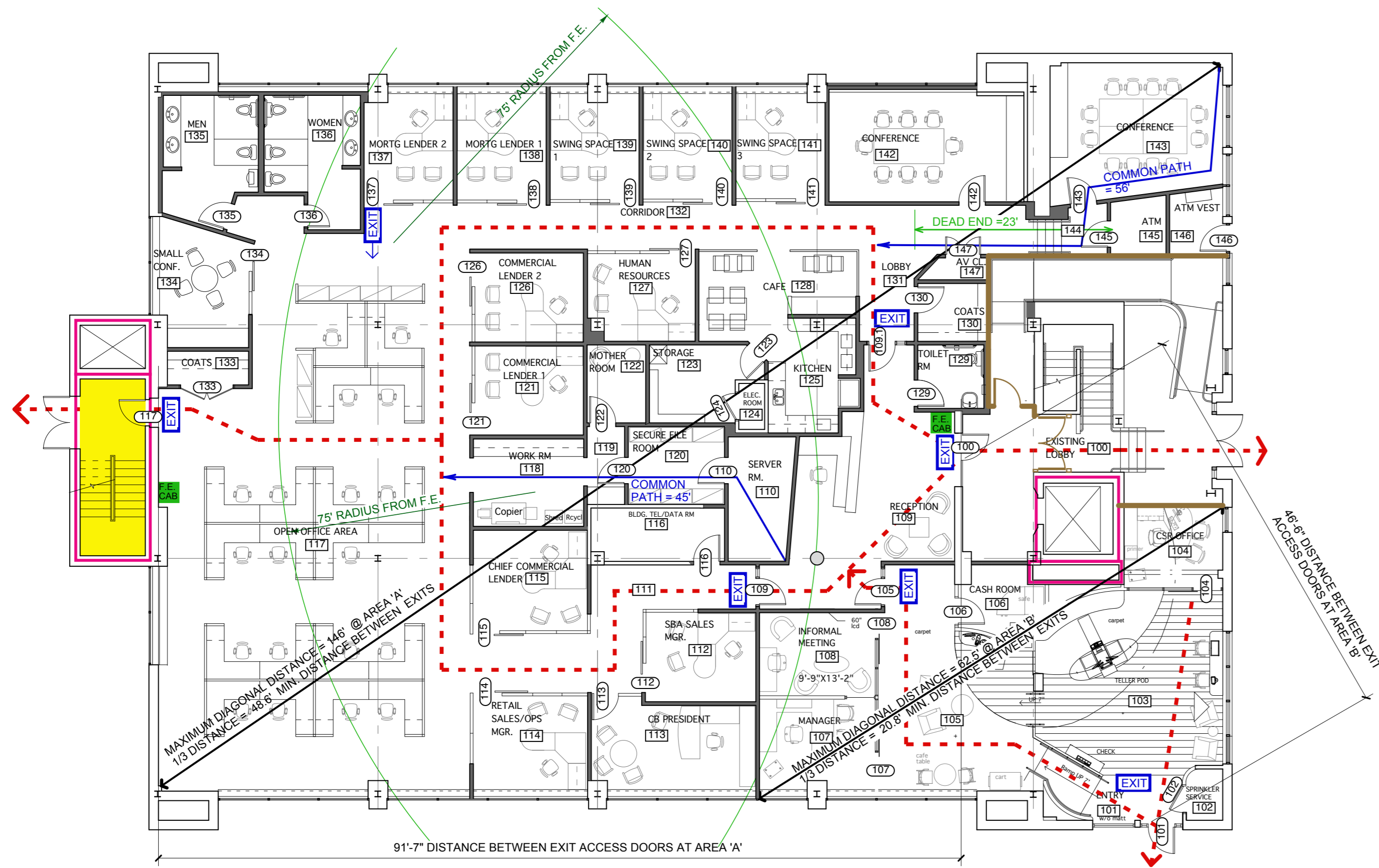
FINAL CONSTRUCTION SET

MARCH 4, 2015

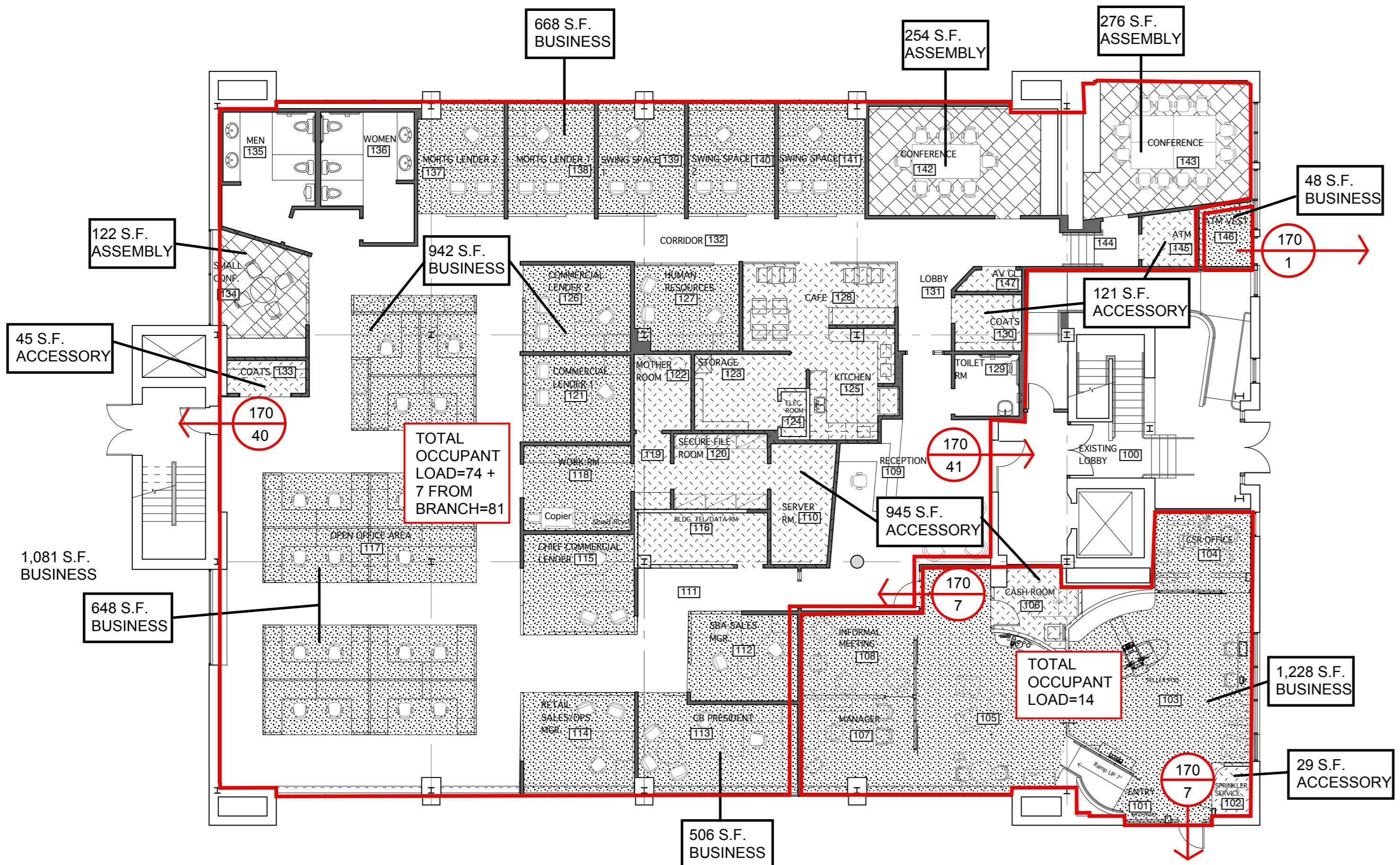
LIFE SAFETY PLAN & OCCUPANCY LOAD PLAN

Scale: As Noted

A0.1

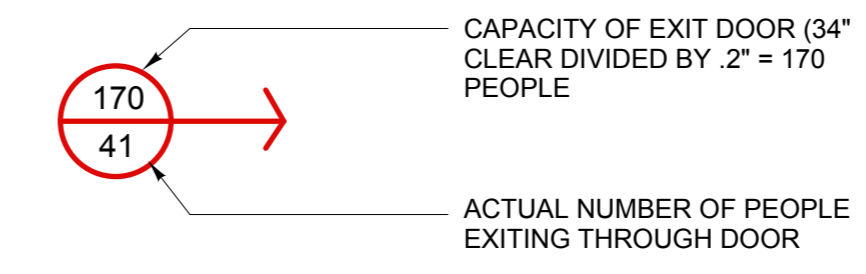


1 LIFE SAFETY PLAN
scale: 3/32" = 1'-0"



2 OCCUPANCY LOAD PLAN
scale: 3/32" = 1'-0"

OCCUPANCY LEGEND		TOTAL SQ. FT.	OCCUPANT LOAD
	100 GSF/PERSON B - OFFICES	4,040	41
	15 GSF/PERSON A1 - ASSEMBLY: CONFERENCE ROOM	652	44
	300 GSF/PERSON ASM - ACCESSORY STORAGE/MECHANICAL	1,140	4
TOTAL:			89



PLUMBING FIXTURE CALCULATIONS BASED ON OCCUPANT LOAD

USE AREA	Occupant Load	By Sex	Water Closets			Urinals		Lavatories								
			Male	Female	Unisex	Male	Male	Female	Unisex							
			Required	Provided	Required	Provided	Required	Provided	Required	Provided						
FIRST FLOOR																
Total Tenant Space	89	M: 45 / F: 45	3	2	4	3	0	1	1	1	2	2	2	2	0	1
Drinking Fountains			One required and provided.													
Mop Receptor:			One provided.													

NOTES:

The proposed layout of toilet rooms provides one less water closet each for Men and Women than is required by the UBC based on calculated occupancy load. However, the layout includes a single fixture unisex toilet room off of the front lobby adding an additional water closet and sink to the count.

The proposed tenant space provides seats for 35 employees. It is not anticipated that there would ever be a situation where an additional 54 guests/clients would also be present in the space thus justifying a lower fixture count than required by the code.

In addition, as shown on the demolition plan, the layout of the former tenant that occupied the space included 3 WCs, 1 urinal and 2 sinks for the men; 2 WCs and 2 sinks for the women, and a unisex toilet room containing 1 WC and 1 sink. These total to 6 WCs, 1 urinal, and 5 sinks which is equal to what is being provided in the new layout. There is no change of use or occupancy load because the former and proposed tenants are both Business Occupancies.