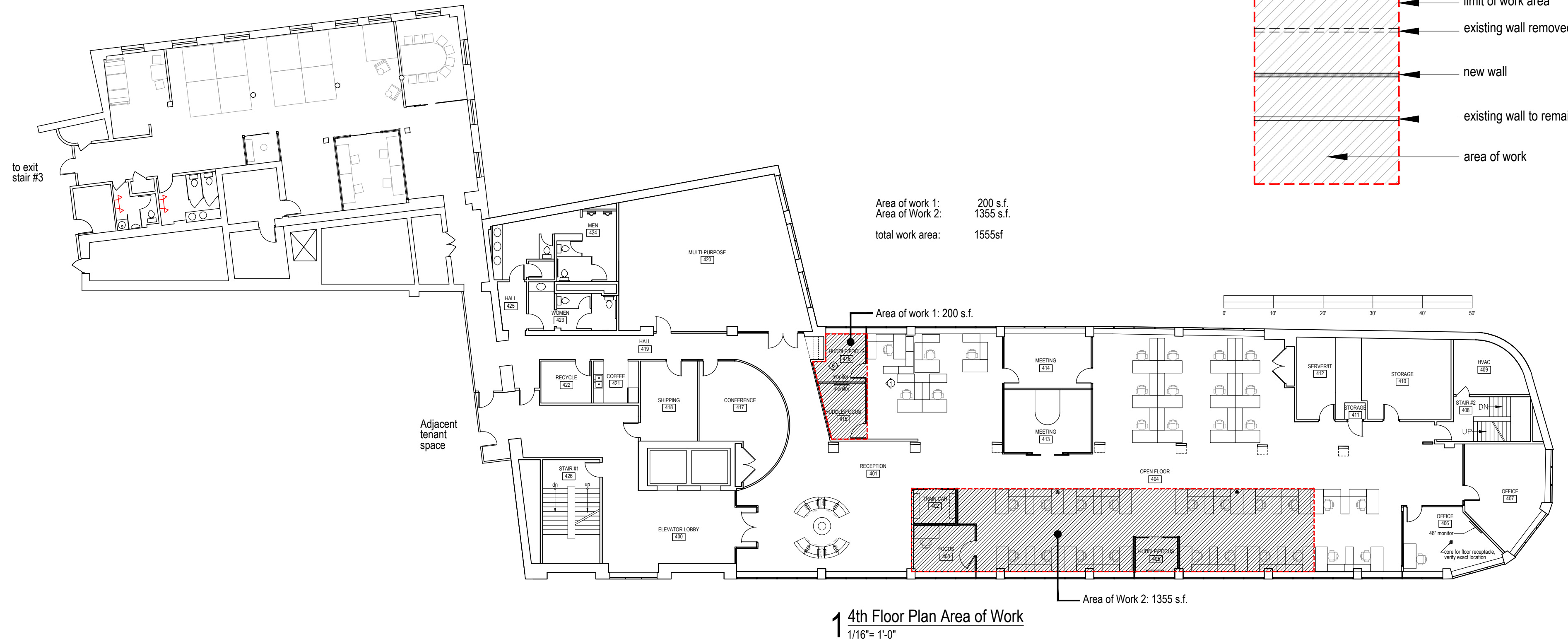


Reference Map

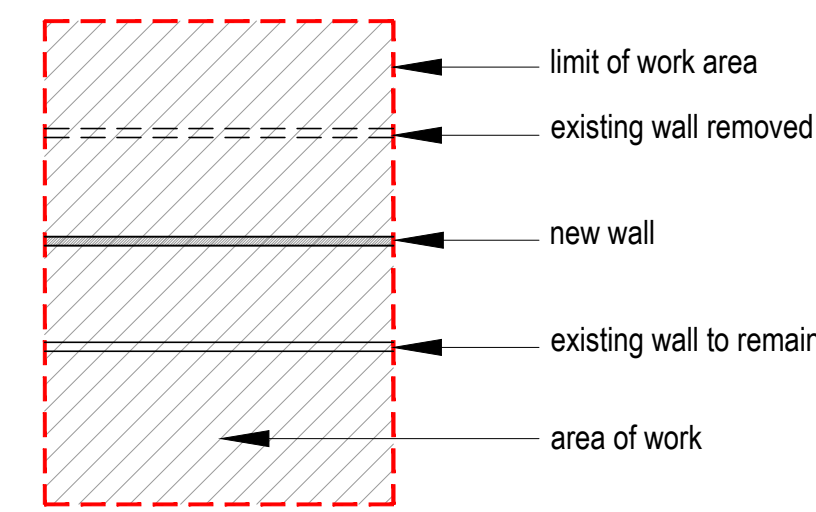


Google Earth Image



4th Floor Plan Area of Work
1/16" = 1'-0"

LEGEND



GENERAL NOTES:

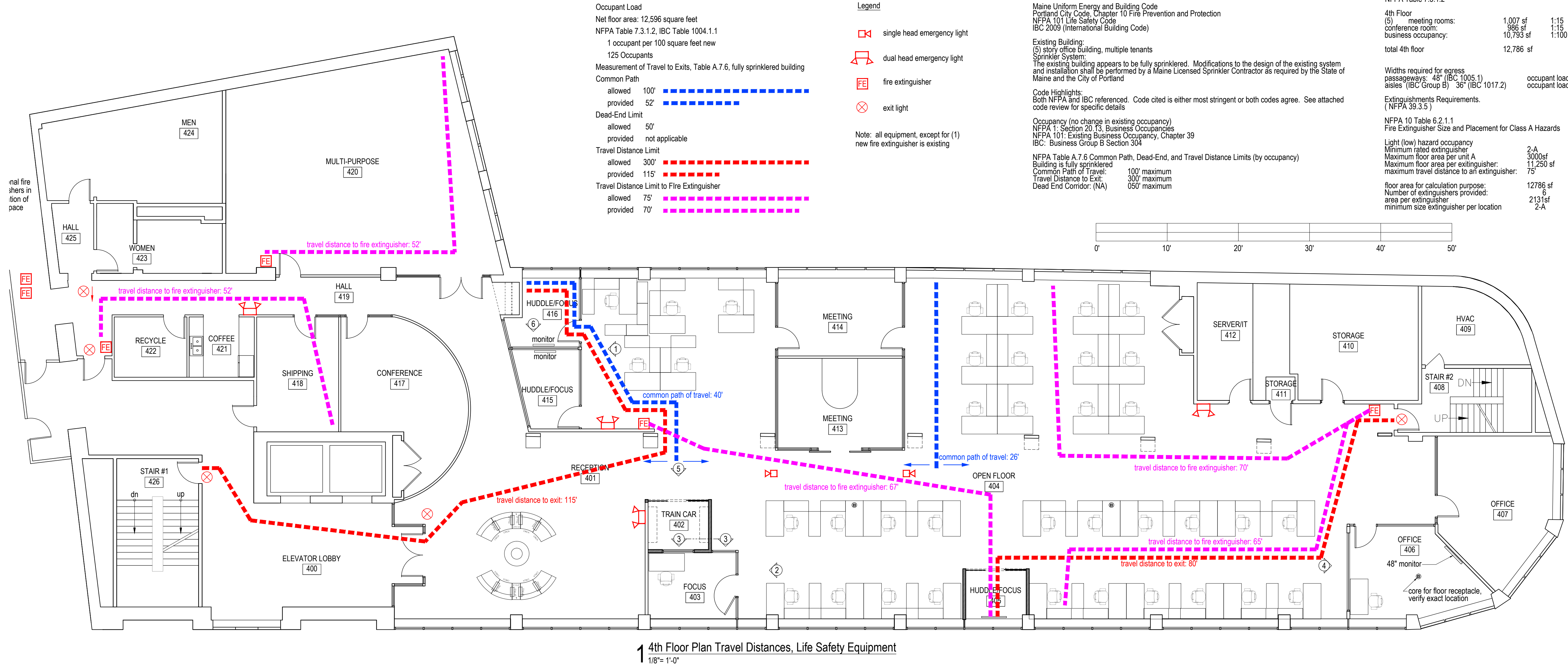
the following items shall be by design/build with separate permits obtained if required:
 HVAC
 Electrical
 Alarm
 Sprinkler
 Plumbing

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 327 ocean house road
 Cape Elizabeth, Maine
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MAY 28, 2015. CLIENT REVIEW
 June 1, 2015. for permit and construction



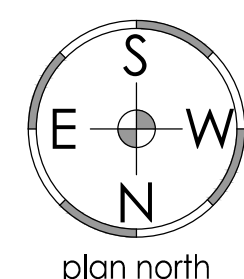
4th Floor Plan Travel Distances, Life Safety Equipment
 1/8" = 1'-0"

Occupant Load
 Net floor area: 12,596 square feet
 NFPA Table 7.3.1.2, IBC Table 1004.1.1
 1 occupant per 100 square feet new
 125 Occupants
Measurement of Travel to Exits, Table A.7.6, fully sprinklered building
Common Path
 allowed 100'
 provided 52'
Dead-End Limit
 allowed 50'
 provided not applicable
Travel Distance Limit
 allowed 300'
 provided 115'
Travel Distance Limit to Fire Extinguisher
 allowed 75'
 provided 70'

Legend
 single head emergency light
 dual head emergency light
 fire extinguisher
 exit light
 Note: all equipment, except for (1) new fire extinguisher is existing

Applicable Building Codes:
 Maine Uniform Energy and Building Code
 Portland City Code, Chapter 10 Fire Prevention and Protection
 NFPA 101 Life Safety Code
 IBC 2009 (International Building Code)
Existing Building:
 (5) story office building, multiple tenants
 Sprinkler System:
 The existing building appears to be fully sprinklered. Modifications to the design of the existing system and installation shall be performed by a Maine Licensed Sprinkler Contractor as required by the State of Maine and the City of Portland
Code Highlights:
 Both NFPA and IBC referenced. Code cited is either most stringent or both codes agree. See attached code review for specific details
Occupancy (no change in existing occupancy)
 NFPA 1, Section 20.13, Business Occupancies
 NFPA 101, Existing Business Occupancy, Chapter 39
 IBC: Business Group B Section 304
NFPA Table A.7.6 Common Path, Dead-End, and Travel Distance Limits (by occupancy)
 Building is fully sprinklered
 Common Path of Travel: 100' maximum
 Travel Distance to Exit: 300' maximum
 Dead End Corridor: (NA) 050' maximum

Occupant load
 NFPA Table 7.3.1.2
 4th Floor
 (5) meeting rooms: 1,007 sf 1:15 64 occupants
 conference room: 986 sf 1:15 65 occupants
 business occupancy: 10,793 sf 1:100 107 occupants
 total 4th floor 12,786 sf 236 occupants
Widths required for egress
 passageways: 48" (IBC 1005.1) occupant load < 220
 aisles (IBC Group B) 36" (IBC 1017.2) occupant load < 180
Extinguishments Requirements.
 (NFPA 39.3.5)
 NFPA 10 Table 6.2.1.1
 Fire Extinguisher Size and Placement for Class A Hazards
 Light (low) hazard occupancy 2-A
 Minimum rated extinguisher 3000sf
 Maximum floor area per unit A 11,250 sf
 Maximum floor area per extinguisher: 75'
 maximum travel distance to an extinguisher:
 floor area for calculation purpose: 12786 sf
 Number of extinguishers provided: 6
 area per extinguisher: 2131sf
 minimum size extinguisher per location 2-A



Kepware Technologies
 3rd floor Tenant Improvements
 400 Congress Street, Portland, Maine 04101
 Contractor/Owner: A&M Partners,
 120 Exchange Street Portland ME
 CBL: 032 G001001, B3 Zoning District

Code, scope

Ref 1
 1 of 5