EXCHANGE STREET

2 FIRST FLOOR PLAN

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

1 BASMENT PLAN

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

FIRE DEPARTMENT SUBMITTAL

A– Fire resistance ratings of means of egress are:
Corridor= 0
Stairs = 1 hour +/–
Exit discharge floor ❶ south stair = 1 hours

B– Travel distance– See 2nd floor plan

C.– Number & location of portable fire extinguishers shall be as shown on plan and as directed by the Portland Fire Dept.

D– Location of emergency lighting is shown on 2nd floor plan

E– Location of exit signs are shown on 1st & 2nd floor plan

G– Location of exit signs are shown on 1st & 2nd floor plan

H– Location of jewelry repair operations shown for Cole & Lovell

GENERAL NOTES

SPRINKLER SYSTEM
1. INSTALL NFPA 13 SPRINKLER SYSTEM ON 2 FLOOR.
2. INSTALL PERMANENT HEAT AND SECURITY TO SPRINKLER CLOSET.
3. INSPECT AND REPAIR AS REQUIRED EXISTING SPRINKLER SYSTEM

ELECTRICAL SYSTEM
1. ELECTRICAL CONTRACTOR TO SURVEY BASEMENT, 1ST & 2ND FL., NOTING AND FIXING ALL VISIBLE ELEC. CODE VIOLATIONS.
2. ALL EXITS SIGNS AND EMERGENCY LIGHTS ARE TO BE PUT IN WORKING ORDER OR REPLACED.

FIRE ALARM SYSTEM
1. FIRE ALARM CONTRACTOR TO SURVEY BASEMENT, 1ST & 2ND FL. REPAIR OR REPLACE ANY EXISTING ALARM COMPONENTS AS REQUIRED. 2ND FLOOR TO HAVE BOTH MANUAL AND SPRINKLER ACTIVATED ALARMS. BASEMENT AND 1ST FLOOR TO HAVE SPRINKLER ACTIVATED ALARM ONLY.
2. 3RD AND 4TH FLOORS TO HAVE SMOKE DETECTORS IN HALL WAY TIED TO ALARM SYSTEM.
3.PLANS OF EXISTING AND PROPOSED WORK SHALL BE REIEWED WITH THE PORTLAND FIRE DEPARTMENT PRIOR TO COMMENCEMENT OF WORK

CODE ANALYSIS

NFPA 101 Analysis–Mixed Use Requirements(Most stringent in box)

Use	Basement floor Storage	1nd floor Mercantile	2rdfloor Business	3rd & 4th(Currently Vacant) Residential
Sprinkler	Req. by 37.3.5.1(3)	Req. by 37.3.5.1(4)	Req. by Mixed use 6.1.14.3.2	Req. by mixed use 6.1.14.3.2 (defacto option 4)
Alarms	Req. by mixed use	Req. by mixed use	Req by mixed use	Req. by T–A.31.1
Alarm type	Per Residential	Per residential	Per residential	Manual and auto initiation w/ annuciator panel(+ smokes)

NFPA Analysis–Mixed Use Misc Items

Use	Basement floor Storage	1st floor Mercantile	2rdfloor Business	3rd & 4th(Currently Vacant) Residential
Min Construc.	no req.	no req	no req.	no req
Exit signs	Req. per 7.10	Req. where exit not apparent	Req per 7.10	Req. Per 7.10
Emer. lite	Req. per 7.9	Req. per 7.9	Req. per 7.9	Req. 7.9
Unprotected vert, opng	Basement to 1st floor Allow per 37.3.1		N/A	N/A
Port. Extinguishers	NR	Req. per 9.7.4.1 w/ training	Req. per 9.7.4.1	N.R.
Corridors	NA	NA	Req. by mixed use	½ hr under option 4
Corridor doors	NA	NA	Resist smoke	Resist smoke under option 4

IBC 2003 Analysis for Unseperated Uses per T–503

Building sprinklered per NFPA analysis
4 stories, 11,700 sq.ft., Construction type 3B

Use	Basement floor Mercantile Stor. Storage	1nd floor Mercantile	2rdfloor Business	3rd & 4th(Currently Vacant) Residential
Allow Stories	4	4	4	4
Allow. Area SF	17500	12500	19000	16000

Fire resistance rating for structure per IBC 2003

Per IBC T–601

Floor, roof, interior walls rating 0 hour

Exterior wall 2 hour

NFPA 101 Misc. Items

Stairs< 3 stories =1 hour 7.1.3.2.1

Protection of Exit discharge ❶ 10 Exchange(South stair) 7.7.2 Requires sprinkler & floor rated same as stair – 1 hour

Accessory uses

IBC Sec 302.2 Accessory use areas. ..."shall not be req. to be seperated provided use area< 10% area of area of story where located...& does not exceed values of T–503 for hgt & area.

Use areas
–Cole 1st fl= 100 sf +/–
–Cole 2nd fl= 100 sf +/–
–Lovell 2nd fl=323 sf

Per T–503 F–1 use (Jewelry repair is allowed without modification in 12000 sf and 2 stories

Natural gas regulations

PHMSA 49.cfr 192– No req. for indoor gas meter protection or ventilation

8/18/20

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/21/14

REGISTERED KENNETH HOPKINS No. 1029 STATE OF MAINE

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Scale 1/8" = 1'-0"

Date 26 January 2009

Issued for Permit - 18 August 2009

BASEMENT AND FIRST FLOOR LIFE SAFETY PLAN

Project:
10 EXCHANGE STREET

10 EXCHANGE STREET
PORTLAND, MAINE

LS01