



KEY PLAN - FLOOR 5
 1 MONUMENT SQ. PORTLAND, ME 04101
 1/8" = 1'-0"

CODE REVIEW:

IBC 2009 EDITION:

10 STORY EXISTING STRUCTURE 150' HIGH +/-, 113,000 GSF +/-, FULLY SPRINKLERED.

OCCUPANCY AND USE CLASSIFICATION: SECTION 304:
 BUSINESS USE GROUP CLASSIFICATION. EXISTING & PROPOSED.

CONSTRUCTION TYPE:
 CHAPTER 5: TYPE 1B CONSTRUCTION TYPE (ASSUMED)
 HEIGHT AND AREA LIMITATIONS OF BUILDING: TABLE 503: 11 STORES/UNLIMITED.
 FLOOR AREA BEING REMODELED; 2,320 SF

FIRE AND SMOKE PROTECTION FEATURES:
 EXISTING RATED WALL AND FLOOR CEILING ASSEMBLIES SHALL NOT BE ALTERED.
 IF DAMAGED THEY SHALL BE REPAIRED TO ACHIEVE REQUIRED RATING.

SPRINKLER AND ALARM SYSTEMS SHALL BE MODIFIED AS REQUIRED ON A DESIGN/BUILD BASIS AND PERMITS OBTAINED BY A LICENSED ALARM AND SPRINKLER CONTRACTOR.

INTERIOR FINISHES: CHAPTER 8
 803.1.1 Interior wall and ceiling finish materials. Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723.

TABLE 803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS
 GROUP B: SPRINKLERED:
 ROOMS AND ENCLOSED SPACES: CLASS C
 Class C: Flame spread index 76-200; smoke-developed index 0-450.

MEANS OF EGRESS: CHAPTER 10
 OCCUPANT LOAD, TABLE 1004
 BUSINESS AREA: 100 SF PER OCCUPANT
 CONFERENCE ROOM: 15 SF PER OCCUPANT
 BUSINESS AREA: 2018 SF = 20
 CONFERENCE ROOM 105: 302 SF = 20
 TOTAL OCCUPANT DESIGN LOAD: 40 OCCUPANTS

TABLE 1015.1
 SPACE WITH ONE EXIT PERMITTED FOR BUSINESS OCCUPANCY WITH MAXIMUM OCCUPANT LOAD OF 49

TRAVEL DISTANCE: (NFPA TABLE A.7.6) SPRINKLERED
 COMMON PATH OF TRAVEL: 100' MAX. LENGTH PROVIDED: 65'
 DEAD END LIMIT: 50' MAX (NO APPLICABLE IN THIS CONFIGURATION)
 TRAVEL DISTANCE LIMIT: 300' MAX. LENGTH PROVIDED: 130'

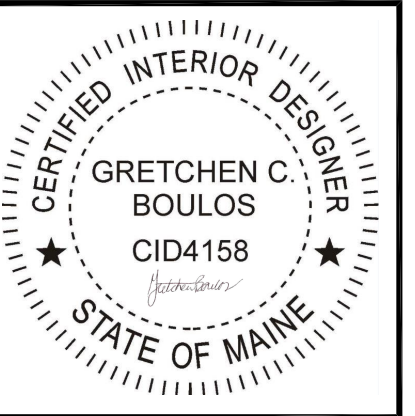
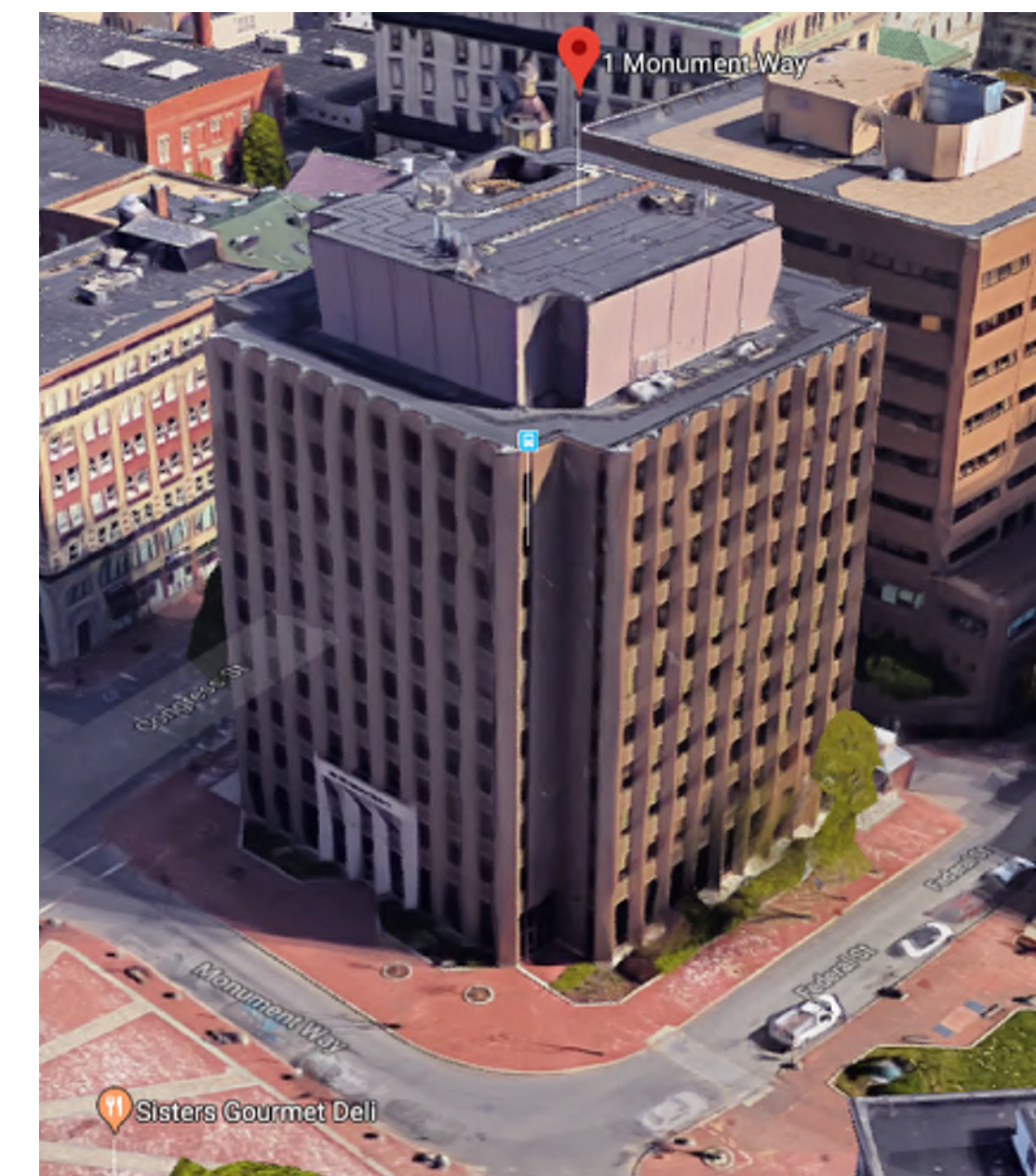
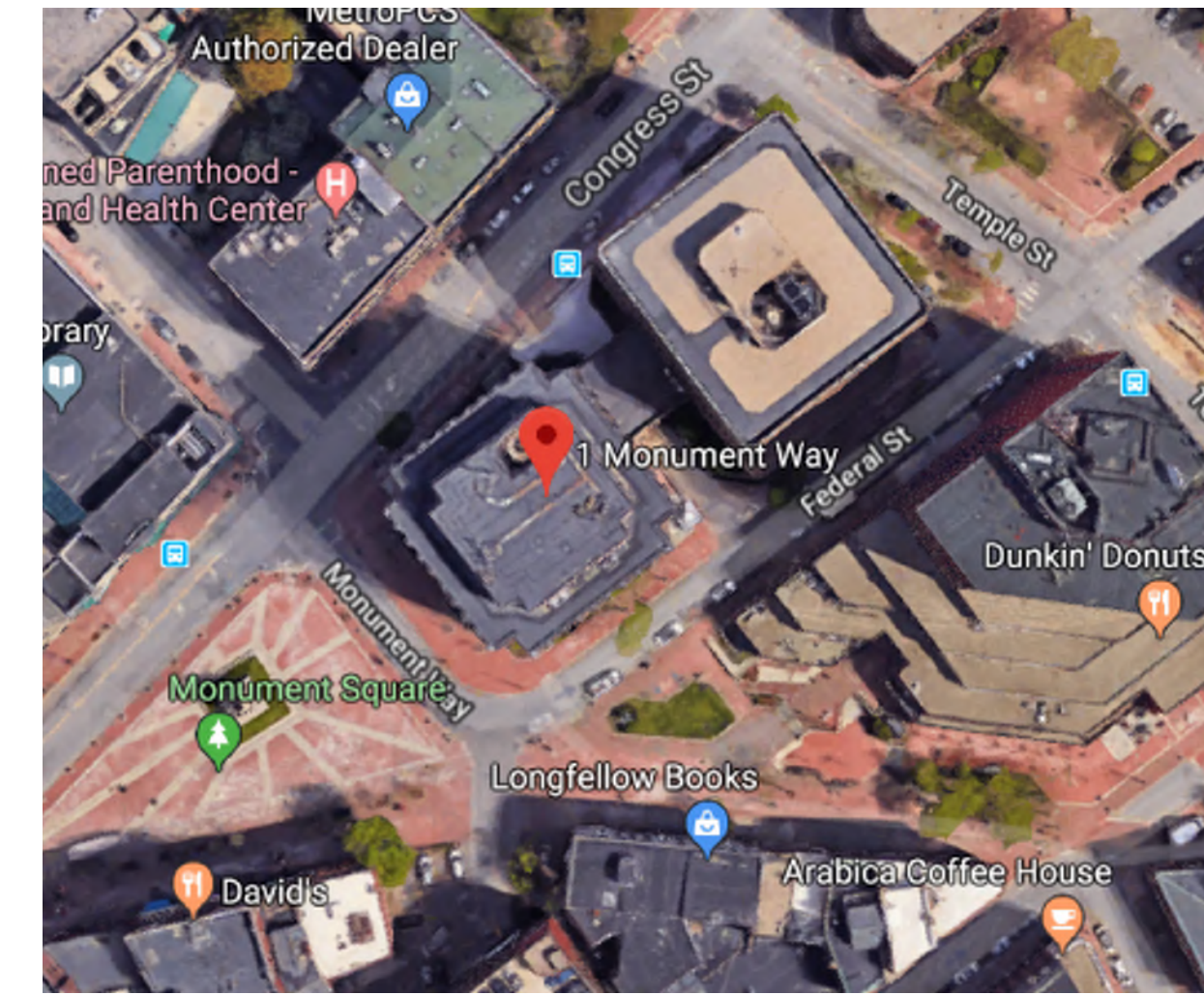
DOORS:
 ALL SWINGING DOORS IN MEANS OF EGRESS SHALL BE 3-0 WIDTH MIN. 6-8 HIGH WITH ADA COMPLIANT LEVER HANDLE OPERATION.

STAIRS:
 (2) EXISTING EGRESS STAIRS. THE PROJECT DOES NOT REQUIRE WORK OR MODIFICATIONS TO THE STAIRS.

EXIT DISCHARGE: UNCHANGED
 ILLUMINATION OF MEANS OF EGRESS: SEE ELECTRICAL DRAWINGS
 EMERGENCY LIGHTING: SEE ELECTRICAL DRAWINGS
 MARKING MEANS OF EGRESS: SEE ELECTRICAL DRAWINGS

NFPA 101 2009 EDITION:

OCCUPANCY: EXISTING BUILDING, CHAPTER 39
 TRAVEL DISTANCE: SAME AS ABOVE



PENOBSCOT FINANCIAL ADVISORS
 1 MONUMENT SQ. FLOOR 5
 PORTLAND, ME 04101

REVISION NO.	DATE

TITLE	COVER SHEET
SCALE	AS NOTED
DATE	01-11-2018
PROJECT NO.	2017.009
DRWN	CHK

DRAWING NO.
A1

PENOBSCOT
 FINANCIAL ADVISORS
PENOBSCOT FINANCIAL ADVISORS
 1 MONUMENT SQ. FLOOR 5
 PORTLAND, ME 04101

Finard Properties
 419 Boylston Street, Suite 300
 Boston, MA 02116
 (617) 892-8687

Reagan & Company
 EARLE REAGAN CONTRACTOR
 106 Merrill Road
 Gray, ME 04039-7503
 (207) 329-3441