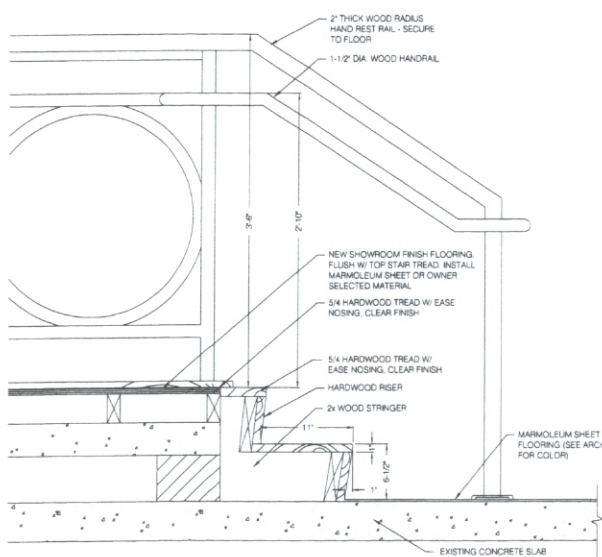
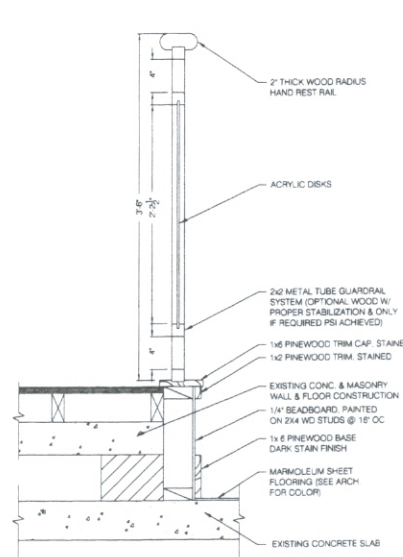


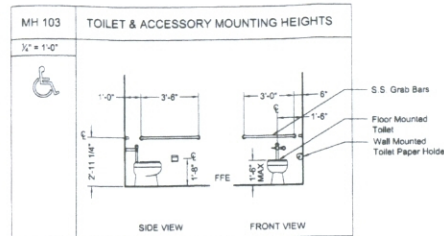
Site Plan  
1/16" = 1'-0"



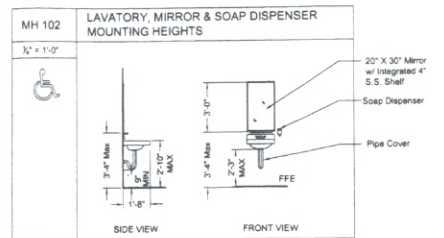
TYPICAL STAIR TREAD & RISER  
1-1/2" = 1'-0"



TYPICAL GUARDRAIL DETAIL & ELEVATION  
1-1/2" = 1'-0" [UPPER SHOWROOM]



ADA MOUNTING HEIGHTS



ADA MOUNTING HEIGHTS

### Life Safety Code Review Skillful Entertainment - Tenet Fitout 137 Preble Street, Portland, Maine

Life Safety Code- NFPA 101, 2003 & IBC 2006  
ADA- Accessibility Guidelines for Buildings and Facilities  
Project Description: Mercantile (Class C) Tenet Fitout including Showrooms, Office and Restrooms.  
Building Construction Type: Protected Type III-Ordinary

Existing Building Gross Square Footage: Ground Floor = 12,900 GSF  
Second Floor = 3,660 GSF  
New Tenet Fitout Gross Square Footage: Ground Floor = 3,520 GSF

The existing building use is Business and Mercantile and fully sprinkled.  
Tenet Fitout to be Mercantile and fully sprinkled.

Occupant Loads per Net Square Feet:  
Space NSF Occupants/MPP\*  
1st Flr - Existing Business/Mercantile 8,342 NSF(100 nsf/person) 83 22  
2nd Flr - Existing Business/Mercantile 1,841 NSF(100 nsf/person) 18 8  
1st Flr - New Mercantile Tenet Fitout 1,504 NSF(30 nsf/person) 50 23  
(Mercantile use for 4' x 8' pool tables, pinball machines, furniture and shuffle board games.  
Displayed merchandise encompasses approximately 732 NSF. Ancillary rooms include office, electrical, restroom and storage totaling 612 NSF.  
\*MPP = Maximum Probable Population

- NFPA 101  
Chapter 4  
Number of Means of Egress - Minimum of 2 provided for all spaces  
Chapter 6  
Occupancy- Mercantile  
6.1.14.1.2 (3) The following accessory occupancies shall not be required to be separated from the primary occupancy: Office, Electrical Closet, Restroom and Storage.  
Chapter 7 (37.2)  
Exit- 2 One-hour enclosure in accordance with Chapter 37 (fully sprinkled)  
Exit doors to have panic hardware and closers.  
Interior finishes to comply in all exit paths.  
Means of egress headroom not less than 90 inches w/ projections not less than 80 inches.  
Stair headroom not less than 80 inches with maximum rise of 6.5", tread min 11" with hand and guardrails.  
On grade level exit complies w/ ADA at existing building  
Emergency lighting to comply and all exits properly labeled.  
Chapter 8  
Existing building fully sprinkled.  
New tenet fitout to be fully sprinkled.  
Fire rated doors to be used at locations specified.  
Chapter 9  
Existing building has a fire alarm detection system, emergency lighting and exits properly labeled.  
Fitout shall have an integrated fire alarm detection system, emergency lighting and exits properly labeled.  
Existing building has smoke alarms.  
Fitout shall have smoke alarms as required by code.  
Chapter 10  
Acoustical tile ceiling system to be installed in areas of fitout with the remainder be the original wood roof decking unless otherwise noted.  
Fire separations to have walls tight to floor and underside of roof deck.  
Wall and floor finishes to comply.  
Chapter 37  
Existing Mercantile Occupancy  
37.1.1.3.2 Existing portions of the structure are not required to be modified in that the new construction has not diminished the fire safety features of the facility.  
1-hour wall separation provided between all adjacent occupancies  
37.1.5.2 Travel distance to exits are no greater than 75 ft. Two exits are accessible in different directions (no common path of travel). There are no vertical openings.  
There are no dead end corridors greater than 50 ft.  
Required halls are no less than 28" clear with 1-hour wall separation construction.  
There is no storage of hazardous materials  
Interior finishes for Class C mercantile comply with code.

Zoning Information  
Zoning District: B7 - Mixed Development District Zone  
Existing Use- City Listing: Multi-Use Industrial - Actual Business/Mercantile  
Tax Map: 034 0094  
Lot area: 22,596 S.F. (0.519 Acres)  
Parking: Currently 18 off-street parking spaces exist including 2 H/C spaces. No new spaces proposed.

ADA Compliance  
Existing wheel chair access from grade at main entrance.  
Max 1:20 grade access from H/C parking space to showroom.  
ADA compliant bathroom on upper showroom level.  
Proper access clearances at all new doors.  
Required strobes and horns to be installed.



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SKILLFUL ENTERTAINMENT  
A UNIQUE PROPERTIES PROJECT  
PORTLAND, MAINE

FOR CONSTRUCTION  
10.2009 PRINT

PHASE:  
PERMIT SET

PROJECT:  
137 PREBLE STREET  
PORTLAND MAINE

TITLE:  
SITE PLAN & DETAILS

SHEET:  
A-01

JOB: AR 2009-05