

EXISTING CONDITIONS GENERAL DEMO NOTES:

1. RETAIN AND RELOCATE LIFE SAFETY DEVICES PER APPLICABLE CODES AND REGULATIONS, INCLUDING HORNS/STROBE AND EMERGENCY LIGHTING.
2. ALL STRUCTURAL INTEGRITY SHALL BE MAINTAINED THROUGHOUT, INCLUDING ANY TEMPORARY SHORING, ETC. AS NEEDED.
3. MAINTAIN WEATHER TIGHT CONDITIONS OF AFFECTED AREAS AS NEEDED.
4. DOORS SCHEDULED FOR REMOVAL TO BE SALVAGED FOR REUSE.
5. ELECTRICAL, MECHANICAL AND PLUMBING NOTED TO BE REMOVED SHALL BE DONE SO TO THE GREATEST EXTENT POSSIBLE WITHOUT CAUSING DISRUPTION TO OTHER SERVICES.
6. MATERIALS NOTED TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY GC UNLESS NOTED OTHERWISE.
7. ALL EXISTING WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.

#	NOTE
1	REMOVE EXISTING PARTITION IN ITS ENTIRETY
2	REMOVE EXISTING PARTITION AS INDICATED
3	REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY
4	REMOVE EXISTING WINDOW AND FRAME IN ITS ENTIRETY
5	REMOVE EXISTING ACT CEILING (TILES, GRID AND SUSPENSION) AND ALL EXISTING LIGHTING, MECHANICAL DIFFUSERS, AND CEILING MOUNTED DEVICES & ACCESSORIES
6	REMOVE EXISTING SOFFIT
7	REMOVE EXISTING FLOORING AND SUBFLOORING IN ITS ENTIRETY
8	REMOVE EXISTING PLUMBING FIXTURE AND PIPING AS REQUIRED TO COORDINATE WITH NEW FIXTURE INSTALLATION

CODE SUMMARY:

PROJECT SUMMARY: ARCADIA
INTERIOR RENOVATION OF EXISTING ARCADE BAR AND EXPANSION TO OCCUPY SPACE PREVIOUSLY USED AS OFFICE SPACE BY SEPARATE TENANT. NEW ARRANGEMENT WILL INCLUDE ONLY ONE TENANT ON FIRST FLOOR OF BUILDING.

EXISTING SPRINKLER SYSTEM THROUGHOUT BUILDING IN COMPLIANCE WITH NFPA 13 R.

IBC 2009 CODE REVIEW SUMMARY

CONSTRUCTION TYPE: III-B

USE & OCCUPANCY CLASSIFICATION (304.1)
ASSEMBLY GROUP A

OCCUPANCY LOAD (table 1004.1)
ASSEMBLY CONCENTRATED 7 SF/PERSON GROSS
ASSEMBLY UNCONCENTRATED 15 SF/PERSON GROSS

EXIT TRAVEL DISTANCE (1016.1)
300' WITH SPRINKLER SYSTEM

NUMBER OF EXITS (1021.1)
OCCUPANT LOAD 1-500 PER STORY; 2 INDEPENDENT EXITS

NFPA 101 CODE REVIEW SUMMARY

CONSTRUCTION TYPE (NFPA 220)
TYPE III 200

OCCUPANCY CLASSIFICATION (NFPA 101 6.1.2)
ASSEMBLY

SPRINKLER SYSTEM
FULLY SPRINKLED, SUPERVISED

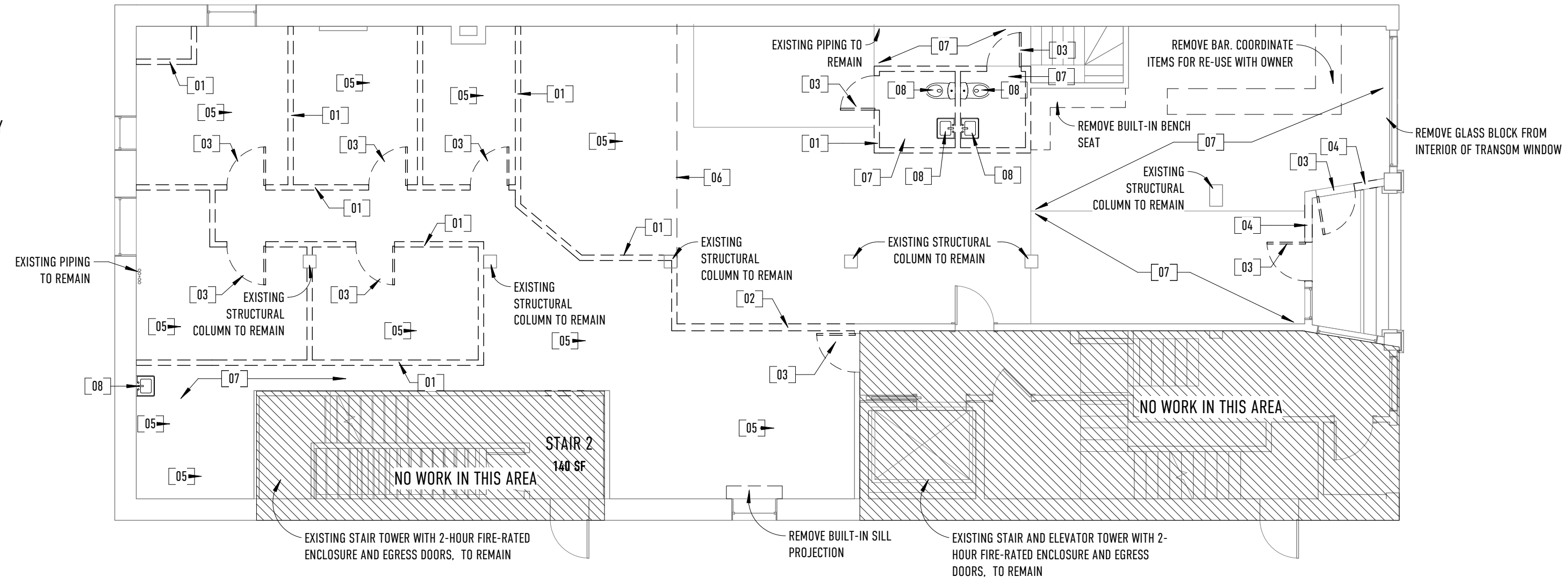
OCCUPANT LOAD FACTORS (7.3.1.2)
ASSEMBLY CONCENTRATED 7 SF/PERSON
ASSEMBLY LESS CONCENTRATED 15 SF/PERSON

NUMBER OF MEANS OF EGRESS (7.4)
2

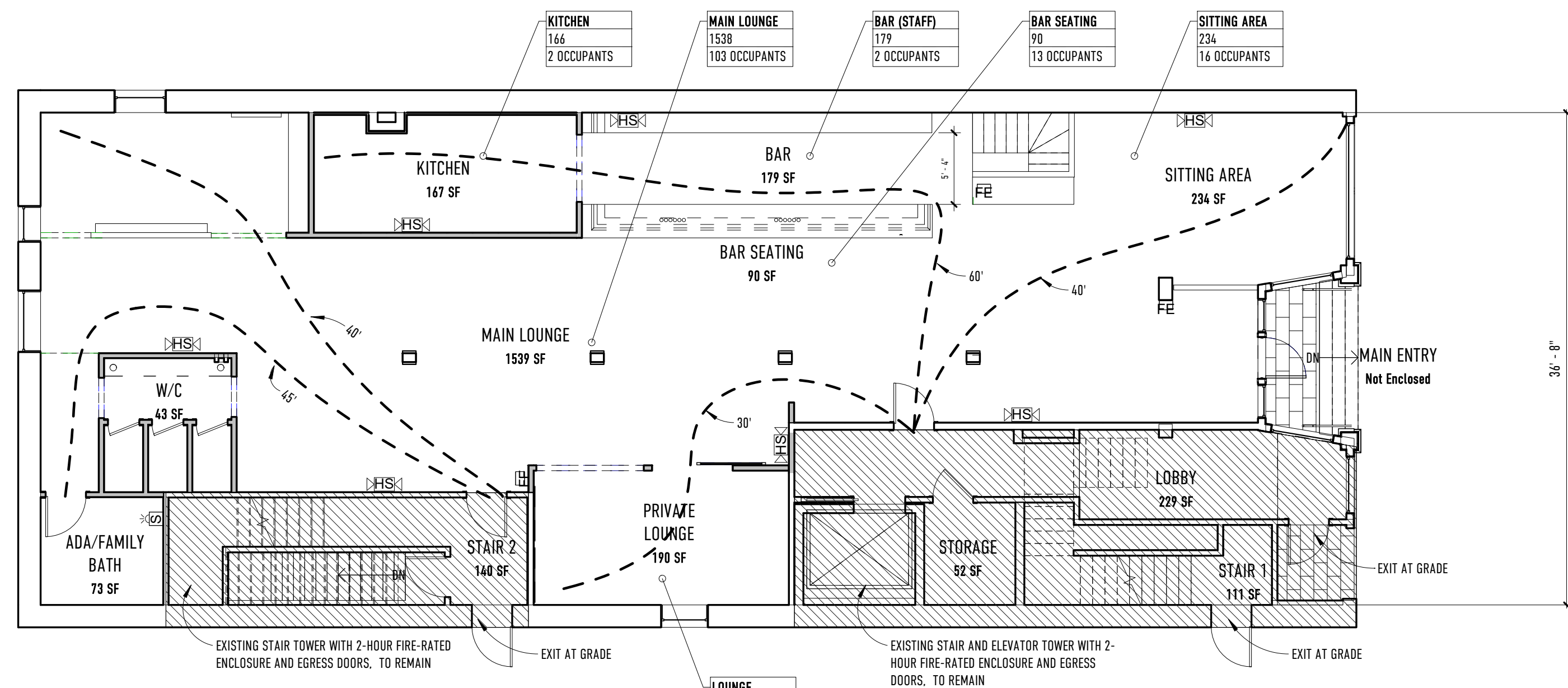
COMMON PATH OF TRAVEL (12.2.5.1.2)
20'

TRAVEL DISTANCE (12.2.6)
250' WITH SPRINKLER SYSTEM

EGRESS DOOR CAPACITY FACTOR
0.2



1 FIRST FLOOR - DEMOLITION PLAN
1/8" = 1'-0"



2 LIFE SAFETY PLAN
1/8" = 1'-0"

ARCADIA OCCUPANCY:

MAIN LOUNGE	103
BAR SEATING	13
SITTING AREA	16
PRIVATE LOUNGE	13
KITCHEN	2
BAR (STAFF)	2
EXISTING BASEMENT TO REMAIN	13
TOTAL OCCUPANCY:	162 PEOPLE

REVISIONS:

A001 DEMO PLAN + LIFE SAFETY

ARCADIA
24 PREBLE ST | PORTLAND, MAINE 04101

DATE OF ISSUE: 12/1/2017

ISSUED FOR: PERMIT AMENDMENT

SCALE: As indicated

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