PLAN NOTES:

- SEE SHEET D1.1 FOR DEMO WORK
- SEE SHEET A1.1 FOR NEW WORK

TOTAL SQ. FT. OFFICE (OVERALL) :	11,983±
TOTAL SQ. FT. (ALTERATION) :	2,600±
TOTAL SQ. FT.(OFFICE) :	1809±
TOTAL SQ. FT.(STORAGE) :	518±

TOTAL OCC. LOAD (ORIGINAL): 26 OCCUPANTS
TOTAL OCC. LOAD (ALTERATION): 21 OCCUPANTS

- EMERGENCY LIGHT
- HORN/STROBE

1 - - LIFE SAFETY PLAN

0 4'-0" SCALE: 1/4" = 1'-0"

SUMMARY

This project consists of a level 2 alteration of a portion of the existing space. The remodeled space will be used for offices and associated incidental uses, thus it is classified as a Business occupancy.

There is no existing sprinkler system throughout the space.

There is an existing fire alarm system throughout building.

Code Review - NFPA 101 (Life Safety) 2009

Chapter 6 - Classification of Occupancy

Section 6.1.11.1 - This building is classified as "Business" (A.6.1.11.1(7)).

Code Review - IEBC 2009

Chapter 4 - Classification of Work

Section 404.1 - This is classified as alterations level 2.

Chapter 7 - Alterations level 2

Section 705.3.1.1 - One exit is only required from space. There are 2 total egress exits.

Section 710.1 - Occupant load is less than the 20% increase, thus no plumbing alterations to plumbing are req'd

Code Review - IBC 2009

Chapter 3 - Use and Occupancy Classification

Section 304.1 - This building is classified as Business group (B).

Plumbing Fixture Requirements

Total Occupant Load - 120 people

Unisex Restrooms - Located on the Second Level, and per UPC Section 413.3(2), each unisex restroom covers 10 occupants each.

1 unisex restrooms = 10 occupants

120 people - 10 people = 110 people (55 Men and 55 Women)

Men - Toilets: 1 per 100 occupants = 1 toilets required

Urinals: 1 per 100 occupants = 1 urinals required

Lavatories: 1 per 200 occupants = 1 lavatories required

Women - Toilets: 4 per 100 occupants = 4 toilets required

Lavatories: 1 per 200 occupants = 1 lavatories required

Restroom total - 8 toilets, 1 urinal, 8 lavatories

Section 412.2.1 - Multi-story buildings accessibility to required fixtures shall not exceed one vertical story.

PORT ▪ CITY ARCHITECTURE

65 NEWBURY STREET
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207.761.9000

REGISTERED ARCHITECT
ANDREW C. HYLAND #2037
STATE OF MAINE

PERMIT SET
-NOT FOR CONSTRUCTION-

Biodiversity Portland, Maine

#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-

Date Issued	10-7-2016
Project Number	16114
Drawing Scale	AS NOTED

CODE REVIEW

Drawn By: CR

Checked By: ACH

T2.1

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