

Alternate: Provide "Reflected Beam Type" smoke detection in warehouse area (operation of fork lifts) in lieu of existing/new ceiling smoke detectors in accordance with NFPA 72. Confirm layout with local authority having jurisdiction prior to installation.

Note: Provide emergency lighting to meet requirements of General Notes 4 & 5 below, typ.

Provide ceiling smoke detectors (or beam type) to cover this entire warehouse area when occupied in accordance with NFPA 72 and local authorities.

TO REMAIN VACANT or Same Tenant future warehouse space use only 11 Occupants

Formerly Auditorium

Existing Exposed Ceiling Structure

(E)Metal Building Structure

(E)Fire Dept. Connection Horn & Bell (VIF)

(E)SPRINKLER ROOM

(E)STAIRS

(E)Pair non-rated S.C. Wood Doors w/Spring Hinges. 90 Min. Label Frames

(E)Two Pair 90 Min. Label S.C. Wood Doors w/Closer and Crossbar Panic Exit Hardware. 3 HR Label Frames

Existing Exposed Ceiling Structure

Formerly Assembly, Lobby

(E)@Ceiling

(E)@Ceiling

(E)@Ceiling

(E)@Ceiling

(E)@Ceiling

(E)@Ceiling

(E)@Ceiling

(E)@Ceiling

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(E)@Ceiling

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS									
CLO.	CLOSER	KL	KEY LOCK	S.C.	SOLID CORE	MTL.	METAL	S.H.	SPRING HINGE
DSI	DOOR SILENCERS	MTL.	METAL	S.H.	SPRING HINGE	UC	UNDERCUT	WD	WOOD (SOLID)
D.S.	DOOR SWEEP	P	DOOR PULL	WG	WIRE GLASS	WS	WEATHERSTRIPPING	VIF	VERIFY IN FIELD
DST	DOOR STOP	PS	PASSAGE SET	WG	WIRE GLASS	WS	WEATHERSTRIPPING	VIF	VERIFY IN FIELD
FR	FIRE RATED	P.H.	FIRE EXIT PANIC HARDWARE (NOTE 2)	WG	WIRE GLASS	WS	WEATHERSTRIPPING	VIF	VERIFY IN FIELD
HA	HANDICAP ACCESSIBLE	P.P.	PUSH PLATE	WS	WEATHERSTRIPPING	VIF	VERIFY IN FIELD		
HM	HOLLOW METAL	PVS	PRIVACY SET						
K	KICKPLATE (PUSH SIDE)	S.	STEEL						

DOORS						FRAME TYPES				REMARKS
MARK	TYPE	SIZE	F.R.	MAT.	REMARKS	MAT.	F.R.			
D1	EXISTING	3'-0" x 7'-0"	1 1/2 HR	S.C. WOOD	FR, HA, CLO, P.H.	METAL	1 1/2 HR		MINIMUM 1 HOUR FIRE RATED DOOR AND FRAME REQUIRED	
D2	EXISTING	3'-0" x 7'-0"	20 MINUTE	S.C. WOOD	FR, HA	STEEL	LABEL PAINTED			
D3	NEW	3'-0" x 7'-0"	1 HR	S.C. WOOD	FR, HA, CLO P.H.	STEEL	1 HR		REMOVE EXISTING S.C. WOOD DOOR-NOT LABELED FIRE RATED EXISTING METAL FRAME (CONFIRM OR INSTALL MIN 60 MIN. LABEL)	
D4	EXISTING DUTCH	3'-0" x 7'-0"	NON-RATED	S.C. WOOD	HA	STEEL				

DOOR NOTES

- ALL EXISTING AND NEW DOORS EQUIPPED WITH LEVER TYPE HANDLES (UON) AND SHALL BE ADA COMPLIANT. OPERABLE PARTS SHALL BE 34" MIN. TO 48" MAX. ABOVE FINISHED FLOOR AND OPERATE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2N) MAXIMUM.
 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS, MINIMUM
- FIRE EXIT PANIC HARDWARE SHALL CONSIST OF LISTED FIRE LABEL WITH LATCHING MECHANISM ON LABELED FIRE RATED DOORS. REQUIRED FIRE EXIT HARDWARE SHALL NOT BE EQUIPPED WITH ANY LOCKING DEVICE, SET SCREW, OR OTHER ARRANGEMENT THAT PREVENTS THE RELEASE OF THE LATCH WHEN PRESSURE IS APPLIED TO THE RELEASING DEVICE.
- G.C. SHALL VERIFY EXISTING EGRESS DOORS AND FRAMES AND VERIFY SIZES, THRESHOLD HEIGHT, ACCEPTABLE WORKING ORDER AND HARDWARE AS INDICATED IN THIS SCHEDULE (NOTIFY ARCHITECT/ENGINEER OF ANY DEFICIENCIES, UPGRADES NEEDED)
- NO DOOR IN ANY MEANS OF EGRESS SHALL BE LOCKED AGAINST EGRESS WHEN BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
- ALL FIRE RATED NEW AND EXISTING DOORS AND FRAMES SHALL BEAR THE U.L. LISTED LABEL. EXISTING LABELS "PAINTED". CONTRACTOR SHALL REMOVE PAINT FOR LEGIBLE READING OF LABEL, TYP.

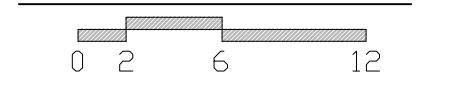
WALL TYPE

Existing separation wall shall be minimum 1 hour fire resistance rated construction extending from existing concrete floor to underside of roof deck or rated ceiling construction. All penetrations shall be sealed with 1HR rated fire safe material, sleeved or both to achieve fire rating as required by codes. Visual observation of existing walls appear to be continuous and sealed on both sides. Contractor shall confirm fire rating continuity in all rooms, typical.

(E)Conc Stairs & Landing with Pipe handrails, typ.

Contractor Confirm existing Knox Box location and appropriate entry key. Coord. with City F.D.

PARTIAL FLOOR PLAN



General Notes

- Existing Building is equipped with an Automatic Sprinkler System (visual observation) Contractor Confirm operation, supervisory requirement and Fire Department notification system with Authority having jurisdiction.
- All dimensions shall be verified in field.
- All existing and new fire alarm devices shall be interconnected and fully operational. Contractor test Sprinkler System and Fire Alarm & confirm compliance.
- Emergency lighting shall be provided for not less than 1 1/2 hour in the event of power failure. Emergency lighting facilities shall be so arranged to provide initial illumination that is not less than an average of 1 Ft candle (10.8 Lux) and at any point not less than 0.1 Ft candle (1.1 Lux) measured along the path of egress at floor level. Contractor shall space accordingly based on emergency light fixture selected to achieve minimum illumination as described herein. Consult Engineer for Photometric Design and equipment selection for compliant layout (especially in warehouse areas).
- Emergency power system for lighting shall be at least Type 10, Class 1.5, Level 1 in accordance with NFPA 110. Unit equipment and battery system for emergency luminaires shall be listed to UL 924. Emergency lighting shall be either continuously in operation or shall be capable of repeated automatic operation without manual intervention.
- Life Safety alarm & emergency lighting devices shown on this plan are existing(E) unless indicated "NEW". (visual field observation) [Verify or install NEW in Field]

CODE NOTES

Proposed Tenant "Maine Lobster Now" consists of Storage, Packaging and Shipping of Lobsters with accessory Business Offices.

APPLICABLE CODES: 2009 NFPA101, 2009 IBC, MUBEC 2009

ZONE - B4 Commercial Corridor Zone

CONSTRUCTION TYPE - 2B (Visual Inspection) Existing Metal Building. EXISTING AUTOMATIC SPRINKLER SYSTEM. CONFIRM "SUPERVISED" STATUS & FIRE DEPT. NOTIFICATION SYSTEM.

OCCUPANCY USE - NFPA - MIXED; STORAGE (Ordinary Hazard Contents)/BUSINESS IBC - MIXED; STORAGE S-2/BUSINESS (accessory incidental)

OCCUPANCY LOADS:
 NFPA101: STORAGE - N/A (Table 7.3.1.2)
 IBC: WAREHOUSES - 500 SF/PERSON (Table 1004.1.1)
 BUSINESS - 100 SF/PERSON

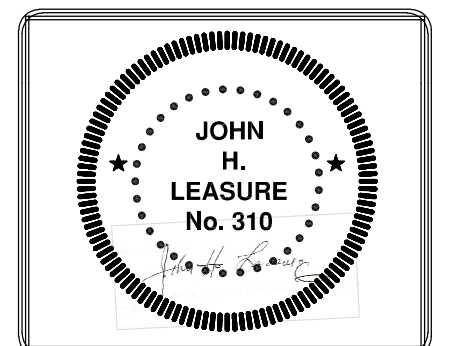
SEPARATION OF OCCUPANCY:
 NFPA101 - Table 6.1.14.4.(b) Storage to Business; 2 HR
 Table 6.1.14.4.3 allows 1 HR with Approved Automatic Supervised Sprinkler System

IBC - Table 508.4 Storage S-2 to Business; 1 HR with Approved Automatic Supervised Sprinkler System

TRAVEL DISTANCE:
 MAXIMUM (Code) Ordinary Hazard-400 Feet with Sprinkler System
 EXISTING - 80 Feet

COMMON PATH - (Code) 100 Feet with Sprinkler System
 COMMON PATH - (Existing) 40 Feet

MAINE LOBSTER NOW-INTERIOR FIT UP
 58 CITY LINE DRIVE
 PORTLAND, MAINE
 FLOOR PLAN, SCHEDULE AND NOTES



REV.	DATE	STATUS
0	11-22-17	SUBMITTED FOR PERMITS

