Date: 03/06/18

LIFE SAFETY PLAN

1/8" = 1'-0"

B1

BUILDING DESIGN CODES:

AMERICAN WITH DISABILITIES ACT (ADA)
UFAS - ACCESSIBILITY STANDARDS
2009 NFPA 101 LIFE SAFETY CODE
2009 IBC
2009 MAINE STATE PLUMBING CODE
2007 NEC

ACTUAL BUILDING AREA:

1st FLOOR AREA	7,695 SF
TOTAL BUILDING AREA	7,695 SF

ALLOWABLE BUILDING AREA:

GROUP "B"	9,000 SF/FLR
TOTAL ALLOW. AREA	9,000 SF/FLR

OCCUPANCY CLASSIFICATIONS:

IBC - BUSINESS "GROUP B"
NFPA - EXISTING BUSINESS (CHAPTER 39)

CONSTRUCTION CLASSIFICATION:

IBC - TYPE 5B (COMBUSTIBLE/UNPROTECTED)
NFPA - TYPE IV (000)

NUMBER OF STORIES/BLDG HT.

ACTUAL - 1 STORIES & 14 FEET
ALLOWABLE - 2 STORIES & 40 FEET

OCCPANT LOAD (Based on usable Area - 6,798 sf)

BUSINESS	5,939 SF	1/100 SF	60 PERSONS
UTILITY RMS	86 SF	1/300 SF	01 PERSONS
CONF. ROOMS	773 SF	1/15 SF	52 PERSONS
TOTAL CALC. OCCUPANCY			113 PERSONS
TOTAL ACTUAL OCCUPANCY			62 PERSONS

(Refer to drawing A10.2 for support information)

FIRE SUPPRESSION:

NO SPRINKLERS

1 INTENDED USE LAYOUT TO ILLUSTRATE OCCUPANCY

SEPARATION REQUIREMENTS

N.A.

MEANS OF EGRESS REQUIREMENTS: (2009 IBC)

NO. OF MEANS OF EGRESS	2
MAX. TRAVEL DISTANCES	200 FT.
MAX. DEAD END CORRIDOR	20 FT.
MAX. COMMON PATH OF TRAVEL	75 FT.
MIN. CORRIDOR/STAIR WIDTH	44 INCHES

FIRE RESISTANCE ASSEMBLY RATINGS: (2009 IBC)

ELEVATOR SHAFTS	1 HOUR
STAIR SHAFTS	1 HOUR
EXIT ACCESS CORRIDORS	1 HOUR
FIRE BARRIERS	2 HOUR
FIRE WALLS	3 HOUR

FIRE ALARM & DETECTION SYSTEMS

NOT REQUIRED - BUT PROVIDED

ILLUMINATION OF MEAN OF EGRESS

REQUIRED PER NFPA

EMERGENCY LIGHTING

REQUIRED PER NFPA

EXIT SIGNS

REQUIRED PER NFPA

PORTABLE FIRE EXTINGUISHERS

REQUIRED PER NFPA

EXIT PLACEMENT (IBC & NFPA)

EXIT SEPARATION - 1/2 THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

CODE INFORMATION

NTS

A3

FIRE EXTINGUISHER	HEAT DETECTOR
EMERGENCY LED EXIT SIGN	SMOKE DETECTIOR
COMBO EMEG. LIGHT & EXIT SIGN	DUCT SMOKE DETECTOR
EMERG. LIGHT W/ BATTERY PACK	PATH OF EGRESS
EMERG. LIGHT REMOTE FIXTURE	1 HOUR FIRE RATED BARRIER
FIRE ALARM PULL STATION	TACTILE EXIT SIGN LOCATION
FIRE ALARM KNOX BOX	CLEAR WIDTH
FIRE ALARM HORN & STROBE	MAXIMUM EXIT CAPACITY
FIRE ALARM STROBE	ACTUAL EXIT CAPACITY

SYMBOL LEGEND

NTS

A2

1 MAINE STATE PLUMBING CODE (2015 UPC)

62 OCCUPANTS (Based on Actual Use Occupancy) - 31 MALE / 31 FEMALE

FIXTURES	WATER CLOSETS	URINALS	LAVATORIES
MEN	1 (1:50)	1 (1:100)	1 (1:75)
WOMEN	3 (31:50)		1 (1:50)

DRINKING FOUNTAINS: (1:150) - 1

PLUMGING FIXTURE COUNT

NTS

A1

ROBERT J. FOSTER ARCHITECT
36 Groveside Road, Portland, Maine 04102
(207) 761-3822

REGISTERED ARCHITECT ROBERT J. FOSTER #1734 STATE OF MAINE

Project Title

CROSS INSURANCE RENOVATIONS

2367 CONGRESS STREET
PORTLAND, MAINE

GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC ELECTRICAL REQUIREMENTS FOR FIRE ALARM, EMERGENCY LIGHTS & SMOKE/HEAT DETECTION.
2. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE EXTINGUISHER TYPES.

Mark	Date	Description
1	02 - 20 - 18	REVISIONS
	01 - 29 - 18	CONSTRUCTION DRAWINGS

Issue Dates

0 5 10 15 20
Graphic Scale (feet)

Drawing Title

LIFE SAFETY PLAN

Drawing Number

A00.2