

Floor Plan
Scale: 1/8" = 1'-0"

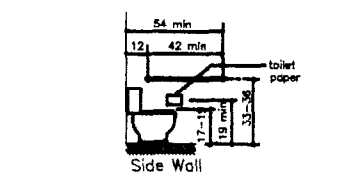
NOTE: Alarm system to be tied to sprinkler system with flow switch.
ALARM REQUIREMENTS

- 4.28 Alarms.
- 4.28.1 General. Alarm systems required to be accessible by 4.1 shall comply with 4.28. At a minimum, visual signal appliances shall be provided in buildings and facilities in each of the following areas: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.
- 4.28.2 Audible Alarms. Audible emergency alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dbA or exceeds any maximum sound level with a duration of 60 seconds by 5 dbA, whichever is louder. Sound levels for alarm signals shall not exceed 120 dbA.
- 4.28.3 Visual Alarms. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall be provided. Visual alarm signals shall have the following minimum photometric and location features:
- (1) The lamp shall be a xenon strobe type or equivalent.
 - (2) The color shall be clear or nominal white (i.e., unfiltered or clear filtered white light).
 - (3) The maximum pulse duration shall be two tenths of one second (0.2 sec) with a maximum duty cycle of 40 percent. The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.
 - (4) The intensity shall be a minimum of 75 candela.
 - (5) The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz.
 - (6) The appliance shall be placed 80 in (2030 mm) above the highest floor level within the space or 6 in (152 mm) below the ceiling, whichever is lower.
 - (7) In general, no place in any room or space required to have a visual signal appliance shall be more than 50 ft (15 m) from the signal (in the horizontal plane). In large rooms and spaces exceeding 100 ft (30 m) across, without obstructions 6 ft (2 m) above the finish floor, such as auditoriums, devices may be placed around the perimeter, spaced a maximum 100 ft (30 m) apart, in lieu of suspending appliances from the ceiling.
 - (8) No place in common corridors or hallways in which visual alarm signalling appliances are required shall be more than 50 ft (15 m) from the signal.

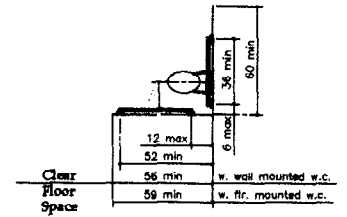
Fig. 29(a) Back Wall
Grab Bars at Water Closets

4.16 Water Closets.
4.16.3 Height. The height of water closets shall be 17 1/2 to 19 in (440 to 480 mm), measured to the top of the toilet seat (see Fig. 29(b)). Seats shall not be sprung to return to a lift position.
4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 4.26 and Fig. 29. The grab bar behind the water closet shall be 36 in (915 mm) minimum.

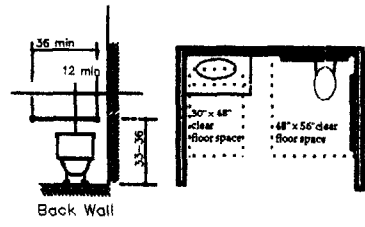
P40 35646 Federal Register/
Vol. 56, No. 144/
Friday, July 26 1991/
Rules and Regulations



Grab Bars and Water Closets

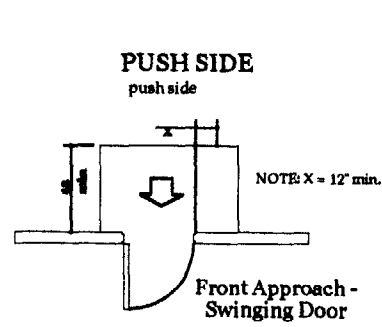


Standard Grab Bars and Minimum Clear Floor Space

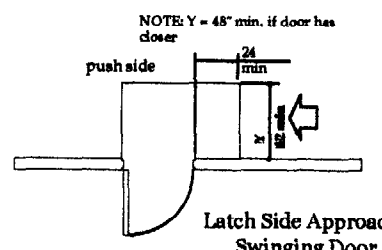


Grab Bars and Water Closets

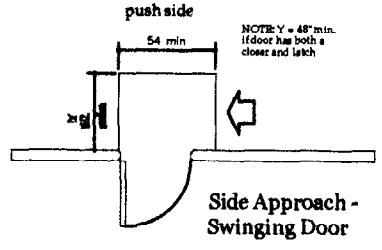
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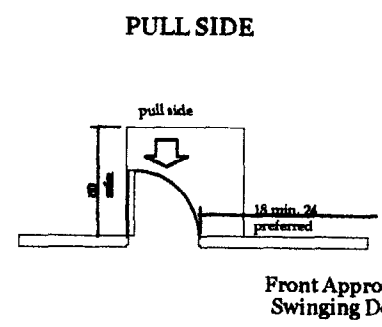
Front Approach-Swinging Door



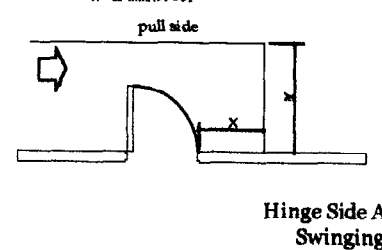
Latch Side Approach-Swinging Door



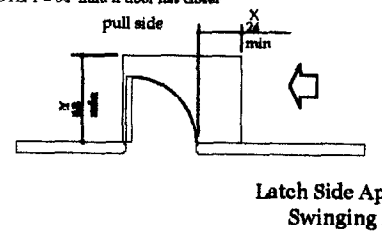
Side Approach-Swinging Door



Front Approach-Swinging Door



Hinge Side Approach-Swinging Door



Latch Side Approach-Swinging Door

- Legend**
- Emergency Light
 - Exit Sign
 - Horn/Strobe * see Notes for requirements
 - F.E. Fire Extinguisher
 - P Pull Station

- GENERAL NOTES**
1. Contractor shall work from given dimensions and large scale details only. Do not scale the drawings.
 2. The building shall be constructed to conform with all applicable codes including, but not limited to, 1999 edition of BOCA and the 2003 edition of NFPA 101.
 3. All wood in contact with concrete shall be pressure preservative treated.
 4. General contractor shall verify all existing conditions & dimensions prior to construction and report any discrepancies to the owner. General contractor shall proceed with the work only after discrepancy has been resolved by the owner.
 5. Caulking around windows shall be non-hardening type sealant.
 6. This project shall not contain hazardous materials of any kind, in any product, of any kind, i.e. Asbestos.
 7. All door hardware to be accessible, e.g. lever handles.
 - * Max. pull pressure exterior doors - 8 lbs.
 - * Max. pull pressure interior doors - 5 lbs.
 8. All doors to be 36", unless noted otherwise. Min. clear door opening width - 32", unless noted otherwise.
 9. For all structural design details and requirements refer to plans prepared by Varco Pruden Buildings.
 10. Smoke detector and emergency lighting system to be installed per plan and designed by contractor in accordance with all applicable codes and regulations. Add emergency lighting as required when equipment in place.

Tenant Notes:
Tenant Spaces 1 through 7 = 2000 gross SF.
Occupant Load to be determined with Tenant

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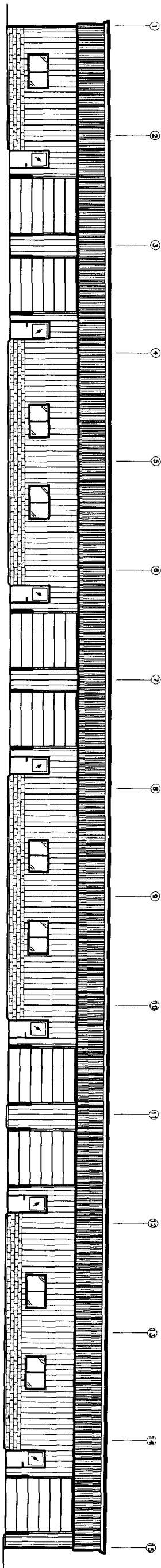
PATCO CONSTRUCTION INC.
1293 MAIN STREET SANFORD, ME 04073
TEL: (207)324-5574 FAX: (207)324-1643
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PROPOSED BUILDING FOR:
SPECULATIVE RENTAL SPACE
PORTLAND, MAINE

PLAN/DETAILS

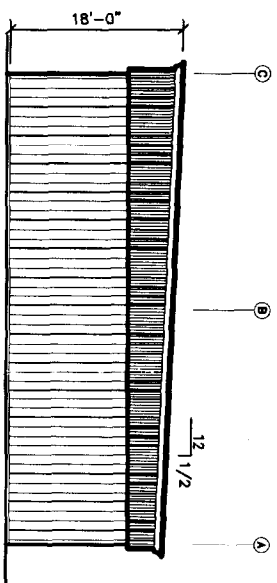
DATE	10/28/03
SCALE	AS SHOWN
DRAWN BY	J.W.E./J.G.
CHECKED BY	
JOB NUMBER	

A-1



FRONT ELEVATION

SCALE: 1" = 20'-0"



SIDE ELEVATION

SCALE: 1" = 20'-0"

PHOENIX WELDING

ELEVATIONS



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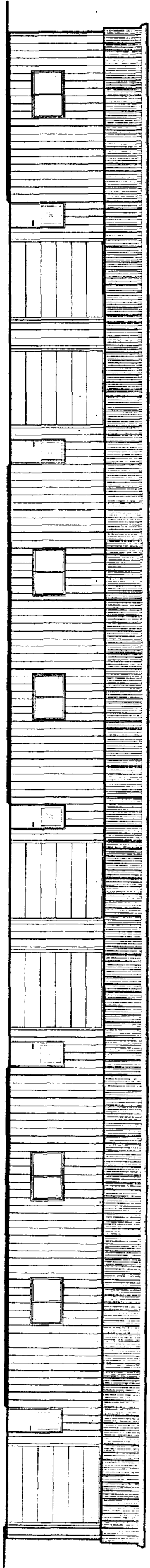
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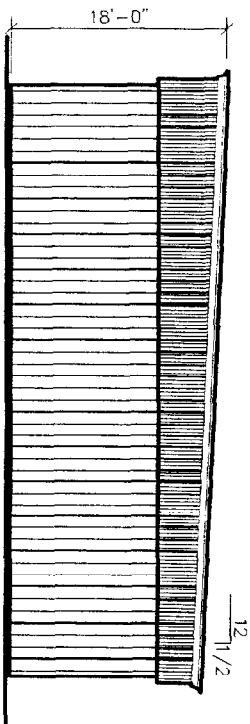
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REV# 03092



FRONT ELEVATION

SCALE: 1/16 = 1'-0"



SIDE ELEVATION

SCALE: 1/16 = 1'-0"

PHOENIX WELDING

ELEVATIONS



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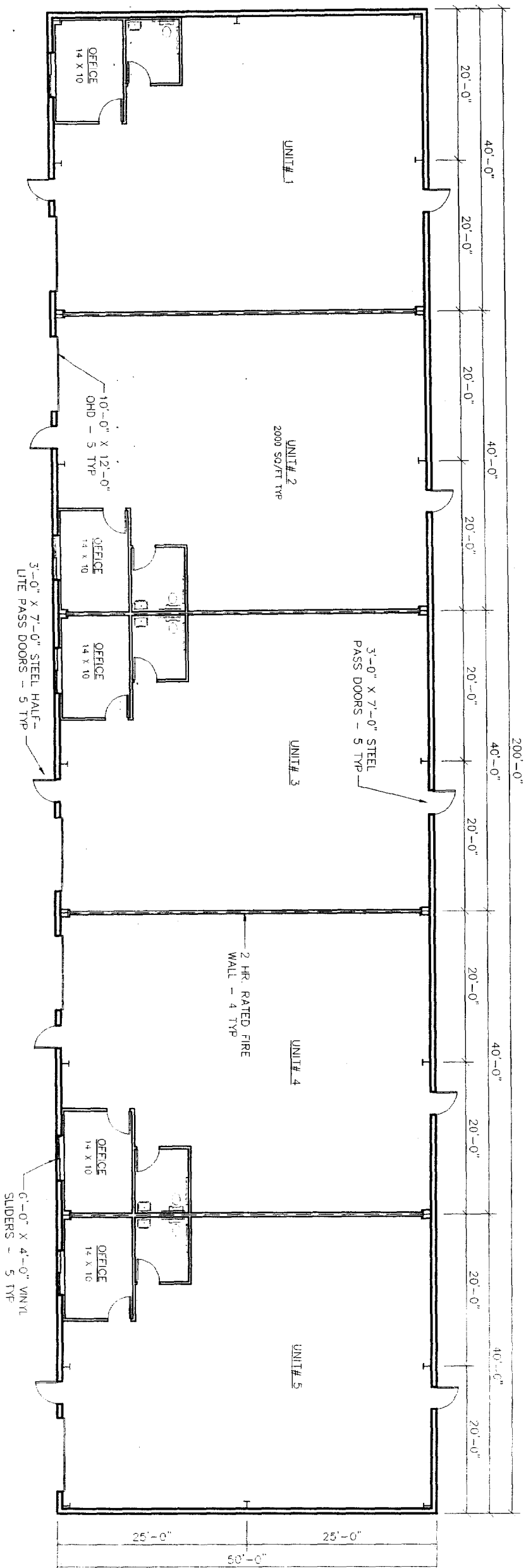
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SCALE AS SHOWN

DATE JUL3, 2003

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EST# 03092



FLOOR PLAN

SCALE: 1/16" = 1'-0"

PHOENIX WELDING

FLOOR PLAN



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SCALE: AS SHOWN

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