APPLICANT:
J.B BROWN & CO.
36 DANFORTH STREET
PORTLAND, MAINE 04101

PROJECT ARCHITECT:
HKTA / ARCHITECTS
30 DANFORTH STREET, SUITE 209
PORTLAND, MAINE 04101

PROJECT SCOPE:
PROJECT INVOLVES RENOVATIONS OF EXISTING OFFICE SPACE WITH NO CHANGE IN USE AND NO EXPANSION OF THE EXISTING FLOOR AREA.

SQUARE FOOTAGE: 3,486 FT2 LEVEL: PARTIAL FIRST FLOOR, TOTAL NUMBER OF STORIES IN EXISTING BUILDING - 4

DESIGN CRITERIA:
PROPOSED USE OF STRUCTURE:
NFPA 101 2009; CLASSIFICATION OF OCCUPANCY – 6.1.11 BUSINESS
IBC 2009; CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION – SECTION 304 BUSINESS GROUP B

BUILDING CONSTRUCTION: TYPE IIIB 200, IBC; TYPE III

EXISTING FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM, NFPA CHAPTER 9 PER NFPA 13 FULLY PROTECTED
SUPERVISED FIRE ALARM SYTEM – CHAPTER 9, 9.7.2

SITE CRITERIA: EXISTING BUILDING

APPLICABLE CODES:

IBC 2009	NFPA 45
NFPA 2009	MAINE STATE PLUMBING CODE
NFPA 13	MAINE HUMAN RIGHTS ACT
ADA/ADAAG GUIDELINES	

NFPA 101 CODE SUMMARY:
CLASSIFICATION OF OCCUPANCY: BUSINESS - CAPTER 39 – EXISTING BUSINESS

SEPARATED OCCUPANCY 6.1.14.4: TABLE 6.1.14.4.1B, MERCANTILE – BUSINESS, WHERE BUILDING PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLER SYSTEM 6.1.14.4.3 ALLOWS 1 HOUR SEPARATION.

OCCUPANT LOAD – 7.3.1.2 ASSIGNED USE

BUSINESS – 100 FT2 / PERSON
CONFERENCE ROOM – 15 FT2 / PERSON
BUSINESS AREA = 3185 FT2
CONFERENCE AREA = 301 FT2
OCCUPANT LOAD = 3185/100 + 301/15 = 31.85 + 20 = 51.85 = 52 OCCUPANTS

MEANS OF EGRESS: SEE TABLE A7.6 AND 7.6.1 AND 7.6.5

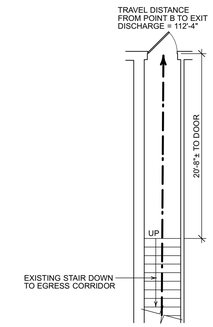
COMMON PATH OF TRAVEL –	ALLOWED 100'; PROVIDED 49'
DEAD END -	ALLOWED 50'; PROVIDED <50'
TRAVEL DISTANCE LIMIT –	ALLOWED 300': PROVIDED 77'-8" AND 71'-8" TO RESPECTIVE ENCLOSED EXIT OR EXIT PASSAGEWAY.

TRAVEL DIDTANCE FROM MOST REMOTE POINT TO EXIT DISCHARGE –
FROM POINT A TO EXIT DISCHARGE 120'
FROM POINT B TO EXIT DISCHARGE 112'-4"

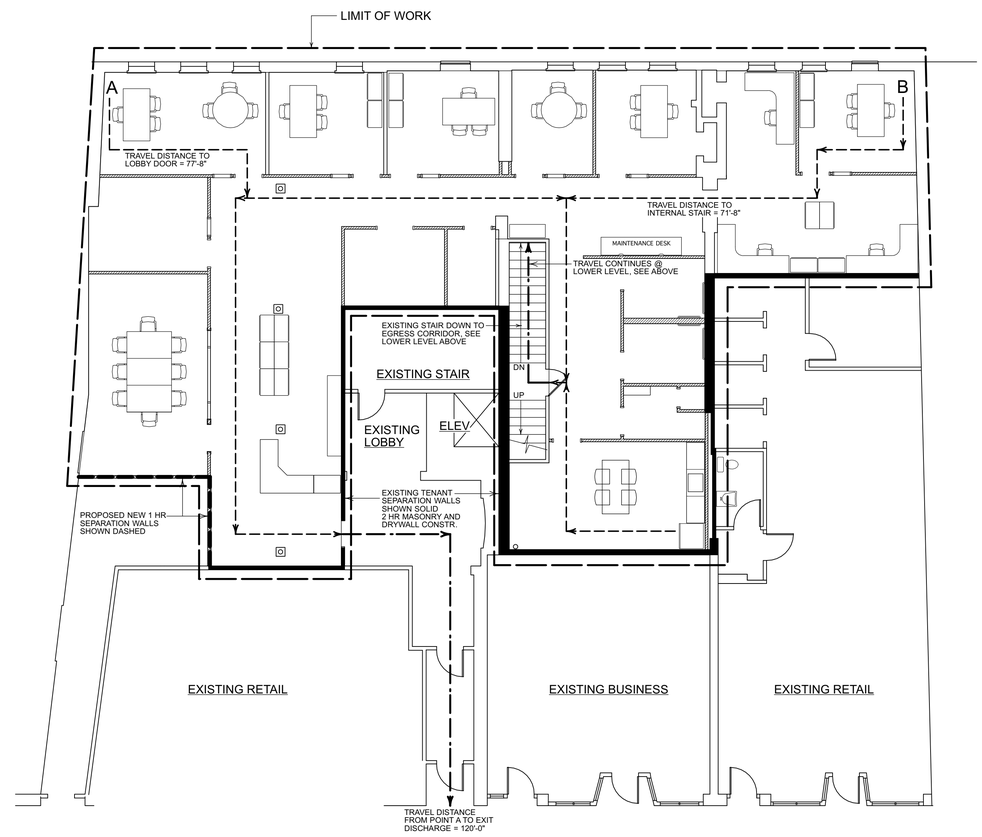
ELEVATOR: EXISTING

CAPTER 39 – EXISTING BUSINESS
NUMBER OF EXITS – 2, PER 39.2.4
TRAVEL DISTANCE TO EXITS – 39.2.6.3 MAX 300' WITH SPRINKLER SYSTEM

PAVED PARKING



LOWER LEVEL EGRESS CORRIDOR



TOTAL OFFICE AREA = 3,486 S.F.

1 / T-102 VERTICAL SEPARATION PLAN
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT

HKTA / architects
30 Danforth Street Suite 209
Portland, Maine 04101
HKTA / a r c h i t e c t s
phone: 207 . 774 . 6016
fax: 207 . 774 . 9128
email: hkta@maine.rr.com

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Date: **8/20/15**
File name: **JBB 10 Free St.vwx**

No.	Date	Issue Notes
1	8/20/15	Construction Permit

No.	Date	Revision Notes	Zone	Appr

REGISTERED ARCHITECT ROBERT HOWE No. 1241 STATE OF MAINE

Date: 8/20/15
Revision: -
Project ID: 2015007
Drawing Code: Drawing Code
CAD File Name: JBB 10 Free St.vwx
Plot Date: -_-15
Designed By:
Drawn By:
Checked By:
Reviewed By:
Submitted By:
Project Manager: reh

Design Firm: HKTA/architects, 30 Danforth Street, Portland, Maine 04101
Consultant:

Project Title: 10 Free St Renovations, J.B. Brown & Sons, Portland, Maine
Drawing Title: CODE ANALYSIS SHEET

Scale: Sheet Scale

Drawing No. T-102 of 7 Total Sheets