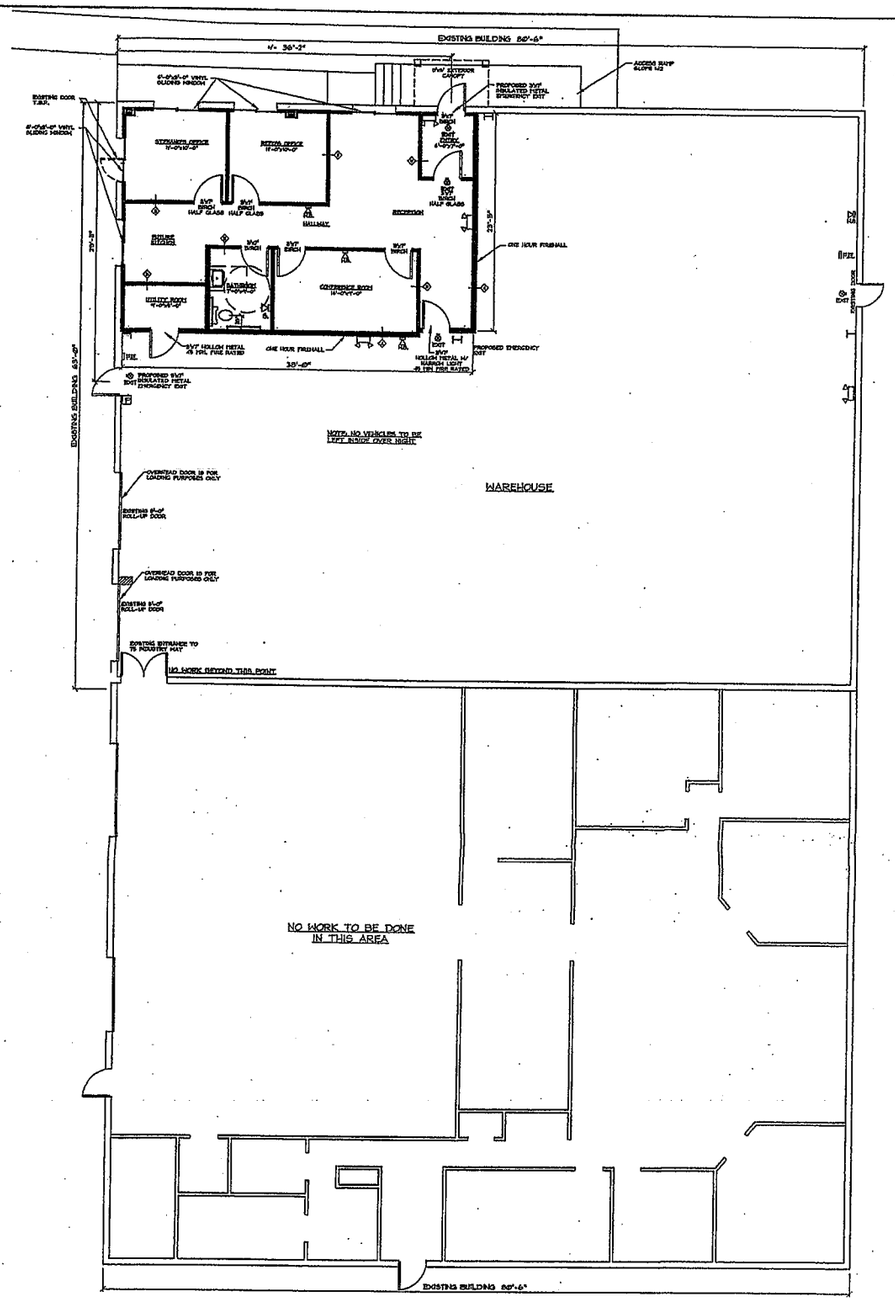


FLOOR PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

LEGEND:

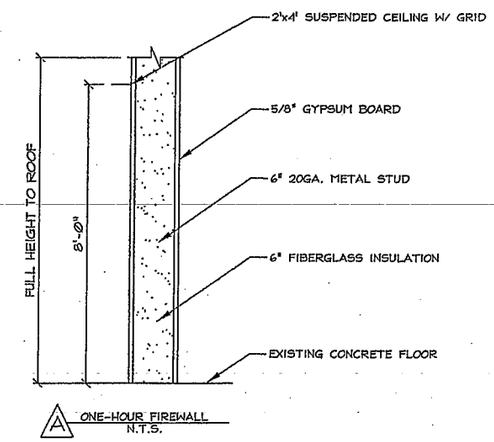
- NEW WALLS
- EXISTING WALLS
- EXISTING COLUMNS
- EMERGENCY LIGHT
- HORN/STROBE — H.S.
- STROBE — S.
- EXIT SIGN — EXIT
- PULL STATION
- FIRE EXTINGUISHER — F.E.

GENERAL NOTES:

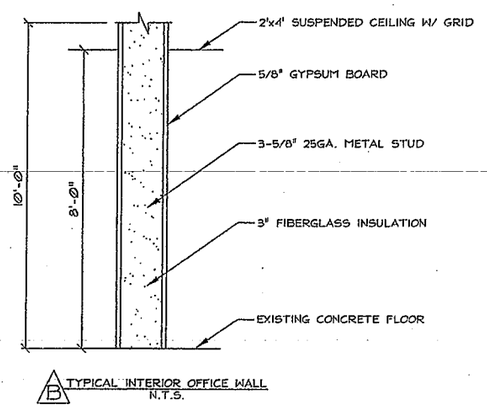
1. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
2. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, 2009 IBC AND THE 2006 EDITION OF NFPA 101.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
4. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER. GENERAL CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCIES HAVE 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: 8LBS.
   MAX. PULL PRESSURE INTERIOR DOORS: 5LBS.
8. ALL DOORS TO BE 36", UNLESS NOTED OTHERWISE. MIN. CLEAR DOOR OPENING WIDTH 32", UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR DOORS TO HAVE A MINIMUM THRESHOLD OF ½", WITH 45° BEVEL.
10. FOR ALL STRUCTURAL DESIGN DETAILS AND REQUIREMENTS REFER TO PLANS PREPARED BY VARCO PRUDEN BUILDINGS.
11. SMOKE DETECTOR AND EMERGENCY LIGHTING SYSTEMS TO BE INSTALLED PER PLAN AND DESIGNED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ADD EMERGENCY LIGHTING AS REQUIRED WHEN EQUIPMENT IS IN PLACE.

FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"



A ONE-HOUR FIREWALL N.T.S.



B TYPICAL INTERIOR OFFICE WALL N.T.S.

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Phone 207-967-4310 Facsimile 207-967-4311
Interior Architecture • Historic Architecture
Architecture • Interior Design • Universal Design

BY	DATE	DESCRIPTION	REV.

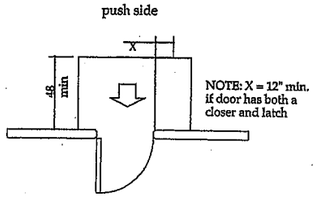
PROPOSED BUILDING FOR:
DIRIGO CAPITAL
75 INDUSTRIAL WAY
PORTLAND, MAINE

FLOOR PLAN

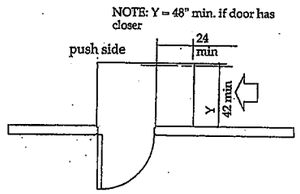
DATE: 7-23-12
SCALE: AS SHOWN
DRAWN BY: JDB
CHECKED BY:
JOB NUMBER: 2814
SHEET

A-1

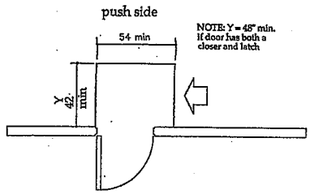
PUSH SIDE



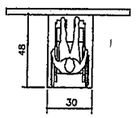
Front Approach - Swinging Door



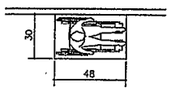
Latch Side Approach Swinging Door



Side Approach - Swinging Door

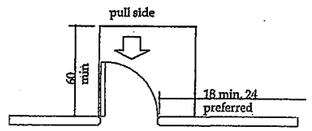


Forward Approach

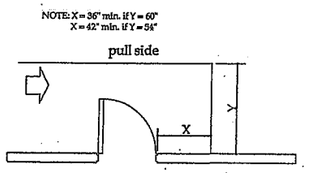


Parallel Approach

PULL SIDE

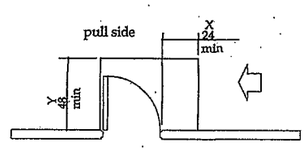


Front Approach - Swinging Door



Hinge Side Approach - Swinging Door

NOTE: Y = 54" min. if door has closer



Latch Side Approach Swinging Door

Fig.4(b) Forward Approach
Minimum Clear Floor Space for Wheelchairs

4.2 Space Allowance and Reach Ranges.
4.2.4* Clear Floor or Ground Space for Wheelchairs
4.2.4.1 Size and Approach. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30in by 48in (760mm by 1220mm)(see Fig.4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Fig.4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

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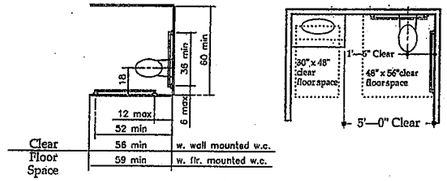
Vol. 56,No.144/
Friday,July 26 1991/
Rules and Regulations



Standard Stall Grab Bars and Minimum Clear Floor Space

4.18 Urinals.

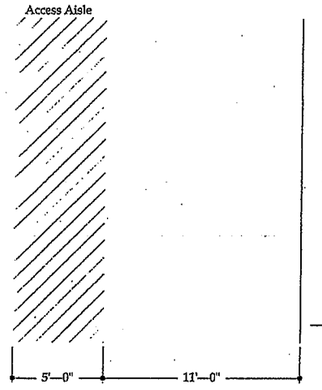
4.18.1 General. Accessible urinals shall comply with 4.18.

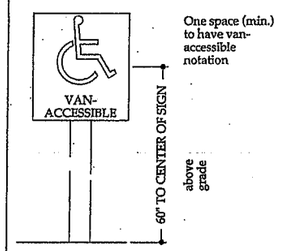
4.18.2 Height. Urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17 in (430 mm) above the finish floor.

4.18.3 Clear Floor Space. A clear floor space 30 in by 48 in (760 mm by 1220 mm) shall be provided in front of urinals to allow forward approach. This clear space shall adjoin or overlap an accessible route and shall comply with 4.2.4. Urinal shields that do not extend beyond the front edge of the urinal rim may be provided with 29 in (735 mm) clearance between them.

4.18.4 Flush Controls. Flush controls shall be hand operated or automatic, and shall comply with 4.27.4, and shall be mounted no more than 44 in (1120 mm) above the finish floor.

Locate Vertical Van Accessible Parking Sign Here per ADA





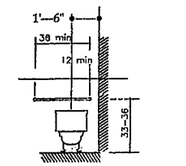
Sign
No Scale

Scale: 1/4" = 1'-0"
NOTE: Number of parking spaces varies. MIN. req. is 1 Van accessible

GENERAL NOTES:
1. Parking and accessible route to be constructed of a firm, stable, slip resistant surface per the ADA Accessibility Guidelines - Section 4.5.1. Parking and route shall be clearly delineated with signage

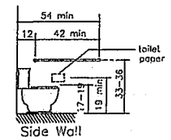
2. Acesssible parking to be located closest to entrance; see Site Plan prepared by others.

Typical One Bay Parking Requirements



Back Wall

Grab Bars and Water Closets



Side Wall

Grab Bars and Water Closets

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 17in to 19in (430mm to 485mm), 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 36in (915mm) minimum.

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Vol.56,No.144/
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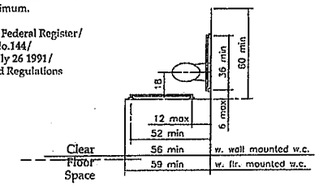
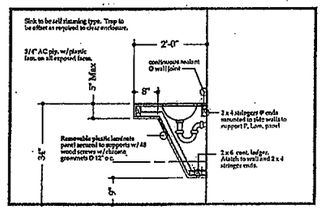
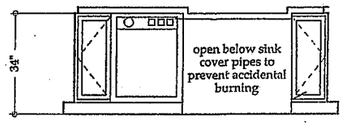
Rules and Regulations



StandardGrab Bars and Minimum Clear Floor Space



Accessible Sink Detail - Alternate Wall Hung
Scale: 1/2" = 1'-0"



Partial Kitchen Elev. at Sink
Scale: 1/4" = 1'-0"

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 twotenths 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.

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Architecture • Interior Design • Universal Design

NO.	DESCRIPTION	DATE

PROPOSED BUILDING FOR:
DIRIGO CAPITAL
75 INDUSTRIAL WAY
PORTLAND, MAINE

ADA DETAILS

DATE: 7-23-12
SCALE: AS SHOWN
DRAWN BY: JDB
CHECKED BY:
JOB NUMBER: 2814
SHEET: A-2