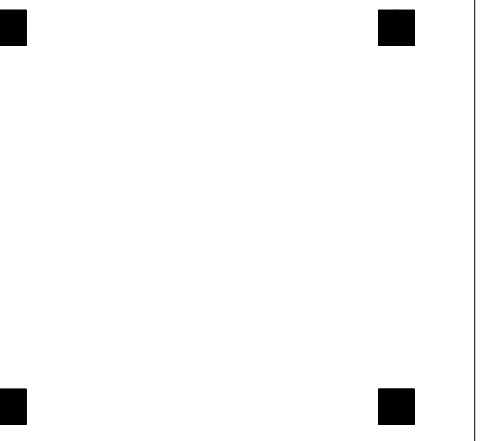




**PORT CITY
ARCHITECTURE**

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000



Consultants:

Proposed Plan

**Riverside Industrial
Parkway**

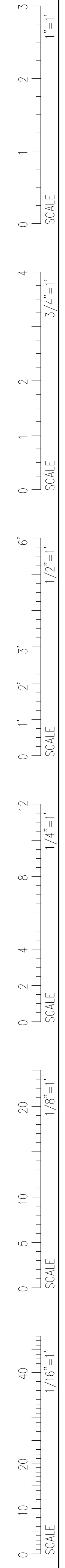
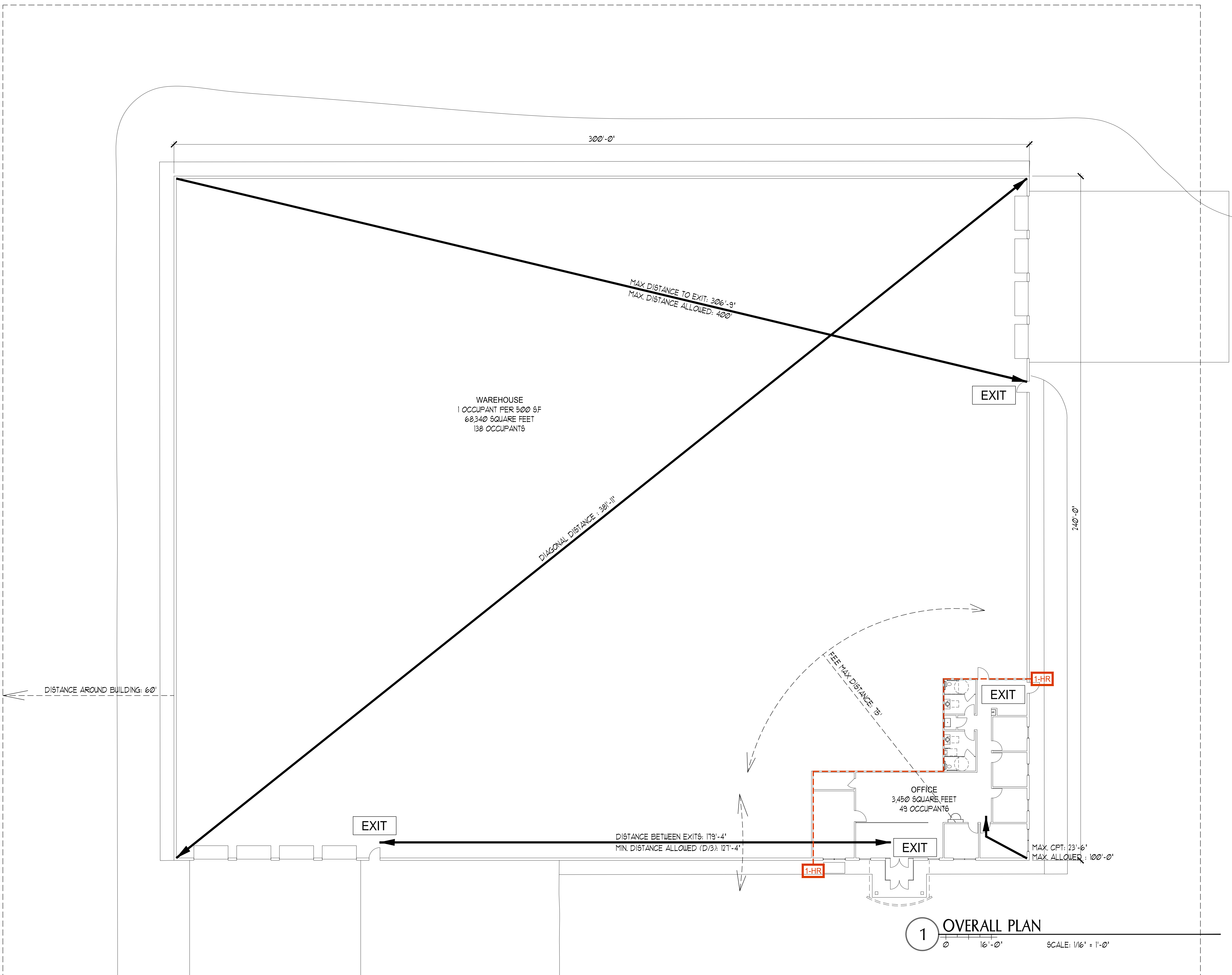
Portland, Maine

#	DATE	DESCRIPTION

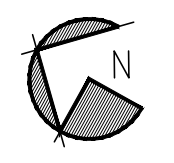
Project Number	18112
Date	Aug 20, 2018
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Checked by	ACH

**CODE REVIEW
OVERALL PLAN**

Drawn By	DVS
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P-T2.1	



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



Consultants:

Proposed Plan

Riverside Industrial
Parkway

Portland, Maine

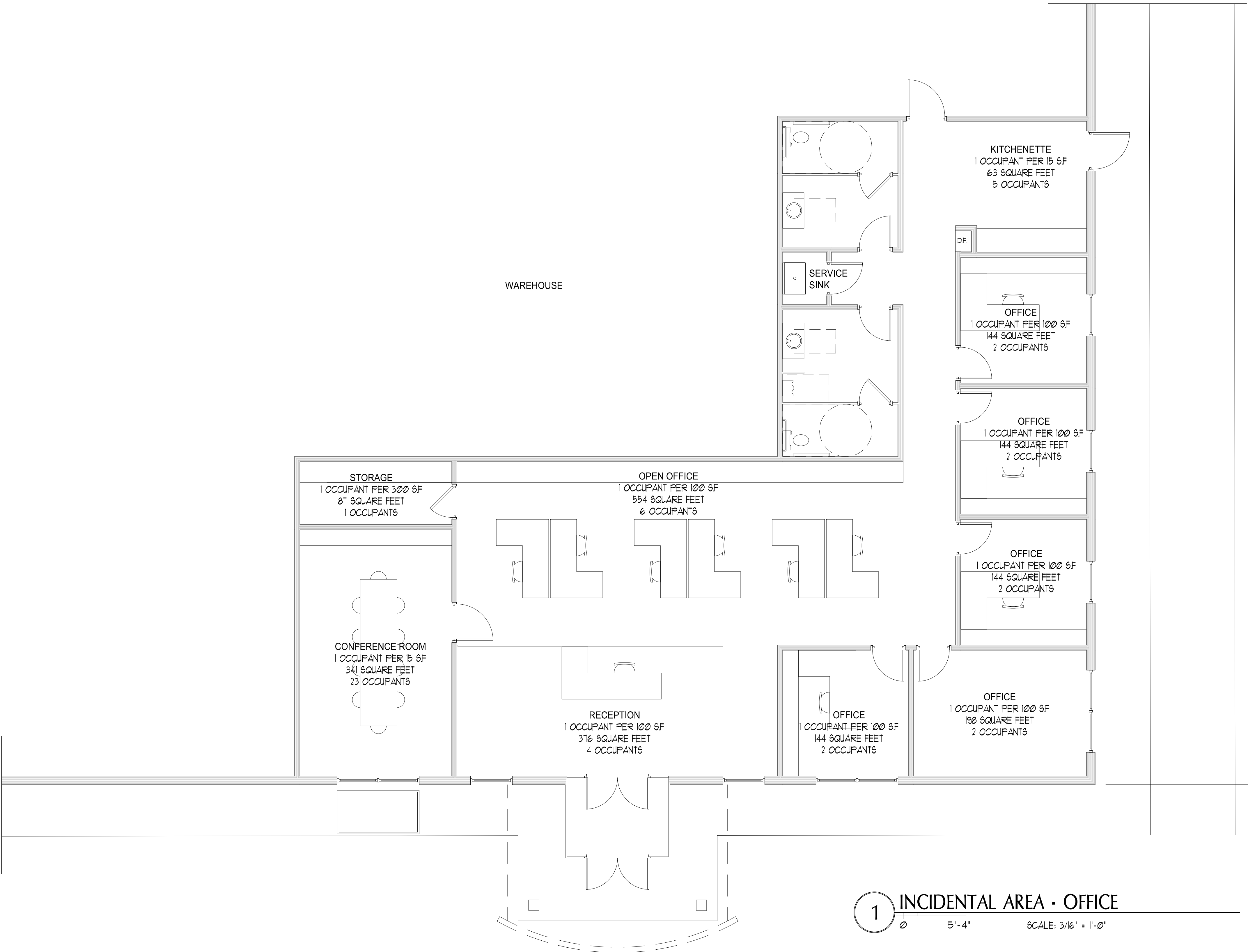
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**CODE REVIEW
INCIDENTAL**

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CLASSIFICATION	PROJECT INFORMATION	DISTANCE REQUIREMENTS	GENERAL NOTES	MAINE PLUMBING CODE
CONSTRUCTION TYPE: TYPE IIB USE GROUP CLASSIFICATIONS (IBC): STORAGE (S-1) INCIDENTAL (OFFICE) USE GROUP CLASSIFICATIONS (NFPA): STORAGE INCIDENTAL (OFFICE) ORDINARY HAZARD SPRINKLERED: YES FIRE ALARM SYSTEM: YES	BUILDING AREA: INCIDENTAL = 3,450 SF STORAGE = 6,250 SF TOTAL = 12,000 SF OCCUPANT LOAD (IBC): INCIDENTAL = 49 OCCUPANTS STORAGE = 138 OCCUPANTS TOTAL = 187 OCCUPANTS OCCUPANT LOAD (NFPA): INCIDENTAL = 49 OCCUPANTS STORAGE = 130 OCCUPANTS TOTAL = 179 OCCUPANTS	DEAD END LIMIT 100' COMMON PATH OF TRAVEL 100' TRAVEL DISTANCE LIMIT 400' MIN. DISTANCE BETWEEN EXITS D/3	1. EXITS ARE ALLOWED TO BE 1/2 OF THE DIAGONAL DISTANCE DUE TO THE SPRINKLER SYSTEM. 2. ALL NEW RESTROOM FIXTURES TO BE ADA COMPLIANT. 3. ALL NEW DOOR HARDWARE TO BE ADA COMPLIANT. 4. THE WAREHOUSE AND THE OFFICE AREAS ARE SEPARATED WITH A 1-HOUR FULL-HEIGHT WALL ASSEMBLY.	STORAGE: 187 OCCUPANTS: 93 MEN + 94 WOMEN 1 DRINKING FOUNTAIN REQUIRED OR A KITCHENETTE WITH CUP. 1 SERVICE SINK OR LAUNDRY TRAY. MEN (1) TOILETS (1) LAVATORY (NO) URINAL WOMEN (1) TOILETS (1) LAVATORY



Code Review - IBC 2015

Chapter 3 - Use and Occupancy Classification

This building shall be classified as:
Section 311.1 - Storage - Group S-1
Section 509.3 - Office - Incidental use

Chapter 5 - Building Heights and Areas

Section 507.4 - The building area shall not be limited.
Section 509.4 - A automatic sprinkler system is required.
Section 509.4.1 - A fire-resistance-rated is not required. A 1 hour rated will be provided.
Table 509.3 - The office area not occupy more than 10% of the building area. The office area shall be classified as Incidental.

Chapter 6 - Types of Construction

Table 601 - The building is assumed to be Type II-B construction and is not required to have fire ratings for the building elements listed in this Table.

Chapter 9 - Fire Protection Systems

Figure 903.2 - A fire alarm system is required.
Section 906.1 - Portable fire extinguishers shall be installed (see Life Safety Plan for locations).
Section 907.2.2 - A manual fire alarm system is not required.

Chapter 10 - Means of Egress

Table 1004.1.2 - See Life Safety Plan for occupant load.
 Office areas: 1 person per 100 sf
 Conference/Lounge/Meeting rooms: 1 person per 15 sf
 Warehouse: 1 person per 500 sf
Section 1005.1 - See Life Safety plan for width at exits and front corridor note.
Section 1006.1 - Means of egress lighting is required. This should be included in the Electrical drawings.
Section 1006.3.1 - 2 means of egress is required at minimum 1/3 the diagonal distance, (section 1007.1.1).
Section 1006.3.2 - Maximum common path of travel is 75 feet.
Section 1008.1.1 - See Life Safety plan for size of exit doors and egress allowed.
Section 1013.1 - Exit signs are required. See Life Safety plan for locations.

Code Review - NFPA 101 (Life Safety) 2018

Chapter 6 - Classification of Occupancy

Section 6.1.13 - This building shall be classified as Storage.
Section A.6.1.14.1.3 - The office area shall be classified as Incidental, and shall be subject to the provisions of the Code that apply to the predominant occupancy.
Table 6.1.14.4.1 - A fire-resistance-rated is not required. A 1 hour rated will be provided.
Section 6.2.2.3 - This building shall be classified as Ordinary Hazard of Contents.

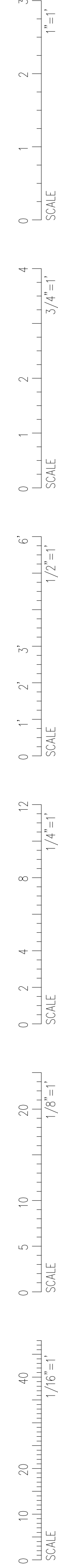
Chapter 7 - Means of Egress

Table 7.3.1.2 -
 Business: 150 ft2/person 49 occupants. (less than 50)
 Storage: N/A

Chapter 42 - Storage Occupancy

Section A.42.1.7 - There is no Occupant Load Factor specify; however a 500 sf2/person will be used.
Section 42.2.4 - The number of means of egress shall be not less than two. (section 7.4.1 - less than 500 occupants)
Table 42.2.5/42.2.6 -
 Dead End Limit 100'
 Common Path of Travel 100'
 Travel Distance Limit 400'

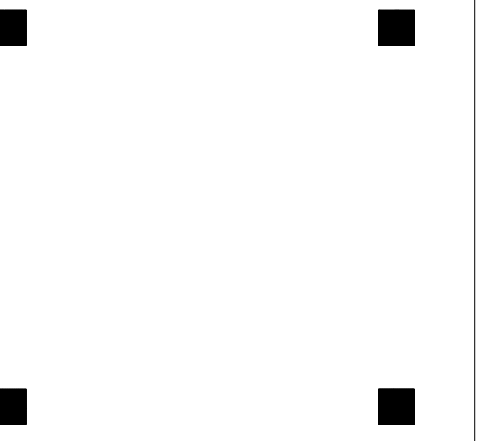
Section 42.2.4 - Emergency lighting shall be provided.
Section 42.3.4.1.1 - A fire alarm system is not required; however, a fire alarm system will be provided.
Section 42.3.5 - Portable Fire Extinguisher is not required.





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Consultants:

Proposed Plan

**Riverside Industrial
Parkway**

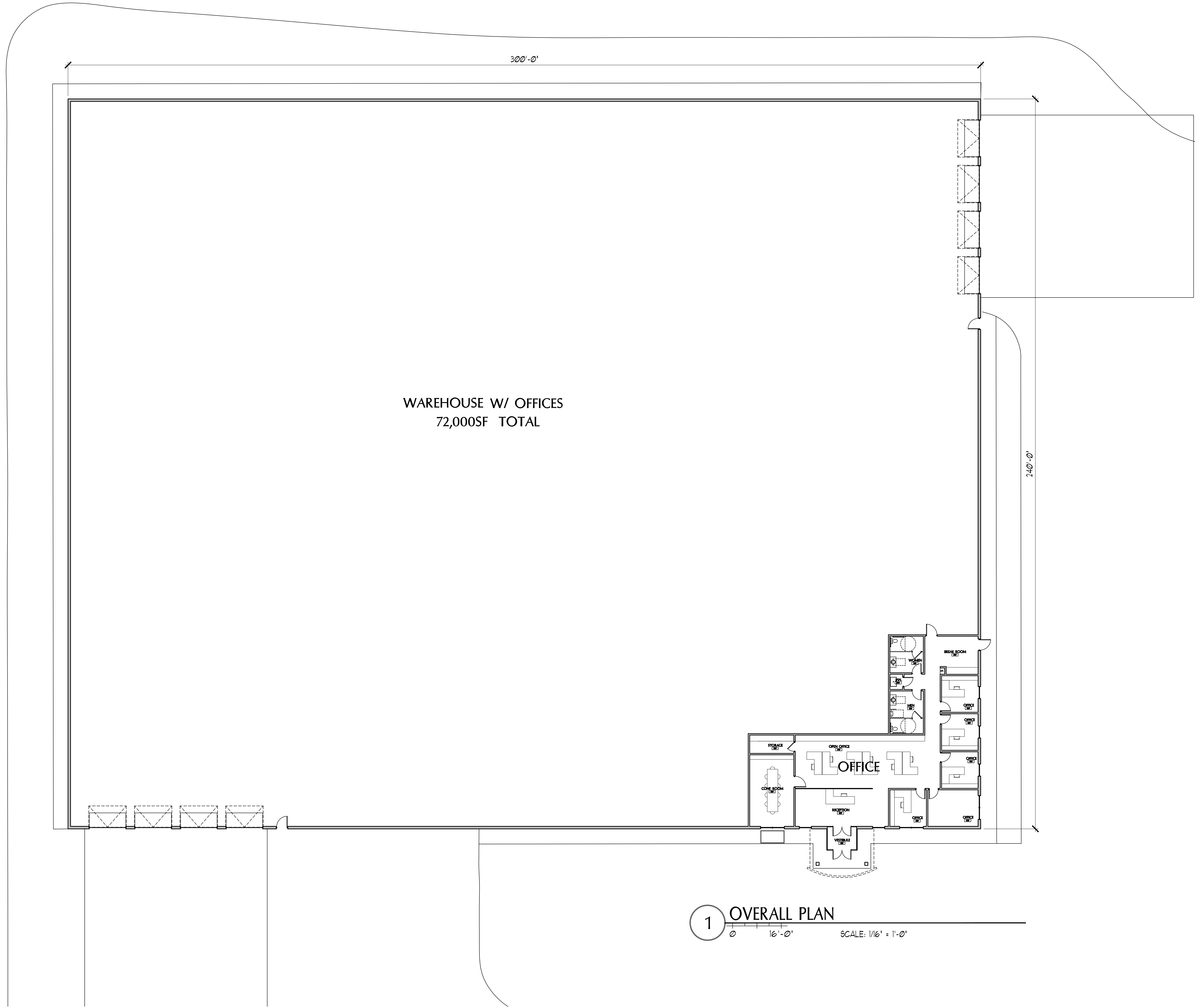
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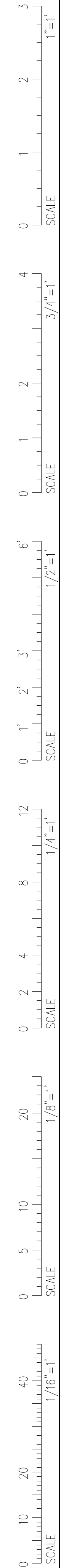
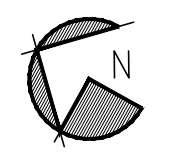
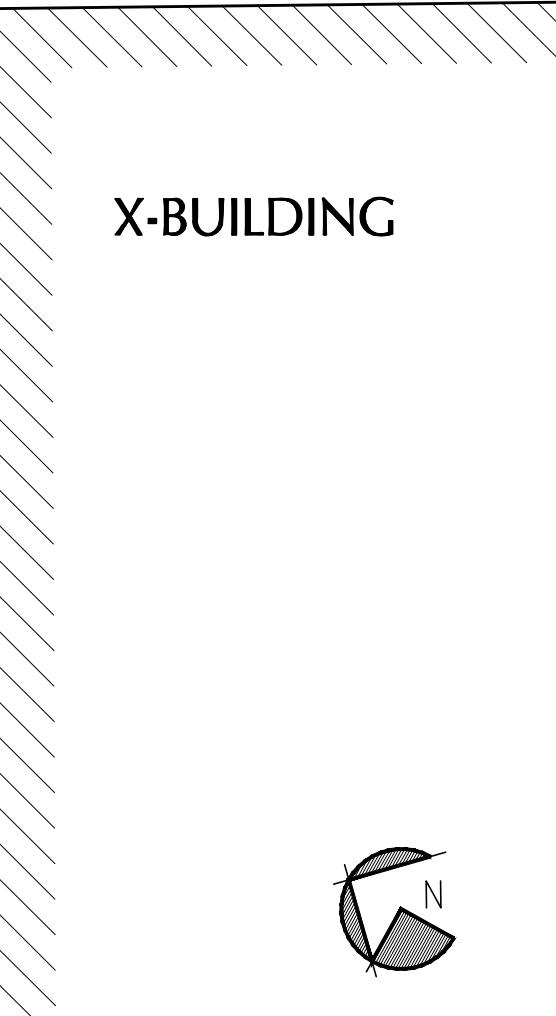
SHEET NAME
**OVERALL
PLAN**

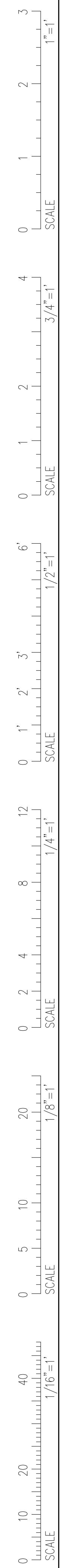
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WAREHOUSE W/ OFFICES
72,000SF TOTAL

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

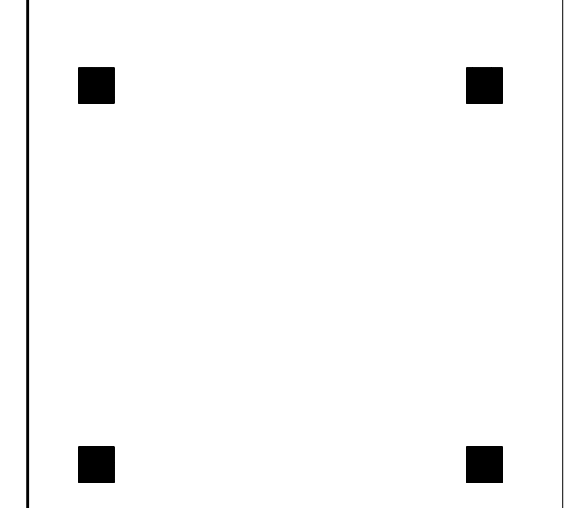




1 OFFICE PLAN
 0 4'-0" SCALE: 1/4" = 1'-0"



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Consultants:

Proposed Plan
 Riverside Industrial
 Parkway
 Portland, Maine

#	DATE	DESCRIPTION

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OFFICE PLAN

Drawn By DVS
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P-A1.2

Consultants:

Proposed Plan

Riverside Industrial Parkway

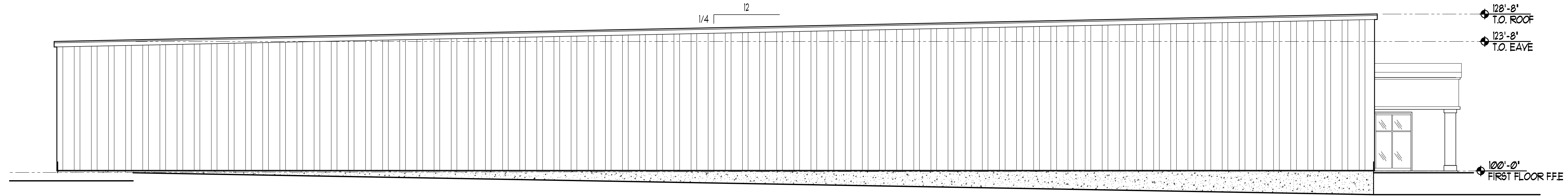
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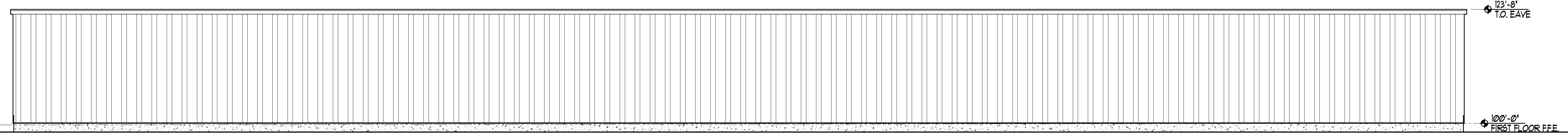
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EXTERIOR ELEVATIONS

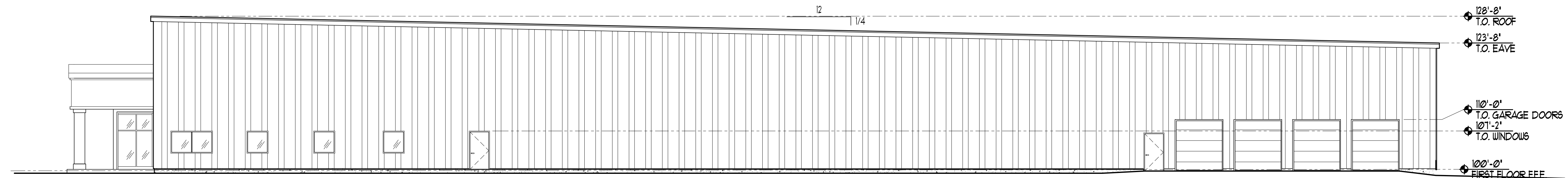
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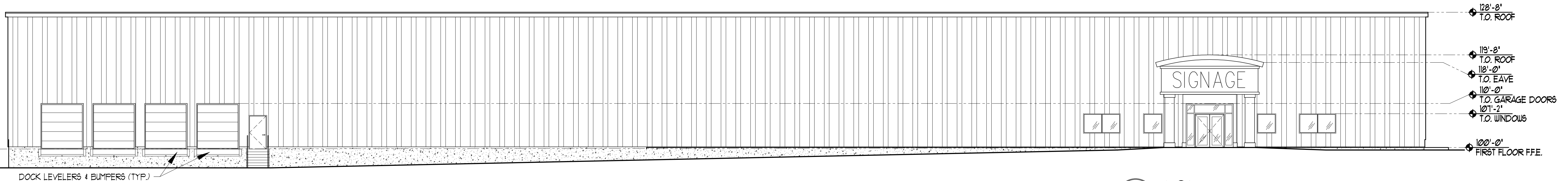
4 SIDE



3 REAR



2 SIDE



1 FRONT

Vertical scale bars for each elevation: 1"=1', 3/4"=1', 1/2"=1', 1/4"=1', 1/8"=1', 1/16"=1'.