11 **TYP. WALL SECTION** 0 1 2 4

3/4" = 1'-0"

EXISTING CEILING

NEW 2'x2' ACOUSTICAL TILE

NEW MOISTURE RESISTANT GWB

W.M. EXIT SIGN

MEANS OF EGRESS

HANDICAPPED ENTRANCE

F.A. HORN & STROBE

F.A. PULL BOX

F.E. FIRE EXTINGUISHER

BATTERY POWERED EMERGENCY LIGHT

SMOKE DETECTOR

ALL EXTERIOR DOORS AND WINDOWS EXISTING AND NOT TO BE CHANGED.

10 **RCP PLAN/LIFE SAFETY PLAN** 0 1 2 4

1/8" = 1'-0" 1,810 GSF

FINISH SCHEDULE

Room No.	Floor	Base	Walls N	Walls S	Walls E	Walls W	Ceiling	Hgt	Remarks
100	CL	WD	EXIST GWB/PTD	GWB/PTD	N/A	N/A	ACT	9'-9"	PATCH EXISTING GWB WALLS AS NEEDED. PROVIDE BLKG FOR COMPANY LOGO/SIGN ON FEATURE WALL.
101	CL	WD	GWB/PTD	GWB/PTD	EXIST GWB/PTD	GWB/PTD	ACT	9'-9"	PATCH EXISTING GWB WALLS AS NEEDED.
102	CL	WD	EXIST GWB/PTD	GWB/PTD	N/A	EXIST GWB/PTD	ACT	9'-9"	PATCH EXISTING GWB WALLS AS NEEDED.
103	CT	CT	GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	9'-9"	MOLD RESISTANT GWB THROUGHOUT. DOOR THRESHOLD NO GREATER THAN 1/2" HIGH.
104	CL	VCT	GWB/PTD	GWB/PTD	GWB/PTD	EXIST GWB/PTD	ACT	9'-9"	PATCH EXISTING GWB WALLS AS NEEDED.
105	CT	CT	GWB/PTD	EXIST GWB/PTD	GWB/PTD	EXIST GWB/PTD	GWB/PTD	9'-9"	EAST WALL TO BE SOUND PROOFED + DOUBLE HUNG AND CEILING.
106	PTD.CONC	VCT	GWB/PTD	EXIST GWB/PTD	GWB/PTD	EXIST GWB/PTD	EXISTG		PATCH EXISTING GWB WALLS AS NEEDED.
107	CL	VCT	EXIST GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	ACT	9'-9"	MODIFICATIONS TO EXISTG DRIVE UP WINDOW.
108	CL	VCT	GWB/PTD	EXIST GWB/PTD	EXIST GWB/PTD	GWB/PTD	ACT	9'-9"	PATCH EXISTING GWB WALLS AS NEEDED.
109	EXISTG	EXISTG	EXIST CMU/PTD	EXIST CMU/PTD	EXIST CMU/PTD	EXIST CMU/PTD	EXISTG		
110	EXISTG	EXISTG	EXIST GWB/PTD	EXIST GWB/PTD	EXIST GWB/PTD	EXIST GWB/PTD	EXISTG		
111	CT	CT	EXIST GWB/PTD	GWB/PTD	PARTIAL EXIST GWB/PTD	GWB/PTD	GWB/PTD	9'-9"	EXISTG NORTH & PARTIAL EAST WALL TO RECEIVE ADDED LAYER OF GWB. PROVIDE SOUNDPROOF AND MOLD RESISTANT GWB FOR ALL WALLS & CEILINGS.
112	CT	CT	PARTIAL EXIST GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	9'-9"	EXISTG PARTIAL NORTH WALL TO RECEIVE ADDED LAYER OF GWB. PROVIDE SOUNDPROOF AND MOLD RESISTANT GWB FOR ALL WALLS & CEILINGS.
113	CT	CT	GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	GWB/PTD	9'-9"	PROVIDE SOUNDPROOF AND MOLD RESISTANT GWB FOR ALL WALLS & CEILINGS.
114	CT	CT	GWB/PTD	GWB/PTD	EXIST GWB/PTD	GWB/PTD	GWB/PTD	9'-9"	EXISTG EAST WALL TO RECEIVE ADDED LAYER OF GWB. PROVIDE SOUNDPROOF AND MOLD RESISTANT GWB FOR ALL WALLS & CEILINGS.

ACT - ACOUSTICAL TILE
CL - COMPOSITE LAMINATE FLOORING
CONC - CONCRETE
CT - CERAMIC TILE
GWB - GYPSUM WALLBOARD
PTD - PAINTED

Building & Life Safety Code Review
Interior Renovation
500 Washington Ave, Portland, Maine

Life Safety Code- NFPA 101, 2009
International Building Code 2009
ADA- Accessibility Guidelines for Buildings and Facilities

Project Description: Interior fitout for new float spa (business-personal care) in a of former laundrymat in business zone. Tenant area:1,800 SF. Off street parking in an established parking lot. Masonry building construction with steel bar joist and concrete composite deck. Type: Existing-Type2(222)

New Construction - Interior non-load bearing partitions, ceilings and floor finishes, plumbing fixtures and built-in reception counter. Two existing exterior doors for egress to remain.

EXISTING BUILDING IS ENTIRELY WET SPRINKLERED

Approximate Occupant Loads per Net Square Feet

Space	NSF	Description	Occupents
Lounge/Lobby	265	Max 4 occupants	4 patrons plus receptionist
(4) Pod Rooms	627	Individual use rooms	4 patrons only
Office	108	Accessible to all employees	2 employees max per shift
			10 Maximum Occupancy

NFPA 101
Two existing means of egress remotely located on ground level.
Separation of occupancies 2-hr separated from adjacent nail salon business.
Entirely sprinklered allowing 1-hr. separation.
All doors to occupiable space are 3'-0" with no doors encroaching upon means of egress with the exception of one existing 2'-0" door into existing mechanical space to be used for laundry.
Fire doors with panic hardware and closers in direction of egress.
Maximum second means of egress travel distance 80'-0".
Illumination, emergency lighting and marking of means of egress existing - upgrade to comply.
Only and maximum existing dead end corridor 13'-0".
Existing building has hard wired heat and smoke alarm detection system.

International Building Code 2009
Occupancy classification - business Group B
Existing building under allowable height and area.
Office area of renovation is less than 10% of the building area.
Required separation of occupancies - business to business 2-hr separation existing.
No adjacent buildings on site. 30 ft or greater, nonprotected and sprinklered, area protection not required.
Interior partition walls shall be a minimum of 1-hr construction.
Class C finishes shall be maintained and provided.
General means of egress comply.
Ceiling heights shall be greater than 7'-6" [Actual existing 9'-10"].
No projections shall infringe upon clear means of egress beyond the 4-1/2".
Floor surfaces shall be slip-resistant and no elevation changes or slope surfaces exist.
Business (office) area 100 gross per person totaling 18 people. New spa to have practical occupancy of 10 people.
All means of egress widthe greater than 36" [Actual 5'-0".
Existing egress doors fully open shall not encroach upon clearance by more than 7".
Egress from rooms shall be allowed for adjoining spaces accessory to one another.
Business travel distance with sprinkler 300 [Actual 80'-0"].
Two remotely located egress doors discharge directly to the exterior on grade.
Existing slab on grade floor system.

ADA- Accessibility Guidelines for Buildings and Facilities
Restroom and Pod Room to be fully ADA compliant including proper wheelchair turning radius, required clearances at fixtures and doors, grab bars, proper fixture mounting heights, pipe wrap, siren and strobe.

FLOAT SPA - INTERIOR FITOUT

500 WASHINGTON AVENUE, PORTLAND, MAINE - USA

RENOVATION DOCUMENTS - RCP PLAN, FINISH SCHEDULE & TYP. WALL SECTION

FOR PERMITTING AND CONSTRUCTION - 11.18.2015

LICENSED ARCHITECT PATRIC J. SANTERRE AR 2476 STATE OF MAINE

ARCADIA designworks
199 prospect street, suite A
portland, maine 04103
tele: 207.347.5252
www.arcadiadesignworks.com

A-11

ADAR201505FH