

Building Addition 522 Washington Ave Schneider Property Management, LLC

BUILDING CODE COMPLIANCE:

Design Criteria - This project has been designed for compliance with the following codes

- A. International Building Code (IBC) 2009 Edition
- B. NFPA 101 - 2009 Edition

Occupancy Classification
Office Business Group B

Use Classification Professional Services

Occupant Load		
Existing Facility First Floor -	898	9
Existing Facility Second Floor -	677	7
Total Existing -	1575	16
New Addition First Floor -	708	8
Conference Room 1st Floor	216	15
New Addition Second Floor -	914	10
Total New addition -	1828	33
Total Remodeled Facility	3403	49

Required egress units 0.2¹ per occupant = 7¹, 72¹ provided
Construction Classification Type V

Fire separation requirements per table 508.4
B, F-1, M, S-1 from B, F-1, M, S-1 N (none)

Fire System Requirements:

- A. An automatic sprinkler system is not required in group B facilities with operating areas less than 12,000 SF
- B. Portland fire extinguishers rating shall be 2-A:20-B:C. spacing shall not exceed 75-feet

Fire Alarm and detection system requirements

- A. An automatic fire alarm and detection system is not required
- B. No Manual fire alarm system is required
- C. No automatic or manual flammable Gas detection system is required.

A0.01 COVER SHEET

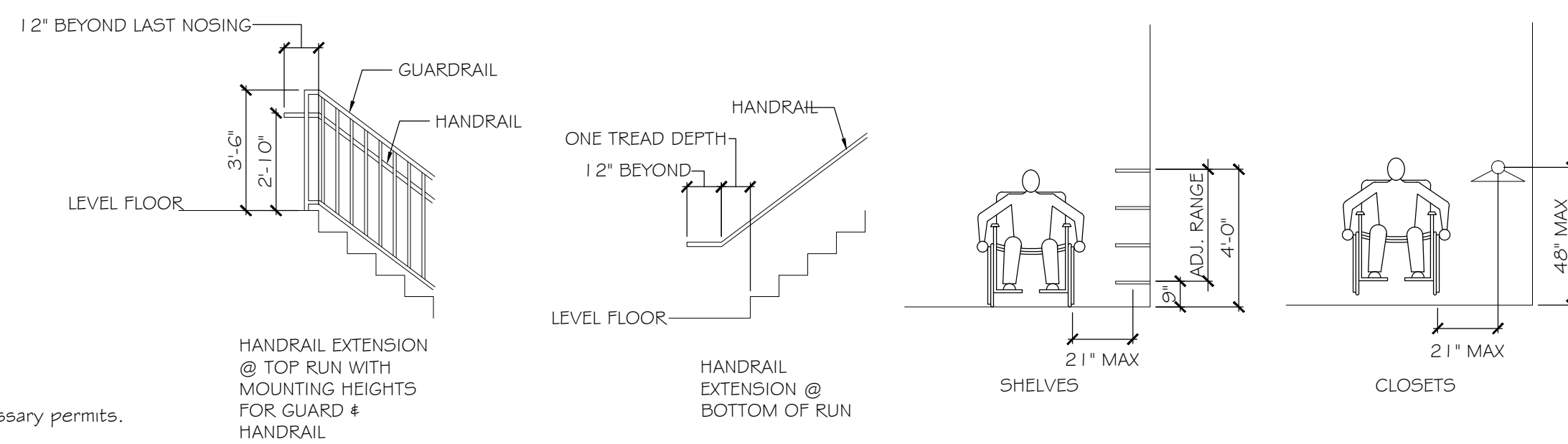
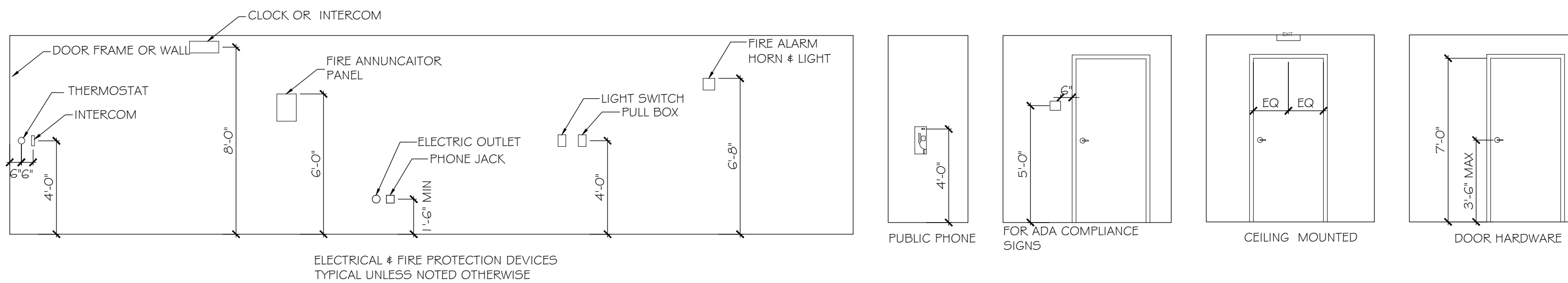
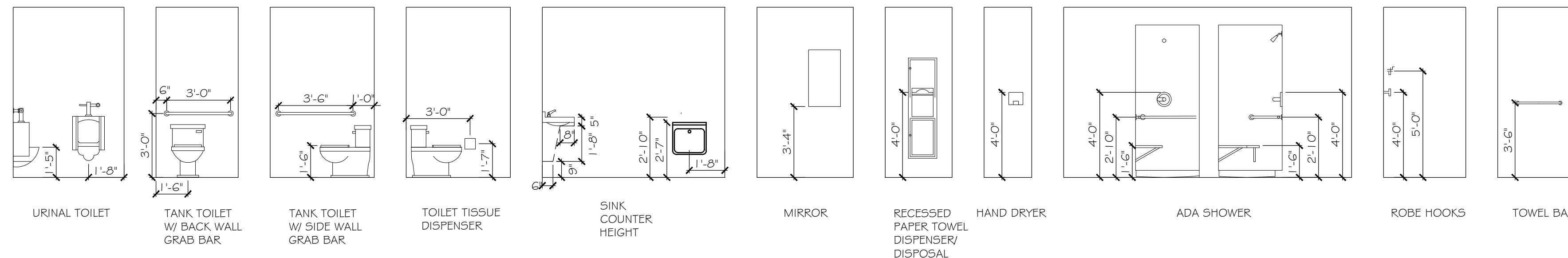
- A1.01 EXISTING CONDITIONS
- A1.02 FOUNDATION PLAN
- A1.03 FIRST & SECOND FLOOR PLANS
- A1.04 FIRST & SECOND FLOOR FRAMING PLANS
- A1.05 ROOF FRAMING & ROOF PLAN
- A1.06 LIFE SAFETY PLANS

- A2.01 ELEVATIONS
- A3.01 BUILDING SECTION



VERANDA STREET ELEVATION

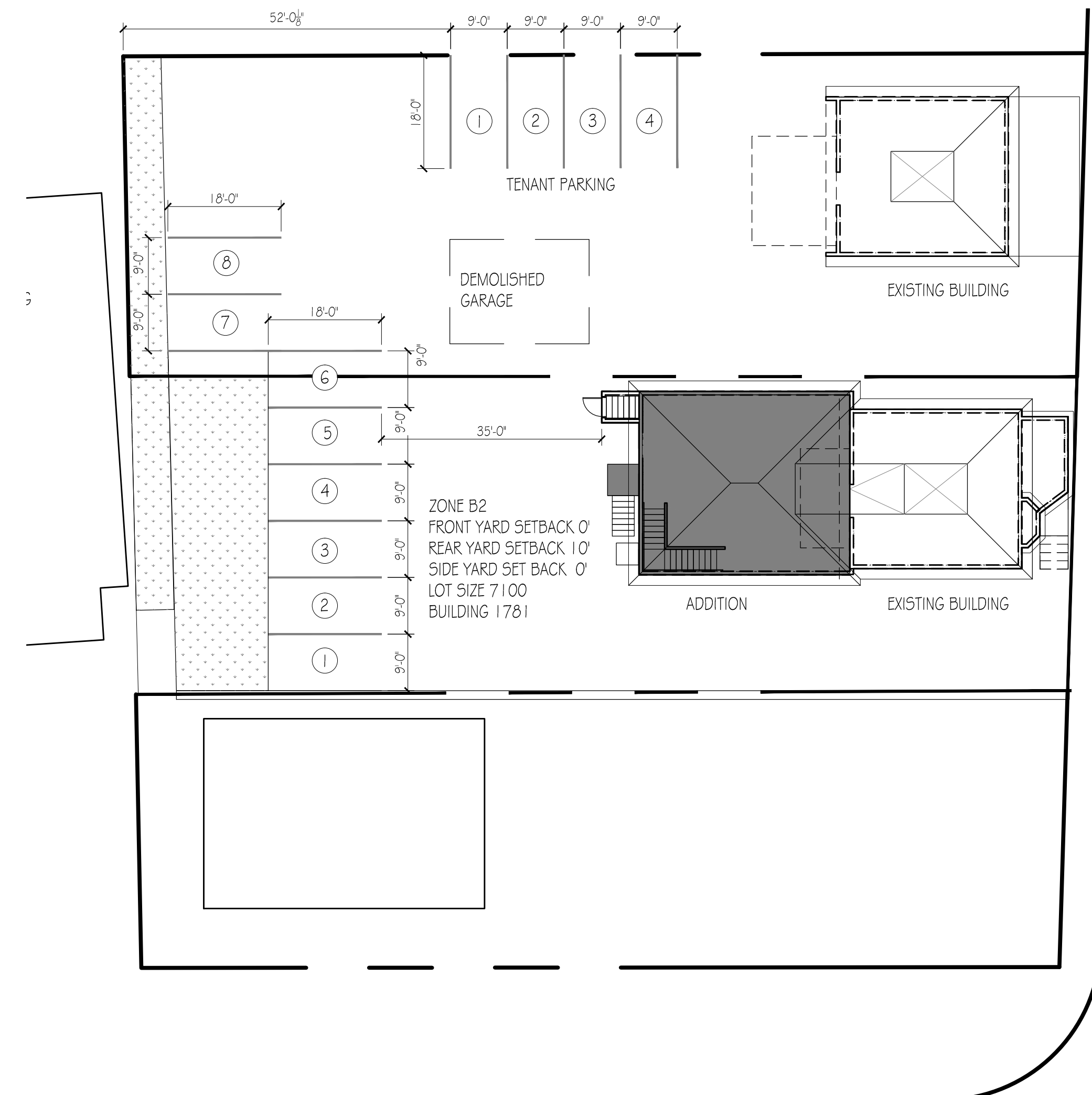
SCALE: 1/4" = 1'-0"



NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF CDT ARE NOT REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS CDT WILL BE HELD HARMLESS. CDT ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will Comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.



SITE PLAN

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

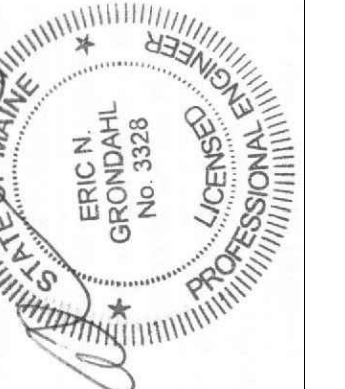
VERANDA STREET

WASHINGTON AVE

PROPERTY OF

Code-Tech
235 Riverside Industrial Parkway
Portland, ME 04102

SCHNEIDER
Property Management



Building Addition
522 Washington Ave
Schneider Property
Management, LLC

NO	REMARKS	DATE	BY
A	ISSUED FOR PERMIT	09-24-15	JJO
B	ISSUED FOR PERMIT	05-23-16	JJO

CODE: IRC 2009
TOWN: PORTLAND
DATE: 09-24-15
SCALE: As Noted
DRAWN: JJO
TITLE: COVER SHEET
FILE:
SHEET: A0-01