Building Addition
522 Washington Ave
Schneider Property Management, LLC

BUILDING CODE COMPLIANCE:

Design Criteria - This project has been desinged 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 0.2" per occupant = 7", 72" 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 rquired
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"

ELECTRICAL & FIRE PROTECTION DEVICES
TYPICAL UNLESS NOTED OTHERWISE

HANDRAIL EXTENSION @ TOP RUN WITH MOUNTING HEIGHTS FOR GUARD & HANDRAIL

HANDRAIL EXTENSION @ BOTTOM OF RUN

SITE PLAN — VERANDA STREET
SCALE: 1/16"=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.

PROPERTY OF

cd-de-Tech
235 Riverside Industrial Parkway
Portland, ME 04102

SCHNEIDER Property Management

STATE OF MAINE — ERIC N. GRONDAHL No. 5303 — LICENSED PROFESSIONAL ENGINEER

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522 Washington Ave
Schneider Property Management, LLC

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

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