

BARRETT MADE
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The floor plan shows a large rectangular building with several rooms. On the left side, there is a large room labeled 'RECEPTION' and a smaller room labeled 'OFFICE'. A staircase is located between them. In the center, there is a small room labeled 'TOILET' and a larger room labeled 'KITCHEN'. A staircase is also located near the kitchen. On the right side, there is a large room labeled 'MEETING ROOM' and a smaller room labeled 'OFFICE'. A staircase is located near the meeting room. A line points from the text 'AREA OF WORK' to a specific area in the kitchen.

NO ALTERATION TO EXISTING EMERGENCY LIGHTS, SIGNAGE, OR MEANS OF EGRESS. NO CHANGES TO PLUMBING.
NO PROPOSED WORK IN STORAGE AREAS ADJACENT TO TENANT SPACE.

CEILING HEIGHT	X-XX'	BUILDING SECTION		
ROOM NUMBER	101	BUILDING ELEVATION		
DOOR NUMBER	101	WALL SECTION		
WINDOW TYPE	NO.	INTERIOR ELEVATION		
PARTITION TYPE	X4 00	COLUMN REFERENCE LINE		
REVISION REFERENCE		PROPOSED ELEVATION		
DETAIL		BREAKLINE		
DEMOLITION KEYNOTE	#			
KEYNOTE	#			

ARCHITECTURE + CONSTRUCTION

GENERAL NOTES:

1. NO CHANGE TO EXISTING ACCESSIBILITY. NO SPRINKLER.
2. ALL ALARM PULLS, HORN STROBES, ANNUNCIATION DEVICES AND EXIT SIGNS TO REMAIN U.N.O.

APPLICABLE CODES:

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL BUILDING CODE (IEBC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL ENERGY AND CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
UNIFORM PLUMBING CODE 2021 EDITION
2018 NFPA 1 AND 101
NATIONAL ELECTRICAL CODE -2020 EDITION
NOTE: ALL CODES SHALL INCLUDE CHANGES/AMENDMENTS BY THE STATE OF ME

CITY OF PORTLAND DISTRICT:

Industrial - Moderate Impact (IM)

CURRENT OCCUPANCY CLASSIFICATION:

Fit-Up Space: Business Group B

PROPOSED OCCUPANCY CLASSIFICATION:

Fit-Up Space: Business Group B

AUTOMATIC SPRINKLER SYSTEM:

No sprinkler system.

ALLOWABLE BUILDING HEIGHTS AND AREA:

No change to building heights.

TYPES OF CONSTRUCTION:

Type V

OCCUPANCY LOAD:

Business (B): 100 gsf	Square footage (1,697) / Occupancy Allowance (100 Gross) = 17
Conference Room/Assembly: 15 gsf	Square footage (198) / Occupancy Allowance (15 Gross) = 14
Business (B): 100gsf	Square footage (845) / Occupancy Allowance (100 Gross) = 9

MEANS OF EGRESS:

EGRESS WIDTH PER OCCUPANT:

STAIRWAY WIDTH:

Required: 0.3 Inches per occupant - 26 Occ at .3 inch per = 7.8 inch
Provided: 47 inches

0.2 Inches for other egress components
Egress Door: 0.2 Inches per occupant - 26 Occ at .2 inch per = 5.2 inch
Provided: 36 inches

EXIT ACCESS:

- Common path of egress travel

Required: 1
Provided: 1

-Maximum Travel Distance

"Occupancy Classification B without Sprinkler System with Occupant Load of less than 30:"

Required: 100'
Provided: 93'

ENERGY CONSERVATION:

New construction to meet 2021 IECC

PLUMBING FIXTURE COUNT:

Water Closets:
Male - Required: 1 | Provided: 1
Female - Required: 1 | Provided: 1
Lavatories:
Male - Required: 1 | Provided: 1
Female - Required: 1 | Provided: 1
Urinals:
Male - Required: 0 | Provided: 0

(IBC Chapter 10)

(IEBC 1301.6.11)

(IBC 1005.1)
(IEBC Table 1301.6.11(1))

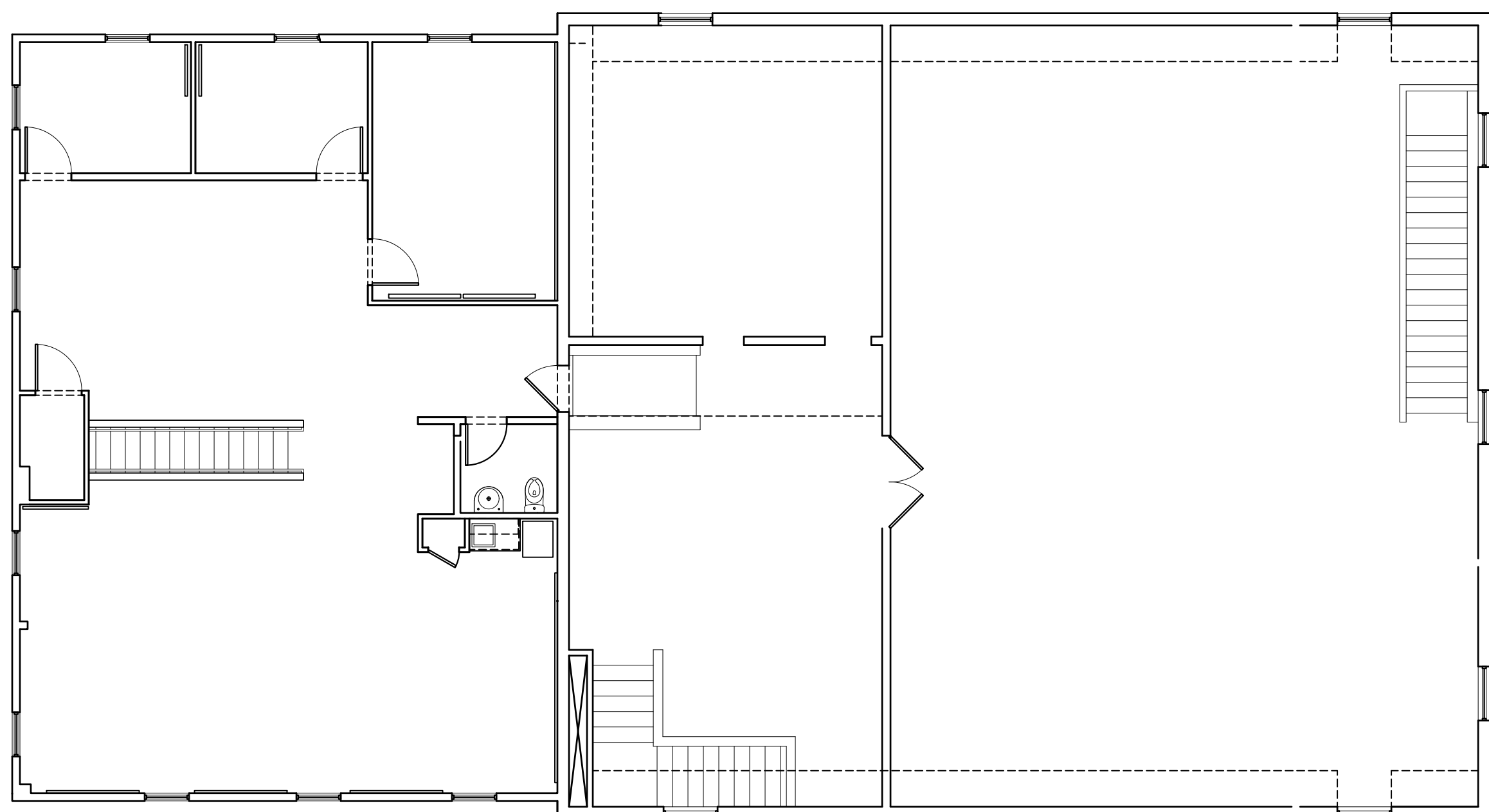
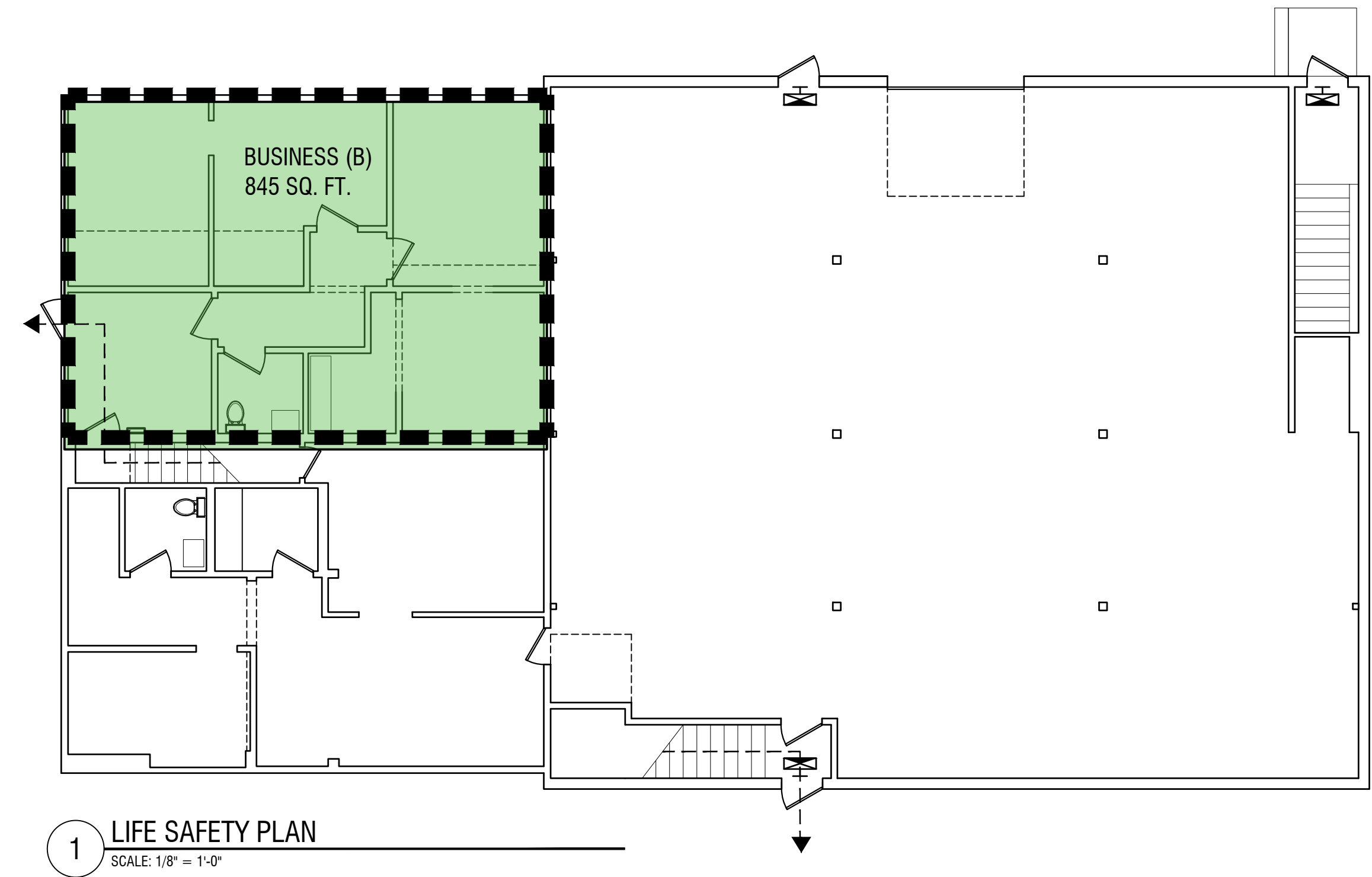
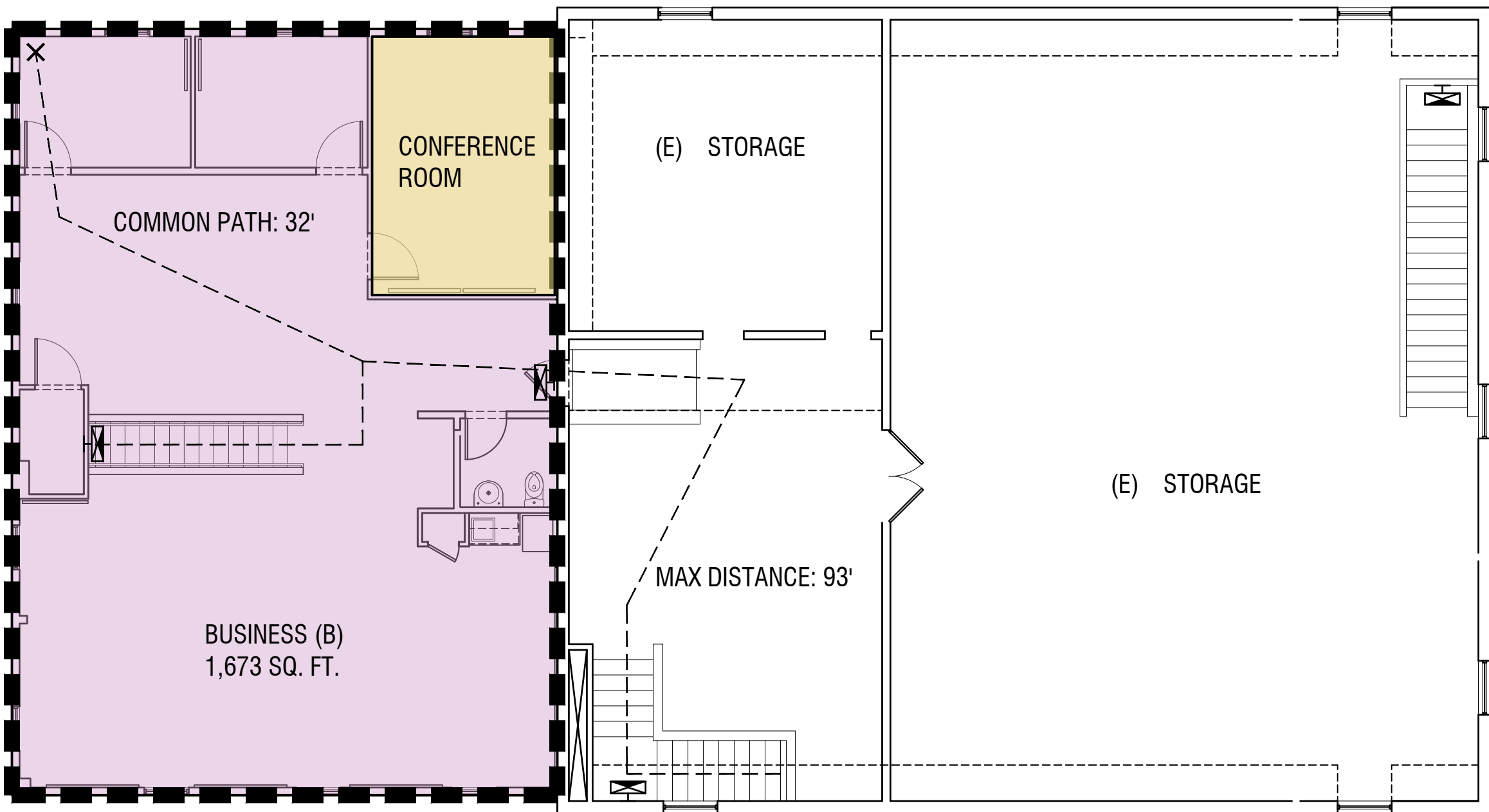
(IBC 1006.2)

(IEBC 711.1)

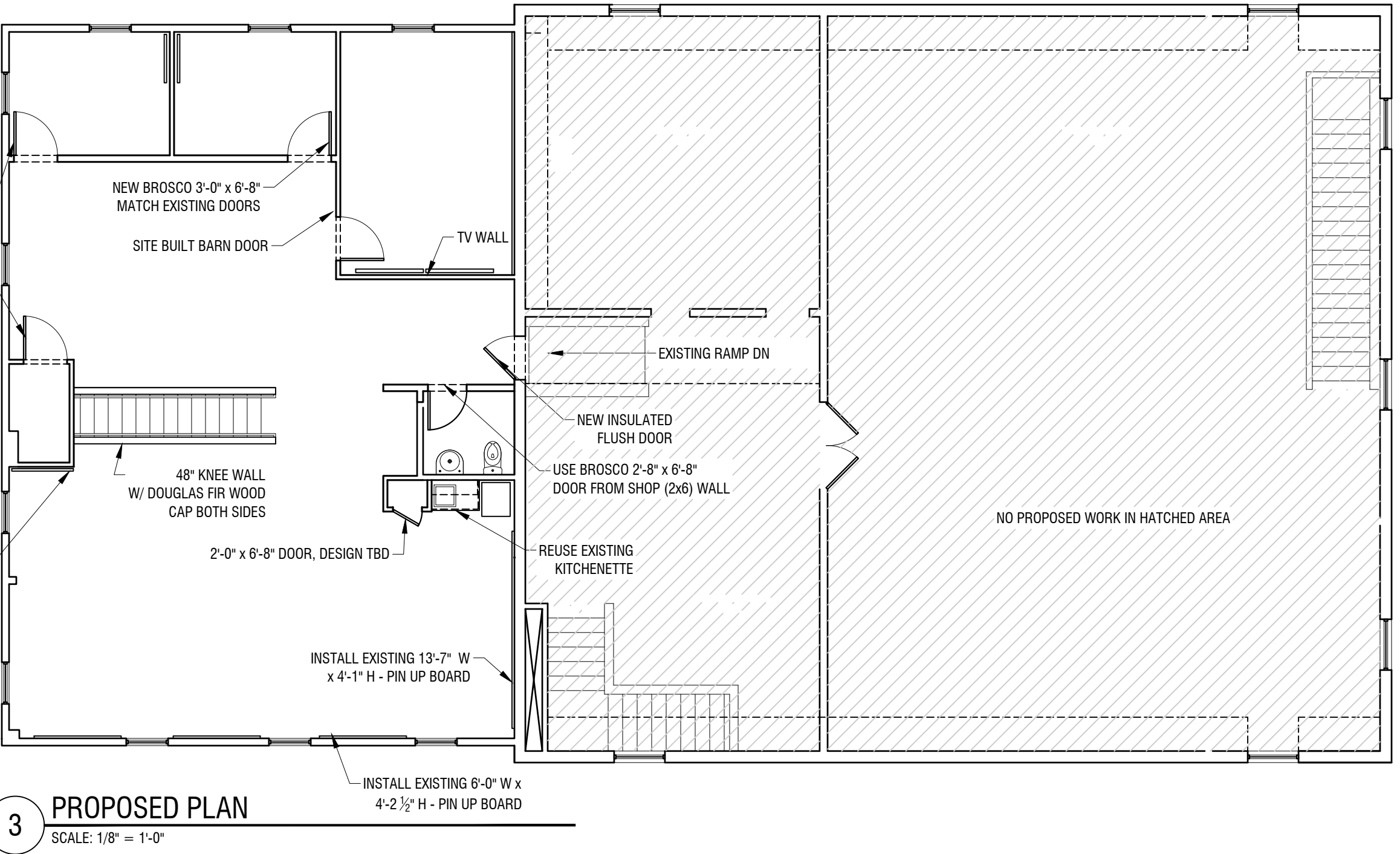
(UPC 2021 TABLE 422.1)

LEGEND:

- 1 HOUR FIRE RATING
2 HOUR FIRE RATING
3 HOUR FIRE RATING
SMOKE BARRIER
EXIT SIGN
EMERGENCY LIGHT
WALL MOUNTED FIRE EXTINGUISHER
CABINET MOUNTED FIRE EXTINGUISHER



2 EXISTING PLAN
SCALE: 1/8" = 1'-0"



3 PROPOSED PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

DRAWING TITLE:

A.101 PROPOSED & LIFE SAFETY PLAN

DATE OF ISSUE:

ISSUED FOR:

SCALE:

AS NOTED

PROJECT NAME:
655 RIVERSIDE HQ
655 RIVERSIDE STREET,
PORTLAND, MAINE, 04103

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ARCHITECTURE + CONSTRUCTION



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

02/21/2024