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118 WASHINGTON AVE

PORTLAND, MAINE 04101

PERMIT DRAWINGS

5/30/2017

DRAWING LIST

		PERMIT DRAWINGS 5/30/2017		
G1.0	COVER SHEET	X		
A1.0	ELEVATIONS	X		
A1.1	SCHEDULE & DETAILS	X		
~~A1.2~~	~~CANOPY DETAILS~~	X		

GENERAL NOTES

1. THIS CONSTRUCTION PERMIT SET DOES NOT EXPLICITLY PROVIDE ALL THE INFORMATION AND DETAILING REQUIRED FOR CODE COMPLIANCE, AND REQUIRES THAT CONTRACTORS AND SUB-CONTRACTORS CONDUCTING THE CONSTRUCTION WORK ARE FAMILIAR WITH COMPLYING TO THE BUILDING CODE AS IT APPLIES TO THEIR PARTICULAR DISCIPLINE.
2. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
3. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
4. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
   - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
   - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
   - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
   - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
   - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE OWNER.
6. ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNER'S WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.
7. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. EXCEPTION: THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE BUILDING PERMIT.
9. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
10. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.
11. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
12. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
13. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
14. COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.

DEMOLITION NOTES

1. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION OF JOISTS, BEAMS OR OTHERS STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
2. UNLESS OTHERWISE NOTED, DOORS, BASE, TRIM, ELECTRICAL ITEMS, AND SURFACE MOUNTED ITEMS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISHES (I.E. EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC.) TO MATCH EXISTING ADJACENT SURFACES. PROVIDE A SMOOTH AND CONTINUOUS SURFACE FREE OF SHADOW LINES.
5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTINUOUS.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND/OR REMOVAL OF HAZARDOUS MATERIALS. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
7. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
8. COORDINATE REMOVALS OF EXISTING BEVERAGE STATION, RECEPTIONIST DESK, AND FURNISHINGS WITH OWNER.

1 PLOT PLAN

0 32'-0" SCALE: 1/32" = 1'-0"

NOTE

1. THERE IS NO OFF-STREET OR DEDICATED PARKING FOR THIS BUSINESS.

CODE SUMMARY

Code Summary:	Existing	Proposed
IBC Use	M	M
NFPA 101 Use	Mercantile	Mercantile
Sprinkler	Unchanged	Unchanged
Fire separation of uses	Unchanged	Unchanged
Construction Type	Unchanged	Unchanged
Building Footprint:	4,640SF	Unchanged
Area of work:	Façade scope only	Façade scope only

IEBC 2009

101.5.2 Work area compliance method

403.1 Level 1 alteration

602.1 Interior finishes shall comply with Chapter 8 of the IBC
603.1 Maintain existing level of fire protection provided
604.1 Maintain existing level of means of egress provided
605.1 Comply with Sections 605.1.1 through 605.1.14, Chapter 11 of IBC unless technically infeasible
Exception: Accessible means of egress required by Chapter 10 of IBC are not required to be provided in existing buildings.

IBC 2009

803.9 Group M: Interior wall and ceiling finishes of exit enclosures and exit passageways shall be Class B.
Group M: Interior wall and ceiling finishes of corridors, rooms, and enclosed spaces shall be Class C.

2406 Tempered glazing shall comply with this section.

NFPA 101 (2009)

6.2.2.2 Ordinary Hazard Contents

7.2.1.2.3.2 Door openings in means of egress shall not be less than 32" in clear width.
7.2.1.2.3.2(4) In existing buildings, the existing door leaf width shall be permitted to be 28 in.
7.2.1.3.3 Thresholds at door openings shall not exceed ½ inch in height.
7.2.1.3.5 In existing buildings, where the door opening discharges to the outside, the floor level outside the door opening shall be permitted to be one step lower than that of the inside, but shall be not more than 8 in lower.
7.2.1.4.2 Door leaves shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more.
7.2.1.5.1 Door leaves shall be arranged to be opened readily from the egress side whenever the building is occupied.
7.3.1.2 Mercantile Use: square footage and occupant load remains unchanged
7.3.3.1 Capacity Factor of level components: 0.2 in/person
7.3.4.1 Minimum width of means of egress: 36"
7.3.4.1.2 Minimum existing building width of exit access: 28"
7.4.1.1 The number of means of egress shall not be less than 2 unless permitted by Chapter 37.
7.5.1.3.5 In existing buildings w/ more than one exit, the exit discharges shall be exempt from the diagonal measurement separation distance criteria.
7.6.1 The travel distance to an exit shall be measured in accordance with this section.
7.8 Exit illumination shall comply with this section.
7.9 Emergency lighting shall comply with this section.
7.10 Means of egress shall be marked in accordance with this section

10.2 Interior finishes be in accordance with this section.

37.1.4.2.1(3) Class C Mercantile Occupancy
37.1.5.1 The contents of mercantile occupancies shall be classified as ordinary in accordance with Section 6.2
37.1.6 No minimum construction requirements
37.1.7 Occupant load: Refer to Table 7.3.1.2
37.2.1.1 All means of egress shall be in accordance with Chapter 7
37.2.2.2.1 Doors complying with 7.2.1 shall be permitted
37.2.2.2.2 Locks complying with 7.2.1.5.4 shall be permitted only on principal entrance/exit doors.
37.2.2.2.4 The re-entry provision of 7.2.1.5.7 shall not apply.
37.2.2.2.10 In Class C mercantile occupancies, doors shall be permitted to swing inward against the direction of egress travel where such doors serve only the street floor area.
37.2.3.1 The capacity means of egress shall be in accordance with Section 7.3
37.2.4.1 The number of means of egress shall be in accordance with Section 7.4
Not less than two separate exists shall be provided on every story
Not less than two separate exits shall be accessible from every part of every story.
37.2.4.3 A single means of egress shall be permitted in a Class C mercantile occupancy, provided that the travel distance to the exit does not exceed 75 feet.
37.2.4.4 A single means of egress shall be permitted in a Class C mercantile occupancy, provided that the travel distance to the exit does not exceed 100 feet when protected by an automatic sprinkler system.
37.2.5.1 Means of egress shall be arranged in accordance with Section 7.5.
37.2.5.2 Dead-end corridors shall not exceed 50 ft.
37.2.5.3.1 In buildings with an automatic sprinkler system, common path of travel shall not exceed 100 ft.
37.2.5.3.2 In buildings without an automatic sprinkler system, the common path of travel shall not exceed 75 feet.
37.2.5.7 If the only means of customer entrance is through one exterior wall of the building, one-half of the required egress width from the street floor shall be located in such wall.
37.2.5.8 Not less than one-half of the required exits shall be located so as to be reached without passing through checkout stands.
37.2.5.11 Exit access shall be permitted to pass through storerooms, provided that not more than 50 percent of exit access shall be provided through storeroom, the storeroom shall not be subject to locking, the main aisle through the storeroom shall not be less than 44 in. wide, and the path of travel through the storeroom shall be defined, direct, and continuously maintained in an unobstructed condition.
37.2.6 Travel distance shall be measured in accordance with Section 7.6
37.2.6.1 Travel Distance: 250 ft max w/ automatic sprinkler.
37.2.6.2 Travel Distance: 150 ft max w/o automatic sprinkler.
37.2.7.1 Exit discharge shall comply with Section 7.6
37.2.8 Means of egress shall be illuminated in accordance with Section 7.8
37.2.9 Emergency lighting shall be provided in accordance with Section 7.9
37.2.10 Means of egress shall have signs in accordance with Section 7.10
37.3.3.1 Interior finish shall be in accordance with Section 10.2
37.3.5.3 Portable fire extinguishers shall be provided in all mercantile occupancies.

43.1.1 Classification of rehabilitation work categories:
(2) Renovation
43.1.2.1 Any renovation shall comply with Chapter 37 & applicable sections of chapter 43.
43.4.1.3 All new work shall comply with the requirements of this code applicable to existing buildings.
43.4.1.4 The work shall not make the building less conforming with other sections of this code.
43.4.1.5 Minor reductions in the clear opening dimensions of replacement doors and windows shall be permitted.
43.4.2 The capacity means of egress, as determined by section 7.3, shall be sufficient for the occupant load thereof
43.4.3 New interior finish materials shall meet the requirements for new construction.

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Reviewed for Code Compliance
Approved as Submitted
Approved with Conditions
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LICENSED ARCHITECT 5/30/17 EVAN A. CARROLL No. 3687 STATE OF MAINE

PROJECT NO.
16042
PROJECT NAME
118 WASHINGTON AVE
PORTLAND, ME 04101

REVISIONS
1 06/02/2017
2 -
3 -
4 -
5 -

PERMIT SET

DRAWN BY **AEW**
SHEET TITLE
COVER SHEET

ISSUE DATE **5/30/17**
SHEET SCALE **1/4" = 1'-0"**

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1.0