

PROJECT SUMMARY

1-11 DIAMOND STREET RENOVATION

This building is an existing warehouse set on the corner of Fox and Diamond Streets. The renovation consists of minor exterior renovations to the southwest corner of the structure and interior renovations to sections of the building. The primary tenant will be Coffee By Design. They will house their roasting, shipping and wholesale operations here. Office operations and training will be housed here. There will also be a coffee bar that will be a small retail operation focused on education about coffee.

LIFE SAFETY CODE 2008 & IBC CODE 2009- BUILDING SUMMARY:

- Existing 1 Story Warehouse
 - Existing Automatic Sprinkler System
 - Existing Construction Type 3 (unprotected)
 - Existing masonry exterior walls, masonry separation wall.
 - Interior walls and ceiling systems, roof joists and metal deck.
- Building Classification**
- Area 1- Industrial (General Purpose) Storage (Low & Ordinary)
 - Area 2- Mercantile (with 55 occupants-Assembly)
 - Area 3- Business
 - Area 4- Storage- (Low & Ordinary)
- Occupancy Load -see code drawing notes**
- Area 1- 88 occupants
 - Area 2- 56 occupants
 - Area 3- 30 occupants
 - Area 4- 44 occupants

Common Path of Travel

- Area 1- 100 feet
- Area 2- 75 feet
- Area 3- 100 feet
- Area 4- 100 feet

Egress Travel Distance

- Area 1- 250 feet
- Area 2- 250 feet
- Area 3- 300 feet
- Area 4- 400 feet

Maximum Dead End Corridor

- Area 1- 50 feet
- Area 2- 20 feet
- Area 3- 50 feet
- Area 4- 100 feet

Area 4-IBC--50 feet

Rate of Travel

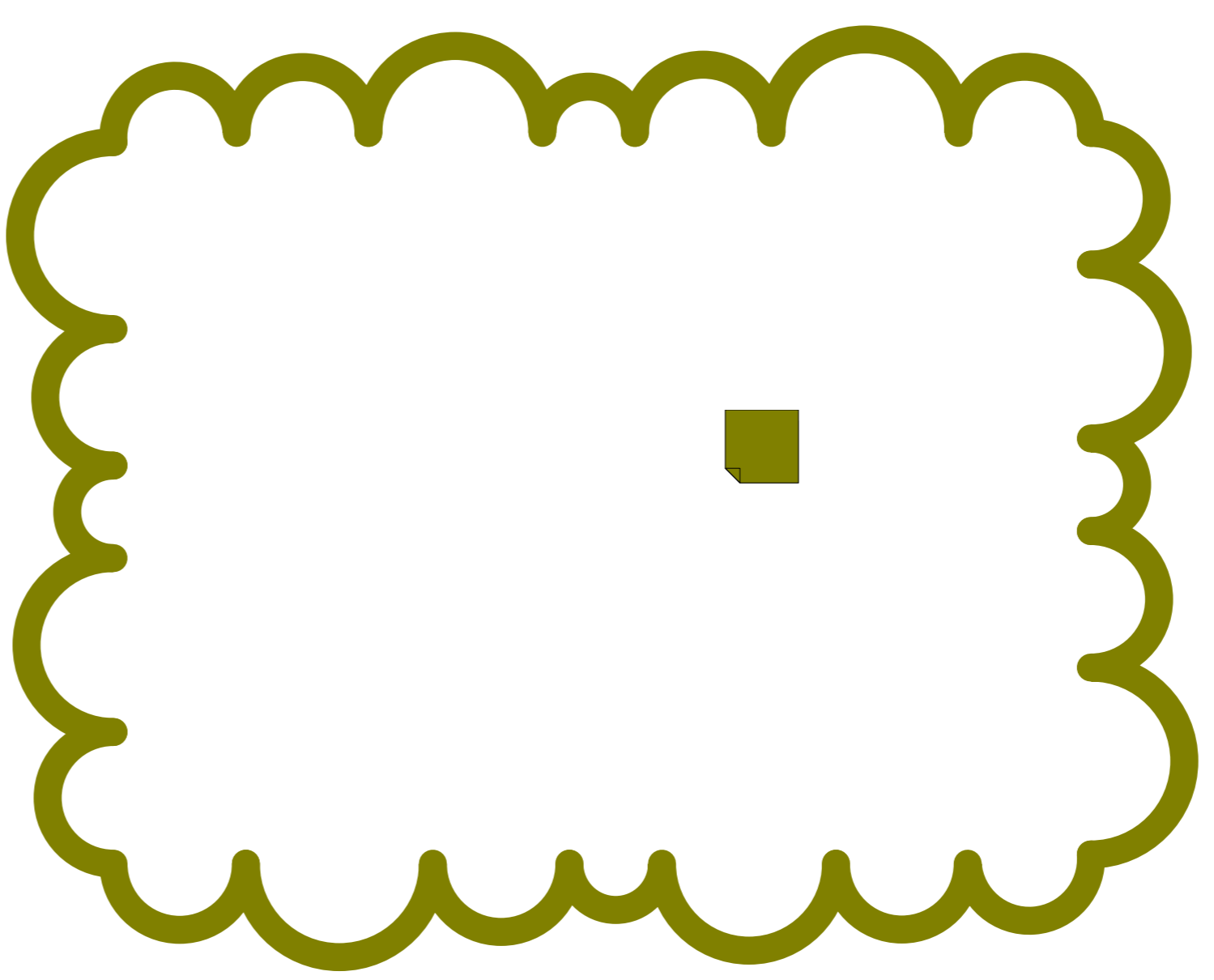
- Area 1 (Industrial-storage) from Area 3 (Business) is 1 hour (2 hrs to 1 hr)
- IBC-No separation required
- Area 1 (Industrial-storage) from Area 4 (Storage) is 1 hour (minimum)
- IBC-No separation required
- Area 2 (Mercantile/assembly) from Area 1 (Industrial- Storage) is 1 hour (2 hrs to 1 hr)
- IBC-1 Hour
- Area 2 (Mercantile/assembly) from Area 3 (Business) is 1 hour (2 hrs to 1 hr)
- IBC-1 Hour
- Area 3 (Business) from Area 4 (Storage) is 1 hour (2 hrs to 1 hr)
- IBC-No separation required

Miscellaneous janitor & storage rooms
 Area 3 (Business) Janitor & Storage Rooms with sprinkler and smoke tight are non-rated (partition construction will be similar to rated wall)

DIAMOND ST. WAREHOUSE RENOVATION

1-11 DIAMOND ST, PORTLAND, ME
 MAIN TENANT: COFFEE BY DESIGN

OWNER
 A.D. BEANER, LLC
 43 WASHINGTON AVENUE, PORTLAND



DRAWING INDEX

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