

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 2009 & 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.
- wood interior walls and steel columns, roof joists and metal roof 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- 68 occupants
 - Area 2- 56 occupants
 - Area 3- 30 occupants
 - Area 4- 44 occupants
 - Total- 198 occupants
- Note: total of 7 Egress doors

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
- Area 4IBC- 250 feet

Maximum Dead End Corridor

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

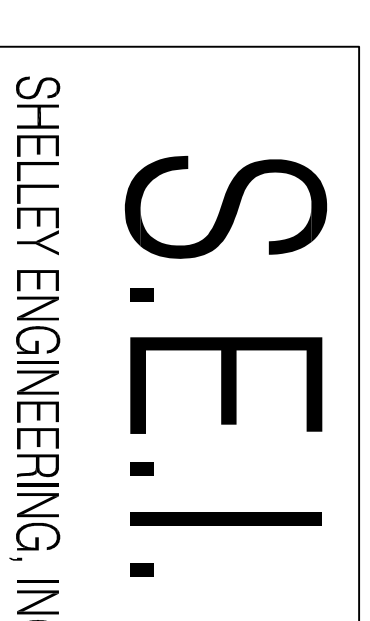
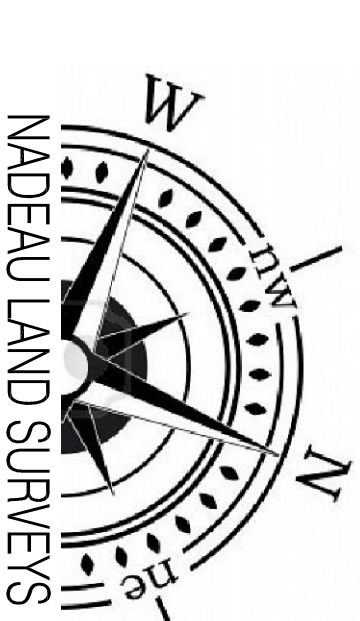
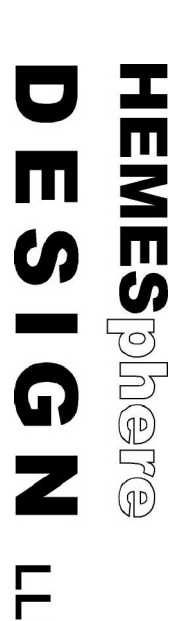
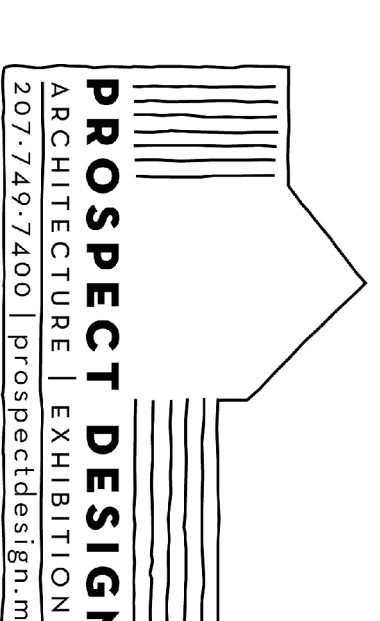
Rated Separation of Occupancies (with supervised sprinkler system)

- 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 OWNER
 A.D. BEANER, LLC
 MAIN TENANT: COFFEE BY DESIGN
 43 WASHINGTON AVENUE, PORTLAND



DRAWING INDEX

- G-001 COVER
- G-002 GENERAL NOTES & EXISTING CONDITIONS
- C-101 SITE SURVEY
- C-102 SITE PLAN AND DETAIL
- A-100 EXISTING PLAN
- A-101 FLOOR PLAN
- A-102 RENOVATION FLOOR PLAN
- A-103 EQUIPMENT PLAN
- A-104 REFLECTED CEILING PLAN
- A-105 RAMP PLAN, STAIR DETAILS
- A-106 BATHROOM PLAN AND ELEVATIONS
- A-201 EXTERIOR ELEVATIONS
- A-202 NEW ENTRY ELEVATIONS
- A-301 SECTION
- A-601 PARTITION DETAILS & SCHEDULE
- A-602 DOOR AND WINDOW SCHEDULE
- D-100 DEMOLITION PLAN
- LS-101 LIFE SAFETY PLAN
- S-101 STRUCTURAL

PERMIT SET
 G-001

MARCH 13, 2013

COVER

23-E-6
 DIAMOND ST 1-11 FOX
 ST 67-85 ANDERSON
 ST 110-112 61396 SF
 Acres 1.4095