



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 F-1 (General Purpose) Storage S-1
- Area 2- Mercantile (with 55 occupants-Assembly)
- Area 3- Business
- Area 4- Storage S-1
- 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

ALLOWED	PROVIDED
Area 1- 100 feet	15 feet
Area 2- 75 feet	0 feet
Area 3- 100 feet	10 feet
Area 4- 100 feet	0 feet

Egress Travel Distance

ALLOWED	PROVIDED
Area 1- 250 feet	111 feet
Area 2- 250 feet	38 feet
Area 3- 300 feet	68 feet
Area 4- 400 feet (IBC-250)	95 feet

Maximum Dead End Corridor

ALLOWED	PROVIDED
Area 1- 50 feet	0 feet
Area 2- 20 feet	16 feet
Area 3- 50 feet	0 feet
Area 4- 100 feet (IBC-50)	0 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)

**PLUMBING FIXTURE ALLOWANCE SUMMARY:
MAINE STATE INTERNAL PLUMBING CODE (UPC)**

MINIMUM	OCCUPANTS	REQUIRED	PROVIDED
Area 1 Storage/Industry 1PER 10	68 - 34M/34F	3M/3F	2M/2F
Area 2 Mercantile 1PER 100M/50F	56 - 28M/28F	1M/1F	1M/1F
Area 3 Business 1 PER 15	30 - 15M/15F	1M/1F	1M/1F/1U
Area 4 Warehouse 1 PER 10	43 - 22M/22F	2M/2F	1M/1F

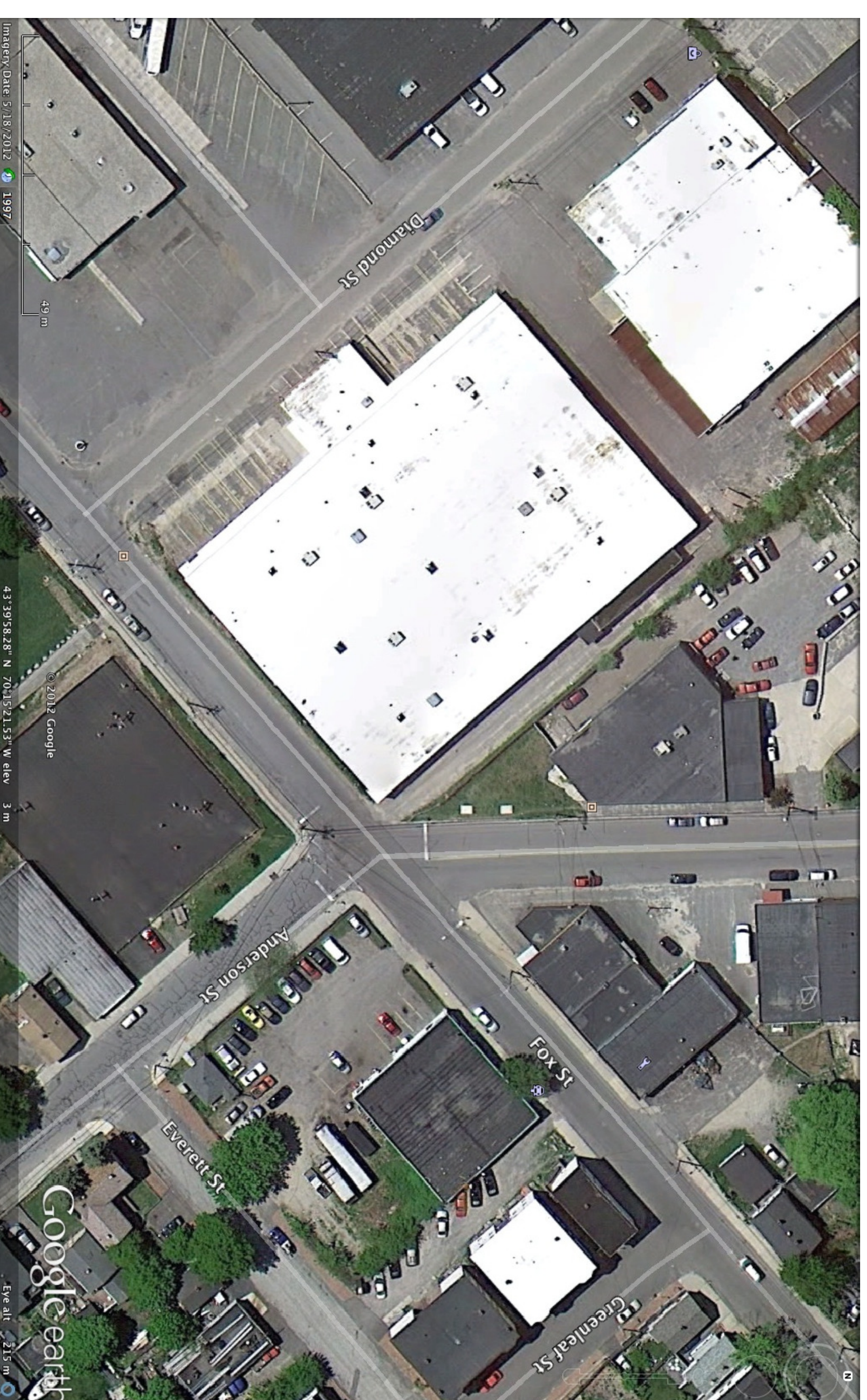
NOTE: THE PROPOSED NUMBER OF WATER CLOSETS FOR AREAS 1 AND 4 ARE FEWER THAN THE UPC REQUIRES. THE NUMBER OF OCCUPANTS FOR THE STORAGE, INDUSTRY AND WAREHOUSE OCCUPANCIES (S-1 AND F-1) BASED ON OCCUPANTS PER SQ. FT. FAR EXCEEDS THE REAL NUMBERS OF OCCUPANTS FOR THOSE SPACES. IN ADDITION THE NUMBER OF WATER CLOSETS REQUIRED BY THE UPC, AT 1 PER 10 OCCUPANTS, IS MUCH HIGHER THAN ANY OTHER OCCUPANCY. THE PROPOSED PLAN DOES MEET THE INTERNATIONAL PLUMBING CODE AS OUTLINED BELOW AND THOSE NUMBERS MORE ACCURATELY REFLECT THE NEEDS OF THE OWNER.

IPC SECTION 403, TABLE 403.1

MINIMUM NUMBER OF WATER CLOSETS PER OCCUPANCY	OCCUPANTS	REQUIRED	PROVIDED
MINIMUM			
AREA 1 F-1 - 1 PER 100	68	1	2
AREA 2 M - 1 PER 500	56	1	2
AREA 2 A-2d - 1 PER 75 MALE & FEMALE	56	2	2
AREA 3 B - 1 PER 25	30	1	3
AREA 4 F-1 OR S-1 1 PER 100	44	1	2

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



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

DIAMOND ST. WAREHOUSE RENOVATION

1-11 DIAMOND ST, PORTLAND, ME OWNER
A.D. BEANER, LLC
MAIN TENANT: COFFEE BY DESIGN 43 WASHINGTON AVENUE, PORTLAND

PERMIT SET

MARCH 13, 2013

G-001

COVER

