Date: 03/07/16

PROJECT SUMMARY
1 DIAMOND STREET RENOVATION
CODE SUMMARY-Youngs Warehouse

Young's Furniture occupies the east half of an existing one story warehouse, located at 1-11 Diamond Avenue, near the corner of Fox Street. They are proposing minor changes to the interior space that include a small design (mercantile) area. Mercantile area will be defined by low 7' partitions and displays. The building owner (Coffee by Design) will be providing a new exterior accessible ramp and entrance, as well as, upgrades to the facade.

The building is Construction Type 3, masonry exterior walls and steel framed, steel joist, metal decked roof structure, with approximately 44,722 square feet, and an existing sprinkler system. Coffee by Design occupies the west side of the building.

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.

Existing Building Classification
West Side
Industrial F-1 (General Purpose)/Storage S-1
Mercantile
Business

East Side
Storage S-1

Proposed Building Classification
West Side
No Change

East Side
Storage S-1
Mercantile (aprox. 900 sq.ft.)

East Side (Proposed)
Occupancy Load -see code drawing notes
Storage - 42 occupants
Mercantile- 28 occupants
Total- 70 occupants Note: total of 3 Egress doors

Common Path of Travel

ALLOWED		PROVIDED
Mercantile - 75 feet	0 feet	
Storage - 100 feet		0 feet

Egress Travel Distance

ALLOWED		PROVIDED
Mercantile - 250 feet		85 feet
Storage - 400 feet	(IBC-250')	116 feet

Maximum Dead End Corridor

ALLOWED		PROVIDED
Mercantile - 20 feet		0 feet
Storage - 100 feet	(IBC-50')	0 feet

Rated Separation of Occupancies (with supervised sprinkler system)
Industrial-storage from Business is 1 hour (2 hrs to 1 hr)
IBC-No separation require
Industrial-storage from Storage is 1 hour (minimum)
IBC-No separation required
Mercantile/assembly from Industrial- Storage is 1 hour (2 hrs to 1 hr)
IBC-1 Hour
Mercantile/assembly from Business is 1 hour (2 hrs to 1 hr)
IBC-1 Hour
Business from Storage is 1 hour (2 hrs to 1 hr)
IBC-No separation required

GENERAL NOTES
1. PC Construction shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings. Work from dimensions only. General contractor shall coordinate all work so it meets Local, State and Federal codes.
2. Mechanical/plumbing work shall be design/build by a qualified contractor to meet all applicable codes and Owner requirements.
3. As a condition for Occupancy, the existing Sprinkler System shall be tested and repaired to a fully functional and "Supervised" condition and designed for new room configurations and "Uses".
4. The electrical/data/fire safety work shall be a design/build by a qualified, licensed contractor. Work shall meet all Local, State and National codes and owner requirements.
5. Review electrical requirements for lighting, data, power requirements with owner.
6. Coordinate with mechanical electrical requirements including exhaust fans, kitchen equipment etc.
7. Fire alarm strobe candela sizes shown are preliminary and shall be reviewed and sized for space by the Fire Alarm Contractor to meet code.
8. Emergency lights, exit signs, fire pulls and fire safety smoke and heat detectors shall be designed to meet code. Review with local code enforcement.
9. Coordinate with owner requirements for a security system and shall be reviewed and sized for space by the provider.
10. Verify all mechanical equipment locations before rough-in.
11. Coordinate with door hardware electrical requirements.
12. Coordinate with supervised sprinkler system electrical requirements.
13. Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, fire extinguishers and exterior lighting, hose bibs, bells and all other wall mounted equipment or appliances indicated in plans.
14. All door frames shall be located a minimum of 3" off adjoining walls except where noted or dimensioned otherwise. 4" masonry at masonry veneer walls.
15. All handicapped bathrooms, grab bars, and door openings shall meet the requirements of ANSI 117.1 latest editions and the American Disability Act (ADA) for handicapped accessibility.
16. All gypsum wallboard within 3'-0" of plumbing fixtures shall be moisture resistant unless the wall has ceramic tile which requires concrete backer board.
17. Install GWB control joints every 25'+/- at vertical locations. Meeting gypsum installation recommendations.
18. All structural modifications shall be engineered by a licensed structural engineer.
19. Before penetrating or otherwise modifying joists, beams or other structural members, consult with the structural engineer on maximum size and location.
20. Provide double MTL studs at all door frames in GWB wall assembles.
21. All penetrations through fire and smoke rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.
22. Provide exterior light above egress doors to illuminate surface for safety.
23. Fire extinguishers located near egress doors shall be selected by supplier to meet actual conditions: general use, kitchen use, etc.

REGISTERED ARCHITECT JOSEPH P. HEMES NO. 1442 STATE OF MAINE

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PC CONSTRUCTION

S.E.I.
SHELLEY ENGINEERING, INC.

COFFEE By Design

DRAWING INDEX
G-001 COVER
C-101 SITE SURVEY
A-100 EAST SIDE PROPOSED SITE PLAN
A-101 EXISTING PLAN
A-102 EAST SIDE PROPOSED PLAN
A-104 RAMP PLAN, STAIR DETAILS
A-105 SCHEDULES
A-201 EXTERIOR ELEVATIONS
LS-101 LIFE SAFETY PLAN
S-1 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
MAIN TENANT: COFFEE BY DESIGN

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

PERMIT SET
JANUARY 28, 2016

January 28, 2016
COVER
G-001