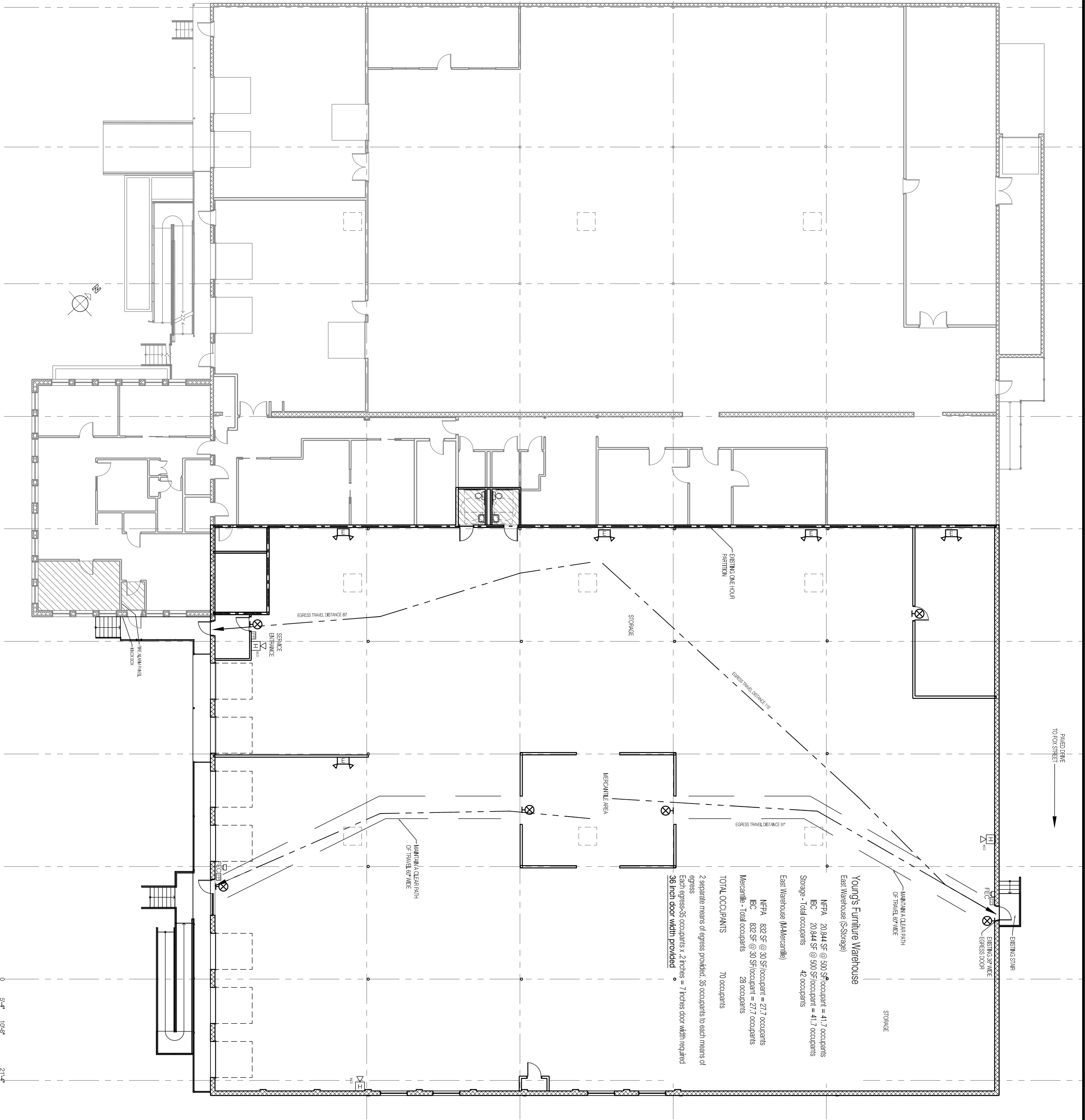
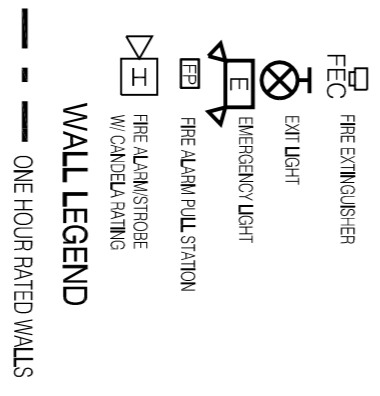


CODE SUMMARY-Youngs Warehouse

Youngs 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. The mercantile area will be defined by 7' high 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 EQUIPMENT LEGEND



Youngs Furniture Warehouse
 East Warehouse (Storage)
 NFA 20,844 SF @ 300 SF/occupant = 41.7 occupants
 RC 20,844 SF @ 300 SF/occupant = 41.7 occupants
 Storage - Total occupants 42 occupants

East Warehouse (Mercantile)
 NFA 822 SF @ 30 SF/occupant = 27.7 occupants
 RC 822 SF @ 30 SF/occupant = 27.7 occupants
 Mercantile - Total occupants 28 occupants

TOTAL OCCUPANTS 70 occupants

2 separate means of egress provided, 35 occupants to each means of egress
 Each egress: 35 occupants x 2 inches = 7 inches door width required
 36 inch door width provided

EAST SIDE CODE AND EGRESS PLAN
 3/22" = 1'-0"

SCALE: 3/32" = 1'-0"

HEMISPHERE DESIGN
 Architecture
 58 Fore Street
 Portland, ME 04101
 207.232.6079
 joe@hemispheredesign.com
 www.hemispheredesign.com

PROSPECT DESIGN
 58 FORE ST. PORTLAND, ME
 www.prospectdesign.me
 T: 207-749-7400

CITY OF PORTLAND APPROVED SITE PLAN
 Subject to Conditions of Approval and Standard Conditions

DATE OF APPROVAL: 1-25-16
 PLANNER: Barbara Barhydt
 PROJECT NO.: #2016-018

SHEET TITLE
LIFE SAFETY AND EGRESS PLAN
 PERMIT SET

DIAMOND ST. WAREHOUSE RENOVATION
 1-11 DIAMOND ST, PORTLAND, ME
 A.D. BEANER, LLC

DESIGN BY:
 DATE: January 28, 2016

LS-101