

IBC 2009: CODE DATA	
USE GROUP CLASSIFICATION	MERCANTILE
TYPE OF CONSTRUCTION	5B
EXISTING BUILDING AREA	16,500 SF +/-
PROPOSED BUILDING AREA	16,500 SF +/-
TOTAL AREA OF WORK	3,727 SF (2,846 @ FIRST FLOOR)
BUILDING HEIGHT (STORIES/ FEET)	1 STORY (TENANT SPACE)
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	9,000 SF
BUILDING HEIGHT LIMITATION - STORES (TABLE 503)	1 STORY
INCREASE: STREET FRONTAGE (150X AREA) - SQ FT	N/A
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200X AREA) - SQ FT	YES
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	YES
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100'/76'-0"
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50'/NONE
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL)	250'/92'-2"
FIRE SUPPRESSION SYSTEM	YES, PER NFPA 13
NUMBER OF REQUIRED EXITS	2 @ 1ST FLOOR - 1 @ MEZZANINE
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION	ETR
PARTY WALLS	ETR
STAIR ENCLOSURES	1 HR/ ETR
SHAFTS	1 HR/ ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE	
PRIMARY STRUCTURAL FRAME	ETR
SECONDARY STRUCTURAL FRAME	ETR
LOAD BEARING WALLS - EXTERIOR	ETR
LOAD BEARING WALLS - INTERIOR	ETR
NON-LOAD BEARING WALLS - EXTERIOR	ETR
NON-LOAD BEARING WALLS - INTERIOR	ETR
FLOOR CONSTRUCTION	ETR
ROOF CONSTRUCTION	ETR
OCCUPANT LOAD	
FIRST FLOOR: MERCANTILE	75 People
FIRST FLOOR: MERCANTILE (REPAIR SHOP)	2,056 SF 30 SF/ PERSON = 69
MEZZANINE FLOOR: MERCANTILE STOCK & SHIPPING	790 SF 300 SF/ PERSON = 3
MEZZANINE FLOOR: MERCANTILE STOCK & SHIPPING	881 SF 300 SF/ PERSON = 3
GENERAL NOTES:	

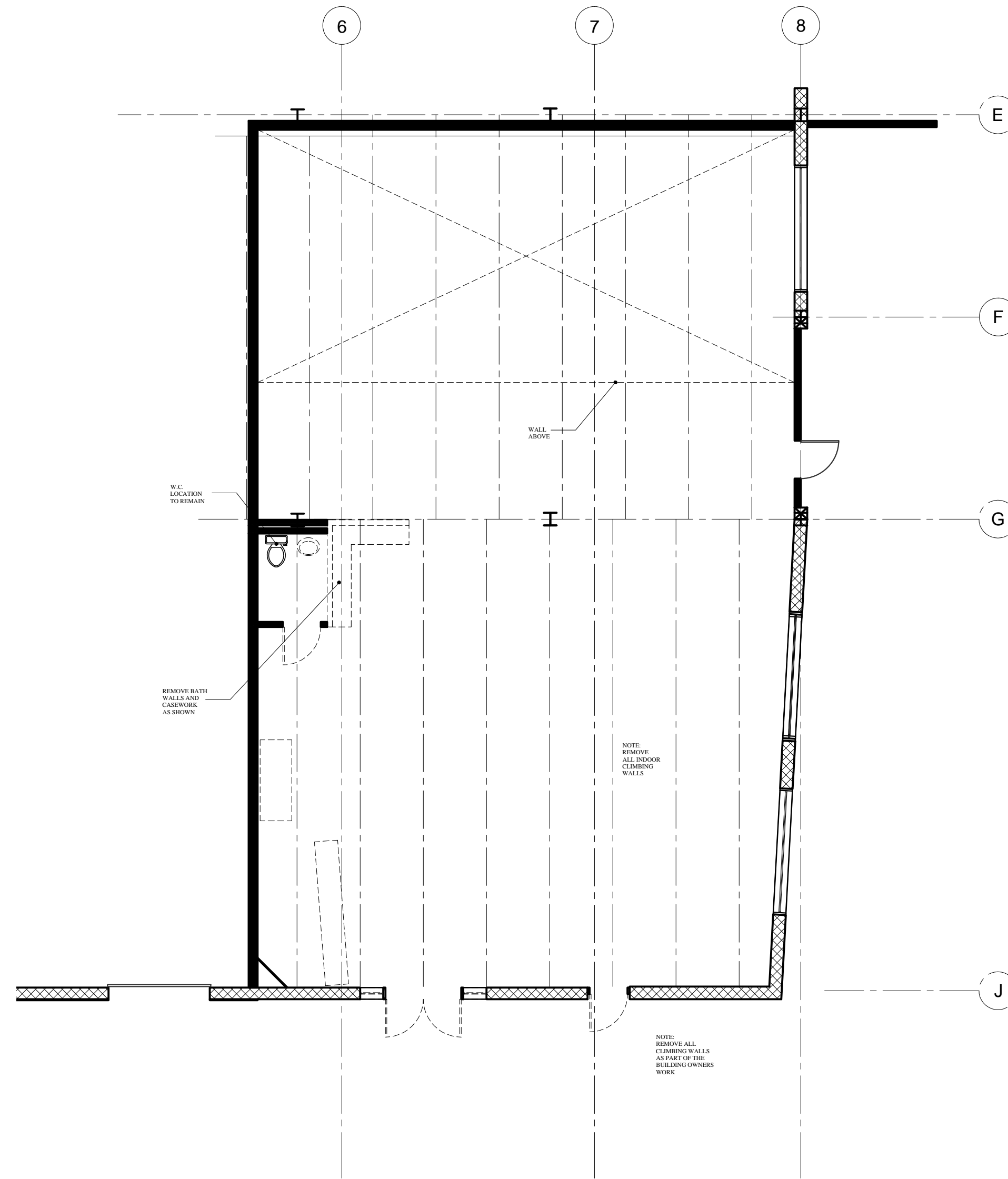
GENERAL NOTES

- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED WITH PRESSURE PRESERVATIVE.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. IF APPLICABLE TO THIS PROJECT, SHOWERS TO HAVE DURAROCK BACKING ALL SIDES. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
- WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:
 - ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
 - ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
 - ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
- BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
- ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

NFPA 101 2009 & 220 2006: CODE DATA	
USE GROUP CLASSIFICATION	MERCANTILE CLASS C
TYPE OF CONSTRUCTION	V (0.0.0)
EXISTING BUILDING AREA	16,500 SF +/-
PROPOSED BUILDING AREA	16,500 SF +/-
TOTAL AREA OF WORK	3,727 SF (2,846 @ FIRST FLOOR)
BUILDING HEIGHT (STORIES/ FEET)	1 STORY
BUILDING AREA LIMITATION - SQ FT	3,000 SF (PER CLASS C)
BUILDING HEIGHT LIMITATION - STORES	NONE
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	100'/76'-0"
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL)	50'/NONE
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EXIT ACCESS FIRE RATINGS	
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OCCUPANCY SEPARATION	ETR
PARTY WALLS	ETR
STAIR ENCLOSURES	1 HR/ ETR
SHAFTS	1 HR/ ETR
EXIT ACCESS CORRIDORS	ETR
FIRE PROTECTION OF STRUCTURE	
COLUMNS	ETR
BEAMS, GIRDERS, TRUSSES & ARCHES	ETR
LOAD BEARING WALLS - EXTERIOR	ETR
LOAD BEARING WALLS - INTERIOR	ETR
NON-LOAD BEARING WALLS - EXTERIOR	ETR
NON-LOAD BEARING WALLS - INTERIOR	ETR
FLOOR CONSTRUCTION	ETR
ROOF CONSTRUCTION	ETR
OCCUPANT LOAD	
FIRST FLOOR: MERCANTILE	75 People
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GENERAL NOTES:	

PROJECT NOTES

- SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR: ALLSPEED CYCLERY & SNOW. NEW WORK BY THE TENANT SHALL INCLUDE THE NEW MEZZANINE FLOOR.
- ALL INTERIOR DEMOLITION, INCLUDING THE CLIMBING WALLS AND TEMPORARY TERMINATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER.
- EXTERIOR SIGNAGE IS NOT PART OF THIS PERMIT AND SHALL BE APPLIED FOR UNDER SEPARATE COVER.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND BUILDING INSPECTION, FIRE AND ZONING REQUIREMENTS.
- THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK. GC TO OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, STREET CLOSINGS, ELECTRICAL, MECHANICAL AND SPRINKLER SYSTEMS AS REQUIRED.
- THE BUILDING AND TENANT SPACE CONTAIN A SPRINKLER SYSTEM.



EXISTING CONDITIONS PLAN
1/4" = 1'-0"

A NEW PORTLAND LOCATION

all speed CYCLERY & SNOW

**127 Marginal Way
Portland, Maine**

PROJECT DIRECTORY

TENANT ALLSPEED CYCLERY & SNOW LLC
72 AUBURN STREET
PORTLAND MAINE 04103

BUILDING OWNER BACK COVE COMPANY
5 MILK STREET
PO BOX 7525
PORTLAND MAINE 04112

GENERAL CONTRACTOR MONAGHAN WOODWORKS INC
100 COMMERCIAL STREET
SUITE 212
PORTLAND MAINE 04101

ARCHITECT MARK MUELLER ARCHITECTS
100 COMMERCIAL STREET
SUITE 207
PORTLAND MAINE 04101



MARK MUELLER ARCHITECTS

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MARK MUELLER ARCHITECTS

all speed
ALLSPEED CYCLERY & SNOW LLC
127 MARGINAL WAY
PORTLAND, MAINE 04101

Interior Tenant Renovations:

TITLE SHEET

REVISONS
DATE

OCT. 14, 2014

PROJECT
ALLSPEED

DRAWN BY
MLM

CHECK BY
MLM

T1.1

PERMIT SET : DECEMBER 9, 2014