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 (2,894 @ FIRST FLOOR)				
BUILDING HEIGHT (STORIES/ FEET)	1 STORY (TENANT SPACE)				
BUILDING AREA LIMITATION - SQ FT (TABLE 503)	9,000 SF				
BUILDING HEIGHT LIMITATION - STORIES (TABLE 503)	1 STORY				
INCREASE: STREET FRONTAGE (50% AREA) - SQ FT	N/A				
INCREASE: AUTOMATIC SPRINKLER SYSTEM AREA (200% AREA) - SQ FT	YES				
INCREASE: AUTOMATIC SPRINKLER SYSTEM HEIGHT (1 STORY)	YES				
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	75'/75'-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 @ 2ND FLOOR				
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	76	People			
FIRST FLOOR: MERCANTILE	2,056	SF	30	SF/ PERSON =	69
FIRST FLOOR: MERCANTILE (BICYCLE/ SKI TUNING SHOP)	790	SF	300	SF/ PERSON =	3
SECOND FLOOR: MERCANTILE STOCK & SHIPPING	712	SF	300	SF/ PERSON =	2
SECOND FLOOR: MERCANTILE OFFICE	200	SF	100	SF/ PERSON =	2
GENERAL NOTES:					

GENERAL NOTES

1. 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.

2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED WITH PRESSURE PRESERVATIVE.

3. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

4. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.

5. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.

6. 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.

7. INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.

8. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.

9. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.

10. 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.

11. 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.

12. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.

13. 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.

14. 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 (2,894 @ FIRST FLOOR)				
BUILDING HEIGHT (STORIES/ FEET)	1 STORY				
BUILDING AREA LIMITATION - SQ FT	9,000 SF (PER CLASS C)				
BUILDING HEIGHT LIMITATION - STORIES	NONE				
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL)	75'/75'-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 @ 2ND FLOOR				
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					
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	76	People			
FIRST FLOOR: MERCANTILE	2,056	SF	30	SF/ PERSON =	69
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SECOND FLOOR: MERCANTILE OFFICE	200	SF	100	SF/ PERSON =	2
GENERAL NOTES:					

PROJECT NOTES

1. SCOPE OF WORK SHALL INCLUDE INTERIOR TENANT FIT-UP FOR: ALLSPEED CYCLERY & SNOW. NEW WORK BY THE TENANT SHALL INCLUDE THE NEW MEZZANINE FLOOR.

2. ALL INTERIOR DEMOLITION, INCLUDING THE CLIMBING WALLS AND TEMPORARY TERMINATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER

3. EXTERIOR SIGNAGE IS NOT PART OF THIS PERMIT AND SHALL BE APPLIED FOR UNDER SEPARATE COVER

4. ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND BUILDING INSPECTION, FIRE AND ZONING REQUIREMENTS.

5. 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.

6. THE BUILDING AND TENANT SPACE CONTAIN A SPRINKLER SYSTEM.

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

allspeed 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

A NEW PORTLAND LOCATION

REVISED: FEBRUARY 06, 2015
PERMIT SET : DECEMBER 9, 2014

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/10/15

MARK MUELLER ARCHITECTS
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MARK MUELLER ARCHITECTS

Interior Tenant Renovations:
allspeed
ALLSPEED CYCLERY & SNOW LLC
127 MARGINAL WAY
PORTLAND, MAINE 04101

TITLE SHEET

REVISIONS	
DATE	OCT. 14, 2014
PROJECT	ALLSPEED
DRAWN BY	MLM
CHECK BY	MLM

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