

PLAN LEGEND

	EXISTING CONDITIONS		FIRE EXTINGUISHER
	NEW CONSTRUCTION		EMERGENCY LIGHTS
			EXIT SIGN

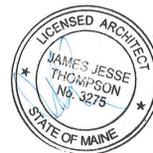
MARCH 20, 2014

Code Summary	Portland Food Co-op	CODE REF.
Project address:	290 Congress Street, Portland ME	
Project type:	Existing space fit out for retail grocery	
Square Foot	4,815 sf +/-	
Building code:	City of Portland IBC 2009	
	NFPA 101	
	Maine Human Rights Commission	
IBC		CODE REF.
Occupancy Type	M (Mercantile)	309.1
Occupant Load - Basement & Grade	3,278/30 gross = 109	1004.1.1
Occupant Load - Storage, Stockroom	1,300/300 gross = 4	
Occupant Load - Commercial Kitchen	237/200 gross = 1	
Occupant Load TOTAL	114	
Minimum # Exits	2 (under 501 occ.); for Assembly or Mercantile	T1021.1
Egress Width	.2(118) = 23.6", min. 44"	1105.1
Egress Door	Min. 32" clear	1008.1.1
Power-operated doors	Shall be capable of operating manually in emergency	1008.1.4.2
Door arrangement	48" min. betw. 2 doors + width of door swinging into space. Swing in same direction or both away from space betw. Horiz. Sliding power operated doors: min. 48" apart	1008.1.8
Common Path of Egress Travel	Not to exceed 75'-0"	1014.3
Exit Through Intervening Spaces	Not through kitchens or storage rooms	1014.2.4
	Stockroom ok in Use M	1014.2.4 exc. 2
Exit passageway	44" (if greater than 50 occupants)	1023.2
Exit Access Travel Dist	250' (with sprinkler from farthest point to exit)	1016.1
Minimum # Exits	2 (under 501 occ.); for Assembly or Mercantile	1014.1
Distance betw. Exits	IF SPRINKLER, doors not less than 1/3 of overall diagonal	1015.2.1.2
Aisles (Mercantile)	M: Not less than 36"	1017.2
	Non accessible aisle: 30" min. clear width	1017.3
Aisle Accessway (Mercantile)	M: At least 1 side of ea. Element in merchandise pod	1017.3
Common Path of Travel (Mercantile)	M: 30'-0" max from any point in merchandise pod	
Exit Discharge (Vestibule)	Max. 50% f exit enclosure permitted through vestibule.	1027.1.2
	Depth not > than 10'-0", length not > than 30'-0"	1027.1.2-2.2
	Sep. from bldg incl. equiv. of approved wire glass in steel fra	1027.1.2-2.3

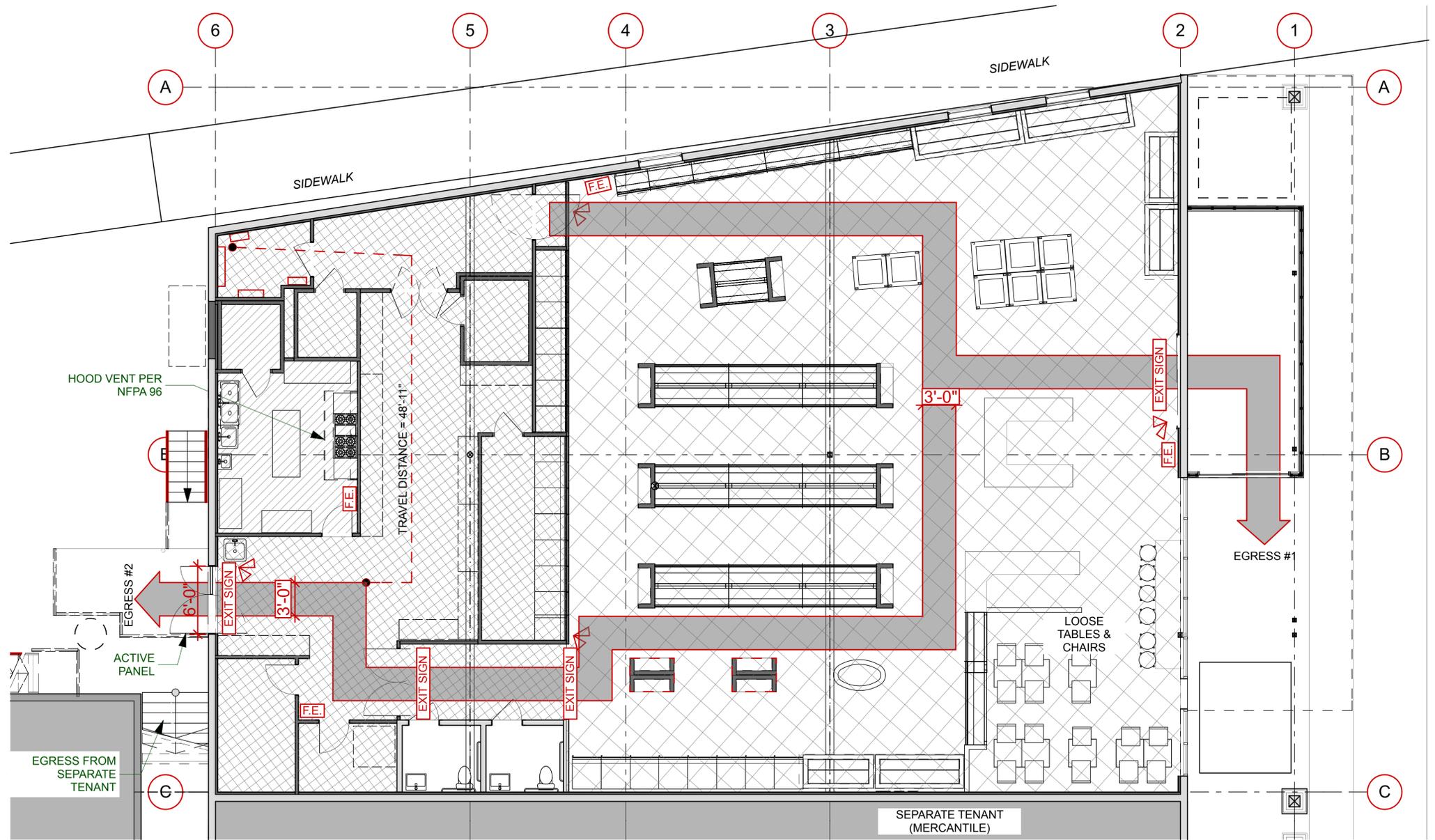
National Plumbing Code		Code Ref.
Plumbing Fixture Count	Divide occ. Load in half (114/2 = 57 men, 57 women) Reduce to 2/3 (114x.66=75/2= 38 men, 38 women)	Table 7.21.1 7.21.2
W.c.s and lavatories	1-50 either sex: w.c. = 1 per sex, lavatory = 1 per sex. Men: 1 w.c., 1 lav, Women: 1 w.c., 1 lav	
Service Sink	1 per floor	
Customers/Employees share restrooms	Yes	7.21.7

NFPA		CODE REF.
Occupancy Type	Mercantile Class B	6.1.10
Subclassification	Class B (3,000 - 30,000 sf, under 3 floors)	36.1.4.2.1
Occupancy Load: M Sales Area on Street	3,278/30 gross = 109	T-7.3.1.2
Occupancy Load: Storage, Receive, Ship	1,300/300 gross = 4	
Occupancy Load: Kitchen	237/100 gross = 2	
Occupant Load TOTAL	114	
Number of Exits	2 min.	7.4.1.1., 36.2.3.1
Egress Capacity: Level Components	.2"/person (115x.2=23")	T-7.3.3.1
Egress Capacity: Stairs	.3"/person (115x.3=34.5")	
Min. Door Width	32"	7.2.1.2.4
Min. Corridor Width	36"	7.3.4.1
Dead End Corridors	50'-0" max if sprinklered	36.2.5.1
Common Path of Travel	100'-0" if low hazard, sprinkler throughout	36.2.5.3
Aisles	Not less than required width of exit, or 36" min	36.2.5.4
Required Sep. btw. same occupancy	0 Hour	T-6.1.14.4.1(b)
Corridor/Use Area Separation	0 Hour/Not required if sprinklered throughout	36.3.6.1 (exc. 3)
Means of Egress	If customer access only through 1 ext wall, must accommodate 50% egress Permitted through storerooms for 50% of egress, no locking, 44" main aisle, direct unobstructed	36.2.5.7 36.2.5.11
Travel Distance to Exits	250'-0" if low hazard and sprinkler throughout	36.2.6.2
Interior Finishes	Class A or Class B (Comply with NFPA Sec.10.2)	36.3.3

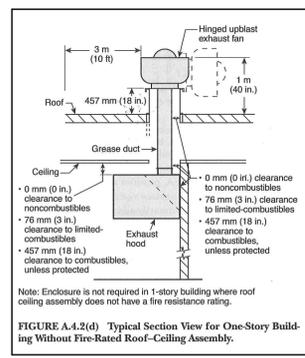
NOTE: ENTIRE TENANCY TO BE HAVE NFPA COMPLIANT SPRINKLER SYSTEM PROVIDED BY DEAN & ALLYN OF GRAY, MAINE.



KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828



1 OCCUPANCY & LIFE SAFETY
SCALE: 3/16" = 1'-0"



2 Exhaust Hood Clearances

	TOTAL SF = 4,815 SF
	MERCANTILE, GRADE 1:30 GROSS 3,278 SF/30 = 109
	MERCANTILE, STOCKROOM 1:300 GROSS 1,300 SF/30 = 4
	COMMERCIAL KITCHEN 1:200 GROSS 237 SF/200 = 1
	TOTAL OCCUPANCY = 114

PERMIT APPLICATION 3.24.2014

PROJECT:
NEW STORE
PORTLAND FOOD CO-OP
290 CONGRESS ST
PORTLAND, MAINE

DRAWING: LIFE SAFETY PLANS
SCALE: AS NOTED
DATE: MARCH 24, 2014
DRAWN BY: RZT
REVISED: