

10 CONTEXT PLAN  
 0 16'-0" SCALE: 1/16" = 1'-0"

**Bild Architecture**  
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**bild**  
 ARCHITECTURE

LICENSED ARCHITECT  
 EVAN A. CARROLL  
 No. 3687  
 STATE OF MAINE  
 11/21/14

PROJECT NO. **14034**  
 PROJECT NAME **TEMPLE STREET MUSIC VENUE**

PERMITTING DOCUMENTS

REVISIONS  
 1 - 01/23/15  
 2 -  
 3 -  
 4 -  
 5 -

ISSUE DATE **11/21/14**  
 DRAWN BY **EAC**  
 SHEET TITLE **CONTEXT PLAN**

SHEET SCALE **1/16" = 1'-0"**

**A**  
**0.0**



**IBC Details Code Review**

- 303.1 Use: Assembly Group A-2 (Nightclubs, Restaurants, Bars)
- 311.3 Use: Storage Group S-2 (Parking Garages, open and closed)
- 406.3.2 Defined as open parking garage
- 406.3.4 Open parking garage does have other uses within the structure in compliance with 508.4
- 410.2 Structure in space will be a platform and not a stage.
- 410.4 Platform Construction can be anything allowed by construction type
- 503 Use Group S-2 Const. Type IIB 3 stories 26,000sf 55' tall
- Use Group A-2 Const. Type IIB 2 stories 9,500sf 55' tall
- Use Group M Const. Type IIB 2 stories 12,500sf 55' tall
- 505.1 Clear height above and below the mezzanine shall be 7'-0" minimum.
- 505.2 Mezzanine area limited to 1/3 of space
- 505.3 One means of egress allowed in mezzanine if common path of travel is not exceeded
- 505.4 Mezzanine may be enclosed if occupant load is under 10
- 506.3 Whole building will not be sprinklered, so increase of area does not apply
- 508.4.4 Required separations: (While space is sprinkled, the building is NOT considered to be)
  - A & S-2, NS 1 hour
  - A & M, NS 2 hour
- 508.4.4.1 Required separations shall be fire barriers.
  - 2-hour wall, U411
  - 2-hour ceiling and floor, L505

- 707.3.8 2-hour Fire Barrier separation between Uses
- 707.5 Shall be continuous from slab to underside of floor decking.
- 707.5.1 Supporting construction must have the same rating.
- 712.3 2-hour Horizontal Assembly rating between Uses

- 803.9 Class C Finishes for A-2 spaces

- 903.2.1.2A-2 NFPA 13 fire sprinkler required for occupant load
- 906.1 Fire extinguisher required in kitchen
- 907.2.1 Manual Fire alarm required for occupancy of 300 or more

- 1004.1.1 Occupancy Load: 294 occupants (See table on sheet A1.1)
- 1005.1 Total required clear egress width (0.2"): 61" (36" door 32" & 160 occupants)
- 1006.3 Emergency lighting required along path of egress
- 1008.1.10 Panic hardware required at exits
- 1009.6.3 Underside of stair should have 1-hour rating
- 1011.1 Exit signs are required
- 1013.1 Guards not required for stage
- 1014.3 Common path of travel limit: 75'
- 1015.1 Distance between two exits shall not be less than 1/3 the length of the maximum overall diagonal of the space
- 1016.1 Exit access travel distance limit: 250' (with sprinkler) (measured along aisles)
- 1018.4 Max dead end corridor: 20'
- 1021.1 Two exits required
- 1028.2 Main exit shall provide at least 50% egress capacity
- 1028.8 Common path of travel limit: 30' (for any seat)

**NFPA 101 Detailed Code Review**

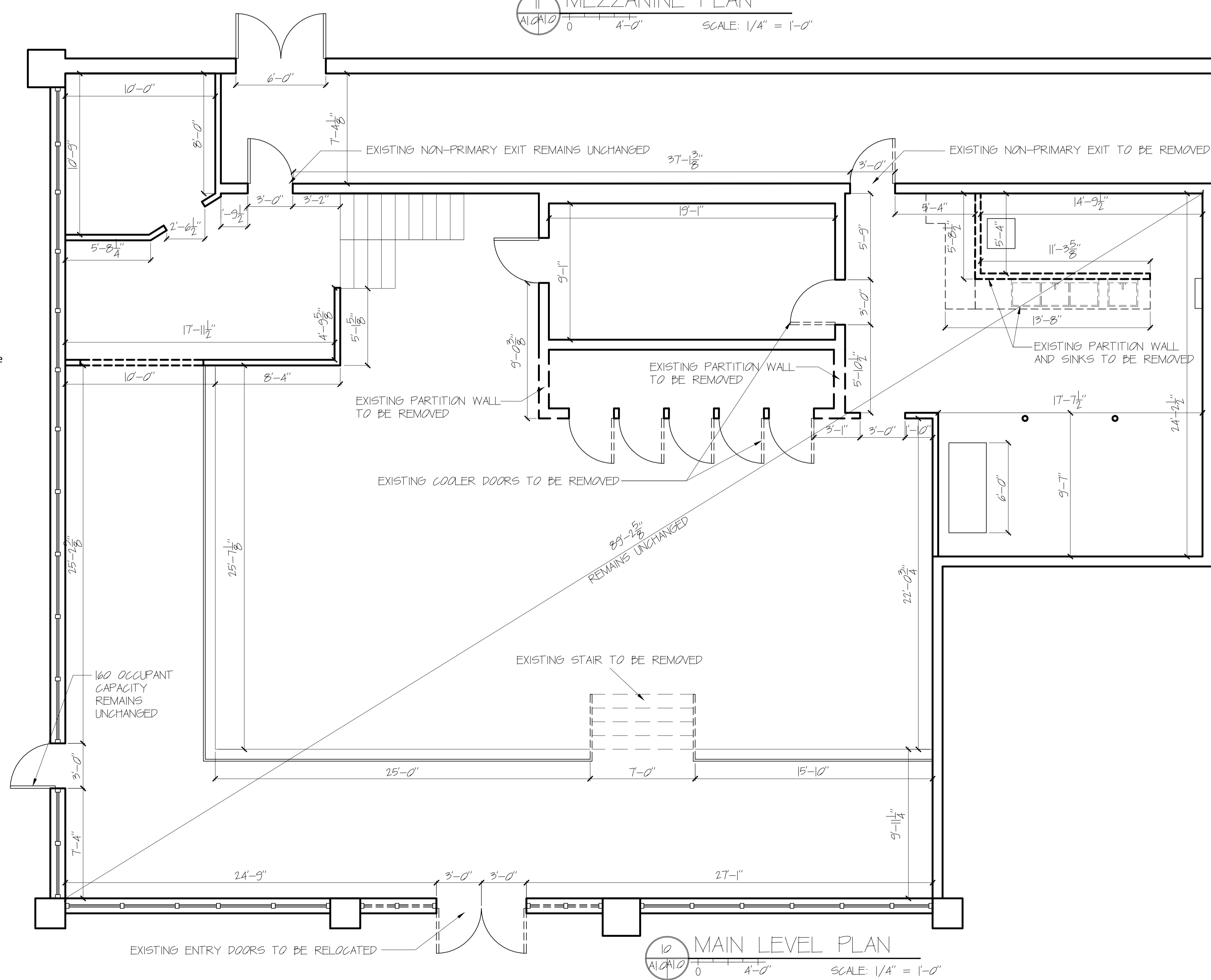
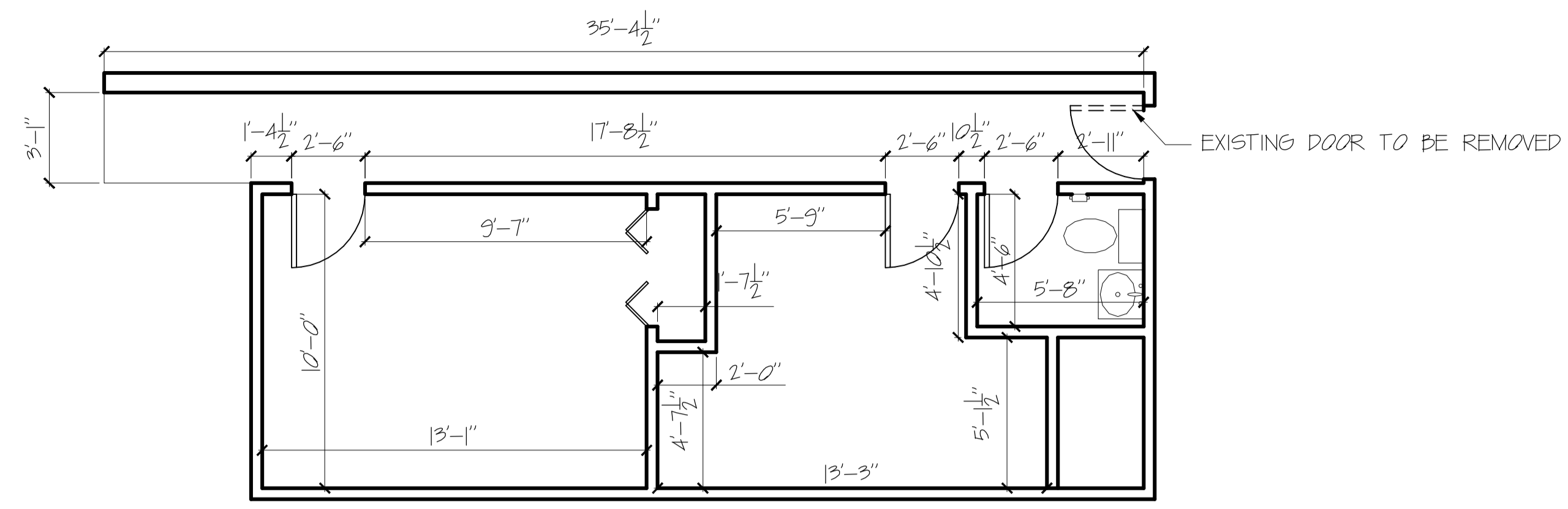
- 3.3.32.5 Existing Building, New Use
- 6.1.2.1 Assembly Occupancy
- 6.2.2.3 Ordinary Hazard of contents
- 7.3.1.2 Occupancy Load: 296 (See table on sheet A1.1)
- 7.3.3.1 Total required clear egress width (0.2"): 61" (36" door 32" & 160 occupants)
- 13.1.7.1.1 Occupant load shall not exceed 1 person per 5sf
- 13.2.2.2.3 Panic Hardware required for occupancy over 100
- 43.7.2.1 Change of use in the same hazard category: mercantile to assembly
- Use Existing chapter for most conditions: Chapter 13 Existing Assembly Occupancies
- Use New chapter for sprinkler, detection and alarm systems: Chapter 12 New Assembly Occupancies
- 13.2.4.2 Two means of egress allowed for occupancy under 600
- 13.2.5.1.2 Common path limit: 20' for any number of occupants
- 75' for less than 50 occupants
- 13.2.5.1.3 Dead end corridor limit: 20'
- 13.3.3.3 Wall and ceiling materials shall be Class A, Class B or Class C, for occupant load under 300.
- 13.3.4.1.1 Fire alarm system is required for occupancy of over 300
- 13.3.5.1 Sprinkler system is required

**ADA Detailed Code Review**

- 36.402 Alterations
- 36.403 Path of Travel (disproportionality: 20%)
  - Priority List:
    - Entrance
    - Route to altered Area
    - Restroom
    - Phones
    - Drinking Fountains
    - Parking, storage, alarms etc
- 213.3 Toilet Compartments: (1) Wheelchair accessible (604.8.1)
- If over six compartments (1) ambulatory accessible (604.8.2)
- Urinals: (1) is accessible (605)
- Sinks: (1) is accessible (606)

Code Summary	IBC	NFPA
Existing Use	M (Mercantile)	Mercantile
Proposed Use	A-2 (Nightclub)	Assembly
Existing Fire Protection	Not sprinkled	same
Proposed Fire Protection	Sprinkled tenant space	same
Existing Fire Alarm	Unknown	same
Proposed Fire Alarm	Fire alarm for tenant space	same
Gross area	3213sf with 420sf mezzanine	same
Occupancy Load	294 occupants	296 occupants

**APPLICANT**  
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 kenbellhospitality@gmail.com



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Date: 11/30/15

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**EXISTING PLAN**

PROJECT NO. **14034**

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ISSUE DATE **11/21/14**

REVISIONS

1	01/23/15
2	01/30/15
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DRAWN BY **EAC**

SHEET TITLE

ISSUE DATE **11/21/14**

SHEET SCALE **1/4" = 1'-0"**

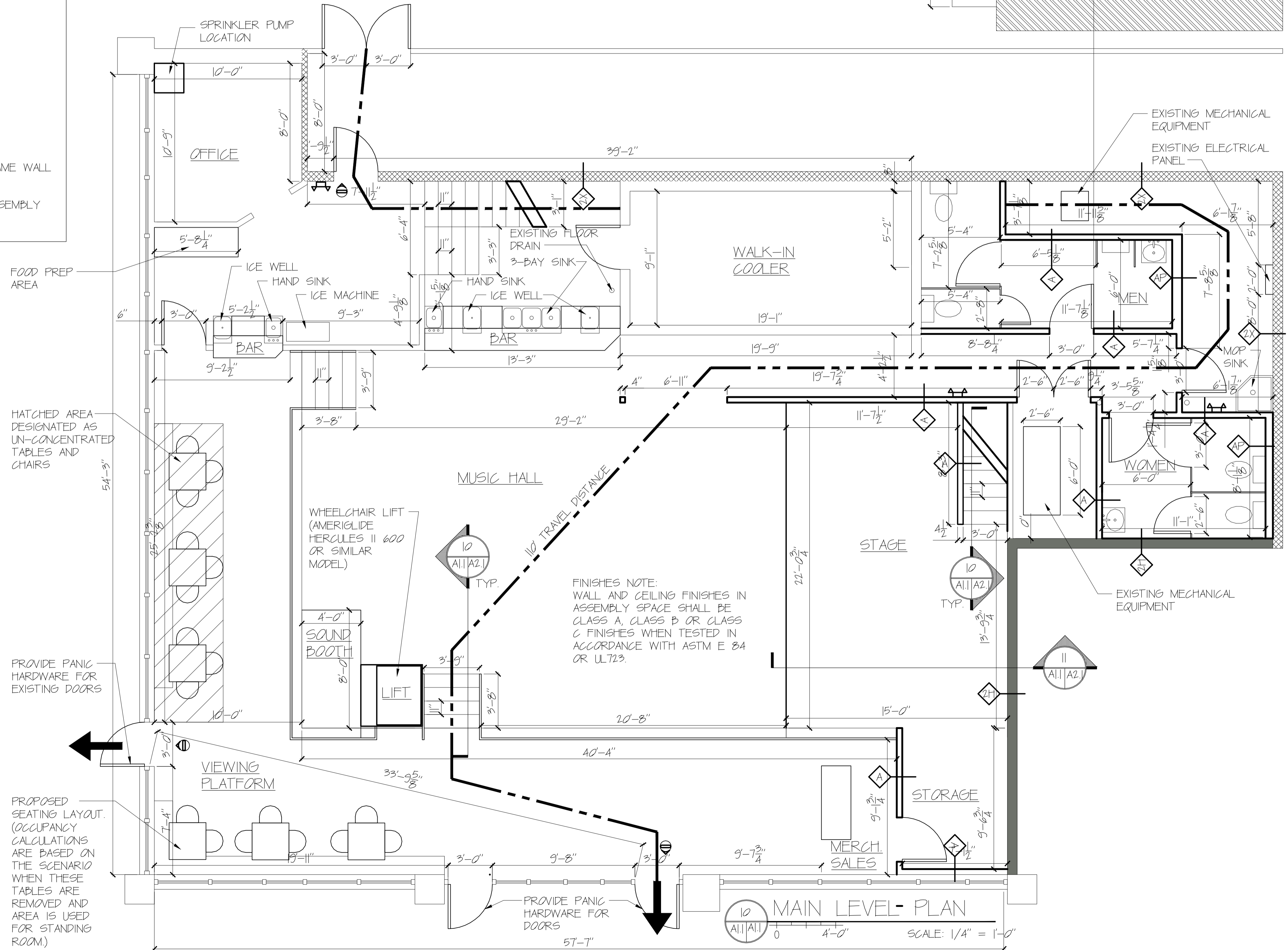
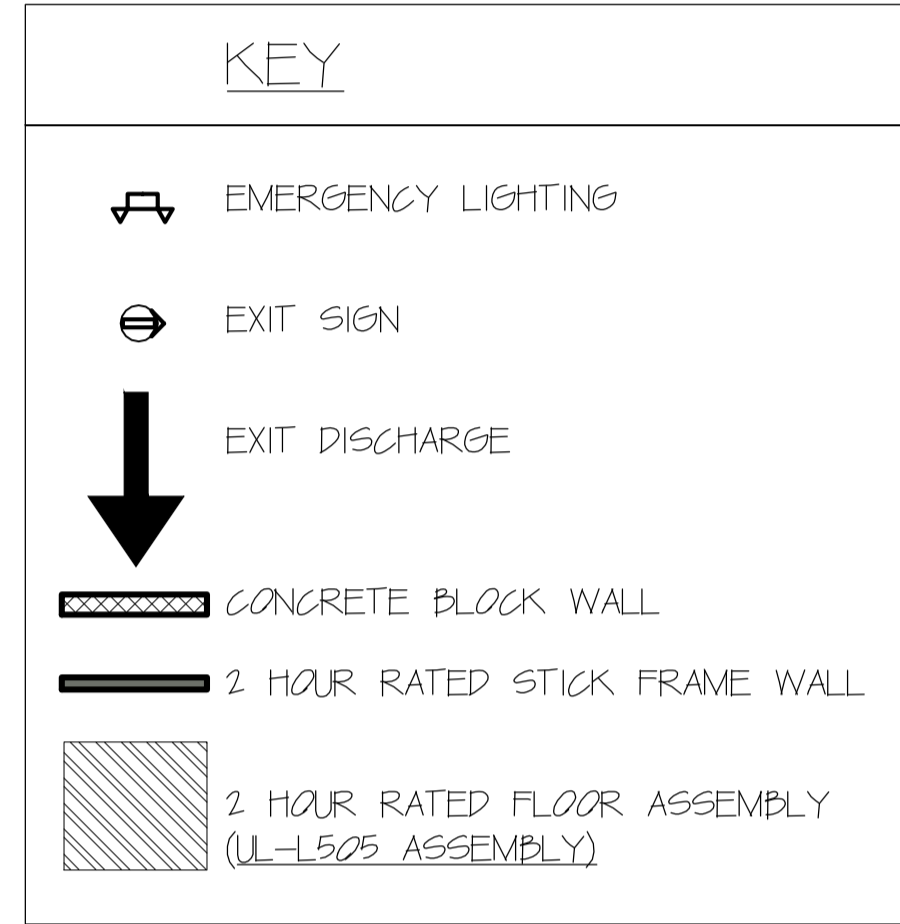
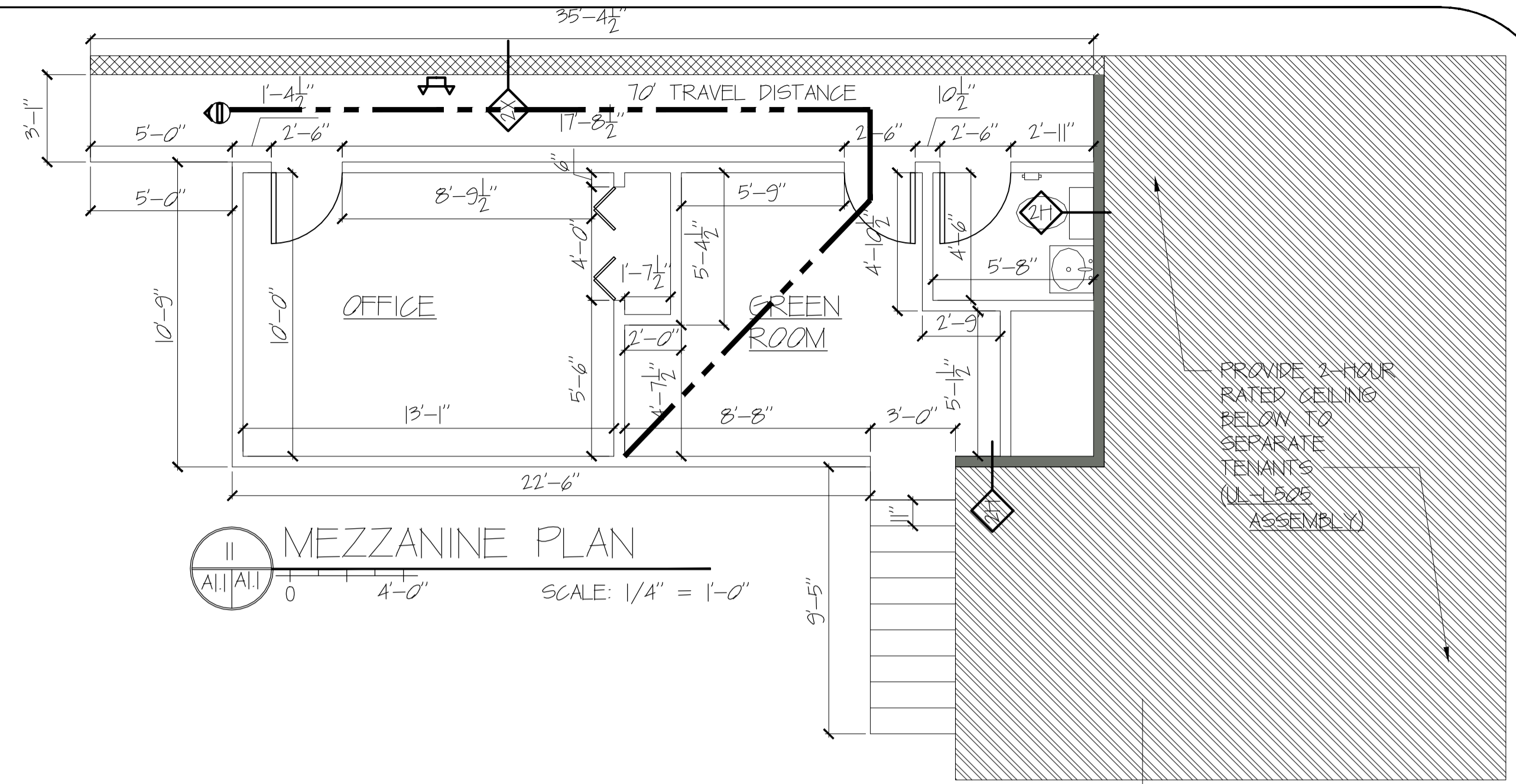
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**1.0**

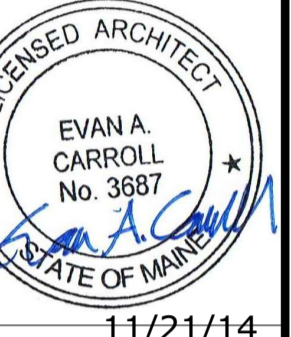


IBC OCCUPANCY CALCULATION			
OCCUPANCY LOAD	TOTAL SQUARE FOOTAGE	FLOOR AREA IN SF PER OCCUPANT	TOTAL OCCUPANTS
STANDING SPACE	1284 SF	5 NET	257
UN-CONCENTRATED ASSEMBLY SPACE	94 SF	15 NET	7
BUSINESS AREA	404 SF	100 GROSS	5
KITCHENS	267 SF	200 GROSS	2
PLATFORM	303 SF	15 NET	21
MERCANTILE	47 SF	60 GROSS	1
STORAGE	239 SF	300 GROSS	1
<b>TOTAL OCCUPANCY</b>			<b>294</b>

NFPA OCCUPANCY CALCULATION			
OCCUPANCY LOAD	TOTAL SQUARE FOOTAGE	FLOOR AREA IN SF PER OCCUPANT	TOTAL OCCUPANTS
CONCENTRATED ASSEMBLY	1284	5 NET ALLOWED	257
UN-CONCENTRATED ASSEMBLY SPACE	94 SF	15 NET	7
BUSINESS	404 SF	100 GROSS	5
KITCHENS	267 SF	100 GROSS	3
STAGES	303 SF	15 NET	21
STORAGE	239 SF	500 GROSS	1
MERCANTILE	47 SF	30 NET	2
<b>TOTAL OCCUPANCY</b>			<b>296</b>



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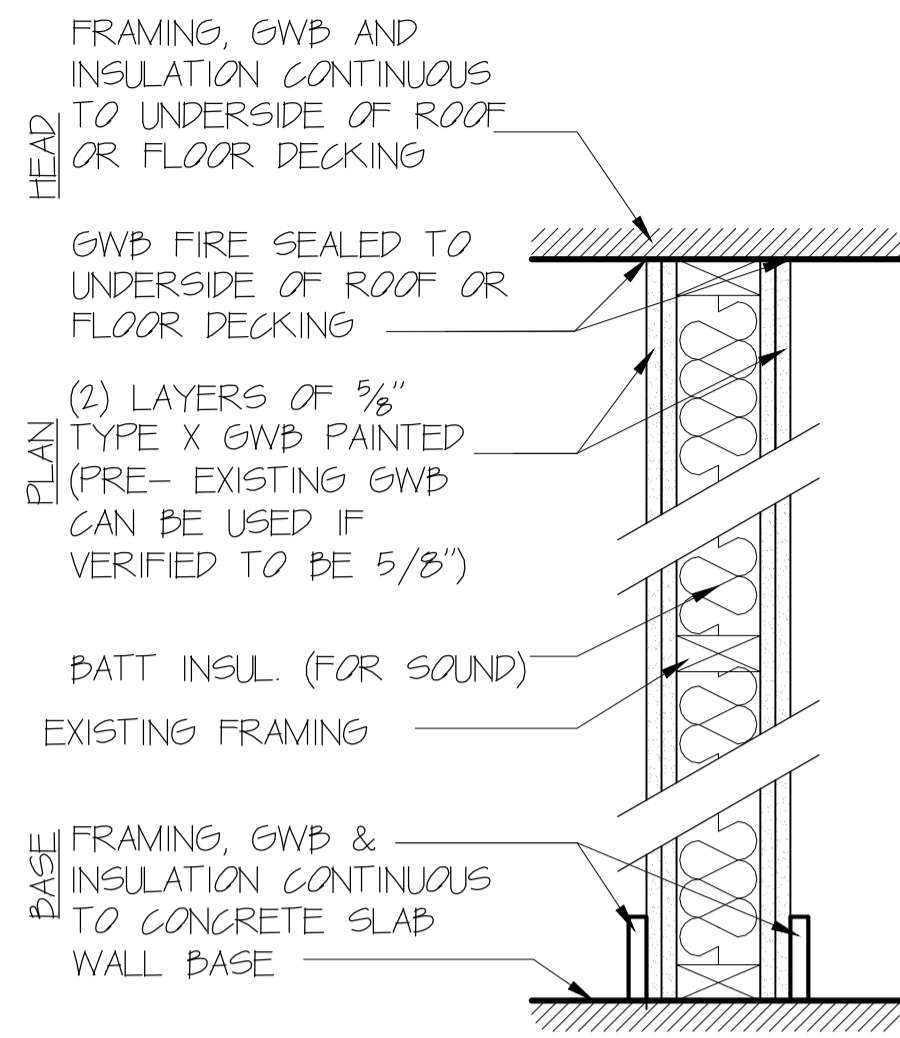
**PERMITTING DOCUMENTS**

ISSUE DATE **11/21/14**  
DRAWN BY **EAC**  
SHEET TITLE **PROPOSED PLAN**  
SHEET SCALE **1/4" = 1'-0"**

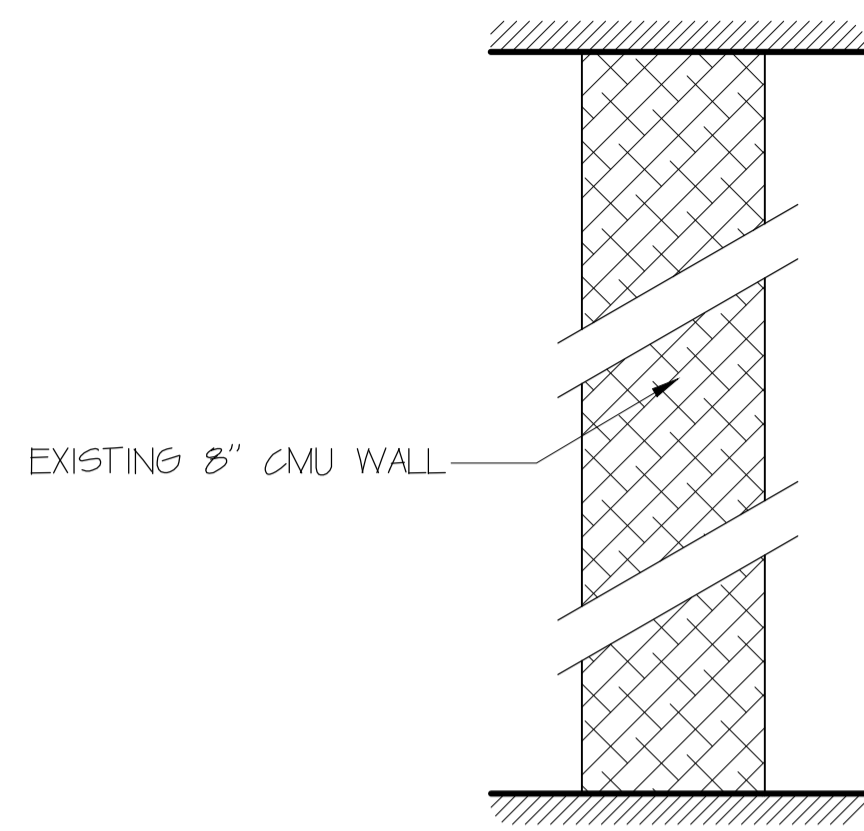
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**1.1**





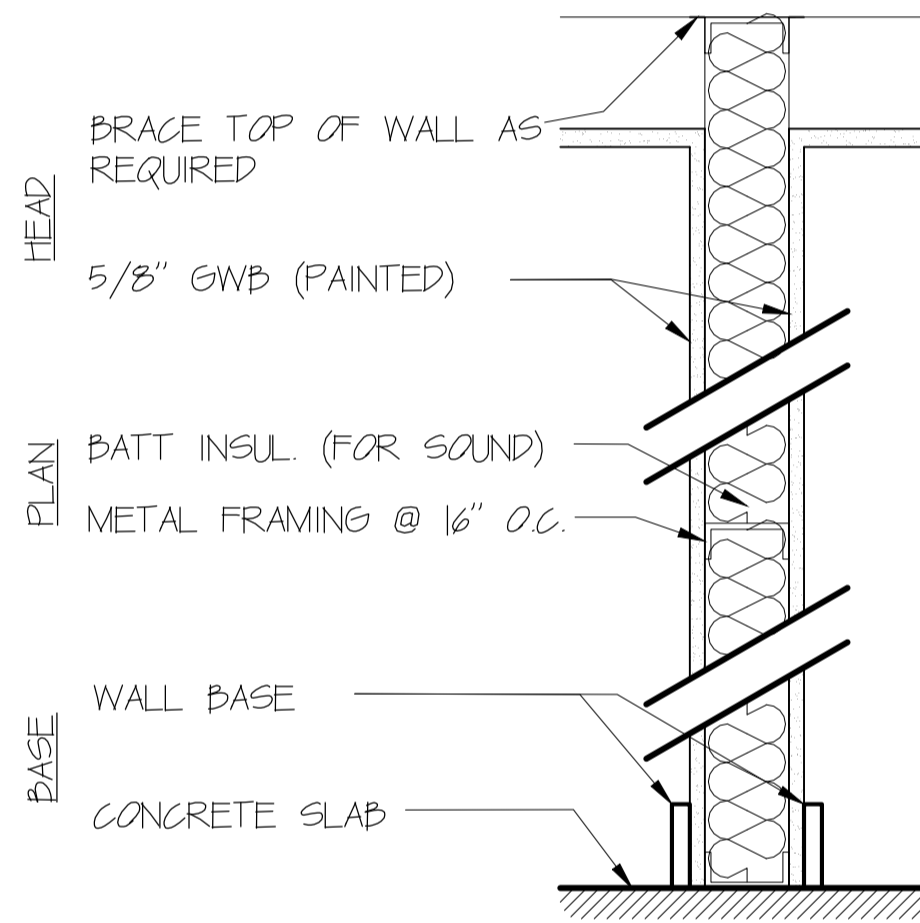
**2H** 2X4 WOOD FRAMING FIRE WALL  
2 HOUR RATED UL-L301 ASSEMBLY  
6" ACTUAL WALL THICKNESS



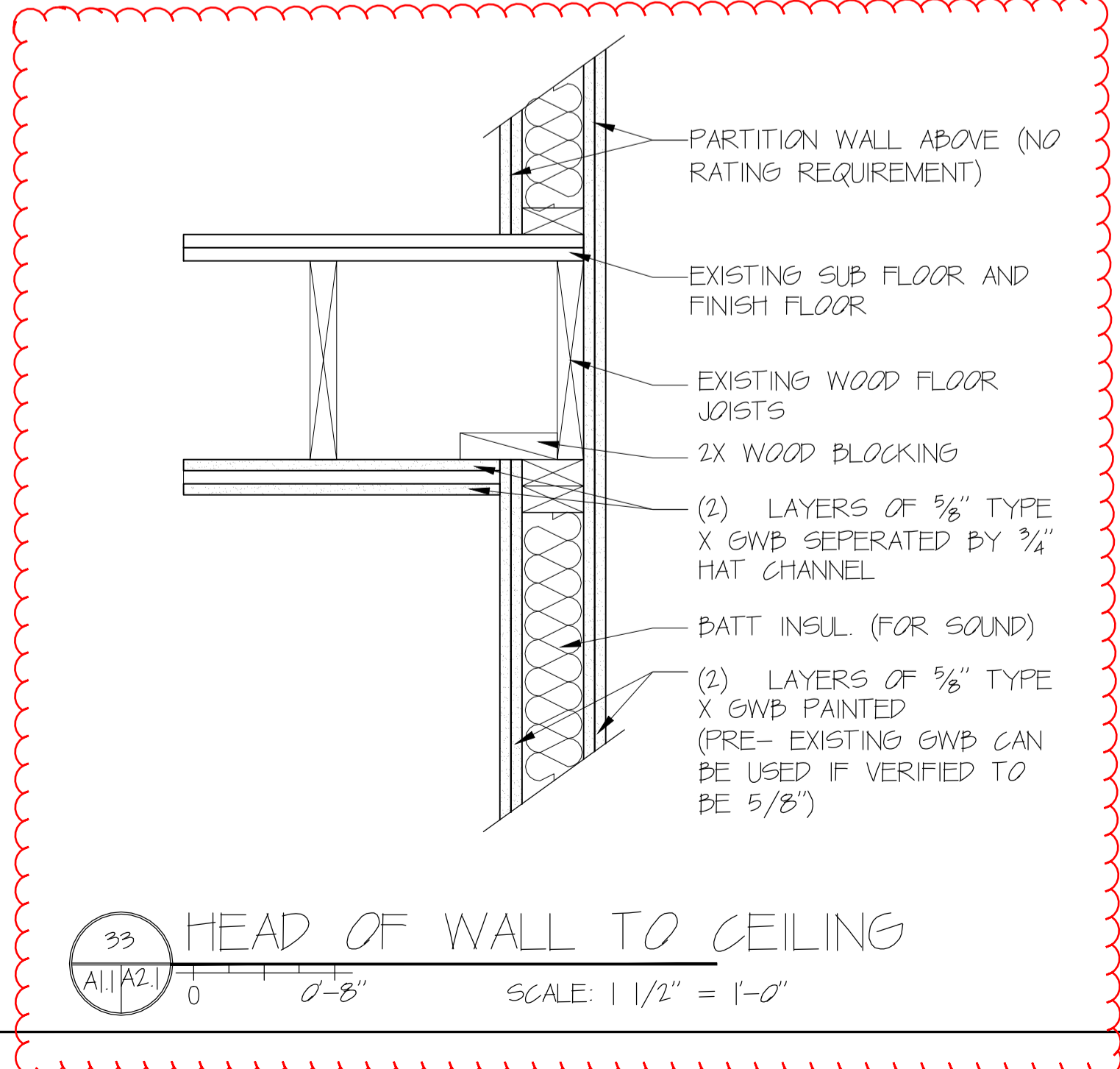
**2X** EXISTING CMU WALL  
7 5/8" ACTUAL WALL THICKNESS

**WALL TYPES**

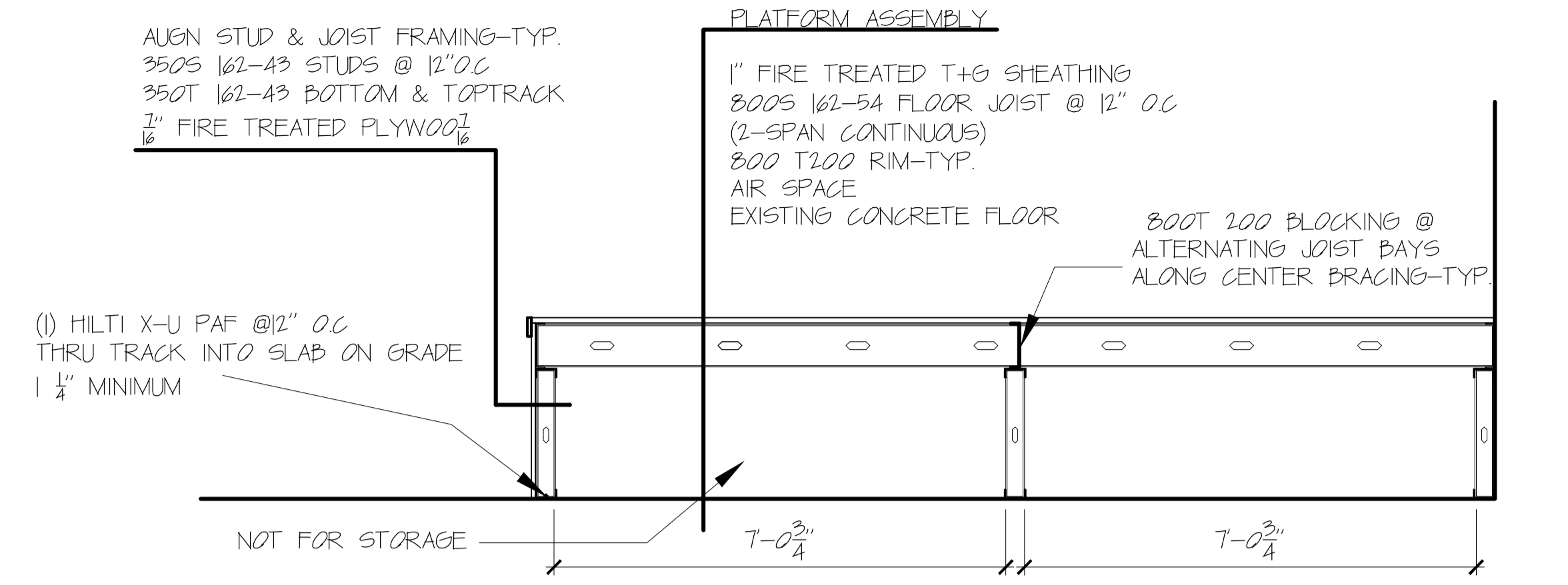
**WALL TYPE NOTES:**  
ALL INTERIOR WALLS ARE EXISTING UNLESS NOTED OTHERWISE



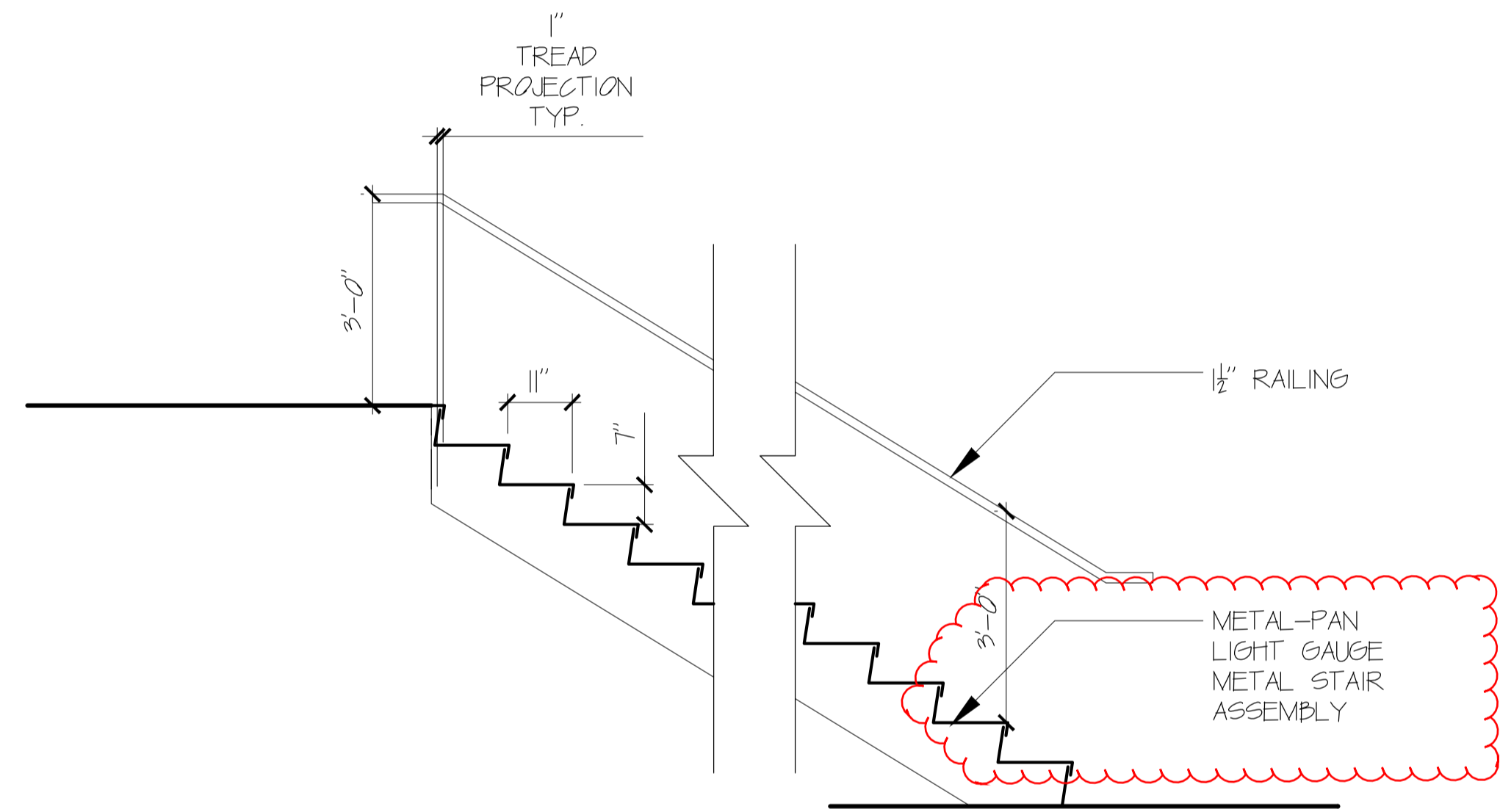
**A** 2X4 METAL FRAMING ACOUSTICAL WALL  
**AP** 2XB METAL FRAMING ACOUSTICAL WALL



**33** HEAD OF WALL TO CEILING  
SCALE: 1 1/2" = 1'-0"



**11** PLATFORM SECTION  
SCALE: 1/2" = 1'-0"



**10** TYPICAL STAIR DETAIL  
SCALE: 1/2" = 1'-0"

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**Architectural Seal:**  
LICENSED ARCHITECT  
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**DETAILS**

**A**

**2.1**



CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

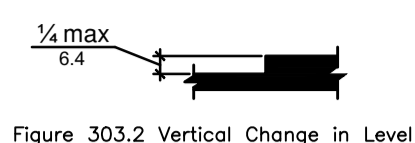


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high maximum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

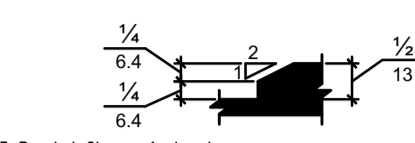


Figure 303.3 Beveled Change in Level

304 Turning Space

304.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

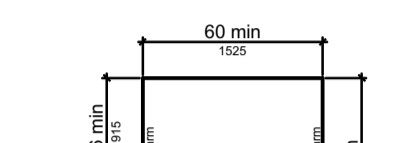


Figure 304.3.2 T-Shaped Turning Space

305 Clear Floor or Ground Space

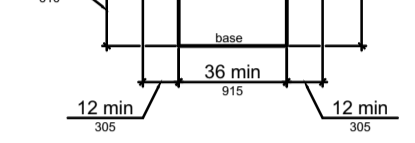


Figure 305.3 Clear Floor or Ground Space

306 Knee and Toe Clearance

306.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

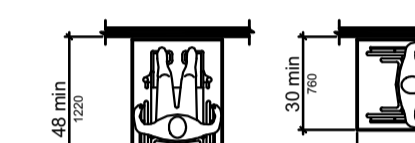


Figure 306.2 Toe Clearance

306.3 Knee Clearance

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (203 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

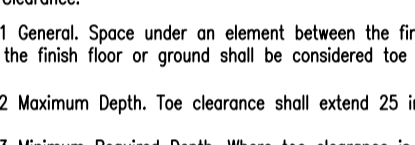


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protection Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

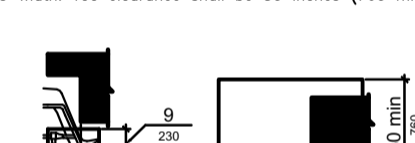


Figure 307.2 Limits of Protruding Objects

307.3 Vertical Clearance

307.3.1 General. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

308 Reach Ranges

308.2 Forward Reach

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

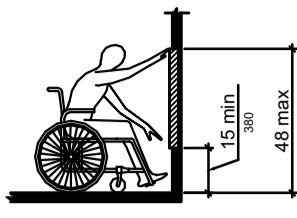


Figure 308.2.1 Unobstructed High Forward Reach

308.2.2 Obstructed High Forward Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

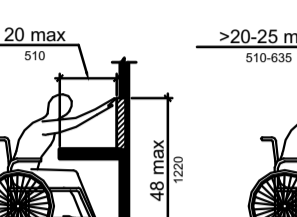


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 49 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

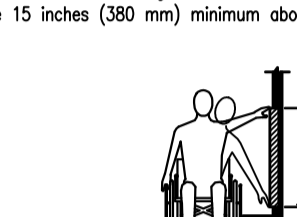


Figure 308.3.1 Unobstructed Side Reach

404 DOORS, DOORWAYS, AND GATES

404.2.3 Clear Width

404.2.3.1 General. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening within 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening within 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 1/4 inch (6.4 mm).

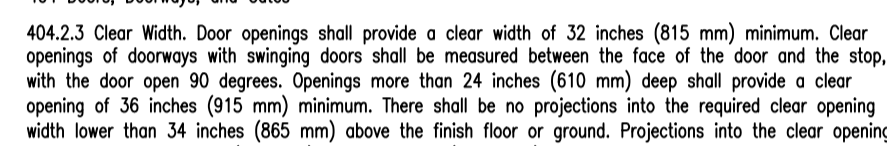


Figure 404.2.3.1 Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4.1 through 404.2.4.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.



Figure 404.2.4 Maneuvering Clearances at Doors and Gates

404.2.4.1 Hinged Doors. Hinged doors shall be provided with both closer and latch.

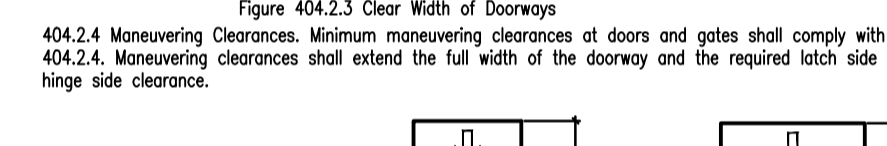


Figure 404.2.4.1 Hinged Doors

404.2.4.2 Sliding Doors. Sliding doors shall be provided with both closer and latch.

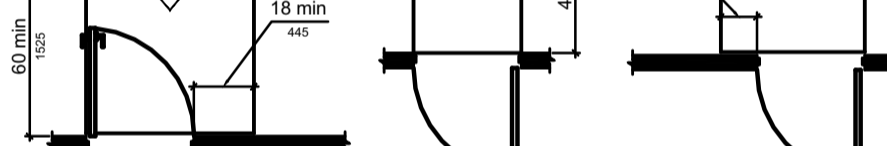


Figure 404.2.4.2 Sliding Doors

404.2.4.3 Folding Doors. Folding doors shall be provided with both closer and latch.



Figure 404.2.4.3 Folding Doors

404.2.4.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4.1 through 404.2.4.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

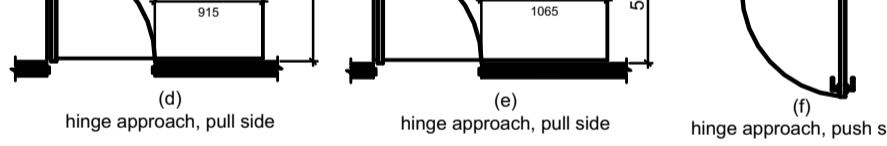


Figure 404.2.4.4 Maneuvering Clearances at Doors and Gates

404.2.4.5 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

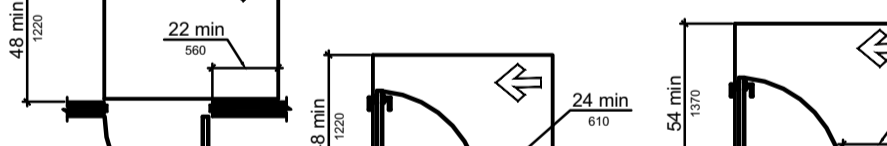


Figure 404.2.4.5 Reversed Doors and Gates

404.2.4.6 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

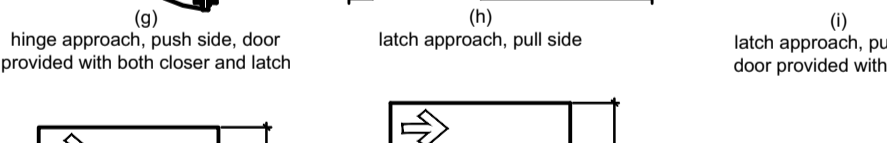


Figure 404.2.4.6 Reversed Doors and Gates

404.2.4.7 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

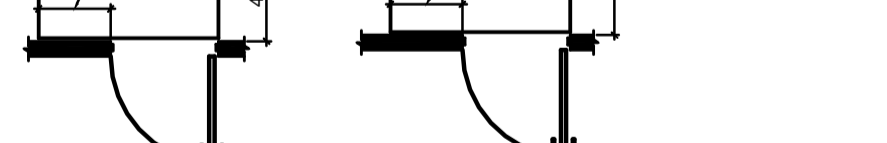


Figure 404.2.4.7 Reversed Doors and Gates

404.2.4.8 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

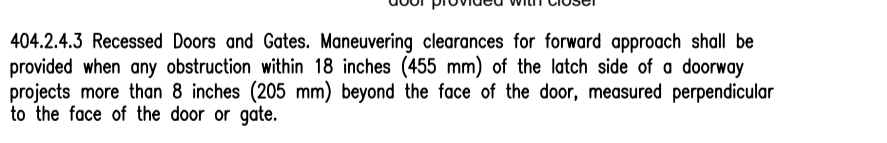


Figure 404.2.4.8 Reversed Doors and Gates

404.2.4.9 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

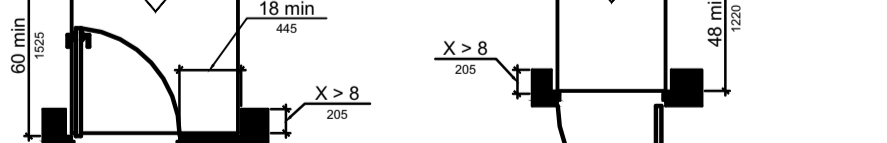


Figure 404.2.4.9 Reversed Doors and Gates

404.2.4.10 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

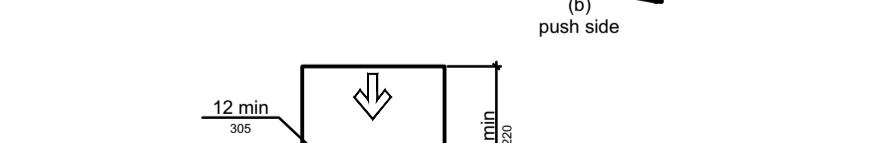


Figure 404.2.4.10 Reversed Doors and Gates

404.2.4.11 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

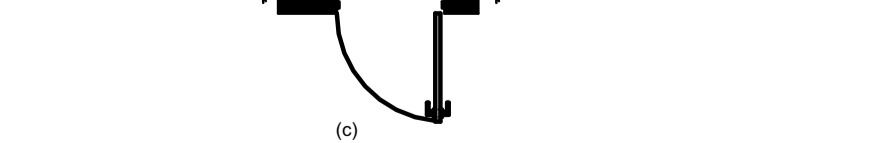


Figure 404.2.4.11 Reversed Doors and Gates

404.2.4.12 Reversed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (203 mm) above the finish floor or ground, measured perpendicular to the face of the door or gate.

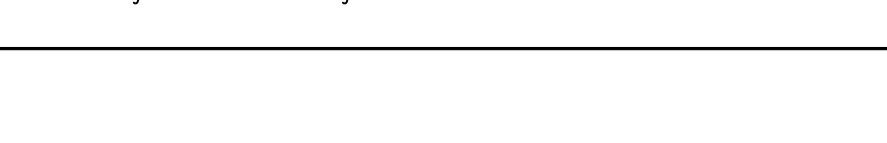


Figure 404.2.4.12 Reversed Doors and Gates

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

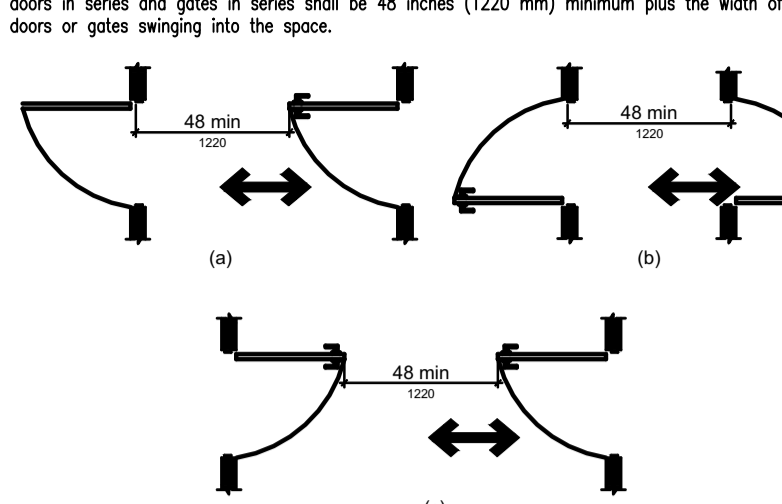
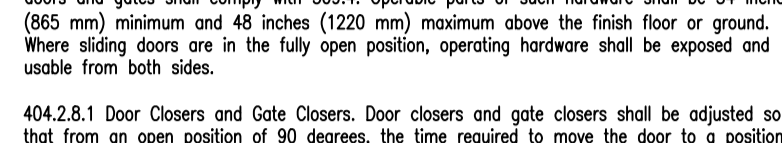


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 305.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.



404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Operating Force. Fire doors shall have a minimum operating force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

- 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
- 2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

404.2.12 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Maneuvering Clearances. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and using accessible means of egress shall comply with 404.2.4.

404.3.2 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.3.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

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404.3.9 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

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404.3.12 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

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404.3.14 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.15 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.16 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.17 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.18 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.19 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.20 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.21 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.22 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.23 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.24 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.25 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.26 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.27 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.28 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.29 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.30 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.31 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.32 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall



**609 Grab Bars**

- 609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.
- 609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.
- 609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.
- 609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

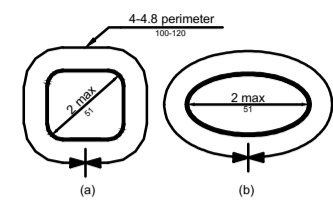


Figure 609.2.2 Grab Bar Non-Circular Cross Section

- 609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

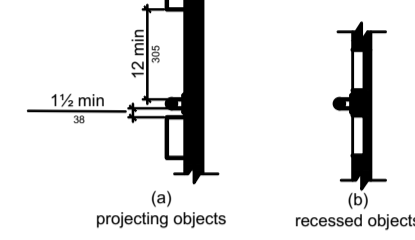


Figure 609.3 Spacing of Grab Bars

- 609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

- 609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
- 609.6 Fittings. Grab bars shall not rotate within their fittings.
- 609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.
- 609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

**CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES**

**702 Fire Alarm Systems**

- 702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

**703 Signs**

- 703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

- 703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

- 703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.
- 703.2.2 Case. Characters shall be uppercase.
- 703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

- 703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "T".
- 703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "T".

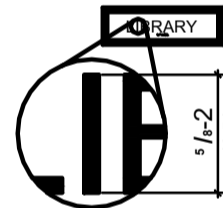


Figure 703.2.5 Height of Raised Characters

- 703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "T" shall be 15 percent maximum of the height of the character.
- 703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum of the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum of the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

- 703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

- 703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

- 703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

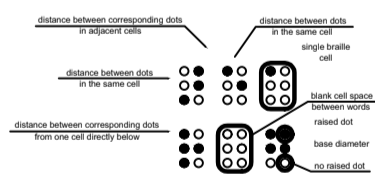


Figure 703.3.1 Braille Measurement

- 703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

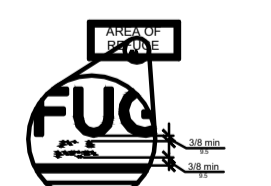


Figure 703.3.2 Position of Braille

- 703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.
- 703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

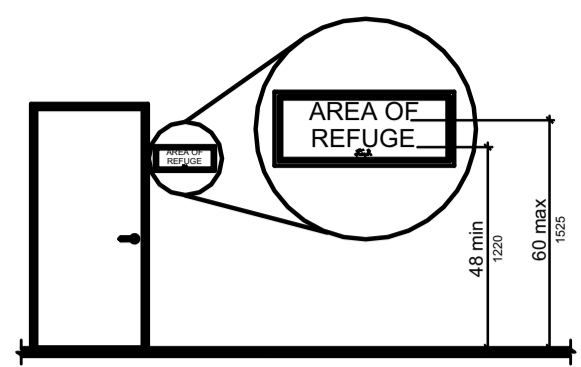


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

- 703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

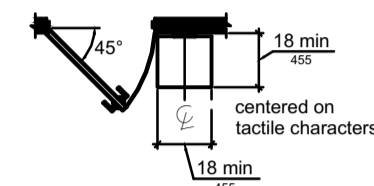


Figure 703.4.2 Location of Tactile Signs of Doors

- 703.5 Visual Characters. Visual characters shall comply with 703.5.
- 703.5.1 Finish and Contrast. Characters and their background shall have a non-gloss finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.
- 703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.
- 703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
- 703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "T".

- 703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "T".

- 703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

- 703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "T" shall be 10 percent minimum and 30 percent maximum of the height of the character.

- 703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

- 703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

- 703.6 Pictograms. Pictograms shall comply with 703.6.

- 703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

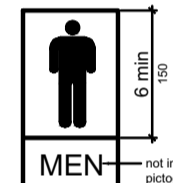


Figure 703.6.1 Pictogram Field dark-on-light

- 703.6.2 Finish and Contrast. Pictograms and their field shall have a non-gloss finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

- 703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

- 703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

- 703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-gloss finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

**CHAPTER 9: BUILT-IN ELEMENTS**

- 902 Dining Surfaces and Work Surfaces
- 902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.
- 902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
- 902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.
- 902.4.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches (610 mm) minimum above the finish floor or ground shall be permitted.
- 902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches (760 mm) maximum above the finish floor or ground.



11/21/14

PROJECT NO. **14034**  
PROJECT NAME **TEMPLE STREET MUSIC VENUE**

REVISIONS	1	2	3	4	5

**PERMITTING DOCUMENTS**

ISSUE DATE **11/21/14**  
DRAWN BY **EAC**  
SHEET TITLE **ADA DETAILS**  
SHEET SCALE **NTS**

**A**  
**3.2**



# Accessibility Building Code Certificate



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 01/30/15

**Designer:** Bild Architecture, Evan Carroll

**Address of Project:** 11 Temple Street

**Nature of Project:** Change of use of existing tenant space to create a new music venue and bar.

\_\_\_\_\_

\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



**Signature:** \_\_\_\_\_

**Title:** Principal

**Firm:** Bild Architecture

**Address:** PO Box 8235  
Portland, ME 04104

**Phone:** 207-408-0168

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)







# Certificate of Design



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 01/30/15

Date: 11/21/14

From: Bild Architecture, Evan Carroll

These plans and / or specifications covering construction work on:  
Temple Street Music Venue, 11 Temple Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



Signature: \_\_\_\_\_

Title: Principal

Firm: Bild Architecture

Address: PO Box 8235

Portland, ME 04104

Phone: 207-408-0168

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 01/30/15

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Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: [Signature] Date: 11-20-14

I have provided digital copies and sent them on: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**





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# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any Date: \_\_\_\_\_  
within the City, payment arrangements must be made before permits of any kind are accepted.

<b>Address/Location of Construction: 11 Temple Street</b>		
<b>Total Square Footage of Proposed Structure:</b>		<b>3653sf</b>
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 32            H            004	<b>Applicant Name:</b> Ken Bell Address 372 Broadway Apt 4 City, State & Zip South Portland, ME 04106	Telephone: 207-329-1923 Email: kenbellhospitality@gmail.com
<b>Lessee/Owner Name :</b> (if different than applicant) Address: Portland, ME 04104 City, State & Zip:  Telephone & E-mail:	<b>Contractor Name:</b> (if different from Applicant) Address:  City, State & Zip:  Telephone & E-mail:	Cost Of Work: \$ 60,000  C of O Fee: \$ _____  Historic Rev \$ _____  <b>Total Fees : \$ _____</b>
<b>Current use (i.e. single family)</b> <u>Mercantile, Flower Shop</u>		
<b>If vacant, what was the previous use?</b> <u>n/a</u>		
<b>Proposed Specific use:</b> <u>Assembly, Music Venue</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
<b>Project description:</b> Change of use of existing tenant space to create a new music venue and bar.		
<b>Who should we contact when the permit is ready:</b> Ken Bell		Evan Carroll
<b>Address:</b>	372 Broadway Apt 4	
<b>City, State &amp; Zip:</b>	South Portland, ME 04106	
<b>E-mail Address:</b>	kenbellhospitality@gmail.com	evan@bildarchitecture.com
<b>Telephone:</b>	207-329-1923	207-408-0168

**Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**Signature:** \_\_\_\_\_ **Date:** 11/21/14

This is not a permit; you may not commence ANY work until the permit is issued.





# Commercial Interior & Change of Use Permit Application Checklist



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Inspections Division  
Approved with Conditions  
Date: 01/30/15

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations elevations do not apply
- Window and door schedules door information on plan
- Complete electrical and plumbing layout. submitted as part of respective permits
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review submitted with MEP permit
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009 n/a interior renovation only
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required.
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

## For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

N/A

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)





## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**