65 HANOVER STREET



RENOVATIONS + ALTERATIONS PORTLAND, MAINE 04101

RESUBMISSION FOR PERMITTING DATE OF ISSUE: 6/22/2018



EXTERIOR PERSPECTIVE FROM ALDER STREET

PROJECT

ARCHITECT/CONTRACTOR/CLIENT:

BARRETT MADE CONTACT: MATT AHLBERG, RA | ROB BARRETT

48 UNION WHARF PORTLAND, ME

SAND/FINE GRAVEL

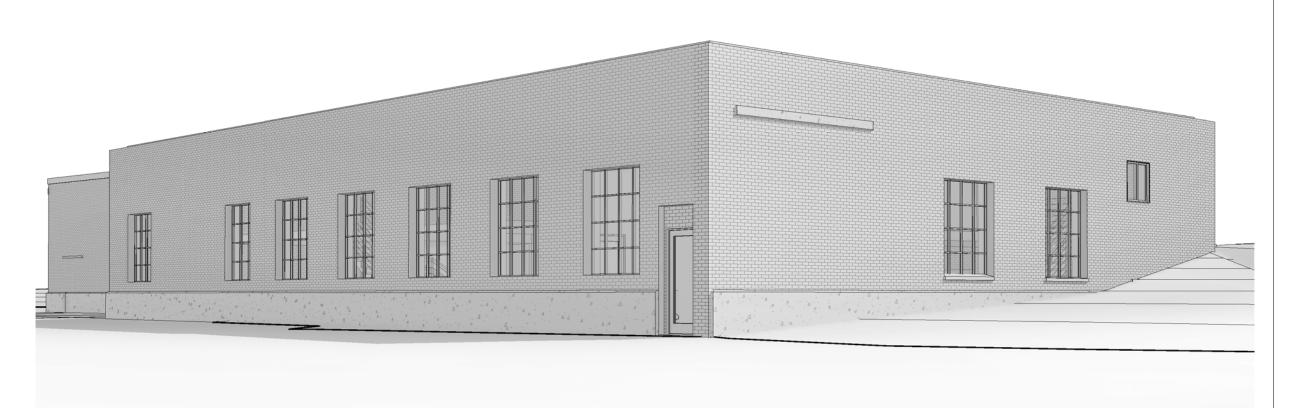
RIGID INSULATION

GLASS

207.210.4421 E-MAIL matthew.ahlberg@barrettmade.com STRUCTURAL CONSULTANTS:

STRUCTURAL INTEGRITY CONSULTING CONTACT: AARON JONES P.E. 46 FOREST AVENUE PORTLAND, ME 04101 PHONE 207.774.4614

E-MAIL aaron@structuralinteg.com



EXTERIOR PERSPECTIVE FROM HANOVER STREET

MTRL MATERIAL

DRAWING LIST:

STANDARD BOUNDRY SURVEY/SITE PLAN

LIFE SAFETY + CODE SUMMARY MAIN LEVEL FLOOR PLAN

ENLARGED PLANS + DETAILS

WINDOW + DOOR SCHEDULES

ST 65 HANOVER **COVER SHEET**

| PORTLAND, MAINE 04101

G001

AS NOTED

ARCHITECTURAL ABBREVIATIONS:

MATERIAL	KEY:	ARC	CHITECTU
COURSE GRAVEL		AB ACT ADDL	ANCHOR BOLT ACOUSTICAL CEILING TILI ADDITIONAL
CONRETE	4	ADMIN AFF ALUM	ADMINISTRATION ABOVE FINISH FLOOR ALUMINUM
STONE		AP APV ARCH	ACCESS PANEL ASPHALT PAVER ARCHITECT
EARTH/COMPACT FILL		BD BIT	BOARD BITUMINOUS
GYPSUM/PLASTER		BLDG BLKG BM	BUILDING BLOCKING BENCHMARK
PLYWOOD		BRG BTW	BEARING BETWEEN
BATT INSULATION		CAB CB CEM	CABINET CATCH BASIN CEMENT
FINISH WOOD		CF CIRC CJ	CUBIC FEET CIRCLE/CIRCULAR CONTROL JOINT
ROUGH WOOD		CL CLG	CENTER LINE CEILING
BLOCKING WOOD		CLO CMU CO	CLOSET CONCRETE MASONRY UNI CLEAN OUT
CONCRETE MASONRY		COL CONC CONST	COLUMN CONCRETE CONSTRUCTION
BRICK MASONRY		CONT COOR COORD	CONTINUE, CONTINUOUS CORRUGATED COORDIINATED

CERAMIC TILE

CUBIC YARD

CABINET UNIT HEATER

D DBL DEFL DEMO DF DIA DIAG DIM DR DIV DN DWG	DRYER DOUBLE DEFLECTION DEMOLITION DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DIRECTOR/DOOR DIVISION DOWN DRAWING	
E EA EF EJ ELEV ELEV EQ EWC EXAM EXIST EXT	EAST EACH EXHAUST FAN EXPANSION JOINT ELEVATION ELEVATOR ELECTRIC/ELECTRICAL EQUAL ELECTRIC WATER COOLER EXAMINATION EXISTING EXTERIOR	
FBO FCO FD	FURNISHED BY OWNER FLOOR CLEAN OUT FLOOR DRAIN	

FIBERGLASS

FACE OF STUD

FIBERGLASS REINFORCED PLASTIC

FLOOR

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GR	GRANITE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
G	
HD	HIGH DENSITY
HR	HOUR
HC	HOLLOW CORE
HDWR	HARDWARE
HFS	HALF FULL SCALE
HGT	HEIGHT
НМ	HOLLOW METAL
HO	HOLD OPEN
HORZ	HORIZONTAL
HTG	HEATING
HVAC	HEATING, VENTILATION
	& AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
INCL	INCLUDE/INCLUDING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATE/INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
KIT	KITCHEN

LINEAR FOOT

LINEN

MIKL	MATERIAL
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDICAL
MFR	MANUFACTURER
MGR	MANAGER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
M0	MASONRY OPENING
MOLD	MOLDING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
NATL	NATURAL
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NTS	NOT TO SCALE
0.0	ON CENTED
O.C. OFCI	ON CENTER OWNER FURNISHED
UFUI	CONTRACTOR INSTALLED
OZ	OUNCE
UZ	UUNGE
PART RN	PARTICAL BOARD
PC	PIECE
PL	PLATE
PLAS	PLASTIC
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD

POLYURETHANE

PAINTED

PAVEMENT

POUNDS/SQUARE INCH

PRESERVATIVE TREATED

)	ROOF DRAIN	T
EC	RECREATION	T
ECT	RECTANGLE	T
<u>F</u>	REFERENCE	T
EQD	REQUIRED	T
EFR	REFRIGERATOR	
EINF	REINFORCE/REINFORCING	l
ESIL	RESILIENT	l
EV	REVISE/REVISION	U
-G	ROOFING	
М	ROOM	
)	ROUGH OPENING	٧
		٧
	SOUTH/SINK	٧
AN	SANITARY	٧
A.F.B.	SOUND ATTENUATION FIRE BATTS	٧
	SOLID CORE	٧
)	STORM DRAIN	٧
ECT	SECTION	
- ·	SQUARE FOOT	V
НΤ		I.
11	SHEET	V
	SHEET SIMILAR	V
М	SIMILAR	V
	SIMILAR	V

SOUND TRANSMISSION COEFFICIENT

STAINLESS STEE SUPSENDED

VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VENT	VENTILATOR/VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
W	WASHER/WATER/WEST/WIDT
W/	WITH
WC	WATER CLOSET
WD	WOOD
WIND	WINDOW
W/0	WITHOUT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

UTILITIES

TREAD/TOILET

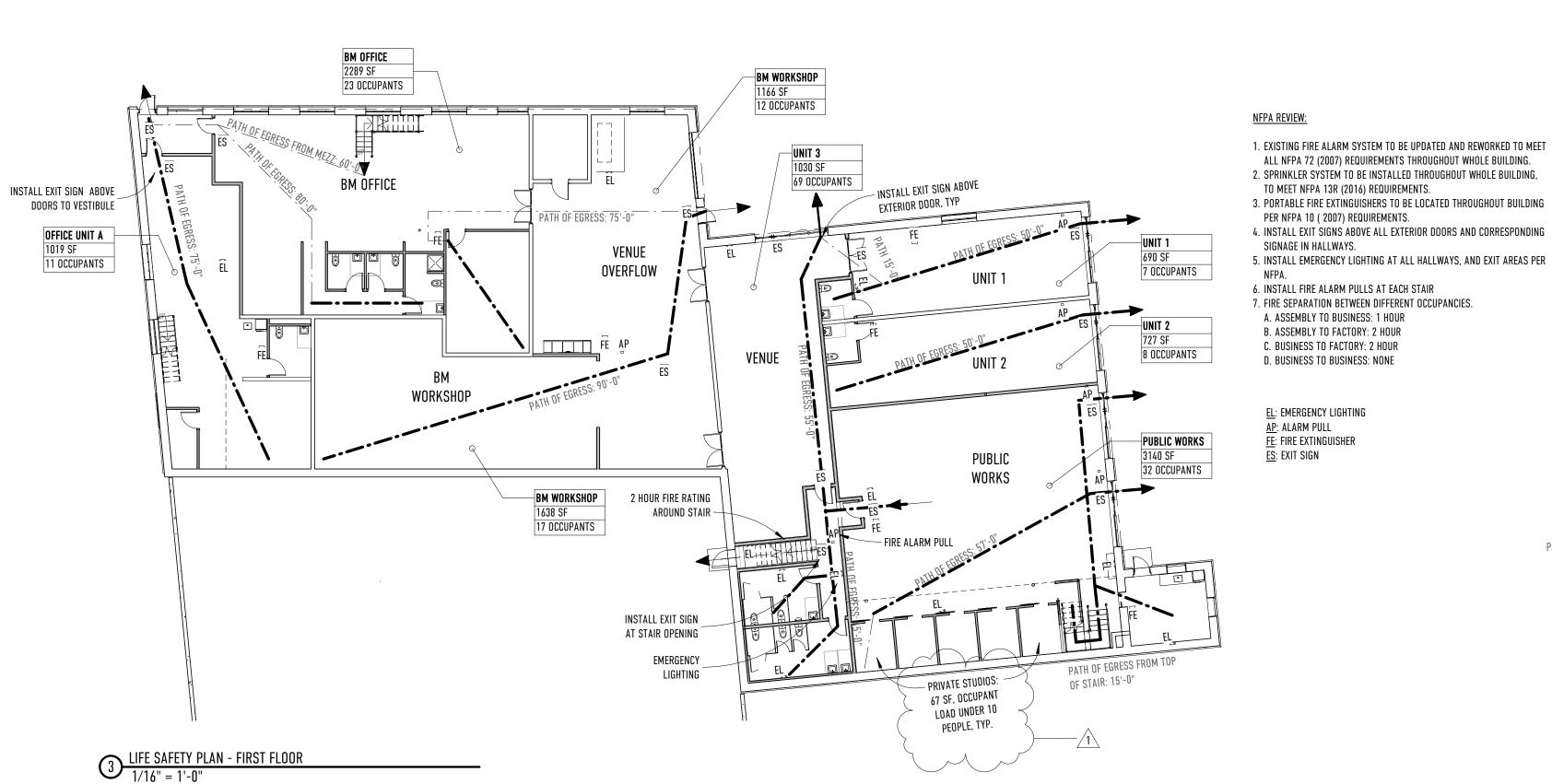
TONGUE & GROOVE

TEMPERATURE/TEMPERED

ARCHITECTURAL SYMBOLS:

1 A101	— DETAIL NUMBER — Drawing Number	BUILDING
SIM A101	— DETAIL NUMBER — DRAWING NUMBER	CALL OUT
Ę		CENTERLINE
101		DOOR TAG
1 Def		ELEVATION INDICATOR
1 Ref		ELEVATION TAG
Ref View Name		ELEVATION TAG
		NORTH

	TAG
	NORTH
1	REVISIO
Room name 101 150 SF	ROOM TAG WITH
0	STRUCTURAL GRID BUBBLE
<u>(1i)</u>	WALL TAG
(1t)	WINDOW TAG



PATH OF EGRESS TO BOTTOM OF STAIR: 35'-0' (SEE FIRST FLOOR FOR OVERALL 60'-0") BM OFFICE EXISTING DBL HEIGHT MEZZANINE SPACE OFFICE UNIT UNIT 1 EXISTING STORAGE LOFT UNIT 2 UNIT 3 WORKSHOP DBL HEIGHT SPACE PUBLIC WORKS MEZZANINE PATH OF EGRESS: 30'-0" OFFICE UNIT B 5 OCCUPANTS ROTTOM OF STAIR: 15'-0" – PRIVATE STUDIOS: --PUBLIC WORKS 67 SF TO 200 SF. OCCUPANT LOAD B (100 GROSS) = UNDER SEE 1ST FLOOR PATH OF EGRESS TO EXIT: 95'-0" AUTOMATIC SPRINKLER 10 PEOPLE, TYP. THRQUGHOUT LIFE SAFETY PLAN - MEZZANINE

1/16" = 1'-0"

APPLICABLE CODES INTERNATIONAL BUILDING CODE 2015 EDITION NFPA 101 2009 EDITION GENERAL BUILDING INFORMATION: EXISTING PUBLIC WORKS BUILDING, MASONRY EXTERIOR, STEEL TRUSS AND TIMBER ROOF STRUCTURE, SLAB ON GRADE. EXISTING BUILDING CONSTRUCTION TYPE: TYPE III ¬TOTAL EXISTING BUILDING AREA = 9,227 SF AUTOMATIC SPRINKLER SYSTEM (NEPA 13) REQUIRED OCCUPANCY SEPARATIONS (IBC TABLE 508.4) B TO F-1 = NONE (NFPA TABLE 6.1.14.4.1) BUSINESS TO INDUSTRIAL, GENERAL = 2 HOUR OCCUPANCY CLASSIFICATION (IBC SEC 304, 306) OCCUPANCY LOAD (IBC TABLE 1004.1.1, NFPA)

SECTION 303: ASSEMBLY GROUP A:

A-3: ART GALLERIERS, EXHIBITION HALL, ETC

SECTION 304: BUSINESS GROUP B: PROFESSIONAL SERVICES/OFFICE: OCCUPANCY LOAD 100 GROSS (TABLE 1004.1.1) TRAINING AND SKILL DEVELOPMENT NOT WITHIN A SCHOOL OR ACADEMIC PROGRAM: OCCUPANCY LOAD (UNIT E) 50 NET (TABLE

SECTION 306.2: FACTORY F-1: FURNITURE, LEATHER PRODUCTS, MACHINERY, METALS, MILLWORK, PAPER, PHOTO, PRINITNG, TEXTILES, WOODWORKING, ETC.: OCCUPANCY LOAD 100 GROSS (TABLE 1004.1.1)

MEZZANINES (IBC 505)

THE CLEAR HEIGHT ABOVE AND BELOW SHALL NOT BE LESS THAN 7 FEET (505.1). AREA OF A MEZZANINE OR MEZZANINES SHALL NOT EXCEED ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE OPENNESS (505.2.3) MEZZANME SHALL BE OPEN AND UNODSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS AND POSTS.

EXCEPTION: 1. MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED, PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10.

MEZZANINES (NFPA 38.2.4.5) A SINGLE MEANS OF EGRESS SHALL BE PERMITTED PROVIDED COMMON PATH OF TRAVEL NOT MORE THAN 100' IF PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLER SYSTEM.

MEANS OF EGRESS (IBC CHAPTER 10)

EGRESS WIDTH PER OCCUPANT (IBC 1005.1)

0.3 INCHES PER OCCUPANT FOR STAIRWAYS 0.2 INCHES FOR OTHER EGRESS COMPONENTS

STAIRWAY WIDTH

0.3 INCHES PER OCCUPANT FOR STAIRWAYS 44" MIN (NFPA TABLE7.2.2.2.1.2) 0.2 INCHES FOR OTHER EGRESS COMPONENTS

EXIST ACCESS COMMON PATH OF EGRESS TRAVEL (IBC 1014.3, IBC 1028.8)

FOR ASSEMBLY <30' CORRIDOR FIRE RESISTANCE (IBC 1018.1)(NFPA 7.1.3.1) 1 HOUR

CORRIDOR WIDTH (IBC1018.2) NOT LESS THAN 44"

DEAD-END CORRIDOR

(IBC 1018.4) WHERE BUILDING THROUGHOUT IS EQUIPPED WITH AUTOMATIC SPRINKLER, LENGTH OF DEAD-END CORRIDOR SHALL NOT EXCEED 50 FEET.

OCCUPANCY CALCULATIONS AND REVIEW:

PER IBC 2015- OCCUPANCY CLASSIFICATION AND MAX FLOOR ALLOWABLE PER OCCUPANT : ASSEMBLY (303 A-3), UNIT 3 A-3: 15 NET UNCONCENTRATED BUSINESS (304), BM OFFICE, OFFICE UNITS A + B, PUBLIC WORKS OFFICE: 100 GROSS FACTORY (306) UNIT 1, 2, BM WORKSHOP

F-1: 100 GROSS BM OFFICE: 2289 SF/ 100 = 23 PEOPLE BM WORKSHOP: 2804 SF/ 100 = 29 PEOPLE UNIT 3: 1030 SF/ 15 = 69 PEOPLE UNIT 2: 690 SF/100 = 7 PEOPLE UNIT 1: 727 SF/ 100 = 8 PEOPLE PUBLIC WORKS: 3140 SF/ 100 = 32 PEOPLE OFFICE UNIT A: 1019 SF/ 100 = 11 PEOPLE OFFICE UNIT B: 460 SF/ 100 = 5 PEOPLE

TOTAL OCCUPANT LOAD = 184 PEOPLE

<u>Plumbing review :</u>

(UPC 2015 422.1 MIN PLUMBING FIXTURES) BM OFFICE (GROUP B): OCCUPANT LOAD 23 PPL (12 MALE/12 FEMALE) + BM WORKSHOP (GROUP F): OCCUPANT LOAD 29 PPL (15 M/15 F)= 52 OCCUPANTS: 26 MALE / 26 FEMALE 1 MALE BATH

2 FEMALE BATHS

UNIT 3 (GROUP A-3): OCCUPANT LOAD 69 PEOPLE (35 MALE/35 FEMALE) + PUBLIC WORKS (GROUP B): OCCUPANT LOAD 32 PPL = 101 OCCUPANTS: 51 MALE/ 51 FEMALE 2 MALE BATH

3 FEMALE BATHS UNIT 1 (GROUP F): OCCUPANT LOAD 8 PEOPLE (4 MALE/4 FEMALE) 1 MALE BATH/1 FEMALE BATH UNIT 2 (GROUP F): OCCUPANT LOAD 8 PEOPLE (4 MALE/4 FEMALE) 1 MALE BATH/1 FEMALE BATH

OFFICE UNIT A (GROUP B): OCCUPANT LOAD 10 PEOPLE (5 MALE/5 FEMALE) 1 MALE BATH/1 FEMALE BATH OFFICE UNIT B (GROUP B): OCCUPANT LOAD 5 PEOPLE (3 MALE/3 FEMALE) 1 MALE BATH/1 FEMALE BATH

HANOVER SAFETY 9

SUMMARY

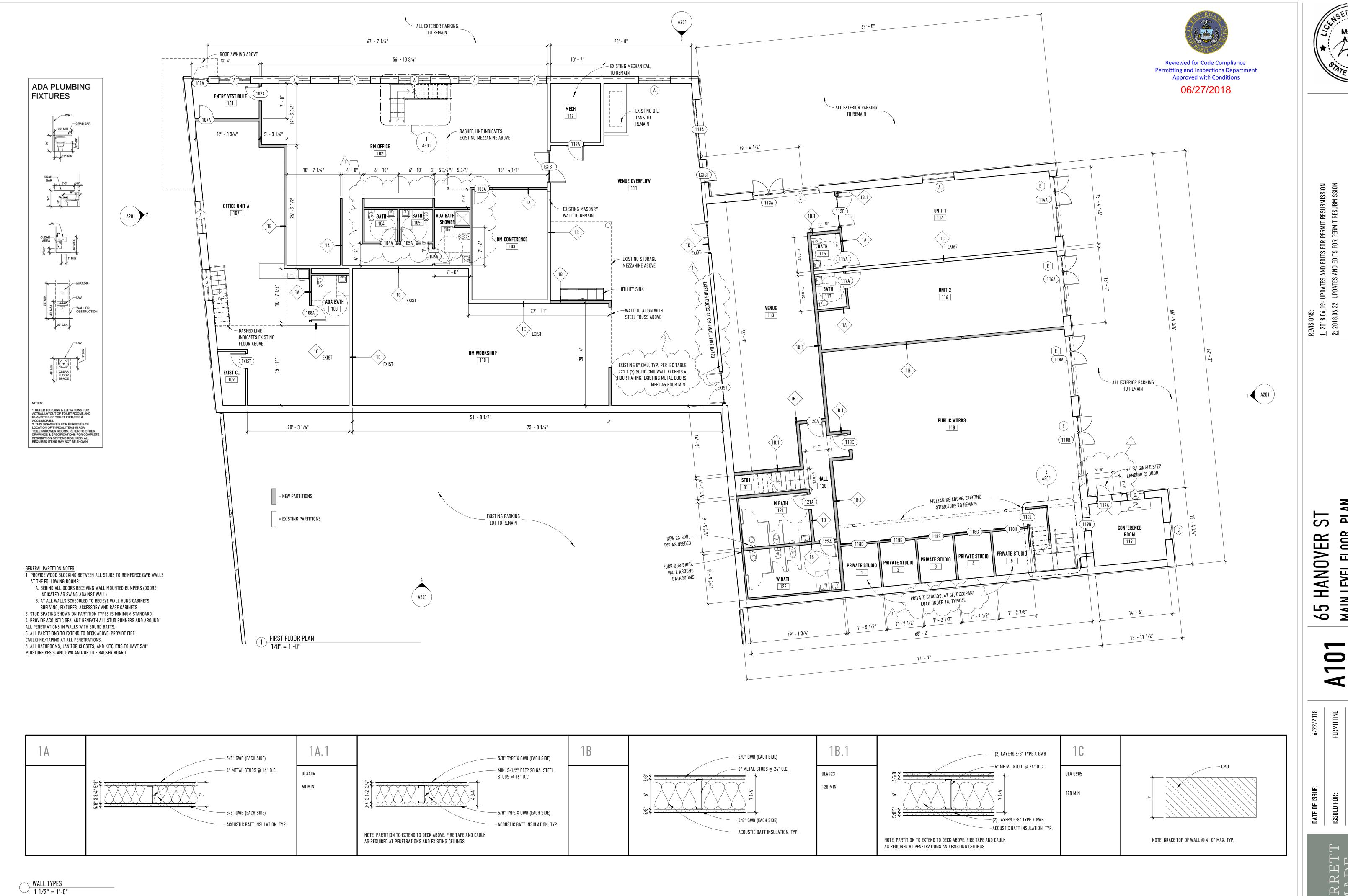
CODE

PORTLAND,

REVISIONS:

1: 2018.06.19- UPDATES AND EDITS FOR PERMIT RESUBMI
2: 2018.06.22- UPDATES AND EDITS FOR PERMIT RESUBMI

AS NOT

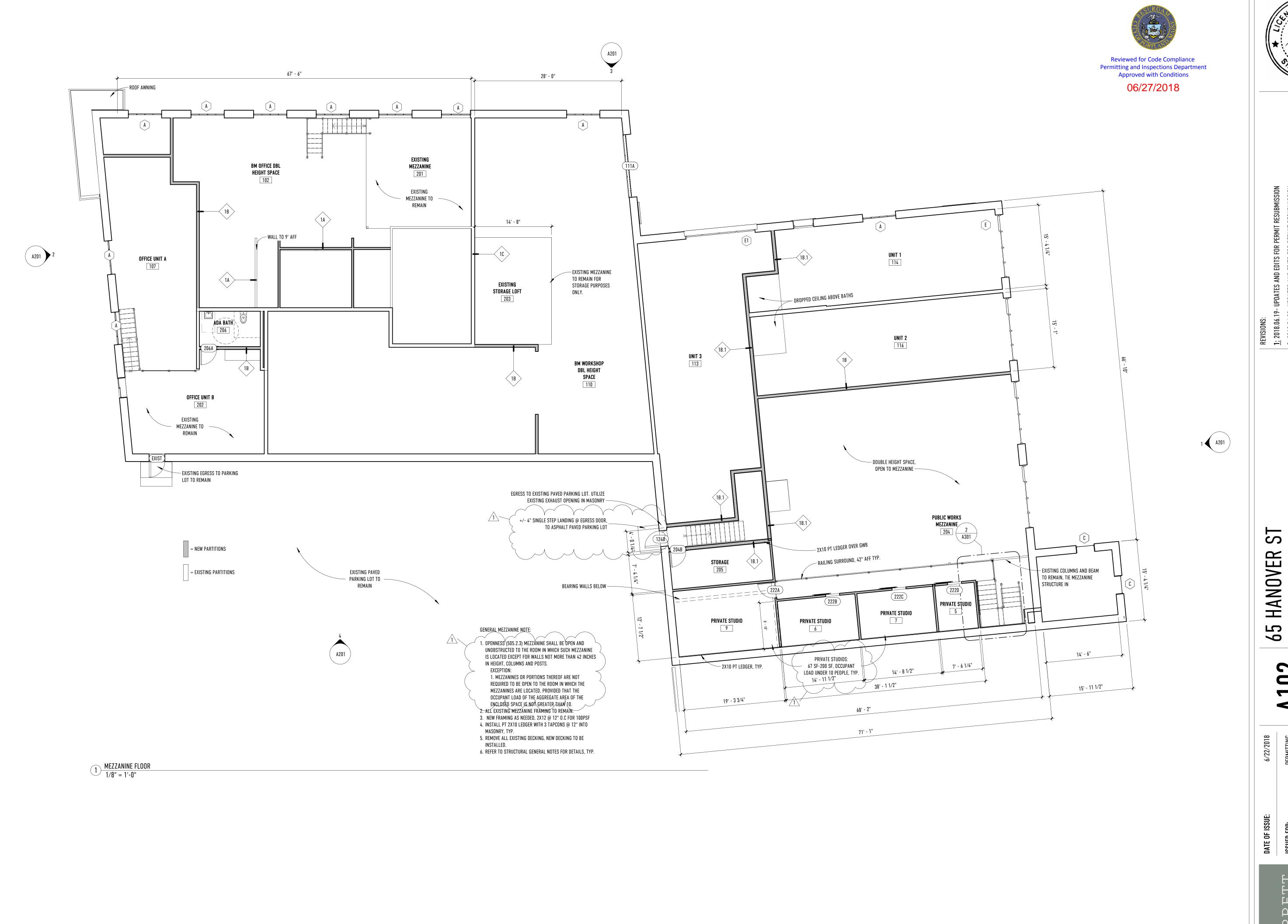


PLAN

MAIN LEVEL FLOOR

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65 HANOVER STREET



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MEZZANINE LEVEL

A

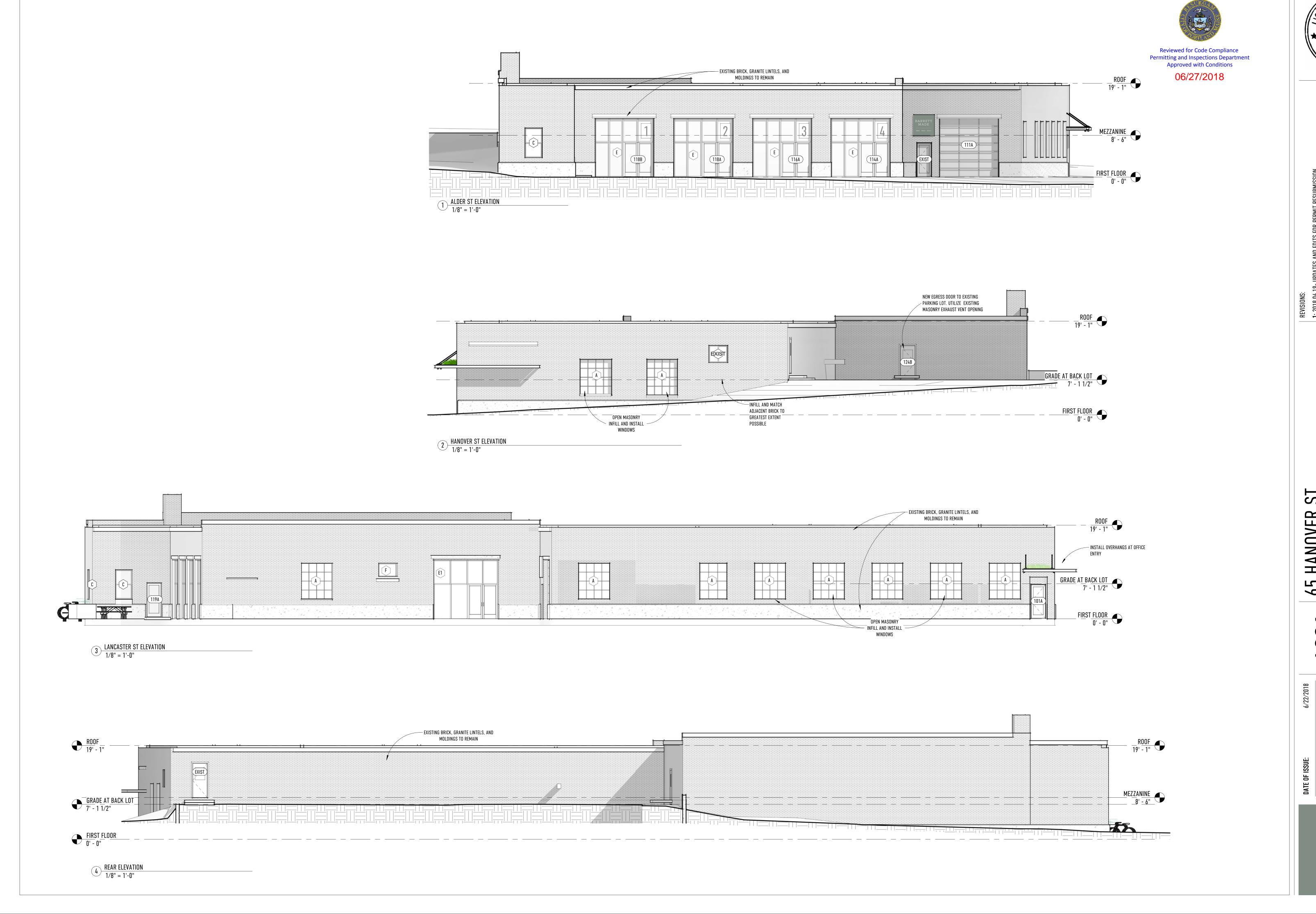
PL/

FLOOR

AS NOTED

A102 6/22/2018 PERMITTING

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65 HANOVER ST EXTERIOR ELEVATIONS

65 HANOVER STREET | PORTLAND, MAINE 04101

A201

6/22/2018 PERMITTING

AS NOTED

65 HANOVER 50

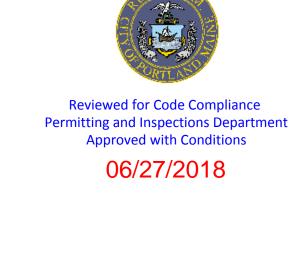
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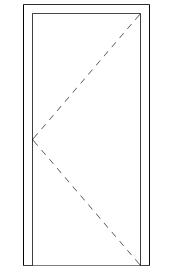
FOR FOR REVISIONS:

1: 2018.06.19- UPDATES A

2: 2018.06.22- UPDATES A

Ahlberg 4401 OF MAINE





INTERIOR SINGLE, FLUSH PANEL

DOOR LEGEND

3/8" = 1'-0"

MARK TYPE

101A D7

102A D7

103A D1

104A D1

105A D1

106A D1

107A D7

108A D1

| 111A | D9

113B D5

118C D2

118D D4

118E D4

118F D4

118G D4

118H D4

118J D3

119A D7

119B D4

| 120A | D2

121A D1

122A D1

124B D8

204B D2

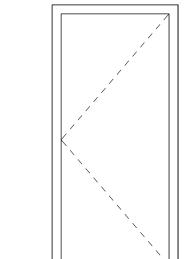
206A D1

222A D1

222B D4

222C D4

222D D4



INTERIOR SINGLE, FLUSH PANEL

DESCRIPTION

EXTERIOR FULL GLAZING

EXTERIOR FULL GLAZING

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

EXTERIOR FULL GLAZING

INTERIOR FLUSH SINGLE PANEL

OVERHEAD

INTERIOR FLUSH SINGLE PANEL

DOUBLE METAL DR

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR SLIDING GLASS

FLUSH POCKET

EXTERIOR FULL GLAZING

INTERIOR SLIDING GLASS

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

EXTERIOR METAL WITH GLASS

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR FLUSH SINGLE PANEL

INTERIOR SLIDING GLASS

INTERIOR SLIDING GLASS

INTERIOR SLIDING GLASS

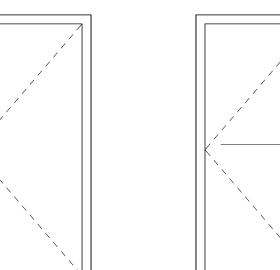
113A D6 CURTAIN WALL ENTRY, DOUBLE DOOR

114A D6 CURTAIN WALL ENTRY, DOUBLE DOOR

116A D6 CURTAIN WALL ENTRY, DOUBLE DOOR

118A D6 CURTAIN WALL ENTRY, DOUBLE DOOR

118B D6 CURTAIN WALL ENTRY, DOUBLE DOOR



RATING WIDTH

INTERIOR SINGLE, FLUSH PANEL

HEIGHT

3' - 0" 7' - 0"

3' - 0" 7' - 0"

3' - 0" | 7' - 0"

3' - 0" | 7' - 0"

3' - 0" 7' - 0"

3' - 0" 7' - 0"

3' - 0" | 7' - 0"

3' - 0" 7' - 0"

12' - 0" | 12' - 0"

6' - 0" | 7' - 0"

6' - 0" | 7' - 0"

3' - 0" 7' - 0"

6' - 0" 7' - 0"

3' - 0" 7' - 0"

6' - 0" 7' - 0"

6' - 0" 7' - 0"

2' - 8" 7' - 0"

2' - 8" 7' - 0"

2' - 8" 7' - 0"

2' - 8" 7' - 0"

2' - 8" 7' - 0"

3' - 0" 7' - 0"

3' - 0" | 7' - 0" |

2' - 8" | 7' - 0" |

3' - 0" 7' - 0"

3' - 0" 7' - 0"

3' - 0" 7' - 0"

3' - 0" | 7' - 0" |

3' - 0" 7' - 0"

2' - 8" | 7' - 0" |

2' - 8" | 7' - 0" |

2' - 8" | 7' - 0" | 0' - 1 1/2"

90 | 3' - 0" | 7' - 0"

90 | 3' - 0" | 7' - 0"

90 3' - 0" 7' - 0"

90 | 3' - 0" | 7' - 0"

90 3' - 0" 7' - 0"

DOOR SCHEDULE

THICKNESS

0' - 1 3/4"

0' - 1 3/4"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 3/4"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 3/4"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 3/4"

0' - 1 3/4"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 4"

0' - 1 1/2"

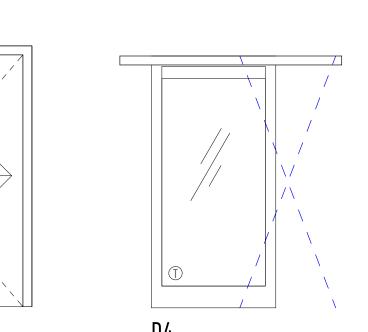
0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

0' - 1 1/2"

POCKET DOOR



INTERIOR SLIDNG GLASS BARN DOOR

OPERATION HARDWARE

SWING

SWING

SWING

SWING

SWING

SWING

SWING

OVERHEAD

SWING

SWING

SWING

SWING

SWING

SWING

SLIDING

SLIDING

SLIDING

SLIDING

SLIDING

POCKET

SWING

SLIDING

SWING

SWING

SWING

SWING

SWING

SWING

SWING

SLIDING

SLIDING

SLIDING

SWING | CLOSER/PANIC | HOLLOW METAL

CLOSER

CLOSER/PANIC HOLLOW METAL

CLOSER/PANIC HOLLOW METAL

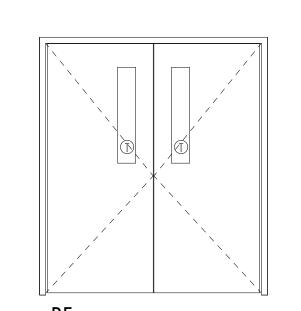
SWING | CLOSER/PANIC | HOLLOW METAL

SWING | CLOSER/PANIC | HOLLOW METAL

SWING | CLOSER/PANIC | HOLLOW METAL

| CLOSER/PANIC | HOLLOW METAL

CLOSER/PANIC HOLLOW METAL



INTERIOR DOUBLE, METAL FIRE

COMMENTS

FRAME TYPE

HOLLOW METAL

HOLLOW METAL

HOLLOW METAL

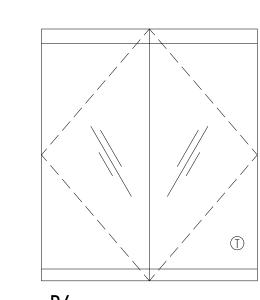
HOLLOW METAL

HOLLOW METAL

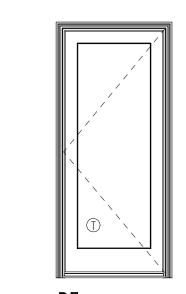
HOLLOW METAL

HOLLOW METAL

HOLLOW METAL



EXTERIOR DOUBLE GLASS CURTAIN



EXTERIOR ENTRY DOOR

COMMENTS

VIF EXISTING OPENINGS

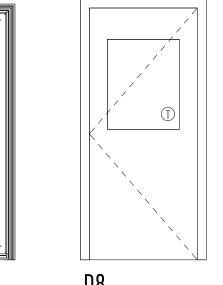
VIF EXISTING OPENING

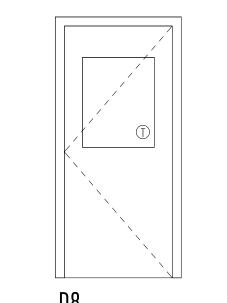
ALIGN HEAD OF WINDOW WITH ADJACENT DOOR

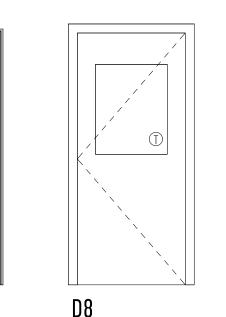
WIDTH TO MATCH DOOR AND WINDOW COMBINATION BELOW

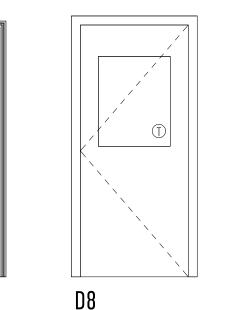
WIDTH TO MATCH DOOR BELOW, ALIGN HEAD WITH GARAGE DOOR

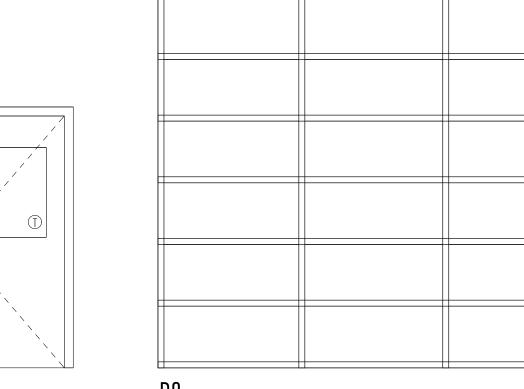
WIDTH TO MATCH DOOR BELOW, ALIGN HEAD WITH GARAGE DOOR











N8	N9

71	A
	D6

WALL SYSTEM

/ ①

①	(T) \
T	

WINDOW SCHEDULE

HEIGHT

6'-0"

4'-2"

4'-6"

4'-10"

TYPE | COUNT | WIDTH

C 2 3'-6"

D 1 6'-8"

E 4 3'-5"

E1 | 1 | 3'-0"

1. "T" INDICATES TEMPERED GLASS 2. VERIFY ALL MASONRY OPENINGS IN FIELD.

GENERAL NOTES:

F 1 3'-10" 2'-10"

3. SALVAGE DOORS AND WINDOWS FOR REUSE AS NOTED

4. ALL HARDWARE TO BE LEVER STYLE AND MEET ADA REQUIREMENTS

A 9 6'-4" 7'-3 1/2"

3'-0"

N8	ng

EXTERIOR METAL, INSET GLAZING

T

	-	 	_
V			

EXTERIOR GARAGE DOOR

Reviewed for Code Complia Permitting and Inspections Dep Approved with Condition	a
06/27/2018	