Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/31/14

MERCANTILE RENOVATION

PHASE I

PROJECT INFORMATION

Client:	KEITH HICKMAN
Architect:	Kaplan Thompson Architects jesse@kaplanthompson.com
Contractor:	KEITH HICKMAN
Map / Lot:	Map 57, Lot 36, Book 3118 Page 237
Project Address:	211 DANFORTH STREET PORTLAND, ME
Zoning:	B1
Building Codes:	IBC 2009 , NFPA / 2009 Maine Uniform Energy and Building Code, Portland City Code, Chapter 10, Fire Prevention and Protection
Site Area:	3,344 +/- SF , 0.0768 +/- ACRE
Occupancy:	MERCANTILE (PHASE 1) ASSEMBLY (PHASE 2)
Max Building Height:	45'-0"

DEMO EXISTING BARBER SHOP AND MOVE LOAD-BEARING PARTITION WALL

PHASE 1 **PHASE 2**

1 EXISTING BUILDING
SCALE: 1:3.33

2 PROPOSED RENOVATION
SCALE: 1:36.92

EXISTING DOOR AND SIGN TO BE RELOCATED AND USED

PHASE 1 **PHASE 2**

RELOCATE VESPUCCIS STORE INTO RENOVATED PORTION

Code Summary

Kaplan Thompson Architects

January 9, 2014

IBC 2009

Project address:	211 DANFORTH Street, Portland, Maine		
Project type:	Existing Retail - Fit Out for Retail Grocery		
Square foot:	660 gross sf +/- (to be confirmed)		
Applicable Codes:	City of Portland IBC 2009, NFPA 101, Maine Human Rights Commission		
Building code:	IBC 2009	**Code Ref**	**Page**
Occupancy Type:	M (Mercantile)	309.1	34
Occupancy Load Mercantile:			
MAIN LEVEL	660/30 (gross) = **22**	1004.1.1	220
Occupant Load **TOTAL**	**22**		
Egress Width	.2 (118) = 23.6", so 36"	1105.1	221
Egress Door	32" min	108.1.1	224
Door Swing	can swing inward- < 50 occ.	1008.1.2	224
Common Path of Egress Travel			
Exit Through Intervening Spaces	Not through kitchens, storage rooms	1014.2.4	
	M Occ stockroom ok	1014.2.4 Exception #2	237
Common Path of Egress Travel	Not to exceed 75'-0"	1014.3	238
Exit Passageway	Not less than 44"	1023.2	246
Exit Access Travel Dist	200' (for non-sprinklered)	1016.1	240
Fire Resistance Ratings		Table 601	
	Type V A		
	(columns, girders & trusses)	1 hour	
	Bearing Walls - Exterior	1 hour	
	Bearing Walls - Interior	1 hour	
	Nonbearing Walls: Exterior	Table 602	
	Nonbearing Walls: Interior	0 hours	
	supporting beams & joists)	0 hour	
	supporting beams & joists)	0 hour	
	floor assembly	1 hour	
	roof asssembly	1 hour	
Required Seperation of Occ.	M / A occ. Seperation	2 hour	table 508.4
Number of Exits Required	**1** if M Occ Load <49	1015.1	239
	1 if Occ <49 & travel	1021.2	243
Exterior openings:			
	Unlimited unprotected openings if wall faces a street and has a fire sepeparation distance of more than 15'-0"	705.8.1-1.1	

3 AERIAL VIEW
NOT TO SCALE

DRAWING INDEX

	COVER SHEET
C-1.1	SITE PLAN
X-1.1	EXISITNG BASEMENT
X-1.2	EXISTING MAIN LEVEL
D-1.1	DEMOLITION PLAN
A-1.1	BASEMENT PLAN
A-1.2	1st FLOOR PLAN
A-2.1	SOUTHWEST ELEVATION
A-2.2	NORTHEAST ELEVATION
S-1.1	FRAMING PLAN

LICENSED ARCHITECT JAMES JESSE THOMPSON No. 3275 STATE OF MAINE

PHASE 1 PERMIT SET

KAPLAN THOMPSON ARCHITECTS
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MAP: 57 LOT: 36

PROJECT: RENOVATION
KEITH HICKMAN
211 DANFORTH STREET
PORTLAND, ME

DRAWING: COVER SHEET

DATE: JANUARY 10, 2014 REVISED: 1/24/14