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 TO BE RELOCATED AND USED

PHASE 1 **PHASE 2**

RELOCATE VESPUCCIS STORE INTO RENOVATED PORTION

IBC 2009	**Code Summary**	Kaplan Thompson Architects January 9, 2014		
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			
	Bearing Walls - Exterior	1 hour (see attached)		
	Bearing Walls - Interior	1 hour (see attached)		
	floor assembly	1 hour (see attached)		
	roof asssembly	1 hour (see attached)		
Required Seperation of Occ.	M / A occ. Seperation	2 hour (see attached)	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 sepearation 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
A-2.1	SOU
A-2.2	NOI
A-8.1	FIR
S-1.1	FRA

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LICENSED ARCHITECT JAMES JESSE THOMPSON No. 3075 STATE OF MAINE

PHASE 1 PERMIT SET

PROJECT: RENOVATION
KEITH HICKMAN
211 DANFORTH STREET
PORTLAND, ME

DRAWING: COVER SHEET

DATE: JANUARY 10, 2014

Date: 01/31/14

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE