

211 DANFORTH RENOVATION PHASE 2

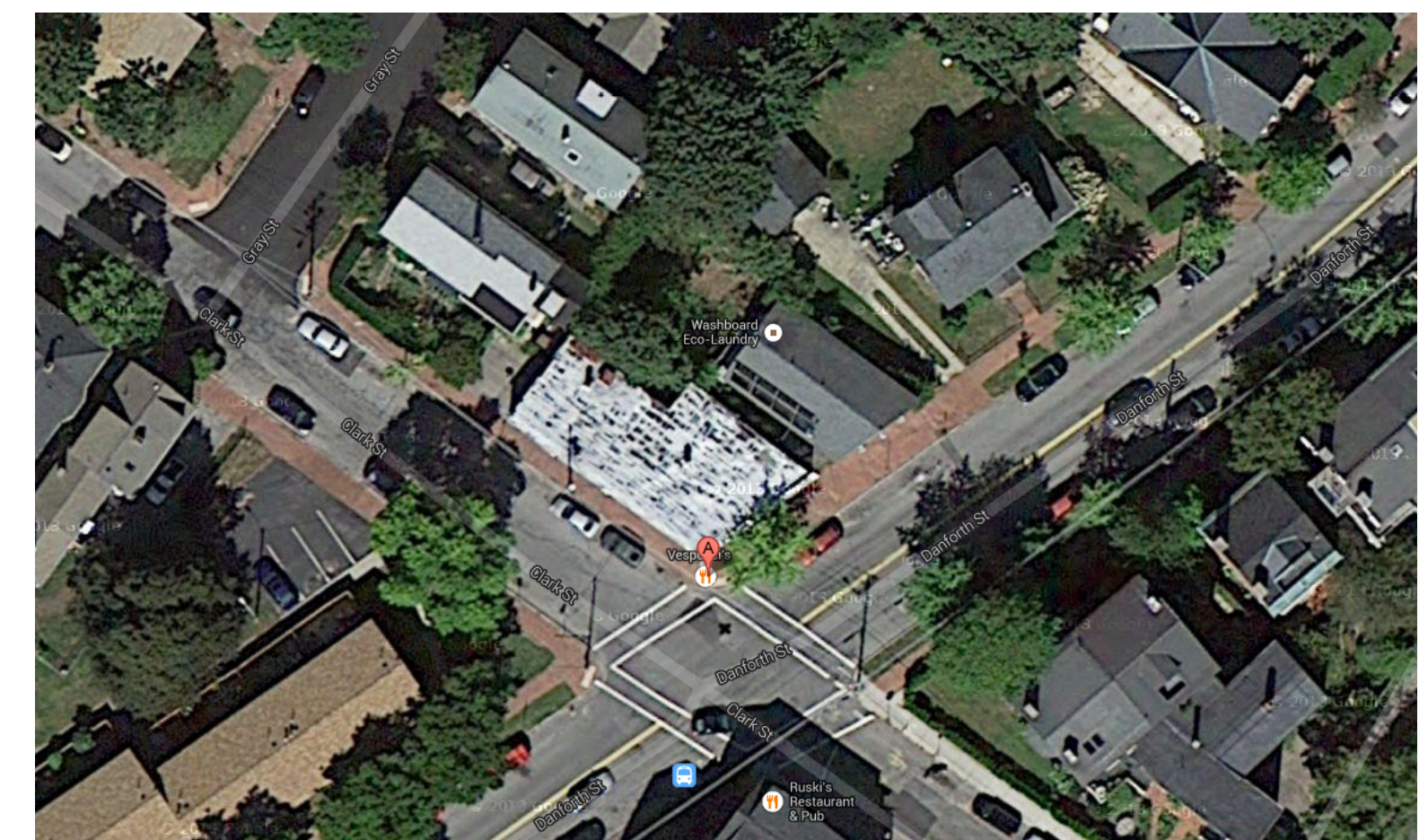
PROJECT INFORMATION

Client: KEITH HICKMAN
Architect: Kaplan Thompson Architects
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: MIXED USE (A-2, M, S-2)
Max Building Height: 45'-0"

Code Summary		211 DANFORTH ST	
Project address:	211 Danforth St, Portland ME		
Project type:	Exterior Renovations & Interior Assembly Space Fit Out		
Square Foot	1,806 MAIN LEVEL, 2,205 BASEMENT Gross SF		
Building code:	City of Portland IBC 2009		
IBC		CODE REF.	PAGE
Occupancy Type	MIXED OCCUPANCY: ASSEMBLY GROUP A-2, STORAGE GROUP S-2, MERCANTILE GROUP M	303.1, 306.3	23,24
General Building Height & Area Limits	Each portion of a bldg separated by Fire Walls = separate bldg	503.1	79
Allowable Stories, Area	(A-2) Stories: 1, Area: 6,000, Height: 40-0 (S) Stories: 2, Area: 13,500, Height: 40-0 (M) Stories: 1, Area: 9,000, Height: 40-0	Table 503	80
Allow Area Increase	(increase by 300% when sprinklered)	506.3	82
Req'd Separation of Occupancies	A & S-2 - 1 HOUR when not sprinklered, No separation when sprinklered A & M: 2 HOUR when Not Sprinklered, 1 HOUR when sprinklered S-2 & M: 2 HOUR when Not Sprinklered, 1 HOUR when sprinklered	Table 508.3.3	86
Construction Type	Type VB Not Sprinklered	Table 601	89
Fire Walls	Fire Resistance Rating: Group A, S-2 w/ Type V = 2 Hour Group M = 3 Hour	Table 706.4	101
Fire Door Ratings	2 Hour Wall = 1 1/2 Hour Door Assembly 3 Hour Wall = 3 Hour Door Assembly	Table 715.4	114
Occupant Load	ASSEMBLY, UNCONCENTRATED 879 SF / 15 = 59 Occupants KITCHENS, COMMERCIAL 306 SF + 238 SF = 544 SF / 200 = 3 Occupants ACCESSORY STORAGE AREAS S-2: 2,205 SF / 300 = 8 Occupants TOTAL: 70 Occupants	Table 1004.1.1	220
Egress Width	ASSEMBLY, UNCONCENTRATED Non-staircase egress width: 60 / 2 * 0.2" = 6" KITCHENS, COMMERCIAL Non-staircase egress width: 4 / 2 * 0.2" = .4" ACCESSORY STORAGE AREAS Staircase egress width: 7 * 0.3" = 2.1"	1005.1	221
Door Width	Minimum 32" Clear	1008.1.1	224
Staircase Width	Minimum 36" < 50 occupant load	1009.1	230
Common Path of Egress Travel	Per NFPA101 Table A.7.6 below		
Exit & Exit Access Doorways Req'd	2 Exits: Assembly & Mercantile > 49 Occupant Load 2 Exits: Storage > 29 Occupant Load	Table 1015.1	239
Exit Doorway Arrangement	Separation shall be > 1/2 maximum diagonal distance (not sprinklered)	1015.2.1.1	239
Exit Access Travel Distance	Occupancy A & M: 200'-0" max without sprinkler Occupancy S-2: 300'-0" max without sprinkler	Table 1016.1	240
Aisles	Seating at Tables: 19" clear width	1017.4	241
Corridors	Fire Resistance Rating: Occupancy > 30, A & M not sprinklered = 1 hour Not less than 44" min, 36" if occupancy < 50	Table 1018.1	241
Dead Ends	Maximum 20'-0"	1018.2	242
Assembly	Occupancy M & S: 50'-0" when sprinklered Travel Distance: 200'-0" when not sprinklered Common Path of Egress Travel: 30'-0" (< 50 occupant= 75'-0")	1018.4, 1028.7, 1028.8	242, 251, 251

NFPA101		CODE REF.	PAGE
Occupancy Type	Assembly, Mercantile & Storage	6.1.2, 6.1.12	101-41
Required Separation of Occupancies	Mixed Occupancies: Comply with most restrictive Assembly < 300 to Mercantile = 2 HOUR Assembly < 300 to Storage, Low Hazard = 2 HOUR Mercantile to Storage, Low Hazard = 2 HOUR	6.1.14.3.2 Table 6.1.14.4.1(b)	101-43 101-45
Means of Egress	Exit Access Corridors separated with 1 Hour rating Existing Stair dimensions: min width = 36", 8" riser, 9" tread, 6'-8" clear	7.1.3.1 Table 7.2.2.2.1.1(b)	101-44 101-55
Occupant Load	Assembly, Less Concentrated: 879 SF / 15 = 59 Occupants Kitchens: 306 SF + 238 SF = 544 SF / 100 = 6 Occupants Storage: 2,205 SF / 300 = 8 Total Occupancy: 73	Table 7.3.1.2	101-70
Number of Exits	Assembly: 2 means of egress Storage: 1 means of egress	7.4.1.1 42.2.4.1(1)	101-265 101-304
Egress Capacity: Level Components	0.2" / person (244 / 2 x 0.2 = 24.4")	T-7.3.3.1	101-67
Egress Capacity: Stairs	0.3" / person (244 / 2 x 0.3 = 36.6")		
Min. Door Width	32"	7.2.1.2.4	
Min. Corridor Width	36"	7.3.4.1	
Construction & Compartmentalization	Separate buildings, if a 2-hour or greater fire barrier wall 2-hour Fire barrier = 1 1/2 hour Door Assembly	8.2.1.3(1) Table 8.3.4.2	101-80 101-82
New Assembly Occupancies	TABLE A.7.6		
Common Path of Travel	20'-0", 75'-0" for < 50 occupants	12.2.5.1.2	101-110
Dead End Corridors	20'-0" max	12.2.5.1.3	101-110
Travel Distance to Exits	200'-0" maximum	12.2.6.2	101-113

UPC (Uniform Plumbing Code)		CODE REF.	PAGE
Determine Occupancy Type:	"in accordance with the Building Code" 50% male, 50% female	T4-1 Intro	36
IBC Occupancy	MIXED USE Assembly: 59, Kitchen: 3, Storage: 8 TOTAL: 70 Occupants = 35 Male, 35 Female		
Plumbing Fixture Count:	RESTAURANT WC: Male 1 - 50 = 1 WC: Female 1 - 50 = 1 URINAL: 1 - 150 = 1 LAVATORY: Male 1 - 150 = 1, Female 1 - 150 = 1	T4-1	38



1 AERIAL VIEW
NOT TO SCALE

DRAWING INDEX

	COVER SHEET & CODE SUMMARY
A-1.1	BASEMENT PLAN
A-1.2	MAIN LEVEL FLOOR PLAN
A-1.3	LIFE SAFETY PLAN
A-2.1	ELEVATIONS & WALL SECTION
A-8.1	FIRE ASSEMBLIES
C-1.1	SURVEY