

JOHN READY

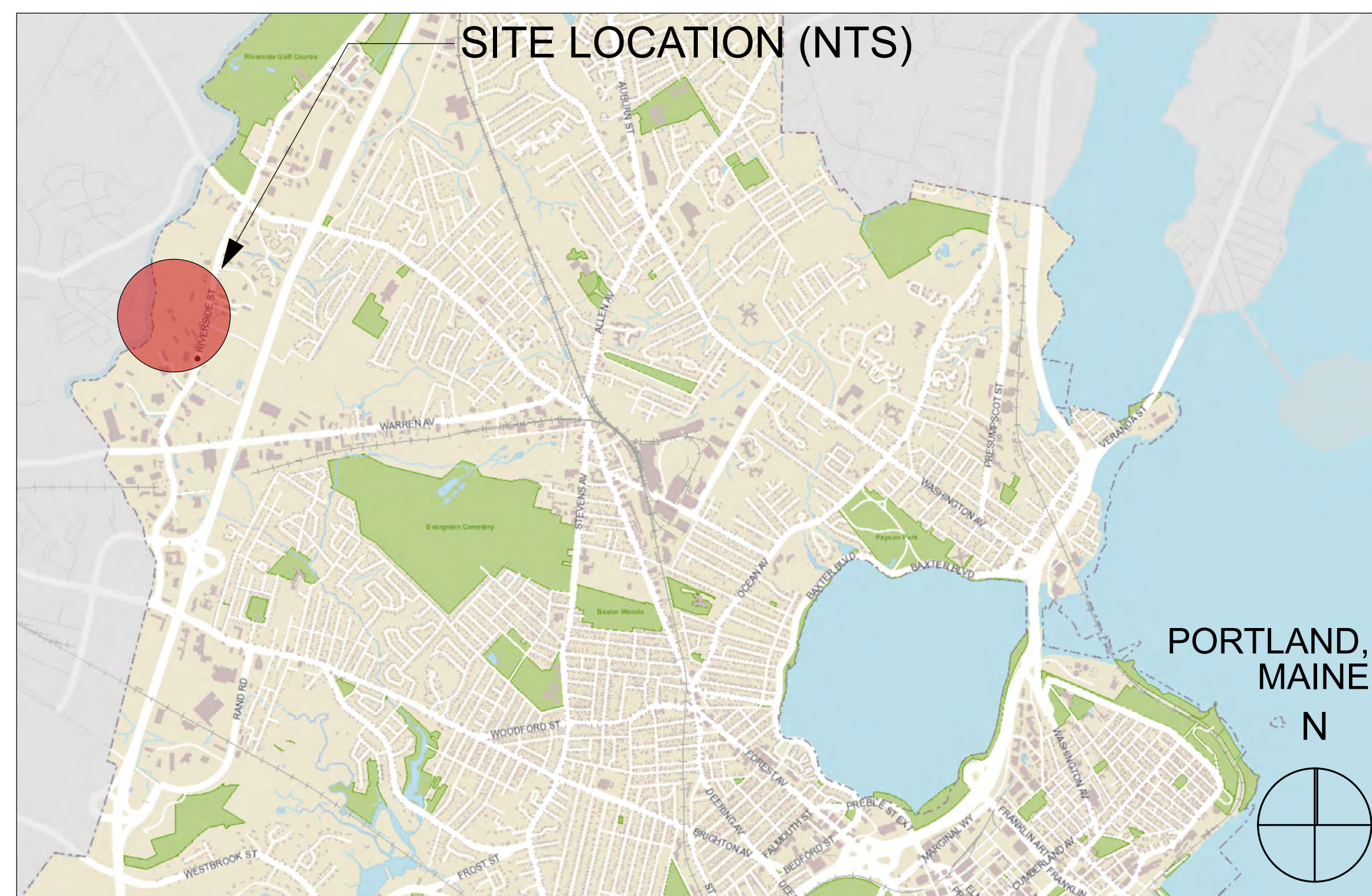
PROJECT INFORMATION

Clients: READY BROTHERS
 Architect: Kaplan Thompson Architects
 Contractor: John Ready
 Map/Lot: 321 A004001
 Project Address: 470 Riverside Street
 Portland, ME
 Suite 3

ZONING INFORMATION

Zoning: I-M
 Minimum Lot Size: None
 Min. Front Yard Setback: 1'/1' BLDG. HEIGHT = 20'-6"
 Min. Rear Yard Setback: 1'/1' BLDG. HEIGHT = 20'-6"
 Min. Side Yard Setback: 1'/1' BLDG. HEIGHT = 20'-6"
 Max. Building Height: 75'-0"
 Actual Building Height: 20'-6"
 Building Code: IRC 2009, NFPA 101 (2009)
 Occupancy: INDUSTRIAL/F-1

NOTE: EXISTING BUILDING HAS NFPA 13 SPRINKLER SYSTEM



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	A-4.1	WALL TYPES, SECTION

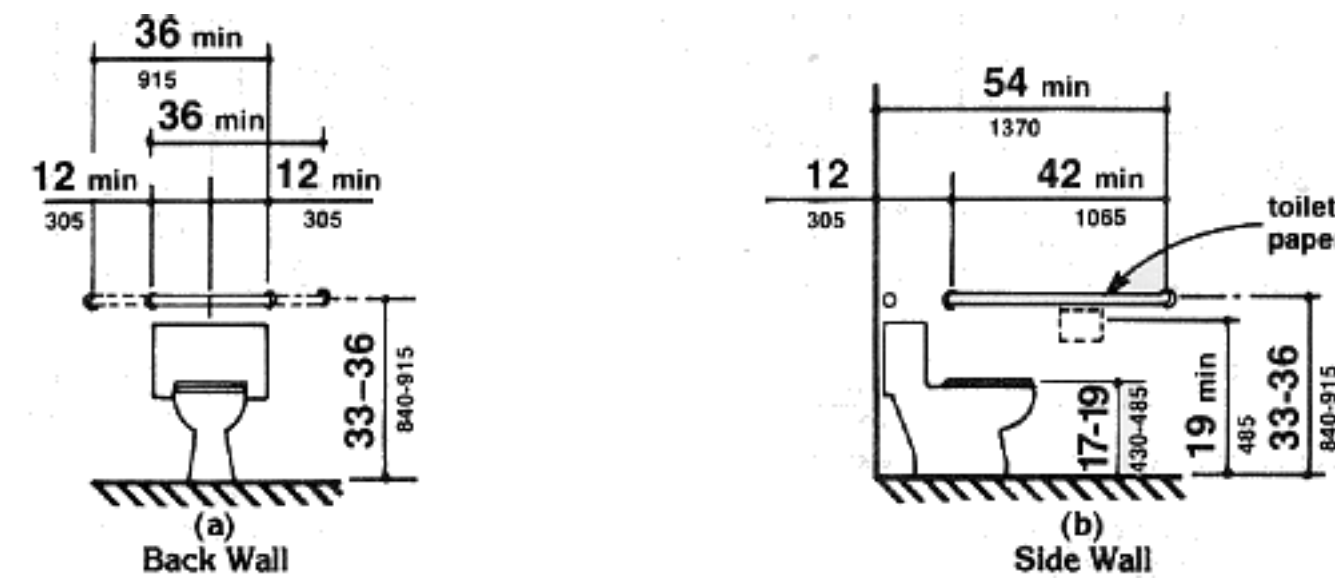
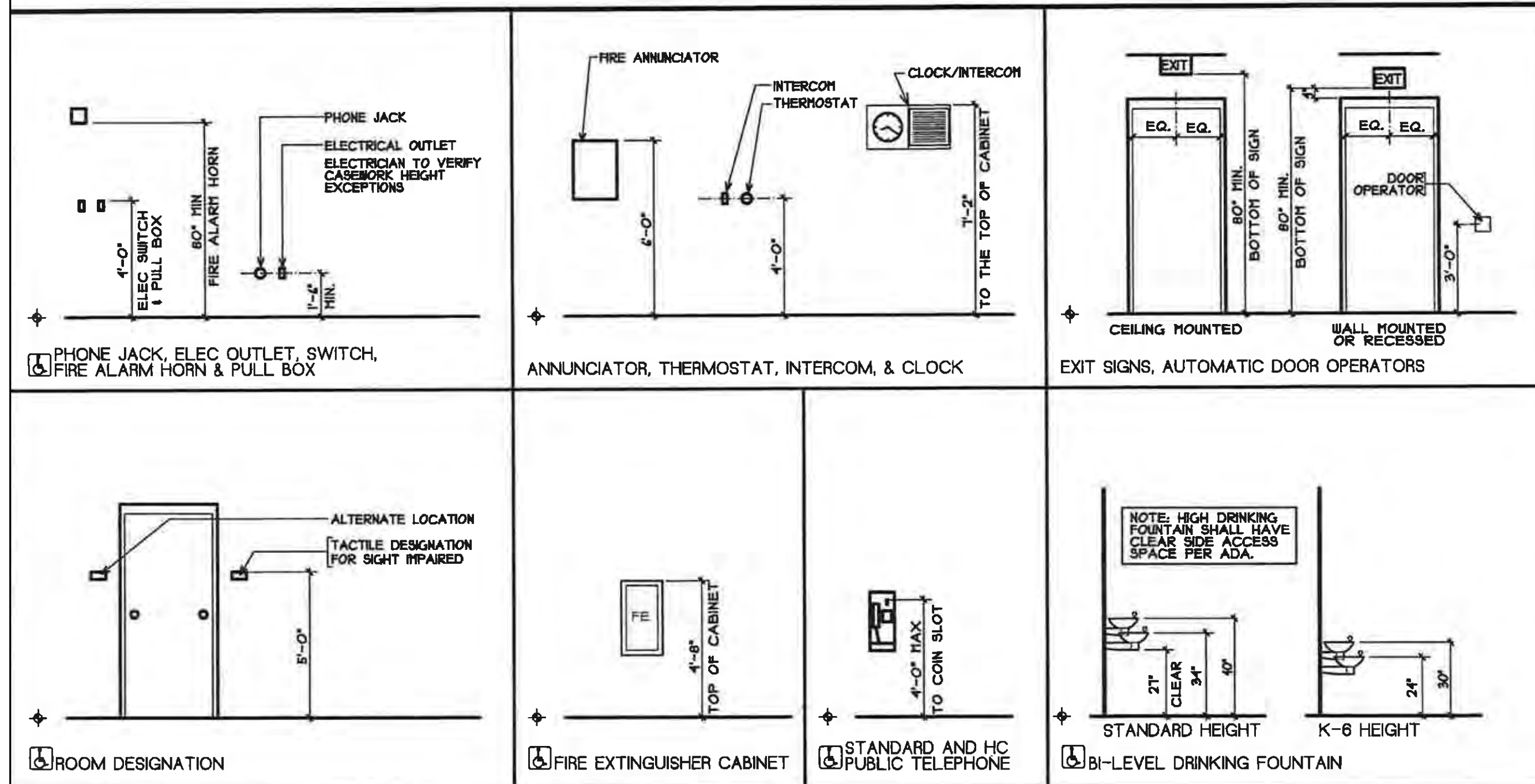


PROJECT NO:	RDB
DATE:	2/23/18
REVISED:	2/23/18
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PHASE:	PERMIT

KAPLAN THOMPSON ARCHITECTS
 102 EXCHANGE STREET
 PORTLAND, ME 04101
 207-842-2888
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TYPICAL MOUNTING HEIGHTS

NOTE: ALSO SEE MECHANICAL & ELECTRICAL DOCUMENTS



ADA WATER CLOSET GRAB BARS & BLOCKING

ABBREVIATIONS

AB ANCHOR BOLT	FEK FIRE EXTINGUISHER CABINET	PART BD PARTICLE BOARD
ACT ACOUSTICAL TILE	FIN FINISH	PC PIECE
ADA AMERICANS WITH DISABILITIES ACT	FL FLR FLOOR	PL PLATE, PROPERTY LINE
ADDL ADDITIONAL	FOS FACE OF STUD	PLAS PLASTER
ADMIN ADMINISTRATION	FT () FOOT	PLAS LAM PLASTIC LAMINATE
ALT ALTERNATE	FTG FOOTING	PLYWD PLYWOOD
ALUM ALUMINUM	GA GAUGE	PNT PAINT (ED)
AP ACCESS PANEL	GC GENERAL CONTRACTOR	POLY POLYETHYLENE
ARCH ARCHITECT	GL GLASS	PRE PRE-FINISHED
BD BOARD	GWB GYPSUM WALL BOARD	PREP PREPARATION
BIT BITUMENOUS	GYP GYPSUM	PSF POUNDS PER SQUARE FOOT
BLDG BUILDING	HD HIGH DENSITY	PSI POUNDS PER SQUARE INCH
BLKG BLOCKING	HR HOUR	P.T. PRESERVATIVE TREATED
BM BENCH MARK	HC HANDICAPPED	PVMT PAVEMENT
BNG BEARING	HDWR HARDWARE	QT QUARTZ TILE
BSMT BASEMENT	HFS HALF FULL SCALE	R RADIUS, RISER, RANGE
BTW BETWEEN	H, HGT HEIGHT	RD ROOF DRAIN
CAB CABINET	HM HOLLOW METAL	REC RECREATION
CB CATCH BASIN	HOR HORIZONTAL	RECT RECTANGULAR
CEM CEMENT	HTG HEATING	REF REFERENCE, REFER
CER CERAMIC	HVAC HEATING/VENTILATION/AIR CONDITIONING	REQD REQUIRED
CF CUBIC FEET	HW HOT WATER	REFR REFRIGERATOR
CJ CONTROL JOINT	HYD HYDRANT	RENF REINFORCING
CL CLOSET	INCL INCLUDE ID; INCLUDING	RESL RESILIENT
CLG CEILING	ID INSIDE DIAMETER	REV REVISED; REVISION
CMU CONCRETE MASONRY UNIT	INCH INCH	ROOF ROOFING
COL COLUMN	INSUL INSULATE ID; INSULATION	RHM RADIANT HEAT MANIFOLD
CONC CONCRETE	INT INTERIOR	RM ROOM
CONST CONSTRUCTION	INV INVERT	RO ROUGH OPENING
CONT CONTINUE, CONTINUOUS	JAN JANITOR	RP RADON PIPE
CORR CORRUGATED	JT JOINT	RWL RAIN WATER LEADER
COORD COORDINATE	K, KITCH KITCHEN	S SOUTH; SINK
CPT CURT	KD KILN DRIED	SAN SANITARY
CRS CURSE (S)	LAM LAMINATED	SC SOLID CORE
CTV CABLE TELEVISION LINE	LAV LAVATORY	SD STORM DRAIN
CUH CABINET UNIT LEADER	LCC LEAD-COATED COPPER	SECT SECTION
CW COLD WATER	LDR LADDER	SF SQUARE FOOT
CY CUBIC YARD	LF LINEAR FOOT	SHIT SHEET
D DRYER	LGHT LIGHT	SIM SIMILAR
DBL DOUBLE	LN LINEN	SPEC SPECIFICATION (S)
DEFL DEFLECTION	MATL MATERIAL	STC SOUND TRANSMISSION COEFFICIENT
DI DIA DIAMETER	MAS MASONRY	STD STANDARD
DIAG DIAGONAL	MAY MAXIMUM	STL STEEL
DM DIM DIMENSION	MC MASONRY COURSE	STOR STORAGE
DR DR DIRECTOR	MECH MECHANICAL	SUSP SUSPENDED
DIV DIV DIVISION	MED MEDICAL	T TREAD
DN DOWN	MFR MANUFACTURER	TEL TEL
DV DISPLACEMENT VENTILATOR	MGR MANAGER	TEL-P PAY TELEPHONE
DWG DRAWING	MH MANHOLE	TEMP TEMPERATURE, TEMPERED
E EAST	MIR MIRROR	T&G TONGUE AND GROOVE
EA EACH	MN MINIMUM	TH THICKNESS
EF EXHAUST FAN	MISC MISCELLANEOUS	TO TOP OF
EJ EXPANSION JOINT	MO MASONRY OPENING	TV TELEVISION
ELEV ELEVATION	MR MOISTURE RESISTANT	TYP TYPICAL
ELEC ELECTRIC (AL)	MTD MOUNTED	UL UNDERWRITERS LABORATORIES
EQ EQUAL	MTG MOUNTING	UTIL UTILITY
EW EYE WASH	MTL METAL	VB VAPOR BARRIER
EWC ELECTRIC WATER COOLER	N NORTH	VC VENT
EXAM EXAMINATION	NATL NATURAL	VERT VERTICAL
EX, EXIST EXISTING	NIC NOT IN CONTRACT	VEST VESTIBULE
EXP EXPANSION	NL NIGHT LIGHT	VR VAPOR RETARDER
EXT EXTERIOR	NO NUMBER	W WITH
FV FIELD VERIFY	NOURISH NOURISHMENT	W/D WASHER DRYER
FAP FIRE ALARM PULL STATION	NTS NOT TO SCALE	WC WATER CLOSET
FBO FBO - FINISHED BY OTHERS	OA OVERALL	WD WOOD
FCD FLOOR CLEAN OUT	OC ON CENTER	W/O WITHOUT
FDD FLOOR DRAIN	OD OUTSIDE DIAMETER	WWM WELDED WIRE MESH
FDN FOUNDATION	OH OPPOSITE HAND	XEPS EXTRUDED POLYSTYRENE
	OPP OPPOSING	
	OXY OXYGEN	

General Notes

- General contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings. Work from dimensions only.
- All masonry dimensions are nominal and are to face of masonry. All partition dimensions are to face of stud except where noted.
- Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, water coolers, lockers, fire extinguishers, cork boards, writing boards, exterior lighting, siding, hose bibs, bells, and all other wall mounted equipment or appliances indicated in documents.
- All door frames shall be located a minimum of 3" off adjoining walls except where noted or dimensioned otherwise. 4" masonry at masonry veneer walls.
- All handicapped bathrooms, grab bars, public telephones, elevator, and door openings shall meet the requirements of ANSI 117.1 latest edition, and the Americans with Disabilities Act (ADA) for Handicapped Accessibility.
- All gypsum wall board within 3'-0" of plumbing fixtures shall be moisture resistant unless the wall has ceramic tile, which requires concrete backer board.
- Install GWB control joints every 25' +/- at vertical locations, meeting gypsum installation recommendations.
- Before penetrating or otherwise modifying joists, beams, or other structural members consult with the architect/structural engineer on maximum size and location.
- Concrete slabs shall slope to floor drains for positive drainage. Verify with water test. Coordinate location of floor drains with mechanical and kitchen equipment.
- Provide double wood studs at all door frames in GWB wall assemblies.
- Install pre-molded isolation strip between all foundation walls and concrete slabs.
- All materials in this building shall be new and not previously used unless approved by architect.
- All penetrations through Fire & Smoke Rated walls and floor / ceiling assemblies shall be fire-stopped by specific subcontractor requiring penetration.
- All penetrations through Air Barriers shall be air sealed by specific subcontractor requiring penetration.
- Access panels shall be fire rated where wall is fire rated.
- Coordinate recessed slab requirements with any manufacturer's recommendations.
- A 'construction permit' from the state fire marshal's office is required for this project. To be completed by architect. All other permits by contractor.
- Review and obtain building permit from Town Authority responsible for code enforcement before commencing work.
- Provide blocking in all ANSI B bathrooms for installation of future grab bars.

LEGEND (ARCHITECTURAL DRAWINGS)

LEVEL LINE	WINDOW TYPE	COMPACTED GRAVEL
BUILDING SECTION NUMBER	COLUMN GRID LINE	CONCRETE
SHEET NO. WHERE SHOWN	EQUIPMENT REFERENCE	BRICK
DETAIL NUMBER	REVISION	CONCRETE MASONRY UNITS
SHEET NO. WHERE SHOWN	POWER PANEL IN WALL	FINISH WOOD
WALL SECTION NUMBER	FIRE EXTINGUISHER SEM RECESSED/RECESSED	ROUGH WOOD
SHEET NO. WHERE SHOWN	FIRE EXTINGUISHER SURFACE MOUNTED	FIBERGLASS BATT INSULATION
INTERIOR ELEVATION NUMBER	PAY TELEPHONE	RIGID INSULATION
SHEET NO. WHERE SHOWN	DRINKING FOUNTAIN	SUSPENDED ACOUSTICAL PANEL
ROOM NUMBER		RADIANT HEAT MANIFOLD
ROOM FINISH KEY		
DOOR NUMBER (RM # 101 DOOR # 1)		
PARTITION TYPE		

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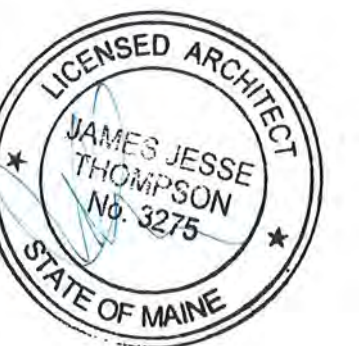
PROJECT:
JOHN READY

470 RIVERSIDE STREET
PORTLAND, ME 04103

NOT FOR CONSTRUCTION

PROJECT NO: RDB
DATE: 01/29/2018
REVISED 1: 02/23/2018
REVISED 2:
DRAWN BY: AW / DF
PHASE: PERMIT

GENERAL NOTES



Code Summary	Ready Brothers Production Facility
Project address:	470 Riverside Street, Suite 3
Project type:	Industrial Production Facility
Square Foot	~9,650 Gross SF
Building code:	MUBEC
	NFPA 101 2009
	IBC 2009

INDUSTRIAL

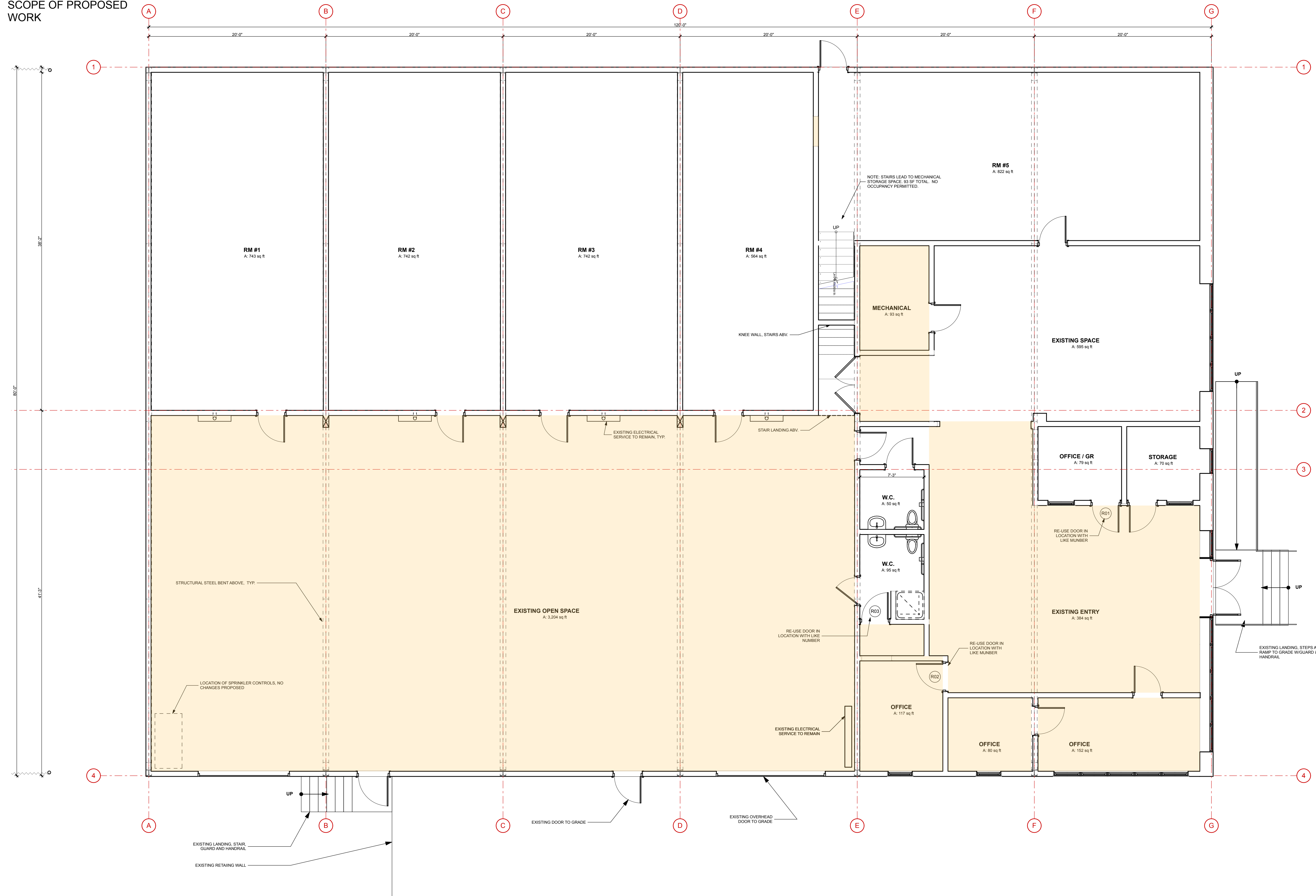
NFPA 101, 2009 ed.	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy	Industrial Occupancy	3.3.178.8 & 6.1.12.1	101-32	
Separation	NA	Table 6.1.14.4.1(b)	101-45	Entire building is Industrial
Fire Resistance	Separated Occupancy	6.1.14.4.3	101-43	Single Occupancy
Exit Access Corridor	If Occupant load > 30 = 1 Hour exit access corridors	7.1.3.1	101-44	NA
Headroom	Headroom in means of egress = 7'-6" min	7.1.5.1	101-46	7'-6" min.
	Headroom in spaces = 7'-6" min (1/3 max may be 6'-8")	7.1.5.2		7'-6" min.
	Headroom in stairs = 6'-8" min	7.1.5.3		6'-8" min.
Door Openings	Door leaf in means of egress min width = 32" minimum	7.2.1.2.3.2	101-48	32" min.
Stairs	Min Width = 36" (< 2,000 occupants)	7.2.2.2.1.2(B)	101-55	NA (Stair to mechanical loft only, no occupancy)
	Max height of risers = 7"			
	Min tread depth = 11"			
	Min headroom = 6'-8"			
	Max Height Between Landings = 12'-0"			
Landings	Landing dimension = not less than width of stair	7.2.2.3.2.3	101-56	NA
Guards & Handrails	Stairs & ramps handrails both sides	7.2.2.4.1.1	101-56	Handrails on both sides
	Handrail within 30" of all portions of egress width	7.2.2.4.1.2 (1)		
	Handrails continue full length of stairs, continuous on inside face	7.2.2.4.2	101-57	Continuous on both sides
	Handrail continue 12" horz beyond top riser & slope 1 tread beyond bottom riser	7.2.2.4.4.10		Extensions included
	Guards = 42" min	7.2.2.4.5.2		42"
Ramps	Ramps in means of egress = 44" W, 1:12 slope, 30" max rise	Table 7.2.5.2 (a)	101-63	Existing ramp only, no change
Occupant Load	Industrial Use (100 SF / person)	Table 7.3.1.2	101-70	9,650 / 100 = 96 Occupants/Building
Egress Capacity	Width of any means of Egress = 36" min.	7.3.4.1 (2)	101-72	36" Min
# Means of Egress	2 means of egress except as under Chapter 11 -> 43	7.4.1	101-72	2 Means of Egress Provided
	Not less than two means of egress for every story	40.2.4.1.1	101-301	Complies
Arrangement of Means of Egress	With sprinkler system, separation distance between 2 exits = 1/3 diagonal distance	7.5.1.3.3, 40.2.5	101-73	143' distance / 3 = 47'8"; Exits are 123' apart, See A-1.0
	Dead end corridors < 50' w/Sprinkler	40.2.5	101-301	
	Common Path of Travel = 100' w/Sprinkler	40.2.5	101-301	NA
Exit Travel Distance	250' w/ Sprinkler	40.2.6	101-302	Complies, See A-1.0
Detection & Alarm	Not required if occupancy <100	40.3.4.1	101-303	Existing equipment to remain
Extinguishment Requirements	No Requirements	40.3.5	101-303	Not required

IBC, 2009	ALLOWED BY CODE	CODE REF.	PAGE	AS DRAWN
Occupancy Type	Factory Industrial: F-1 Moderate-hazard Occupancy (Tobacco/Hemp)	306.3	25	F-1
Construction Type	Type IIIB			
Allowable Building Height	Type IIB = 55'	Table 503	80	Less
Allowable Stories	Type IIB = 2 Stories	Table 503	80	One-Story plus mechanical loft
Allowable Area	Type IIB = 12,000 SF	Table 503	80	Less
Allowable Height Increase	Maximum stories = +1, Max height = +20' if sprinklered	Section 504.2	80	Sprinkler Provided
Construction Type	Type III B	Table 601	89	
	Primary Structural Frame: 0 Hour			
	Bearing Walls, Exterior: 2 Hour			Existing Structure
	Bearing Walls, Interior: 0 Hour			
	Non-bearing walls & partitions: 0 Hour			
	Floor Construction & Secondary Members: 0 Hour			
	Roof Construction & Secondary Members: 0 Hour			
	Exception d: Sprinklers may be substituted for 1 hour rating if no floor area or height increase taken. 1 Hour exterior wall rating must be maintained.			Not taken
Fire Separation Distance	Occupancy F-1	Table 602	90	NA
	X < 5 = 2 Hour			NA
	5 < X < 10 = 1 Hour			NA
	10 < X < 30 = 0 Hour			NA
	X >= 30 = 0 Hour			Greater than 30'-0"
Fire Protection: Exterior Walls	Cornices, eave overhangs: 1/2 distance to lot line where all openings are permitted to be to be unprotected or automatic sprinkler system per Section 705.8.2	705.2.2	97	
Maximum Area of Exterior Openings	5-0 to 10-0: Unprotected & sprinklered = 25%	Table 705.8	99	NA
	10-0 to 15-0: Unprotected & sprinklered = 45%			NA
	15-0 to 20-0: Unprotected & sprinklered = 75%			NA
	20-0 & greater: Unprotected & sprinklered = No Limit			Complies
	Parapets: Not Required if wall is permitted to have 25% unprotected openings.	705.11.6	101	NA
Fire Door Ratings	Shaft, Exit fire barriers: 1 hr Wall = 1 hr Door Assembly	Table 715.4	114	NA
	Other fire barriers: 1 hr Wall = 3/4 hr Door Assembly			NA
Interior Finishes	F: Exit Enclosures/Passageway & Corridors Finishes: Class B	Table 803.9	177	Complies
Sprinklers	Fire > 12,000 SF or Area > 3 stories or above Exit Discharge	903.2.4	185	NA, Existing Building Sprinklered, NFPA 13
Fire Alarms & Detection Systems	Group F: Required if 2 or more stories, occ. >500	907.2.4	196	NA
	Manual fire alarm not required if Sprinklered	907.2.4 (Ex 1)	196	NA
Occupant Load				
Group F-1	100 Gross	Table 1004.1.1	220	9,650 sf / 100 = 96 Occupants
Egress Width	Stairways: 96 * 0.3" = 28.8": 44" MIN.	1009.1 (Ex 1)	221	NA (Stair to mechanical room only)
	Other egress: 96 * 0.2" = 19.2 44" MIN.	1018.2 (Ex 2)	242	44" Min. provided
Means of Egress Illumination	Illuminated at all times	1006.1	221	Complies
Accessible Means of Egress	Accessible Means of Egress not required in alterations to existing buildings	1007.1	221	NA
Door Width	Minimum 32" Clear	1008.1.1	224	36" Egress Doors (32" clear)
Stairways	Stairway Width: Minimum 44" (36" < 50 occupant load)	1009.1 (Ex 1)	230	NA (Stair to mechanical room only)
	Headroom stair & landing: 80" clear	1009.2	230	NA
	Max. stair riser = 7", min. stair tread = 11"	1009.4.2	231	NA
	Landings top & bottom, min depth = stair width	1009.5	231	NA
	Max Stair Flight Vertical Rise = 12'-0"	1009.7	232	NA
Exit & Exit Access Doorways	1 Exits: Occupancy <49. 2 Exits: Occupancy > 49	Table 1015.1	239	2 Exits
	Exit Separation > 1/2 maximum diagonal distance Non-Sprinklered	1015.2.1 (Ex 2)	239	143' distance / 3 = 47'8"; Exits are 123' apart, See A-1.0
	Exit Separation > 1/3 maximum diagonal distance Sprinklered		241	NA (one floor)
	Exit Access Travel Distance: 250' with Sprinkler	Table 1016.1		
	Corridor Width 44" min, width 36" if occupancy < 50	1018.2	242	44" Min
	Dead end Corridor Width: 44" Minimum	1018.4	242	44" Min
Number of Exits & Continuity	Group F-1: Occupant Load 1 - 500 = 2 Exits Minimum	Table 1021.1	243	More than 2 exits provided

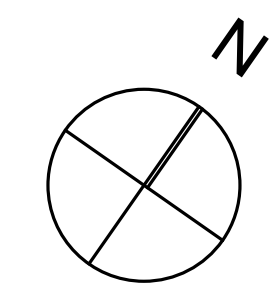


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- EXISTING CONDITIONS
- TO BE DEMOLISHED
- NEW CONSTRUCTION
- SCOPE OF PROPOSED WORK

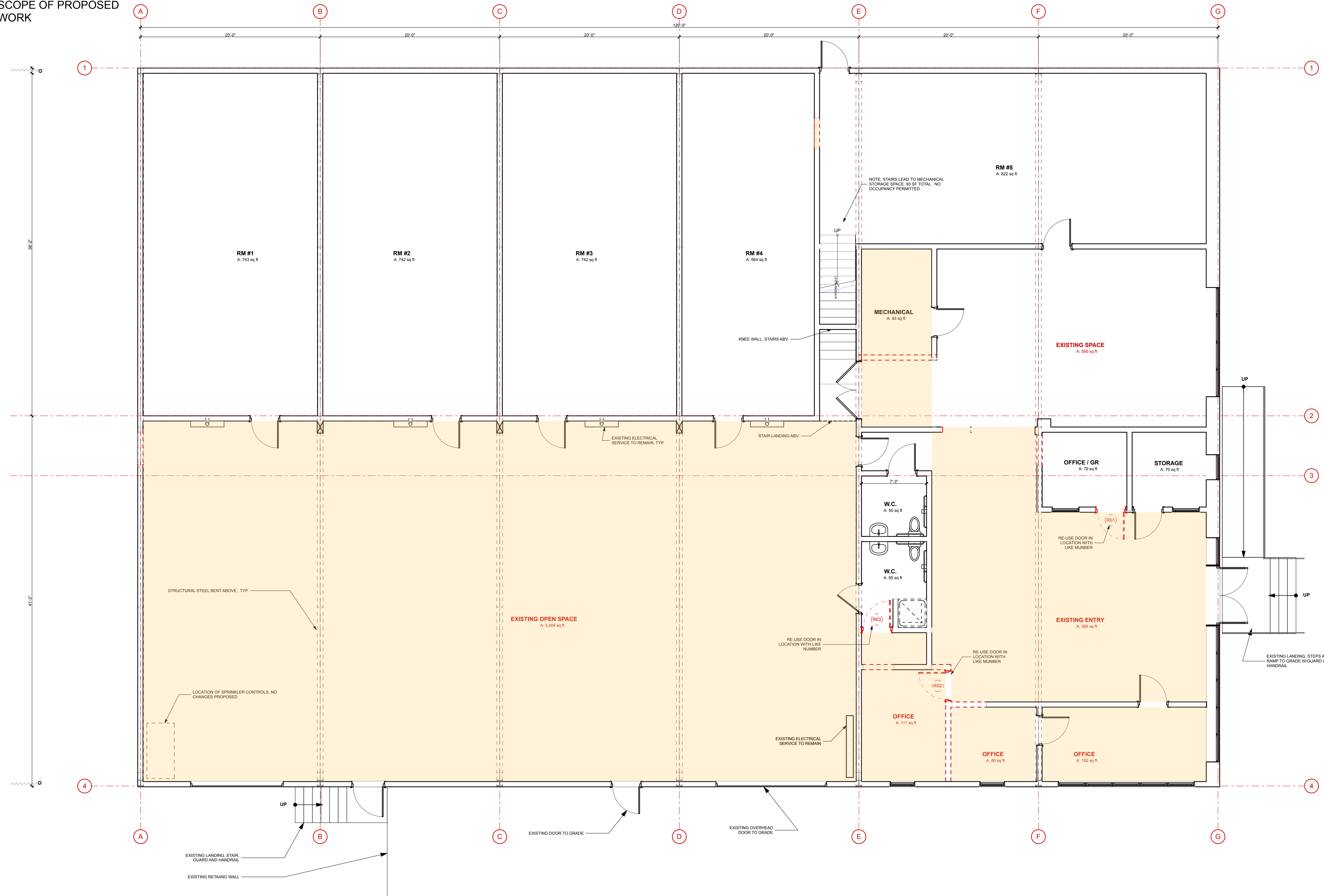


1 MAIN LEVEL
SCALE: 3/16" = 1'-0"



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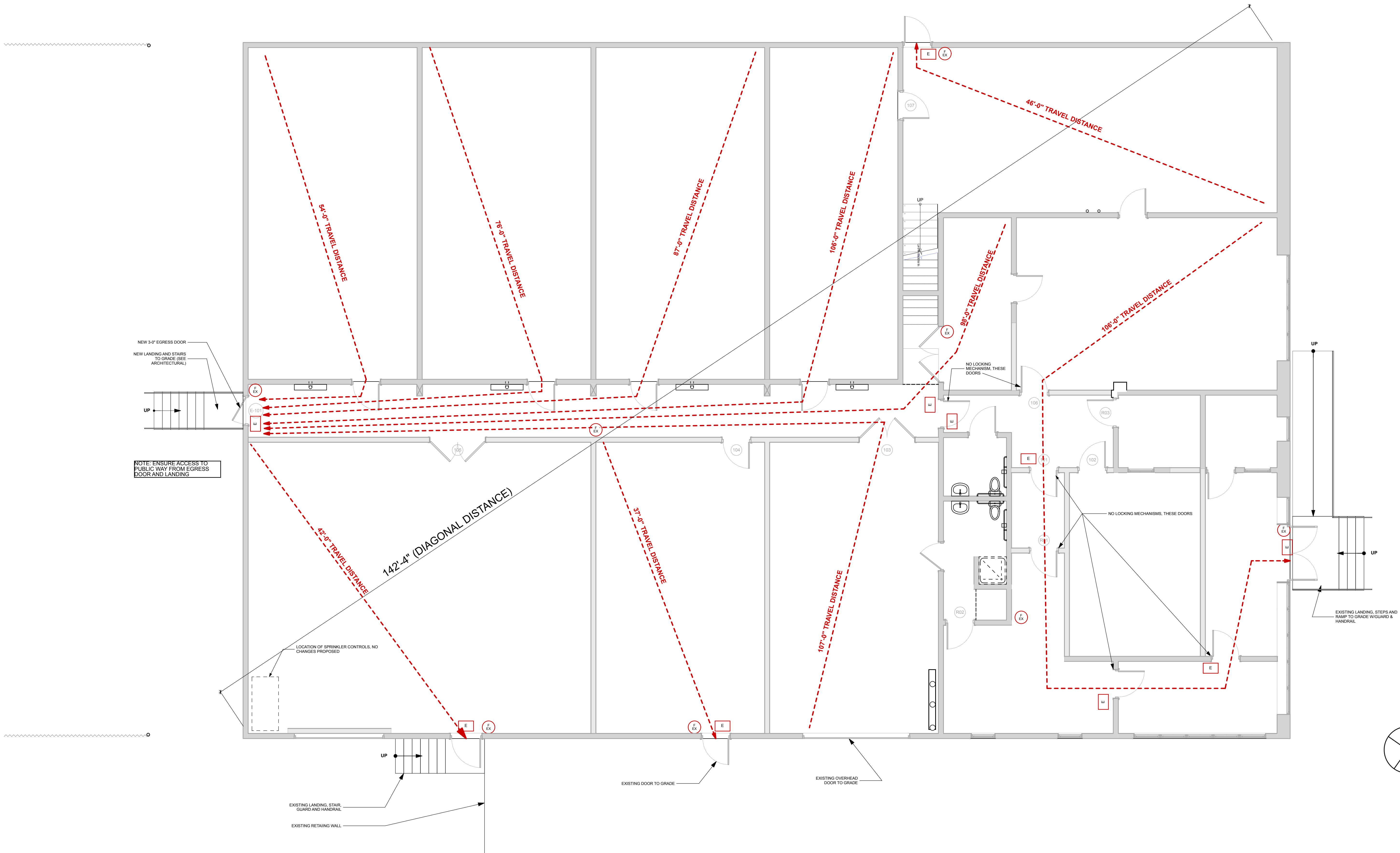


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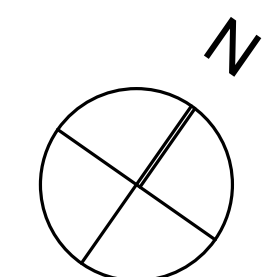
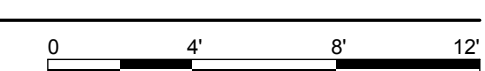
EXISTING CONDITIONS
NEW CONSTRUCTION

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470 RIVERSIDE STREET
PORTLAND, ME 04103



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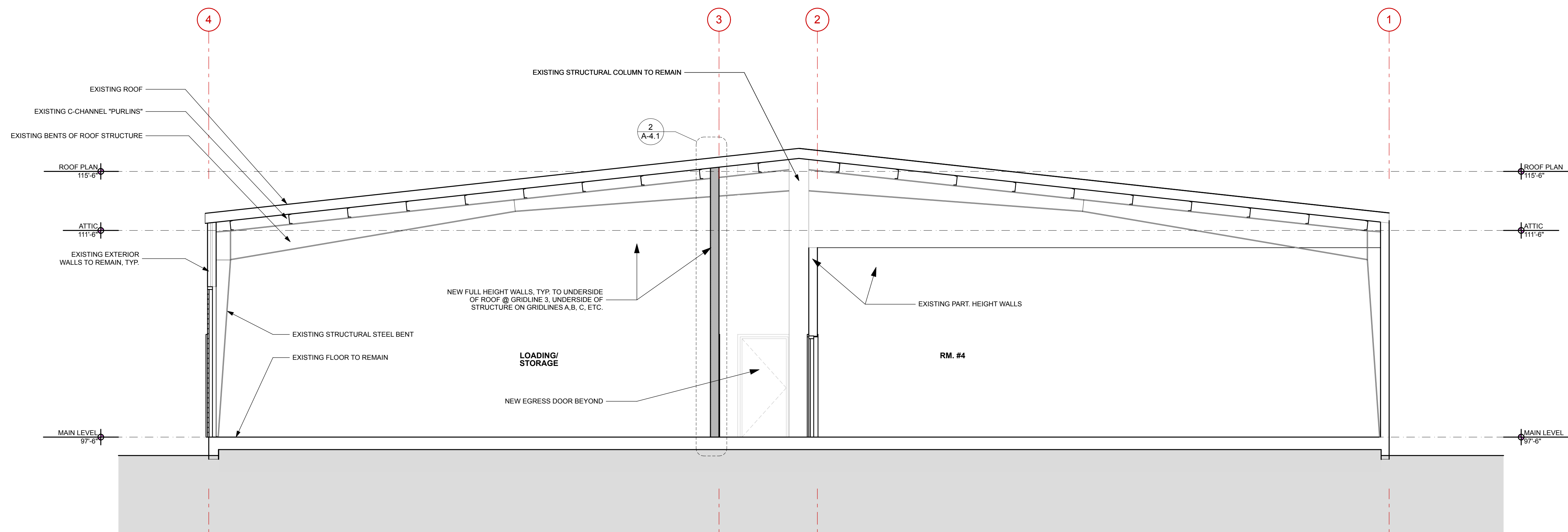


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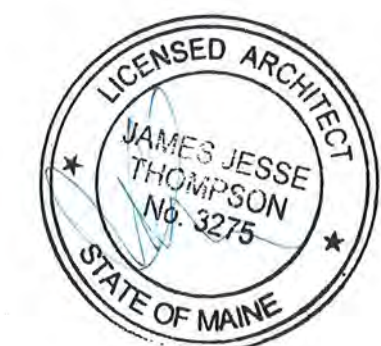
LIFE/SAFETY
PLAN
A-1.0

ID	Elevation	SIZE			Quantity	NOTES
		W	HT	THK		
101		3'-0"	6'-8"	0'-1 1/4"	1	No Locking Mechanism
102		3'-0"	6'-8"	0'-1 1/4"	1	
103		6'-4"	6'-8"	0'-1 3/4"	1	
104		3'-0"	6'-8"	0'-1 1/4"	1	
105		6'-4"	6'-8"	0'-1 3/4"	1	
106		3'-0"	6'-8"	0'-1 1/4"	1	No Locking Mechanism
107		3'-0"	6'-8"	0'-1 1/4"	1	
E-101		3'-0"	6'-8"	0'-1 1/4"	1	Egress to exterior
R01		3'-0"	6'-8"	0'-1 1/4"	3	Existing door to be re-used; No locking mechanism
R02		3'-0"	6'-8"	0'-1 1/4"	2	Existing door to be re-used
R03		3'-0"	6'-8"	0'-1 1/4"	2	Existing door to be re-used

2 DOOR SCHEDULE



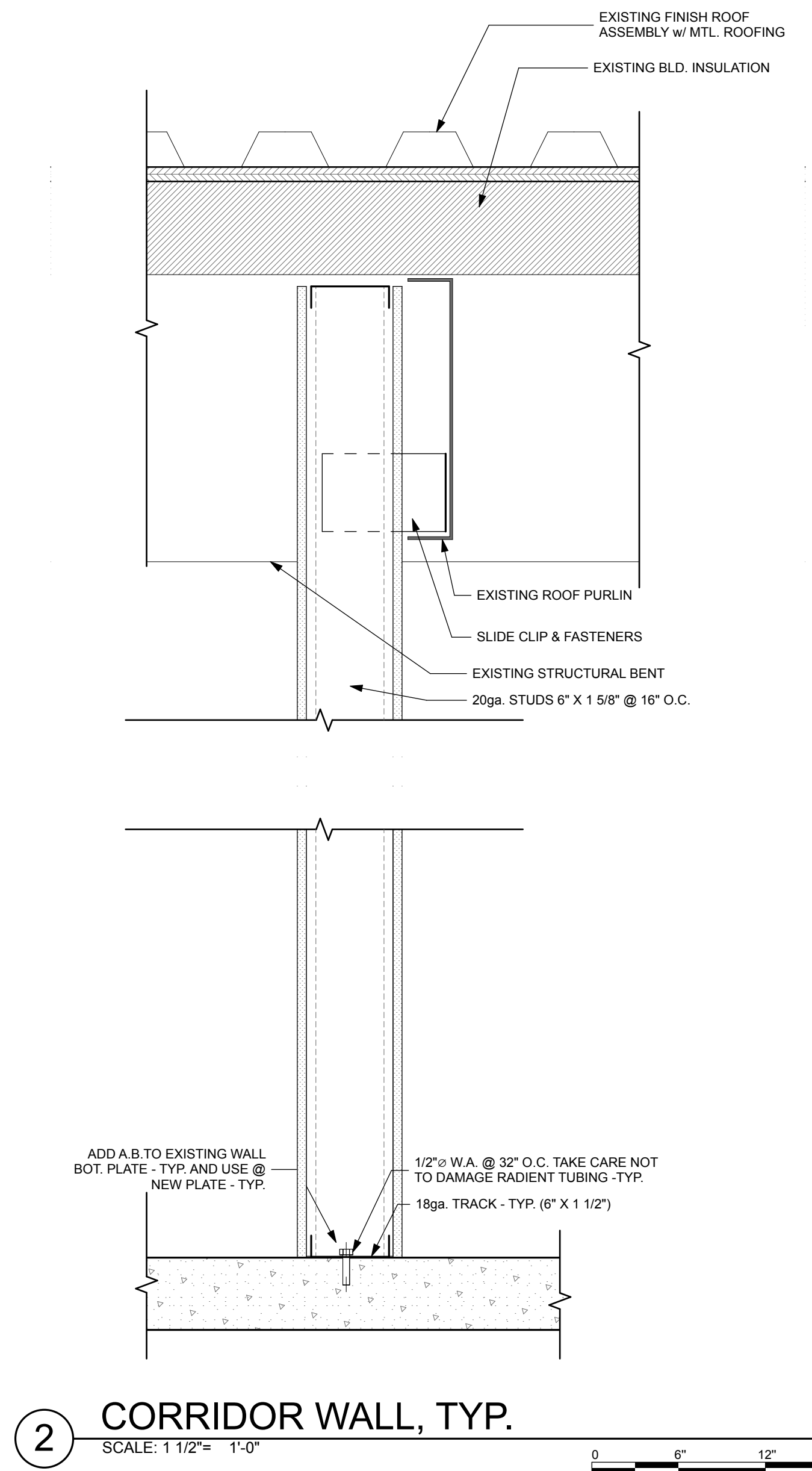
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



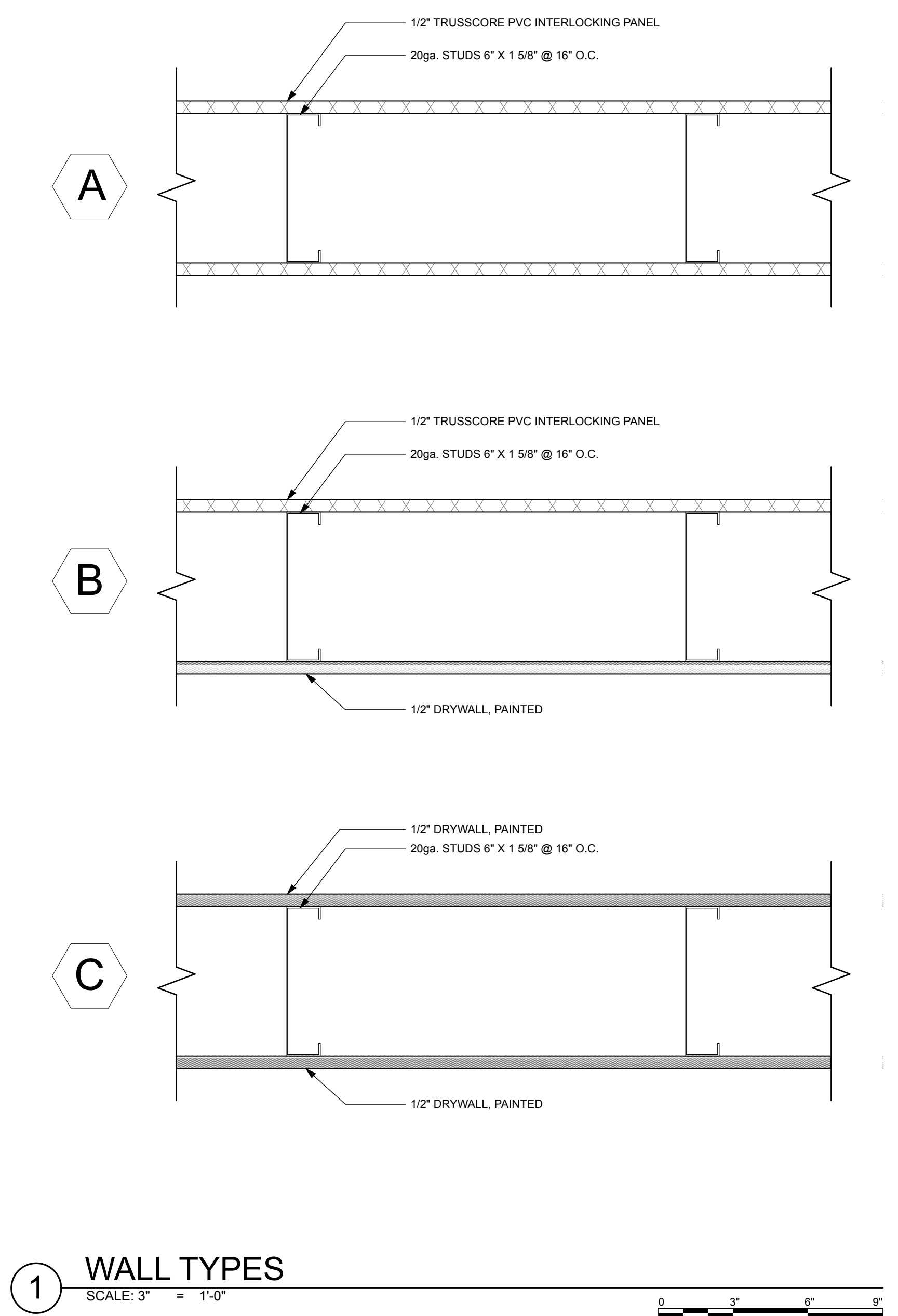
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BLDG. SECTION,
DOOR SCHED.

A-3.1



2 CORRIDOR WALL, TYP.
SCALE: 1 1/2" = 1'-0"



1 WALL TYPES
SCALE: 3" = 1'-0"



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