Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/26/14

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22 P1.1 P1.1 DEMO PLAN
0 8'-0" SCALE: 1/8" = 1'-0"

21 P1.1 P1.1 DEMO ELEVATION – FRONT
0 8'-0" SCALE: 1/8" = 1'-0"

11 P1.1 P1.1 DEMO ELEVATION – RIGHT
0 8'-0" SCALE: 1/8" = 1'-0"

20 P1.1 P1.1 DEMO ELEVATION – BACK
0 8'-0" SCALE: 1/8" = 1'-0"

10 P1.1 P1.1 DEMO ELEVATION – LEFT
0 8'-0" SCALE: 1/8" = 1'-0"

General Building Information:
Total Footprint: 1,723sf
Fire protection: No Sprinkler System
Separation distance from property lines: +10'

IBC
304.1 Use: Business, **Group B** (Home Heating Fuel Office) (change from M, Motor fuel-dispensing facility)
309.1 Use: Mercantile, **Group M** (Motor fuel-dispensing facility) Hazardous Materials cannot exceed Table 414.2.5(1)
311.3 Use: Low-Hazard Storage, **Group S-2** (Parking Garages) (change from S-1, Moderate Hazard storage)

406.2 Parking Garage
406.4 Enclosed Parking Garage
Area by table 503
Ventilation by International Mechanical Code
406.5 Motor fuel-dispensing facility Requirements

503 B - VB: 9,000sf (2 stories)
M - VB: 9,000sf (1 story)
S-2 - VB: 13,500sf (2 stories)
508.4 (2) Hour Fire Barrier separation required between S-2 and other occupancies

602 Exterior Wall Rating: 0 hours

707.5 Fire Barriers: Continuous through concealed spaces: slab to decking
707.6 Opening protected by 715
715.4 1 ½ hour rated fire door

903.2.7 No sprinkler required in Group M for project circumstances
903.2.10 No sprinkler required in Group S-2 for project circumstances
906.1 (1) Fire extinguisher in parking bay
(1) Fire extinguisher in fuel pumping area
907.2.2 No fire alarm system required in Group B for project circumstances
907.2.7 No fire alarm system required in Group M for project circumstances

1004.1.1 Accessory storage areas occupant load: 300 gross @ 948sf = 4 occupants
Business Areas occupant load: 100 gross @ 656sf = 7 occupants
1014.3 Common path of travel limit: 75 feet
1015.1 One exit allowed for building. (based on occupant load and Common path of travel)
1016.1 Travel distance limit: 200 feet
1018.4 Dead End limit: 20 feet

ADA
Alterations will conform to ADA.

NFPA
3.3.32.5 Existing Building (Change of Use)
6.1.11 Occupancy: Business (Chapt 38)
6.1.13 Occupancy: Storage (Chapt 42)
6.1.14.4.1 Separation of occupancies: 2 hours
6.2.2.3 Ordinary Hazard Contents
7.3.1.2 Storage occupant load: 500 gross @ 948sf = 2 occupants
Business occupant load: 100 gross @ 656sf = 7 occupants
7.5.1.3.2 When two exits are required the distance between them shall not be less than ⅓ the diagonal of the served space.

A.7.6 Use:	Storage	Business
Common Path Limit:	50 feet	75 feet
Dead End Limit:	50 feet	20 feet
Travel Distance Limit:	150 feet	200 feet

38.2.9 Emergency lighting not required
38.3.4.1 Fire alarm system not required
42.8.2.9 Emergency lighting required w/o natural lighting
42.8.3.4.1 Fire alarm system not required

IECC
301.1 Climate Zone for Cumberland County: 6A
502.1.2 Max Wall U-Factor: 0.051
Max Roof U-Factor: 0.027
502.3 Max Curtain wall U-Factor: 0.45
Max Entrance Door U-Factor: 0.80

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bild ARCHITECTURE

LICENSED ARCHITECT EVAN A. CARROLL No. 3687 STATE OF MAINE

PROJECT NO.
14010
PROJECT NAME
CN BROWN HEATING OIL OFFICE
PORTLAND, ME

REVISIONS
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CONSTRUCTION DOCUMENTS

DRAWN BY **EAC**
SHEET TITLE **DEMO SHEET**

ISSUE DATE **5/12/14**
SHEET SCALE **1/8" = 1'-0"**

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