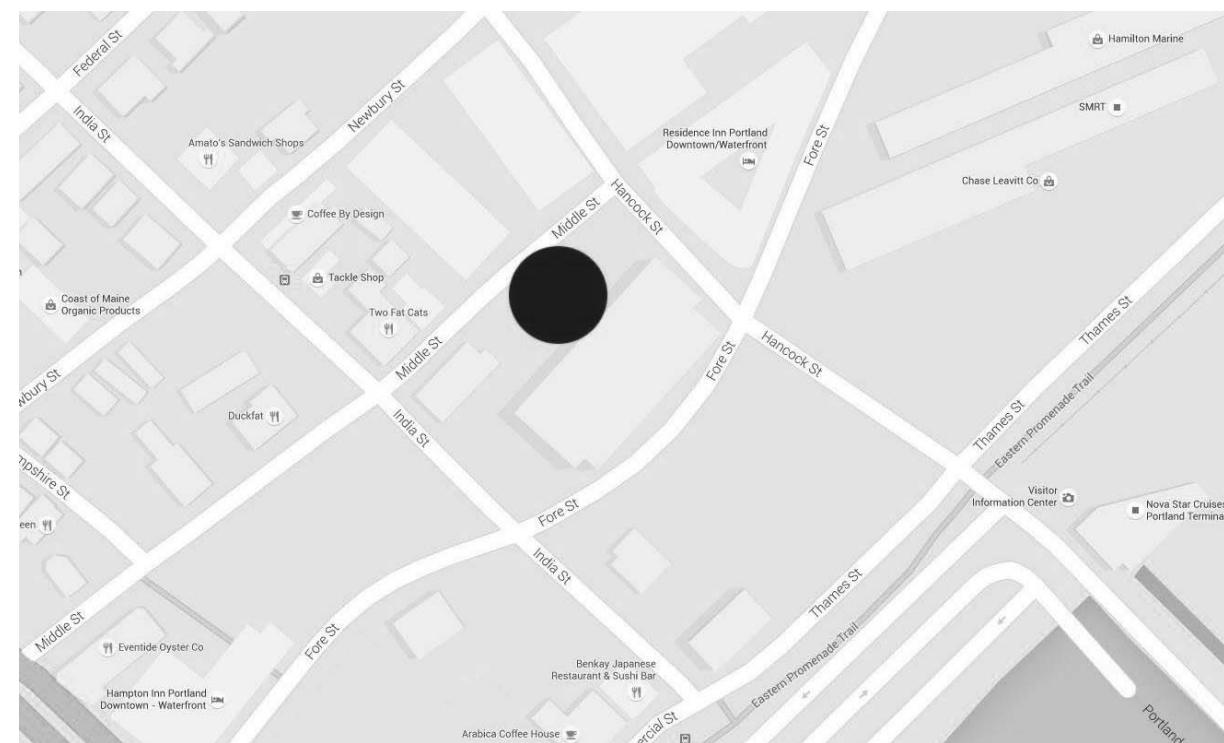


BENKAY FIT OUT

16 MIDDLE

16 MIDDLE ST
PORTLAND, MAINE

APRIL 20, 2017



DRAWING LIST

LS1.01	LIFE SAFETY PLAN
LS1.04	ARCHITECTURAL LIFESAFETY PLAN
A1.10	BENKAY FIT UP PLAN
A1.11	BENKAY WALL TYPES
E1.01	BENKAY FIRST FLOOR LIGHTING PLAN
E2.01	BENKAY FIRST FLOOR POWER PLAN
E3.01	BENKAY ELECTRICAL NOTES LEGENDS AND DETAILS
E3.02	BENKAY PANEL SCHEDULE AND ONE LINE DIAGRAM
M1.01	BENKAY PLUMBING 1ST FLOOR PLAN
M1.02	BENKAY HVAC 1ST FLOOR PLAN
M1.03	BENKAY MECHANICAL DETAILS
M1.04	BENKAY MECHANICAL DETAILS/ LEGEND
K-1	FOODSERVICE EQUIPMENT PLAN
K-2	FOOD SERVICE EQUIPMENT MECHANICAL SCHEDULE
K-3	EXHAUST HOOD DETAIL
K-4	EXHAUST HOOD DETAIL
K-5	WALK IN COOLER/ FREEZER DETAIL

CONTACTS

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RELEVANT CODES

NFPA 101

New Business Occupancy Chapter 38
Building construction is II (000) and I (332)
1st floor occupancies are **separated** from floors 2 - 5

1st Floor
Potential use for Business, Assembly, Mercantile or Storage
Existing Use - For parking garage entry drive

2nd - 5th Floors
Business Use

Ordinary Hazard	38.1.5
Min. construction requirements	38.6

Occupant Load

1st Floor potential occupant load
Largest potential occupant load is from assembly use
2,228 sqft / 100 sqft/person = 22
4,456 sqft / 15 sqft/person = 297

2nd - 5th Floors occupant load
10,712 sqft / 100 sqft/person = 107

Means of egress shall be per Chapter 7	38.2
Stairs to comply w/7.2.3	38.2.2.3.1
Alternating tread devices permitted	38.2.2.11
Area of refuge not required w/sprinkler	38.2.2.12.2
Capacity of means of egress	38.2.3.1
107 occupants x .37/ft. = 32.1"	38.2.3.2
Min. corridor width = 44"	38.2.3.3
Street floor exits shall be sufficient for street floor load plus stair load	38.2.4.1
2 exits accessible from every part of every story	38.2.5
Arrangement of means of egress	7.5.1.3.3
Exits at 1/3 diagonal	38.2.5.2.1
Dead ends = 50ft w/sprinkler	38.2.5.3.2
Common path = 100' w/sprinkler	38.2.6.3
Travel distance = 300' w/sprinkler	38.2.9
Emergency lighting required	8.6.5
Vertical openings = 2 hours	38.3.3.2.1
Interior finish	38.3.3.2.1
Exits and exit access corridors Class A or B	38.3.3.3
Interior walls and ceilings Class C	38.3.4.1
Floor Finish	38.3.4.2(3)
In exits Class 1 or 2	38.3.5
Alarm required	38.3.6.1(3)
Initiation by sprinkler	
Portable extinguishers required per 9	
No corridor rating required w/sprinkler	