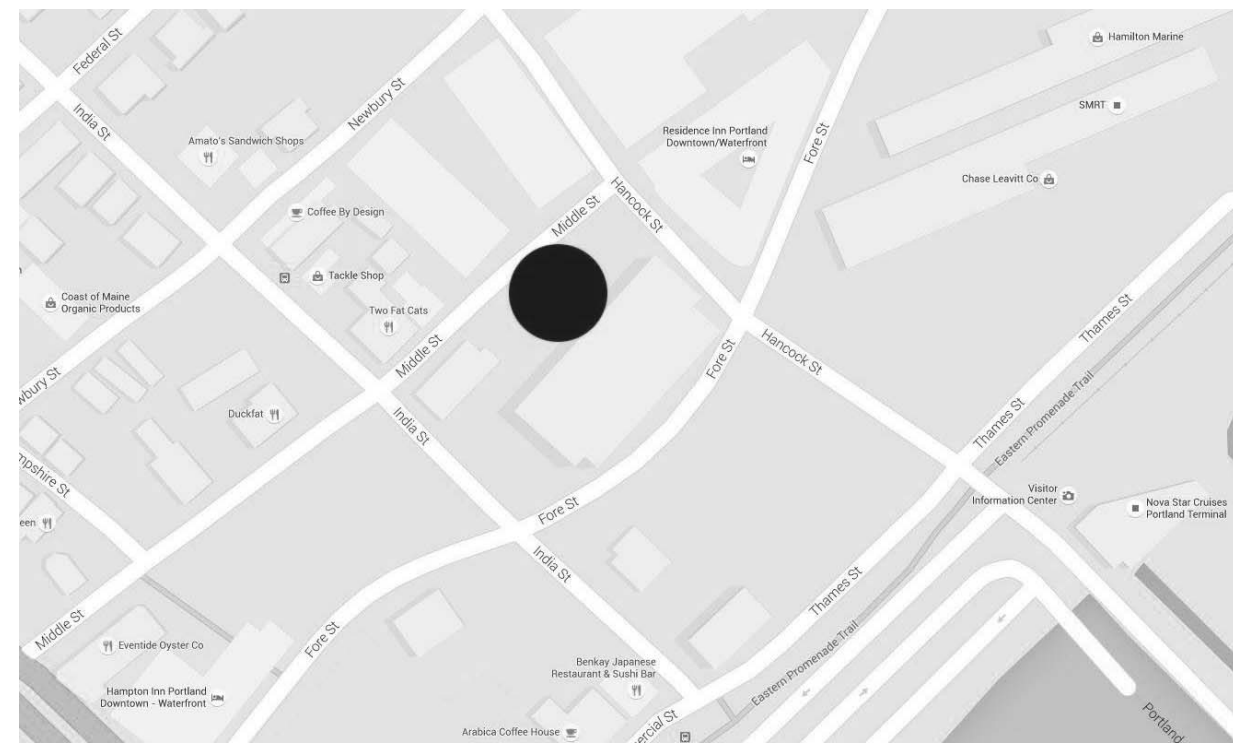


BENKAY FIT OUT

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

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RELEVANT CODES

IBC 2009

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

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

2nd - 5th Floors
Business Use

Occupant Load (See sheet LS1.4 for clarification)
Assembly Space - 79 Occupants (Based on seating)
Kitchen Space - 595 S.F. / 200 S.F. Per Person = 3 Occupants
Bar - 5 Occupants (Based on owner clarification)
Storage Space - 240 S.F. / 300 S.F. Per Person = 1 Occupant
Total Occupancy Load - 88 Occupants

Finishes Table 803.9
Exits - (B), Enclosed Spaces - (C)

Fire Alarm and Detection Systems 907
Approved fire alarm system to be installed in accordance with 907.2
NFPA 72 in new buildings and structures. 907.2.1
No manual fire alarm boxes required

Means of Egress 1005.1
Min. required egress width = 88 x 3 = 26.4" min. 1006.1
Means of egress illumination required 1007.1
One accessible means of egress required 1011.1
Exits signs required 1011.1
Common Path of Travel < 75'-0" (63.5') 1015.1
Two exits required 1015.2.1
Separation of exits no less than 1/3 the diagonal
Allowable = 76.5' / 3 = 25.5'
Actual = 38.6'

Exit Access Travel Distance < 250'-0" (101'-8") Table 1016.1
Travel distance shall not be more than 250'-0" in sprinklered bldgs. 1028.7
Actual = 101'-8"

Fixture Count (Uniform Plumbing Code)
Plumbing calculations based on an Assembly A-2 with total occupancy load of 83 people.

	Water Closets	Urinals	Lavatories
Male < 50	1	1	1
Female < 50	1	N/A	1

2 Unisex bathrooms, 1 being ADA

RELEVANT CODES

NFPA 101

New Assembly Occupancy Chapter 12
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 12.1.5
Min. construction requirements 12.1.6

Occupant Load
Assembly Space - 79 Occupants
Kitchen Space - 595 S.F. / 100 S.F. Per Person = 6 Occupants
Bar - 5 Occupants (Based on owner clarification)
Storage Space - 240 S.F. / 300 S.F. Per Person = 1 Occupant
Total Occupancy Load - 91 Occupants

Means of egress shall be per Chapter 7 12.2
Doors shall comply with Section 7.2.1 12.2.2.1
Stairs to comply with 7.2.3 12.2.2.3.1
Horizontal Exits comply with 7.2.4 12.2.2.5
Capacity of means of egress 12.2.3.1
91 occupants x 37"ft = 27.3" 12.2.3.3
Min. corridor width = 44" 12.2.3.5.1
Provided a main exit 12.2.3.6.2
Width must accommodate 1/2 the total occupant load

Arrangement of means of egress 12.2.5
Exits at 1/3 diagonal 7.5.1.3.3
Common path = 75' 12.2.5.1.2
Travel distance = 250' w/sprinkler 12.2.6.2

Emergency lighting required 12.2.9
Vertical openings = 2 hours 8.6.5

Interior finish 12.3.3.2
Exits and exit access corridors Class A / Class B 12.3.3.3
Interior walls and ceilings Class A / Class B / Class C 12.3.3.3
Floor Finish 12.3.3.3.5.2
In exits Class 2

Alarm required 12.3.4.1.2
Portable extinguishers required per 9 12.3.5