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

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 Buisiness, 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 NFPA 72 in new buildings and structures.	907.2
No manual fire alarm boxes required	907.2.1
Means of Egress	
Min. required egress width = 88 x .3 = 26.4" min.	1005.1
Means of egress illumination required	1006.1
One accessible means of egress required	1007.1
Exits signs required	1011.1
Common Path of Travel < 75'-0" (63.5')	
Two exits required	1015.1
Separation of exits no less than 1/3 the diagonal	1015.2.1
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 Buisiness, 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	12.2.2.2.1
Stairs to comply w/7.2.3	12.2.2.3.1
Horiconatal Exits comply with 7.2.4	12.2.2.5
Capacity of means of egress	
91 occupants x .3"/ft. = 27.3"	12.2.3.1
Min. corridor width = 44"	12.2.3.3
Provided a main exit	12.2.3.6.1
Width must accomodate 1/2 the total occupant load	12.2.3.6.2.1
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	
Exits and exit access corridors Class A / Class B	12.3.3.2.
Interior walls and ceilings Class A/ Class B / Class C	12.3.3.3
Floor Finish	
In exits Class 2	12.3.3.3.5.2
Alarm required	12.3.4.1.2
Portable extinguishers required per 9	12.3.5