

Laurie Leader - BP#2014-01013 68 Commercial Street - Plan Review Comments Revised

From: Mike Coyne <coyne@archetypepa.com>
To: <LRL@portlandmaine.gov>
Date: 7/29/2014 3:09 PM
Subject: BP#2014-01013 68 Commercial Street - Plan Review Comments Revised
CC: <hopkins@archetypepa.com>
Attachments: A0.00 - Cover Sheet.pdf; A0.LS - Life Safety Plan.pdf; A1.00 - Floor Plan.pdf; A2.00 - Fit Up Details.pdf; M4 - Tenant Fit Up HVAC First and Second Floor.pdf; M5 - Tenant Fit Up HVAC Third Floor and Roof.pdf; M6 - Tenant Fit Up Mechanical Schedule and Details.pdf; MSK-1.pdf; Phase 3.pdf; Site Plan - Marine Use 1st floor.pdf; SK-1 - Shaft Wall Detail.pdf

Laurie,

Attached are the revised drawings for the Maine Wharf Restaurant project. Below you will see your comments (in red) and a description of our revisions made on the drawings.

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Sheet A0.00 – Cover Sheet

Please clarify if these are partitions? Provide aisle width on both sides assuming they are partitions. These are half walls/railings to separate the space. Aisle widths are provided on the revised sheet.

Occupancy load for commercial kitchens is 200 gross per Table 1004.1. Please revise occupancy load for kitchen as well as total occupancy load.

Kitchen = 3,541 SF/200 = 18 occ.

Total Occupant Load = 185

(Revisions made on the drawing as well)

Sheet LS-1 – Life Safety Plan

Please provide shaft locations and construction details for hood exhaust including roof termination.

Attached are Mechanical Plans M4, M5, and M6 providing the shaft locations. Also attached is drawing MSK-1 providing a detail for the hood exhaust.

Provide exit access travel distance per Table 1016.1 and provide travel distance analysis.

See revised drawing for travel distance analysis and common path of travel analysis.

Label dead ends on plans showing travel distances.

Dead end labeled on revised drawing, with common path travel distance.

Sheet A1.00 – First Floor Plan

This appears to be the employee entrance. Please provide vestibule per IECC 2009 502.4.7

Employees will use main entrance. Doors will be used for deliveries only.

Provide plumbing fixture requirement for customers in the retail space per UPC 2009 Section 412

Plumbing fixtures provided for retail space on revised drawing.

Sheet A2.00 – Fit Up Details

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Provide plan sheet A1.01 and detail 3/A1.01. We do not have a plan sheet labeled A1.01.

This was an error in the drawing. The section cut should have been labeled 3/A1.00, which is where the detail is provided. Drawing has been revised.

Sheet SD.04 – Proposed Change of Use 1st Floor Building A

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Previous permits labeled building A and B. Please provide consistency in all phases of plans with building identification A and B (not 1 and 2)

Revised drawing provides building labels as A and B (no longer 1 and 2)

Please clarify 396 SF addition and detail on plans. No structural plans are shown or details showing addition and attachment to existing. Also, provide demolition plan or clarify if this work has a separate building permit.

Attached is the submitted permit set for Phase 3, showing the drawings that include the 396 SF addition.

Let me know if you have any questions. Thank you.

Michael Coyne Intern

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