

RELEVANT CODES

INTERNATIONAL EXISTING BUILDING CODE 2009
IBC 2009
NFPA 101 2009

CONSTRUCTION TYPE - 3B, UNPROTECTED "ORDINARY" CONSTRUCTION

THIS BUILDING MEETS THE DEFINITION OF A HISTORIC BUILDING PER IEBC 2009 CHAPTER 2 DEFINITION "ANY BUILDING OR STRUCTURE THAT IS LISTED IN THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES...". THIS BUILDING, THE ELIZABETH W. THOMAS ESTATE BLOCK II, AN ITALIANE STRUCTURE CONSTRUCTED IN 1866 WAS PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 1974 AND ON THE LOCAL REGISTER IN 1990 AS PART OF THE 'PORTLAND WATERFRONT HISTORIC DISTRICT'.

LEVEL 2 ALTERATIONS

ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF IBC NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES PER IEBC 2009 310.6, EXCEPTION 2.
NOTE: MODIFIED BY ADA.
GROUP A VERTICAL ENCLOSURE - 30 MIN. (SEE NFPA) PER 703.2.1.4
NO HEAT DETECTION REQUIRED IF SPRINKLERED PER 704.4
PANIC HARDWARE REQUIRED IF >100 OCCUPANTS PER 705.4.4
ENERGY CODE COMPLIANCE ONLY REQUIRED ON ALTERATIONS PER 711.1
ACCESSIBLE OR ASSISTED-USE TOILET ROOM NOT REQUIRED PER IEBC 2009 1104.1.4 SINCE FEWER THAN 6 WATER CLOSETS ARE PROVIDED.

PRIOR OCCUPANCY

A-1 (THEATER)

OCCUPANT LOAD - 140 PERSONS (PER IBC 2009 1004.7 FOR AREAS HAVING FIXED SEATING & AISLES.)

NEW OCCUPANCY

A-2 (TAVERNS & BARS)

OCCUPANT LOAD - 161 PERSONS PER IBC 2009 TABLE 1004.1.1
15% INCREASE IN OCCUPANCY.

EXIT ACCESS

1015.1.1
OCCUPANT LOAD OF THE SPACE EXCEEDS MAXIMUM OCCUPANT LOAD (49) IN TABLE 1015.1, THUS TWO EXITS ARE PROVIDED.

EXIT ACCESS

NFPA 101, TABLE A.7.6
ASSEMBLY, EXISTING
COMMON PATH LIMIT (SPRINKLED, GREATER THAN 50 PERSONS) - 20'
TRAVEL DISTANCE LIMIT (SPRINKLED) - 200'

EXISTING ASSEMBLY USE

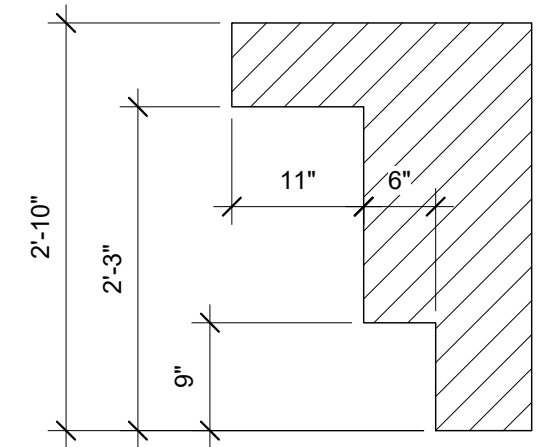
STAIRS COMPLY WITH NFPA 7.2.2.2.1.1(b), EXISTING STAIRS
2 EXITS PER 7.4
ALARM INITIATED BY SPRINKLER PER 13.3.4.2.1

ACCESSIBLE ROUTES

RAMP SLOPES IN EXISTING BUILDINGS NO STEEPER THAN 1:10, PER ADA TABLE 405.2 WITH A MAXIMUM RISE OF 6 INCHES.

PLUMBING

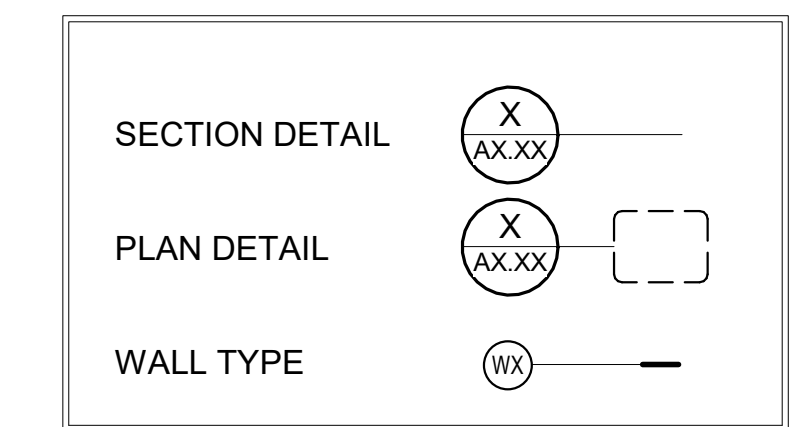
FIXTURE QUANTITIES NOT REQUIRED TO BE UPGRADED TO COMPLY WITH INTERNATIONAL PLUMBING CODE PER IEBC 2009 (710.1) IF LESS THAN 20% INCREASE IN OCCUPANCY.



3 | ADA BAR TOP DIMENSIONS
3/4" = 1'-0"

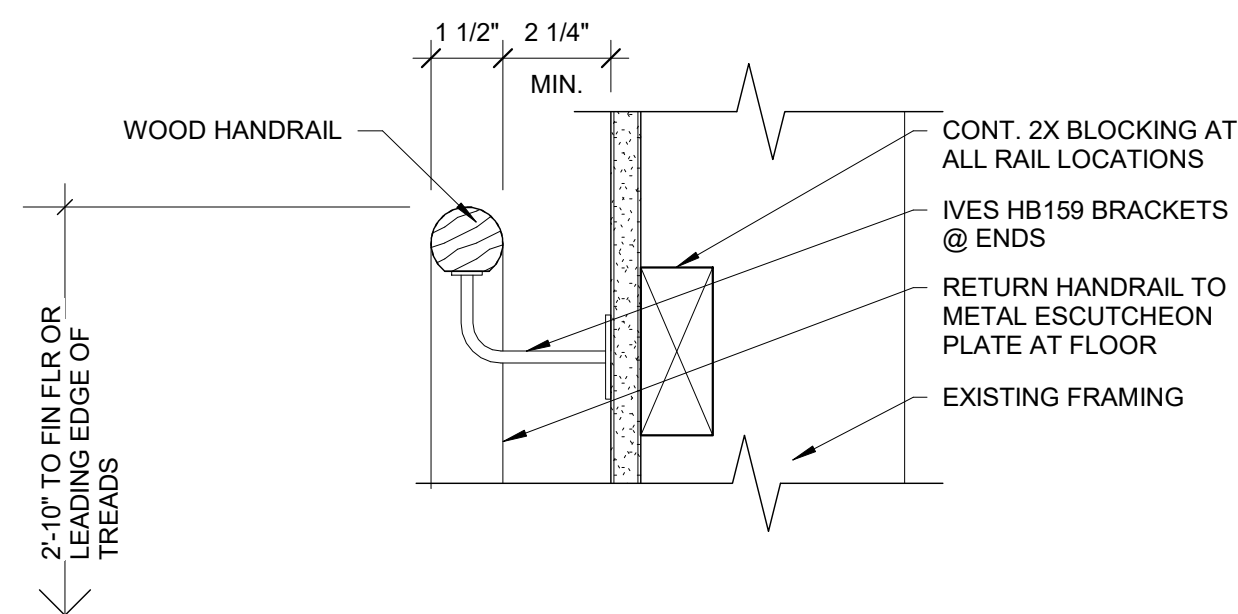
NEW WALL - STUD & GYP. BD.	
EXISTING CMU WALL	
EXISTING STUD WALL OR FLOOR	
EXISTING MASONRY WALL	
DEMO AND REMOVE	
EXISTING DOOR	
NEW DOOR	

LEGEND:



OCCUPANT LOAD ALLOWANCES

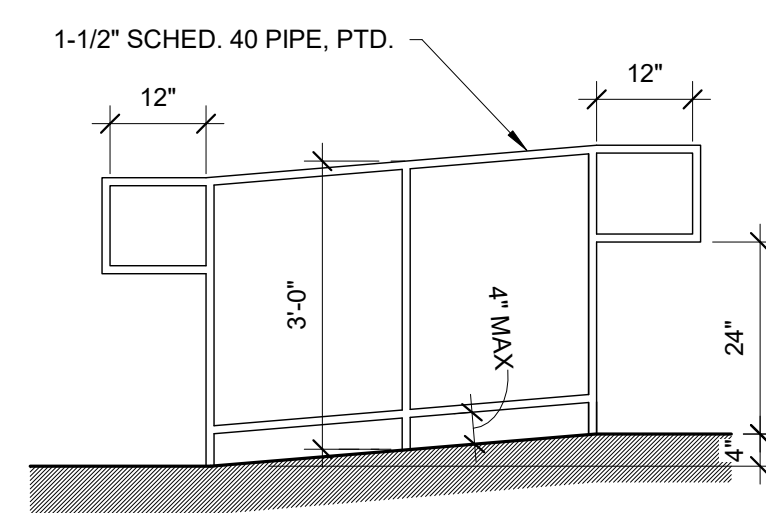
	OCCUPANT LOAD AT BAR SEATING - 1 SEAT/2 FEET OF BAR 33 LF - 16 PERSONS
	ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED) - 15 NET 664 SF - 44 PERSONS
	STAGES & PLATFORMS - 15 NET 187 SF - 12 PERSONS
	STANDING/DANCING SPACE - 5 NET 447 SF - 89 PERSONS



5 | STAIR - WOOD HANDRAIL DETAIL

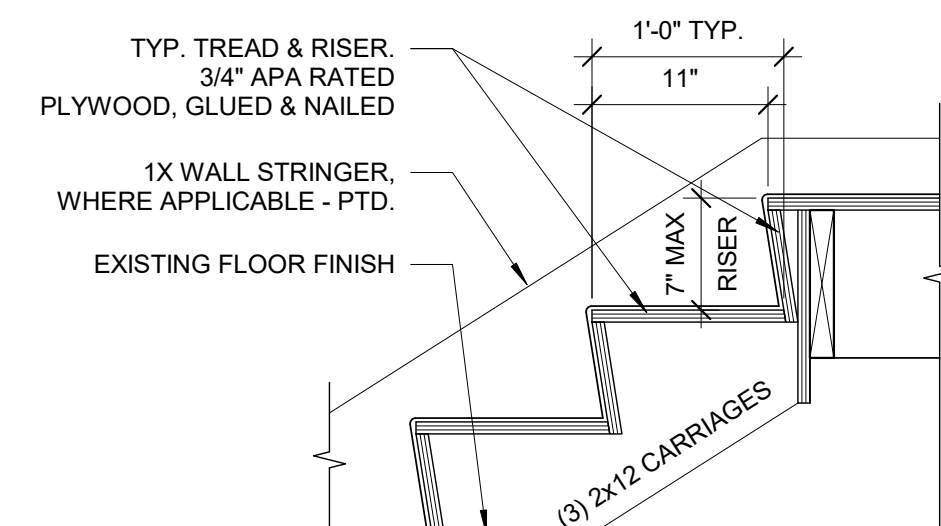
3" = 1'-0"

IT SHALL BE NOTED THAT A HANDRAIL IS NOT REQUIRED PER ADA 405.8 WHICH STATES THAT HANDRAILS ARE ONLY REQUIRED AT RAMP WITH RISES GREATER THAN 6 INCHES. 405.9 EXCEPTION 1 FURTHER STATES THAT EDGE PROTECTION IS NOT REQUIRED AT RAMP THAT ARE NOT REQUIRED TO HAVE HANDRAILS.



4 | TYP. HANDRAIL AT RAMP

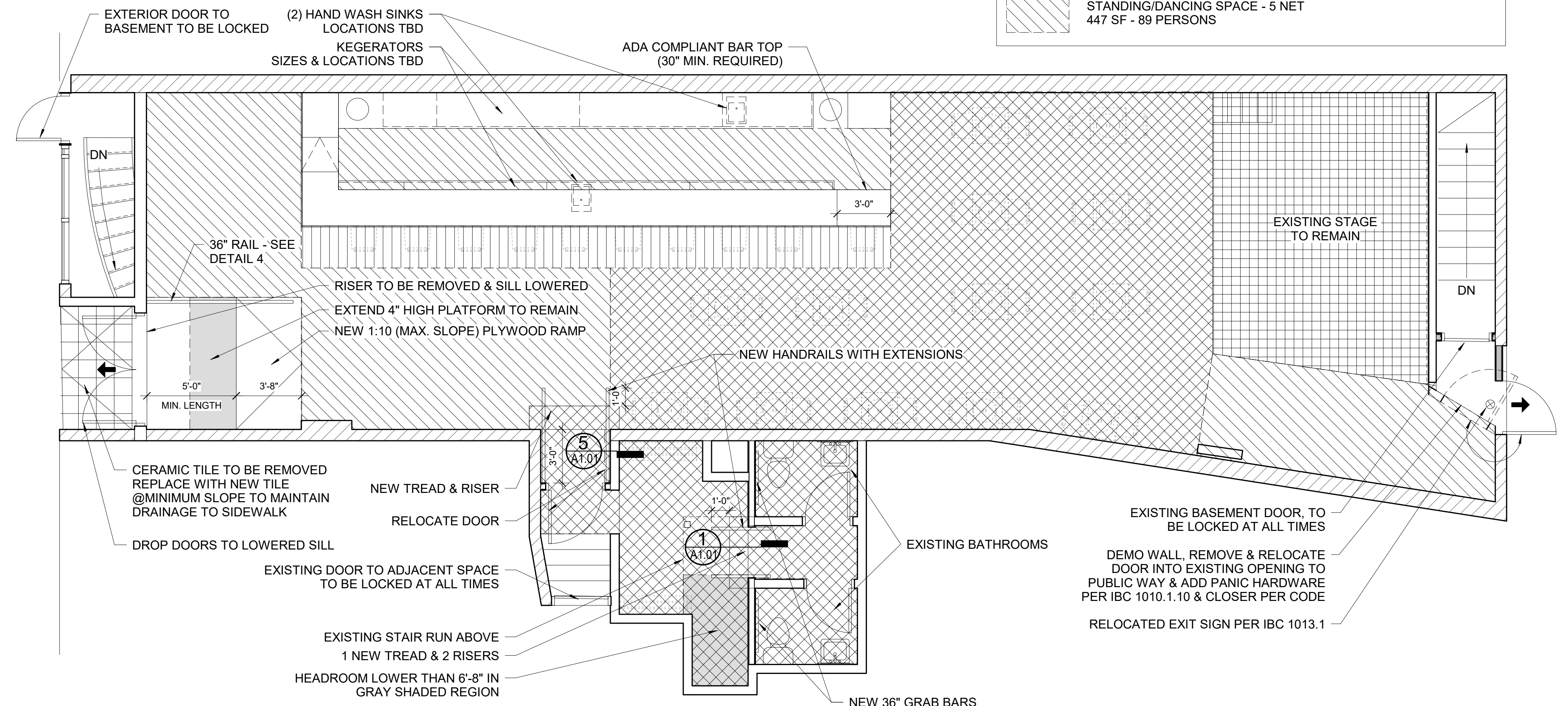
1/2" = 1'-0"



1 | TYP. STAIR DETAIL

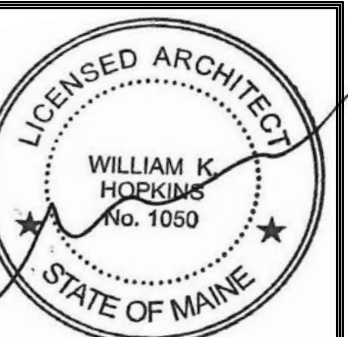
1" = 1'-0"

EXCHANGE STREET



2 | 1ST FLOOR - NEW WORK PLAN

1/4" = 1'-0"



Prepared For:

Consultant:

Architect:

Project:

Revisions:

Scale:

Date:

A1.01

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MARK'S SPORTS BAR
8 EXCHANGE STREET
PORTLAND, MAINE

1 7 MAR 2018 PLAN REVIEW

22 NOV 2017 As indicated
FLOOR PLANS, LIFE SAFETY & DETAILS