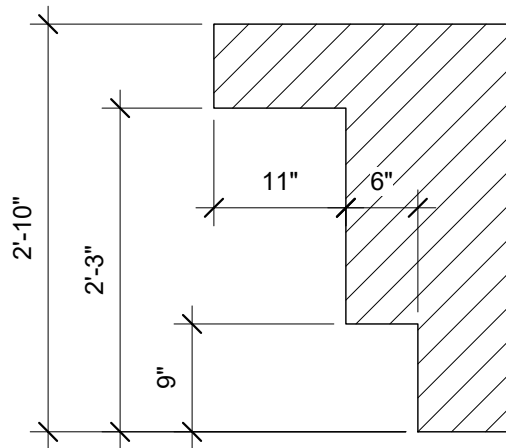
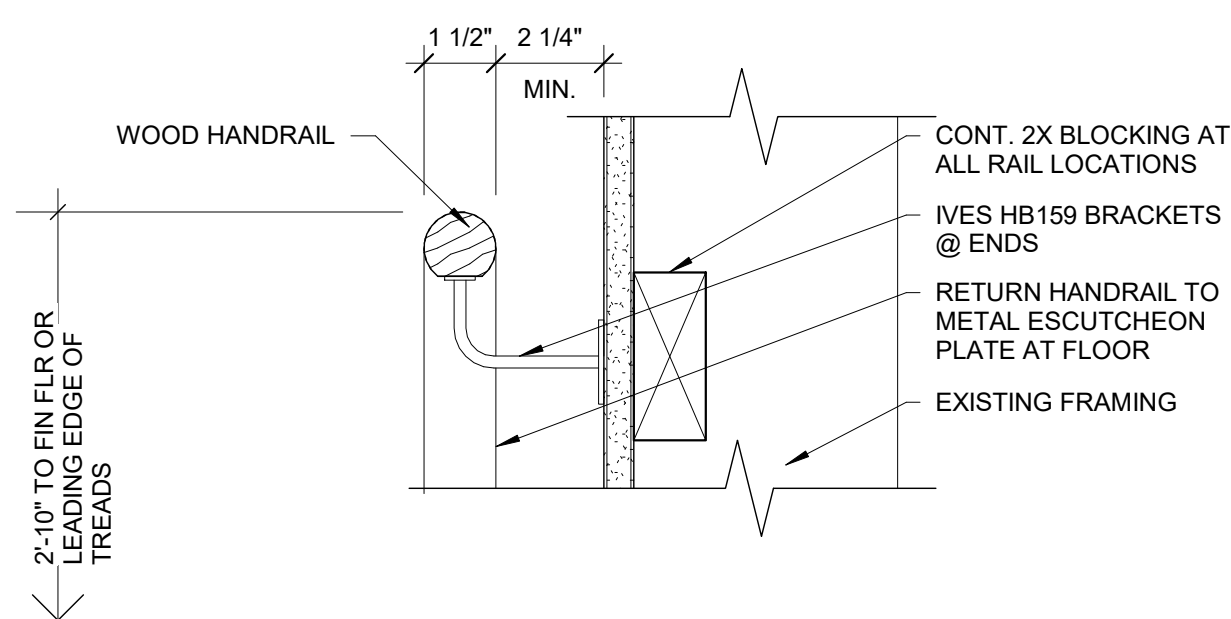


NEW WALL - STUD & GYP. BD.	
EXISTING CMU WALL	
EXISTING STUD WALL OR FLOOR	
EXISTING MASONRY WALL	
DEMO AND REMOVE	
EXISTING DOOR	
NEW DOOR	



3 ADA BAR TOP DIMENSIONS

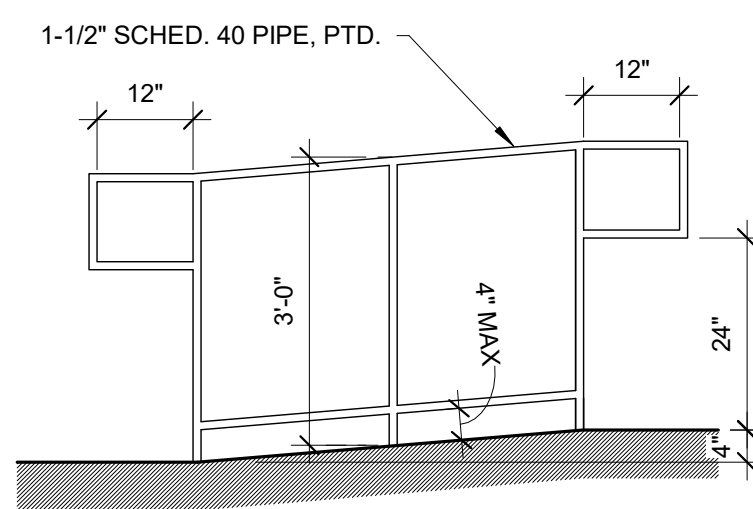
3/4" = 1'-0"



5 STAIR - WOOD HANDRAIL DETAIL

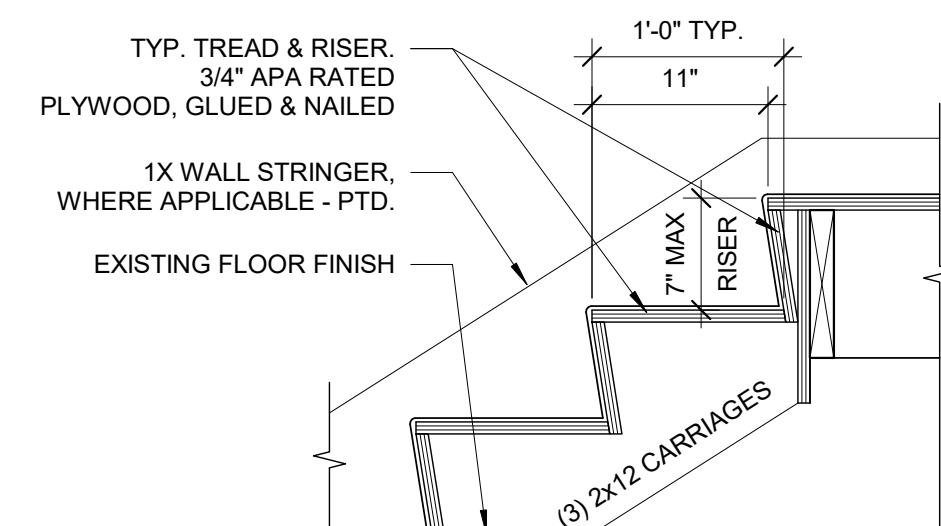
3" = 1'-0"

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



4 TYP. HANDRAIL AT RAMP

1/2" = 1'-0"



1 TYP. STAIR DETAIL

1" = 1'-0"

RELEVANT CODES

INTERNATIONAL EXISTING BUILDING CODE 2015
IBC 2015
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

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 - 100 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.

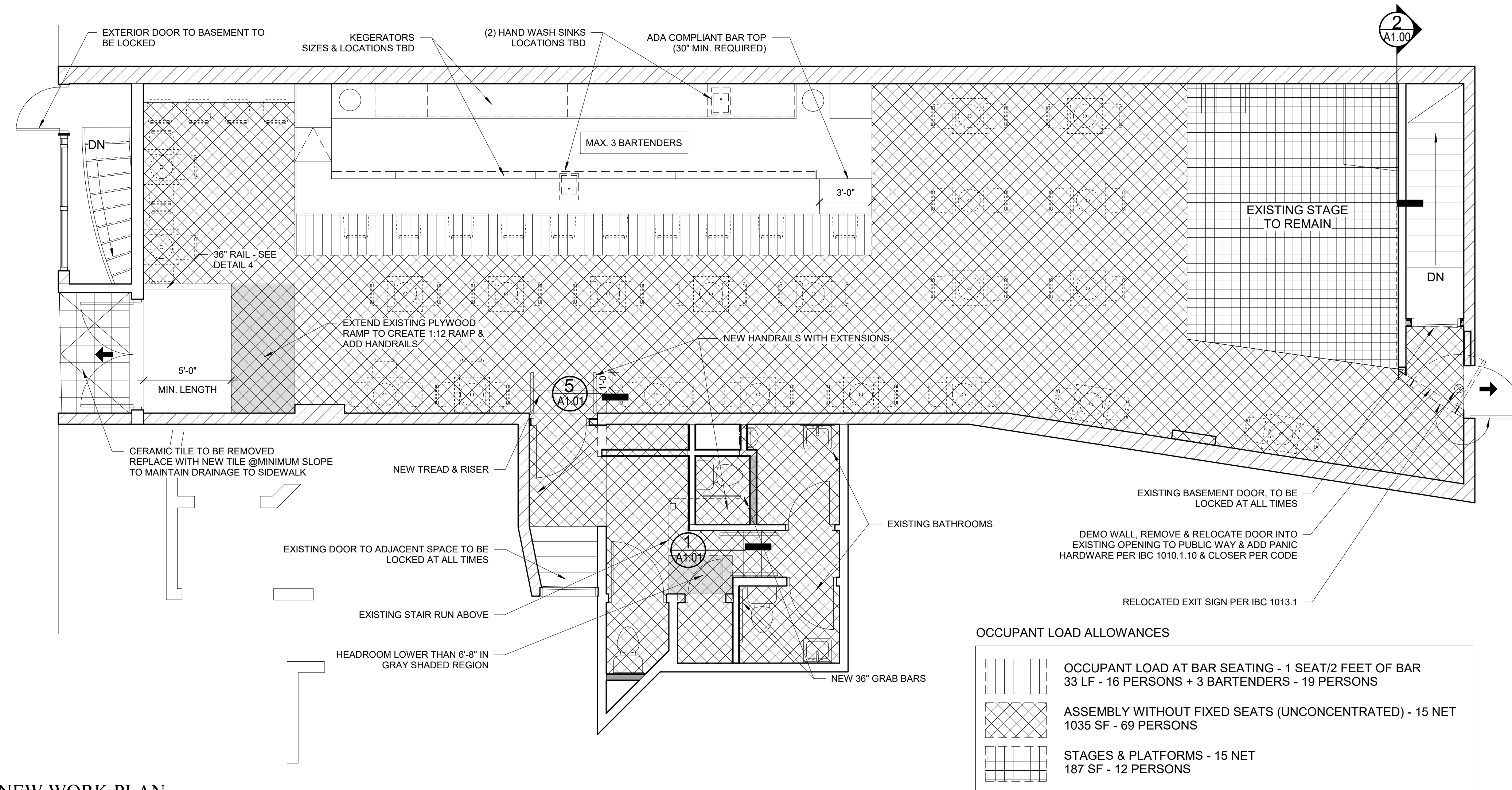
PLUMBING

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.

ACCESSIBILITY

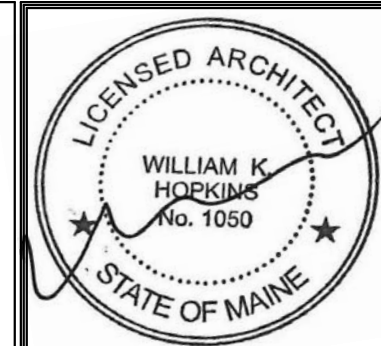
PER IEBC 1204.1.4, ONE ACCESSIBLE OR ASSISTED-USE TOILET ROOM MUST BE PROVIDED THAT COMPLIES WITH 1109.2.1 OF IBC. HOWEVER, ALTERATION OF THE FACILITY TO CREATE AN ASSISTED-USE TOILET ROOM IS 'TECHNICALLY INFEASIBLE' AS THE COST OF CONSTRUCTING IT WOULD EASILY EXCEED 20% OF THE COST OF THE WORK (\$10,000) PER IEBC 410.7, EXCEPTION 1 & 705.2, EXCEPTION 1. SEE IEBC 705.1, EXCEPTION 1 BY WAY OF 806.1.

EXCHANGE STREET



OCCUPANT LOAD ALLOWANCES

	OCCUPANT LOAD AT BAR SEATING - 1 SEAT/2 FEET OF BAR 33 LF - 16 PERSONS + 3 BARTENDERS - 19 PERSONS
	ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED) - 15 NET 1035 SF - 69 PERSONS
	STAGES & PLATFORMS - 15 NET 187 SF - 12 PERSONS



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Project: **MARK'S SPORTS BAR**
8 EXCHANGE STREET
PORTLAND, MAINE

Revisions:
1 7 MAR 2018 PLAN REVIEW

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

A1.01