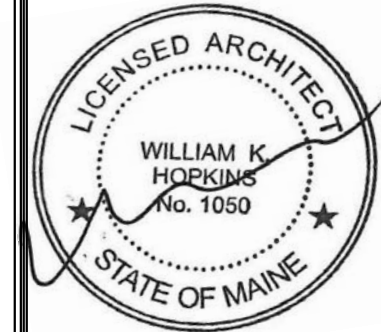




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Approved with Conditions

10/04/2018



RELEVANT CODES

INTERNATIONAL EXISTING BUILDING CODE 2015
IBC 2015
NFPA 101 2015
UPC 2015

CONSTRUCTION TYPE - 3B, UNPROTECTED "ORDINARY" CONSTRUCTION

THIS BUILDING MEETS THE DEFINITION OF A HISTORIC BUILDING PER IEBC 2015 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 - 2015 IEBC

ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF IBC NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS AND FACILITIES PER IEBC 2015 410.6, EXCEPTION 2. NOTE: MODIFIED BY ADA.
NO HEAT DETECTION REQUIRED IF SPRINKLERED PER 804.4
PANIC HARDWARE REQUIRED IF >100 OCCUPANTS PER 805.4.4
ENERGY CODE COMPLIANCE ONLY REQUIRED ON ALTERATIONS PER 811.1

PRIOR OCCUPANCY

S-2 (STORAGE)

OCCUPANT LOAD - 5 PERSONS (1,411 S.F./300 GROSS.)

NEW OCCUPANCY (MIXED - UNSEPARATED)

A-2 (COMMERCIAL KITCHEN) 365 S.F. (200 GROSS) 2 PERSONS
S-2 (STORAGE) 1,046 S.F. (300 GROSS) 4 PERSONS

OCCUPANT LOAD - 6 PERSONS PER IBC 2015 TABLE 1004.1.2.

NONSEPARATED OCCUPANCY

508.4 1-HOUR SEPARATION REQUIRED BETWEEN LOWER LEVEL COMMERCIAL KITCHEN AND FIRST FLOOR PER IBC 2015 TABLE 508.4 BETWEEN B AND A OCCUPANCIES WITHIN A SPRINKLERED BUILDING.
NO SEPARATION REQUIRED BETWEEN LOWER LEVEL STORAGE AND FIRST FLOOR PER IBC 2015 TABLE 508.4 BETWEEN S-2 AND A OCCUPANCIES WITHIN A SPRINKLERED BUILDING.

EXIT ACCESS

1006.1 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

OCCUPANT LOAD OF THE SPACE DOES NOT EXCEED MAXIMUM OCCUPANT LOAD (29) IN TABLE 1006.2.1, THUS TWO EXITS ARE NOT REQUIRED.

1006.3.2 SINGLE EXITS

TWO EXISTING EXITS ARE PROVIDED HOWEVER, PER TABLE 1006.3.2(2), ONLY ONE IS NEEDED BECAUSE THE SPACE DOES NOT EXCEED THE MAXIMUM OCCUPANT LOAD (49 FOR A-2 & 29 FOR S-2) & MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCES (75'). SEE A1.00 FOR TRAVEL DISTANCES.

EXIT ACCESS

NFPA 101, TABLE A.7.6

BUSINESS, NEW

COMMON PATH LIMIT (SPRINKLERED) - 100'
TRAVEL DISTANCE LIMIT (SPRINKLERED) - 300'

STORAGE, LOW HAZARD

COMMON PATH LIMIT (SPRINKLERED) - NO REQUIREMENT
TRAVEL DISTANCE LIMIT (SPRINKLERED) - NO REQUIREMENT

EXISTING ASSEMBLY USE

STAIRS COMPLY WITH NFPA 7.2.2.2.1.1(b), EXISTING STAIRS
1 EXIT PER 7.4.1.2 IN EXISTING BUILDINGS
39.7.4 FOOD SERVICE OPERATIONS SHALL COMPLY WITH 13.7.2

NFPA 7.1.3.2 EXITS

7.1.3.2.1 WHERE THIS CODE REQUIRES AN EXIT TO BE SEPARATED FROM OTHER PARTS OF THE BUILDING, THE SEPARATING CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 8.2 AND THE FOLLOWING:
(1) THE SEPARATION SHALL HAVE A MINIMUM 1-HOUR FIRERESISTANCE RATING WHERE THE EXIT CONNECTS THREE OR FEWER STORIES. REQUIRED RATING OF DOORS IN 1-HOUR VERTICAL SHAFTS TO BE 1-HOUR PER TABLE 8.3.4.2.

NFPA 7.1.5 HEADROOM

7.1.5.2 THE MINIMUM CEILING HEIGHT SHALL BE MAINTAINED FOR NOT LESS THAN TWO-THIRDS OF THE CEILING AREA OF ANY ROOM OR SPACE, PROVIDED THAT THE CEILING HEIGHT OF THE REMAINING CEILING AREA IS NOT LESS THAN 6 FT 8 IN.

2015 IEBC

803.4 INTERIOR FINISH

THE INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

EXCEPTION: EXISTING INTERIOR FINISH MATERIALS THAT DO NOT COMPLY WITH THE INTERIOR FINISH REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE SHALL BE PERMITTED TO BE TREATED WITH AN APPROVED FIRE-RETARDANT COATING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE REQUIRED RATING.

PLUMBING

KITCHEN STAFF MAY USE EXISTING LOWER LEVEL BATHROOMS AS PUT FORTH IN 2015 UPC 102.2 FOR EXISTING PLUMBING SYSTEMS. EXISTING LOWER LEVEL BATHROOMS TO BE MAINTAINED IN A SANITARY & SAFE OPERATING CONDITION PER 2015 UPC 102.3

Prepared For:

Consultant:

Architect:
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Project:
**THE BAR
KITCHEN FIT-UP**
PORTLAND, MAINE

Revisions:
4 25 OCT 2018
PLAN REVIEW

Date:
25 OCT 2018

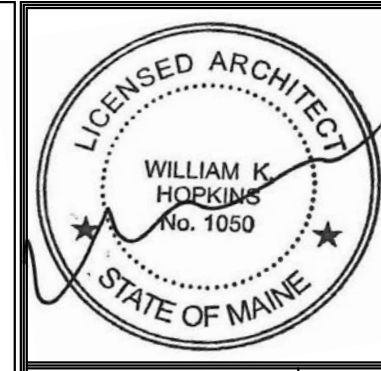
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CODE SUMMARY

AC.01



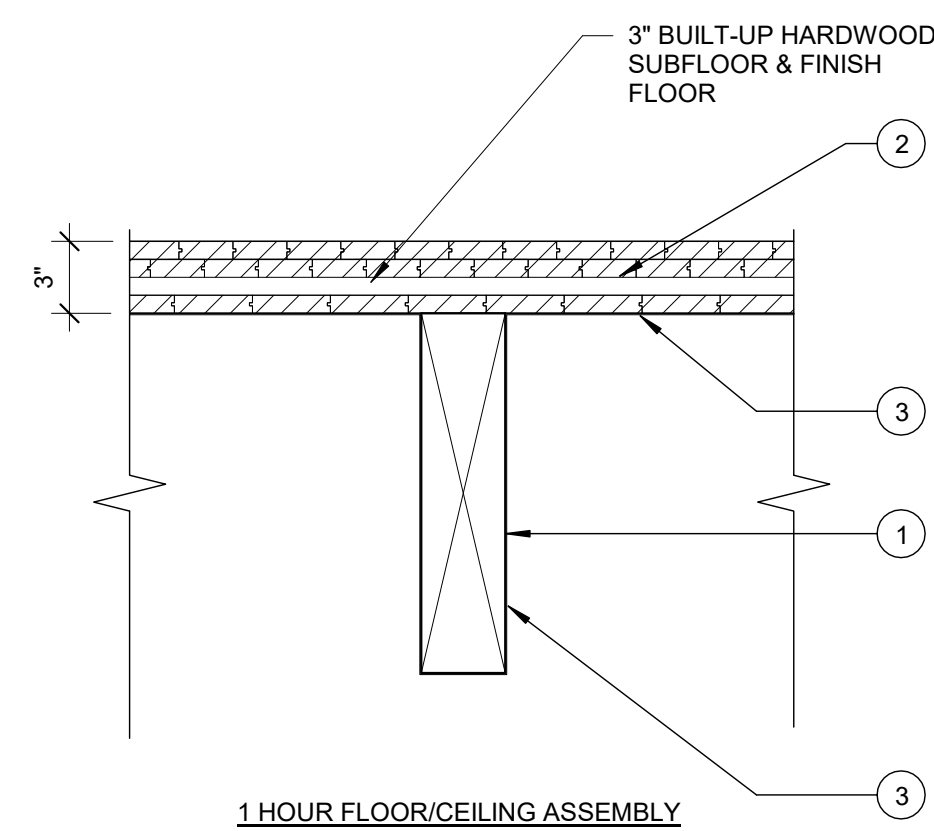
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LABEL 1 HR

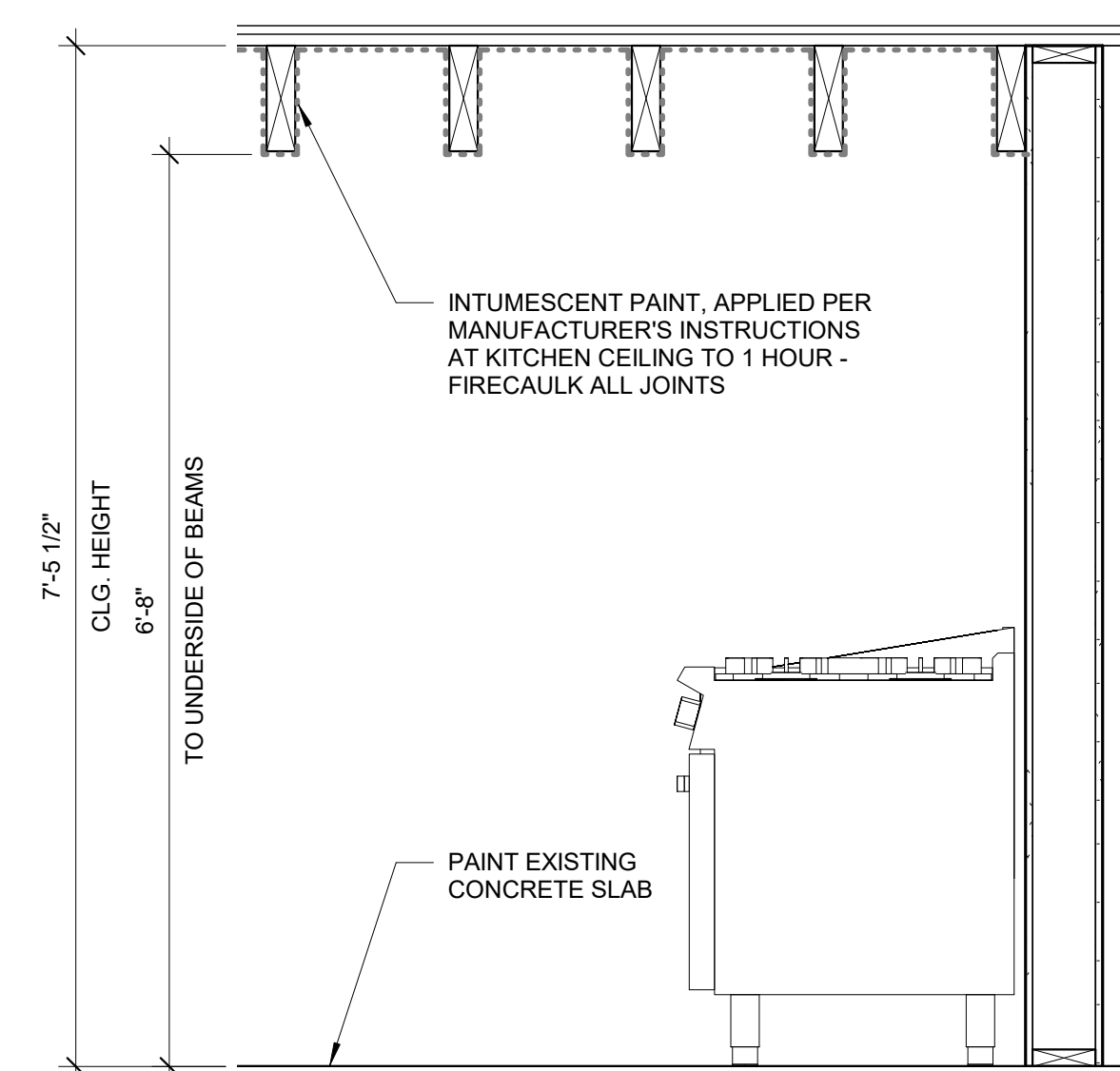
FLOOR-CEILING SYSTEM - 1 HOUR
UL Design No L501
Fire: FF FILE NO. WFC 104/105



- WOOD JOISTS (EXISTING) - 3 BY 16, SPACED 48 IN. OC AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- SUBFLOORING (EXISTING) - MIN 1 BY 6 IN. T & G LUMBER FASTENED TO JOISTS. STRENGTH AXIS OF LUMBER TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- FIRE BARRIER PAINT - WATER-BASED INTUMESCENT COATING OF VINYL ACETATE RESIN SPRAY-APPLIED TO MIN. 20-45 MILS. APPLY PER MANUFACTURER'S RECOMMENDED THICKNESS TO ACHIEVE 1-HR. RATING.

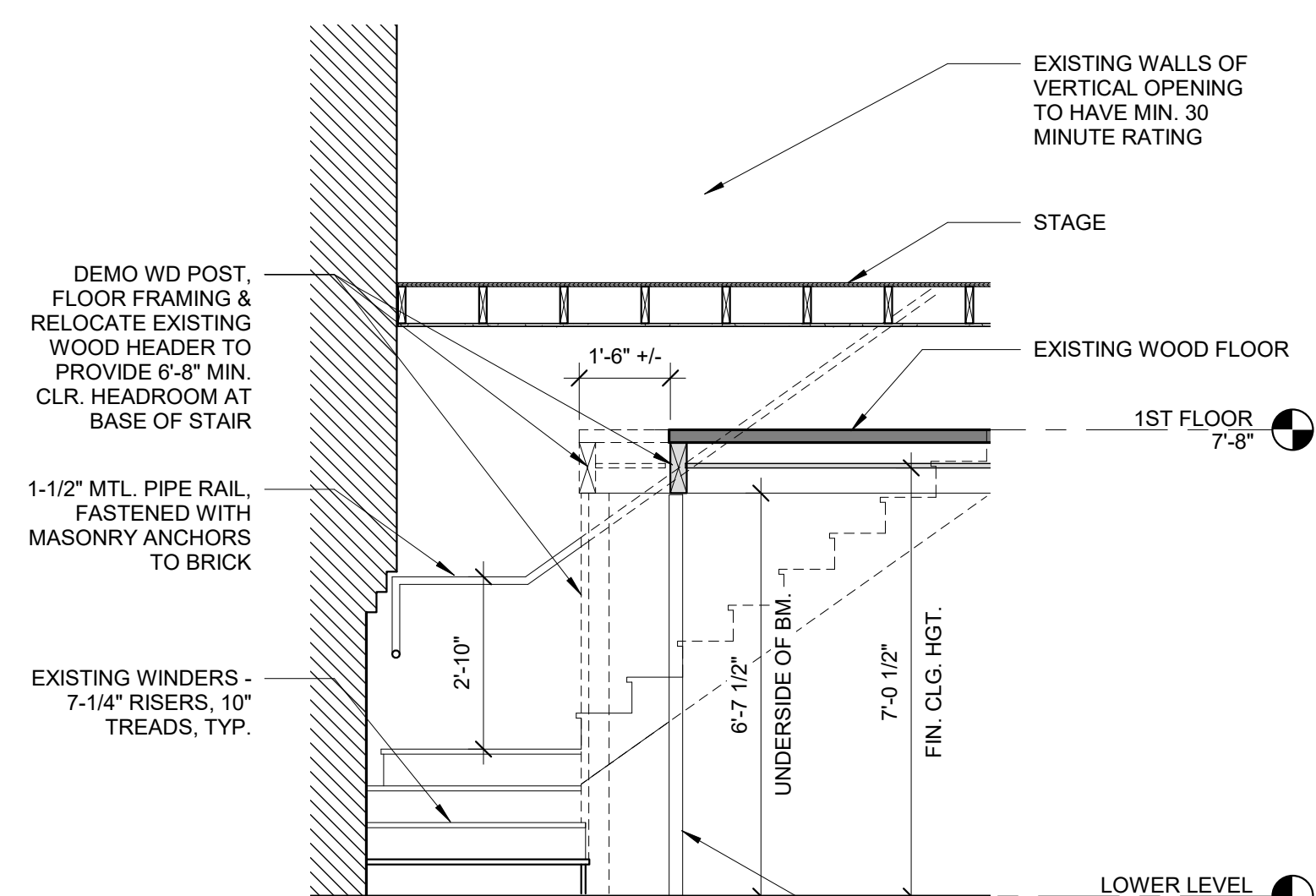
3 | CEILING ASSEMBLY AT KITCHEN

1 1/2" = 1'-0"



4 | KITCHEN SECTION

3/4" = 1'-0"



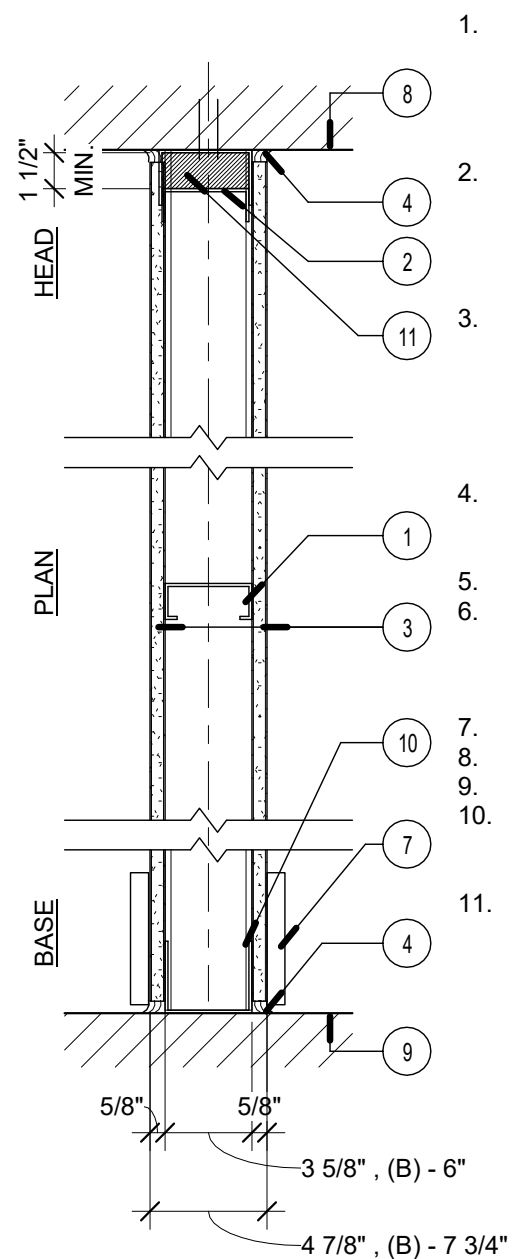
2 | EXISTING STAIR SECTION

3/8" = 1'-0"

LABEL 1 HR W4A W4B 1 HR NON-BEARING PARTITION

3 5/8" 6"

DESIGN NUMBER - U419
SOUND - N/A



- STUDS - CHANNEL-SHAPED, MIN 3-5/8" WIDE BY 1-1/4" DEEP WITH 5/16" FOLDED BACK RETURN FLANGE LEGS. FABRICATED FROM NO. 20 MSG GALV STEEL. MAX STUD SPACING 24" O.C. STUDS TO BE CUT 1" LESS THAN ASSEMBLY HEIGHT. **NOTE: WALL TYPE 'B' USES 6" STUDS IN PLACE OF 3-5/8" STUDS.**
- CEILING RUNNER - CHANNEL-SHAPED TOP TRACK, MIN. 3 5/8" WIDE BY 1 1/4" DEEP, FABRICATED FROM NO. 20 MSG GALV STEEL. TOP TRACK SITS INSIDE VERTICALLY SLOTTED HEAD TRACK, ATTACHED TO CEILING WITH FASTENERS, 24" O.C. MAX. GYPSUM AND VERTICAL STUDS FASTENED TO TOP TRACK ONLY.
- TYPE X GYP BOARD** - 5/8 IN. THICK, 4 FT WIDE. GYPSUM BOARD SECURED TO STUDS WITH 1" LONG TYPE S-12 STEEL SCREWS SPACED 12" O.C. GYPSUM BOARD JOINTS ORIENTED VERTICALLY, LOCATED OVER STUDS AND OFFSET BETWEEN LAYERS. GYP HELD UP FROM FLOOR MIN 1/4" TO 3/8" FOR INSTALLATION OF ACOUSTIC SEALANT - TYPICAL.
- CAULKING AND SEALANTS** - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL, BOTH SIDES OF WALL.
- BLOCKING - (NOT SHOWN)** WOOD BLOCKING AS NEEDED.
- TAPE AND COMPOUND - (NOT SHOWN)** VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
- BASE** - SEE FINISH SCHEDULE.
- UNDERSIDE OF STRUCTURE.
- TOP OF STRUCTURE.
- FLOOR RUNNER** - CHANNEL-SHAPED RUNNERS, MIN. 3 5/8" WIDE W/ DEEP LEGS, FABRICATED FROM NO. 20 MSG GALV STEEL. ATTACHED TO FLOOR WITH FASTENERS, 24" O.C. MAX.
- MINERAL WOOL**.

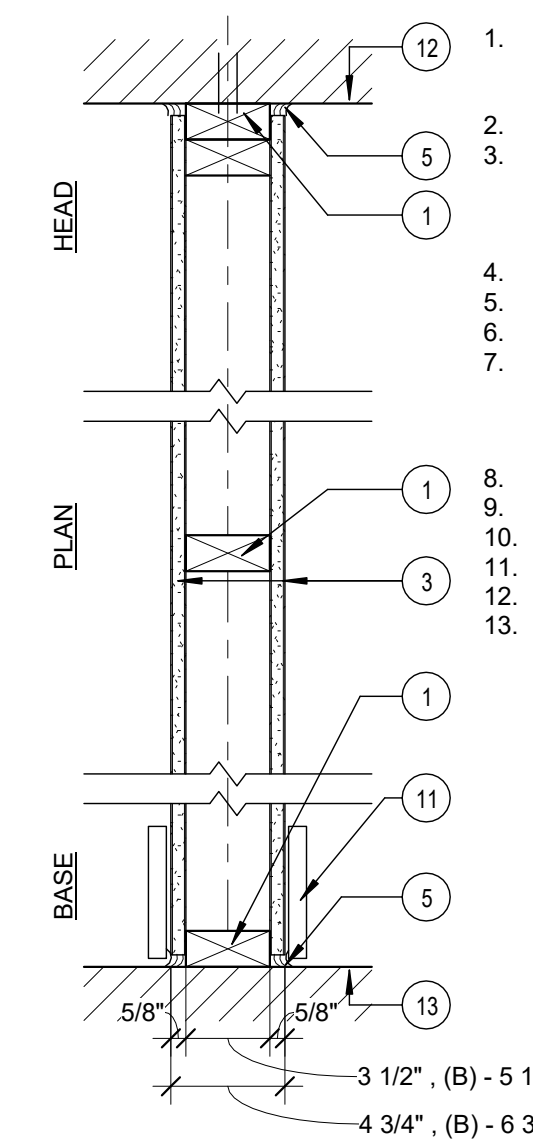
5 | WALL 4A&B - 1-HOUR PARTITION

1 1/2" = 1'-0"

W3A W3B 1-HOUR RATED BEARING PARTITION

2x4 2x6

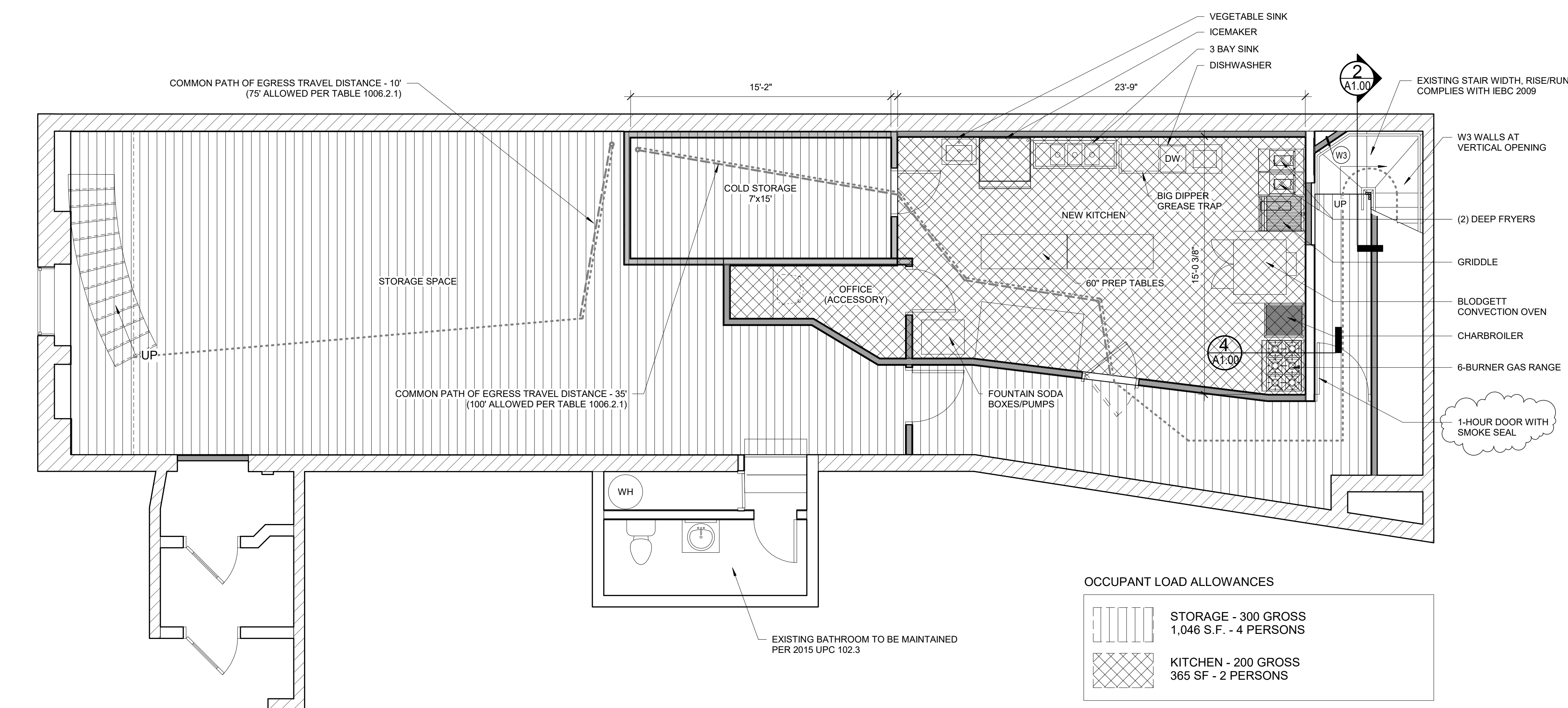
DESIGN NUMBER - GA FILE WP 3510
SOUND - N/A



- WOOD FRAMING** - WOOD STUDS, NOM. 2 IN BY 4 IN (IN WALL B USE 2X6), DOUBLE TOP PLATE AND SINGLE BASE PLATE, SEE STRUCTURAL FOR STUD LAYOUT BRACING, AND FASTENERS.
- GYPSUM BOARD** - (1) LAYER 5/8" GYP. BD. EACH SIDE, PAPER SURFACED, APPLIED PERPENDICULAR TO FRAMING WITH 1" TYPE S STEEL SCREWS SPACED 8" O.C. SEE NOTES FOR GYP. BD. TYPE.
- SEALANT** - SEALANT BOTH SIDES.
- BLOCKING - (NOT SHOWN)** WOOD BLOCKING AS NEEDED.
- TAPE AND COMPOUND - (NOT SHOWN)** VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOISTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
- BASE** - SEE FINISH SCHEDULE.
- UNDERSIDE OF STRUCTURE.
- TOP OF STRUCTURE.

6 | WALL 3A&B - 1-HOUR PARTITION

1 1/2" = 1'-0"



OCCUPANT LOAD ALLOWANCES

	STORAGE - 300 GROSS 1,046 S.F. - 4 PERSONS
	KITCHEN - 200 GROSS 365 SF - 2 PERSONS

1 | LOWER LEVEL NEW

1/4" = 1'-0"

Prepared For:

Consultant:

Architect:
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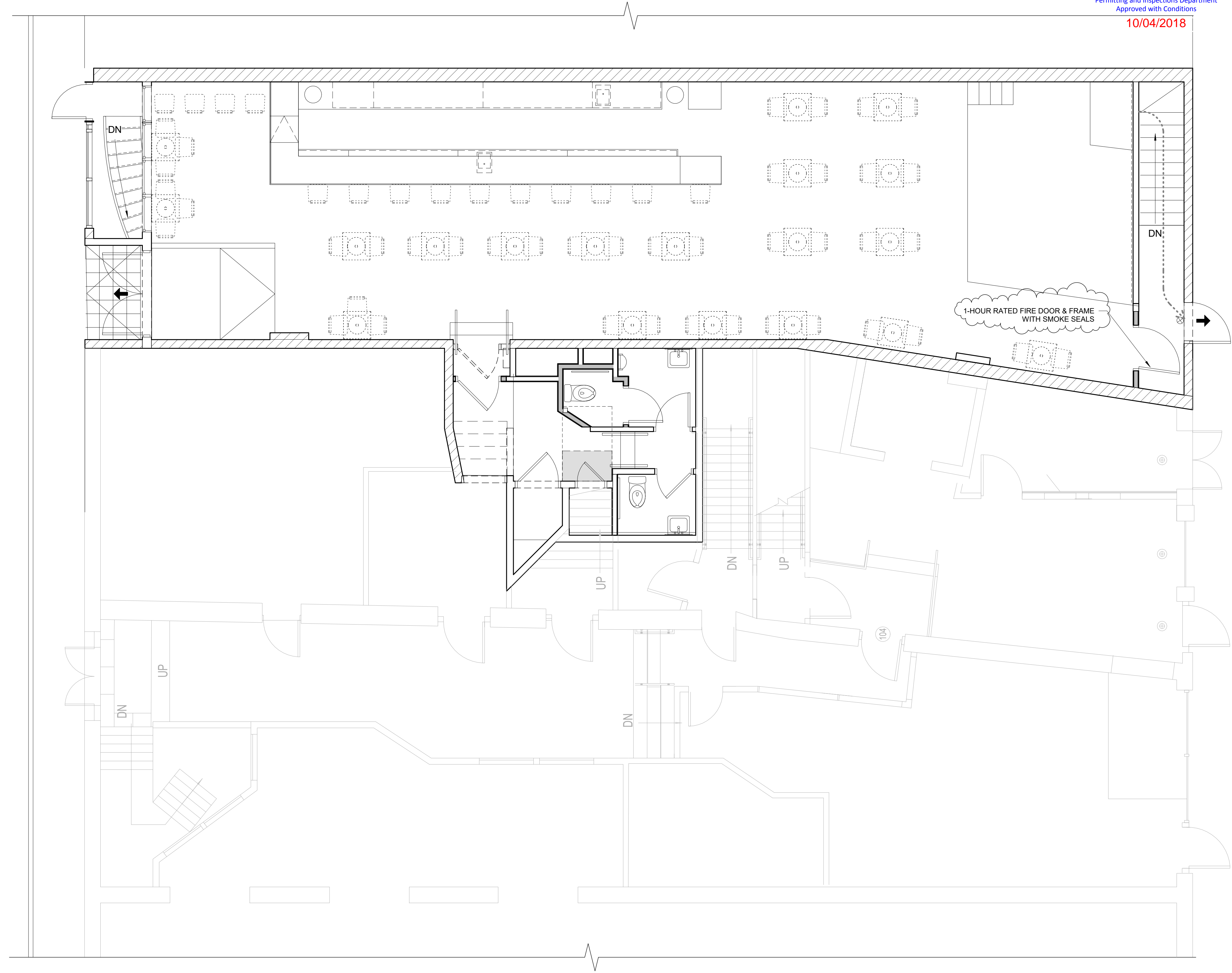
Project:
THE BAR KITCHEN FIT-UP
PORTLAND, MAINE

Revisions:
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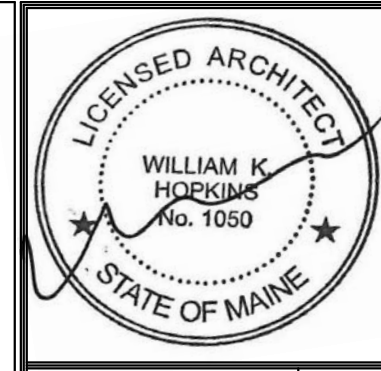
Date:
25 OCT 2018
Scale:
As indicated
LOWER LEVEL KITCHEN & LIFE SAFETY PLAN

A1.00

EXCHANGE STREET




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Prepared For:

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THE BAR KITCHEN FIT-UP
 PORTLAND, MAINE

Revisions:

1	7 MAR 2018	PLAN REVIEW
3	9 MAY 2018	PLAN REVIEW
4	25 OCT 2018	PLAN REVIEW

Date: 25 OCT 2018
 Scale: 1/4" = 1'-0"
FLOOR PLANS, LIFE SAFETY & DETAILS

2 | 1ST FLOOR BAR PLAN
 1/4" = 1'-0"
 0 1'-0" 2'-0" 4'-0" 8'-0"

A1.01