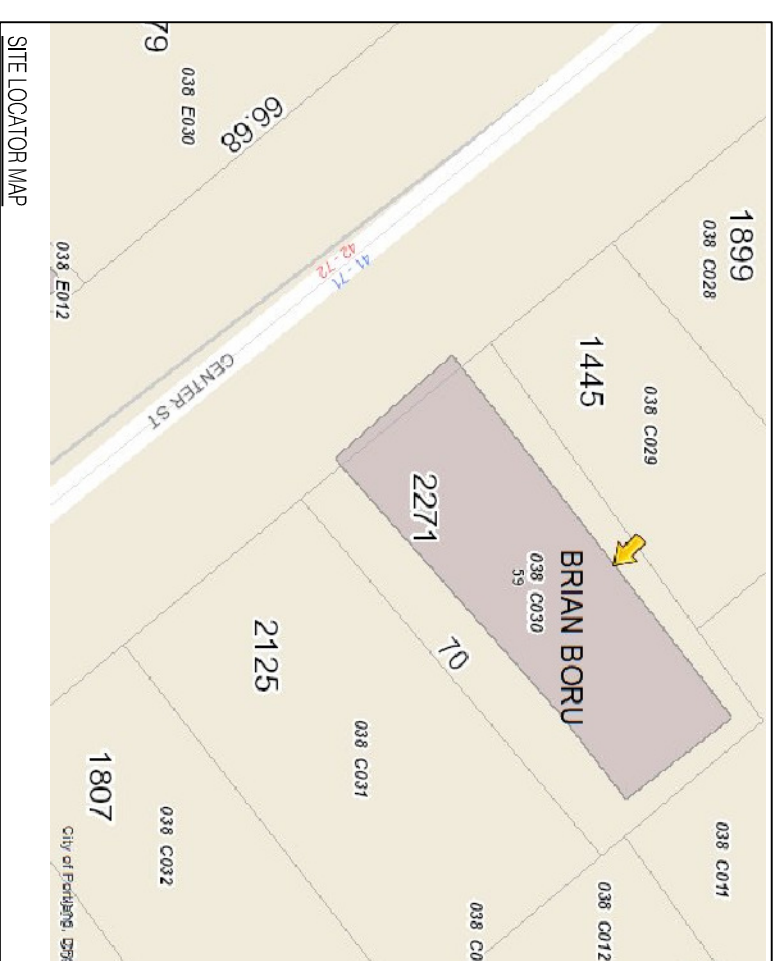


- GENERAL NOTES**
- Contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings. Work from dimensions only. General contractor shall coordinate all work so it meets Local, State and Federal codes.
  - Mechanically/plumbing work shall be installed by a qualified contractor to meet all applicable codes and Owner requirements.
  - The electrical/data/fire safety work shall be installed by a qualified, licensed contractor. Work shall meet all Local, State and National codes and owner requirements.
  - Review electrical requirements for lighting, data, power requirements with owner.
  - Emergency lights, exit signs, fire pulls and fire safety smoke detectors are existing and are not being changed..
  - Coordinate with owner requirements for a security system and shall be reviewed and sized for space by the provider.
  - Provide appropriate reinforcing within partitions for support of all shelving brackets, bar cabinets indicated in plans.
  - All structural modifications shall be engineered by a licensed structural engineer.
  - Before penetrating or otherwise modifying joists, beams or other structural members, consult with the structural engineer on maximum size and location.
  - All penetrations through fire and smoke rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.



**OWNER**  
 B&B Real Estate LLC  
 Dan Steele cell-207-671-8594  
 59 Center Street,  
 Portland, ME 04101  
 CBL 38C 030  
 Zone B3

**Brian Boru Project Summary**  
**59 Center Street**

The existing pub has two floors and a first floor footprint of 1433 square feet. On the first floor is a dining area, bar and kitchen and a 11'x45' outside patio. There is an existing 11' x 11' atrium between the first and second floor. On the second floor there is an open barroom, bar, office and an outdoor deck at the rear of the building.

The building is built of brick exterior walls and wood framed floors and wood framed roof (type III, ordinary unprotected) and does not have a sprinkler system.

The Proposed Changes are to remove two existing windows and add a new larger window. One existing chimney and the attic floor will be removed. New structural "Ceiling Ties" and skylights will be added.

The roof will be insulated and the existing rafters will have  $\frac{5}{8}$ " type x gypsum installed and painted. The egress pattern, egress stairs and life safety equipment is not changing.

Code  
 NFPA 2012, IBC 2012

Construction Type III (200) unprotected ordinary, masonry walls and wood framed floors and roof, un-sprinkled.

Classification  
 Existing assembly occupancy A-2  
 Corridor width based on occupancy load 44" minimum  
 Maximum dead end corridor 20'  
 Maximum egress travel distance 200'  
 2 Egresses required

**COVER**

**BRIAN BORU**

DRAWING LIST	
CO	COVER, SITE, EXISTING PHOTOS & SUMMARY
E 101	EXISTING FIRST FLOOR
E 102	EXISTING SECOND FLOOR
LS 101	LIFE SAFETY PLAN FIRST FLOOR
LS 102	LIFE SAFETY PLAN PROPOSED SECOND FLOOR
A 103	NEW SECOND FLOOR PLAN
A 104	SECTION
A 105	EXTERIOR ELEVATION
S1.1	STRUCTURAL FRAMING

**HEMESphere**  
**DESIGN**  
 Architecture

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DATE: 2.2.2017
DRAWN BY: BB

**CO**