PT WOOD GUARD

PT WOOD BALUSTERS

3岁" MAX SPACING

- 1 1/2" WOOD RAILING

TREADS

RISER

- IX WOOD OR COMPOSITE

SCALE: 1/2" = 1'-0"

OF 7" AND MIN RUN OF 11"

4X4 PT WOOD POST ²

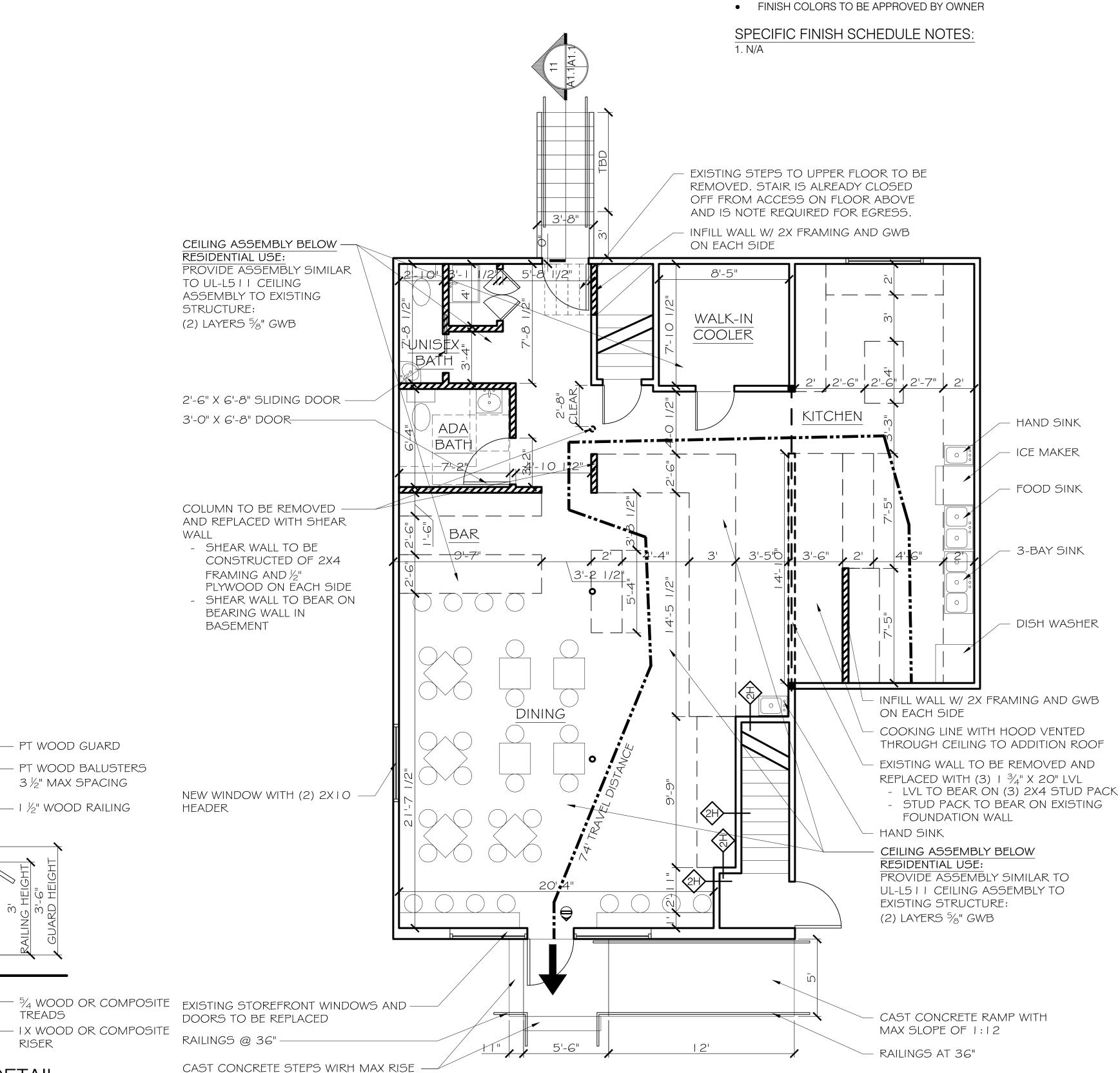
2X PT WOOD STAIR -

2X8 PT WOOD-LANDING FRAMING

STRINGER

ROOM TYPE	FLOOR	WALL BASE	WAINSCOTTING	WALL	CEILING	NOTES
KITCHEN	CERAMIC TILE	CERAMIC TILE	EXISTING STAINLESS STEEL	FRP	VINYL FACED GWB TILE IN GRID	
COOLER	CERAMIC TILE	CERAMIC TILE	NONE	FRP	GWB PAINTED	
DINING	VCT	VINYL BASE	NONE	GWB PAINTED	NRC TILE IN GRID	
BATHROOMS	VCT	VINYL BASE	NONE	FRP	GWB PAINTED	
HALL	VCT	VINYL BASE	NONE	GWB PAINTED	GWB PAINTED	

GENERAL FINISH SCHEDULE NOTES:



PROPOSED PLAN

SCALE: 1/4" = 1'-0"

Code Summary: Existing Proposed IBC Use B (Assemb. under 50) M (Mercantile) R-3 (Single unit) R-3 (Single unit) NFPA 101 Use Mercantile (Assemb. under 50) Mercantile One-Family One-Family Sprinkler None None Fire separation of uses 1 hr 2 hr First floor tenant area 1475sf 1475sf Second floor tenant area 1142sf 1142sf

Zoning: Current zone: R-3

303.1 Occupancy load under 50 Group B Occupancy

304.1 Business Group B Occupancy (Restaurant under 50 people)

310.1 Residential Group R-3 (single upstairs unit)

420.2 Walls separating dwelling units from other occupancies shall be fire

420.3 Floors separating dwelling units from other occupancies shall be Horizontal Assemblies

40' tall VB 2 Stories 9,000sf VB 3 Stories UL 40' tall

508.3 Non-separated Occupancies allowed 508.4 Separated Occupancies 2 hour separation

VB No required ratings VB x>10' No ratings required

709.3 Fire Partition Rating: 1 hour

709.4 Fire separation shall be continuous from decking to decking or fire blocked Supporting construction does not need to be rated for walls separating dwelling units

712.3 Horizontal Assembly rating: 1 hour

1004.1.1 Occupancy Load Table

Kitchen 200 gross 3 occs 15 net 34 occs Assembly (Tables&Bar) 501sf Business (Bath&Circ) 179sf 200 gross 1 pcc TOTAL OCCUPANTS 38 occupants

1014.3 Common Path of Egress Travel Limit: 75' 1015.1 Only (1) exit required for occupancy < 49

1016.1 200' max exit access travel distance 1021.1 Only (1) exit required for occupancy < 49

NFPA 101:

3.3.25.5 Building is NEW 6.1.10 Mercantile Occupancy (ch. 36)

6.1.8 Residential Occupancy - One & Two Family Dwelling Unit (ch. 24)

6.1.14.4.1 Mercantile/Residential separation: 2 hrs

6.2.2.3 Ordinary Hazard of contents Total Occupancy Load: 40 occupants

Kitchens: 100 gross 5 occs Assembly (Tables&Bar) 501sf 34 occs 15 net Business (Bath&Circ) 179sf 200 gross 1 occ

36.1.4.2.1 Tenant space is Class C mercantile 36.1.6 No Min construction requirement

36.2.4.3 Single Means of Egress permitted under 75' travel distance

36.3.2.3 Cooking equipment shall be protected according to NFPA 96

APPLICANT Mike Backman Waterhouse Builders 19 Waterhouse Road Cape Elizabeth, ME

OWNER Red Brick Reality LLC Karen Rassmusen

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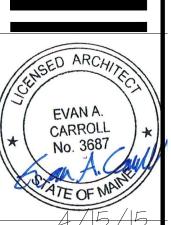
TRAVEL DISTANCE PATH (DISTANCE LABELED ON PATH)

2 HOUR-RATED WOOD FRAMED FIRE BARRIER (UL-U301)

EXIT SIGN

Architectu Bild / PO Box Portland 04104 207.408 evan@





PERMIT POSEI

ISSUE DATE 4/15/15 SHEET SCAL 1/4" = 1'-0"