



CINQUE TERRE - 36 WHARF ST. PORTLAND ME. 04101	
SINGLE STORY ATTACHED BUILDING WITH BASEMENT AND MEZZANINE LEVEL	
BUILDING AREA:	
MAIN FLOOR	1945 S.F.
MEZZANINE	682 S.F.
RESTAURANT TOTAL	2627 S.F.
BASEMENT	1945 S.F. (CINQUE TERRE PORTION OF COMBINED BASMENT)
VIGNOLA - 10 DANA ST. PORTLAND ME., 04101	
FOUR STORY ATTACHED BUILDING WITH BASEMENT	
BUILDING AREA:	
MAIN FLOOR	2160 S.F.
RESTAURANT TOTAL	2160 S.F.
BASEMENT	2160 S.F. (VIGNOLA PORTION OF COMBINED BASEMENT)
TOTAL OF BOTH RESTAURANTS COMBINED	
MAIN FLOOR AND MEZZANINE	4787 S.F.
CURRENT SEATING AND PLANNED CAPACITY:	
VIGNOLA	65 MAX
CINQUE TERRE	
DINING	41 MAX
MEZZANINE	42 MAX
WAIT STAFF AND KITCHEN	15 MAX
TOTAL NO CHANGE AFTER CONSTRUCTION	163 MAX
BUILDING WILL BE SPRINKLED 10 DANA ST. HAS A R13 WET SYSTEM INSTALLED IN 2004, THIS WILL BE EXPANDED TO 36 WHARF ST.	

NFPA 101 2009	
ASSEMBLY USE GROUP	
15 S.F. / PERSON	
PATRON DINING AREA	
3324 S.F.	222 PEOPLE
KITCHEN AREA	
1096 S.F.	11 PEOPLE
100 S.F. / PERSON	232 PEOPLE
TOTAL	
COMBINED PATH LIMIT	
20/75 FT	
DEAD END LIMIT SPRINKLED	20 FT
TRAVEL DISTANCE SPRINKLED	250 FT
13.2.2.2.3 PANIC HARDWARE WHEN MORE THAN 100 PEOPLE	
7.3.3.1 EGRESS CAPACITY .3 STAIRS .2 HORIZONTAL = 69.6" REQUIRED WORST CASE	
3 EGRESS POINTS PROVIDED SMALLEST OPENING 36", 36" AND 60" RESPECTIVELY	
13.2.4.5 MEZZANINE SERVES LESS THAN 50 PEOPLE = 1 EGRESS STAIR	
MIN EGRESS WIDTH 44"	

IBC 2009	
EXISTING STRUCTURE TYPE III - UNPROTECTED	
FULLY SPRINKLED	
ASSEMBLY USE GROUP	
15 S.F. / PERSON	A-2
PATRON DINING AREA	
3324 S.F.	222 PEOPLE
KITCHEN AREA	
1096 S.F.	11 PEOPLE
100 S.F. / PERSON	232 PEOPLE
TOTAL	
505.2 MEZZANINE AREA IS LESS THAN 1/2 FLOOR AREA	
505.3 ONE STAIR ALLOWED TO THE MEZZANINE PER CHAPTER 1015.1	
1014.3 MEZZANINE COMMON PATH OF TRAVEL 75' ALLOWED CURRENTLY <50'	
1015.1 EXITS AND EXIT ACCESS - ASSEMBLY AT MEZZANINE 49 PERSONS ALLOWED CURRENTLY AND PLANNED 42 PERSONS	
1005.1 EGRESS CAPACITY EGRESS CAPACITY .3 STAIRS .2 HORIZONTAL = 69.6" REQUIRED WORST CASE	
3 EGRESS POINTS PROVIDED SMALLEST OPENING 36", 36" AND 60" RESPECTIVELY	
MIN EGRESS WIDTH 44"	
1016 EXIT ACCESS TRAVEL DISTANCE - 250' SPRINKLED	

DRAWING LIST:

- A0 EXISTING PLAN AND TABULATIONS
- D1 DEMOLITION PLAN
- A1 NEW WORK PLAN AND GENERAL NOTES
- A3 LIFE SAFETY PLAN
- A4 EXISTING MEZZANINE LEVEL AND LIFE SAFETY

Restaurant Renovation

Vignola Cinque Terre

10 Dana St. Portland Maine 04101 36 Wharf St. Portland Maine 04101

EXISTING CONDITIONS PLAN

BUILDING ENVELOPE
CONSULTANTS

191 STANFORD ST.
SOUTH PORTLAND
MAINE, 04106
TEL. 207-400-0086

DRAWN BY: DPD

CHECKED BY: SRW

ISSUE DATE: 12-28-2011

PORTLAND PERMIT SET

DATE: 12-28-2011

REVISIONS	
1	-

A0

DRAWING NUMBER

SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 050-11