Reviewed for Code Compliance
Inspection Division
Date: 09/22/16

ORANGE THEORY FITNESS CENTRE
PORTLAND, MAINE

OWNER:

DWAYNE DUPREY
6 CRESTWOOD DRIVE
HUDSON, NH 03051

CONSTRUCTION MANAGER:

DeSTEFANO & ASSOCIATES INC
2456 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

MATERIAL NDICATIONS

PLAN/SECTION

- EARTH
- POROUS FILL (STONE OR GRAVEL ETC.)
- ROCK
- LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)
- STRUCTURAL CONCRETE (CAST IN PLACE, PRECAST)
- BRICK
- CONCRETE MASONRY UNIT
- METAL (LARGE SCALE)
- METAL (SMALL SCALE)
- PLYWOOD
- ROUGH WOOD
- FINISH WOOD
- GLASS (LARGE SCALE)
- GLASS (SMALL SCALE)
- INSULATION (BATT OR LOOSE)
- RIGID INSULATION
- ACOUSTICAL TILE
- GYPSUM WALL BOARD
- CERAMIC TILE
- PLASTER, SAND, CEMENT, GROUT
- RESILIENT FLOORING
- FIREPROOFING
- BITUMINOUS PAVING

ELEVATION

- CONCRETE, GNB
- SPLIT RIB BLOCK
- BRICK
- WOOD
- GLASS
- METAL

GRAPHIC SYMBOLS

- A-A / A-1 — BUILDING SECTION SHEET NUMBER
- 2 / A-1 — WALL SECTION OR ELEVATION SHEET NUMBER
- 5 / A-1 — DETAIL NUMBER SHEET NUMBER
- 4 / 3 / A5 — INTERIOR ELEVATION NUMBER SHEET NUMBER
- LEVEL LINE
- A — COLUMN BAY LINE
- 2 — COLUMN GRID LINE
- 100 — DOOR NUMBER SYMBOL
- A — WINDOW TYPE SYMBOL
- 100 — ROOM NUMBER
- 2-2W — WALL OR PARTITION TYPE

CODE ANALYSIS

PARCEL IDENTIFICATION

CITY: 195 KENNEBEC STREET, PORTLAND, ME
PORTION OF "BUILDING A"

CODES: IBC 2015 & 2010 ADAAG

MAJOR OCCUPANCY	BUSINESS, GROUP B, FITNESS STUDIO
GROSS LEASABLE TENANT AREA	2,984 SF
BUILDING HEIGHT	ONE STOREY, 17'-9" HIGH
SPRINKLERED	YES, WET SYSTEM
CONSTRUCTION TYPE	NON COMBUSTIBLE
ADA COMPLIANT	MEETS 2010 ADA CODE

PROJECT DESCRIPTION

OTF IS A TENANT IN AN EXISTING COMMERCIAL SHELL SPACE. IT IS ASSUMED THE TENANT SPACE HAS BEEN DESIGNED AND PERMITTED TO MEET IBC 2009 AND CITY CODES.

THE SHELL SPACE IS A SINGLE STOREY BUILDING OF CMU WALL CONSTRUCTION, CONCRETE SLAB, AND ROOF SYSTEM OF A COMBINATION OF OPEN WEB METAL JOISTS AND PAN, AND WOOD BEAM AND WOOD DECKING.

IBC SECTION		REQ'D	PROVD'D
CH 3, USE & OCCUPANCY CLASSIFICATION	SECTION 304, BUSINESS GROUP B TRAINING AND SKILL DEVELOPMENT		
SECTION 1004 OCCUPANT LOAD	TABLE 1004.1.2-BUSINESS AREAS-100SF/PP	30p max	27p
SECTION 1006 MIN NUMBER OF EXITS	TABLE 1006.3.1	2	2
SECTION 1017 EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2 -WITH SPRINKLER	300'max	57'
SECTION 1105 ACCESSIBLE ENTRANCES	1105.1-ACCESSIBLE ENTRANCES	1	1
SECTION 1109 OTHER FEATURES	1109.2-TOILET AND BATHING FACILITIES	2	2
	1109.2.3-LAVATORIES	1	2
	1109.3-SINKS	1	2
	1109.5-DRINKING FOUNTAINS	2	3

DRAWING LIST

CIVIL
C-3.0 SITE PLAN

ARCHITECTURAL
A-1.0 FLOOR PLAN
A-1.1 EQUIPMENT LAYOUT
A-3.0 SECTION, SCHEDULE
A-4.0 REFLECTED CEILING PLAN
A-5.0 INTERIOR ELEVATIONS

22 JULY 2016
PERMIT SET