REMOVE EXISTING PIER FOOTINGS

KITCHEN STORAGE

KITCHEN STORAGE

KITCHEN SUPPORT

KITCHEN STORAGE

APPROXIMATE NEW SPRINKLER SYSTEM LOCATION

EXISTING SANITARY DROP LOCATION- TO FOREST AVE.

NEW SANITARY DROP LOCATION- TO PITT ST.

EXCAVATION FOR NEW SPRINKLER SERVICE CONNECTION

PROPOSED ELECTRICAL METER LOCATION

CODE COMPLIANT KITCHEN EXHAUST HOOD COMPLYING WITH NFPA 96

KITCHEN

FINAL PLAN TO BE DETERMINED UPON SELECTION OF TENANT

ADA- UNISEX

2,475 sq ft

EXISTING BRICK PIERS TO REMAIN TYPICAL

EXISTING GAS METER LOCATIONS

PROPOSED GAS METER LOCATION

SEATING- 7' FLOOR TO FRAMING

6 1/2" STEP DOWN

GAS SERVICE CLOSET

SMOKE DETECTOR

EXISTING ELECTRICAL METER LOCATION TO BE RE-LOCATED

SEATING-12'-9" FLOOR TO CEILING

0 5 10 15

2 BASEMENT PLAN
A1.1 SCALE: 1/4" = 1'-0"

NEW EXTERIOR STAIR WITH NEW SHED ROOF ABOVE

SEE STAIR DETAILS 2/ A5.1

APARTMENT # 1
743 S.F.

PROPOSED STRUCTURAL BEAM @ FLOOR TWO DECK- 12 FT. 338 PLF

LIV. & DIN.

NEW EGRESS STAIR

BATHRM

BEDROOM #1

KITCHEN

1 HR. RATED STAIR ENCLOSURE

BEDROOM

BATHROOM

APARTMENT # 2

GROSS S.F. APPROX. 1969 S.F. GROUND FLOOR UNITS (1226 FOR APT. #2)

PROPOSED STRUCTURAL BEAM @ FLOOR TWO DECK-16 FT. 450 PLF.

KITCHEN

UPPER MERCANTILE SPACE

NEW EXHAUST RISER FROM KITCHEN EXHAUST HOOD

EXISTING STRUCT. COLUMN TO REMAIN

EXISTING STRUCT. SUPPORT FRAMING FOR FLOOR ABOVE TO REMAIN

ONE HOUR RATED PARTITION

TWO HOUR RATED PARTITION

BATHROOM

BEDROOM #3

EXISTING STAIR TO REMAIN

EXIST. EGRESS STAIR

EXIST. EGRESS STAIR

NEW PLUMBING DROP CHASE

EXISTING STRUCT. COLUMN TO REMAIN

EXISTING EGRESS DOOR TO REMAIN

CENTERLINE OF BEARING WALL

EXISTING STAIR TO REMAIN

0 5 10 15

1 FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

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RENOVATION OF 428 FOREST AVENUE

PORTLAND, MAINE

428- 432 FOREST AVENUE

LICENSED ARCHITECT JOSEPH A. DELANEY #11722 STATE OF MAINE

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SHEET TITLE: BASEMENT AND GROUND FLOOR PLANS

A1.1