

Partial Change of Use for the Star East Cafe

Woodford's Corner Portland, ME

Fire rated design

Penetration requirements:

ALL PENETRATIONS MADE THROUGH ANY FIRE RATED ASSEMBLY SHALL BE AN APPROVED METHOD SO AS TO MAINTAIN THE UL FIRE RATING. FIRE DAMPERS, ETC SHALL BE PROVIDED AND ALL PENETRATIONS SHALL RECEIVE AN APPROVED FIRESTOP SEALANT AROUND THE ENTIRE OPENING. THE FIRE STOP SEALANT SHALL BE OF THE APPROPRIATE MATERIAL SO AS TO MAINTAIN THE FIRE RATING OF THE SURFACE THAT IS BEING PENETRATED.

Project Description

CONVERT A PORTION OF THE EXISTING STAR EAST CAFE, LOCATED AT WOODFORD'S CORNER IN PORTLAND, TO RETAIL SPACE FOR SELLING PRODUCTS RELATED TO THE PRODUCTION OF SPECIALITY FOODS. THE NEW RETAIL SPACE IS 18.44% OF THE RESTAURANT SPACE AND

Code Compliance:

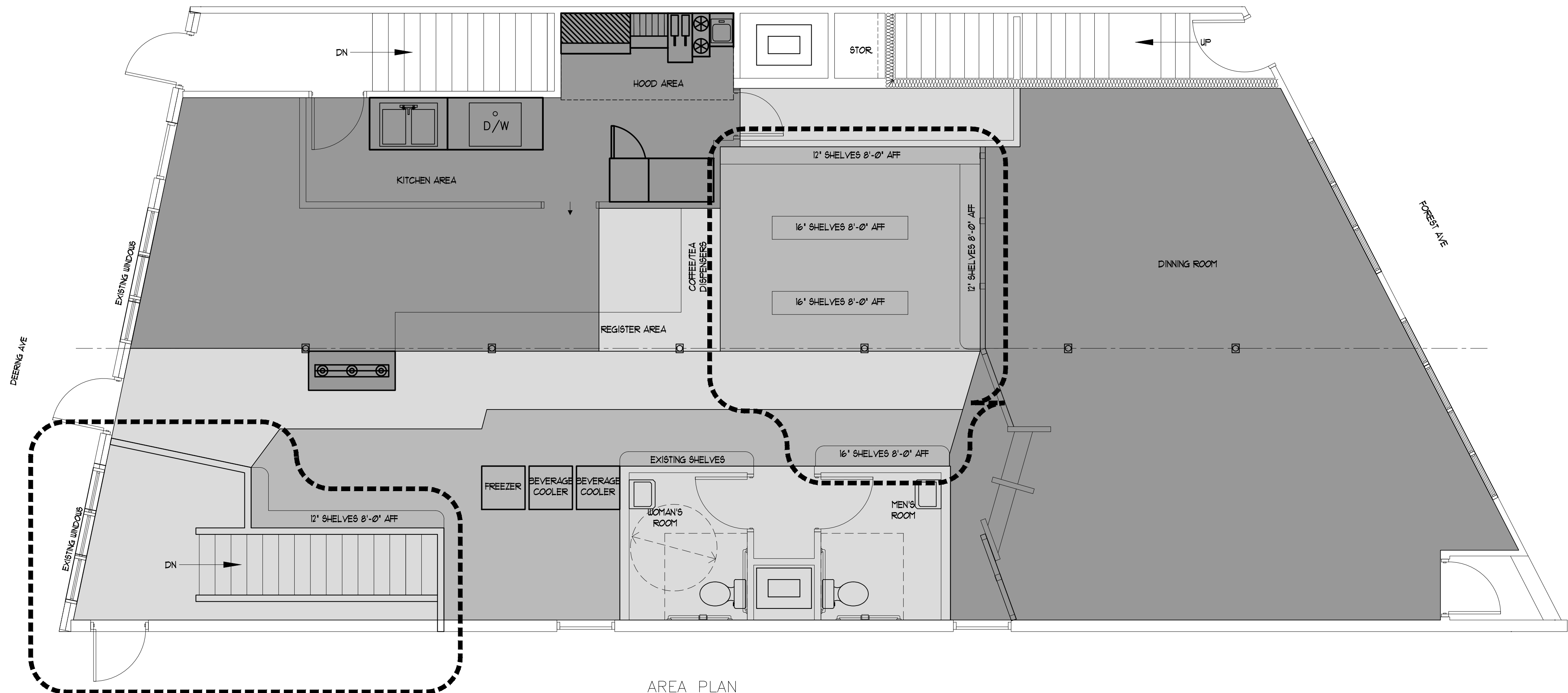
DESIGN CRITERIA - THIS PROJECT HAS BEEN DESIGN FOR COMPLIANCE WITH THE FOLLOWING CODES:
 INTERNATIONAL BUILDING CODE (IBC) - 2003 EDITION
 INTERNATIONAL FIRE CODE (IFC) - 2003 EDITION
 NFPA 101 - 2003 EDITION
 ICC/ANSI A117.1 - 1998 EDITION
 UNDERWRITERS LABORATORY FIRE RESISTANCE RATING DESIGNS - 2003 EDITION

Existing Occupancy

OCCUPANCY CLASSIFICATION - ASSEMBLY GROUP A-2 (NFPA 101 - EXISTING ASSEMBLY)
 USE CLASSIFICATION - MIXED USE RESTAURANT, A-2 (1ST FLOOR), R-2 (2ND FLOOR)
 OCCUPANT LOAD - ASSEMBLY GROUP A-2 (1735 SQ. FT.) = 115
 KITCHEN (457 SQ.FT.) = 3
 CONSTRUCTION CLASSIFICATION - TYPE IB
 FIRE PROTECTION SYSTEM REQUIREMENTS:
 SPRINKLER SYSTEM:
 A. AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED.
 B. PORTABLE FIRE EXTINGUISHER RATING SHALL BE 2-A:20-B:C SPACING SHALL NOT EXCEED A MAXIMUM OF 75 FEET (1500 SQ. FT. / UNIT.)
 FIRE ALARM AND DETECTION SYSTEM:
 A. FIRE ALARM SYSTEM NOTIFICATION SHALL BE VIA APPROVED VOICE COMMUNICATION, OR PUBLIC ADDRESS SYSTEM THAT IS AUDIBLE ABOVE THE AMBIENT NOISE LEVEL OF ASSEMBLY OCCUPANCY. NOTIFICATION SHALL BE BY MEANS OF VOICE ANNOUNCEMENTS, EITHER LIVE OR PRERECORDED INITIATED BY THE PERSON IN THE CONSTANTLY ATTENDED LOCATION.

New Area Designations

Area designation	Area	% of Total
Total Restaurant	2289	
Shared Point of Purchase	58	2.53%
Shared Circulation	339	14.81%
Shared Rest Rooms	169	7.38%
Shared Office	55	2.40%
Restaurant Only	1246	54.43%
Retail Only	422	18.44%



AREA PLAN
Scale: 1/4" = 1'-0"

NOTE:
 THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
 ALL DRAWINGS, PLANS, SKETCHES, ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAIN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS. FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

3.	-
2.	-
1.	-
REVS:	-
CODE:	-
TOWN:	PORTLAND
DATE:	06-03-10
SCALE:	1/4" = 1'-0"
DESIGNED:	JJO
DRAWN:	JJO
TITLE:	AREA PLAN
FILE:	
SHEET:	A-1