

INTERIOR FIT-UP 660 FOREST AVENUE PORTLAND, MAINE

DRAWINGS

- COVER SHEET - CODE ANALYSIS, SITE PLAN
- A-1 FLOOR PLAN
- A-2 DEMOLITION PLAN, DETAILS, SCHEDULES
- A-3 TOILET ROOM PLANS & ELEVATIONS
- LS-1 LIFE SAFETY PLAN
- LESSEE
WOODFORD F&B, LLC
660 FOREST AVENUE
PORTLAND, MAINE

BUILDER
HARDYPOND CONSTRUCTION
7 TEE DRIVE
PORTLAND, MAINE 04103

ARCHITECT
SHIELDS ARCHITECTURE
CUMBERLAND, MAINE 04021

PROJECT DESCRIPTION

INTERIOR FIT-UP OF A PORTION OF AN EXISTING SINGLE STORY BUILDING FOR A RESTAURANT.

SQUARE FOOTAGES

LOT	16,608 SF +/-
BUILDING	4,713 SF
FIT-UP AREA	2,522 SF

ZONING - CITY OF PORTLAND

CBL - 129 A001001
ZONE - COMMUNITY BUSINESS ZONE - B2b
USE - RESTAURANT - PERMITTED USE.

PARKING - PER SECTION 14-332, 1, d, 1.

CODE ANALYSIS - IBC 2009

OCCUPANCY - SECTION 303, ASSEMBLY USE A-2.

CONSTRUCTION TYPE - SECTION 602 - TYPE IIIB. EXTERIOR WALL CONSIST OF 1'-0" THICK CONCRETE MASONRY UNITS.

SEPARATION OF OCCUPANCIES - TABLE 508.4. OCCUPANCY A (RESTAURANT) SEPARATED FROM OCCUPANCE B (LAUNDROMAT) - 2 HOURS. RESTAURANT AND LAUNDROMAT ARE SEPARATE BY A 1'-0" CMU DEMISING WALL WHICH PER TABLES 720.1 (2), 3 AND 721.3.2 EXCEEDS A 2 HOUR RATING.

OCCUPANT LOAD - SECTION 1004, TABLE 1004.1.

OCCUPANT LOAD CALCULATION:

KITCHEN 100 - 528# / 200# PER PERSON	= 2.6
WALK-IN COOLER 102 - 30# / 300#	= 0.1
DRY STORAGE 103 - 45# / 300#	= 0.1
ADA TOILET 104 - 144# / 100#	= 1.4
ADA TOILET 105 - 108# / 100#	= 1.0
BAR 106 - 103# / 100#	= 1.0
CONCENTRATED USE, W/O FIXED SEATING - 121# / 7# NET (SEE KEYED NOTE #1, DRAWING A1)	= 17.2
LESS CONCEN. USE, TABLES & CHAIRS - 78# / 15# NET (SEE KEYED NOTE #2, DRAWING A2)	= 5.2
BOOTH SEATING (1 PERSON PER 24" BOOTH LENGTH) - BANQUETTE -	= 10
BOOTH A - 4 PERSONS EACH X 7 BOOTHS	= 28.0
BOOTH B -	= 6
BOOTH C -	= 9
TOTAL OCCUPANT LOAD	81.6

NUMBER OF EXITS - SECTION 1021 - TWO

EMERGENCY LIGHTING - REQUIRED PER SECTION 1006.3

EXIT SIGNS - REQUIRED PER SECTION 1011.1.

ACCESSIBILITY -

PER SECTION 1109.2 TOILET AREAS ARE REQUIRED TO BE ACCESSIBLE.

PER SECTION 1109.10 SEATING AREAS ARE REQUIRED TO BE ACCESSIBLE.

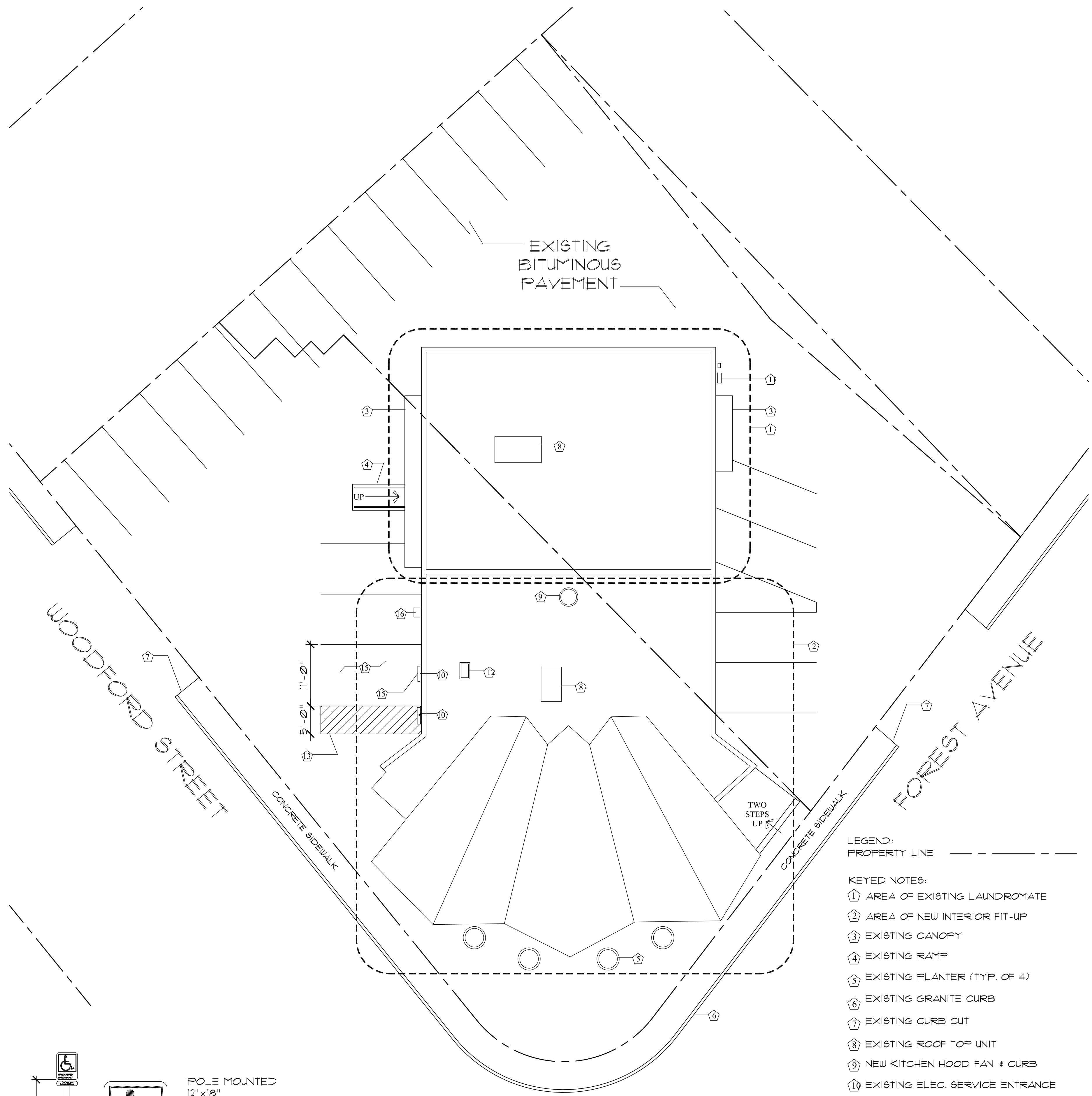
PER SECTION 1106 ONE VAN ACCESSIBLE HC PARKING SPACE, ONE HC ACCESS AISLE & ONE VAN ACCESSIBLE HC PARKING SIGN IS PROVIDED.

SEPARATE TOILET FACILITIES - SECTION 2902.2 - REQUIRED IN TENANT SPACE WITH AN OCCUPANT LOAD OF MORE THAN 15.

REQUIRED PLUMBING FIXTURES:

- WATER CLOSETS - MALE - 1 PER 75 OCC. LOAD
- WATER CLOSETS - FEMALE - 1 PER 75
- LAVATORIES - MALE - 1 PER 200
- LAVATORIES - FEMALE - 1 PER 200

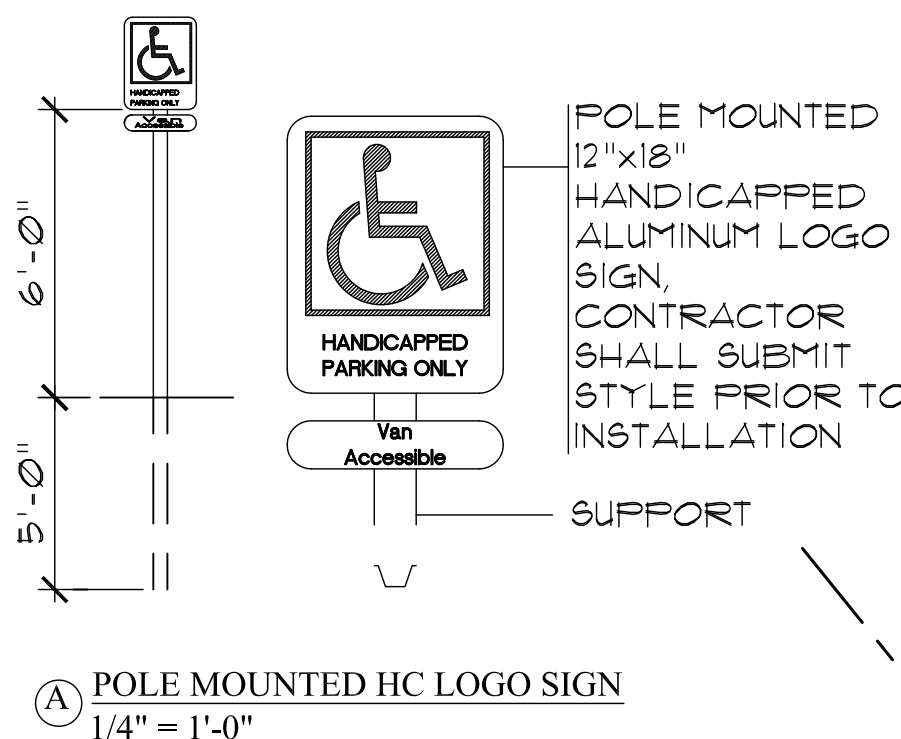
AUTOMATIC SPRINKLER SYSTEMS - SECTION 903.2.1.2 - NOT REQUIRED.



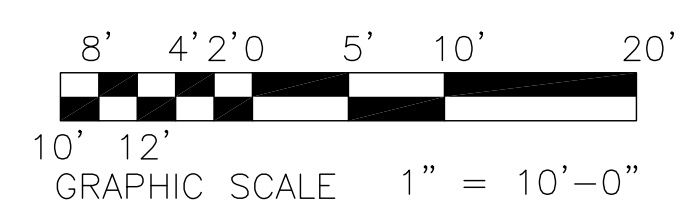
LEGEND:
PROPERTY LINE - - - - -

KEYED NOTES:

- ① AREA OF EXISTING LAUNDROMAT
- ② AREA OF NEW INTERIOR FIT-UP
- ③ EXISTING CANOPY
- ④ EXISTING RAMP
- ⑤ EXISTING PLANTER (TYP. OF 4)
- ⑥ EXISTING GRANITE CURB
- ⑦ EXISTING CURB CUT
- ⑧ EXISTING ROOF TOP UNIT
- ⑨ NEW KITCHEN HOOD FAN & CURB
- ⑩ EXISTING ELEC. SERVICE ENTRANCE
- ⑪ EXISTING GAS SERVICE ENTRANCE
- ⑫ EXISTING CHIMNEY - INACTIVE
- ⑬ HC ACCESS AISLE
- ⑭ HC PARKING SPACE - VAN ACCESSIBLE
- ⑮ HC SIGN - VAN ACCESSIBLE
- ⑯ EXISTING EXTERIOR LIGHT FIXTURE.



SITE PLAN



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