

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
HARDY POND CONSTRUCTION
7 THE 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 2,572 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 III B. EXTERIOR WALL CONSIST OF 1'-0" THICK CONCRETE MASONRY UNITS.

CODE ANALYSIS - IBC 2009 - CONTINUED

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 - 598# / 120# PER PERSON	= 3
WALK-IN COOLER 102 - 64# / 300#	= 1
DRY STORAGE 103 - 103# / 300#	= 1
ADA TOILET 104 - 42# / 100#	= 1
ADA TOILET 105 - 36# / 100#	= 1
BAR 106 - 103# / 100#	= 2
CONCENTRATED USE, W/O FIXED SEATING - 104# / 1# NET = 15 (SEE KEYED NOTE #1, DRAWING A1)	
LESS CONGEN USE, TABLES & CHAIRS - 18# / 15# NET (SEE KEYED NOTE #2, DRAWING A2)	= 6
BOOTH SEATING (1 PERSON PER 24" BOOTH LENGTH) -	
BANQUETTE -	= 10
BOOTH A - 4 PERSONS EACH X 1 BOOTHS	= 28
BOOTH B -	= 6
BOOTH C -	= 9
REMAINING FLOOR AREA - 156# / 15# NET	= 51
TOTAL OCCUPANT LOAD	136

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.

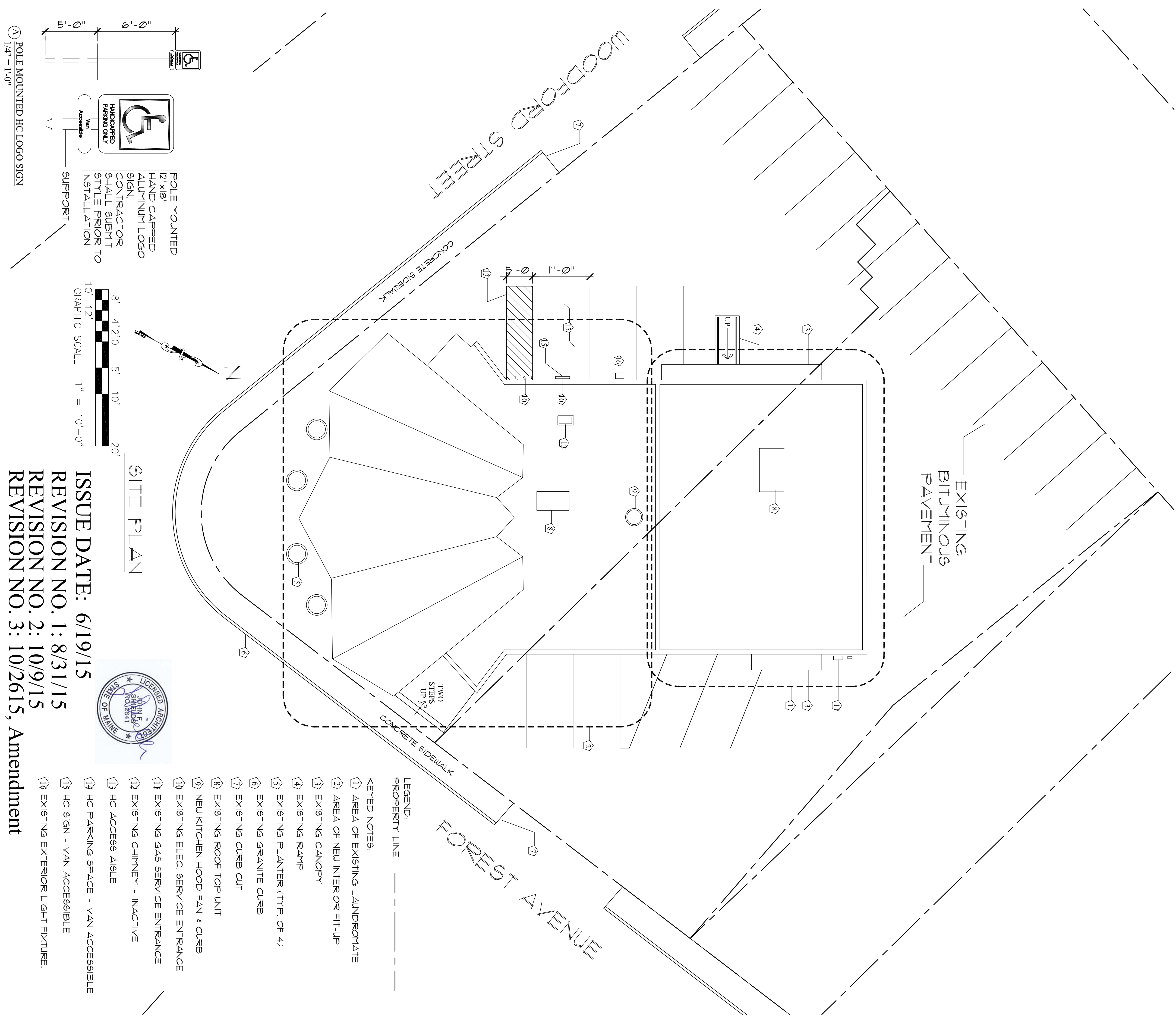
PER SECTION 1106 ONE VAN ACCESSIBLE HC PARKING SPACE, ONE HC ACCESS AISLE & ONE VAN ACCESSIBLE HC PARKING SIGN IS PROVIDED.

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.



SITE PLAN



ISSUE DATE: 6/19/15
 REVISION NO. 1: 8/31/15
 REVISION NO. 2: 10/9/15
 REVISION NO. 3: 10/26/15, Amendment
 to BP#2015-01508, 660 Forest Avenue

LEGEND:

PROPERTY LINE - - - - -

KEYED NOTES:

- ① AREA OF EXISTING LAUNDROMATE
- 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.