

INTERIOR FIT-UP 660 FOREST AVENUE PORTLAND, MAINE

CITY OF PORTLAND

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 LIFT SAFETY PLAN

REVISED
9/27/15

BUILDER
HARDYWOOD CONSTRUCTION
7 TEL 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 - IRC 2009
OCCUPANCY - SECTION 303, ASSEMBLY USE
A.2.

**CONSTRUCTION TYPE - SECTION 602 - TYPE
III, EXTERIOR WALL CONSIST OF 1-9"
THICK CONCRETE MASONRY UNITS.**

CODE ANALYSIS - IRC 2009 - CONTINUED

SEPARATION OF OCCUPANCIES - TABLE 508.4, OCCUPANCY A
AND OCCUPANCY B SEPARATED FROM OCCUPANCY B
(LAUNDRATORY, ELEVATORS, RESTAURANT AND LAUNDRATORY
ARE SEPARATED BY 1-1/2" CMU DEMISING WALL WHICH PER
TABLES 703.1 (2), 3 AND 713.2 EXCEEDS A 2 HOUR RATING.

OCCUPANT LOAD - SECTION 1004, TABLE 1004.1.

OCCUPANT LOAD CALCULATION:	AREA	UNIT	TOTAL
KITCHEN 100' x 100' x 100' PER SECTION	10,000	1	10,000
WALK-IN COOLERS 10' x 6' x 10' PER SECTION	600	1	600
DISH STORAGE 10' x 10' x 10' PER SECTION	1,000	1	1,000
ADA TOILET 6'4" x 4'7" x 8'0"	45	1	45
ADA TOILET 6'0" x 3'6" x 8'0"	216	1	216
BAR 10' x 10' x 10'	1,000	1	1,000
CONCENTRATED USE, AND FIXED SEATING - BAR / 15 NET (SEE REFERRED NOTE 9, DRAWING A1)	15	1	15
LESS CONCEN. USE, TABLES 4 CHAIRS - 10' x 10' NET (SEE REFERRED NOTE 9, DRAWING A2)	10	1	10
BOOTH SEATING (1 PERSON PER 24" BOOTH LENGTH) BOOTH A - 1 PERSON EACH AT 2 BOOTHS BOOTH B -	24	1	24
BOOTH C -	0	1	0
REMAINING FLOOR AREA - 7364' / 54' NET	7,364	1	7,364
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.

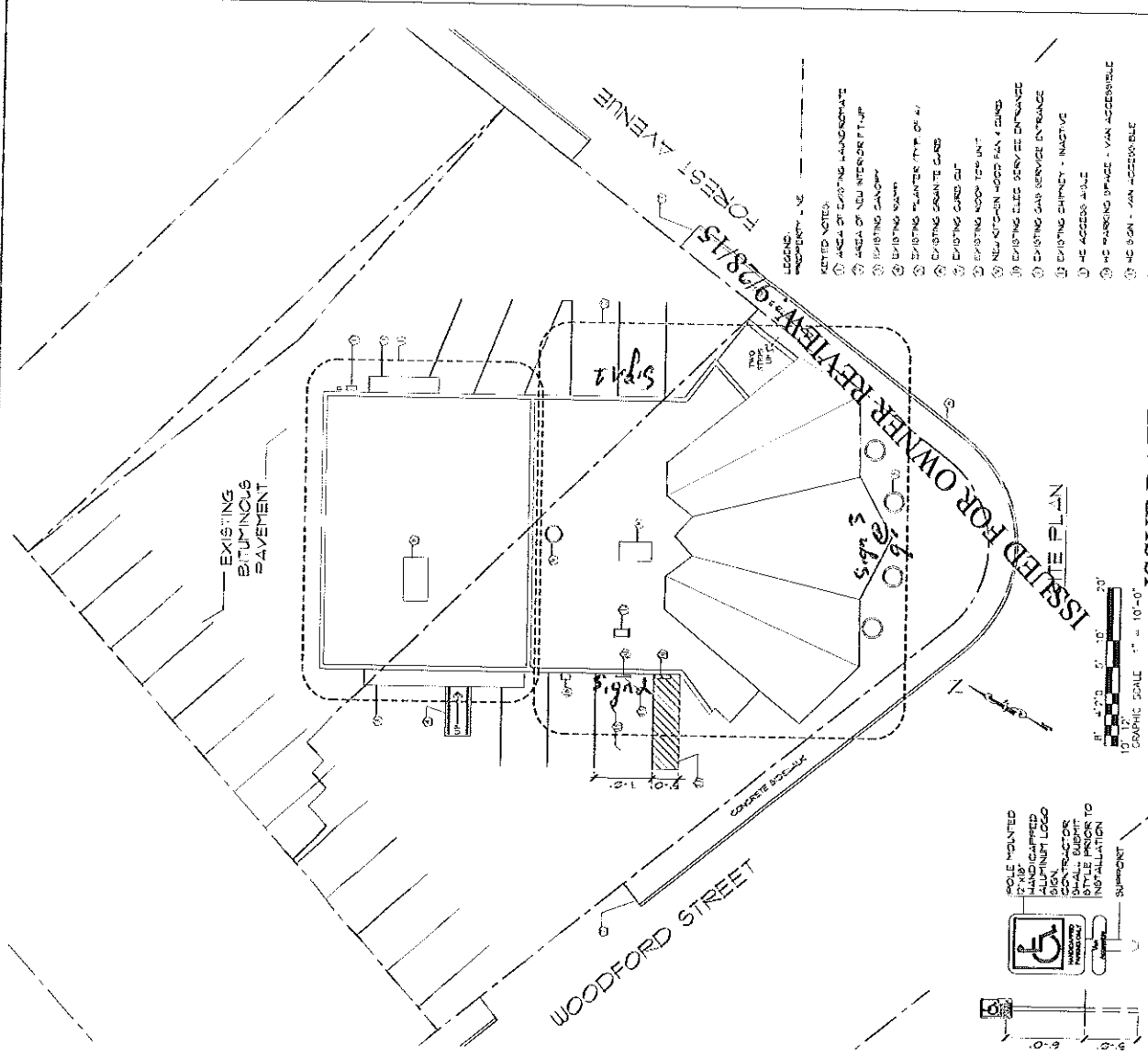
REQUIRED PLUMBING FIXTURES:

WATER CLOSETS - MALE - 1 PER 75 OCC. LOAD

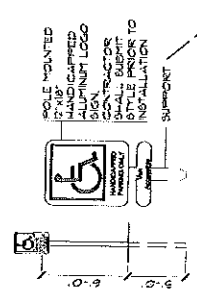
LAVATORIES - MALE - 1 PER 75

LAVATORIES - FEMALE - 1 PER 200

AUTOMATIC SPRINKLER SYSTEMS - SECTION 903.2.1.2 - NOT REQUIRED.



ISSUED FOR OWNER REVIEW: 6/19/15
REVISED: 8/31/15
REVISED: 9/XX/15



POLE MOUNTED WHEELCHAIR ACCESSIBLE PARKING SIGN. SCALE PRIOR TO INSTALLATION. SUPPORT.