

GRANT HAY
ASSOCIATE

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04101
207.871.5900 www.granthays.com

J/CAL

REVISION

PROJECT NAME

OTTO'S PIZZA
TENANT FIT-UP

250 READ STREET PORTLAND MAINE 04103

J/MEET

EXISTING FLOOR PLAN
CODE INFO

DATE
25 MAY 2016

J/SCALE
AS NOTED

DRAWN
J/AM/MFH

JOB NO.
160516

J/MEET

D1

COPYRIGHT
REPRODUCTION OR REVUE OF THIS
DOCUMENT WITHOUT WRITTE
PERMISSION FROM GRANT HAY
ASSOCIATE IS PROHIBITED

GENERAL PROJECT & REVIEW AUTHORITY DATA:

PROJECT OWNER: OTTO PIZZA
576 CONGRESS STREET, PORTLAND, MAINE 04101

PROJECT ADDRESS: 250 READ STREET
PORTLAND MAINE 04103

BUILDING DEPARTMENT: CITY OF PORTLAND BUILDING DEPARTMENT
389 CONGRESS STREET, PORTLAND, MAINE 04101

BUILDING CODES: STATE OF MAINE UNIFORM BUILDING CODE
2009 IBC - CITY OF PORTLAND

FIRE CODE: NFPA 1 FIRE CODE, NFPA 13 SPRINKLER CODE
2009 NFPA 101 LFR SAFETY CODE - CITY OF PORTLAND
NFPA 96 COMMERCIAL KITCHEN EXHAUST HOOD

PLUMBING CODE: UNIFORM PLUMBING CODE, UPC 2009

MECHANICAL CODE: ASHRAE 62.1

ELECTRIC CODE: 2015 NATIONAL ELECTRICAL CODE

ENERGY CODE: MUBEC

ACCESSIBILITY CODES: ADA

GENERAL CODE INFORMATION

OCCUPANCY TYPE: A 2 ASSEMBLY, NO CHANGE

CONSTRUCTION TYPE: TYPE III B (NON-COMBUSTIBLE,
UNPROTECTED)

FIRE RESISTANCE: (TABLE 601)

1. EXTERIOR BEARING WALLS	2 HR
2. FIRE WALLS	N/A
3. FIRE SEPARATION ASSEMBLIES	N/A
4. FIRE PARTITIONS	N/A
6. SMOKE BARRIERS	N/A
7. OTHER NONLOADBEARING PART.	0-HOUR
8. INTERIOR LOADBEARING WALLS:	0-HOUR
9. STRUCTURAL MEMBERS:	0-HOUR
10. FLOOR CONSTRUCTION:	0-HOUR
11. ROOF CONSTRUCTION:	0-HOUR

ALLOWABLE AREA:
BASIC: 9,500 SF (TABLE 503 A USE)
INCREASE FOR SEPARATION: N/A
INCREASE FOR SPRINKLERS: 300 % FOR SPRINKLERS

TOTAL ALLOWABLE AREA: 38,000 SF PER STORY

ACTUAL AREA: 2395 SF FIRST FLOOR

OCCUPANTS: RESTAURANT SEATING = 92 OCC.
100 SF BUSINESS/100 SF OFFICE = 1 OCC.
600 SF KITCHEN/200 SF KITCHEN = 3 OCC.

96 TOTAL OCCUPANTS

TRAVEL DISTANCE: 250 FEET, ALLOWABLE, 58' ACTUAL

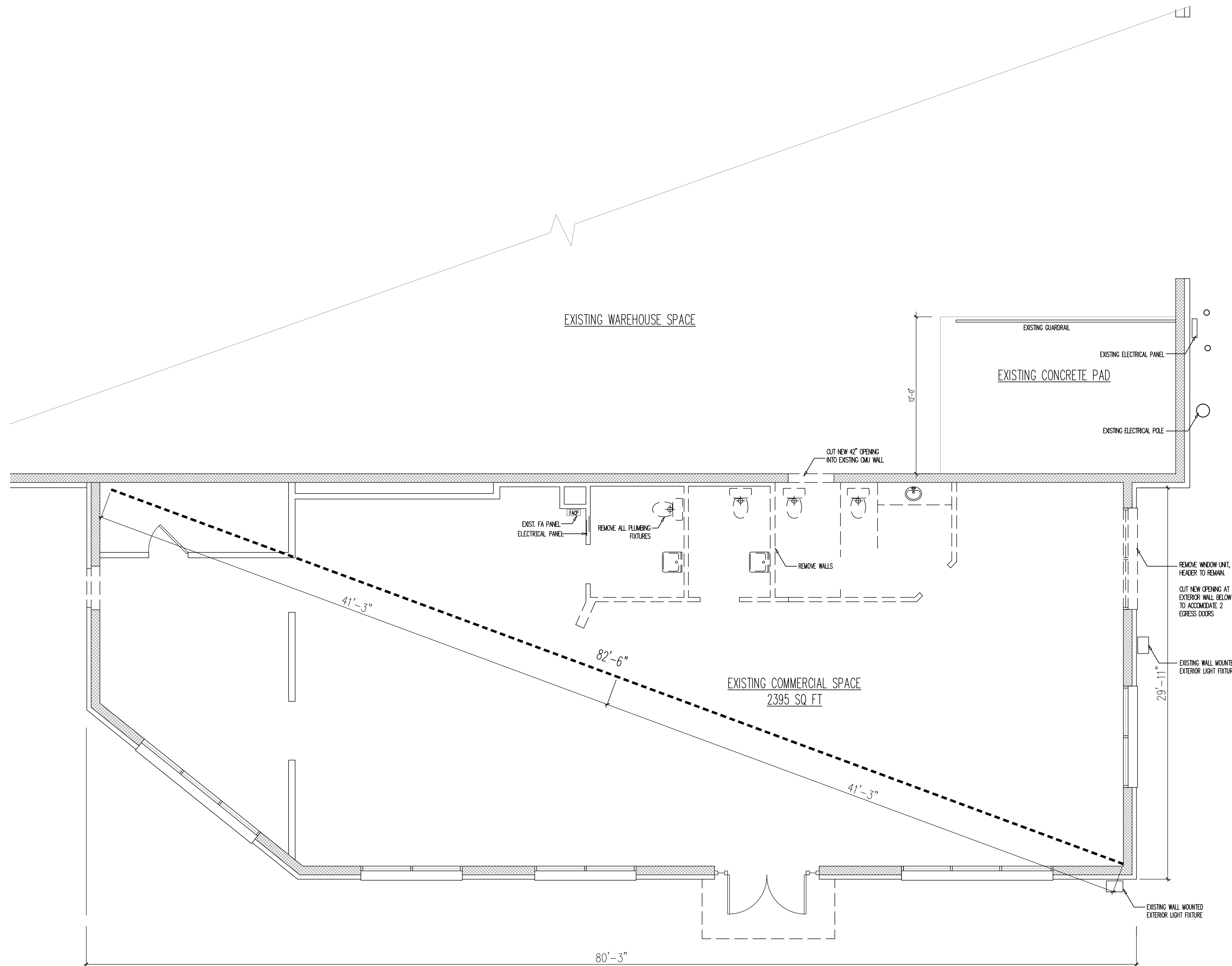
EXIT DOOR WIDTH: 0.2" X 100 OCCUPANTS = 20"
REQUIRED, 36" X 3 DOORS PROVIDED

NUMBER OF EXITS: 2 EXITS PROVIDED AS PER TABLE
1021.1, 1-500 OCCUPANTS

ALLOWABLE HEIGHT:
BASIC: 2 STORY, 55 FEET A-2 USE
INCREASE FOR SPRINKLERS: 1 STORY INCREASE

ACTUAL BUILDING HEIGHT: 14'-0" FEET FROM AVERAGE GRADE
TO HIGHEST POINT

FIRE PROTECTION: EXISTING SPRINKLER SYSTEM
FIRE/SMOKE DETECTION: NO FIRE ALARM REQUIRED



EXISTING FLOOR PLAN / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"