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 LIFR SAFETY CODE – CITY OR 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"

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/01/16

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SEAL

REVISIONS

PROJECT NAME

OTTO'S PIZZA
TENANT FIT-UP
250 READ ST PORTLAND MAINE 04103

SHEET

EXISTING FLOOR PLAN
CODE INFO

DATE 25 MAY 2016
SCALE AS NOTED
DRAWN SAM/MFH
JOB NO. 160516
SHEET D1

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