

1844 FOREST RE-MODEL

1844 FOREST AVENUE
 PORTLAND, ME 04101

OWNER:
 GABRIEL ZAPPIA

BUILDING CODE COMPLIANCE:

Design Criteria - This project has been designed for compliance with the following codes

- A. International Building Code (IBC) 2009 Edition
- B. NFPA 101 - 2003 Edition

Convert existing Exercise Studio (A-3 Assembly), to a community Dance Venue (A-3 Assembly)

Total Square footage	5,180 sf
Occupancy Classification	Group A-3 Assembly
Use Group Classification	Dance Hall

Plumbing fixture count per table 403.1 of the IPC 2009 use group Dance Hall

	Toilets	Sinks
Males (4 Toilets, 1 Urinal provided)	1 per 40	1 per 75
(3 sinks provided)	5	3
Females (5 Toilers provided)	5	3
(3 Sinks provided)		

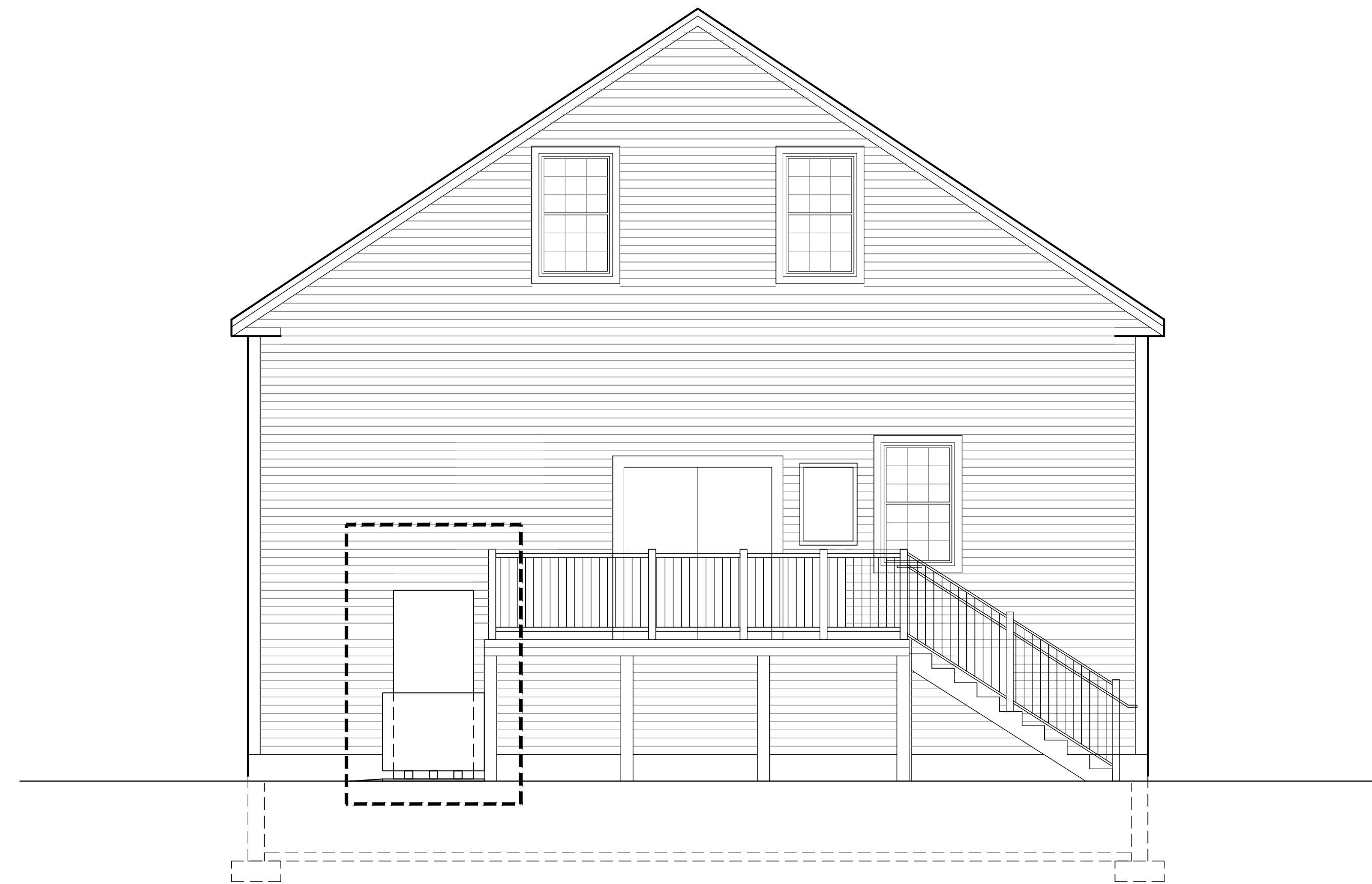
1 Drinking fountain per 500 occupants required, 1 provided
 1 Service sink required, 1 provided

	Code	Planned
Occupant Load 1ST Floor (1492 sf)	213	225
Occupant Load Ground Floor (1185 sf)	170	175
Occupant Load Office Area (135 sf)	2	
Occupant Load Kitchen & Bar area	4	
Total Occupant Load	389	400

Required egress units 0.2" per occupant = 80", 108" provided
 Construction Classification Type V

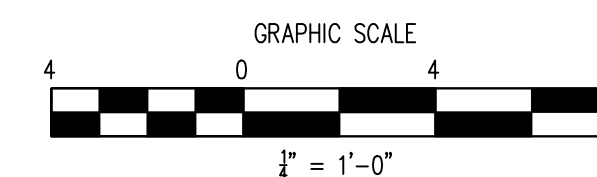
Fire System Requirements:

- A. An automatic sprinkler system is will be provided
- B. Portable fire extinguishers rating shall be 2-A:20-B:C. spacing shall not exceed 75-feet
- C. Fire Alarm and detection system is required.



DRAWN BY:

NOTE:
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SHEET LIST

- A0 COVER SHEET
- A1 BASEMENT & FIRST FLOOR PLANS
- A2 NOT USED
- A3 ELEVATIONS
- A4 ELEVATIONS
- A5 NOT USED
- LS1 BASEMENT & FIRST FLOOR LIFE SAFETY PLANS
- SE-1 SEATING PLANS
- SE-2 SEATING PLAN3
- SE-3 SEATING PLAN3
- S 000 STRUCTURAL NOTES
- S 100 FIRST FLOOR FRAMING PLAN

PROPERTY OF



1844 FOREST
 1844 FOREST AVENUE, PORTLAND, ME 04103
COVER SHEET

3.
2.
1. UPDATED PLANS
REVS:
CODE: IRC 2009
TOWN: PORTLAND
DATE: 05-27-11
SCALE: NTS
DESIGNED: JJO/JJR
DRAWN: JJO/JJR
TITLE: COVER SHEET
FILE:
SHEET: A0