

BUILDING SUMMARY
 PROJECT DESCRIPTION: RENOVATION/EXPANSION OF RISING TIDE BREWERY'S TASTING ROOM, A NON-SEPARATED OCCUPANCY, ANCILLARY TO THE BREWERY. THE RETAIL TASTING ROOM ALLOWS FOR CUSTOMERS TO SAMPLE DIFFERENT VARIETIES AND PURCHASE KEGS, GROWLERS AND MERCHANDISE (T-SHIRTS, GLASSES, TOTES, ETC.). THERE IS AN EXISTING OUTSIDE SEATING DURING THE LATE SPRING/SUMMER AND EARLY FALL. THE BREWERY ALSO USES THE TASTING AREA TO HOST DISCUSSIONS, ACCOUSTIC MUSIC AND NETWORKING EVENTS. TENANT SPACE IS APPROX. 5,600 SF. ENTIRE BUILDING IS APPROX. 23,988 W/75,000 SF OF SHARED ASPHALT PARKING BTW BUILDING TENANTS.

- CBL: 023 A008001
- ACRES: 2.3215
- BUILT: 1950
- BUILDING TYPE: IIB CONSTRUCTION
- FULLY SPRINKLERED, NOT MONITORED
- BUILDING USE: FACTORY ASSEMBLY (F-2 - BEVERAGES UNDER 16% ALCOHOL CONTENT) & ASSEMBLY (A-2)
- TRAVEL DISTANCE: 200 W/OUT SPRINKLER, 250 W/SPRINKLER (A-2), 300 W/OUT SPRINKLER, 400 W/OUT SPRINKLER (F-2)
- NUMBER OF EXITS: 0-500 (2 EXITS)
- BUILDING HEIGHT: 2-STORIES UP TO 55'-0" (A-2), 3-STORIES (F-2)
- BUILDING AREA: 9,500 SF * 2 = 19,000 (A-2), 18,000 * 2 = 36,000 (F-2)
- NO SEPERATION BETWEEN A & F REQUIRED
- FIRE BARRIERS: 2-HOURS IN A-2 AND F-2 IN A SPRINKLERED BUILDING

- ZONING: IL-B (INDUSTRIAL)
 -USE: LOW-IMPACT INDUSTRIAL (BREWING) WITH INCIDENTAL ACCESSORY USE (TASTING ROOM)
 -MINIMUM LOT SIZE: NONE
 -IMPERVIOUS SURFACE: 100%
 -BUILDING HEIGHT: 45'-0"
 -SIDE SETBACK: NONE
 -REAR SETBACK: NONE
 -MIN. STREET FRONTAGE: 60'-0"
 -PARKING SETBACK: 15'-0"
 -MAX. DECIBELS BTW 7:00 A.M. - 10:00 P.M.: 60 dBA
 -MAX. DECIBELS BTW 10:00 P.M. - 7:00 A.M.: 50 dBA

OCCUPANCY CALCULATIONS
 -STANDING ROOM: 5 SF NET
 -TABLES/CHAIRS (NOT FIXED) = 15 NET
 -CONCENTRATED CHAIRS (I.E. LECTURE STYLE) = 7 NET
 -INDUSTRIAL AREAS = 100 GROSS
 -OFFICE AREA = 100 GROSS
 -STORAGE STOCK = 300 GROSS

SPRING/SUMMER/FALL (1181 SF INTERIOR + 985 OUTSIDE)
 -350 SF INSIDE FOR MOVABLE TABLES/CHAIRS = 24 PEOPLE
 -823 SF INSIDE FOR STANDING ROOM (NO TABLES/CHAIRS) = 165 PEOPLE
 -750 SF OUTSIDE TABLE/CHAIR SEATING = 50 PEOPLE
 -225 SF OUTSIDE STANDING = 47 PEOPLE
 TOTAL = 286 + EMPLOYEES (4-8 FOR TASTING ROOM DEPENDING ON DAY/TIME)

WINTER (1181 SF INSIDE)
 -350 SF INSIDE FOR MOVABLE TABLES/CHAIRS = 24 PEOPLE
 -823 SF INSIDE FOR STANDING ROOM (NO TABLES/CHAIRS) = 165 PEOPLE
 TOTAL = 189 PEOPLE

-FOR WINTER LECTURE: 1182 SF / 7 = 168 PEOPLE
 -FOR WINTER NETWORKING EVENT: 1182 SF / 5 = 236 PEOPLE

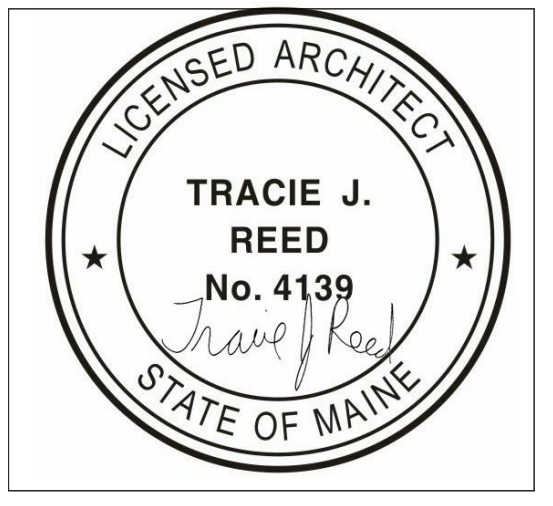
NFPA 101 - LIFE SAFETY
 -DOORS WITH OCCUPANT LOADS OVER 100 PEOPLE SHALL HAVE A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE.
 -ANY LATCHING DEVICES ON A DOOR MUST HAVE PANIC HARDWARE WITH AN OCCUPANT LOAD OF 100+
 -DEAD END CORRIDORS NOT TO EXCEED 20'-0"
 -EGRESS FOR ASSEMBLY CANNOT BE THROUGH KITCHEN, STOREROOM, RESTAURANT, CLOSET, PLATFORM, STAGE, PROJECTION ROOM OR HAZARDOUS AREAS
 -TRAVEL DISTANCE NOT TO EXCEED 250'-0"
 -INTERIOR WALL OR FINISH MATERIALS OF CLASS A, B, AND C PERMITTED FOR OCCUPANCY BELOW 300 PERSONS
 -COMMON FIRE ALARM SYSTEM ALLOWED
 -MANUAL INITIATION OF FIRE ALARM SYSTEM ALLOWED
 -RECEIVING STATION REQUIRED
 -MONITORED SYSTEM NOT REQUIRED FOR ASSEMBLY USE UNDER 300 PERSONS

PLUMBING CALCULATIONS (UPC 2009 TABLE 4-1)
 -RESTAURANTS/PUBS/LOUNGES, BASED ON INTERIOR/EXTERIOR SF (SPRING/SUMMER/FALL)
 (2) WATER CLOSETS PER 51-150 MALE OR FEMALE
 (1) URINAL FOR 1-150 MALES
 (1) SINK PER 1-150 MALE OR FEMALE
 -FOOTNOTE 11 - PROVIDE HANDWASHING SINK FOR EMPLOYEES
 -TOTAL NUMBER OF WATER CLOSETS SHALL EQUAL TOTAL NUMBER OF WATER CLOSETS + URINALS FOR MALES
 -CAN SUBSTITUTE A WC FOR URINAL UP TO 2/3 OF FIXTURES
 -FLOOR DRAIN NEXT TO DISHWASHING SINK, DISHWASHING SINK CAN BE DIRECTLY CONNECTED TO SEWER LINE
 -FLOOR DRAIN REQUIRED FOR BATHROOM W/(2) OR MORE WCS OR 1 WC AND A URINAL

IECC - ZONE 6
 -SWINGING DOORS: U-0.70
 -ROLL-UP DOORS: U-0.50
 -CMU WALL: R-5.7
 -WOOD-FRAMED WALL: R-13 + R-7.5ci
 -FENESTRATIONS: LESS THAN 0.40 SHGC, U-FACTOR 0.55
 -ENTRANCE DOOR: U-FACTOR OF 0.89
 -FENESTRATION MAX. 40% MAX. ABOVE GRADE WALLS

- EMERGENCY LIGHT
- HORN/STROBE
- EXIT SIGN
- FIRE EXTINGUISHER
- 1-HOUR RATING
- WIDTH CALCULATION
- EGRESS TRAVEL ROUTE

FIRE & LIFE SAFETY LEGEND
 1/4" = 1'-0"
 NOTE THAT AN E NEXT TO A FIXTURE INDICATES AN EXISTING LIFE SAFETY FIXTURE TO REMAIN



TASTING ROOM - RISING TIDE RENOVATION
 103 FOX STREET | PORTLAND, MAINE
 HEATHER & NATHAN SANBORN



STRUCTURAL ENGINEER
 AL HODSON
 RESURGENCE ENGINEERING
 61 INDIA STREET, SUITE 7
 PORTLAND, ME 04101
 AL@RESURGENCEENGINEERING.COM
 207.615.9985 (CELL)

No.	Description	Date
1	Revision 1	Date 1

LIFE SAFETY & CODE REVIEW
 Project number 15-24
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 Drawn by TJR
 Checked by TJR
LS-1.1
 Scale As indicated