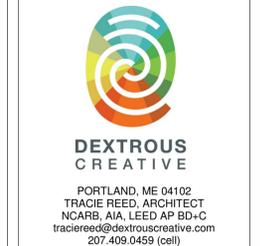


**TASTING ROOM - RISING TIDE RENOVATION**  
 103 FOX STREET | PORTLAND, MAINE  
 HEATHER & NATHAN SANBORN



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**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. 23,989 W/75,000 SF OF SHARED ASPHALT PARKING BTW BUILDING TENANTS.

- CBL: 023 A008001
- ACRES: 2.2215
- 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 SEPARATION 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  
 -235 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

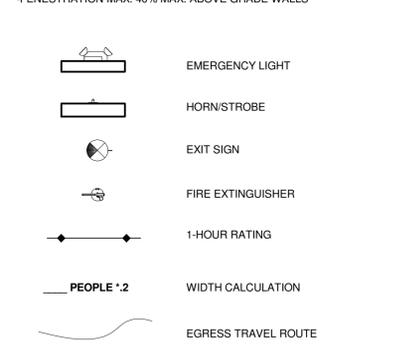
-FOR WINTER LECTURE: 1182 SF / 7 = 168 PEOPLE  
 -FOR WINTER NETWORKING EVENT: 1182 SF / 5 = 236

**NOTE CLIENT WILL POST OCCUPANCY LIMIT AND PROVIDE DOOR COUNTER FOR ANY EVENTS WHERE NEAR-CAPACITY CROWDS MAY OCCUR.**

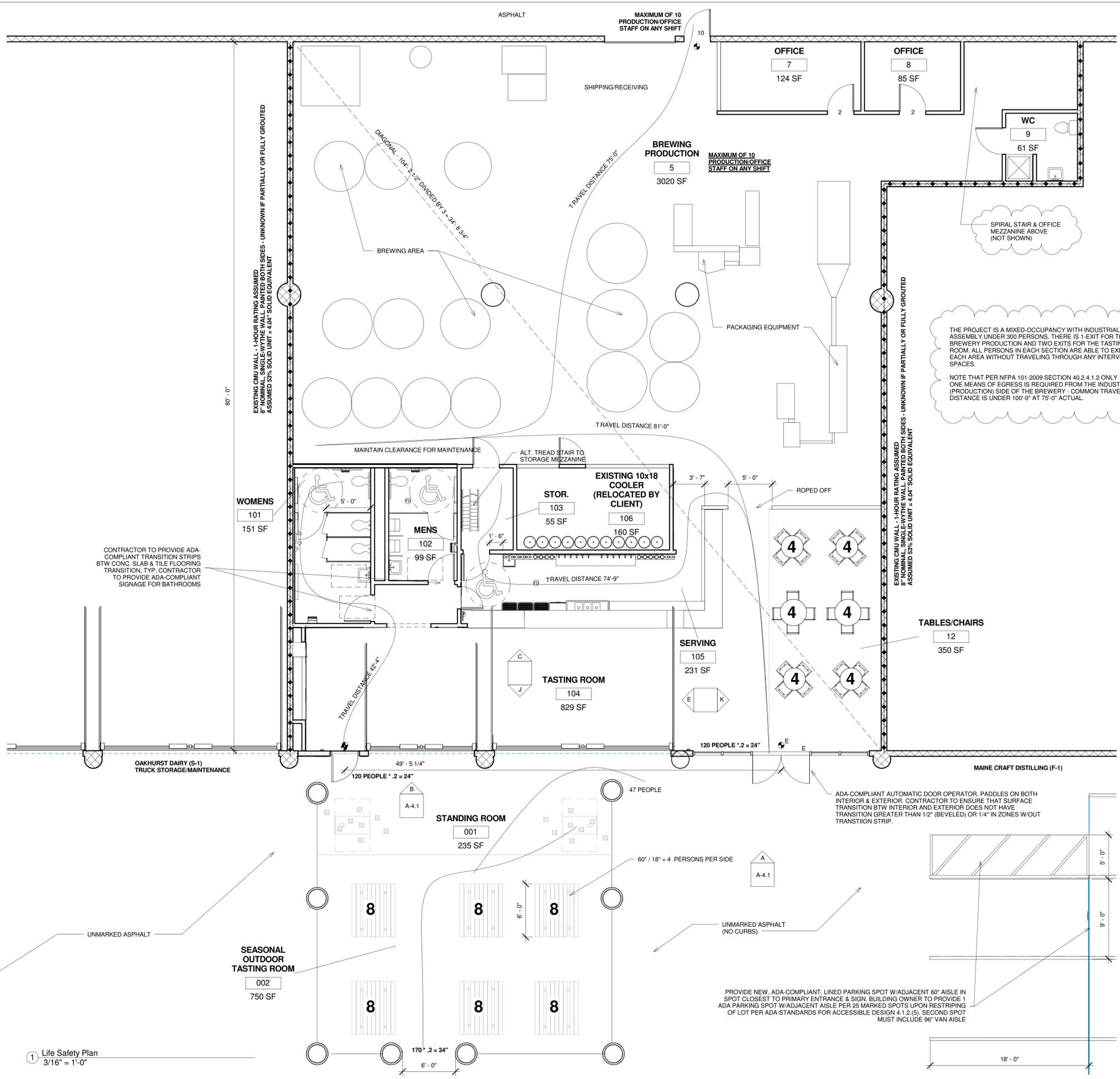
**NFPA 101 - LIFE SAFETY**  
 DOORS WITH OCCUPANT LOADS OVER 100 PEOPLE SHALL HAVE A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE.  
 ANY LATCHING DEVICES ON A DOOR MUST HAVE PANIC HARDWARE WITH AN OCCUPANT LOAD OF 100+  
 DEAD END CORRIDORS NOT TO EXCEED 20'-0"  
 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 0.80  
 FENESTRATION MAX. 40% MAX. ABOVE GRADE WALLS



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



1 Life Safety Plan  
 3/16" = 1'-0"