

**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  
 -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.

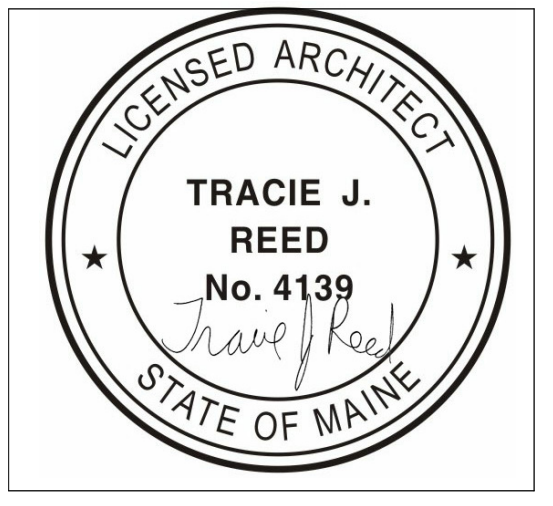
- NFPA 101 - LIFE SAFETY**  
 -DOORS WITH OCCUPANT LOADS OVER 100 PEOPLE SHALL HAVE A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE  
 -ANY LATCHING DEVICES ON A DOOR MUST HAVE PANIC HARDWARE WITH AN OCCUPANT LOAD OF 100+  
 -DEAD END CORRIDORS NOT TO EXCEED 20'-0" 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

- 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

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**LIFE SAFETY & CODE REVIEW**

Project number 15-24  
 Date 08.14.15  
 Drawn by TJR  
 Checked by TJR

**LS-1.1**

Scale As indicated