

Occupant Loads Per Building Area
Occupant Load (NFPA Table 7.3.1.2)

Floor	Room No.	Room Name	Occupancy	Floor area	sq.ft./person	Oct. load	Other occ. Loads	Total
1st	101, 102, 103, 110, 111, 112, 113, 114, 115	BUSINESS AREAS	B	748	100 GROSS	0	0	0
	103	WAITING AREA	A-2	156	15 NET	11	11	11
	104	BAR	B	360	100 GROSS	4	4	4
	105	BAR SEATING	A-2	732	15 NET	44	44	44
	106	DINING 1	A-2	401	15 NET	61	61	61
	107	DINING 2	A-2	524	15 NET	35	35	35
	114	KITCHEN	B	2,160	100 GROSS	22	22	22
	100VS, 100CS, 100FD, 100SO, 100MO, 100WA, 100NAS, 100CR, 100BC, 100CR, 100VS, 100ELB, 100V, 100M, 100M, 100FVS	BUSINESS AREAS	B	2,283	100 GROSS	23	23	23
	100LB	LOBBY	A-3	112	15 NET	0	0	0
	100BA	BREAKFAST	A-2	484	15 NET	66	66	66
100PT	PANTRY	A-2	286	15 NET	20	20	20	
100FP	FOOD PREP	B	236	100 GROSS	3	3	3	
100P	SWIMMING POOL	A-3	500	50 GROSS	10	10	10	
100P	SWIMMING POOL DECK	A-3	481	30 GROSS	33	33	33	
100RE	RESIDENCE ENTRANCE	R-2	84	200 GROSS	1	1	1	
100RLB	RESIDENCE LOBBY	A-3	144	15 GROSS	10	10	10	
VARIES	MECHANICAL EQUIPMENT ROOMS	A-2, A-3, & B ACCESSORY	332	300 GROSS	2	2	2	
200F	FITNESS CENTER	A-3	658	50 GROSS	14	14	14	
2nd	200BR, 200ET, 200LS, 200L, 200DR, 200GL	BUSINESS AREAS	B	1,078	100 GROSS	11	11	11
	200MT	MEETING ROOM	A-3	811	15 GROSS	60	60	60
	VARIES	GUEST ROOMS & SUITES	R-1	12,709	200 GROSS	64	64	64
	VARIES	MECHANICAL EQUIPMENT ROOMS	R-1	677	300 GROSS	3	3	3
	VARIES	GUEST ROOMS & SUITES	R-1	15,855	200 GROSS	80	80	80
	300HK	HOUSEKEEPING	R-1	158	300 GROSS	1	1	1
	VARIES	GUEST ROOMS & SUITES	R-1	15,855	200 GROSS	80	80	80
	400HK	HOUSEKEEPING	ACCESSORY	158	300 GROSS	1	1	1
	VARIES	GUEST ROOMS & SUITES	R-1	15,855	200 GROSS	80	80	80
	500HK	HOUSEKEEPING	ACCESSORY	158	300 GROSS	1	1	1
6th	VARIES	GUEST ROOMS & SUITES	R-1	15,889	200 GROSS	80	80	80
	600U	UTILITY	R-2 ACCESSORY	66	300 GROSS	1	1	1

FLOOR	BUILDING SQUARE FOOTAGE
FIRST FLOOR	10,634 S.F.
SECOND FLOOR	16,013 S.F.
THIRD FLOOR	16,013 S.F.
FOURTH FLOOR	16,013 S.F.
FIFTH FLOOR	16,013 S.F.
SIXTH FLOOR	15,855 S.F.
TOTAL	98,641 S.F.

CODE SUMMARY

THE BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH NFPA 101, 2009 EDITION, IBC 2009, IRC 2009, IMC 2009, ADAS, 2009, ASHRAE 90.1-2009, MAINE HUMAN RIGHTS LAWS, IBC 2009 EDITION MAINE STATE PLUMBING CODE, AND ALL LOCAL, STATE AND FEDERAL CODES. THE ENTIRE BUILDING IS PROVIDED WITH A FULLY AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. A CLASS 1 STANDPIPE HAS BEEN LOCATED IN EACH STAIRWELL.

THE BUILDING HAS BEEN DESIGNED CONSTRUCTION TYPE I-B.

THE BUILDING CONTAINS MIXED OCCUPANCIES OF TYPES CLASSIFIED AS ASSEMBLY, RESIDENTIAL (HOTEL), AND BUSINESS PER NFPA AND A-2, A-3, B, R-1, AND R-2 (SEE SECTION 302.3) PER IBC. THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR ALL USE GROUPS IS 11 STORIES AND 160'. TRAVEL DISTANCE IS LIMITED FOR ALL USE GROUPS CONTAINED WITHIN THE BUILDING.

1ST FLOOR CONTAINS USE GROUP A-2, A-3, AND B. GROUP B HAS BEEN DESIGNED TO THE MOST RESTRICTIVE USE GROUP, A-2 (3) AND COMBINED INTO NONSEPARATED USES AREA. THE 1ST FLOOR HAS BEEN SEPARATED FROM THE UPPER USE GROUP R-1 BY A 2 HR. (1 HR. MIN. REQUIRED PER SECTION 302.3.2) FIRE-RESISTIVE HORIZONTAL FIRE BARRIER. INCIDENTAL USE AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 302.1.

2ND FLOOR CONTAINS USE GROUP A-3, B AND R-1. EACH GROUP HAS BEEN SEPARATED BY A 1 HR. FIRE BARRIER IN ACCORDANCE WITH SECTION 302.3.2. THE 2ND FLOOR HAS BEEN SEPARATED FROM THE UPPER USE GROUP R-1 BY A 2 HR. (1 HR. MIN. REQUIRED PER SECTION 302.3.2 AND 711.3) FIRE-RESISTIVE HORIZONTAL FIRE BARRIER. INCIDENTAL USE AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 302.1.

3RD, 4TH AND 5TH FLOORS CONTAIN USE GROUP R-1. EACH FLOOR HAS BEEN SEPARATED FROM THE UPPER USE GROUP R-1 BY A 2 HR. (1 HR. MIN. REQUIRED PER SECTION 711.3) FIRE-RESISTIVE HORIZONTAL FIRE BARRIER. INCIDENTAL USE AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 302.1.

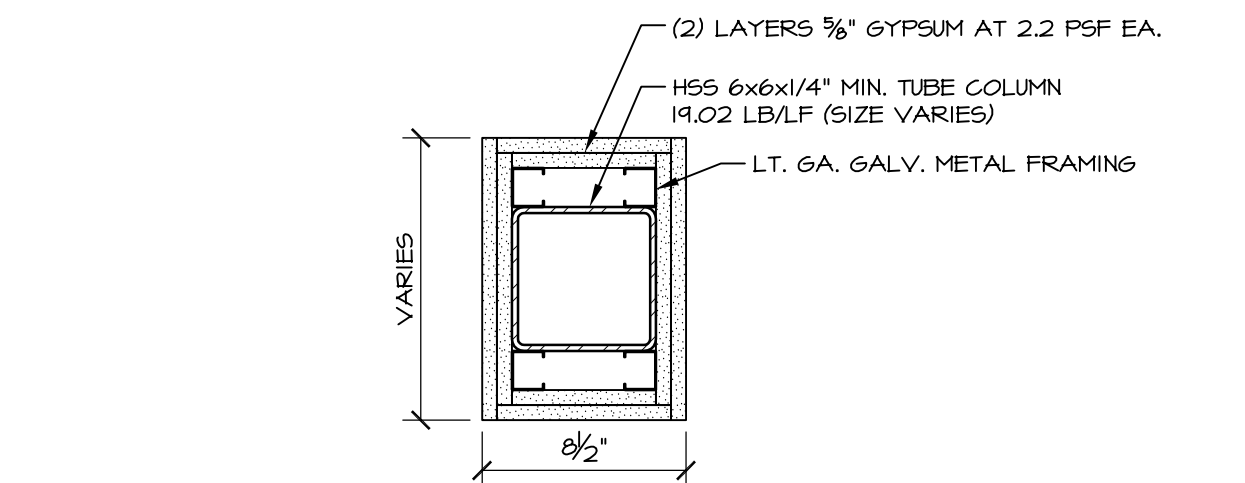
6TH FLOOR CONTAIN USE GROUP R-2. INCIDENTAL USE AREAS HAVE BEEN PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 302.1.

THE STRUCTURAL STEEL FLOOR FRAMING HAS BEEN PROTECTED IN A UL LISTED 2 HR. FIRE-RESISTANCE RATED FLOOR/CEILING MEMBRANE. THE STRUCTURAL STEEL ROOF FRAMING HAS BEEN PROTECTED IN A UL LISTED 1 HR. FIRE-RESISTANCE RATED ROOF/CEILING MEMBRANE. PERIMETER FLOOR AND ROOF BEAMS HAVE BEEN PROTECTED IN A UL LISTED 2 HR. WALL ASSEMBLY. UL LISTED ASSEMBLIES FOR INDIVIDUAL MATERIAL ARE REFERENCED ON A-2.

THE STRUCTURAL STEEL COLUMNS ARE INDIVIDUALLY PROTECTED BY TYPE X GYPSUM BOARD IN ACCORDANCE WITH SECTION 721.5.1.2, EQUATION T-12) BASED ON THE LIGHTEST STRUCTURAL STEEL COLUMN SPECIFIED.

$$R = 130 \left[\frac{W \sqrt{A}}{2} \right]^{0.75}$$

a=6 in. (width of column)
b=6 in. (depth of column)
w=24.34 (155 6x6x1/4" + R1.02 lb/ft + gypsum Board 5.28 lb/ft min.)
R=120.53 minutes (Fire resistance provided)
h=1.25 in. (Total thickness of gypsum wall board)
D=2(a+d) in. (Heated perimeter of the structural steel column)
W* = w + 50hD/144 (Total weight of the structural steel column and gypsum wall board protection)



1 WRAPPED COLUMN DETAIL (2 HR.)
A0.1 1/16" = 1'-0" (IBC EQUATION T-12)

MEANS OF EGRESS COMPONENT	REQUIRED	PROVIDED	CODE REFERENCE
NUMBER OF EXITS	2 PER FLOOR	2 PER FLOOR	IBC TABLE 1009.1/NFPA 1-4.11
TRAVEL DISTANCE	250' MAX.	125' MAX.	IBC TABLE 1005.1/NFPA 1-4.1*
DEAD END CORRIDOR	20' MAX.	<20'	IBC 1016.3/NFPA 1-5.1.3
CORRIDOR WIDTH	44' MIN.	=44'	IBC 1016.2/NFPA 1-3.3
EGRESS DOOR WIDTH	36"	36"	IBC 1008.11/NFPA 1-3.3
EGRESS STAIR WIDTH	44' MIN.	=44'	IBC 1008.1/NFPA 1-3.3

*NFPA MEASURES TRAVEL DISTANCE TO GUESTROOM CORRIDOR DOORS FOR R OCCUPANCY AND HAS A MAX. TRAVEL DISTANCE OF 200'. TRAVEL DISTANCE IS 125' TO GUESTROOM CORRIDOR DOORS.

BUILDING ELEMENT	REQUIRED	PROVIDED
STRUCTURAL FRAME	2*	2*
BEARING WALLS		
EXTERIOR	2	2
INTERIOR	2	n/a
NONBEARING WALLS		
EXTERIOR	1	2
INTERIOR	0	0
FLOOR CONSTRUCTION	2	2
ROOF CONSTRUCTION	1	1

FIRE RESISTANCE-RATED CONSTRUCTION SUMMARY	REQUIRED	PROVIDED
EXTERIOR WALLS	0	As Noted
FIRE WALLS	3	n/a
FIRE BARRIERS	1	1
SHAFT ENCLOSURE	2	2
FIRE PARTITIONS	1	1
GUESTROOMS	1	1
RESIDENTIAL CORRIDORS	1/2	1
CORRIDORS (1ST FLOOR)	0	0

*PER TABLE 601 ITEM b. STRUCTURAL FRAME MAY BE REDUCED TO 1 HR. WHERE SUPPORTING A ROOF ONLY.

INTERIOR FINISH REQUIREMENTS (IBC TABLE 803.5)	USE GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS, ROOMS AND ENCLOSED AND OTHER EXITS	SPACES
A-2 & A-3	B	B	C	C
R-1	B	C	C	C
R-2	C	C	C	C

WALL AND CEILING FINISHES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPMENT 0-450
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPMENT 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPMENT 0-450

DECORATIVE MATERIALS SHALL MEET NFPA 101 IN ACCORDANCE WITH IBC SECTION 908.2 OR BE NONCOMBUSTIBLE
DECORATIVE TRIM SHALL MEET IBC SECTION 908.5

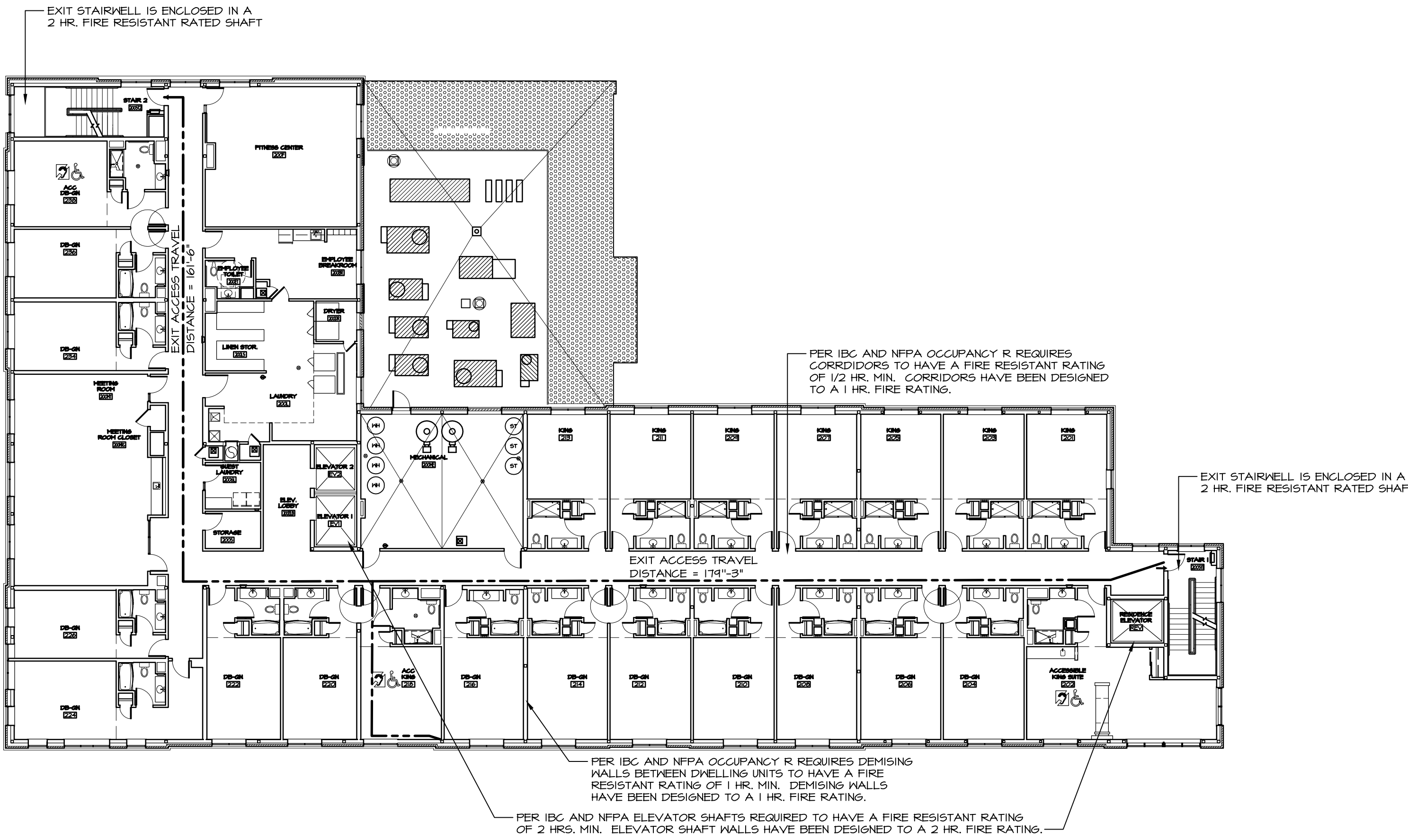
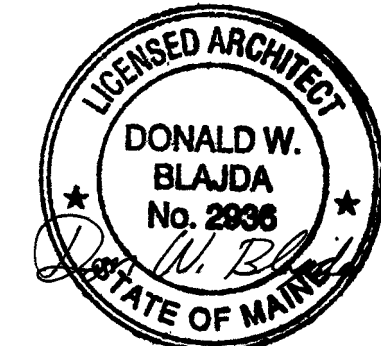
NOTE: INTERIOR FLOOR FINISHES IN VERTICAL EXITS, EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS SHALL BE CLASS II AS CLASSIFIED PER NFPA 253 AND TESTED IN ACCORDANCE WITH ASTM E 648.

HOTEL BARRIER-FREE AND HEARING IMPAIRED ROOM COUNTS						
ROOM TYPE	1 ST	2 ND	3 RD	4 TH	5 TH	HEARING IMPAIRED
KING w/ ROLL-IN SHOWER	0	1	1	0	0	2
KING SUITE w/ ROLL-IN SHOWER	0	1	0	0	0	1
DOUBLE QUEEN w/ ROLL-IN SHOWER	0	1	0	0	0	1
DOUBLE QUEEN w/ TUB	0	0	1	1	1	3
KING (HEARING IMPAIRED)	0	0	1	1	1	3
DOUBLE QUEEN (HEARING IMPAIRED)	0	0	1	1	1	3

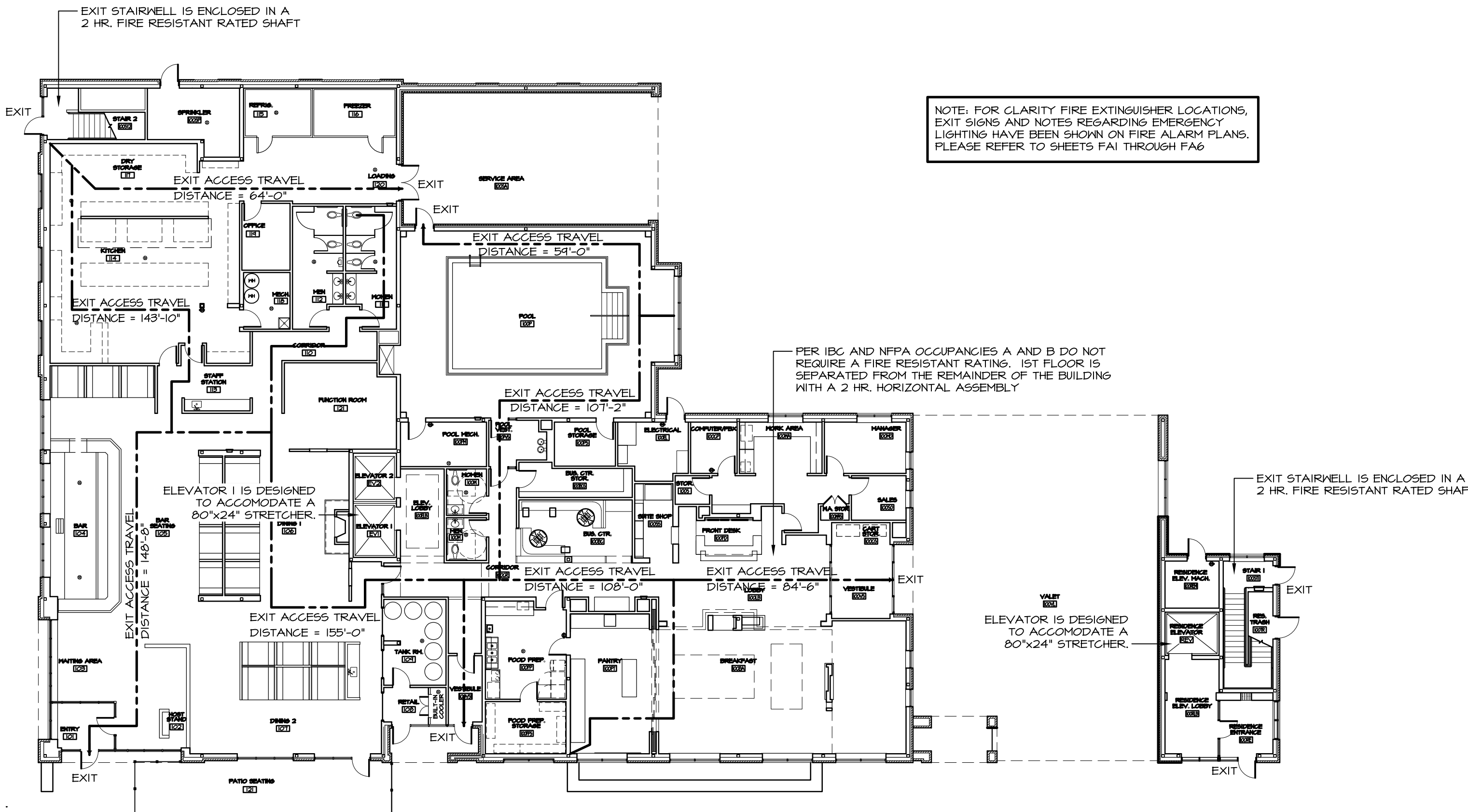
HOTEL ROOM COUNT						
ROOM TYPE	1 ST	2 ND	3 RD	4 TH	5 TH	TOTAL
DOUBLE QUEEN	0	14	22	22	17	75
KING STANDARD	0	8	10	4	4	36
KING SOFA	0	0	0	1	6	7
KING SUITE	0	1	1	1	1	4
TOTAL ROOM COUNT	0	23	33	33	33	122

APPLICANT: OLD FORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

ARCHITECT: DONALD W. BLAJDA, R.A.
OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE
BELMONT, NH 03220



3 SECOND FLOOR PLAN
A0.1 1/16" = 1'-0"



2 FIRST FLOOR PLAN
A0.1 1/16" = 1'-0"

REVISION SCHEDULE	REVISION DESCRIPTION	DATE	BY
09-25-10	ADD FLOOR PLANS		dwb

OPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE: (603) 251-9090 FAX: (603) 251-9191

CODE INFORMATION
LIFE SAFETY PLAN

Hotel, Restaurant, & Portside Residences
Portland ME

DATE: 04-24-10
SCALE: SEE PLAN
DRAWN BY: dwb

A0.1
SHEET

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