BRICK NORTH - PHASE 1 TENANT FIT-UP

Thompson's Point
Portland, ME

9-2-14 -ISSUED FOR PERMIT

LOCATION MAP NOT TO SCALE

AREA OF WORK 6349 SF

BUILDING FOOTPRINT=33,051 SF

no work in this area under this permit application

DRAWING LIST

ARCHITECTURAL DRAWINGS
A1.01 Floor & Framing Plan & Details
A1.01-S Seating Layouts

MEP DRAWINGS
E1.01-PHASE 1 Lighting Floor Plans
E2.01-PHASE 1 Power Floor Plans
E3.01-PHASE 1 One Line Diagrams
M2-PHASE 1 Plumbing Plans

CIVIL DRAWINGS
C-3.0 Site Layout and Utility Plan
C-3.1 Stand Alone Brick North Site Layout

A1 Embedment Details
Brick North Embedment Locations

CONTACTS

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Civil Engineer:
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RELEVANT CODES

INTERNATIONAL BUILDING CODE 2009
CONSTRUCTION TYPE 3B
SPRINKLED W/ NFPA 13

HEIGHT AND AREA
OCCUPANCY USE IS A-4

FRONTAGE INCREASE= [387 LFT/ 387LFT-0.25] 24 FT/30=.6
A-4 ={9500 SF + [9500 x2]+[9500x.6] = 33,700 SF
BUILDING FOOTPRINT IS 33,051 SF
ALLOWABLE SF OF 33,700 IS GREATER THEN EXISTING SF OF 33,051
THEREFORE BUILDING WILL BE UNSEPARATED FOR A-4 , M, B AND S USES

ALLOWABLE HEIGHT= 55 FT, EXISITING =40'-4" FT

FIRE RATINGS	REFERENCE
FIRE RESISTANCE RATING STRUCTURAL FRAME (0 HOUR)	504.2
FIRE RESISTANCE RATING OF EXTERIOR BEARING WALLS 2 HOURS	T601
FIRE RESISTANCE RATING NON-BEARING WALLS AND PARTITIONS (0 HOURS)	T601
FIRE RESISTANCE RATING FLOOR CONSTRUCTION (0 HOUR)	T601
FIRE RESISTANCE RATING ROOF CONSTRUCTION (0 HOUR)	T601
CORRIDOR RATING (0 HOURS)	1018.1
STAIR RATING = 1 HOUR	1018.1

MEANS OF EGRESS	
CAPACITY OF ASSEMBLY= .2" X 400 OCCUPANTS = 80"	1005.1
NO LESS THAN 50% CAPACITY OF EXIT =40"	1005.1
PANIC HARDWARE REQUIRED WHERE> 50 OCCUPANTS	1008.1.10
MINIMUM REQUIRED CORRIDOR WIDTH - 44"	1018.2
ROOF ACCESS- NA	1009.13.1
DRAFTSTOPPING OR SPRINKLE CONCEALED SPACES @ FLOOR LEVEL & 10' HORIZONTAL	717.2.2 & 3
STANDPIPE (<30 FT. ABOVE GRADE) NA	905.3.1
FIRE DEPT. CONNECTION REQUIRED	903.3.6 (AS DIRECTED BY FIRE)

	REFERENCE
	6..1.14.3

NFPA 101 - 2009

ASSEMBLY OCCUPANCY SPRINKLED W/NFPA 13 CONSTRUCTION TYPE III(000)	T12.1.6
CONSTRUCTION TYPE LIMITATIONS OF TYPE III(200)	12.2.5.1.2
1ST FLOOR = MAX 1000 OCCUPANTS	12.2.5.4.2
2ND FLOOR MAX 300 OCUPANTS	12.2.2.12.1

COMMON PATH 20 '> 50 OCCUPANTS , 75'<50'
DEAD END CORRIDOR < 20 '
AREA OF REFUGE NOT REQUIRED

CAPACITY OF ASSEMBLY= .2" X 400 OCCUPANTS = 80"
NO LESS THAN 50% CAPACITY OF EXIT =40"

FINISHES IN BLDG TO BE CLASS A OR B 12.3.3.3

ALARM BY SPRINKLER, MANUAL NOT REQUIRED 12.3.4.2.1(b)

Occupant load calculations

Potential occupancy load @5000 sf
for Circus Atlantic or A-4 use
For gym use 5000sf/50 =100 occupants
For spectator viewing of circus ring=230
For spectator viewing of non ring performance =430
*Occupancy numbers based on setaing layout.
refer to drawing A1.01-S - Seating Layouts

Potential occupancy load @2235 sf
for Area B as M use
446 sf storage/ 300 = 2 occupant
1789 sf/30 = 60 occupants
Total =62

Potential occupant load if 2nd floor added
5000sf
Probable use would be B
5000/100 =50

Potential occupant load for Circus
430 spectator + 46 performers and staff=476 occupants

Potential occupant load for West Wing
484 + 62 + 50=588 Occupants

Plumbing calc

FIXTURE COUNT UPC
200 MALES - 2 WC & 2 URINALS
200 FEMALES - 8 WC
TOTAL 400 OCCUPANTS

DOOR	FUNCTION	CLOSER	RATING
1	PANIC	YES	NONE
2	PASSAGE	YES	2 HR
3	PRIVACY		NONE
4	PASSAGE	YES	NONE
5	PASSAGE	YES	NONE
6	PANIC	YES	1 HR
7	PANIC	YES	NONE
10	PASSAGE	YES	NONE
11	PANIC	YES	1 HR
12	PASSAGE	YES	NONE
13	PRIVACY	YES	1 HR
14	PANIC	YES	NONE
15	PANIC	YES	NONE

LEGEND
EXIT LIGHT
EMERGENCY LIGHT
FIRE EXTINGUISHER

LIFE SAFETY PLAN
3/32" = 1'-0"