A R C H E T Y P

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/16/14

MEMO

Date: September 9, 2014

To: Jeanie Bourke
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

Re: Brick South at Thompsons Point

We are seeking temporary use permit until November 3rd for the existing building known as "Brick South" on Thompsons Point. The user will be the Circus Atlantic. The space will act as a backup for the open structure (known as the Depot) on the south end of the point in inclement weather. The use group will be an A-3 or gymnasium without spectators. The building is currently unoccupied and was formerly used for storage and light industrial. The building type is 3b. The building has been cleaned out and is without any partitions. Occupancy will be limited to 49.

The scope of work is as follows:

1. Installation of exit signage and emergency lighting
2. Installation of exit hardware
3. Repair or replacement of exit doors
4. Filling in slab as required to alleviate tripping
5. Removal of any metal obstructions in slab
6. General lighting of western end of building to a level of 10fc @ 3' aff.

Note there is no mechanical or plumbing work. Two portable toilets (one being accessible) will be placed outside along the south wall to serve both Brick South and the Depot. Ventilation will be by opening the garage doors. With an occupancy load +/-550 sq. ft. per person and a ceiling height of 30' we do not feel this is a problem. I have attached a brief code analysis by Fire Risk Management, a plan of the building and a Structural Statement by Structural Integrity.

Bill Hopkins
Maine Licensed Architect #1050

48 Union Wharf, Portland, Maine 04101 (207) 772-6022· Fax (207) 772-4056