

Prepared For:

Consultant:

Architect:

Project:

Revisions:

Date:

Scale:

Date:

THOMPSON'S POINT-
BRICK SOUTH
THOMPSON'S POINT,
PORTLAND ME

ARCHETYPE

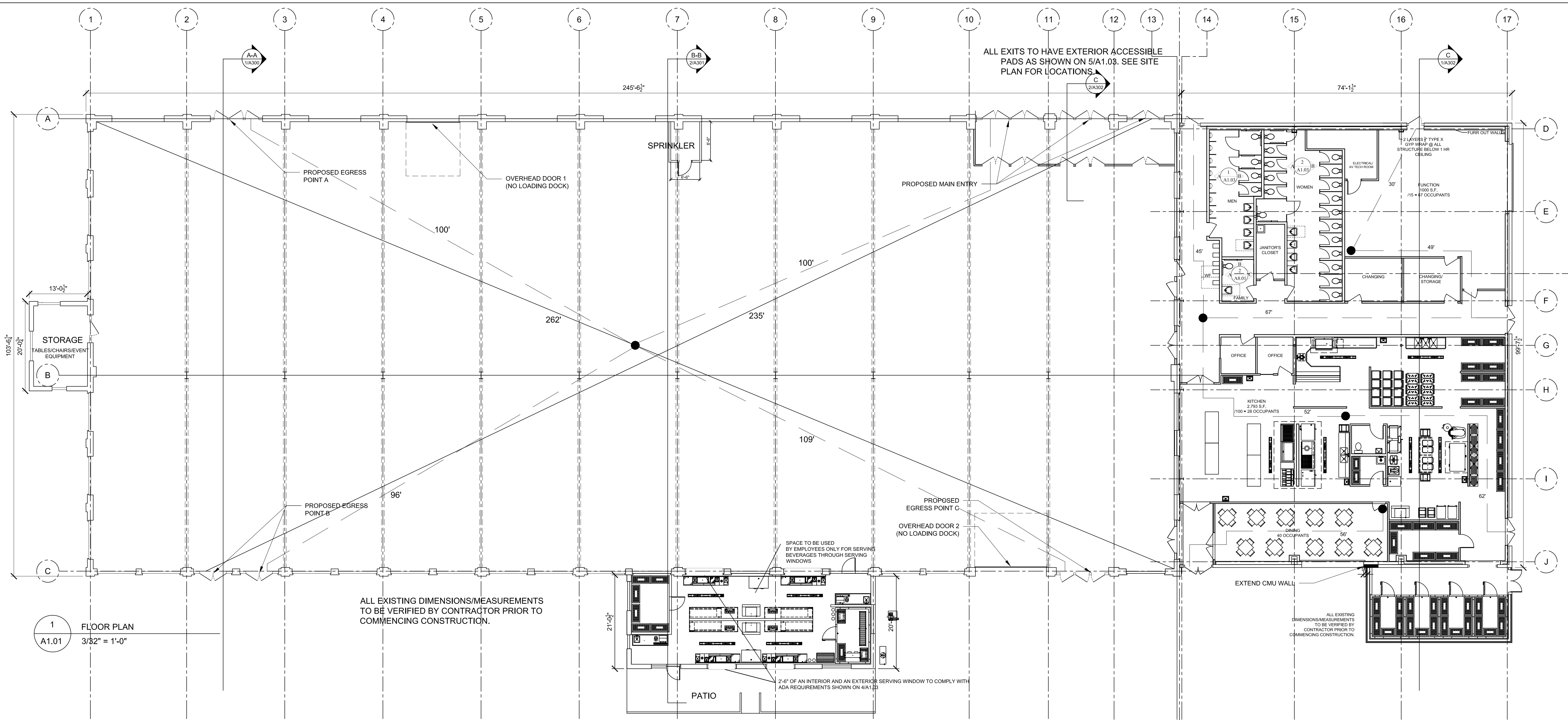
8/22/2016 - RESPONSE TO CITY

8-5-2016

3/32" = 1'-0"

PLANS

A1.01



ALL EXITS TO HAVE EXTERIOR ACCESSIBLE PADS AS SHOWN ON 5/A1.03. SEE SITE PLAN FOR LOCATIONS.

ALL EXISTING DIMENSIONS/MEASUREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.

1 FLOOR PLAN
A1.01
3/32" = 1'-0"

BUILDING 1 ← → BUILDING 2

BUILDING 1

IBC 2009
 3A CONSTRUCTION, 25,229 S.F.
 ALLOWABLE - 14,000(4) = 56,800 S.F.
 NEW ASSEMBLY OCCUPANCY - A2 OR A3
 OCCUPANCY - 2,500 - FOR BOTH BUILDINGS COMBINED (POSTED AND WRITTEN DOCUMENTATION)
 INDIVIDUAL OCCUPANCIES OF ROOMS IN EAST ANNEX NOTED ON PLAN
 (ACTUAL OCCUPANCY - ASSEMBLY - CONCENTRATED - 25,229 / 7 = 3,604 OCCUPANTS, UNCONCENTRATED - 25,229 / 7 = 1,882 OCCUPANTS)

LEVEL 3 ALTERATION
 FINISHES - EXITS (B), ENCLOSED SPACES (C)
 SPRINKLER REQUIRED
 NO FIRE EXTINGUISHER REQUIRED
 SPACES WITH OCCUPANCY < 50 ONLY 1 EXIT
 MEANS OF EGRESS ILLUMINATION REQUIRED
 ALL EXITS WILL HAVE ACCESSIBLE EXITING
 EXIT SIGNS REQUIRED
 COMMON PATH OF TRAVEL < 75'
 EXIT ACCESS TRAVEL DISTANCE < 250'

EXITS GROUPED
 TRAVEL DISTANCE < 250' (SPRINKLED)
 AT LEAST 1 ACCESSIBLE ENTRANCE
 SYSTEM INITIATED ALARM REQUIRED W/ VOICE/ALARM

TABLE 503, 506.3
 CONSTRUCTION TYPE 3A - PROTECTION THROUGH PERFORMANCE ANALYSIS AND SPRINKLER SYSTEM - DONE BY FIRE RISK MANAGEMENT IN COORDINATION WITH CITY FIRE.
 25,229 S.F.
 NEW ASSEMBLY OCCUPANCY
 OCCUPANCY - 2,500 (BOTH BUILDINGS, POSTED)
 DOES NOT EXCEED 1 PERSON IN 7'
 SPRINKLED
 CAPACITY FACTOR - LEVEL COMPONENTS - .2
 2,500(.2) = 500'
 500'/34' = 14.7 = 15 DOORS REQUIRED FOR EXITING (19 SHOWN)
 EXIT DOORS TO BE GROUPED
 COMMON PATH OF TRAVEL < 20'
 TRAVEL DISTANCE TO EXITS < 250'
 DEAD END CORRIDORS < 20'
 EMERGENCY LIGHTING REQUIRED
 SHOWN ON E102
 COOKING EQUIPMENT PROTECTED
 FIRE ALARM REQUIRED

IBC TABLE 803.9
 IBC 903.2.1.2
 IBC 903.2.1.3
 IBC 906.1 EX 1
 IBC 1006.1
 IBC 1007.1
 IBC 1011.1
 IBC 1014.3
 IBC TABLE 1016.1
 IBC 1028.2
 IBC 1028.7
 IBC 3411.4.2
 IBC 907.2.1.1

FIXTURE COUNT FOR BOTH BUILDINGS

PLUMBING CALCULATIONS BASED ON AN ASSEMBLY
 A-2 OCCUPANCY OF 2,500 (TOTAL FOR MAIN ASSEMBLY BUILDING & EAST ANNEX COMBINED)
 UPC

- MALES - 4 WC & 7 URINALS
- FEMALES - 18 WC (FAMILY TOILET TO COUNT)
- 1 FAMILY TOILET ROOM
- 6 DRINKING FOUNTAINS
- 1 SERVICE SINK

NFPA 12.7.9.3
 NFPA 12.1.7.1.2
 NFPA 12.3.5.2
 NFPA TABLE 7.3.3.1
 NFPA 12.2.3.6.2
 NFPA 12.2.5.1.2
 NFPA 12.2.6.2 EX.1
 NFPA 12.2.5.1.3
 NFPA 12.2.9.1
 NFPA 9.2.3
 NFPA 12.3.4.1.1

BUILDING 2

IBC 2009
 3A CONSTRUCTION, 7,384 S.F.
 ALLOWABLE - 9,500(4) = 38,000 S.F.
 NEW ASSEMBLY OCCUPANCY - A2 OR A3
 OCCUPANCY - 2,500 - FOR BOTH BUILDINGS COMBINED (POSTED AND WRITTEN DOCUMENTATION)
 INDIVIDUAL OCCUPANCIES OF ROOMS IN EAST ANNEX NOTED ON PLAN
 OCCUPANCIES MARKED BY SPACE ON PLAN

LEVEL 3 ALTERATION
 FINISHES - EXITS (B), ENCLOSED SPACES (C)
 SPRINKLER REQUIRED
 NO FIRE EXTINGUISHER REQUIRED
 SPACES WITH OCCUPANCY < 50 ONLY 1 EXIT
 MEANS OF EGRESS ILLUMINATION REQUIRED
 ALL EXITS WILL HAVE ACCESSIBLE EXITING
 EXIT SIGNS REQUIRED
 COMMON PATH OF TRAVEL < 75'
 EXIT ACCESS TRAVEL DISTANCE < 250'

TRAVEL DISTANCE < 250' (SPRINKLED)
 AT LEAST 1 ACCESSIBLE ENTRANCE
 FIRE EXTINGUISHER WITHIN 30' COMMERCIAL COOKING EQUIP
 SYSTEM INITIATED ALARM REQUIRED W/ VOICE/ALARM

TABLE 503, 506.3
 CONSTRUCTION TYPE 3A
 7,384 S.F.
 NEW ASSEMBLY OCCUPANCY
 OCCUPANCY - 2,500 (BOTH BUILDINGS, POSTED)
 EAST ANNEX OCCUPANCY PER SPACE, SEE PLAN
 SPRINKLED
 COMMON PATH OF TRAVEL < 75' (OCCUPANT LOAD < 50)
 TRAVEL DISTANCE TO EXITS < 250'
 DEAD END CORRIDORS < 20'
 EMERGENCY LIGHTING REQUIRED
 SHOWN ON E101
 COOKING EQUIPMENT PROTECTED
 FIRE ALARM REQUIRED

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 IBC 903.2.1.3
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 NFPA 12.2.5.1.3
 NFPA 12.2.9.1
 NFPA 9.2.3
 NFPA 12.3.4.1.1