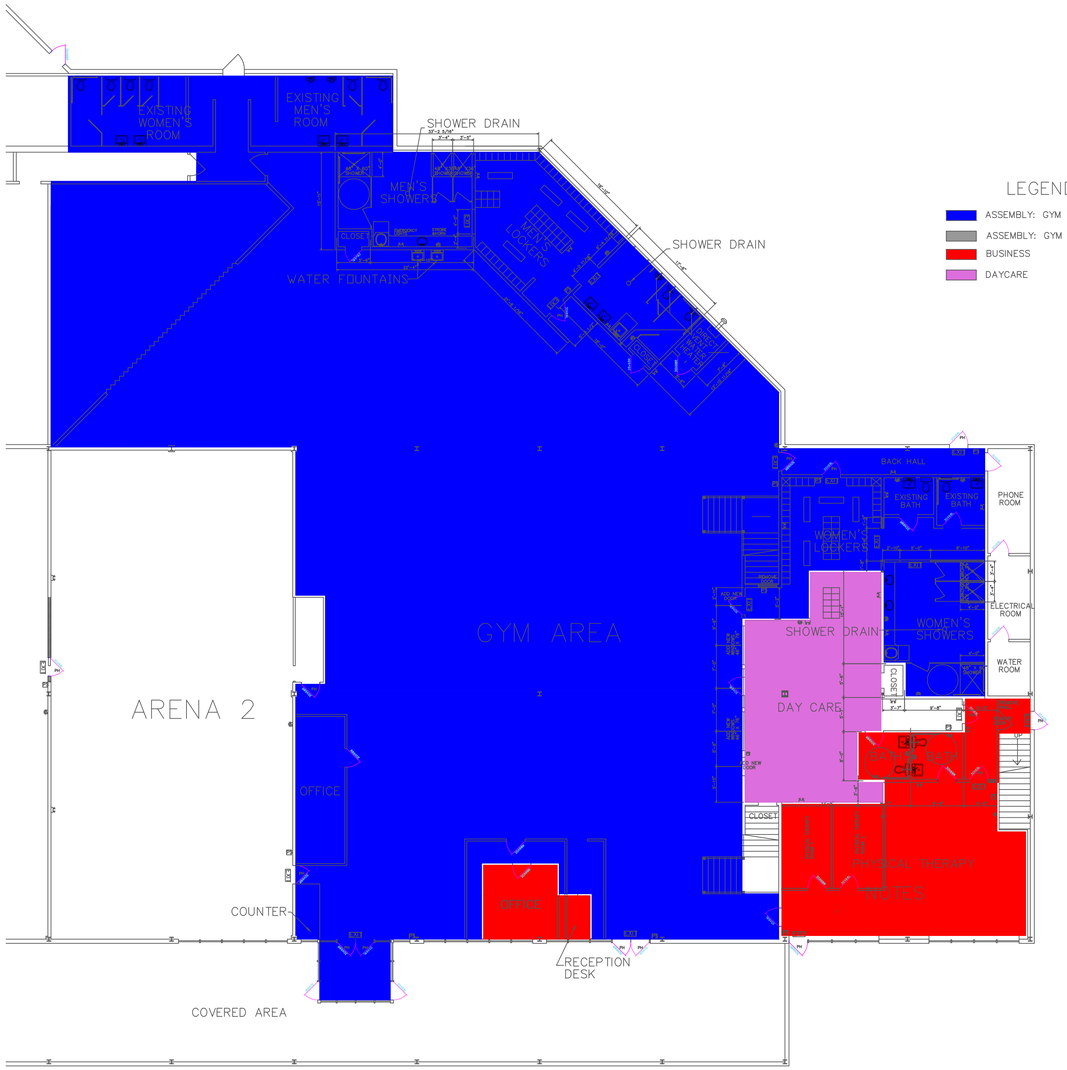

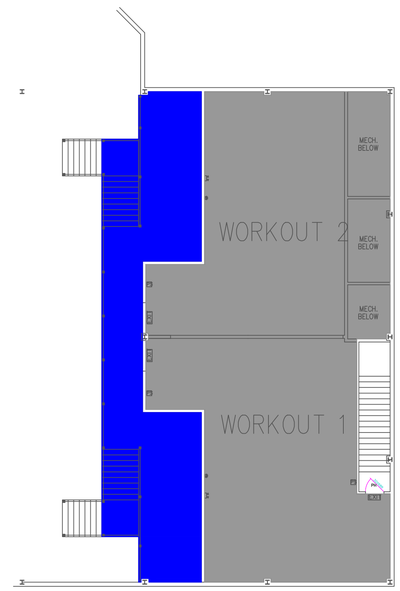

SECOND FLOOR PLAN

SUBJECT: CODE & LIFE SAFETY NOTES

IBC 2009, IEBC 2009, & NFPA 101

Existing Building Statistics (per tax records)
CBL: 271-A-2
Unit #1 Joker's Realty Two, LLC Multi-use Sales Commerical Condos
Gross: 28,926 SF

Existing Construction Type: "Warehouse"
*No change proposed

Building shall be protected throughout by an automatic sprinkler system, updated as required for proposed alterations and as required per NFPA 13.

IEBC 2009
Level 2 Alteration

IBC 2009
Existing Use Group: Amusement arcade: A-3
Proposed Use Groups: Gym: A-3
Physical Therapy Offices: B
Day Care: I-4*
*Day Care with 5 or few children shall be classified as Group R-3

Table 503 – Allowable Building Heights & Areas
Type II-B Construction
Allowable: 9,500 SF per story, 2 stories allowed
Allowable with Sprinklers per 506.3: 38,000 SF per story, 1 story above grade plane

Proposed: 28,926 SF / 1 Story*
*No change proposed

Table 508.4 Required Separation of Occupancies
Assembly to Assembly: none required
Assembly to Day Care (I-4) : 1 hour, sprinklered
Assembly to Business: 1 hour, sprinklered
Business to Day Care (I-4): 1 hour, sprinklered

Incidental Occupancies: *
Furnace Rooms over 400,000 Btu/hr Y Boilers over 15 psi & 10 hp: 1 hour or sprinklered; smoke barrier always required*
Rooms containing fire pumps: 1 hour & an automatic sprinkler system throughout the building
*No change proposed

Table 601 – Construction Type: Type II-B

IBC Table 1004.1.1
Proposed Occupancy Loads
Occupancy Type: Assembly Group A-3

Assembly (Exercise Rooms)	15,746 SF	@ 50 sf/person gross =	315 occupants
Day Care (I-4)	716 SF	@ 35 sf/person net =	21 occupants
Business	1,319 SF	@ 100 sf/person gross =	14 occupants
Mechanical	313 SF	@ 100 sf/person gross =	1 occupants
	Total	351 Occupants	

Maine State Plumbing Code / Uniform Plumbing Code Table 4-1
175 male = 2WC, 2 Urinals, 1 Lav required – 4 WC, 3 Urinals, & 7 Lavs provided
176 female = 8 WC, 1 Lav required – 6 WC & 7 Lavs provided

2 Unisex WC & Lavs provided

2 Drinking fountains required – 2 Drinking fountains provided

NFPA 101 Table 7.3.1.2
Proposed Occupancy Loads
Occupancy Type: Assembly

Assembly (Exercise Rooms w/out equp)	2,506 SF	@ 15 sf/person gross =	167 occupants
Assembly (Exercise Rooms w/ equip)	13,240 SF	@ 50 sf/person gross =	265 occupants
Day Care	716 SF	@ 35 sf/person net =	21 occupants
Business	1,319 SF	@ 100 sf/person gross =	14 occupants
	Total	467 Occupants	

Table 715.4
Fire doors in 1-hour rated shaft, exit enclosure, and exit passageway walls shall have a minimum assembly rating of 1 hour.
Fire doors in 1-hour rated fire barriers shall have a minimum assembly rating of 3/4 hours.
Doors in walls with 1-hour smoke barriers shall maintain an assembly rating of 1/3 hours.
Rated doors shall be labeled to comply with NFPA 80.

Table 1008.1.10
Provide panic hardware or fire exit hardware on all egress doors.

NO.	DESCRIPTION	DATE
	REVISIONS	

CODE REVIEW
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, MAINE 04103

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: –	APPROVED BY:	DRAWN BY:
DATE: 11/11/14		REVISION : DATE
JOB NO: C068-14	CAD FILE: DOME_CEILING	SHEET 1