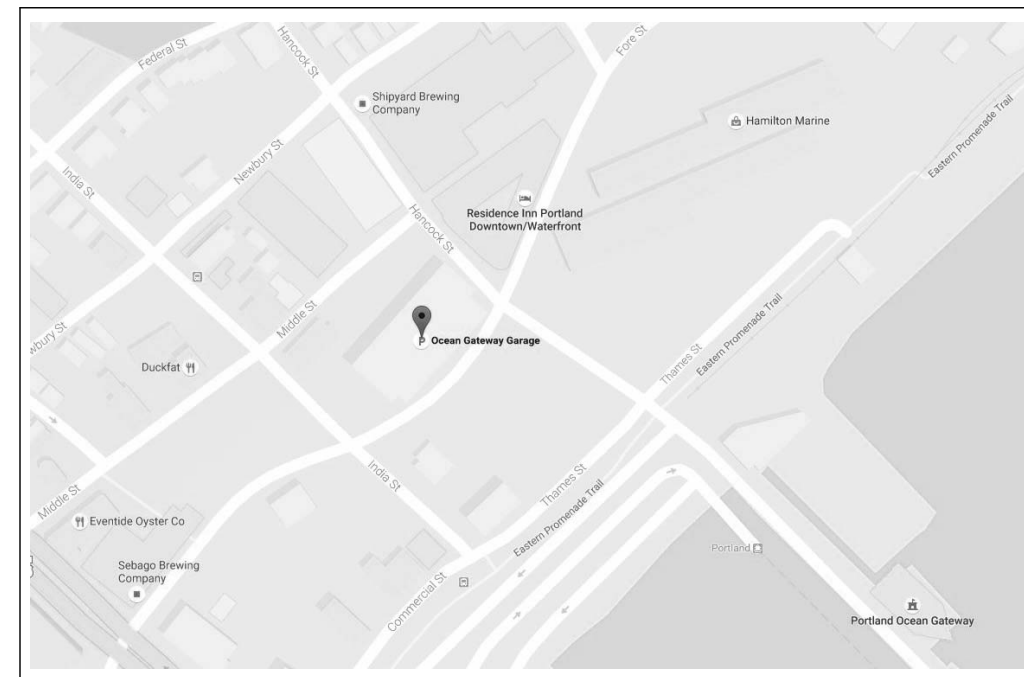


# Ocean Gateway

167 Fore Street  
Portland, Maine

## DATE OF ISSUE

SUBMISSION - OCTOBER 17, 2016



LOCATION MAP NOT TO SCALE



Ocean Gateway Garage - Proposal  
Portland, Maine



### CODE REVIEW

GROSS S.F. - 12,275 S.F.  
GROUND FLOOR - EXISTING  
FIRST FLOOR - 2,455 S.F.  
SECOND FLOOR - 2,455 S.F.  
THIRD FLOOR - 2,455 S.F.  
FOURTH FLOOR - 2,455 S.F.  
FIFTH FLOOR - 2,455 S.F.

NFPA 101  
BUILDING OCCUPANCY - CHAPTER 38  
GROUND FLOOR AREA SEPARATED FROM SECOND THRU SIXTH FLOORS

COMBINED BUSINESS OCCUPANCIES & PARKING STRUCTURE  
MIN. 2-HR RATING FIRE BARRIER 38.1.2.2  
38.1.2.2.1

OCCUPANT LOAD -  
BUSINESS = 1 PERSON / 100 SQFT  
FIRST FLOOR = 2,455/100 = 25 PEOPLE  
SECOND FLOOR = 2,455/100 = 25 PEOPLE  
THIRD FLOOR = 2,455/100 = 25 PEOPLE  
FOURTH FLOOR = 2,455/100 = 25 PEOPLE  
RESIDENTIAL = 1 PERSON / 200 SQFT  
FIFTH FLOOR = 2,455/200 = 12 PEOPLE

MEANS OF EGRESS PER CHAPTER 7  
CAPACITY OF MEANS OF EGRESS 25 X .3 = 7.5  
MIN CORRIDOR WIDTH 36" 7.3.4.1

MEANS OF EGRESS COMPONENTS  
HORIZONTAL EXITS 38.2.2.5  
MIN. 2-HR RATED 7.1.3.2.1  
EXIT PASSAGEWAYS 38.2.2.7  
EXIT ACCESS CORRIDORS 7.1.3.1  
MIN. 2-HR RATED 7.1.3.2.1

EXITS @ LEAST 1/3 DIAGONAL W/SPRINKLER 7.5.1.3.3  
DEAD END CORRIDORS NOT TO EXCEED 50' W/SPRINKLER 38.2.5.2.1  
COMMON PATH 100' W/SPRINKLER 38.2.5.3  
TRAVEL DISTANCE 300' W/SPRINKLER 38.2.6.3

EMERGENCY LIGHTING REQUIRED 38.2.9

PORTABLE FIRE EXTINGUISHERS ACCORDING TO 9.7.4.1 38.3.5

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IBC 2015 BUILDING  
EXISTING OCCUPANCY IS S-2 (PARKING GARAGE) OF 2B CONSTRUCTION  
FOR PART OF 1ST FLOOR AND UPPER TIERS.  
EXISTING PART 1ST FLOOR IS VACANT BUT POTENTIAL ASSEMBLY,  
BUSINESS OR MERCANTILE USE. CONSTRUCTION IS 1B.

PROPOSED ADDITION IS:  
B USE FOR FLOORS 1 THRU 4 OF 1-B CONSTRUCTION  
R - 3 USE FOR 5TH FLOOR OF 2-B CONSTRUCTION  
PROPOSED ADDITION TO BE SPRINKLERED PER NFPA 13

ALLOWABLE HGT. ABOVE GRADE PLANE FOR  
SPRINKLERED B AND R USE IS 75'  
PROPOSED BUILDING HGT. IS 75' T504.3

ALLOWABLE STORIES ABOVE GRADE PLANE USING 2B CONSTRUCTION  
B USE = 4 STORIES T504.4  
R USE = 5 STORIES.  
PROPOSED ADDITION OVER EXISTING = 6 STORIES.

NOTE NEW ADDITION NEEDS TO BE SEPARATED FROM EXISTING GARAGE BY 2 HRS  
NEW R USE NEEDS TO BE SEPARATED FROM B USE 1 HOUR  
R AND B USES MUST BE SEPARATED FROM 1ST FLOOR USE 3 HOUR  
1ST FLOOR NEEDS TO BE A 1A CONSTRUCTION T508.4

COMBINED BUSINESS OCCUPANCIES & PARKING STRUCTURE  
MIN. 2-HR RATING FIRE BARRIER 38.1.2.2  
38.1.2.2.1

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PORTABLE FIRE EXTINGUISHERS ACCORDING TO 9.7.4.1 38.3.5

### DRAWING LIST

- C-1.0 Utility Plan
- C-1.1 Site Plan
- S1.00 Foundation Plan
- S1.01 First Floor Framing Plan
- S1.02 Second Floor Framing Plan
- S1.03 Third Floor Framing Plan
- S1.04 Fourth Floor Framing Plan
- S1.05 Fifth Floor Framing Plan
- S1.06 Roof Framing Plan
- S2.01 General Notes and Typical Details
- S2.02 Typical Details
- S2.03 Typical Details
- S3.01 Column Schedule and Steel Details
- S4.01 Sections and Details
- S5.01 Sections and Details
- Architectural
- A0.01 Existing/Demo Work
- A1.00 Ground Floor
- A1.01 First Floor
- A1.02 Second Floor
- A1.03 Third Floor
- A1.04 Fourth Floor
- A1.05 Fifth Floor
- A1.06 Roof Plan
- A2.01 Building Elevations
- A3.01 Building Sections
- A3.02 Building Sections
- A3.03 Building Sections
- A3.04 Building Sections
- A3.11 Elevator Section and Details
- A3.12 Elevator Section and Details
- A3.13 Stair Section and Details
- A4.00 Wall Types
- A5.00 Details
- M1.00 Ground Floor Mech. Plan
- M1.01 Floors 1-5 Mech. Plan
- M1.02 Mech. Details
- M1.03 Mech. Details
- M1.04 Mech. Details
- M1.06 Roof Mech. Plan
- M2.01 First Floor Plumbing Plan
- M2.02 Second Floor Plumbing Plan
- M2.03 Third Floor Plumbing Plan
- M2.04 Fourth Floor Plumbing Plan
- E1.00 Ground Floor Lighting Plan
- E1.01 Floors 1-5 Lighting Plan
- E2.00 Ground Floor Power Plan
- E2.01 Floors 1-5 Power Plan
- E2.06 Rooftop Power Plan
- E3.01 General Notes

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