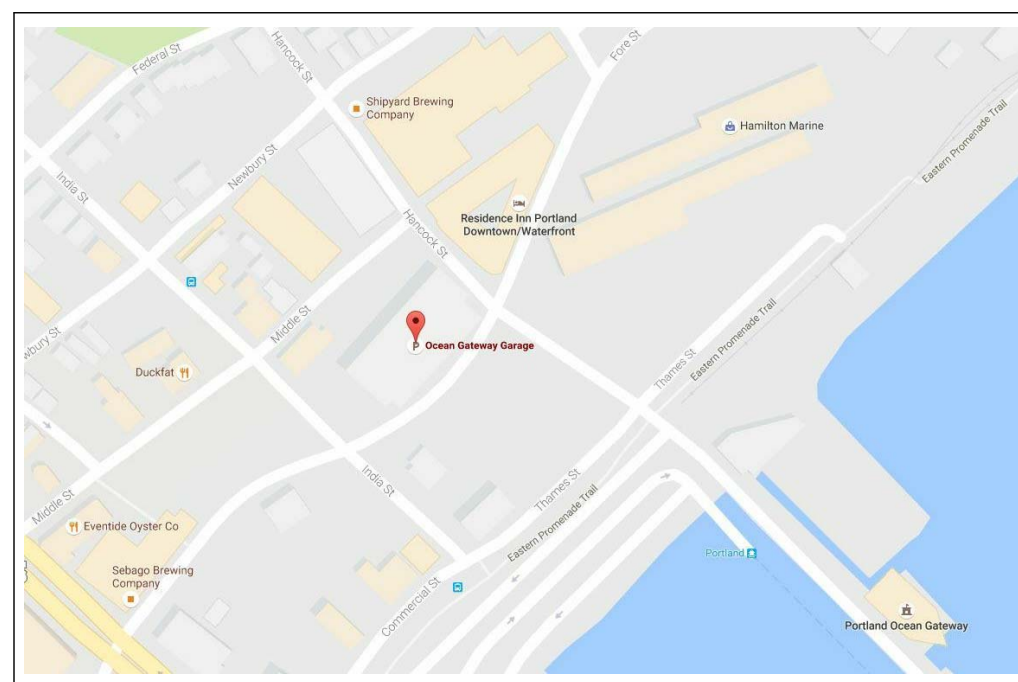


# Ocean Gateway

167 Fore Street  
Portland, Maine

## DATE OF ISSUE

BID SET - MARCH 03, 2017



LOCATION MAP NOT TO SCALE



## Ocean Gateway Garage - Proposal

Portland, Maine



### CODE REVIEW

GROSS S.F. OF ADDITION - 11,750 S.F.  
GROUND FLOOR - EXISTING  
FIRST FLOOR - 2,350 S.F.  
SECOND FLOOR - 2,350 S.F.  
THIRD FLOOR - 2,350 S.F.  
FOURTH FLOOR - 2,350 S.F.  
FIFTH FLOOR - 2,350 S.F.

**NFPA 101**  
BUILDING OCCUPANCY - CHAPTER 38  
GROUND FLOOR AREA NOT SEPARATED FROM FIRST THRU FIFTH FLOORS

NEW BUSINESS OCCUPANCIES & EXIST. PARKING STRUCTURE TO BE SEPARATED BY MIN. 2-HR RATING FIRE BARRIER  
OPENINGS IN FIRE BARRIER TO BE PROTECTED (DOES NOT MEET (5)) ARE OF REFUGE NOT REQ. W/ SPRINKLER

OCCUPANT LOAD -  
BUSINESS = 1 PERSON / 100 SQFT  
TYP. FLOOR = 2,350/100 = 24 PEOPLE

MEANS OF EGRESS PER CHAPTER 7  
CAPACITY OF MEANS OF EGRESS 25 X .3 = 7.5  
MIN CORRIDOR WIDTH 36". OCCUPANCY <50

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

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

EMERGENCY LIGHTING REQUIRED

PORTABLE FIRE EXTINGUISHERS ACCORDING TO 9.7.4.1

GROSS S.F. - 12,275 S.F.  
GROUND FLOOR - EXISTING  
FIRST FLOOR - 2,350 S.F.  
SECOND FLOOR - 2,350 S.F.  
THIRD FLOOR - 2,350 S.F.  
FOURTH FLOOR - 2,350 S.F.  
FIFTH FLOOR - 2,350 S.F.

**IBC 2015 BUILDING**  
EXISTING OCCUPANCY IS S-2 (PARKING GARAGE) OF 2B CONSTRUCTION FOR PART OF GROUND FLOOR AND UPPER TIERS.

REMAINING PARE OF EXISTING GROUND FLOOR IS VACANT BUT POTENTIAL ASSMBLY, BUSINESS OR MERCANTILE USE. CONSTRUCTION IS 1B.

PROPOSED ADDITION IS:  
B USE FOR FLOORS 1 THRU 5 OF 1-B CONSTRUCTION  
PROPOSED ADDITION TO BE SPRINKLERED PER NFPA 13

NOTE: THESE ARE TWO SEPARATE BUILDINGS. THE ADDITION AND EXISTING GARAGE, WITH A 2-HOUR FIRE SEPARATION CONSTRUCTION TYPE OF 1B IS ALLOWED BY BUILDING TYPE/OCCUPANCY.

NOTE: GROUND FLOOR MAY BECOME AN ASSEMBLY, BUSINESS OR MERCANTILE USE. ASSEMBLY IS THE MOST RESTRICTIVE. THE CALCULATIONS INCLUDE ASSEMBLY IN ORDER TO SHOW THAT THE ADDITION MAY BE UNSEPARATED FROM THE GROUND FLOOR. THE GARAGE USE MUST BE SEPARATED FROM B AND A USE BY 2-HOUR BARRIER

ALLOWABLE HGT. ABOVE GRADE PLANE FOR SPRINKLERED B AND A USE IS 160'  
PROPOSED BUILDING HGT. IS 65' T504.3

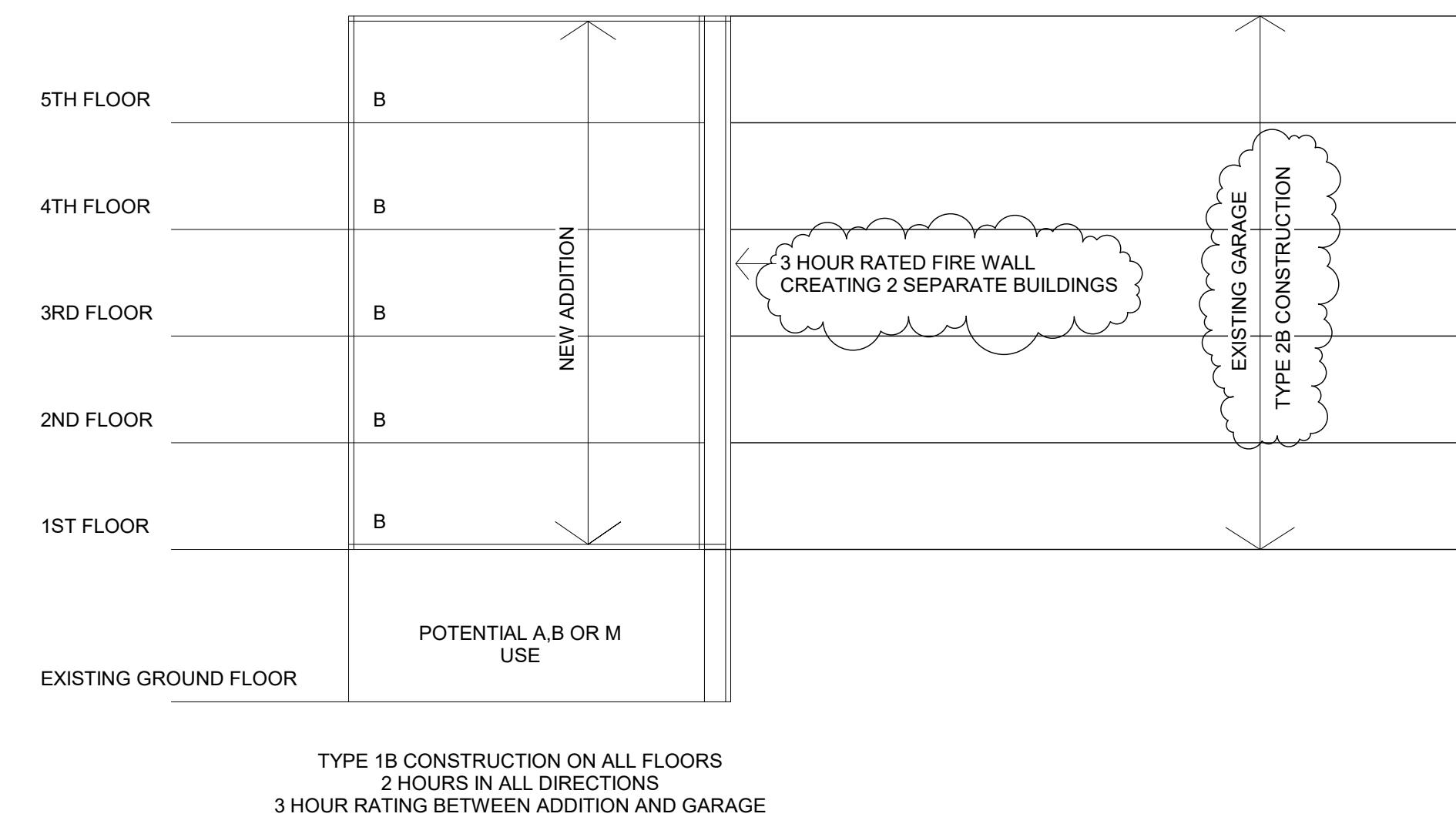
ALLOWABLE STORIES ABOVE GRADE PLANE USING 1B CONST. B USE = 11 STORIES  
A USE = 11 STORIES T504.4

PROPOSED ADDITION OVER EXISTING = 5 STORIES

NEW ADDITION TO EXISTING GARAGE = 2 HRS T508.4

**706.4 FIRE RESISTANCE RATING**  
FIRE WALLS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.6  
GROUP B = MIN 3-HOUR RATING

**706.6 VERTICAL CONTINUITY**  
EXCEPTION 3: WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.



### DRAWING LIST

- E.O.S. EDGE OF SLAB PLAN
- SK RATED FLOOR/CEILING ASSEMBLY
- SK.01 EDGE OF DECK AT ELEVATOR
  
- 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
- S3.01 Column Schedule and Steel Details
- S4.01 Sections and Details
- S4.02 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
- A3.11 Elevator Section and Details
- A3.12 Elevator Section and Details
- A3.13 Stair Section and Details
- A4.00 Wall Types
- A5.00 Details
- A5.01 Details
  
- M1.01 Ground Floor Mech. Plan
- M1.02 First Floor Mech. Plan
- M1.03 Second Floor Mech. Plan
- M1.04 Third Floor Mech. Plan
- M1.05 Fourth Floor Mech. Plan
- M1.06 Fifth Floor Mech. Plan
- M1.07 Roof Level Mech. Plan
- M1.08 Mech. Details
- M1.09 Mech. Details
- M1.10 Mech. Details
- M2.01 Ground Floor Plumbing Plan
- M2.02 Second Floor Plumbing Plan
- M2.03 Third Floor Plumbing Plan
- M2.04 Fourth Floor Plumbing Plan
- M2.05 Fifth Floor Plumbing Plan
- M2.06 Roof Top Plumbing Plan
  
- E1.00 Ground Floor Lighting Plan
- E1.01 First Floor Lighting Plan
- E1.02 Second Floor Lighting Plan
- E1.03 Third Floor Lighting Plan
- E1.04 Fourth Floor Lighting Plan
- E1.05 Fifth Floor Lighting Plan
- E1.06 Roof Top Lighting Plan
- E2.00 Ground Floor Power Plan
- E2.01 First Floor Power Plan
- E2.02 Second Floor Power Plan
- E2.03 Third Floor Power Plan
- E2.04 Fourth Floor Power Plan
- E2.05 Fifth Floor Power Plan
- E2.06 Rooftop Power Plan
- E3.01 General Notes

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