

CODE SUMMARY

Stonecoast Fund Services is renovating 8,200 square feet for offices, which is part of the existing fifth floor of a seven story building, located at 2 Portland Square.

The existing B Business Use is not changing.
The existing building is Construction Type 1 with an existing supervised sprinkler system and fire alarm system.
The offices include open office area, small enclosed offices, a conference room, files and kitchenette.
Access to an existing corridor, elevator, bathrooms and stairs is provided.
There are no changes to the exterior walls or interior bearing columns.
Interior changes include acoustical ceiling, carpeting and new partitions with metal studs with 5/8" Type X gypsum board on each side.
Renovations to the sprinkler, electrical and fire safety systems shall be installed per code by contractors.

BUILDING SUMMARY:

International Building Code 2009:

Part of the existing fifth floor is being renovated for Stonecoast Fund Services offices:

Business Use (B) Office	7,845 SF
Conference Room	355 SF
Total Area	<u>8,200 SF</u>

OCCUPANT LOAD

Office	NFPA-7845 SF @ 100 SF/Occupant= 79 occupants
	IBC 7845 SF @ 100 SF/Occupant= 79 occupants
Conference	NFPA-355 SF @ 15 SF/Occupant= 24 occupants
	IBC 355 SF @ 15 SF/Occupant= 24 occupants
Total	<u>103 Occupants</u>

2 separate means of egress provided, each egress 52 occupants
52 occupants x 2 inches = 10.4 inches door width required-3'4" or 68" provided

Existing Construction Type:

Construction Type 1 (protected) -Unlimited floor area

Fire Suppression: Existing supervised automatic sprinkler system.

Maximum Dead End Corridor - Allowed--50 feet Provided-0 feet

- STONECOAST PHASE 3
- SHEET INDEX
- 00 COVER
- A-1.1 EXISTING CONDITIONS & DEMOLITION
- A-1.2 FIFTH FLOOR PLAN
- A-1.3 REFLECTED CEILING PLAN
- A-1.4 POWER AND DATA PLAN
- A-1.5 LIFE SAFETY PLAN