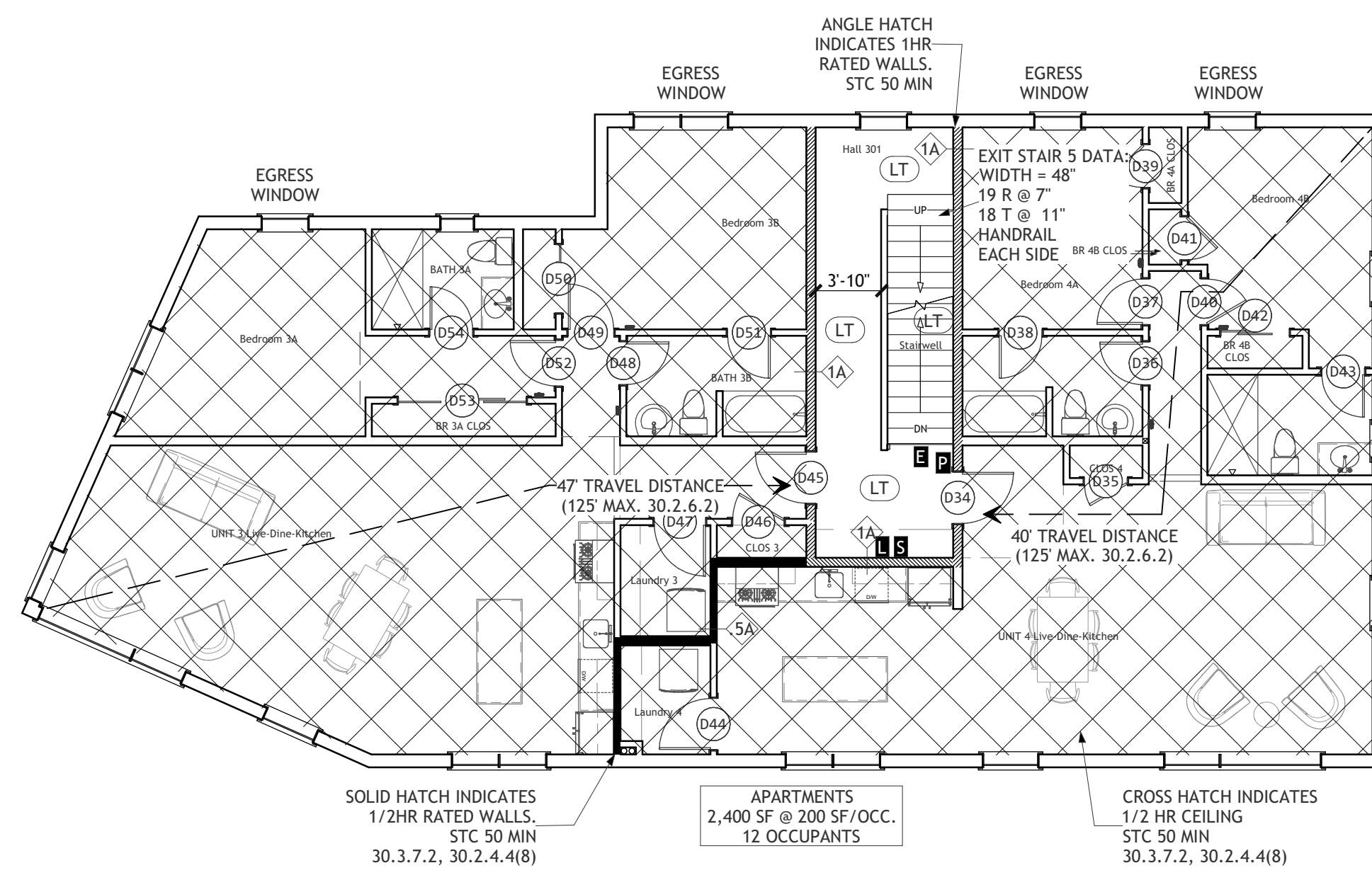
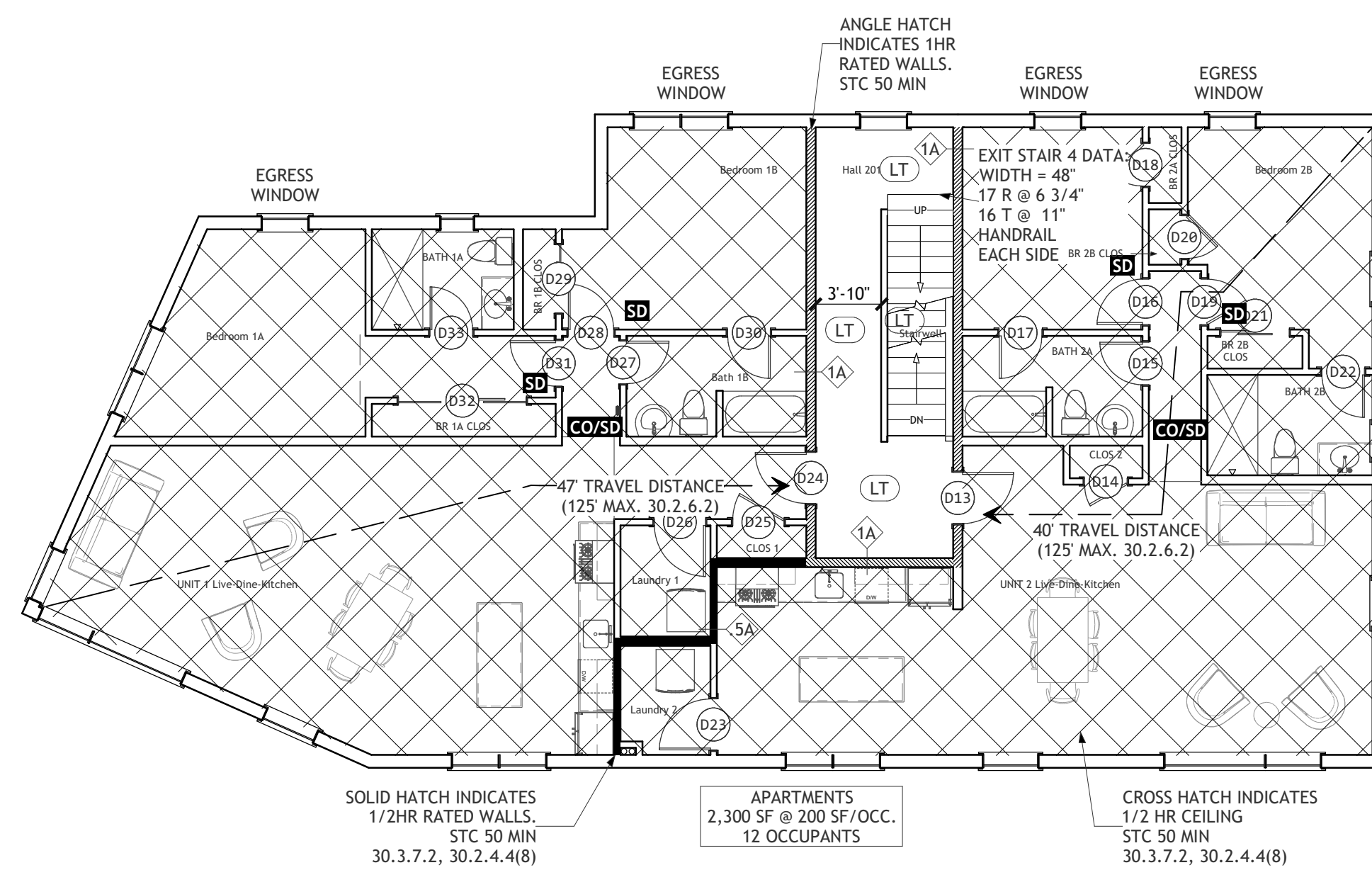


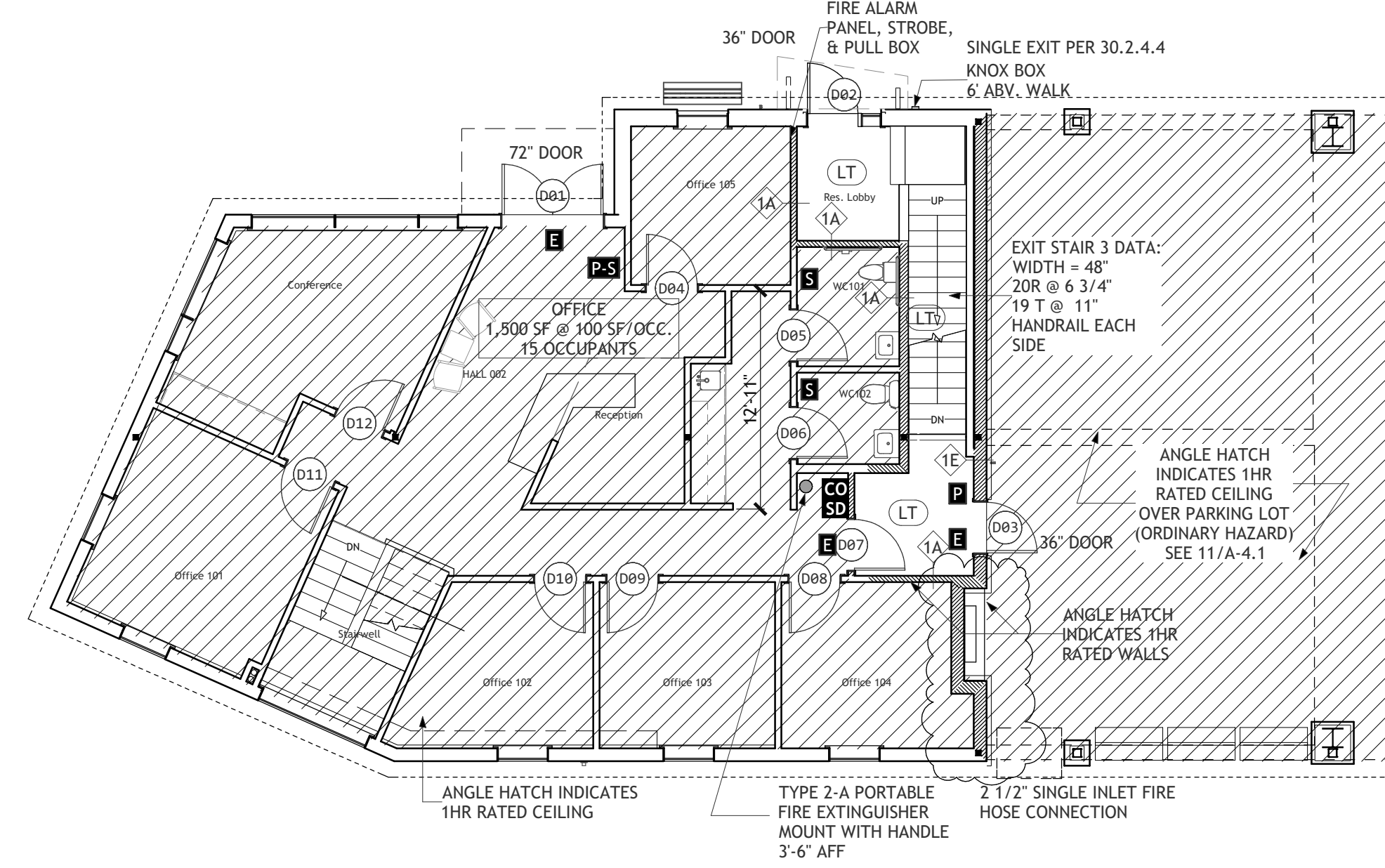
4 : Roof Plan : 1/8 in = 1 ft



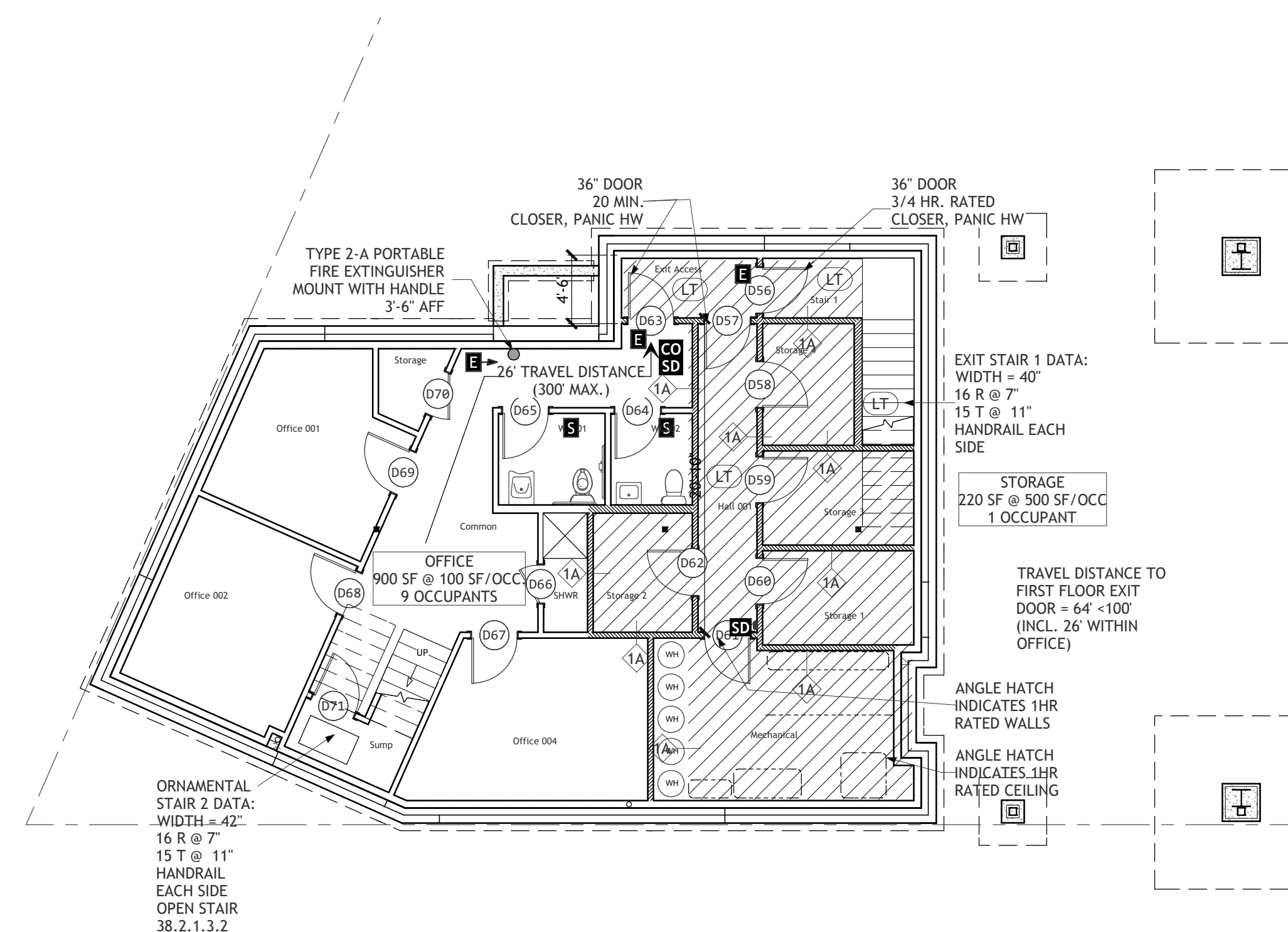
3 : Third Floor Plan : 1/8 in = 1 ft



2 : Second Floor Plan : 1/8 in = 1 ft



1 : First Floor Plan : 1/8 in = 1 ft



0 : Basement Plan : 1/8 in = 1 ft

**GENERAL NOTES:**

**APPLICANT:**  
Adam Cope, 23 Ocean Avenue Associates LLC, PO Box 1398,  
Portland, ME 04103, 207-415-5833

**ARCHITECT:**  
Kevin Moquin Architect, 1 Union St. #203, Portland, ME 04101,  
207-615-6421, kevin@km-a.me

**USE:**  
IBC=BUSINESS B & RESIDENTIAL R-2  
NFPA=BUSINESS (CH 38) & APARTMENT BUILDING (CH 30)

**CONSTRUCTION TYPE:** V-B, SPRINKLERED

**BUILDING ELEVATIONS:** SEE SHEETS A2.1 AND A2.2

**OCCUPANT LOAD (NFPA TABLE 7.3.1.2, IRC TABLE 14.8.1.2):**  
52 TOTAL OCCUPANTS

**BASEMENT = 10 OCCUPANTS**  
OFFICE 900 SF @ 100 SF/OCC. 9 OCCUPANTS  
STORAGE 220 SF @ 500 SF/OCC 1 OCCUPANT

**FIRST FLOOR = 15 OCCUPANTS**  
OFFICE 1,500 SF @ 100 SF/OCC. 15 OCCUPANTS

**SECOND FLOOR = 12 OCCUPANTS**  
APARTMENTS 2,380 SF @ 200 SF/OCC. 12 OCCUPANTS

**THIRD FLOOR = 12 OCCUPANTS**  
APARTMENTS 2,380 SF @ 200 SF/OCC. 12 OCCUPANTS

**ROOF = 3 OCCUPANTS**  
ROOF DECK 418 SF @ 200 SF/OCC. 3 OCCUPANTS

**SQUARE FOOTAGE (GROSS)**

BASEMENT 1,700  
FIRST FLOOR 1,700  
SECOND FLOOR 2,620  
THIRD FLOOR 2,620  
TOTAL 8,640

**FIRE PROTECTION:**  
SPRINKLER SYSTEM TO BE TYPE 13 SYSTEM.

SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

HYDRANTS: NEAR CORNER OF OCEAN AVE. AND HERSEY ST. AS LOCATED ON SITE PLAN.

WATER MAIN: 8" MAIN, LOCATION IS SHOWN ON SITE PLAN.

ACCESS TO STRUCTURE: THE BUILDING IS ACCESSIBLE BY EQUIPMENT FROM THE FRONT ON OCEAN AVENUE, FROM HERSEY STREET ON THE SOUTH SIDE AND FROM THE PARKING AREA AT THE REAR SIDE.

ONE EXIT FROM EACH DWELLING UNIT IBC 1021.1(EX.4) & TABLE 1021.2, NFPA 101-30.2.4.4

EMERGENCY LIGHTING NOT REQUIRED NFPA 101-30.2.9; 38.2.9.1

MARKING OF MEANS OF EGRESS NOT REQUIRED IN APARTMENTS WITH ONE EXIT NFPA 101-30.2.10

SYMBOL KEY	
<b>P-S</b>	NEW PULL & STROBE
<b>E</b>	NEW EXIT SIGN
<b>L</b>	NEW EMERGENCY LIGHT
<b>S</b>	NEW STROBE
	Candela rating and sound level determined by electrician.

NEW EXIT SIGN, EMERGENCY LIGHT, AND STROBE LOCATIONS TO BE CONFIRMED DURING WALKTHROUGH WITH BRUNSWICK DEPUTY CHIEF OF FIRE PREVENTION OR THEIR DESIGNATED REPRESENTATIVE.

**Kevin Moquin Architect**  
Portland, ME  
Info@km-a.me  
(207)-615-6421

Revisions:


**23 Ocean**  
Portland, ME

**PERMIT SET**

**KEVIN J. MOQUIN**  
ARC3016  
MADE OF MAINE

Code Review

12/14/2016  
**A-0.1**  
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