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

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

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

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

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

Reviewed for Code Compliance Inspections Division Approved as Noted
Date: 05/31/17

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 l 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, IBC TABLE 1004.1.1):
78 TOTAL OCCUPANTS

BASEMENT = 10 OCCUPANTS

OFFICE	900 SF @ 100 SF/OCC.	9 OCCUPANTS
STORAGE	220 SF @ 500 SF/OCC	1 OCCUPANT
MECHANICAL	169 SF @ 300 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 = 28 OCCUPANTS
ROOF DECK 418 SF @ 15 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

P-S	NEW PULL & STROBE
E	NEW EXIT SIGN
L	NEW EMERGENCY LIGHT
S	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 CHEF OF FIRE PREVENTION OR THEIR DESIGNATED REPRESENTATIVE.

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

Revisions:
3-27-17

23 Ocean
Portland, ME

PERMIT SET

LICENSED ARCHITECT KEVIN J. MOQUIN ARC3016 STATE OF MAINE

Code Review

12/14/2016

A-0.1