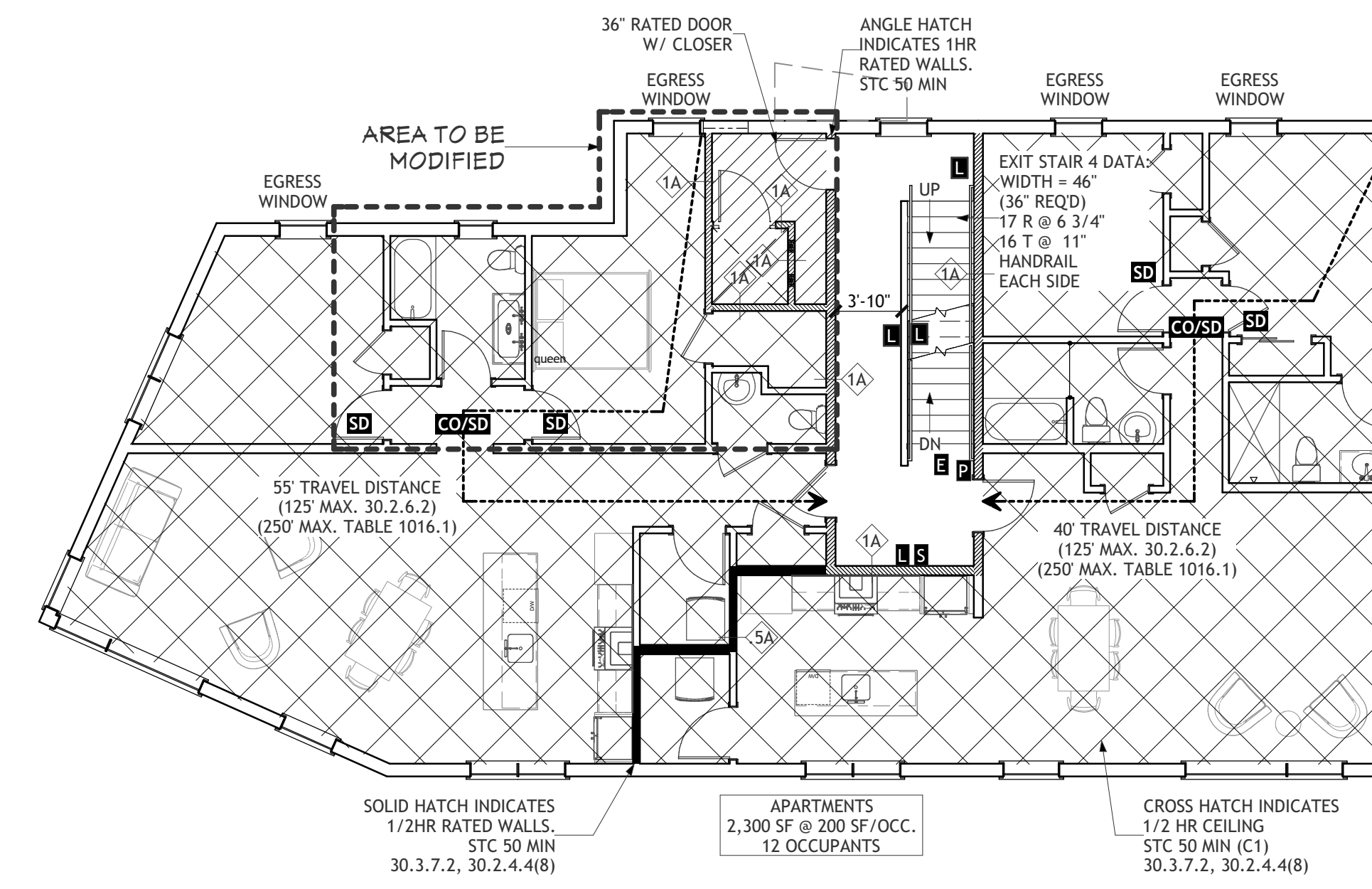
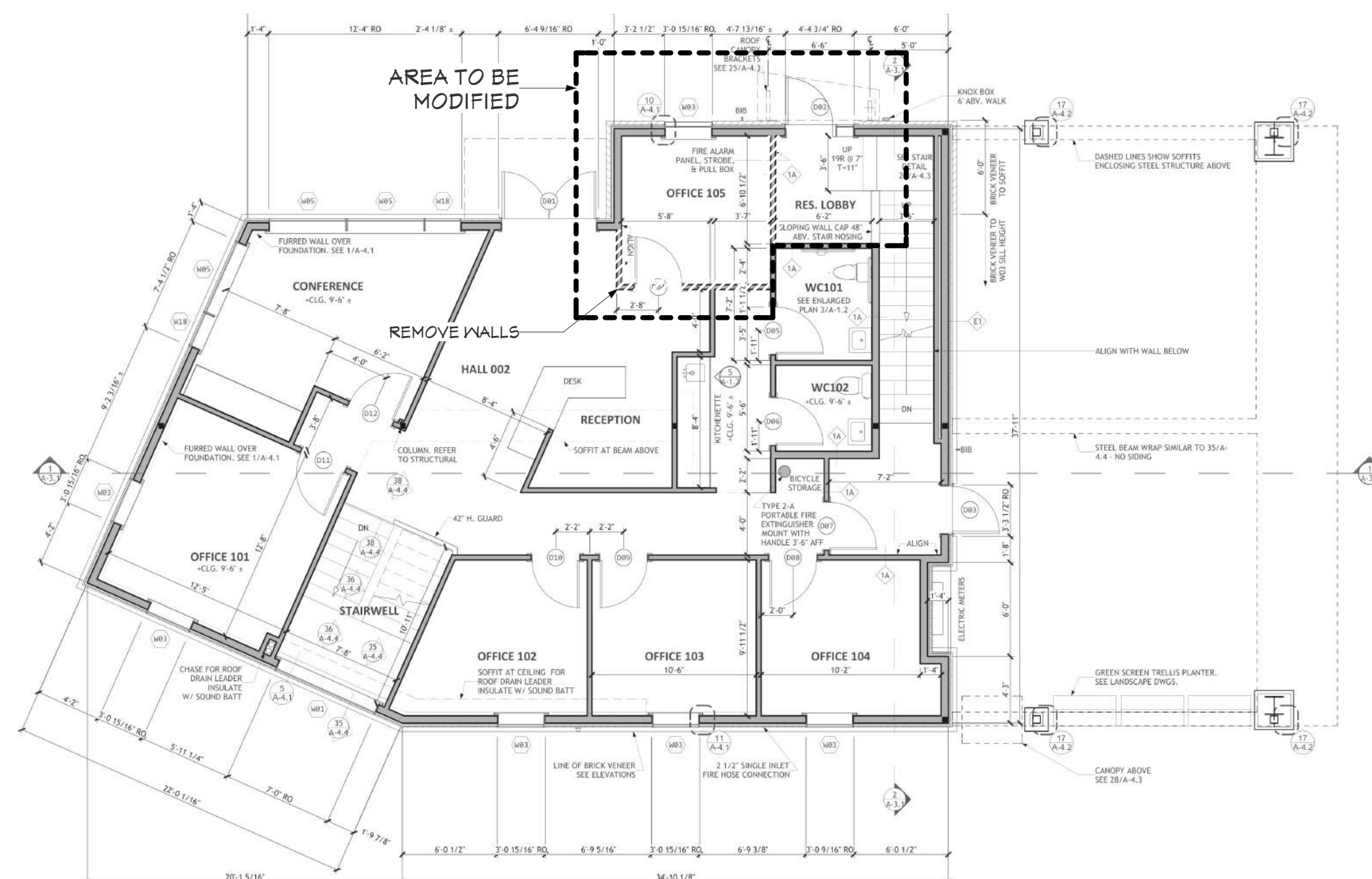


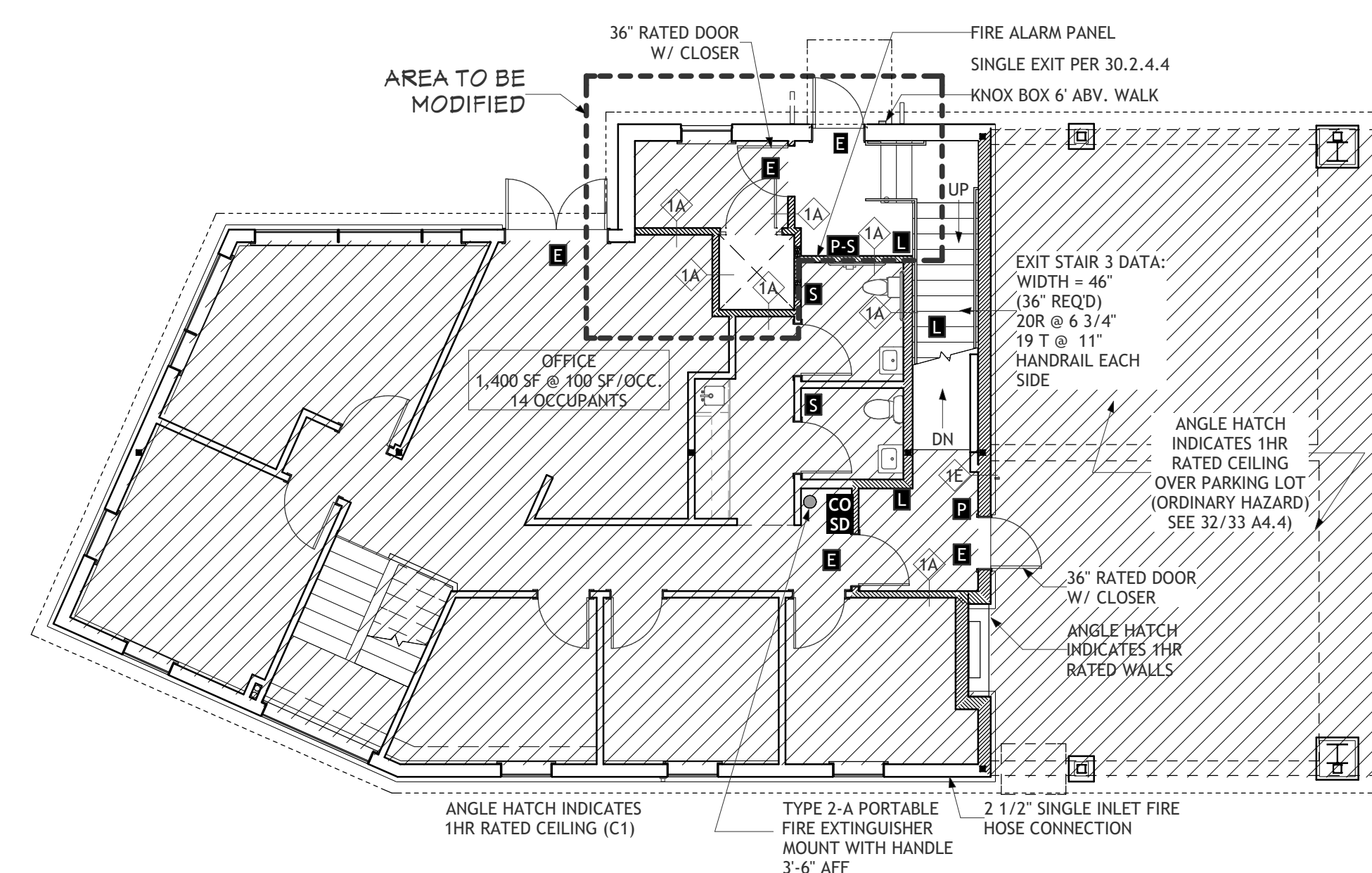
1st Floor Key/Existing Plan (as initially permitted) : 1/8 in = 1 ft



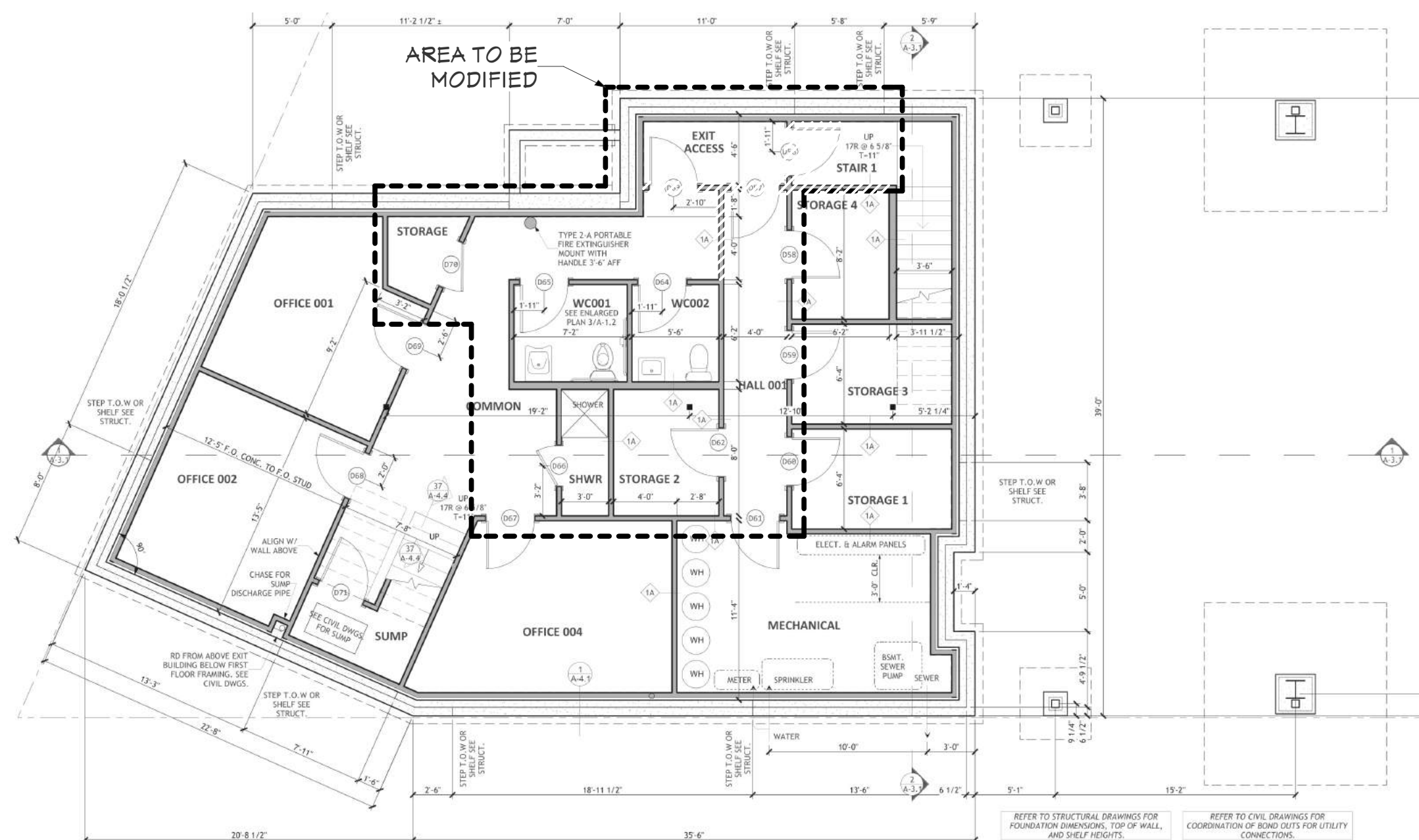
2 : Second Floor Life Safety Plan : 1/8 in = 1 ft



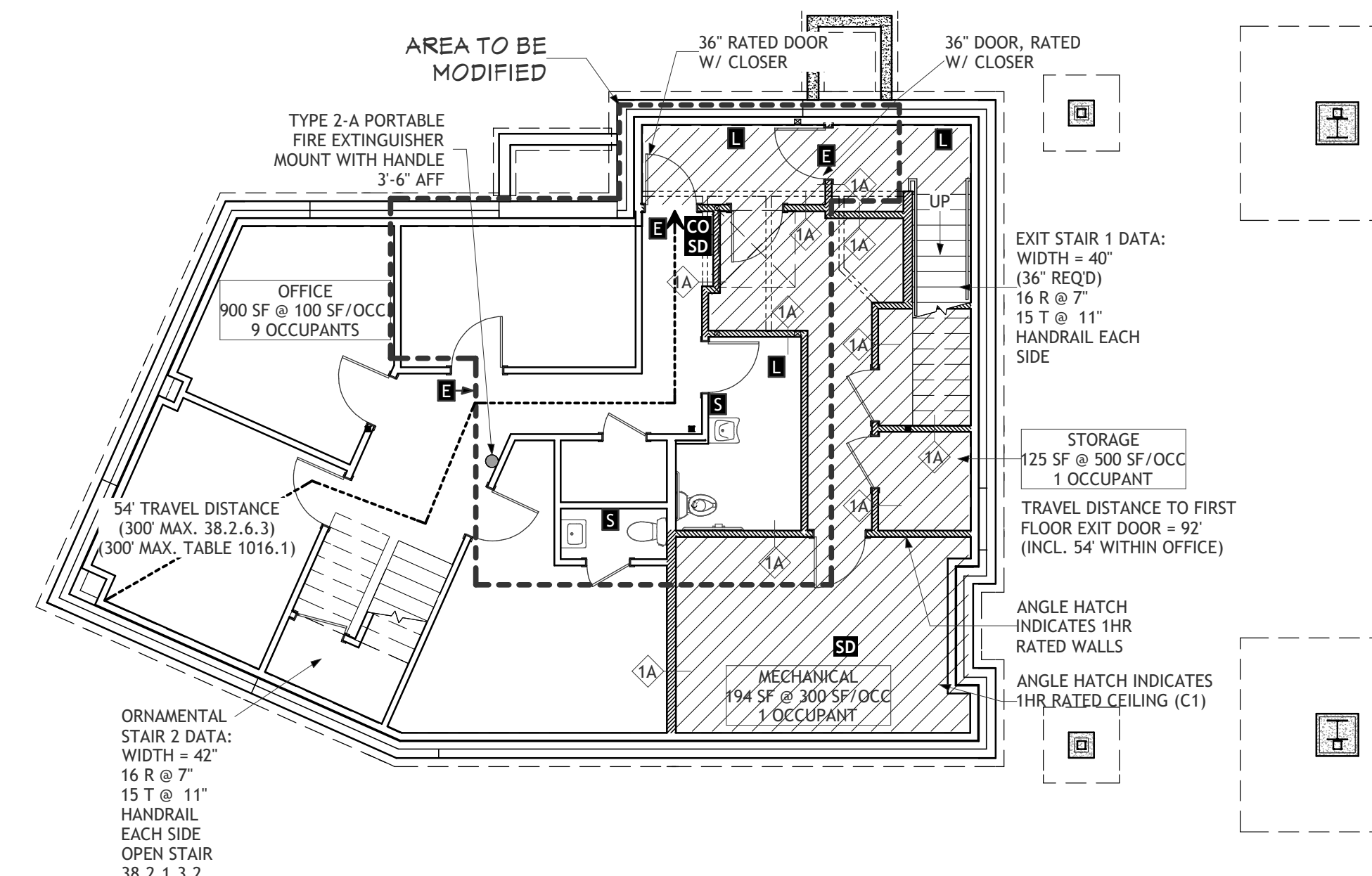
1st Floor Key/Existing Plan (as initially permitted) : 1/8 in = 1 ft



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



Basement Key/Existing Plan (as initially permitted) : 1/8 in = 1 ft



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

GENERAL NOTES:

APPLICANT:
Adam Cope, 23 Ocean Avenue Associates LLC, PO Box 1398,
Portland, ME 04103, 207-615-5833

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: AS ORIGINALLY SUBMITTED

OCCUPANT LOAD (NFPA TABLE 7.3.1.2, IBC TABLE 1004.1.1):
77 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 1,400 SF @ 100 SF/OCC. 14 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. 28 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

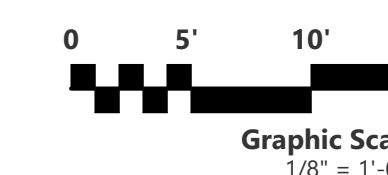
MARKING OF MEANS OF EGRESS NOT REQUIRED IN APARTMENTS WITH ONE EXIT NFPA 101-30.2.10

DEVICE SYMBOL KEY

- P-S** PULL & STROBE
- E** EXIT SIGN
- L** EMERGENCY LIGHT
- S** STROBE
- SD** SMOKE DETECTOR
- CO** CARBON MONOXIDE / SMOKE DETECTOR

NEW EXIT SIGN, EMERGENCY LIGHT, AND STROBE LOCATIONS TO BE CONFIRMED DURING WALKTHROUGH.

Label	Drawing List
ASK-09	Key & Code Review Plans
ASK-10	Floor Plans
ASK-11	Details
SSK-12	Structural Drawings



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23 Ocean
Portland, ME
PERMIT
2017-00012
AMENDMENT

LICENSED ARCHITECT
KEVIN J. MOQUIN
ARC3016
MADE OF MAINE

Key & Code Review Plans

3/7/2018

ASK-09