

Renovations to Forest City Chevrolet Brighton Ave, Portland, ME

Contractor

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Architect:

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Drawing List

Site Drawings

- SI - Forest City Site Demo Plan
- SIb - Motor City Site Demo Plan
- SD1 - Forest City Grading & Site Plan
- SD1b - Motor City Grading & Site Plan
- SD2 - Planting Plan & Details

Structural Drawings

- S1 - Foundation Plan
- S2 - Roof Framing Plan
- S3 - Wall Framing Elevations
- S4 - 2nd Floor Framing Plan

Architectural Drawings

- D1 - First Floor Demolition Plan
- D2 - Second Floor Demolition Plan
- A1 - First Floor Plan
- A1A - Motor City Window & Parking Layout
- A1B - Motor City Floor Plans
- A1C - Partial parts & Service Plan
- A2 - Second Floor Plan
- A3 - South & West Elevations
- A3B - New EHS Elevations
- A4 - North & East Elevations
- A5 - Tower Plan & Elevations
- A7 - Building Sections
- A8 - Building Sections
- A10 - Wall Sections
- A11 - Wall Sections
- A11A - Wall Sections
- A12 - New Stair "1D"
- A13 - Interior Elevations
- A14 - Interior Details
- A15 - Door Schedule
- A16 - Window Schedule
- A17 - Tower Details

Electrical

- E1 - 1st Floor Plan

S122-00E Service Area Equipment Layout
(Dwg. by TEC3 Innovation Included for information only)

Code Review

Building Code Review
This code review is based on the 1993 B.O.C.A. Code, and S.F.P.A. Life Safety Code 2006.

B.O.C.A.

Building Description:
Existing Auto dealership/restaurant, two(2) story.

Building Areas:

Existing Building - 1st Fl. 51,873[±] sq. ft.
2nd Fl. 14,190[±] sq. ft.
Total - 66,063[±] sq. ft.

Proposed Building - 1st Fl. 41,497[±] sq. ft.
2nd Fl. 15,136[±] sq. ft.
Total - 56,633[±] sq. ft.

Building Height - 26' - 4 1/2"

Construction Type:

3C, Non-Combustible, Unprotected (Reference BOCCA 606.6)

Fire Resistance Ratings:

Stairs 1 Hour Sec.10.4.1.1
Stair Doors 1 Hour Sec.7.7.1
Lic.Ceiling.

Metricalls (Reference BOCCA 300.1)

Area Limitations (Reference BOCCA Table 503D)
One (2) story, 30' 3600 square feet.

Mechanics Calculations:

1st Floor open space= 3720 sq. ft.
Mezzanine area= 97 sq. ft.
Required Stairway Width= 44"