

PROJECT NARRATIVE -Tom's Outboard Fire Restoration & Addition

Tom's Outboards, a retail and services business located at 221 East Bay Drive for the last 35 years, sells and services outboard motors for boats. They also sell marine and fishing related items in their store. In May 2021, a fire destroyed most of the retail portion of the building and partially damaged the service bay side of the building. The building is a pre-engineered metal building with pre-finished metal siding. A licensed structural engineer determined the main structural steel girder/columns of the building are still structural sound, but the roof purlins, metal roof deck, horizontal girts at the walls and the pre-finished metal siding is all compromised and needs to be removed and replaced with new.

While the contractor doing the work is on the job, the owners of the business, Tom and Terrie Turnbow, are interested in expanding their parts storage area by approximately 1,400 SF south of their existing building to the property line 20' away. The zone for this building is Urban Waterfront 'UW' and the lot line setback requirement is zero. The IBC requires a minimum of a 3-hour fire wall for any exterior wall of a building less than 10' from a property line. We are proposing a full grouted and reinforced 8" thick CMU block wall against the property line on the south and east for the potential addition to the existing building.

Bill Sloane AIA
MSGs Architects