

**CODE SUMMARY - Occupant Load**

NINE STONES is a spa, and the project is tenant fit-up on the first floor of 185 Fore Street, on the corner of Fords Street in Portland, ME. The building is Construction Type 5a, which is a two-story masonry building. The proposed use is Business Use with 440 square feet, and includes treatment rooms, lounge, salon, laundry, and a waiting and mail room.

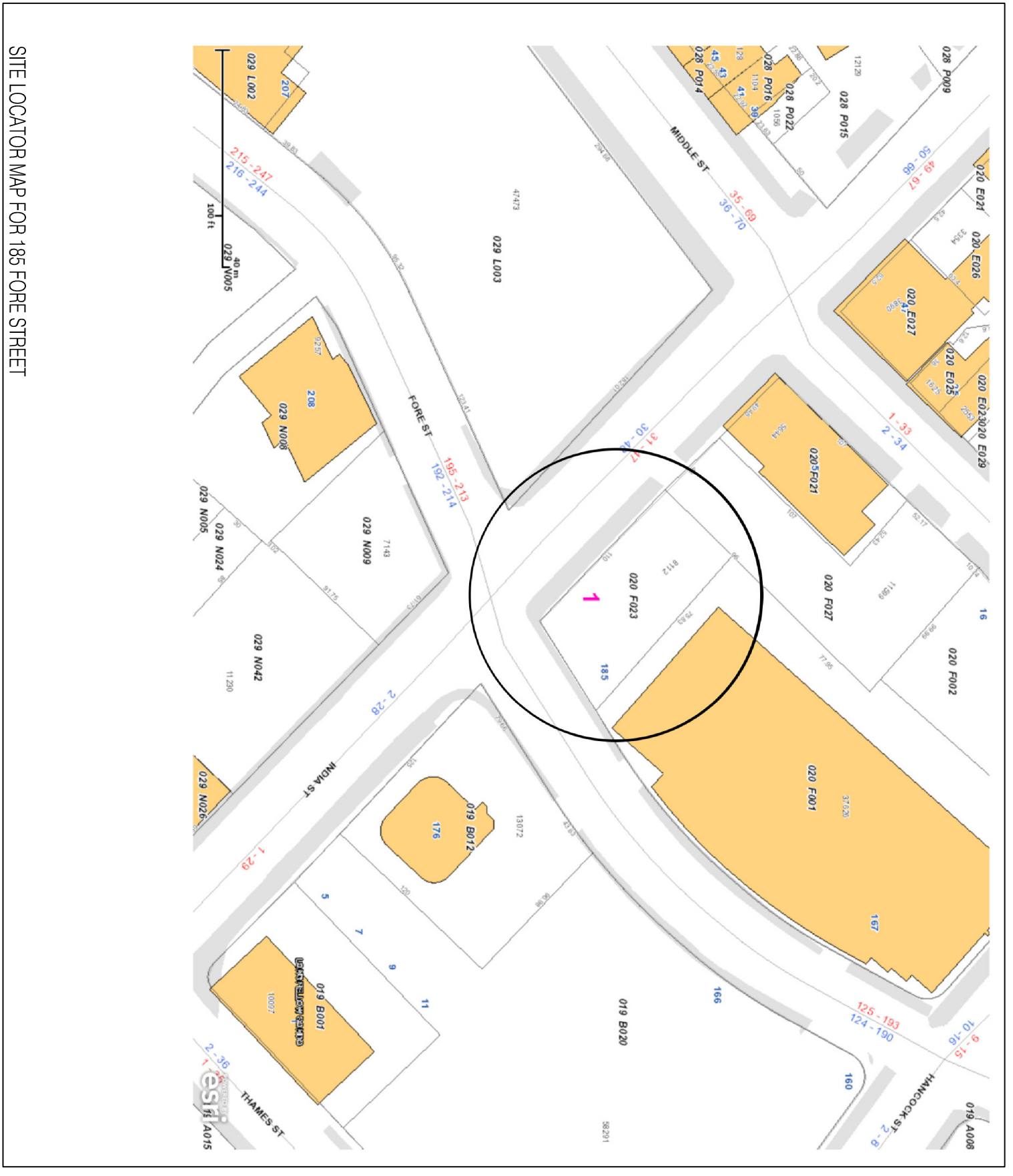
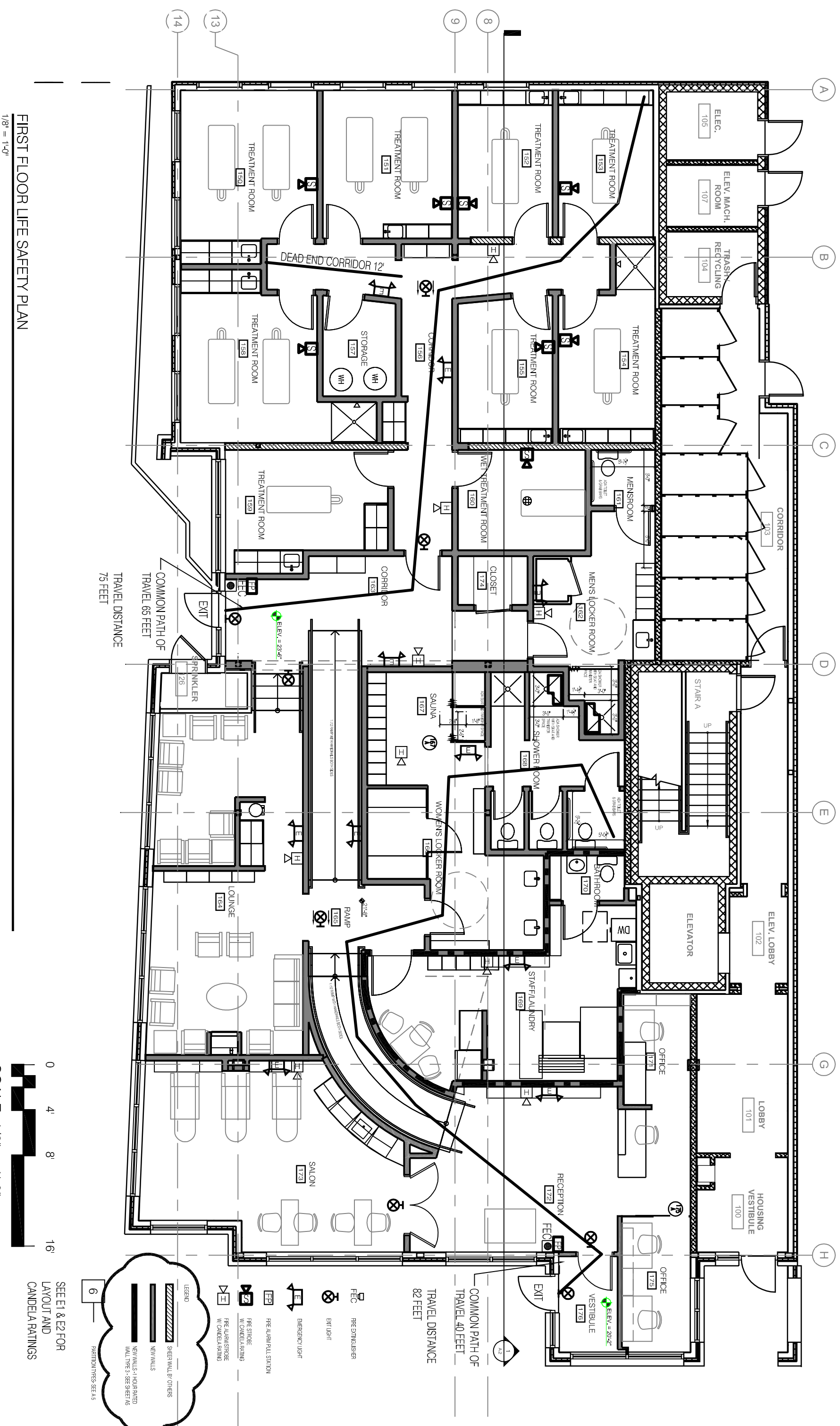
**BUSINESS GROUP B: PROFESSIONAL SERVICES**

|                          |                        |
|--------------------------|------------------------|
| Occupant Load (BUSINESS) | Occupants              |
| Sauna rooms              | 3,813 SF / 700         |
| Locker rooms             | 627 SF / 50 gross = 13 |
| <b>Total</b>             | <b>4,440 SF = 52</b>   |

**Total Occupant Load (per building) - 52 occupants**

- 2 Separate Means of Egress are provided.
- Egress doors: 26 occupants per egress x 2 egress = 52 (2 egress doors with required 36-inch doors provided)
- Maximum Dead End Corridor: 51 feet
- Maximum Common Path of Travel: 100 feet
- Maximum Common Path of Travel: 65 feet
- Maximum Travel Distance: 300 feet (see Appendix)
- Maximum Travel Distance: 82 feet

Southbury has added 1 hour walk and 60 min. rated door on a locker. Storage Room and Locker shall have 20 min. rated door on a locker.



**GENERAL NOTES**

1. Portland Builders shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings. Work from dimensions only. General contractor shall coordinate all work so it meets Local, State and Federal codes.
2. Mechanical/plumbing work shall be installed by a qualified contractor to meet all applicable codes and Owner requirements.
3. The electrical/data/fire safety work shall be installed by a qualified, licensed contractor. Work shall meet all Local, State and National codes and owner requirements.
4. Review electrical requirements for lighting, data, power requirements with owner.
5. Coordinate with mechanical electrical requirements including exhaust fans, laundry equipment etc.
6. Fire alarm strobe candela sizes are shown on electrical drawings
7. Emergency lights, exit signs, fire pulls and fire safety smoke and heat detectors shall be designed to meet code. Review with local code enforcement.
8. Coordinate with owner requirements for a security system and shall be reviewed and sized for space by the provider.
9. Verify all mechanical equipment locations before rough-in.
10. Coordinate with door hardware electrical requirements.
11. Coordinate with supervised sprinkler system electrical requirements.
12. Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, fire extinguishers and exterior lighting, hose bibs, bells and all other wall mounted equipment or appliances indicated in plans.
13. All door frames shall be located a minimum of 3" off adjoining walls except where noted or dimensioned otherwise. 4" masonry at masonry veneer walls.
14. All handicapped bathrooms, grab bars, and door openings shall meet the requirements of ANSI 117.1 latest editions and the American Disability Act (ADA) for handicapped accessibility.
16. All gypsum wallboard within 3'-0" of plumbing fixtures shall be moisture resistant unless the wall has ceramic tile which requires concrete backer board.
17. Install GWB control joints every 25'-4" at vertical locations. Meeting gypsum installation recommendations.
18. All structural modifications shall be engineered by a licensed structural engineer.
19. Before penetrating or otherwise modifying joists, beams or other structural members, consult with the structural engineer on maximum size and location.
20. Provide double MTL studs at all door frames in GWB wall assemblies.
21. All penetrations through fire and smoke rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.
22. Provide exterior light above egress doors to illuminate surface for safety.
23. Fire extinguishers located near egress doors shall be selected by supplier to meet actual conditions: general use, laundry use, etc.
24. Nine Stones requires 42" exterior door at frame ST-13 for equipment access.

**DRAWING LIST**

|    |   |
|----|---|
| C0 | COVER SHEET, LIFE SAFETY PLAN, ABBREVIATIONS, GENERAL NOTES |
| A0 | FIRST FLOOR ELEVATIONS                                      |
| A1 | FIRST FLOOR FURNISHING PLAN                                 |
| A2 | FIRST FLOOR CONSTRUCTION PLAN                               |
| A3 | FIRST FLOOR REFLECTED CEILING PLAN                          |
| A4 | SCHEDULES   |
| A5 | DETAILS   |
| A6 | INTERIOR ELEVATIONS   |
| A7 | INTERIOR ELEVATIONS   |
| A8 | INTERIOR ELEVATIONS   |
| A9 | INTERIOR ELEVATIONS AND ADA TYPICAL BATHROOMS               |
| P1 | FIRST FLOOR PLUMBING PLAN                                   |
| M1 | FIRST FLOOR MECHANICAL PLAN                                 |
| M2 | SYMBOLS, NOTES, SCHEDULES                                   |
| E1 | FIRST FLOOR LIGHTING PLAN                                   |
| E2 | FIRST FLOOR POWER PLAN                                      |
| E3 | NOTES, ABBREVIATIONS, SYMBOLS                               |



**Hemesphere DESIGN**  
Architecture

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**PROSPECT**



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NINE STONES TENANT FIT-OUT  
185 FORE STREET  
BATEMAN PARTNERS, LLC  
PORTLAND BUILDERS INC

COVER &  
LIFE SAFETY PLAN  
DRAWING LIST

**PERMIT SET**

SHEET TITLE

REVISION

DATE: **March 18, 2016**

DESIGNED BY:

**C0**