

PROJECT CODE NOTES

PLANNING AND ZONING:
HISTORIC PRESERVATION COMMITTEE CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR STOREFRONT WORK IS OUT OF THE SCOPE OF WORK OF THIS TENANT INFILL PROJECT AND THE RESPONSIBILITY OF THE LANDLORD. TENANT SCOPE OF WORK INCLUDES SIGNAGE AND ENTRANCE DOOR HARDWARE CHANGE ONLY.

PLAN REVIEW:
MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) [JUNE 1, 2010]

- 2009 BUILDING CODE: INTERNATIONAL BUILDING CODE, WITH MAINE AMENDMENTS
- 2009 PLUMBING CODE: MAINE STATE PLUMBING CODE
- 2009 MECHANICAL CODE: APPLICABLE MAINE CODES AND STATUTES
- 2009 FUEL GAS CODE: NFPA 54 NATIONAL FUEL GAS CODE
- 2009 ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE, WITH MAINE AMENDMENTS
- 2009 LIFE SAFETY CODE: NFPA #1; 101 LIFE SAFETY CODE
- 2011 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE
- 2010 ACCESSIBILITY: ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A COMMERCIAL INTERIOR/TENANT BUILD-OUT IN AN EXISTING HISTORICAL BUILDING. CURRENT USE OF THE BUILDING IS MERCANTILE (M), ASSEMBLY (A-2), AND BUSINESS (B). PREVIOUS USE OF THE TENANT SPACES IN THIS PROJECT SCOPE WERE (B) AND (A-2). THE PROPOSED USE WILL BE MERCANTILE (M), CLASS B. INCIDENTAL USES ARE EMPLOYEE ACCESS ONLY OFFICES AND STOCK/STORAGE AREAS [MODERATE HAZARD STORAGE (S-1)].

BUILDING DATA

BUILDING CONSTRUCTION TYPE = III-B
TENANT SUITE GROSS SQUARE FOOTAGE = 7,540 GSF
THE BUILDING IS SPRINKLERED.

[IBC] CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 601:

- Primary structural frame = 0 hour
- Bearing Walls, Exterior = 2 hours
- Nonbearing walls/partitions = 0 hour
- Floor construction = 0 hour
- Roof construction = 0 hour
- TABLE 602
- Bearing Exterior Walls = 2 hr

[LSC NFPA 101] CHAPTER 6 OCCUPANCY

PRIMARY OCCUPANCY: MERCANTILE, CLASS B IN A MIXED OCCUPANCY BUILDING

6.1.3.1.3 Where incidental to another occupancy (office, visual room, storage), areas used as follows shall be permitted to be considered part of the predominant occupancy and shall be subject to the provisions of the Code (LSC) that apply to the predominant occupancy: (1) Mercantile

6.2.2 Hazard of Contents = Ordinary

[IBC] CHAPTER 10: MEANS OF EGRESS

1010.2 Ramps, Slope. Ramp as part of a means of egress system = 1:12 max (surfaces steeper than 1:20)

Table 1004.1.1

Occupant Load:
Mercantile, grade floors = 30 gross = 199 occs
Business areas = 100 gross = 9 occs
Storage, mechanical = 300 gross = 3 occs
Total = 211 occupants

1005.1 Minimum required egress width:

- stairways = 0.3
- other egress components = 0.2

1014.3 Common Path of Egress Travel = 75' max

and 36.2.5.3(2) Common Path of Travel = 100' max

Table 1016.1 Exit Access Travel Distance = 250' with sprinkler system

and 36.2.6.2

[IBC] CHAPTER 29: PLUMBING SYSTEMS

WATER CLOSETS

Male = 1/500 occupants.

106 occupants = 1 required, 1 provided

Female = 1/500 occupants

106 occupants = 1 required, 1 provided

LAVATORIES

Male = 1/750 occupants

106 occupants = 1 required, 1 provided

Female = 1/750 occupants

106 occupants = 1 required, 1 provided

DRINKING FOUNTAINS

1 per 1,000 occupants

233 occupants = 1 required, 2 High/Low provided for accessibility

SERVICE SINK

1 required, 1 provided

2010 ACCESSIBILITY:

603.3 Lavatories and Mirrors: Mirror needs to be max 40" off ground and a min of 74" height.

803 ADA Dressing and Fitting Room:

Doors: No door shall swing into any part of the turning space.

Bench: 24" x 48" bench fixed to the wall in the longer dimension, mounted btw 17-19" AFF.

Hooks and Shelves: 40" min - 48" max AFF

IECC 2009:

101.4.2 Historic Buildings: This is an existing building in an historic district and is exempt from requiring a vestibule at the Middle Street entrance.

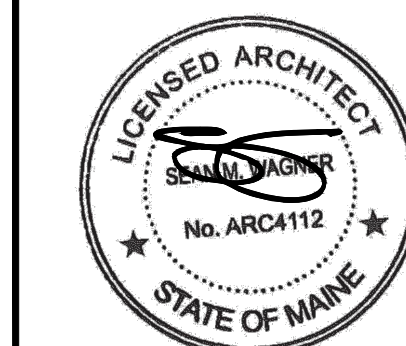
[IBC] CHAPTER 36 NEW MERCANTILE:

36.2.5.4 Aisles leading to each exit shall be required, and the aggregate width of such aisles shall not be less than the required width of the exit

36.2.5.5 Required aisles shall not be less than 36" in clear width

LIFE SAFETY PLAN GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS, SHEET E100, FOR ADDITIONAL INFORMATION ON EMERGENCY LIGHTING, EXIT SIGNAGE, SPECIFICATION AND WIRING



ARCHITECTS
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Maine.

Print Name: Sean M. Wagner, AIA

Date: 08-01-2014 License #: ARC4112

NewStudioArchitecture

4431 Lake Avenue South
White Bear Lake, MN 55110

p: 651.207.5527 f: 651.207.8247

ANTHROPOLOGIE

60 Pearl Street
Portland, ME 04101

ARCHITECT/APPLICANT

Sean Wagner AIA
Contact: Marcy Conrad Nutt
Phone: 651-207-5527
Email: mconradnutt@newstudioarchitecture.com

TENANT

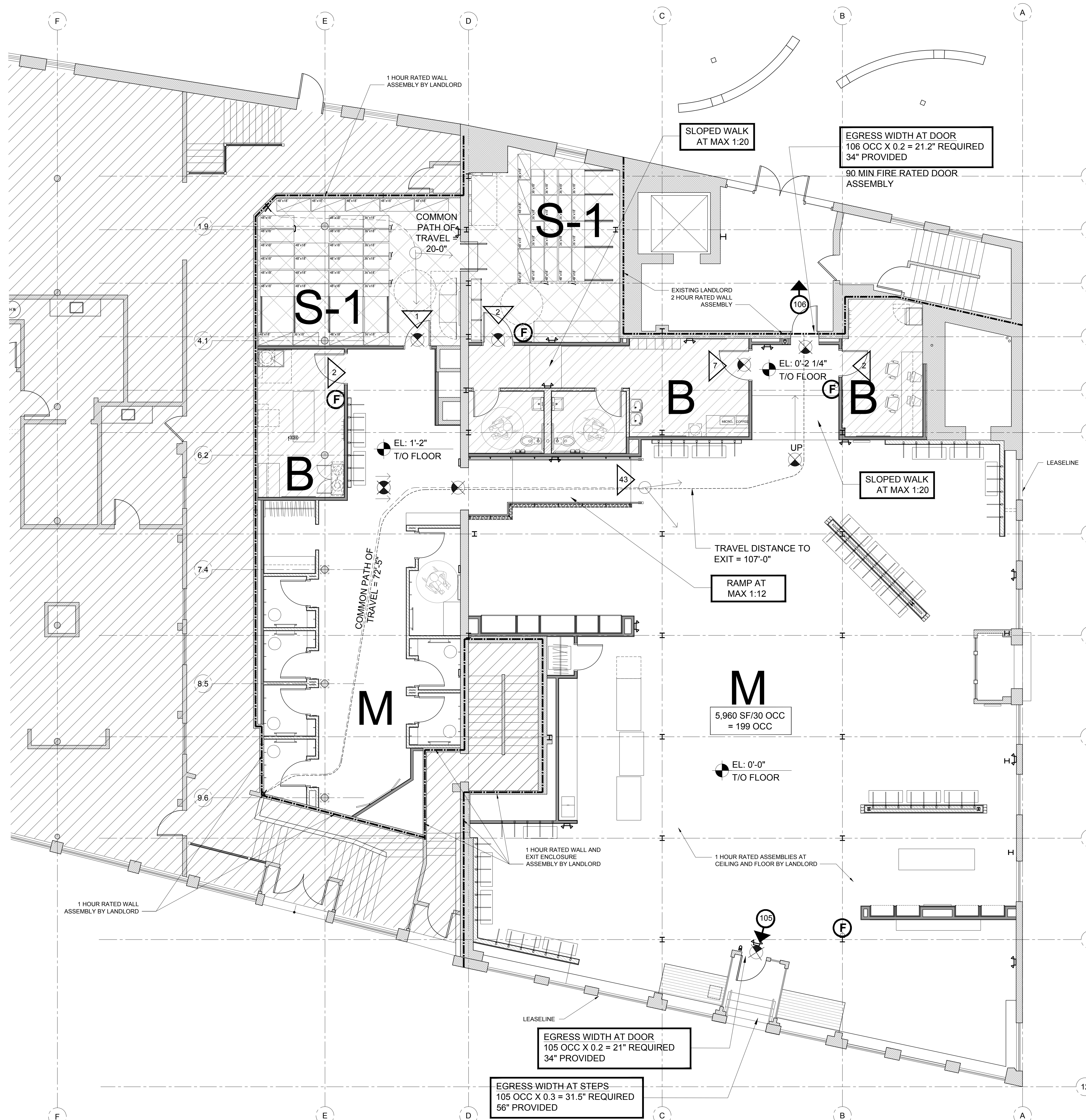
URBAN OUTFITTERS, INC.
5000 S. Broad Street
Philadelphia, PA 19112-1495

OCCUPANCY LEGEND

- M** MERCANTILE
- B** BUSINESS
- S-1** STORAGE

CODE PLAN KEY

- 1 HR FIRE RATED PARTITION
- 2 HR FIRE RATED PARTITION
- EXIT SIGN: SHADED AREA INDICATES EXIT SIGN FACE, ARROW INDICATES DIRECTION
- EGRESS EXIT
- EGRESS EXIT AND NUMBER OF OCCUPANTS UTILIZING EXITING FROM SPACE
- TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- WALL MOUNTED CLASS C, 2-A RATED PORTABLE FIRE EXTINGUISHER
- EMERGENCY LIGHT LOCATIONS
- NEW WALLS
- EXISTING
- NOT IN CONTRACT (N.I.C.)



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REVISION:

SHEET TITLE:
CODE REVIEW & LIFE SAFETY PLAN

SHEET NO:
C105