

**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

6.1.3.1.4.3 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 = 171 occs  
Business areas @ 100 gross = 9 occs  
Storage, mechanical @ 300 gross = 3 occs  
Total = 183 occupants

1005.1 Minimum required egress width:  
stairways = 0.3  
other egress components = 0.2

(IBC) 1014.3 Common Path of Egress Travel = 75' max  
and (NFPA) 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

**(UNIFORM PLUMBING CODE) TABLE 4-1**

WATER CLOSETS  
Male = 11-100 occupants.  
92 occupants = 1 required, 1 provided  
Female = 2:26-100 occupants  
92 occupants = 2 required, 2 provided  
URINALS  
Male = 1: 26-100 occupants.  
92 occupants = 1 required, 1 provided  
LAVATORIES  
1 per 2 water closets 1 provided at each toilet room  
DRINKING FOUNTAINS  
1:31-150 occupants  
183 occupants - 2 req., 2 provided  
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:**

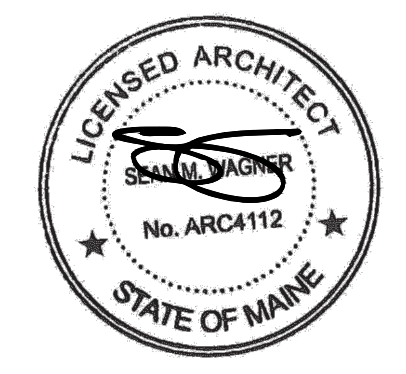
101.4.2 Historic Buildings. This is an existing building in an historic district and is exempt from requiring a vestibule at the Middle Street entrance.

**(NFPA) 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: 09-22-2014 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**

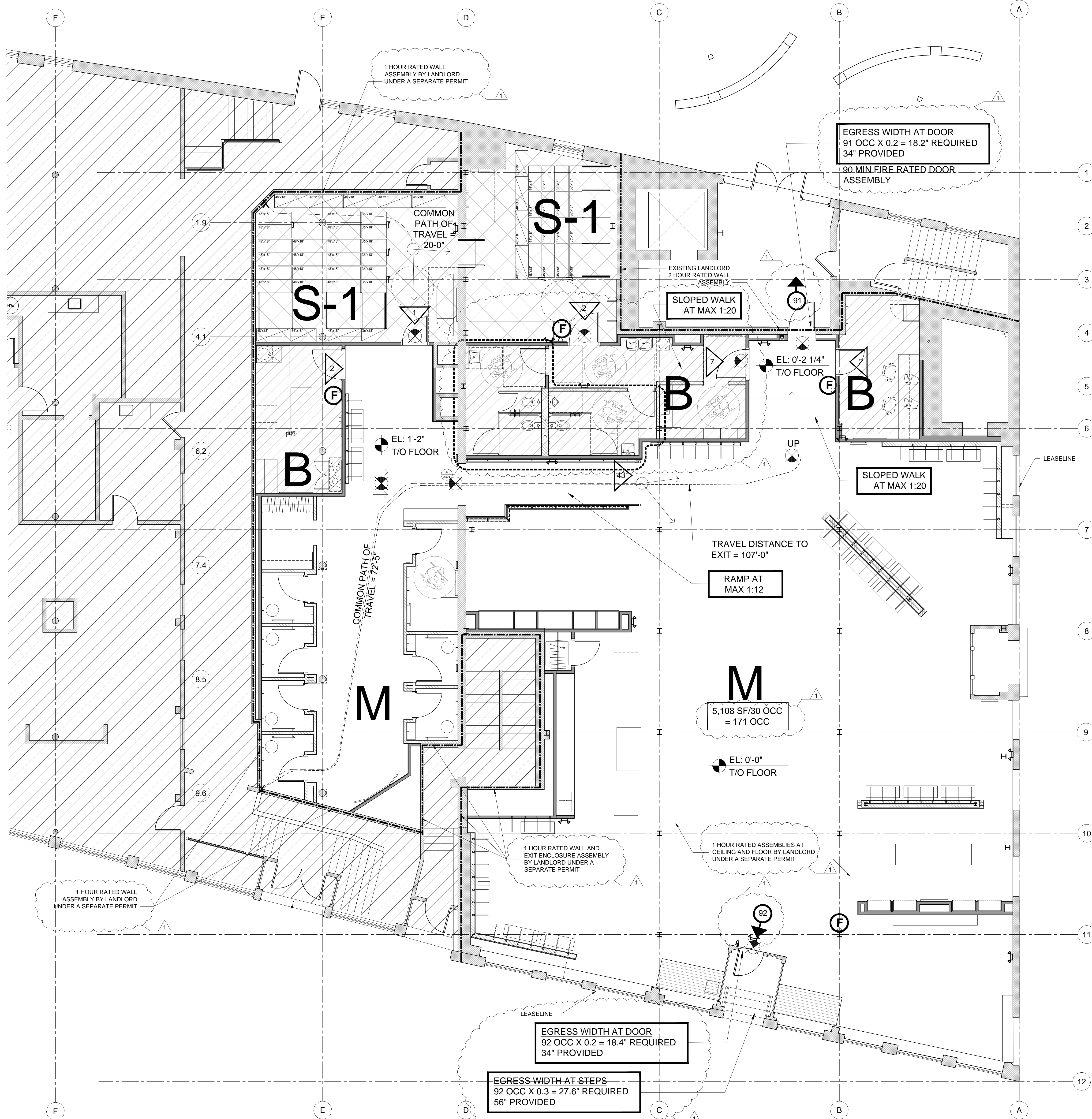
URBAN OUTFITTERS, INC.  
5000 S. Broad Street  
Philadelphia, PA 19112-1495

**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.)



DRAWN BY: MCN CHECKED BY: SMW  
NSA PROJECT NUMBER: 2013-09  
PROJECT PHASE: CD

ISSUE / DATE:  
100% CHECKSET 07-11-2014  
BID/PERMIT 08-01-2014

REVISION:  
1 REVISION 1 - CITY COMMENTS 09-19-2014

SHEET TITLE:  
**CODE REVIEW & LIFE SAFETY PLAN**

SHEET NO.:

**C105**