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 STATUES
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

6.1.14.1.3 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 = 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 = 1:1-100 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

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.)

LIFE SAFETY PLAN GENERAL NOTES

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

1 LIFE SAFETY PLAN - MAIN LEVEL

C105 SCALE: 3/16" = 1'-0"

LICENSED ARCHITECT Sean M. Wagner No. ARC4112 STATE OF MAINE

Date: 09/22/14

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

DRAWN BY:MCN CHECKED BY: SMW

NSA PROJECT NUMBER: 2013-99

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