west elm

OCCUPANT LOAD AND EXITING

OCCUPANT LOAD	SF		LOAD FACTOR		OCC
FIRST FLOOR:					
SALES FLOOR AREA: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.1)	6,341	/	30	=	212
STOCKROOM / MISC AREA: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.1)	998	/	300	=	4
MANAGER'S OFFICE: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.1)	76	/	100	=	1
TOTAL FIRST FLOOR:	7,339				216
BASEMENT:	2,869	/	300	=	10
STOCKROOM / MISC AREA: (OCCUPANT LOAD FACTOR PER TABLE 1004.1.1)					
TOTAL BASEMENT:	2,869				10
TOTAL:	10,208				226
REQUIRED RESTROOMS PER OCCUPANCY					1 PER SEX
PROVIDED RESTROOMS					1 PER SEX

EXITING

	Required:	Provided:
NUMBER OF EXITS:		
FIRST FLOOR	2	2
Exit width	43.2"	171"
BASEMENT	2	2
Exit width	2"	66"

TRAVEL DISTANCE

	Required:	Provided:
MAX TRAVEL DISTANCE:	250 FT MAX	160'-3" FT MAX

APPLICABLE CODES

BUILDING CODE:	INTERNATIONAL BUILDING CODE (IBC)	2009
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE (NFPA 70)	2009
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE (IMC)	2009
PLUMBING CODE:	UNIFORM PLUMBING CODE (UPC)	2009
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE	2009
FUEL GAS CODE:	NFPA 54	2009
FIRE CODE:	NFPA 72	2009
ACCESSIBILITY CODE:	ICC A117.1-2003	2010
CONSTRUCTION TYPE:	II-B	
USE GROUP:	M - MERCANTILE	
FIRE SUPPRESSION:	FULL SPRINKLER	
SEISMIC DESIGN CATEGORY:	B	
NUMBER OF BUILDING:	1	
NUMBER OF STORIES:	2	
PRESENT OCCUPANCY:	ASSEMBLY (A-2)	
PROPOSED OCCUPANCY:	RETAIL (M)	
SPRINKLERS TYPE:	WET	

CITY COMMENT: THE CODE ANALYSIS OF THE PREVIOUS 2 PERMITS WAS A BUILDING TYPE 2B. THE BUILDING IS NOT CONSISTENT WITH THE PREVIOUS 2 PERMITS

RESPONSE: COVER SHEET HAS BEEN REVISED TO REFLECT MORE ACCURATELY THE CONSTRUCTION TYPE.

SCOPE OF WORK

TENANT IMPROVEMENT CONSISTING OF NEW BUILD-OUT OF A LEASED SPACE IN AN EXISTING 2-STORY BUILDING. WORK INCLUDES NEW NON-STRUCTURAL PARTITIONS, ACCESSIBLE LIFT, STAIR, RSMPD, CEILINGS, FINISHES, MECHANICAL, ELECTRICAL AND PLUMBING WORK.

FIRE SPRINKLER SYSTEM IS TO BE MODIFIED AS REQUIRED FOR NEW TENANT SPACE. SPRINKLER SYSTEM MODIFICATIONS WILL BE BIDDER DESIGNED UNDER SEPARATE PERMIT.

STOCK SHELVING SYSTEM AND STRUCTURAL CALCULATIONS ARE UNDER BIDDER DESIGNED SEPARATE PERMIT.

SIGNAGE SHOWN IS FOR INFORMATION ONLY. SIGNAGE WILL BE UNDER BIDDER DESIGNED SEPARATE PERMIT.

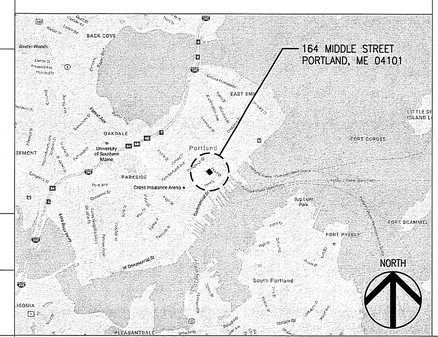
BID ALTERNATIVES

ALTERNATE 1: BASE BID- LEAVE DUCTS UNFINISHED
ALTERNATE CONDITION- PAINT DUCTWORK WE3-ES
ALTERNATE 2: BASE BID- STEEL CANOPY PER ARCHITECTURAL
ALTERNATE CONDITION- ALUMINUM FRAME AND CANVAS AWNING

RCP GENERAL NOTES

1. ALL CEILING HEIGHTS INDICATED ARE FROM FINISH FLOOR TO FINISH CEILING UON
2. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, UON
3. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURES TO BE PROVIDED. NOTIFY ARCHITECT OF ANY DISCREPANCIES
4. COORDINATE CEILINGS WITH MECHANICAL. SEE MECHANICAL PLAN FOR LOCATIONS OF ALL DIFFUSERS, DUCTS, RETURN AIR GRILLES, SPRINKLERS AND ANY ADDITIONAL MECHANICAL EQUIPMENT
5. SPRINKLER HEADS:
   A.) IN GYPSUM BOARD CEILINGS SPRINKLER HEADS TO BE FLUSH CONCEALED TYPE WITH COVERS
   B.) PROVIDE SPRINKLER LAYOUT. QUANTITY OF HEADS AS REQUIRED BY LANDLORD'S INSURANCE AND BY CODE
6. VERIFY SPEAKER QUANTITIES AND LOCATIONS WITH SOUND SYSTEM CONTRACTOR
7. ACCESS MECHANICAL AND ELECTRICAL EQUIPMENT CONCEALED BY GWB THROUGH MECHANICAL DIFFUSERS. WHERE ADDITIONAL ACCESS IS REQUIRED, PROVIDE ACCESS PANEL FLUSH WITH TAPED EDGES
8. FINISH ALL CEILING REGISTERS, GRILLES AND SPEAKER COVERS TO MATCH SALES AREA CEILING

VICINITY MAP



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GENERAL CONTRACTOR:
TBD

DRAWING INDEX

SHEET NO.	SHEET NAME	FEASIBILITY	PRELIMINARY	LL/ PERMIT SET
	ARCHITECTURAL			
A-000	GENERAL INFORMATION	●	●	●
A-000.2	EGRESS PLANS			●
A-001	SYMBOLS & ABBREVIATIONS			●
A-002	FINISH SCHEDULE, FINISH & MATERIAL LEGEND		●	●
A-003	DOOR SCHEDULE, NOTES, HARDWARE & DOOR TYPES			●
A-010	TEMPORARY STORE OPENING GRAPHICS		●	●
A-110	OVERALL FIRST FLOOR/ FINISH PLAN		●	●
A-111	PARTIAL FIRST FLOOR PLAN - EAST			●
A-112	PARTIAL FIRST FLOOR PLAN - WEST			●
A-120	OVERALL BASEMENT FLOOR/ FINISH PLAN		●	●
A-121	PARTIAL BASEMENT FLOOR PLAN - EAST			●
A-130	OVERALL FIRST FLOOR REFLECTED CEILING PLAN	●	●	●
A-131	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - EAST			●
A-132	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN - WEST			●
A-140	OVERALL BASEMENT REFLECTED CEILING PLAN	●	●	●
A-141	PARTIAL BASEMENT REFLECTED CEILING PLAN-EAST			●
A-201	EXTERIOR ELEVATION	●	●	●
A-210	ENLARGED EXTERIOR ELEVATION	●	●	●
A-211	ENLARGED EXTERIOR ELEVATION	●	●	●
A-212	ENLARGED EXTERIOR ELEVATION	●	●	●
A-501	CANOPY DETAILS			●
A-510	SIGNAGE DETAILS & GRAPHICS SCHEDULES			●
A-511	SIGNAGE DETAILS			●
A-601	OVERALL FIRST FLOOR BLOCKING PLAN			●
A-602	OVERALL BASEMENT FLOOR BLOCKING PLAN			●
A-701	INTERIOR ELEVATIONS			●
A-702	INTERIOR ELEVATIONS			●
A-703	INTERIOR ELEVATIONS			●
A-704	INTERIOR ELEVATIONS			●
A-801	WALL TYPES & PARTITION TYPES			●
A-802	WALL DETAILS			●
A-803	INTERIOR DETAILS			●
A-804	INTERIOR DETAILS			●
A-805	INTERIOR DETAILS			●
A-806	INTERIOR DETAILS			●
A-901	SPECIFICATIONS			●
A-902	SPECIFICATIONS			●
A-903	SPECIFICATIONS			●
A-904	SPECIFICATIONS			●
A-905	SPECIFICATIONS			●
A-906	SPECIFICATIONS			●
F-110	OVERALL FIRST FLOOR FIXTURE PLAN	●	●	●
F-120	OVERALL BASEMENT FIXTURE PLAN	●	●	●
F-200	MERCHANDISE BREAKDOWN	●	●	●
F-210	PATH OF GOODS PLAN	●	●	●
	STRUCTURAL			
S-101	STRUCTURAL GENERAL NOTES			●
S-102	STRUCTURAL GENERAL NOTES			●
S-103	STRUCTURAL GENERAL NOTES, LEGEND AND ABBREVIATIONS			●
S-201	STRUCTURAL BASEMENT FLOOR PLAN			●
S-203	STRUCTURAL FIRST FLOOR PLAN			●
S-204	STRUCTURAL FIRST FLOOR REFLECTED CEILING PLAN			●
S-301	STRUCTURAL DETAILS			●
S-302	STRUCTURAL DETAILS			●

SHEET NO.	SHEET NAME	FEASIBILITY	PRELIMINARY SET	LL/ PERMIT
S-303	STRUCTURAL DETAILS			●
	MECHANICAL			
M-001	MECH INFORMATION AND DRAWING LIST- MECHANICAL			●
M-002	HVAC SCHEDULES			●
M-003	HVAC CALCULATIONS			●
M-004	HVAC CALCULATIONS			●
M-110	OVERALL HVAC PLANS			●
M-111	PARTIAL FIRST FLOOR HVAC PLAN			●
M-112	PARTIAL FIRST FLOOR HVAC PLAN			●
M-120	BASEMENT HVAC PLAN			●
M-301	MECHANICAL DETAILS			●
M-901	SPECIFICATIONS - MECHANICAL			●
M-902	SPECIFICATIONS - MECHANICAL			●
M-903	SPECIFICATIONS - MECHANICAL			●
	PLUMBING			
P-001	INFORMATION AND DRAWING LIST - PLUMBING			●
P-002	SCHEDULES PLUMBING			●
P-110	OVERALL FIRST FLOOR PLUMBING PLAN			●
P-111	PARTIAL FIRST FLOOR PLUMBING PLAN			●
P-112	PARTIAL FIRST FLOOR PLUMBING PLAN			●
P-120	OVERALL BASEMENT PLUMBING PLAN			●
P-121	PARTIAL BASEMENT PLUMBING PLAN			●
P-122	PARTIAL BASEMENT PLUMBING PLAN			●
P-201	PLUMBING DETAILS			●
P-202	PLUMBING RISER DIAGRAMS			●
	ELECTRICAL			
E-001	ELECTRICAL LEGENDS AND NOTES			●
E-002	LIGHTING FIXTURE SCHEDULE			●
E-003	LIGHTING CONTROLS			●
E-004	LIGHTING CONTROLS			●
E-005	SOUND SYSTEM			●
E-006	ENERGY CODE CALCULATIONS			●
E-110	OVERALL FIRST FLOOR POWER PLAN			●
E-111	PARTIAL FIRST FLOOR POWER PLAN			●
E-112	PARTIAL FIRST FLOOR POWER PLAN			●
E-120	BASEMENT POWER PLAN			●
E-122	PARTIAL BASEMENT POWER PLAN			●
E-130	OVERALL FIRST FLOOR LIGHTING PLAN			●
E-131	PARTIAL FIRST FLOOR LIGHTING PLAN			●
E-132	PARTIAL FIRST FLOOR LIGHTING PLAN			●
E-140	BASEMENT LIGHTING PLAN			●
E-201	ELECTRICAL DETAILS			●
E-202	ELECTRICAL DETAILS			●
E-203	ELECTRICAL DETAILS			●
E-204	ELECTRICAL DETAILS			●
E-205	ELECTRICAL DETAILS			●
E-206	ELECTRICAL DETAILS			●
E-401	ELECTRICAL RISER DIAGRAM			●
E-501	PANEL SCHEDULES			●
E-901	ELECTRICAL SPECIFICATIONS			●
E-902	ELECTRICAL SPECIFICATIONS			●

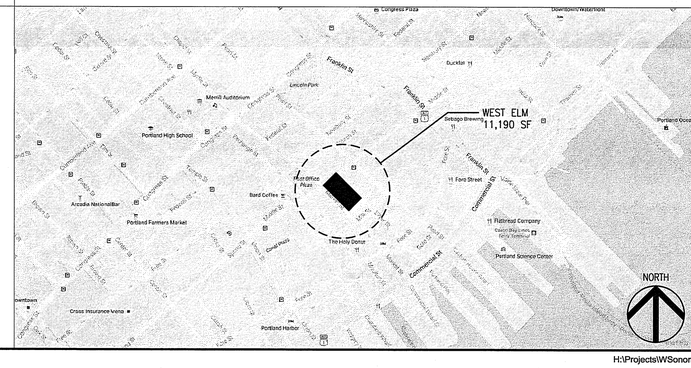
GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS
2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK
3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION FOR RESOLUTION
4. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UON
5. DOORS AND CASED OPENINGS INDICATED NEARBY WALL INTERSECTIONS, SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS SIX INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS
6. COORDINATE ALL WORK AFFECTING THE EXTERIOR OR BUILDING SYSTEM WITH OWNERS AGENT
7. COORDINATE ALL WORK WITH FACILITY RULES AND REGULATIONS
8. ITEMS INDICATED AS BIDDER DESIGNED SHALL BE DESIGNED AND ENGINEERED BY THE CONTRACTOR AND/OR SUBCONTRACTOR IN COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE AND DESIGN CRITERIA INDICATED.

FLOOR PLAN GENERAL NOTES

1. PROVIDE BLOCKING AND BACKING AS DEFINED IN SPECIFICATION IN EXISTING WALLS AND NEW PARTITIONS FOR ALL CASEWORK, SHELVING, COUNTERTOPS, TOILET ACCESSORIES, AND OWNER SUPPLIED EQUIPMENT. COORDINATE WITH SHOP DRAWINGS
2. FOR CEILING AND SOFFIT FINISHES SEE REFLECTED CEILING PLAN
3. ALL ANGLED WALLS ARE AT 45°, 90° OR 135° UON
4. WHERE DEMOLITION OCCURS ADJACENT TO EXISTING TO REMAIN, PATCH AND REPAIR ADJACENT CONDITIONS FOR A UNIFORM APPEARANCE
5. ALL EXISTING STEEL WIDE FLANGE, TUBE OR PIPE COLUMNS IN PUBLIC AREAS TO BE PAINTED AND TO RECEIVE BASE. VERIFY WITH ARCHITECT IF COLUMN CONDITION IS ACCEPTABLE TO REMAIN EXPOSED. OTHERWISE PROVIDE MINIMAL FURRING AND GWB AROUND COLUMN
6. MAINTAIN FIRE RESISTANCE RATING FOR ALL TENANT DEMISING WALLS
7. FOR DOOR SCHEDULE SEE A-003
8. PROVIDE BRIDGING AT SALES FLOOR WALLS WHERE GWB OCCURS AT ONLY (1) SIDE PER STRUCTURAL
9. ALL WOOD USED FOR BLOCKING, PARTITIONS, PLATFORM FRAMING AND PLYWOOD UNDERLAYMENT TO BE FIRE RETARDANT.

SITE MAP



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Reviewed for Code Compliance
Approved as Noted
Plan Review Required
Date: 04/26/17

LICENSED ARCHITECT TODD K. KLOCK No. 4417 STATE OF MAINE

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A DESIGN CONSULTANCY OF ARCADIS
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PROJECT #006-160335.00

ISSUED / REVISED	DATE
PRELIMINARY SET	09/08/16
LL COORDINATION SET	11/08/16
LL/PERMIT SET	11/21/16
HP REVIEW SET	01/11/17
BID SET	01/26/17
PERMIT CORRECTIONS	03/22/17 △1

GENERAL INFORMATION

A-000

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