CODE REVIEW

IBC

Existing fish wholesaler
"Upstream trucking" occupies
7831 sf. It is Use Group F-2
760 sf to be converted to Type M
or fish retail.
This would be a accessory use

764 sf/ 30 sf per person =26
Building is type 5B
Building is unsprinklered
Single exit where OL <50 &
Travel distance<75' T1021.2
Exit signage not req. 1011.1

712.1.9 Two story opening shall be permitted if opening complies with the following:

1. Does not connect more than two stories
2. Does not penetrate a horizontal assembly
3. Is not concealed within the construction of a wall or floor/ceiling assembly
4. Is not open to a corridor on nonsprinklered floors
5. Is separated f4rom floor openings and air transfer openings serving other floors by construction conforming required shaft enclosures

NPFA

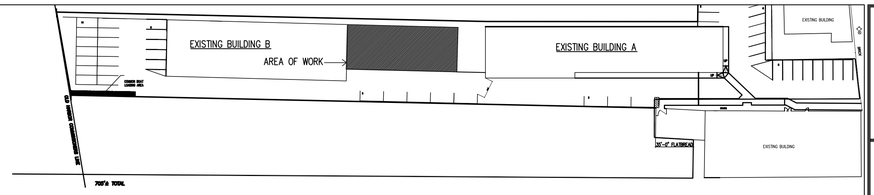
Existing fish wholesaler
"Upstream trucking" occupies

7831 sf. It is an existingindustrial occupancy.
760 sf to be converted to Type M
or fish retail.
This would be an incidental use and
unseperated

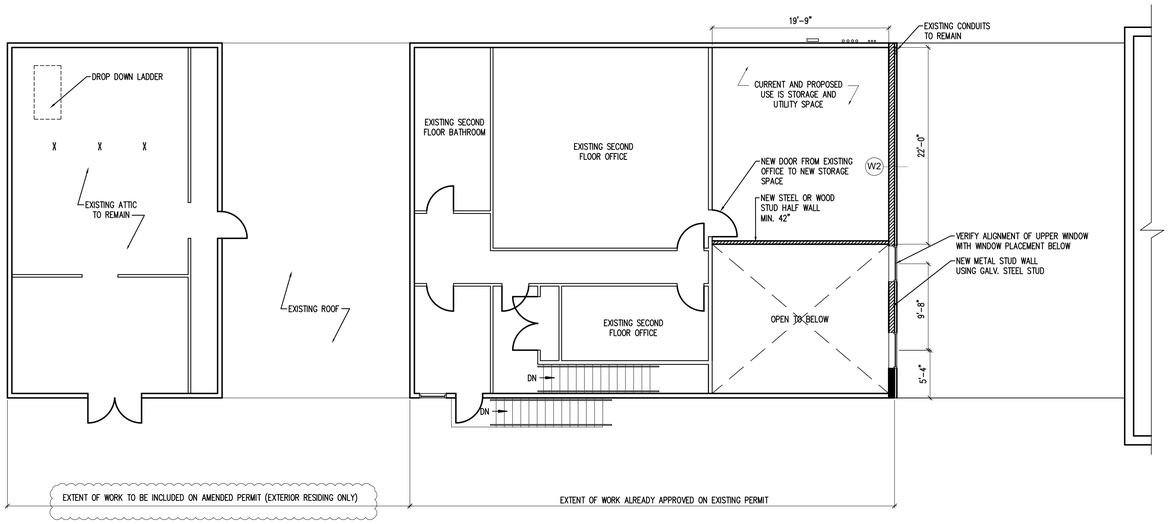
764 sf/ 30 sf per person =26 occupants
Building is type V(000)d
Building is unsprinklered
No minimum construction requirements 36.1.7

Single exit within common path 40.2.4.1.2
Common path =50' T40.2.5

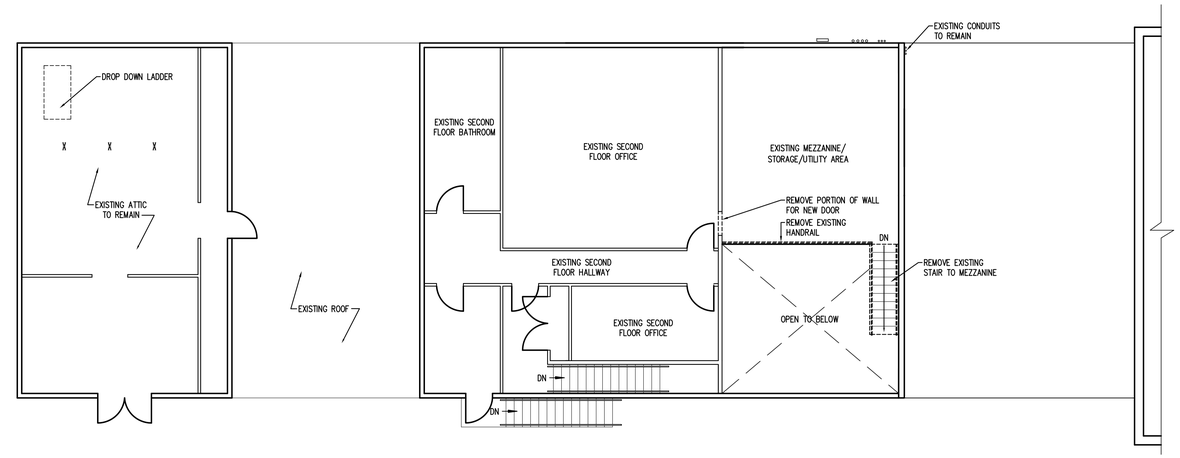
Proposed use: Class "C" mercantile 36.1.4.2.1(3)
Ordinary hazard
No minimum construction requirements 36.1.7



KEY PLAN - AREA OF WORK
SCALE: N/A

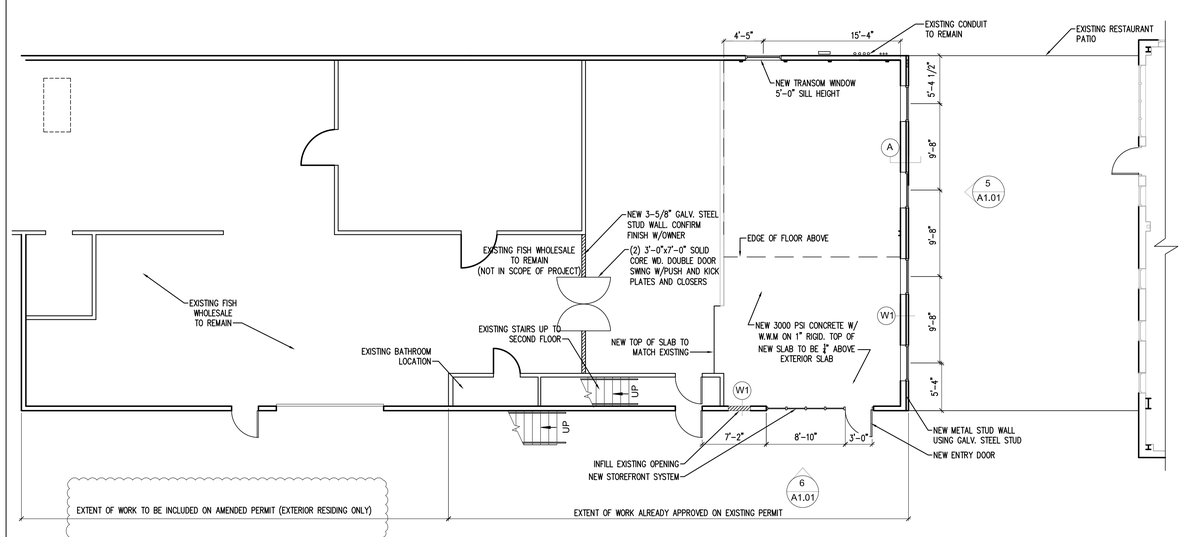


4 SECOND FLOOR/MEZZANINE NEW WORK PLAN
SCALE: 1/8"=1'-0"

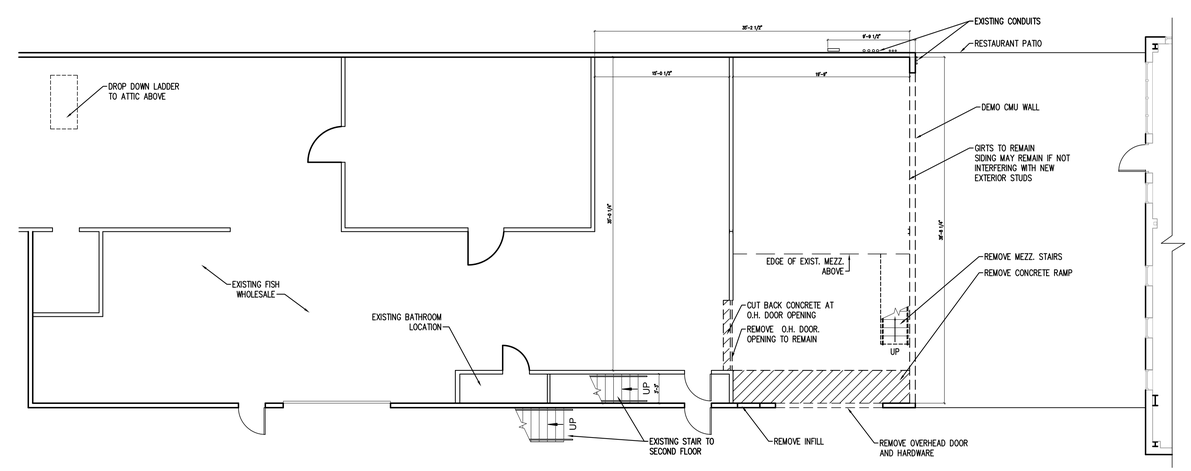


2 SECOND FLOOR/MEZZANINE EXISTING/DEMO PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:
-CONFIRM FLOOR DRAIN LOCATIONS AND SLAB SLOPING WITH OWNER



3 FIRST FLOOR NEW WORK PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR EXISTING/DEMO PLAN
SCALE: 1/8"=1'-0"

Prepared For:

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Project:
MAINE WHARF RETAIL SPACE

Revisions:
07/05/16
07/25/16
01/19/17 - Updated Scope of project

Scale: as noted

Date: May 17, 2016

DEMO/NEW WORK PLANS

A1.00