

CODE ANALYSIS
 Uses: A-2,(Assembly), M, (Mercantile), R-2 (Residential)
 Construction Type 3B
 Building to sprinklered per NFPA13
 Note: This is not a change of use

Relevant codes
 NFPA 101 2009

Analysis for Exist. M use, Class C
 Exit door may swing in, in class C
 Single exit if travel distance <75'
 Exit lighting per 7.5
 Class C finish permitted thru out
 Alarm initiation by sprinkler + 1 manual fire alarm
 Fire extinguishers required

Analysis for Exist. Apt. use Option 4
 Multiple occupancy per 6.1.1.4
 R use permitted above non residential
 where sprinklered
 Exit enclosures 1hour + 1 hour door
 Stairs per 7.2.2
 Single exit from DU, if
 1. sprinklered
 2. N/A
 3. N/A
 4 exit is 1 hour
 5. Door is 1 hour w/ closer
 6. Corridors are 1/2 hour
 7. DU separation is 1/2 hour

Means of egress light req.
 Emergency lite req.
 Finishes- Exit& corridor class b,class c elsewhere
 Alarm by sprinkler + manual
 No smoke s if sprinklered

Analysis for Exist. Assembly Use
 2nd fl use permitted if sprinklered &<300 occup.
 Multiple occupancies per 6.1.1.4
 Stairs comply w/7.2.2
 2 exits per 7.4 except at wharf street
 where< 50 occupants
 Multi occupancies may be served by
 common alarm system
 Alarm initiated by sprinkler
 Cooking equip. protected per NFPA96
 Class A finishes in stairway

Stairs- See existing stair dimensions on plan
 max riser height =8"
 Min tread depth=9"

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Relevant codes
 International Existing Building Code 2009
 Level 2 Alterations

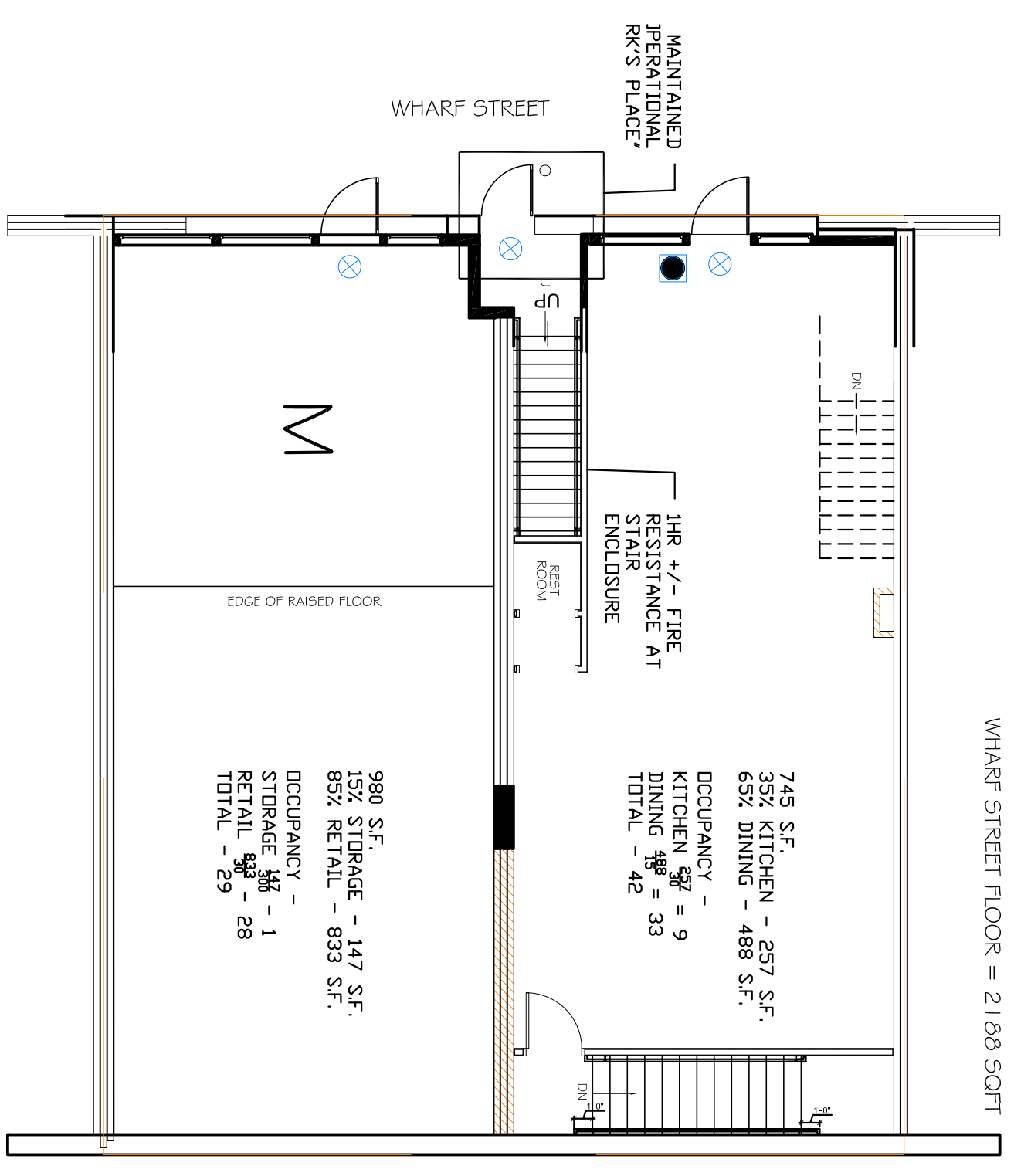
Group A vert. enclosure =30 min. see NFPA
 R-2 satir enclosure not req. if sprinklered.
 see NFPA 703.2.1.11
 Single exit for A & M use if <50 occup. and travel
 distance <75'
 Exit not req. from every level in R-2 if travel
 distance
 with DU. is <75'
 Standpipe not req. where < 50' to highest floor
 No heat detection req. if sprinklered
 Panic hardware req. if >100 occup.
 Energy code compliance not req.

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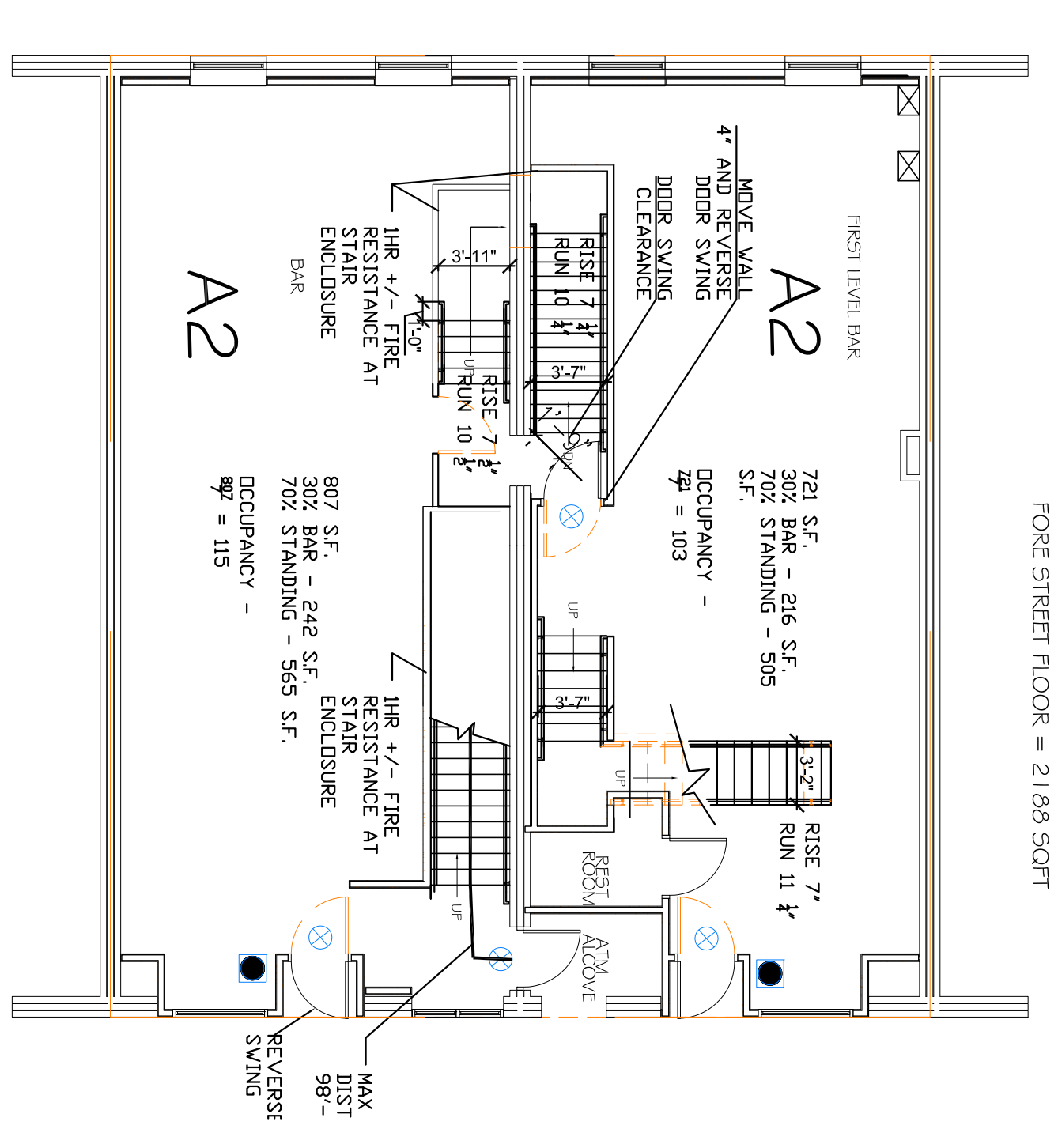
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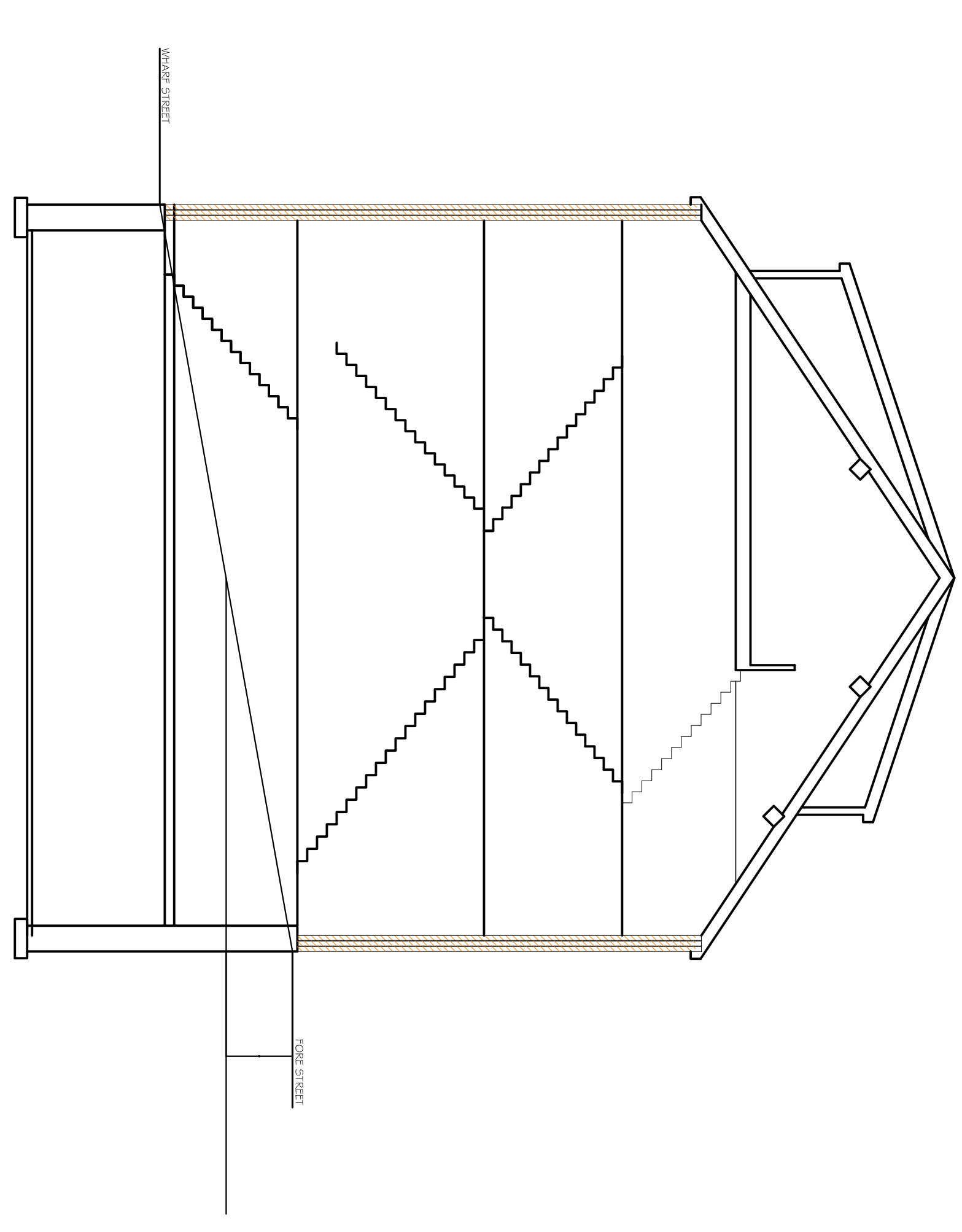
703.2.1.4
 703.2.1.11
 705.3.1.1
 704.3
 704.4
 705.4.4
 711.1



1 WHARF STREET FLOOR PLAN
 A1.01 1/8" = 1'-0"

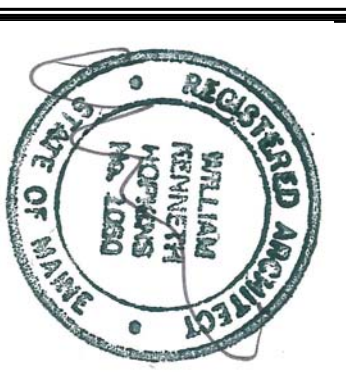


2 FORE STREET FLOOR PLAN
 A1.01 1/8" = 1'-0"



3 FORE STREET FLOOR PLAN
 A1.01 1/8" = 1'-0"

NOTES:
 1. CLOSERS ON ALL ENTRANCE DOORS TO RESIDENTIAL UNITS
 2. HANDRAILS ON BOTH SIDES OF ALL STAIRS



Prepared For:
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Revisions:

Scale:
 As indicated

Date:
 3-12-2015

PHASE TWO RENOVATIONS

A1.01