

PHILLIPS
architects + engineers

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CONSULTANT

SFAL

ISSUE & REVISION RECORD

DATE DESCRIPTION
08/20/2019 PERMIT SUBMITTAL

TENANT

PROJECT

THE
PROMENADE

0182/RV.1.1.6, MS.

CLIENT

CBL
CBL PROPERTIES

156 Loring Ave. | Boston, MA 02118 | 781.552.1000
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PHILLIPS JOB NUMBER 1521401

ISSUE DATE 08/20/2019

DRAWN BY/CHECKED BY MT/GC

DRAWING TITLE

CODE ANALYSIS

SHEET NUMBER

CS-1.2

| CODE DATA & REQUIREMENTS | | |
|---|--|----------------------------|
| FIRE RESISTANCE RATINGS - ALL CONSTRUCTION TYPES | | |
| LOCATION | REQ'D FIRE RATING- ALL CONSTRUCTION TYPES | CODE REFERENCE |
| USE GROUP SEPARATION | | |
| USE GROUP SEPARATION (BETWEEN M, B & S-1) | NO SEPERATION IS REQUIRED | TABLE 508.3.3 (2018 IBC) |
| MISCELLANEOUS | | |
| DEMISING/ CORRIDOR WALLS | 1 HR. WITHOUT SPRINKLER 0 HR WITH SPRINKLER | TABLE 1020.1 (2018 IBC) |
| SHAFTS & EXIT ENCLOSURES | | |
| CONNECTING - 4 STORIES | 1 HR (NOT LESS THAN FLOOR ASSEMBLY PENETRATED) | SECT. 713.4 (2018 IBC) |
| CONNECTING - 4 STORIES | 2 HR (NOT LESS THAN FLOOR ASSEMBLY PENETRATED) | |
| CONSTRUCTION TYPE - IIB | | |
| STRUCTURAL FRAME | 0 HR | TABLE 601 (2018 IBC) |
| LOAD BEARING EXTERIOR WALLS | 0 HR | TABLE 601 (2018 IBC) |
| LOAD BEARING INTERIOR WALLS | 0 HR | TABLE 601 (2018 IBC) |
| NONBEARING EXTERIOR WALLS | 0 HR | TABLE 601 & 602 (2018 IBC) |
| NONBEARING INTERIOR WALLS | 0 HR | TABLE 601 & 602 (2018 IBC) |
| FLOOR CONSTRUCTION | 0 HR | TABLE 601 (2018 IBC) |
| ROOF CONSTRUCTION | 0 HR | TABLE 601 (2018 IBC) |

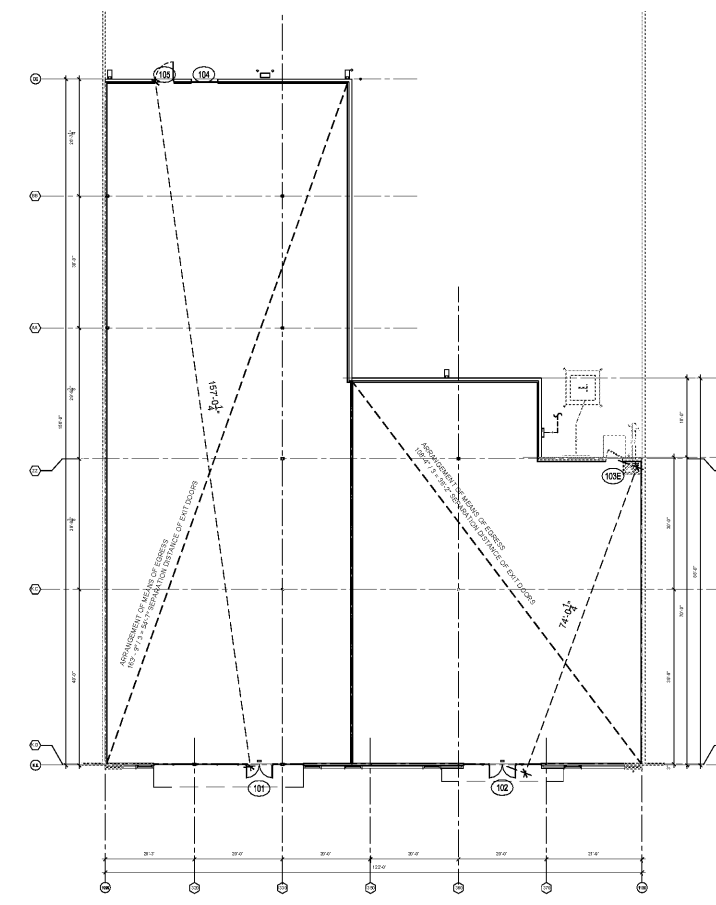
| CODES: | | |
|--|--------------|--|
| BUILDING DESIGN AND CONSTRUCTION TO COMPLY WITH ALL GOVERNING NATIONAL, STATE AND LOCAL JURISDICTIONS, CODES AND ORDINANCES INCLUDING THE FOLLOWING: | | |
| International Building Code (IBC) | 2018 Edition | |
| International Fuel Gas Code (IFGC) | 2018 Edition | |
| International Mechanical Code (IMC) | 2018 Edition | |
| International Plumbing Code (IPC) | 2018 Edition | |
| National Electrical Code | 2017 Edition | |
| Accessibility - ICC ANSIA117.1 | 2010 Edition | |
| International Energy Conservation Code | 2015 Edition | |
| International Fire Prevention Code (IFPC) | 2015 Edition | |

| CODE CLASSIFICATIONS | | |
|---------------------------------------|---------------------|------------------------|
| CONSTRUCTION TYPE: | TYPE IIB | CODE REFERENCE |
| SPRINKLER: | NFPA SYSTEM | SECT. 903.3 (2018 IBC) |
| USE GROUP / OCCUPANCY CLASSIFICATION: | MERCANTILE (RETAIL) | SECT. 309 (2018 IBC) |

| ALLOWABLE & ACTUAL BLDG. AREA & HEIGHT PER CONSTRUCTION TYPE & OCCUPANCY: | | |
|---|---------------|---|
| BUILDING DESIGNATION: | M | CODE REFERENCE |
| CONSTRUCTION TYPE: | TYPE IIB: | |
| OCCUPANCY | MERCANTILE M | |
| NO. OF STORES | 4 | TBL. 504 (2018 IBC) |
| NO. OF STORES WINCREASE | 5 | SECT. 504.4 (2018 IBC) |
| BUILDING HEIGHT | 50' | TBL. 504 (2018 IBC) |
| BUILDING HEIGHT WINCREASE | 75' | SPRINKLER INCREASE SECT. 504.3 (2018 IBC) |
| FLOOR AREA | 12,500 SF/FLR | TBL. 506.2 (2018 IBC) |
| + SPRINKLER INCREASE | 25,000 SF/FLR | TBL. 506.2 (2018 IBC) |
| + FRONTAGE INCREASE | NOT USED | SECT. 506.3 (2018 IBC) |
| TOTAL FLOOR AREA WITH INCREASES | 37,500 SF/FLR | SECT. 507 (2018 IBC) "UNLIMITED AREA" |
| NO. OF STORES | 1 | |
| BUILDING HEIGHT | +132' | |
| ACTUAL CONDITION | | |
| SHOPS K | | |
| SUITE K-1 | 8,789 SF | |
| SUITE K-7 | 5,408 SF | |
| TOTAL | 14,197 SF | |

| CODE REQUIREMENTS- MISCELLANEOUS | | |
|--|---|--|
| SPRINKLER SYSTEM | REQUIRED IN BUILDINGS W/ A FIRE AREA EXCEEDING 12,000 SF. FIRE AREA IS LOCATED MORE THAN 3 STORES ABOVE GRADE PLANE, OR COMBINED AREA FOR ALL GROUP M FIRE AREAS ON ALL FLOORS INCLUDING MESSANINES, EXCEED 24,000 SF. | SECT. 903.2.7 (2018 IBC) |
| FIRE EXTINGUISHERS | REQUIRED - MAX. 75' DISTANCE CLASS II STANDPIPES - REQUIRED WHEN FLOOR LEVEL OF HIGHEST STORY IS > 30' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. EXCEPTIONS CLASS I - ALLOWED IN SPRINKLERED BLDGS. OR SPRINKLERED BASEMENTS CLASS I MANUAL OPEN PARKING GARAGES ≤ 150 TO TOP FLOOR LEVEL CLASS I MANUAL DRY OPEN PARKING GARAGES SUBJECT TO FREEZING TEMPS., PROVIDED HOSE CONNECTIONS LOCATED PER CLASS II | TBL. 906.3(1) (2018 IFC) SECT. 905.3.1 (2018 IBC) |
| CODE REQUIREMENTS- MEANS OF EGRESS | | |
| STAIR WIDTH | 44" MIN. (36" IF < 50 PERSONS) & 0.2' PER OCCUPANT (NFP) | SECT. 1005.3.1, SECT. 1011.2 (2018 IBC) |
| OTHER EGRESS COMPONENTS | 1.2' OCCUPANT WIDTH 2. MIN. PER PERSON | TBL. 1005.3.2 (2018 IBC) |
| CORRIDOR WIDTH | 44" MIN. (36" IF < 50 PERSONS) | TBL. 1020.2 (2018 IBC) |
| ACCESS TO ELEVATOR OR PLUMB. SYS. OR EQUIP. | 24" MIN. | TBL. 1020.2 (2018 IBC) |
| EXIT ACCESS TRAVEL DISTANCE | 250' MAX., SPRINKLERED | TABLE 1017.2 (2018 IBC) |
| COMMON PATH OF TRAVEL (MAX.) | 75' MAX., SPRINKLERED | SECT. 1006.2.1 (2018 IBC) |
| DEAD END DISTANCE (MAX.) | 50' MAX., SPRINKLERED (NFPA 37.2.5.2) | SECT. 1020.4 (2018 IBC) |
| OCCUPANT LOAD FACTOR PER OCCUPANT: | 60 SF GROSS GRADE FLOOR AREAS 300 SF GROSS STORAGE, STOCK & SHIPPING | TBL. 1004.5 (2018 IBC) |
| AREA OF REFUGE | NOT REQUIRED W/ APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM | SECT. 1009.3.3 EXCEPT 2 (2018 IBC) |
| NUMBER OF MEANS OF EGRESS FOR ANY BUILDING STORY OR PORTION THEREOF: | 2 EXITS MIN. WITH < 500 OCCUPANTS 3 EXITS MIN. WITH > 500 AND < 1000 OCCUPANTS 4 EXITS MIN. WITH > 1000 OCCUPANTS | TABLE 1006.2.1.1 (IBC 2018) |
| DOOR SWING | EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN OCCUPANT LOAD IS > 50 OCCUPANTS | SECT. 1010.1.2 (IBC 2018) |

| OCCUPANT CALCULATIONS MERCANTILE (RETAIL) | | |
|--|--|--|
| OCCUPANT | FORMULA | |
| STREET LEVEL MERCANTILE | SUITE K-1 - 8,789 S.F. / 30 = 293 OCCUPANTS SUITE K-7 - 5,408 S.F. / 30 = 181 OCCUPANTS | |
| STREET LEVEL EGRESS | EXITS REQUIRED | EXITS PROVIDED |
| STREET LEVEL MERCANTILE M | SUITE K-1 293 OCCUPANTS X 0.2 = 58.6' EGRESS | DOOR #101 = 69" WIDTH DOOR #105 = 46.5" WIDTH TOTAL = 115.5' CLEAR |
| | SUITE K-7 181 OCCUPANTS X 0.2 = 36.2' EGRESS | DOOR #102 = 69" WIDTH DOOR #103E = 39" WIDTH TOTAL = 108' CLEAR |



EGRESS PLAN
SCALE: 1/8"=1'-0"

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