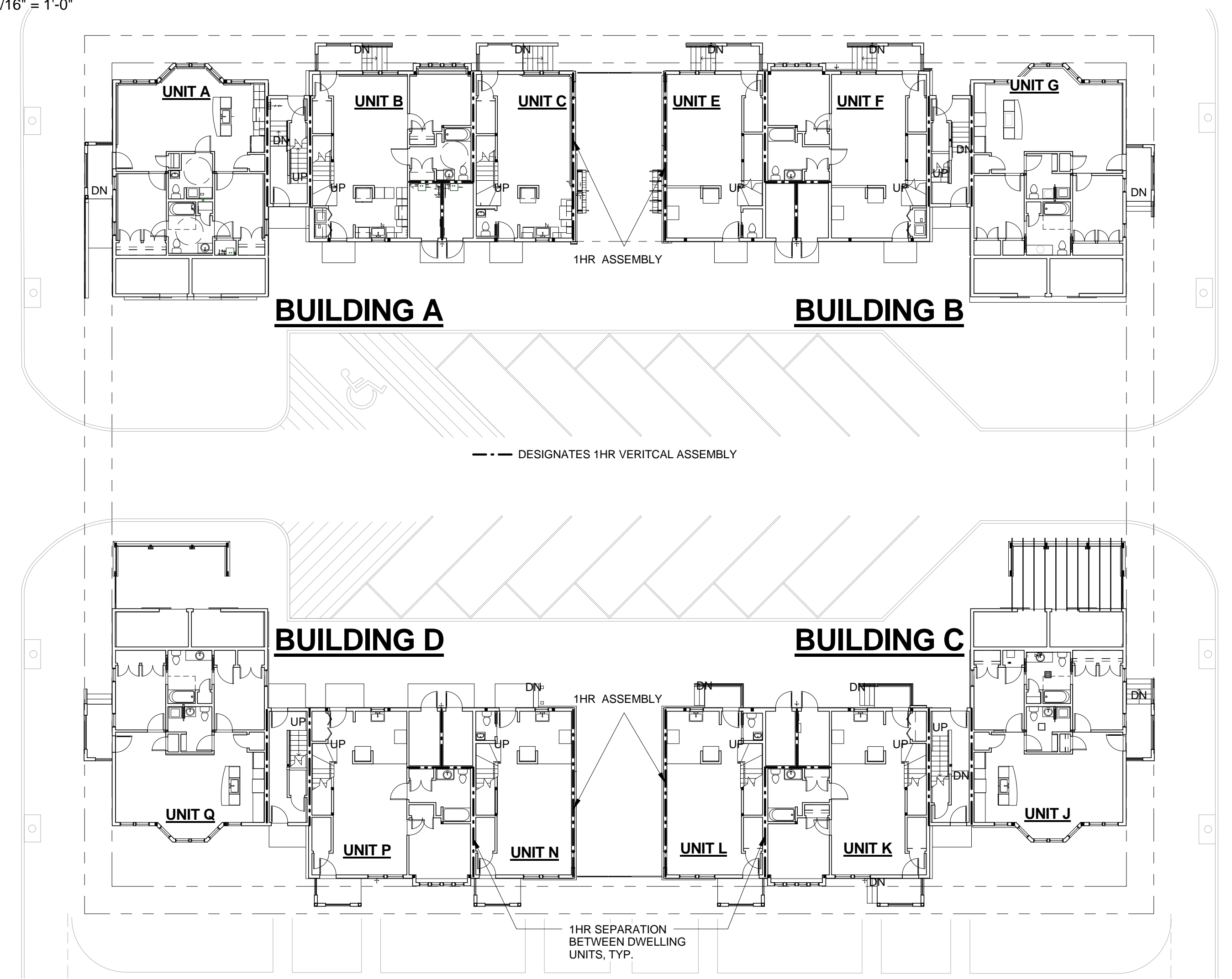


C4 2ND FLOOR - CODE PLAN
1/16" = 1'-0"



A4 1ST FLOOR - CODE PLAN
1/16" = 1'-0"

CODE NOTES

APPLICABLE CODES & STANDARDS:
IBC 2009
NFPA 101 - 2009
FAIR HOUSING ACT DESIGN GUIDELINES
ANSI/VCC A117.1 2009

IBC OCCUPANCY: R-2
NFPA CONSTRUCTION TYPE: VB

NFPA OCCUPANCY: APARTMENT
NFPA CONSTRUCTION TYPE: V(0,0,0)

ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE = 40 FEET
ALLOWABLE BUILDING AREA = 7,000 S.F.
ALLOWABLE NUMBER OF STORIES = 2

SPRINKLER SYSTEM:
NFPA 13R

GRADE PLANE CALCULATIONS

BUILDING A:

NORTH = (120.5 + 123)/2 =	121.75
EAST = (123 + 122)/2 =	122.5
SOUTH = (122 + 120)/2 =	121
WEST = (120 + 120.5)/2 =	120.25
GRADE PLANE =	485.5 / 4
	121.375

BUILDING B:

NORTH = (117.5 + 116.8)/2 =	117.15
EAST = (116.8 + 119)/2 =	117.9
SOUTH = (119 + 121)/2 =	120
WEST = (121 + 117.5)/2 =	119.25
GRADE PLANE =	474.3 / 4
	118.575

BUILDING C:

NORTH = (121 + 122.25)/2 =	121.625
EAST = (120 + 120.5)/2 =	120.25
SOUTH = (120.5 + 123.25)/2 =	121.875
WEST = (123.25 + 122.25)/2 =	122.75
GRADE PLANE =	485.5 / 4
	121.625

BUILDING D:

NORTH = (122 + 122.25)/2 =	122.125
EAST = (122.25 + 123.5)/2 =	122.875
SOUTH = (123.5 + 123)/2 =	123.25
WEST = (123 + 122)/2 =	122.5
GRADE PLANE =	490.75 / 4
	122.69

SEPARATION SUMMARY:
WHERE FIRE SEPARATION DISTANCE IS LESS THAN 10 FEET, EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES. (SECTIONS 420, 709)

WALLS SEPARATING DWELLING UNITS SHALL BE 1 HR. FIRE PARTITIONS (SECTIONS 420, 709)

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1HR HORIZONTAL ASSEMBLIES (SECTIONS 420, 712)

DRAFTSTOPPING:
ATTIC REQUIRED TO BE SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT GREATER THAN 3,000 S.F. (SECTION 709.4, EXCEPTION 5)

DRAFTSTOPPING REQUIRED AT FLOOR/CEILING ASSEMBLIES AND SHALL BE LOCATED IN LINE WITH DWELLING UNIT SEPARATIONS. (SECTION 717.3.2)

ACCESSIBLE REQUIREMENTS - FAIR HOUSING ACT DESIGN GUIDELINES:
NUMBER OF TYPE A UNITS REQUIRED: 0
NUMBER OF TYPE B UNITS OR BETTER REQUIRED: 1
PROVIDED: (1) TYPE A UNIT

SLOPE CALCULATIONS BETWEEN BUILDING ENTRANCE AND ARRIVAL POINTS:

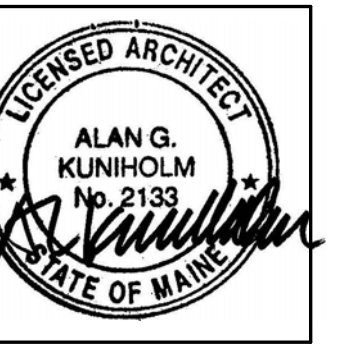
UNIT A: 3% at sidewalk to parking; 5.6% at existing grades
UNIT G: 9.8% at sidewalk to parking; 14% at existing grades
UNIT J: 32% at city sidewalk; 14.5% at sidewalk to parking
UNIT Q: 16% at city sidewalk; 8.3% at existing grades



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ADAMS SCHOOL REDEVELOPMENT
Portland, Maine



JOB NO.
08-056

DRWN. CHK
Checker

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

ISSUE
5 MARCH 2012

TITLE
CODE PLANS

SHEET

A100