

# CHARTER COMMUNICATIONS SPECTRUM REACH

## PORTLAND, MAINE

ONE PORTLAND SQUARE, SUITE 504  
PORTLAND, ME 04101

### CODE SUMMARY (2012 IBC)

Name of Project: CHARTER COMMUNICATIONS - SPECTRUM REACH  
Address: ONE PORTLAND SQUARE, PORTLAND, ME, SUITE 504 Zip Code: 04101  
Owner or Authorized Representative: MICHAEL McDONALD  
Owner: NORTH RIVER COMPANY  
City: Portland, Maine  
County: Cumberland, Maine  
Code Enforcement Jurisdiction: City of Portland, Maine  
Project Summary: EXISTING MULTIFAMILY TYPE II OCCUPANCY BUILDING  
Scope of Work: (If phased construction, please see plan submittal guidelines)  
Does this project have air rights, easements, assumed or deed priority lien, no build easements or other circumstances similar to the aforementioned? Yes No X  
Alternate Means of Compliance Request (if applicable):

Story	Description and Use	(A) Big Area per Story (sq ft)	(B) Allowable Big Area (sq ft)	(C) Area for Frontage (sq ft)	(D) Area for Sprinkler (sq ft)	(E) *Allowable Area of Increase (sq ft)	(F) Maximum Building Area (sq ft)
1st		0.0	0.0	0.0	0.0	0.0	0.0
2nd		0.0	0.0	0.0	0.0	0.0	0.0
3rd		0.0	0.0	0.0	0.0	0.0	0.0
4th		0.0	0.0	0.0	0.0	0.0	0.0

- (1) Frontage area increases are computed as follows:  
a. Perimeter which fronts a block:  
b. Total Building Perimeter (P) in feet:  
c. Minus (W) in feet:  
d. W = Minus:  
e. Percent of a:  
 $\text{Area} = \frac{1}{2} [P - 0.25 \times W] \times W$
- (2) The sprinkler increase is as follows:  
a. Multi-story building  $\geq 200$  percent  
b. Single-story building  $\geq 300$  percent
- (3) Unlimited area applicable under conditions of Code
- (4) Maximum Building Area = total number of stories in the building x E.A.
- (5) The maximum area of open parking garages permitted is as follows:  
a. Multi-story building  $\geq 200$  percent  
b. Single-story building  $\geq 300$  percent  
c. Traffic control towers must comply with local codes and jurisdictions.

Type of Construction	Allow*	Shown on Plans	Code Reference
Building Height in Feet	Fall = H - 20'		
Building Height in Stories	Stories + 1		

Building Element	Fire Separation Distance	Rated	Protective Glazing	Design # for Rating	Design # for Penetration
Structural Frame, including columns, beams and joists					
Roof construction					
Interior partitions					
Stairs, Corridor Stair Enclosure					
Elevator Lobby Enclosure					
Shaft Enclosure					
Shaft Lobby Enclosure					
Other					

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- WALL LEGEND  
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY WALL LEGEND ON ALL PLANS  
 Fire Barriers  Fire Partitions  Smoke Barriers  Smoke Partitions  No Rated Walls are present
- LIFE SAFETY SYSTEM REQUIREMENTS  
THIS SECTION TO BE COMPLETED FOR ALL PROJECTS  
Emergency Lighting:  No  Yes  Partial  
Exit Signs:  No  Yes  Partial  
Fire Alarm (NFPA 72-07):  No  Yes  Partial  
Smoke Detection Systems:  No  Yes  Partial  
Panic Hardware:  No  Yes  Partial  
Life Safety System Generator:  No  Yes  Partial

Life Safety Plan Checklist for Compliance	Compliance
Life Safety Plan Sheet # 1, if provided, C-200	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Fire and/or smoke rated wall locations	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Assumed and real property line locations	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Exterior wall opening area with respect to distance to assumed property lines	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Existing enclosures within 30' of the proposed building	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Occupancy types for each area as it relates to occupant load calculation	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Occupant loads for each area	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Exit access travel distances	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Common path of travel distances	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Clear and unobstructed paths	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Clear exit widths for each exit door	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Minimum calculated occupant load capacity each exit door can accommodate based on egress width	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Actual occupant load for each exit door	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
A separate schematic plan indicating where fire-rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Location of doors with panic hardware	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Location of doors with delayed egress locks and the amount of delay	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Location of doors with electromagnetic egress locks	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Location of doors equipped with hold-open devices	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Location of emergency escape windows	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
The square footage of each fire area	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
The square footage of each smoke compartment	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Note any code exceptions or table notes that may have been utilized regarding the items above	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

EXIT REQUIREMENTS	Compliance
Walls and fire fire collection rooms over 100 square feet	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Stairway storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterruptible power supplies	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Rooms containing the pump	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Rooms containing life-safety generator	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Rooms containing primary transformers	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Group 1-2 storage rooms over 100 square foot	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Group 1-2 commercial kitchens	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Group 1-2 hundred square ft or less than 100 square feet	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Group 1-2 rooms or spaces that contain heated heating equipment	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Floor, Room or Space Designation	Minimum Number of Exits	Arrangement of Means of Egress
SUITE 504	3	1-1-1

Use Group or Space Designation	(a) Area (sq ft)	(b) Allowable Area (sq ft)	(c) Calculated Occupant Load	(d) Egress Width Per Occupant	(e) Required Width	(f) Actual Width (ft) Shown on Plans
SUITE 504	411.9	100.0	19	2.0	38.0	38.0

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TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

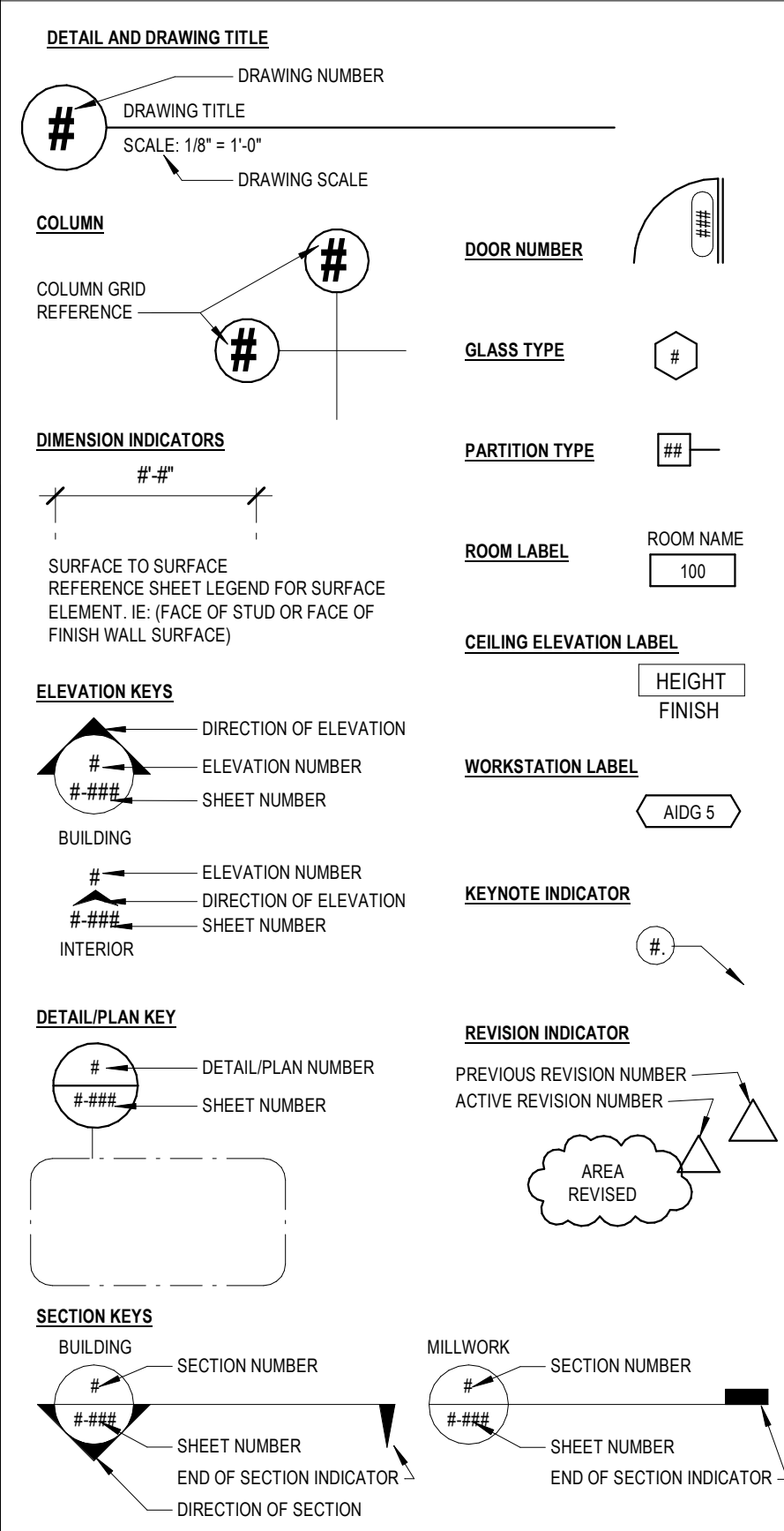
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES	# REQUIRED	# PROVIDED	# UNPAVED SPACES	# ACCESSIBLE	TOTAL # ACCESSIBLE PROVIDED

SCHEDULE OF SPECIAL INSPECTION SERVICES	
1-10 Vertical Clearance	1-10 Inspection of Structural Steel Fabricators
1-10 Excavation and Fill	1-11 Structural Masonry
1-10 Fire and Safety	1-12 Welding
1-10 Modular Retaining Walls	1-13 High Strength Bolt & Steel Framing Inspection
1-10 Foundation Concrete	1-14 Reinforced Concrete
1-10 Foot Trench Box	1-15 General Protection and Finish System
1-10 General Protection	1-16 General Protection
1-10 Pre-Drilled Concrete	1-17 Structural Steel
1-10 Special Cases	1-18 Special Cases

PLUMBING FIXTURE REQUIREMENTS				
Occupancy	Male	Female	Shower	Drinking Water
1	1	1	1	1

SPECIAL APPROVALS	
Structural Design	<input type="checkbox"/> NOT APPLICABLE/ <input type="checkbox"/> NO EXISTING TO REMAIN <input type="checkbox"/> REF. ENGINEERING DRAWING
Electrical Summary	<input type="checkbox"/> NOT APPLICABLE/ <input type="checkbox"/> NO EXISTING TO REMAIN <input type="checkbox"/> REF. ENGINEERING DRAWING
Mechanical Summary	<input type="checkbox"/> NOT APPLICABLE/ <input type="checkbox"/> NO EXISTING TO REMAIN <input type="checkbox"/> REF. ENGINEERING DRAWING

### GRAPHIC SYMBOLS



### MATERIALS

EARTH	EARTH
POROUS FILL (STONE OR GRAVEL)	POROUS FILL (STONE OR GRAVEL)
ROCK	ROCK
LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)	LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)
STRUCTURAL CONCRETE (CAST IN PLACE, ETC.)	STRUCTURAL CONCRETE (CAST IN PLACE, ETC.)
BRICK	BRICK
CONC. MASONRY UNIT	CONC. MASONRY UNIT
PLASTER, CEMENT, SAND, GROUT	PLASTER, CEMENT, SAND, GROUT
FINISH STONE	FINISH STONE
STEEL IRON	STEEL IRON
ALUMINUM	ALUMINUM
WOOD FINISH	WOOD FINISH
CONTINUOUS WOOD FRAME (ROUGH)	CONTINUOUS WOOD FRAME (ROUGH)
WOOD BLOCKING	WOOD BLOCKING
PLYWOODWOOD SUBSTRATE	PLYWOODWOOD SUBSTRATE
WATERPROOFING, FELT, FLASHING, ETC.	WATERPROOFING, FELT, FLASHING, ETC.
BATT LOOSE FILL INSULATION	BATT LOOSE FILL INSULATION
RIGID INSULATION	RIGID INSULATION
GYPSUM WALLBOARD	GYPSUM WALLBOARD

### DRAWING INDEX

GENERAL
G-001 PROJECT INFORMATION
G-002 GENERAL NOTES
G-003 LIFE SAFETY PLAN

MECHANICAL
M-01 MECHANICAL NOTES, DETAILS & SCHEDULES
M-11 MECHANICAL FLOOR PLAN - EXISTING
M-12 MECHANICAL FLOOR PLAN

ARCHITECTURE
A-101 DEMOLITION PLANS
A-111 CONSTRUCTION & REFLECTED CEILING PLANS
A-211 ELEVATIONS & DETAILS
A-212 FURNITURE COORDINATION PLAN

### PLUMBING

P-01 PLUMBING NOTES, DETAILS & SCHEDULES
P-11 PLUMBING FLOOR PLAN

### ABBREVIATIONS

AB ANCHOR BOLT	FVHC FIRE RESISTANT VALVE CABINET	ORD OVERFLOW ROOF DRAIN
ACC ACCESSIBLE	FFC FINISH FLOOR ELEVATION	PB PULL BOX
AFF ABOVE FINISH FLOOR	FFL FINISH FLOOR LINE	PCC PRECAST CONCRETE
AFS ABOVE FINISH SLAB	FIN FINISH	PERF PERFORATED
ALUM ALUMINUM	FLR FLOOR	PERP PERPENDICULAR
APC ACOUSTICAL PANEL CEILING	FOP FACE OF FINISH	PLAM PLASTIC LAMINATE
ARCH ARCHITECT	FOM FACE OF MASONRY	PLYWD PLYWOOD
AUTO AUTOMATIC	FOS FACE OF STUD	PR PAIR
BO BOARD	FRW FIRE RESISTANT TREATED WOOD	PRESF PREFINISHED
BLDG BUILDING	GA GAUGE	R RISER
BM BEAM	GRV GALVANIZED	REF REFLECTED CEILING PLAN
BOS BOTTOM OF STEEL	GWB GYPSUM WALL BOARD	ROF ROOF DRAIN
BRG BEARING	GYP GYPSUM	ROO ROUGH OPENING
CAB CABINET	HOLLOW METAL	SD SMOKE DETECTOR
CBB CEMENTITIOUS BACKER BOARD	HM HORIZONTAL	SGL SINGLE
CCV CLOSED CIRCUIT TELEVISION	HOR HORIZONTAL	SH SHEET
CFM FORMED METAL FRAMING	HC HANDICAP	SIM SIMILAR
CJ CONTROL JOINT	HD HEAD	SPKR SPRINKLER
CL CENTERLINE	HW HARDWARE	SQ SQUARE
CLG CEILING	HWID HARDWOOD	SST STAINLESS STEEL
CM CONCRETE MASONRY UNIT	HGT HEIGHT	STC SOUND TRANSMISSION CLASS
CON CONCRETE	HVAC HEATING, VENTILATION, AND AIR CONDITIONING	STL STEEL
CTR CENTER	ID INSIDE DIAMETER	STRUC STRUCTURAL
D DEEP	INSUL INSULATION	SUSP SUSPENDED
DIA DIAGONAL	JBX JOINT BOX	SW SWITCH
DIA DIAMETER	LT WT LIGHT WEIGHT	T TREAD
DN DOWN	MAX MAXIMUM	T&G TOP AND GROOVE
DWG DRAWING	MCH MECHANICAL	TRF TRUNKING AND GROOVE
DIA DIAMETER	MAN MANUFACTURER	TEL TELEPHONE
DIM DIMENSION	MIN MINIMUM	THK THICK
DN DOWN	MISC MISCELLANEOUS	THRU THROUGH
E ELEVATION	MOP MASONRY OPENING	TOM TOP OF MASONRY
EFC EXTERIOR INSULATION AND FINISH SYSTEM	MTRW MOISTURE RESISTANT TREATED WOOD	TOS TOP OF STEEL
EJS EXPANSION JOINT	MTOW TOP OF WALL	TOW TOP OF WALL
EL ELEVATION	MTD MOUNTED	UNT UNLESS NOTED OTHERWISE
ELEC ELECTRICAL	NA NOT APPLICABLE	VERT VERTICAL
EMER EMERGENCY	NC NOT IN CONTRACT	VF VERIFY IN FIELD
EDS EDGE OF SLAB	NOM NOMINAL	W WARE
EXT EXTERIOR	NRD NOISE REDUCTION COEFFICIENT	WC WATER CLOSET
EWG ELECTRIC WATER COOLER	NTS NOT TO SCALE	WOD WOOD
EXIST EXISTING	OC ON CENTER	WH WALL HUNG
FD FLOOR DRAIN	OD OVERFLOW DRAIN	WBS WEATHER RESISTIVE BARRIER
FE FIRE EXTINGUISHER	OPP OPPOSITE	WP WORKING POINT
FEC FIRE EXTINGUISHER CABINET		WT WEIGHT

### VICINITY MAP

