


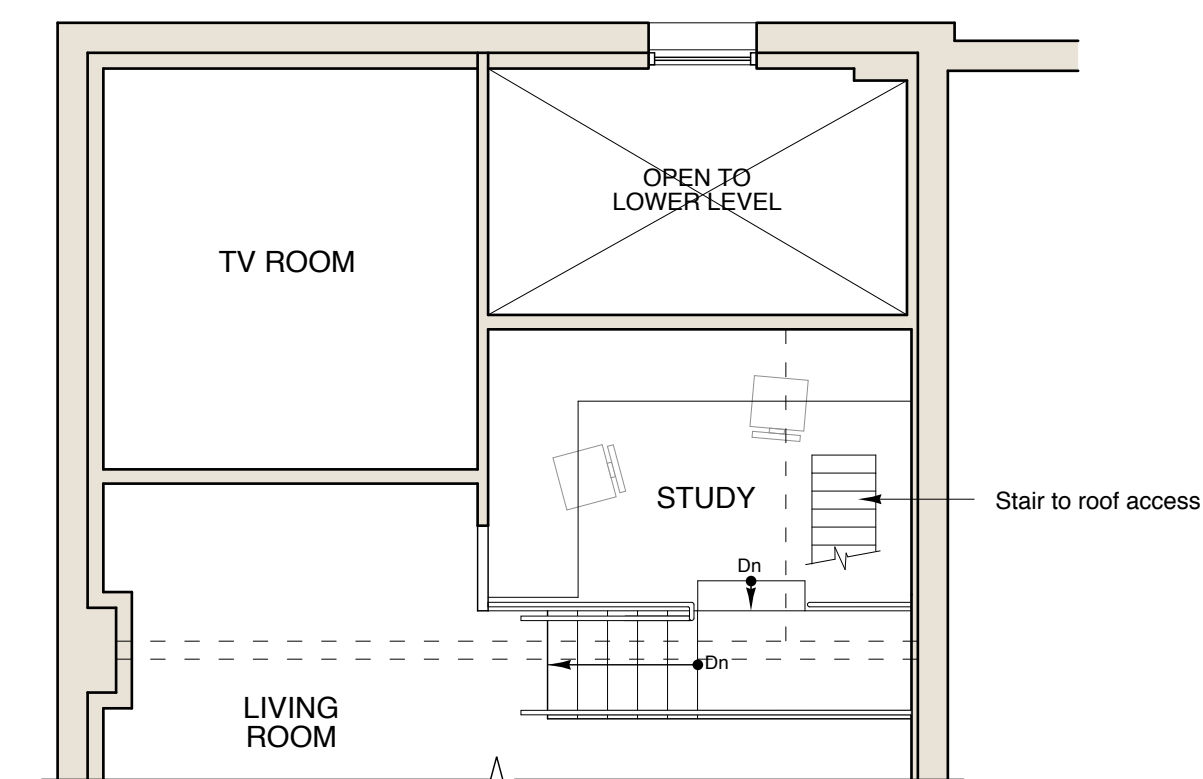
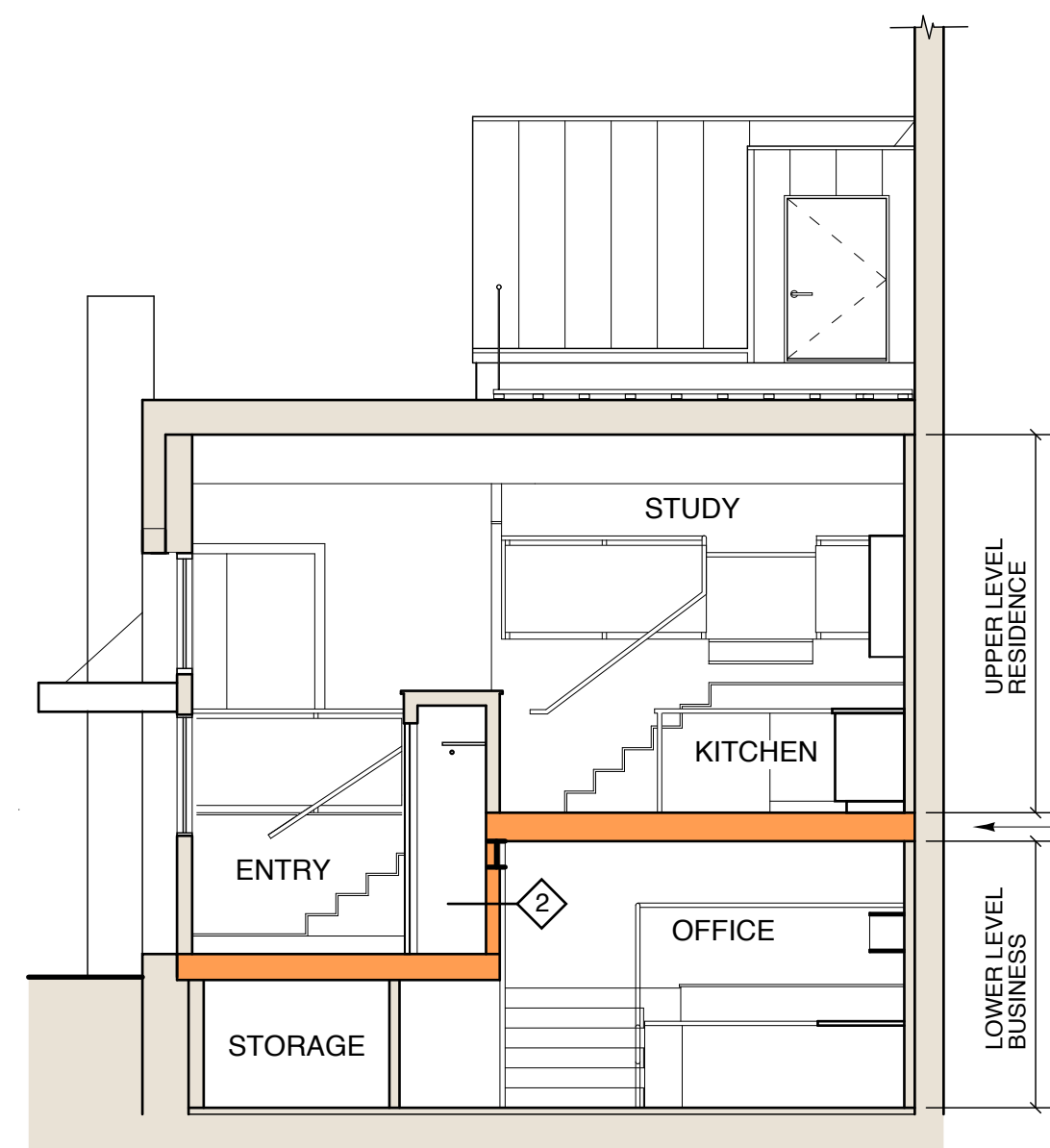


Building Code Analysis (IBC 2003, NFPA 101)			
Use and Occupancy Classification Lower Level	Business Group B (304.1), Business (6.1.11)		
Use and Occupancy Classification Upper Level	Residential Group R-3 (310.1), Residential (6.1.8)		
Required Separation of Occupancies	2 hours (Table 302.3.2)		
Construction Type	Type III B (602.3) Exterior walls are of non-combustible material and interior building elements are of any material permitted by code		
1. General Building Information			
	Existing Area	Proposed Area	
Lower Level	1,475 sq ft	1,475 sq ft	
Upper Level	1,475 sq ft	1,475 sq ft	
Total	2,950 sq ft	2,950 sq ft	
	Existing Height	Proposed Height	
Number of Stories Above Grade	1 w/ basement	1 w/ basement	
Building Height	16 ft	26 ft	
2. Allowable Area (Table 503)			
Allowable area per floor	19,000 sq ft		
Allowable height	55 ft		
Allowable number of stories	4		
3. Occupant Load (Table 1004.1.2, Table 7.3.1.2)			
Floor Level	Area per occupant	Area	Occupancy Load
Lower Level - Business	100 sq ft/person	1475 sq ft	15
Upper Level - Residence	200 sq ft/person	1475 sq ft	8
4. Classification of Hazard of Contents			
Contents of business occupancies shall be classified as "Ordinary Hazard" (39.1.5.1)			
5. Minimum Fire Resistance Requirements of Building Elements (Table 601, Table 602)			
Structural Frame	0 hour		
Loadbearing exterior walls	2 hours		
Loadbearing interior walls	0 hour		
Non-loadbearing exterior walls (fire separation distance less than 30 ft.)	1 hour		
Non-loadbearing exterior walls (fire separation distance greater than 30 ft.)	0 hours		
Floor construction	0 hour		
Roof construction	0 hour		
6. Means of Egress Components			
Number of exits provided per floor	1		
Minimum number of exits required per floor	1 (Table 1018.2, Table 1014.1)		
Exit access travel distance (without automatic sprinkler system)	75 ft (Table 1018.2)		
Exit signs are not required in rooms or areas which require only one exit (1011.1)			

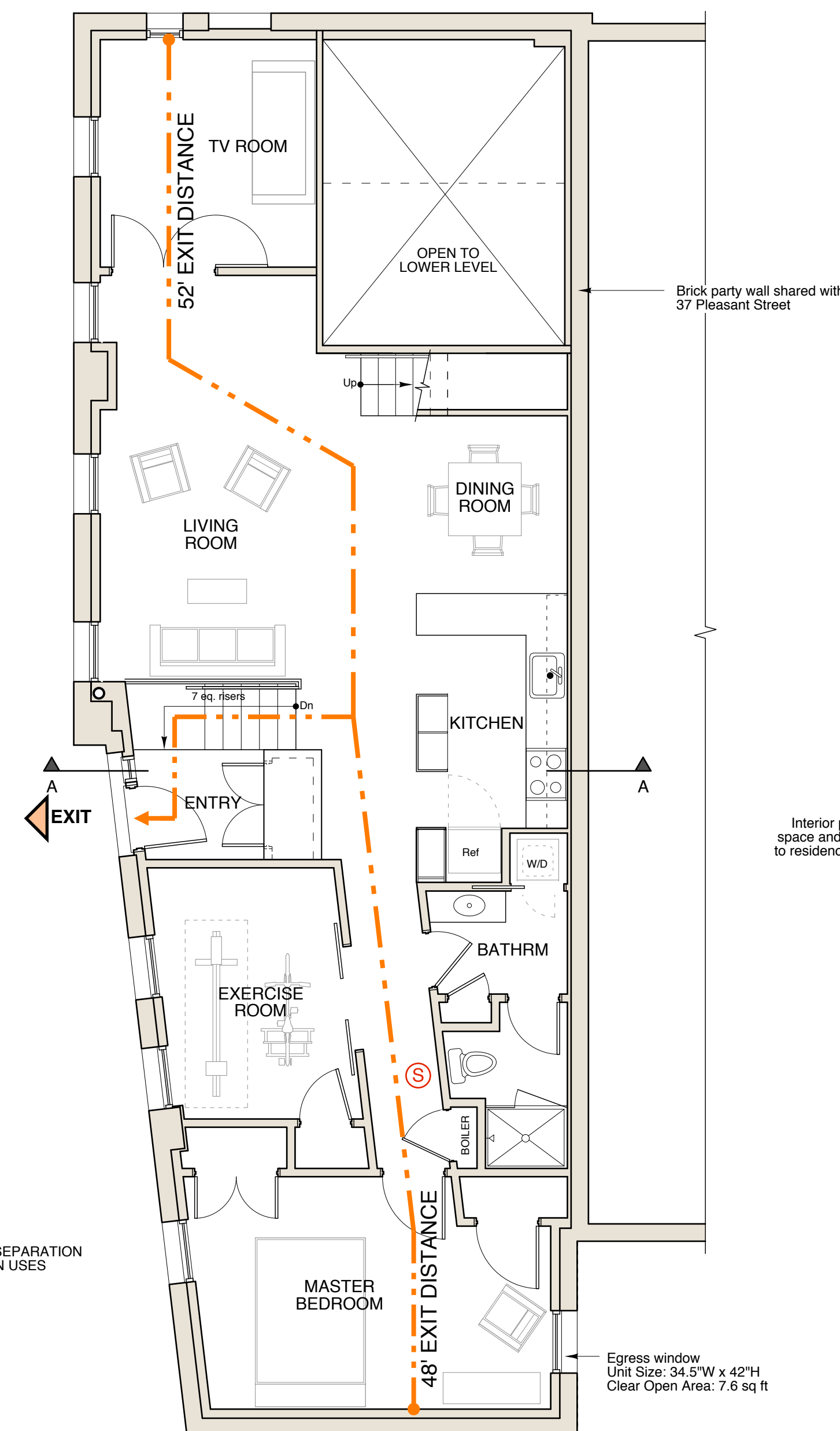
-  EMERGENCY LIGHTING
-  FIRE EXTINGUISHER
-  SMOKE DETECTOR



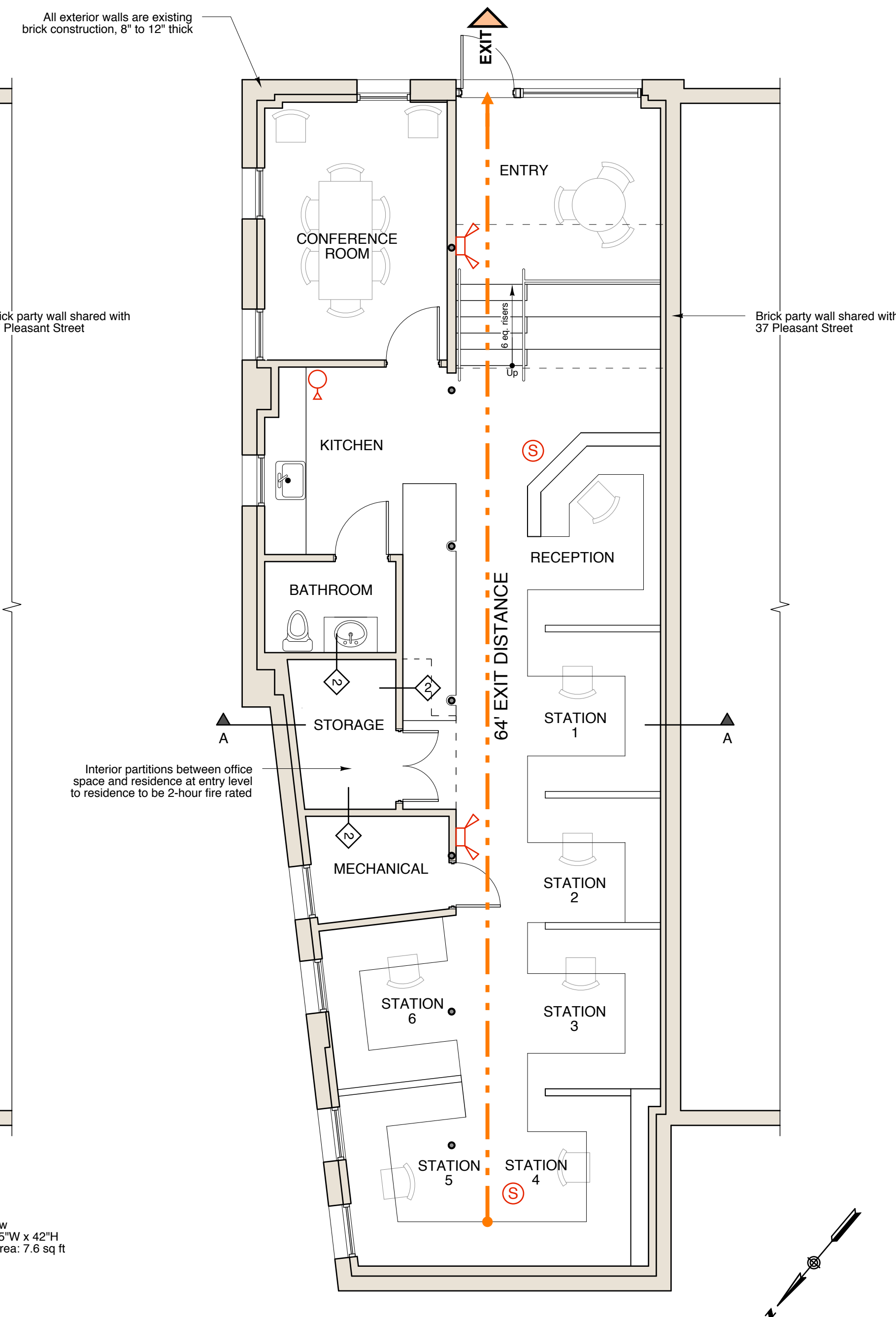
7 Loft Floor Plan - Residence
SCALE: 3/16" = 1'-0"



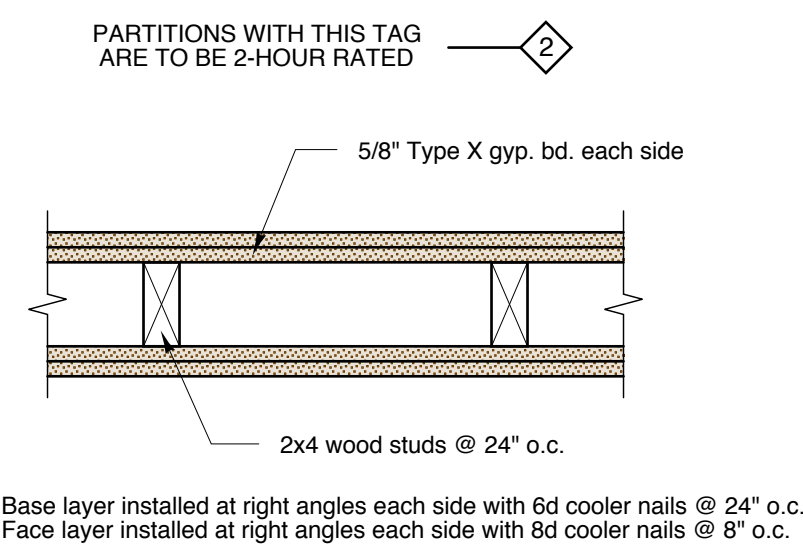
6 Section A-A at Residence Entry
SCALE: 3/16" = 1'-0"



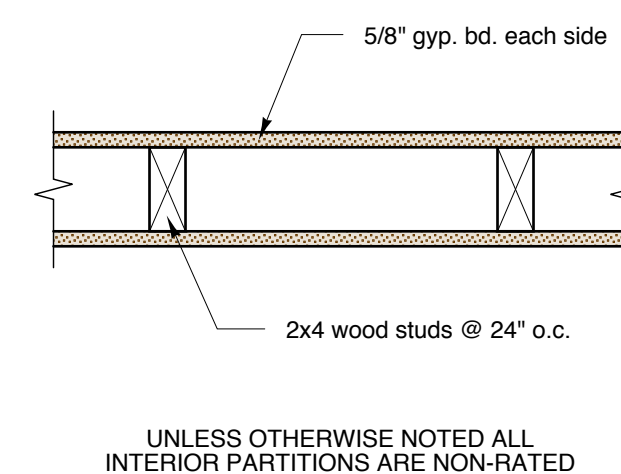
5 Upper Floor Plan - Residence
SCALE: 3/16" = 1'-0"



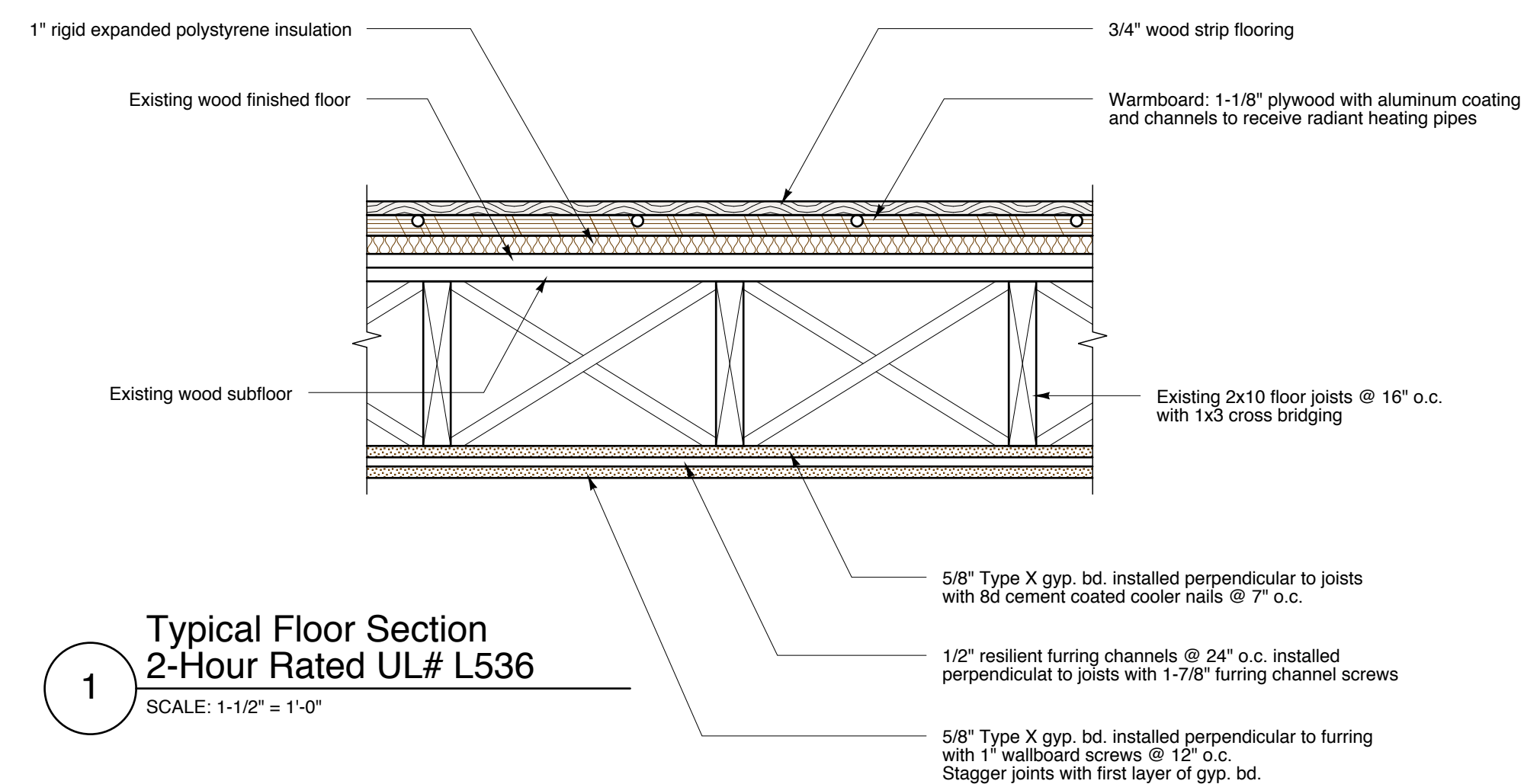
4 Lower Floor Plan - Business
SCALE: 3/16" = 1'-0"



3 Interior Partition 2-Hour Rated WP 360
SCALE: 1-1/2" = 1'-0"



2 Interior Partition Non-Rated
SCALE: 1-1/2" = 1'-0"



1 Typical Floor Section 2-Hour Rated UL# L536
SCALE: 1-1/2" = 1'-0"

NOTE: ALL INTERIOR WALLS ARE NEW CONSTRUCTION,
ALL EXTERIOR WALLS ARE EXISTING BRICK 8" TO 12" THICK

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Building Code Analysis
File Name: A0.1 CodeAnalysis
Project No. 2006-08.00
Date: 12.20.06
Revised:

A0.1