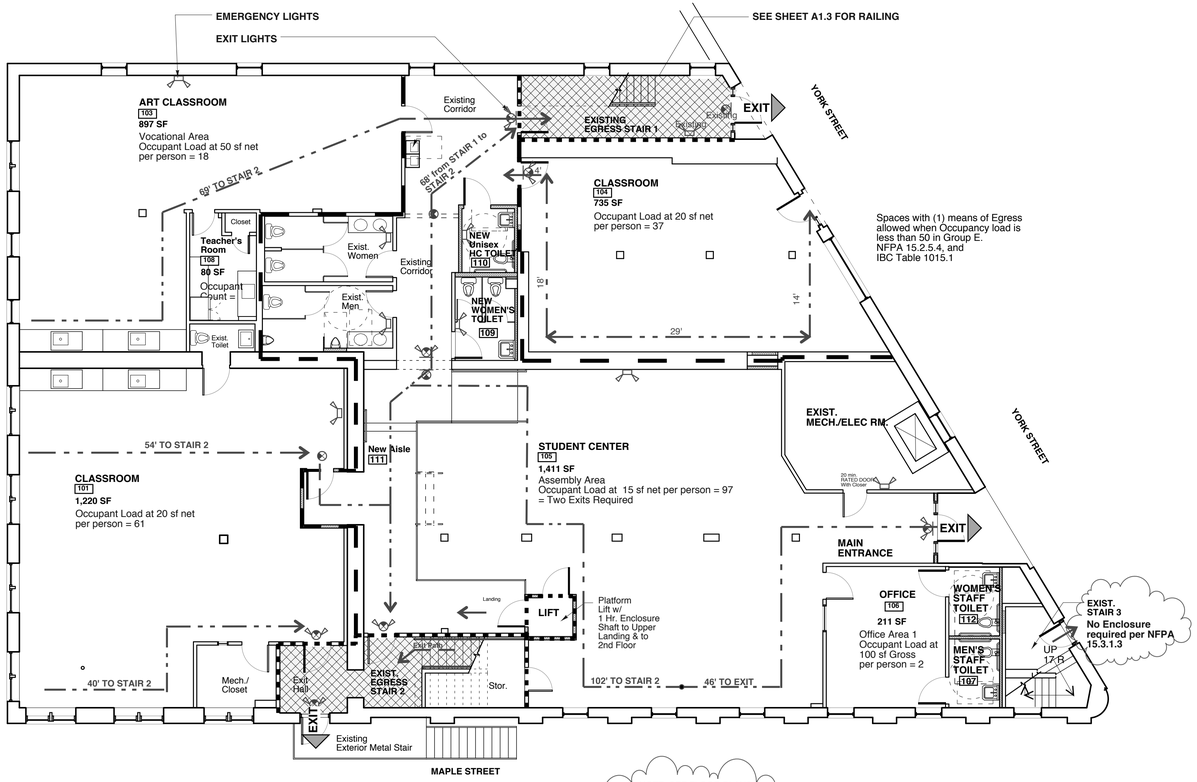
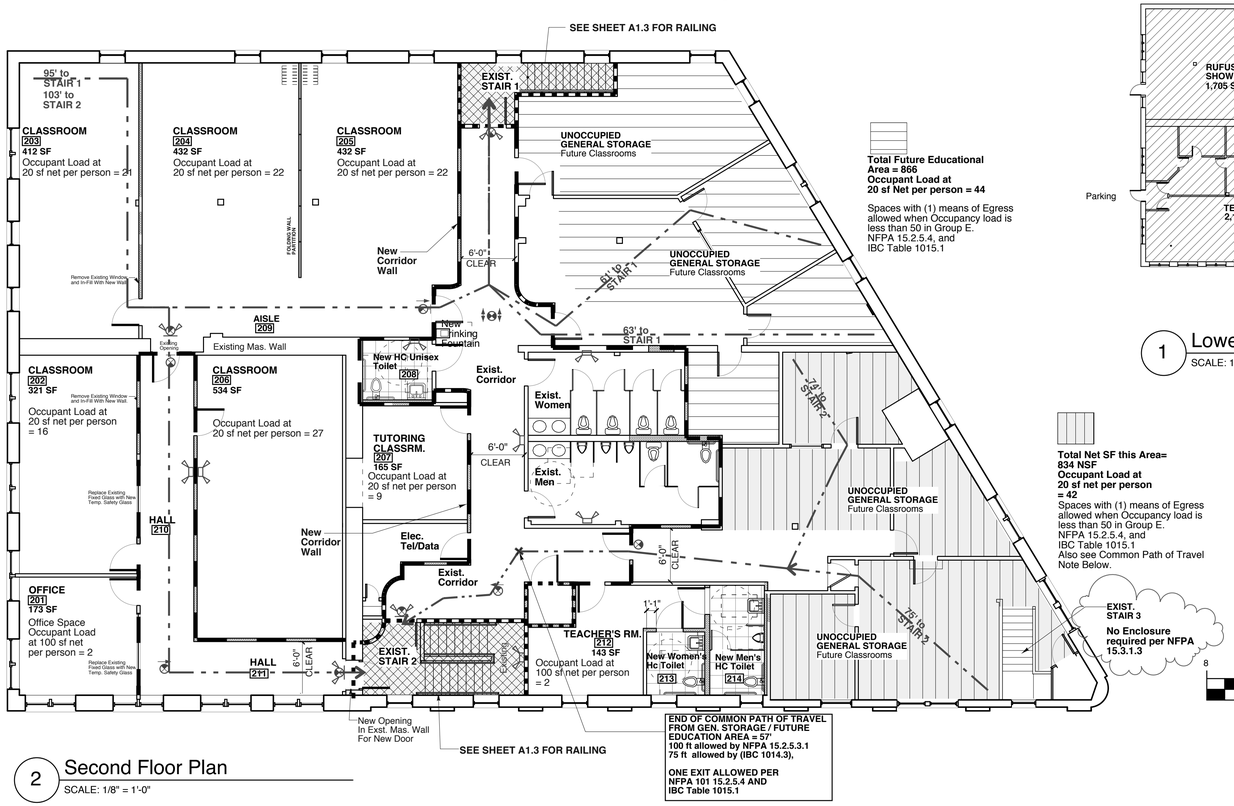


1 First Floor Plan

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

NOTE: SEE FLOOR PLANS ON OTHER SHEETS FOR REVISED AREA LOCATIONS. 04-24-13



2 Second Floor Plan

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

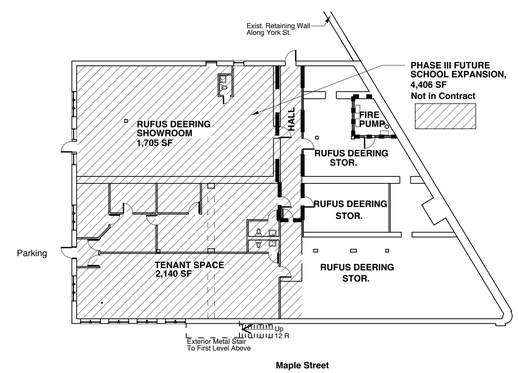
LEGEND

- Smoke Partition
- One Hour Rated Wall
- New Walls
- Existing Walls
- 1 Hour rated Egress Stair
- Future Areas not in current scope of work
- EGRESS PATH
- 14' DISTANCES TO EXIT
- EXIT SIGNS
- EMERGENCY LIGHTS
- EXIT/EMERGENCY COMBINATION LIGHTS

TYPICAL DOOR AND HARDWARE NOTES:

1. All Interior Doors Into Egress Stairs To Be Min. (1) Hr Rated With Panic Type Exit Devices and Closers.
2. All Doors from Egress Stairs to Exterior to Have Panic Type Exit Devices and Closers.
3. All Doors To Be 3'-0" Wide, Unless Otherwise Noted.
4. All Door Glazing and Sidelight Glazing to be 1/4" Tempered Safety Glass.
5. Door To Existing Mech. room To Be Min. 20 Min Rated Door With Closer.
6. All Door Locksets And Passages Sets To Be Lever Handle Type.

SEE SHEET A1.3 FOR COMPLETE DOOR SCHEDULE AND HARDWARE.



1 Lower Level Floor Plan

SCALE: 1" = 20'

8 0 4 8 16

Scale: 1 inch = 8 feet

N

Plan North

Note: All Sq. Ft. Numbers shown are NET unless otherwise noted.

Building Code Analysis (IBC 2009 and NFPA 101 2009)

Current Use and Occupancy Classification	Business Group B (304.1), and (6.1.11)
Proposed Use and Occupancy Classification	MIXED OCCUPANCY - Educational Group E (NFPA 6.1.14.3) / Business, NON-separated
Existing Building Rehabilitation:	NFPA 43.1.2.2, and 43.7.1
Construction Type	Type III B Exterior walls are of non-combustible material and interior building elements are of any material permitted by code
Automatic Sprinkler System	The building is currently fully sprinklered (monitored system)

1. Existing Structure Information

	Building Area	Renovation Area
Lower Level	7,067 sq ft	0 sq ft
First Floor	7,067 sq ft	7,067 sq ft
Second Floor	7,067 sq ft	4,032 sq ft
Totals	21,201 sq ft	11,099 sq ft
Number of Stories above Grade	3	
Building height	approx. 35 ft	

2. Allowable Area (Table 503)

Allowable area per floor	23,500 sq ft	
Allowable height	65'	
Allowable number of stories	2	See Hgt. Modifications below

3. Height and Area Modification with Automatic Sprinkler System (504.2)

Allowable height increase	1 Story, 20 ft	2+1 = 3 Stories
Total allowable height with modifications	3 Stories, 85 ft	

THE BUILDING HEIGHT AND AREA ARE WITHIN THE PERMITTED LIMITS

4. Occupant Load (NFPA 101 Table 7.3.1.2, & IBC Table 1004.1.1)

Floor	Occupied Spaces	Area NET Sq. Ft.	Occupancy Load	Actual Design Occupancy	Use Classification
	Classroom 101	463	24	21	Educational Classroom space = 20 net/person
	Classroom 102	613	31	21	"
	Classroom 103	897	45	21	"
	Art Classroom 104	735	18	16	Educational vocational space = 50 net/person
	Student Center 105	1,411	95	---	Assembly space = 15 net/person
	Office 106	211	2	2	Business Office space = 100 net/person
	Teacher's Room 108	80	2	--	Occupant Load = 2
	TOTAL First Floor	4,410	217	81	
Phase I Not Including Future Areas	Office 201	173	2	2	Business Office space = 100 net/person
	Classroom 202	321	16	19	Educational Classroom space = 20 net/person.
	Classroom 203	412	21	21	"
	Classroom 204	432	22	21	"
	Classroom 205	432	22	21	"
	Classroom 206	534	27	21	"
	Tutoring Room 208	165	9	8	"
	Office 212	143	2	2	Business Office space = 100 net/person
	Total Phase I Second Floor	2,612	121	115	
Phase II	Phase II Future Areas	1,700	85	120	Educational Classroom space = 20 net/person
	Total Second Floor Phase I & II	4,312	206	235	
	TOTAL Phase I Only - First & Second Flr.	7,022	334	190	
	TOTAL Phase I & II - First & Second	8,722	423	316	

5. Minimum Fire Resistance Requirements of Building Elements (IBC Tables 601 & 602)

Structural Frame	0	hour	Table 601
Load bearing exterior walls	2	hours	Table 601 and 602
Load bearing interior walls	0	hour	Table 601
Non-load bearing exterior walls (fire separation Greater than 30 ft.)	0	hour	Table 602
Non-load bearing exterior walls (fire separation distance greater than 30 ft.)	0	hours	Table 602
Floor construction	0	hour	Table 601
Roof construction	0	hour	Table 601
Shaft enclosures	1	hours	Section 708.4
Exit enclosures	1	hours	Section 1022.1
Corridors	0	hours	Table 1018.1 with automatic sprinkler system
Corridors per NFPA 101 15.3.6	1/2	hours	
	0	hours	IF Smoke Partitions provided Per NFPA 101, 8.4.3.5
Mixed Occupancy - No Separation	0	hour	**NFPA 101- 6.1.14.3**
Accessory Occup. - Main Occup.	0	hour	IBC 508.2.4

6. Means of Egress Components

Exit access Travel Distance with automatic sprinkler system	200 ft. per *NFPA 101, 15.2.6.3
Minimum Number of exits required per floor	(2) (Table 1021.1)
Number of exits provided per floor	(2)
Spaces with (1) means of Egress allowed when Occ. load less than 50 in Group E	IBC Table 1015.1, NFPA 15.2.5.4
Common path of travel in Group E fully sprinklered buildings.	75 ft (IBC 1014.3), **100 ft** NFPA 15.2.5.3.1
Dead End Limit in Group E fully sprinklered buildings.	50 ft (IBC 1018), NFPA 15.2.5.2
Required Corridor Width = 6'-0"	Educational Occupancy NFPA 101, 15.2.3.2
Min. Corridor Width Provided = 6'-0"	
Accessible means of egress are Not required in alterations to EXISTING buildings	IBC Section 1007.1 and NFPA 3411.6

	Area Served	Occupant Load = 1/2 Total	Width Required, (* min. req'd.)	Width Provided	
Stair 1	3,533 gross sq ft	118 X .3" =	35.4" (*36")	40"	*NFPA 101, 7.2.2.2.1.1-(2) and Table 7.2.2.2.1.1(b) Existing Stairs
*Existing Risers: 6.75" to 7"					
*Existing Treads: 9.5"					
Stair 2	3,533 gross sq ft	118 X .3" =	35.4" (*36")	46"	
*Existing Risers: 6.75" to 7"					
*Existing Treads: 10.75"					
Egress Doors		118 x .2" =	23.6" (36")	36"	

7. Minimum Plumbing Fixtures - Uniform Plumbing Code 2009

	WATER CLOSETS		URINALS	LAVATORIES		DF/person	
Required Student Fixtures For Secondary Schools	1 : 40 male	1: 30 female	1 per 35 males	1: 40 male	1: 40 female	1 per 150	
STUDENTS	MALE Students 160	FEMALE Students 160	add'l Female WCs req'd. to equal total male WC and Urinal fixtures	MALE Students 160	FEMALE Students 160	320 Students	
Required Student Fixtures	4 WC	6 + 3 = 9 WC	5 Urinals	4 Lavs	4 Lavs	3 DF	
Student Fixtures Provided	4 WC	9 WC	5 Urinals	5 Lavs	6 Lavs	3 DF	
Required Staff Fixtures For Secondary Schools	1 per 1-15	1 per 1-15	1 per 50	1: 40 male	1: 40 female	none	**Occupancy Count Based On Max. Number Of Students And Staff Planned For Final Capacity.**
STAFF	Male Staff 10	Female Staff 10					
Required Staff Fixtures	1 WC	1 WC	1 Urinal	1 Lav	1 Lav		**320 students 20 staff**
Staff Fixtures Provided	2 WC	2 WC	1 Urinal	2 Lav	2 Lav		

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54 York Street
Portland, Maine

Code Summary

Drawn by: RRA
Scale: As Shown
Date: 12-10-2012
File Name:
Project No. 2012-10.00
Revised: 04-09-201 04-24-2013

Baxter Academy

CS