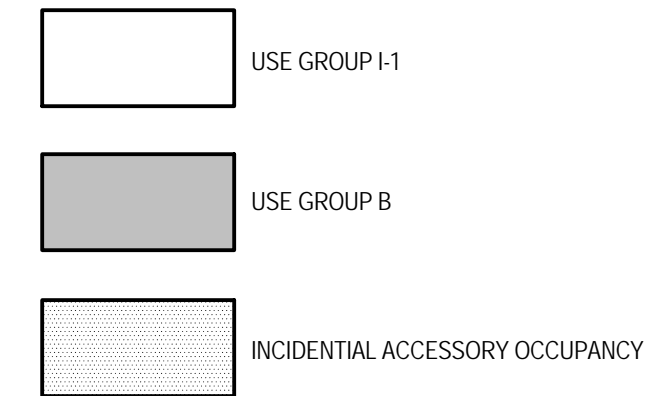
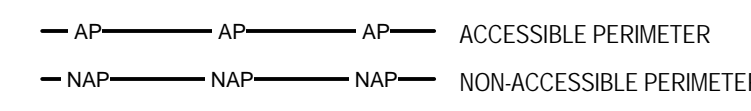


GRAPHICS LEGEND

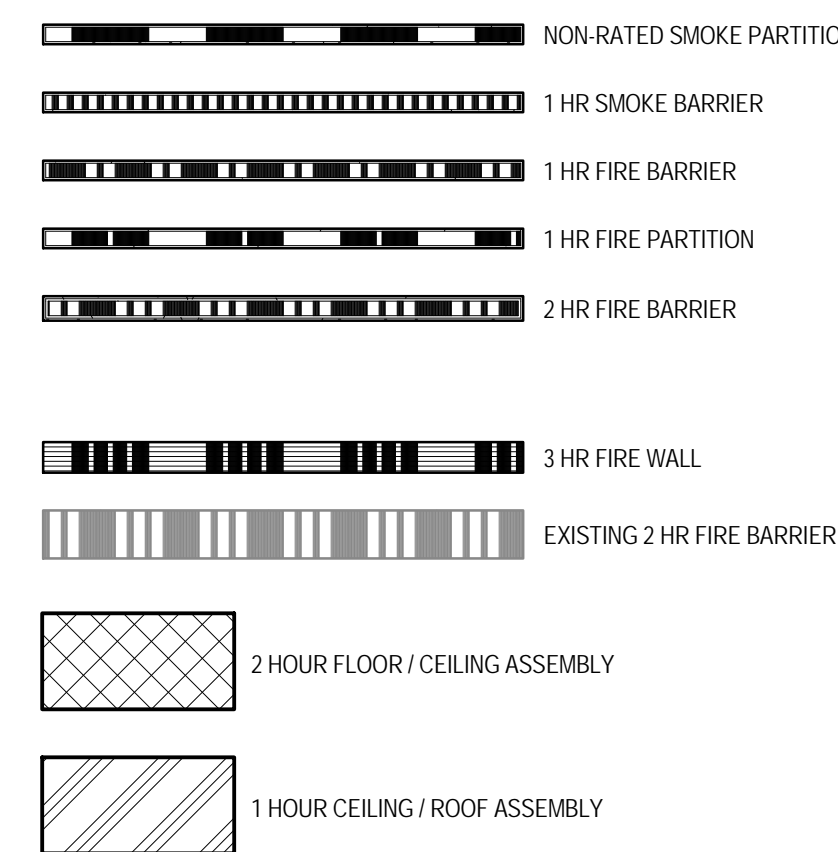
OCCUPANCY



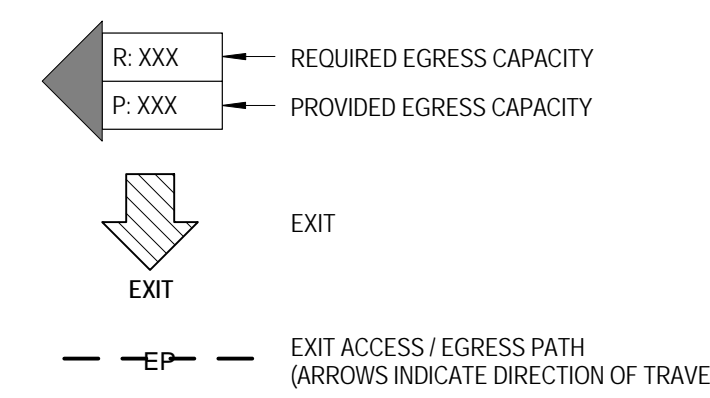
STREET FRONTAGE



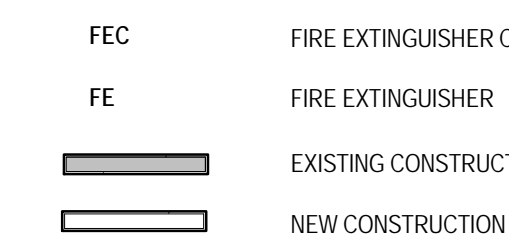
PROPOSED FIRE RATED CONSTRUCTION



MEANS OF EGRESS



OTHER



BUILDING CODE DATA

1. APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:

BUILDING CODE: MAINE UNIFORM BUILDING & ENERGY CODE:
IBC: 2009 CHAPTERS 1-10, 12-27, 31-35 WITH AMENDMENTS
(CHAPTERS ON ACCESSIBILITY, MECH, PLUMBING, ELEVATOR EXCLUDED)
EXISTING BUILDING CODE: IBC: 2009 WITH MAINE AMENDMENTS
MECHANICAL CODE: IMC: 2009
PLUMBING CODE: UNIFORM PLUMBING CODE, 2009
ENERGY CODE: IECC: 2009 WITH MAINE AMENDMENTS
ELECTRICAL CODE: NEC - NFPA 70, 2011
LIFE SAFETY CODE: NFPA 101, 2009
FIRE CODE: NFPA 1, 2009
ACCESSIBILITY STANDARD: MAINE STATUTE 5 MRS. 4994-G: ADAAG, 2010
ELEVATOR CODE: MAINE TITLE 32 MRSA CHAPTER 133: ASME A17.1, 2007.

2. EXISTING/PROPOSED BUILDING IS FULLY SPRINKLED.

3. OCCUPANCY/USE GROUPS:

OCCUPANCY TYPE: I-MIXED USE (NON SEPARATED) IBC AND RESIDENTIAL BOARD AND CARE (LARGE FACILITY) NFPA

4. CONSTRUCTION CLASSIFICATION:

EXISTING BUILDING: TYPE 1B IBC AND TYPE I0222 NFPA
PROPOSED BUILDING: TYPE 1B IBC AND TYPE I0222 NFPA

NOTE:
THE EXISTING BUILDING TYPE CLASSIFICATION IS BASED UPON ANALYSIS OF THE AVAILABLE 08/21/1983 CONSTRUCTION DRAWINGS BY WILLIAM DORSKY ASSOCIATES TITLED: "HOUSING FOR THE ELDERLY - THE PARK DANFORTH, THE 1174/1997 CONSTRUCTION DRAWINGS BY CURTIS WALTER STEWART ARCHITECTS TITLED: "THE PARK DANFORTH" AND DISCUSSIONS WITH THE CURRENT AUTHORITIES HAVING JURISDICTION. IN REVIEW OF THE REFERENCED DOCUMENTATION, IT HAS BEEN NOTED THAT PORTIONS OF THE EXISTING SINGLE-STORY ROOF/CEILING ASSEMBLIES WERE NOT CONSTRUCTED TO THE REQUIRED 1-HR RATING. SUCH AREAS WITHIN THE SCOPE OF WORK LOCATIONS WILL BE BROUGHT UP TO CURRENT CODE. SUCH AREAS LOCATED OUTSIDE THE DIRECT SCOPE OF WORK LOCATIONS ARE TO REMAIN PER APPLICABLE CHAPTER OF THE INTERNATIONAL EXISTING BUILDING CODE.

5. BUILDING HEIGHT:

EXISTING BUILDING: 65 FT., 7 STORIES, GRADE PLANE: 0 FT BELOW FIRST FLOOR
EXISTING BASEMENT: NONE

PROPOSED BUILDING: 57 FT., 5 STORIES, GRADE PLANE: 0 FT BELOW FIRST FLOOR
PROPOSED BASEMENT: YES

ALLOWABLE ADJUSTED BUILDING HEIGHT:
USE I-1: 180 FT., 10 STORIES

6. BUILDING AREA:

BUILDING #1 (EXISTING BUILDING)		BUILDING #2 (PROPOSED ADDITION)	
EXISTING BUILDING AREA (ROOF PLAN):	30,679 GSF	PROPOSED BUILDING AREA (ROOF PLAN):	17,335 GSF
PROPOSED BUILDING AREA (ROOF PLAN):	35,921 GSF		
EXISTING BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 GSF
PROPOSED BASEMENT AREA:	N/A		
EXISTING FIRST FLOOR AREA:	30,679 GSF	PROPOSED FIRST FLOOR AREA:	17,085 GSF
PROPOSED FIRST FLOOR AREA:	35,921 GSF		
EXISTING SECOND FLOOR AREA:	27,453 GSF	PROPOSED SECOND FLOOR AREA:	15,270 GSF
PROPOSED SECOND FLOOR AREA:	NO CHANGE		
EXISTING THIRD FLOOR AREA:	27,453 GSF	PROPOSED THIRD FLOOR AREA:	15,270 GSF
PROPOSED THIRD FLOOR AREA:	NO CHANGE		
EXISTING FOURTH FLOOR AREA:	13,640 GSF	PROPOSED FOURTH FLOOR AREA:	15,270 GSF
PROPOSED FOURTH FLOOR AREA:	NO CHANGE		
EXISTING FIFTH FLOOR AREA:	13,640 GSF	PROPOSED FIFTH FLOOR AREA:	14,900 GSF
PROPOSED FIFTH FLOOR AREA:	NO CHANGE		
EXISTING SIXTH FLOOR AREA:	13,640 GSF		
PROPOSED SIXTH FLOOR AREA:	NO CHANGE		
EXISTING SEVENTH FLOOR AREA:	13,640 GSF		
PROPOSED SEVENTH FLOOR AREA:	NO CHANGE		

STREET FRONTAGE INCREASE:		BUILDING #1	BUILDING #2
1,288 FT		758 FT	
1,218 FT		700 FT	
ACCESSIBLE PERIMETER:	YES	YES	
ACCESSIBLE AREA 20' - 30' WIDE:	71%	67%	
ACCESSIBLE PERIMETER:			

SPRINKLER AREA INCREASE:		BUILDING #1	BUILDING #2
		200%	

TOTAL AREA INCREASE FACTOR: (TABULAR 100%) + (SPRINKLER 200%) / (FRONTAGE FACTOR) =

BUILDING #1		BUILDING #2	
371%		367%	

IBC ALLOWABLE ADJUSTED BUILDING HEIGHT & AREA SUMMARY									
Bldg #	Use Group	Tabular HT	+ Sprinkler Increase	+ Allowable Adjusted Height		Allowable Area			
				Stories	Feet				
A-1	S	160	1	20	6	180	UL	371%	UL
A-2	I-1	160	1	20	12	180	UL	371%	UL
A-3	I-1	160	1	20	12	180	UL	371%	UL
B	I-1	160	1	20	12	180	UL	371%	UL
I-1	S	160	1	20	10	180	55,000	371%	204,050
S-1	I-1	160	1	20	12	180	48,000	371%	178,080
S-2	I-1	160	1	20	12	180	79,000	371%	293,090

IBC ALLOWABLE ADJUSTED BUILDING HEIGHT & AREA SUMMARY									
Bldg #	Use Group	Tabular HT	+ Sprinkler Increase	+ Allowable Adjusted Height		Allowable Area			
				Stories	Feet				
A-1	S	160	1	20	6	180	UL	367%	UL
A-2	I-1	160	1	20	12	180	UL	367%	UL
A-3	I-1	160	1	20	12	180	UL	367%	UL
B	I-1	160	1	20	12	180	UL	367%	UL
I-1	S	160	1	20	10	180	55,000	367%	201,850
S-1	I-1	160	1	20	12	180	48,000	367%	176,160
S-2	I-1	160	1	20	12	180	79,000	367%	289,930

OCCUPANCY/USE GROUP SEPARATION:

BUILDING 1: NON-SEPARATED
BUILDING 2: NON-SEPARATED

FIREWALLS (IBC 706)

CONSTRUCTION USE GROUP I TO I-3 HRS

TOTAL ALLOWABLE ADJUSTED BUILDING AREA (IBC 506.5)

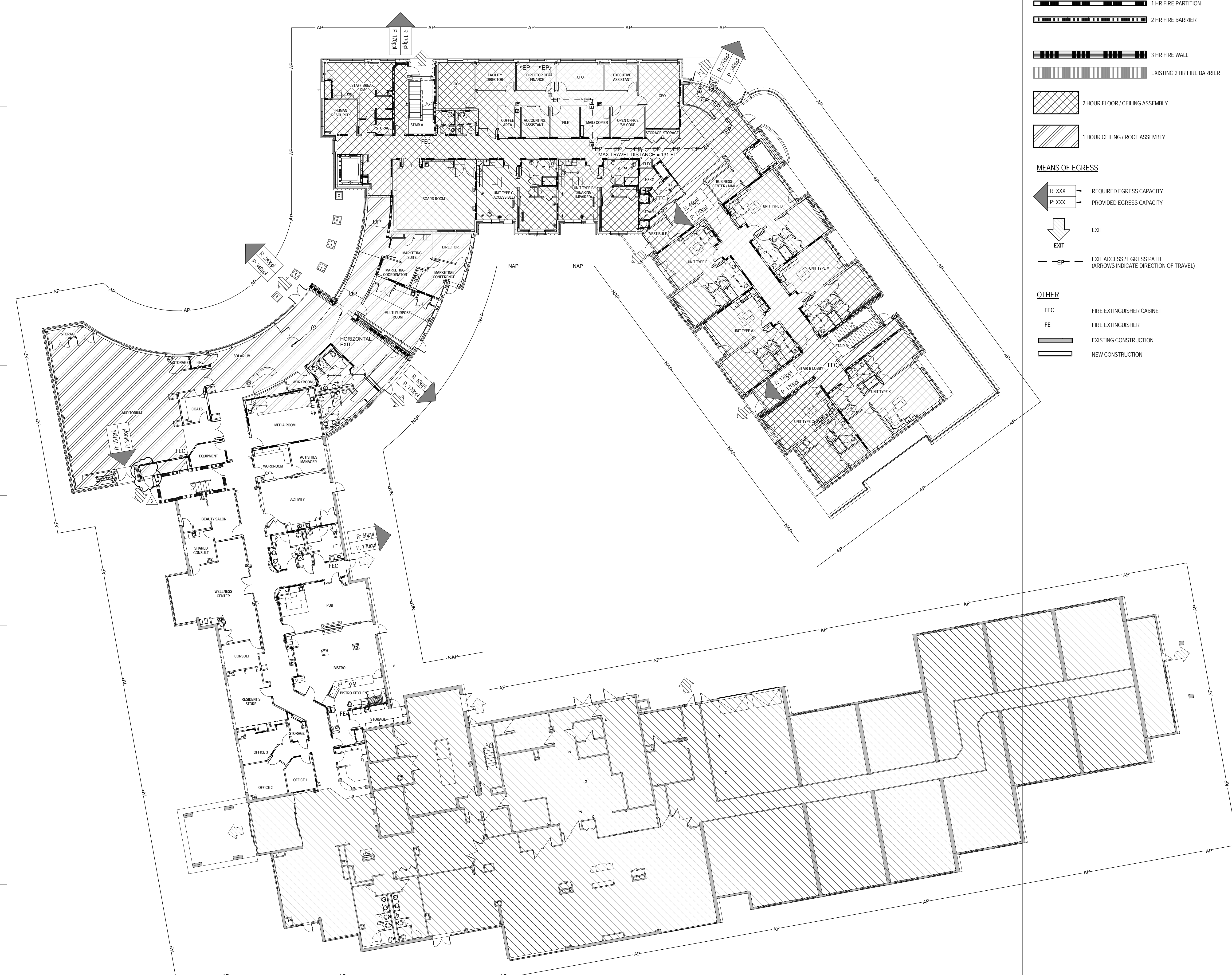
BUILDING #1 (EXISTING BUILDING)	
BASEMENT LEVEL:	NONE
FIRST FLOOR LEVEL:	GROUP I-1 27,444 GSF / 204,050 GSF = 14 GROUP A-1 2,194 GSF / U.L. = N/A
SECOND FLOOR LEVEL:	GROUP A-2 6,963 GSF / U.L. = N/A GROUP I-1 27,453 GSF / 204,050 GSF = 14
THIRD FLOOR LEVEL:	GROUP I-1 27,453 GSF / 204,050 GSF = 14
FOURTH FLOOR LEVEL:	GROUP I-1 13,640 GSF / 204,050 GSF = 07
FIFTH FLOOR LEVEL:	GROUP I-1 13,640 GSF / 204,050 GSF = 07
SIXTH FLOOR LEVEL:	GROUP I-1 13,640 GSF / 204,050 GSF = 07
SEVENTH FLOOR LEVEL:	GROUP I-1 13,640 GSF / 204,050 GSF = 07 70 x 3 (IBC 506.5.2)

BUILDING #2 (PROPOSED ADDITION)	
BASEMENT LEVEL:	N/A (IBC 506.5)
FIRST FLOOR LEVEL:	GROUP I-1 17,085 GSF / 201,850 GSF = 09
SECOND FLOOR LEVEL:	GROUP I-1 15,270 GSF / 201,850 GSF = 08
THIRD FLOOR LEVEL:	GROUP I-1 15,270 GSF / 201,850 GSF = 08
FOURTH FLOOR LEVEL:	GROUP I-1 15,270 GSF / 201,850 GSF = 08
FIFTH FLOOR LEVEL:	GROUP I-1 11,722 GSF / 201,850 GSF = 06 GROUP A-3 3,258 GSF / U.L. = N/A 39 x 3 (IBC 506.5.2)

7. SEE DOOR SCHEDULE FOR DOOR ASSEMBLY FIRE-RATINGS.

8. BUILDING ELEMENT FIRE RESISTIVE RATING REQUIREMENTS

PRIMARY STRUCTURAL FRAME	2 HRS (1 HR SUPPORTING ROOF ONLY)
BEARING WALLS, EXTERIOR	2 HRS (1 HR SUPPORTING ROOF ONLY)
BEARING WALLS, INTERIOR	2 HRS (1 HR SUPPORTING ROOF ONLY)
NON-BEARING WALLS & PARTITIONS, EXTERIOR	0 HRS
NON-BEARING WALLS & PARTITIONS, INTERIOR	0 HRS
FLOOR CONSTRUCTION & SECONDARY MEMBERS	2 HRS
ROOF CONSTRUCTION & SECONDARY MEMBERS	1 HR



A
B
C
D
E
F
G
H
I
J

The Park Danforth

RENOVATIONS AND ADDITIONS

777 Stevens Ave
Portland, ME 04103

NO.	DESCRIPTION	DATE
2	Addendum #2	06/25/15

CONTENT:
GROUND LEVEL CODE ANALYSIS PLAN

DRAWN BY:	SMT
PROJECT NO:	13-059-00
DATE:	06/05/2015
REVISED:	
SCALE:	As Indicated
A0.2A	
Project Phase	
100% CONSTRUCTION DOCUMENTS	
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