

BUILDING CODE DATA

- 1. APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:**
BUILDING CODE: MAINE UNIFORM BUILDING & ENERGY CODE:
IBC: 2009 CHAPTERS 1 TO 12 27, 31, 35 W/ AMENDMENTS
(CHAPTERS ON ACCESSIBILITY, MECH, PLUMBING, ELEVATOR EXCLUDED)
EXISTING BUILDING CODE: IBC: 2009 W/ MAINE AMENDMENTS
MECHANICAL CODE: IBC: 2009
PLUMBING CODE: UNIFORM PLUMBING CODE, 2009
ENERGY CODE: EICC, 2009 W/ 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: 4594-G ADAAG, 2010
ELEVATOR CODE: MAINE TITLE 32 M RSA 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 I(222) NFPA
PROPOSED BUILDING: TYPE 1B IBC AND TYPE I(222) NFPA

NOTE:
THE EXISTING BUILDING TYPE CLASSIFICATION IS BASED UPON ANALYSIS OF THE AVAILABLE 1982/1983 CONSTRUCTION DRAWINGS BY WILLIAM DORSKY ASSOCIATES TITLED, "HOUSING FOR THE ELDERLY - THE PARK DANFORTH"; THE 1974/1975 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 NOTICED THAT PORTIONS OF THE EXISTING SINGLE STORY ROOFCEILING ASSEMBLIES WERE NOT CONSTRUCTED PER 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: 67 FT., 5 STORIES, GRADE PLANE: 0 FT BELOW FIRST FLOOR
PROPOSED BASEMENT: YES
ALLOWABLE ADJUSTED BUILDING HEIGHT:
USE 1 - 180 FT., 10 STORIES

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):	38,921 GSF	PROPOSED BUILDING AREA (ROOF PLAN):	17,335 GSF
EXISTING BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 GSF
PROPOSED BASEMENT AREA:	N/A	PROPOSED BASEMENT AREA:	17,550 GSF
EXISTING FIRST FLOOR AREA:	30,679 GSF	PROPOSED FIRST FLOOR AREA:	17,085 GSF
PROPOSED FIRST FLOOR AREA:	35,921 GSF	PROPOSED FIRST FLOOR AREA:	17,085 GSF
EXISTING SECOND FLOOR AREA:	27,453 GSF	PROPOSED SECOND FLOOR AREA:	15,270 GSF
PROPOSED SECOND FLOOR AREA:	NO CHANGE	PROPOSED SECOND FLOOR AREA:	15,270 GSF
EXISTING THIRD FLOOR AREA:	27,453 GSF	PROPOSED THIRD FLOOR AREA:	15,270 GSF
PROPOSED THIRD FLOOR AREA:	NO CHANGE	PROPOSED THIRD FLOOR AREA:	15,270 GSF
EXISTING FOURTH FLOOR AREA:	13,640 GSF	PROPOSED FOURTH FLOOR AREA:	15,270 GSF
PROPOSED FOURTH FLOOR AREA:	NO CHANGE	PROPOSED FOURTH FLOOR AREA:	15,270 GSF
EXISTING FIFTH FLOOR AREA:	13,640 GSF	PROPOSED FIFTH FLOOR AREA:	14,980 GSF
PROPOSED FIFTH FLOOR AREA:	NO CHANGE	PROPOSED FIFTH FLOOR AREA:	14,980 GSF
EXISTING SIXTH FLOOR AREA:	13,640 GSF	PROPOSED SIXTH FLOOR AREA:	NO CHANGE
PROPOSED SIXTH FLOOR AREA:	NO CHANGE	PROPOSED SIXTH FLOOR AREA:	NO CHANGE
EXISTING SEVENTH FLOOR AREA:	13,640 GSF	PROPOSED SEVENTH FLOOR AREA:	NO CHANGE
PROPOSED SEVENTH FLOOR AREA:	NO CHANGE	PROPOSED SEVENTH FLOOR AREA:	NO CHANGE
STREET FRONTAGE INCREASE:	1,268 FT	BUILDING #1	BUILDING #2
BUILDING PERIMETER:	1,218 FT	758 FT	700 FT
ACCESSIBLE PERIMETER:	71%	71%	67%
ACCESSIBLE AREA 20' - 30' WIDE:	YES	YES	YES
ACCESSIBLE PERIMETER:	71%	71%	67%
SPRINKLER AREA INCREASE:	200%		
TOTAL AREA INCREASE FACTOR: (TABULAR 2009) + (SPRINKLER 2009) + (FRONTAGE FACTOR) =	BUILDING #1	BUILDING #2	
	371%	367%	

IBC ALLOWABLE ADJUSTED BUILDING HEIGHT & AREA SUMMARY									
Building 1 - Type I-B									
Bldg #	Use Group	Tabular HT	+ Sprinkler Increase	= Allowable Adjusted Height	Tabular Area	Area Increase	Allowable Adjusted Area		
		Stories	Stories	Stories	Sq Ft	%	Sq Ft		
A-1	5	180	1	20	6,180	U/L	371%	U/L	
A-2	11	180	1	20	12,180	U/L	371%	U/L	
A-3	11	180	1	20	12,180	U/L	371%	U/L	
B	11	180	1	20	12,180	U/L	371%	U/L	
L-1	9	180	1	20	16,180	55,000	371%	204,050	
S-1	11	180	1	20	12,180	48,000	371%	178,050	
S-2	11	180	1	20	12,180	79,000	371%	283,050	

IBC ALLOWABLE ADJUSTED BUILDING HEIGHT & AREA SUMMARY									
Building 2 - Type I-B									
Bldg #	Use Group	Tabular HT	+ Sprinkler Increase	= Allowable Adjusted Height	Tabular Area	Area Increase	Allowable Adjusted Area		
		Stories	Stories	Stories	Sq Ft	%	Sq Ft		
A-1	5	180	1	20	6,180	U/L	367%	U/L	
A-2	11	180	1	20	12,180	U/L	367%	U/L	
A-3	11	180	1	20	12,180	U/L	367%	U/L	
B	11	180	1	20	12,180	U/L	367%	U/L	
L-1	9	180	1	20	16,180	55,000	367%	201,850	
S-1	11	180	1	20	12,180	48,000	367%	176,150	
S-2	11	180	1	20	12,180	79,000	367%	289,930	

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

GRAPHICS LEGEND

- OCCUPANCY**
- USE GROUP 1
 - USE GROUP B
 - INCIDENTAL ACCESSORY OCCUPANCY

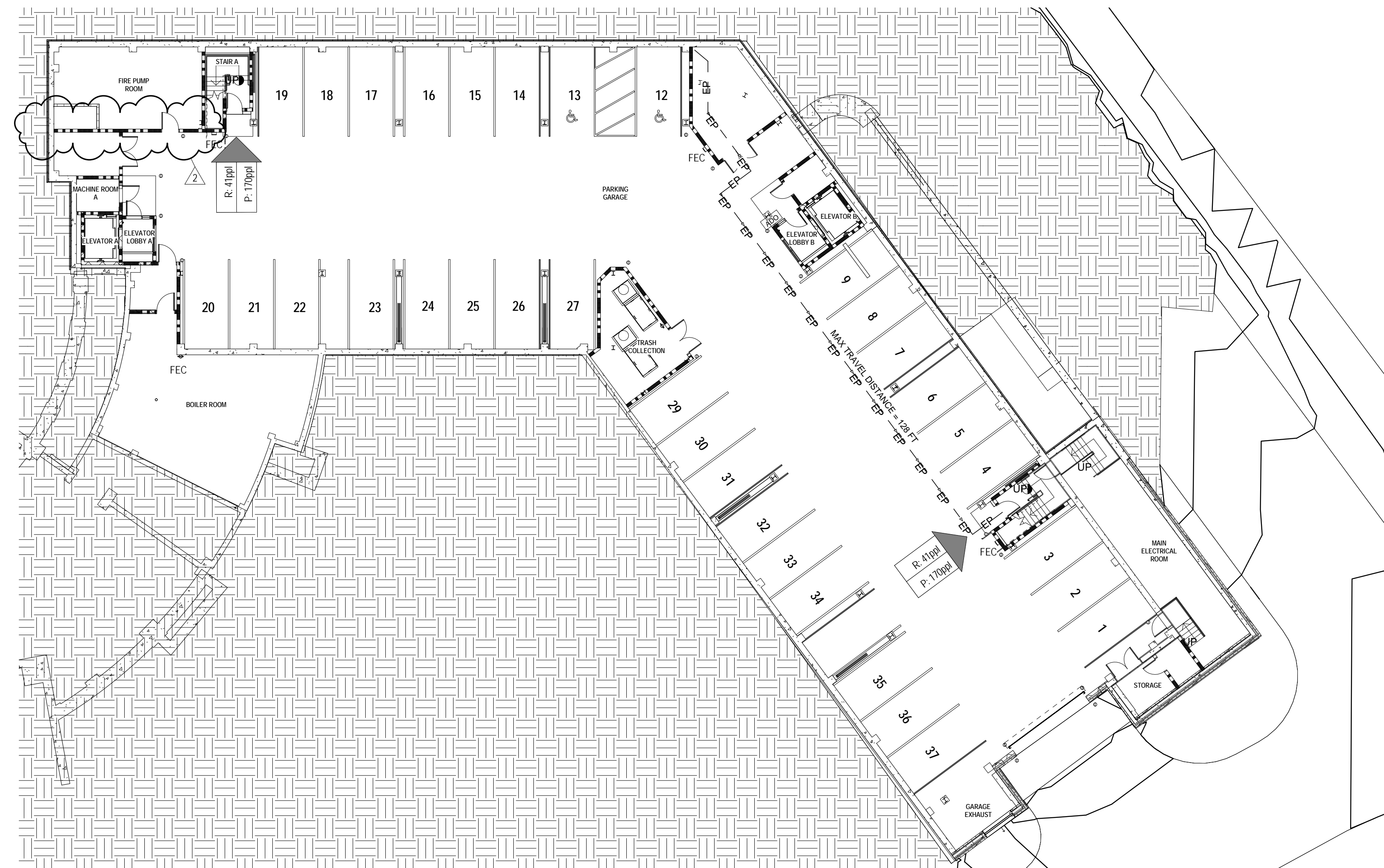
- STREET FRONTAGE**
- ACCESSIBLE PERIMETER
 - NON-ACCESSIBLE PERIMETER

- PROPOSED FIRE RATED CONSTRUCTION**
- NON-RATED SMOKE PARTITION
 - 1 HR SMOKE BARRIER
 - 1 HR FIRE BARRIER
 - 1 HR FIRE PARTITION
 - 2 HR FIRE BARRIER
 - 3 HR FIRE WALL
 - EXISTING 2 HR FIRE BARRIER

- 2 HOUR FLOOR / CEILING ASSEMBLY
- 1 HOUR CEILING / ROOF ASSEMBLY

- MEANS OF EGRESS**
- REQUIRED EGRESS CAPACITY
 - PROVIDED EGRESS CAPACITY
 - EXIT
 - EXIT ACCESS / EGRESS PATH (ARROWS INDICATE DIRECTION OF TRAVEL)

- OTHER**
- FIRE EXTINGUISHER CABINET
 - FIRE EXTINGUISHER
 - EXISTING CONSTRUCTION
 - NEW CONSTRUCTION



E1 CODE PLAN - GARAGE
A0.2D 1/16" = 1'-0"

RENOVATIONS AND ADDITIONS

777 Stevens Ave
Portland, ME 04103

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

CONTENT:
GARAGE CODE ANALYSIS PLAN

DRAWN BY: SMT

PROJECT NO.: 13-059-00

DATE: 06/05/2015

REVISED:

SCALE: As indicated

A0.2D

Project Phase
100% CONSTRUCTION DOCUMENTS

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