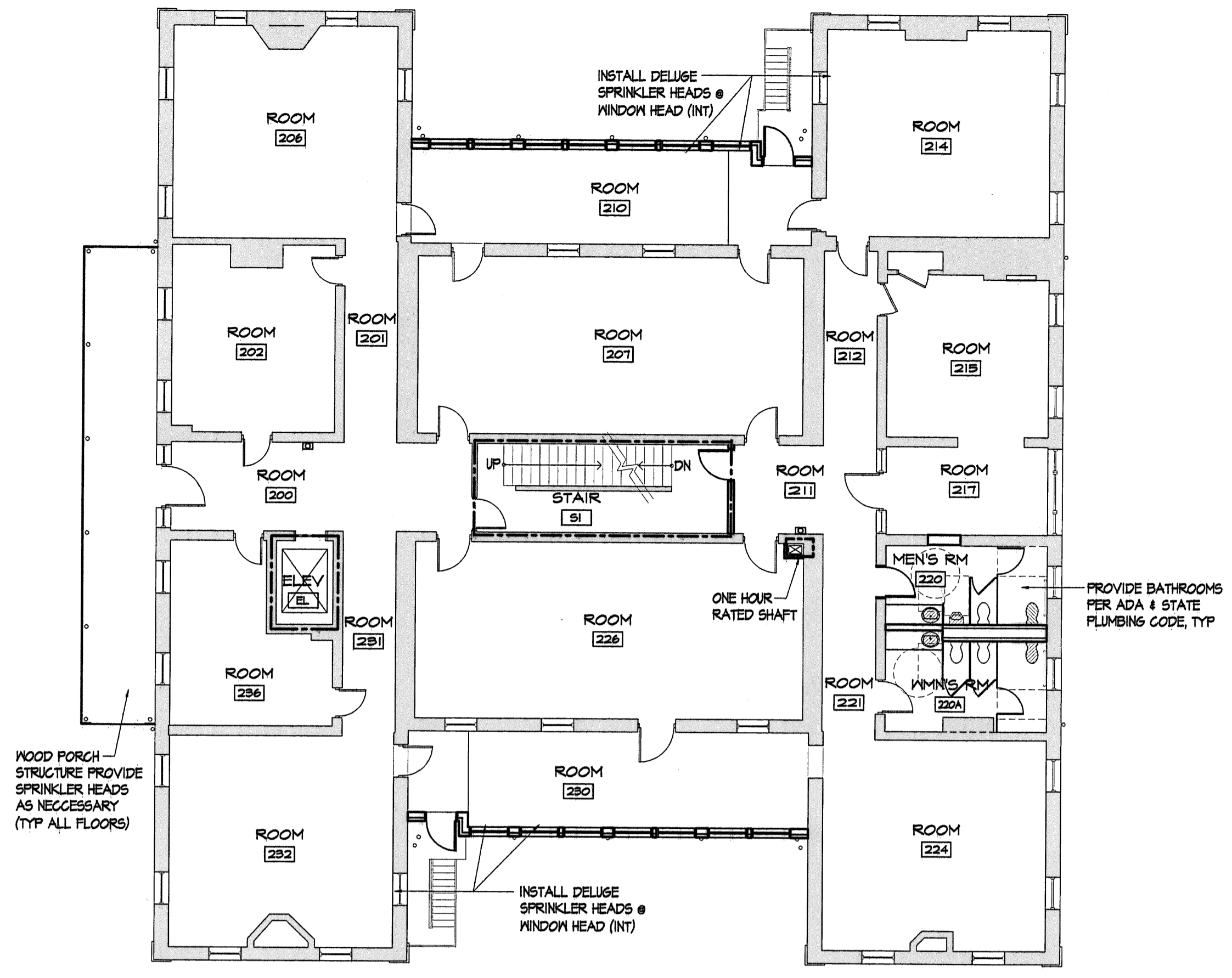


CODE COMPLIANCE OVERVIEW
HISTORIC BUILDING ON NATIONAL REGISTER

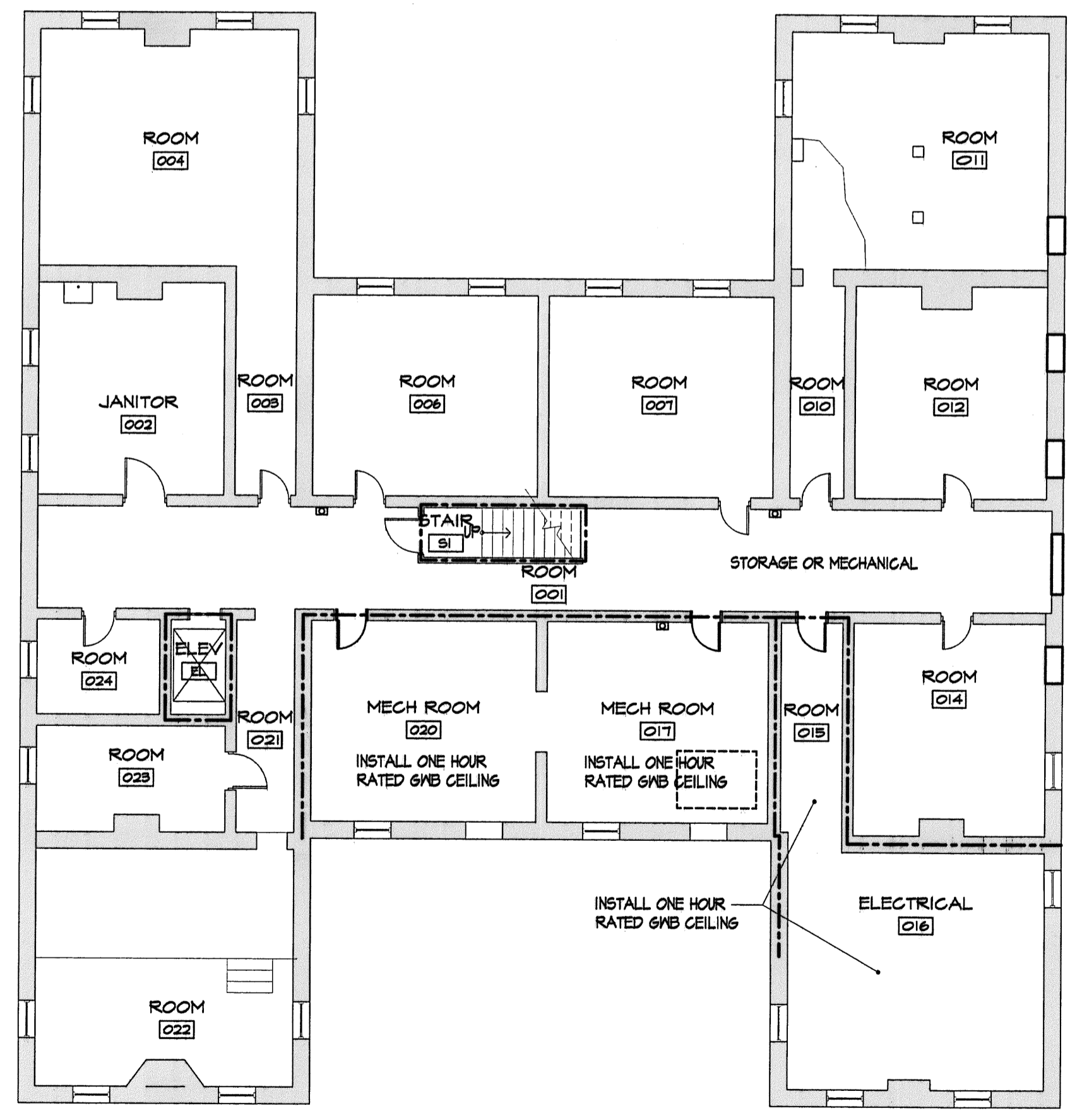
EXISTING CONSTRUCTION, FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, THREE STORIES (TOTAL BUILDING IS 27,100 MEASURED AT INTERIOR WALLS - APPROXIMATE SQUARE FOOTAGE PER FLOOR IS: BASEMENT - 6,200 S.F., FIRST - 6,700 S.F., SECOND AND THIRD - 7,100 S.F. EACH).

DESIGN PARAMETERS:

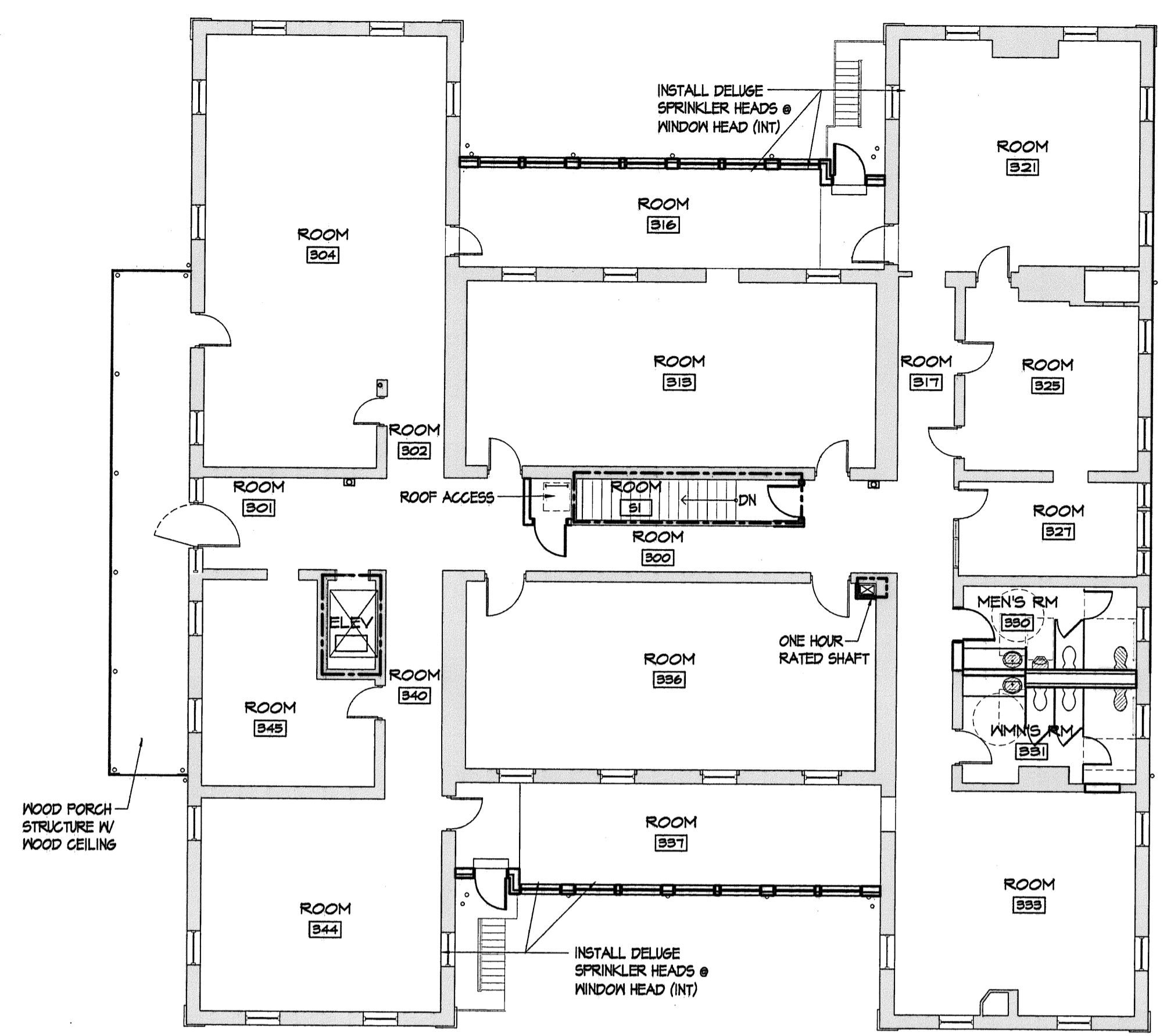
- CODE COMPLIANCE:**
 NFPA 101-LIFE SAFETY CODE 2003 EDITION
 IBC 2003 EDITION
 EXISTING BUILDING-HISTORIC BUILDING
 MAINE STATE PLUMBING CODE
- CONSTRUCTION TYPE**
- OCCUPANCY:**
 NFPA CLASSIFICATION OF OCCUPANCY
 EXISTING BUSINESS
 IBC USE OR OCCUPANCY
 BUSINESS 'B'
- ALLOWABLE HEIGHT AND BUILDING AREA (IBC)**
 ALLOWABLE TABULAR AREA PER FOOT = 29,000 S.F.
 AREA INCREASE DUE TO SPRINKLER COVERAGE = 46,000 S.F.
 AREA INCREASE DUE TO 85% FRONTAGE = 8,878 S.F.
 TOTAL ALLOWABLE = 71,878 S.F.
 BUILDING HEIGHT = 4 STORIES
 AUTOMATIC SPRINKLER SYSTEM = 1 STORY
 TOTAL = 5 STORIES
- OCCUPANT LOAD FACTOR USED:**
 100 GROSS SF/PERSON
- CALCULATED OCCUPANT LOAD:**
 67 1ST
 71 2ND
 71 3RD
- REQUIRED SEPARATORS**
 IBC INCIDENTAL USE AREAS
 BOILER ROOMS = FULL HEIGHT SMOKE PARTITIONS (1 HOUR PROVIDES), DOOR CLOSERS
 ELEVATOR HOISTWAY
 1 HOUR FIRE SEPARATION ASSEMBLY
 ELEVATOR MECHANICAL ROOM
 1 HOUR FIRE SEPARATION ASSEMBLY
 STAIR ENCLOSURE
 1 HOUR FIRE SEPARATION ASSEMBLY
 EXIT ACCESS PASSAGEWAY
 1 HOUR FIRE SEPARATION ASSEMBLY
 CORRIDORS
 SMOKE PARTITIONS
 ELECTRICAL ROOMS
 FULL HEIGHT SMOKE PARTITIONS
 MECHANICAL SHAFTS
 1 HOUR
- FIRE PROTECTION SYSTEMS**
 PORTABLE FIRE EXTINGUISHER DISRUPTION PER NFPA 90
 AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
- MEANS OF EGRESS PARAMETERS**
 2 EXITS PER FLOOR REQUIRED
 (USE OF EXISTING FIRE ESCAPE PERMITTED PER IBC)
 MAXIMUM DEAD END CORRIDORS - 50 FEET
 MAXIMUM TRAVEL DISTANCE TO EXIT - 300 FEET
 MAXIMUM COMMON PATH OF TRAVEL - 100 FEET
 CORRIDOR WIDTH (-2 IN/PERSON), MINIMUM 44"
 STAIR WIDTH (-3 IN/PERSON), MINIMUM 44"
- IBC 2003**
 3404.1.2 FIRE ESCAPE, ALLOWED IN EXISTING BUILDINGS
 3404.3 CONSTRUCTION SHALL SUPPORT A LIVE LOAD OF 100#/SF AND CONSTRUCTED OF STEEL OR NON-COMBUSTIBLE DIMENSIONS STAIRS
 3404.4 ≥ 22" TREAD WIDTH
 NOT < 8" TREADS; NOT > 8" RISERS
 LANDINGS SHALL BE 40" WIDE BY 96" LONG



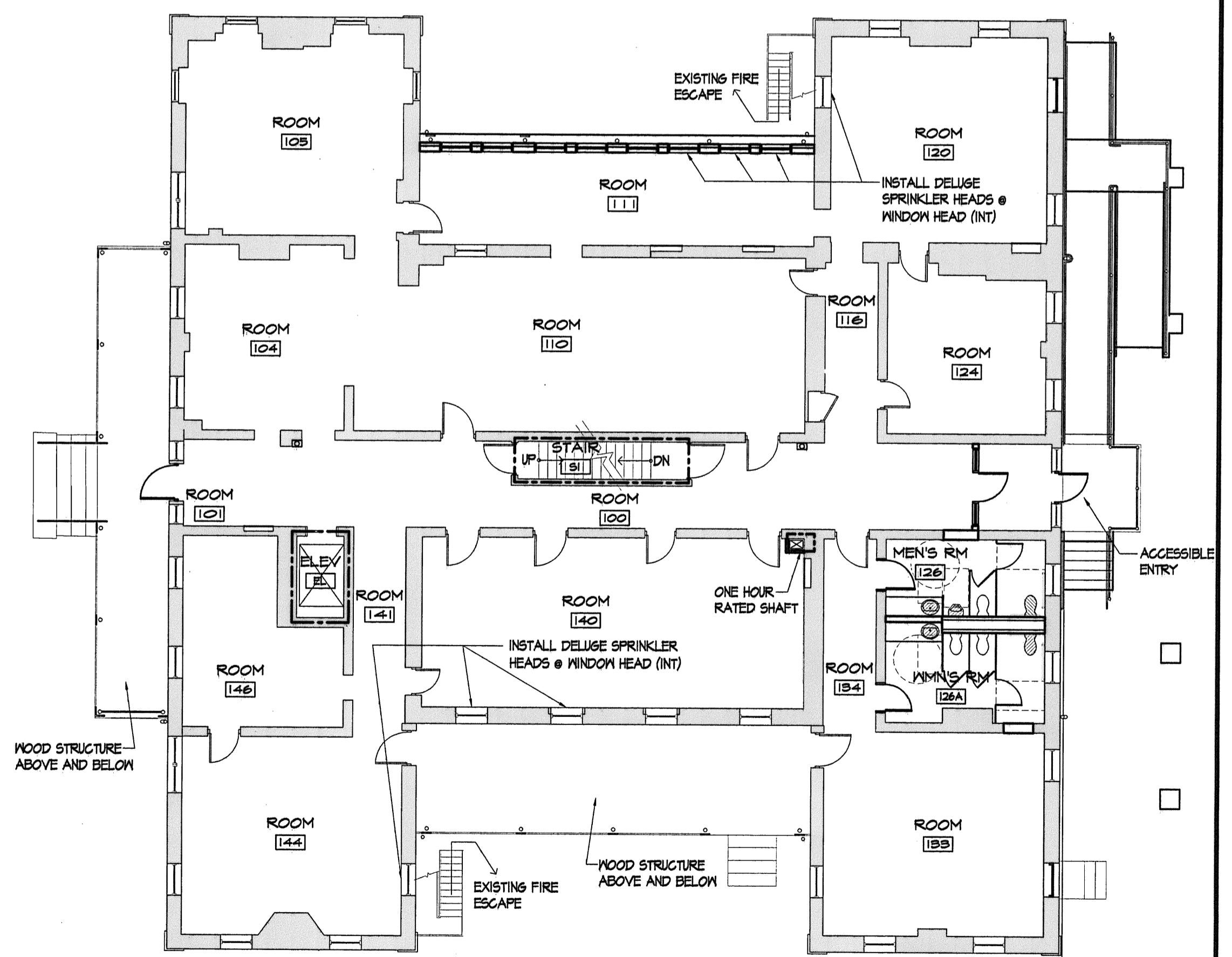
2 SECOND FLOOR
 3/32"=1'-0"



4 BASEMENT
 3/32"=1'-0"



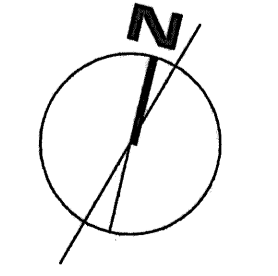
1 THIRD FLOOR
 3/32"=1'-0"



3 FIRST FLOOR
 3/32"=1'-0"

NOTE: DO NOT LOCK ANY DOOR TO PREVENT ACCESSING FIRE ESCAPE PATHWAY. MAINTAIN ALL DOORS WITH FREE PASSAGE

SYMBOL LEGEND
 --- ONE HOUR RATING



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Marine Hospital Renovation
 MARTIN'S POINT-PORTLAND, MAINE

JOB NO.
 05-108

DRWN. CHK
 tak

SCALE:
 3/32"=1'-0"

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 24 April 2006

TITLE
 Code Plans

SHEET

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