

CODE INFORMATION:

APPLICABLE CODES:

- 2005 CONNECTICUT STATE BUILDING CODE SUPPLEMENT WITH, 2009, 2011 & 2013 AMENDMENTS, INCLUDING:
  - 2003 INTERNATIONAL BUILDING CODE.
  - 2003 INTERNATIONAL PLUMBING CODE, WITH CONNECTICUT AMENDMENTS.
  - 2003 INTERNATIONAL MECHANICAL CODE, WITH CONNECTICUT AMENDMENTS.
  - 2003 INTERNATIONAL ENERGY CONSERVATION CODE, WITH CONNECTICUT AMENDMENTS.
  - 2011 NATIONAL ELECTRICAL CODE, NFPA 70, WITH CONNECTICUT AMENDMENTS.
  - 1996 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS W/1997, 1998 ADDENDA.
  - 2003 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES W/CONNECTICUT AMENDMENTS.
- 2005 CONNECTICUT STATE FIRE SAFETY CODE.
  - PART I, II, III, V.
  - AMERICANS WITH DISABILITY ACTS.
  - FAIR HOUSING ACT.
  - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
  - LOCAL ZONING REGULATIONS.

OCCUPANCY CLASSIFICATION:

- THE AREA IS CLASSIFIED AS MULTI-USE BUILDING:
  - GROUP R-2: MULTI-FAMILY RESIDENTIAL WITH:
    - INCIDENTAL STORAGE AREA.
    - INCIDENTAL ASSEMBLY AREA LESS THAN 750 S.F.
    - INCIDENTAL MECHANICAL AREAS.
- THE BUILDING IS NOT CONSIDERED THRESHOLD BUILDING.

GENERAL APPROACH:

- THE R-2 USE GROUP WILL BE CONSIDERED AND REGULATED AS A SINGLE STRUCTURE.

BUILDING GEOMETRY:

- FOOTPRINT AREA: 15,403 S.F.
- HEIGHT IN STORIES: 2 STORIES
- HEIGHT IN FEET (GRADE PLANE TO AVERAGE OF HIGHEST ROOF): 26.5 FT.
- PERCENTAGE OF PERIMETER OPEN TO 30 FOOT CLEAR SPACE: 100%
- SPRINKLERS: YES
- CONSTRUCTION TYPE: TYPE V-B
- USE GROUP R-2:

ANALYSIS:

- AREA:
  - BASE ALLOWABLE AREA (GROUP R-2): 7,000 S.F.
  - SPRINKLER INCREASE (200 %):
    - USE GROUP R-2: 14,000 S.F.
  - OPEN PERIMETER:
    - 747 L.F. / 610.5 L.F. = 81% -25% = 56% X1 = 56%
    - .56 X 7000 S.F. = 3,920 S.F.
  - TOTAL ALLOWABLE FOOTPRINT AREA:
    - USE GROUP R-2: 24,920 S.F.
- HEIGHT:
  - BASE ALLOWABLE HEIGHT:
    - USE GROUP R-2: 2 STORIES, 40 FT.
  - SPRINKLER INCREASE:
    - USE GROUP R-2: 1 STORY, 20 FT.
  - ACTUAL HEIGHT:
    - USE GROUP R-2 : 2 STORIES, 26.5 FT.

CONSTRUCTION TYPE:

- CONSTRUCTION TYPE V-B COMBUSTIBLE UNPROTECTED
- FIRE RATINGS ARE NOT REQUIRED EXCEPT AS FOLLOWS:
  - STRUCTURES SUPPORTING A RATED ASSEMBLY ARE TO BE RATED TO THE SAME LEVEL AS THE RATED ASSEMBLY.
  - STRUCTURES SUPPORTING ONLY CORRIDOR WALLS ARE NOT REQUIRED TO BE RATED.

BARRIERS TO FIRE SPREAD:

- EGRESS STAIRS
  - EGRESS STAIRS CONNECT TWO LEVELS AND ARE REQUIRED TO BE SEPARATED BY ONE HOUR CONSTRUCTION WITH ONE HOUR DOORS.
- ELEVATOR SHAFT & MACHINE ROOM - 1 HOUR W/ 1 HOUR DOORS
- FIRE AND SMOKE DAMPERS FOR DUCT PENETRATIONS: REQUIRED.
- VESTIBULES: NOT REQUIRED.
- VENTING: NOT REQUIRED.
- AMBULANCE SIZED ELEVATOR: NOT REQUIRED.
- MECHANICAL SHAFTS
  - DUCTS CONNECTING ONLY TWO FLOORS MAY BE SEPARATED BY A FIRE DAMPER AT THE FLOOR LINE.
  - DUCTS CONNECTING THREE FLOORS ARE TO BE SEPARATED BY ONE HOUR SHAFTS WITH FIRE AND SMOKE DAMPERS.
- EXTERIOR WALLS
  - THE FIRE SEPARATION DISTANCE IS MEASURED PERPENDICULAR TO THE LOT LINE.
  - EXTERIOR WALLS MUST BE ONE HOUR RATED FOR FIRE SEPARATION DISTANCE OF LESS THAN TEN FEET.
  - OPENINGS (PROTECTED OR NOT) ARE LIMITED AS FOLLOWS:
    - 0'-3": NOT PERMITTED
    - GREATER THAN 3'-5": 15%
    - GREATER THAN 5'-10": 25%
    - GREATER THAN 10'-15": 45%
    - GREATER THAN 15' - 20': 75%
    - GREATER THAN 20": NO LIMIT
- DWELLING UNIT SEPARATIONS
  - WHICH ARE ALSO CORRIDOR WALLS: 1/2 HOUR WITH 20 MINUTE DOORS.
  - WHICH ARE NOT CORRIDOR WALLS: 1 HOUR
- ATTIC DRAFTSTOPPING
  - ABOVE DWELLING UNIT DEMIZING WALLS.
  - ABOVE WALL AT ONE SIDE OF CORRIDOR.

INTERIOR AND EXTERIOR FINISH:

- INTERIOR WALL AND CEILING FINISH IS PERMITTED TO BE CLASS C

EGRESS:

- DESIGN OCCUPANT LOADS ARE THE GREATER OF EITHER THE ACTUAL NUMBER OF PERSONS IN THE SPACE OR THE OCCUPANT LOAD BASED ON ONE PERSON PER 200 GROSS SQUARE FEET FOR RESIDENTIAL. THE OCCUPANT LOAD OF EACH PORTION OF THE BUILDING IS:
  - USE GROUP R-2, 1ST FLOOR: 78
  - USE GROUP R-2, 2ND FLOOR: 76
- THE FOLLOWING REQUIRE AT LEAST TWO EXITS:
  - EACH FLOOR.
  - RESIDENTIAL UNITS OF MORE THAN 2,000 SF (10 OCCUPANTS).
  - CERTAIN ELECTRICAL ROOMS AS IDENTIFIED IN THE ELECTRICAL CODE.

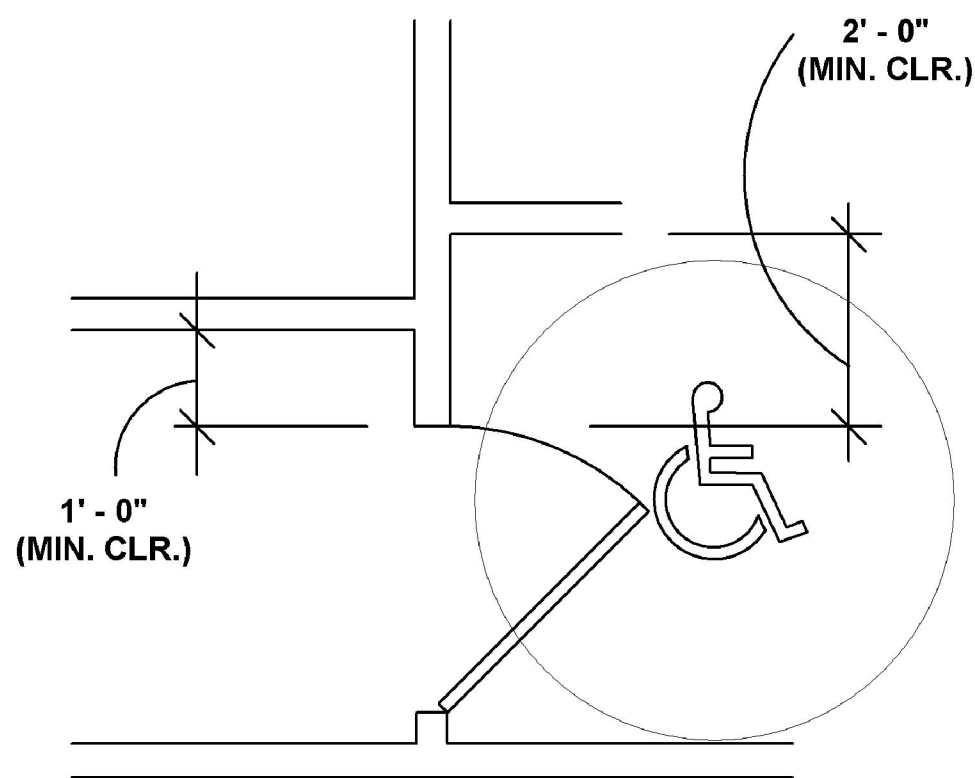
- TRAVEL DISTANCE IS LIMITED TO 250 FT IN USE GROUP R-2.
- DEAD END CORRIDORS ARE LIMITED TO 20 FT.
- COMMON PATH OF EGRESS TRAVEL IS 75' MAXIMUM.
- OPERABLE WINDOWS ARE NOT REQUIRED BASED ON THE PROVISIONS OF SPRINKLERS.
- REMOVEDNESS OF MULTIPLE EXITS IS REQUIRED TO BE 1/3 THE DIAGONAL DISTANCE OF THE SPACE.
- MINIMUM STAIR WIDTH IS 44".
- THE MINIMUM WIDTH OF CORRIDORS IS 36 INCHES OR 0.2 INCHES PER PERSON SERVED.
- THE MINIMUM CLEAR WIDTH OF DOOR OPENINGS IS THE GREATER OF 32 INCHES OR 0.2 INCHES PER PERSON SERVED.
- THE MINIMUM CLEAR WIDTH OF DOOR OPENINGS IS THE GREATER OF 32 INCHES PER PERSON SERVED.
- ACCESSIBLE EGRESS:
  - AREA OF REFUGE AND 48" CLEAR WIDTH STAIRS ARE NOT REQUIRED.
  - EXTERIOR EXIT DOORS WHICH LEAD DIRECTLY FROM ENCLOSED AREAS:
    - EGRESS STAIRS, AND EXIT DISCHARGE ROUTES FROM THESE DOORS, ARE REQUIRED TO BE ACCESSIBLE, OR NEED TO LEAD TO AN EXTERIOR AREA OF RESCUE ASSISTANCE.
- 50% OF THE EXITS MAY DISCHARGE THROUGH THE LEVEL OF EXIT DISCHARGE.

FIRE PROTECTION SYSTEMS:

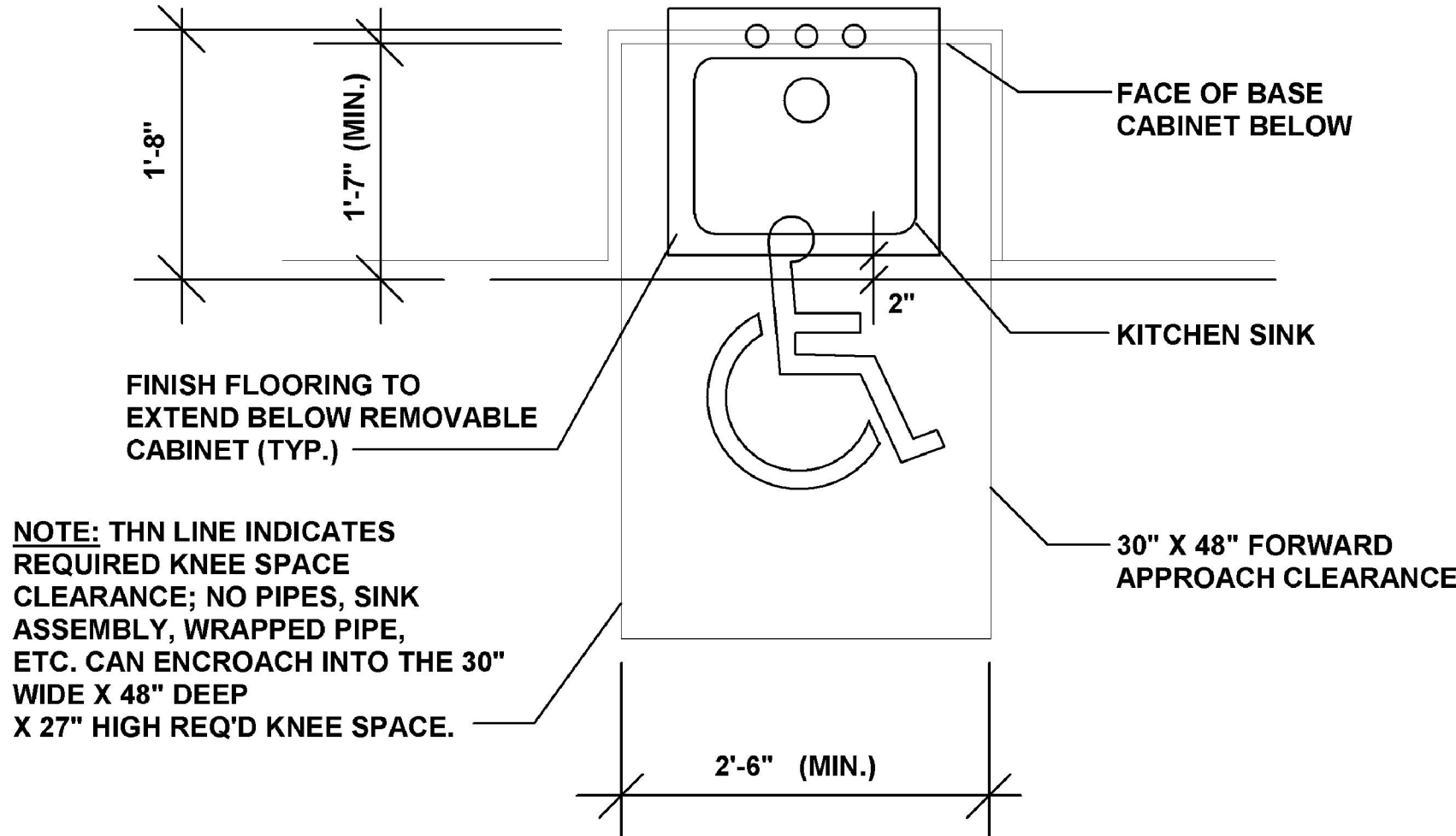
- FIRE ALARM SYSTEM: REQUIRED
- MANUAL PULL STATIONS. NOT REQUIRED
- SMOKE DETECTION FOR HVAC SHUTDOWN, ELEVATOR RECALL AND DOOR HOLD OPEN SERVICE. CORRIDOR SMOKE DETECTION IS NOT REQUIRED.
- AUDIBLE ALARMS.
- VISUAL ALARMS.
- ANNUNCIATOR PANEL.
- FIRE DEPARTMENT CONNECTION.
- SINGLE STATION SMOKE DETECTION IS REQUIRED IN EACH BEDROOM AND OUTSIDE EACH BEDROOM.
- CARBON MONOXIDE DETECTION: NOT REQUIRED
- SPRINKLER SYSTEM: NFPA 13 OR NFPA 13R SYSTEM REQUIRED
- STANDPIPE SYSTEM: NOT REQUIRED
- PORTABLE FIRE EXTINGUISHERS: NOT REQUIRED
- EXIT SIGNS: REQUIRED
- EMERGENCY LIGHTING: REQUIRED

PLUMBING FIXTURE COUNTS:

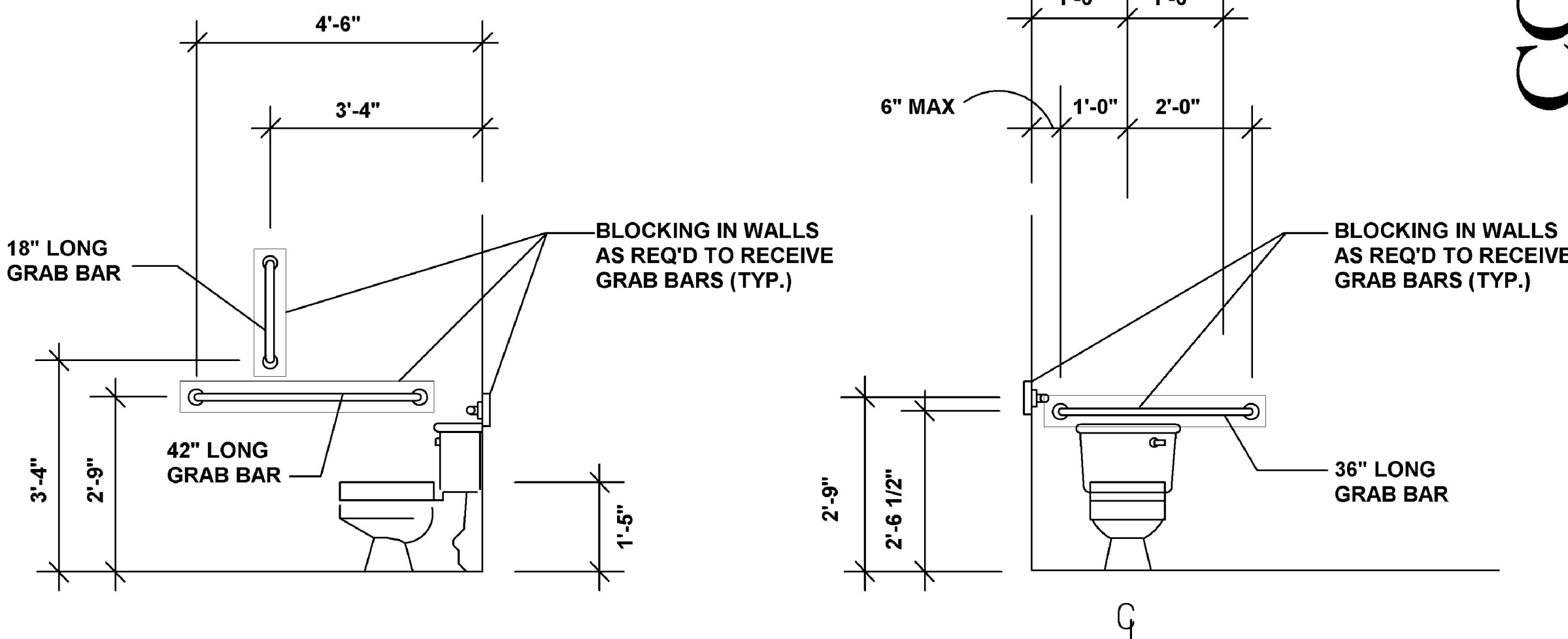
- THE FOLLOWING ARE REQUIRED IN EACH UNIT:
  - ONE WATER CLOSET
  - ONE LAVATORY
  - ONE BATHTUB OR SHOWER
  - ONE KITCHEN SINK
- ONE CLOTHES WASHER CONNECTION IS REQUIRED.
- ACCESSABILITY:
  - EXTERIOR:
    - ROUTES FROM PUBLIC STREETS AND SIDEWALKS ONTO THE SITE MUST BE ACCESSIBLE.
    - PASSENGER LOADING ZONES MUST BE ACCESSIBLE.
    - 50% OF PUBLIC ENTRANCES MUST BE ACCESSIBLE.
    - ACCESSIBLE PARKING MUST BE PROVIDED PER CSBC 1106.1. VAN
    - ACCESSIBLE SPACES TO BE PER 1106.5.
  - INTERIOR ROUTES AND COMMON SPACES:
    - INTERIOR ROUTES AND COMMON SPACES MUST BE ACCESSIBLE.
    - ELEVATORS MUST BE ACCESSIBLE
  - DWELLING UNITS
    - 10% OF THE UNITS ARE REQUIRED TO BE ICC/ANSI A117.1 TYPE B
    - ALL UNITS COMPLY.



1 TYP. MIN. CLEARANCES AT DOORS  
SCALE: 1/2" = 1'-0"



2 TYP. REMOVABLE CABINET FOR ADA SINK & WORKSPACE CONVERSIONS  
SCALE: 1/2" = 1'-0"



3 TYP. ACCESSIBLE WATER CLOSET  
SCALE: 1/2" = 1'-0"

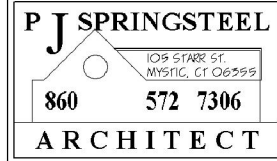
CODE COMPLIANCE SHEET

PROPOSED MIXED-USE  
DEVELOPMENT

369 - 377 MAIN STREET, NANTIC, CONNECTICUT

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

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DATE: 28 AUGUST 2014  
BUILDING PERMIT: 6-30-15

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