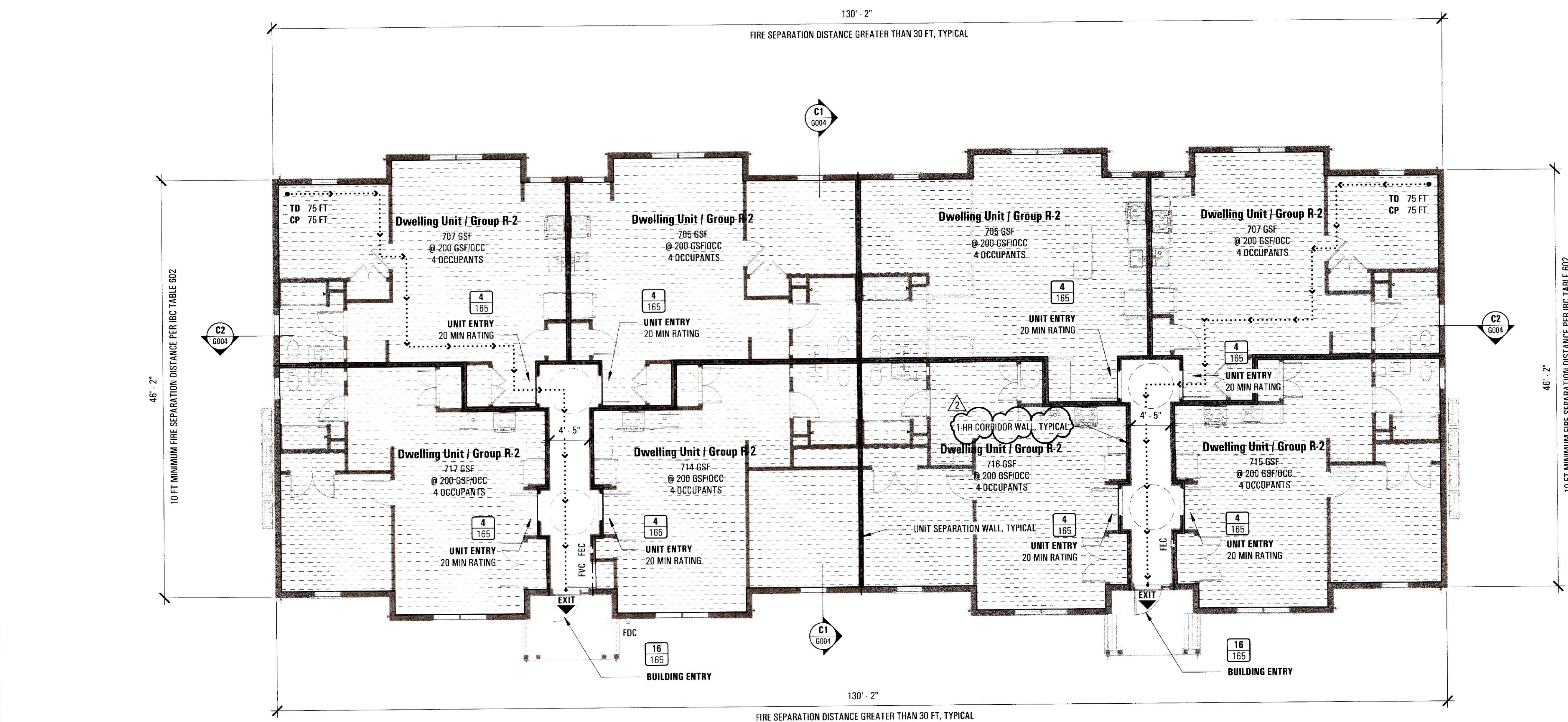
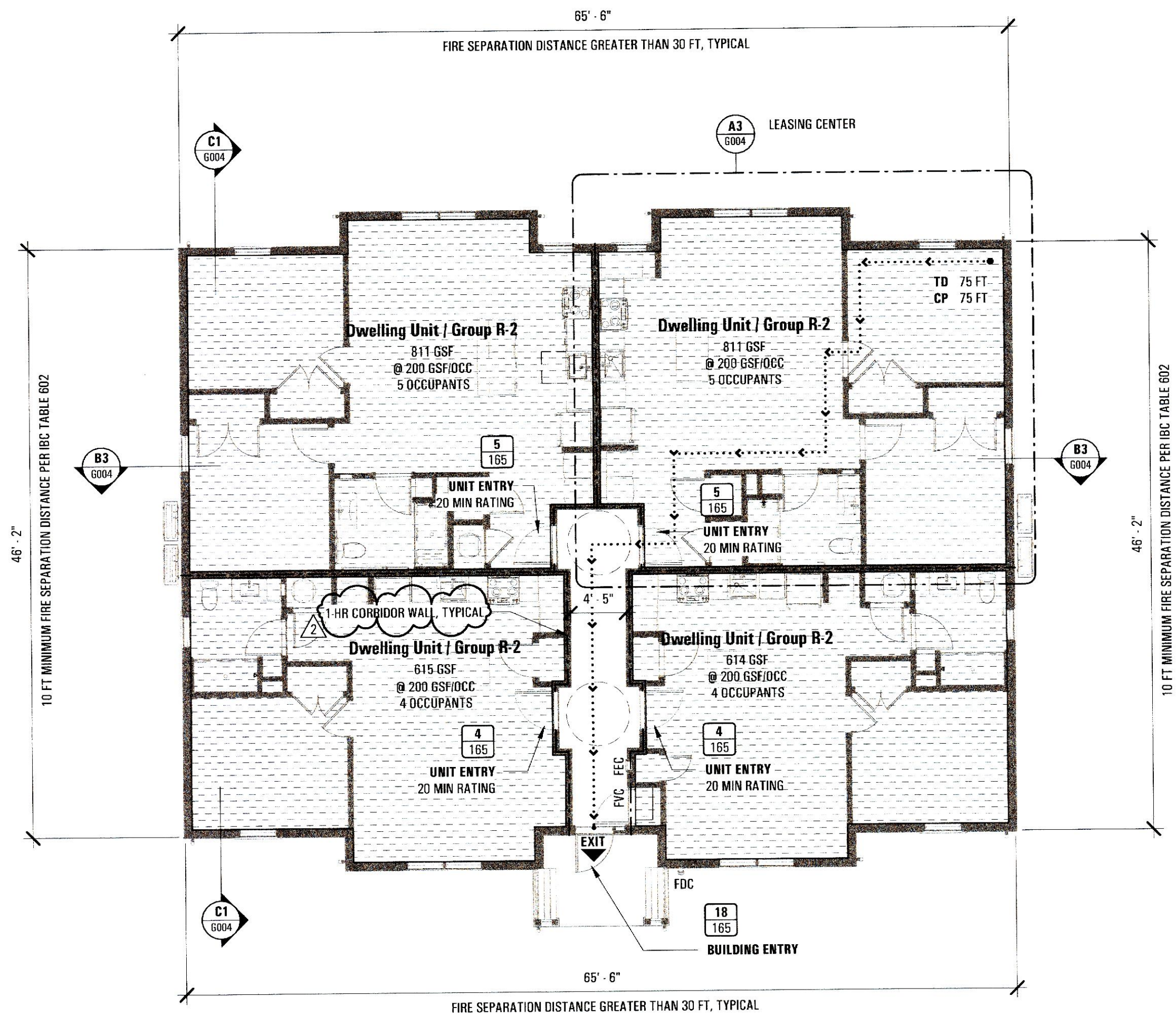




D1 Life Safety Plan | Building Type 8U | Eight-Unit

G004 1/8" = 1'-0"



D5 Life Safety Plan | Building Type 4U | Four-Unit

G004 1/8" = 1'-0"

Code Review Summary

A. PROJECT OVERVIEW

DEVELOPER: HOME PARTNERSHIP OF CEOL COUNTY, INC.
ADDRESS: 172 SASSAFRAS STREET; MILLINGTON, MD 21651
AUTHORITY HAVING JURISDICTION: TOWN OF MILLINGTON

PROJECT DESCRIPTION: SENIOR HOUSING DEVELOPMENT COMPRISED OF 52 DWELLING UNITS ON A CAMPUS OF (B) 1 STORY, MULTI-FAMILY BUILDINGS. SITE WORK TO BE COMPLETED UNDER SEPARATE PERMIT. CONCURRENT WORK AT LEASING AND COMMUNITY CENTER LOCATED WITHIN EXISTING SCHOOL BUILDING. SEE LEASING CENTER SET.

B. APPLICABLE CODES

- MARYLAND BUILDING PERFORMANCE STANDARDS (COMAR 08.12.51) AND BY REFERENCE:
 - INTERNATIONAL BUILDING CODE - IBC 2021, AS AMENDED
 - INTERNATIONAL RESIDENTIAL CODE - IRC 2021, AS AMENDED
 - INTERNATIONAL ENERGY CONSERVATION CODE - IECC 2021, AS AMENDED
- MARYLAND FIRE PREVENTION CODE (COMAR 26.06.01) AND BY REFERENCE:
 - FIRE CODE - NFPA 1201B, AS AMENDED
 - LIFE SAFETY CODE - NFPA 101 2018, AS AMENDED
 - MARYLAND ACCESSIBILITY CODE (COMAR 09.12.53)
 - NATIONAL ELECTRICAL CODE - NFPA 70 2023
 - INTERNATIONAL MECHANICAL CODE - IMC 2021
 - INTERNATIONAL PLUMBING CODE - IPC 2021

C. BUILDING DESIGN CRITERIA

OCCUPANCY CLASSIFICATION

- RESIDENTIAL GROUP R-2 (IBC 310.3)

CONSTRUCTION CLASSIFICATION

- TYPE VB (IBC 602.5)
- SPRINKLERED (NFPA 13R)

BUILDING HEIGHT & AREA

- BUILDING HEIGHT IN FEET
 - ALLOWABLE HEIGHT (IBC TABLE 504.3): 60 FT
 - PROPOSED HEIGHT: 15.25 FT
- BUILDING HEIGHT IN STORIES
 - ALLOWABLE HEIGHT (IBC TABLE 504.4): 3 STORIES
 - PROPOSED HEIGHT: 1 STORY
- BUILDING AREA (IBC 506.2.1)
 - ALLOWABLE AREA FACTOR (IBC TABLE 506.2): 7,000 SF
 - FRONTAGE INCREASE (IBC 506.3): NOT REQUIRED FOR COMPLIANCE

D. FIRE RESISTANCE RATING REQUIREMENTS

BUILDING ELEMENTS (IBC TABLE 601)

- PRIMARY STRUCTURAL FRAME: 0 HRS
- EXTERIOR WALLS (SEE BELOW): 0 HRS
- BEARING WALLS - INTERIOR: 0 HRS
- NON-BEARING WALLS - INTERIOR: 0 HRS
- FLOOR CONSTRUCTION: 0 HRS
- ROOF CONSTRUCTION: 0 HRS

EXTERIOR WALLS (IBC TABLE 705.5)

- RATING BY FIRE SEPARATION DISTANCE
 - FSD < 5 FT: 1 HR
 - 5 FT ≤ FSD < 10 FT: 0 HRS
 - 10 FT ≤ FSD < 30 FT: 0 HRS
 - 30 FT ≥ FSD: 0 HRS
- OPENINGS BY FIRE SEPARATION DISTANCE
 - FSD < 5 FT: NOT PERMITTED
 - 5 FT ≤ FSD < 10 FT: 10%
 - 10 FT ≤ FSD: NO LIMIT PER IBC 705.8.1 EXCEPTION 2

FIRE PARTITIONS

- EXTEND TO UNDERSIDE OF EQUALLY-RATED ROOF/CEILING ASSEMBLY (IBC 708.4)
- DWELLING UNIT SEPARATION WALLS (IBC 420.2)
 - REQUIRED FIRE RESISTANCE RATING (IBC 708.3): 1/2 HOUR
- DOORS: REQUIRED FIRE PROTECTION RATING (NFPA 101 30.2.4.6.7): 1 HOUR

DRAFTSTOPPING IN ATTICS

- SUBDIVISION AREA
 - 3,000 SF OR ABOVE TWO UNITS MAX (IBC 708.4.2 EXCEPTION 4)
 - ABOVE TWO UNITS: 1,550 SF
- DRAFTSTOP LOCATION
 - ABOVE UNIT SEPARATION WALLS (IBC 708.4.2.2)
 - ABOVE WALLS AT ONE SIDE OF CORRIDORS (IBC 708.4.2 EXCEPTION 2)
 - SEE ATTIC PLAN
- DRAFTSTOP MATERIALS (IBC 718.4.1)
 - 1/2" GYPSUM BOARD
 - 3/8" WOOD STRUCTURAL PANEL
- OPENINGS (IBC 718.4.1.1)
 - ACCESS OPENINGS PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES

E. INTERIOR FINISHES

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (IBC TABLE 803.1.3)

- CORRIDORS: CLASS C
- ROOMS AND ENCLOSED SPACES: CLASS C

CLASS C REQUIREMENTS (IBC 803.1.2)

- FLAME SPREAD INDEX: 75/200
- SMOKE DEVELOPED INDEX: 0-450

INTERIOR FLOOR FINISH

- NO REQUIREMENT PER IBC 804.1 EXCEPTION 4

F. FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEMS (REQUIRED (IBC 903.2.8))

- NFPA 13R SYSTEM PERMITTED PER IBC 903.3.1.2
- SPRINKLER SUPPLY PIPING TO BE RUN BELOW INSULATION IN ATTIC PER NFPA 13R AS 4.2
- SEE SHEET P501

STANDPIPE SYSTEMS

- NOT REQUIRED

PORTABLE FIRE EXTINGUISHERS (REQUIRED (IBC 906.1.1))

- INSTALL PER NFPA 101
- LIGHT HAZARD OCCUPANCY (IBC TABLE 906.3(1))
 - MINIMUM RATED SINGLE EXTINGUISHER: 2-A
 - MAXIMUM FLOOR AREA PER UNIT OF A: 3,000 SF
 - MAXIMUM FLOOR AREA PER EXTINGUISHER: 11,250 SF
 - MAXIMUM DISTANCE OF TRAVEL: 75 FT

FIRE ALARM AND DETECTION SYSTEMS:

- MANUAL FIRE ALARM SYSTEM: NOT REQUIRED (IBC 907.2.8.1)
- SINGLE- AND MULTIPLE-STATION SMOKE ALARMS: REQUIRED (IBC 907.2.11.2)
 - PER NFPA 72

G. MEANS OF EGRESS

DESIGN OCCUPANT LOAD:

- FLOOR AREA ALLOWANCE:
 - BUILDING TYPE 4U: 2,852 SF RESIDENTIAL
 - BUILDING TYPE 8U: 5,640 SF RESIDENTIAL
- OCCUPANT LOAD FACTOR: (IBC TABLE 1004.5)
 - RESIDENTIAL: 200 GSF / OCCUPANT
- OCCUPANT LOAD (SEE LIFE SAFETY PLAN):
 - BUILDING TYPE 4U: 16 OCCUPANTS
 - BUILDING TYPE 8U: 32 OCCUPANTS

NUMBER OF EXITS:

- REQUIRED EXITS (IBC TABLE 1006.3.3(1))
 - BUILDING TYPE 4U: 1
 - BUILDING TYPE 8U: 2
- EMERGENCY ESCAPE AND RESCUE OPENINGS (IBC 1030.1.1)
 - COMPLIANT OPENING REQUIRED AT ALL SLEEPING ROOMS

EXIT ACCESS TRAVEL DISTANCE GROUP R-2 OCCUPANCY (W) SPRINKLER SYSTEM

- MAXIMUM ALLOWABLE: 250 FT (IBC TABLE 1017.2)
- PROVIDED: 75 FT

COMMON PATH OF EGRESS TRAVEL DISTANCE GROUP R-2 OCCUPANCY

- MAXIMUM ALLOWABLE: 125 FT (IBC TABLE 1006.3.3(1))
- PROVIDED: 75 FT

MEANS OF EGRESS SIZING GROUP R-2 OCCUPANCY

- DOORS (IBC 1010)
 - BUILDING EXIT DOOR DIMENSIONS
 - CLEAR WIDTH: 32" MINIMUM
 - CLEAR HEIGHT: 80" MINIMUM
 - UNIT EXIT DOOR DIMENSIONS
 - CLEAR WIDTH: 32" MINIMUM
 - CLEAR HEIGHT: 78" MINIMUM
 - UNIT INTERIOR DOOR DIMENSIONS
 - CLEAR WIDTH: 32" MINIMUM AT UFAS UNITS
 - CLEAR HEIGHT: 78" MINIMUM
 - DIRECTION OF DOOR SWING: NO REQUIREMENT (OCCUPANT LOAD < 50)
- CORRIDORS (IBC 1020)
 - WIDTH: 36" MINIMUM (OCCUPANT LOAD < 50)
 - DEAD-END LENGTH: NO REQUIREMENT (IBC 1020.4)

H. ENERGY CONSERVATION

INSULATION AND FENESTRATION CRITERIA (IECC TABLE R402.1.3.1, AS AMENDED)

NOTE: PRESCRIPTIVE VALUES ARE LISTED FOR REFERENCE ONLY. BUILDING IS FOLLOWING THE ENERGY RATING INDEX COMPLIANCE ALTERNATIVE PER IECC R406

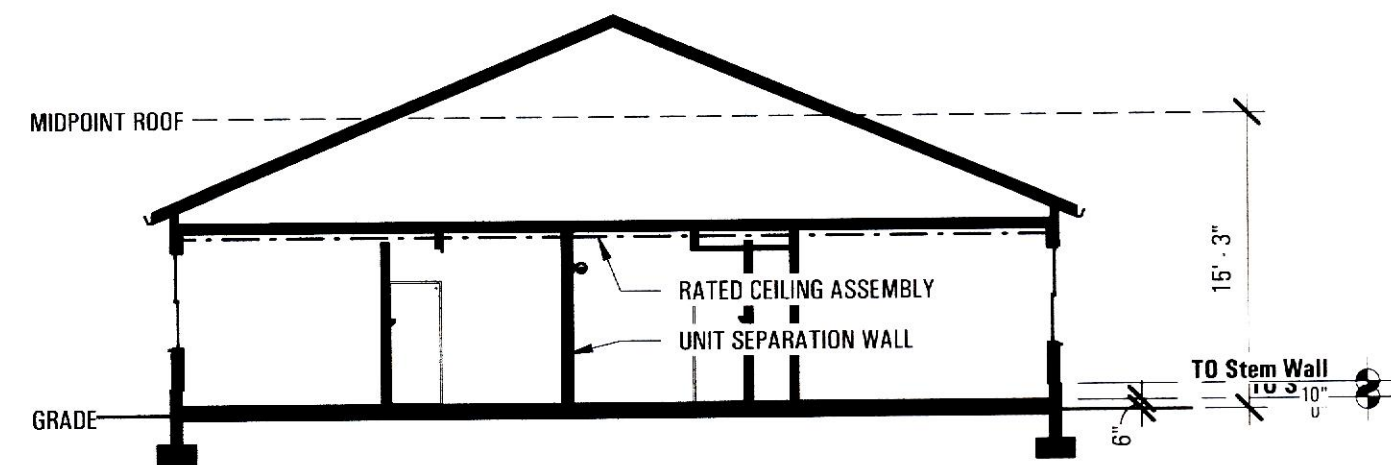
- FENESTRATION
 - U-FACTOR: 0.30 (0.25 PROVIDED)
 - SHGC: 0.40 (0.30 PROVIDED)
- CEILING R-VALUE: R-40 PER R402.2.1 (R-60 PROVIDED)
- WOOD FRAME WALL R-VALUE: R-30 (R-21 PROVIDED)
- SLAB R-VALUE AND DEPTH: R-10 CONTINUOUS FOR 4 FT

ADDITIONAL ENERGY FEATURES (NO INCREASE REQUIRED (IECC TABLE R406.3 AS AMENDED))

- ITEM 17: 100% OF DUCTS IN CONDITIONED SPACE: 12%
- ITEM 23: ENERGY EFFICIENT APPLIANCES: 7%
- TOTAL: 19% INCREASE

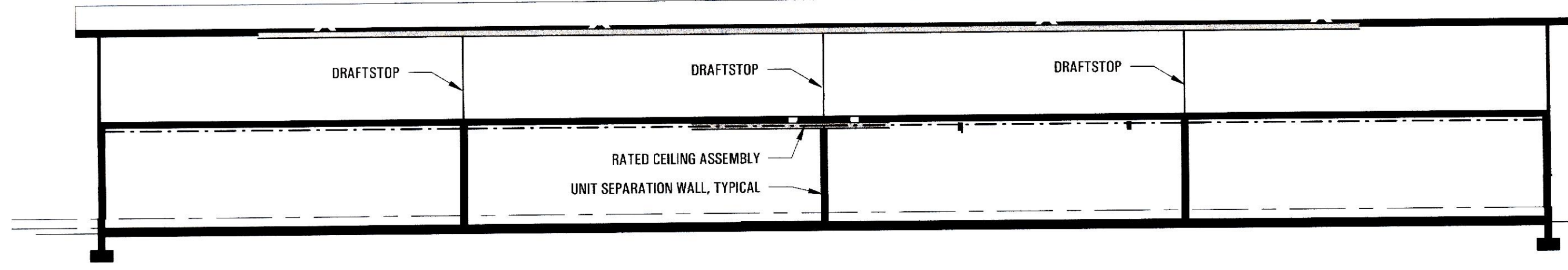
VAPOR RETARDER (IECC R402.1.1)

- PROVIDE CLASS II KRAFT-FACED INSULATION AT EXTERIOR WALLS (IBC TABLE 1404.3(2))



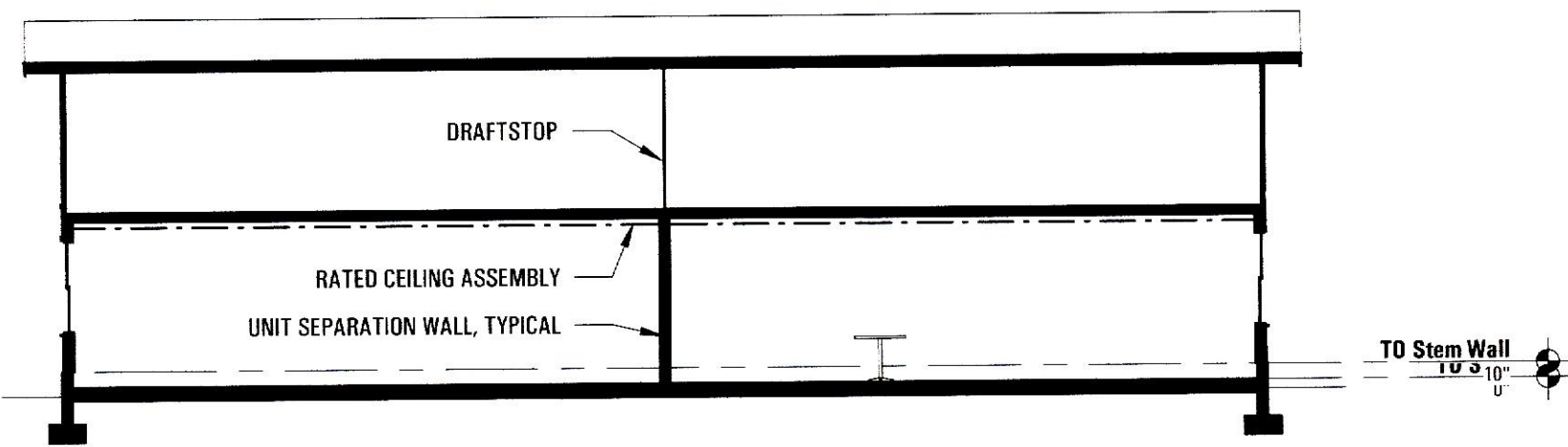
C1 Life Safety Section

G004 1" = 10'-0"



C2 Life Safety Section | Building Type 8U | Eight-Unit

G004 1" = 10'-0"



B3 Life Safety Section | Building Type 4U | Four-Unit

G004 1" = 10'-0"

Code Review Legend

PATH OF EGRESS

- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF TRAVEL DISTANCE

EGRESS COMPONENT

- OCCUPANT LOAD SERVED
- EGRESS CAPACITY

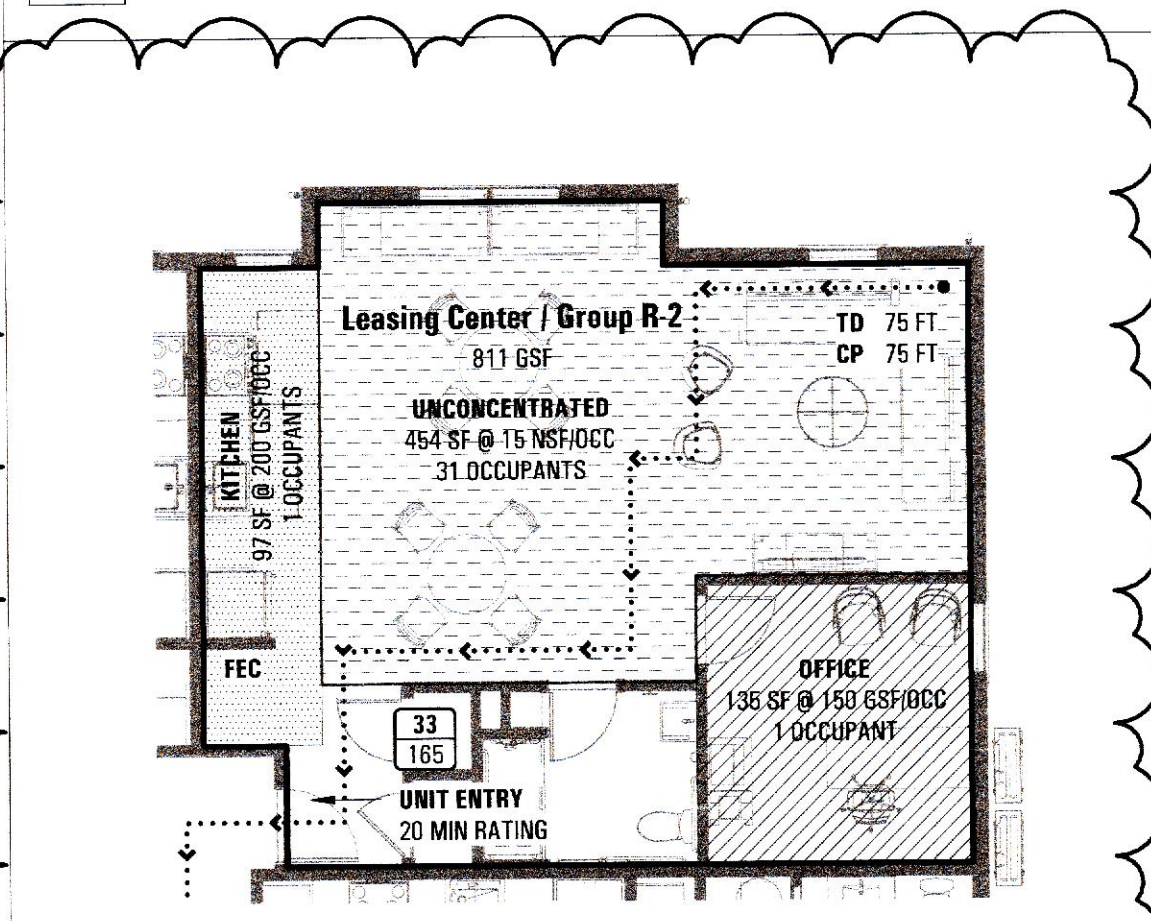
1/2 HR FIRE PARTITION

1-HR FIRE PARTITION

FDC

FEC

FVC



A3 Life Safety Plan | Leasing Center at Unit 104

G004 1/8" = 1'-0"

TOTAL OCCUPANT LOAD AT BUILDING 100-48

Millington Senior Village

Residential Buildings

172 SassafRAS Street
Millington, MD 21651

PRESENT **ARC** COMPANY

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EASTON, MD 21601
TEL 410.822.6000

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PROFESSIONAL CERTIFICATION



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 10011, EXPIRATION DATE 06/30/2027.

REVISIONS

6/22/2026 8 Permit Set Reissue
10/11/2024 2 Permit Revision
DATE NO. ISSUE

SUBMISSION

100% Construction Documents
PERMIT SET REISSUE
June 22, 2026

DRAWING NAME: NO.

SCALE: As indicated

Code Review

G004