

**PROGRAM FOR EXPANSION
&
SPACE USAGE STUDY**

UNIVERSITY PARK TOWN HALL
UNIVERSITY PARK, MARYLAND

Review Draft 23 February 2009

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Program for Expansion & Space Usage Study
Expansion of Town Hall for the Town of University Park, Maryland

EXECUTIVE SUMMARY

SUMMARY:

In a response to a Request for Proposals by the Town of University Park, and after subsequent discussions with the Town's Mayor, John Rogard Tabori, Ahmann Architects submitted a revised proposal for Architectural Services aimed at aiding the Town in defining its goals for the expansion of the existing Town Hall facilities. The Scope of Work in the accepted proposal consisted of three main components which were defined as follows:

EXISTING BUILDING DOCUMENTATION:

Based on Site Plan and Floor Plan Drawings prepared by the Maryland National Capital Park and Planning Commission of Prince George's County in April of 1993, as provided by the Town of University Park, the Architect shall produce CAD drawings of the existing site and floor plans for use in the Development of a Program for Expansion and the Space Usage Study as described below.

DEVELOPMENT OF A PROGRAM FOR EXPANSION:

Together with the Mayor and Town Hall staff, the Architect shall establish the needs and priorities which will guide the development of the the proposed building expansion. The current conception for expansion as described by the Mayor is for a two story addition to house Additional Staff areas on the Ground Level and a Council Chamber on the Upper Level with an elevator and stairs as required for Accessibility as well as for emergency Egress. The development of a Program for Expansion shall include analysis of the impact of the Prince George's County Zoning Ordinance and Construction Codes, as well as the Americans with Disabilities Act, on the Development of the Town Hall Expansion.

SPACE USAGE STUDY:

Based on the Existing Building Documentation and the Program for Expansion, the Architect shall produce Space Usage Drawings of the Proposed Expansion for review with the Mayor and Town Hall staff. The Architect shall modify the Drawings at the direction of the Mayor, consistent with Zoning and Code requirements. In conjunction with the production of Space Usage Drawings, the Architect shall aid the Town in developing an initial budget for the Project.

This report and its attachments represent the combined efforts of the Mayor, Town Hall staff,

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Program for Expansion & Space Usage Study Expansion of Town Hall for the Town of University Park, Maryland

and the Architect in presenting the definition of the needs for expansion in a manner which shall serve as an outline for proceeding further towards the goal of a more effective facility for the Town staff, Council Members and the Community.

This document provides programmatic and general design guidelines only. The Architectural and Engineering professionals hired for further project development shall be responsible for providing all professional architecture and engineering design necessary to accomplish the proposed expansions described in accordance with applicable codes and accepted standards of care.

The immediate next steps in the development of the Expansion of Town Hall include the following:

- 1) Obtain Building Location, Boundary, Topographical and Utility Survey
- 2) Resolve Property Definition and Zoning Issues
- 3) Procure Architectural and Engineering Services for the Development of Building and Site Design through Permit Issue Documents
- 4) Develop plans for the funding of the Project

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Program for Expansion & Space Usage Study
Expansion of Town Hall for the Town of University Park, Maryland

EXISTING BUILDING DOCUMENTATION

DRAWINGS:

The following Drawing Sheets were produced for the Existing Building Documentation portion of this Study and can be in found in the Drawing Appendix of this Report:

EBD-0	Existing Site Plan
EBD-1	Existing Basement Plan
EBD-2	Existing First Floor Plan
EBD-3	Existing Second Floor Plan
EBD-4	Existing Attic Plan

SUMMARY:

In accordance with the Consultant Agreement for this Study, CAD drawings were produced of the existing Town Hall site and floor plans utilizing drawings provided by the Town. The drawings provided to the Architect were hand drafted presentation drawings produced in April of 1993 by the Maryland National Capital Park and Planning Commission of Prince George's County. The CAD Drawings were produced by hand scaling the provided documents.

Upon initial submission to the Town of the CAD drawings of the existing Town Hall, it was determined that there had been notable changes to the facility since 1993 which required incorporation into the CAD drawings. A visual survey was made by the Architect, and the drawings revised accordingly.

After proceeding with other aspects of this Study, the Architect became concerned about the accuracy of the site plan provided by the Town. There were various elements of the drawings which suggested that the Towns property extended beyond the property lines indicated. Further, no dimensions were indicated, nor area calculations included.

The Architect contacted Maryland National Capital Park and Planning Commission of Prince George's County to determine if any documentation existed which would form a better basis for determining the footprint of the Towns property. Information sent to the Architect from Elaine Wright of M-NCPPC, however, was roughly consistent with the lines on the 1993 drawings. This information included a copy of the property tax account records as well as a reduced copy of a subdivision plat for "Section Three University Park" dated May of 1929.

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Given the fact that the existing driveway and parking areas adjacent to the existing town hall extend past the indicated property lines, the Architect requested a copy of the Town's deed for the property, hoping that this would explain the discrepancy. The deed provided by the Town, dated the 28th of April 1981, however, was again relatively consistent with the 1993 drawings and the information sent by M-NCPPC. Properties beyond the drawing limits of the 1993 drawings are thus assumed to be separate properties, including, but not necessarily limited to properties deeded to the Town by the Washington Metropolitan Transit Authority.

It should be noted that all drawings produced for this study are approximate and all conditions shall be subject to field verification. Should the Town elect to proceed with the development of an Expansion to Town Hall beyond the limitations of this Study, the Architect recommends that the following documents be produced by the appropriate professionals to properly document the conditions of the site and its existing improvements:

- 1) Building Location, Boundary, Topographical and Utility Survey
 - 2) Subdivision Plat*
 - 3) Measured Floor Plans and Elevations of the Existing Town Hall
- * Refer to additional discussion of the requirements for a definitive Subdivision Plat under the heading "Zoning Analysis."

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Program for Expansion & Space Usage Study
Expansion of Town Hall for the Town of University Park, Maryland

PROGRAM FOR EXPANSION

SUMMARY:

The initial description of the needs for the Expansion of Town Hall presented to the Architect by the Town was for a two story addition to house additional staff areas on the ground floor and a Town Meeting Room on the upper level with an elevator and stairs as required for accessibility and emergency ingress/egress. With these intentions in mind, the Architect produced initial sketches to facilitate discussion and met with Town officials and staff on the August 7, 2008 to discuss the development of a Program for Expansion. Present for this programming session were:

Thomas Ahmann, Ahmann Architects

Wallace Devine, Ahmann Architects

John Rogard Tabori, Mayor, Town of University Park

Amy Headley, Administrative Assistant, Town of University Park

Michael Beall, Director of Public Works, Town of University Park

Michael Wynnyk, Chief, Town of University Park, Police Department

Wayne McCully, Lieutenant, Town of University Park, Police Department

Needs for the expansion were discussed in general terms at the meeting, and it was determined that the Town would formulate more defined requirements in regards to: the size and occupancy requirements of the Meeting Hall; Staff Office requirements; and Public Works Staff space requirements.

Subsequent to that meeting, the Architect met with Mayor Tabori on October 3, 2008 to further discuss and refine the requirements. The Architect produced a draft copy of the Program for Expansion and met with Mayor Tabori and Amy Headley to review the draft on October 9, 2008. Upon receipt of final review comments from the Town on February 24, 2009, the Program was finalized. This Program for Expansion is as described below:

ENTRY LOBBY:

Main entry point for Meeting Hall and connection to the existing Town Hall facilities with direct access to Elevator and Stairway.

Area requirement: 250 sq. ft.

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Expansion of Town Hall for the Town of University Park, Maryland

MEETING HALL:

For community functions and large meetings or hearings.

Required occupancy: 125 unconcentrated (tables and chairs)
267 concentrated (chairs only)

Area requirement (per occupancy): 1875 sq. ft.

TABLE & CHAIR STORAGE:

Directly accessible from Meeting Hall.

Area requirement: 250 sq. ft.

Should have Direct Access to Elevator and Stairway.

PREP. ROOM / GREEN ROOM:

Main entry point for Meeting Hall and connection to the existing Town Hall facilities.

Area requirement: 250 sq. ft.

Should have Direct Access to Elevator and Stairway.

PUBLIC REST ROOMS:

Separate Men's and Women's Rooms meeting Building Code fixture count and ADA requirements.

STAFF OFFICES:

Treasurer's Office, Public Works Director's Office, and an additional Staff Office.
Public Works Director's Office shall be adjacent to the Public Works Staff Room.

Area Requirement: 160 sq. ft. per office

PUBLIC WORKS STAFF ROOM:

Space for staff of 12 plus room for materials and supplies. Adjacent to Public Works Locker Room and Public Works Bath Room.

Area Requirement: 750 sq. ft.

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PUBLIC WORKS LOCKER ROOM:

Lockers and benches for staff of 12.

Area Requirement: 100 sq. ft.

PUBLIC WORKS REST ROOM AND SHOWER:

Single occupant facility.

Area Requirement: 75 sq. ft.

FILE AND ARCHIVE ROOM:

For current files as well as boxed archives.

Area Requirement: 100 sq. ft.

ELEVATOR & RELATED AREAS OF REFUGE:

To provide access to and accessible means of egress from all levels of the existing Town Hall facilities as well as the Town Hall Expansion.

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Program for Expansion & Space Usage Study
Expansion of Town Hall for the Town of University Park, Maryland

ZONING ANALYSIS

DRAWINGS:

The following Drawing Sheet was produced for the Zoning Analysis portion of this Study and can be found in the Drawing Appendix of this Report:

A-0a Site Diagram

SUMMARY:

The intent of this Zoning Analysis is to aid the Town in determining the impact of the relevant Zoning Regulations on the development opportunities for the Town's property as related to the proposed Expansion of Town Hall. A Zoning Analysis by its very nature is interpretive. The information listed herein is as interpreted by the Architect with the information at hand.

As noted in the Summary under the heading "Existing Building Documentation," documentation of the building site is incomplete and its accuracy somewhat in question. For the purposes of this study, the Architect has proceeded with a Zoning Analysis based on the property outlines as delineated in the 1993 M-NCPPC drawings with a lot area as indicated in tax account records forwarded to the Architect by Robin Wright of M-NCPPC.

Refer to Drawing Sheet A-0a for a tabular Zoning Summary of the building site with the existing improvements as well as the proposed expansion (as shown on the Site Diagram on the same Drawing Sheet). This summary is based on the requirements established in the Prince George's County Zoning Ordinance (Subtitle 27.Zoning of Title 17, the Public Local Laws of Prince George's County of the Charter for Prince George's County).

As the tabular Zoning Summary indicates, even prior to the inclusion of the proposed expansion, the existing lot coverage exceeds the allowable coverage established in the Ordinance. The inclusion of the proposed expansion exacerbates this violation and, hence, relief from a strict interpretation of the Ordinance is required from the Prince George's County Board of Zoning Appeals. As an alternative, the Town could investigate the incorporation of additional properties through a subdivision process. The new larger property could then be evaluated in regards to compliance with the Zoning Ordinance.

It should be noted that the Architect has not investigated additional parking requirements which may also be mandated in conjunction with a larger Town Hall facility. As there is no area on the delineated site to accommodate expansion of a parking lot, and further, as the additional parking would additionally increase the lot coverage any additional parking

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would also require relief relief from a strict interpretation of the Ordinance.

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CODE ANALYSIS

DRAWINGS:

The following Drawing Sheet was produced for the Code Analysis portion of this Study and can be found in the Drawing Appendix of this Report:

A-0b Code Analysis

SUMMARY:

The intent of this Code Analysis is to aid the Town in determining the impact of the relevant Building and Fire Code Regulations on the development of the proposed Expansion of Town Hall. A Zoning Analysis by its very nature is interpretive. The information listed herein is as interpreted by the Architect with the information at hand.

Refer to Drawing Sheet A-0b for a tabular Code Analysis as related to the proposed expansion of Town Hall. This analysis is based on the requirements established in the Prince George's County Building Code (Subtitle 4. Building of Title 17, the Public Local Laws of Prince George's County of the Charter for Prince George's County), the International Building Code (2003), and the NFPA 101 Life Safety Code (2006).

Note that the Architects scope did not include an investigation into possible requirements of the renovation of the existing Town Hall facilities beyond the direct interface of the new structure abutting to the existing building. Such requirements may include but are not necessarily limited to providing accessible egress to all areas to which accessibility is granted.

The information presented in the Code Analysis on Sheet A-0b, in conjunction with the Program for Expansion, formed the basis for the Architect's development of the Space Usage Study.

Program for Expansion & Space Usage Study
Expansion of Town Hall for the Town of University Park, Maryland

SPACE USAGE DIAGRAMS

DRAWINGS:

The following Drawing Sheets were produced for the Space Usage Diagram portion of this Study and can be in found in the Drawing Appendix of this Report:

- | | |
|-----|------------------------|
| A-1 | Basement Floor Diagram |
| A-2 | First Floor Diagram |
| A-3 | Second Floor |

SUMMARY:

The intent of the production of the Space Usage Diagrams is to graphically portray an approach to meeting the expressed needs of the proposed Expansion of Town Hall consistent with Zoning, Building Code, and Life Safety Code requirements. As mentioned in the Zoning Analysis Summary, relief from the standards of the Ordinance are required.

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**INITIAL BUDGET FOR
THE EXPANSION OF TOWN HALL**

HARD COST SUMMARY:

An initial estimate of the hard costs for the building expansion is presented here based on the use of the mid and high costs computed by the RSMMeans QuickCost Estimator, using the two to three story Town Hall model for a project located in the region of College Park, Maryland. The estimate is intended only as a rough guideline due to the schematic nature of information on the building's intended construction requirements at this time. Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

With an anticipated constructed area of 5725 square feet, estimated costs for the expansion alone (excluding sitework, utility work, interface with the existing building) are tabulated as follows:

BUILDING EXPANSION MATERIALS & LABOR:	\$791,000	to	\$988,750
CONTRACTOR'S OVERHEAD & PROFIT:	\$197,750	to	\$247,188
<u>ANTICIPATED BUILDING EXPANSION TOTAL:</u>	<u>\$988,750</u>	<u>to</u>	<u>\$1,235,938</u>

Following are anticipated hard costs in addition to the direct cost of the building expansion. As more definitive input from professionals in the related disciplines is required for proper estimating of these figures, they are listed here for a general sense of magnitude:

SITWORK & DEMOLITION:	\$80,000	to	\$90,000
UTILITY WORK:	\$30,000	to	\$40,000
INTERFACE WITH EXISTING BUILDING:	\$50,000	to	\$75,000
<u>LANDSCAPING:</u>	<u>\$20,000</u>	<u>to</u>	<u>\$25,000</u>
SUBTOTAL:	\$180,000	to	\$230,000
CONTRACTOR'S OVERHEAD & PROFIT:	\$45,000	to	\$57,500
<u>ANTICIPATED ADDITIONAL COST TOTAL:</u>	<u>\$225,000</u>	<u>to</u>	<u>\$287,500</u>
<u>ANTICIPATED HARD COST TOTAL :</u>	<u>\$1,213,750</u>	<u>to</u>	<u>\$1,523,438</u>

SOFT COST SUMMARY:

Following is a tabulation of the anticipated soft costs related to the project:

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SURVEYING & GEOTECHNICAL:	\$7,500	to	\$10,000
ARCHITECTURAL & ENGINEERING *(12%):	\$145,650	to	\$182,813
PERMIT FEES (3%):	\$36,413	to	\$45,703
PERFORMANCE & PAYMENT BOND (2%)	\$24,275	to	\$30,469
ATTORNEY FEES	\$15,000	to	\$20,000
LEED CERTIFICATION FEES:	\$10,000	to	\$15,000
<hr/>			
ANTICIPATED SOFT COST TOTAL :	\$238,838	to	\$303,985

PROJECT BUDGET SUMMARY:

Following is a tabulation of the anticipated project bBudget for the Expansion of Town Hall:

ANTICIPATED SOFT COST TOTAL :	\$238,838	to	\$303,985
ANTICIPATED HARD COST TOTAL :	\$1,213,750	to	\$1,523,438
FURNISHINGS, EQUIPMENT & MISC.:	\$75,000	to	\$100,000
<hr/>			
SUBTOTAL:	\$1,527,588	to	\$1,927,423
CONTINGENCY FOR LEVEL OF ESTIMATE (10%):	\$152,759	to	\$192,742
CONTINGENCY FOR UNKNOWNNS (10%):	\$152,759	to	\$192,742
<hr/>			
ANTICIPATEDED PROJECT BUDGET:	\$1,833,106	to	\$2,312,907

SUMMARY OF UP-FRONT COSTS:

Following is a tabulation of the anticapated costs to a "permit ready" stage:

SURVEYING & GEOTECHNICAL:	\$7,500	to	\$10,000
ARCHITECTURAL & ENGINEERING* (8%):	\$97,100	to	\$121,875
ATTORNEY FEES	\$7,000	to	\$10,000
<hr/>			
ANTICIPATED UP-FRONT COST TOTAL :	\$111,600	to	\$141,875

* Following is a list of the anticipated architectural and engineering disiplines required for the project:

- Architect
- Civil / Site Engineer
- Structural Engineer

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Mechanical Engineer

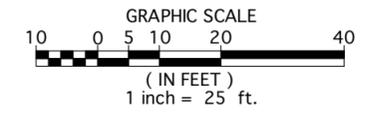
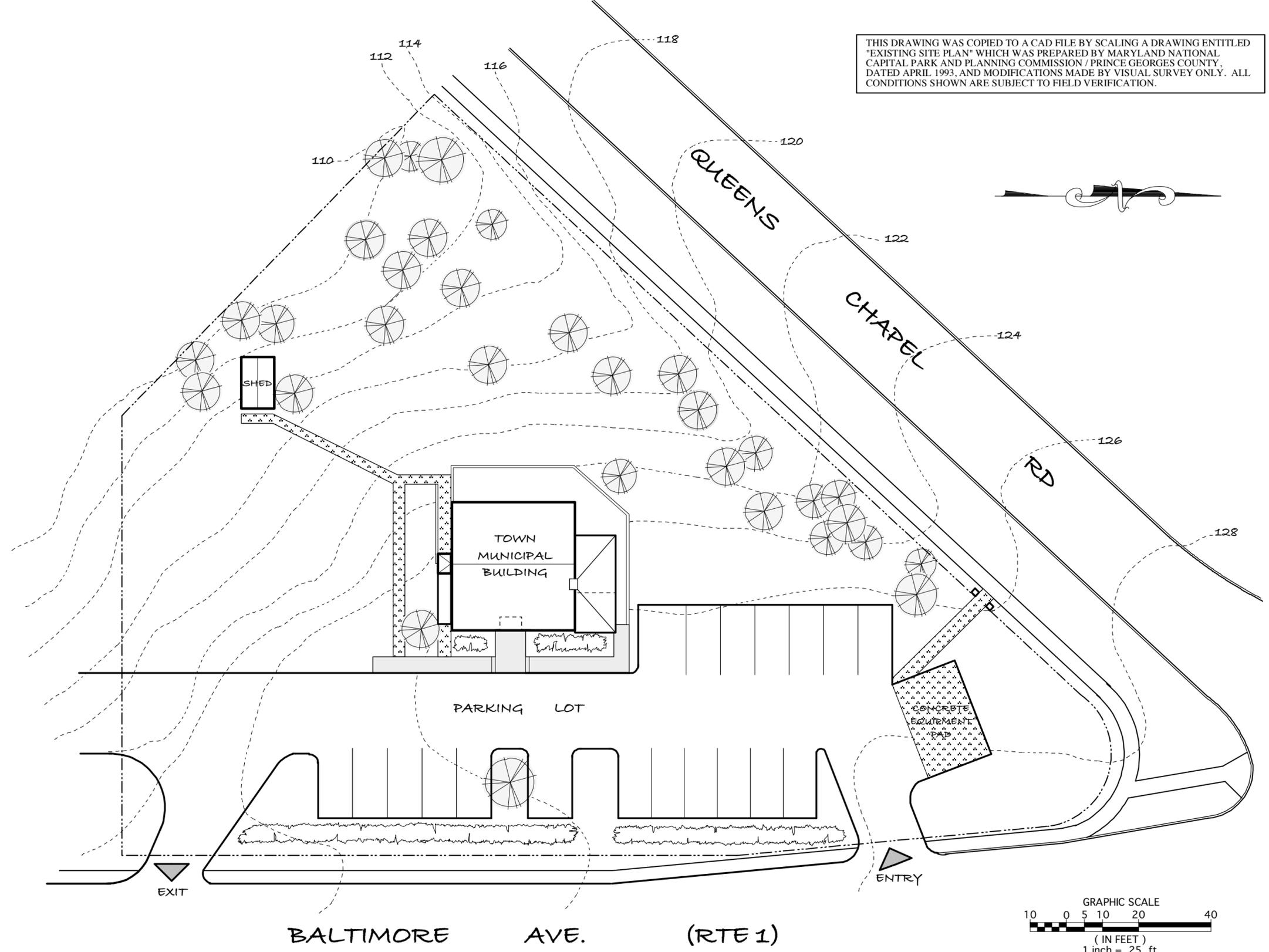
Plumbing Engineer

Electrical Engineer

LEED Consultant

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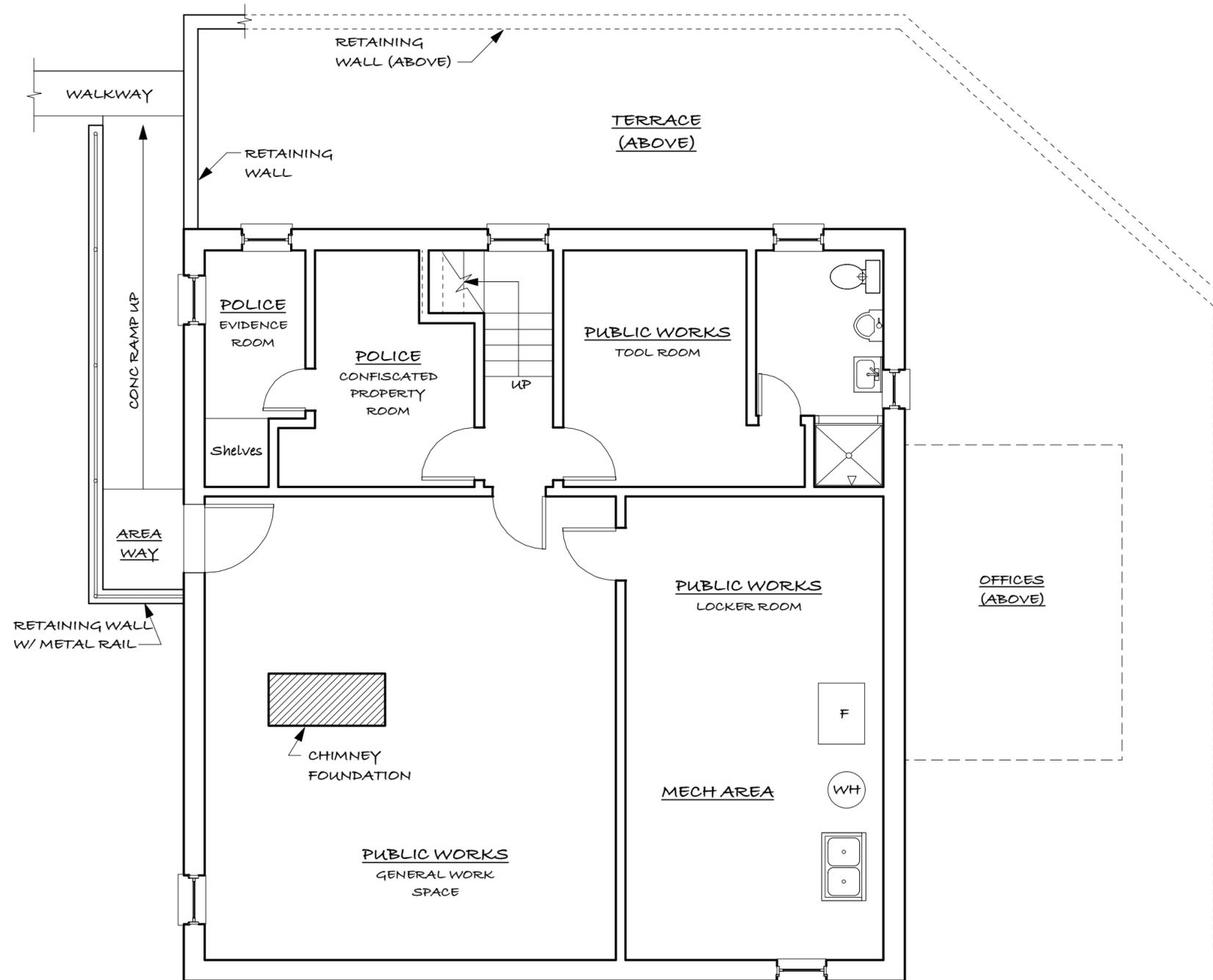


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SITE PLAN
SCALE: AS SHOWN

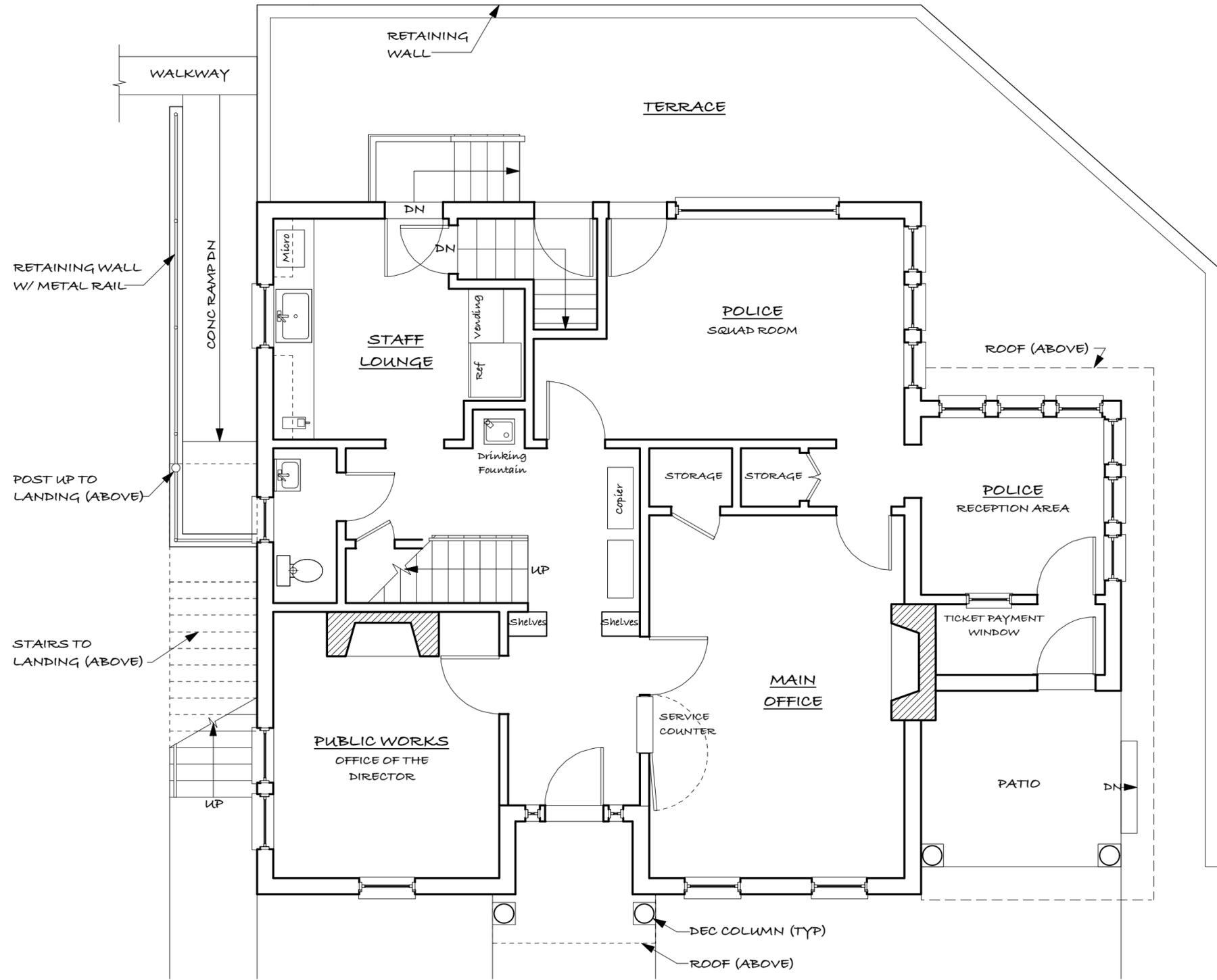
TOWN OF
UNIVERSITY PARK
TOWN HALL

ISSUE DATE
23 FEBRUARY 2009
EBD-0
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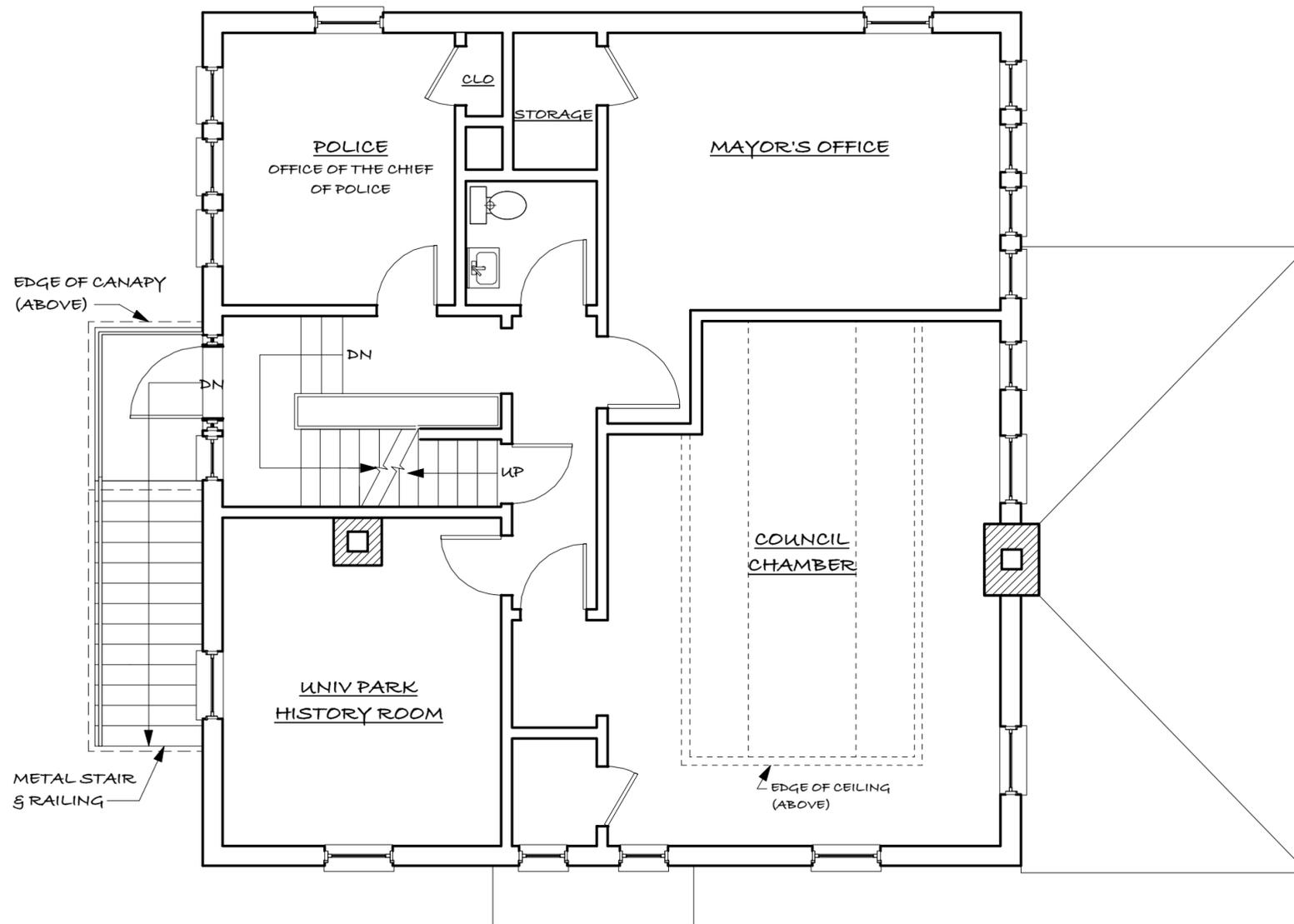
1 EXIST BASEMENT PLAN
 Scale: 3/16" = 1'-0"

THIS DRAWING WAS COPIED TO A CAD FILE BY SCALING A DRAWING ENTITLED "BASEMENT" ON A SHEET ENTITLED "FLOOR PLANS" WHICH WAS PREPARED BY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION / PRINCE GEORGES COUNTY, DATED APRIL 1993, AND MODIFICATIONS MADE BY VISUAL SURVEY ONLY. ALL CONDITIONS SHOWN ARE SUBJECT TO FIELD VERIFICATION.



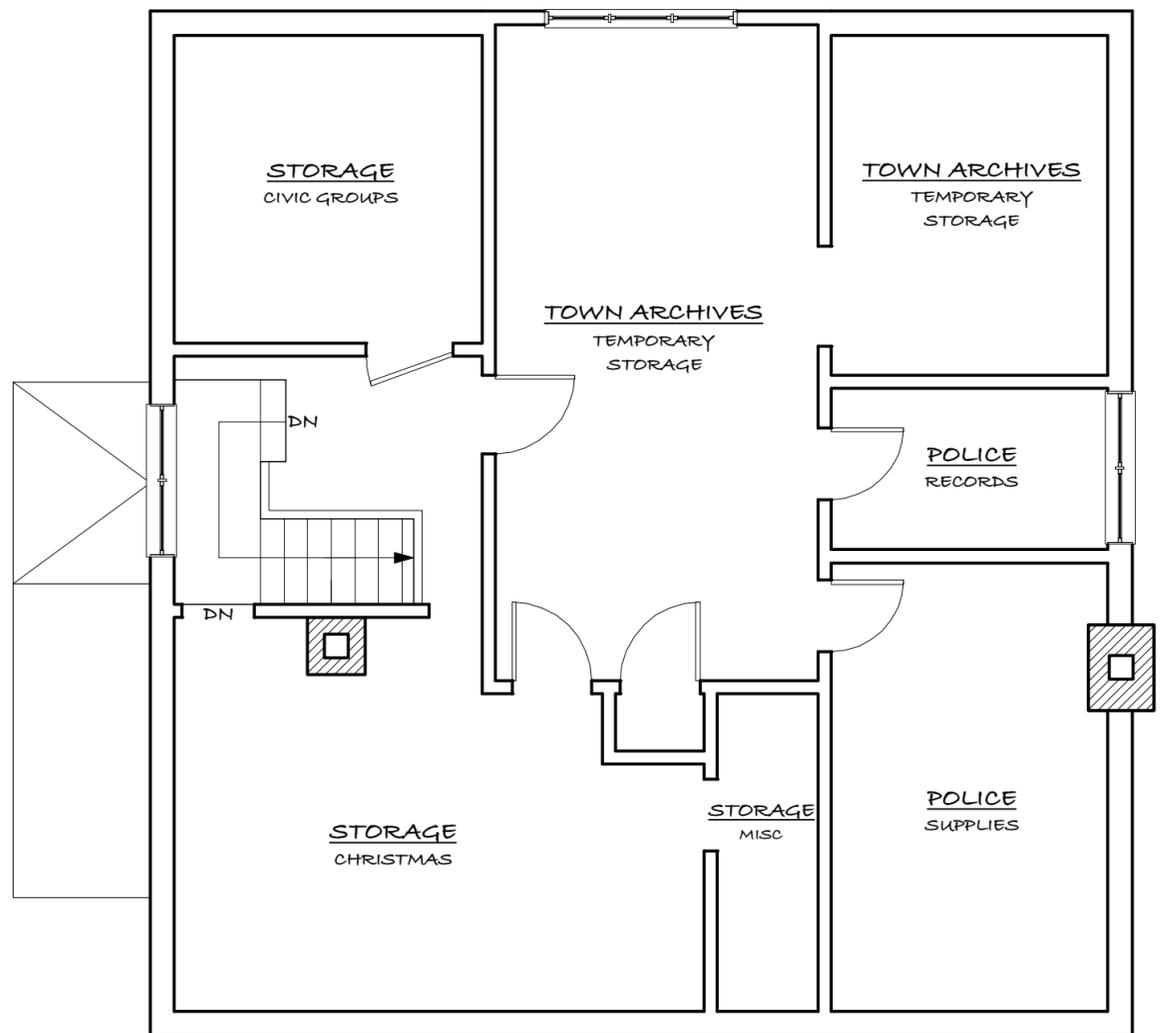
1 EXIST FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

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1 EXIST SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"

THIS DRAWING WAS COPIED TO A CAD FILE BY SCALING A DRAWING ENTITLED "SECOND FLOOR" ON A SHEET ENTITLED "FLOOR PLANS" WHICH WAS PREPARED BY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION / PRINCE GEORGES COUNTY, DATED APRIL 1993, AND MODIFICATIONS MADE BY VISUAL SURVEY ONLY. ALL CONDITIONS SHOWN ARE SUBJECT TO FIELD VERIFICATION.



1 EXIST ATTIC PLAN
Scale: 3/16" = 1'-0"

THIS DRAWING WAS COPIED TO A CAD FILE BY SCALING A DRAWING ENTITLED "SECOND FLOOR" ON A SHEET ENTITLED "FLOOR PLANS" WHICH WAS PREPARED BY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION / PRINCE GEORGES COUNTY, DATED APRIL 1993, AND MODIFICATIONS MADE BY VISUAL SURVEY ONLY. ALL CONDITIONS SHOWN ARE SUBJECT TO FIELD VERIFICATION.

ZONING SUMMARY

SUBJECT PROPERTY:
6274 BALTIMORE AVENUE
UNIVERSITY PARK, MD 20782

LOT: 16 TO 20 & A **ZONE:** R-55
BLOCK: 15 **SUBDIV:** UNIVERSITY PARK

SET BACKS:
MINIMUM FRONT YARD: 25 FT
PROPOSED FRONT YARD: NO CHANGE

MINIMUM REAR YARD: 20 FT
PROPOSED REAR YARD: 20.6 FT +/-

MINIMUM SIDE YARD: 8 FT / 9FT
PROPOSED SIDE YARD: 28.2 FT +/-

MAXIMUM BUILDING HEIGHT: 35 FT
EXISTING BUILDING HEIGHT 22.0 FT +/-
PROPOSED BUILDING HEIGHT: 15.0 FT +/-

AREA CALCULATIONS:
TOTAL LOT AREA: 35,801.9 S.F.* (0.8219 ACRES)

EXISTING LOT COVERAGE:
MAIN BUILDING COVERAGE: 1,592 S.F.
PARKING LOT COVERAGE: 10,004 S.F.
SHED COVERAGE: 132 S.F.
TOTAL: 11,728 S.F.

PROPOSED LOT COVERAGE:
MAIN BUILDING COVERAGE: 1,592
EXPANSION COVERAGE: 3,427 S.F.
PARKING LOT COVERAGE: 10,004 S.F.
TOTAL: 15,025 S.F.

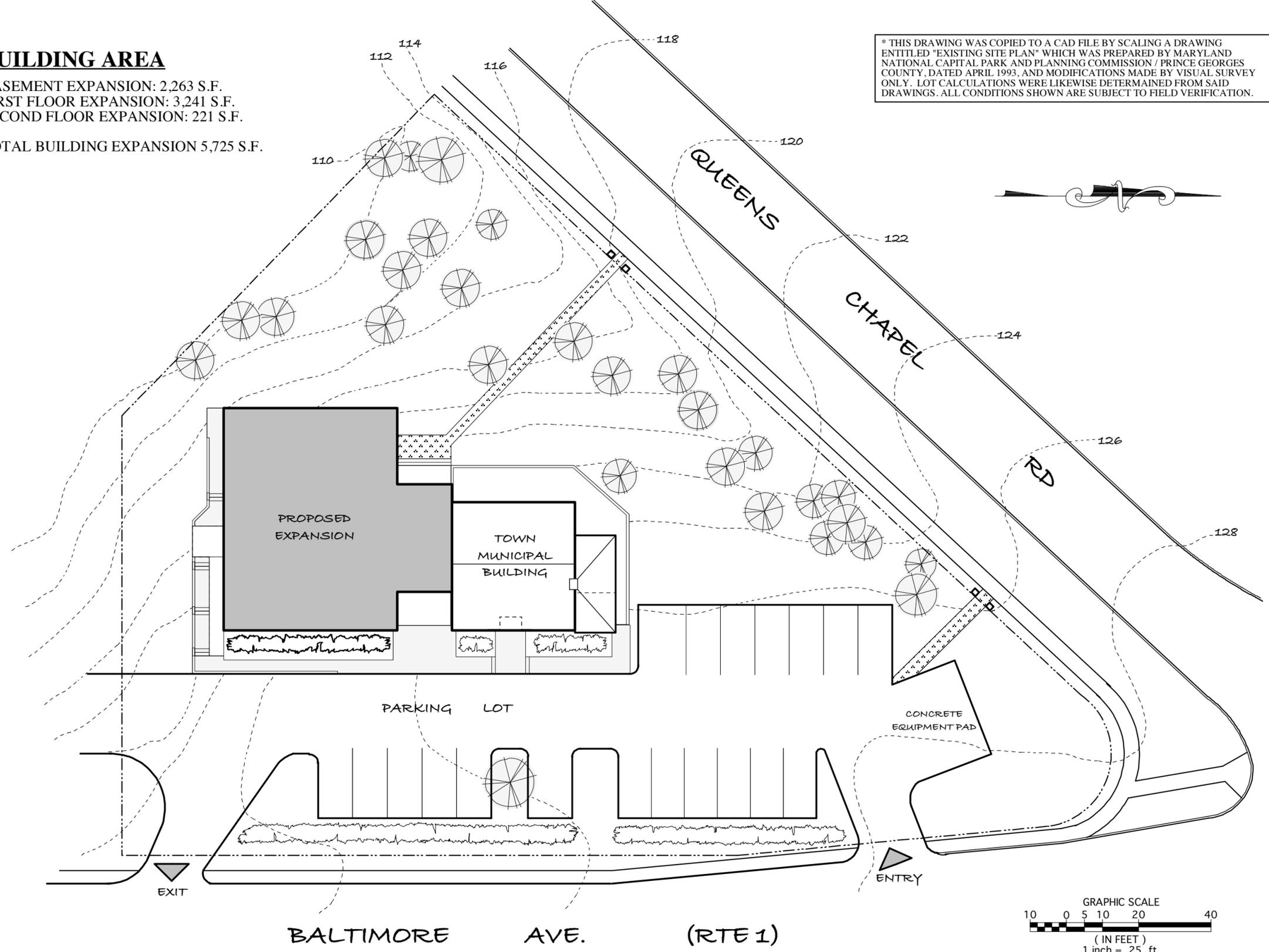
MAXIMUM LOT COVERAGE: 30.0 %
EXISTING LOT COVERAGE: 32.8 %**
PROPOSED LOT COVERAGE: 41.9 %**

****VARIANCE REQUIRED**

BUILDING AREA

BASEMENT EXPANSION: 2,263 S.F.
FIRST FLOOR EXPANSION: 3,241 S.F.
SECOND FLOOR EXPANSION: 221 S.F.

TOTAL BUILDING EXPANSION 5,725 S.F.



* THIS DRAWING WAS COPIED TO A CAD FILE BY SCALING A DRAWING ENTITLED "EXISTING SITE PLAN" WHICH WAS PREPARED BY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION / PRINCE GEORGES COUNTY, DATED APRIL 1993, AND MODIFICATIONS MADE BY VISUAL SURVEY ONLY. LOT CALCULATIONS WERE LIKEWISE DETERMINED FROM SAID DRAWINGS. ALL CONDITIONS SHOWN ARE SUBJECT TO FIELD VERIFICATION.

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SITE DIAGRAM
SCALE: AS SHOWN

TOWN OF
UNIVERSITY PARK
TOWN HALL

ISSUE DATE
23 FEBRUARY 2009

A-0a
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OCCUPANCY, CONSTRUCTION TYPE, BUILDING HEIGHT & AREA			
CODE TOPIC	REQUIREMENT	SECTIONS	PROPOSED COMPLIANCE
OCCUPANCY CLASSIFICATION	NON SEPARATED MIXED USE A-3 ASSEMBLY B BUSINESS	IBC 302.3.1 NFPA 6.1.14.3 IBC 303 NFPA 6.1.2.1 IBC304 NFPA 6.1.11.1	A-3 USED FOR TYPE OF CONSTRUCTION / HGT & AREA PROPOSED
CONSTRUCTION TYPE	TYPE VB*	IBC TABLE 601	VB SPRINKLERED PROPOSED
NUMBER OF STORIES ABOVE GRADE	2 STORIES ALLOWED*	IBC TABLE 503	2 STORIES PROPOSED
AREA PER FLOOR	12,000 S.F. ALLOWED PER FLOOR*	IBC TABLE 503	2,263 S.F PROPOSED BSMT FLOOR 3,241 S.F PROPOSED FIRST FLOOR
SPRINKLER PROTECTION	REQUIRED TO BE FULLY SPRINKLERED	FOR SECOND STORY PER IBC 504.2	FULLY SPRINKLERED PROPOSED
HIGH RISE DETERMINATION	NOT A HIGH RISE	IBC 403	NOT A HIGH RISE
COVERED MALL DETERMINATION	NOT A COVERED MALL	IBC 402	NOT A COVERED MALL
*BASED ON SPRINKLERED BUILDING. OTHERWISE CONSIDER VA CONSTRUCTION			
NOTE: CONSTRUCTION TYPE & NUMBER OF STORIES ABOVE GRADE ASSUMES THAT AREA OF REFUGE AND LOBBY AT SECOND FLOOR EXTENSION IS IN A SEPARATE FIRE AREA THEN THE REST OF THE NEW CONSTRUCTION - FURTHER STUDY REQUIRED.			

FIRE RESISTANCE RATING REQUIREMENTS			
CODE TOPIC	REQUIREMENT	SECTIONS	PROPOSED COMPLIANCE
FLOOR CONSTRUCTION	0*	IBC TABLE 601	0 PROPOSED
EXTERIOR BEARING WALLS	0	IBC TABLE 601	0 PROPOSED
INTERIOR BEARING WALLS	0	IBC TABLE 601	0 PROPOSED
INTERIOR NON BEARING WALLS	0	IBC TABLE 601	0 PROPOSED
ROOF CONSTRUCTION	0	IBC TABLE 601	0 PROPOSED
CORRIDORS	0**	IBC TABLE 1016.1	0 PROPOSED
FURNACE/BOILER ROOM	1 HR	IBC TABLE 302.1.1	1 HR PROPOSED
VERTICAL EXIT ENCLOSURES	1 HR	IBC TABLE 1019.1	1 HR PROPOSED
STORAGE ROOM OVER 100 S.F.	1 HR	IBC TABLE 302.1.1	1 HR PROPOSED
*BASED ON SPRINKLERED SYSTEM. OTHERWISE 1 HOUR IF NOT SPRINKLERED			
**BASED ON VB CONSTRUCTION TYPE. OTHERWISE 1 HOUR REQUIRED.			

MEANS OF EGRESS AND EXITS			
CODE TOPIC	REQUIREMENT	SECTIONS	PROPOSED COMPLIANCE
MEANS OF EGRESS REQUIREMENT	2 REQUIRED	IBC TABLE 1018.1	2 PROPOSED
MAX TRAVEL DISTANCE TO AN EXIT	250 FT FOR A OCCUPANCY* 300 FT FOR B OCCUPANCY*	IBC TABLE 1015.1	MAX TRAVEL DISTANCE OF 250 FT PROPOSED
MIN DISTANCE BETWEEN 2 EXIT'S	1/3 MIN OVERALL DIAGONAL DISTANCE**	IBC 1014.2.1 EXC 2	COMPLIANCE PROPOSED
SPACES WITH ONE MEANS OF EGRESS	1 EXIT ALLOWED IF LESS THAN 50 OCCUPANTS	IBC TABLE 1014.1	MIN ONE EXIT PROPOSED FOR SPACES WITH LESS THAN 50 OCCUPANTS
COMMON PATH OF TRAVEL	100 FT IF BUILDING IS FULLY SPRINKLERED***	IBC 1013.3 EXC 1	COMMON PATH LESS THAN 100 FT PROPOSED
MAX LENGTH OF DEAD END	20 FT FOR A OCCUPANCY 50 FT FOR B OCCUPANCY****	IBC 1016.3 IBC 1016.3 EXC 1	LESS THAN 50 FT DEAD END PROPOSED
CORRIDOR WIDTH PER OCCUPANT	0.2 INCHES PER OCCUPANT	IBC TABLE 1005.1	0.2 INCHES PER OCCUPANT PROPOSED
STAIR WIDTH PER OCCUPANT	0.15 INCHES PER OCCUPANT	IBC 1005.1	0.15 INCHES PER OCCUPANT PROPOSED
MIN CORRIDOR WIDTH	36 INCHES FOR ≤ 50 OCCUPANTS 44 INCHES FOR > 50 OCCUPANTS	IBC 1016.2 & 1010.2 EXC 2	GREATER THAN 44 INCHES PROPOSED
MIN STAIR WIDTH	36 INCHES FOR ≤ 50 OCCUPANTS 44 INCHES FOR > 50 OCCUPANTS	IBC 1009.1 & 1009.1 EXC 1	GREATER THAN 44 INCHES PROPOSED
NUMBER OF ACCESSIBLE MEANS OF EGRESS	2 REQUIRED	IBC 1007.1	2 PROPOSED
STAIRS AS ACCESSIBLE MEANS OF EGRESS	AREA OF REFUGE REQUIRED AND 48 INCH CLEAR WIDTH REQUIRED*****	NFPA 7.5.4.4	AREA OF REFUGE PROPOSED. 48 INCH CLEAR STAIRWIDTH PROPOSED.
NOTES: * BASED ON SPRINKLERED BUILDING. OTHERWISE 200 FT FOR A & B OCCUPANCIES. ** 1/2 MIN IF NOT SPRINKLERED. *** 75 FT IF NOT SPRINKLERED. **** IF FULLY SPRINKLERED. ***** IBC OMIT'S REQUIREMENT FOR SPRINKLERED BUILDING. NFPA 101 APPARENTLY DOES NOT.			

OCCUPANCY AREA				
FLOOR	BUSINESS GSF	ASSEMBLY - TABLES & CHAIRS NSF*	STORAGE/MECH NSF	TOTAL AREA BY FLOOR
1	1,060 S.F.	-	250 S.F.	1,310 S.F.
2	590 S.F	1,875 S.F.	250 S.F	2,715 S.F.
NOTES: * CONFERENCE ROOMS.				

LIFE SAFETY OCCUPANCY LOAD CALCULATIONS				
FLOOR	BUSINESS 100 GSF/OCC	ASSEMBLY - TABLES & CHAIRS 15 NSF/OCC*	STORAGE/MECH NSF 300 NSF/OCC	TOTAL AREA BY FLOOR
1	11 OCCUPANTS	-	1 OCCUPANT	12 OCCUPANTS
2	6 OCCUPANTS	267 OCCUPANTS	1 OCCUPANT	274 OCCUPANTS
NOTES: * CONFERENCE ROOMS.				

APPLICABLE BUILDING CODES, STANDARDS AND REGULATIONS
FIRE
<i>Building Codes:</i>
* 2006 NFPA 101 Life Safety Code and Subtitle 11 Prince George's County Amendments
* 2003 International Building Code and Subtitle 4 Prince George's County Amendments
<i>Sprinkler System:</i>
* 2002 NFPA 13 Installation of Sprinkler Systems
<i>Fire Alarm:</i>
* 2002 NFPA 72 National Fire Alarm Code
ELECTRICAL
<i>Electrical Code:</i>
* 2002 NFPA 70 National Electric Code and Subtitle 2, Division 14B and Subtitle 9
STRUCTURAL
<i>Building Code:</i>
* 2003 International Building Code and Subtitle 4 Prince George's County Amendments
ACCESSIBILITY CODE:
* Current Prince George's County Subtitle 4, Chapter 11 – Accessibility. Current Edition Maryland Accessibility Code
* 1994 American Disabilities Act
MECHANICAL/ENERGY
* 2003 International Mechanical Code
* 2003 International Energy Code
* 2003 International Energy Conservation Code

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CODE ANALYSIS

SCALE: NONE

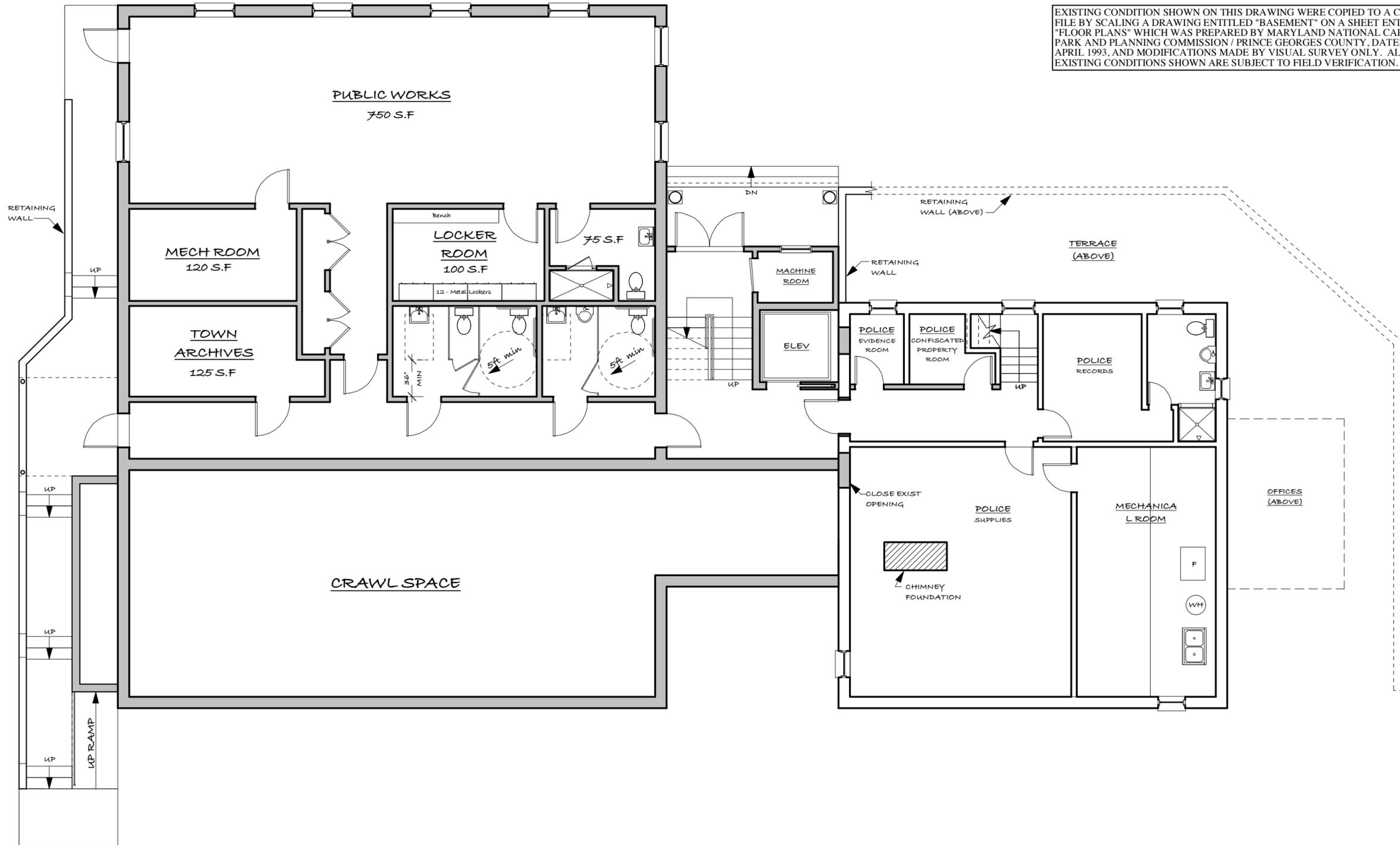
TOWN OF
 UNIVERSITY PARK

TOWN HALL

ISSUE DATE
23 FEBRUARY 2009

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PROPOSED
BASEMENT SPACE
USAGE DIAGRAM

TOWN OF
UNIVERSITY PARK
TOWN HALL

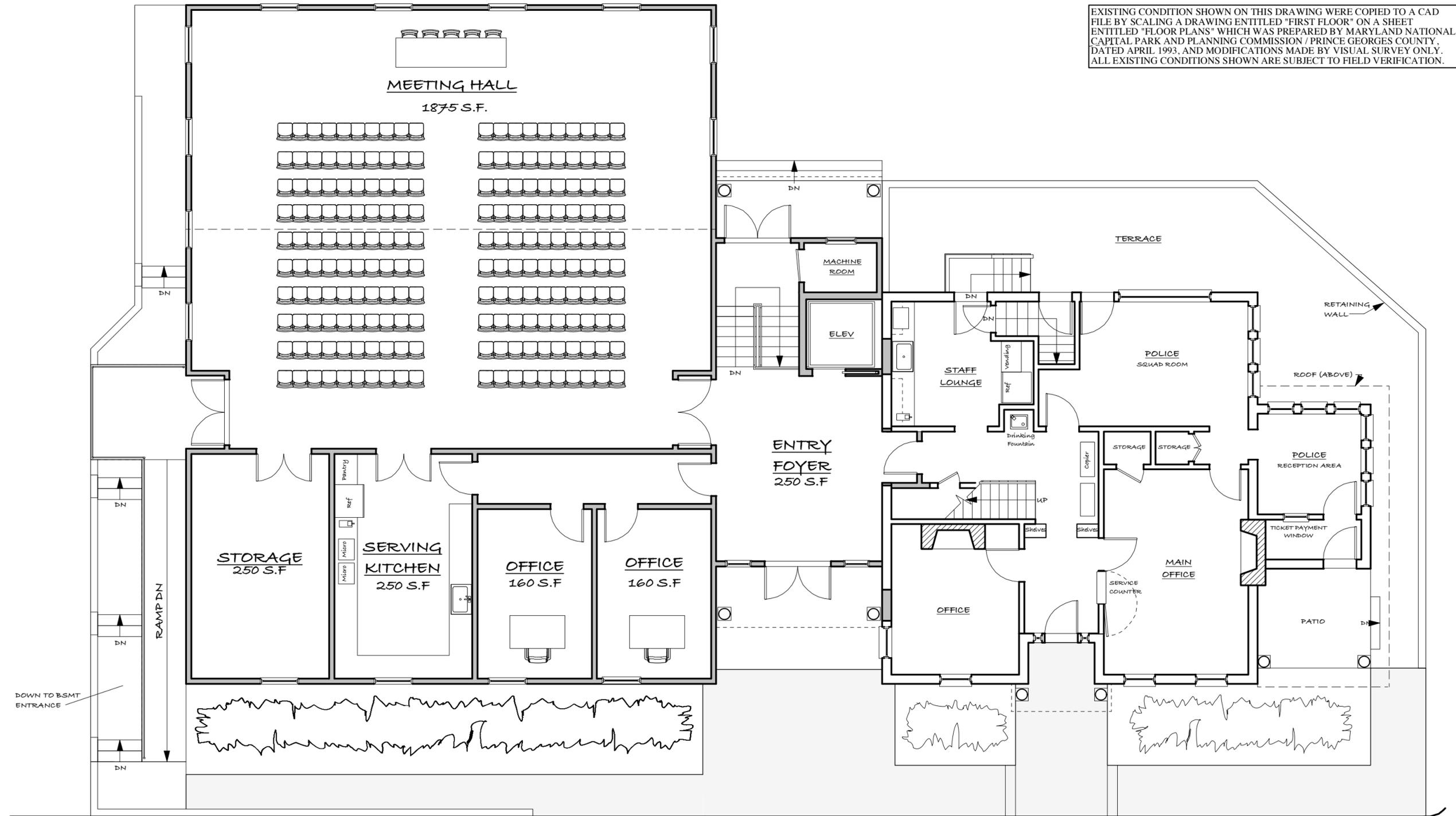
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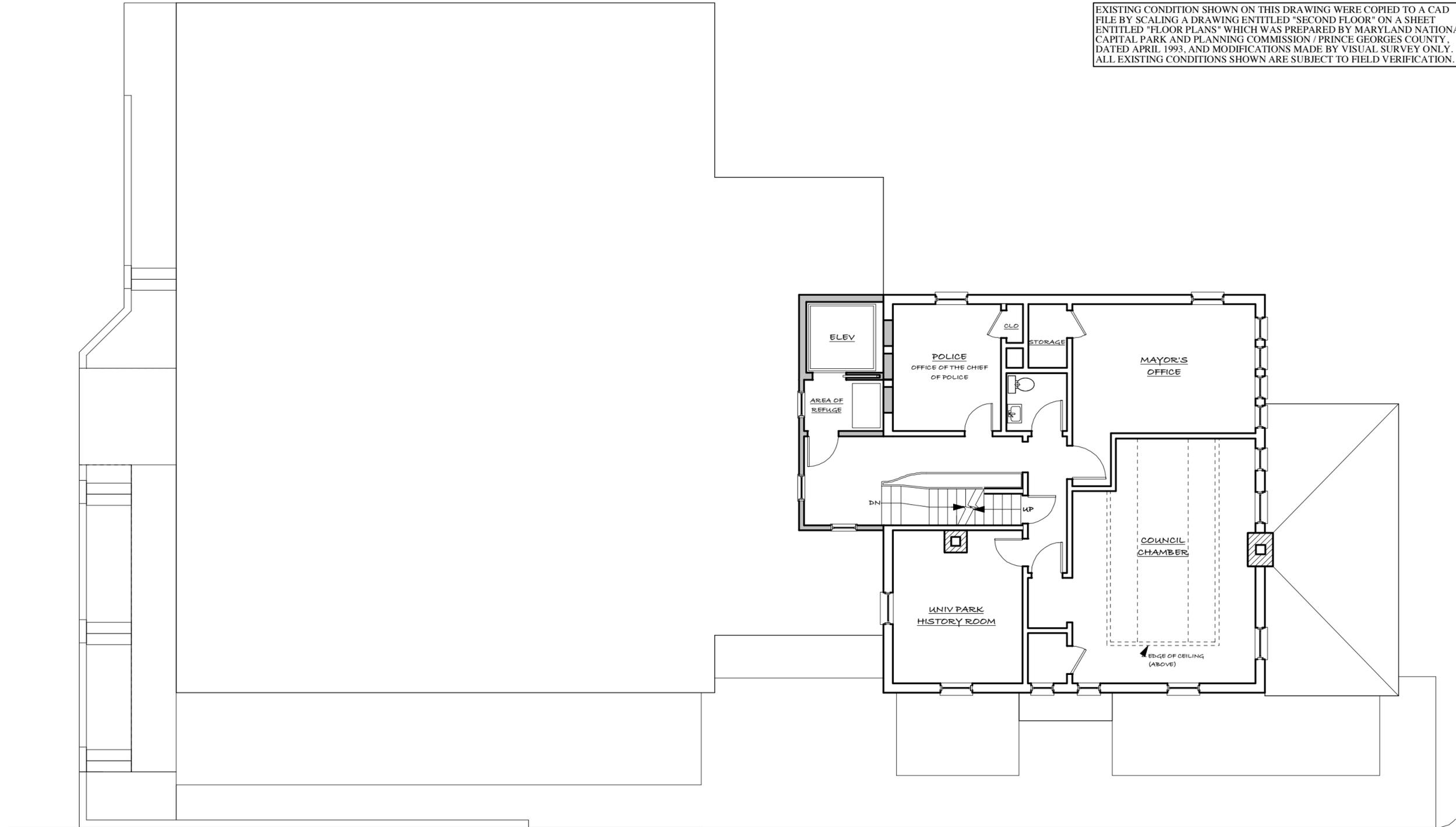
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SCALE: 1/8" = 1'-0"





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TOWN OF
UNIVERSITY PARK
TOWN HALL

PROPOSED SECOND
FLOOR SPACE USAGE
DIAGRAM

SCALE: 1/8" = 1'-0"

ISSUE DATE
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