

CODE SUMMARY

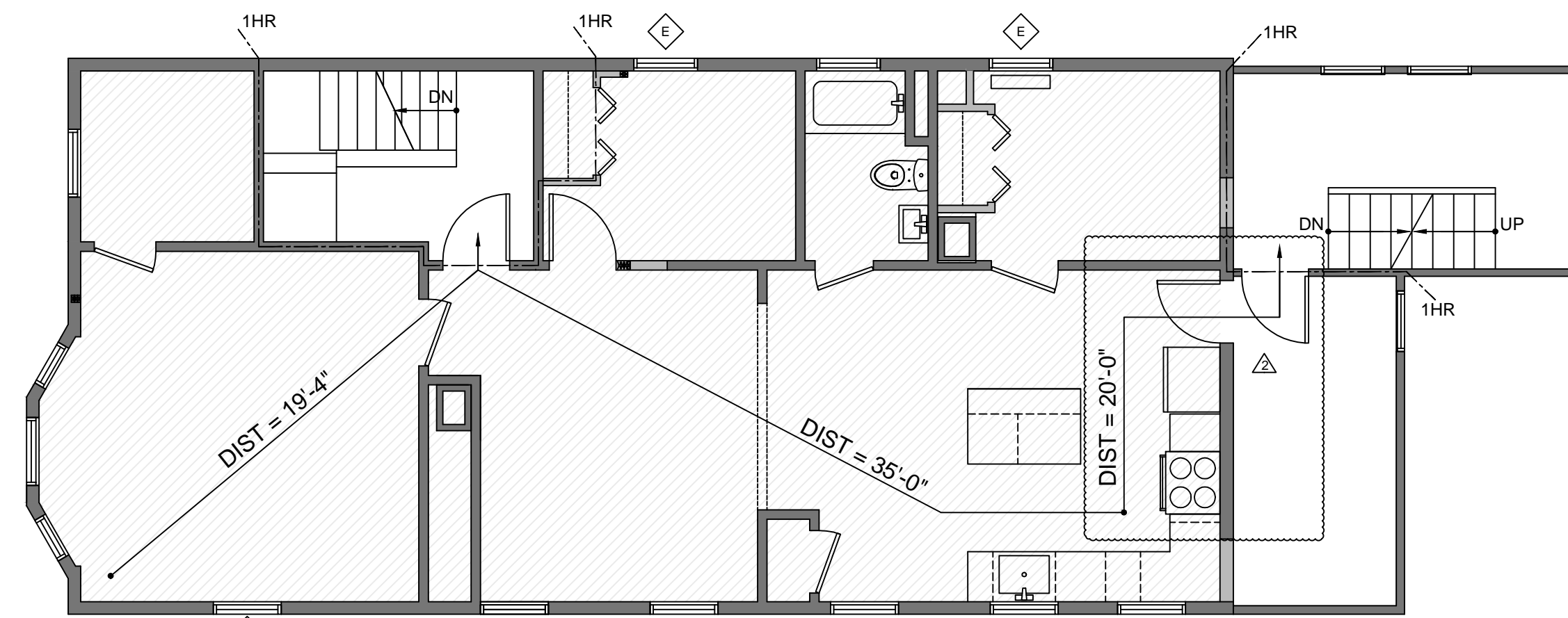
PROJECT ADDRESS	33 SMITH STREET
PROJECT TYPE	RESIDENTIAL RENOVATION
SQUARE FOOTAGE	3,579 GSF
BUILDING CODES	IBC 2009, IECC 2009
	NFPA101

SCOPE OF WORK

FLOOR 1: MODIFICATION, GREATER THAN 50% FLOOR AREA, BUT NO CHANGE OF USE (43.2.2.1.3)
 FLOOR 2: RENOVATION/MODIFICATION, LESS THAN 50% FLOOR AREA (43.2.2.1.2/43.2.2.1.3)
 ONE EXIT ALLOWED PROVIDED PROVISIONS OF 31.2.4.4 ARE MET
 OVERALL: TOTAL REHABILITATION WORK AREAS EQUAL LESS THAN 50% OF BUILDING AREA

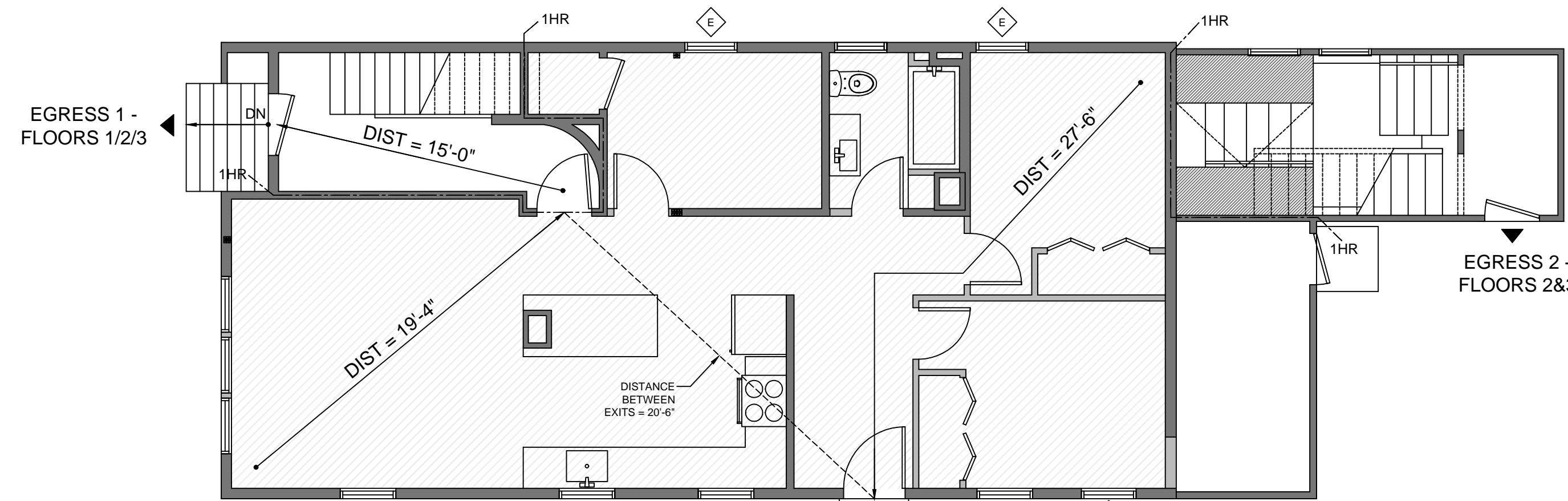
IBC	3 UNIT APARTMENT BUILDING	CODE REF.
CONSTRUCTION TYPE	TYPE VB	TABLE 601
OCCUPANCY TYPE	GROUP R-2, RESIDENTIAL	310.1
OCCUPANT LOADS		TABLE 1004.1.1
FIRST FLOOR	842 SF/200 GROSS = 4	
SECOND FLOOR	889 SF/200 GROSS = 4	
THIRD FLOOR	1126 SF/200 GROSS = 5	
	TOTAL OCCUPANT LOAD = 13 PEOPLE	
MINIMUM NUMBER OF EXITS	1 EXIT ALLOWED FOR STORIES 1 AND 2, MIN 75' TD/50' TD (2 EXITS PROVIDED)	TABLE 1021.2
EXIT ACCESS TRAVEL DISTANCE	200' WITHOUT SPRINKLER SYSTEM	TABLE 1016.1
FIRE ALARM SYSTEM	NOT REQUIRED	907.2.9.1
SMOKE ALARMS	1 PER SLEEPING ROOM, HALL OUTSIDE SLEEPING ROOM AND 1 PER STORY	907.2.11.2
	SMOKE ALARMS SHALL BE INTERCONNECTED	907.2.11.3
SPRINKLER PROTECTION SYSTEM	REQUIRED IN ACCORDANCE WITH NFPA 13R	903.2.8/903.3.1.2
CARBON MONOXIDE DETECTION SYSTEM	REQUIRED DUE TO PRESENCE OF FUEL BURNING APPLIANCES	908.7.1 (2012)
DOOR CLOSING DEVICES	ALL FIRE DOORS MUST BE SELF OR AUTOMATIC CLOSING	715.4.8
EGRESS WINDOWS	1 PER SLEEPING ROOM - SEE PLANS (5SF/5.7SF CLEAR FOR 1ST/2ND STORY)	1029.1

NFPA 101		CODE REF.
OCCUPANCY TYPE	RESIDENTIAL	6.1.8.1
SUBCLASSIFICATION	EXISTING APARTMENT BUILDING	6.1.8.1.5
OCCUPANT LOADS		TABLE 7.3.1.2
RESIDENTIAL USE - APARTMENT BUILDINGS	200 SF/PERSON	
FIRST FLOOR	842 SF/200 GROSS = 4	
SECOND FLOOR	889 SF/200 GROSS = 4	
THIRD FLOOR	1126 SF/200 GROSS = 5	
	TOTAL OCCUPANT LOAD = 13 PEOPLE	
NUMBER OF EXITS	1 REQ'D, 3 STORIES OR LESS (2 EXITS PROVIDED)	31.2.4.4
TRAVEL DISTANCE WITHIN APARTMENT	75'	TABLE A.31.1
FIRE ALARM SYSTEM	NOT REQUIRED - LESS THAN 4 STORIES	31.3.4.1.1
SMOKE ALARMS	SINGLE STATION - OUTSIDE SLEEPING AREAS, EVERY LEVEL AND BASEMENT	31.3.4.1.1
FIRE SUPPRESSION SYSTEM	NOT REQ'D - LESS THAN 50% MODIFICATION, NO CHANGE OF USE	
CARBON MONOXIDE DETECTION SYSTEM	OUTSIDE SLEEPING AREAS, 1 PER LEVEL AND BASEMENT	CH 30 (2012)
DOOR SELF CLOSING DEVICES	REQUIRED AT EXIT STAIR DOORS - SELF OR AUTOMATIC CLOSING	7.2.1.8.1
EGRESS WINDOWS	NA - ONLY REQ'D IN ONE AND TWO FAMILY DWELLINGS	24.2.2.3.3



SECOND FLOOR PLAN

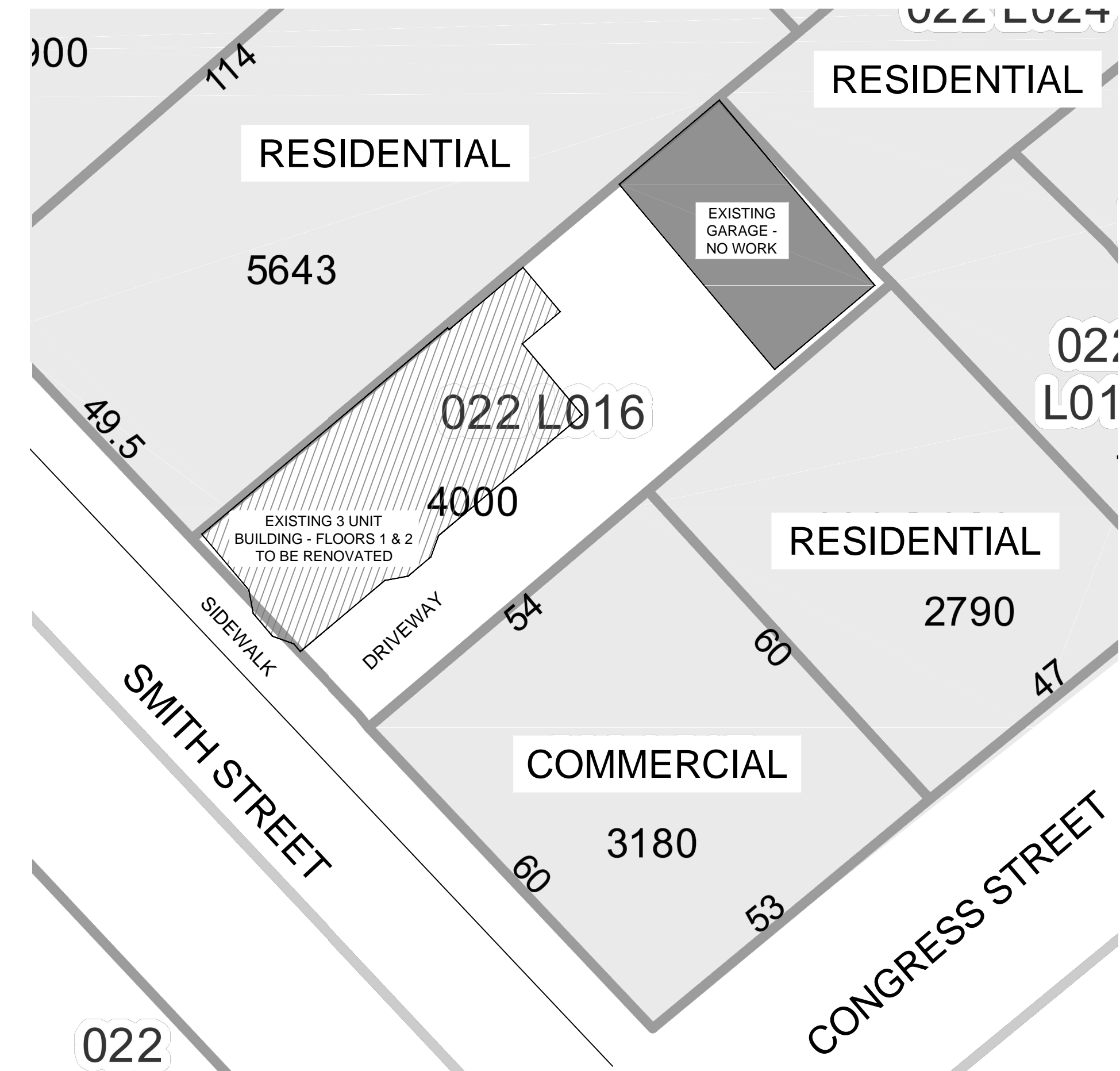
- GENERAL NOTES:**
- G.C. TO PROVIDE SMOKE DETECTORS IN EACH BEDROOM AND IN COMMON SPACES AS REQ'D BY CODE, TYP.
 - (1) LAYER 5/8" TYPE X GWB, BOTH SIDES AT 1HR RATED WALLS, TYP.
 - 60 MIN RATED DOORS BETWEEN UNITS AND COMMON HALLS IN 1HR RATED WALLS, TYP.



FIRST FLOOR PLAN

3 LIFE SAFETY PLANS

SCALE: 3/16" = 1'-0"



2 KEY PLAN

SCALE: 1/16" = 1'-0"



1 SITE PLAN

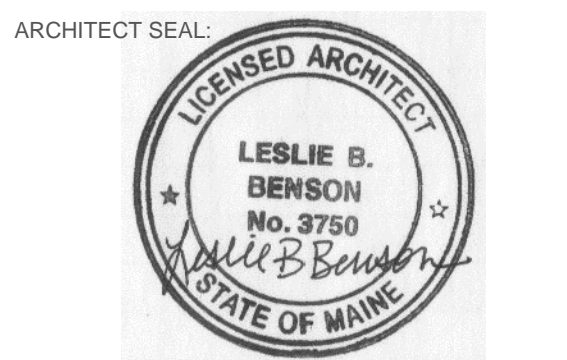
SCALE: 1/16" = 1'-0"

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5	DATE
6	DATE

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SITE PLAN, KEY PLAN & LIFE SAFETY PLAN

A100