

44 PLEASANT STREET RENOVATIONS

DATE OF ISSUE: 11-09-17 NOT FOR CONSTRUCTION

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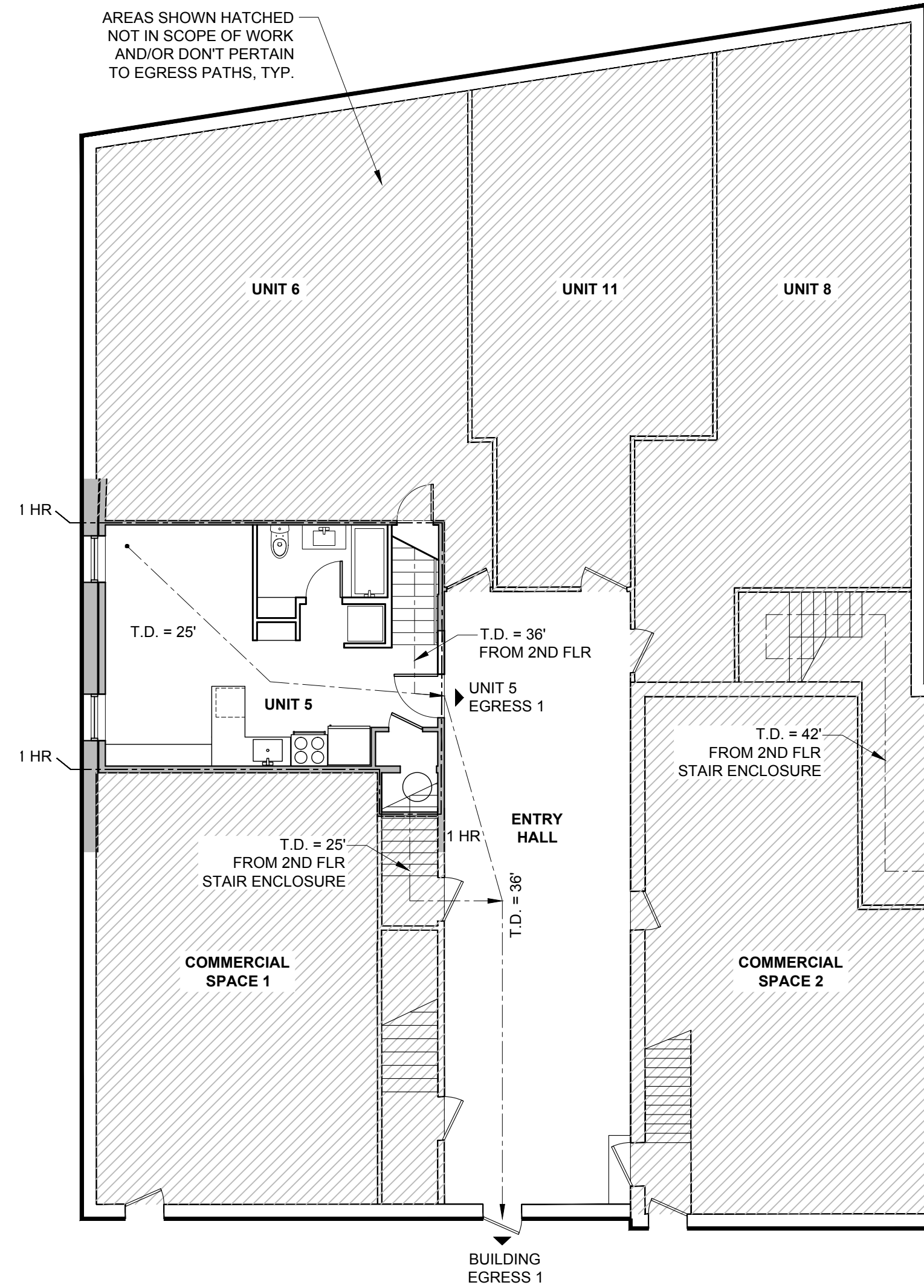
CODE SUMMARY

PROJECT ADDRESS	44 PLEASANT STREET
PROJECT TYPE	APARTMENT UNIT RENOVATION
SQUARE FOOTAGE	UNIT 5 = 681 SF TOTAL, 1ST & 2ND FLOORS COMBINED
BUILDING CODES	IBC 2009, IBC 2009, NFPA 101

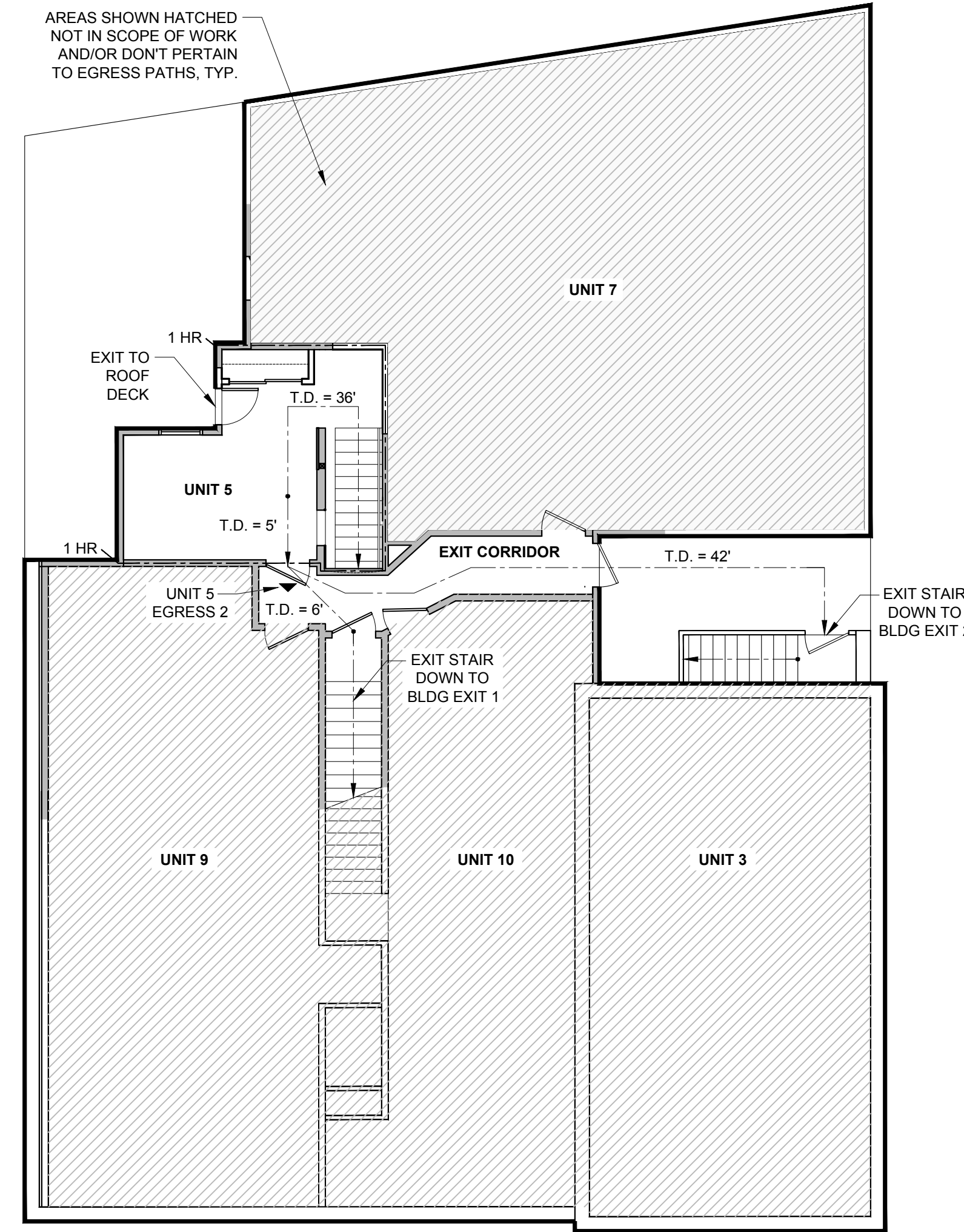
IBC	9 UNIT APARTMENT BUILDING W/ 2 COMMERCIAL SPACES	CODE REF.
CONSTRUCTION TYPE	TYPE III B	TABLE 601
OCCUPANCY TYPE	GROUP R-2, RESIDENTIAL	310.1
OCCUPANT LOADS		TABLE 1004.1.1
FIRST FLOOR	435 SF/200 GROSS = 2	
SECOND FLOOR	246 SF/200 GROSS = 1	
	TOTAL OCCUPANT LOAD = 3 PEOPLE	
MINIMUM NUMBER OF EXITS	1 PER STORY ALLOWED	TABLE 1021.2
EXIT ACCESS TRAVEL DISTANCE	200' (250' WITH 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
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	NOT REQ'D W/ACCESS TO RATED CORRIDOR	1029.1, EXC 2
HORIZONTAL ASSEMBLIES	1 HR RATING REQ'D	712.3
FIRE PARTITIONS	1 HR RATING REQ'D BETWEEN DWELLING UNITS	709.3
CORRIDOR RESISTANCE RATING	1 HR	709.3
CORRIDOR DOORS	20 MIN FIRE RATING	TABLE 715.4

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	435 SF/200 GROSS = 2	
SECOND FLOOR	246 SF/200 GROSS = 1	
	TOTAL OCCUPANT LOAD = 3 PEOPLE	
NUMBER OF EXITS	2 PER DWELLING UNIT	31.2.4.1
TRAVEL DISTANCE	75' WITHIN APARTMENT, 100' FROM DOOR TO EXIT	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
EXIT DOORS	1 HR RATING REQ'D FOR 1-3 STORIES	TABLE A.31.1
EXIT ENCLOSURE WALLS	1 HR RATING REQ'D FOR 1-3 STORIES	TABLE A.31.1
CORRIDOR RESISTANCE RATING	1/2 HOUR MINIMUM	31.3.6.1
CORRIDOR DOORS	20 MIN FIRE DOORS	31.3.6.2.1

IEBC	CODE REF.	
CLASSIFICATION OF WORK	LEVEL 2 ALTERATIONS	404.1
NUMBER OF EXITS IN MULTI LEVEL UNITS	1 ALLOWED IF 75' OR LESS TRAVEL DISTANCE WITHIN UNIT	705.3.1.1(6)
RATING OF EXIST. VERTICAL OPENINGS	30 MIN FIRE RESISTIVE RATING REQ'D	703.2.1, EXC 11
SPRINKLER SYSTEM	NOT REQUIRED, WORK AREA LESS THAN 50%	704.2.2(2)
REPLACEMENT CORRIDOR DOORS	1 3/4" SOLID BONDED WOOD CORE OR EQ, WITH APPROVED CLOSERS	705.5.1



1 LIFE SAFETY PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"



2 LIFE SAFETY PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

GENERAL LIFE SAFETY NOTES:

- ALL EXISTING MEANS OF EGRESS FROM BUILDING AND DWELLING UNITS TO REMAIN
- PROVIDE 1HR FIRE RATING BETWEEN APARTMENT UNITS, TYP.
- PROVIDE 1 HR FIRE RATING AT CORRIDOR WALLS, TYP.

PROJECT TEAM

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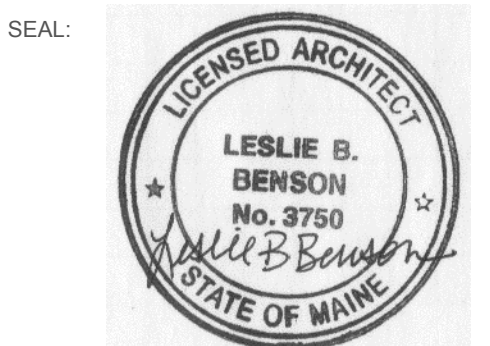
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DRAWING LIST

SHEET	SHEET TITLE
C100	COVER SHEET
ARCHITECTURAL	ARCHITECTURAL
A101	SITE PLAN, DEMO PLANS, FLOOR PLANS & DOOR SCHEDULE
A301	BUILDING & STAIR SECTIONS
STRUCTURAL	STRUCTURAL DRAWINGS
S01	

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PORTLAND, ME 04101



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REVISION:	
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE
DATE OF ISSUE:	NOVEMBER 9, 2017
PROJECT NUMBER:	2017-0010
STATUS:	ISSUED FOR PERMITTING

MATERIAL KEY	ARCHITECTURAL ABBREVIATIONS	ARCHITECTURAL SYMBOLS
COURSE GRAVEL	AB ANCHORBOLT ACT ACoustICAL CEILING TILE ADDL ADDITIONAL ADMIN ADMINISTRATION AFF ABOVE FINISH FLOOR ALUM ALUMINUM AP ACCESS PANEL APV ASPHALT PAVER ARCH ARCHITECT	CL1 FINISH MATERIAL ROOM NAME 101 DOOR NUMBER 101A WINDOW TYPE NO PARTITION TYPE M4 REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
CONCRETE	D DBL DOUBLE DEF DEFLECTION DEMO DEMO DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIR DIRECT OR DOOR DIV DIVISION DN DOWN DW DRAWING	PROPOSED ELEVATION TOP OF FIN. FLOOR EL. + X'-X" BUILDING SECTION X AXXX BUILDING ELEVATION X AXXX WALL SECTION X AXXX INTERIOR ELEVATION X AXXX COLUMN REFERENCE LINE X
STONE	E EA EACH EF EXHAUST FAN EJ EXPANSION JOINT EQ ELEVATION EWC ELECTRIC WATER COOLER EXAM EXAMINATION EXIST EXISTING EXT EXTERIOR	UL UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE VAR VARIES VAPOR BARRIER VCT VINYL COMPOSITE TILE VENT VENTILATOR/VENTILATION VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER W WEST / WATER / WASHER / WIDTH W/ WITH WC WATER CLOSET WD WOOD WIND WINDOW W/O WITH OUT W/WF WELDED WIRE FABRIC W/M WELDED WIRE MESH
EARTH/COMPACT FILL	FIB FIBERGLASS FIN FINISH FL FLOOR FOS FACE OF STUD FRP FIBERGLASS REINFORCED FT FOOT FOD FOOTING F.D. FACE OF	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
GYPSUM/PLASTER	GA GAUGE GAL GALLON GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS GR GRANITE GWB GYPSUM WALL BOARD GYP GYPSUM	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
PLYWOOD	HD HIGH DENSITY HR HOUR HC HOLLOW CORE HWDR HARDWARE HFS HALF FULL SCALE HGT HEIGHT HM HOLLOW METAL HO HOLD OPEN HORZ HORIZONTAL HTG HEATING HVAC HEATING, VENTILATION & AIR CONDITIONING HW HOT WATER HYD HYDRANT ID INSIDE DIAMETER IN INCH INSUL INSULATION INT INTERIOR INV INVERT JAN JANITOR JC JANITOR CLOSET JT JOINT KIT KITCHEN LAM LAMINATE/LAMINATED LAV LAVATORY LCC LEAD COATED COPPER LF LINEAR FOOT LGT LIGHT LIN LINEN	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
BATT INSULATION	MTR MATERIAL MDS MASONRY MAX MAXIMUM MECH MECHANICAL MED MEDICAL MFR MANUFACTURER MGR MANAGER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING MOLD MOLDING MR MOISTURE RESISTANT MTD MOUNTED MTG MOUNTING MTL METAL	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
ROUGH WOOD	N NORTH NATL NATURAL NIC NOT IN CONTRACT NL NIGHT LIGHT NO NUMBER NTS NOT TO SCALE O.C. ON CENTER OCFI OWNER FURNISHED CONTRACTOR INSTALLED OZ PART	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
BLOCKING WOOD	OT QUART R RADIUS/RISER/RANGE RD ROOF DRAIN REC RECREATION RECT RECTANGLE REF REFERENCE REQD REQUIRED REFR REFRIGERATOR REIN REINFORCE/REINFORCING RESIL RESILIENT REV REVISION/REVISION RFG ROOFING RM ROOM RO ROUGH OPENING	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
CONCRETE MASONRY	S SOUTH/SINK SAN SANITARY S.A.F.B. SOUND ATTENUATION FIRE BATTIS (BRACKET)	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
SAND/FINE GRAVEL	SC SOLID CORE SD STORM DRAIN SECT SECTION SF SQUARE FOOT SHT SHEET SIM SIMILAR SPEC SPECIFICATION(S) SPC SWIMMING POOL CONTRACTOR SQ SQUARE STD STANDARD STL STEEL STOR STORAGE ST ST SUSP SUSPENDED	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX
RIGID INSULATION	T TEL TEMP TEMPERATURE/TEMPERED T&G TONGUE & GROOVE TH THICKNESS T.O. TOP OF TV TELEVISION TYP TYPICAL UL UNDERWRITERS LABORATORIES UNLESS NOTED OTHERWISE UNO UNO UTIL UTILITIES VAR VARIES VAPOR BARRIER VCT VINYL COMPOSITE TILE VENT VENTILATOR/VENTILATION VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER W WEST / WATER / WASHER / WIDTH W/ WITH WC WATER CLOSET WD WOOD WIND WINDOW W/O WITH OUT W/WF WELDED WIRE FABRIC W/M WELDED WIRE MESH	REVISION REFERENCE 1 FIRE EXTINGUISHER, RECESSED CABINET EG FIRE EXTINGUISHER SURFACE MOUNT FE DETAIL X AXXX

COVER SHEET

C100