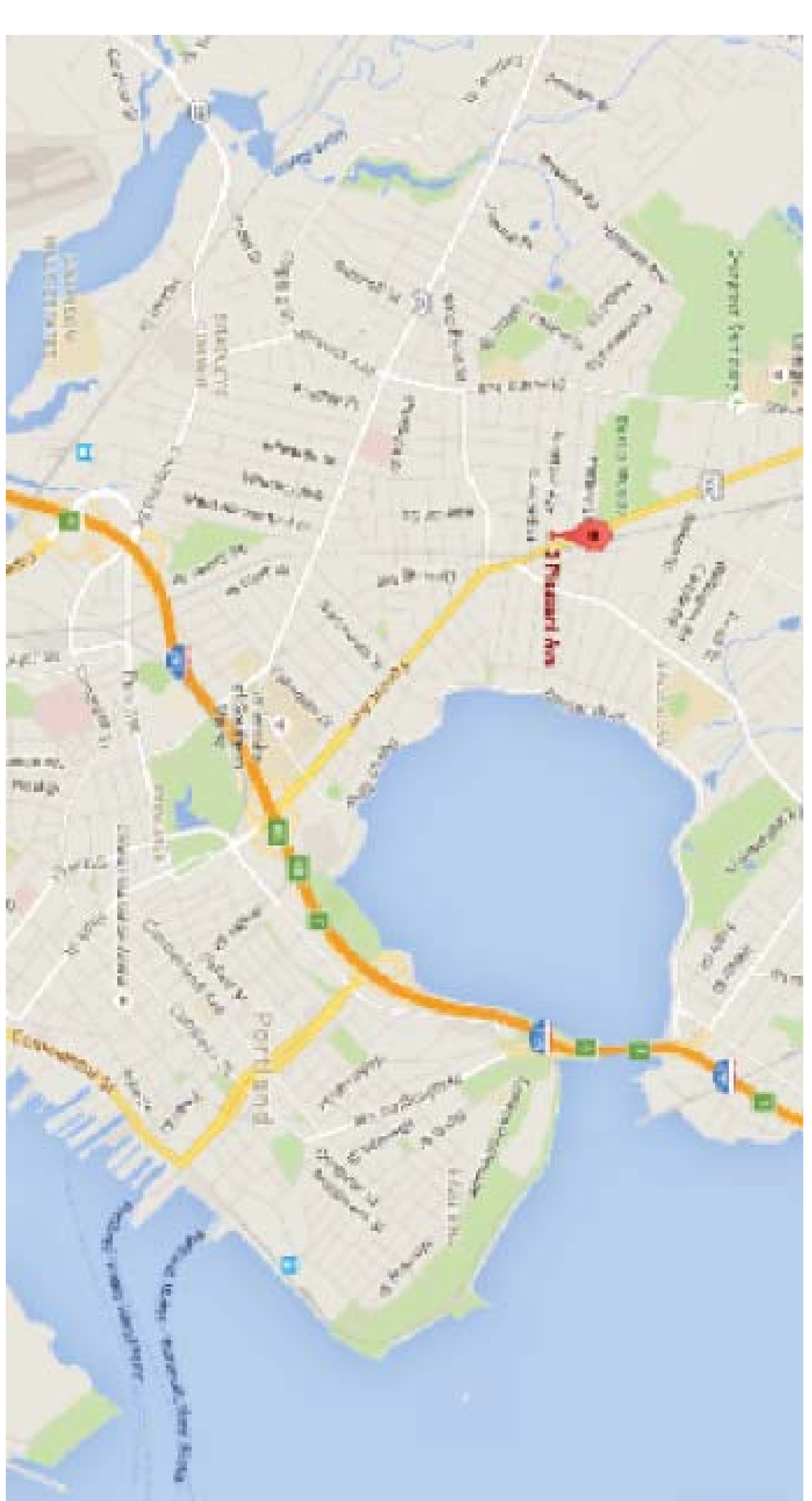


# PLEASANT AVENUE CHURCH 3 PLEASANT AVENUE PORTLAND, MAINE



## DRAWINGS

COVER SHEET - CODE ANALYSIS

--- SURVEY

C-2.0 SUBDIVISION PLAN

C-3.0 SITE LAYOUT PLAN

L-1 LANDSCAPE PLAN

ST-1 FIRST FLOOR FRAMING PLAN

ST-2 SECOND FLOOR FRAMING PLAN

ST-3 THIRD FLOOR FRAMING PLAN

ST-4 ROOF FRAMING PLAN

A-1 BASEMENT & TOWER DEMOLITION PLAN

A-1a FIRST & SECOND FLOOR DEMOLITION PLANS

A-2 BASEMENT PLAN

A-3 FIRST FLOOR PLAN

A-4 SECOND FLOOR PLAN

A-5 THIRD FLOOR PLAN, ROOF PLAN

A-6 SOUTH & EAST ELEVATIONS

A-7 NORTH & WEST ELEVATIONS

A-8 BUILDING SECTIONS

A-8a BUILDING SECTIONS

A-9 BUILDING SECTIONS

A-10 BUILDING SECTIONS

A-10a BUILDING SECTIONS

A-11 REFLECTED CEILING PLANS

A-12 DOOR, WINDOW & FINISH SCHEDULES

A-13 WALL, FLOOR & ROOF TYPES

A-14 NOT USED

A-15 DETAILS - STAIRS, BATHROOMS, KITCHENS, DRAFTSTOPPING

A-16 FIRE ALARM, SMOKE & CO DETECTOR PLANS

A-17 LIFE SAFETY PLANS

OWNER  
HARDYOND DEVELOPMENT, LLC  
7 THE DRIVE  
PORTLAND, MAINE 04103

BUILDER  
HARDYOND CONSTRUCTION  
7 THE DRIVE  
PORTLAND, MAINE 04103

ARCHITECT  
SHELDS ARCHITECTURE  
CUMBERLAND, MAINE 04021

CIVIL ENGINEER  
FAY, SPOFFORD & THORNDIKE  
778 MAIN STREET  
SOUTH PORTLAND, ME 04106

STRUCTURAL ENGINEER  
STRUCTURAL DESIGN CONSULTANTS  
2696 LAKE SHORE ROAD  
UNIT 130  
GILFORD, NH 03249-6219

INTERIOR DESIGNER  
M DESIGNS  
PORTLAND, ME  
207 233 5517

## PROJECT DESCRIPTION

RENOVATION OF AN EXISTING CHURCH, WITH ITS ATTACHED FELLOWSHIP HALL AND VESTRY, INTO AN APARTMENT BUILDING.

UNIT COUNT - 25 STUDIO & ONE BEDROOM APARTMENTS.

COMMON SPACE - LAUNDRY

SPRINKLED - PER NFPA 13R

FIRE ALARM - YES

GROSS SQUARE FOOTAGES

LOT	15,739 SF (0.36 A)
BASEMENT	8,900 SF
FIRST FLOOR	8,900 SF
SECOND FLOOR	5,041 SF
THIRD FLOOR	3,641 SF
	26,482 SF

## CITY OF PORTLAND ZONING

CBL - 130 1014

ZONE -  
1. COMMUNITY BUSINESS ZONE - B2c  
2. RESIDENTIAL - R5

## USE -

1. APARTMENT BUILDING - PERMITTED USE IN B2c ZONE.
2. MINIMUM LOT SIZE PER DWELLING UNIT.
  - A. 1,500 SF GENERALLY
  - B. 435 SF WITH "ACTIV ESTREET FRONTAGE;" PER SECTION 14-188.

## DENSITY -

1. AREA OF LOT IN B2c ZONE - 13,094 SF.
2. B2c ZONE REQUIRES 435 SF / DWELLING UNIT.
3. # UNITS ALLOWED - 13,094 / 435 = 30.

## CODE ANALYSIS - IBC 2009

### CHAPTER 3 OCCUPANCY - SECTION 310. RESIDENTIAL R-2

### CHAPTER 6

1. CONSTRUCTION TYPE - SECTION 602 - TYPE VB.
2. FIRE & SMOKE PROTECTION
  - A. STAIRWELL ENCLOSURES - 1 HR PER 708.4
  - B. CORRIDORS - 1/2 HR PER 709.3, TABLE 1018.1.
  - C. DWELLING & SLEEPING UNIT SEPARATIONS - 1 HR PER 709.3.
  - D. DRAFTSTOPPING IN ATTIC - REQUIRED PER 717.4.2.

### CHAPTER 7

1. DRAFTSTOPPING REQUIRED PER SECTION 717.4 - SEE DRAWING A-15.

### CHAPTER 9 FIRE PROTECTION SYSTEMS

1. SPRINKLER REQUIRED PER SECTION 903.2.8.
2. NFPA 13R SYSTEM PER 903.3.1.2.
3. FIRE ALARM REQUIRED PER 907.2.9.1.
4. SMOKE ALARM REQUIRED PER 907.2.11.2.

### CHAPTER 10 MEANS OF EGRESS

1. OCCUPANT LOAD CALCULATION: 200 SF GROSS PER PERSON PER SECTION 1004.
  - A. FIRST FLOOR: 8,900 SF / 200 SF = 45 OCCUPANTS
  - B. SECOND FLOOR: 5,041 / 200 SF = 26 OCCUPANTS
  - C. THIRD FLOOR: 3,641 / 200 SF = 19 OCCUPANTS

### CHAPTER 10 MEANS OF EGRESS

2. EMERGENCY LIGHTING - REQUIRED PER SECTION 1006.3
3. STAIRWAY WIDTH - 36" PER 1009.1.
4. EXIT SIGNS - REQUIRED PER SECTION 1011.1.
5. COMMON PATH OF EGRESS TRAVEL - 125 PER 1014.3
6. SEPARATION DISTANCE OF EXITS - PER 1015.2.1.
7. EXIT ACCESS TRAVEL DISTANCE - SECTION 1016, TABLE 1016.1 - 250'
8. CORRIDOR WIDTH - 36" PER SECTION 1018.2
9. CORRIDOR DEAD ENDS - 20' PER SECTION 1018.4
10. NUMBER OF EXITS - SECTION 1021 - TWO

### CHAPTER 12 INTERIOR ENVIRONMENT

1. VENTILATION PER SECTION 1203
  - A. ATTIC VENTILATION NOT REQUIRED PER 1203.2.

2. SOUND TRANSMISSION PER SECTION 1207
  - A. AIR-BORNE SOUND - STC 50
  - B. STRUCTURE-BORNE SOUND - IIC 50

3. ACCESS TO UNOCCUPIED SPACES PER SECTION 1209
  - A. ATTIC SPACES REQUIRE MINIMUM 20" X 30" OPENING.

### CHAPTER 17 STRUCTURAL SPECIAL INSPECTIONS

1. REQUIRED PER 1705.
  - A. PREPARED BY STRUCTURAL ENGINEER OF RECORD.

### CARBON MONOXIDE DETECTORS

1. REQUIRED PER STATE OF MAINE PUBLIC LAW CHAPTER 551.

### ACCESSIBILITY

### MAINE HUMAN RIGHTS ACT STRUCTURAL SPECIAL INSPECTIONS

1. GROUND FLOOR UNITS ARE REQUIRED TO BE ACCESSIBLE.
2. ACCESSIBLE UNITS TO MEET THE REQUIREMENTS OF "TYPE B" UNITS OF ANSI A117.1.
3. LIGHT SWITCHES, ELECTRICAL DEVICES, ETC. SHALL BE LOCATED IN ACCESSIBLE LOCATIONS IN THE ACCESSIBLE UNITS.

### CODE ANALYSIS - 2009 NFPA 101

### OCCUPANCY - CHAPTER 30 NEW APARTMENT BUILDINGS

#### MEANS OF EGRESS

- A. EXIT SEPARATION - 1HR PER SETION 7.1.3.2

- B. OCCUPANT LOAD CALCULATION: 200 SF GROSS PER PERSON PER SECTION 7.3.1.2.
 

FIRST FLOOR: 8,900 SF / 200 SF GROSS =	45 OCCUPANTS
SECOND FLOOR: 5,041 SF / 200 SF GROSS =	26 OCCUPANTS
THIRD FLOOR: 3,641 SF / 200 SF GROSS =	19 OCCUPANTS
TOTAL OCCUPANT LOAD =	90 OCCUPANTS

- C. MINIMUM EGRESS WIDTH - 36" PER SECTION 7.3.4.1.
- D. NUMBER OF MEANS OF EGRESS - 2 PER 7.4.1.
- E. EXIT REMOTENESS - 1/3 THE MAX. OVERALL DIAGONAL DIMENSION OF AREA SERVED.
- F. TRAVEL DISTANCE - 325' PER TABLE A.7.6.
- G. DEAD-END LIMIT - 50' PER TABLE A.7.6.
- H. COMMON PATH LIMIT - 50' PER TABLE A.7.6.

- I. EMERGENCY LIGHTING - REQUIRED PER 7.9.
- J. EXIT SIGNS - REQUIRED PER 7.10.
- K. FIRE ALARM - REQUIRED PER SECTION 30.3.4.
- L. SMOKE ALARMS - REQUIRED PER 30.3.4.5.
- M. SPRINKLERS - PER 30.3.5 REQUIRED, 13R ALLOWED PER 30.3.5.2.
- N. CORRIDORS - 1/2 HR RATED PER 30.3.6.1.2.



ISSUE DATE:  
2/3/16