

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
HARDYBOND DEVELOPMENT, LLC
7 THE DRIVE
PORTLAND, MAINE 04103
- BUILDER
HARDYBOND CONSTRUCTION
7 THE DRIVE
PORTLAND, MAINE 04103
- ARCHITECT
SHIELDS 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 5317

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

CEU - 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 433 SF / DWELLING UNIT.
3. # UNITS ALLOWED - 13,094 / 433 = 30.

CODE ANALYSIS - MUBEC

EFFECTIVE DECEMBER 1, 2010, THE STATE OF MAINE ADOPTED THE STATEWIDE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) WHICH CONSISTS OF FOUR INTERNATIONAL CODE COUNCIL (ICC) CODES AND FOUR STANDARDS.

A. MAINE UNIFORM BUILDING AND ENERGY CODE "MUBEC" CONSISTS OF THE FOLLOWING CODES:
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE FOLLOWING STANDARDS ARE ALSO ADOPTED AS PART OF THE MUBEC:
B. THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS:
62.1 - 2007 (VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY)
62.2 - 2007 (VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS)
90.1 - 2007 (ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS) EDITIONS WITHOUT ADDENDA.

C. F-1465-2006, STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF NEW LOW-RISE RESIDENTIAL BUILDINGS.

CODE ANALYSIS - 2009 IEBC

HEIGHT & AREA
SECTION 912.5.2 OF THE 2009 INTERNATIONAL EXISTING BUILDING CODE READS - "WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN TABLE 912.5, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE."

THIS PROJECT MEETS THE REQUIREMENT OF TABLE 912.5 AS AN OCCUPANCY CHANGE OF EQUAL HAZARD CATEGORY, I.E., A3 TO R2.

OPENINGS
SECTION 912.6.2 OF THE 2009 INTERNATIONAL EXISTING BUILDING CODE READS - "WHEN A CHANGE OF OCCUPANCY IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 912.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS, SHALL BE ACCEPTED."

THIS PROJECT MEETS THE REQUIREMENT OF TABLE 912.6 AS AN OCCUPANCY CHANGE OF EQUAL HAZARD CATEGORY, I.E., A TO R.

ENERGY

SECTION 808 OF THE INTERNATIONAL EXISTING BUILDING CODE READS AS FOLLOWS: "LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

NEW CONSTRUCTION IN THIS PROJECT IS LIMITED TO THE LOW-SLOPE ROOF ON THE NORTH FACADE OF THE BUILDING WHICH COVERS UNITS 108 & 109. THE DESIGN OF THIS ROOF IS SHOWN ON DRAWING A-13 AND IS INDICATED AS R1 ROOF / CEILING ASSEMBLY - IT MEETS THE IECC REQUIREMENT OF R49 IN CLIMATE ZONE 6.

EXISTING ASSEMBLIES TO RECEIVE INSULATION INCLUDE R3, R4, W4 & W5.

CODE ANALYSIS - 2009 IBC

CHAPTER 3
OCCUPANCY - SECTION 310, RESIDENTIAL R-2

CHAPTER 5

ACCESSORY OCCUPANCIES PER TABLE 508.2.5.
1. NO STORAGE IS ALLOWED IN THE BASEMENT. THE BASEMENT IS AN ACCESSORY OCCUPANCY PER TABLE 508.2.3. AS A BOILER ROOM THE REQUIRED SEPARATION AND/OR PROTECTION IS "1 HOUR OR PROVIDE AUTOMATIC EXTINGUISHING SYSTEM. THE BUILDING IS SPRINKLED PER NFPA 13R.

CHAPTER 6

- 1. CONSTRUCTION TYPE - SECTION 702 - TYPE IV
- 2. FIRE & SMOKE PROTECTION
 - A. STAIRWELL ENCLOSURES - 1 HR PER 707.3.2 & 1022.1.
 - B. CORRIDORS - 1/2 HR PER 709.3, TABLE 101.8.1.
 - C. DWELLING & SLEEPING UNIT SEPARATIONS - 1 HR PER 709.3.
 - D. DRAFTSTOPPING IN ATTIC - REQUIRED PER 717.4.2.

CHAPTER 7

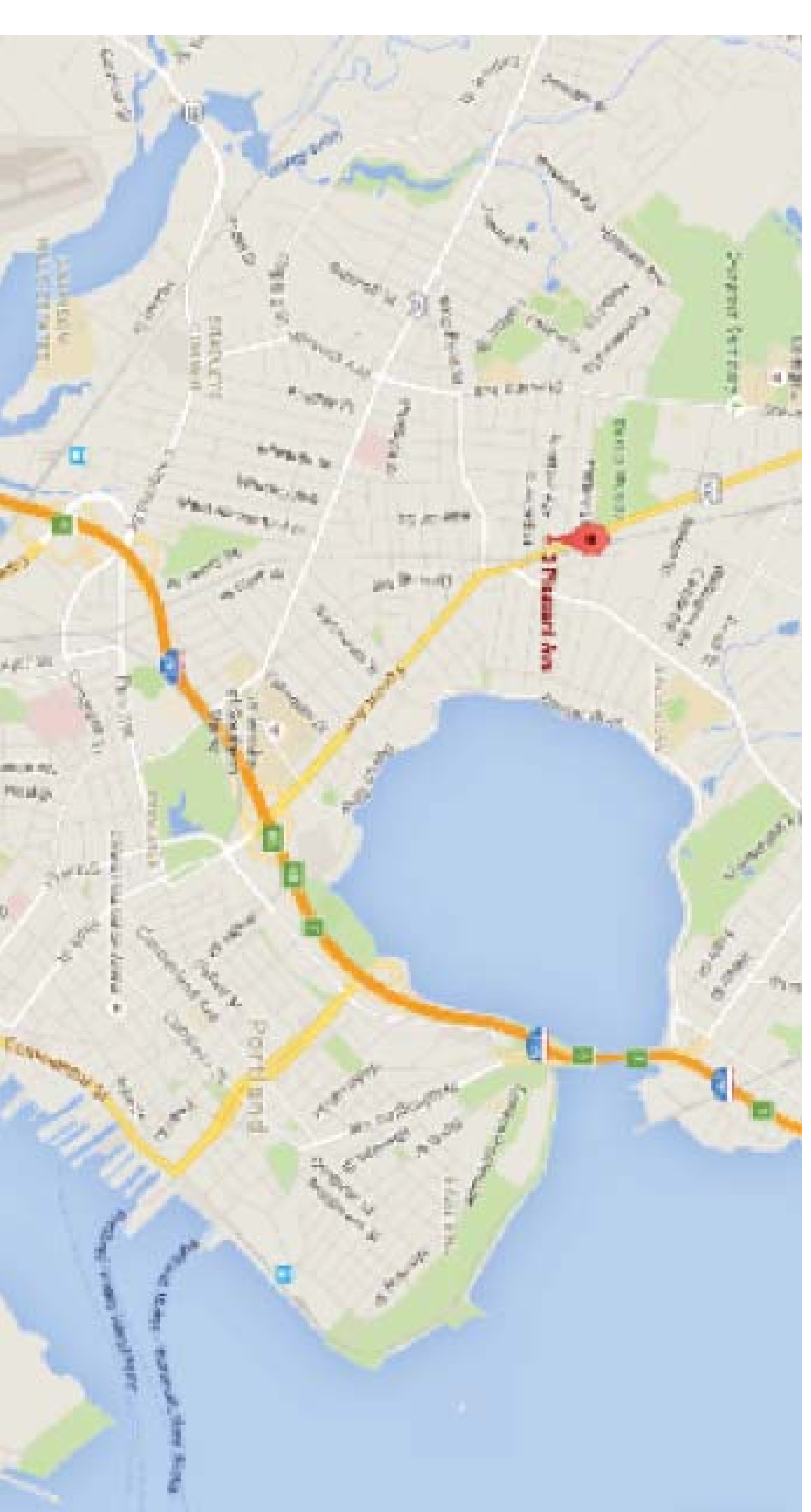
1. DRAFTSTOPPING REQUIRED PER SECTION 717.4 - SEE DRAWING A-15.

CHAPTER 9

- 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
SECTION 1004.
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
90 OCCUPANTS

- 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 - 50" PER NFPA TABLE A.7.6.
- 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. MINIMUM CEILING HEIGHTS IN ROOMS W/ SLOPED CEILINGS PER 1208.2, EXCEPTION 2.
A. UNIT 201 - 94% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
B. UNIT 202 - 94% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
C. UNIT 205 - 90% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
D. UNIT 206 - 90% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
E. UNIT 207 - 89% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
F. UNIT 301 - 89% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
G. UNIT 302 - 86% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
H. UNIT 303 - 94% OF THE CEILING AREA IS EQUAL OR GREATER THAN 7'-6".
I. BATHROOMS CEILINGS IN UNITS 201, 202, 205, 206, 207, 301, 302 & 303 ARE AT 7'-6".

CHAPTER 13, ATTIC SPACES REQUIRE MINIMUM 20" X 30" OPENING.
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

NOTE: THIS PROJECT IS ENTIRELY PRIVATELY FUNDED, THE FOLLOWING ACCESSIBILITY REQUIREMENTS APPLY.

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 - 1 HR PER SECTION 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.

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