

CODE ANALYSIS

Occupancies:	2015 NFPA IOI: New Apartments (Chapter 30) 2015 NFPA IOI: Storage (Chapter 42)
Construction Type:	Type 5-B (Table 501) R2, Residential Multi-Family;
Building:	New building - 2 stories First Floor: 4,125 sq. ft. Garages: 944 sq. ft. Total First Floor: 5,091 sq. ft. Second Floor: 2,550 sq. ft. Total Bldg: 7,641 sq. ft.
NFPA IOI Use Group Classification:	New Apartment Building (Chap. 30)
Occupant Load:	1 person per 200 sq. ft. of floor area. (Chap 7.3.1) First Floor: 4,125 gross sq.ft. per floor/200 = 20.6 = 21 people per floor Second Floor: 2,550 gross sq.ft. per floor/200 = 12.75 = 13 people per floor Storage (Garage): 944 sq. ft. per floor/500 = 1.93 = 2 people Total Occupants: 36
Sprinkler:	Sprinkler systems shall be required except where every dwelling unit provides an exit door opening directly to the street or yard at ground level (NFPA IOI Chap. 30.3.5.1 (VT))
Means of Egress Requirements:	Means of egress from a dwelling unit directly to the outside of the building shall be in accordance with Ch. 1 and Ch. 30 (NFPA IOI Ch. 30.2.1.1)
Means of Egress Capacity:	The capacity of means of egress shall be in accordance with Section 7.3 (NFPA IOI: CH. 30.2.3.1) Street floor exits shall be sufficient for the occupant load of the street floor plus the required capacity of stairs and ramps discharging onto the street floor. (NFPA IOI CH. 30.2.3.2)
Number of Means of Egress:	Every dwelling unit shall have access to at least two separate exits as required by Section 7.5.1. (NFPA IOI Chap 30.2.4.3) Dwelling units shall be permitted to have access to a single exit, provided the dwelling unit has an exit door opening directly to the street or yard at finished ground level (NFPA IOI Ch. 30.2.4.4 (I))
Common Path of Travel:	No common path of travel shall exceed 35 ft. (non-sprinkled)
Travel Distance To Exits:	(All living units) Within unit to an exit door: 75 ft. (non-sprinkled) Living unit entrance door to the nearest exit: 100 ft. (non-sprinkled) No dead end corridor shall exceed 35 ft. (non-sprinkled) Travel distance, other than dwelling unit to an exit shall not exceed 200 ft. (non-sprinkled)
Subdivision of Building Spaces:	In building not protected by an approved sprinkler system, dwelling units shall be separated from each other by walls and floors constructed as fire barriers having a minimum 1-hour fire resistance rating. (NFPA IOI Ch. 30.3.1.1)
Means of Egress Marking/Illumination:	Means of egress shall be illuminated in accordance with Section 7.8 (NFPA IOI Chap 30.2.8) Emergency lighting in accordance with Section 7.9 shall be provided in all buildings 4 stories or more or with more than 12 dwelling units. (NFPA IOI Chap 30.2.9)
Fire Alarm System:	Only required in buildings 4 stories and over or more than 11 dwelling units (NFPA IOI Chap 3.4.1.1)
CO/Smoke Detectors:	Combination Carbon Monoxide/Smoke alarms shall be installed in accordance with 9.4.2.10 in every sleeping area, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling units, including basements (NFPA IOI 30-3.4.5).
Protection from Hazards:	Hazardous areas shall be protected in accordance with Section 8.7. Areas described below shall be protected as indicated: Table 30.3.2.1.1: Boiler 1 hr and sprinklers Bulk laundries 1 hr and sprinklers Storage rooms outside unit 1 hr or sprinklers Laundries (100 sq. ft. outside unit 1 hr or sprinklers Laundries (100 sq. ft. outside unit 1 hr and sprinklers Maintenance Shops 1 hr and sprinklers [Where sprinklers without fire rated separation is used, areas shall be separated with smoke partitions (NFPA IOI, Ch. 30.3.2.1.2)] Portable fire extinguishers in accordance with Section 9.9 shall be provided in hazardous areas addressed by 30.3.2.1. (NFPA IOI Ch. 30.3.5.13)
Storage:	Storage contents: Ordinary Hazard Means of Egress: In ordinary hazard storage occupancies, a single means of egress shall be permitted provided the exit can be reached within distance permitted by common path of travel (35 ft.).

ABBREVIATIONS

∠	ANGLE	DWG.(S)	DRAWING(S)	L.A.C.	LEAD ABATEMENT CONTRACTOR	R.O.	ROUGH OPENING
☉	CENTERLINE	ELEC.	ELECTRICAL	L.A.M.	LAMINATE	S.C.	SOLID CORE
∅	DIAMETER OR ROUND	ELEV.	ELEVATION	MAX.	MAXIMUM	SCHED.	SCHEDULE
AC.	ACOUSTICAL	EP.	ELECTRICAL PANEL	M.D.O.	MEDIUM DENSITY OVERLAY	SECT.	SECTION
ACC.	ACCESSIBLE	E.W.	EACH WAY	MECH.	MECHANICAL	SH.T.	SHEET
A.C.T.	ACOUSTICAL CEILING TILE	EX'G.	EXISTING	MFR., MANU.	MANUFACTURER	SIM.	SIMILAR
A.F.F.	ABOVE FINISH FLOOR	EXP.	EXPANSION	MIN.	MINIMUM OR MINUTE	SMC	SEMI-RECESSED MEDICINE CABINET
ALUM.	ALUMINUM	EXT.	EXTERIOR	MIR	MIRROR	S.O.G.	SLAB ON GRADE
ALT.	ALTERNATE	F.C.	FIRE CODE	M.R.	MOISTURE RESISTANT	SPEC.	SPECIFICATION
ANC.(S)	ANCHOR(S)	F.D.	FLOOR DRAIN	MTL.,MET.	METAL	SPL.FIN.	SPECIAL FINISH
A.P.	ACCESS PANEL	FDN.	FOUNDATION	N.A.	NOT APPLICABLE	SQ.	SQUARE
APPROX.	APPROXIMATELY	FE	FIRE EXTINGUISHER	NAT.	NATURAL	S.S.	STAINLESS STEEL
ASSY.	ASSEMBLY	FIN.	FINISH	N.I.C.	NOT IN CONTRACT	ST.	STRIKE
B.B.	BULLETIN BOARD	F.F.	FINISH FLOOR	NO.	NUMBER	STD.	STANDARD
B.C.	BRICK COURSES	FL.	FLOOR	NOM.	NOMINAL	STL.	STEEL
BD.	BOARD	F.O.B.	FACE OF BRICK	N.T.S.	NOT TO SCALE	STOR.	STORAGE
BLDG.,BDG.	BUILDING	FR.	FRAME	O.C.	ON CENTER	STRUC.	STRUCTURE OR STRUCTURAL
BLK.	BLOCK	F.R.	FIRE RATED	O.D.	OUTSIDE DIAMETER	SUSP.	SUSPENDED OR SUSPENSION
BM.	BEAM	FT.	FOOT OR FEET	OH.	OVERHEAD	SWH.	SWITCH
B.O.	BY OWNER	GA.	GAUGE	OPG.	OPENING	SYS.	SYSTEM
BRK.	BRICK	GALV.	GALVANIZED	OPP.	OPPOSITE	T.	TREAD
BTW.	BETWEEN	G.C.	GENERAL CONTRACTOR	PART.	PARTITION	TB	TOWEL BAR
C.	COURSE(S)	GEN.	GENERAL	PL.	PLATE	TEMP.	TEMPERED
CAB.	CABINET	GL.	GLASS	P.L.A.M.	PLASTIC LAMINATE	T.P.DISP.	TOILET PAPER DISPENSER
CER.	CERAMIC	G.P.	POLYCARBONATE GALZING PLASTIC	PLAS.	PLASTER	TYP.	TYPICAL
C.J.	CONTROL JOINT	G.W.B.	GYPSPUM WALLBOARD	PLUMB.	PLUMBING	U.H.	UNIT HEATER
CLG.	CEILING	GYP.	GYPSPUM	PLYWD.	PLYWOOD	VB	VANITY BASE
CLOS.	CLOSET	H.C.	HANDICAPPED	P.M.	PRESSED METAL	V.C.T.	VINYL COMPOSITION TILE
CLPBDS.	CLAPBOARDS	HD.	HAND	PNL.	PANEL	VERT.	VERTICAL
C.M.U.	CONCRETE MASONRY UNIT	HDWD.	HARDWOOD	PR.	PAIR	VEST.	VESTIBULE
COL.	COLUMN	H.M.	HOLLOW METAL	P.T.	PRESSURE TREATED	V.I.F.	VERIFY IN FIELD
CONC.	CONCRETE	H.P.	HIGH POINT	PTD.	PAINTED	W.	WITH
CONST.	CONSTRUCTION	HR.	HOUR	R.	RISER	WD.	WOOD
CONT.	CONTINUOUS	HT.	HEIGHT	RAD.	RADIUS	W.G.	POLISHED WIRE GLASS
CPT.	CARPET	HW	HARDWARE	R.D.	ROOF DRAIN	W.H.	WATER HEATER
C.T.	CERAMIC TILE	I.D.	INSIDE DIAMETER	REF.	REFERENCE	W.O.M.	WALK-OFF MAT
DET.	DETAIL	I.H.M.	INSULATED HOLLOW METAL	REFR.	REFRIGERATOR	W.P.	WORKING POINT
D.F.	DRINKING FOUNTAIN	IND.	INDICATOR	REINF.	REINFORCED OR REINFORCING	W.W.F.	WELDED WIRE FABRIC
DIA.	DIAMETER	INSUL.	INSULATION/INSULATED	REQ.	REQUIREMENT(S)		
DIM.	DIMENSION	INT.	INTERIOR	REQ'D.	REQUIRED		
DISP.	DISPENSER	JAN.	JANITOR	RFE	SEMI-RECESSED FIRE EXTINGUISHER CABINET		
DN.	DOWN	JT.	JOINT	R.L.	ROOF LEADER		
DR.	DOOR	K.O.	KNOCK OUT	RMC	RECESSED MEDICINE CABINET		
				RM.(S)	ROOM(S)		

SYMBOLS

	BUILDING SECTION REFERENCE DRAWING NUMBER
	WALL SECTION/DETAIL REFERENCE DRAWING NUMBER
	DETAIL REFERENCE TO DRAWING REFERENCE DRAWING NUMBER
	INTERIOR ELEVATIONS KEY
	ROOM NUMBER
	DOOR NUMBER
	FLOOR ELEVATION
	WINDOW NUMBER
	DRAWING NOTES

MATERIAL INDICATIONS

	ACOUSTICAL TILE
	ALUMINUM
	BRICK
	CERAMIC TILE
	CONCRETE
	CONCRETE BLOCK/CMU
	CUT STONE
	EARTH
	GLASS
	GRAVEL
	INSULATION-LOOSE FILL, DENSE PACK CELLULOSE, SPRAY FOAM INSULATION
	INSULATION-RIGID
	PLASTER SAND, GYPSUM WALLBOARD DENSE PACK CELLULOSE
	PLYWOOD
	STEEL
	WOOD-FINISH
	WOOD-ROUGH
	WOOD-BLOCKING



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The Loft at One Federal
1 Federal Street, Suite 201
P.O. Box 135
St. Albans, VT 05478

VILLAGE
OF
FRANKLIN
PARK WEST

ST. ALBANS TOWN, VERMONT

STANISLAS
PROPERTY
SERVICES
LLC

VERSION:

DRAWING TITLE:
CODE ANALYSIS

DRAWN BY: JC
DATE: MAY 2023
SCALE:
DRAWING NO:

LD

PROJECT NO: 22302
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LIST OF DRAWINGS

LD	LIST OF DRAWINGS, CODE ANALYSIS, SYMBOLS AND ABBREVIATIONS
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTION
A3.2	WALL SECTIONS

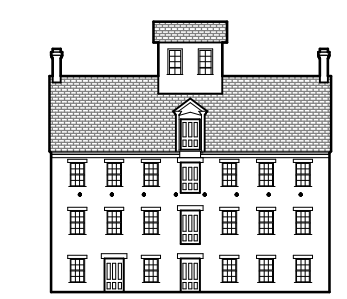
LEGEND

TYP. EXTERIOR WALL
 CLAPBOARD SIDING
 3/4" BUILDING FELT
 1/2" PLYWOOD SHEATHING
 2x4 WD. STUD FRAMING @ 16" O.C.
 ROCKWOOL BATT INSULATION (R-23) (FILL CAVITY)
 5/8" GWB, PTD.

FE WALL-MOUNTED FIRE EXTINGUISHER ON
 FULL HEIGHT OF FIRE EXTINGUISHER
 WOOD PLATE, PTD.
 KEYED DRAWING NOTES.
 SEE CORRESPONDING NOTE

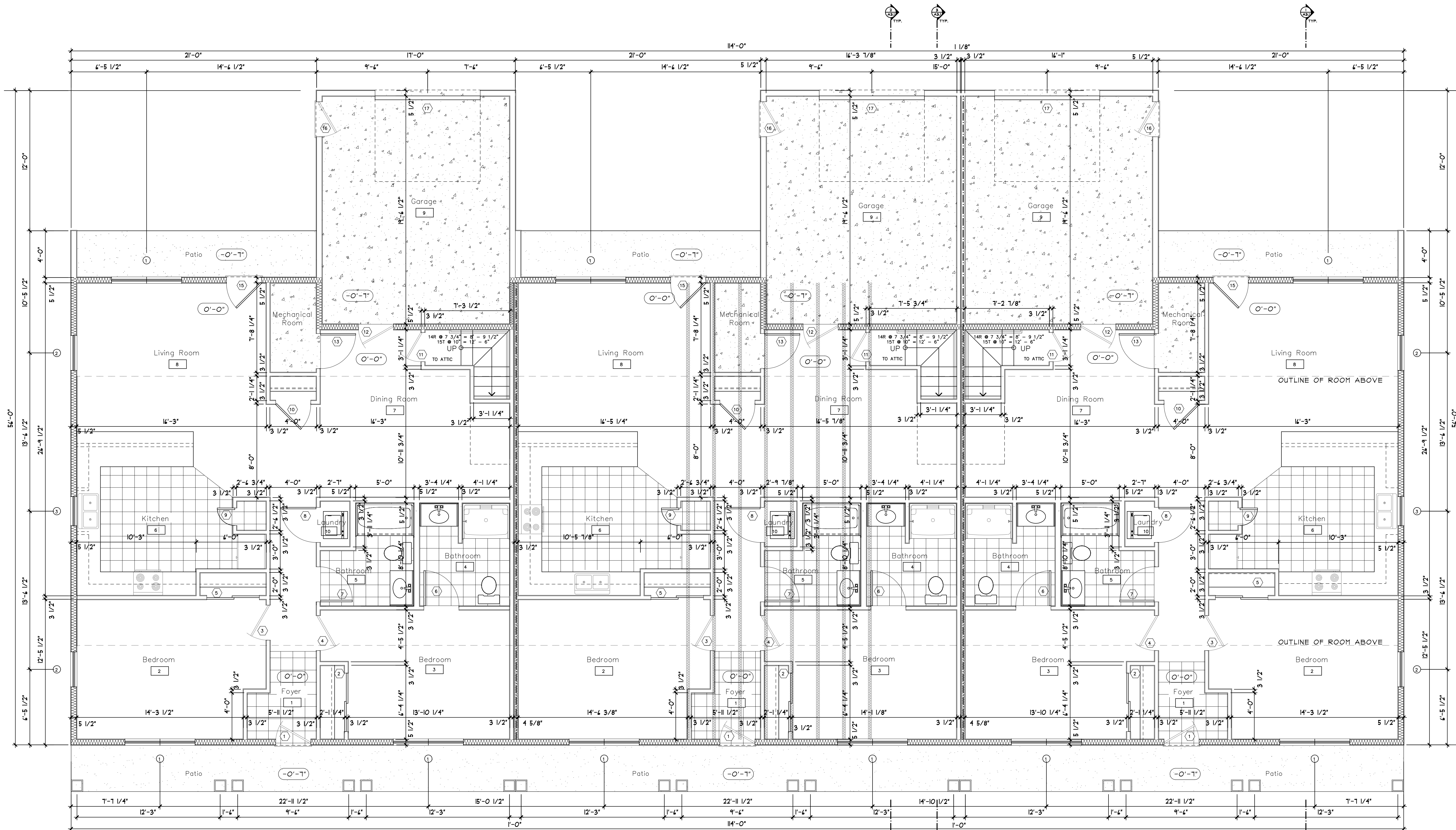
TYP. INTERIOR PARTITION
 5/8" TYPE X GWB, PTD.
 2x4 OR 2x6 WD. STUD FRAMING @ 16" O.C.
 5/8" GWB, PTD.

NEW 1 HR FIRE RATED WALL
 5/8" TYPE X GWB, PTD.
 2x4 OR 2x6 WD. STUD FRAMING @ 16" O.C.
 SOUND BATT INSULATION
 5/8" TYPE X GWB, PTD.



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VERSION:

DRAWING TITLE:
**FIRST
 FLOOR PLAN**

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 DATE: MAY 2023
 SCALE: 1/4"=1'-0"
 DRAWING NO:

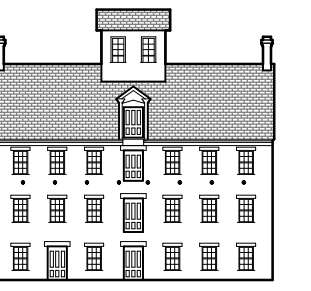
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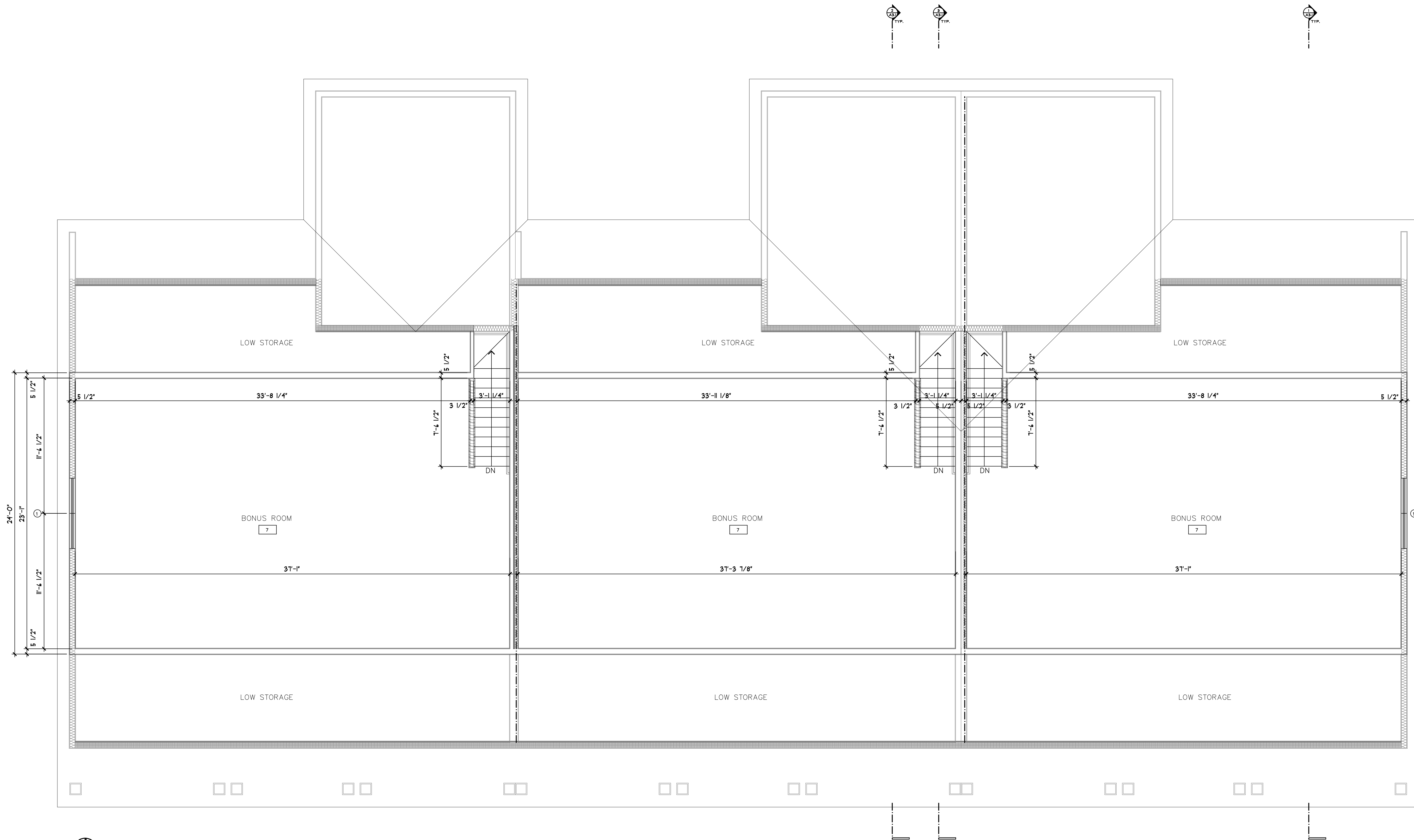
FIRST FLOOR PLAN
 1/4" = 1'-0"
 1,375 SF / UNIT
 1,491 SF / UNIT WITH GARAGE

LEGEND

- TYP. EXTERIOR WALL
 CLAPBOARD SIDING
 30# BUILDING FELT
 1/2" PLYWOOD SHEATHING
 2x4 WD. STUD FRAMING @ 16" O.C.
 ROCKWOOL BATT INSULATION (R-23) (FILL CAVITY)
 5/8" GWB, PTD.
- TYP. INTERIOR PARTITION
 5/8" GWB, PTD.
 2x4 OR 2x4 @ 16" O.C. WD. STUD FRAMING
 5/8" GWB, PTD.
- NEW 1 HR FIRE RATED WALL
 5/8" TYPE X GWB, PTD.
 2x4 OR 2x4 WD. FRAMING @ 16" O.C.
 SOUND BATT INSULATION
 5/8" TYPE X GWB, PTD.
- FE WALL MOUNTED FIRE EXTINGUISHER ON
 1/2" FULL HEIGHT OF FIRE EXTINGUISHER
 WOOD PLATE, PTD.
- KEYED DRAWING NOTES,
 SEE CORRESPONDING NOTE



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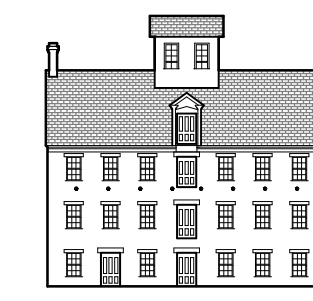
DRAWING TITLE:
**SECOND
 FLOOR PLAN**

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A1.2

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SECOND FLOOR PLAN
 1/4" = 1'-0" 850 SF / UNIT



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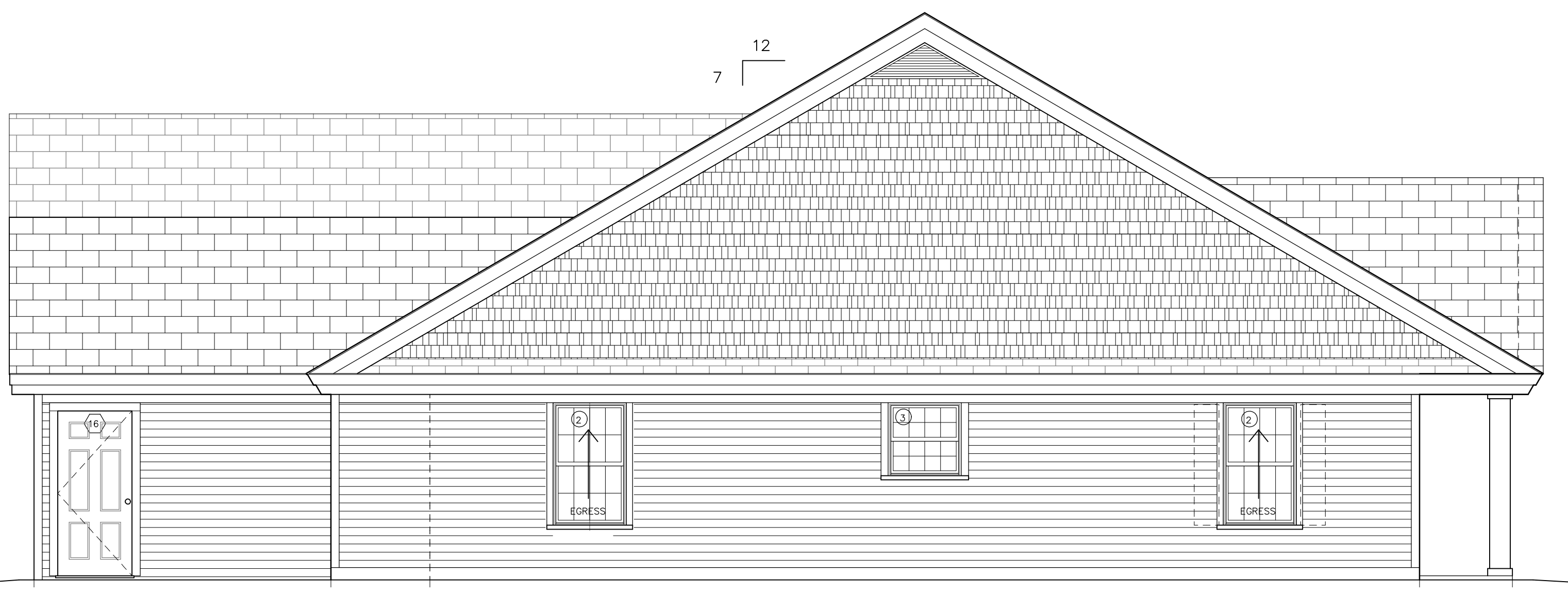
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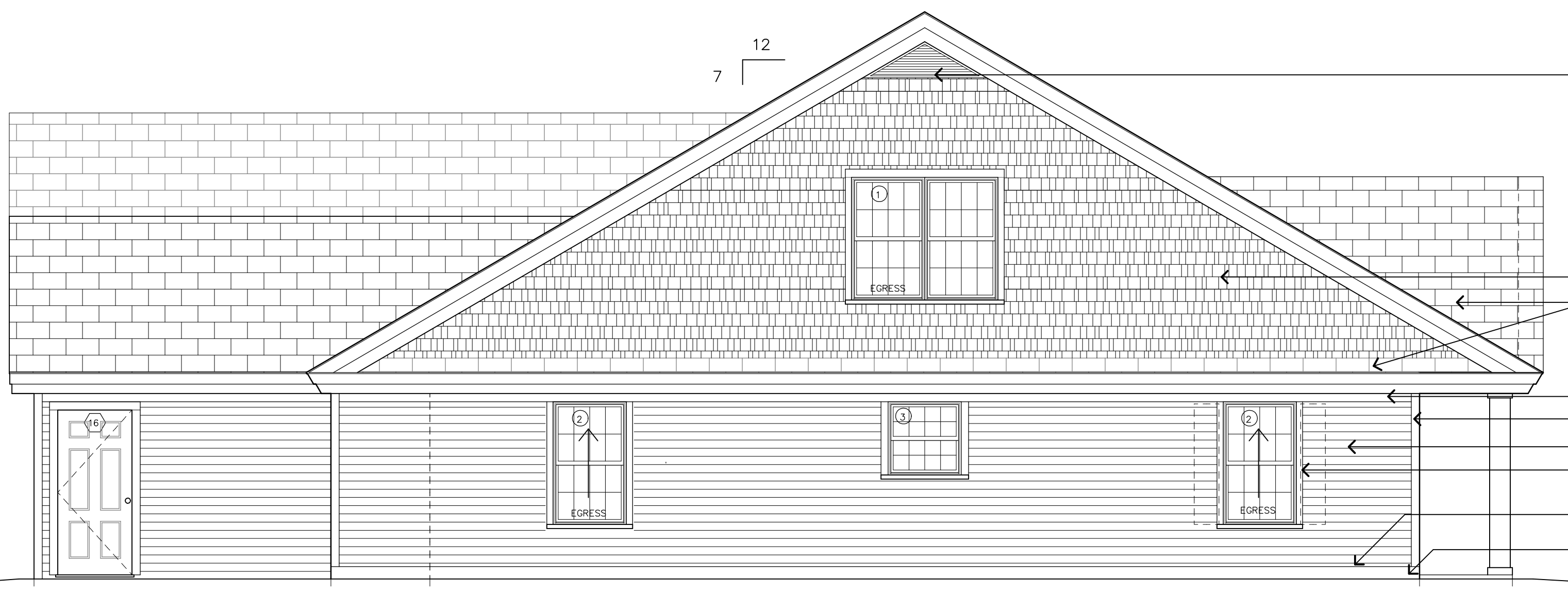
DRAWING TITLE:
ELEVATIONS

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3 SIDE ELEVATION (NO BONUS ROOM OPTION)
A2.1 1/4" = 1'-0"



1 SIDE ELEVATION
A2.1 1/4" = 1'-0"

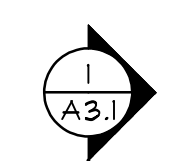
- KYNAR PREFINISHED VENTILATION LOUVER
- PREFINISHED VINYL SHAKES, 5" EXPOSURE, RANDOM WIDTH PATTERN
- 50 YR ARCHITECTURAL GRADE ASPHALT ROOF SHINGLE SYSTEM
- 5/4X4 LIFESPAN FRIEZE BOARD, PTD.
- 4" VINYL SUPERCORNER
- PREFINISHED VINYL CLAPBOARDS, 4" EXPOSURE
- 5/4X4 LIFESPAN WINDOW TRIM, PTD, RABBET 1/2" GROOVE ON FACE EXPOSED TO SIDING
- PREFINISHED METAL CAP FLASHING, CONT. AT BASE TRIM, TYP.
- 5/4X4 PVC HORIZONTAL BASE TRIM, PTD.



2 FRONT ELEVATION
A2.1 1/4" = 1'-0"

FIRE SEPERATION MUST EXTEND UP UNTIL THE BOTTOM OF THE ROOF SHEATHING (TYP.)

- TOP OF ROOF 122' - 5 1/8"
- TOP OF DORMER - ENTRY 15' - 9 1/8"
- TOP OF PLYWOOD - ATTIC 10' - 0 1/8"
- TOP PLATE - MAIN 0' - 0"
- OF WINDOWS/DOORS - MAIN 10' - 8"
- TOP OF SLAB - MAIN 100' - 0"
- BOTTOM OF FOOTER 44' - 2"



A2.1



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TYPICAL ROOF CONSTRUCTION
ARCHITECTURAL GRADE ASPHALT SHINGLES
GRACE TRIFLEX 30 UNDERLAYMENT
5/8" CDX PLYWOOD ROOF SHEATHING
PREMANUFACTURED WOOD ROOF TRUSSES @ 24" O.C.
TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION, SEAL SEAMS (R-39)
ONE LAYER OF 1" RIGID POLYISOCYANURATE INSULATION (R-6.5)
5/8" GWB, PTD.

PREFINISHED METAL DRIP EDGE, CONT.
IX4 LIFESPAN SHADOW BOARD, PTD.
IX12 LIFESPAN FASCIA BOARD, PTD.
PREMANUFACTURED 10" DIA. FIBERGLASS NON-TAPERED NON-FLUTED COLUMNS WITH TUSCAN CAP AND BASE, PTD.
PREFINISHED FIBERGLASS DOUBLE HUNG WINDOWS
2" PVC HISTORIC SILL, PTD.

1
A2.2 SIDE ELEVATION
1/4" = 1'-0"

TOP OF ROOF 122' - 5 1/8"
TOP OF ROOF - GARAGE 118' - 4 1/8"
TOP PLATE - GARAGE 107' - 5 1/8"
TOP OF MAN DOOR - GARAGE 104' - 4"
TOP OF SLAB - GARAGE 99' - 4"
BOTTOM OF FOOTER 94' - 1"

VILLAGE OF FRANKLIN PARK WEST

ST. ALBANS TOWN, VERMONT

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FIRE SEPERATION MUST EXTEND UP UNTIL THE BOTTOM OF THE ROOF SHEATHING (TYP.)

TOP OF ROOF 122' - 5 1/8"
TOP OF ROOF - GARAGE 118' - 4 1/8"
TOP OF ROOF - GARAGE 113' - 4 5/8"
TOP OF PLYWOOD - ATTIC 104' - 0 1/8"
TOP PLATE - MAIN 103' - 0"
TOP OF WINDOWS/DOORS - MAIN 104' - 8"
TOP OF SLAB - MAIN 100' - 0"
BOTTOM OF FOOTER 94' - 1"

VERSION:

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ELEVATIONS

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A2.2

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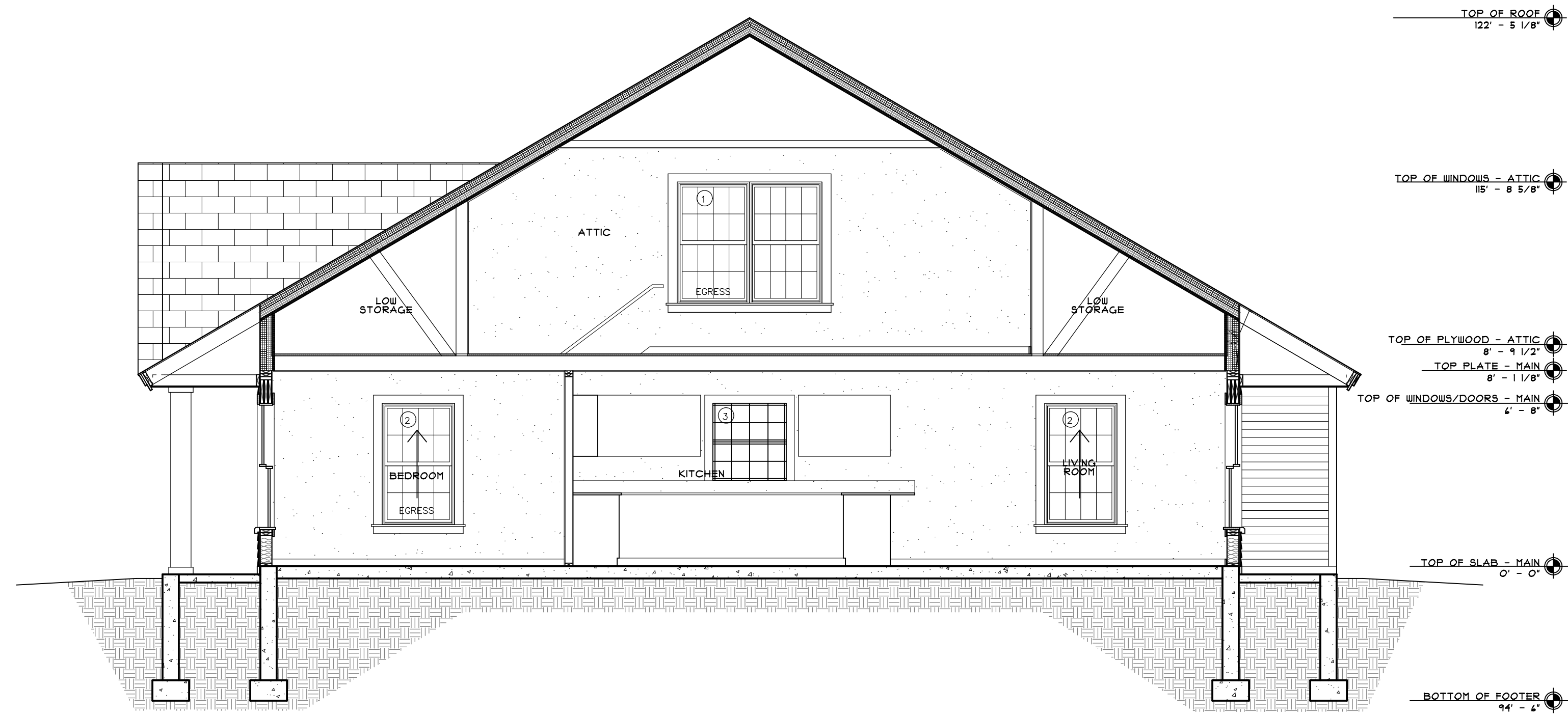
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A3.1

2
A2.2 REAR ELEVATION
1/4" = 1'-0"

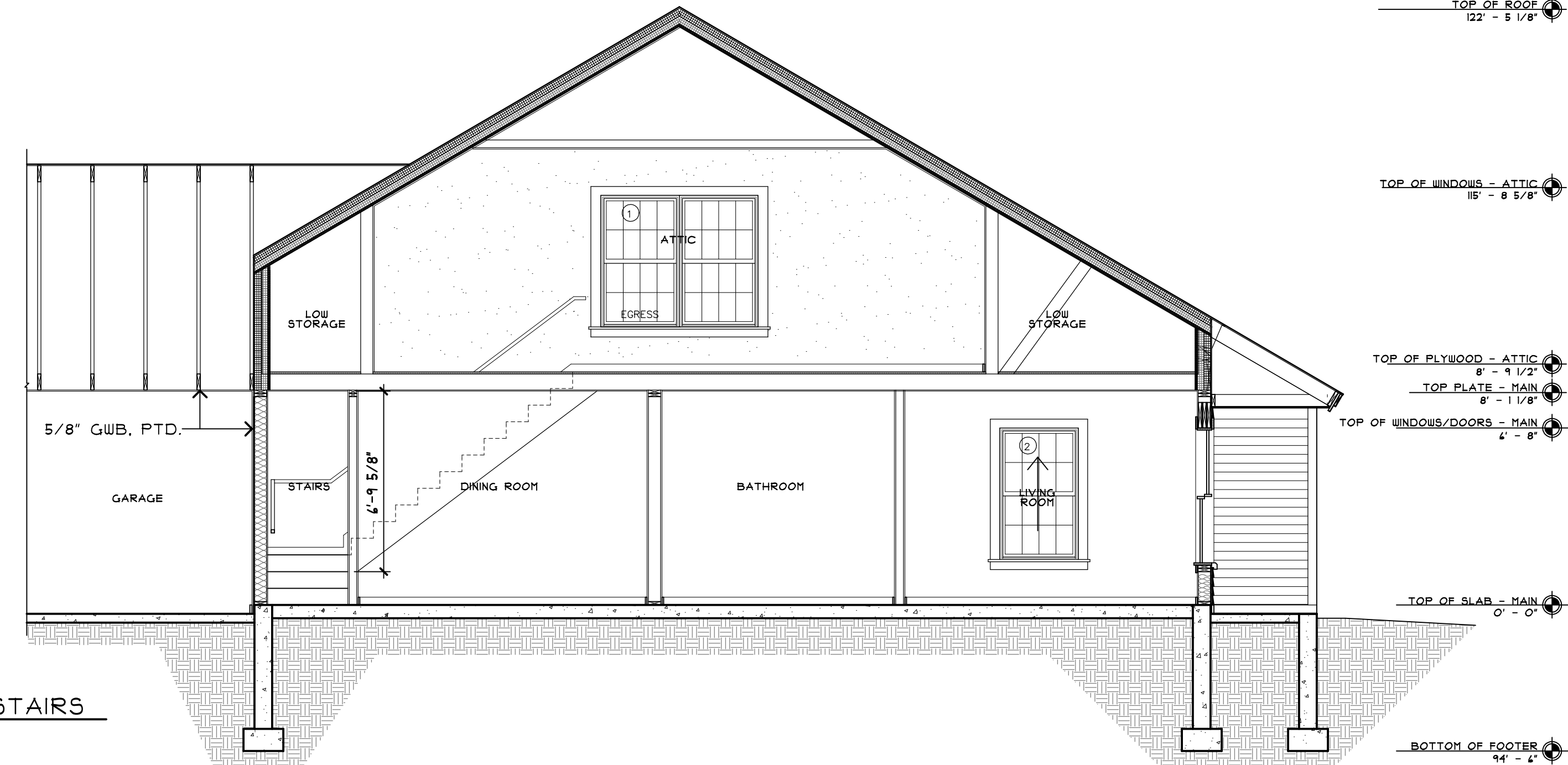


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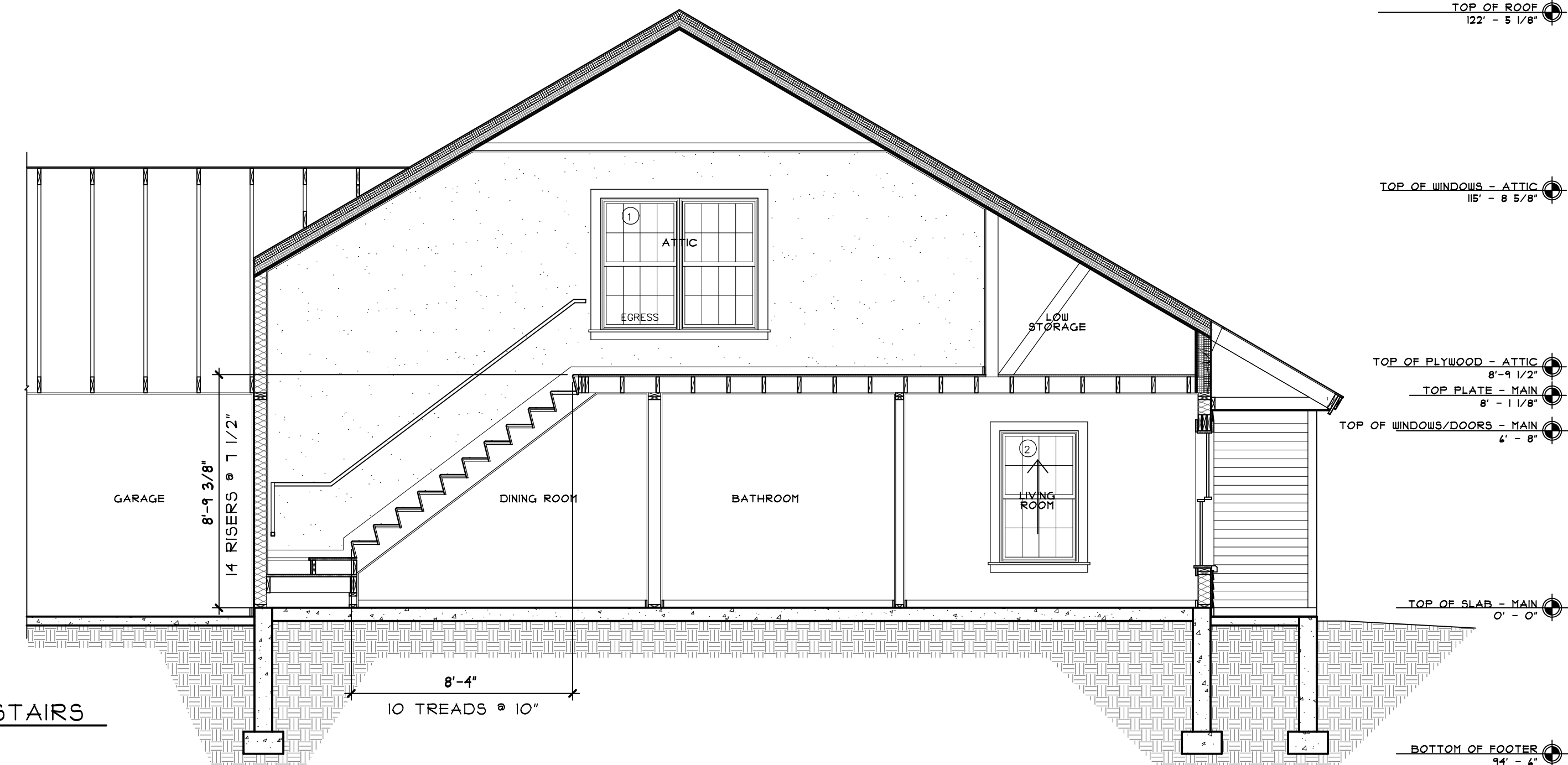
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1 BUILDING SECTION
A3.1 1/4" = 1'-0"



2 BUILDING SECTION AT STAIRS
A3.1 1/4" = 1'-0"



3 BUILDING SECTION AT STAIRS
A3.1 1/4" = 1'-0"

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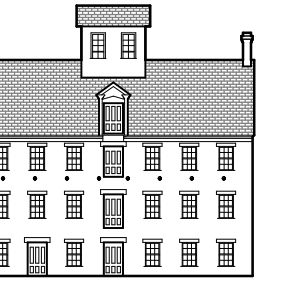
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BUILDING
SECTIONS

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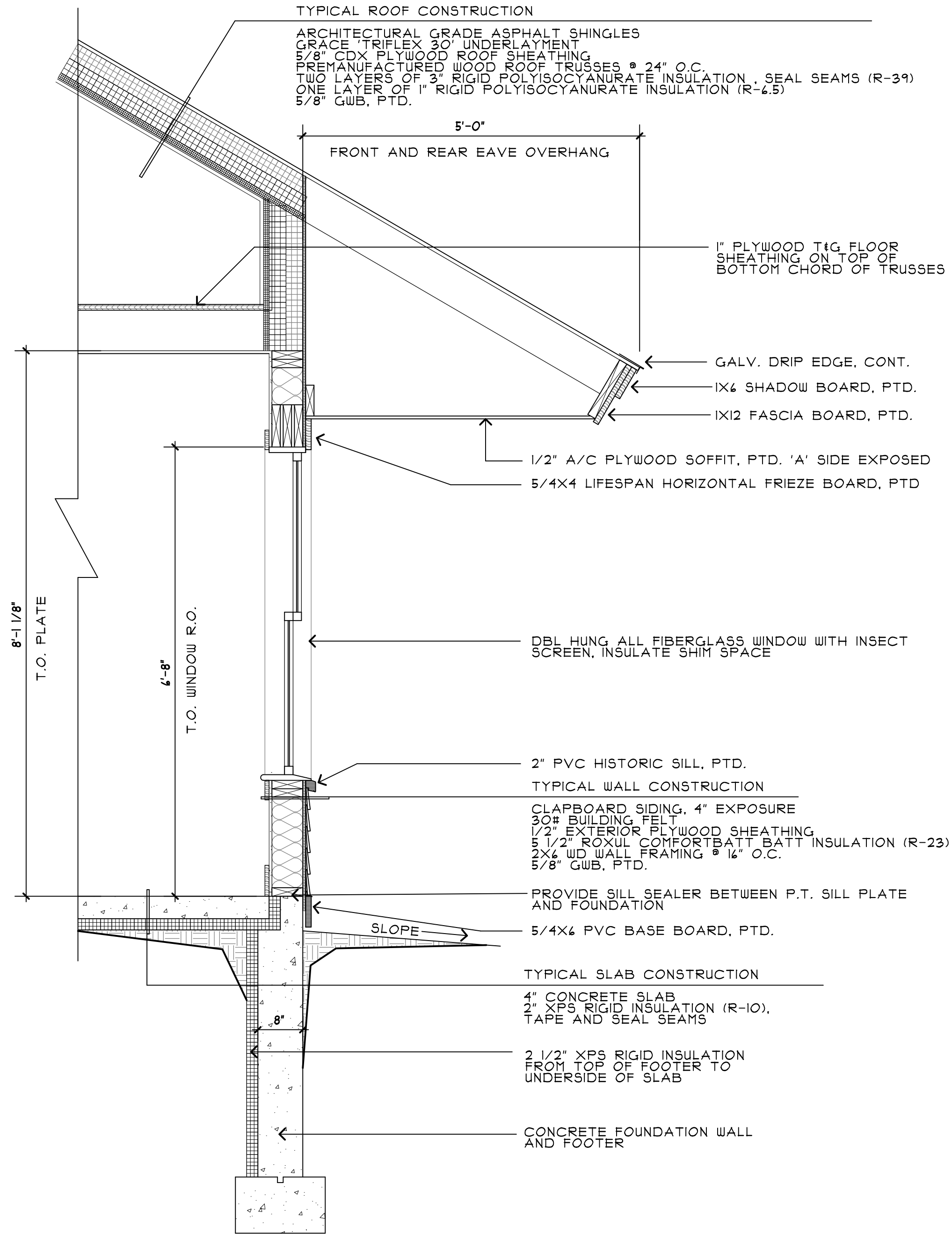
A3.1

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1 TYPICAL WALL SECTION
A3.2 3/4" = 1'-0"

VILLAGE
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ST. ALBANS TOWN, VERMONT

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DRAWING TITLE:

WALL
SECTIONS

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A3.2

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