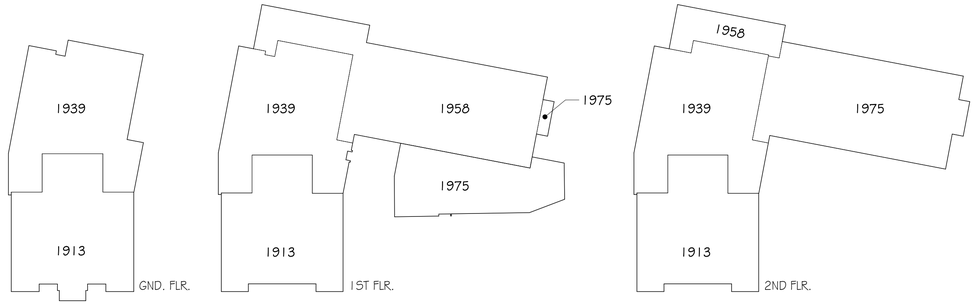
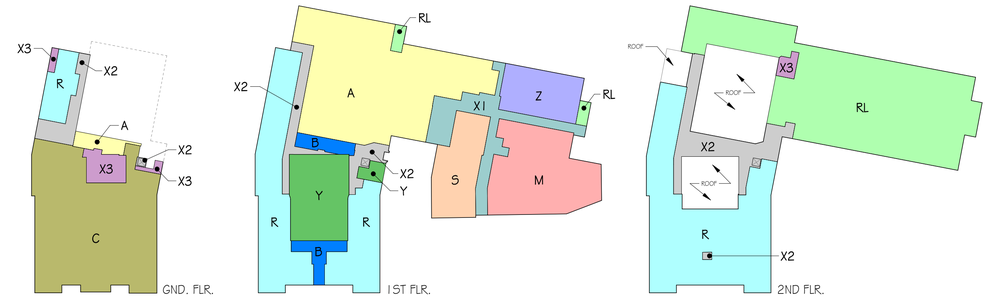
CONSTRUCTION ERA DIAGRAMS

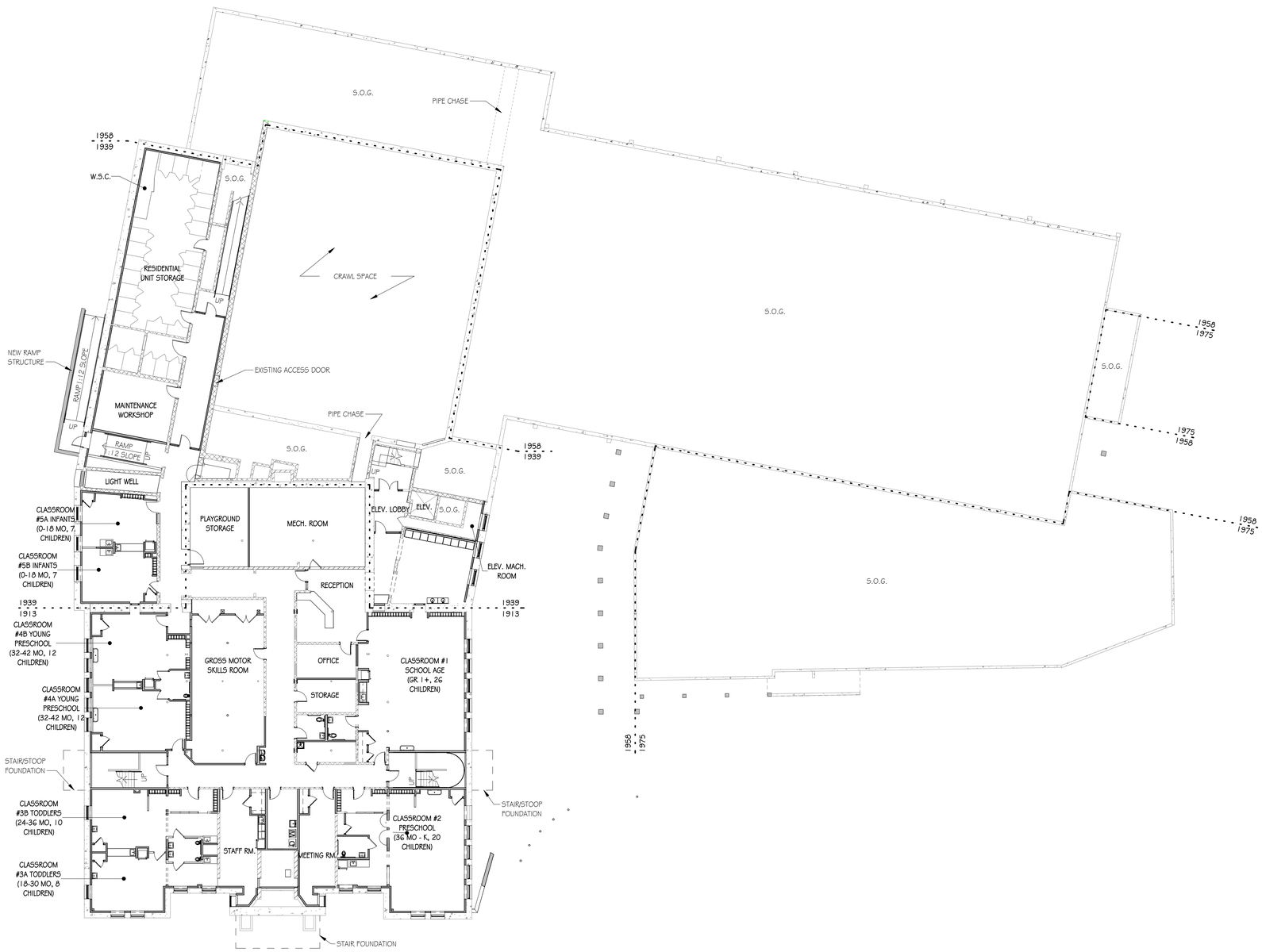


USE AREA DIAGRAMS



USE LEGEND

A	ATHLETIC FACILITY	
B	CULTURAL	
C	CHILDCARE	
M	MEALS ON WHEELS	
R	RESIDENTIAL	
RL	LIHTC RESIDENTIAL	
S	SENIOR CENTER	
X1	COMMUNITY COMMON SPACE	
X2	COMMON SPACE	
X3	MECHANICAL SPACE	
Y	MULTI-PURPOSE ASSEMBLY SPACE	
Z	COMMERCIAL SPACE	



1 OVERALL PROPOSED GROUND FLOOR PLAN
1/16" = 1'-0"

CODE SUMMARY

APPLICABLE CODES:

VERMONT 2015 FIRE & BUILDING SAFETY CODE:

- NFPA 101 LIFE SAFETY CODE, 2015 EDITION
- NFPA1 FIRE CODE, 2015
- IEBC INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION
- VTACC VERMONT ACCESS RULES, 2012
- ADA AMERICANS WITH DISABILITY ACT ACCESSIBILITY STANDARDS, 2010 EDITION
- VTCBES VERMONT COMMERCIAL BUILDING ENERGY STANDARDS, 2020
- VTRBESVERMONT RESIDENTIAL BUILDING ENERGY STANDARDS, 2020
- TOB ARTICLE 6 TOWN OF BENNINGTON HOUSING, BUILDING AND LIFE SAFETY ORDINANCE, 2007

MATRIX OF VERMONT FIRE AND BUILDING SAFETY CODES BY PROJECT TYPE:

- THIS PROJECT CONSIDERED A MAJOR REHAB, NO ADDITIONS, AND CHANGE OF USE/OCCUPANCY
- AS SUCH:
- IEBC APPLIES TO STRUCTURAL REQUIREMENTS ONLY
- NFPA101 CHAPTER 43 APPLIES BASED ON REHABILITATION CLASSIFICATION
- NFPA101 CHAPTERS 12 – 42 APPLIES BASED ON OCCUPANCY CLASSIFICATION
- NFPA 1 APPLIES THROUGHOUT
- NFPA 220 (NFPA 101 PAGE 404, TABLE A.8.2.1.2) DEFINES CONSTRUCTION TYPE

USE AND OCCUPANCY:

MULTIPLE OCCUPANCY
SEPARATED OCCUPANCY (1-HR F.R.): RESIDENTIAL APARTMENTS (R-2)

MIXED OCCUPANCIES (NON-SEPARATED): CHILD DAY CARE (I-4)
RECREATION (A-3)
OFFICES, SENIOR CENTER (B)
MOW KITCHEN & DINING (A-2)
MULTI-PURPOSE ASSEMBLY (A-2)

CONSTRUCTION TYPE: TYPE III-211 (III-A BY IBC)

F.R. RATING OF BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME	1-HR
EXTERIOR BEARING WALLS	2-HR
INTERIOR BEARING WALLS	1-HR
NONBEARING WALLS	0-HR
FLOOR CONSTRUCTION	1-HR
ROOF CONSTRUCTION	1-HR

GENERAL BUILDING HEIGHTS AND AREAS: TYPE III-A, MOST RESTRICTIVE OCC, SPRINKLERED

	ALLOWED	EX'G	PROPOSED
HEIGHT (FT)	85	36	36
STORIES	3	3	3
AREA (SF)	50,400	49,170	49,170

* PER IEBC 1204.2, ALLOWABLE AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO BE INCREASED BY 20% THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF IBC. PER TABLE 506.2, ALLOWABLE AREA IS 52,000 SF; THEREFORE HISTORIC BUILDING ALLOWABLE AREA IS;
42,000 + 20%(42,000) = 50,400 SF.

FIRE PROTECTIONS:

AREA	REQUIREMENT
LAUNDRY > 100 SF	1-HR AND SPRINKLERED
MAINTENANCE SHOPS	1-HR AND SPRINKLERED
STORAGE ROOMS (OUTSIDE DWELLINGS)	1-HR OR SPRINKLERED W/ SMOKE BARRIER
CORRIDOR WALLS / DOORS	½-HR / 20-MIN
DWELLING SEPARATION	½-HR (W/ SPRINKLER SYSTEM)
ELEVATOR HOISTWAY & MACHINE RM SEPARATION	1-HR SEPARATION
STAIR ENCLOSURE SEPARATION / DOORS	1-HR / 1-HR

DETECTION, ALARM AND COMM SYSTEMS: NFPA 72 COMPLIANT SYSTEM REQUIRED THROUGHOUT

EXTINGUISHMENT SYSTEMS: NFPA 13 COMPLIANT SUPERVISED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT
HAND-HELD FIRE EXTINGUISHERS AS REQUIRED BY CODE

WALL & CEILING FINISHES:	EXIT ENCLOSURES	CLASS A
	LOBBIES AND CORRIDORS	CLASS A OR B
	OTHER SPACES	CLASS A, B OR C
FLOOR FINISH:	EXIT ENCLOSURES AND EXIT ACCESS CORRIDORS, AND AREAS NOT SEPARATED FROM THEM BY ½-HR F.R. WALLS OTHER SPACES	NOT LESS THAN CLASS II COMPLIANT W/ 10.2

CODE SUMMARY
1/4" = 1'-0"

FLOOR PLAN LEGEND

EXIST.	NEW	
		STUD WALL/PARTITION
		STRUCTAL CLAY TILE (SCT)
		CONCRETE MASONRY UNIT (CMU)
		CONCRETE
		BRICK
		PARTIAL HEIGHT STUD WALL/PARTITION

N
0 16' 32' 48'
SCALE: 1/16" = 1'-0"

GOLDSTONE ARCHITECTURE
150 DEPOT STREET
P.O. BOX 937
BENNINGTON, VERMONT 05201

(802) 753-7469

GOLDSTONE ARCHITECTURE

CONSULTANTS

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SB ENGINEERING PLLC structural solutions
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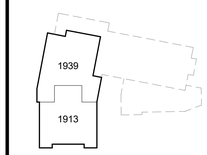
KEY PLAN



PROJECT

BENN HIGH REDEVELOPMENT PROJECT

HALE RESOURCES

650 MAIN ST.
BENNINGTON, VT.
05201

PHASE:
CONSTRUCTION DOCUMENTS

MARK	DATE	DESCRIPTION

PRELIMINARY

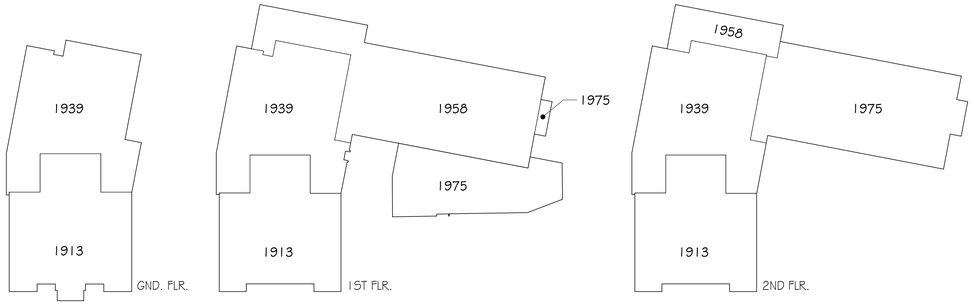
NOT FOR CONSTRUCTION

PROJECT NUMBER:	
DATE:	01/05/24
DRAWN BY:	TS/EB
CHECKED BY:	JG/JB

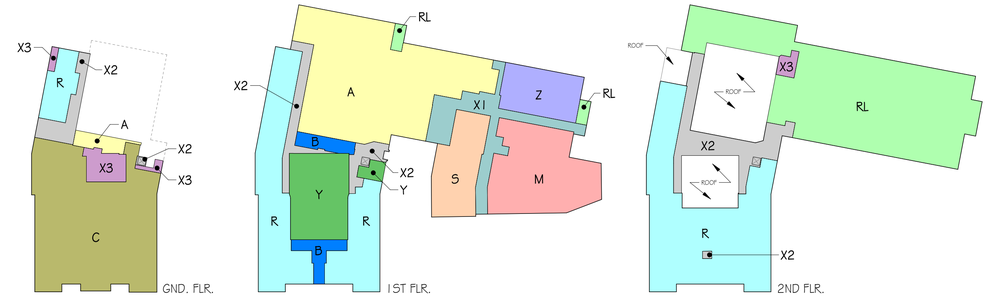
OVERALL GROUND FLOOR PLAN

G100.1

CONSTRUCTION ERA DIAGRAMS



USE AREA DIAGRAMS



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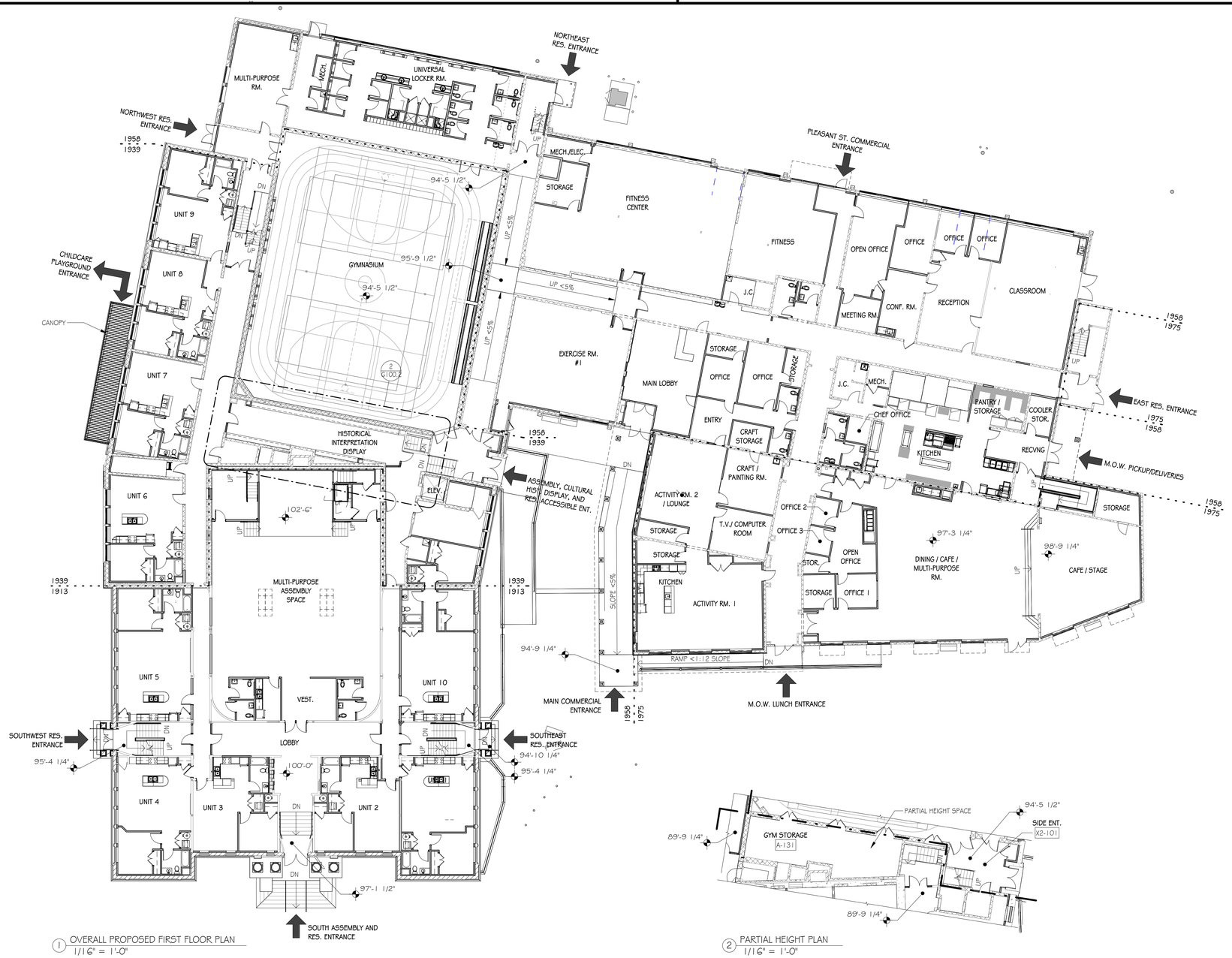

1 OVERALL PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

2 PARTIAL HEIGHT PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

EXIST.	NEW	
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		STRUCTAL CLAY TILE (SCT)
		CONCRETE MASONRY UNIT (CMU)
		CONCRETE
		BRICK
		PARTIAL HEIGHT STUD WALL/PARTITION

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

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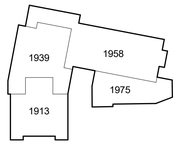
KEY PLAN



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BENN HIGH REDEVELOPMENT PROJECT

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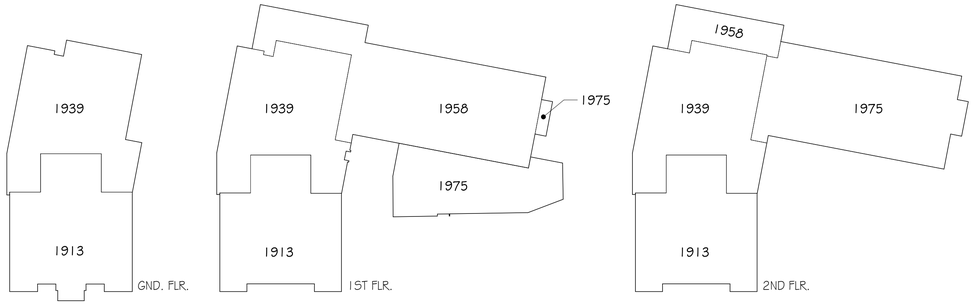
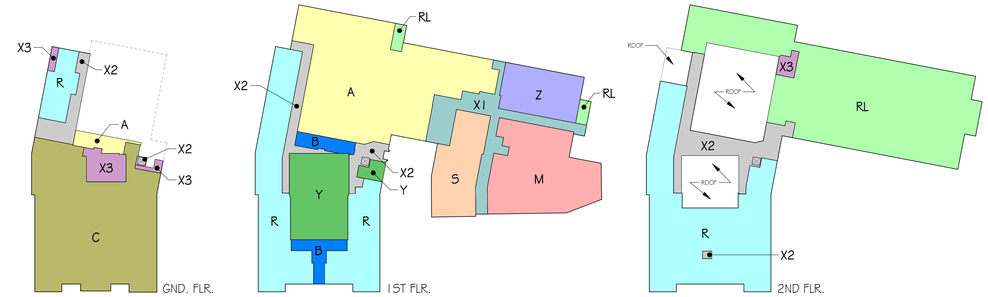
OVERALL FIRST FLOOR PLAN

G100.2

CONSTRUCTION ERA DIAGRAMS



USE AREA DIAGRAMS



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Z	COMMERCIAL SPACE	

1 OVERALL PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

EXIST.	NEW	
		STUD WALL/PARTITION
		STRUCTAL CLAY TILE (SCT)
		CONCRETE MASONRY UNIT (CMU)
		CONCRETE
		BRICK
		PARTIAL HEIGHT STUD WALL/PARTITION

N

0 16' 32' 48'

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

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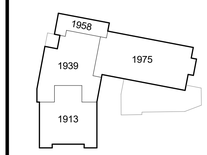

PROJECT

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HALE RESOURCES

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OVERALL SECOND FLOOR PLAN

G100.3