

**LAFAYETTE THREE-FAMILY
LEGALIZING NON-CONFORMING UNIT
47 LAFAYETTE STREET
JOSHUA WOJCIK**



**DEXTRIOUS
CREATIVE**

PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
207.409.0459 (cell)

SHEETS	
#	Name
A-1.1	FIRST FLOOR / SITE PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-2.1	SOUTH ELEVATIONS
A-2.2	EAST/WEST/NORTH ELEVATIONS

PROJECT DESCRIPTION: FULLY SPRINKLERED, LEGAL TWO-UNIT WITH NON-CONFORMING THIRD FLOOR STUDIO CURRENTLY VACANT. OWNER IS SEEKING TO HAVE THIRD FLOOR UNIT LEGALIZED.

NOTE THE KITCHEN WORK HAS PREVIOUSLY BEEN COMPLETED, BUT WAS UNPERMITTED. OWNER TOOK OUT BUILDING PERMIT FOR PROPERTY DURING ORIGINAL RENOVATIONS THAT CREATED THE UNIT EXCEPT FOR DOOR AT THE 2ND FLOOR LANDING AND THIRD UNIT KITCHEN. LOT IS NON-CONFORMING IN TERMS OF SETBACKS. NOTE THAT NO EXTERIOR ALTERATIONS HAVE OCCURRED SINCE THE PREVIOUS PERMIT WAS ISSUED.

THIS PERMIT IS FOR ADDITION OF AN EXTERIOR STAIR TO ADD A SECOND MEANS OF EGRESS FOR THE THIRD FLOOR UNIT AND FOR PREVIOUSLY UNPERMITTED WORK, DESCRIBED ABOVE.

OWNER IS COMPLETING APPLICATION FOR CONDITIONAL USE/LEGALIZE NON-CONFORMING EXISTING USE.

PROPERTY DOES NOT MEET C(1) AND C(2) OF THE NON-CONFORMING UNIT APPLICATION.

FIRST FLOOR UNIT (#1) | 960 SF
SECOND FLOOR UNIT (#2) | 1,031 SF
THIRD FLOOR UNIT (#3) | 636 SF

GENERAL
ADDRESS | 47 LAFAYETTE STREET
CBL | 014 C007001
LOT AREA | 3575 SF
BUILDING AREA | 3,284
USE | THREE FAMILY R-2
BUILT | 1874
CONSTRUCTION TYPE | VB
SPRINKLER | TYPE 13D

APPLICABLE BUILDING CODES
IBC 2009
IEBC 2009
NFPA 101
NFPA 1209
NFPA 13R

ZONING
ZONE | R-6
MIN LOT SIZE | 2000 SF
FRONT SETBACK | 5'-0" OR AVERAGE ADJACENT DEPTH
BACK SETBACK | 10'-0"
SIDE SETBACK | 5'-0" OR 10'-0" TOTAL
SETBACK STEPPING | ABOVE 35'-0" NO CLOSER THAN 10'-0" TO SIDE & 15'-0" FROM REAR
STREET FRONTAGE | 20'-0" MIN. (69'-9" 1/2" ACTUAL)
ACCESSORY STRUCTURE SETBACK | 10'-0"
MAX LOT COVERAGE | 60% (ACTUAL 49%)
MAX IMPERVIOUS | 80% (ACTUAL 73%)
MAXIMUM HEIGHT | 45'-0" PRIMARY, 18'-0" DETACHED
ACCESSORY
LANDSCAPED OPEN SPACE | 20%
PARKING | NO OFF-STREET REQ. FOR BUILDING W/3 OR FEWER UNITS

ICC
INSULATION VALUES REQ. PER ICC 2009 TABLE 402.1.1
CLIMATE ZONE | 6A
CEILINGS | R-49
WALLS | R-20
SKYLIGHTS | 0.6 U-FACTOR
FENESTRATIONS | .35 U-FACTOR
BASEMENT WALL 15/19
FLOOR | R-30

IBC/NFPA
-HEIGHT | 2 STORIES + 1 FOR SPRINKLER (MAX. 40+20 = 60'-0" TOTAL)
-AREA | 7,000 x 200% = 14,000 SF
-FIRE SEPARATION DISTANCE | 5'-0" - 10'-0" UP, S - 25%
-FIRE RATED EXTERIOR WALL | RATED FROM BOTH SIDES IF <10'-0" OR INTERIOR IF GREATER THAN 10'-0" = 1-HOUR FOR 9'-0" SEPERATION
-OCCUPANT LOAD | 200 GROSS SF
-SHAFT ENCLOSURES | NOT REQUIRED FOR RESIDENTIAL UNDER 4 STORIES
-DWELLING AND SLEEPING UNIT SEPERATIONS | 1/2 HOUR
-HANDRAILS | 34-38" ABOVE NOSING
-HANDRAIL EXTENSIONS | NOT REQUIRED FOR DWELLING NOT CONSIDERED ACCESSIBLE
-GUARDS | 42" AFF
-1 MEANS OF EGRESS ALLOWED FOR 20 OF FEWER PERSONS PER DWELLING UNIT W/SPRINKLER SYSTEM (IBC 1015.1)
-TRAVEL DISTANCE | 250'-0" (WITH SPRINKLER) BUT 50'-0" MAX. FOR ONE EXIT (1021.2)
-CORRIDOR FIRE RESISTANCE RATING | 30 MIN. (WITH SPRINKLER)
-CORRIDOR WIDTH | 36" FOR OCCUPANT LOAD UNDER 50 PERSONS
-1 EXIT WHEN THE TRAVEL DISTANCE FROM THE ENTRANCE DOOR OF ANY DWELLING UNIT TO AN EXIT DOES NOT EXCEED 35'-0" NOTE THAT THIRD FLOOR IS 42'-10" (NFPA 101 - 312.4.3), 60 MIN. SELF-CLOSING DOORS, 60 MIN. WALL ENCLOSURE RATING, HORIZONTAL AND VERT. SEPERATION OF 30 MIN BTW UNITS, NO MORE THAN 3-STORIES (NFPA 312.4.3) CORRIDORS SERVING THE EXIT RATED FOR 20 MIN.
-EMERGENCY LIGHTING | NOT REQUIRED FOR LESS THAN 4 UNITS EXCEPT IN MEANS OF EGRESS
-BOILER ROOM | 1-HOUR SEPERATION OR SPRINKLERS
-FINISHES | CLASS A OR B FOR STAIR WAYS
-FIRE NOTIFICATION SYSTEM | NOT REQ. FOR FEWER THAN 4 UNITS

No.	Description	Date
1	Revision 1	Date 1

FIRST FLOOR / SITE PLAN

Project number 16-22

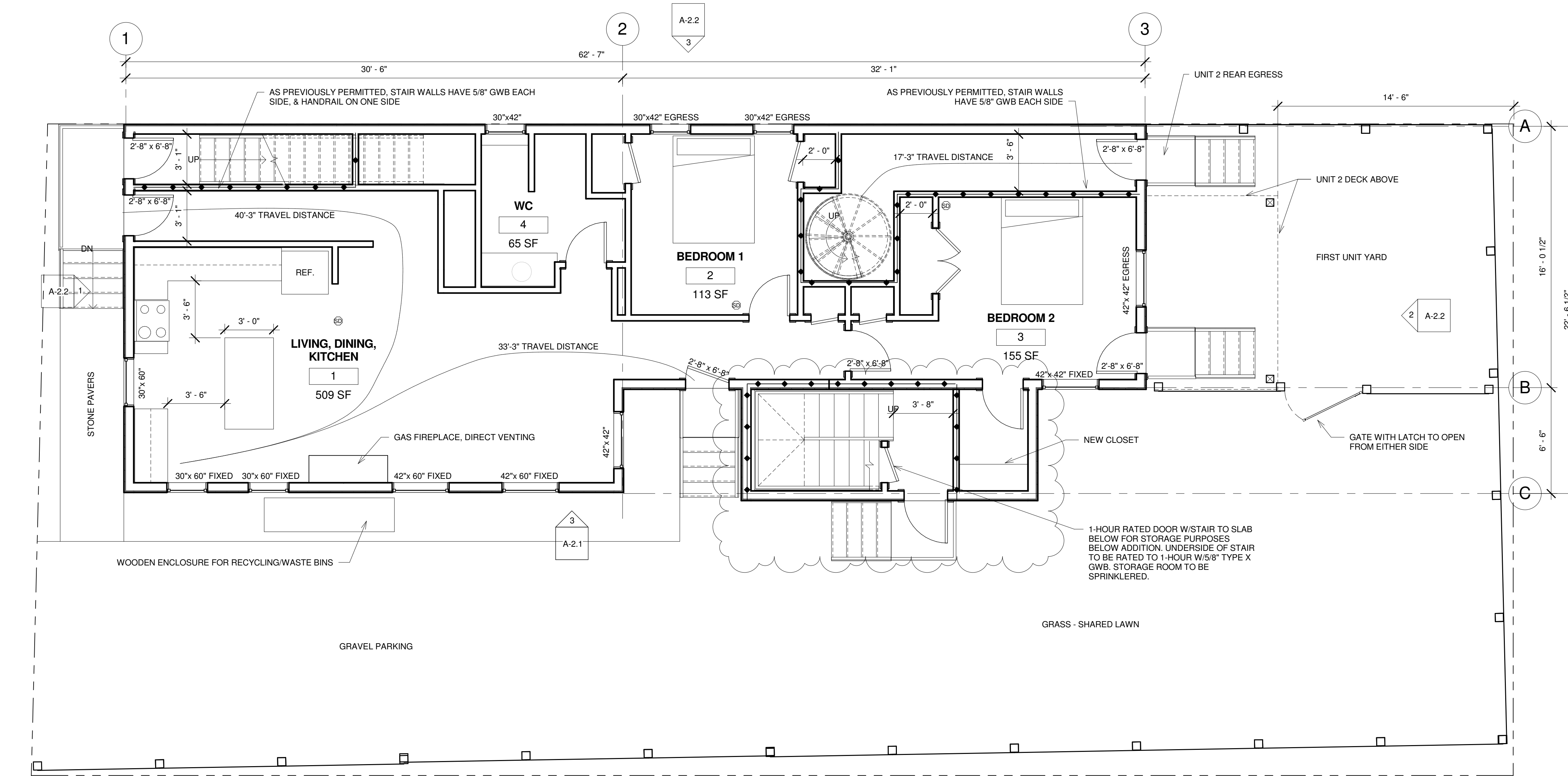
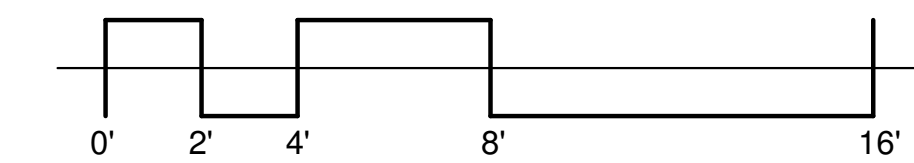
Date 02.01.17

Drawn by TJR

Checked by TJR

A-1.1

Scale 1/4" = 1'-0"



1 First Floor / Site Plan SCOPE OF WORK: NO CHANGES TO THE FIRST FLOOR UNIT OR SITE ARE PROPOSED
1/4" = 1'-0"

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING.
- THE STRUCTURAL DESIGN OF THESE REPAIRS IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
- THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH DESIGN TEAM AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW.
- NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
- THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.
- ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ENGINEER SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ENGINEER.
- DO NOT SCALE FROM THE DRAWINGS.
- PROVIDE THRU-PENETRATION FIRE STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.1.2. NOTE THAT FIRE RESISTANCE RATGIN SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

GENERAL REQUIREMENTS

- COORDINATE CONSTRUCTION TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
- CONDUCT PROGRESS MEETINGS AT SITE AT WEEKLY INTERVALS OR AS NECESSARY.
- IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ENGINEER.
- SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
- DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- SCHEDULE DELIVERY TO MINIMIZE LONG-TERM STORAGE AT PROJECT SITE AND TO PREVENT OVERCROWDING OF CONSTRUCTION SPACES. DELIVER PRODUCT IN MANUFACTURER'S ORIGINAL SEALED CONTAINER OR PACKAGING, COMPLETE WITH LABELS AND INSTRUCTIONS FOR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
- STORE PRODUCTS THAT ARE SUBJECT TO DAMAGE BY THE ELEMENTS UNDER COVER IN A WEATHERTIGHT ENCLOSURE ABOVE GROUND, WITH VENTILATION ADEQUATE TO PREVENT CONDENSATION.
- WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS.

STRUCTURAL DESIGN CRITERIA

- STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE.
 - DECK AND STAIR LOADS:
A. FLOOR FRAMING AND STAIRS 100 PSF
B. LATERAL LOAD ON RAILINGS - 200 POUNDS OR 50 POUNDS PER LINEAL FOOT ANY DIRECTION.
 - SNOW LOAD IS BASED UPON A GROUND SNOW LOAD OF 60 PSF, ON AN UNHEATED STRUCTURE (THE DECK) OR IN A VENTILATED COLD ROOF STRUCTURE (THE MAIN ATTIC). NET FLAT ROOF SNOW LOAD IS 46.2 PSF.
 - WIND LOAD: PER IBC SECTION 1609.0/ASCE 7-02 CHAPTER 6
BASIC WIND SPEED, 3 SECOND GUST 100 mph
IMPORTANCE FACTOR Iw 1.0
EXPOSURE CATEGORY C
BUILDING CLASSIFICATION II
BASIC WIND PRESSURE 20 psf
COMPONENT AND CLADDING PRESSURE +22.7, -35.8 psf
- SEISMIC LOAD: IBC SECTION 1615.0, EARTHQUAKE DATA PER SECTIONS 1616.3:
- | | |
|--|---------------|
| SEISMIC USE GROUP | II |
| OCCUPANCY IMPORTANCE FACTOR, I _e | 1.0 |
| SHORT-PERIOD ACCELERATION S _s | 0.314 |
| 1.0 SECOND ACCELERATION S ₁ | 0.077g |
| SITE CLASSIFICATION SOIL TYPE | D |
| MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER F _a | 1.55 |
| MAXIMUM CONSIDERED EQ. ACCEL. PARAMETER F _v | 2.40 |
| SHORT PERIOD ACCELERATION (ASCE 9.4.1.2.4-1, S _{ms}) | 0.486g |
| 1.0 SECOND ACCELERATION (ASCE 9.4.1.2.4-1, S _{m1}) | 0.184g |
| SHORT PERIOD DESIGN SPECTRAL RESPONSE ACC. | 0.324g, SDC B |
| 1.0 SECOND DESIGN SPECTRAL RESPONSE ACC. | 0.123g, SDC B |

FOUNDATION REQUIREMENTS and EXCAVATION STABILITY

- NO GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED AT THIS SITE. NOTIFY ENGINEER DURING EXCAVATION SO THAT ENGINEER MAY OBSERVE SOIL CONDITIONS ENCOUNTERED ONSITE. ENGINEER MAY ELECT TO REQUIRE SOIL INVESTIGATION BY A GEOTECHNICAL ENGINEER.
- PROOF ROLL EXISTING UNDISTURBED SOIL PRIOR TO PLACING FOUNDATION BACKFILL OR CONSTRUCTION FOOTINGS. PROOF ROLLING SHOULD CONSIST OF A MINIMUM OF THREE PASSES IN A NORTH-SOUTH DIRECTION AND THEN THREE PASSES IN AN EAST-WEST DIRECTION USING A VIBRATORY PLATE COMPACTOR.
- FOR FROST PROTECTION, BACKFILL FOOTINGS WITH FOUNDATION BACKFILL HAVING A MAXIMUM PARTICLE SIZE LIMITED TO 6 INCHES. THE PORTION PASSING THROUGH A 3-INCH SIEVE SHALL MEET THE GRADATION SPECIFICATIONS OF MDOT SPECIFICATION 703.06, TYPE F.
- FOUNDATION BACKFILL SHOULD BE PLACED IN 6 TO 12-INCH LIFTS AND SHOULD BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE WORK AND REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI STANDARDS, ACI 301 AND 318.
- FOUNDATION CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. PROVIDE BATCH TICKETS TO ENGINEER FOR REVIEW.
- SLAB CONCRETE SHALL BE AIR-ENTRAINED, (5 TO 7%), AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi. REINFORCE SLAB CONCRETE WITH WIRE REINFORCING IN ACCORDANCE WITH ASTM A185. PROVIDE A 15-MIL STEGOWRAP VAPOR BARRIER DIRECTLY BELOW ALL SLABS ON GRADE. OVERLAP SEAMS AND TAPE ADJACENT PIECES TO PREVENT MOVEMENT.
- PLACE NO CONCRETE WITHOUT REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS BY THE CITY AND BY THE ENGINEER.
- ALL CONCRETE MATERIALS, REINFORCEMENT, AND FORMS SHALL BE FREE OF FROST OR DEBRIS.
- CONSOLIDATE ALL CONCRETE WITH A VIBRATOR OR OTHER MEANS RECOMMENDED BY ACI 301.
- PROVIDE DIAGONAL REINFORCING BARS AROUND INSIDE CORNERS OF ALL OPENINGS IN CONCRETE.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST EARTH 3 INCHES
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES #6 BARS
2 INCHES #6 OR GREATER
- CALCIUM CHLORIDE IS PROHIBITED FROM ALL CONCRETE MIXES.
- PLACE WALL CONTROL JOINTS AS SHOWN ON DRAWINGS OR AT A MAXIMUM OF 40 FEET ON CENTER.
- BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY TO PREVENT UNEVEN LATERAL LOADING.

