

21/23 SALEM STREET  
PORCH REBUILD - 3-UNIT BUILDING

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No.	Description	Date

PLANS

Project number 17-12\_21 SALEM

Date 09.03.17

Drawn by T.J.R.

Checked by T.J.R.

A-1.1

Scale 1/4" = 1'-0"

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#	Name
A-1.1	PLANS
A-4.1	ELEVATIONS
S-1.1	SECTION, STRUCT & SITE PLAN

IBC  
USE: R-2  
CONSTRUCTION TYPE: VB (STICK FRAME)  
MIN. CLEAR DOOR OPENING WIDTH W/DOOR OPEN AT 90 DEGREES: 32" (IBC 1008.1.1)  
DOOR OPERATION: DOOR MUST BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.1.3)  
STAIR RISER AND TREAD DEPTH: NO GREATER THAN 7" RISE AND TREAD DEPTH OF 11" (1009.4.2)  
ENCLOSURE UNDER STAIRS: NO USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS IS PERMITTED (1009.6.3)  
HANDRAIL HEIGHT: BETWEEN 34" TO 38" AFF (1012.2) AND (1013.2)  
HANDRAIL SHAPE: HANDRAIL SHALL MEET IBC 1012.3 TYPE 1 (1012.3.1)  
CONTINUITY OF HANDRAIL: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS (1012.4)  
HANDRAIL CLEARANCE: CLEAR SPACE BTW HANDRAIL AND WALL SHOULD BE MIN OF 15" (1012.7)  
GUARD: GUARD AT LANDING OR BALCONY, MIN. 42" AFF.  
OPENINGS IN GUARDS: NO OPENINGS GREATER THAN 4 3/8" SPHERE CAN PASS, NO TRIANGULAR OPENING GREATER THAN CAN PASS A SPHERE OF 6" AT TREAD/RISER (1013.3)  
EGRESS THROUGH INTERVENING SPACES: EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOM, CLOSETS OR LEAD THROUGH OTHER SLEEPING AREAS, TOILETS OR BATHROOMS (1013.2)  
EXIT TRAVEL DISTANCE: 200'-0" (IBC-1016.1)  
PROVIDE THRU-PENETRATION FIRE-STOPPING AT ALL PENETRATIONS TESTED TO MEET ASTM E 814 OR UL 1479 PER IBC 713.2.2. NOTE THAT FIRE RESISTANCE RATING SHALL NOT BE LESS THAN THE RATING OF THE WALL(S) PENETRATED

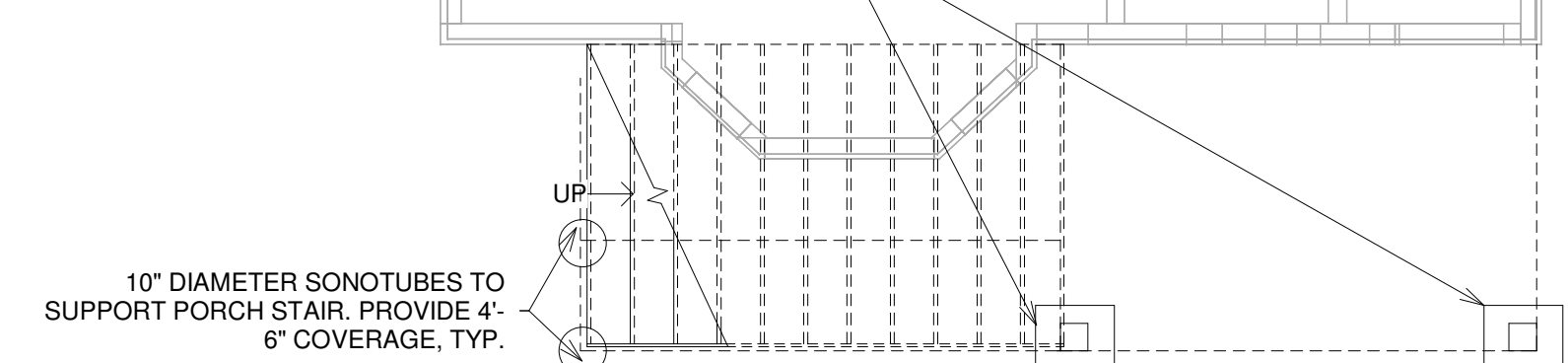
NEPA 101  
CHAPTER 31: EXISTING APARTMENT BUILDINGS  
-OPENINGS: LONG SIDE OF A BALCONY SHALL BE AT LEAST 50% OPEN (7.5.3.2)  
-EXISTING WALLS IN GOOD CONDITION WITH AND PLASTER, GWB OR MASONRY UNITS CAN PROVIDE SATISFACTORY PROTECTION FOR 1-HOUR FIRE RESISTANCE (A-7.13.2.1)(2)

DESCRIPTION: EXISTING, THREE-STORY, THREE-FAMILY APARTMENT WITH TWO MEANS OF EGRESS.  
EXISTING FRONT STEPS (WOOD) & PORCH TO BE REBUILT WITH NEW BALCONY ON SECOND & THIRD FLOOR. TWO NEW EXTERIOR DOORS ON SECOND & THIRD FLOOR TO PROVIDE ACCESS WITH UNITS. NO OTHER INTERIOR ALTERATIONS. BUILDING IS OUTSIDE THE HISTORIC PRESERVATION DISTRICT.

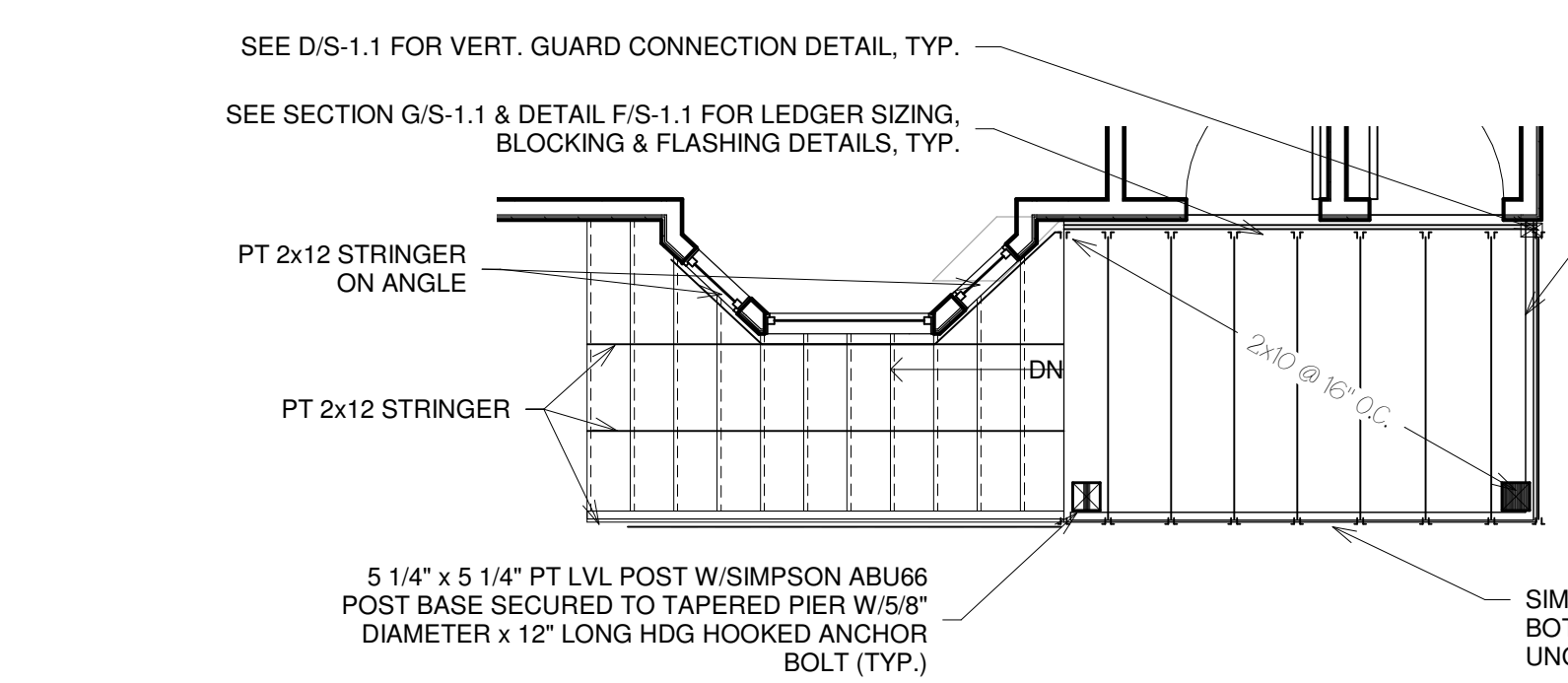
ADDRESS: 21/23 SALEM STREET  
CBL: C07 K024001  
USE: THREE-FAMILY (R-2)  
NO SPRINKLERS  
LOT SIZE: 3,150 SF  
YEAR BUILT: 1875

ZONING  
ZONE: R-6  
MIN. LOT PER DWELLING: 725 SF  
STREET FRONTAGE: 20'-0"  
MIN. WIDTH: 20'-0"  
FRONT SETBACK: AVERAGE DEPTH OR FRONT YARD OR 5'-0"  
REAR YARD: 10'-0"  
SIDE SETBACK: 10'-0" CUMULATIVE  
MAX. LOT COVERAGE: 60%  
MAX. HEIGHT: 45'-0"  
LANDSCAPED OPEN SPACE: 20%  
NOT TO INCLUDE PARKING AREAS OR OTHER IMPERVIOUS SURF.

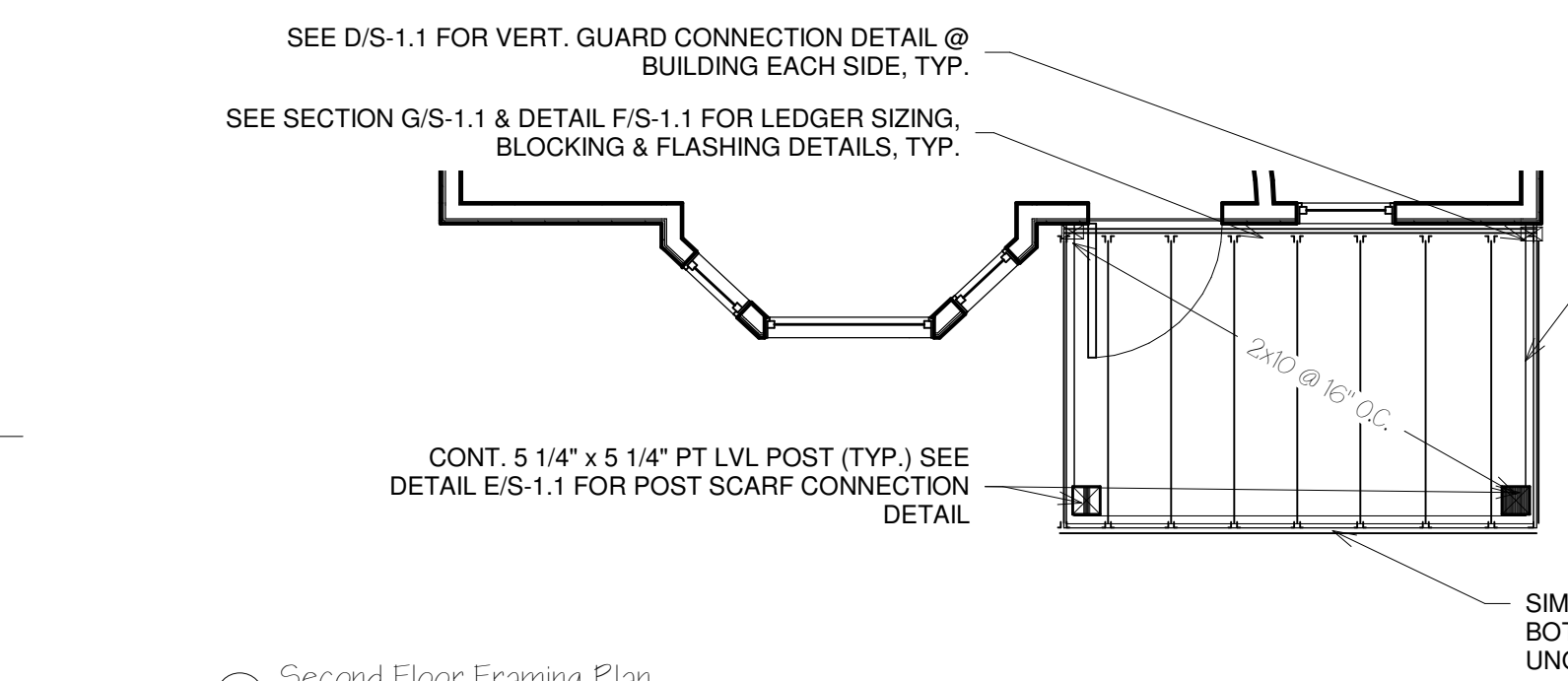
PROVIDE TAPERED PIERS TO SUPPORT BASE OF POSTS. MAINTAIN COVERAGE BELOW GRADE OF 4'-6" MIN. EMBED TAPERED PIERS IN 2'-0" x 2'-0" x 1'-3" DEEP PAD W/3) #4 EACH WAY, TYP.



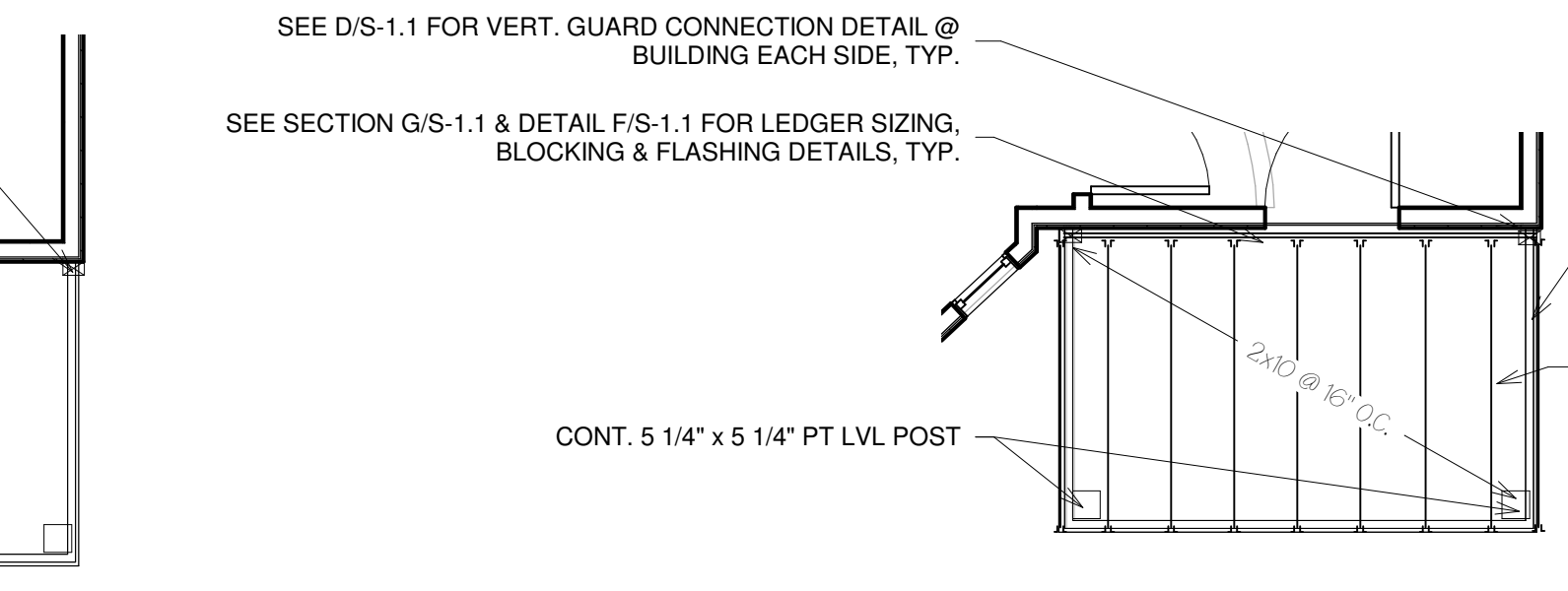
Foundation Plan  
1/4" = 1'-0"



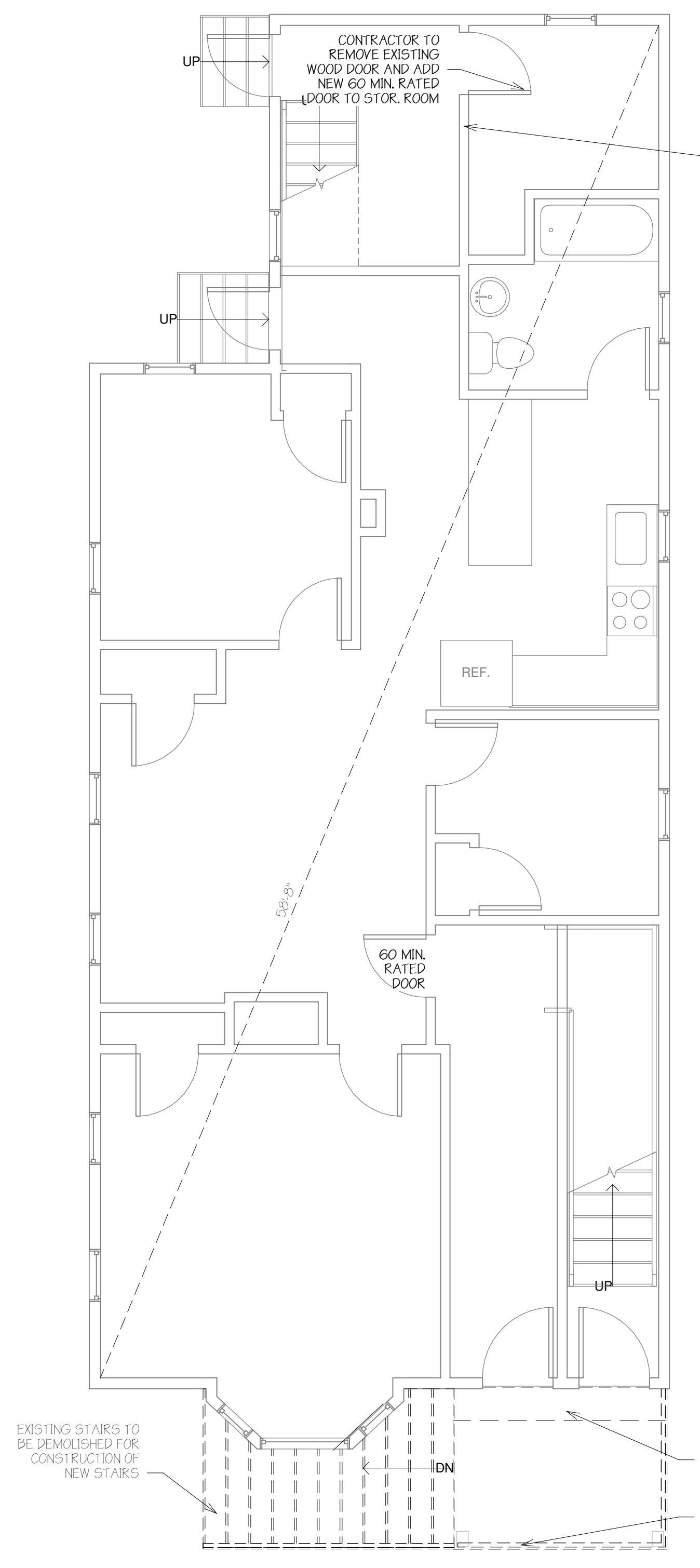
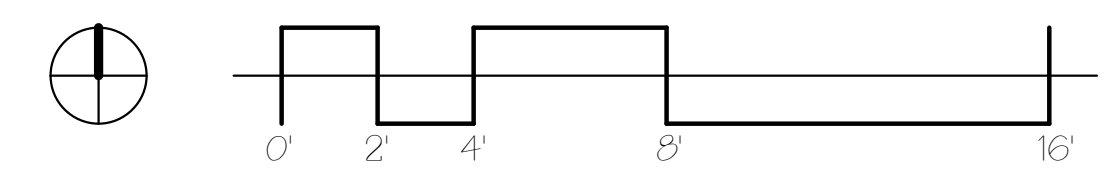
First Floor Framing Plan  
1/4" = 1'-0"



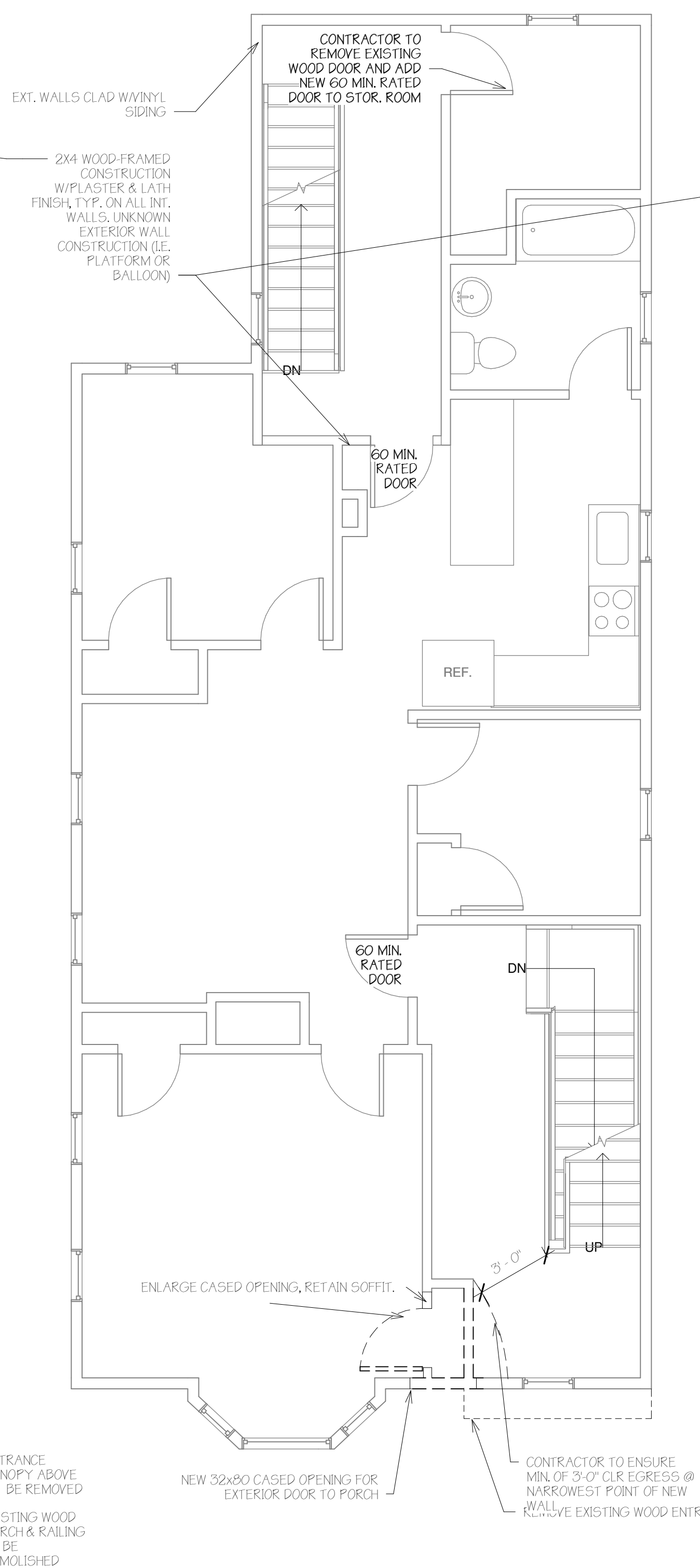
Second Floor Framing Plan  
1/4" = 1'-0"



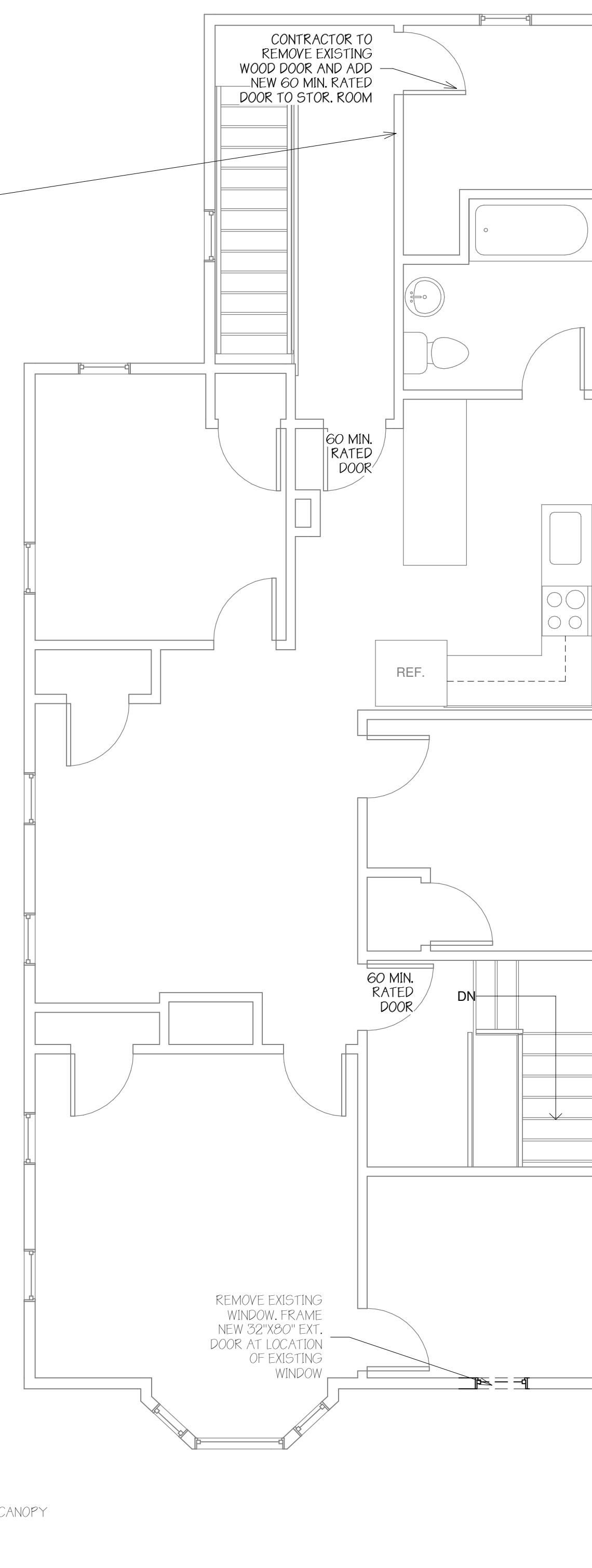
Third Floor Framing Plan  
1/4" = 1'-0"



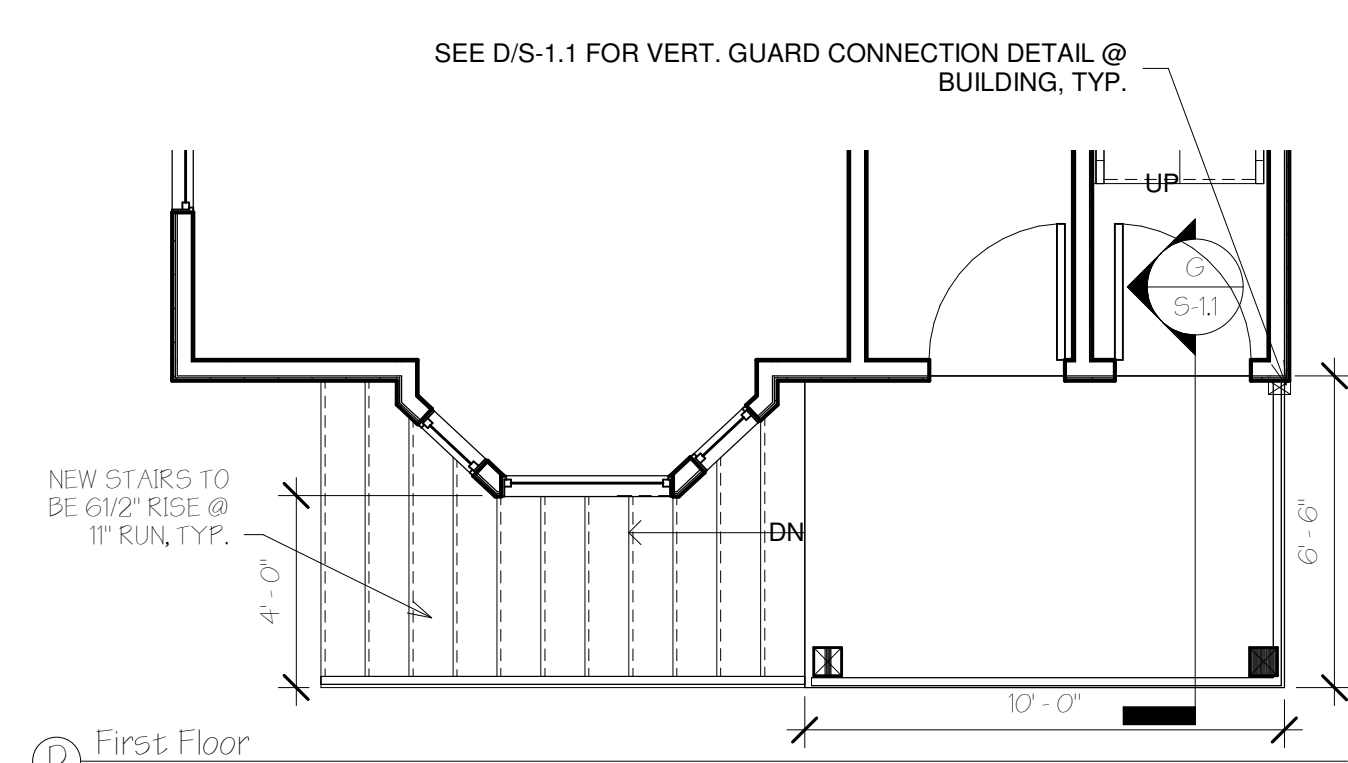
First Floor Existing  
1/4" = 1'-0"



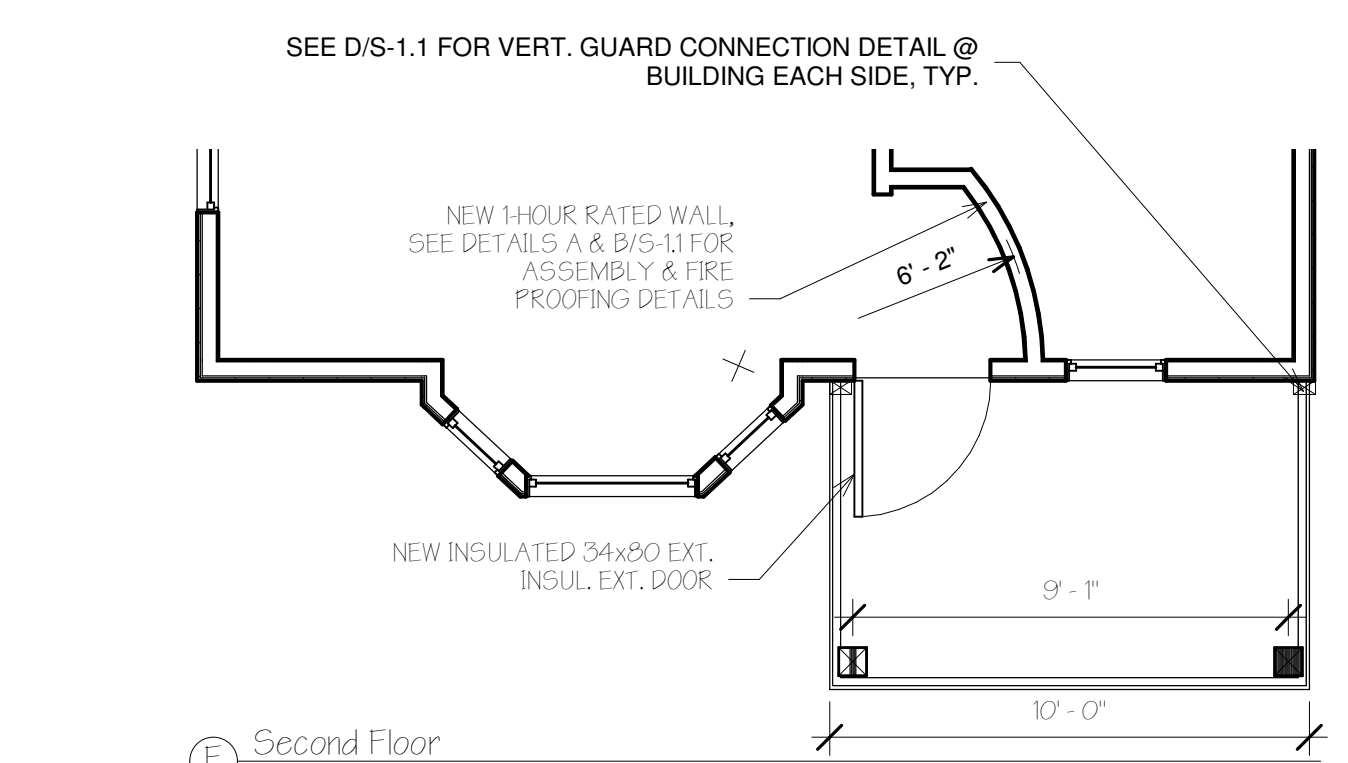
Second Floor Existing  
1/4" = 1'-0"



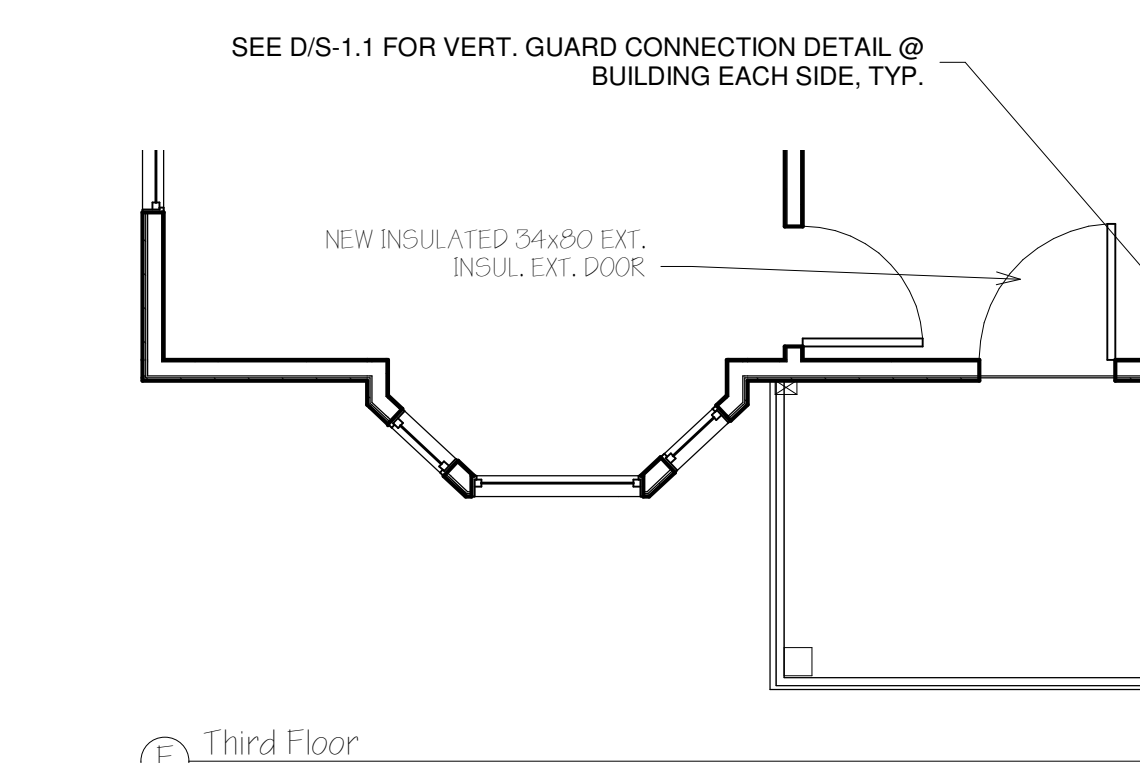
Third Floor Existing  
1/4" = 1'-0"



First Floor Framing Plan  
1/4" = 1'-0"



Second Floor Framing Plan  
1/4" = 1'-0"



Third Floor Framing Plan  
1/4" = 1'-0"

CONTRACTOR TO REMOVE EXISTING WOOD DOOR AND ADD NEW 60 MIN. RATED DOOR TO STOR. ROOM

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EXT. WALLS CLAD W/VINYL SIDING

2X4 WOOD-FRAMED CONSTRUCTION W/PLASTER & LATH FINISH, TYP. ON ALL INT. WALLS. UNKNOWN EXTERIOR WALL CONSTRUCTION (IE. PLATFORM OR BALLOON)

60 MIN. RATED DOOR

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ENLARGE CASED OPENING, RETAIN SOFFIT.

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REMOVE EXISTING WINDOW FRAME. NEW 32"x80" EXT. DOOR AT LOCATION OF EXISTING WINDOW

CONTRACTOR TO ENSURE MIN. OF 3'-0" CLR. EGRESS @ NARROWEST POINT OF NEW WALL. EXISTING WOOD ENTRY CANOPY

EXISTING STAIRS TO BE DEMOLISHED FOR CONSTRUCTION OF NEW STAIRS

ENTRANCE CANOPY ABOVE TO BE REMOVED

EXISTING WOOD PORCH & RAILING TO BE DEMOLISHED

NEW STAIRS TO BE 6 1/2" RISE @ 11" RUN, TYP.

NEW 1-HOUR RATED WALL. SEE DETAILS A & B/S-11 FOR ASSEMBLY & FIRE PROOFING DETAILS

NEW INSULATED 34"x80" EXT. INSUL. EXT. DOOR

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SEE D/S-1.1 FOR VERT. GUARD CONNECTION DETAIL @ BUILDING EACH SIDE, TYP.

SEE SECTION G/S-1.1 & DETAIL F/S-1.1 FOR LEDGER SIZING, BLOCKING & FLASHING DETAILS, TYP.

CONT. 5 1/4" x 5 1/4" PT LVL POST (TYP.) SEE DETAIL E/S-1.1 FOR POST SCARF CONNECTION DETAIL

SEE D/S-1.1 FOR VERT. GUARD CONNECTION DETAIL @ BUILDING EACH SIDE, TYP.

SEE SECTION G/S-1.1 & DETAIL F/S-1.1 FOR LEDGER SIZING, BLOCKING & FLASHING DETAILS, TYP.

CONT. 5 1/4" x 5 1/4" PT LVL POST

42" AFF RAILING SEE SECTION G/S-1.1 AND DETAIL D/S-1.1 FOR GUARD CONNECTION DETAIL & DESIGN, TYP.

42" AFF RAILING SEE SECTION G/S-1.1 AND DETAIL D/S-1.1 FOR GUARD CONNECTION DETAIL & DESIGN, TYP.

SIMPSON LUS26SS HANGER @ BOTH ENDS OF JOISTS (TYP.) UNO.

42" AFF RAILING SEE SECTION G/S-1.1 AND DETAIL D/S-1.1 FOR GUARD CONNECTION DETAIL & DESIGN, TYP.

SIMPSON LUS26SS HANGER @ BOTH ENDS OF JOISTS (TYP.) UNO.