



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

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No.	Description	Date

PLANS

Project number 17-12_21 SALEM
Date 09.22.17
Drawn by T.J.R.
Checked by T.J.R.

A-1.1

Scale 1/4" = 1'-0"

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 WITHIN UNITS. NO OTHER INTERIOR ALTERATIONS. BUILDING IS OUTSIDE THE HISTORIC PRESERVATION DISTRICT.

ADDRESS: 21/23 SALEM STREET
CBL: C67 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.

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)
ENCLOSURES UNDER STAIRS: NO USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS IS PERMITTED (1009.6.3)
HANDRAIL HEIGHT: BETWEEN 34"-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

Sheet List

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

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

