Application for Conditional Use Permit

1. Applicant's Name Naji Abdi
2. Applicant's Address 405 N. Washington Street, Lexington, NE
3. Applicant's Telephone Number 612-735-7546
4. Owner's Name Same as above
5. Owner's Address --
6. Owner's Telephone Number --
7. Purpose of Conditional Use Permit Multi-Family Dwelling
8. Present Zoning C2
9. Within City Limits Yes Within Zoning Jurisdiction Yes
10. Legal Description N50FT LOTS 15 THRU 18 BLK 53 OT
11. Street Address of Property or Approximate Location
    405 N. Washington Street
12. Site Plan (if applicable)

I/We the undersigned do hereby acknowledge that I/We do fully understand and agree to comply with the provisions and requirements for an application for a special use permit as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington, to enter the above referenced property as it pertains to this application.

Signature of Owner

Signature of Applicant

Administrative Use Only

Date Submitted _____ Case Number _____
Filing Fee $100.00 Accepted By _____
Cert. Of Ownership _____ Date Advertised _____
Date Sign Posted _____ Date of Public Hearing _____

405 N Washington
N.T.S.

Site Plan
09.19.18

N

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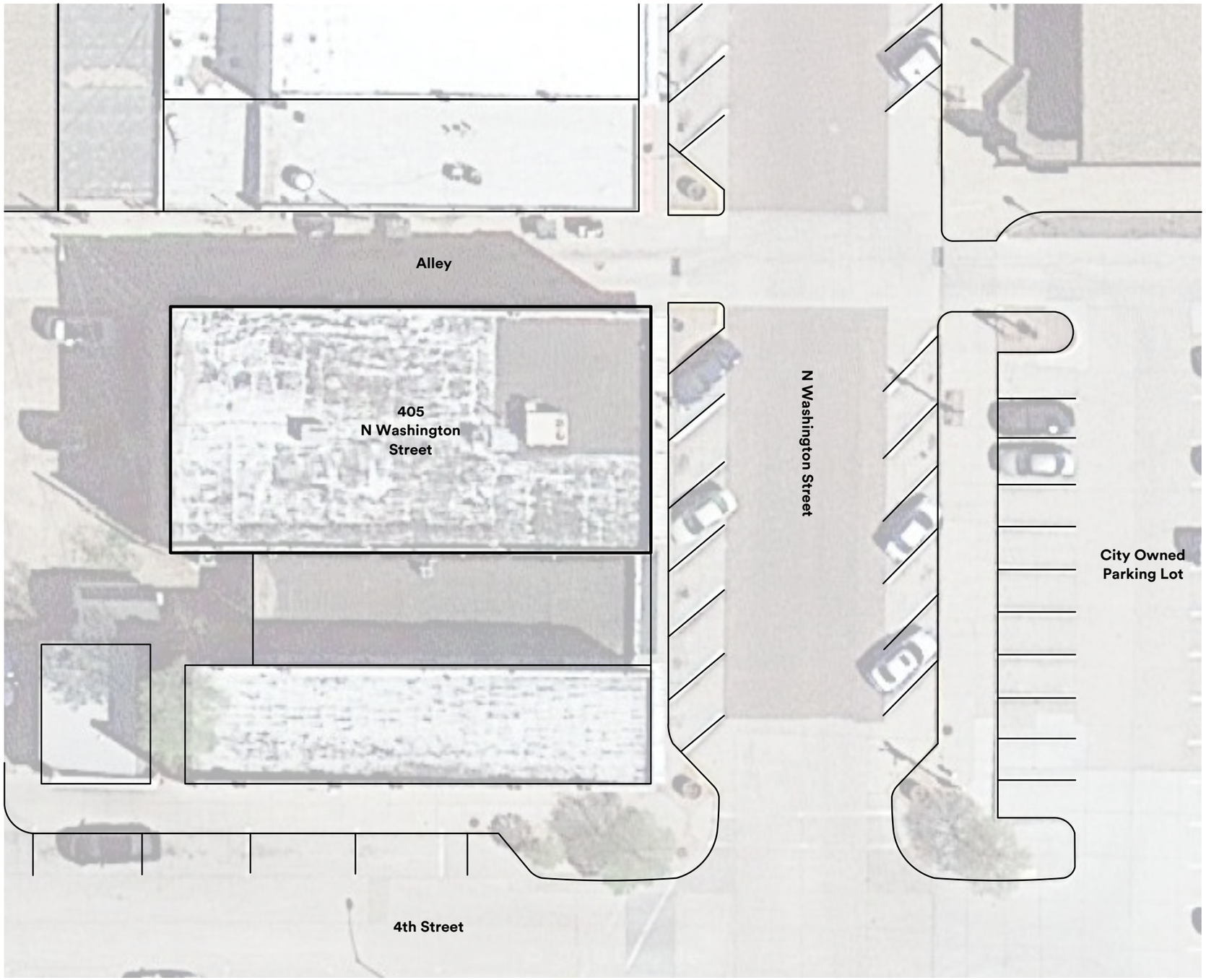

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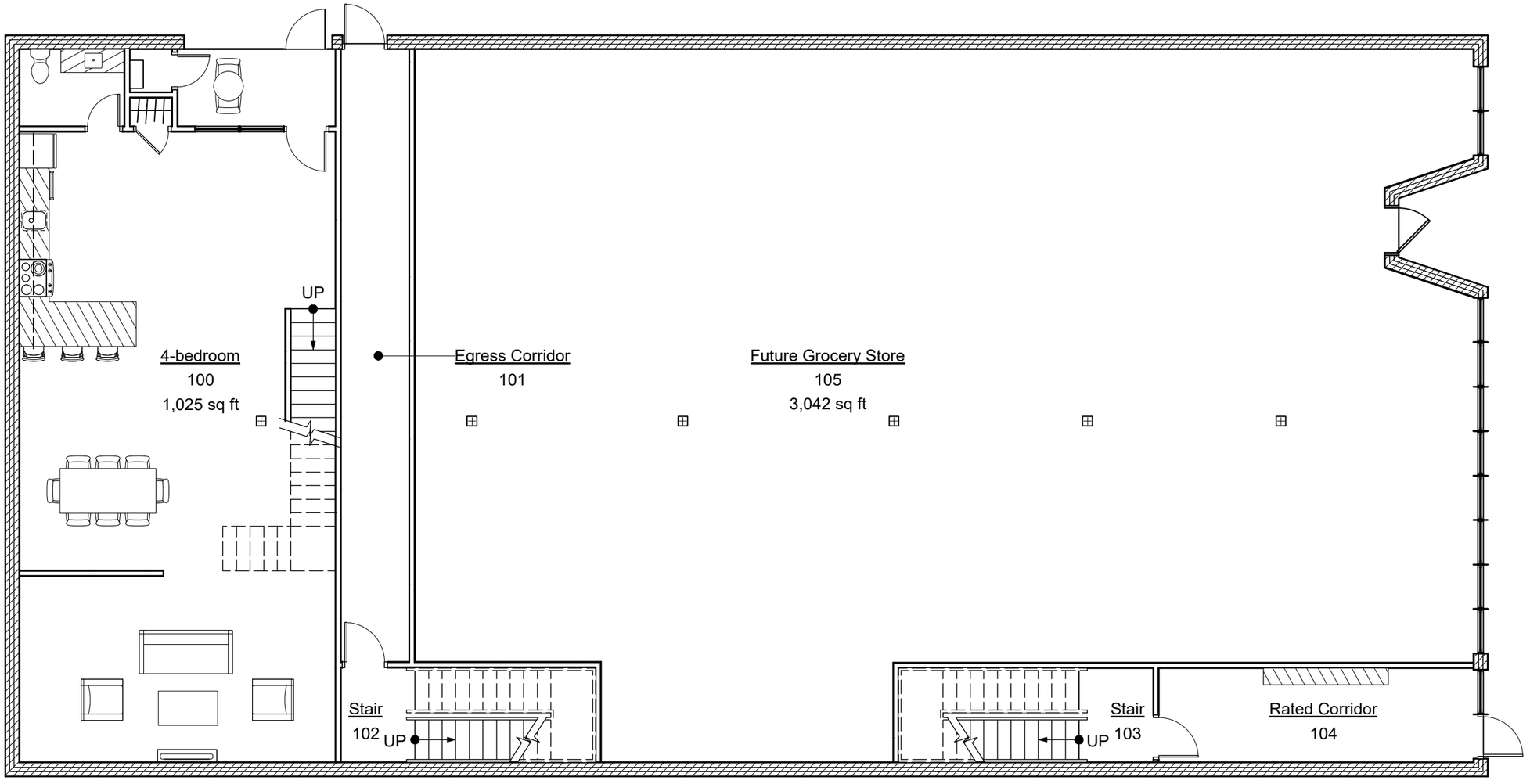

405 N Washington

1/8" = 1'-0"

First Floor Plan

09.19.18

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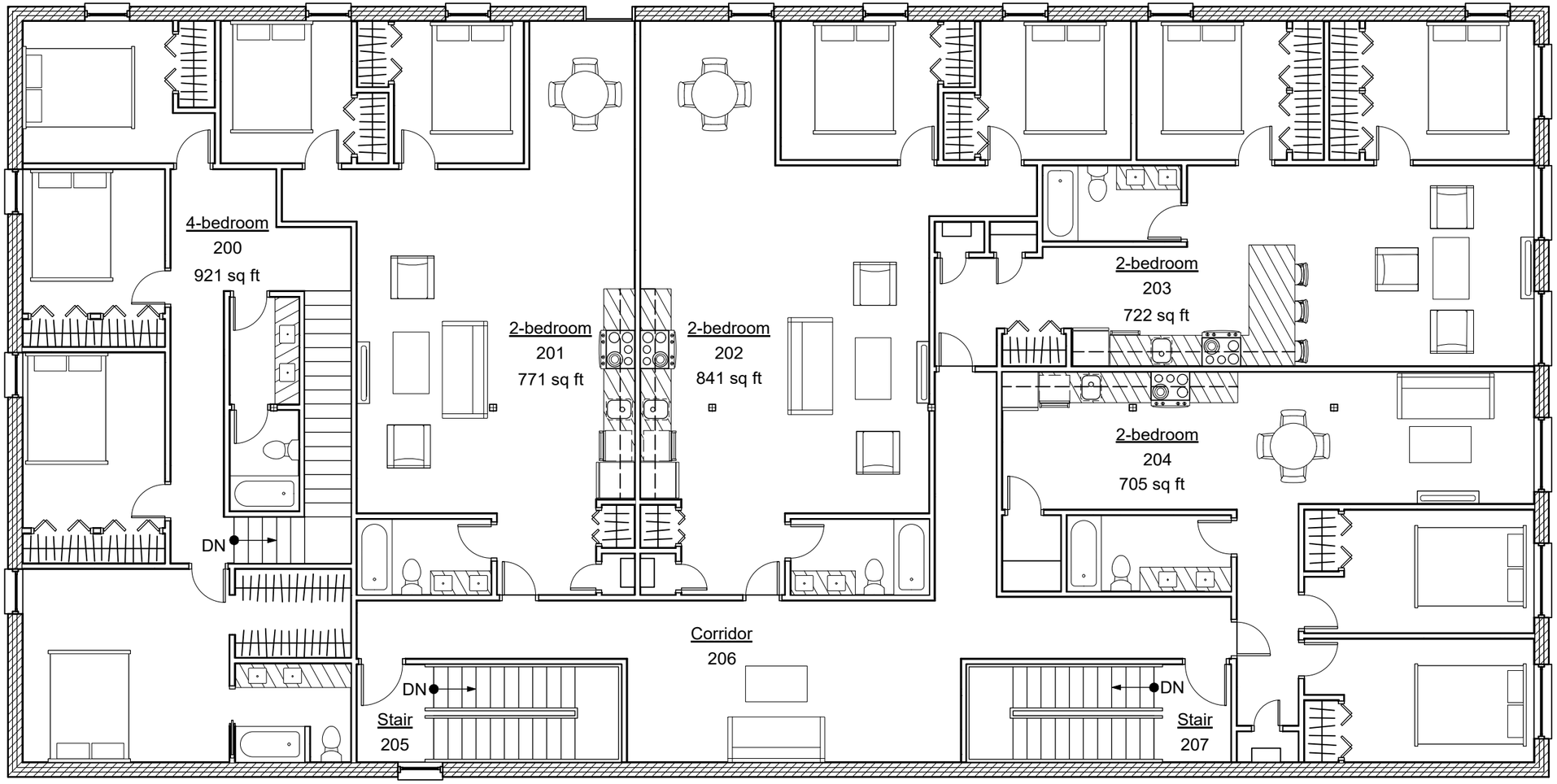

405 N Washington

1/8" = 1'-0"

Second Floor Plan

09.19.18

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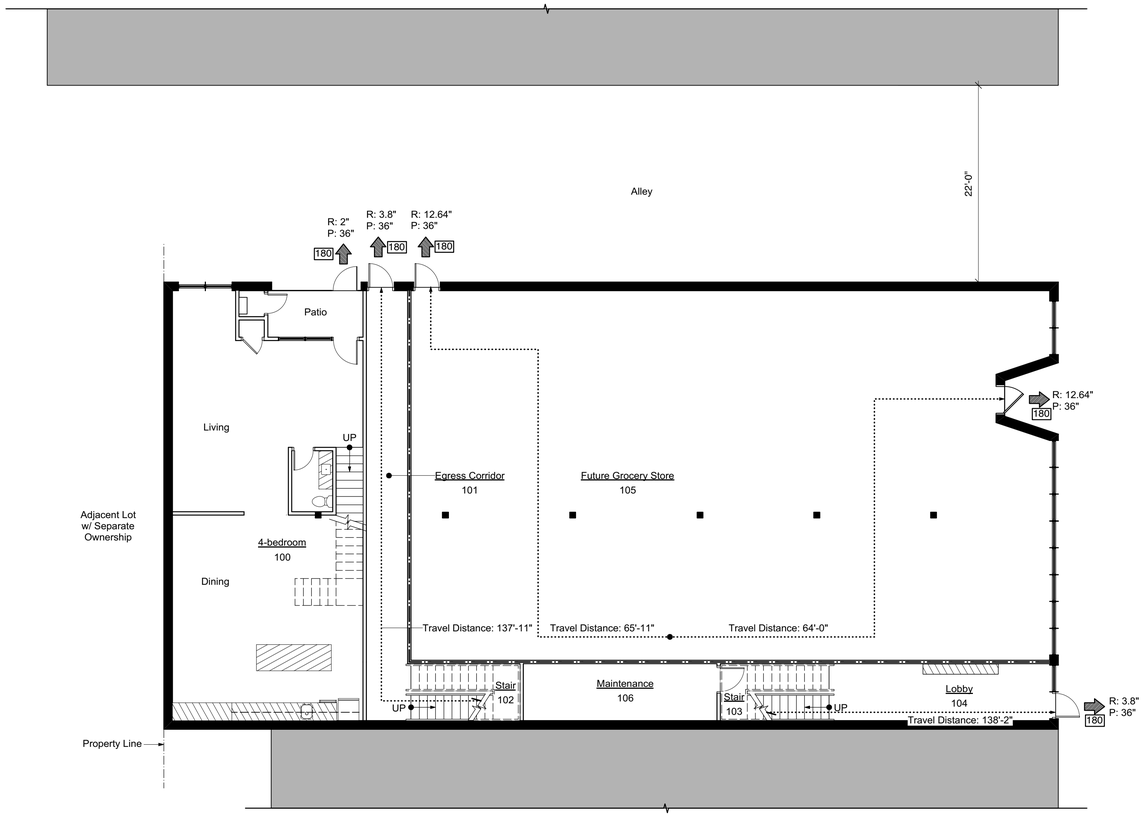
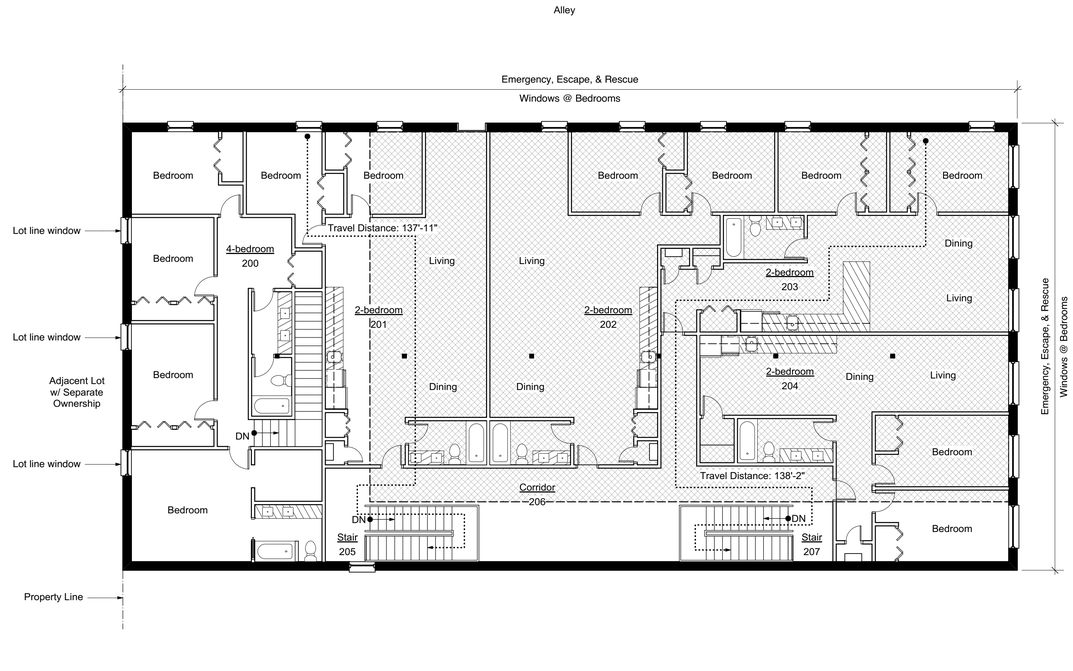


1 First Floor Code Plan
Scale: 1/8"=1'0"



2 Second Floor Code Plan
Scale: 1/8"=1'0"

Code Analysis

Building Life Safety Features
The following is a list of safety features, which are being proposed for this building.

1. Building of Construction Type III-B.
2. Egress system complies with 2015 International Building Code.
3. Two exits in future M Occupancy within 200' travel distance.
   Two exits in R-2 Occupancy within 250' travel distance.
   One exit in R-3 Occupancy within 75' travel distance.
4. Emergency exit lighting and signage.
5. Penetrations of rated building elements to be protected with listed through penetration fire stopping assemblies.
6. Handicapped accessibility to be provided as defined by the 2015 IBC Chapter 11.
7. Portable fire extinguishers as required by the 2015 IFC.

Basic Building Code Requirements
Construction Type III-B Sprinklered
Occupancy Group M, R-2, R-3

Occupancy Groups per Floor:
Floor 1 M (future), R-2, R-3

Type of Construction: 2015 IBC Table 503
Type III-B (Existing)

Building Area: 2015 IBC Table 503

M (Future)	3,795 GSF
R-2	3,773 GSF
R-3	1,946 GSF
Total Area:	9,964 GSF

Means of Egress: 2015 IBC Chapter 10
Occupancy Load: 2015 IBC Table 1004.1.1.

Future Retail: 3,795/60 gross = 64 occupants
Residential (Apartments): 3,773/200 gross = 19 occupants
Residential (4 bed residence): 1,946/200gross = 10 occupants
Total = 93 Occupants

Exits Required

Two exits are required for the futue M occupancy space as the occupant load exceeds 49.
Two exits are required for the R-2 occupancy space as occupancy load exceeds 10.
One exit is required for the R-3 occupancy space.
(Table 1006.2.1).

Distance to Exits 2015 IBC Table 1016.1
Maximum travel distance shall not exceed 200 feet in future M occupancy.
Maximum travel distance shall not exceed 250 feet in R-2 occupancy.
Maximum travel distance shall not exceed 75 feet in R-3 occupancy.

Doors: 2015 IBC Section 1010

Lock or Latch
Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Manually operated edge or surface mounted flush bolts and surface mounted bolts are prohibited.

Floor Level at Doors
Regardless of occupant load, there shall be a floor or landing on each side of a door. Thresholds at doorways shall not exceed 0.5 inches. Thresholds greater than 0.25 inches shall be beveled.

Corridors: 2015 IBC Section 1020 and Table 1020.1

Corridors within this occupancy are not required to be rated.

Corridor Projections
Handrails and doors, when fully opened, shall not reduce the **required width** by more than 7 inches. Doors in any position shall not reduce the **required width** by more than one half. Other nonstructural projections such as trim etc. may project into the required width 1 1/2 inches on each side.

Corridor Access to Exits
When two exits are required, the exits shall be arranged so that it is possible to go in either direction from any point in the corridor to an exit, without leaving the fire-resistive enclosure. Dead ends shall not exceed 20 feet in length.

Exit Signs: 2015 IBC 1013

Exit signs are provided at each egress door

Required Separation of Occupancies: 2015 IBC Table 508.4

Occupancy Group R-2 & R-3 from Group M 1 Hour

Fire Sprinklers: 2015 IBC Section 903.2.8

Residential occupancies shall be equipt throughout with a automatic sprinkler system

Emergency Escape and Rescue: 2015 IBC Section 1030.1

Emergency escape and rescue windows are required in all R-2 and R-3 sleeping rooms. Emergency escape and rescue windows must be operable, min. 5.7 NSF with a min. of 24"(h) x 20"(w) clear opening, and shall be no more than 44" A.F.F.

Lot Line Windows: 2015 IBC Section 705.8

A waiver will be required to allow lot line windows

Minimum Parking Requirements: City of Lexington Zoning Ordinances Section 7.01
C-2 Zoning District

Residential Parking Requirement:
2 spaces per dwelling unit = 10 Required Standard Parking Spaces
*Requires Waiver

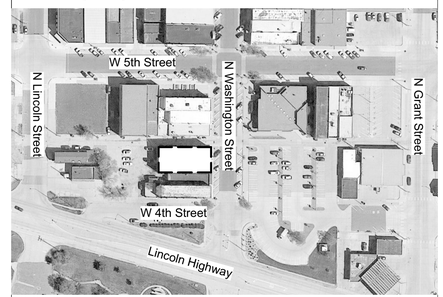
Rated Construction Key

- 1 Hour Rated Construction
- 2 Hour Rated Construction
- 1 Hour Rated Floor

Life Safety Key

- Path of Travel
- Exit Discharge
- R: XX" / P: XX" — Width Required / Width Provided
- XX — Exit Capacity

Vicinity Map



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405 Washington St.
405 Washington St.
Lexington, NE 68850

Issued for:	Date:
XXX	XX.XX.XX

Sheet Title
Code Plan

Date	09.24.18
Scale	
Drawn By	
Checked By	
Project No	18033.00
Drawing No.	

G0.02

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To Mark Yung - City of Lexington

CC Alex Frost - DAA
Emily Andersen - DAA

From Geoff DeOld

RE Code Summary

via email

405 N Washington Apartments
Project Number: 18033.00
Date: October 01, 2018

Mark,

We are reaching out to get your review or our interpretation of the building code for the 405 N Washington Street, Lexington Nebraska apartment fitout. The attached code plan lays out the code, zoning, and fire safety precautions we foresee being required.

This project involves renovating an existing brick building into (4) 2-bedroom apartments, (1) 4-bedroom apartment, and an unoccupied future retail bay at the ground floor. The exceptions we foresee requesting will include approval of a conditional use permit, off-street parking waiver, and providing egress windows from bedrooms at the lot line. Below is a breakdown of the basic code assumptions we are making.

City Requirements:

- Conditional use permit for residential use in C-2 zoning
  - Per Lexington Zoning Article 5.12.03
  - Conditional use permit in progress
- On-street parking and possible parking in city lot across the street
  - 10 parking spaces are required by Lexington Zoning Article 7.
  - Require a waiver or approval to meet this requirement with on-street parking and spaces in the city lot across the street.

Egress & Fire Safety Requirements:

- Occupancies
  - R-2 occupancy: 3,773 GSF / 200 GSF = 19 Occupants
  - R-3 occupancy: 1,946 GSF / 200 GSF = 10 Occupants
  - Future M occupancy: 3,795 GSF / 60 GSF = 64 Future Occupants
- Sprinklers required throughout
  - Per IBC 903.2.8
- Operable windows for Emergency Escape and Rescue at all bedrooms
  - Per IBC 1030.1, requires bedroom windows to be operable
  - Need to review with building officials how to achieve at rear lot line windows
- Fire glass at rear lot-line windows
  - Per IBC 705.8, no openings (windows) allowed on lot line
  - Require a waiver or approval from AHJ. Recommend protected openings and fire glass
- 2 means of egress required from apartments
  - IBC Table 1006.3.2, 4 dwelling units maximum for 1 exit

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    - IBC 1006.2.1, one means of egress permitted with a maximum occupant load of 10, when equipped with automatic sprinkler system.
    - IBC Table 1017.2, maximum travel distance 250’ with sprinkler system
- 2 means of egress required from future retail bay
    - Per IBC 1006.2, 2 exits required where the occupancy is over 49
    -
- 1-hour fire separation (floor and wall) between apartments and future retail
    - Per IBC Table 508.4
    - Assume needs to be accomplished on top of 2nd floor subfloor, in lieu of underside of 1st floor ceiling, using gyp-crete or other cementitious barrier

Thanks,

Geoff DeOld, AIA

DeOld Andersen Architecture