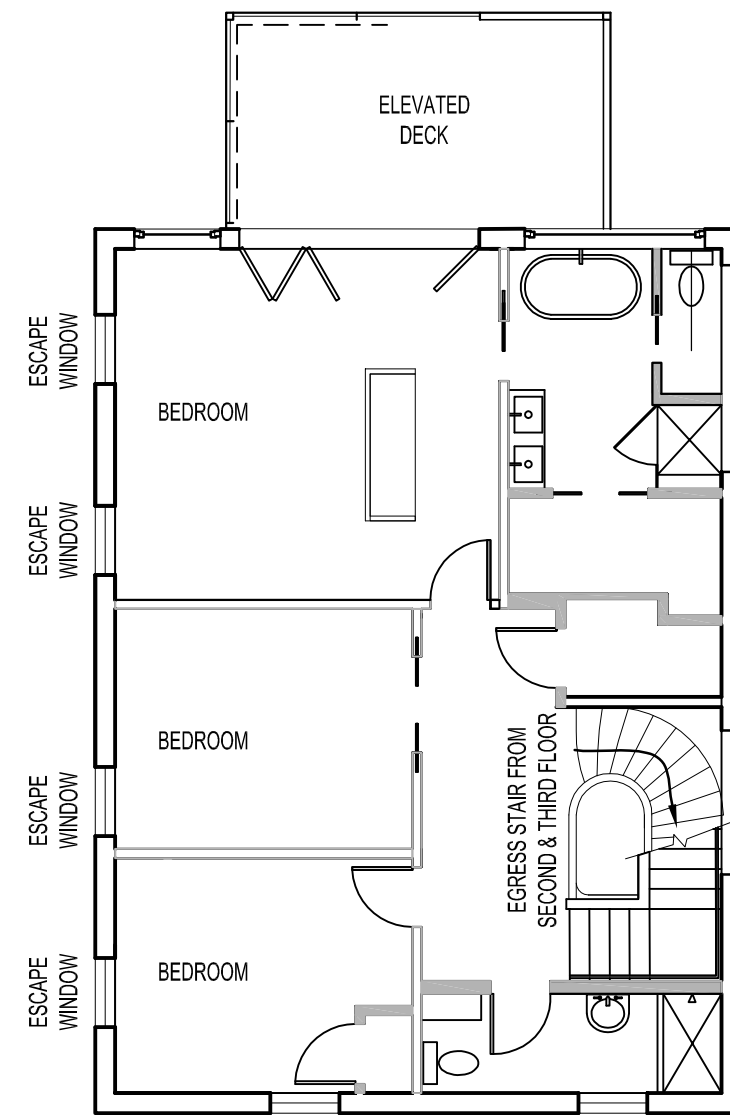
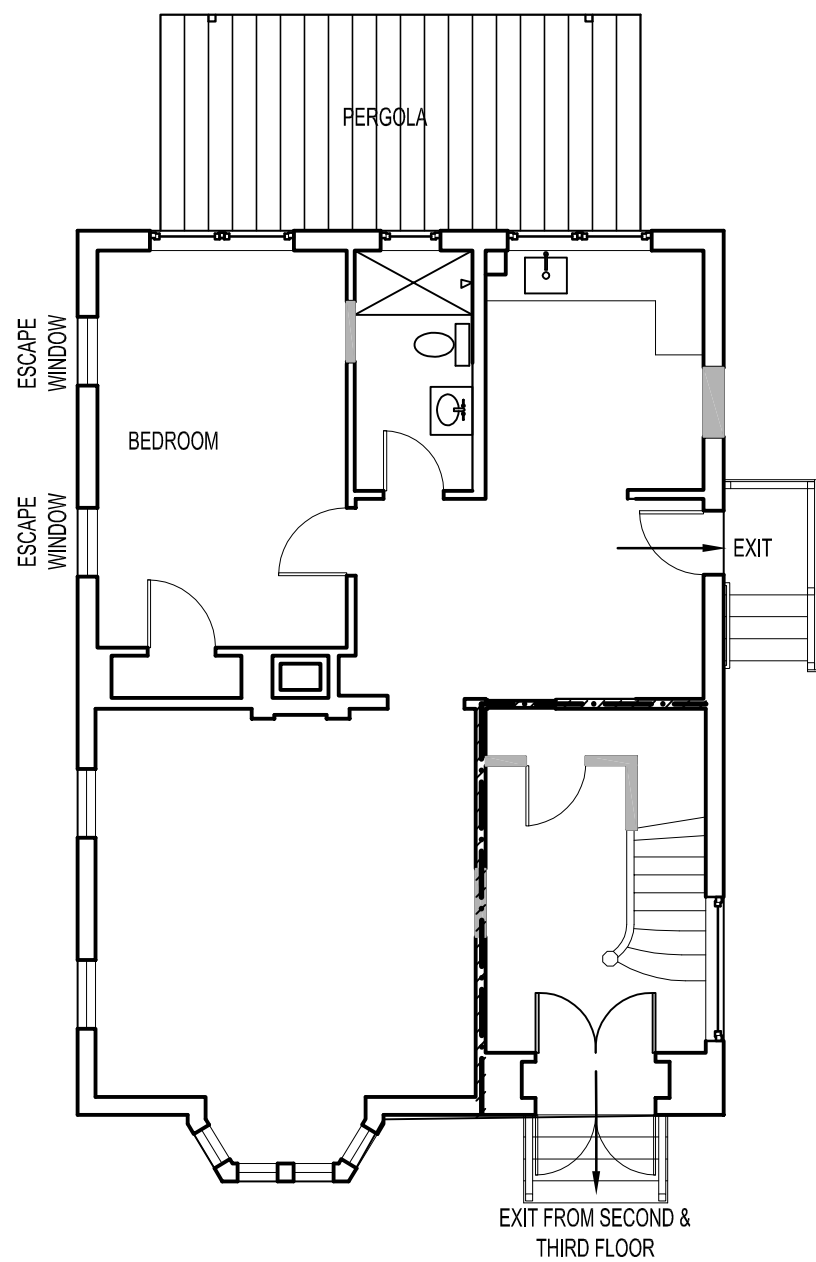


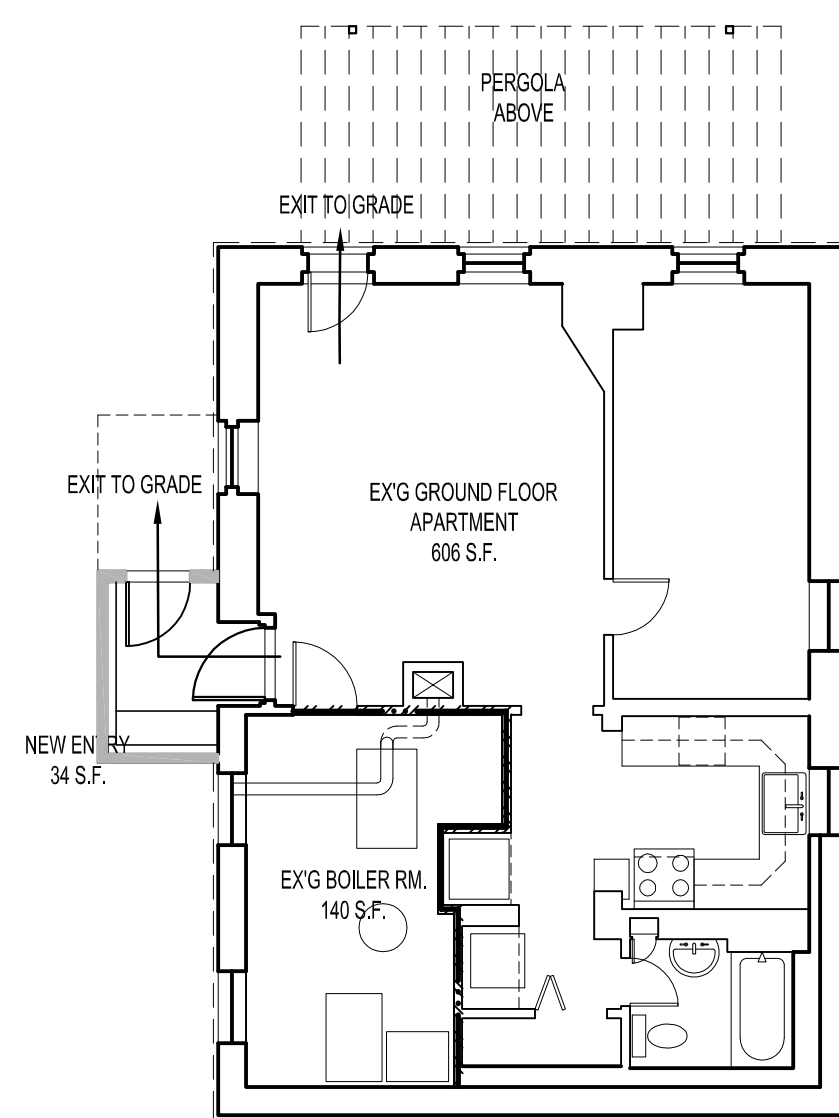
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- · — · — · 1 HR. ASSEMBLY
- · — · — · 1/2 HR. ASSEMBLY
- — — — — EXISTING TO REMAIN
- — — — — NEW PARTITION

2 LIFE SAFETY PLANS
1/8"=1'-0"

PROJECT SUMMARY

RENOVATION OF OWNER'S SECOND AND THIRD FLOOR DWELLING UNIT IN EXISTING THREE UNIT APARTMENT BUILDING. ALSO INCLUDED IN ARE MINOR IMPROVEMENTS TO FIRST FLOOR UNIT. GROUND FLOOR UNIT TO REMAIN AS EXISTING. SCOPE OF RENOVATION TO OWNER'S UNIT INCLUDES COMPLETE DEMOLITION AND REPLACEMENT OF INTERIOR PARTITIONS AND SYSTEMS, ADDITIONAL WINDOWS ON 2 ELEVATIONS, AND ADDITION OF SHED DORMERS. ALSO INCLUDED IN THE PROJECT IS A TWO LEVEL ELEVATED DECK REPLACEMENT OF AN EXISTING ENTRY TO THE GROUND FLOOR APARTMENT. A FREESTANDING TWO STORY GARAGE IS PROPOSED, ALONG WITH THE REPLACEMENT OF DETERIORATED AND FAILING RETAINING WALLS, STEPS, AND OTHER SITEWORK, AND NEW LANDSCAPING

| AREAS | |
|-------------------------|---------------------------|
| GROUND FLOOR NET: | 750 S.F. |
| FIRST FLOOR NET: | 900 S.F. |
| SECOND FLOOR NET: | 890 S.F. |
| THIRD FLOOR NET: | 850 S.F. |
| TOTAL NET BUILDING AREA | 3,390 S.F. |
| BLDG FOOTPRINT: | 990 S.F. (EXCLUDING DECK) |
| LOT AREA: | 5330 S.F. |

CODE SUMMARY

| ZONING | |
|---------------|--|
| ZONE: | R-6, RESIDENTIAL |
| USE: | MULTIFAMILY 14-136(a)2 a. PARKING PER SECTION 20 b. OUTSIDE UNENCLOSED STAIRWAYS PROHIBITED c. BASEMENT UNIT PERMITTED w/ DIRECT ACCESS. d. SUBJECT TO SITE PLAN REVIEW |
| SETBACKS: | FRONT=5' OR AVERAGE OF ADJACENT REAR=10' (ACCESSORY STRUCTURES <144 S.F.=5') SIDE=5' (REDUCED TO 0' PROVIDED CUMULATIVE TOTAL NOT <10'. PERMANENT 5' MAINTENANCE EASEMENT REQ'D) |
| LOT COVERAGE: | 60% MAX. |
| OPEN SPACE: | 20% (LANDSCAPED) |
| MAX. HEIGHT: | DETACHED ACCESSORY STRUCTURES 18' |
| MAX OPENING: | GARAGE DOOR OPENING GREATER OF 9' OR 40% OF FRONT FACADE. |
| PARKING: | 3 EXISTING TO REMAIN. NO ADDITIONAL UNITS CREATED. |

| | |
|------------------------------------|--|
| IEBC 2009, IBC 2009, NFPA-101 2009 | |
| WORK CLASSIFICATION: | IEBC: ALTERATION LEVEL 3 (2ND & 3RD FLOOR) NFPA-101: BUILDING REHABILITATION |
| CONST. TYPE: | V-B, COMBUSTIBLE UNPROTECTED |
| CHANGE OF USE: | NO |
| USE GROUP: | R-2 (APARTMENT) |
| DWELLING SEPARATION: | 1/2 HOUR (w/ SPRINKLERS) |
| SMOKE DETECTORS: | PHOTOELECTRIC, INTERCONNECTED, HARDWIRED w/ BATTERY BACK-UP REQUIRED NOT REQUIRED. |
| FIRE ALARM: | REQUIRED THROUGHOUT (NFPA-R13 SPRINKLERS ALLOWED) |
| SPRINKLERS: | ALLOWED ON GROUND AND FIRST FLOORS WITH EXIT WITH DIRECT ACCESS TO GRADE. ALLOWED ON 2ND & 3RD FLOORS (SINGLE LIVING UNIT) WITH EXIT ACCESS TRAVEL DISTANCE <125' (PER IBC 2012 §1021.1 EXC. #4) |
| SINGLE EXIT: | STAIRWAY SERVING SINGLE R-2 UNIT NOT REQUIRED TO BE ENCLOSED (§1022.1 EXC. #3) |
| EXIT ENCLOSURE: | |

1 PROJECT SUMMARY

NOT FOR CONSTRUCTION. FOR INTERIOR DEMO ONLY.

| DATE | NOTES |
|------------|---|
| 2017.12.18 | Interior Non-Structural Demolition Permit |
| REVISED | |



PROJECT
Renovations to
123 Cumberland Ave.
Portland, ME

PROJECT SUMMARY
LIFE SAFETY PLAN

A0.1

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