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 EXISTING ENTRIES ON THE GROUND AND FIRST FLOOR APARTMENTS.
PERMIT #201701994 FOR INTERIOR NON-STRUCTURAL DEMOLITION ISSUED JANUARY 03, 2018.

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.
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)
PARKING:	3 EXISTING TO REMAIN. NO ADDITIONAL UNITS CREATED.

IEBC 2009, IBC 2009, NFPA-101 2009, IECC 2009

WORK CLASSIFICATION:	IEBC: ALTERATION LEVEL 3 (2ND & 3RD FLOORS) NFPA-101: BUILDING REHABILITATION
CONST. TYPE:	V-B, COMBUSTIBLE UNPROTECTED
CHANGE OF USE:	NO
USE GROUP:	R-2 (APARTMENT)
DWELLING SEPARATION:	1 HOUR (w/ SPRINKLERS) 1
SMOKE DETECTORS:	~~PHOTOELECTRIC, INTERCONNECTED~~, HARDWIRED w/ BATTERY BACK-UP REQUIRED
FIRE ALARM:	NOT REQUIRED.
SPRINKLERS:	REQUIRED THROUGHOUT (NFPA-R13 SPRINKLERS ALLOWED)
SINGLE EXIT:	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)
EXIT ENCLOSURE:	STAIRWAY SERVING SINGLE R-2 UNIT NOT REQUIRED TO BE ENCLOSED (§1022.1 EXC. #3)
R-VALUES PROVIDED:	WALLS R-20, ROOF R-49 1
WINDOW VALUES:	U-FACTOR 0.18, SHGC 0.51, VLT .60

1 PROJECT SUMMARY

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/02/18

LICENSED ARCHITECT
JAMES GAUTHIER
NO. 3476
STATE OF MAINE

Rachel Conly Design LLC
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625
www.rachelconlydesign.com

DATE	NOTES
2018.03.01	Issued for Permit
2018.04.16	1 Addendum #1, code updates per city request

PROJECT NORTH

PROJECT
Renovations to
123 Cumberland Ave.
Portland, ME 04101
Phase I

PROJECT SUMMARY
LIFE SAFETY PLAN

A0.1