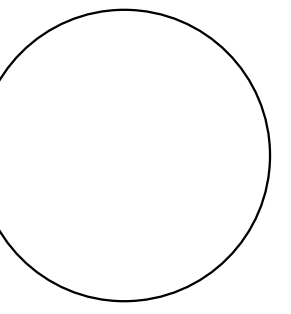


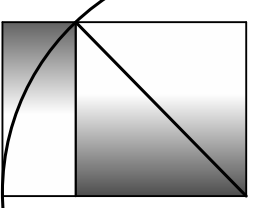
22 EASTERN PROM

22 Eastern Promenade, PORTLAND, ME

22 EASTERN PROM
22 EASTERN PROMENADE
PORTLAND, ME



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com



1" = 1000'

GENERAL NOTES

- EXISTING FRAMING HAS NOT BEEN DOCUMENTED AND WILL REQUIRE INVESTIGATION PRIOR TO START OF CONSTRUCTION. ASSUMPTIONS FOR NEW FRAMING MAY NEED TO BE REVISITED ONCE EXISTING CONDITIONS HAVE BEEN ESTABLISHED.
- NOT ALL EXISTING CONDITIONS MAY HAVE BEEN PICKED UP DURING FORMATION OF AS-BUILT DRAWINGS. PLEASE BRING ANY UNDOCUMENTED CONDITION TO ARCHITECT'S ATTENTION BEFORE COMMENCING OR PROCEEDING WITH WORK WHERE A CONFLICT MAY OCCUR.
- HOME OWNERS WILL CONTINUE TO OCCUPY ADJACENT APARTMENTS DURING CONSTRUCTION. CONSTRUCT BARRIERS TO PROTECT OWNERS AND THEIR BELONGINGS FROM DUST AND CONSTRUCTION ACTIVITIES. PROTECT PORTIONS OF BUILDING, SITE, AND ADJACENT STRUCTURES AFFECTED BY DEMOLITION OPERATIONS.
- NO SMOKING WILL BE ALLOWED ON SITE.
- ACCESS TO THE REAR OF THE SITE IS LIMITED DUE TO THE BUILDING SET ON NORTH AND WEST LOT LINES
- CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
- VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE.
- PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.

PROJECT DATA

ZONING: R-6
FRONT YARD SET BACK 20'
SIDE YARD SET BACK 5'
REAR YARD SET BACK 10'
MAX. BLDG. HT. 35'

SITE AREA: 8,069 S.F.
BLDG USE: RESIDENTIAL
OCC. GROUP: R6
CONST. TYPE: V
CLIMATE ZONE: 6
BLDG. CODE: IRC
FIRE SPRINKLERS: 13 D AT NEW APT.

LIVE LOAD:
LIVING AREAS = 40 PSF
SLEEPING AREAS = 30 PSF
UNINHABITABLE ATTICS = 20 PSF

SNOW LOADS:
GROUND SNOW LOAD, $P_g = 60$ PSF
SNOW EXPOSURE FACTOR, $C_e = 1.0$
SNOW LOAD IMPORTANCE FACTOR, $C_t = 1.1$
FLAT ROOF SNOW LOAD, $P_f = 46.2$ psf + DRIFT

SITE SKETCH

1" = 30'



PORTLAND MAINE

APPLICABLE CODES

IRC 2009
MAINE STATE PLUMBING CODE
PORTLAND ZONING ORDINANCE

THERMAL ENVELOPE REQUIREMENTS PER IRC 2009

- FENESTRATION U-FACTOR 0.35
- SKYLIGHT U-FACTOR 0.60
- CEILING R-VALUE 49
- WOOD FRAME WALL R-VALUE 20 OR 13+5
- FLOOR R-VALUE 30 or insulation to fill cavity min R-19
- SLAB R-VALUE R-10 to 4 feet

SCOPE OF WORK

CONVERSION OF EXISTING GARAGE SPACE INTO AN APARTMENT

INSTALL NEW KITCHEN AND BATH

INSTALL NEW UTILITIES

NEW LANDSCAPE DESIGN

NEW WINDOWS WHERE INDICATED

SHEET INDEX

SHEET NO.	SHEET NAME
T 1	TITLE SHEET
A0.1	SITE PLAN
A 1.1	FLOOR PLANS
A 1.2	STRUCTURAL PLANS
A3.1	ELEVATIONS & SECTIONS

DESCRIPTION
DATE
MARK

DATE: 8/16/17
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: EAP 2017
SHEET TITLE:

T1