

32 TURNER ST.

Aquarius Property Management

GENERAL NOTES

- EXISTING FRAMING HAS BEEN DOCUMENTED AND MAY REQUIRE FURTHER INVESTIGATION DURING CONSTRUCTION. ASSUMPTIONS FOR NEW FRAMING MAY NEED TO BE REVISITED ONCE EXISTING CONDITIONS HAVE BEEN THOROUGHLY ESTABLISHED.
- NOT ALL EXISTING CONDITIONS MAY HAVE BEEN PICKED UP DURING PRODUCTION OF AS-BUILT DRAWINGS. PLEASE BRING ANY UNDOCUMENTED CONDITION TO ARCHITECT'S ATTENTION BEFORE COMMENCING OR PROCEEDING WITH WORK WHERE A CONFLICT MAY OCCUR.
- PROTECT PORTIONS OF BUILDING, SITE, AND ADJACENT STRUCTURES AFFECTED BY CONSTRUCTION OPERATIONS.
- NO SMOKING WILL BE ALLOWED ON SITE.
- ACCESS TO THE REAR OF THE SITE IS LIMITED DUE TO THE BUILDING BEING CLOSE TO LOT LINES.
- CONTRACTOR TO OBTAIN PERMITS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS 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. PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
- SITWORK INCLUDES NEW PIER FOOTINGS.

PROJECT DATA

ZONING: R-6
 FRONT YARD SET BACK 10'
 SIDE YARD SET BACK 10'
 REAR YARD SET BACK 20'
 MAX. BLDG. HT. 45'

SITE AREA: 3000s.f
 BLDG USE: EXISTING RESIDENTIAL 2 FAMILY
 CONST. TYPE: 5
 CLIMATE ZONE: 6
 BLDG. CODE: SEE BELOW
 FIRE SPRINKLERS: NA

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, $P_f = 46.2\text{psf} + \text{DRIFT}$

VICINITY MAP



32 TURNER ST.

PORTLAND MAINE

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.

IRC 2009
 MAINE STATE PLUMBING CODE
 PORTLAND ZONING ORDINANCE

THERMAL ENVELOPE REQUIREMENTS PER IRC 2009

- FENESTRATION U-FACTOR 0.28 ANDERSEN A SERIES CSMT.
- SKYLIGHT U-FACTOR NA
- CEILING R-VALUE 45.95 - 5" CLOSED CELL W/ 6" BATTS
- WOOD FRAME WALL R-VALUE 20 - 5" OPEN CELL @ NEW 2 X 6 WALLS- AT EXIST 2 X 4 WALLS FILL W/ OPEN CELL FOR R- 13.3
- FLOOR R-VALUE 30 OR INSUL. TO FILL CAVITY MIN. R-19 - USE 7" BATTS BETWEEN JOISTS, R 21.91
- BASEMENT WALL R-VALUE 10 CONTINUOUS OR 13 FRAMING CAVITY- EXISTING WALL REMAINS UN-INSULATED BUT RIM BAND SPRAYED WITH 3" CLOSED CELL
- SLAB R-VALUE R-10 TO 4 FEET- EXISTING SLAB TO REMAIN
- CRAWL SPACE WALL R-VALUE 10 CONTINUOUS OR 13 FRAMING CAVITY- N.A.

SCOPE OF WORK

RENOVATION OF ENTIRE BUILDING, TO REMAIN A 2 FAMILY RESIDENTIAL PROPERTY

RENOVATIONS TO SECOND FLOOR PER 14-436 (B)

EXPANSION OF THIRD FLOOR PER 80% RULE

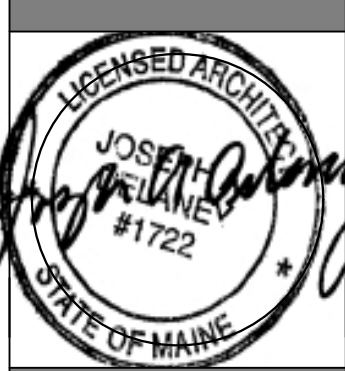
CREATION OF ROOF DECK

RENOVATION OF GARAGE TO CREATE SINGLE PARKING BAY AND PERGOLA

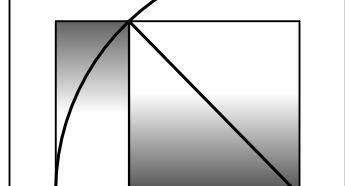
SHEET INDEX

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32 TURNER ST.
 AQUARIUS PROPERTY MANAGEMENT
 PORTLAND, MAINE



WHIPPLE — CALLENDER ARCHITECTS



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MARK	DATE	DESCRIPTION
	5/15/14	WINDOW/DECK REV.
	6/2/14	WINDOW/PLAN REV.

DATE: PERMIT APP. 2.12.14
 CHECKED BY: JAD
 DRAWN BY: JAD
 JOB: 13-2014
 SHEET TITLE:

A-001