Inspections Division
Date: 03/31/14

32 TURNER ST.

Aquarius Property Management

GENERAL NOTES

1. 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.
2. 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.
3. PROTECT PORTIONS OF BUILDING, SITE, AND ADJACENT STRUCTURES AFFECTED BY CONSTRUCTION OPERATIONS.
4. NO SMOKING WILL BE ALLOWED ON SITE.
5. ACCESS TO THE REAR OF THE SITE IS LIMITED DUE TO THE BUILDING BEING CLOSE TO LOT LINES.
6. CONTRACTOR TO OBTAIN PERMITS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS TO PERFORM THE WORK.
7. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
8. 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.
12. SITEWORK 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, Pg = 60 PSF
- SNOW EXPOSURE FACTOR, Ce =1.0
- SNOW LOAD IMPORTANCE FACTOR, Ct = 1.1
- FLAT ROOF SNOW LOAD, Pf = 46.2psf + DRIFT

VICINITY MAP

N

Back Cove
Eastern Prom
EAST END
Munjoy Hill
EAST BAYSIDE
Portland
Marginal Way
Park Ave
Congress St
Cumberland Ave
Forest Ave
Preble St Ext
Veterans St
Thomas St
Fox St
Ft Allen Park
Mountfort St
Adams St
Marion St
Mellen St
Lincoln St
Clifford St
Dartmouth St
Danforth St
Brackett St
Cushman St
Dow St
Hanover St
Anderson St
Cloyes St
Deering St
Stevens St
Sherwood St
Larrabee St
Cedar St
Oak St
Pine St
Maple St
Elm St
Vaughan St
Franklin St
Fox St
Thomas St
Ft Allen Park
Alex Sale Rd
Ashmead