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

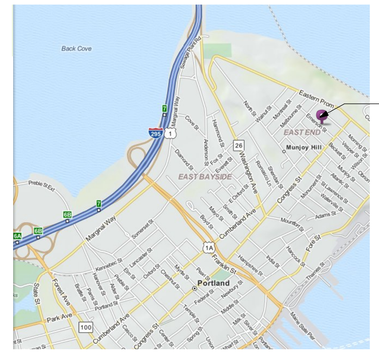
ZONING:	R-6 FRONT YARD SET BACK 10' SIDE YARD SET BACK 10' REAR YARD SET BACK 20' MAX. BLDG. HT. 45'
SITE AREA:	3000s.f
BLDG USE:	EXISTING RESIDENTIAL 2 FAMILY
CONST. TYPE:	5
CLIMATE ZONE:	6
BLDG. CODE:	SEE BELOW
FIRE SPRINKLERS:	NA

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



PORTLAND MAINE

3 A-001 Vicinity Plan
SCALE: 1/4" = 1'-0"

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, 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 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

SHEET INDEX	
ID	Name
A-001	TITLE SHEET
A-101	1st FLOOR PLAN
A-102	2nd FLOOR PLAN
A-103	ATTIC
A-104	LIFE SAFETY
A-201	ELEVATIONS
A-202	EAST ELEVATION
A-203	SOUTH ELEVATION
A-204	WEST ELEVATION
A-301	SECTIONS
A-501	DETAILS
A-601	SCHEDULES
S000	Structural notes
S100	Foundation Plan
S101	First and Second Floor Framing Pl…
S102	Third Floor and Roof Framing Plan
S200	Concrete details
S300	Framing Details
S301	Framing Details

32 TURNER ST.
PORTLAND, MAINE
AQUARIUS PROPERTY MANAGEMENT

LICENSED ARCHITECT
JOSEPH A. DELANEY
MAINE #1722
STATE OF MAINE

WHIPPLE — CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION

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

A-001

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