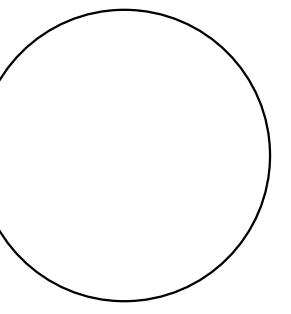
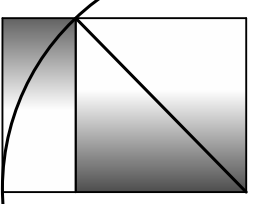


# EXTERIOR RENOVATION OF 27 HIGH STREET

EXTERIOR RENOVATION - 27 HIGH STREET  
PORTLAND, MAINE  
27 HIGH ST.



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 MAY 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 CONDITIONS TO ARCHITECT'S ATTENTION BEFORE COMMENCING OR PROCEEDING WITH WORK WHERE A CONFLICT MAY OCCUR.
- THE BUILDING WILL BE UNOCCUPIED DURING CONSTRUCTION. CONSTRUCT BARRIERS & EMPLOY METHODS TO PROTECT NEIGHBORING SITES AND BUILDINGS FROM DUST AND CONSTRUCTION ACTIVITIES.
- NO SMOKING WILL BE ALLOWED ON SITE.
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
- INTEGRATE SITE WORK ABUTTING BUILDING WITH PREVIOUSLY PLANNED FIRE LANE AND TERRACE FEATURES AND ELEVATIONS.
- DURING DEMOLITION/ SIDING REMOVAL, RECORD EVIDENCE OF PREVIOUS TRIM DIMENSIONS FOR UPDATING OF CONSTRUCTION SET PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

## PROJECT DATA

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

SITE AREA: 4,600 +/-  
BLDG USE: EXISTING 2 UNIT APT.  
OCC. GROUP: R-2  
CONST. TYPE: V  
CLIMATE ZONE: 6  
BLDG. CODE: IEBC  
FIRE SPRINKLERS: NONE

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



## APPLICABLE CODES

IEBC 2009  
PORTLAND ZONING ORDINANCE

THERMAL ENVELOPE REQUIREMENTS PER IECC 2009

- FENESTRATION U-FACTOR 0.35
- SKYLIGHT U-FACTOR 0.60- N.A.
- CEILING R-VALUE - EXISTING TO REMAIN
- WOOD FRAME WALL R-VALUE 20 OR 13+5- EXISTING TO REMAIN
- FLOOR R-VALUE 30 or insulation to fill cavity min R-19-EXISTING TO REMAIN
- BASEMENT WALL R-VALUE 10 continuous or 13 framing cavity-EXISTING TO REMAIN
- SLAB R-VALUE R-10 to 4 feet-EXISTING TO REMAIN
- CRAWL SPACE WALL R-VALUE 10 continuous or 13 framing cavity-EXISTING TO REMAIN

## SCOPE OF WORK

REPLACEMENT OF EXTERIOR WINDOWS

REPLACEMENT OF EXTERIOR FINISHES

INSTALLATION OF NEW COVERED EXT. STAIR ACCESS TO FLOOR 2

NEW EXT. ENTRY STAIRS

NEW PAVER INSTALLATION AND LANDSCAPE IMPROVEMENTS

## SHEET INDEX

| SHEET INDEX |                  |
|-------------|------------------|
| ID          | SHEET NAME       |
| A0.0        | TITLE SHEET      |
| A0.1        | GENERAL NOTES    |
| D1.1        | DEMO FLOOR PLANS |
| A1.2        | FLOOR PLANS      |
| D2.1        | DEMO ELEVATIONS  |
| A2.1        | NEW ELEVATIONS   |
| A3.1        | SECTIONS         |
| A9.1        | RENDERINGS       |

DESCRIPTION

DATE

MARK

DATE:

2/19/18

CHECKED BY:

JAD

DRAWN BY:

JAD/ CLBC

JOB:

2017- 27 HIGH

SHEET TITLE:

TITLE SHEET

**A0.0**