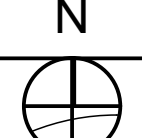
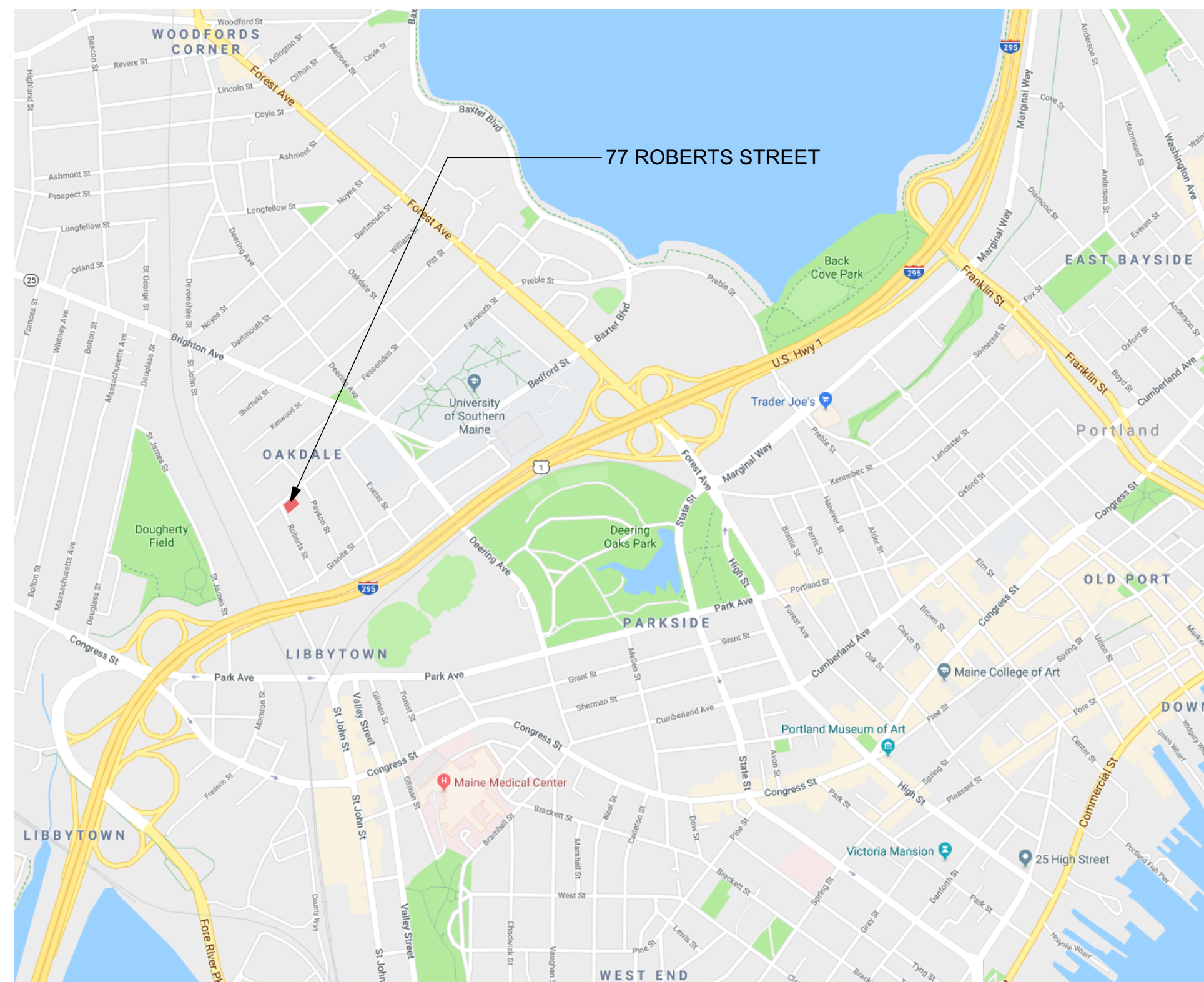


# APARTMENT RENOVATION

77 ROBERTS STREET PORTLAND, MAINE

APARTMENT RENOVATION  
77 ROBERTS STREET  
PORTLAND, MAINE

VICINITY MAP  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.
- TENANT WILL CONTINUE TO OCCUPY HOME DURING CONSTRUCTION. CONSTRUCT BARRIERS TO PROTECT TENANTS 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.
- 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.
- PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS
- NO SITEWORK INCLUDED IN PROJECT SCOPE.

PROJECT DATA

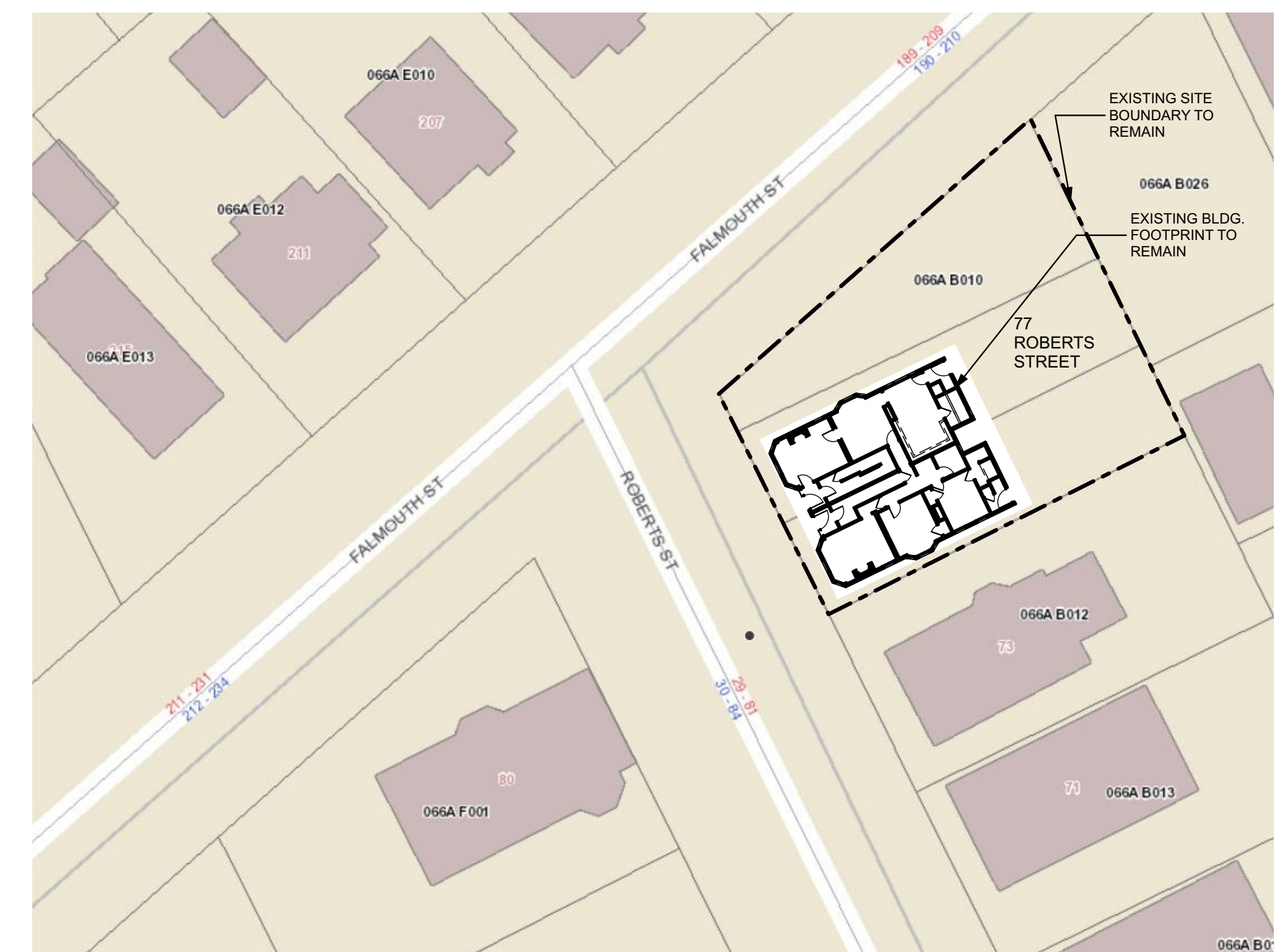
ZONING: R-5  
FRONT YARD SET BACK - EXIST. TO REMAIN  
SIDE YARD SET BACK - EXIST. TO REMAIN  
REAR YARD SET BACK - EXIST. TO REMAIN  
MAX. BLDG. HT. - EXIST. TO REMAIN

SITE AREA: EXIST.  
BLDG USE: RESIDENTIAL  
OCC. GROUP: R-2  
CONST. TYPE: VB  
CLIMATE ZONE: 6  
BLDG. CODE: IBC  
FIRE SPRINKLERS: NONE

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'



APPLICABLE CODES

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

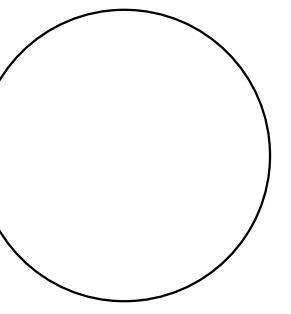
- IEBC 2009
- IPC
- PORTLAND ZONING ORDINANCE
- THERMAL ENVELOPE REQUIREMENTS PER IECC 2009- (COMPLIANCE NOT REQUIRED)
  - FENESTRATION U-FACTOR 0.35
  - SKYLIGHT U-FACTOR 0.60
  - CEILING R-VALUE 49
  - WOOD FRAME WALL R-VALUE 20 OR 13+5
  - FLOOR R-VALUE 30 or insulation to fill cavity min R-19
  - BASEMENT WALL R-VALUE 10 continuous or 13 framing cavity
  - SLAB R-VALUE R-10 to 4 feet
  - CRAWL SPACE WALL R-VALUE 10 continuous or 13 framing cavity

SCOPE OF WORK

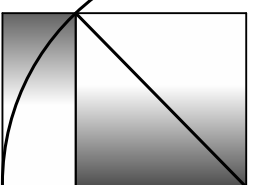
- CREATION OF THREE BEDROOM APT. @ GROUND FLOOR
- RENOVATION OF TWO EXISTING (2) BEDROOM APARTMENTS
- NEW KITCHEN CABINETRY
- NEW BATHROOM FIXTURES
- EXTERIOR STAIR IMPROVEMENTS

SHEET INDEX

| ID   | Name                              |
|------|-----------------------------------|
| A0   | TITLE SHEET                       |
| A0.1 | GENERAL NOTES                     |
| D1.1 | BASEMENT & FIRST FLOOR DEMO PLANS |
| D1.2 | SECOND & THIRD FLOOR DEMO PLANS   |
| A1.1 | BASEMENT & FIRST FLOOR PLANS      |
| A1.2 | SECOND & THIRD FLOOR PLANS        |
| A2.1 | ELEVATIONS - NORTH & EAST         |
| A2.2 | ELEVATIONS - NORTH & EAST         |
| LS.1 | LIFE SAFETY PLANS                 |
| A3.1 | SECTIONS & DOOR SCHEDULE          |



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F 207.775.3631  
www.whipplecallender.com

| DATE                                     | DESCRIPTION              |
|--|--------------------------|
| 2.6.18 <td>CODE RELATED NOTES ADDED</td> | CODE RELATED NOTES ADDED |

DATE: 2/6/18  
CHECKED BY: JAD  
DRAWN BY: CLBC  
JOB: ROB2017  
SHEET TITLE:

TITLE SHEET

A0

BUILDING PERMIT SUBMITTAL CHRISTMAS SET 12.22.17  
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