APARTMENT RENOVATION

77 ROBERTS STREET PORTLAND, MAINE

VICINITY MAP

N

1" = 1000'

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. NO SMOKING WILL BE ALLOWED ON SITE.
5. CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
6. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
7. SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
8. VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE.
9. PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
10. PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS
11. 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, Pg = 60 PSF
- SNOW EXPOSURE FACTOR, Ce =1.0
- SNOW LOAD IMPORTANCE FACTOR, Ct = 1.1
- FLAT ROOF SNOW LOAD, Pf = 46.2psf + 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

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

BUILDING PERMIT SUBMITTAL CHRISTMAS SET 12.22.17

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

Reviewed for Code Compliance Inspections Division Approved as Noted
Date: 02/08/18

APARTMENT RENOVATION
77 ROBERTS STREET
PORTLAND, MAINE

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MARK	DATE	DESCRIPTION
1	2.6.18	CODE RELATED NOTES ADDED

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

A0