RENOVATION OF 12 WESTFIELD ST.

ALBERT FITZGERALD INC.

GENERAL NOTES

1. INTERIOR CMU WALLS DESIGNATED FOR REMOVAL HAVE BEEN REVIEWED BY CASCO BAY ENGINEERING AND DETERMINED TO BE NON-STRUCTURAL.
2. EXISTING EXTERIOR MASONRY WALLS TO REMAIN.
3. EXISTING INTERIOR SLAB ON GRADE TO REMAIN.
4. EXISTING ROOFING AND ROOF FRAMING TO REMAIN.
5. CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
6. EXISTING ELECTRICAL SERVICE TO REMAIN
7. ELECTRICAL WORK TO BE DESIGN- BUILD METHOD.
8. EXISTING MECHANICAL SYSTEM TO REMAIN
8. NO SITEWORK ANTICIPATED IN SCOPE OF WORK.

PROJECT DATA

ZONING:	IL FRONT YARD SET BACK 25' SIDE YARD SET BACK 25' REAR YARD SET BACK 25' MAX. BLDG. HT. 45'
SITE AREA:	N.A. EXISTING FOOTPRINT TO REMAIN
BLDG USE:	DISTRIBUTION - TILE SUPPLY
OCC. GROUP:	STORAGE S-2
CONST. TYPE:	III B
CLIMATE ZONE:	6
BLDG. CODE:	IBC
FIRE SPRINKLERS:	EXISTING

LIVE LOAD: N.A. EXISTING SLAB ON GRADE TO REMAIN

SNOW LOADS: N.A. EXISTING ROOF AND STRUCTURE TO REMAIN

VICINITY MAP

N

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 COMMERCIAL

- FENESTRATION U-FACTOR 0.35
- SKYLIGHT U-FACTOR 0.60- N.A. NO SKYLIGHTS
- CEILING R-VALUE - N.A. EXISTING TO REMAIN
- WOOD FRAME WALL- N.A. EXISTING MASONRY TO REMAIN
- FLOOR R-VALUE - N.A. EXISTING SLAB TO REMAIN
- BASEMENT WALL - N.A. EXISTING SLAB ON GRADE- SLAB R-VALUE R-10 to 4 feet
- CRAWL SPACE WALL- N.A. NO CRAWLSPACE R-VALUE 10 continuous or 13 framing cavity

SCOPE OF WORK

DEMOLITION OF NON- STRUCTURAL WALLS

REPLACEMENT OF WINDOWS

INSTALLATION OF NEW LIGHTING

INSTALLATION OF NEW MECHANICAL SYSTEM

INSTALLATION OF NEW SALES DESK

CREATION OF NEW ADA ACCESSIBLE BATHROOM

NEW EXTERIOR SIGNAGE

SHEET INDEX

A01 TITLE SHEET
D1.1 DEMOLITION
A1.1 GROUND FLOOR PLAN
A1.2 CEILING PLAN
A2.1 ELEVATIONS
A3.1 SECTIONS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/16

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12 WESTFIELD ST. PORTLAND, MAINE

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MARK	DATE	DESCRIPTION

DATE: PERMIT 7.25.16
CHECKED BY: JD
DRAWN BY: JD/ CC
JOB: FITZ- 2016
SHEET TITLE:

A01

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