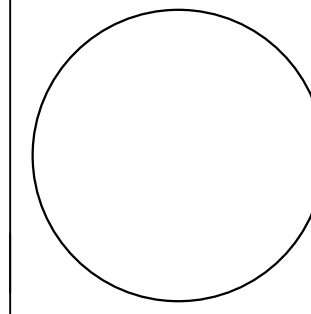


RENOVATIONS FOR LIBERTY BAY RECOVERY CENTER

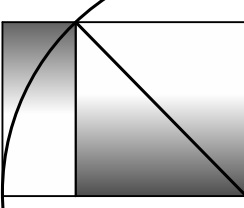
343 FOREST AVENUE

PORTLAND, MAINE

LIBERTY BAY
343 FOREST AVENUE PORTLAND, MAINE 04101



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
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GENERAL NOTES

- EXTERIOR WALL WORK IS NOT PART OF THE PROJECT SCOPE.
- ROOFTOP MECHANICAL UNITS WILL REMAIN. ROOFTOP WORK INCLUDES NECESSARY CURB AND ACCESSORIES FOR A KITCHEN EXHAUST VENT.
- 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.
- NO SMOKING WILL BE ALLOWED ON SITE.
- REPAIRED PARKING AREA- SITEWORK CONTRACTOR CONTRACTOR TO REDUCE SITE IMPACT TO THE GREATEST EXTENT POSSIBLE. ERECT EROSION FENCING AROUND SITE PRIOR TO BEGINNING EXCAVATION.
- CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS ENCOUNTERED IN WORK AREAS.
- PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
- FOR FINISHES @ RENOVATED AREAS-
A. EXIST ENCLOSURES TO BE CLASS "A"
B. LOBBIES AND CORRIDORS TO BE CLASS "B"
C. ROOMS AND ENCLOSED SPACES TO BE CLASS "B"
- SPRINKLER SYSTEM TO REMAIN OPERATIONAL DURING CONSTRUCTION.

PROJECT DATA

ZONING: B-2
FRONT YARD SET BACK 0'
SIDE YARD SET BACK 5'
REAR YARD SET BACK 5'

SITE AREA: 17,500 S.F.
BLDG USE: BUSINESS/ ROOM & CARE
OCC. GROUP: B/ R4
CONST. TYPE: III (211)
CLIMATE ZONE: 6
BLDG. CODE: IRC
FIRE SPRINKLERS: EXISTING MONITORED AND SUPERVISED
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

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 0.35-EXISTING TO REMAIN
- SKYLIGHT U-FACTOR 0.60- N.A.
- CEILING R-VALUE 49- EXISTING TO REMAIN
- WOOD FRAME WALL R-VALUE 20 OR 13+5- N.A.
- FLOOR R-VALUE 30 or insulation to fill cavity min R-19 N.A.
- BASEMENT WALL R-VALUE 10 continuous or 13 framing cavity- N.A.
- SLAB R-VALUE R-10 to 4 feet- N.A.
- CRAWL SPACE WALL R-VALUE 10 continuous or 13 framing cavity- N.A.

SCOPE OF WORK

NEW FLOOR TWO KITCHEN
NEW MENS ROOM
NEW WOMENS ROOM
UPGRADED FIRE ALARM & SECURITY SYSTEMS
DESIGNATED INTERIOR FINISHES
NEW 1 HR. SUSPENDED CEILING AND SURFACE MOUNTED LIGHT FIXTURES
SITE WORK

SHEET INDEX

ID	Name
A0	TITLE SHEET
D 1.1	FIRST FLOOR DEMO PLAN
D 1.2	SECOND FLOOR DEMO PLAN
A 1.1	FIRST FLOOR PLAN
A 1.2	SECOND FLOOR PLAN
A 1.3	KITCHEN FLOOR PLAN - NOT IN USE
A 1.4	CEILING PLAN FLOOR TWO
A 5.1	INTERIOR ELEVATIONS
A 5.2	INTERIOR ELEVATIONS
A 5.3	INTERIOR ELEVATIONS
A 5.4	DETAILS
A 6.1	DOOR SCHEDULE
A 6.2	FINISH SCHEDULE

PROGRESS SET - NOT FOR CONSTRUCTION

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.

DESCRIPTION
DATE
MARK

DATE: 6/2/17 SFMO
APPLICATION SET
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: LIB 2017
SHEET TITLE:

A0