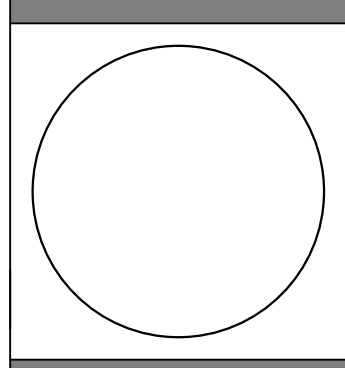




# THE TWENTY-EIGHT

28 Vannah St. Portland Maine 04101

THE 28  
Portland, Maine 04103  
28 Vannah St.



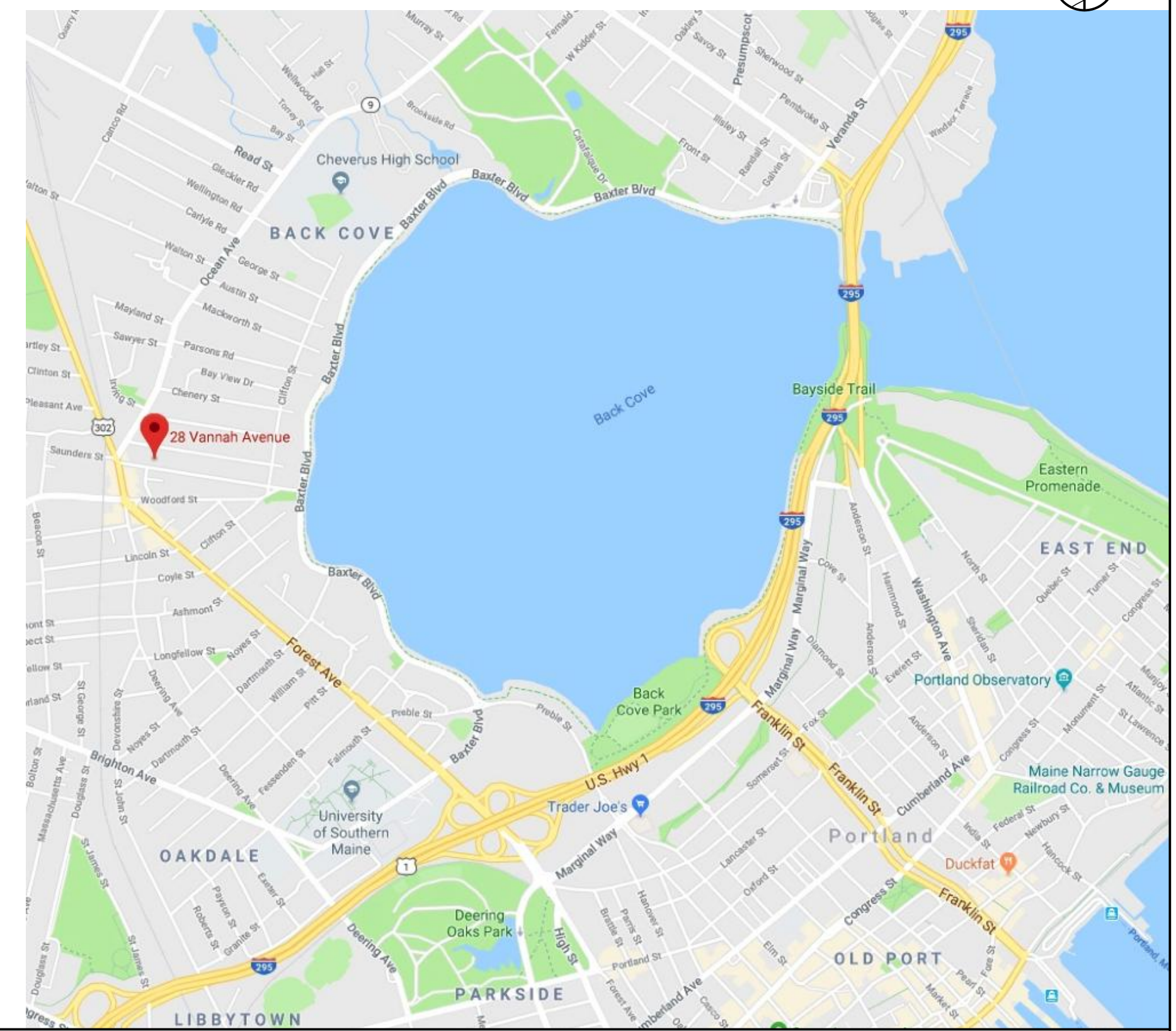
**WHIPPLE  
CALLENDER  
ARCHITECTS**  
136 PLEASANT AVE.  
PORTLAND, ME 04103  
P 207.775.2696  
F 207.775.3631  
www.whipplecallender.com

MARK	DATE	DESCRIPTION

DATE: 2/23/18  
CHECKED BY: JAD  
DRAWN BY: CLBC  
JOB: #PIn  
SHEET TITLE: TITLE SHEET

**A0**

## VICINITY MAP



## GENERAL NOTES

- NO SMOKING WILL BE ALLOWED ON SITE.
- ACCESS TO THE SIDE AND REAR LOT LINES IS RESTRICTED, TIGHT TO NEIGHBORS AND SHALL BE KEPT IN GOOD ORDER, FREE OF TRASH.
- CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
- SITWORK INCLUDES PLACEMENT OF A NEW FOUNDATION, NEW PAVED PARKING AREA AND LANDSCAPING.

## PROJECT DATA

ZONING: B1  
FRONT YARD SET BACK 5'  
SIDE YARD SET BACK 5'  
REAR YARD SET BACK 10'  
MAX. BLDG. HT. 35'

SITE AREA: ####  
BLDG USE: MIXED USE- R-4 OVER B  
OCC. GROUP: R-4/ B  
CONST. TYPE: VB  
CLIMATE ZONE: 6  
BLDG. CODE: 1BC  
FIRE SPRINKLERS: 13R

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.

IBC 2009  
IPC 2009  
PORTLAND ZONING ORDINANCE  
MAINE & PORTLAND MUNICIPAL ORDINANCES

THERMAL ENVELOPE REQUIREMENTS PER IECC 2009  
- 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

## SHEET INDEX

ID	SHEET NAME
A0	TITLE SHEET
A0.1	GENERAL NOTES
A1.1	GROUND FLOOR PLAN
A1.2	SECOND & THIRD FLOOR PLANS
A1.3	BASEMENT & ROOF PLAN
A2.1	ELEVATIONS - NORTH & EAST
A2.2	ELEVATIONS SOUTH & WEST
A3.1	SECTIONS
A5.1	WALL SECTION
LS.1	LIFE SAFTEY PLANS
LS.2	LIFE SAFETY PLANS