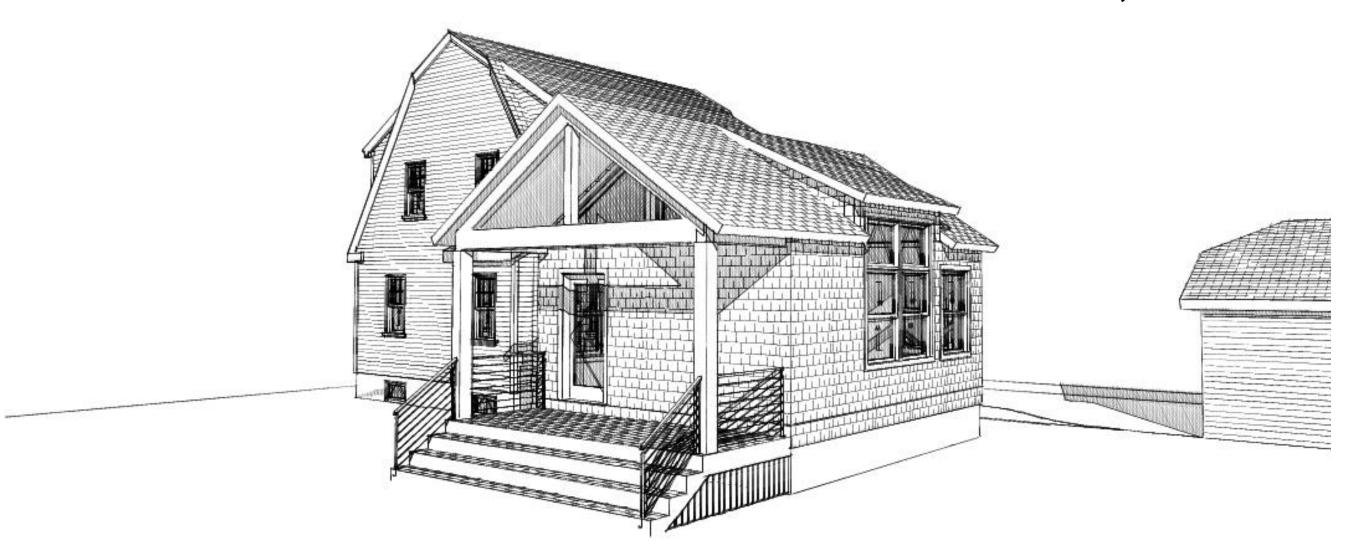
# BROOKS STUDIO ADDITION

64 MACKWORTH STREET PORTLAND, ME



### VICINITY MAP



#### PORTLAND, MAINE

#### APPLICABLE CODES

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

MAINE STATE PLUMBING CODE PORTLAND ZONING ORDINANCE

- THERMAL ENVELOPE REQUIREMENTS PER IRC 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

#### **GENERAL NOTES**

- A CONFLICT MAY OCCUR.
- NO SMOKING WILL BE ALLOWED ON SITE
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY
- WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED
- PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES,

FRONT YARD SET BACK 25'

8' ONE AND A HALF STORY 8' ONE STORY

MAX. BLDG. HT. 35' 8,542 S.F. X .35 = 2,990 S.F. MAX

NEW PROPOSED LOT COVERAGE CALCULATION 720 EXISTING HOUSE

=1699 S.F. PROPOSED LOT COVERAGE

SHEET INDEX -1044 S.F. EXISTING =655 S.F. LOT COVERAGE INCREASE

SHEET INDEX ID Name TITLE SHEET FLOOR PLANS ROOF AND FRAMING .. EXTERIOR ELEVATIONS BUILDING SECTION INTERIOR ELEVATIONS

ONE STORY ADDITION OF PAINTING STUDIO, BATHROOM,

SCOPE OF WORK

AND MUDROOM

INTERIOR RENOVATIONS

KITCHEN RENOVATIONS

## SITE PLAN

1 SITE PLAN

A1.0 SCALE: 1" = 10'



REMOVE ABANDONED UTILITIES AND WIRING

VERIFY CONDITIONS AT SITE TO DETERMINE COLLAPSE.

STRUCTURES, OR THE PUBLIC.

PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS

#### PROJECT DATA

ZONING:

SIDE YARD SET BACK 14' TWO STORY

REAR YARD SET BACK 25' LOT COVERAGE 35% MAX

EXISTING HOUSE COVERAGE = 720 S.F. EXISTING GARAGE COVERAGE = 324 S.F. NEW ADDITION = 655 S.F.

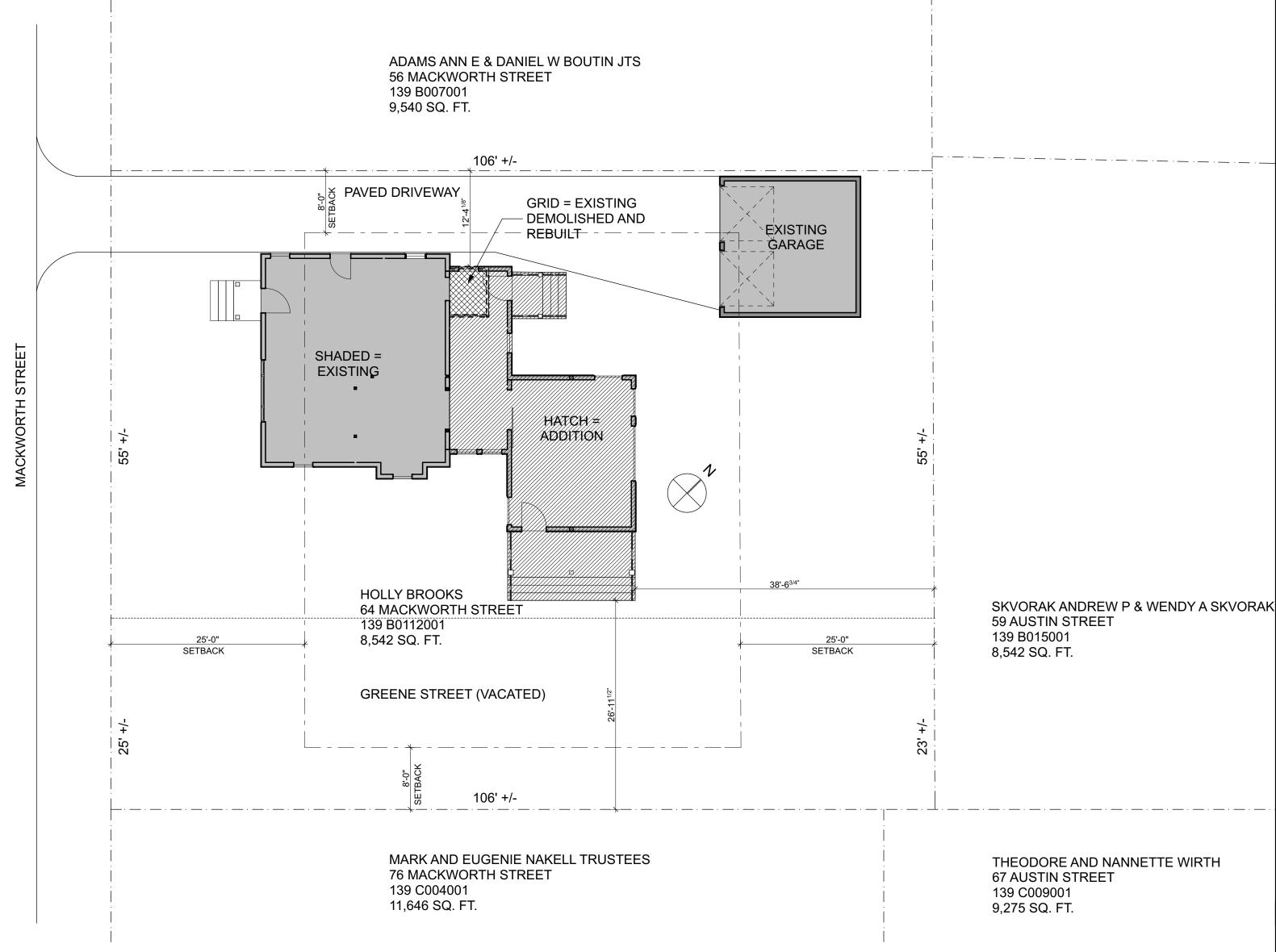
**EXISTING LOT COVERAGE CALCULATION:** 720 EXISTING HOUSE +324 EXISTING GARAGE

= 1044 S.F. EXISTING LOT COVERAGE

+324 EXISTING GARAGE +655 NEW ADDITION

#### LOT COVERAGE INCREASE CALCULATION: 1699 S.F. PROPOSED

SITE AREA: 8,542 SQ. FT. BLDG USE: RESIDENTIAL OCC. GROUP: RESIDENTIAL CONST. TYPE: WOOD FRAMED CLIMATE ZONE: FIRE SPRINKLERS: NONE

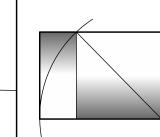


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04 JUNE 2015

CHECKED BY: AEC

14-BKS

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