OCEAN AVE RESIDENCE ADDITION

524 OCEAN AVE PORTLAND,ME

N

VICINITY MAP

1" = 1000'

PORTLAND, MAINE

GENERAL NOTES

1. 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.
2. NO SMOKING WILL BE ALLOWED ON SITE.
3. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
4. SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
5. VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE.
6. PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
7. PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS

PROJECT DATA

ZONING: R5
FRONT YARD SET BACK 20'
SIDE YARD SET BACK 12' TWO STORY
8' ONE STORY
REAR YARD SET BACK 20'
MAX. BLDG. HT. 35'
LOT COVERAGE 40% MAX
15,650 S.F. X .4 = 6,260 S.F. MAX

EXISTING HOUSE COVERAGE = 1,480 S.F.
EXISTING GARAGE TO BE DEMOLISHED = 440 S.F.
NEW GARAGE, KITCHEN, DECK ADDITION = 1,565 S.F.

EXISTING LOT COVERAGE CALCULATION:
1,480 EXISTING HOUSE
+ 440 EXISTING GARAGE
= 1,920 S.F. EXISTING LOT COVERAGE

NEW PROPOSED LOT COVERAGE CALCULATION:
1,480 EXISTING HOUSE
+1,565 NEW GARAGE, KITCHEN, DECK ADDITION
- 440 EXISTING GARAGE DEMO
=2,605 S.F. PROPOSED LOT COVERAGE

LOT COVERAGE INCREASE CALCULATION:
2,605 S.F. PROPOSED
- 1,920 S.F. EXISTING
= 685 S.F. LOT COVERAGE INCREASE

SITE AREA:	15,650 SQ. FT.
BLDG USE:	RESIDENTIAL
OCC. GROUP:	RESIDENTIAL
CONST. TYPE:	WOOD FRAMED
CLIMATE ZONE:	6A
BLDG. CODE:	IRC 2009
FIRE SPRINKLERS:	NONE

01

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
- 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

RECONFIGURE FRONT ENTRY CLOSET

ADDITION OF GUEST BEDROOM AND BATH, TWO CAR GARAGE, AND ENLARGED KITCHEN

RENOVATE FIRST FLOOR HALF BATH

LAUNDRY MOVED TO FIRST FLOOR FROM BASEMENT

RENOVATIONS TO SECOND FLOOR BY DIVIDING EXISTING BEDROOM INTO TWO BATHROOMS.

REMOVAL OF EXISTING SECOND FLOOR BATHROOM TO CREATE NEW MASTER BEDROOM CLOSET AND ACCESS TO NEW MASTER BATHROOM

REMOVAL OF EXISTING DETACHED TWO CAR GARAGE

SHEET INDEX

SHEET INDEX	
ID	Name
T1	TITLE SHEET
A1.1	SITE PLAN
A1.2	DEMO PLANS
A1.3	FLOOR PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	DOOR AND WINDOW SCHEDULE
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING
S1.3	ROOF FRAMING PLAN
S2.1	CONCRETE DETAILS
S2.2	CONCRETE DETAILS
S3.1	FRAMING DETAILS

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
Date: 04/21/15

OCEAN AVE RESIDENCE ADDITION
524 OCEAN AVE
PORTLAND, ME

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PORTLAND, ME 04103
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www.whipplecallender.com

MARK	DATE	DESCRIPTION
	3/3/15	ISSUED FOR PERMIT
	4/14/15	REVISED LOT COVERAGE CALCULATIONS
1	4/17/15	PERMIT REVISIONS

DATE: 4/17/15
CHECKED BY: AEC
DRAWN BY: JRP
JOB: 14-524 BISHOP
SHEET TITLE: TITLE SHEET

T1