

PINETREE RECOVERY

12 & 17 BISHOP STREET

PORTLAND, MAINE



1" = 1000'

GENERAL NOTES

- EXISTING FRAMING HAS NOT BEEN DOCUMENTED AND WILL REQUIRE INVESTIGATION PRIOR TO START OF CONSTRUCTION. ASSUMPTIONS FOR NEW FRAMING MAY NEED TO BE REVISITED ONCE EXISTING CONDITIONS HAVE BEEN ESTABLISHED.
- 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.
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
- PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC. PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS
- WHERE "MATCH EXISTING" IS INDICATED, OR WHERE NEW WORK MEETS EXISTING, INSTALL NEW WORK TO ALLOW SMOOTH TRANSITION OF FINISHES.
- DO NOT DRILL OR CUT STRUCTURAL MEMBERS UNLESS SPECIFICALLY INDICATED.
- DUE TO THE NATURE OF RENOVATION, INCIDENTAL WORK IS ANTICIPATED INVOLVING FINISHES, MECHANICAL, ELECTRICAL, ETC. REVIEW THE DOCUMENTS TO DETERMINE THE SCOPE AND ANTICIPATE SUCH WORK UNDER THE CONTRACT.
- PROTECT EXISTING WORK TO REMAIN AND REPAIR IF REQUIRED.
- STOCKPILE SALVAGED EQUIPMENT TO BE RE-USED IN A CENTRAL AREA AND DEVELOP A LIST OF SALVAGED ITEMS.

PROJECT DATA

APPLICABLE CODES

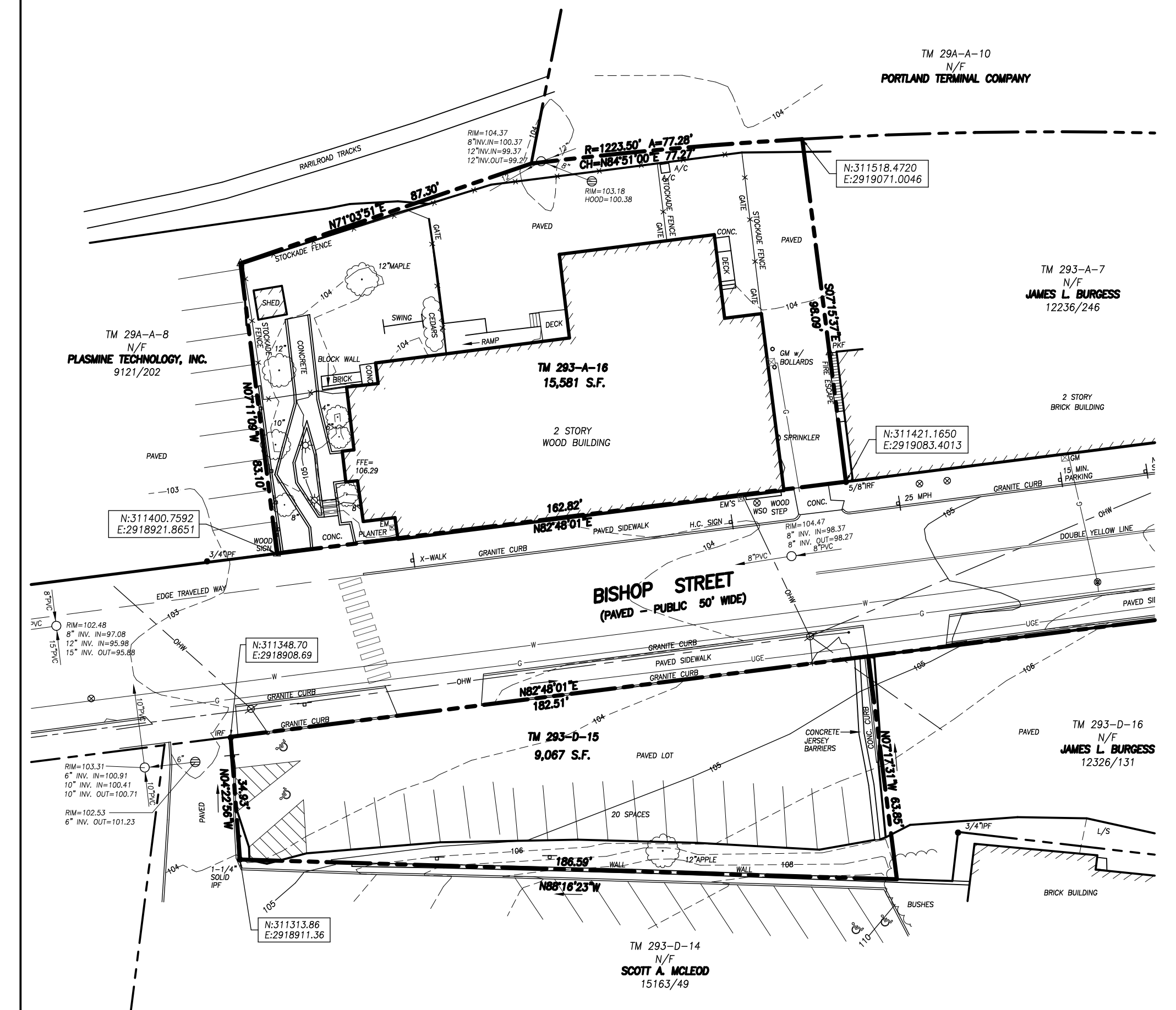
ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.

IBC 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 4.9
 - 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

SITE SKETCH

1" = 30'



SCOPE OF WORK

- NEW BATHROOMS
- NEW KITCHEN
- GROUND FLOOR RENOVATION
- IMPROVEMENTS TO EXISTING MECHANICAL SYSTEM

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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.

PINETREE RECOVERY
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DESCRIPTION
DATE
MARK

DATE: 8/31/17
CHECKED BY: JAD
DRAWN BY: CJC
JOB: 2017-BISHOP
SHEET TITLE:

TITLE SHEET

AO