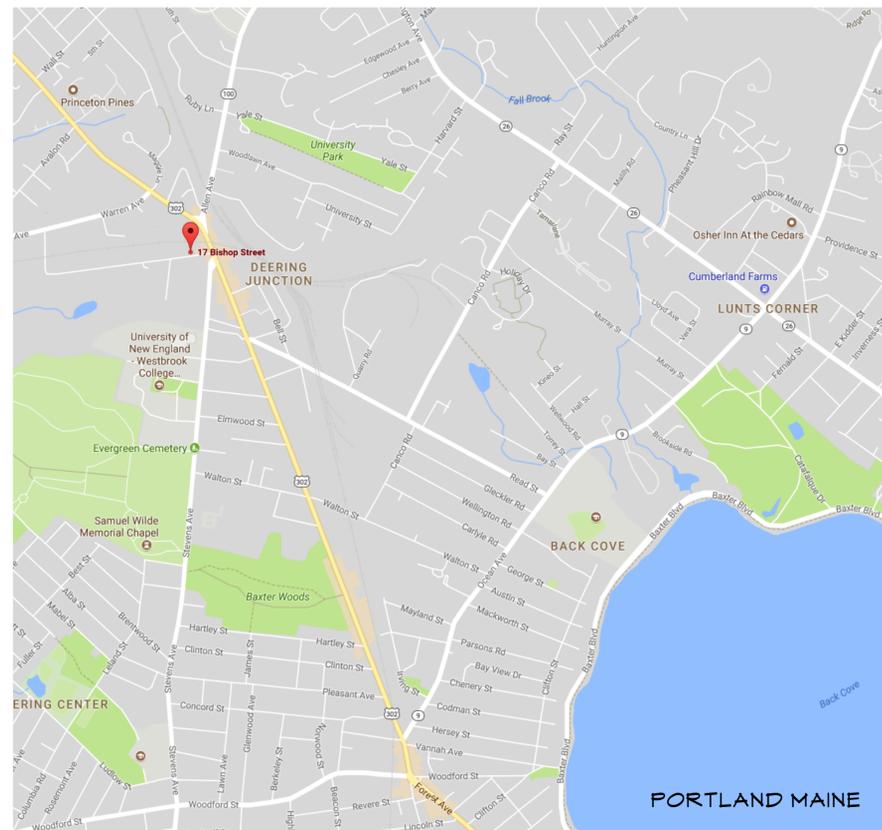


PINETREE RECOVERY CENTER

12 & 17 BISHOP STREET

PORTLAND, MAINE

VICINITY MAP



1" = 1000'

GENERAL NOTES

- EXISTING FRAMING WILL BE MAINTAINED. WE DO NOT ANTICIPATE STRUCTURAL FRAMING IN THE SCOPE.
- 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, HANGERS, ACCESSORIES AND WIRING SYSTEMS.
- 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.
- VERIFY EXISTING SYSTEMS AND COMPONENTS TO REMAIN.
- COMPLETELY REMOVE EXISTING CEILING AT GROUND FLOOR.
- SEAL AND PATCH EXISTING EXT. WALLS WHERE DISCONTINUED UTILITIES ARE REMOVED.
- PROTECT AND MAINTAIN GAS SERVICE.
- PROTECT FUNCTIONAL ELECTRICAL SYSTEM COMPONENTS.
- PROTECT FUNCTIONAL MECHANICAL COMPONENTS.
- PROTECT FLOOR TWO FEEDS AND DRAINS TO REMAIN.

PROJECT DATA

ZONING: B2- NO EXPANSION

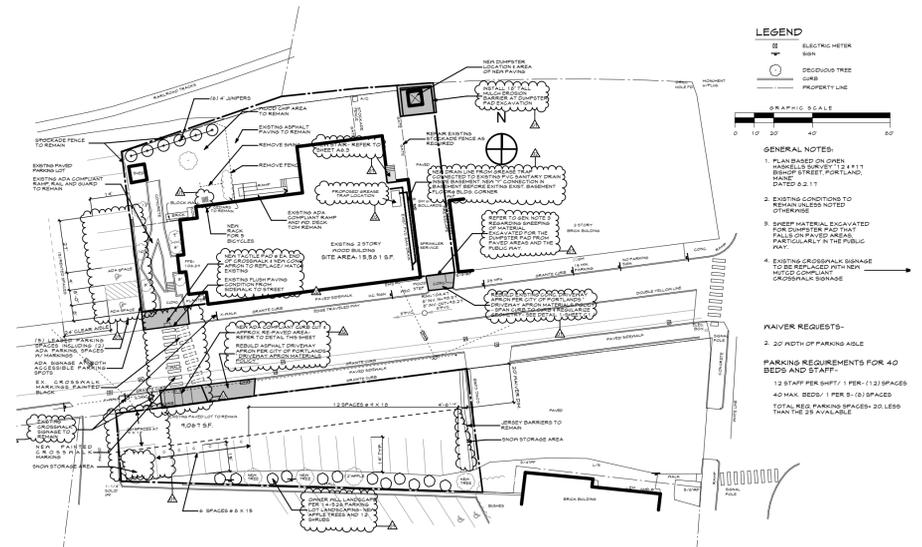
FRONT YARD SET BACK-EXIST. TO REMAIN
SIDE YARD SET BACK- EXIST. TO REMAIN
REAR YARD SET BACK- EXIST. TO REMAIN
MAX. BLDG. HT. - EXIST. TO REMAIN

SITE AREA: 24,648 S.F.
BLDG USE: INTERMED. CARE
OCC. GROUP: R-4
CONST. TYPE: VB
CLIMATE ZONE: 6
BLDG. CODE: IEBC
FIRE SPRINKLERS: EXIST. TO REMAIN

24,648 S.F. LIVE LOAD:
LIVING AREAS = 40 PSF
SLEEPING AREAS = 30 PSF
UNINHABITABLE ATTICS = 20 PSF

SNOW LOADS:
GROUND SNOW LOAD, $P_g = 60$ PSF
SNOW EXPOSURE FACTOR, $C_e = 1.0$
SNOW LOAD IMPORTANCE FACTOR, $C_t = 1.1$
FLAT ROOF SNOW LOAD, $P_f = 46.2$ psf + DRIFT

SITE SKETCH



1" = 30'

APPLICABLE CODES

IEBC 2009
IECC 2009-1-1 USE
UPC 2015
CITY OF PORTLAND ZONING ORDINANCE
CITY OF PORTLAND, MAINE CODE OF ORDINANCES

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

THERMAL ENVELOPE REQUIREMENTS PER IECC 2009

- FENESTRATION U-FACTOR 0.35-EXIST. TO REMAIN
- SKYLIGHT U-FACTOR 0.60-EXIST. TO REMAIN
- CEILING R-VALUE 49-EXIST. TO REMAIN
- WOOD FRAME WALL R-VALUE 20 OR 13+5-EXIST. TO REMAIN
- FLOOR R-VALUE 30 or insulation to fill cavity min R-19- EXIST. TO REMAIN
- BASEMENT WALL R-VALUE 10 continuous or 13 framing cavity- EXIST. TO REMAIN
- SLAB R-VALUE R-10 to 4 feet-NO EXIST. SLAB
- CRAWL SPACE WALL R-VALUE 10 continuous or 13 framing cavity- EXIST. TO REMAIN

SCOPE OF WORK

LIMITED DEMOLITION

BATHROOM RENOVATION

NEW KITCHEN

EXISTING GROUND FLOOR BEDROOM RENOVATION INCLUDING NEW FINISHES

IMPROVEMENTS TO EXISTING MECHANICAL SYSTEM

IMPROVEMENTS TO THE FIRE ALARM SYSTEM

NEW DUMPSTER ENCLOSURE

PARKING STRIPING & SITE IMPROVEMENTS

NEW LANDSCAPING PLANTING

SHEET INDEX

SHEET NO.	SHEET NAME
A0	TITLE SHEET
A0.1	GENERAL NOTES
A0.2	SITE PHOTOS
C.1.1	EXISTING SITE PLAN & DETAILS
C.1.2	PROPOSED SITE PLAN
D.1.1	FIRST FLOOR DEMO PLAN
A.1.1	FOUNDATION PLAN
A.1.2	FIRST FLOOR PLAN
A.1.3	SECOND FLOOR PLAN
A.1.4	THIRD FLOOR PLAN
A.1.5	FIRST FLOOR REFLECTED CEILING PLAN
L5.1	FIRST FLOOR LIFE SAFETY PLAN
L5.2	SECOND FLOOR LIFE SAFETY PLAN
A.4.1	INTERIOR ELEVATIONS
A.4.2	INTERIOR ELEVATIONS
A.6.1	SCHEDULES
A.6.2	FINISH SCHEDULE & WALL TYPES
A.6.3	DETAILS

PINETREE RECOVERY
17 BISHOP STREET
PORTLAND, MAINE 04103

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CALLENDER
ARCHITECTS

136 PLEASANT AVE.
PORTLAND, ME 04103
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F 207.775.3631
www.whipplecallender.com

DESCRIPTION
DATE
MARK

DATE: 1/3/18
CHECKED BY: JAD
DRAWN BY: CJC
JOB: 2017- BISHOP
SHEET TITLE:

TITLE SHEET

A0