

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors.
2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade custom residential construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

BUILDING CODES (COMMERCIAL)

APPLICABLE BUILDING CODES:
 Locality: PORTLAND, ME
 Cumberland County, Maine

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:
 Building - 2009 International Building Code (excluding Chapters 11, 28-30)
 Energy - 2009 International Energy Conservation Code
 Fire - NFPA 1
 Property Maintenance - NFPA 1
 Electrical - NFPA 1
 Plumbing - Maine State Plumbing Code
 Fuel Gas - NFPA 54 Fuel Gas Code

Accessibility - 2010 ADA Standards (DOJ)
 (Under purview of the State Fire Marshall)
 A Barrier Free Permit is voluntary for Renovation Projects

Zoning - Zoning Ordinance of Portland, ME
 (Scope of work includes no exterior structural additions)

Historic Preservation - Project is within the Congress Street Historic District
 (Scope of work includes no exterior work visible from street, new door added at roof at rear of building for improved egress)

Non-Mandatory:
 ASHRAE 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings)
 Radon Control - ASTM-E-1465-06 Standard Practice For Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings

DESIGN LOADS (IBC 2009, MUBEC)
 Live Load: 50psf Business Use
 (Scope of work includes no proposed structural modifications)

COMMON ABBREVIATIONS

AFF	Above Finished Floor
B.O.	Bottom of
CMU	Concrete Masonry Unit
CEO	Code Enforcement Officer
CFCI	Contractor Furnished, Contractor Installed
ETR	Existing to Remain
GYP	Gypsum Board
IBC	International Building Code
IECC	International Energy Conservation Code
IRC	International Residential Code
MAX	Maximum
MIN	Minimum
MUBEC	Maine Uniform Building and Energy Code
OFCI	Owner Furnished, Contractor Installed
OFOI	Owner-Furnished, Owner Installed
PT	Pressure-treated
PSF	Pounds per square foot
PSI	Pounds per square inch
T.O.	Top of
TYP	Typical
T.O.	Top of
VIF	Verify in Field

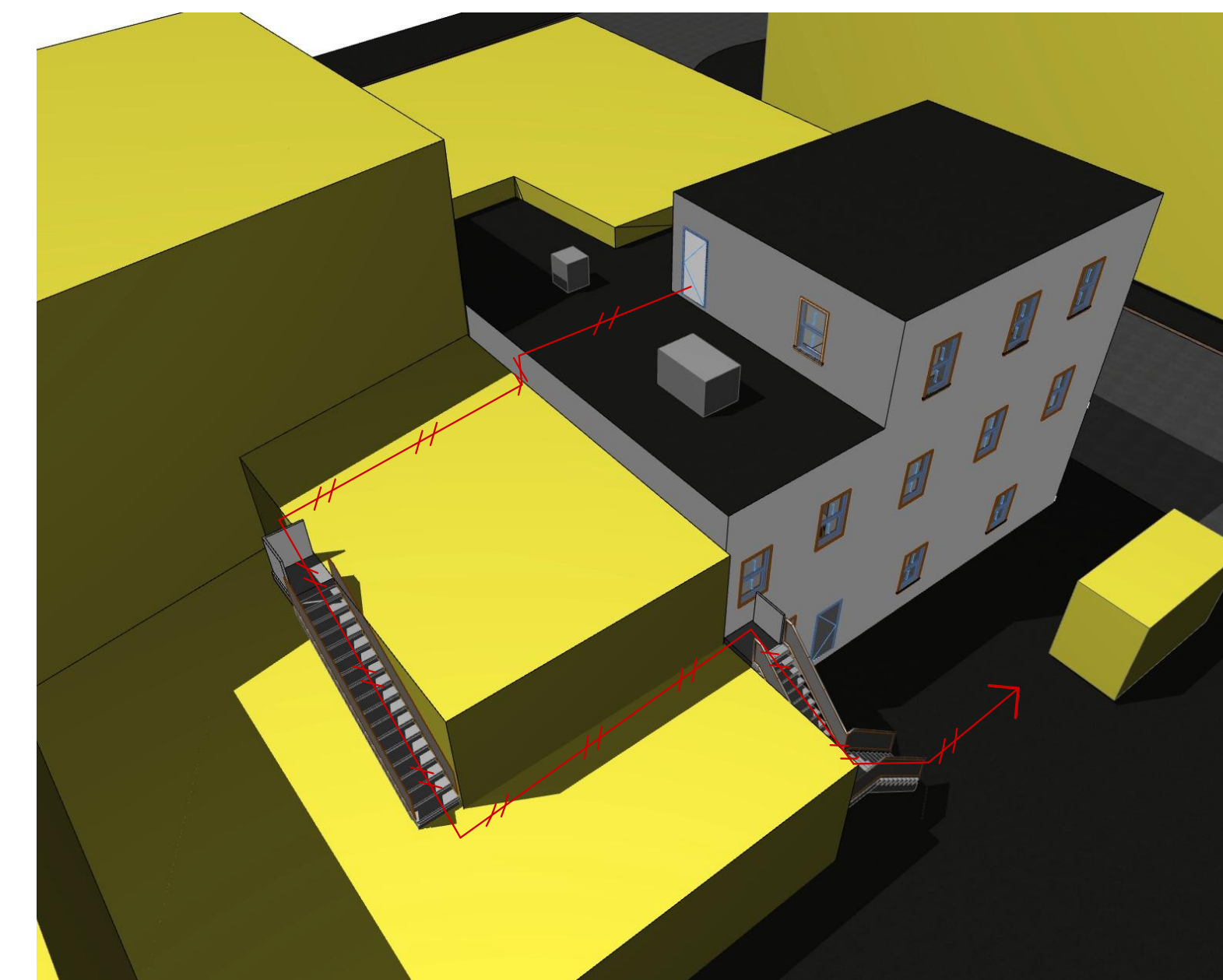
PHOTOS/DIAGRAMS OF EXISTING PROPERTY:



PHOTO FROM FOREST AVE LOOKING NORTHWEST



PHOTO FROM FOREST AVE LOOKING SOUTHEAST



3D DIAGRAM OF EGRESS PATH TO PUBLIC WAY CROSSING OVER ADJACENT ROOFS

PROJECT ARCHITECT
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OWNER
 D+D PARTNERS, LLC
 PO BOX 17622 PORTLAND ME 04112
 Tel (207) 831-3377

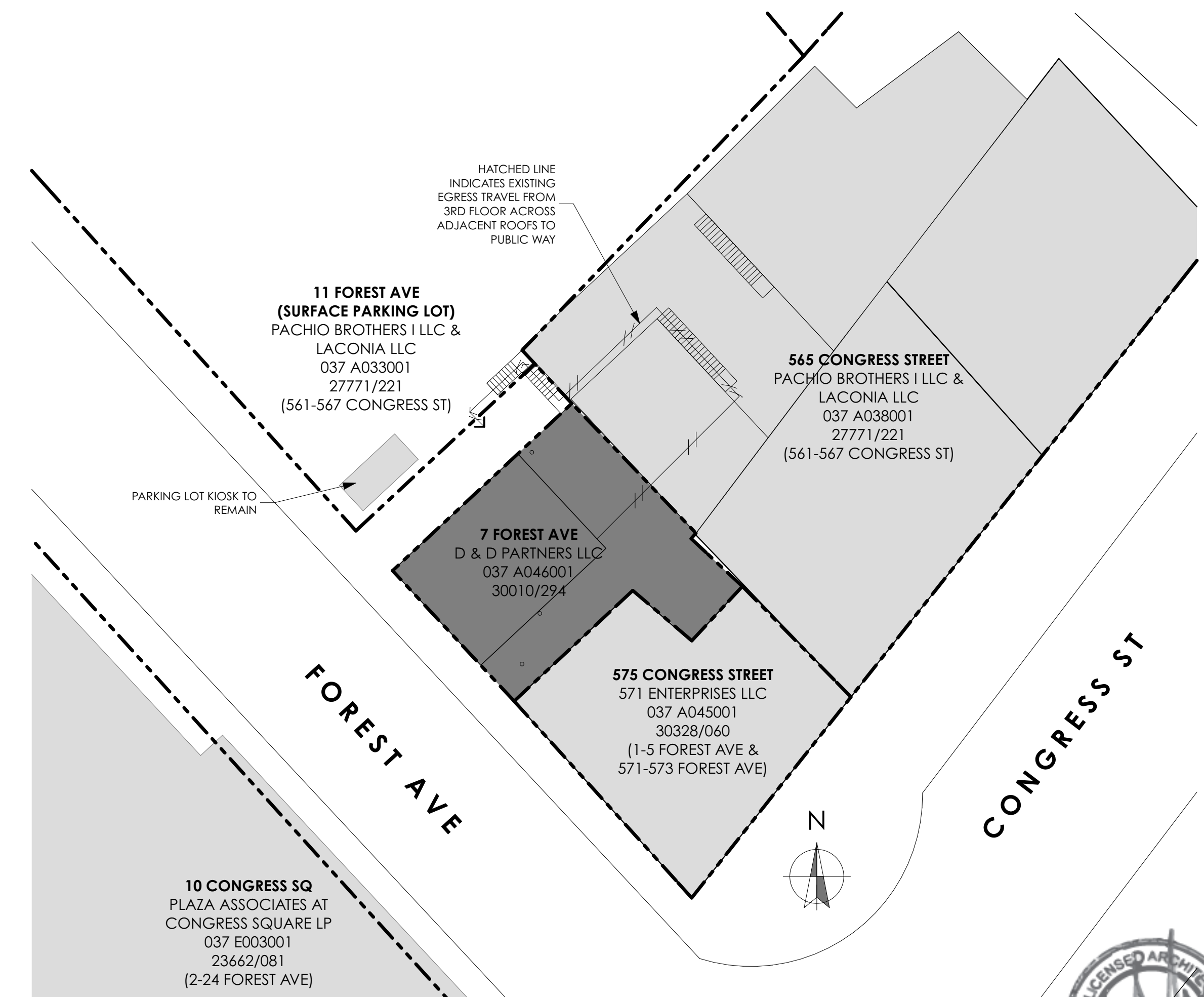
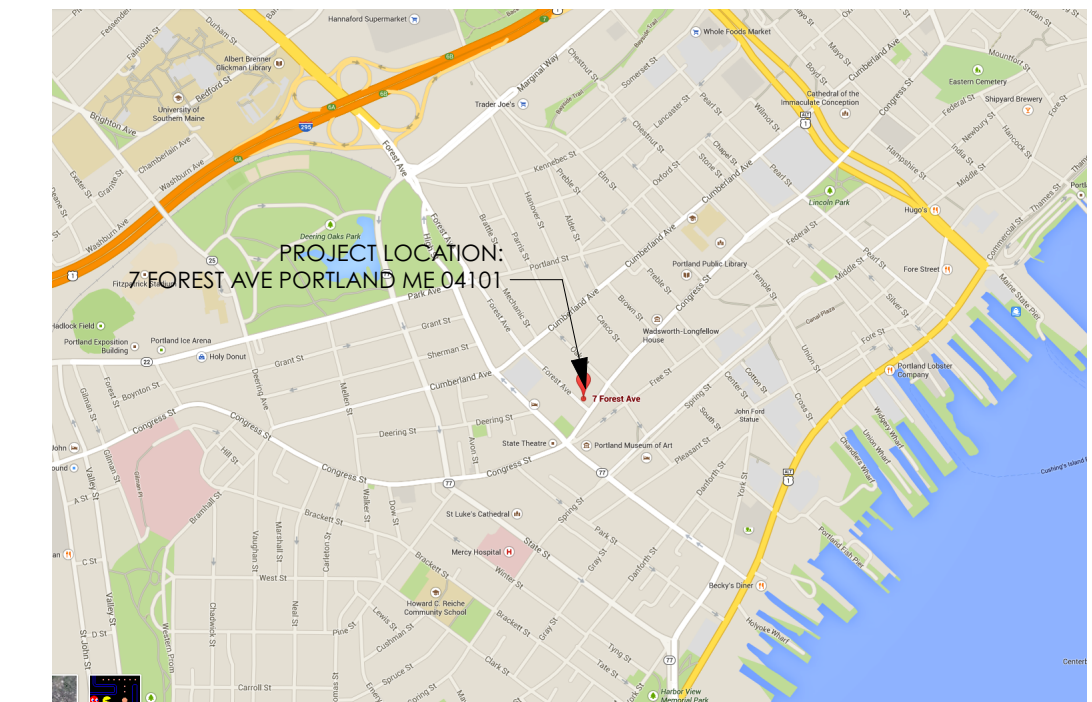
CONTRACTOR
 CALEB JOHNSON ARCHITECTS + BUILDERS
 265 Main Street, Unit 201
 Biddeford, ME 04005
 Director of Construction- Andy Herbine
 Tel (207) 283-8777 | cell (207) 624-1475
 Andy@CalebJohnsonArchitects.com

PROJECT NARRATIVE
 Tenant Improvements to Existing 3 story + basement building with primarily Business use with secondary Storage (Non-Hazardness) and Assembly (Unconcentrated). New Occupancy calculations have been included for occupancy permit. The majority of work will occur on the 2nd floor where the new tenant, "Wilderness Medical Associates" will have offices, a waiting area and a kitchen, the new tenant will also partially occupy the 1st floor (for storage) and the 3rd floor (for a break room). There are a total of 5 separate tenants in the building, see sheet A-1.0 for more information and other tenant locations. Non-structural scope of work includes relocation or demolition of several non-load bearing walls, conversion of a 3rd floor window to a full sized door for an improved egress route for 3rd floor tenants. There is no proposed structural modifications in the scope of work.

SHEET INDEX

ID	Name
CS	COVER SHEET, SITE PLAN
A-1.0	EXISTING/DEMO PLANS
A-1.1	PROPOSED PLANS
A-2.1	BUILDING SECTION & DETAILS

LOCATION MAP



1 PROPOSED SITE PLAN
 SCALE: 1" = 20'



PERMIT SET
04/13/2015

COVER SHEET, SITE PLAN

CS

NEW TENANT IMPROVEMENTS
 WILDERNESS MEDICAL ASSOCIATES
 D+D PARTNERS, LLC
 7 FOREST AVE PORTLAND ME 04101

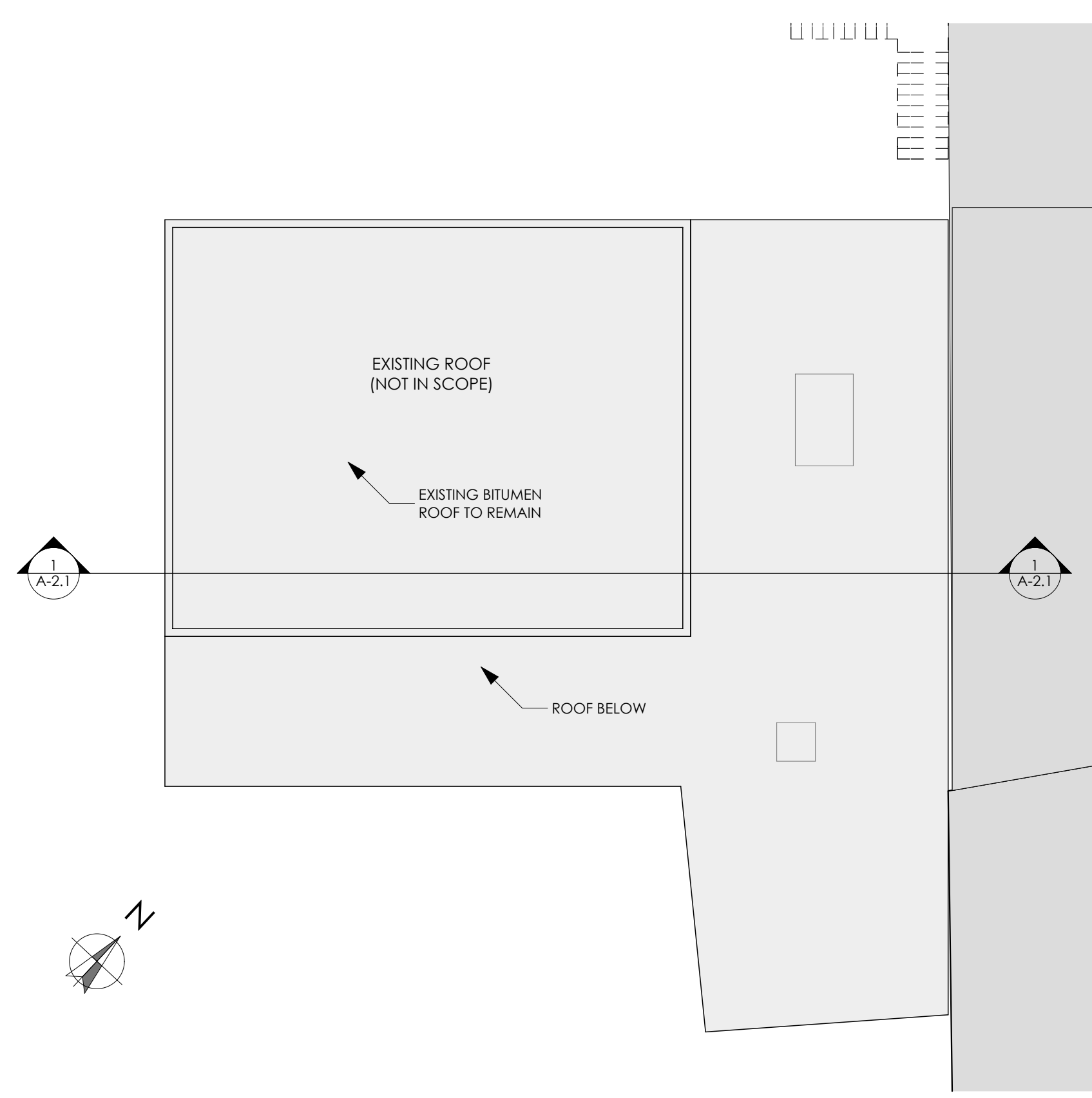
CONSULTANTS:

DRAFTER/PERSON:
 PARRICK BOOTHIE, AIA
 DATE ISSUED:
 04/13/15
 PROJECT STATUS:
 CONSTRUCTION DOCUMENTS

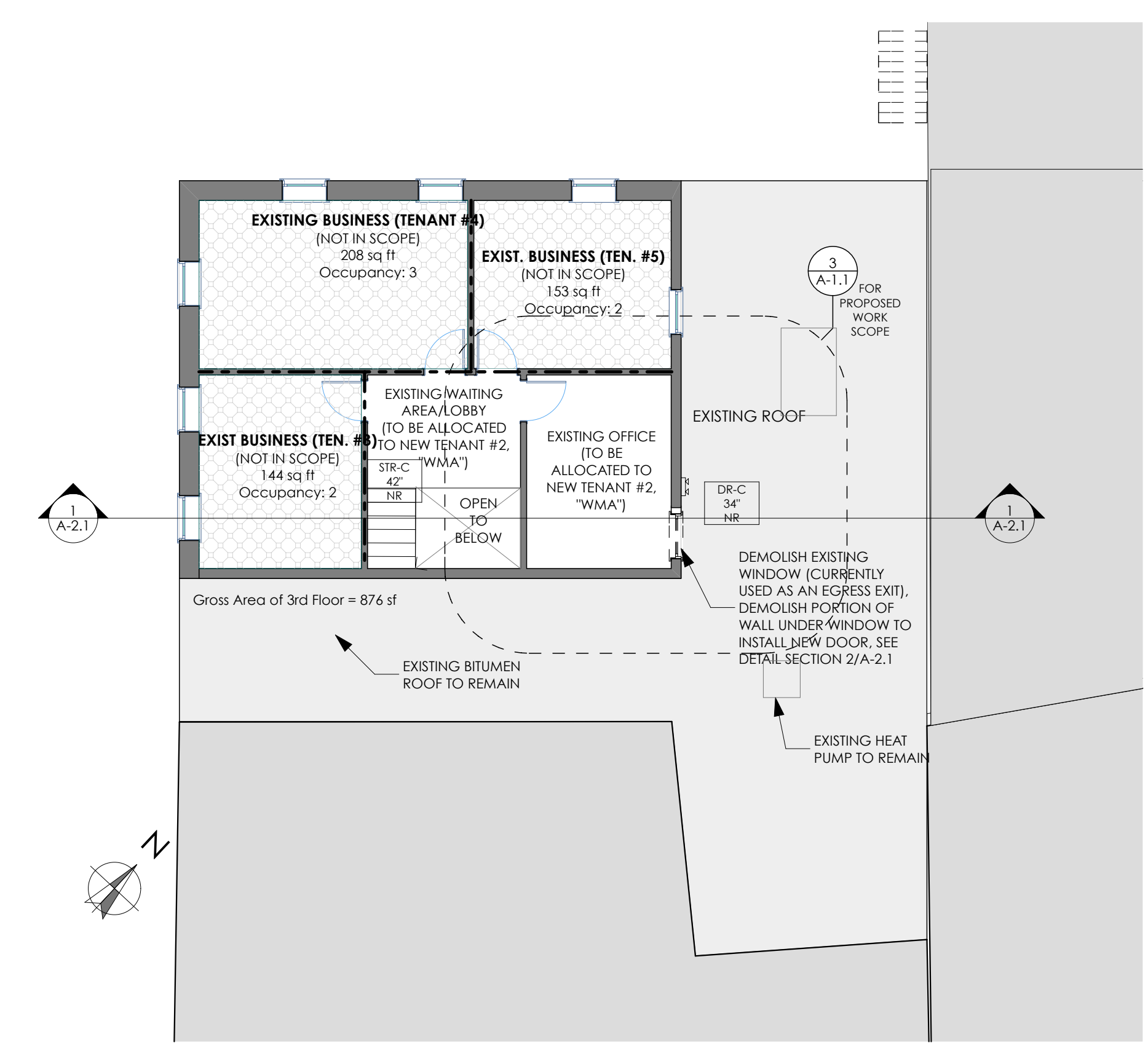
SUBMISSIONS:

PROJECT STATUS:
 CONSTRUCTION DOCUMENTS
 STUDIO MANAGER:
 PROJECT ARCHITECT:

CALEB JOHNSON
 ARCHITECTS + BUILDERS
 265 MAIN STREET SUITE 201 BIDDEFORD, ME 04005
 T: 207.283.8777 F: 207.283.8778 C: JLABME



5 EXISTING UPPER ROOF
SCALE: 1/8" = 1'-0"

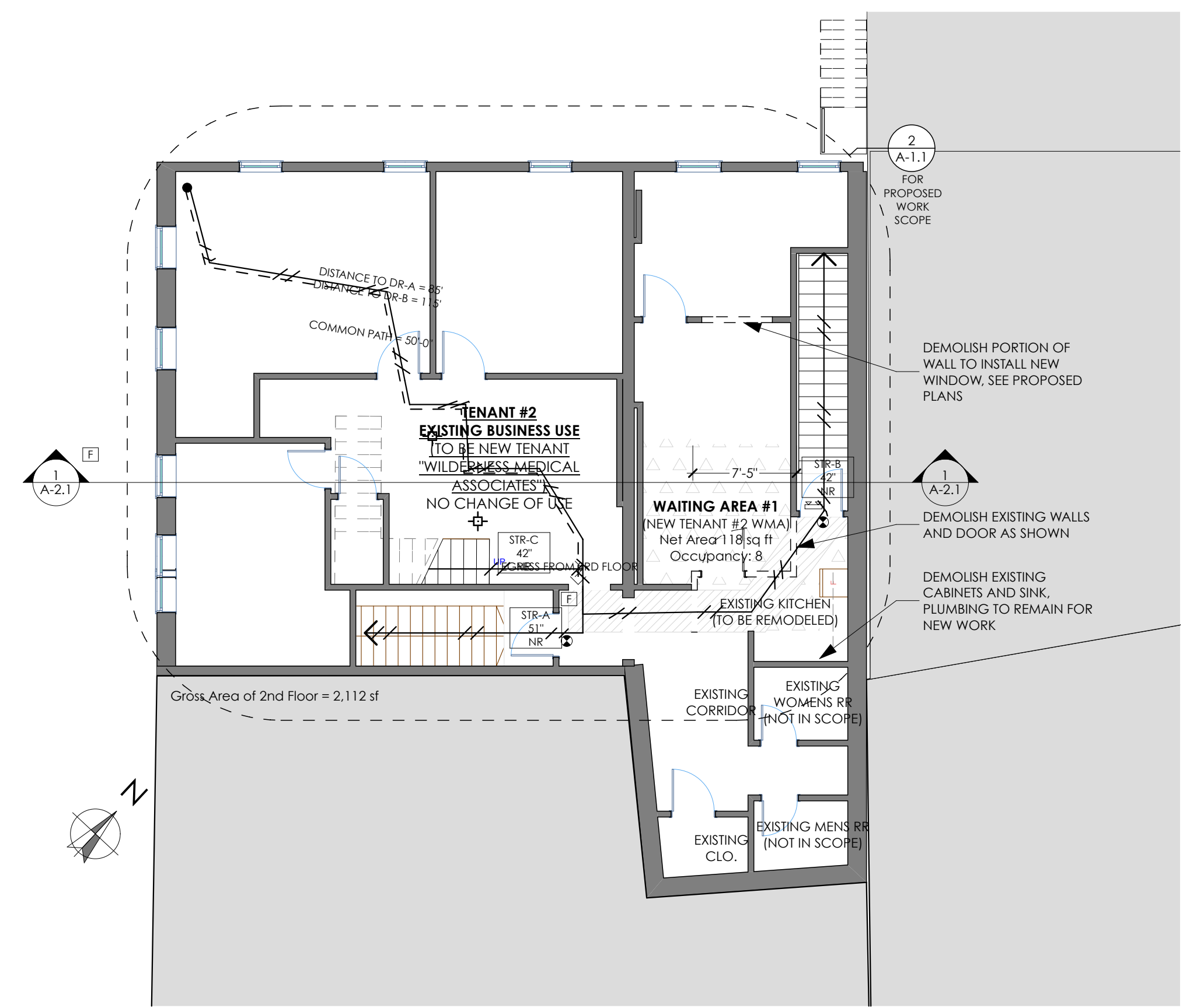


4 EXISTING/DEMO 3RD FLOOR/LOW ROOF
SCALE: 1/8" = 1'-0"

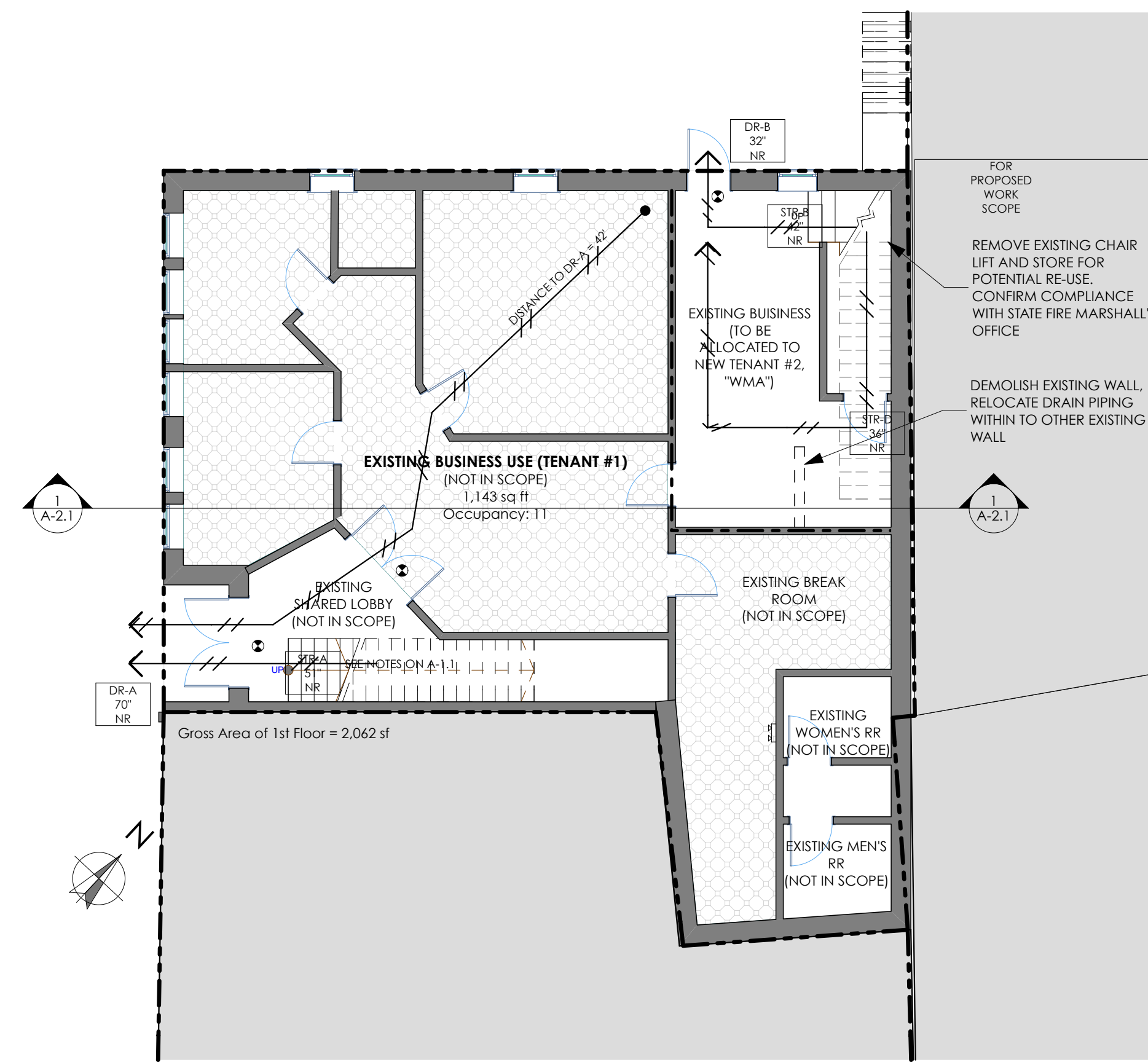
Existing Building Gross Areas:

Basement = 2,112sf
1st Floor = 2,062sf
2nd Floor = 2,112sf
3rd Floor = 876sf

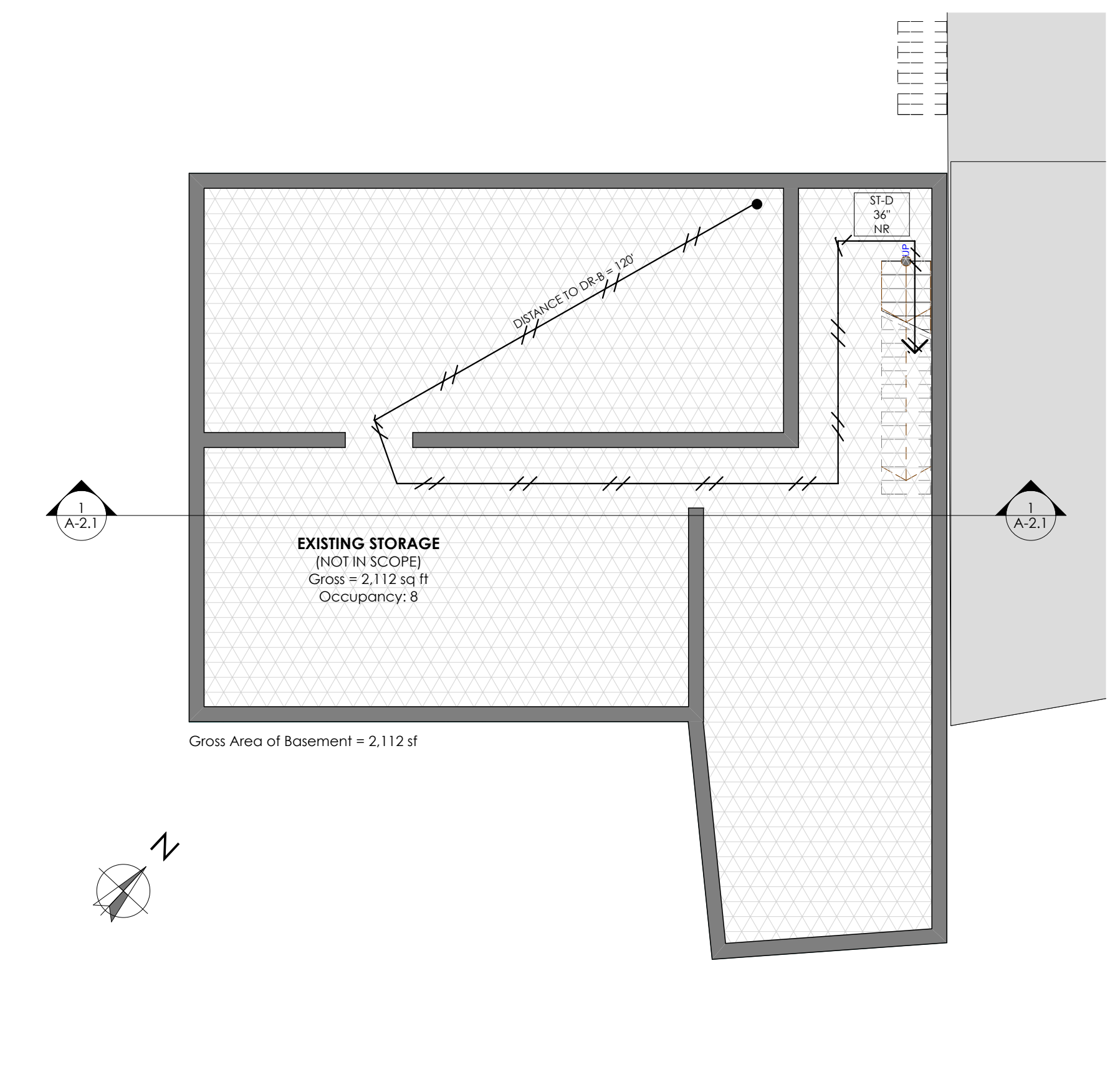
Total Building Area = 7,162 sf



3 EXISTING/DEMO 2ND FLOOR
SCALE: 1/8" = 1'-0"



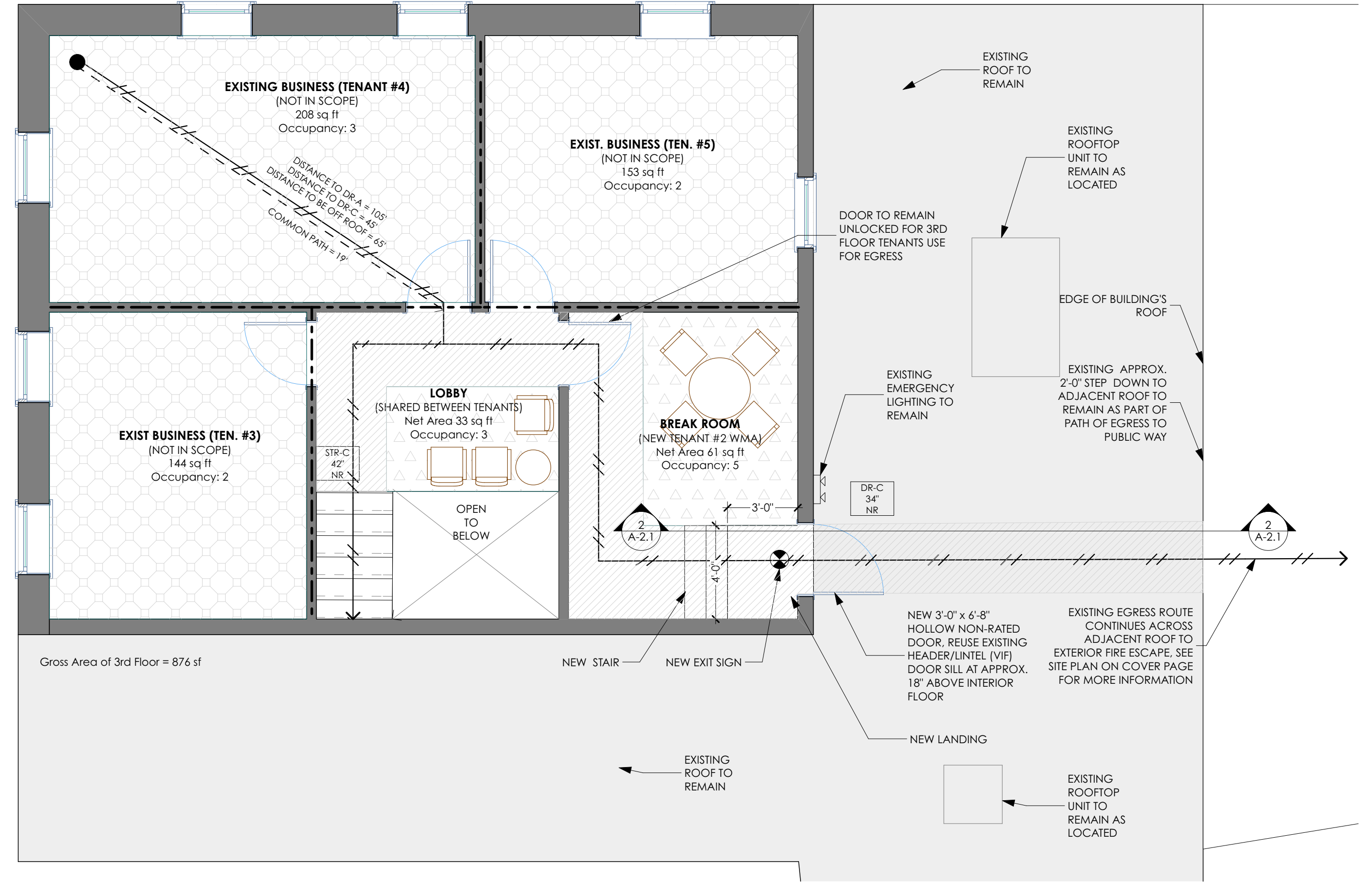
2 EXISTING/DEMO 1ST FLOOR
SCALE: 1/8" = 1'-0"



1 EXISTING BASEMENT
SCALE: 1/8" = 1'-0"

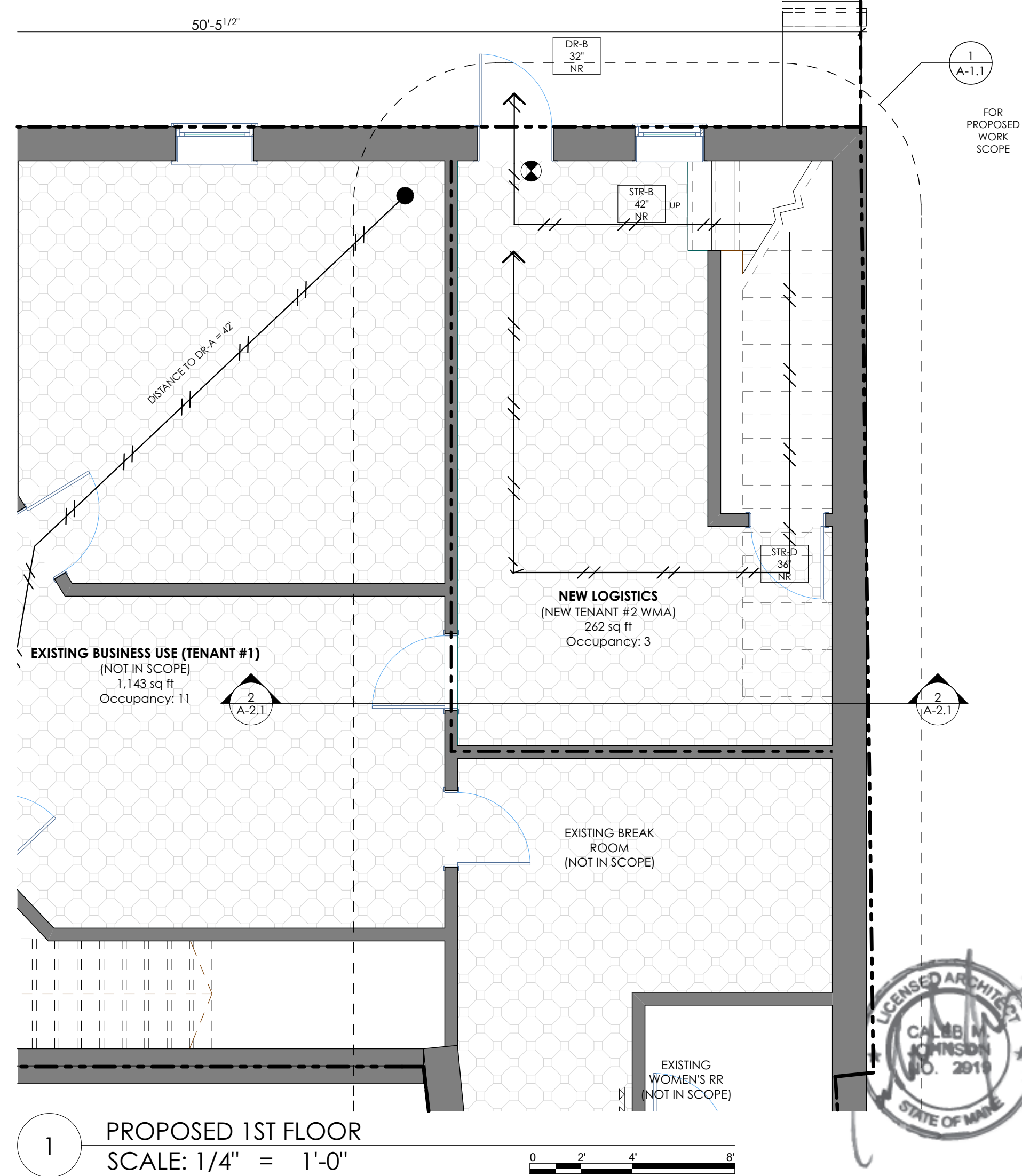


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2 PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

3 PROPOSED 3RD FLOOR/LOW ROOF
SCALE: 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'-0"

EGRESS ANALYSIS
Path of Travel
Allowed = Max 200'-0" (Unsprinklered, B use, 1016.1)
Common Path of Travel
Allowed = Max 75'-0" (Unsprinklered, B use, 1028.8, excp. 1)
Required Aisle Width in Assembly Use Spaces
Minimum = 36" (In areas with less than 50 Occupants)

OCCUPANCY
Per 2009-IBC Table 1004.1.1
Assembly (Unconcentrated) = 15sf net/person
Business = 100sf grs/person
Storage = 300sf grs/person

Occupancy By Floor:
Basement = 8
1st Floor = 14
2nd Floor = 29
3rd Floor = 15

Total Proposed Building Occupancy = 66

GENERAL NOTES
1. All Doors and Windows are to remain, UNO
2. All Finishes (including floors, walls and ceilings) are to remain, UNO

BUILDING CODE ANALYSIS
Stories : 3 + Basement
Construction Type: III-B (Masonry Exterior with Wood Structure Interior, Unprotected)
Use: Business Group "B" (with Storage Group "B" and Assembly (Unconcentrated))
Sprinkler: None

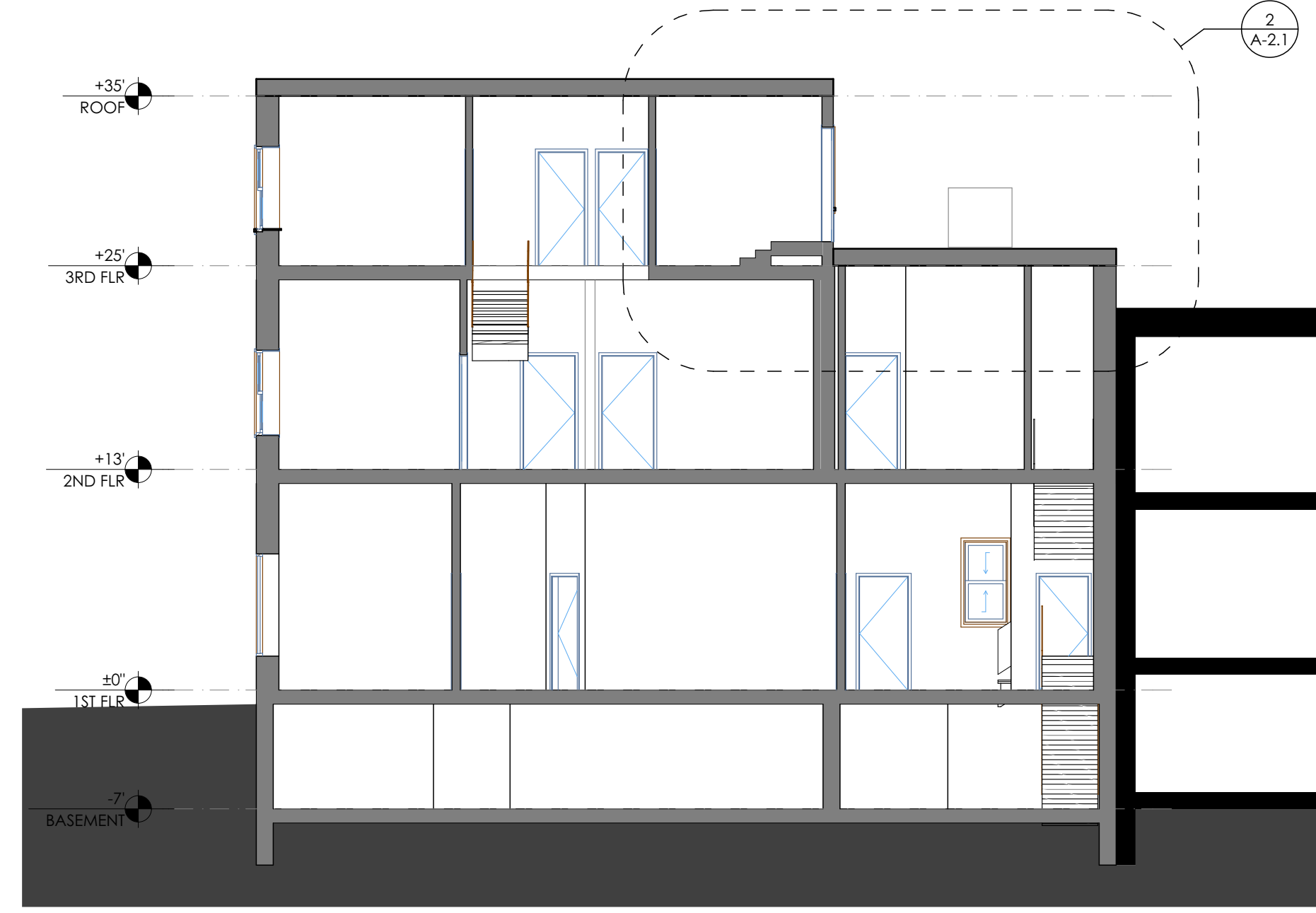
EXISTING BUILDING AREAS
Basement = 2,112sf
1st Floor = 2,062sf
2nd Floor = 2,112sf
3rd Floor = 876sf

Total Building Area = 7,162 sf
Proposed Area of Roof Deck = 116sf

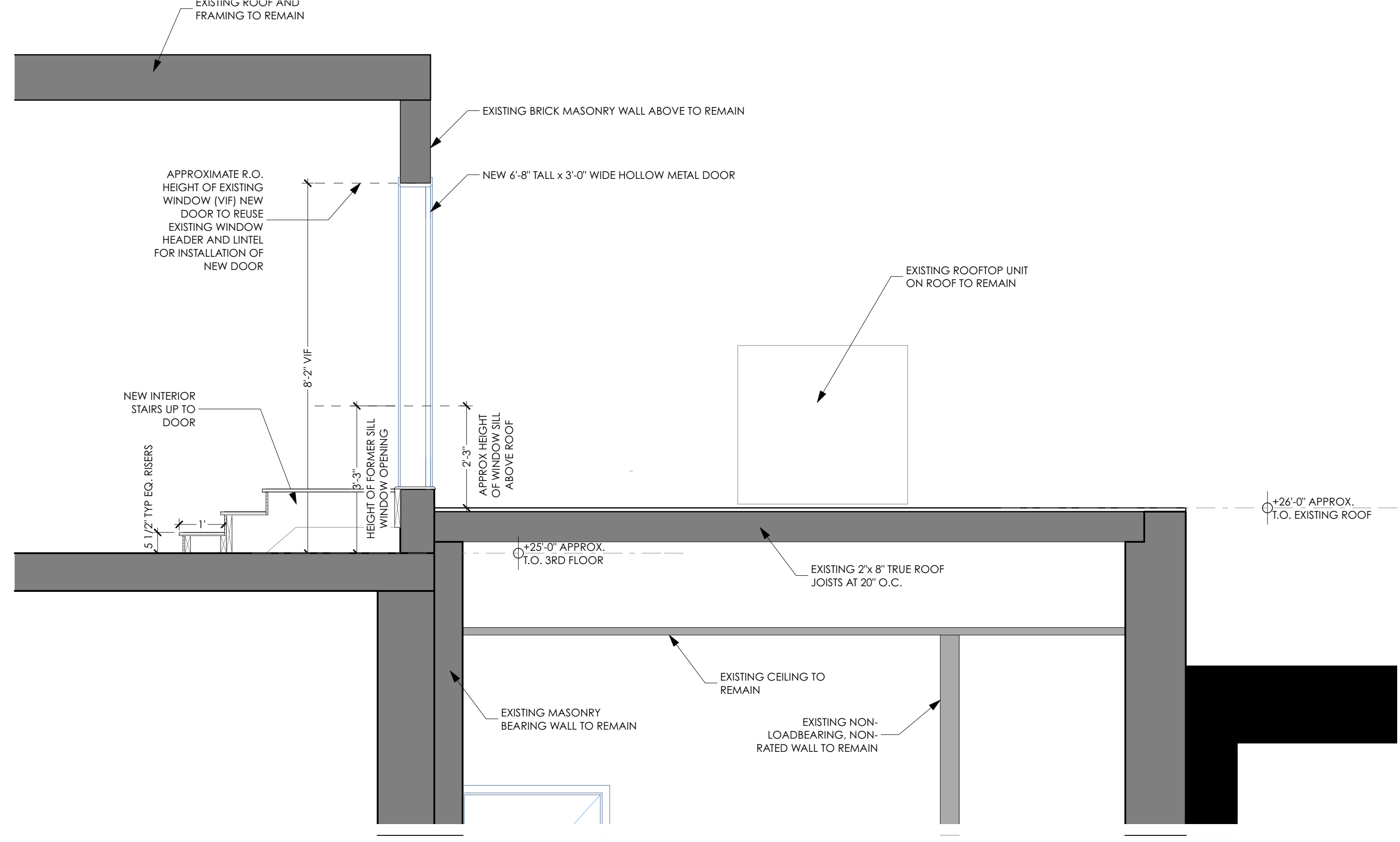
LEGEND
--- Tenant Separation Line (Not Rated)
--- Property Line
⊗ Exit Sign (Existing to Remain, UNO)
⊕ Emergency Lighting (Existing to Remain)
☒ Fire Extinguisher (Existing to Remain)

PERMIT SET
04/13/2015





1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 DETAIL SECTION
SCALE: 1/2" = 1'-0"



PERMIT SET
04/13/2015

BUILDING SECTION & DETAILS

A-2.1

NEW TENANT IMPROVEMENTS
WILDERNESS MEDICAL ASSOCIATES
D+D PARTNERS, LLC
7 FOREST AVE PORTLAND ME 04101

DRAFTSPERSON:
PARRICK BOOTHIE, AIA
DATE ISSUED:
04/13/15
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CONSULTANTS:

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