

GENERAL NOTES:

- 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 in order to maintain contextual information.
- 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.
- Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end commercial construction. Contractor warranties 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
 York County, Maine
 Portland Permitting and Inspections Department:
 389 Congress St, Rm 315, Portland, ME 04101
 207-874-8703
 buildinginspections@portlandmaine.gov

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:

Building: 2009 International Building Code (excluding Chapters 11, 28-30)
 2009 International Existing Building Code
 Life Safety: 2009 - NFPA 101
 Energy: 2009 International Energy Conservation Code
 Fire: 2009 - NFPA 1
 Electrical: 2009 NFPA 70
 Plumbing: Maine State Plumbing Code
 Accessibility: 2010 ADA Standards DOJ

Zoning - Chapter 14 Land Use ordinance of Portland, ME
 Zone: IS-FBC
 Proposed Use is Allowed

Historic Preservation - Project does not fall within a Historic District
 No Historic Preservation approval required

ADDITIONAL STRUCTURAL NOTES
 see Sheet S-1.1

MINIMUM INSULATION VALUES (IECC 2009 table 402.1.1)
 Climate zone: 6A-Moist (IECC 301.1)
 Windows / doors: U-value 0.35
 Ceilings: R-49
 Walls (wood framed): R-20 (total) or R13 + R5
 Walls (CMU): R-5 (ext), R-10 (int)
 Floors: R-30
 Basement Walls: R-15 (on wall) R-19 (if cavity)
 Slab-on-grade: R-10
 Crawl space walls: R-10 (on wall)

COMMON ABBREVIATIONS

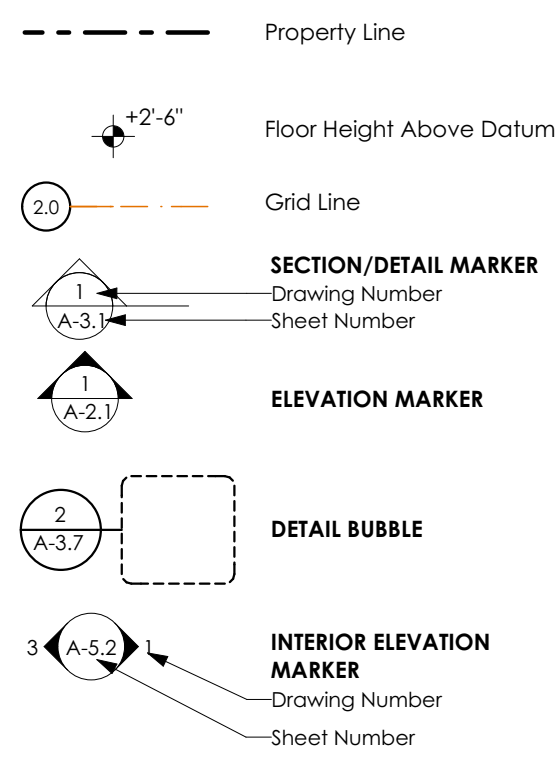
AFF	Above Finished Floor
B.O.	Bottom of
CMU	Concrete Masonry Unit
CEO	Code Enforcement Officer
CFI	Contractor Furnished, Contractor Installed
ETR	Existing to Remain
GYP	Gypsum Board
IBC	International Building Code
IECC	International Energy Conservation Code
IRC	International Residential Code
MIN	Minimum
MAX	Maximum
MUBEC	Maine Uniform Building and Energy Code
OFCI	Owner Furnished, Contractor 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

LOCATION MAP

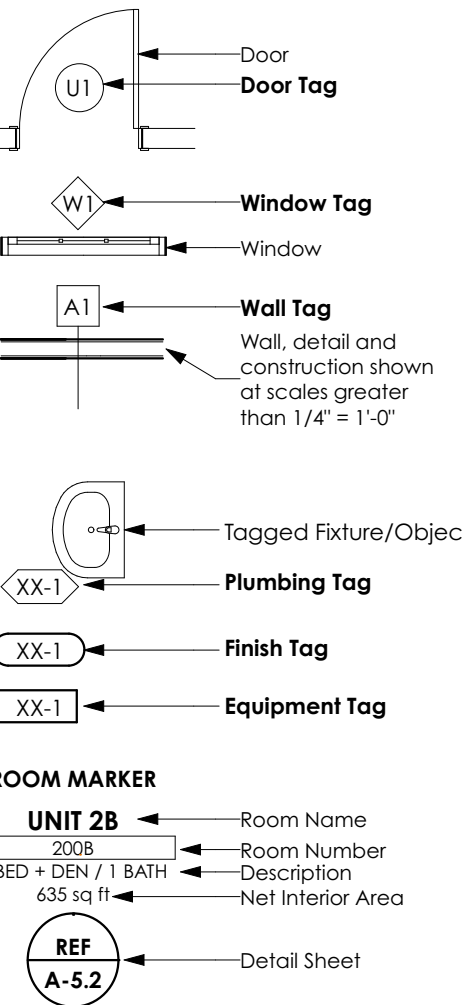


PROPOSED BUILDING PERSPECTIVE VIEWED FROM MONTFORT STREET

SYMBOL LEGEND



PROJECT TAGS
 Refer to Schedules



ARCHITECT
 Caleb Johnson Studio
 110 Exchange Street, 2nd Floor
 Portland, ME 04101
 207-283-8777

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 caleb@cjab.me

Point of Contact:
 Patrick Boothe, AIA
 patrick@cjab.me
 or
 Josh Jacques
 josh@cjab.me

OWNER
 Hayrunner, LLC
 110 Exchange Street, 2nd Floor
 Portland, ME 04101
 207-283-8777

CONTRACTOR
 Woodhull, LLC
 110 Exchange Street, 2nd Floor
 Portland, ME 04101
 207-283-8777

CIVIL ENGINEER
 Blais Engineering
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 Scarborough, ME 04074
 207-730-7200
 Steve Blais, PE
 sblais@blaisce.com

STRUCTURAL ENGINEER
 Becker Structural Engineers
 75 York Street #3
 Portland, ME 04101
 207-879-1838
 Dan Burne, PE
 dan@beckerstructural.com

TRAFFIC ENGINEER
 Milone and Macbroom
 121 Middle Street, Suite 201
 Portland, ME 04101
 207-541-9544
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 johna@miloneandmacbroom.com

MEP CONSULTANT
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 207-865-9475
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 Lewiston, ME 04243
 207-576-3313
 Bill Peterlein, PE
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SURVEYOR
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 75 John Roberts Road, Suite 1A
 South Portland, ME 04106
 207-200-2100
 jacob Bartlett, PLS
 jbartlett@sebagotechnics.com

PREFERRED WINDOW SUPPLIER
 Pinnacle Window Solutions
 82 Litchfield Rd
 Hallowell, ME 04210
 207-588-6590
 Chris Bailey

PREFERRED BRICK SUPPLIER
 Morin Brick Company
 130 Morin Brick Road
 Auburn, ME 04210
 207-784-9375
 Jason Lachance
 jlachance@morinbrick.com

PREFERRED GREEN ROOF INSTALLER
 Apex Green Roofs
 Newbury, MA
 978-905-8649

PREFERRED AUTOMATED CAR PARKING SYSTEM INSTALLER
 Parkmatic
 Vehicle Storage Solutions, Inc
 47-10A 32nd Place
 Long Island City, NY 11101
 516-224-7700
 Max Wassef
 516-232-1977

PREFERRED DOOR AND HARDWARE INSTALLER:
 Exactitude, Inc
 12 Skyview Drive
 Cumberland, ME 04110
 207-829-8647
 John Wallace, CDC
 jwallace@exactitudeinc.com

PROJECT NARRATIVE

New construction of a 5-story mixed-use building on a vacant lot at the west corner of Congress Street and Washington Ave in Portland Maine.

The structure is type III-B construction with 5 stories above grade, along with one subgrade level. The subgrade level will house residential storage units, an automated parking system, as well as building services.

First floor will be composed of a commercial space, residential lobby, and a drive to access automated parking.

The second through fifth floors will be composed of 17 residential condominiums ranging from one bedroom to three bedroom units.

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C-101	NOTES AND LEGEND	☒
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C-103	LAYOUT & MATERIALS PLAN	☒
C-104	GRADING & UTILITY PLAN	☒
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C-107	POST DEVELOPMENT PLAN	☒
C-301	SITE DETAILS I	☒
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C-303	SITE DETAILS III	☒
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C-401	INTERSECTION IMPROVEMENTS	☒
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S1.2	1ST FLOOR FRAMING & UPPER FOUNDATION PLAN	☒
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PERMIT SET

DRAFTSPERSON:
Patrick Boothe, AIA
Josh Jacques, AIA
DATE OF ISSUE:
7/21/17
PROJECT STATUS:
Permit Set

221 Congress Street
Hay Runner Block
221 BLOCK, LLC
221 Congress Street Portland ME 04101

PERMIT SUBMISSION SET
07/21/2017

COVERSHEET
A-0.0