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 in order to maintain contextual information.

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 multi-family residential 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 Cumberland County, Maine Local Code Enforcement Officer: City of Portland Room 306 City Hall Congress Street Maine Uniform Building and Energy Code (MUBEC) and state amendments based on: Building- 2009 International Building Code (excluding Chapters 11, 20-22, 24-40, 43) Energy- 2009 International Energy Conservation Code Fire - NFPA 101, 2009 Electrical - NFPA 1 Portland City Code- Chapter 10- Fire Prevention and Protection Plumbing - Maine State Plumbing Code

See Zoning Analysis sheet A-0.1 for more information

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: 40psf

OTHER APPLICABLE DESIGN CRITERIA Ground snow load: 50psf (R301.2(5)) Wind speed: 90 mph (R301.2(4)) Frost depth: 48" (Local Building Practice) Seismic category: B (R301.2(2)) Termite Infestation Probability: None to slight (R301.2(6)) Weathering for concrete: Severe (R301.2(3))

ADDITIONAL STRUCTURAL NOTES see Shee t 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 Roofs/ 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)

Above Finished Floor

COMMON ABBREVIATIONS

Bottom of

Top of

Verify in Field

B.O.

T.O.

VIF

CMU Concrete Masonry Unit CEO Code Enforcement Officer CFCI Contractor Furnished, Contractor Installed ETR Existing to Remain GYP Gypsum Board IBC International Building Code International Energy Conservation Code IECC IRC International Residential Code MIN Minimum MAXMaximum 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







PROPOSED CORNER VIEW SCALE: 1:0.36

PROJECT NARRATIVE

Currently the existing building is a 4 unit multi-family apartment building w/ rear covered decks and storage rooms and a gravel driveway. Renovations shall include the following:

- Interior demolition of walls, kitchens, portions of bathrooms and existing wall finishes as required by documents. - New interior rated and non-rated walls as per documents. - New exit stair and Elevator (use by Third Floor Apartment Only). New Stair shall extend from Basement Level to Roof Deck

- Roof demo. as required by new Stair. - Rear Deck and Storage Rooms shall be removed. New Full Width Decks shall be

- Install new asphalt driveway and planting areas as per site plan. - Removed existing front stairs and porch roof and rebuild new Addition, Stair w/ Landing and Roof.

SHEET INDEX

ID Name CS COVER SHEET

SP-01 EXISTING SITE PLAN

SP-02 NEW SITE PLAN

ECS... EXISTING CONDITIONS SURVEY

A-0.1 ORDINANCE AND CODES

EX-1.1 EXISTING CONDITIONS A-1.0 DEMOLITION PLANS

A-1.1 FLOOR PLANS

A-1.2 FLOOR & ROOF PLANS

A-1.3 WINDOW SCHEDULE AND ELEVATIONS

A-1.4 DOOR SCHEDULE AND ELEVATIONS A-1.5 ROOM FINISH SCHEDULE

A-1.6 APPLIANCE & LIGHTING SCHEDULES TBD

A-1.7 ELECTRICAL REFLECTED CEILING PLANS

A-1.8 ELECTRICAL REFLECTED CEILING PLAN

A-2.1 PROPOSED ELEVATIONS

A-3.1 BUILDING SECTION

A-4.1 DETAILS

A-5.1 3D VIEWS

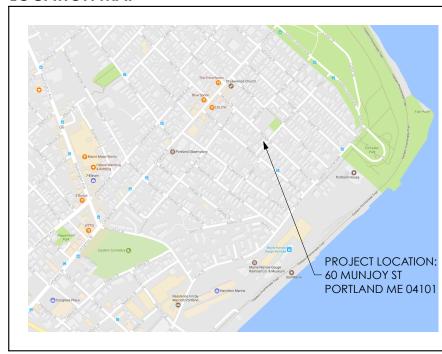
S-1.0 COVER SHEET S-1.1 FOUNDATION AND GROUND FLOOR FRAMING PLANS

S-1.2 SECOND AND THIRD FLOOR FRAMING PLANS

S-1.3 MAIN ROOF AND HIGH ROOF FRAMING PLANS

S-2.1 DETAILS

LOCATION MAP



PROJECT ARCHITECT

Caleb Johnson Architects + Builders 265 Main Street Ste 201 Biddeford, ME 04005 207-283-8777

Caleb Johnson, AIA caleb@cjab.me

Point of Contact: MICHAEL CHESTNUTT: PROJECT ARCHITECT CELL: 207-756-4153

OWNER:

SUSAN GRISANTI 29 ATLANTIC STREET PORTLAND ME 04101 207-632-9968

CONTRACTOR

Caleb Johnson Architects + Builders 265 Main Street Ste 201 Biddeford, ME 04005 207-283-8777

Andy Herbine 207-624-1475 andy@cjab.me

CONSULTANT

#STRUCTURAL ENGINEER: #STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC #77 OAK STREET, PORTLAND, ME 04101 #AARON JONES



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