/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/Grisanti Munjoy St/1 DESIGN/DRAWINGS/5 CD/ARCHICAD/Grisanti CD NEW EXIT STAIR OPTION 2 4.27.17.pln

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

Zoning:
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)

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
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

1 EXISTING CORNER VIEW
SCALE: 1:0.83

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

LICENSED ARCHITECT
CALEB M. JOHNSON
NO. 2919
STATE OF MAINE

PERMIT SET

Reviewed for Code Compliance
Inspections Division
Department of Building Safety
Date: 01/25/18

CALEB JOHNSON
ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 0400. C.JAB.M
T: 207.283.8777 F: 207.283.8778

STUDIO MANAGER:
PROJECT ARCHITECT:

CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER
CHANGE NUMBER
A4 CHA1

ISSUE	DATE	DESCRIPTION

SUBMISSIONS:

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

DRAFTSPERSON: Michael Chestnutt
DATE OF ISSUE: 4.27.17
PROJECT STATUS: PRELIMINARY DESIGN

GRISANTI - MUNJOY ST

SUSAN GRISANTI
60 MUNJOY ST PORTLAND ME 04101

COVER SHEET

CS