COASTAL PHARMACY
& WELLNESS
TENANT -FIT UP

195 KENNEBEC STREET, PORTLAND MAINE 04101

CITY OF PORTLAND PERMIT JULY 25, 2017

PROJECT TEAM

OWNER: COASTAL PHARMACY & WELLNESS

ARCHITECT: WHIPPLE -CALLENDER ARCHITETS
P.O. BOX 1276 PORTLAND, ME 04101
207-775-2696 X107

CONTRACTOR: MONAGHAN CONSTRUCTION COMPANY
100 COMMERCIAL STREET, PORTLAND ME 04101
207-775 2683

SHEET INDEX

ID	Name
A0.1	TITLE SHEET-SITE PLAN & NOTES
A1.1	FIRST FLOOR PLAN
A1.2	LIFE SAFETY PLAN & ELECTRICAL PLAN
A2.1	INTERIOR ELEVATIONS

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
2. 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.
3. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
4. ALL NEW CONSTRUCTION DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE. DIMENSIONS TO EXISTING WALL CONSTRUCTION ARE TO FINISH SURFACE.
5. NO SMOKING WILL BE ALLOWED ON SITE.
6. PROVIDE SOLID BLOCKING FOR ALL CABINETRY AND ACCESSORIES. REVIEW INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS.

PROJECT DATA

YEAR BUILT: 2015
ZONING: B7- MIXED USE

SITE AREA: 4960 SF
BLDG USE: RETAIL & PERSONAL SERVICES
OCC. GROUP: MERCANTILE USE M- CLASS C
2,860 SF (LESS THAN 3,000 SF)
CONST. TYPE: IIB

BLDG. CODE: IBC 2015, NFPA 2015
FIRE SPRINKLERS: YES
OCCUPANCY LOAD: 60 PEOPLE

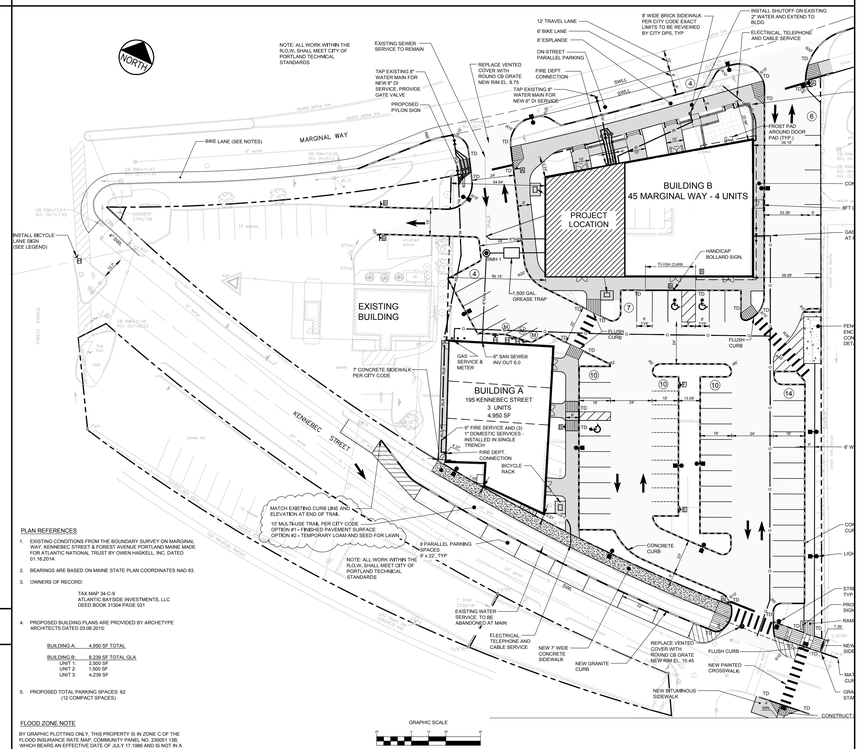
SCOPE OF WORK

TENANT FIT-UP OF APPROX. 2, 860 SQUARE FEET FOR PHARMACY, RETAIL AND ASSOCIATED SPACES.

VICINITY MAP

LOCATION MAP N.T.S.

SITE SKETCH



PLAN REFERENCES

1. EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
2. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
3. OWNERS OF RECORD:
   TAX MAP 34-C-9
   ATLANTIC BAYSIDE INVESTMENTS, LLC
   DEED BOOK 31304 PAGE 031
4. PROPOSED BUILDING PLANS ARE PROVIDED BY ARCHETYPE ARCHITECTS DATED 03.06.2015:

BUILDING A	4,950 SF TOTAL
BUILDING B	8,239 SF TOTAL GLA
UNIT 1	1,500 SF
UNIT 2	1,500 SF
UNIT 3	4,239 SF

5. PROPOSED TOTAL PARKING SPACES: 62
   (12 COMPACT SPACES)

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 138, WHICH BEARS AN EFFECTIVE DATE OF JULY 17,1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GRAPHIC SCALE
0 4 8 16
(IN FEET)

CITY PERMIT SET
7-25-2017

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

COASTAL PHARMACY & WELLNESS
195 KENNEBEC STREET PORTLAND ME, 04101

LICENSED ARCHITECT ANNE E CALLENDER No. 1861 STATE OF MAINE

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MARK	DATE	DESCRIPTION

DATE: 7/25/17
CHECKED BY: #Contact Full Name
DRAWN BY: CLL
JOB: #Pln
SHEET TITLE: TITLE SHEET SITE PLAN & NOTES

A0.1