# 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: 8,238 SF TOTAL GLA
   UNIT 1: 2,500 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.

CITY PERMIT SET
7-25-2017


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Reviewed for Code Compliance
Inspections Division
Date: 09/11/17


COASTAL PHARMACY & WELLNESS
195 KENNEBEC STREET PORTLAND, ME, 04101

LICENSED ARCHITECT ANNE E CALLENDER No. 7861 STATE OF MAINE


WHIPPLE CALLENDER ARCHITECTS
PO BOX 1276
PORTLAND, ME 04101
P 207.775.2696
F 207.775.3631
www.whipplecallender.com


| 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