

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.
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 residential construction. Contractor warrants 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

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:
 Building - 2009 International Building Code (excluding Chapters 11, 28-30)
 Energy - 2009 International Energy Conservation Code
 Fire - NFPA 1
 Property Maintenance - NFPA 1
 Electrical - NFPA 1
 Plumbing - Maine State Plumbing Code
 Fuel Gas - NFPA 54 Fuel Gas Code

Accessibility - 2010 ADA Standards (DOJ)
 (Under purview of the State Fire Marshall)
 A Barrier Free Permit is voluntary for Renovation Projects

Zoning - Zoning Ordinance of Portland, ME
 (Scope of work includes no exterior structural additions)

Historic Preservation - Project is within the Congress Street Historic District
 (Scope of work includes no exterior work visible from street, new door added at roof at rear of building for improved egress)

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: 50psf Business Use
 (Scope of work includes no proposed structural modifications)

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 |
| MAX | Maximum |
| MIN | Minimum |
| MUBEC | Maine Uniform Building and Energy Code |
| OFCI | Owner Furnished, Contractor Installed |
| OFOI | Owner-Furnished, Owner 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 |

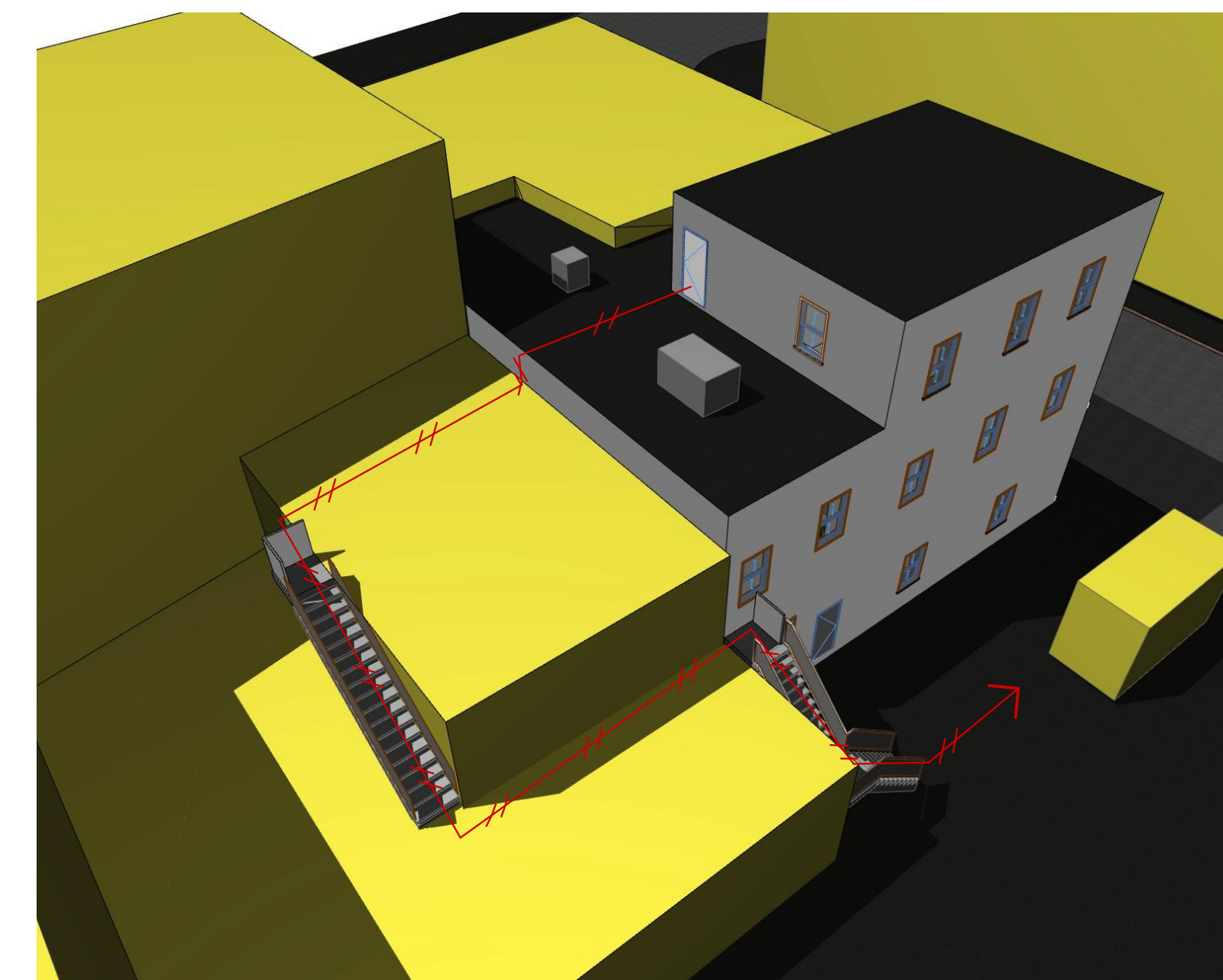
PHOTOS/DIAGRAMS OF EXISTING PROPERTY:



PHOTO FROM FOREST AVE LOOKING NORTHWEST



PHOTO FROM FOREST AVE LOOKING SOUTHEAST



3D DIAGRAM OF EGRESS PATH TO PUBLIC WAY CROSSING OVER ADJACENT ROOFS

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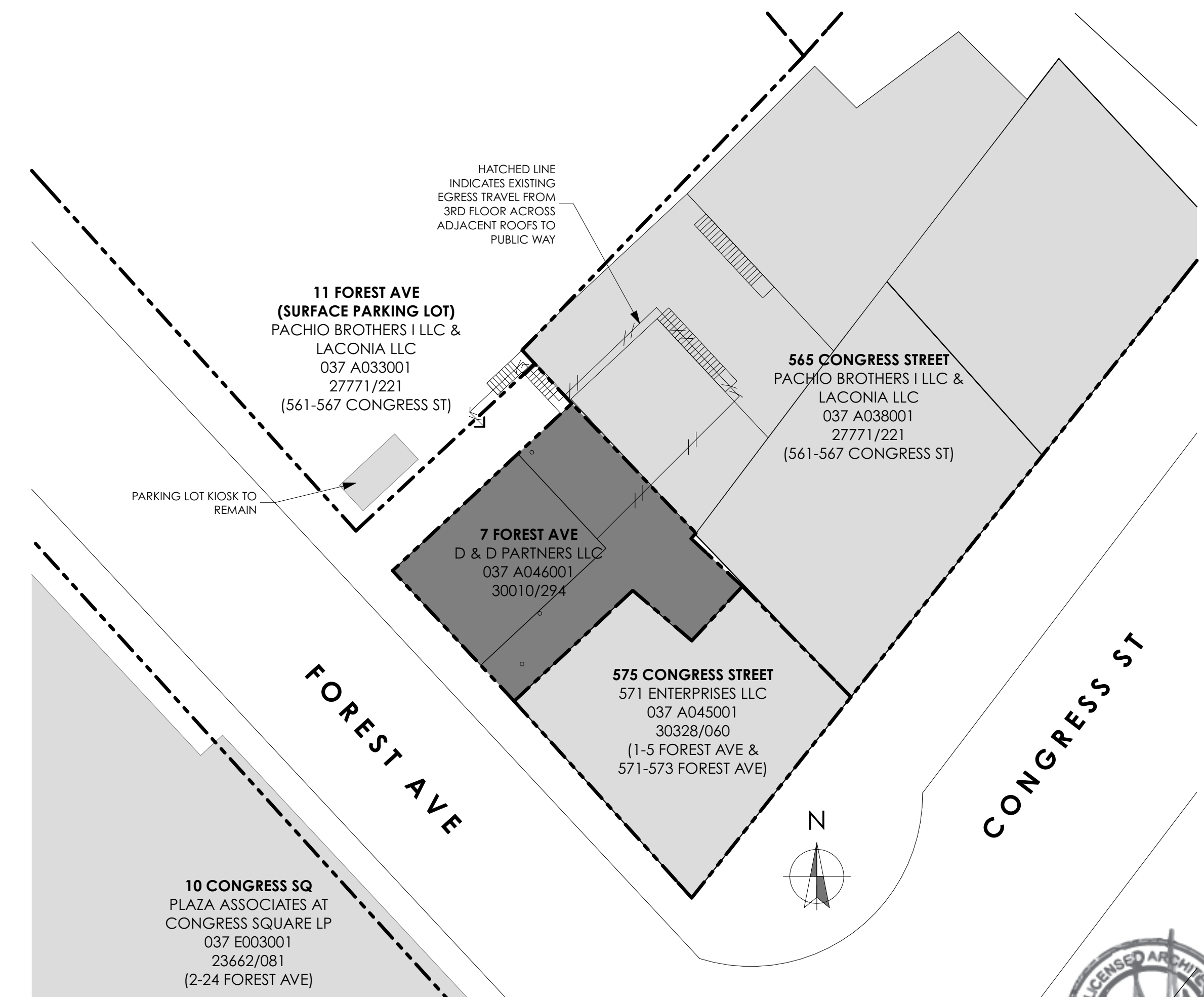
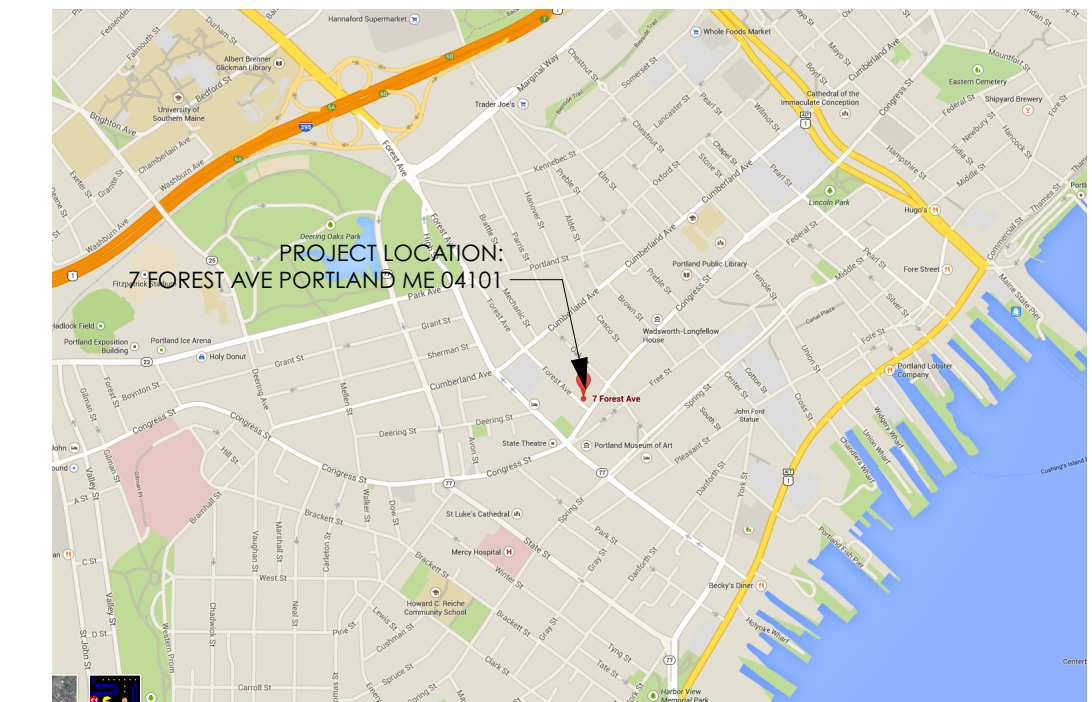
CONTRACTOR
 CALEB JOHNSON ARCHITECTS + BUILDERS
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PROJECT NARRATIVE
 Tenant Improvements to Existing 3 story + basement building with primarily Business use with secondary Storage (Non-Hazardness) and Assembly (Unconcentrated). New Occupancy calculations have been included for occupancy permit. The majority of work will occur on the 2nd floor where the new tenant, "Wilderness Medical Associates" will have offices, a waiting area and a kitchen, the new tenant will also partially occupy the 1st floor (for storage) and the 3rd floor (for a break room). There are a total of 5 separate tenants in the building, see sheet A-1.0 for more information and other tenant locations. Non-structural scope of work includes relocation or demolition of several non-load bearing walls, conversion of a 3rd floor window to a full sized door for an improved egress route for 3rd floor tenants. There is no proposed structural modifications in the scope of work.

SHEET INDEX

| ID | Name |
|-------|----------------------------|
| CS | COVER SHEET, SITE PLAN |
| A-1.0 | EXISTING/DEMO PLANS |
| A-1.1 | PROPOSED PLANS |
| A-2.1 | BUILDING SECTION & DETAILS |

LOCATION MAP



1 PROPOSED SITE PLAN
 SCALE: 1" = 20'



PERMIT SET
04/13/2015

COVER SHEET, SITE PLAN

CS

NEW TENANT IMPROVEMENTS
WILDERNESS MEDICAL ASSOCIATES
 D+D PARTNERS, LLC
 7 FOREST AVE PORTLAND ME 04101

CONSULTANTS:

DRAFTER/PERSON:
 D+D PARTNERS, LLC
 DATE ISSUED:
 04/13/15
 PROJECT STATUS:
 CONSTRUCTION DOCUMENTS

SUBMISSIONS:

PROJECT STATUS:
 CONSTRUCTION DOCUMENTS
 STUDIO MANAGER:
 PROJECT ARCHITECT:

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