

**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 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 (RESIDENTIAL)**

APPLICABLE BUILDING CODES:  
 Locality: Portland, ME  
 Cumberland County, Maine  
 Local Code Enforcement Officer:  
 Roby Fecteau  
 205 Main Street, Biddeford, MD  
 207-284-9236  
 roby.fecteau@bdp.net

Maine Uniform Building and Energy Code (MUBEC) and state amendments based on:  
 Building- 2009 International Residential Code (excluding Chapters 11, 20-22, 24-40, 43)  
 Energy- 2009 International Energy Conservation Code  
 Fire - NFPA 70  
 Electrical - NFPA 1  
 Plumbing - Maine State Plumbing Code

Zoning:  
 No exterior additions are proposed

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 (IRC/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 Sheet 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  
 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



PHOTO OF EXISTING GARAGE



RENDERING OF PROPOSED NEW GARAGE DOOR



PHOTO OF EXISTING HOUSE/GARAGE FROM NOYES STREET



1 PROPOSED SITE PLAN  
 SCALE: 1" = 50'

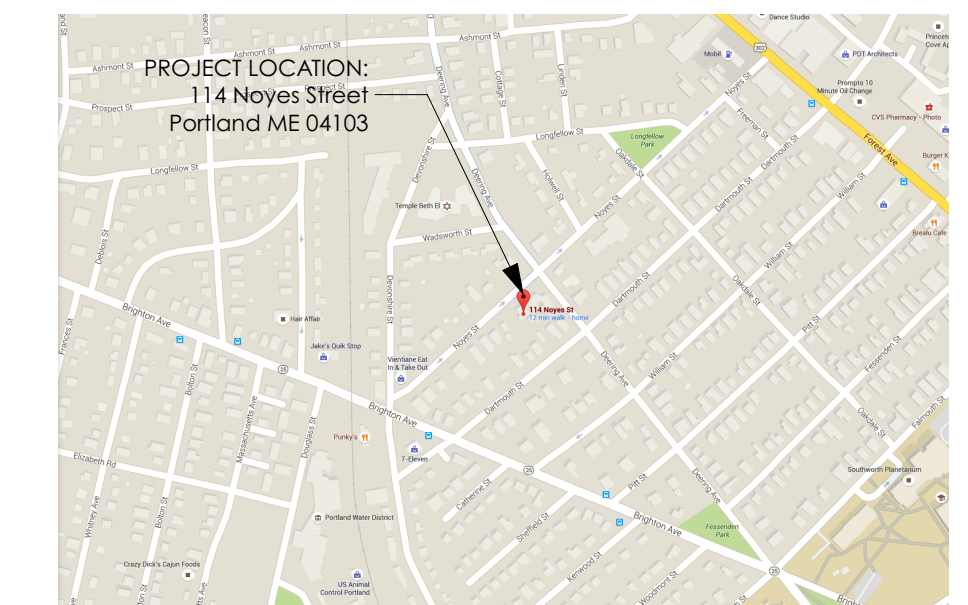


**PROJECT NARRATIVE**  
 Renovations to existing two-story detached garage on same lot as a three-story dwelling, new work is limited to first floor only. Scope of work includes installation of new mid-span beam at the 2nd floor framing, leveling of existing concrete slab, installation of new overhead garage door with new header. No scope of work is proposed in the existing dwelling in this permit application.

**SHEET INDEX**

ID	Name
CS	COVER SHEET, SITE PLAN
A-1.0	PROPOSED 1ST FLOOR GARAGE
A-1.1	PROPOSED SECTIONS & ELEVATIONS
S-1.0	PROPOSED STRUCTURAL PLANS

**LOCATION MAP**



**PROJECT ARCHITECT**  
 Caleb Johnson Architects + Builders  
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**OWNER:**  
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**CONSULTANT**  
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 Structural Integrity  
 77 Oak St, Portland, ME 04101  
 Matt Legere, E.I.T.



PERMIT SET

COVER SHEET, SITE PLAN



Swenson Garage Renovation  
 Dana & Jane Swenson  
 114 Noyes Street Portland, ME 04103

**CONSULTANTS:**  
 Aaron Jones, PE  
 Matt Legere, E.I.T.

**DRAFTSPERSON:**  
 Patrick Boothe, AIA  
 DATE OF ISSUE: 12/26/13  
 PROJECT STATUS: Schematic Design

**SUBMISSIONS:**

ISSUE ID	DATE	DESCRIPTION
01	12/26/13	PERMIT SET

**STUDIO MANAGER:**  
 PROJECT ARCHITECT:

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