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

PHOTO OF EXISTING HOUSE/GARAGE FROM NOYES STREET

RENDERING OF PROPOSED NEW GARAGE DOOR

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
265 Main Street Ste 201
Biddeford, ME 04005
207-283-8777

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caleb@cjab.me

Point of Contact:
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740-418-5475

OWNER:
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207-333-2315

CONTRACTOR
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CONSULTANT
Aaron Jones, PE
Strcutural Integrity
77 Oak St, Portland, ME 04101
Matt Legere, E.I.T.

PERMIT SET

COVER SHEET, SITE PLAN

CS

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

DRAFTSPERSON: Patrick Boothe, AIA
DATE OF ISSUE: 12/28/15
PROJECT STATUS: Schematic Design

CONSULTANTS:
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Matt Legere, E.I.T.

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	12/28/15	PERMIT SET

CHANGES THIS ISSUE:

ID	DESCRIPTION

SUBJ# NUMBER
CHANGE NUMBER
A-x
CH-x

STUDIO MANAGER:
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Inspections Division
Date: 12/28/15

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