



Suburban Propane

**656 Riverside Street
Portland, Maine 04103**

DESIGN-BUILD GENERAL CONTRACTOR

The Sheridan Corporation
33 Sheridan Drive, P.O. Box 359, Fairfield, ME 04937
(207) 453-9311, www.sheridancorp.com

Structural Engineer: Dana C. Sturtevant, P.E.
Project Manager: Daniel E. Wildes

DESIGN-BUILD MECHANICAL CONTRACTOR

Eastern Mechanical, Inc.
6 Pomerleau Street, P.O. Box 518, Biddeford, ME 04005
(207) 282-7387, www.easternmechanicalinc.com

Mechanical Engineer: Will Bennett, P.E.
Bennett Engineering, Inc.
7 Burnett Road, Freeport, ME 04032
(207) 865-9475, www.bennettengineering.net

DESIGN-BUILD ELECTRICAL CONTRACTOR

Casco Bay Electric, LLC.
91J Auburn Street, #1196, Portland, ME 04103
(207) 221-3331, www.cascobayelectric.com

Electrical Engineer: Timothy Matthews, P.E.
Swiftcurrent Engineering Services
10 Forrest Falls Drive, Yarmouth, ME 04096
(207) 847-9280, www.swiftcurrenteng.com

DESIGN-BUILD FIRE PROTECTION CONTRACTOR

Eastern Fire Protection and Services
170 Kittyhawk Avenue, Auburn, ME 04210
(207) 784-1507, www.efp-efs.com

Fire Protection Designer: Joe Derocher

LESSEE / TENANT

Suburban Propane, L.P.
240 Route 10 West, P.O. Box 206, Whippany, NJ 07981

Sr. Real Estate Manager: Susan Delia (973) 503-9120

BUILDING OWNER

Forefront Partners I, L.P.
c/o Chris Thompson, PhD, 501 Danforth Street, Portland, ME 04102
(207) 747-5288

Project Directory

PROJECT LOCATION: 656 Riverside Street
Portland, ME 04103

SCOPE: Three (3) New Building – Office, Garage, Storage/Dock

NUMBER OF FLOORS: One (1) – Single Floor per building

BUILDING HEIGHT: Office: 13'-6"
Storage/Garage – mixed occupancy: 14'
Loading Dock/Fill Station: 12'

SQUARE FOOTAGE/ OCCUPANT LOAD: Office: 7,300 SF (1/100 = 73 Occupants)
Storage/Garage: 2,146 SF (1/500 = 5 Occupants)
Loading Dock/Fill Station: 4,000 SF (1/500 = 8 Occupants)
Total: 13,446 SF 86 Occupants

ACCESSIBILITY CODE: 2010 ADA Standards for Accessible Design

ADOPTED CODES: MUBEC (Maine Uniform Building and Energy Code)
2009 International Building Code (IBC)
International Energy Code (IECC)
2006 NFPA 1 – Life Safety
2008 NFPA 30A – Repair Garages

OCCUPANCY TYPE: B – Business Non-separated - Non-sprinklered
S – Storage - Ordinary Hazard Non-separated - Non-sprinklered – mixed occ.
S – Storage - High Hazard Non-separated - Sprinklered

CONSTRUCTION TYPE: NFPA Type II (000) – Non-combustible Construction
IBC Type 5B – Any Type

Project Information

1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL NATIONAL STATE AND CITY BUILDING CODES AND ORDINANCES. THE MORE STRINGENT OF THE BUILDING CODES SHALL APPLY.
2. ALL CONSTRUCTION SHALL FACILITATE HANDICAPPED ACCESSIBILITY BY ELIMINATING ARCHITECTURAL BARRIERS. SEE THE 2010 VERSION OF "A.D.A." STANDARDS FOR ACCESSIBLE DESIGN.
3. CONTRACTOR TO ERECT ON SITE, SUBURBAN PROPANE, L.P. SUPPLIED "COMING SOON" SIGN, IF APPLICABLE. LOCATION TO BE DETERMINED BY SUBURBAN PROPANE'S CONSTRUCTION MANAGER.
4. IT SHALL BE THE DUTY OF THE SUBCONTRACTORS TO VERIFY ALL DIMENSIONS GIVEN ON THE DRAWINGS AND TO REPORT ERRORS OF INCONSISTENCIES TO THE CONTRACTOR BEFORE COMMENCING WORK. IN SUBMITTING A PROPOSAL, IT WILL BE CONSTRUED THAT THE BIDDER HAS EXAMINED AND FAMILIARIZED HIMSELF WITH THE SITE AND HAS CAREFULLY CHECKED ALL THE DETAILS AND ASSURED HIMSELF THAT THEY CONFORM IN EVERY RESPECT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. IGNORANCE OR FAILURE ON THE PART OF THE SUBCONTRACTOR TO EXAMINE OR FAMILIARIZE THEMSELVES WITH THE SITE, WILL NOT BE ACCEPTED AS AN EXCUSE FOR CLAIMS FOR EXTRA OR ADDITIONAL PAYMENT ABOVE THE CONTRACT PRICE.
5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE SUBCONTRACTOR AND THE LOCAL UTILITY COMPANIES.
6. MAKE NO CORRECTIONS OR CHANGES TO THE DRAWINGS OR DOCUMENTS WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CONTRACTOR.
7. UNLESS OTHERWISE NOTED, ALL ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED.
8. VERIFY FINAL AMOUNT AND LOCATION OF FIRE EXTINGUISHERS WITH GOVERNING FIRE MARSHAL.
9. STABILIZE ALL AIR AND LIGHT REELS TO STRUCTURE.
10. PROVIDE H.C. GRAPHICS TO RESTROOM DOORS PER "A.D.A."

General Notes



Vicinity Map, Portland, ME

WARNING: THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SHERIDAN CORPORATION FOR USE WITH THE PROJECT IDENTIFIED BELOW. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING AND NO USE MAY BE MADE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHERIDAN CORPORATION. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHERIDAN CORPORATION IS WRONGFUL AND IS AT THE USER'S RISK. SHERIDAN DISCLAIMS ANY AND ALL LIABILITY FOR SUCH USE.			
DATE	REVISION	EST. NO. 85103	Engineering Designs For SUBURBAN PROPANE RELOCATION 656 RIVERSIDE STREET PORTLAND, MAINE 04103
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		TYPE	ENGINEERING DWG. NO. CS
		DRAWN BY	OF
		REVIEWED BY	Title
		SCALE	COVER SHEET
		DATE 09-02-16	DESIGN BUILDER
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