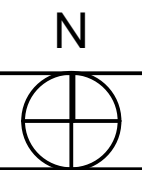


# RENOVATIONS TO MEDICAL OFFICES FOR NEW ENGLAND FOOT & ANKLE SPECIALISTS

117 AUBURN STREET PORTLAND MAINE, 04103

ISSUED FOR PERMIT  
MARCH 6, 2017

VICINITY MAP  N.T.S.



GENERAL NOTES

- VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
- 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.
- NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS. LARGE DETAILS TAKE PRECEDENT OVER SMALL SCALED DETAILS.
- ALL NEW CONSTRUCTION DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE. DIMENSIONS TO EXISTING WALL CONSTRUCTION ARE TO FINISH SURFACE.
- NO SMOKING WILL BE ALLOWED ON SITE.
- PROVIDE SOLID BLOCKING FOR ALL CABINETS AND ACCESSORIES. REVIEW INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS.
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
- PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
- PATCH ALL HOLES, WALLS, AND CRACKS IN ROOMS BEFORE PAINTING

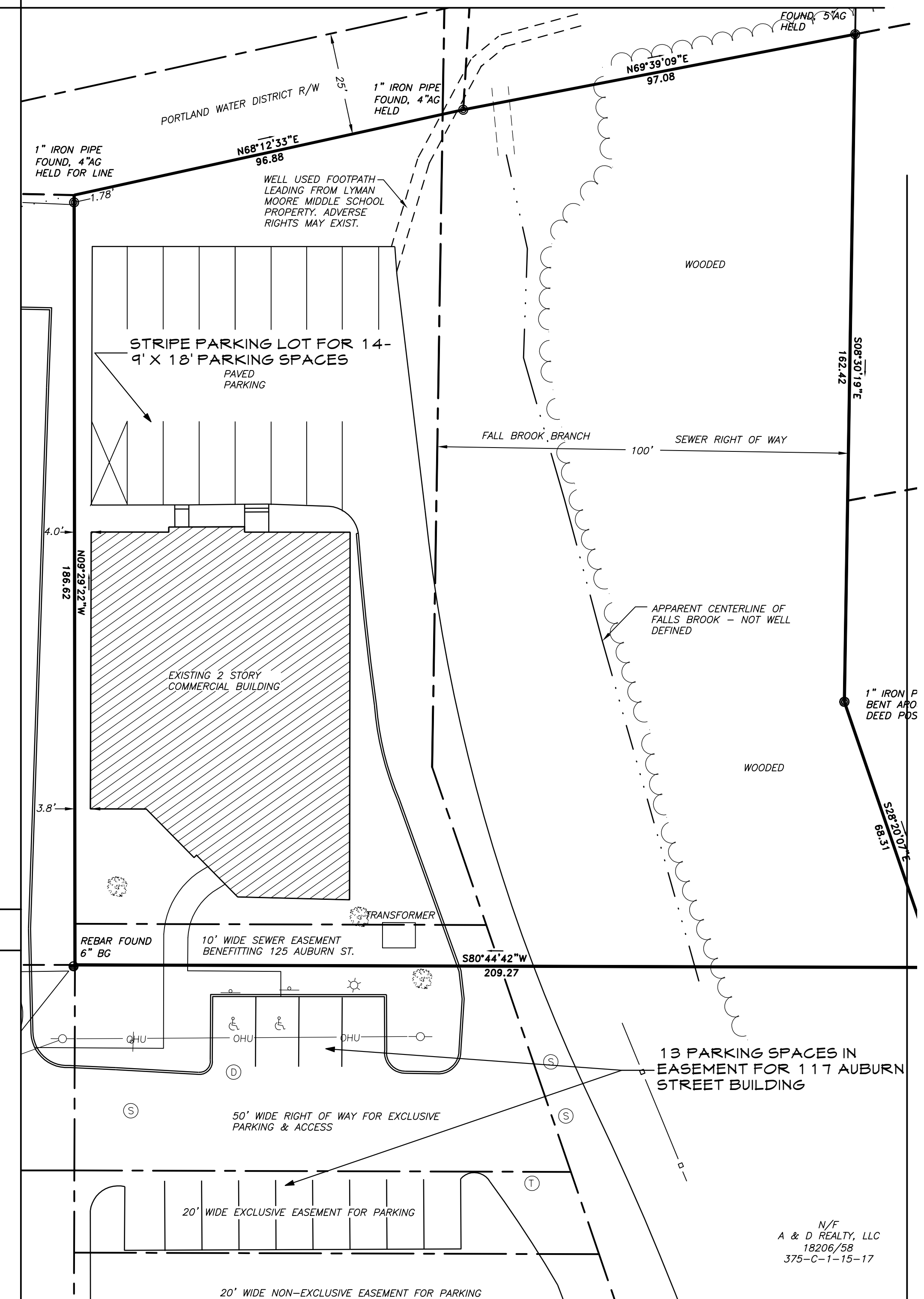
PROJECT DATA

ZONING: RP RESIDENTIAL PROFESSIONAL  
PARKING: 1 SPACE FOR EVERY 400 SF OF OFFICE: 25 SPACES

BOOK & PAGE 26056/043  
BLDG USE: OFFICE & BUSINESS  
FIRE SPRINKLERS: SPRINKLED  
YEAR BUILT 1980  
TOTAL SQUARE FEET 10,038 SF  
ACRES 0.9116  
BUILDING STYLE: 2 STORY STEEL FRAMED WITH BRICK VENEER AND CAST-IN PLACE CONCRETE FOUNDATIONS & FLOOR SLABS

TYPE CONSTRUCTION: 2 B

SITE SKETCH



PROJECT TEAM:

OWNER: NEW ENGLAND FOOT & ANKLE SPECIALISTS

ARCHITECT: WHIPPLE - CALLENDER ARCHITETS  
136 PLEASANT AVENUE PORTLAND, ME 04103  
207-775-2696

ELECTRICAL ENGINEER: BENNETT ENGINEERING  
PO BOX 297 FREEPORT, ME 04032  
207 865 9475

CONTRACTOR: PERSPECTIVE CONSTRUCTION MANAGEMENT COMPANY  
1263 ROOSEVELT TRAIL RAYMOND, ME 04071  
207-894-2008

SHEET INDEX

ID	Name
A0.1	TITLE SHEET
	SURVEY
A 1.1	FIRST FLOOR PLAN
A 1.2	SECOND FLOOR PLAN & DEMO PLAN
A 1.3	FIRST FLOOR DEMO
A 1.4	REFLECTED CEILING PLANS
A 1.5	FURNITURE PLANS
A2.1	INTERIOR ELEVATIONS
A2.2	INTERIOR ELEVATIONS
A3.1	DETAILS
A4.1	DOOR SCHEDULE
LS2.1	FIRST FLOOR LIFE SAFETY
LS2.1	SECOND FLOOR LIFE SAFETY
E3.1	ELECTRICAL NOTES, LEGEND & ABBREVI.

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.

IBC 2009, IEBC 2009  
NFPA 101-2015  
MAINE STATE PLUMBING CODE  
PORTLAND ZONING ORDINANCE

SCOPE OF WORK

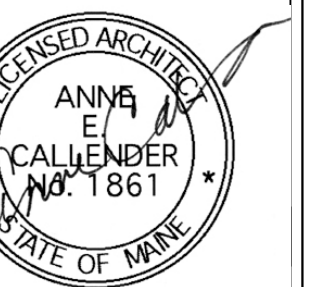
RENOVATE EXISTING MEDICAL OFFICE SPACE ON 1ST FLOOR (4,897 SF)

RENOVATE PARTIAL SECOND FLOOR MEDICAL OFFICE INTO KITCHEN AREA, STAFF BATHROOM AND CONFERENCE ROOM (522 SF)

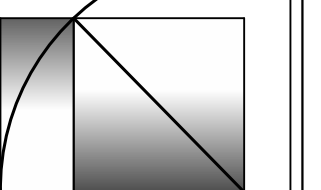
UPGRADE FIRE ALARM, ELECTRICAL, HVAC & SPRINKLER SYSTEMS

ROOF & WINDOW REPAIRS TO BUILDING

MEDICAL OFFICES FOR  
NEW ENGLAND FOOT & ANKLE  
SPECIALISTS  
RENOVATIONS TO  
117 AUBURN STREET  
PORTLAND, MAINE  
04103



WHIPPLE  
CALLENDER  
ARCHITECTS



136 PLEASANT AVE.  
PORTLAND, ME 04103  
P 207.775.2696  
F 207.775.3631  
www.whipplecallender.com

DATE	DESCRIPTION
2-28-2017	ISSUED FOR STATE FIRE PERMIT
3-4-2017	ISSUED FOR PERMIT W/ SURVEY
3-10-2017	

DATE	DESCRIPTION
3/6/17	

CHECKED BY: AEC  
DRAWN BY: CLL  
JOB: NEF  
SHEET TITLE: TITLE SHEET

A0.1

N/A  
A & D REALTY, LLC  
18206/58  
375-C-1-15-17