

BlMcloud: bimserv25 - BlMcloud Basic for ARCHICAD 25/Commercial Studio/227 Elm Street

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-end 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.

SYMBOL LEGEND

--- PROPERTY LINE
--- STORY ELEVATION

FLOOR HEIGHT

GRID LINE

BUILDING SECTION MARKER

WALL SECTION MARKER

ELEVATION MARKER

DETAIL MARKER

INTERIOR ELEVATION MARKER

DIMENSION LINE

BREAK LINE

CEILINGS

PROJECT TAGS

Refer to Schedules

Tagged Fixture
PLUMBING TAG

ROOM MARKER

1 sq. ft.

COMMON ABBREVIATIONS

ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HORIZ	Horizontal
ADJ	Adjustable	HWI	Hot Water Heater
AF	Above Finished Floor	IBC	International Building Code
ALUM	Aluminum	ID	Inside Diameter
ALT	Alternate	IECC	International Energy Conservation Code
APPROX	Approximate	INSUL	Insulation
ANOD	Anodized	INT	Interior
BLDG	Building	IRC	International Residential Code
BLDG	Blocking	MAX	Maximum
BLKHD	Bulkhead	MECH	Mechanical
CAB	Cabinet	MIN	Minimum
CIP	Cast in Place	MISC	Misc.
CEO	Code Enforcement Officer	MO	Masonry Opening
CFC	Contractor Furnished	MTL	Metal
CIL	Contractor Installed	MUEC	Mechanical Uniform Building and Energy Code
CLR	Clear	NIC	Not in Contract
CMU	Concrete Masonry Unit	OC	On Center
COL	Column	OCF	Owner Furnished, Contractor Installed
CONC	Concrete	PC	Pre-Cast Concrete
CONT	Continuous	PLUMB	Plumbing
CPT	Carpet	PLY	Plywood
CT	Ceramic Tile	PNT	Point
CTR	Center	PT	Pressure-Treated
DBL	Double	RF	Rounds per square foot
DIA	Diameter	RFI	Rounds per square inch
DIMS	Dimension(s)	RBR	Rubber
DN	Down	RCP	Reflected Ceiling Plan
DR	Door	REQ	Required
DW	Dishwasher	RM	Room
DWG	Drawing	RM	Room
EA	Each	RM	Room
EL	Elevation	RM	Room
ELEV	Elevator	RM	Room
EGS	Edge of Slab	RM	Room
EQ	Equal	RM	Room
ETR	Existing to Remain	RM	Room
EQUIP	Equipment	RM	Room
EXT	Exterior	RM	Room
FA	Fire Alarm	RM	Room
FAP	Fire Annunciator Panel	RM	Room
FD	Fire Door	RM	Room
FE	Fire Extinguisher	RM	Room
FEC	Fire Extinguisher Cabinet	RM	Room
FH	Fire Hydrant	RM	Room
FLR	Floor	RM	Room
FT	Feet	RM	Room
GA	Gauge	RM	Room
GAL	Gallon	RM	Room
GALV	Galvanized	RM	Room
GL	Glass	RM	Room
GYP	Gypsum Board	RM	Room
GWB	Gypsum Wall Board	RM	Room

MATERIAL LEGEND

Brick - Elevation
Brick - Section
Concrete - Block
Concrete - CIP
Earth
Gravel
Gypsum
Insulation - Batt
Insulation - Rigid
Metal - Aluminum
Metal - Steel
Not in Contract
Plywood
Vegetation
Wood - End Grain

227 ELM STREET RENOVATION

227 ELM STREET BIDDEFORD ME 04005

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street, 2nd Floor Portland ME 04101
207-283-8777

OWNER:
YD PROPERTIES, LLC
227 ELM STREET BIDDEFORD ME 04005
207-283-8777

CONTRACTOR
TBD

Caleb Johnson, AIA
calebjohnsonstudio.com

Point of Contact:
Patrick Boothe, AIA
patrick@calebjohnsonstudio.com
207-283-8777

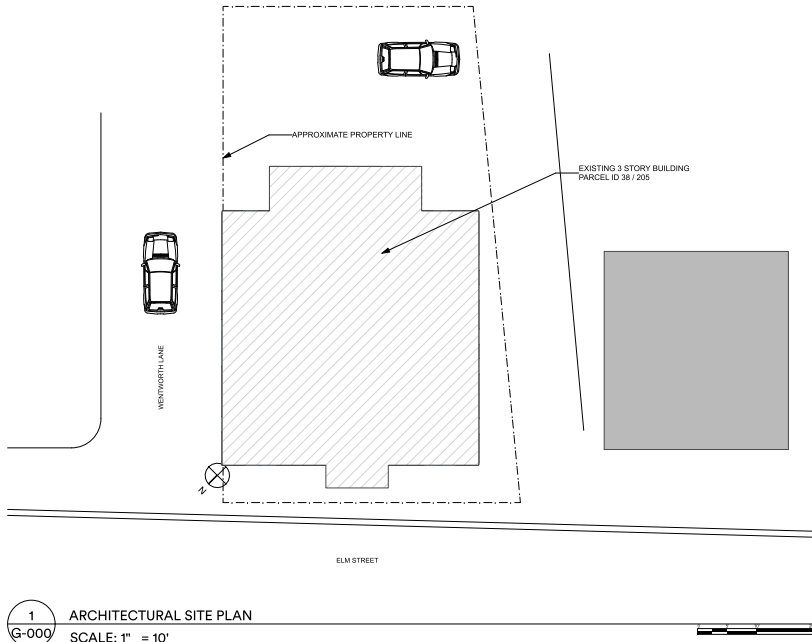
Jenny Dillon
jenny@calebjohnsonstudio.com
207-966-0997



EXISTING BUILDING



EXISTING BUILDING



1
G-000
ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

PROJECT NARRATIVE

Renovation of an existing three story residential building structure. Existing building is 6 units and will be converted to 9 units as allowed with local density ordinances. Building will consist of (3) studio apartments, (3) 1 bedrooms and (3) 2 bedrooms). Non structural scope includes interior renovations including new plumbing fixtures, lighting fixtures, appliances, millwork, MEP equipment and finishes throughout. Building will be outfitted with a new NFPA 13R sprinkler system.

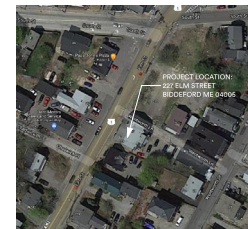
QUICK BUILDING STATS

Construction Type:	V 8 (IBC) / V-000 (NFPA)
Occupancy Type:	Multi-Family Separated Primary: R-2 / Apartments
Building Height:	47' 6" +/- to top of roof
Sprinkler System:	New NFPA13R system Proposed (See Code Review)
Fire Alarm:	None required (See Code Review)
Floor Area:	3rd Floor: 1,896 sf 2nd Floor: 1,896 sf 1st Floor: 1,896 sf Basement: 1,896 sf
Gross Building Area:	7,580 sf total gross area

SHEET

INDEX	COVER SHEET	ISSUED
G-000	COVER SHEET	☑
G-001	CODE ANALYSIS & LIFE SAFETY	☑
D-101	DEMO PLAN - 1ST AND 2ND FLOOR	☑
D-102	DEMO PLAN - 3RD FLOOR	☑
A-101	FLOOR PLANS - BASEMENT AND 1ST	☑
A-102	FLOOR PLANS - 2ND AND 3RD	☑
A-201	ELEVATIONS	☑
A-202	ELEVATIONS	☑
A-301	BUILDING SECTIONS	☑
A-601	SCHEDULES	☑

LOCATION MAP



PERMIT SET
FOR CONSTRUCTION

COVER SHEET
G-000

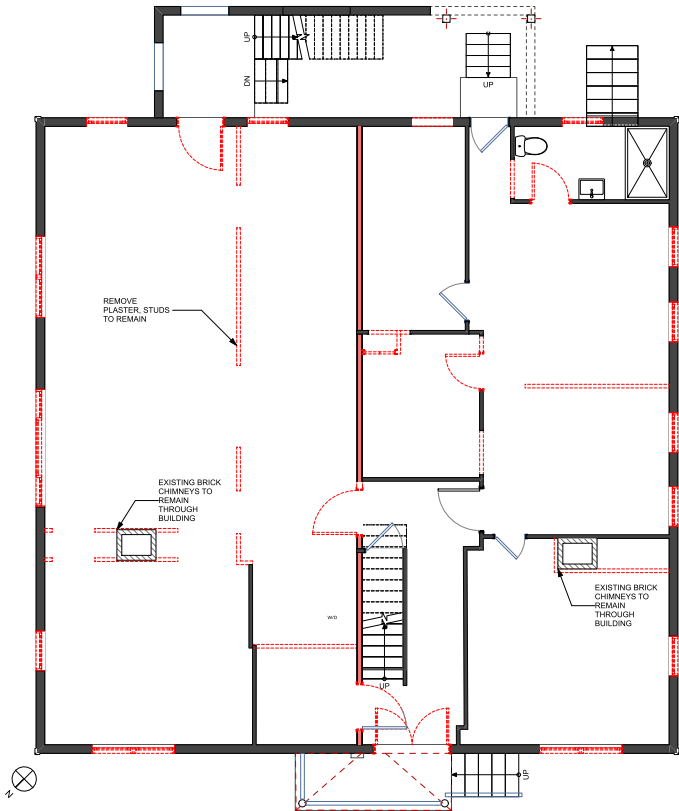
227 ELM STREET RENOVATION
227 ELM STREET BIDDEFORD ME 04005
CALEB JOHNSON
YD PROPERTIES, LLC

DATE OF ISSUE
PROJECT STATUS
ISSUED FOR PERMIT REVIEW

REVISIONS
DATE
BY
DESCRIPTION

LICENSED ARCHITECT
CALEB M. JOHNSON
No. ARS-4209
STATE OF MAINE

CALEB JOHNSON
STUDIO
110 EXCHANGE STREET, 2ND FLOOR, PORTLAND, ME 04101
207-283-8777
calebjohnsonstudio.com



1
 D-101 1ST FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

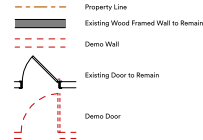
DEMOLITION PLAN GENERAL NOTES

1. This drawing set constitutes a permit application to the City of Biddeford for non load-bearing and load-bearing demolition. All temporary shoring is the responsibility of the Contractor performing the work.
2. Contractor is to visit the site and become familiar with all work included herein. Before demolition occurs Contractor to verify with Owner for any items to be salvaged.
3. All existing floor finishes are to remain in place with the exception of bathrooms where laminate tile is to be removed
4. All existing stairs, including rails, balusters, trims, etc are to remain for reuse unless noted otherwise

DEMOLITION PLAN GENERAL NOTES CONT.

5. All existing mechanical, electrical and plumbing work intended to be reused is to remain. All abandoned piping, wiring, light fixtures, abandoned air ducts, where easily accessible, shall be removed.
6. Contractor to provide proper precautions for the removal and/or remediation of hazardous materials such as lead and asbestos if discovered. Contractor and/or Owner to provide test results.

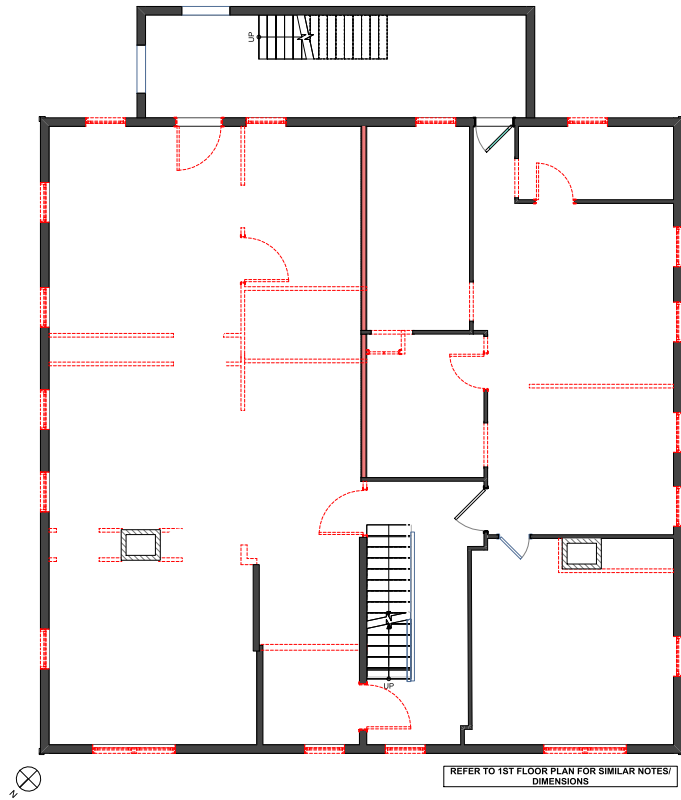
DEMOLITION PLAN LEGEND



Plumbing Fixture/Object to Remain



Demo Plumbing Fixture/Object



2
 D-101 2ND FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

PERMIT SET
 FOR CONSTRUCTION

DEMO PLAN - 1ST AND 2ND FLOOR

D-101

227 ELM STREET RENOVATION
 227 ELM STREET BIDDEFORD ME 04005
 CHUCK SPERDUE
 PROJECT STATUS:
 ISSUED FOR PERMIT REVIEW

DATE PROJECT LEAD
 DATE OF ISSUE
 PROJECT STATUS:
 ISSUED FOR PERMIT REVIEW

REVISIONS	DATE	DESCRIPTION
1	2/23/23	ISSUED FOR PERMIT REVIEW
2		
3		
4		
5		
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10		

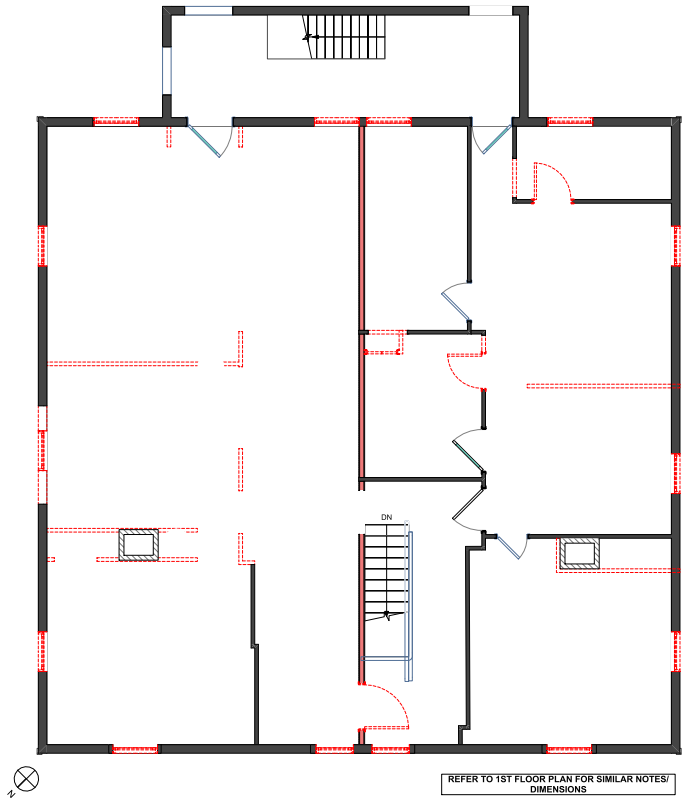
CHECKED BY: [Signature]
 DATE: 2/23/23
 PROJECT STATUS: ISSUED FOR PERMIT REVIEW



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 calebjohnsonstudio.com

1
D-102

3RD FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION PLAN GENERAL NOTES

1. This drawing set constitutes a permit application to the City of Biddeford for non load-bearing and load-bearing demolition. All temporary shoring is the responsibility of the Contractor performing the work.
2. Contractor is to visit the site and become familiar with all work included herein. Before demolition occurs Contractor to verify with Owner for any items to be salvaged.
3. All existing floor finishes are to remain in place with the exception of bathrooms where laminate tile is to be removed
4. All existing stairs, including rails, balusters, trims, etc are to remain for reuse unless noted otherwise

DEMOLITION PLAN GENERAL NOTES CONT.

5. All existing mechanical, electrical and plumbing work intended to be reused is to remain. All abandoned piping, wiring, light fixtures, abandoned air ducts, where easily accessible, shall be removed.
6. Contractor to provide proper precautions for the removal and/or remediation of hazardous materials such as lead and asbestos if discovered. Contractor and/or Owner to provide test results.

DEMOLITION PLAN LEGEND

- Property Line
- Existing Wood Framed Wall to Remain
- Demo Wall
- Existing Door to Remain
- Demo Door



Plumbing Fixture/Object to Remain



Demo Plumbing Fixture/Object

PERMIT SET
FOR CONSTRUCTION

DENOC PLAN- 3RD FLOOR

D-102

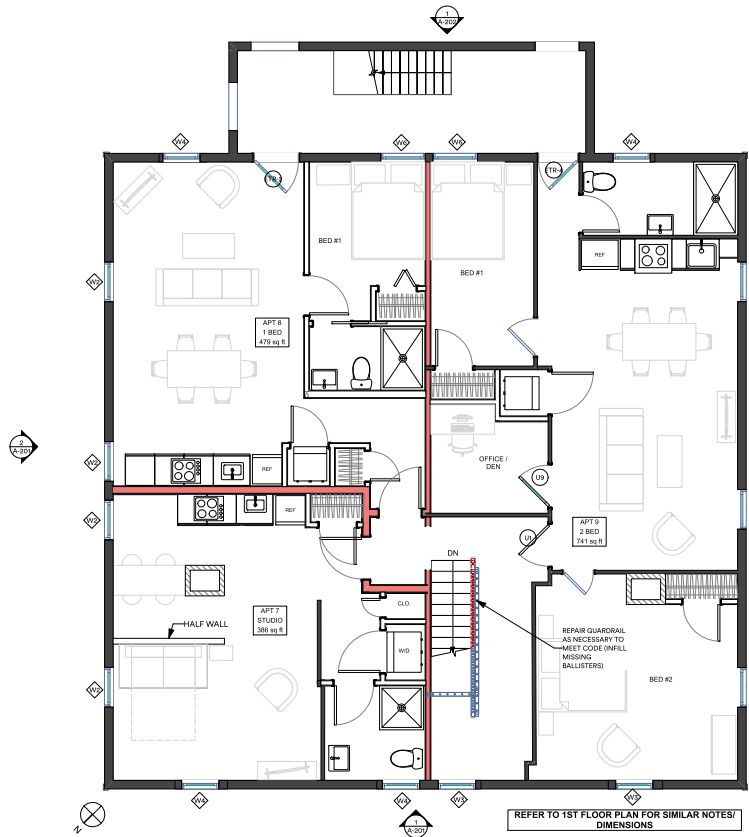
227 ELM STREET RENOVATION
227 ELM STREET BIDDEFORD ME 04005
CHRIS KENNEROOD
YO PROPERTIES, LLC

DATE OF PROJECT LEAD
DATE OF ISSUE
PROJECT STATUS
ISSUED FOR PERMIT REVIEW

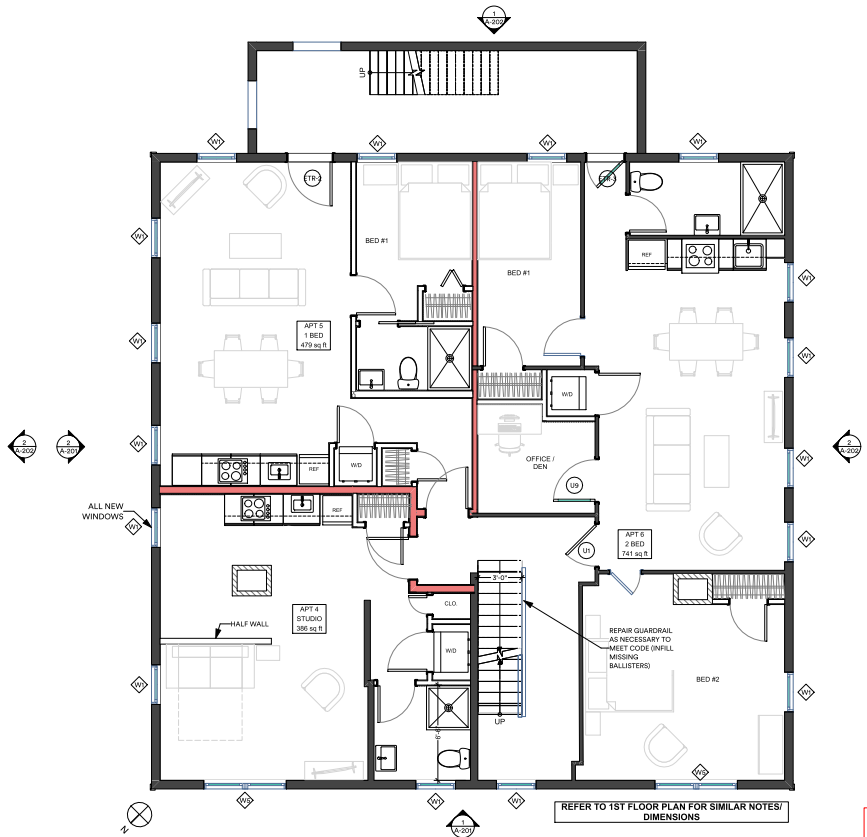
REVISIONS	DATE	DESCRIPTION	APPROVED BY	DATE	DESCRIPTION
1	2/2/2024	ISSUED FOR PERMIT REVIEW	CALEB M. JOHNSON		



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2
A-102
PROPOSED 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A-102
PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect or Owner 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 commercial 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.
4. All new work is to be completed in conformance with all local, state and federal building codes.

PERMIT SET NOTES

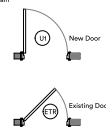
1. This Drawing Set constitutes permit set. All work to be in accordance with local building codes including, but not limited to, MEBC, Maine Uniform Building and Energy Codes, IECC 2015 and NFPA 101.
2. All dimensions to new walls are from stud-to-stud.
3. MEP: Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for rooming service. Contractor is to review and bring to the Architect's attention if additional information is required. Contractor is to review scope of work with local building department before commencing work.
4. Fire Alarm and Smoke Detection: No Fire Alarm system proposed or required. See Code Analysis on sheet G-001 for additional information.

5. Finishes: All Finishes are to be determined and verified by Contractor/Owner.
6. Horizontal Dwelling Unit Separation: Contractor to provide either existing or repaired plaster and lath (whole and intact) or minimum 5/8" type X gypsum board at the ceiling between units applied directly to the u/s of existing wood framing for fire separation.
7. Dwelling Unit Separation from Common Areas: Contractor to provide either existing plaster and lath (whole and intact) or minimum 5/8" type X gypsum board both sides where dwelling unit shares a wall with the common stairs. Refer to life safety sheet for locations.
8. Automatic Sprinkler System: A new NFPA 13R sprinkler system is to be installed throughout building as required with the creation of 3 additional dwelling units. Sprinkler lines are to run exposed within the dwelling units unless where practical to run within ceilings and walls. Final design and layout by sprinkler contractor. Sprinkler contractor to obtain separate separate sprinkler permit from Biddeford.

9. Provide new painted interior base trim, window and door trims in sizes and profiles to match rest of floor where missing or new work require modification.
10. Provide new wood thresholds where floor finish changes and where no existing threshold exists.
11. Note to Contractor/ Plan Reviewer: Building is balloon-frame. Contractor to provide horizontal fire blocking at floor levels where possible when wall is opened. Also provide vertical fire blocking between units at floors.

FLOOR PLAN LEGEND

- Existing Wood Framed Plaster and Lath Wall to Remain UND
- New wall, see wall types
- New 1 HR rated wall, see wall types
- Door, Refer to Door Schedule (Sheet A-60) "ETC" - Existing to Remain
- Floor Height Above Datum
- New Plumbing Fixture/Equipment/ Appliance
- Window Tag



PERMIT SET
FOR CONSTRUCTION

FLOOR PLANS 2ND AND 3RD

227 ELM STREET RENOVATION

227 ELM STREET BIDDEFORD ME 04005
CHRIS SPERDUE
YO PROPERTIES, LLC

DATE OF ISSUE
PROJECT STATUS
ISSUED FOR PERMIT REVIEW

REVISIONS
DATE
BY
REASON
APPROVED
DATE
BY
REASON

CALEB M. JOHNSON
No. ARC4209
STATE OF MAINE
LICENSED ARCHITECT

CALEB JOHNSON
STUDIO
702 EXCHANGE ST. 2ND FLOOR, PORTLAND, ME 04101
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2 NORTH (FRONT) ELEVATION
A-201 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A-201 SCALE: 1/4" = 1'-0"

PERMIT SET
FOR CONSTRUCTION

ELEVATIONS

A-201

227 ELM STREET RENOVATION
227 ELM STREET BIDDEFORD ME 04005
CHRIS ANDERSON
YO PROPERTIES, LLC

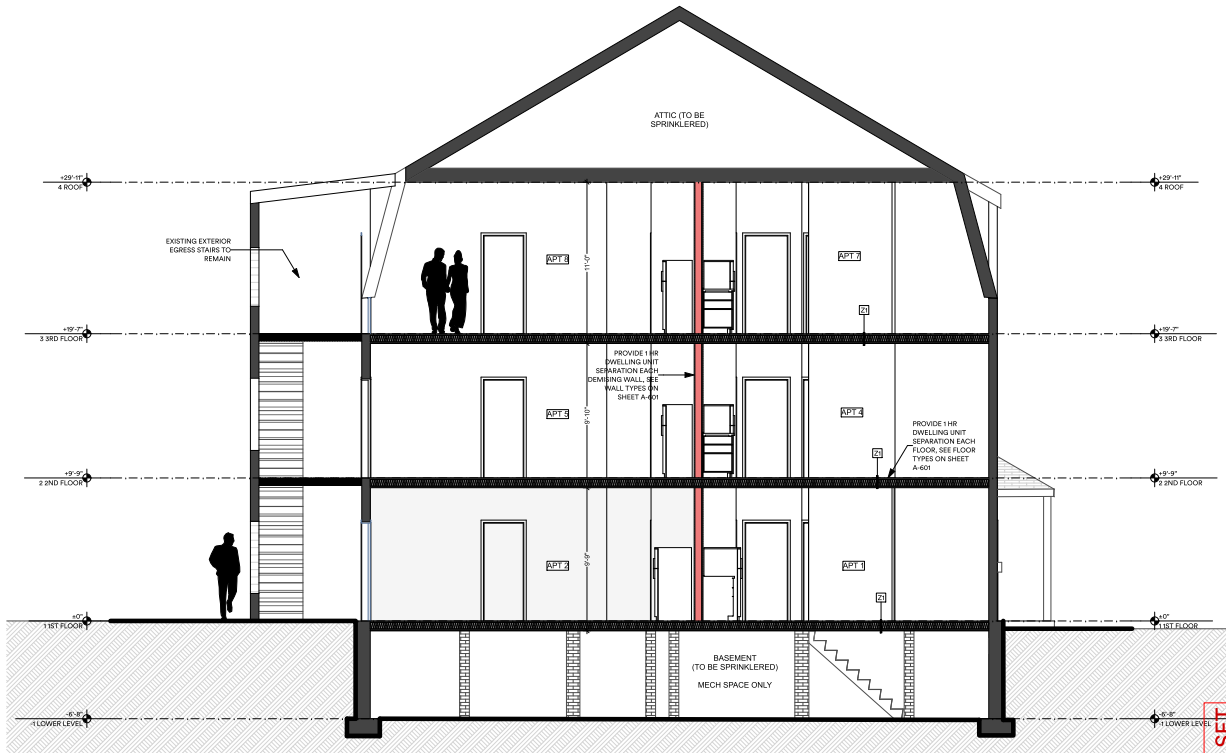
DATE OF PROJECT LEAD
DATE OF ISSUE
PROJECT STATUS
ISSUED FOR PERMIT REVIEW

REVISIONS
DATE
BY

REVISIONS
DATE
BY



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1 BUILDING SECTION
A-301 SCALE: 1/4" = 1'-0"

PERMIT SET FOR CONSTRUCTION

BUILDING SECTIONS

A-301

227 ELM STREET RENOVATION
227 ELM STREET BIDDEFORD ME 04005
CHRIS UNDERWOOD
YD PROPERTIES, LLC

CJS PROJECT LEAD:
JD
DATE OF ISSUE:
2/10/22
PROJECT STATUS:
ISSUED FOR DEBILITY REVIEW

[illegible]

CALEB JOHNSON
STUDIO

DOOR SCHEDULE							
ID	Location	Qty	Fire Rating	Nominal W x H Size	Material	Hardware	Notes
ETR-1	Existing Building Entry, Double Door	1		2'-0"x6'-8"	ETR	ETR	
ETR-2	Existing Unit Entry, Back Door	3		2'-0"x6'-8"	ETR	ETR	
ETR-3	Existing Unit Entry, Back Door	2		2'-6"x6'-8"	ETR	ETR	
ETR-4	Existing Unit Entry, Back Door	1		2'-8"x6'-8"	ETR	ETR	
U1	New Unit Entry, Fire-Rated	9	60m	2'-10"x6'-8"	HM	HWD-1	Provide smoke seals and spring hinges for self-closing.
U2	Typ. 2'-6" Swing Door	15		2'-6"x6'-8"	WD	HWD-3	
U3	Pocket Door Bathroom	3		2'-6"x6'-8"	WD	HWD-4	
U4	Typ. 2'-8" Swing Door	8		2'-8"x6'-8"	WD	HWD-3	
U5	Laundry	5		2'-10"x6'-8"	WD	HWD-2	
U6	Bedroom Closet	3		2'-6"x6'-8"	WD	HWD-2	
U7	Typ 3'-0", Small Closet	3		2'-0"x6'-8"	WD	HWD-3	
U8	Typ 3'-3", Small Closet	2		2'-3"x6'-8"	WD	HWD-2	
U9	Den Door with Half Glass	3		2'-10"x6'-8"	WD	HWD-3	

- DOOR GENERAL NOTES:**
- Doors to be provided in sizes and configurations as shown on the schedule. All interior doors are to be flush/slab type and solid core wood with 120" teeth unless noted otherwise.
 - Safety Glazing to be provided in windows and doors at hazardous locations in accordance with IRC 2015 Section 2405.4.
 - Submit requirements:** Contractor to provide shop drawings or purchase order for Architect's review.

WINDOW SCHEDULE							
ID	Quantity	Description	Width	Height	Sill Height	Manufacturer	Notes
W1	25	Double Hung	2'-8"	5'-7"	2'-0"	TBD by Owner/Builder, see general notes below	
W2	7	Double Hung	2'-8"	5'-4"	2'-0"		
W3	2	Double Hung	2'-6"	5'-4"	3'-0"		
W4	4	Double Hung	2'-6"	5'-4"	3'-0"		
W5	4	2 Double Hung	5'-7"	5'-10"	1'-11"		
W6	2	Double Hung	5'-0"	2'-7"	3'-8"		
W7	3	Double Hung	2'-9"	5'-7"	2'-0"		
W8	2	Double Hung	2'-9"	4'-3"	3'-3"		

- WINDOW GENERAL NOTES:**
- Windows to be determined by the builder.
 - All windows are to be placed within existing openings, all openings are to be verified in field.
 - U-Value of windows to be maximum of 0.30 per IECC 2015 requirements.
 - SHCO of new windows to be maximum of 0.35.
 - Safety Glazing to be provided in windows and doors at hazardous locations in accordance with IRC 2015 Section 2405.4.
 - Submit Requirements:** Contractor to provide shop drawings or a purchase order for Architect's review.

DOOR TYPES									
Element ID	U1	U2	U3	U4	U5	U6	U7	U8	U9
Elevation View									
	2'-10"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-8"x6'-8"	2'-10"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	1'-3"x6'-8"	2'-10"x6'-8"
Leaf Dimensions Quantity	9	15	3	8	5	3	3	3	3

- DOOR HARDWARE GENERAL NOTES:**
- All Interior Door Hardware to be determined by owner/builder. Hardware basis of design shown below is not complete, other required components, such as cores, hinges, wall stops are to be provided by the supplier and listed in the door hardware submittal for Architect's approval.
 - Door hardware finish to be determined by owner/builder.
 - All new doors in existing openings are to be verified in field by the Contractor.
 - Submit requirements:** Contractor to provide shop drawings or purchase order for Architect's review.
- HARDWARE SCHEDULE BASIS OF DESIGN:**
- HDW-1 (Unit Entry Doors): Keyed Entry (Electrified), spring hinges, smoke seals
 - HDW-2 (Closet/Laundry): Passage
 - HDW-3 (Bathroom/Bedroom): Privacy Function
 - HDW-4 (Pocket): Pocket Door Frame System by Johnson, privacy thumbturn lock

WINDOW TYPES								
Element ID	W1	W2	W3	W4	W5	W6	W7	W8
Elevation (Nominal Dims)								
	2'-8"x5'-7"	2'-8"x5'-4"	2'-6"x5'-4"	2'-6"x5'-4"	5'-7"x5'-10"	3'-0"x2'-7"	2'-9"x5'-7"	2'-9"x4'-3"
Window Type	Double Hung	Double Hung	Double Hung	Double Hung	2 Double Hung	Double Hung	Double Hung	Double Hung
Nominal W x H Size	2'-8"x5'-7"	2'-8"x5'-4"	2'-6"x5'-4"	2'-6"x5'-4"	5'-7"x5'-10"	3'-0"x2'-7"	2'-9"x5'-7"	2'-9"x4'-3"

WALL ASSEMBLIES

A1 TYPICAL INTERIOR WALL
Wood Construction
Non-Rated

A1a TYPICAL INTERIOR WALL W/ SOUND ATTENUATION
Wood Construction
Non-Rated
STC-60

A2 TYPICAL INTERIOR WALL
Wood Construction
Non-Rated

A2a TYPICAL INTERIOR WALL W/ SOUND ATTENUATION
Wood Construction
Non-Rated
STC-60

X1 1-HR INTERIOR WALL (2x4)
1-HR Rated (UL-U305)

X1a 1-HR INTERIOR INTERIOR WALL W/ SOUND ATTENUATION
Wood Construction
1-HR Rated (UL-U305)
STC-60

X2 1-HR INTERIOR WALL (2x4)
1-HR Rated (UL-U305)

X2a 1-HR INTERIOR INTERIOR WALL W/ SOUND ATTENUATION
Wood Construction
1-HR Rated (UL-U305)
STC-64

Ext EXTERIOR WALL
R-Value = 17'-1"

FLOOR ASSEMBLIES

OTHER NOTES:

- UNPROTECTED METAL JUNCTION BOXES MAY NOT EXCEED 10000 IN IN A 100SF AREA
- ALL PENETRATIONS THRU CEILING TO BE SEALED WITH FIRE CAULKING

G-3 TYPICAL FLOOR ASSEMBLY
Wood Construction
1-HR Rated Use Horizontal Separation UL-L501 (SYSTEM NO. 2)
STC 50+/-, IIC 80 +/-

PERMIT SET
FOR CONSTRUCTION

SCHEDULES

227 ELM STREET RENOVATION
227 ELM STREET BIDEFORD ME 04005
CHRIS DEBOD
YO PROPERTIES, LLC

A-601

DATE OF ISSUE
PROJECT STATUS
ISSUED FOR PERMIT REVIEW

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