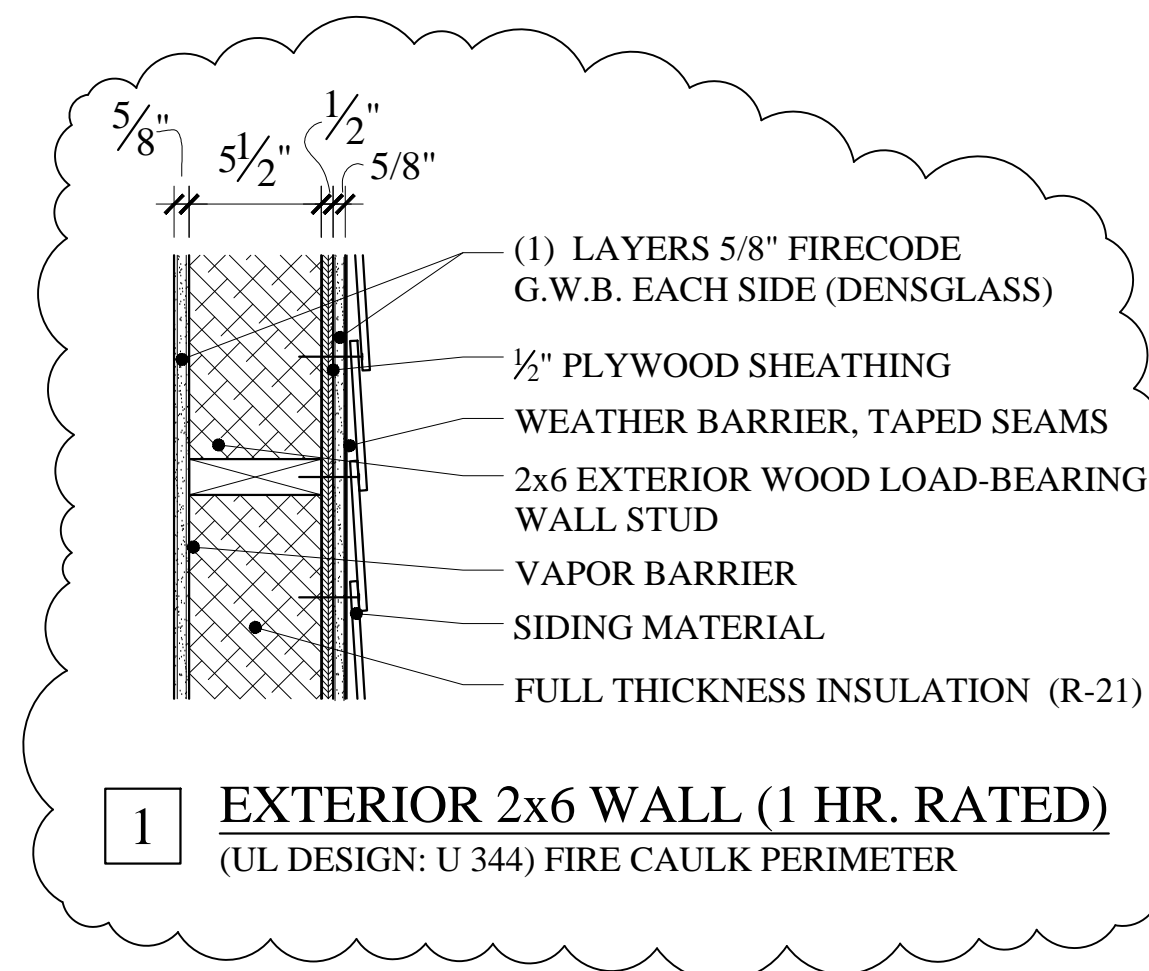


GENERAL NOTES

1. THE SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IRC 2009, IECC, NFPA 101.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS. G.C. SHALL REPORT ANY & ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK.
3. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
5. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN ALL HIGH HUMIDITY AREAS.
6. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
7. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70.
8. BUILDING PERMIT SHALL BE SECURED BY THE GENERAL CONTRACTOR.
9. G.C. TO PROVIDE FINAL SPACE CLEANING PRIOR TO OCCUPANCY
10. G.C. TO VERIFY & CHECK PROPER FUNCTION OF ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO HVAC, ELECTRICAL/ LIGHTING, & PLUMBING PRIOR TO TENANT OCCUPANCY
11. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
12. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
13. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
14. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
15. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
16. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
17. ALL WINDOWS IN SLEEPING ROOMS SHALL BE EGRESS WINDOWS MEETING THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS: 22" WIDE - 24" HIGH - 5.7 S.F.
18. ALL WINDOWS WITHIN 60° HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
19. BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY & MECH. ROOM WALLS & VENT PIPES.
20. BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
21. ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.



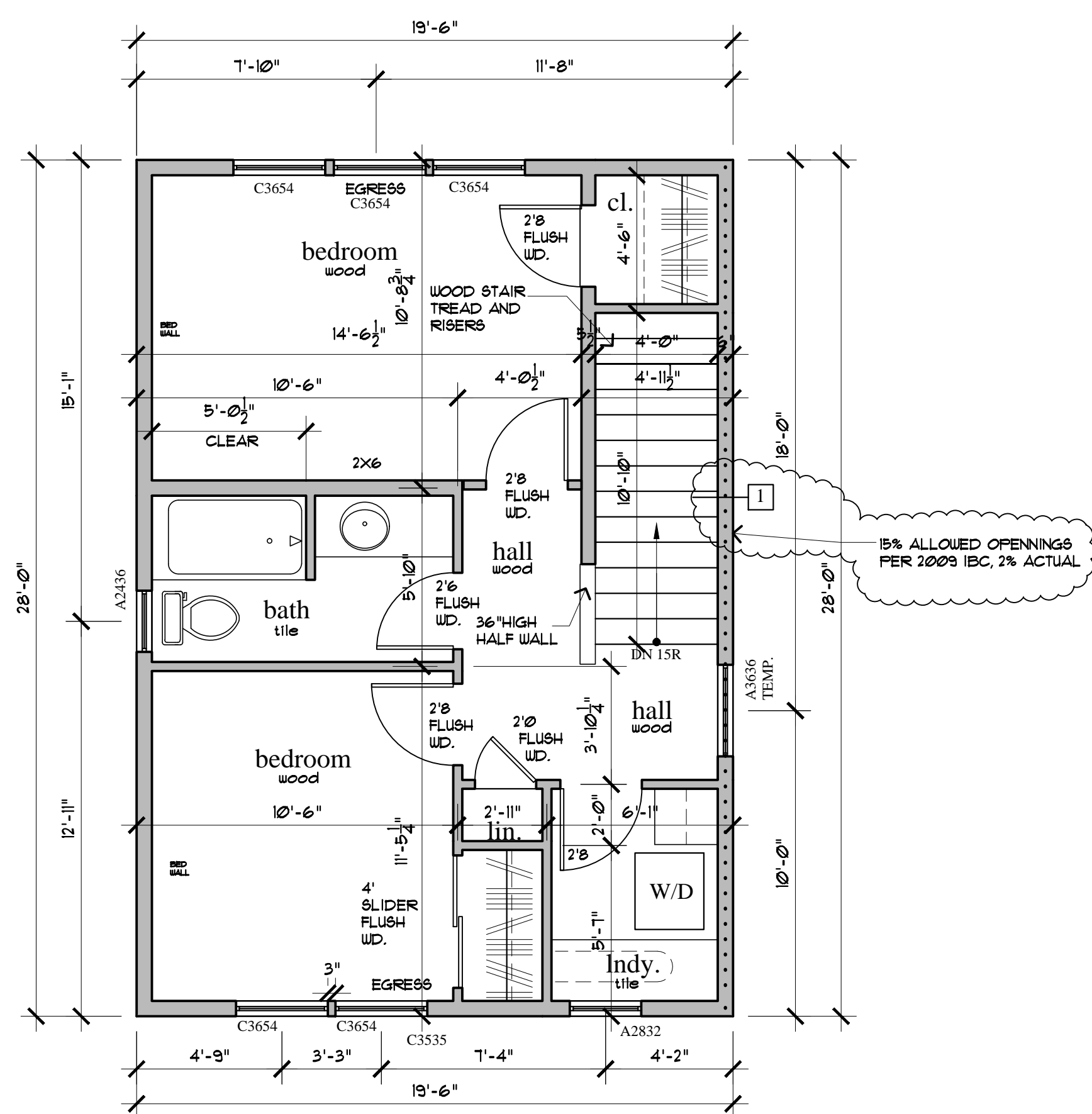
CODE DATA:

USE GROUP: SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: 5B
BUILDING AREA: 1,569 SF
BUILDING HEIGHT: 3 STORIES

* STUDIO BUILDING & MAIN BUILDING SHALL BE CONSIDERED SEPARATE BUILDINGS

THE STUDIO BUILDING SHALL BE SPRINKLERED PER NFPA 13D AND THE CITY OF PORTLAND SPRINKLER ORDINANCE. PERMITS SHALL BE OBTAINED FROM THE STATE FIRE MARSHALS OFFICE BY THE SPRINKLER CONTRACTOR.

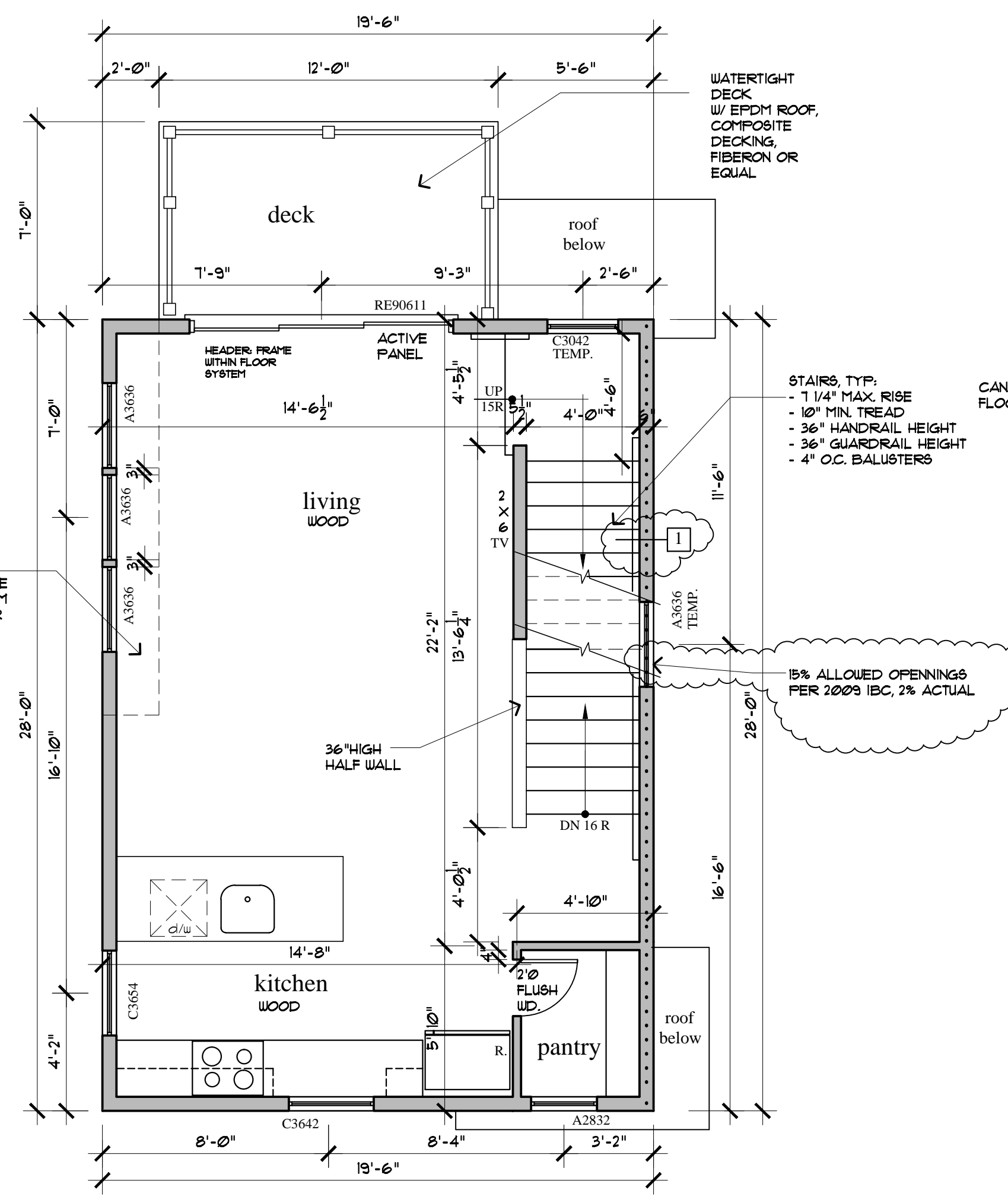
THE WATER SERVICE FOR THE STUDIO BUILDING SHALL REUSE EXISTING BUILDING SERVICE



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

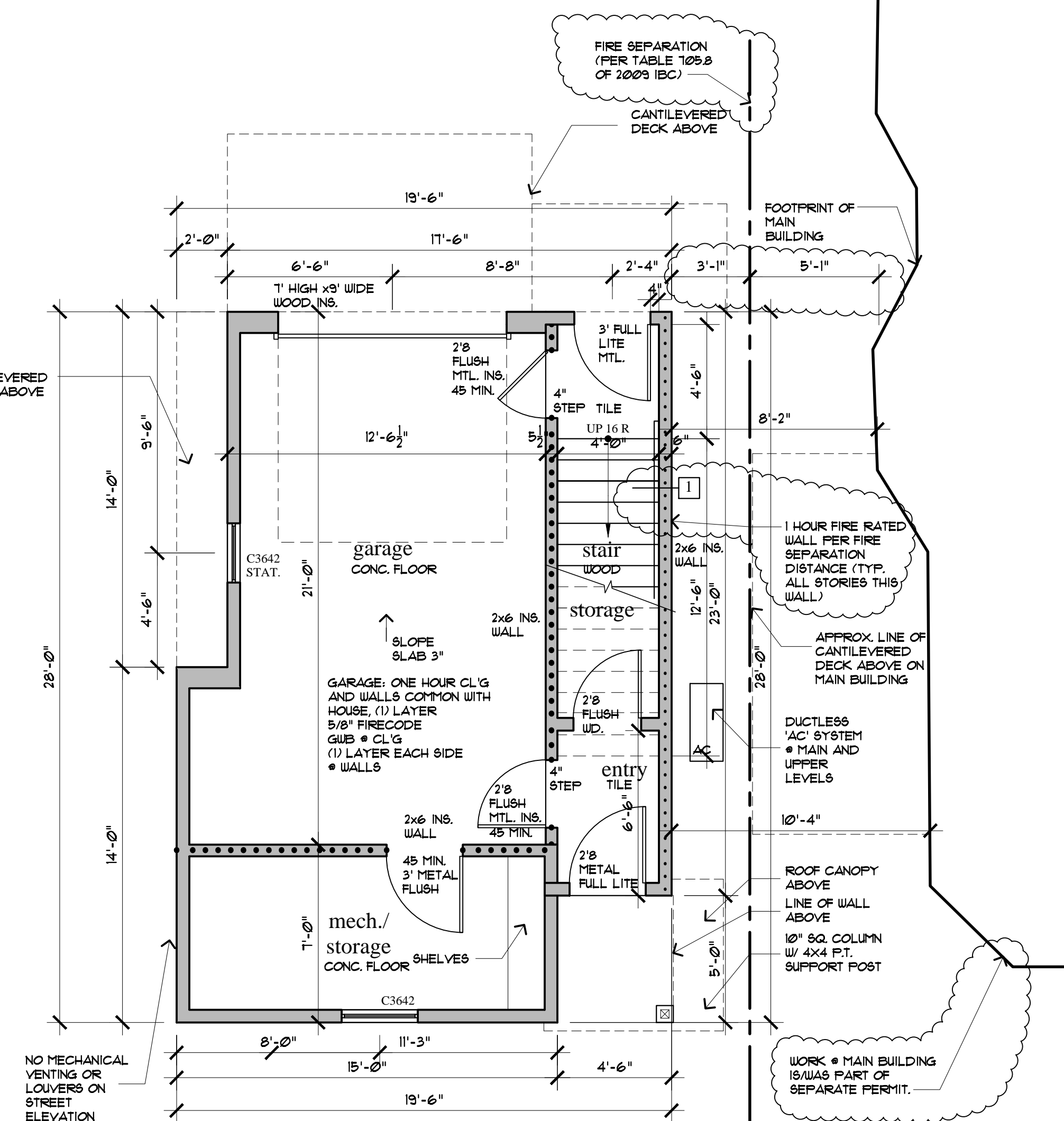
PLAN AREA: 529 SF



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN AREA: 529 SF



LOWER GARAGE LEVEL PLAN

SCALE: 1/4" = 1'-0"

PLAN AREA: 529 SF
BUILDING TOTAL: 1,569 SF



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43 CUMBERLAND AVE. APARTMENTS
STUDIO BUILDING

MARK SMITH AND STEPHANIE DUNN
41 CUMBERLAND AVENUE PORTLAND, MAINE

PROPOSED PLANS

REVISIONS	DATE
	AUGUST 28, 2014
PROJECT	43 STUDIO
DRAWN BY	M.M.
CHECK BY	M.M.

**STUDIO
A-I.O**

ADDENDA SET: APRIL 20, 2015
FOR CONSTRUCTION: REVISED - AUGUST 29, 2014