

NEW 3-UNIT BUILDING



PROJECT INFORMATION

Client: Eco Capital LLC

Architect: Kaplan Thompson Architects (T) 207-842-2888

Contractor: Island Carpentry Inc. (T) 207-371-2030

Structural Engineer: Price Structural Engineers: (T) 207-846-0099

Civil Engineer: Northeast Civil Solutions: (T) 207-883-1000

MEP: Design-build

Fire protection: Design-build

Project Address: 62 Cumberland Avenue, Portland, ME 04101

Map / Lot: Map 13, Block L, Lot 2

Zoning: R-6 Small residential lot

Site Area: 5,171 SF / 0.12 ACRE

Building Height: 45'-0" Max. allowed

Setbacks: Front: 10.0' max.
Side: 4.0' min. (north-east boundary)
Side: 15.0' min. (south-west boundary)
Rear: 13.3' min. (from buildings on adjacent lots)

GENERAL NOTES

- The General Contractor shall:
- Obtain all required Building Permits, agency approvals & schedule all necessary inspections. Provide the Owner with copies of permits, licenses, certificates, inspection reports, receipts for payment, and all similar documents.
 - Carry out all work in accordance with all applicable, currently adopted federal, state, and local codes and requirements to include, but not limited to the International Building Code, the International Residential Code, the National Electric Code, the Uniform Plumbing Code, and the Uniform Mechanical Code.
 - Inspect the site, verify the existing structure before beginning work, and identify any conflicts or inconsistencies between the Contract Documents and the existing conditions. Ensure all subcontractors do the same.
 - Notify the Architect of conditions which require deviation from constructing the work as indicated in the Contract Documents. Notify the architect immediately if any discrepancies are discovered in the drawings or specifications. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Do not scale drawings. Large scale drawings take precedence over smaller scale drawings.
 - Be responsible for all project management, supervision, coordination, field layout, field verification of all dimensions, submittals, record drawings, testing services, quality control & safety program. Transport all contract materials to and from site. Provide all accessory types of items necessary to complete work. Coordinate schedules for all parties involved in the project, and for coordinating all of the systems of the Sub-Contractors, especially those involving design-build such as mechanical, plumbing, and electrical work.
 - Be responsible for site erosion control fence, dust and water control, site security, construction cleaning, final cleanup, legal disposal of waste as (refer to LEED-H Guidelines). Max 10% overall waste factor in framing order.
 - Call specific items to the attention of the Architect if they wish to obtain the Architect's approval. The presence of the Architect on the job site does not imply approval of any work.
 - Submit all proposed substitutions in writing to the Architect for approval with samples, cost analyses, and sufficient information for evaluation. Proposed substitutions will be reviewed with respect to proprietary information of manufacturer specified. If a revision or substitution is made without the Architect's written approval that does not conform to the Contract Documents, it will relieve the Architect of any liability from the resulting aesthetic effect, subsequent failure, property damage, or personal injury. Whenever possible, use products that are environmentally preferable and/or products that are extracted, processed and manufactured within 500 miles of the home, if not specified or if a substitution is to be considered.
 - Perform high quality, professional work. The work of each trade shall meet or exceed all quality standards published by that trade. Install all products per manufacturer's instructions, unless otherwise indicated.
 - Arrange to accommodate "Not In Contract" work and shall request instructions from the Architect before proceeding.
 - Protect all newly installed materials, finishes, and assemblies from damage throughout construction.
 - Halt the work affected when notified of a proposed change and proceed only after receiving written instructions from the Architect.
 - Submit a detailed project schedule at the beginning of the project. Any significant changes which may alter the initial schedule shall be documented in a revised schedule.
 - Determine that all specified appliances and equipment will fit through doorways and corridors before equipment is purchased or schedule the installation sequence to avoid conflicts.
 - Comply with the rules of the appropriate jurisdiction(s) and the direction of the Owner for construction site facilities, use of premises, access to the site, and recycling and trash removal.
 - Provide adequate and proper dry storage and handling of all building materials, supplies, and finishes in accordance with the manufacturer's recommendations.
 - Provide and maintain an on-site emergency water supply for fire control.
 - Verify the existing & proposed structure prior to construction. Verify all windows & doors prior to ordering.
 - Provide general liability insurance & coordinate builder's risk insurance with the homeowner. Provide workers' compensation.

BOUNDARY SURVEY

CIVIL SITE / SUBDIVISION PLAN
CIVIL CONSTRUCTION DETAILS
CIVIL CONSTRUCTION DETAILS
CIVIL PRE-DEVELOPMENT DRAINAGE PLAN
CIVIL POST DEVELOPMENT DRAINAGE AREA

S-1.0 GENERAL STRUCTURAL NOTES

S-2.0 FOUNDATION PLAN
S-3.0 FOUNDATION DETAILS
S-3.1 FOUNDATION DETAILS
S-4.0 FIRST FLOOR FRAMING PLAN
S-4.1 SECOND FLOOR FRAMING PLAN
S-4.2 THIRD FLOOR & LOW ROOF FRAMING PLAN
S-4.3 HIGH ROOF FRAMING PLAN
S-5.0 FRAMING DETAILS & SECTIONS
S-5.1 FRAMING DETAILS & SECTIONS
S-5.2 FRAMING DETAILS & SECTIONS

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A-8.1 WINDOW & DOOR SCHEDULES