Inspections Division
Date: 09/29/14

PORTLAND TAX ASSESSOR's PLAN

PORTLAND GIS ZONING MAP

CBL: 015 E016001
Zoning: R6
Use: Single Family (no change proposed)
Exist SF: Approx. 1,643
Proposed SF: no change

LIST of DRAWINGS

A1 COVER SHEET
A2 EXISTING 1st & 2nd FLOOR PLANS
A3 EXISTING ELEVATIONS
A4 PROPOSED 1st & 2nd FLOOR PLANS
A5 PROPOSED ELEVATIONS
A6 EXIST. & PROPOSED ROOF & BASEMENT PLANS
A7 BUILDING SECTIONS

GENERAL NOTES:

1. This project involves minor interior renovations of a single-family home, no change to occupancy, use or footprint. Minor changes to rear section of building roofline and foudnation, but no change to footprint. Overall height not changed. No change in building size Renovation of existing garage, no change to footprint.
2. Permits must be obtained for all aspects of the work, including but not limited to: General Building, Plumbing, HVAC & Electrical work.
3. All work must conform to local, State and/or Federal codes as applicable and as having jurisdiction.
4. Existing curb cut, driveway & utility connections to remain.
5. All work must be done in good workmanlike manner.
6. Protect all areas not called to receive new work and/or to remain. Damage to any existing portion of the house or property that is called to remain is to be repaired to be in equal or superior condition.
7. Protect building interior from weather at all times.
8. Contractor to verify all dimensions and existing conditions and alert Architect of any conditions which conflict with proposed work.
9. Remove any items not specifically called to be removed which conflict with new work.
10. Monitor all areas of demolition to ensure no loss of structural integrity. Identify to architect any items which appear to be in conflict with new work that present a problem in removing.
11. All new interior walls to be 2x4 wood studs with painted 1/2" gyp.bd. both sides U.O.N. Use water proof gyp. bd. at all wet areas.
12. All new walls, ceilings, doors, windows and trim to be painted U.O.N, minimum one coat primer, two finish coats. Provide minimum two coasts of paint at existing walls, windows, doors and other interior surfaces called to remain.
13. Provide new interior base, trim and door trim. Where new materials meet existing, tie materials together for minimal joints & seamless appearance. Where existing sections of base, trim or similar materials are too small to be stable, replace entire section(s).
14. All interior lighting fixtures shall be new. Allow 3-way switching at rooms with 2 or more entrances.
15. Coordinate all electrical outlets & other requirements with new appliances. All kitchen & bathroom electrical outlets to be GFI.
16. Existing construction shall be insulated to highest feasible R-value. New areas of construction shall conform to current IECC/IRC.

LICENSED ARCHITECT
LAUREN J. REITER
No. 3302
STATE OF MAINE

Proposed Renovations @ 45 Montreal St., Portland,ME
September 18, 2014

Reiter Architecture & Design
PO Box 275 Brooklin, ME 04616
207-359.2300 / laurenjreiter@yahoo.com

COVER SHEET

A1