**GENERAL NOTES**

1. DIMENSIONS ARE TO FACE OF FRAMING, FOUNDATION AND THE CENTERLINE OF INTERIOR WALLS UNLESS NOTED OTHERWISE.
2. DO NOT SCALE DRAWINGS - WORK FROM DIMENSIONS ONLY.
3. THIS PROJECT INVOLVES ATTACHING A DECK TO AN EXISTING STRUCTURE. DIMENSIONS SHOWN ON THE DRAWING ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. THE GENERAL CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION.
4. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE & LOCAL CODES.
5. G. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
7. EXTERIOR GRADE SHALL SLOPE AWAY FROM BUILDING TO DRAINAGE WAYS.
8. NOTIFY OWNER/STRUCTURAL ENGINEER BEFORE PENETRATING OR MODIFYING JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL MEMBERS.
9. SEE STRUCTURAL NOTES.
10. INSTALL WINDOWS AND FLASHING FOLLOWING MANUFACTURERS INSTRUCTIONS WITH APPROVED TAPES FOR FLASHING TO PROVIDE WATERPROOF SEAL.
11. THE ROOF BOTTOM EDGE 3'-0" WIDE SHALL HAVE A WATERPROOF MEMBRANE LIKE "ICE & WATER SHIELD."
12. PROVIDE DOUBLE STUDS AT EACH SIDE OF NEW WINDOW FRAMES.
13. WOOD BLOCKING IN CONTACT WITH CONCRETE OR STONE TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS. SEAL CUTS IN "PT" WOOD WITH FIELD APPLIED PRESERVATIVE. USE STAINLESS STEEL FASTENERS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES.
15. ELECTRICAL LIGHTS & OUTLETS TO BE INSTALLED BY CERTIFIED ELECTRICIAN. OWNER TO APPROVE BEFORE PURCHASING.
16. CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
17. INSTALL NEW SIDING AND TRIM TO MATCH EXISTING-REVIEW WITH OWNER'S BEFORE STARTING.

**DRAWING LIST**


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|---|---|
| **CO** | **COVER SHEET. SITE PLAN AND GENERAL NOTES** |
| | **BOUNDARY SURVEY WITH EXISTING CONDITIONS** |
| | **BOUNDARY SURVEY WITH PROPOSED DRIVEWAY** |
| **EX 1** | **EXISTING BASEMENT AND FIRST FLOOR PLANS** |
| **EX 2** | **EXISTING SECOND AND THIRD FLOOR PLANS** |
| **EX 3** | **EXISITNG EXTERIOR ELEVATIONS** |
| **A 1** | **PROPOSED BASEMENT AND FIRST FLOOR PLANS** |
| **A 2** | **PROPOSED SECOND AND THIRD FLOOR PLANS** |
| **A 3** | **PROPOSED EXTERIOR ELEVATIONS** |
| **A 4** | **DECK FRAMING AND STAIR DETAILS** |
| **A 5** | **SECTION AND DECK DETAIL ELEVATIONS** |


**SEE SURVEY BY** R. W. EATON ASSOCIATES, DATED 10.21.15

CODE SUMMARY
IRC 2009
NFPA 101 2009

This project is a renovation to an existing Two Family Dwelling.

Each unit/floor will have one means of egress, and secondary means of egress including either egress windows or access to exterior deck.

An approved carbon monoxide alarm shall be installed outside of each sleeping area in the vicinity of of the bedrooms.

NFPA 101
Chapter 24 One and Two Family Dwellings
24.2.2.1 Number of means of Escape
Every sleeping room and every living room shall have not less than one primary means of escape and one secondary means of escape.
24.2.2.3.3 Secondary Means of Escape
It shall be an outside window or door operable from the inside, providing a clear opening of not less than 5.7 SF. The width not less than 20 inches and the height shall be not less that 24 inches. The window shall be 20 feet from the ground and accessible to the fire department resque apparatus. A window or door can also open onto an exterior balcony.
24.2.4.1 Doors in the path of egress tracel shall not be less than 28 inches wide.
24.2.5 Stairs shall meet 7.2.2.4 or be approved by City inspectors. Provisions of stair enclosures per 7.2.2.5 are not required.
24.3.4 Detection and Alarms- Smoke detectors required in: All sleeping rooms, Outside each sleeping area in the immediate vicinity of of the sleeping rooms. On each level of the dwelling unit including the basement.

54 WATERVILLE STREET RENOVATION
54 Waterville Street, Portland Maine
CBL 17 E-10 ZONE R-6

PROJECT DESCRIPTION
This application is for the renovation of an existing 2½ story, 2 family non-sprinkled structure. Each unit will have a separate entrance. The existing stairs shall remain.

All three floors will be renovated with new systems, including electrical, fire safety, HVAC. New windows and skylights will be installed. . The existing siding and roofing will remain.

The existing non-confroming deck on the south side will be rebuilt in the same location and a new deck will be added within the setbacks. The existing rear entry porch will be rebuilt in the same location..


**DESIGNER**
BREWSTER BUTTFIELD
PROSPECT DESIGN
207-749-7400
brewster@prospectdesign.me


**OWNER**
TOM LANDRY
CONERSTONES BUILDING & RESTORATION
100 CONGRESS STREET
PORTLAND, ME 04101

1 PROPOSED SITE PLAN
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROSPECT DESIGN
58 FORE ST. PORTLAND, ME
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54 WATERVILLE
54 WATERVILLE STREET, PORTLAND
TOM LANDRY, CORNERSTONE BUILDING RESTORATION

SHEET TITLE
COVER SHEET AND SITE PLAN

REVISION

DRAWN BY: BB
DATE: NOVEMBER 9, 2015

CO