

Partial Condominium Renovation

for Louis Christen and Angela Henry

239 Cumberland Avenue, Portland, Maine 04101

NOT FOR CONSTRUCTION

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET / SITE PLAN	
A-10	FLOOR PLANS AND ELEVATIONS	
A-20	STRUCTURAL PLANS AND DETAILS	

PROJECT SUMMARY

EXISTING CONDITIONS:
THE CURRENT BUILDING IS A MULTI-UNIT CONDOMINIUM BUILDING. THE WORK WILL BE CONFINED TO THE THIRD FLOOR UNIT AT 239 CUMBERLAND AVE.

PROJECT DESCRIPTION:
THE CURRENT CONDOMINIUM UNIT IS LOCATED ON THE THIRD FLOOR OF THE BUILDING. THERE IS A LOFT AREA THAT IS OPEN TO THE SPACE BELOW AND CONTAINED WITHIN THE CURRENT UNIT. THIS LOFT SPACE IS WITHIN THE EXISTING 'LIVED-IN' ROOF. THIS PROJECT WILL REMOVE A PORTION OF THE CURRENT ROOF IN ORDER TO CONSTRUCT A 'REVERSE DORMER' LOCATED WITHIN THE CURRENT ROOF. THE MAIN STRUCTURAL SYSTEM OF THE ROOF WILL REMAIN (ROUGH-SAWN TIMBERS) AND THE REVERSE DORMER WILL BE CONSTRUCTED WITHIN THE CURRENT FRAMEWORK OF THE BUILDING.

MECHANICAL, ELECTRICAL AND PLUMBING:
THE EXISTING SYSTEMS WILL REMAIN. THE ONLY ITEMS TO BE ADDED ARE DOWNLIGHTS IN THE OVERHANG OF THE REVERSE DORMER AND THE REROUTING OF AN EXHAUST FAN IN THE CURRENT BATHROOM.

SPRINKLER SYSTEM:
THERE IS CURRENTLY NO SPRINKLER SYSTEM AND NO SYSTEMS WILL BE ADDED OR MODIFIED.

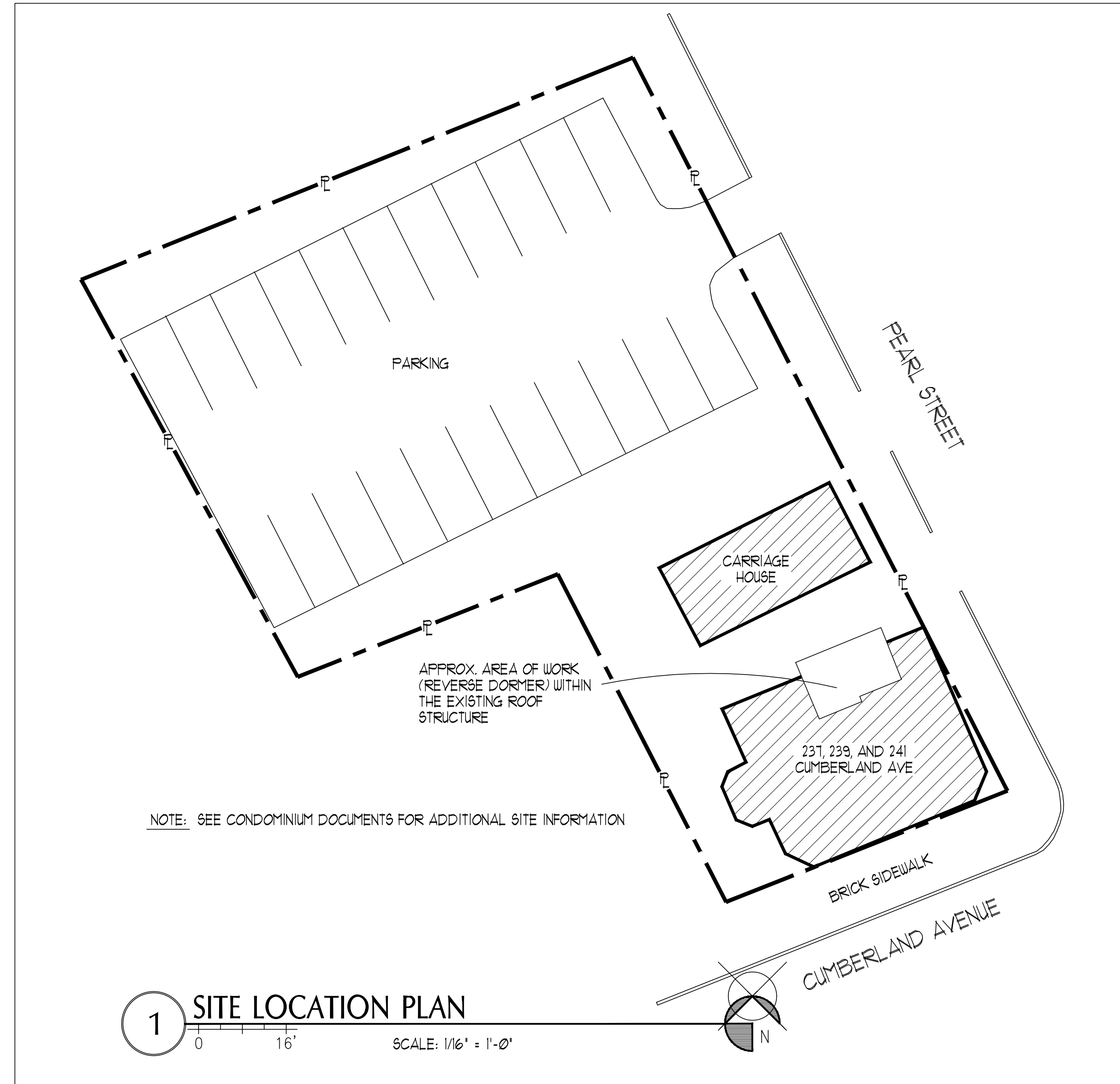
FIRE ALARM SYSTEM:
THERE IS CURRENTLY NO FIRE ALARM SYSTEM, AND NO SYSTEMS WILL BE ADDED OR MODIFIED.

CIVIL ENGINEERING:
NO CHANGES TO THE CURRENT FOOTPRINT OF THE BUILDING WILL BE MADE AS PART OF THIS PROJECT.

ZONING:
NOT APPLICABLE AS THERE IS NO CHANGE OF USE.

ADA:
NOT APPLICABLE.

SITE LOCATION PLAN



LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- △ INDICATES BUILDING SECTION
- △ BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- ◇ INTERIOR ELEVATION NUMBER
- ◇ SHEET WHERE ELEVATION IS DRAWN
- LOBBY
- 101 ROOM NAME AND NUMBER
- A KEYED NOTE
- 100A DOOR NUMBER
- A COLUMN GRID LINE
- ⊙ ELEVATION TARGET
- △ WALL TYPE
- △ WINDOW TYPE
- 1 REVISION ITEM
- X / A-XX ELEVATION MARK

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

PROJECT CODES

2009 INTERNATIONAL BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE

PROJECT CONTACTS

DESIGNER: MARK A. CHALOUPECKY
PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
TEL: (207) 761-9000
E-MAIL: MARK@PORTCITYARCH.COM

OWNER: LOU CHRISTEN AND ANGELA HENRY
239 CUMBERLAND AVE
PORTLAND, MAINE 04101
E-MAIL: LOUSCHRISTEN@YAHOO.COM / ANGELAHENRY@GMAIL.COM

CONTRACTOR: NOT YET CHOSEN

DEMO NOTES

- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE DEMOLITION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISHES AND PROVIDE INFILL WALLS AND FLOOR FINISHES WHERE REQUIRED.

PROJECT NOTES

- ALSO REFER TO THE CONDOMINIUM DOCUMENTS INCLUDED WITH THE PERMIT SUBMISSION FOR FURTHER EXISTING CONDITIONS INFORMATION INCLUDING THE SITE PLAN AND THE OTHER CONDOMINIUM LOCATIONS.
- ALSO REFER TO THE 'DECLARATION OF CONDOMINIUM' INCLUDED WITH THE PERMIT SUBMISSION FOR THE RIGHT AND TITLE TO ALLOW THE WORK DESCRIBED IN THESE PLANS (ARTICLE 4, SECTION 4.1).

Consultants:

Structural Integrity
Consulting Engineers, Inc.
77 Oak Street
Portland, ME 04101
(207) 774-4614
contact: Matt K. Legere, E.I.T.
matt@structuralinteg.com

PERMIT SET

Residence Remodel

for
Louis Christen
and
Angela Henry

239 Cumberland Ave
Portland, ME
04101

#	DATE	DESCRIPTION
1	6-12-2016	REVIEW SET
2	1-9-2017	PERMIT SET

Date Issued: January 8, 2017
Project Number: 16-100-01
Drawing Scale: AS NOTED

TITLE SHEET

Drawn By: MC
Checked By: **T 1.0**