

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

1: CODE COMPLIANCE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECT INTERN'S ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION, THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT THE WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT INTERN.

2: COORDINATION:

MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECT INTERN'S ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT INTERN.

3. LAYOUT:

REFER TO THE STRUCTURAL DRAWINGS IN ADDITION TO ARCHITECTURAL DRAWINGS WHILE LAYING OUT FRAMING, DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD OR FACE UNLESS OTHERWISE NOTED. NOTIFY THE ARCHITECT INTERN IN WRITING IF DISCREPANCIES ARE DISCOVERED BETWEEN DIMENSIONS.

4. CENTERING:

UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN ELEMENTS WITHIN OR BETWEEN BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.

5. SYMMETRY:

WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

6: DRAWINGS SCALES:

WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

7. WATER-RESISTANT GWB

INSTALL WATER-RESISTANT GYPSUM WALL BOARD (GWB) IN ALL BATHROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

8. INTERIOR ELEVATIONS

INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS FOR CASEWORK AND LAYOUTS.

9. BLOCKING:

INSTALL SOLID BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

10. PENETRATIONS AT STRUCTURAL MEMBERS:

BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

11. DAMAGED WORK

BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT INTERN.



SHEET LIST

- T-1.1 TITLE
- C-1.1 SITE PLAN
- A-1.1 EXISTING/LIFE SAFETY PLAN
- A-1.2 PLAN
- A-4.1 ELEVATIONS

PROJECT DESCRIPTION

REPLACEMENT OF EXISTING BUILT-IN SHELVING IN LIVING ROOM & ADDITION OF A POCKET DOOR (LEVEL II ALTERATION PER IEBC) ADJACENT TO MASTER BEDROOM TO ENLARGE ROOM. NEW BUILT-IN WARDROBE IN MASTER BEDROOM. EXISTING EGRESS WINDOW IN BEDROOM TO REMAIN. NO OTHER CHANGES TO UNIT, NO STRUCTURAL CHANGES, NO CHANGES TO EXTERIOR OR SITE, NO PENETRATIONS OF FIRE RATED BARRIERS.

ADDRESS: 46 CUSHMAN ST. #4

CBL: 056 D002004

BUILT: 1976

UNIT SF: 710 SF

LOT SIZE: 4,210 SF

UNITS IN BUILDING: 4 (ALL OWNER OCCUPIED)

TYPE OF CONSTRUCTION: 5B

UNSPRINKLERED

ZONING: R-6 (HISTORIC PRESERVATION)

APPLICABLE CODES:

IBC 2009

IEBC 2009

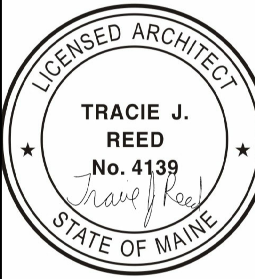
USE: 4-UNIT CONDOMINIUM (NOT CHANGING)

IBC USE: R-2

EGRESS WINDOW CLEAR AREA: 5.7 SF

ABBREVIATIONS

- GWB: GYPSUM WALL BOARD
- NIC: NOT IN CONTRACT
- RCP: REFLECTED CEILING PLAN
- T.O.: TOP OF
- W.C.: WATER CLOSET



OWNER/ARCHITECT

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MAINE LICENSED ARCHITECT
46 CUSHMAN ST. #4
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207.409.0459 (CELL)

REED RESIDENCE
STEPHENSON-PICKARD HOUSE UNIT #4
46 CUSHMAN STREET #4 | PORTLAND, ME 04102

SCALE: 1/4" = 1'-0"
DATE: 05.16.16
DRAWN BY: T.REED

SHEET: T-1.1
NAME: TITLE