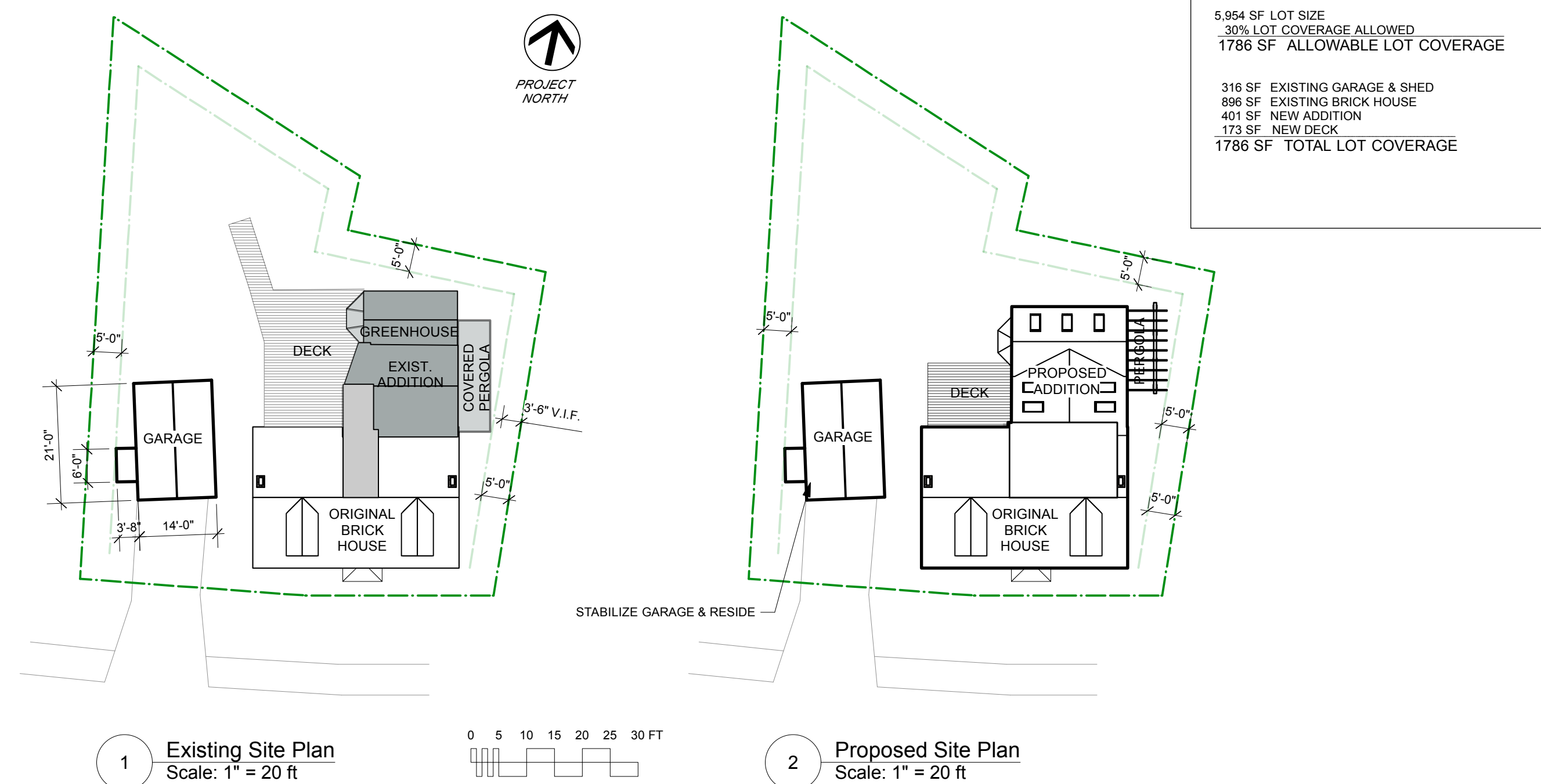


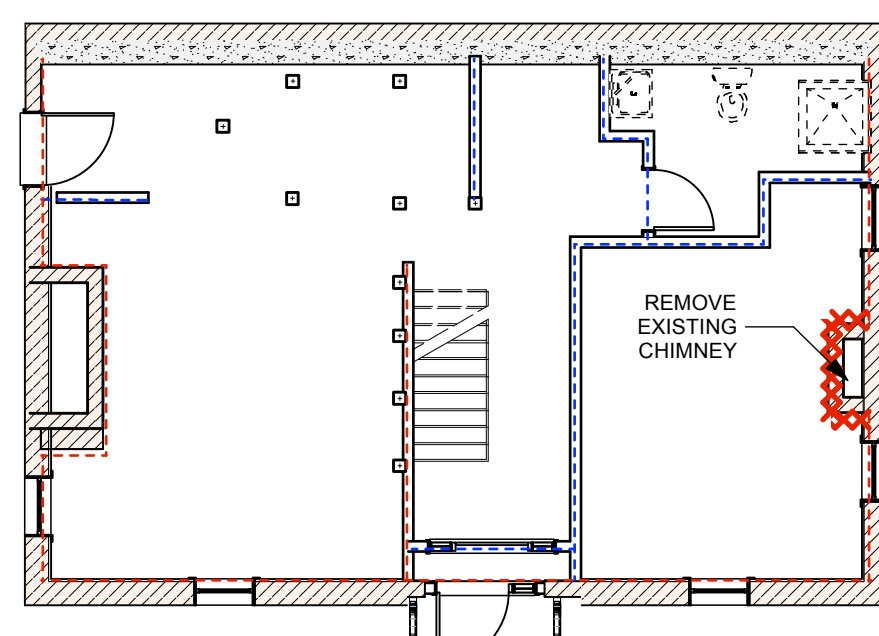
Marshall Residence

Portland, Maine

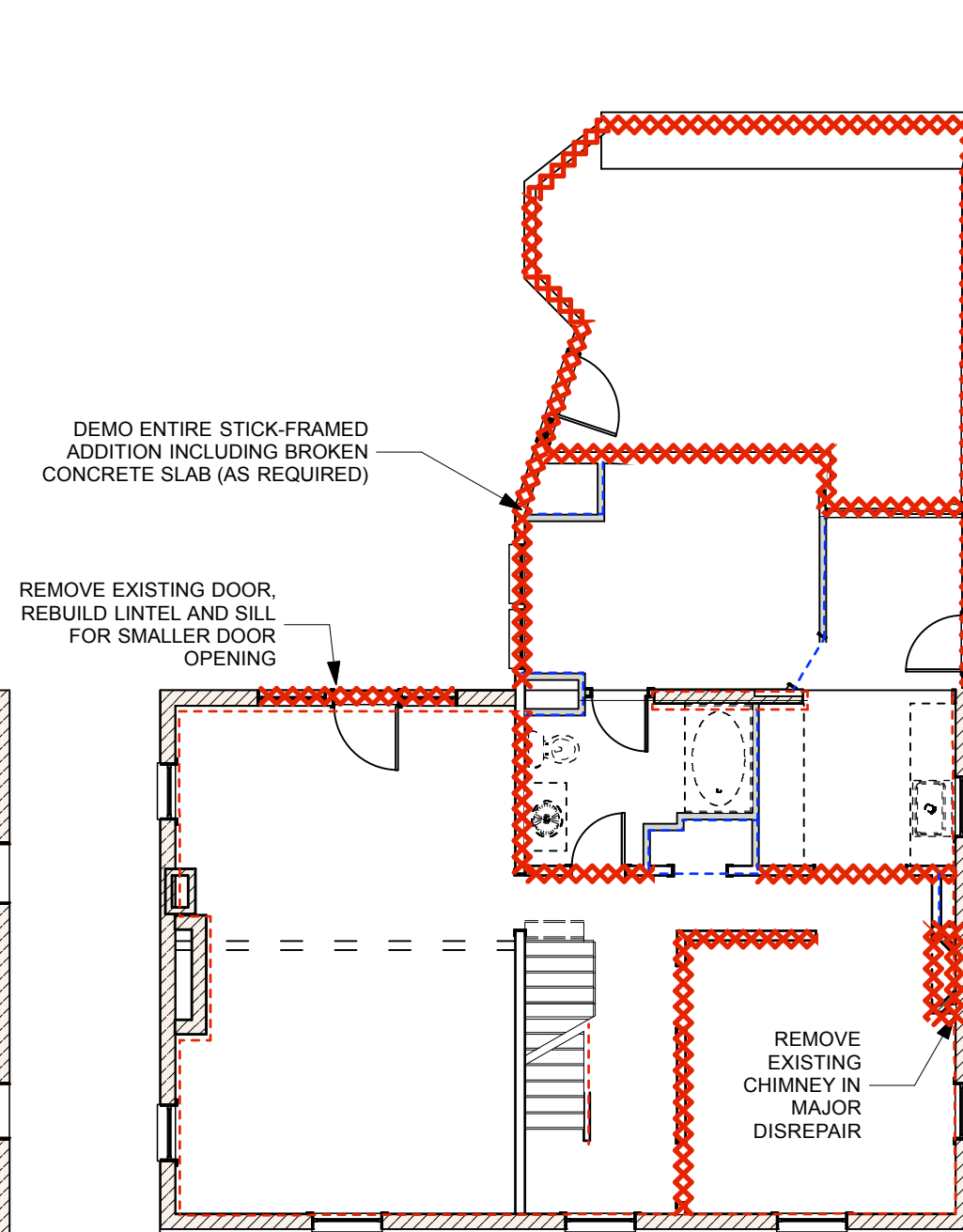
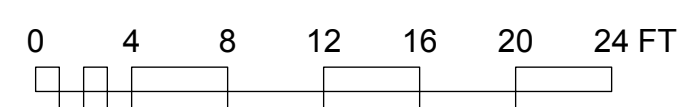
467 Danforth Street
CBL 71/A003



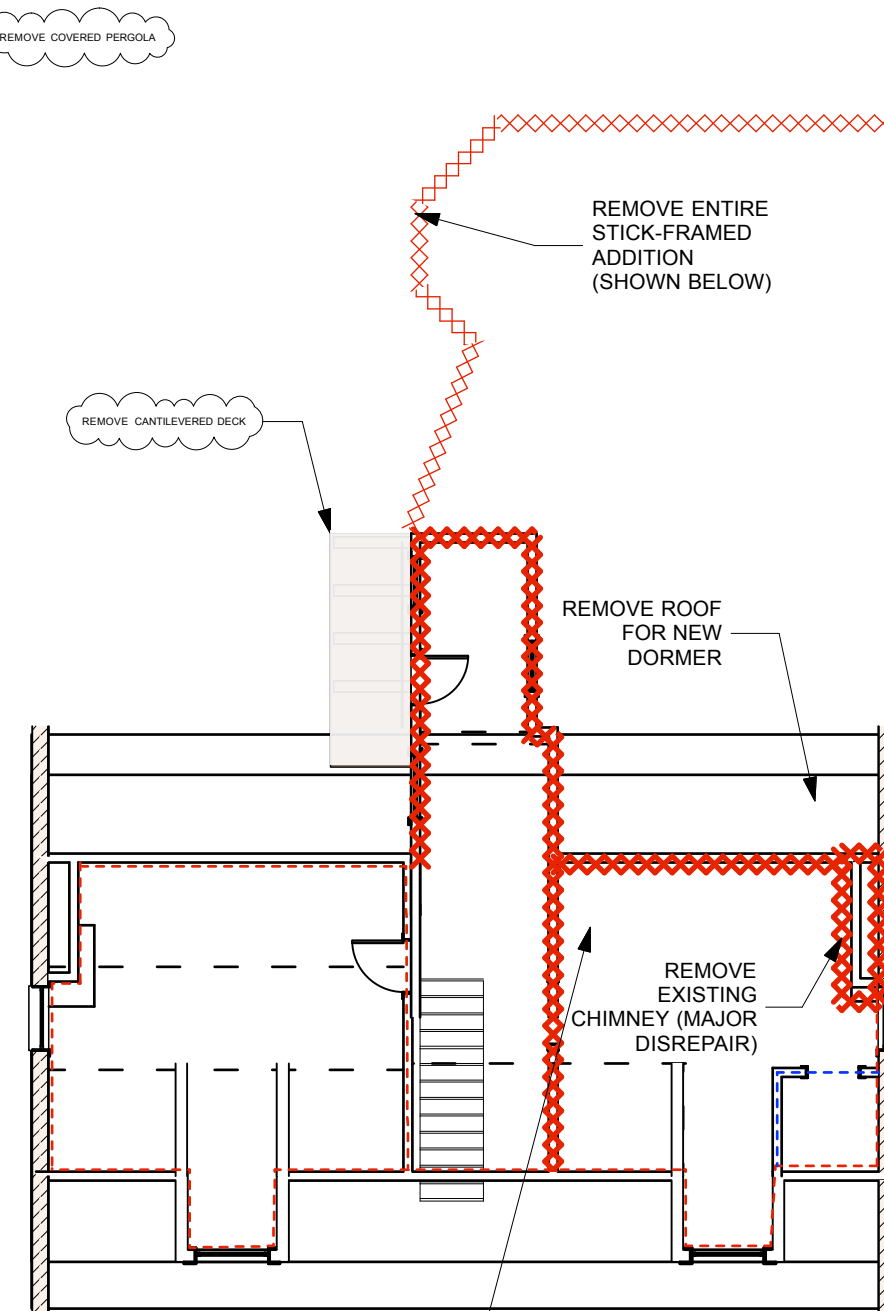
LEGEND - INTERIOR DEMO PERMIT	
	REMOVE EXISTING INTERIOR FINISHES
	REMOVE EXISTING PARTITION (NON-STRUCTURAL)
	REMOVE EXISTING PLUMBING FIXTURES SHOWN DASHED
LEGEND - BUILDING DEMO PERMIT	
	REMOVE EXISTING PARTITION WALL
	REMOVE EXISTING BUILDING STRUCTURE
DEMO NOTES	
PROVIDE SHORING AND BRACING WHEN DEMOLISHING WALLS THAT MAY BE STRUCTURAL	



3 Basement Demo Plan
Scale: 1/8" = 1'-0"



4 First Floor Demo Plan
Scale: 1/8" = 1'-0"



5 Second Floor Demo Plan
Scale: 1/8" = 1'-0"



PROJECT NOTES

- All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: International Residential Code 2009, IEBC 2009, IECC 2009, NFPA standards, MUBEC Plumbing & Electrical Codes, all as adopted by the City of Portland, Maine.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are relative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Designer or Engineer.
- All dimensions are to face of framing unless noted otherwise.
- Existing windows in masonry openings to remain in Phase 1 unless damaged. Any required replacement windows will utilize existing masonry opening. Phase 2 will include replacing all windows in masonry building and will be under a separate permit. Windows without window tags are existing windows to remain.
- Existing exterior doors in masonry openings shall be replaced with new doors. Existing masonry opening to remain. Repair lintels as required. Typical of all exterior doors in masonry openings, unless noted otherwise.
- Provide blocking in all bathrooms for bath accessories and future grab bars.
- Provide blocking in walls for cabinets, shelves, mirrors, etc.
- Verify electrical requirements if any for any equipment or appliances shown on plans prior to commencement of work. Provide isolated ground wires as required by equipment manufacturers.
- HVAC system shall be a design/build system that, as a minimum, shall conform to codes/standards of the City of Portland.

ZONING NOTES

- Project is located at 467 Danforth Street, Portland, Maine., originally built in 1820. CBL #71 / A003
- Zoning: R-4 Zone
- Lot Size: 5,954 SF
- Minimum Lot Size: 6,000 SF in R-4; 5,000 SF per Section 14-433
- Front Setback: unchanged
Side Setback (per 14-433) 5': increased to 5' and greater at Primary Building; Accessory building is unchanged
Rear Setback (per 14-433) 5': increased to 5' and greater
- Accessory Building: Garage to be stabilized and resided. Repair and replace broken windows as required.

PROJECT TEAM

DESIGN
RESIDENTIAL DESIGN STUDIO
CAROL MORRISSETTE
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ENGINEERING
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Index of Drawings

CVR	Cover - Site & Demo Plans
A1.0	Existing Plans & Elevations
A1.1	Floor Plans
A2.1	Exterior Elevations
A3.1	Building Sections & Schedules
S1.1	Foundation & Framing Plans
S1.2	Framing Plans & Notes

	Design Firm	RESIDENTIAL DESIGN STUDIO, LLC Carol A. Morrisette 174 Danforth Street Portland, Maine 04102 T 207.699.4184 C 207.671.7965	Project Title	Marshall Residence Portland, Maine 467 Danforth Street CBL 71/A003	Sheet Status	Permit Set	Date	30 December 2013
	Revisions	1 1/13/14 - EXIST. DIAGRAMS & SCALES 2 1/28/14 - LOT COVERAGE REV. 3	Sheet Title	Cover - Site & Demo Plans	Drawn By	CAM	Sheet No.	
					Sheet Scale	As Noted		CVR
					CAD File Number	093		