PEAKS ISLAND COTTAGE

7 DIAMOND PASS
PORTLAND, MAINE

CONCEPTUAL SKETCH:

GENERAL NOTES:

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS, AS WELL AS THE STANDARDS OF GOOD PRACTICE.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTIONS OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES AS INDICATED ON DRAWINGS AND SPECIFICATIONS.
4. NOTIFY LOCAL UTILITY COMPANIES AND GOVERNING AGENCIES, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY OR WORK.
5. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS MUST BE ON SITE AT ALL TIMES.
6. ALL SITE WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO; DEMOLITION, CLEARING, GRUBBING, EXCAVATION, NEW WORK, AND ROUGH AND FINAL GRADING, SHALL BE IN ACCORDANCE WITH MAINE WATERFRONT SHORELAND ZONING STANDARDS AND GUIDELINES, DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) RULES AND REGULATIONS, AND ANY ADDITIONAL GOVERNING AGENCIES.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS AND PROPERTIES FROM DAMAGE AND EROSION. ANY DAMAGES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND AT MINIMUM SHALL BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF ERECTION AND CONSTRUCTION.
9. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK.
10. CONSULT ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON DRAWINGS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE AND ORDERLY WORK ENVIRONMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN DISPOSAL SITE FOR ALL DISPOSED MATERIALS.
12. DETAILS SHOWN AS TYPICAL (TYP.) APPLY TO ALL SIMILAR CONDITIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE FROM DRAWINGS.
13. OWNER AND ARCHITECT ARE OPEN TO CONSIDERING ALTERNATE MATERIALS INDICATED AS (OAE) "OR APPROVED EQUAL". PROVIDE CUT SHEETS & SPECIFICATIONS TO ARCHITECT FOR ANY PROPOSED ALTERNATES FOR REVIEW, PRIOR TO PROCEEDING W/ ANY AFFECTED WORK.

INDEX OF DRAWINGS:

T-100 TITLE SHEET

SITE / CIVIL / LANDSCAPE

--- SITE SURVEY
C1.0 EXISTING CONDITIONS AND REMOVALS PLAN
C2.0 SITE LAYOUT AND UTILITY PLAN
C2.1 NON-CONFORMANCE COMPARISON PLAN
C3.0 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C4.0 EROSION CONTROL NOTES AND DETAILS
C4.1 DETAILS
C4.2 DETAILS

L1.0 LANDSCAPE MATERIALS PLAN
L2.0 LANDSCAPE LAYOUT PLAN
L3.0 LANDSCAPE GRADING PLAN
L4.0 LANDSCAPE PLANTING PLAN
L4.1 LANDSCAPE LIGHTING PLAN
L5.0 LANDSCAPE HARDSCAPE DETAILS
L5.1 LANDSCAPE PLANTING DETAILS
L5.2 LANDSCAPE NOTES

ARCHITECTURAL

A-100 LOWER LEVEL PLAN
A-101 MAIN LEVEL PLAN
A-101B GUEST SPACE PLAN AND ELEVATIONS
A-102 UPPER LEVEL PLAN
A-200 EXTERIOR ELEVATIONS
A-201 EXTERIOR ELEVATIONS & WINDOW SCHEDULE
A-300 BUILDING SECTION AND DETAILS
A-301 BUILDING SECTION
A-302 BUILDING SECTIONS
A-303 BUILDING SECTION
A-304 BUILDING SECTION
A-305 BUILDING SECTION
A-306 BUILDING SECTION
A-307 BUILDING SECTION
A-308 BUILDING SECTIONS
A-500 PRELIMINARY ROOM FINISH SCHEDULE
A-600 OUTLINE SPECS
A-601 OUTLINE SPECS
A-602 OUTLINE SPECS

STRUCTURAL

S100 GENERAL NOTES
S200 FOUNDATION PLAN
S201 MAIN LEVEL FRAMING PLAN
S202 UPPER LEVEL FRAMING PLAN
S203 ROOF LEVEL FRAMING PLAN
S204 GUEST HOUSE PLANS
S300 FOUNDATION DETAILS
S301 FOUNDATION DETAILS
S400 FRAMING DETAILS
S401 FRAMING DETAILS
S402 FRAMING DETAILS

Reviewed for Code Compliance
Inspection Division
Date: 09/18/17

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Drawing:

TITLE SHEET

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PERMIT SET

T-100

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