

114 GLENWOOD STREET RESIDENCE, PORTLAND, ME  
PROJECT SUMMARY

TAX SHEET H6NE, CBL: 131-FO26, Zone: R5

OVERVIEW

The existing rear sunroom will be demolished. A new living room addition will be added. Renovation of a new kitchen and bedroom will be on the first floor.

CODE SUMMARY

IRC 2009, NFPA 101

Smoke and CO2 detectors shall be installed.

Smoke alarms shall be installed in all sleeping rooms, outside of each sleeping area and on each level of the dwelling unit including the lower level.

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

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 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. GENERAL CONTRACTOR RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
6. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE AND RECYCLE AS MUCH AS POSSIBLE.
7. EXTERIOR GRADE SHALL SLOPE AWAY FROM BUILDING.
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 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.
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 CONTRACTORS COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
17. INSTALL NEW SIDING AND TRIM TO MATCH EXISTING-REVIEW WITH OWNERS BEFORE STARTING.
18. NEW MECHANICAL SYSTEM SHALL BE DESIGN BUILD.

STRUCTURAL ENGINEERING:  
JASON LANDRY CONSULTING  
GORHAM, MAINE

DRAWING LIST
CO COVER SHEET, SITE LOCATION, DRAWING LIST, GENERAL NOTES
C1 SITE PLAN
EX1 EXISTING FIRST FLOOR & DEMOLITION
EX2 EXISTING SECOND FLOOR & DEMOLITION NOTES
A1 PROPOSED FIRST FLOOR PLAN
A2 SOUTH ELEVATION
A3 WEST ELEVATION
A4 NORTH ELEVATION
A5 EAST ELEVATION
A6 SECTION AT ADDITION
A7 SCHEDULES
A8 DETAILS
S1 FOUNDATION PLAN
S2 FIRST FLOOR FRAMING AND LOWER ROOF PLANS
S3 SECOND FLOOR ROOF PLAN

OWNER  
GAIL DODGE  
144 GLENWOOD STREET  
PORTLAND, MAINE  
CELL PHONE: 484-832-8845

DATE: 3.22.2017

DRAWN BY: BB

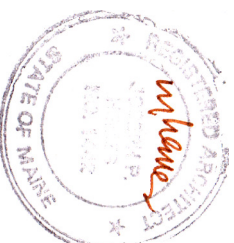
CO

PROSPECT



DESIGN

58 FORE ST. PORTLAND, ME  
www.prospectdesign.me  
T: 207-749-7400



COVER SHEET NOTES CODE REVIEW DRAWING LIST

DODGE