1 Existing Site Plan
1/8" = 1'-0"

PORTLAND TAX ASSESSOR's PLAN

PORTLAND GIS ZONING MAP

CBL: 160 G017
Zoning: R3
Use: Single Family (no change proposed)
Exist SF: 1,407 VIF
1st Flr: 865 SF VIF, 2nd Flr: 542 SF VIF
Proposed SF: 1,548 SF VIF
1st Flr: 865 SF VIF (no change), 2nd Flr: 683 SF VIF (added @ new dormer)

GENERAL NOTES:

1. This project involves minor interior renovations of a single-family home, no change to occupancy, use or footprint except for new front porch.
   Changes to existing building include interior renovations and new dormer at 2nd floor. Overall height not changed. No change in building size, except for area @ new dormer which is above 4'.
2. Permits must be obtained for all aspects of the work, including but not limited to: General Building, Plumbing, HVAC & Electrical work.
3. All work must conform to local, State and/or Federal codes as applicable and as having jurisdiction.
4. Existing curb cut, driveway & utility connections to remain.
5. All work must be done in good workmanlike manner.
6. Protect all areas not called to receive new work and/or to remain. Damage to any existing portion of the house or property that is called to remain is to be repaired to be in equal or superior condition.
7. Protect building interior from weather at all times.
8. Contractor to verify all dimensions and existing conditions and alert Architect of any conditions which conflict with proposed work.
9. Remove any items not specifically called to be removed which conflict with new work.
10. Monitor all areas of demolition to ensure no loss of structural integrity. Identify to architect any items which appear to be in conflict with new work that present a problem in removing.
11. All new interior walls to be 2x4 wood studs with painted 1/2" gyp.bd. both sides U.O.N. Use water proof gyp. bd. at all wet areas.
12. All new walls, ceilings, doors, windows and trim to be painted U.O.N, minimum one coat primer, two finish coats. Provide minimum two coasts of paint at existing walls, windows, doors and other interior surfaces called to remain.
13. Provide new interior base, trim and door trim. Where new materials meet existing, tie materials together for minimal joints & seamless appearance. Where existing sections of base, trim or similar materials are too small to be stable, replace entire section(s).
14. At new interior lighting fixtures, allow 3-way switching at rooms with 2 or more entrances.
15. Coordinate all electrical outlets & other requirements with new appliances. All kitchen & bathroom electrical outlets to be GFI.
16. Existing construction shall be insulated to highest feasible R-value. New areas of construction shall conform to current IECC/IRC.

LIST of DRAWINGS

A100 SITE PLAN & NOTES
A101 EXISTING PLANS
A102 EXISTING ELEVATIONS
A103 PROPOSED PLANS
A104 PROPOSED ELEVATIONS
A105 EXIST. & PROPOSED BUILDING SECTIONS
A106 DETAILS

Inspections Division
Date: 09/03/15

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Consultants

Revision Schedule

Revision Number	Revision Description	Revision Date
	For Filing & Construction 7/12/15 Revised & re-filed 9/3/15	

LICENSED ARCHITECT
LAUREN J. REITER
No. 3302
STATE OF MAINE

G. IRVINE

RESIDENCE

9 Kineo Street
Portland, Maine 04101

Site Plan & Notes

Project number	Portland, Maine 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 1/8" = 1'-0"

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