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

PORTLAND TAX ASSESSOR's PLAN

My Map

PORTLAND GIS ZONING MAP

CBL: 160 G017
Zoning: R3
Use: Single Family (no change proposed)
EXISTING HOUSE SF: 1,548 SF
(1st Flr: 865 SF VIF, 2nd Flr: 683 SF)
EXISTING GARAGE SF: 275 SF
PROPOSED GARAGE SF: 495 SF

GENERAL NOTES:
1. This project involves demolition and replacement of an existing unattached derelict garage with attachment to existing house. No change ot existing house.
2. Permits must be obtained for all aspects of the work, including but not limited to: General Building & 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. 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. Protect building interior from weather at all times.
6. Contractor to verify all dimensions and existing conditions and alert Architect of any conditions which conflict with proposed work.
7. Remove any items not specifically called to be removed which conflict with new work.
8. 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.
9. 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.
10. 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.
11. Provide new interior base, trim and door trim.
12. All new electrical outlets to be GFI.

LIST of DRAWINGS

A100 SITE PLAN & NOTES
A101 EXISTING PLANS
A102 EXISTING ELEVATIONS
A103 PROPOSED GARAGE PLAN
A104 PROPOSED GARAGE ELEVATIONS
A105 PROPOSED GARAGE SECTIONS

Inspections Division
Date: 10/07/16

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Consultants

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

Revision Schedule

Revision Number	Revision Description	Revision Date
	For Filing & Construction	7/25/16

G. IRVINE HOUSE

PROPOSED NEW GARAGE

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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