Inspections Division
Date: 05/17/17

ADDITION & RENOVATIONS to the
Klein Residence
PORTLAND, ME

Main Elevation
Scale: 1/4" = 1'-0"

Existing Conditions

OWNER:
Christian and Erica Klein

BUILDING ADDRESS:
14 Oakley Street
Portland, Maine

ARCHITECTURE:
Custom Concepts Inc. Architecture
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(207) 883-0083

STRUCTURAL ENGINEERING;
Shelley Engineering Inc.
PO Box 1030
Gray, ME 04039
(207) 329-4504

STATE OF MAINE
TIMOTHY G. SHELLEY
No. 5952
LICENSED
PROFESSIONAL ENGINEER

LIST OF DRAWINGS:

COVER SHEET (this sheeet)
A1 - Floorplans & Diagrams
A2 - Elevations & Window Schedule
A3 - Sections
A4 - Foundation and Framing Layouts

General Notes regarding the role of Custom Concepts Inc., Project Architect

1. Custom Concepts' release and Owner's acceptance of these documents indicates cooperation among the Owner, the Building Contractor, and Custom Concepts. Although Custom Concepts has performed its services with due care and diligence, it cannot guarantee perfection. Any errors, omissions, or discrepencies discovered by the use of these documents shall be reported to Custom Concepts. Failure to do so by simple notice to Custom Concepts shall relieve Custom Concepts from any responsibility of the consequences.

2. Custom Concepts admonishes the Contractor and Owner not to scale these drawings, and to ensure that all work requiring measuring be done according to figures on the drawings. Any missing dimensions will be furnished upon request to Custom Concepts. It is the Contractor's obligation to verify all dimension on site, including verification of requisite dimensions prior to the fabrication of structural items. Any discrepancies in the drawings or between existing conditions and the drawings must be reported to Custom Concepts.

3. Custom Concepts has designed the structure to be self-supporting and stable after the building is fully completed. However, the erection procedures and sequence including the design adequacy and safety of erection, bracing, shoring, re-shoring, temporary supports, etc., are the sole reponsibility of the Contractor.

4. These drawings do not contain the necessary components for construction or job safety. At all times, the Contractor shall be solely responsible for the conditions of the jobsite, including means and methods of construction and safety of persons and property. The presence or review of work at the jobsite by Custom Concepts Inc., is for general compliance with the design intent only and is not ever to be construed as a review of means and methods of construction and safety methods.

5. This drawing, as an instrument of service, is and shall remain the property fo Custom Concepts Inc., and shall not be reproduced or used in any way without the written permission of Custom Concepts Inc. Further, this document, or any portion thereof, shall not be duplicated, disclosed, or used on any other project or extension of this project except by written agreement with Custom Concepts Inc., who shall not be responsible for any unauthorized use or alteration to these documents.

6. Where reference is made to various test standards for materials, such standards shall be the latest edition and/or addenda. Any engineering design, provided by others and submitted for review, shall bear the seal of a registered engineer recoginized by the building code juristiction of this project.

General Notes regarding the role of the Contractor:

1. The Contractor shall provide a written proposal / contract with detailed descriptions that includes, but is not limited to, the following:
   a. Owner's name & Building Address
   b. Contractor's contact information
   c. Scope of Work
   d. Proof of Insurance
   e. Payment Terms
   f. Construction Schedule
   g. Description of Warranty

2. The Contractor shall perform all work in a safe and workmanlike manner, and in compliance with all applicable local and federal codes, ordinances, and regulations, including federal laws regarding labor and occupational safety and health, and all proper inspection procedures.

3. The Contractor shall ensure that proper erection procedures and sequencing are followed to ensure the stability and safety of the building and it's components during construction. This includes utilizing shoring, temporary bracing, tie downs etc. as required.

4. The Contractor shall keep the construction area safe, and free and clear of debris. All debris must be disposed of properly as required by local joristiction.

5. The Contractor shall ensure that each sub-contractor has his own full set of drawings. Each sub-contractor is responsible for having a thorough knowledge of all drawings and specifications in his related field. Each sub-contractor shall do his own cutting, fitting, patching, etc. to make all parts come together properly. Each sub-contractor shall interface as required for complete and proper execution of the work as indicated on the construction documents.

6. The Contractor shall ensure that all directions and proper storage procedures are followed as to maintain all product Manufacturer's warranties and shall further ensure that all product warranties shall be properly submitted to the Manufacturer and furnished to the Owner.

7. The Contractor shall assess the building environment, suggest changes as required to ensure weather-tight construction, and construct a weather-tight structure. The waterproofing and roofing systems, roof ventilation and insulation systems shown on these drawings are based on general industry standard practices. All buildings require snow removal & maintenance. Custom Concepts Inc. is not responsible for leaking structures.

Abbreviations Key:

Typ - typical
W/ - with
ea - each
Cont - continuous
Hdr - header

General Notes:

1. Notes and details on drawings shall take precedence over general structural notes and typical details. Where no details are shown, construction shall conform to similar work on the project, and/or as provided for in the contract documents.

2. Options are provided for the convenience of the Owner and Contractor. If an option is chosen, the Contractor shall be responsible for all necessary changes, approvals and the coordination of the work with all related trades and suppliers.

Project Overview:

Project consists of the following:
- Remove the existing mudroom
- Construct a new expanded mudroom / Dining area with a new Owner's Suite above
- Interior renovations

3. Load shall not exceed the design load per square foot. Construction materials shall be spread out if placed on framed construction. Consult architect for situations that involve large temporary loads.

4. Any changes to the contract between the Contractor and Owner must be in the form of a written Change Order. All Change Orders must clearly describe the desired changes, the changes impact on the project, how the change might affect other elements of the project, and how and when Owner will compensate the Contractor for the change. Consult with Architect prior to any changes to the site, structure, or shell of the building to ensure that all changes maintain code compliance.

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