

ZUKOWSKI & ESPOSITO RESIDENCE

50 BERWICK STREET

Portland, Maine

LIST OF DRAWINGS

T1	TITLE SHEET
T2	ELECTRICAL LEGEND
91	SITE PLAN
F1	FOUNDATION PLAN
D1	FIRST FLOOR DEMO PLAN
D2	SECOND FLOOR DEMO PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	WATER ELEVATION
A4	STREET ELEVATION
A5	SIDE ELEVATION
A6	REAR ELEVATION
A7	BUILDING SECTION
A8	BUILDING SECTION
A9	BUILDING SECTION
A10	BUILDING SECTION
All	STAIR DETAIL

GENERAL NOTES

- ALL MATERIALS COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL, AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR MATERIALS, TRANSPORTATION, UTILITIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES/IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, WORK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER)
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEBRIS PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- PART OF COOPERATION/RELEASE OF THESE PLANS CONTAINS PARTIAL COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER CONSTITUTES MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL FIRES / CONDUIT SHOULD BE CONCEALED EXCEPT IN UNFINISHED LOCATIONS UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS.
- ALL PENETRATIONS BETWEEN THE MAIN HOUSE AND THE RENAL APARTMENT REQUIRE FIRE STOPPING.
- THE WINDOWS TO BE ANDERSON 4000 SERIES WITH A U FACTOR OF MAX 0.35.

RENOVATION GENERAL NOTES

- REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE REMOVAL. JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CASE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS) WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR NEILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS. ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- ALL KNOWN HAZARDOUS MATERIALS REMOVAL IS REQUIRED FOR THE SAFE IMPLEMENT OF THIS PROJECT. HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SURFACE MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY OR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL, NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF UNCOVERED.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES.

SHORELAND REVIEW

THE PROJECT CONSISTS OF THE RENOVATION OF TWO HOUSES & AN ADDITION BETWEEN THEM. THE HOUSES ARE IN THE SHORELAND ZONE.

THE LARGE HOUSE WAS RENOVATED BEFORE SO IT'S SF CAN NOT BE USED FOR ADDITIONAL SQUARE FOOTAGE FOR THE RENOVATION.

THE SMALL HOUSE WAS USED TO CALCULATE THE ADDITIONAL SF & VOLUME FOR THE ADDITION.

SMALL HOUSE EXIST SF	920.1 SF
ALLOWABLE NEW SF	716.2 SF
LARGE HOUSE EXIST SF	1749.9 SF
TOTAL ALLOWABLE SF	2966.8 SF
SMALL HOUSE EXIST VOLUME	9598.7 CF
ALLOWABLE NEW VOLUME	21936 CF
LARGE HOUSE VOLUME	20258.4 CF
TOTAL ALLOWABLE VOLUME	32736.1 CF
CALCULATED SF	2395.1 SF
CALCULATED VOLUME	30692.4 CF

TYPICAL ABBREVIATIONS

1	AND	1L	LIVE LOAD
2	ANGLE	1LC	LIGHT WEIGHT CONCRETE
3	AT	1FL	FLASHING
4	AMERICAN DISABILITIES ACT	1RCH	MECHANICAL
5	ADJ ADJUST OR ADJACENT	1FAC	FRAMING
6	ABOVE FINISH FLOOR	1H	FRAMING
7	ALUM ALUMINUM	1H1	HOLE
8	ARCH ARCHITECT OR ARCHITECTURAL	1H2	HOLE
9	AVG AVERAGE	1H3	HOLE
10	BD BOARD	1H4	HOLE
11	BUILDING	1H5	HOLE
12	BLS BLOCKING	1H6	HOLE
13	BM BENCHMARK	1H7	HOLE
14	BO BOTTOM OF	1H8	HOLE
15	CAB CABINET	1H9	HOLE
16	CLG CEILING	1H10	HOLE
17	CLR CLEAR	1H11	HOLE
18	CON CONCRETE	1H12	HOLE
19	CONTR CONTRACTOR	1H13	HOLE
20	COL COLUMN	1H14	HOLE
21	CONC CONCRETE	1H15	HOLE
22	CONT CONTINUOUS	1H16	HOLE
23	COR CORNER	1H17	HOLE
24	COR CORNER	1H18	HOLE
25	CPI CARPET	1H19	HOLE
26	CW COLD WATER	1H20	HOLE
27	DEL DELTA	1H21	HOLE
28	DEG DEGREE	1H22	HOLE
29	DIA DIAMETER	1H23	HOLE
30	DIAM DIAMETER	1H24	HOLE
31	DIM DIMENSION	1H25	HOLE
32	DR DOOR	1H26	HOLE
33	DR DOOR	1H27	HOLE
34	DR DOOR	1H28	HOLE
35	DW DRAIN WASHER	1H29	HOLE
36	DWS DRAIN WASHERS	1H30	HOLE
37	DWS DRAIN WASHERS	1H31	HOLE
38	DWS DRAIN WASHERS	1H32	HOLE
39	EA EACH	1H33	HOLE
40	EAS EAST	1H34	HOLE
41	EAS EAST	1H35	HOLE
42	EAS EAST	1H36	HOLE
43	EAS EAST	1H37	HOLE
44	EAS EAST	1H38	HOLE
45	EAS EAST	1H39	HOLE
46	EAS EAST	1H40	HOLE
47	EAS EAST	1H41	HOLE
48	EAS EAST	1H42	HOLE
49	EAS EAST	1H43	HOLE
50	EAS EAST	1H44	HOLE
51	EAS EAST	1H45	HOLE
52	EAS EAST	1H46	HOLE
53	EAS EAST	1H47	HOLE
54	EAS EAST	1H48	HOLE
55	EAS EAST	1H49	HOLE
56	EAS EAST	1H50	HOLE
57	EAS EAST	1H51	HOLE
58	EAS EAST	1H52	HOLE
59	EAS EAST	1H53	HOLE
60	EAS EAST	1H54	HOLE
61	EAS EAST	1H55	HOLE
62	EAS EAST	1H56	HOLE
63	EAS EAST	1H57	HOLE
64	EAS EAST	1H58	HOLE
65	EAS EAST	1H59	HOLE
66	EAS EAST	1H60	HOLE
67	EAS EAST	1H61	HOLE
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69	EAS EAST	1H63	HOLE
70	EAS EAST	1H64	HOLE
71	EAS EAST	1H65	HOLE
72	EAS EAST	1H66	HOLE
73	EAS EAST	1H67	HOLE
74	EAS EAST	1H68	HOLE
75	EAS EAST	1H69	HOLE
76	EAS EAST	1H70	HOLE
77	EAS EAST	1H71	HOLE
78	EAS EAST	1H72	HOLE
79	EAS EAST	1H73	HOLE
80	EAS EAST	1H74	HOLE
81	EAS EAST	1H75	HOLE
82	EAS EAST	1H76	HOLE
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84	EAS EAST	1H78	HOLE
85	EAS EAST	1H79	HOLE
86	EAS EAST	1H80	HOLE
87	EAS EAST	1H81	HOLE
88	EAS EAST	1H82	HOLE
89	EAS EAST	1H83	HOLE
90	EAS EAST	1H84	HOLE
91	EAS EAST	1H85	HOLE
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94	EAS EAST	1H88	HOLE
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97	EAS EAST	1H91	HOLE
98	EAS EAST	1H92	HOLE
99	EAS EAST	1H93	HOLE
100	EAS EAST	1H94	HOLE
101	EAS EAST	1H95	HOLE
102	EAS EAST	1H96	HOLE
103	EAS EAST	1H97	HOLE
104	EAS EAST	1H98	HOLE
105	EAS EAST	1H99	HOLE
106	EAS EAST	1H100	HOLE
107	EAS EAST	1H101	HOLE
108	EAS EAST	1H102	HOLE
109	EAS EAST	1H103	HOLE
110	EAS EAST	1H104	HOLE
111	EAS EAST	1H105	HOLE
112	EAS EAST	1H106	HOLE
113	EAS EAST	1H107	HOLE
114	EAS EAST	1H108	HOLE
115	EAS EAST	1H109	HOLE
116	EAS EAST	1H110	HOLE
117	EAS EAST	1H111	HOLE
118	EAS EAST	1H112	HOLE
119	EAS EAST	1H113	HOLE
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121	EAS EAST	1H115	HOLE
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124	EAS EAST	1H118	HOLE
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135	EAS EAST	1H129	HOLE
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159	EAS EAST	1H153	HOLE
160	EAS EAST	1H154	HOLE
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172	EAS EAST	1H166	HOLE
173	EAS EAST	1H167	HOLE
174	EAS EAST	1H168	HOLE
175	EAS EAST	1H169	HOLE
176	EAS EAST	1H170	HOLE
177	EAS EAST	1H171	HOLE
178	EAS EAST	1H172	HOLE
179	EAS EAST	1H173	HOLE
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182	EAS EAST	1H176	HOLE
183	EAS EAST	1H177	HOLE
184	EAS EAST	1H178	HOLE
185	EAS EAST	1H179	HOLE
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188	EAS EAST	1H182	HOLE
189	EAS EAST	1H183	HOLE
190	EAS EAST	1H184	HOLE
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205	EAS EAST	1H199	HOLE
206	EAS EAST	1H200	HOLE
207	EAS EAST	1H201	HOLE
208	EAS EAST	1H202	HOLE
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213	EAS EAST	1H207	HOLE
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218	EAS EAST	1H212	HOLE
219	EAS EAST	1H213	HOLE
220	EAS EAST	1H214	HOLE
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255	EAS EAST	1H249	HOLE
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257	EAS EAST	1H251	HOLE
258	EAS EAST	1H252	HOLE
259	EAS EAST	1H253	HOLE
260	EAS EAST	1H254	HOLE
261	EAS EAST	1H255	HOLE
262	EAS EAST	1H256	HOLE
263	EAS EAST	1H257	HOLE
264	EAS EAST	1H258	HOLE
265	EAS EAST	1H259	HOLE
266	EAS EAST	1H260	HOLE
267	EAS EAST	1H261	HOLE
268	EAS EAST	1H262	HOLE
269	EAS EAST	1H263	HOLE
270	EAS EAST	1H264	HOLE
271	EAS EAST	1H265	HOLE
272	EAS EAST	1H266	HOLE
273	EAS EAST	1H267	HOLE
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275	EAS EAST	1H269	HOLE
276	EAS EAST	1H270	HOLE
277	EAS EAST	1H271	HOLE
278	EAS EAST</		