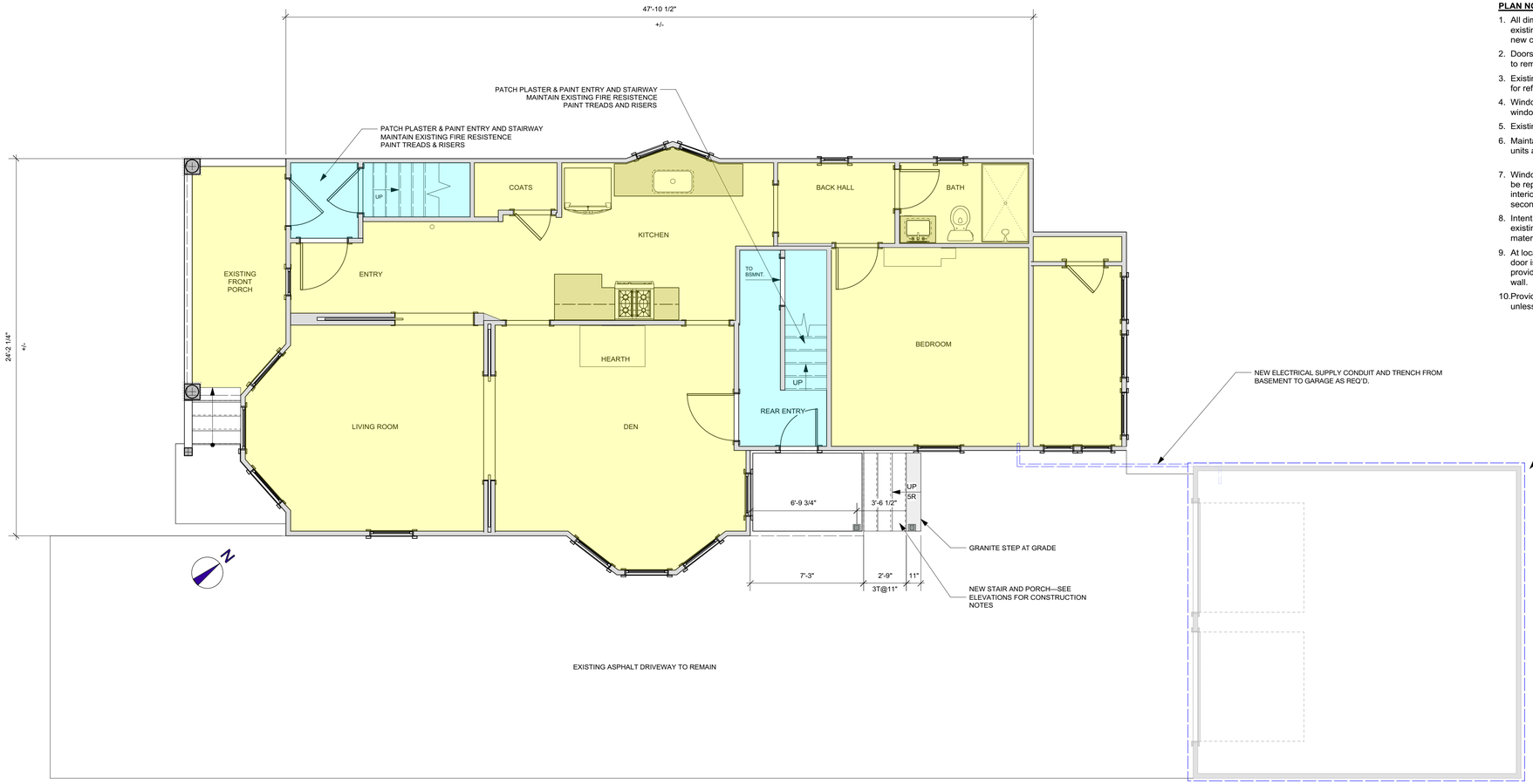


1 FIRST FLOOR (UNIT 1) + GARAGE PLAN
Scale: 1/4" = 1'-0"

0 4 8 12 16 FT

PLAN NOTES

1. All dimensions are to face of finished wall when referencing existing walls; dimensions are to face of stud when referencing new construction.
2. Doors shown in plan without door tags indicate existing doors to remain.
3. Existing fire-rated doors to remain are tagged and noted in plan for reference only.
4. Windows shown in plan without window tags indicate existing windows to remain.
5. Existing interior stairs to remain, unless noted otherwise.
6. Maintain existing 1-hour fire ratings between existing dwelling units and between dwelling units and existing egress stairways.
7. Windows tagged with "R" in the tag denote windows that are to be replaced with windows as scheduled. Intent is to preserve interior window trim whenever possible, specifically at first & second floors and turret.
8. Intent is to provide flush or aligned floor elevations between existing and new construction and between finish floor materials.
9. At locations in plan where door dimensions are not given and door is offset in the space, intent is for door to be located to provide full width jamb trim along jamb side at perpendicular wall.
10. Provide Schluter Ditra-Mat underlayment under floor tile, unless noted otherwise.

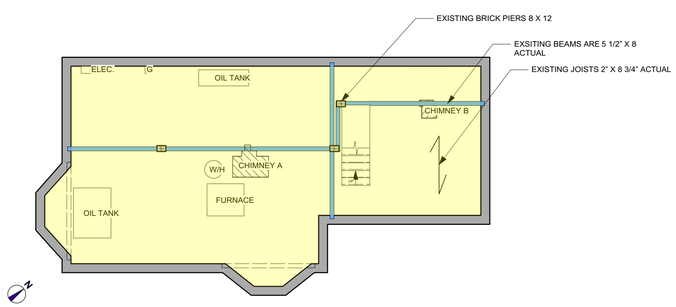
EXISTING WALL

NEW / INFILL WALL

DEMO WALL / FIXTURE

NO WORK

EXIST. STAIR REMAINS, PATCH, PLASTER & PAINT
MAINTAIN EXISTING FIRE RESISTENCE



2 BASEMENT PLAN
Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

PERMIT SET

RESIDENTIAL DESIGN STUDIO

LICENSED ARCHITECT CAROL A. MORRISSETTE No. 3769 STATE OF MAINE

Structural Integrity Consulting Engineers, Inc.

Design Firm: RESIDENTIAL DESIGN STUDIO, LLC, Carol A. Morrissette, 21 Chestnut Street, Suite 506, Portland, Maine 04101, T 207.699.4184 C 207.671.7965	Project Title: COOPER RESIDENCE, 81 MORNING STREET, PORTLAND, MAINE	Sheet Status: PERMIT SET	
		Project Number: 16.98	Date: 1 SEPTEMBER 2017
		Drawn By: AC/CAM	Sheet No.
Revisions: 1 . 2 3	Sheet Title: FIRST FLOOR PLAN	Sheet Scale: 1/4" = 1'-0" UNO	A1.1
		CAD File Number: COOPER 170831	