

GENERAL NOTES

1: DRAWING NOTES:

DRAWING NOTES, UNLESS THEY INDICATE OTHERWISE, REFER TO NEW CONSTRUCTION.

2: CODE COMPLIANCE:

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:

IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE BUILDER SHALL BRING TO THE ARCHITECT'S ATTENTION SUCH CONDITION FOR RESOLUTION OR CLARIFICATION.

4: DISCREPANCIES & CLARIFICATIONS:

THIS PROJECT INVOLVES THE RENOVATION OF AND ADDITIONS TO AN EXISTING BUILDING. DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED; MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR AMBIGUITIES IN THESE CONSTRUCTION DOCUMENTS FOR RESOLUTION OR CLARIFICATION.

5: LAYOUT:

UNLESS INDICATED OTHERWISE, FLOOR PLAN DIMENSIONS ARE TO FINISH FACE OF EXISTING CONSTRUCTION AND ARE TO FACE OF FRAMING OF NEW CONSTRUCTION. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES OR ROUGH OPENINGS.

6: CENTERING:

UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED

7: SYMMETRY:

WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: DRAWING SCALES:

WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

9: BUILDING INSULATION:

PROVIDE AS INDICATED, WHETHER OR NOT SHOWN CONSISTENTLY IN DETAILS OR OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

10: BLOCKING:

INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED ITEMS SUCH AS FIXTURES, TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, HANDRAIL BRACKETS, AND BASE MOLDINGS WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

11: PENETRATIONS AT STRUCTURAL MEMBERS:

BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, THE PENETRATION OF WHICH IS NOT SHOWN ON THE DRAWINGS, CONSULT WITH THE ARCHITECT.

12: RATED CONSTRUCTION:

PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT WALLS, AT FLOORS AND/OR CEILINGS, AT CHASES, AT JOINTS, AND AT ASSEMBLY PENETRATIONS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

DO NOT PENETRATE WALLS OR FLOORS/CEILINGS ENCLOSING STAIRS WITH MECHANICAL, PLUMBING, GAS, SPRINKLER, ELECTRICAL OR DATA PIPES, WIRES OR CONDUITS, EXCEPT THOSE REQUIRED SPECIFICALLY TO SERVE THE STAIR ITSELF.

13: INTERIOR FINISHES:

INTERIOR FINISHES - INCLUDING BASES, WAINSCOTS, CHAIR-RAILS & CROWN MOLDINGS IF APPLICABLE - INDICATED FOR ONE WALL OF A SPACE OR ROOM ARE APPLICABLE FOR ALL WALLS OF THE SPACE OR ROOM UNLESS INDICATED OTHERWISE.

14: DIMENSIONING STANDARD:

(*) SYMBOL INDICATES ACTUAL DIMENSIONS - EXAMPLES:

3/4" x 5 1/2" INDICATES ACTUAL DIMENSIONS
1 x 6 INDICATES NOMINAL DIMENSIONS

DOOR SCHEDULE

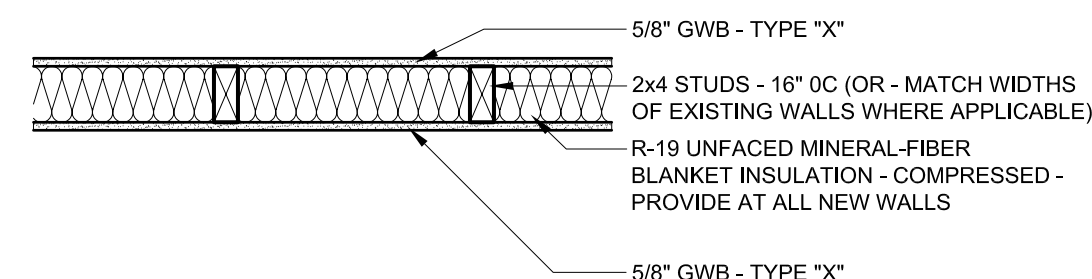
NUMBER	TYPE	WIDTH	HEIGHT	INSULATED	RATING	CLOSER	REMARKS
201	DOUBLE	6'-0"	MATCH EXISTING (6'-8" MIN)	---	---	---	---
202	SINGLE	3'-0"	MATCH EXISTING (6'-8" MIN)	INSULATED	45 MINUTE	CLOSER	---
202	EXISTING	---	---	---	---	---	RELOCATE EXISTING DOOR & CASING
301	PATIO	5'-0"	6'-8"	INSULATED GLAZING	---	---	TEMPERED
302	EXISTING	---	---	---	---	---	RELOCATE EXISTING DOOR & CASING
303	SINGLE	3'-0"	MATCH EXISTING (6'-8" MIN)	INSULATED	45 MINUTE	CLOSER	---
304	SINGLE	3'-0"	MATCH EXISTING (6'-8" MIN)	INSULATED	45 MINUTE	CLOSER	---
305	SINGLE	3'-0"	MATCH EXISTING (6'-8" MIN)	INSULATED	45 MINUTE	CLOSER	---
306	EXISTING	---	---	---	---	---	RELOCATE EXISTING DOOR & CASING

SPECIFICATIONS

(ITEMS INDICATED WITH AN ASTERISK (*) ARE SPECIFIED BELOW)

06201	Decking: Plastic/wood fiber decking; 5/4" x 6" CorrectDeck Signature decking, with Correct-TY fasteners screwed to wood joists; www.correctdeck.com, 888-290-1235.
06202	Wood: Western Red Cedar or Mahogany; clear, vertical grain; includes all finished wood components of Balcony, including rails, stiles, guard rail, parapet cap, bottom rail, aprons, slats.
06203	Laminated: Laminated components to be laminated with Gougeon Brothers' West System epoxy resign or equal.
07601	Flashing: Tin-zinc alloy coated copper; cold rolled ounce weight of 12, 16 and/or 20 oz. as indicated on drawings; copper sheet and/or coil; base copper to conform to ASTM B 370; temper to be H00; composition of coating, finish and appearance to be that of Revere FreedomGray; or Lead Coated Copper.
09251	GWB: Gypsum wall board; 5/8" Type "X" fire resistant; three-coat joint treatment.

CONSTRUCTION & PARTITION TYPES

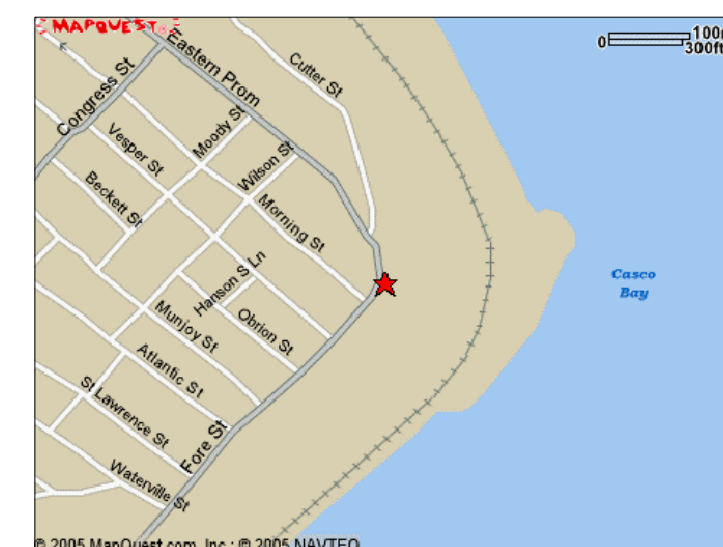


TYPICAL INTERIOR PARTITION

SCALE: 1" = 1'-0"

CONSULTANTS

STRUCTURAL	David Tetreault Structural Design Consulting 22 Oakmont Drive Old Orchard Beach, ME 04064 (207) 934-8038
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LOCATION MAP

AREA CALCULATIONS

FIRST FLOOR	1680.18 SF
SECOND FLOOR	1524.38
THIRD FLOOR	1507.23
BUILDING TOTAL	4711.79 SF
BALCONY	25.39 SF
ROOF DECK	289.00
TOTAL ADDITIONS	314.39 SF
BUILDING FOOTPRINT	2059.28 SF
ADDITIONS/FOOTPRINT	15.3%

ABBREVIATIONS

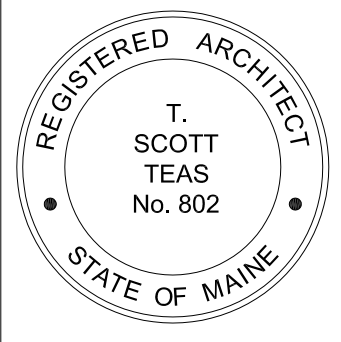
AFF	ABOVE FINISH FLOOR
FF	FINISH FLOOR
GWB	GYPSUM WALL BOARD
LLH	LONG LEG HORIZONTAL
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
oz	OUNCE
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER
SQ	SQUARE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD

LEGEND

	EXISTING WALL TO REMAIN
	WALL TO BE REMOVED
	NEW WALL
FLASHING*	SEE "SPECIFICATIONS" THIS SHEET FOR ITEMS INDICATED WITH AN ASTERISK

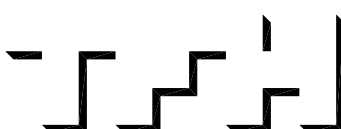
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84 Eastern Promenade
 Stair Renovation; Balcony & Roof Deck Additions
 Victorian Terrace, Portland, Maine



TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

REVISIONS:

DATE:	February 9, 2005
PROJECT No.	0429
DRAWN BY:	WJT
CHECKED BY:	TST
SCALE:	As Noted

SHEET TITLE:

General Information

G-1.1