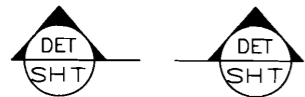
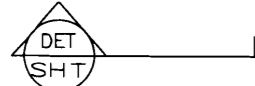

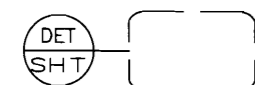
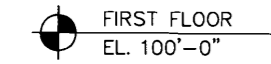

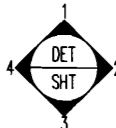
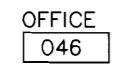
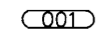

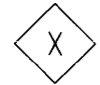



























# DRAWING SYMBOLS

-  BUILDING SECTION
-  WALL SECTION
-  DETAIL SECTION (NON-DIRECTIONAL)
-  ENLARGED DETAIL REFERENCE
-  ELEVATION TARGET
-  EXTERIOR ELEVATION
-  INTERIOR ELEVATION
-  ROOM NAME AND ROOM NUMBER
-  DOOR NUMBER
-  PARTITION TYPE
-  WINDOW TYPE

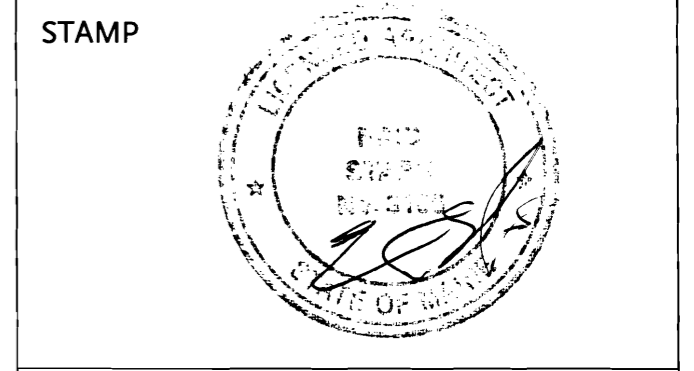
ELECTRIC LEGEND	
	DUPLEX OUTLET
	DUPLEX GFCI OUTLET
	EXTERIOR OUTLET
	SWITCHED OUTLET
	SPECIAL OUTLET
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMABLE SWITCH
	VOLUME CONTROL
	DATA / PHONE OUTLET
	CATV OUTLET
	RECESSED INCAN AIMABLE LIGHT FIXTURE (IC RATED)
	RECESSED INCAN LIGHT FIXTURE (IC RATED)
	EXHAUST FAN FIXTURE
	CEILING MOUNT INCANDESCENT LIGHT FIXTURE
	WALL MOUNT INT. FLUORESCENT LIGHT FIXTURE
	WALL MOUNT EXTERIOR INCANDESCENT LIGHT FIXTURE
	WALL MOUNT EXTERIOR FLOOD LIGHT
	WALL MOUNT INTERIOR INCANDESCENT LIGHT FIXTURE
	HANGING INCANDESCENT LIGHT FIXTURE
	CEILING FAN + LIGHT, VARIABLE SPEED
	RECESSED WALL/CEILING MOUNTED STEREO SPEAKER
	LINEAR FLUORESCENT FIXTURE
	110V SMOKE DETECTOR
ELECTRIC NOTES	
<ol style="list-style-type: none"> <li>MAINTAIN 6" CLEAR FROM CLOSET FLUORESCENT LIGHT FIXTURE TO THE NEAREST POINT OF THE STORAGE SPACE. PER NEC SECTION 410-8.</li> <li>BATHROOM RECEPTICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.</li> <li>EXISTING DUPLEX OUTLETS ON EXISTING WALLS ARE NOT SHOWN. EXISTING LIGHTS AND SWITCHES ARE NOT SHOWN.</li> <li>GENERAL LIGHTING LUMINAIRES IN KITCHEN &amp; BATHROOMS SHALL HAVE AN EFFICACY OF AT LEAST 40 LIMENS/WATT.</li> <li>RECESSED INCANDESCENT FIXTURES TO BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC RATED) IN COMPLIANCE WITH SECTION 150(k)4.</li> </ol>	

**ARCHITECT:**  
**ERIC STARK / ARCHITECTURE**  
**71 BECKETT STREET, #1**  
**PORTLAND, MAINE 04101**  
**207-776-5227 CELL**  
**207-871-5063 HOME/FAX**  
**ERICSTARK@VERIZON.NET**

**GENERAL CONTRACTOR:**  
**THORNER BUILDING CORP.**  
**CHIP THORNER**  
**33 BOODY STREET**  
**BRUNSWICK, ME 04011**  
**207-841-2885**  
**CHIP@BOOMERANGBUILDERS.COM**

- ### DRAWING LIST
- A0-01 DRAWING LIST / TITLE PAGE
  - A0-02 EXISTING SECOND FLR
  - A0-03 EXISTING 3RD FLR
- ### ARCHITECTURAL
- A1-02 FLOOR PLANS
  - A1-03 SECOND FLOOR PLAN
  - A1-0R THIRD FLOOR PLAN
  - A1-0R ROOF PLAN
- ### REFLECTED CEILING PLANS
- A1-12 SECOND FLOOR RCP
  - A1-13 THIRD FLOOR RCP
- ### BUILDING SECTIONS
- A3-01 SECTIONS
- ### DETAILS & SCHEDULES
- A5-01 PARTITION TYPES, WINDOW & DOOR SCHEDULES
  - A5-02 DETAILS

- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2003 INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, THE UNIFORM PLUMBING AND MECHANICAL CODE, THE NFPA AND THE REGULATIONS ON ACCESS PER OFFICE OF THE STATE ARCHITECT (OSA) ADMINISTRATIVE CODE, THE STATE BUILDING CODE, AND FIRE DEPARTMENT REQUIREMENTS.
- ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DENSITY NOT TO EXCEED 450.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
- ALL NAILING SHALL COMPLY WITH MIN. IRC & IBC STANDARDS AS PROVIDED IN IRC & IBC.
- FIRE BLOCK AT CEILING, FLOORS, AT STAIRS IF APPLICABLE, SHOWERS, SOFFITS, AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10 FEET MAXIMUM.
- ALL SMOKE DETECTORS SHALL BE WIRED TO ALARMS AUDIBLE IN ALL BEDROOMS.



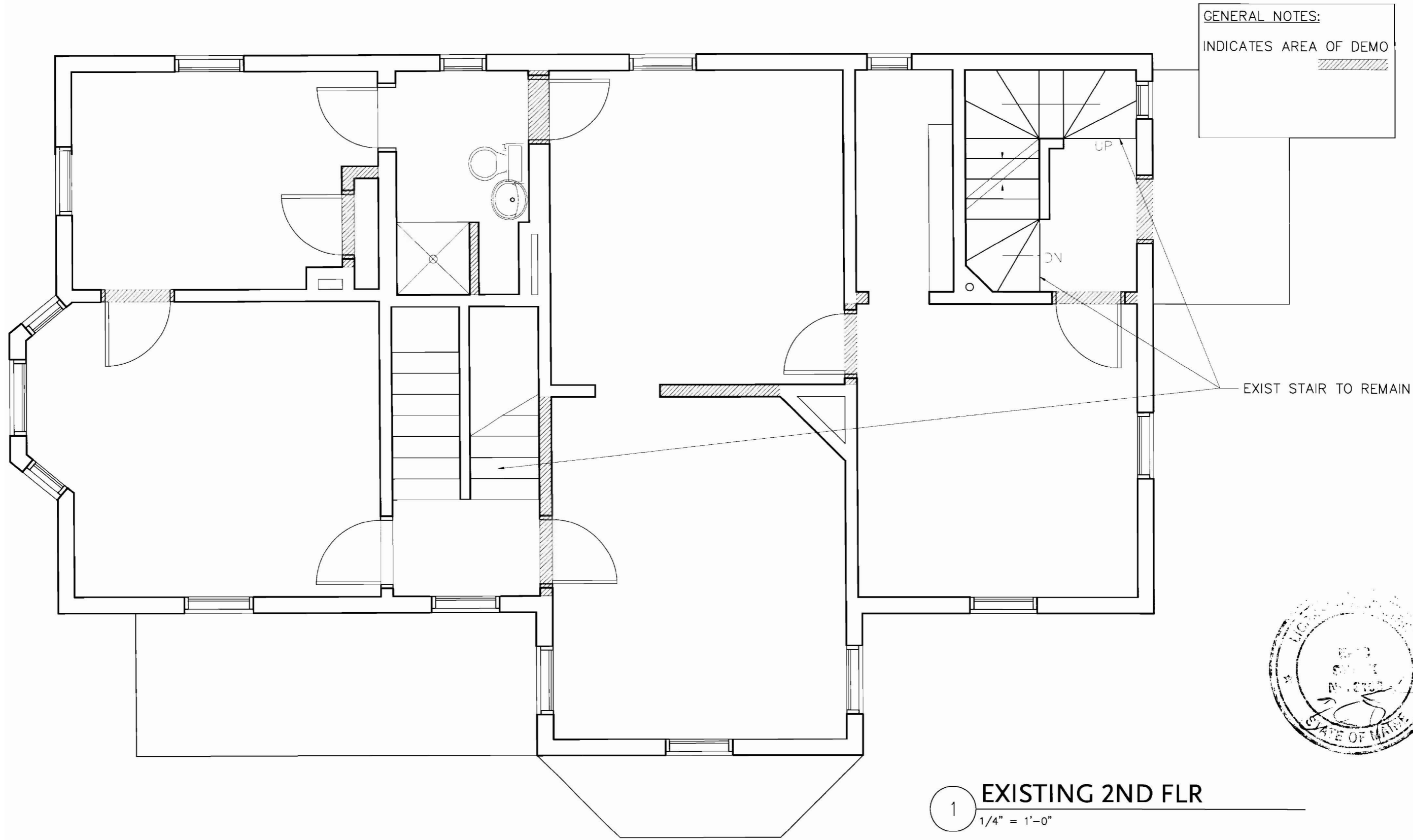
**PROJECT DESCRIPTION**

ZONING: R-6  
 BUILDING TYPE: RESIDENTIAL, THREE FAMILY

1. INTERIOR COSMETIC RENOVATION OF 2ND & 3RD FLOOR LIVING SPACE  
 2. NEW/UPDATE ELECTRICAL  
 3. NEW PLUMBING FIXTURES, SOME CHANGE TO LAYOUT

**71 BECKETT ST. RENOVATION**  
**PORTLAND ME 04101**

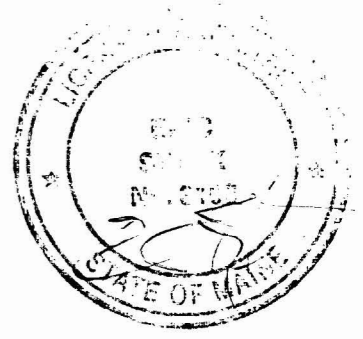
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JOB	DATE	SCALE	SHEET
71 BECKETT STREET	22 DEC 2008	AS NOTED	A0-00



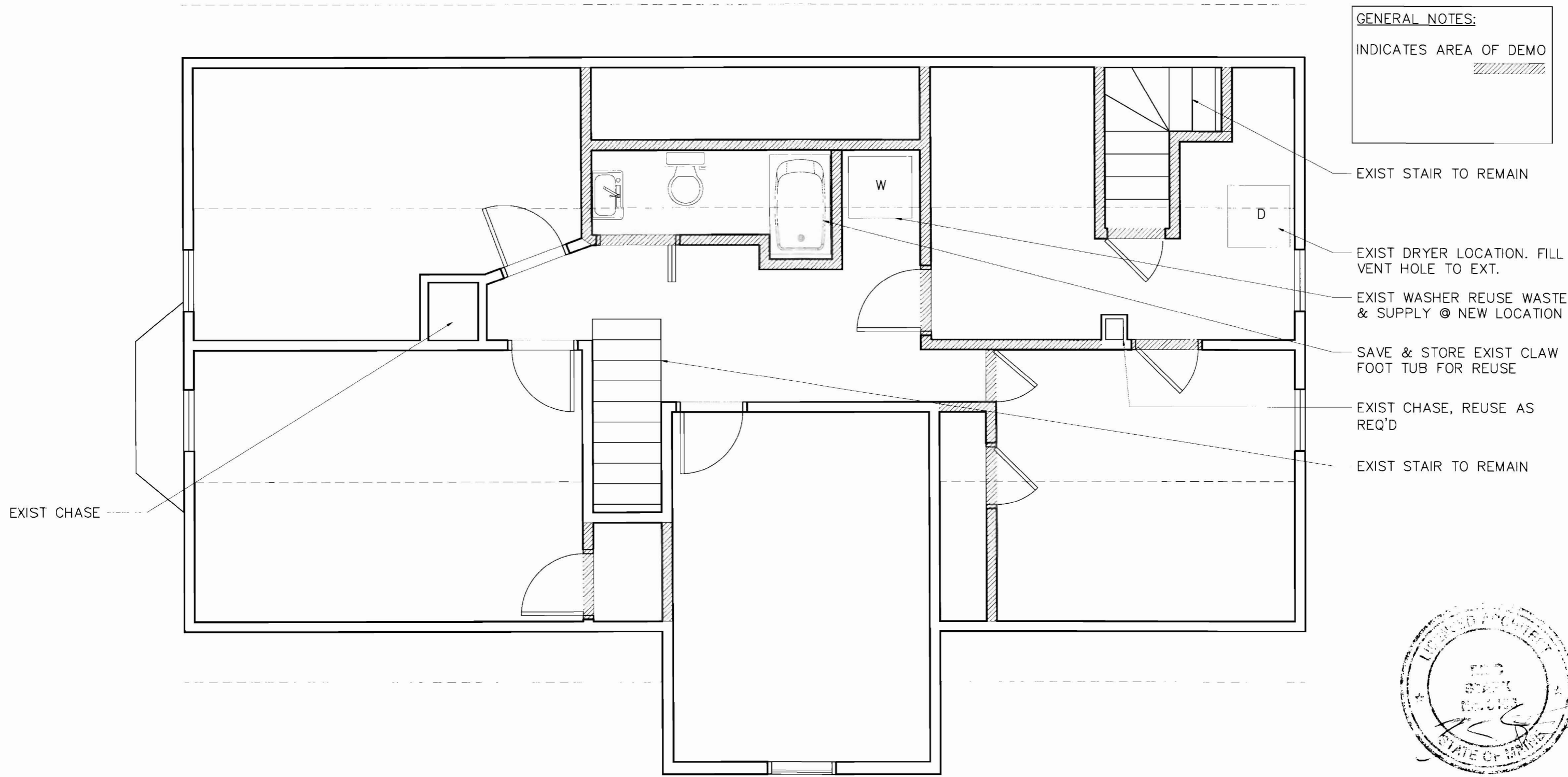
GENERAL NOTES:  
 INDICATES AREA OF DEMO

EXIST STAIR TO REMAIN

1 EXISTING 2ND FLR  
 1/4" = 1'-0"



ERIC STARK / architecture		DESCRIPTION EXISTING 2ND		REVISION
JOB 71 BECKETT STREET	DATE 22 DEC 2008	SCALE AS NOTED	SHEET A0-02	



**GENERAL NOTES:**  
 INDICATES AREA OF DEMO

- EXIST STAIR TO REMAIN
- EXIST DRYER LOCATION. FILL VENT HOLE TO EXT.
- EXIST WASHER REUSE WASTE & SUPPLY @ NEW LOCATION
- SAVE & STORE EXIST CLAW FOOT TUB FOR REUSE
- EXIST CHASE, REUSE AS REQ'D
- EXIST STAIR TO REMAIN

EXIST CHASE



**1** EXISTING 3RD FLR  
 1/4" = 1'-0"

<b>ERIC STARK / architecture</b>		DESCRIPTION EXISTING 3RD		REVISION
JOB 71 BECKETT STREET	DATE 22 DEC 2008	SCALE AS NOTED	SHEET A0-03	

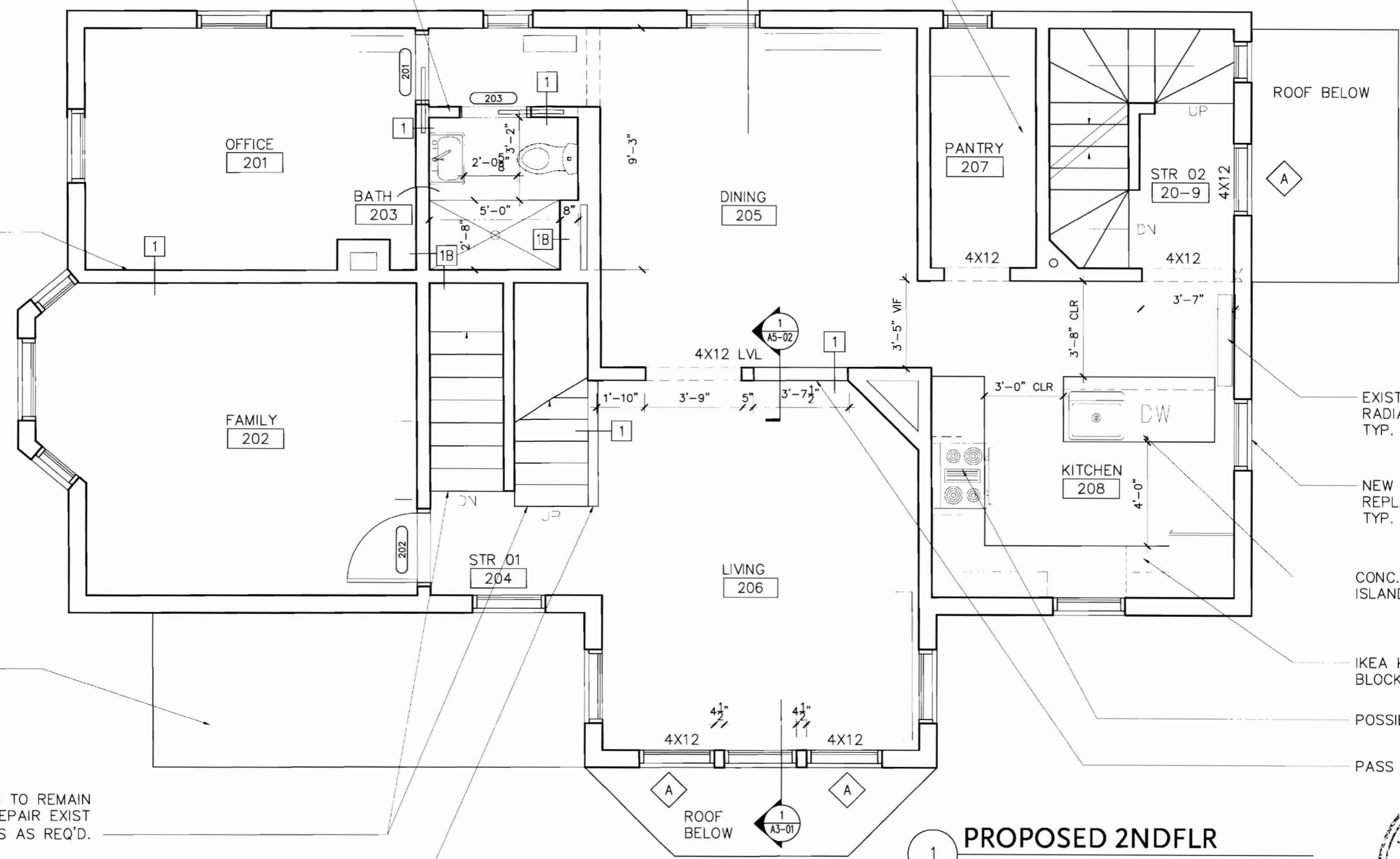
GLASS DOORS @ CHINA SHELVES  
 TRANSOM GLASS ABOVE

CLOSE OFF DOOR

EXIST PORCH BELOW

EXIST STAIRS TO REMAIN UNCHANGED, REPAIR EXIST BALLUSTERS AS REQ'D.

HALF WALL, SOLID RAIL



EXIST HOT WATER RADIATORS TO REMAIN, TYP.

NEW VINYL REPLACEMENT WDWS TYP.

CONC. COUNTER @ ISLAND

IKEA KITCHEN, BUTCHER BLOCK COUNTERS

POSSIBLE SWITCH TO GAS

PASS THRU HALF-WALL

**1 PROPOSED 2NDFLR**  
 1/4" = 1'-0"



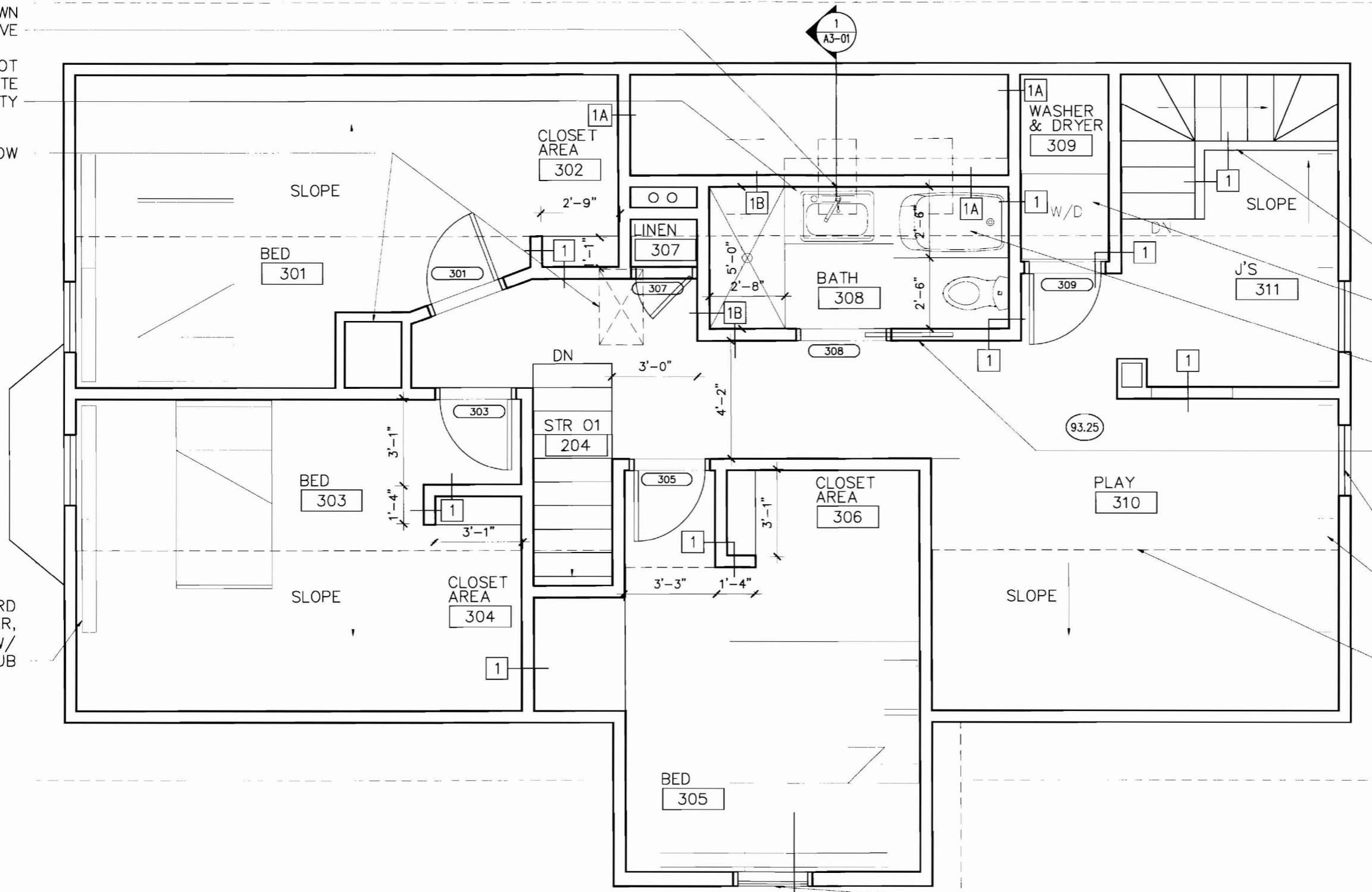
ERIC STARK / architecture		DESCRIPTION PROPOSED 2ND	
JOB 71 BECKETT STREET	DATE 22 DEC 2008	SCALE AS NOTED	SHEET A1-02

SKYLIGHTS SHOWN  
DASHED ABOVE

TOE SPACE HOT  
WATER HEAT, LOCATE  
BELOW VANITY

CHASE FROM BELOW

EXIST BASE BOARD  
HOT WATER,  
COORDINATE W/  
HEATING SUB



OPEN RAILING TO STAIR  
BELOW

REUSE EXIST W/D PLUMBING  
& ELEC. REROUTE HERE.  
VENT TO EXT.

SKYLIGHTS SHOWN DASHED  
ABOVE

TRANSOM WDWS ABOVE

NEW VINYL REPLACEMENT  
WDWS TYP.

EXIST HOT WATER BASE  
BOARD, COORDINATE W/ SUB

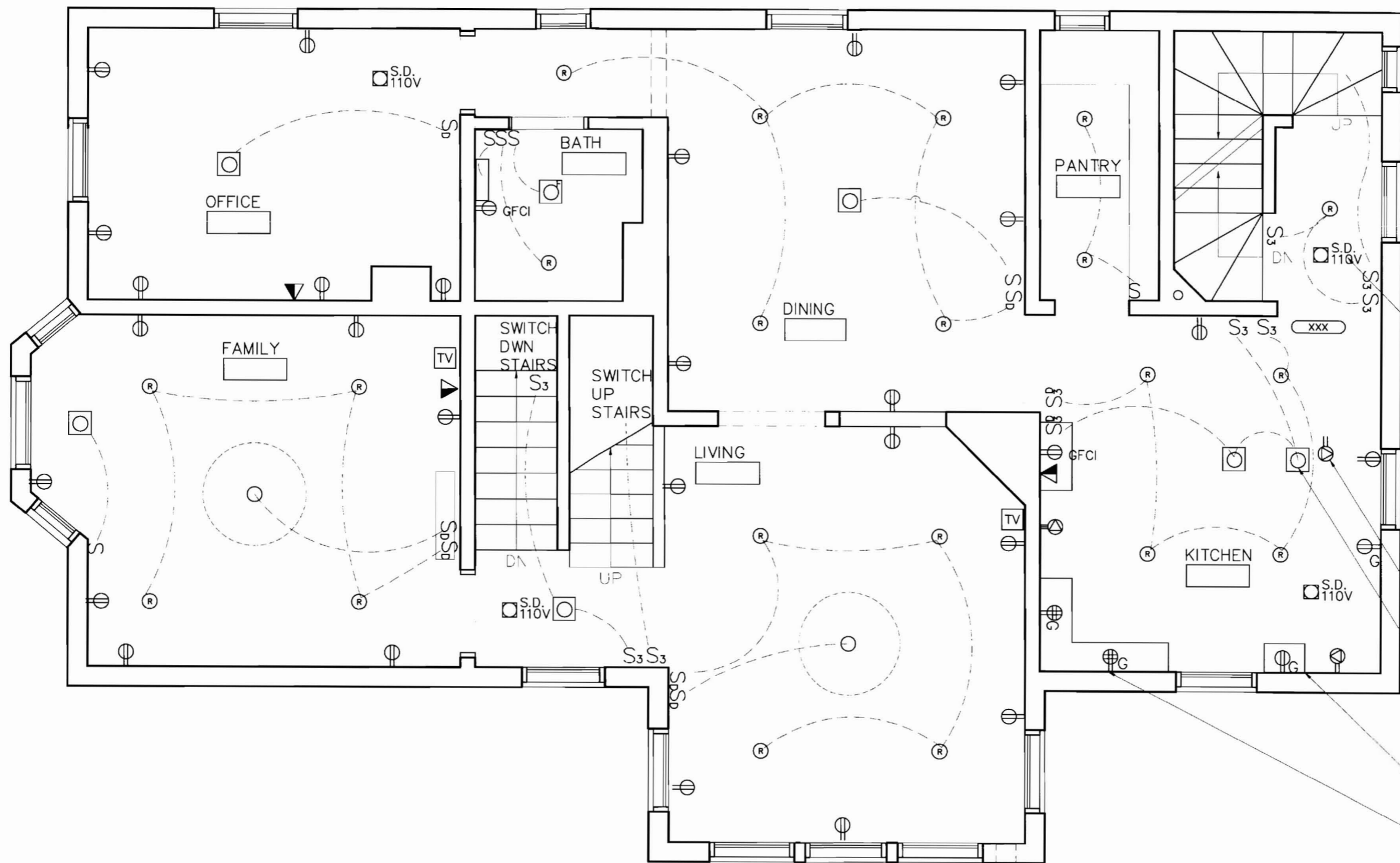
LINE OF EXIST ROOF SLOPE  
SHOWN DASHED ABOVE



EXIST STAIN GLASS WDW TO  
REMAIN

**1 PROPOSED 3RD FLR**  
1/4" = 1'-0"

<b>ERIC STARK / architecture</b>		DESCRIPTION PROPOSED 3RD FLR		REVISION
JOB 71 BECKETT STREET	DATE 22 DEC 2008	SCALE AS NOTED	SHEET A1-03	



HARDWIRED SMOKE DETECTOR, LOCATED AS REQ'D

POWER FOR DISHWASHER

HANGING FIXT. @ ISLAND

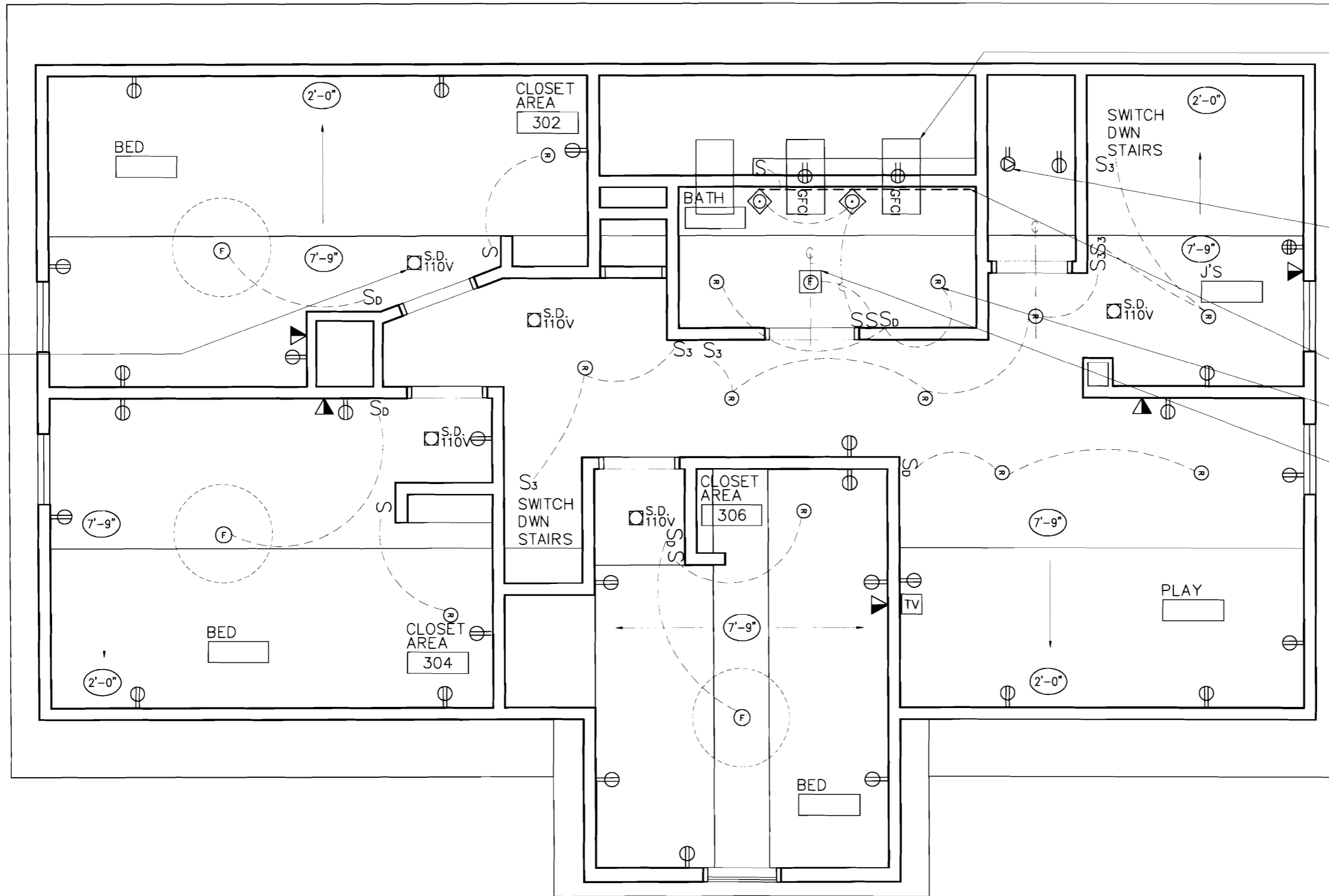
CABINETS ABOVE

QUAD THIS CORNER

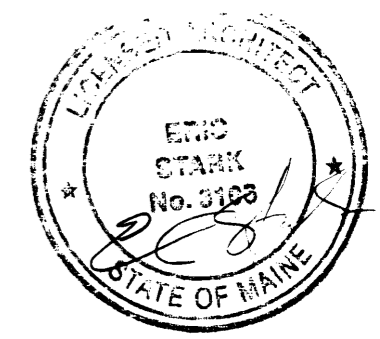
1 PROPOSED 2ND FLR RCP  
1/4" = 1'-0"



ERIC STARK / architecture		DESCRIPTION PROPOSED 2ND FLR RCP	
JOB 71 BECKETT STREET	DATE 22 DEC 2008	SCALE AS NOTED	REVISION AT-12

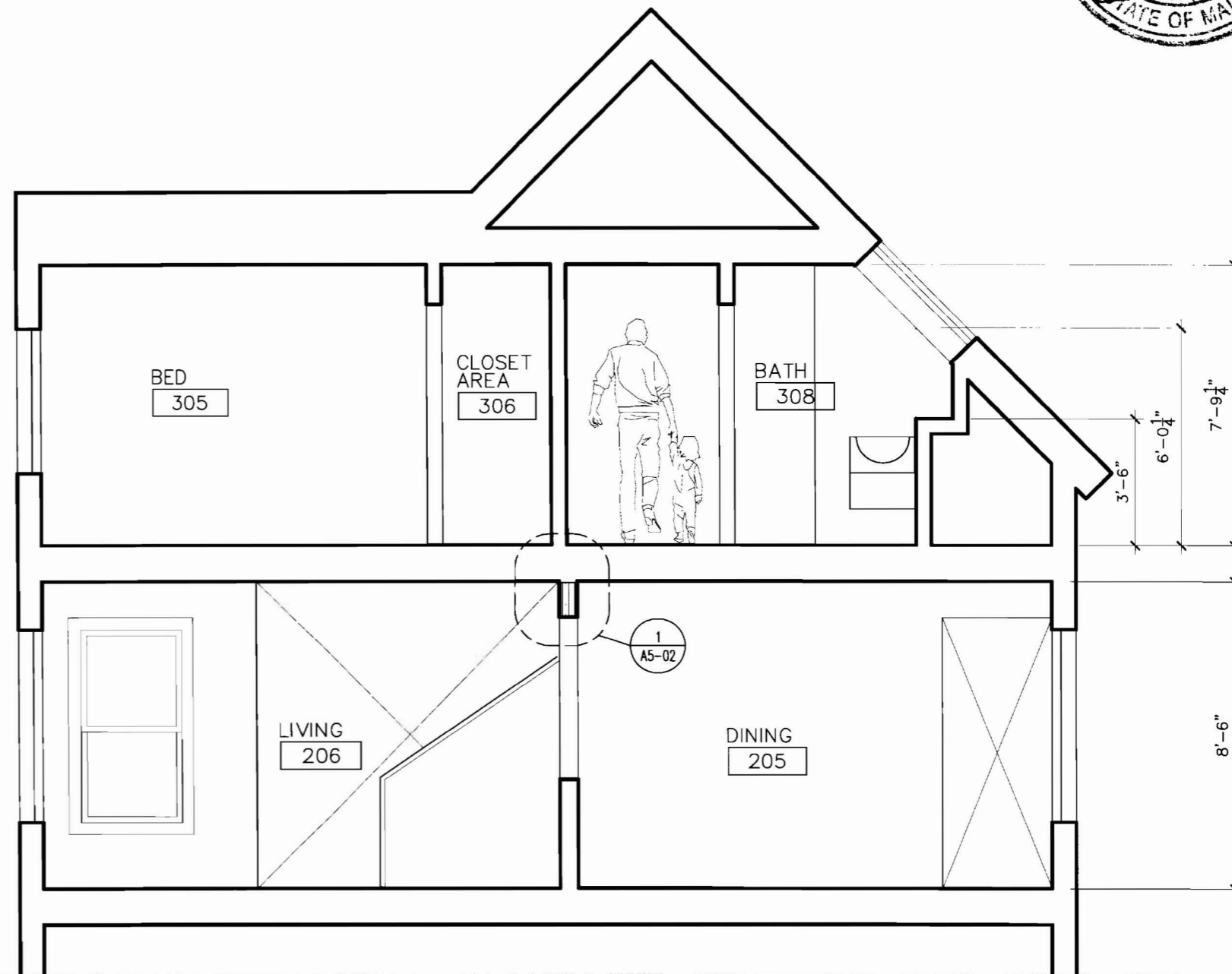
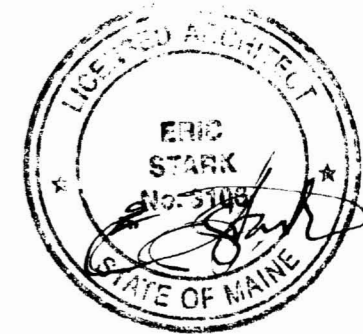


- SKYLIGHTS
- CLOTHES DRYER
- ROPE LIGHT ABOVE SINK
- WET USE CANS FOR BATH TYP.
- VENT FAN TO EXT.



1 PROPOSED 3RD FLR RCP  
1/4" = 1'-0"

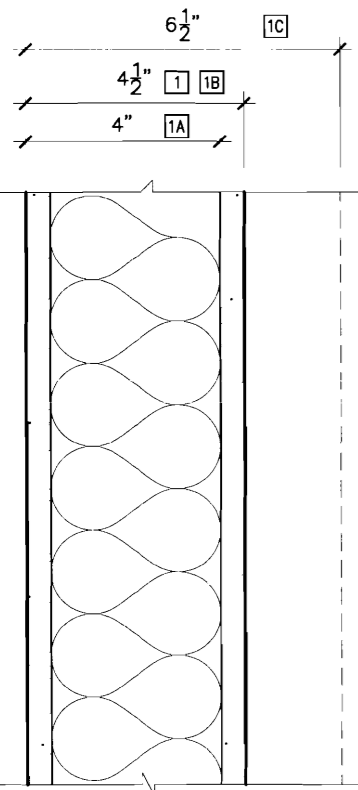
ERIC STARK / architecture		DESCRIPTION PROPOSED 3RD FLR RCP		REVISION
JOB 71 BECKETT STREET	DATE 22 DEC 2008	SCALE AS NOTED	SHEET A1-13	



1 SECTION @ BATH & DINING  
 1/4" = 1'-0"

ERIC STARK / architecture		DESCRIPTION		REVISION
		BLDG. SECTION		
JOB	DATE	SCALE	SHEET	
71 BECKETT STREET	22 DEC 2008	AS NOTED	A3-01	





1

1/2" GWB, TAPED, 3 LAYERS MUD, PTD.  
2x4 STUD WALL @ 16" O.C.  
BATT INSULATION  
1/2" GWB, TAPED, 3 LAYERS MUD, PTD.

1A

1/2" GWB, TAPED, 3 LAYERS MUD, PTD.  
2x4 STUD WALL @ 16" O.C.

1B

1/2" GWB, TAPED, 3 LAYERS MUD, PTD.  
2x4 STUD WALL @ 16" O.C.  
1/2" DURAROCK, TILE UNDERLAYMENT, MESH  
TAPED, SKIM W/ TILE SET

1C

1/2" GWB, TAPED, 3 LAYERS MUD, PTD.  
2x6 STUD WALL @ 16" O.C.  
BATT INSULATION  
1/2" GWB, TAPED, 3 LAYERS MUD, PTD.

\*NOTE  
ADD MAX. INSULATION @ ALL INTERIOR  
& EXTERIOR WALLS, FLOORS, CEILINGS,  
& ROOFS AS REQ'D

WALL TYPES

WINDOW LEGEND

LOCATION	SYM	QTY.	WINDOW TYPE	UNIT DIMENSION	RO	MULLION PATTERN	COLOR INT/EXT	GLASS	SCREEN	NOTES
LIVING	A	(3)	VINYL REPLACEMENT	+/- 32" X 64" MATCH EXIST	AS REQ'D	NONE	WHITE/ WHITE	LOW-E	HALF SCREEN	
BATH	B	(3)	VELUX SKYLIGHT VS 156		22 1/2" X 45 3/8"	NONE	WD/ WHITE	LOW-E	TBD	VIF W/ ROOF FRAMING

GENERAL NOTES:

WDW SCHEDULE

DOOR LEGEND

OPENING NO.	ROOM NAME	LOCKS				WIDTH	HEIGHT	SWING	HARDWARE	SCREEN DOOR	REMARKS
		DEAD BOLT	PUSH BUTTON	DOOR TYPE	MATERIAL						
201	OFFICE		Y	INT.	WOOD	2'-6"	6'-8"		SATIN NICKEL		1-PANEL, POCKET
202	FAMILY			INT.	GLASS & WOOD	2'-8"	6'-8"	LH	SATIN NICKEL		1-PANEL
203	BATH		Y	INT.	WOOD	2'-6"	6'-8"		SATIN NICKEL		1-PANEL, POCKET
301	BED		Y	INT.	WOOD	2'-6"	6'-8"	RH	SATIN NICKEL		1-PANEL
303	BED		Y	INT.	WOOD	2'-6"	6'-8"	LH	SATIN NICKEL		1-PANEL
305	BED		Y	INT.	WOOD	2'-6"	6'-8"	RH	SATIN NICKEL		1-PANEL
307	LINEN			INT.	WOOD	2'-6"	6'-8"	LH	SATIN NICKEL		1-PANEL
308	BATH		Y	INT.	WOOD	3'-0"	6'-8"		SATIN NICKEL		1-PANEL, POCKET
309	W/D CLOSET			INT.	WOOD	2'-6"	6'-8"	RH	SATIN NICKEL		1-PANEL

DOOR SCHEDULE

ERIC STARK / architecture

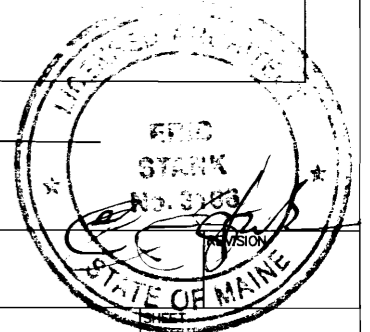
DESCRIPTION  
SCHEDULES

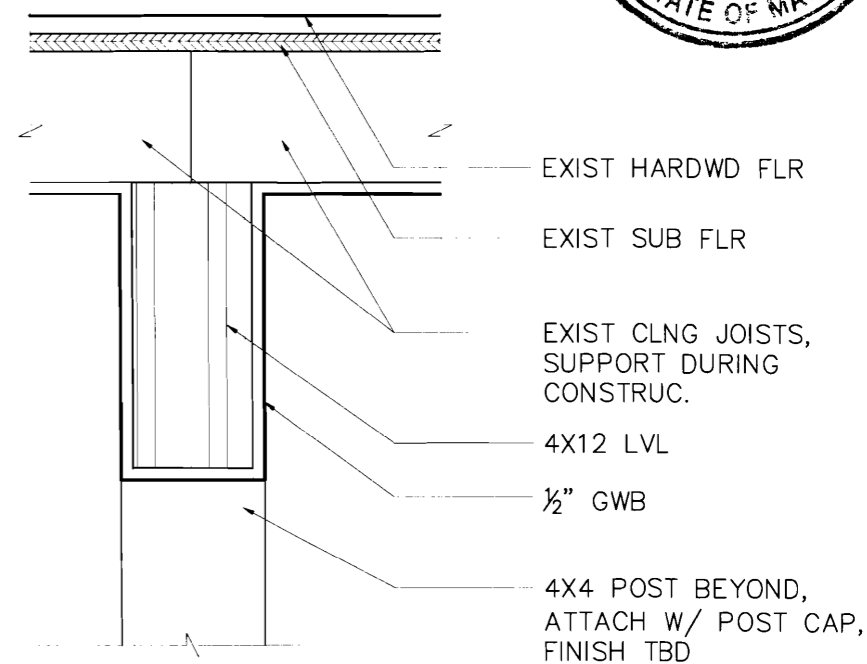
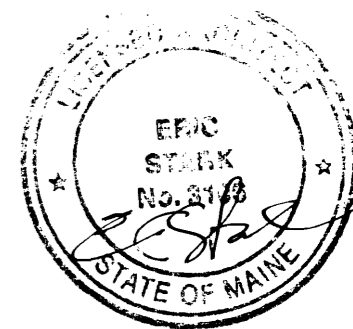
JOB  
71 BECKETT STREET

DATE  
22 DEC 2008

SCALE  
AS NOTED

A5-01





1 DTL @ LVL  
1 1/2" = 1'-0"

ERIC STARK / architecture		DESCRIPTION		REVISION
		DETAILS		
JOB	DATE	SCALE	SHEET	
71 BECKETT STREET	22 DEC 2008	AS NOTED	A5-02	