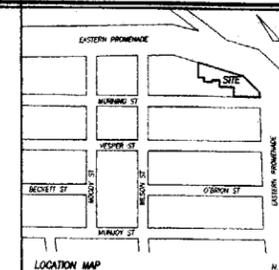


FEB 10 2005

RECEIVED

3-C-10

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ UTILITY POLE
 - ⊕ MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SIGN
 - ⊕ DECIDUOUS TREE
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - WATER LINE
 - GAS LINE



LEGAL DESCRIPTION:

84. EASTERN PROMENADE

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHEASTERLY SIDE OF MORNING STREET AND THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY SIDELINE OF MORNING STREET AND ITS INTERSECTION WITH THE WESTERLY SIDELINE OF THE EASTERN PROMENADE;

THENCE N 46° 52' 39" W ALONG SAID SIDELINE OF MORNING STREET A DISTANCE OF 118.32 FEET;

THENCE N 42° 59' 21" E A DISTANCE OF 110.06 FEET TO THE SOUTHWESTERLY SIDELINE OF SAID EASTERN PROMENADE;

THENCE S 31° 01' 46" E ALONG SAID SIDELINE A DISTANCE OF 41.57 FEET;

THENCE S 02° 02' 16" E ALONG SAID SIDELINE A DISTANCE OF 109.84 FEET;

THENCE S 41° 15' 14" W ALONG SAID SIDELINE A DISTANCE OF 21.26 FEET TO THE POINT OF BEGINNING, CONTAINING 8,839 SQUARE FEET, MORE OR LESS.

102. EASTERN PROMENADE

A CERTAIN PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY SIDELINE OF MORNING STREET AND ITS INTERSECTION WITH THE WESTERLY SIDELINE OF THE EASTERN PROMENADE;

THENCE N 46° 52' 39" W ALONG SAID SIDELINE OF MORNING STREET A DISTANCE OF 118.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 46° 52' 39" W ALONG SAID SIDELINE OF MORNING STREET A DISTANCE OF 100 FEET TO LAND NOW OR FORMERLY OF R. JOHN WUESTHOFF, REFERENCE BOOK 15160 PAGE 135

THENCE N 42° 57' 21" E ALONG SAID LAND A DISTANCE OF 45.00 FEET;

THENCE N 46° 52' 39" W A DISTANCE OF 70.00 FEET TO LAND NOW OR FORMERLY OF PETER O'DONNELL, REFERENCE BOOK 6331 PAGE 264;

THENCE N 42° 57' 21" E ALONG SAID LAND A DISTANCE OF 33.00 FEET;

THENCE CONTINUING N 42° 57' 21" E A DISTANCE OF 53.95 FEET TO THE SOUTHWESTERLY SIDELINE OF THE EASTERN PROMENADE;

THENCE S 31° 01' 46" E ALONG SAID SIDELINE A DISTANCE OF 80.18 FEET;

THENCE S 42° 59' 21" W A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING CONTAINING 6,171 SQUARE FEET, MORE OR LESS.

108. EASTERN PROMENADE

A CERTAIN PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY SIDELINE OF THE EASTERN PROMENADE LAND NOW OR FORMERLY OF JOHN F. NOBLE II, REFERENCE BOOK 17457 PAGE 297, BOOK 15781 PAGE 184 AND BOOK 16603 PAGE 51;

THENCE S 31° 01' 46" E ALONG SAID SIDELINE A DISTANCE OF 108.63 FEET;

THENCE S 42° 57' 21" W A DISTANCE OF 53.95 FEET TO LAND NOW OR FORMERLY OF PETER O'DONNELL, REFERENCE BOOK 6331 PAGE 264;

THENCE N 46° 52' 39" W ALONG SAID LAND A DISTANCE OF 35.00 FEET;

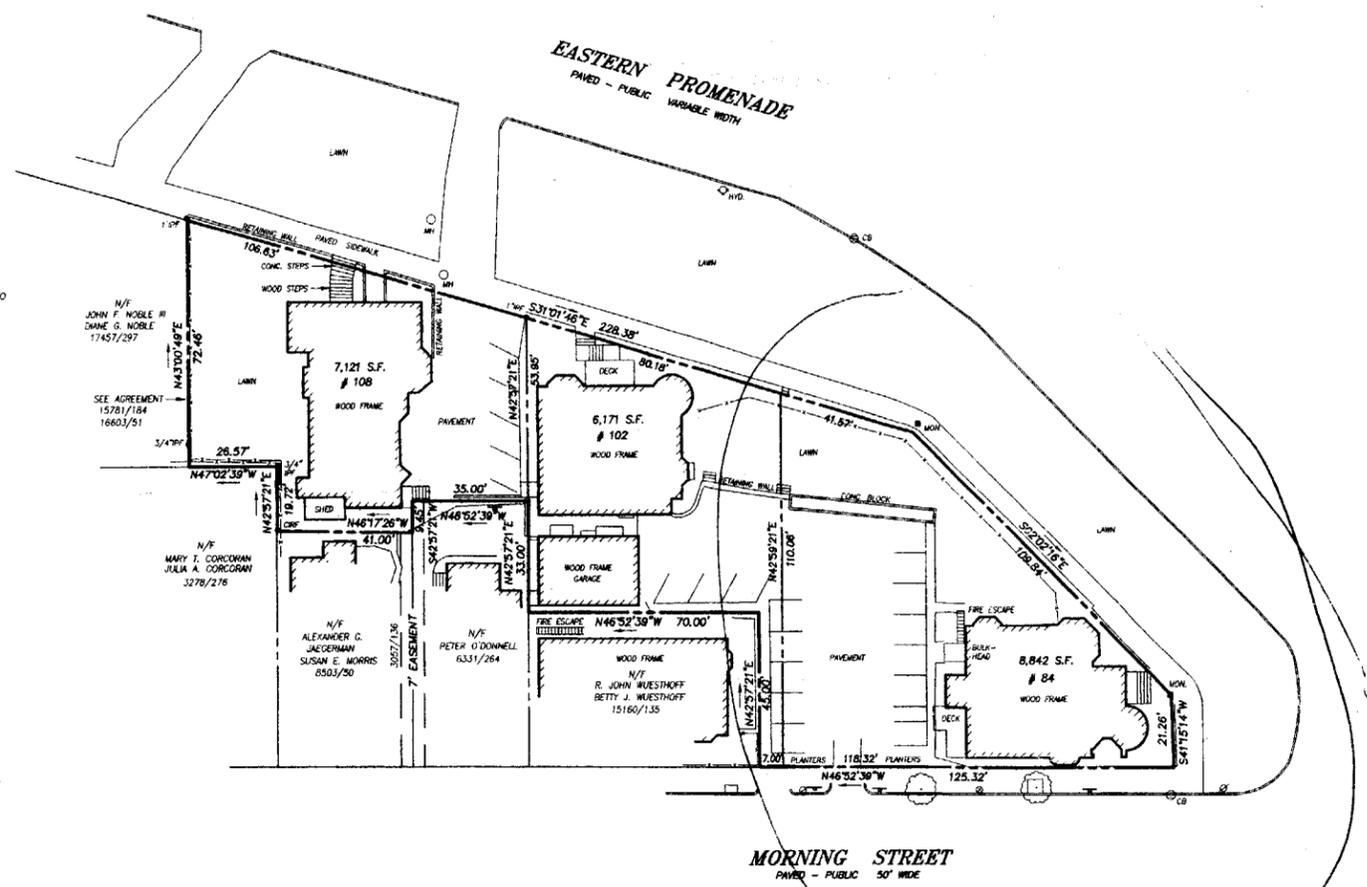
THENCE S 42° 57' 21" W ALONG SAID LAND A DISTANCE OF 9.45 FEET TO LAND NOW OR FORMERLY OF ALEXANDER G. JAEGERMAN, REFERENCE BOOK 5503 PAGE 50;

THENCE N 46° 17' 26" W ALONG SAID LAND A DISTANCE OF 41.00 FEET TO LAND NOW OR FORMERLY OF MARY T. CORCORAN, REFERENCE BOOK 3278 PAGE 276;

THENCE N 42° 57' 21" E ALONG SAID LAND A DISTANCE OF 19.72 FEET;

THENCE N 47° 02' 39" W ALONG SAID LAND A DISTANCE OF 25.57 FEET TO LAND OF SAID NOBLE;

THENCE N 43° 00' 50" E ALONG SAID LAND A DISTANCE OF 72.46 FEET TO THE POINT OF BEGINNING CONTAINING 7,121 SQUARE FEET, MORE OR LESS.



NOTES:

- OWNER OF RECORD ESTATE OF EVA HORTON
C/O FREDERICK HORTON
P.O. BOX 188
BOOK 82843 PAGE 803 (CERT-ABSTRACT)
BOOK 4177 PAGE 302
BOOK 14890 PAGE 204
BOOK 15781 PAGE 184 (BOUNDARY AGREEMENT)
- PARCEL IS SHOWN AS LOTS 8, 9, 10 AND 18, BLOCK C, ON THE CITY OF PORTLAND'S ASSESSORS' MAP 3.
- BEARINGS ARE BASED ON CITY OF PORTLAND "PORTLAND TRAILS" CONTROL POINTS PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
- THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0014 B, EFFECTIVE DATE JULY 17, 1986.
- THE PARCEL IS LOCATED WITHIN THE R-8 (RESIDENTIAL) ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:
MIN LOT SIZE: 4,500 SF (RESIDENTIAL)
MIN AREA PER DWELLING UNIT: 1000 SF
MIN STREET FRONTAGE: 40 FT
YARDS: FRONT 10 FT
REAR 20 FT (PRINCIPAL AND ATTACHED STRUCTURES WITH GROUND COVERAGE GREATER THAN 100 SF)
SIDE 5 FT (DETACHED ACCESSORY STRUCTURES WITH GROUND COVERAGE OF 100 SF OR LESS)
SIDE 10 FT (THREE STOREYS)
SIDE YARD ON STREET 12' (PRINCIPAL OR ACCESSORY STRUCTURES)
MAX LOT COVERAGE: 40%
MIN LOT WIDTH: 50 FT
MAX STRUCTURE HEIGHT 45 FT (PRINCIPAL OR ATTACHED ACCESSORY STRUCTURE)
MAX STRUCTURE HEIGHT 18 FT (ACCESSORY DETACHED STRUCTURE)
REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL DIMENSIONAL REQUIREMENTS.
- REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 031104-01 FILE NO. 04010052 EFFECTIVE DATE FEBRUARY 17, 2004.

SCHEDULE B SECTION II SPECIAL EXCEPTIONS

- NON SURVEY ITEM
- NON SURVEY ITEM
- AREA OF PARCEL AS SHOWN
- ADJACENT STREET AS SHOWN
- NON SURVEY ITEM
- NON SURVEY ITEM
- AREA OF PARCEL AS SHOWN
- ADJACENT STREET AS SHOWN
- NON SURVEY ITEM
- NON SURVEY ITEM
- AREA OF PARCEL AS SHOWN
- ADJACENT STREET AS SHOWN
- RIGHT OF WAY BOOK 3057 PAGE 136AS SHOWN
- SETTLEMENT AGREEMENT BOOK 15781 PAGE 184 AND BOOK 16603 PAGE 51 AS SHOWN
- PLAN BOOK 200 PAGE 288 AS SHOWN AND PLAN REFERENCE 3

PLAN REFERENCES:

- WORKING DRAWING OF MORNING STREET FOR THE CITY OF PORTLAND (OH FILE NO. 2000-108 F).
- PLAN OF DIVISION OF LOT NO. EIGHT ON PROPRIETORS PLAN OF MINNIDY HILL, MADE BY COMMISSIONERS PURSUANT TO WARRANT FROM TH S.J. COURT, OCTOBER TERM 1853 RECORDED IN DEED BOOK 250 PAGE 568-569.
- STANDARD BOUNDARY SURVEY 108 EASTERN PROMENADE, PORTLAND, MAINE FOR EVA B. HORTON DATED NOV. 20, 1999 BY BACK BAY BOUNDARY, INC. RECORDED IN PLAN BOOK 200 PAGE 288.
- PLAN AND SECTIONS 108 EASTERN PROMENADE CONDOMINIUMS DATED 3-22-89 BY HERBERT P. GRAY RECORDED IN PLAN BOOK 189 PAGE 48.

CERTIFICATION:

OWEN HASKELL, INC. CERTIFIES TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.



DATE 5-14-04
WILLIAM C. SHIPPEN, PLS #2118

REV. 1 05-14-04 ADD INTERIOR LINES, AREAS & LEGAL DESC.

ALTA/ACSM LAND TITLE SURVEY
ON
EASTERN PROMENADE & MORNING STREET
PORTLAND, MAINE
MADE FOR
ESTATE OF EVA HORTON

OWEN HASKELL, INC.
10 CAROL ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	MARCH 25, 2004	Job No.	2004-052P
Trace By	JLW	Scale	1" = 20'	Drawn No.	1
Check By	WCS				
Book No.	985				



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 ARCHITECTS 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 ARCHITECTS 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 CENTER LINES 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 HSTAU 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

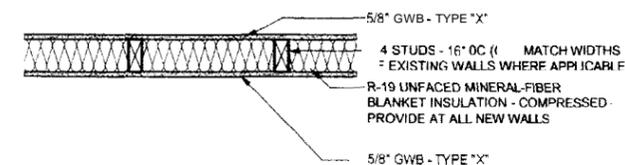
DOOR SCHEDULE							
NUMBER	TYPE	WIDTH	HEIGHT	INSULATED	RATING	CLOSER	REMARKS
201	DOUBLE	6'-0"	MATCH EXISTING (6'-8" MIN)	---	---	---	---
202	SINGLE	3'-0"	MATCH EXISTING (6'-8" MIN)	INSULATED	45 MINUTE	CLOSER	---
202	EXISTING	---	---	---	---	---	RELOCATE EXISTING DOOR & CASING
301	PATIO	5'-0"	6'-8"	INSULATED 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" Correct Deck 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 resin 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 Freedom Gray; or Lead Coated Copper.
09251	GWB: Gypsum wall board; 5/8" Type "X" fire resistant, three-coat joint treatment.

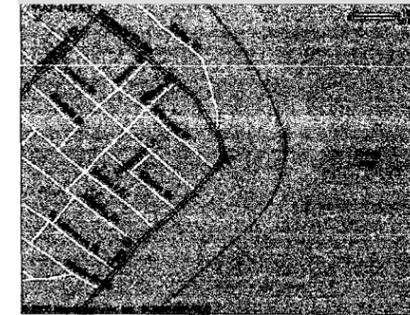
CONSTRUCTION & PARTITION TYPES



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



LOCATION MAP

lots size = 08004 - 4 DU. meets lot size req.
Doesn't meet setbacks - Allowed 80% expansion

Using
14-436

AREA CALCULATIONS

FIRST FLOOR	1680.18 SF	
SECOND FLOOR	1524.38	
THIRD FLOOR	1507.23	314.39 = 18.7%
BUILDING TOTAL	4711.79 SF	
BALCONY	25.39 SF	1680.18 increase
ROOF DECK	289.00	
TOTAL ADDITIONS	314.39 SF	out of an Allowable 80%
BUILDING FOOTPRINT	2059.28 SF	
ADDITIONS/FOOTPRINT	15.3%	

ABBREVIATIONS

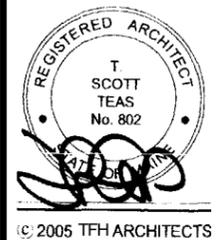
AFF	ABOVE FINISH FLOOR
FF	FINISH FLOOR
GWB	GYPSUM WALL BOARD
LLH	LONG LEG HORIZONTAL
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OZ	OUNCE
PT	PRESSURE TREATED
RTD	RAISED
SC	SQUARE
TOW	TOPOF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD

LEGEND

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

INDEX OF DRAWINGS

G-1.1	GENERAL INFORMATION
S-1.1	SECOND & THIRD FLOOR FRAMING PLANS
S-1.2	ATTIC FLOOR & ROOF FRAMING PLANS
S-1.3	FRAMING SECTIONS & STRUCTURAL DETAILS
A-1.1	FIRST & SECOND FLOOR PLANS
A-1.2	THIRD & ATTIC FLOOR PLANS
A-1.3	ROOF PLAN & FRONT ELEVATION
A-1.4	BUILDING SECTION & STAIR DETAILS
A-1.5	BALCONY & ROOF HATCH



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



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

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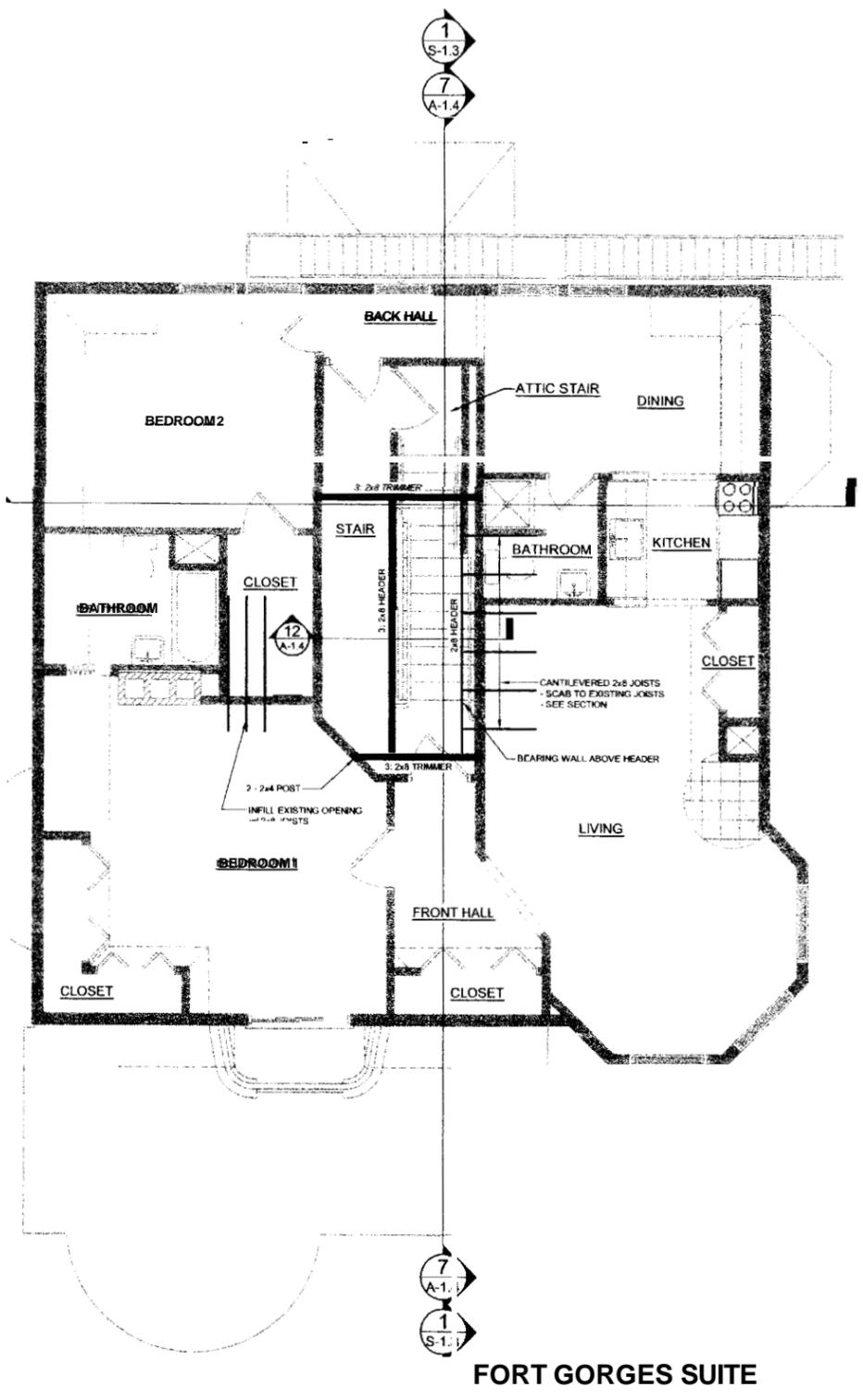
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CHECKED BY DJT

SCALE As Noted

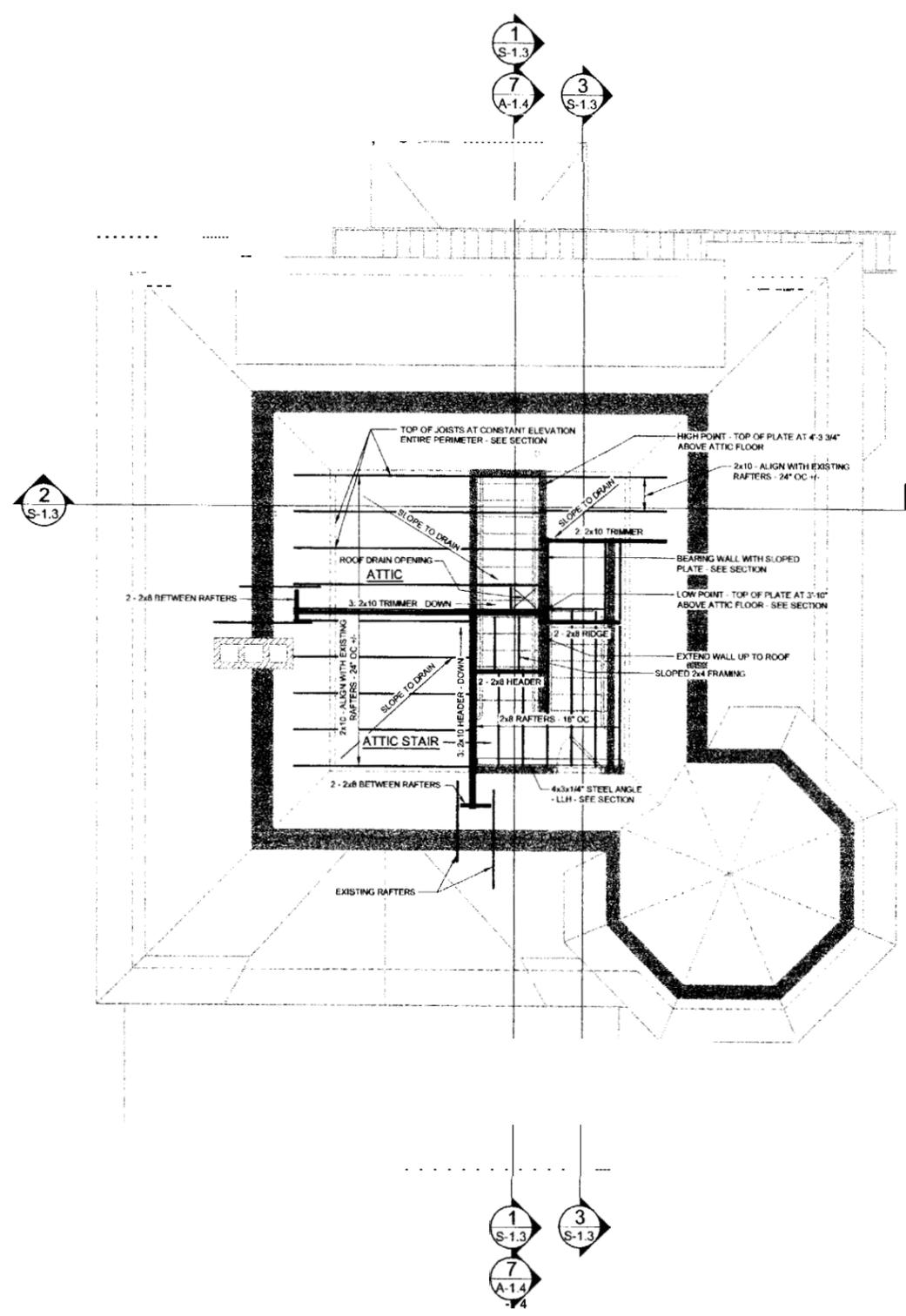
SHEET TITLE,
 Framing Plans

S-1.2



FORT GORGES SUITE

3 ATTIC FLOOR FRAMING PLAN
 S-1.2 SCALE: 3/16" = 1'-0"



4 ROOF FRAMING PLAN
 S-1.2 SCALE: 3/16" = 1'-0"



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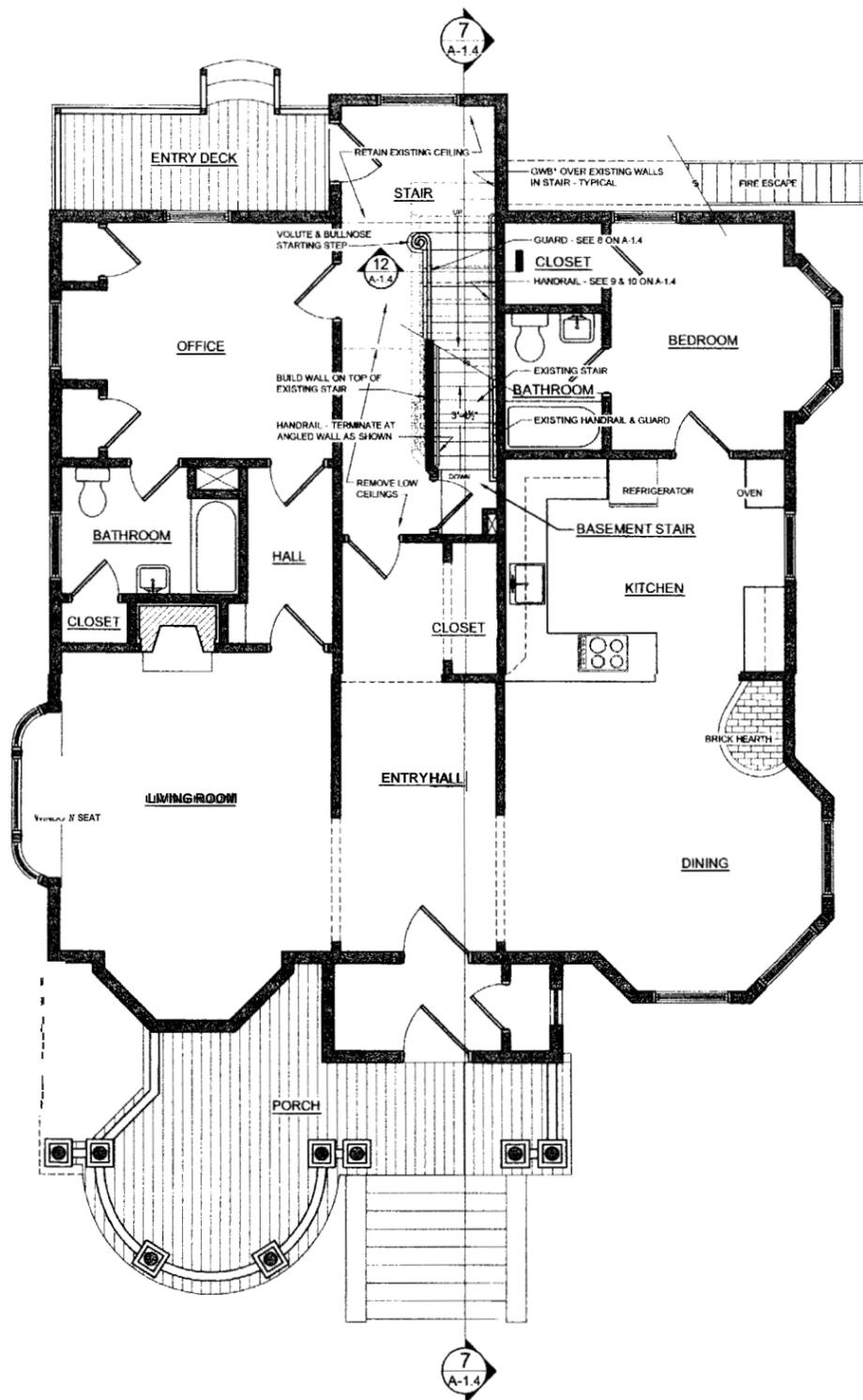
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CHECKED BY TST

SCALE As Noted

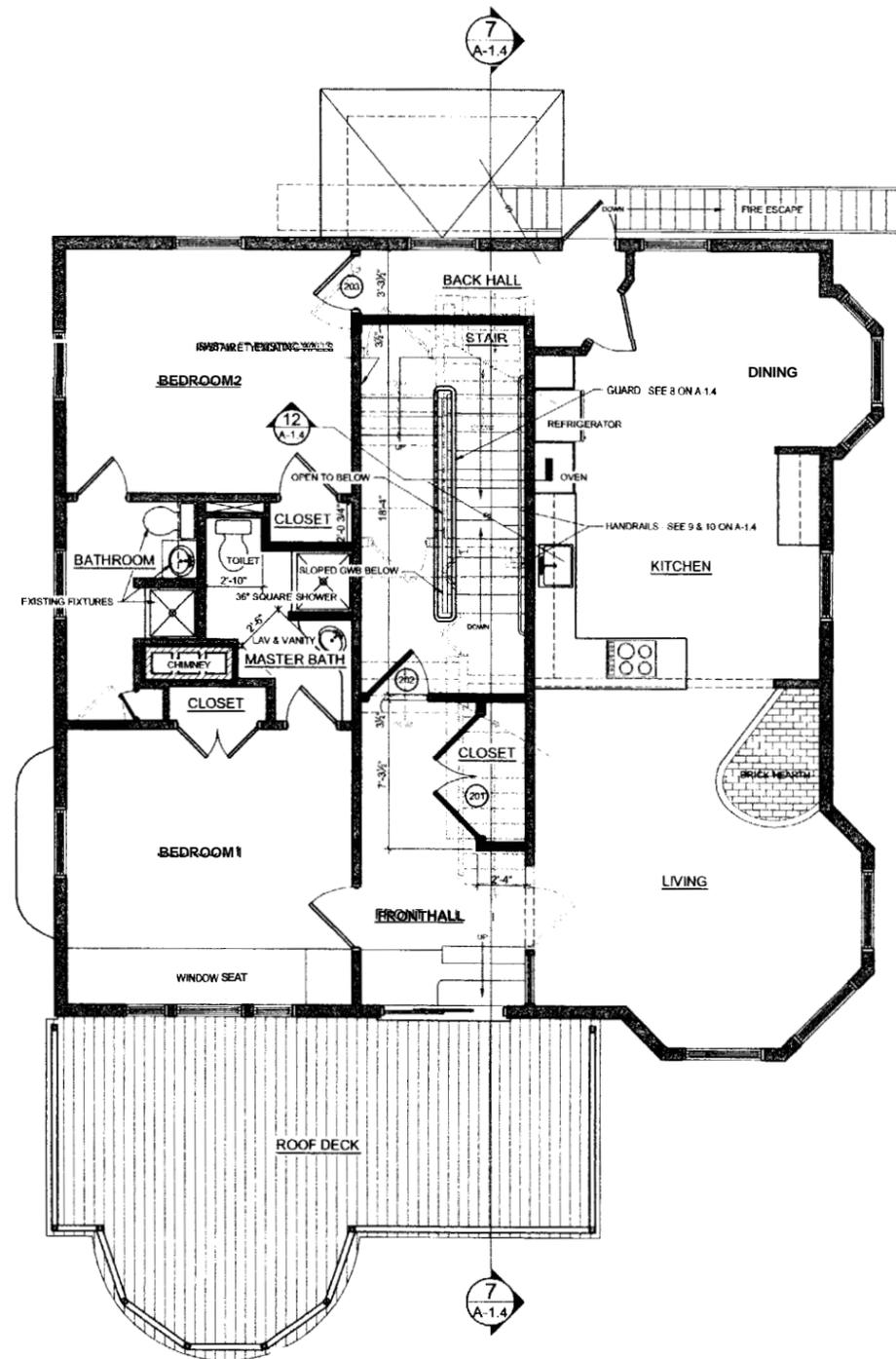
SHEET TITLE
 Floor Plans

A-1.1



1 FIRST FLOOR PLAN
 A-1.1 SCALE: 3/16" = 1'-0"

*Please note: There is AN EXISTING 4th
 D.U. in The BASEMENT*

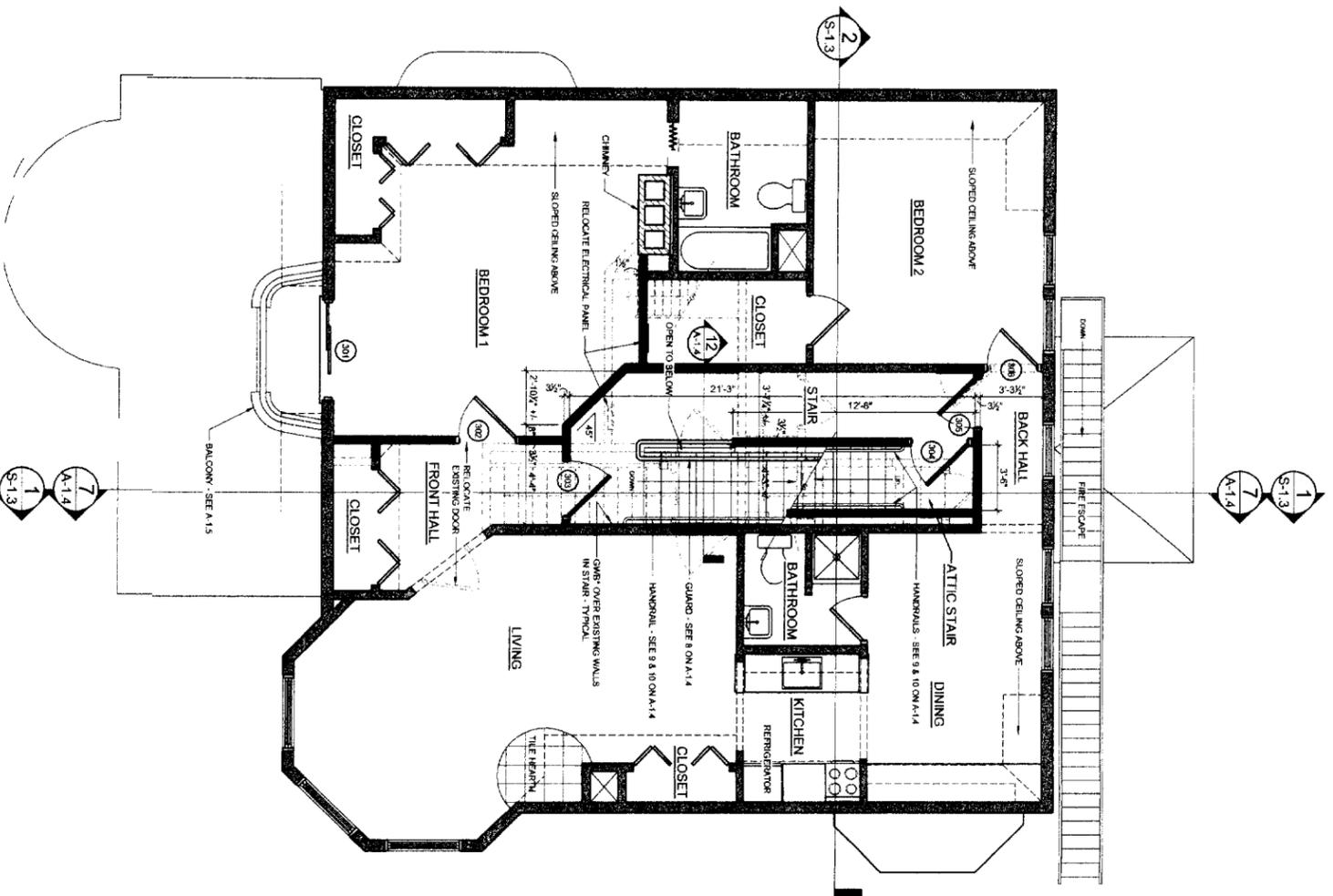


2 SECOND FLOOR PLAN
 A-1.1 SCALE: 3/16" = 1'-0"

CASCO BAY SUITE

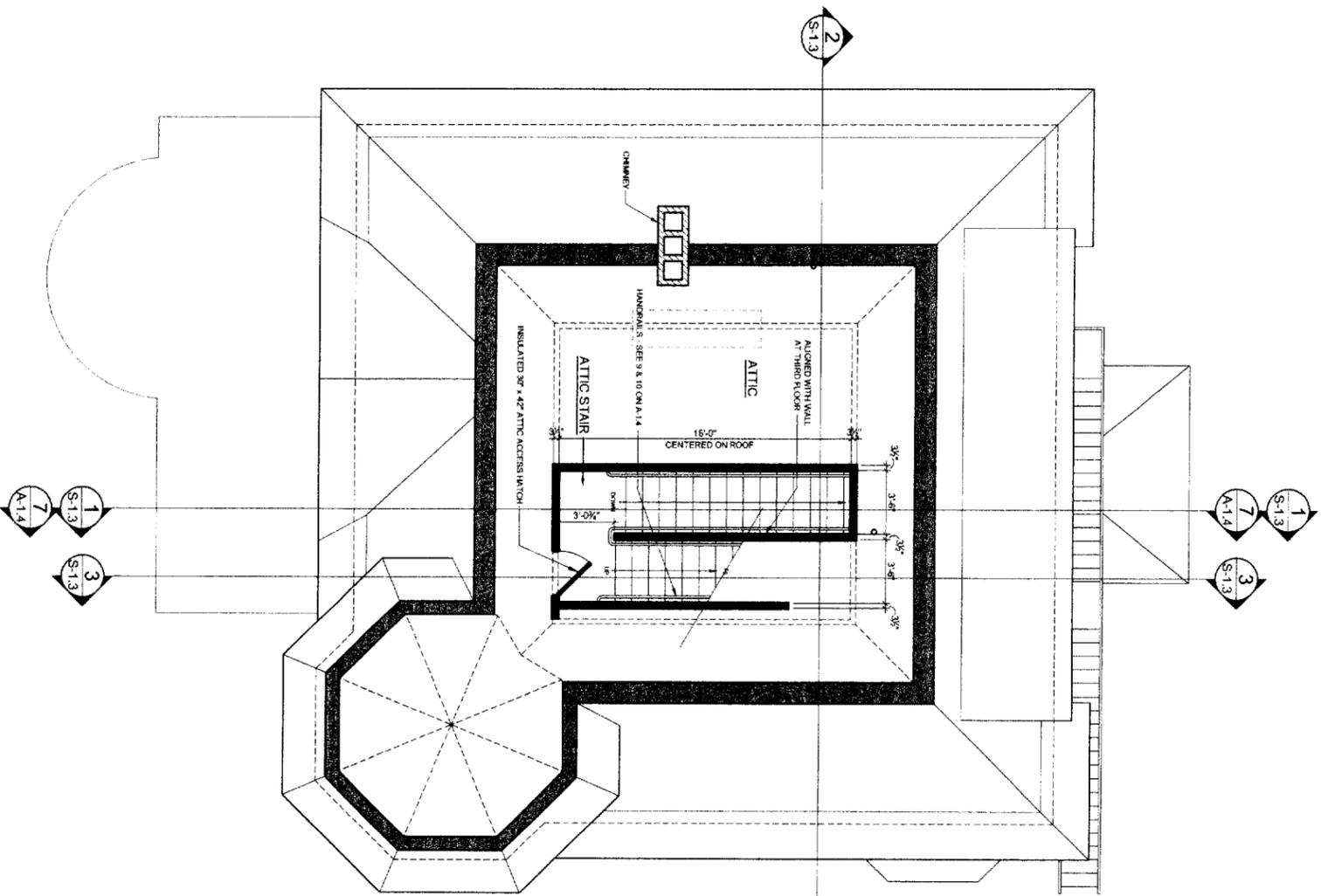
GENERAL NOTES (SEE G 11 FOR MORE GENERAL NOTES)

- 1: DRAWING NOTES:
 DRAWING NOTES, UNLESS THEY INDICATE OTHERWISE, REFER TO NEW CONSTRUCTION
- 5: LAYOUT:
 UNLESS INDICATED OTHERWISE, FLOOR PLAN DIMENSIONS ARE TO FINISH FACE OF EXISTING CONSTRUCTION AND ARE TO FACE OF FRAMING OF NEW CONSTRUCTION.

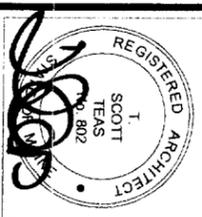


3 THIRD FLOOR AN
A-1.2 SCALE: 3/16" = 1'-0"

FORT GORGES SUITE



4 ATTIC FLOOR PLAN
A-1.2 SCALE: 3/16" = 1'-0"



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Victorian Terrace, Portland, Maine



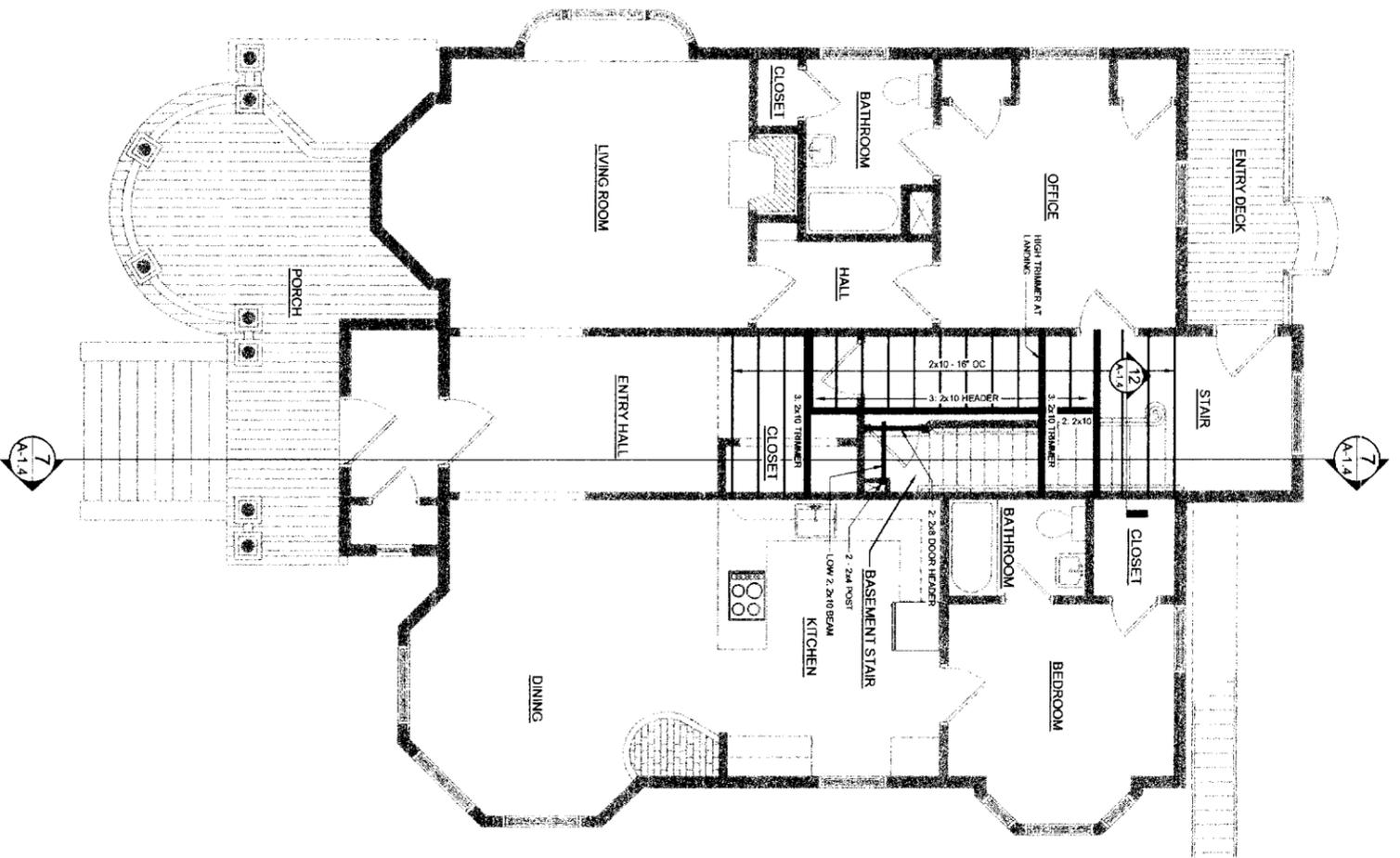
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100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

REVISIONS:

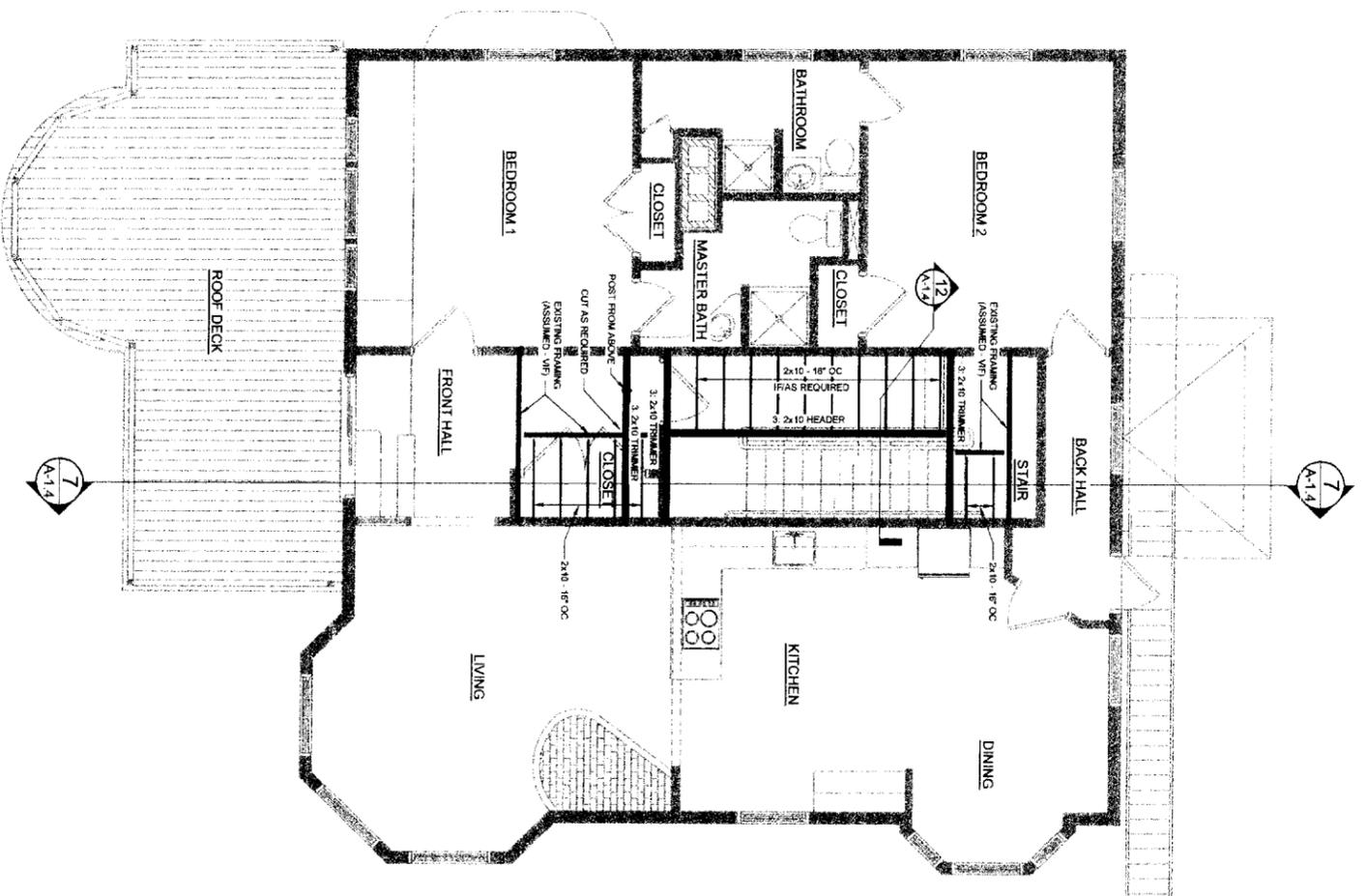
DATE:	February 9, 2005
PROJECT No.	0429
DRAWN BY:	WJT
CHECKED BY:	TST
SCALE:	As Noted

SHEET TITLE:
Floor Plans

A-1.2



1 SECOND FLOOR FRAMING PLAN
S-1.1 SCALE: 3/16" = 1'-0"



2 THIRD FLOOR FRAMING PLAN
S-1.1 SCALE: 3/16" = 1'-0"

CASCO BAY SUITE

NOTE: SQUARE JOIST TRIMMERS AT ALL FLOOR-FRAME JOINTS.



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



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TELEPHONE: 207 775 6141
ARCHITECTURE PLANNING

REVISIONS:

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

SHEET TITLE:
Framing Plans

S-1.1



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



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

REVISIONS:

DATE: February 9, 2005

PROJECT No 0425

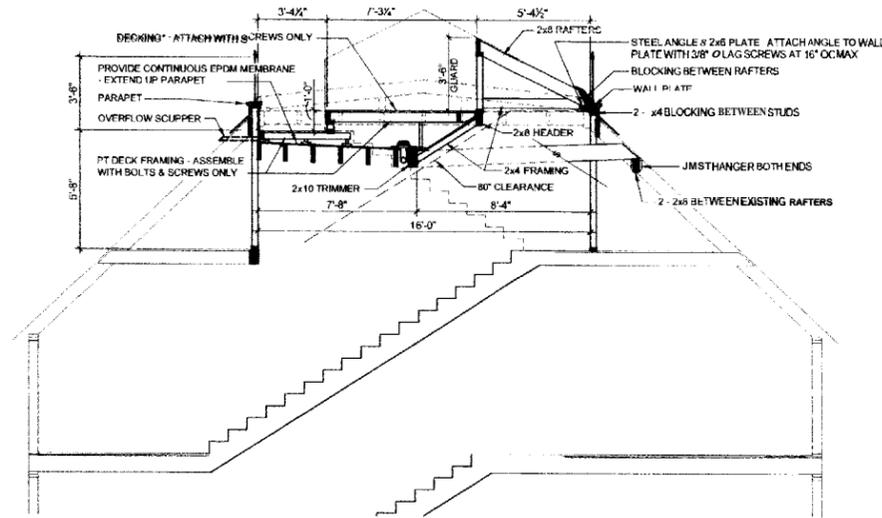
DRAWN BY WJ1

CHECKED BY DJ7

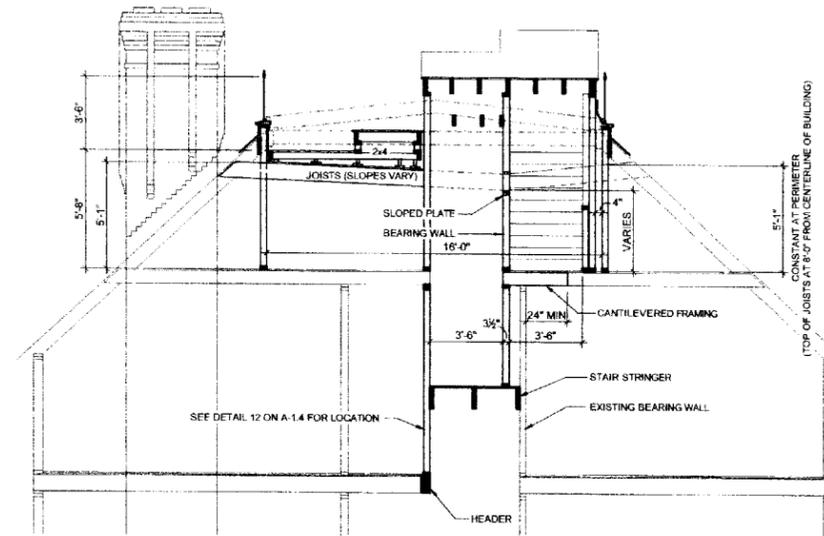
SCALE As Noted

HEET TITLE
 Framing Sections
 Structural Details

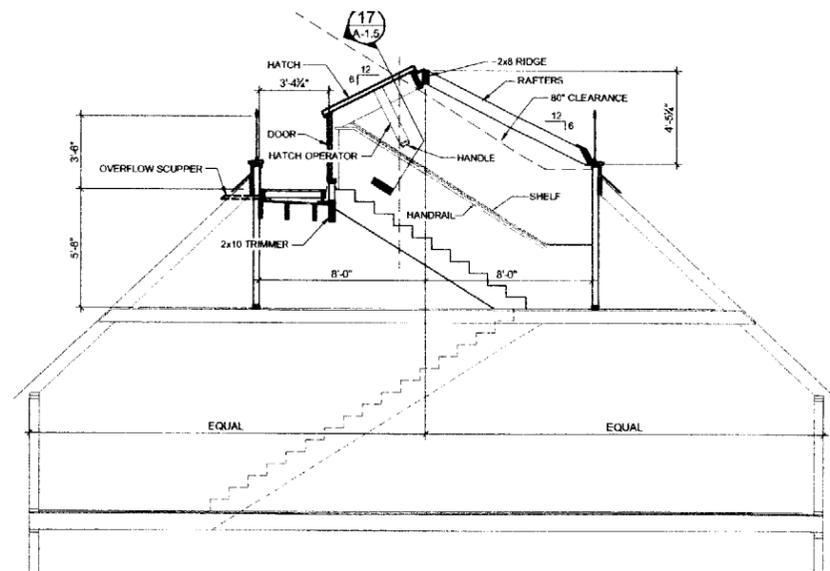
S-1.3



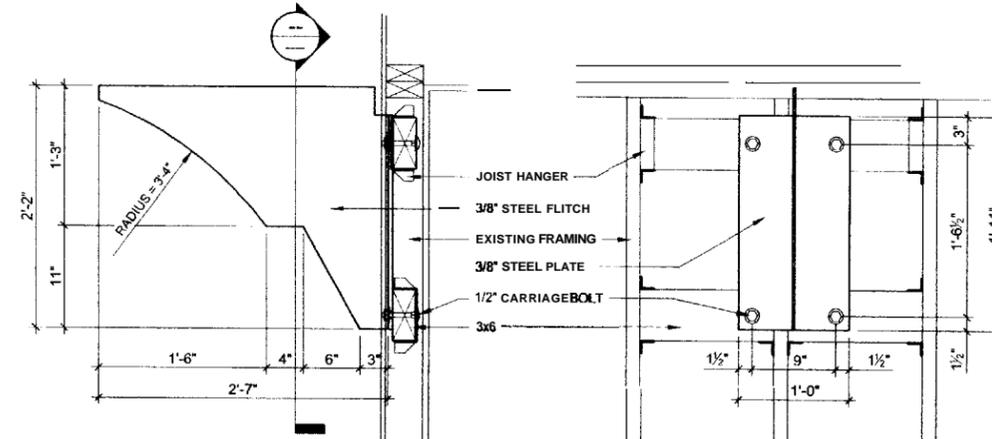
1 FRAMING SECTION AT ATTIC STAIR
 S-1.3 SCALE: 3/16" = 1'-0"



2 FRAMING CROSS SECTION AT STAIRS
 S-1.3 SCALE: 3/16" = 1'-0"

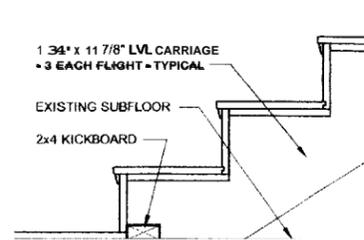


3 FRAMING SECTION AT ROOF DECK STAIR
 S-1.3 SCALE: 3/16" = 1'-0"

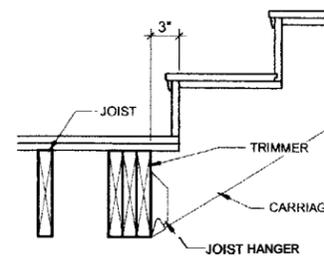


4 BRACKET SECTION
 S-1.3 SCALE: 1" = 1'-0"

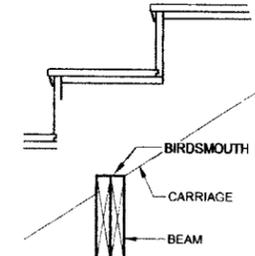
5 BRACKET CROSS SECTION
 S-1.3 SCALE: 1" = 1'-0"



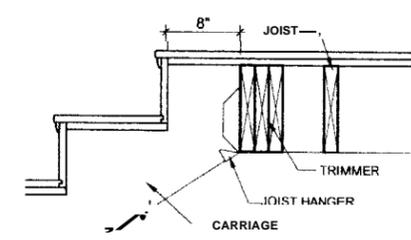
6 STAIR BOTTOM
 S-1.3 SCALE: 1" = 1'-0"



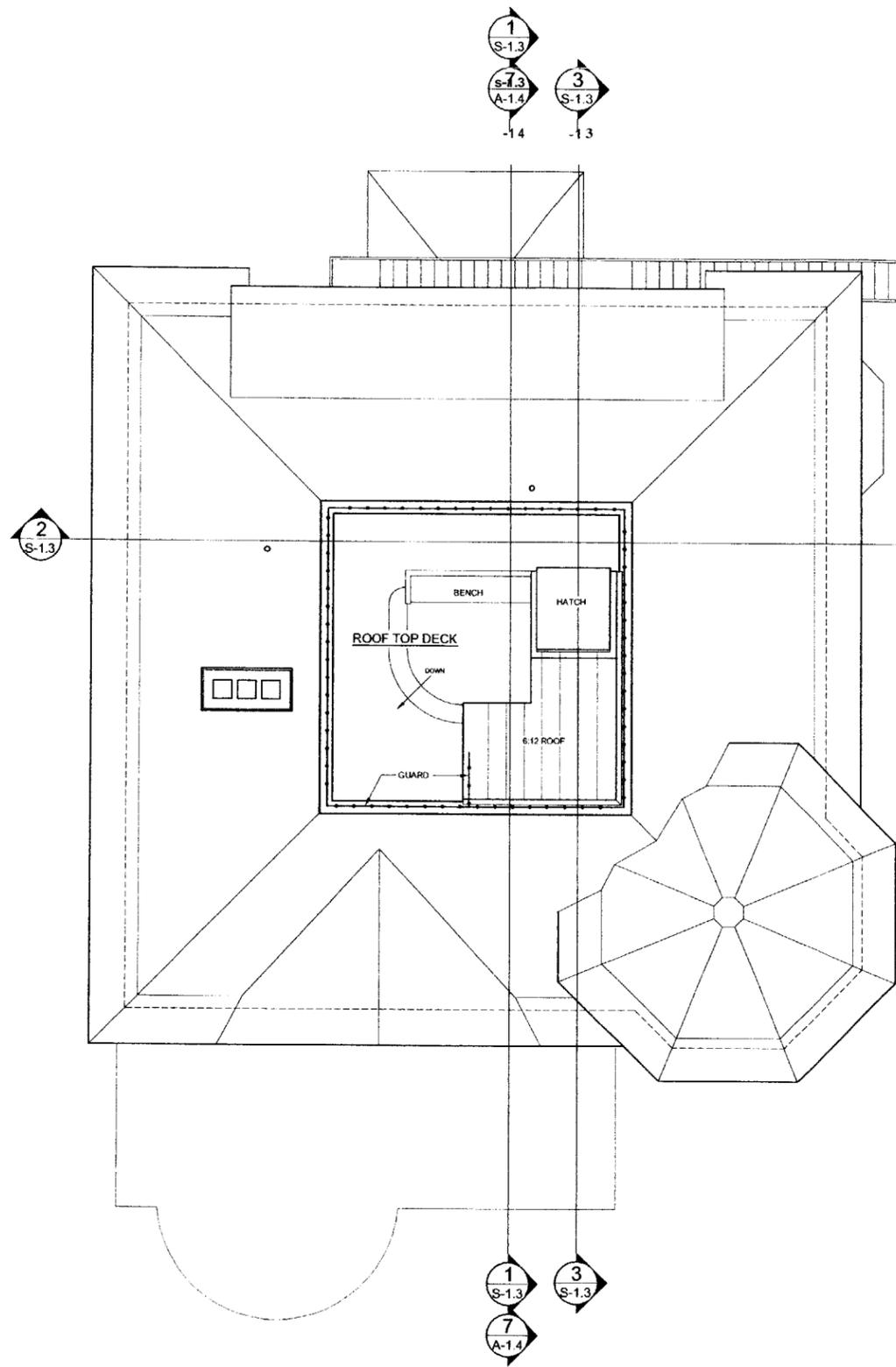
7 STAIR BOTTOM
 S-1.3 SCALE: 1" = 1'-0"



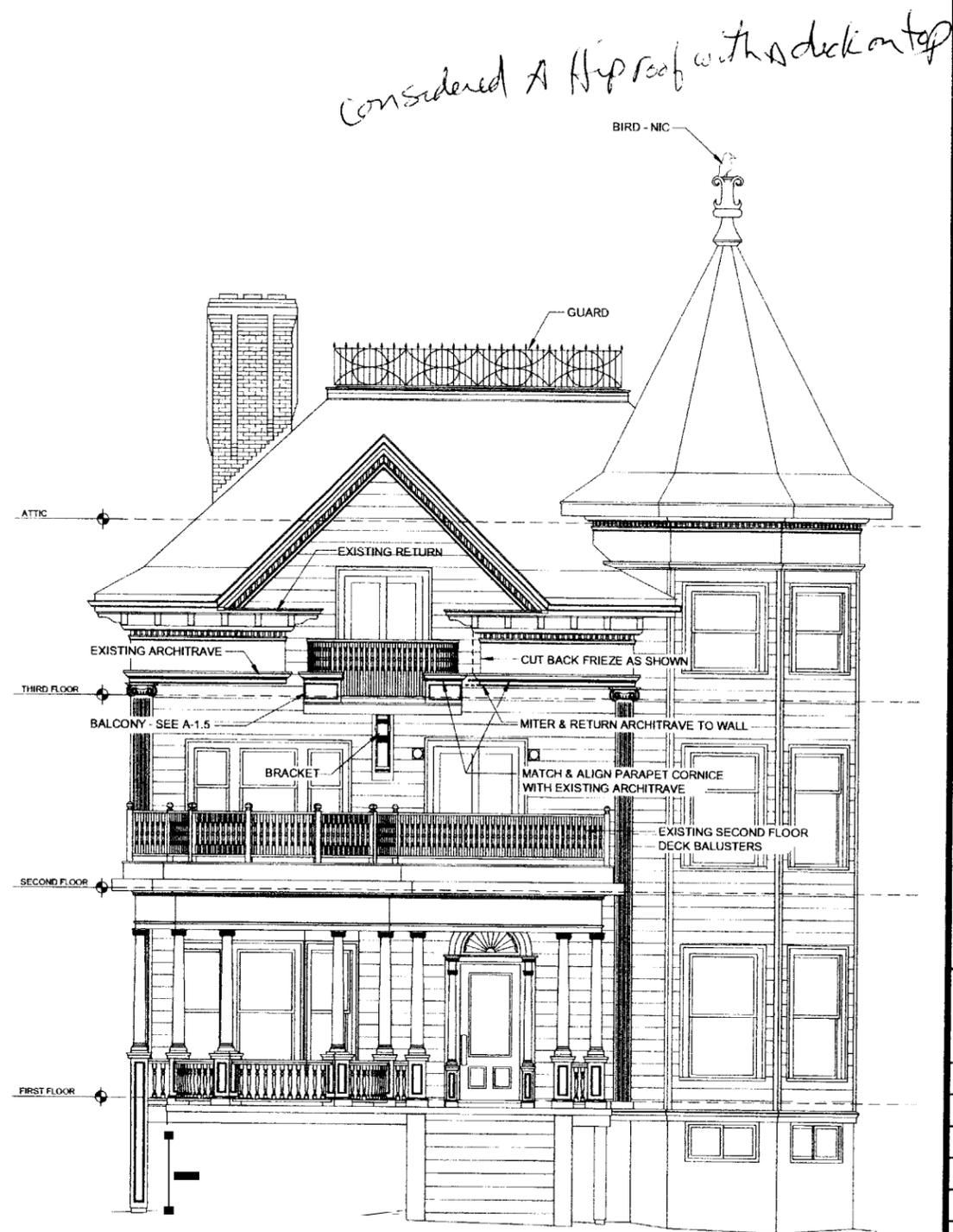
8 MID-FLIGHT HEADER
 S-1.3 SCALE: 1" = 1'-0"



9 STAIR TOP
 S-1.3 SCALE: 1" = 1'-0"



5 ROOF PLAN
A-1.3 SCALE: 3/16" = 1'-0"



6 FRONT ELEVATION
A-1.3 SCALE: 3/16" = 1'-0"



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

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ARCHITECTURE PLANNING

REVISIONS:

DATE: February 9, 2005

PROJECT No 0429

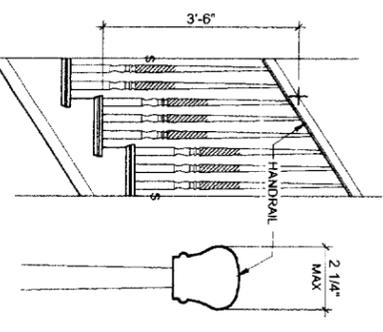
DRAWN BY WJT

CHECKED BY TST

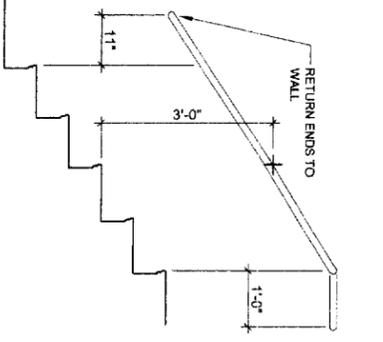
SCALE As Noted

HEET TITLE:
loor Plans
ront Elevation

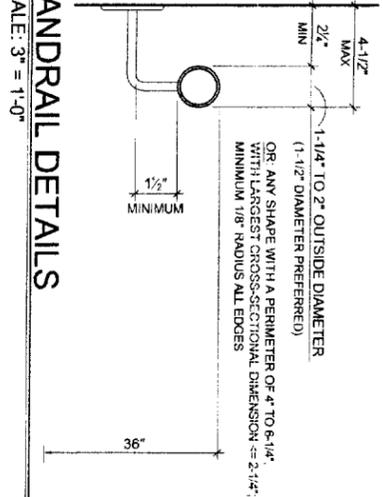
A-1.3



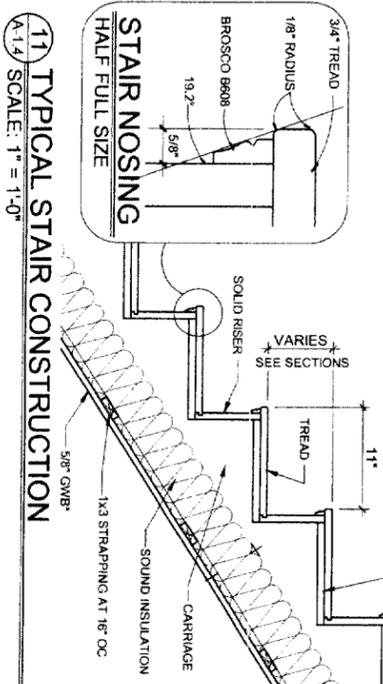
8 GUARD DETAILS
A-1.4 SCALE: 1/2" = 1'-0"



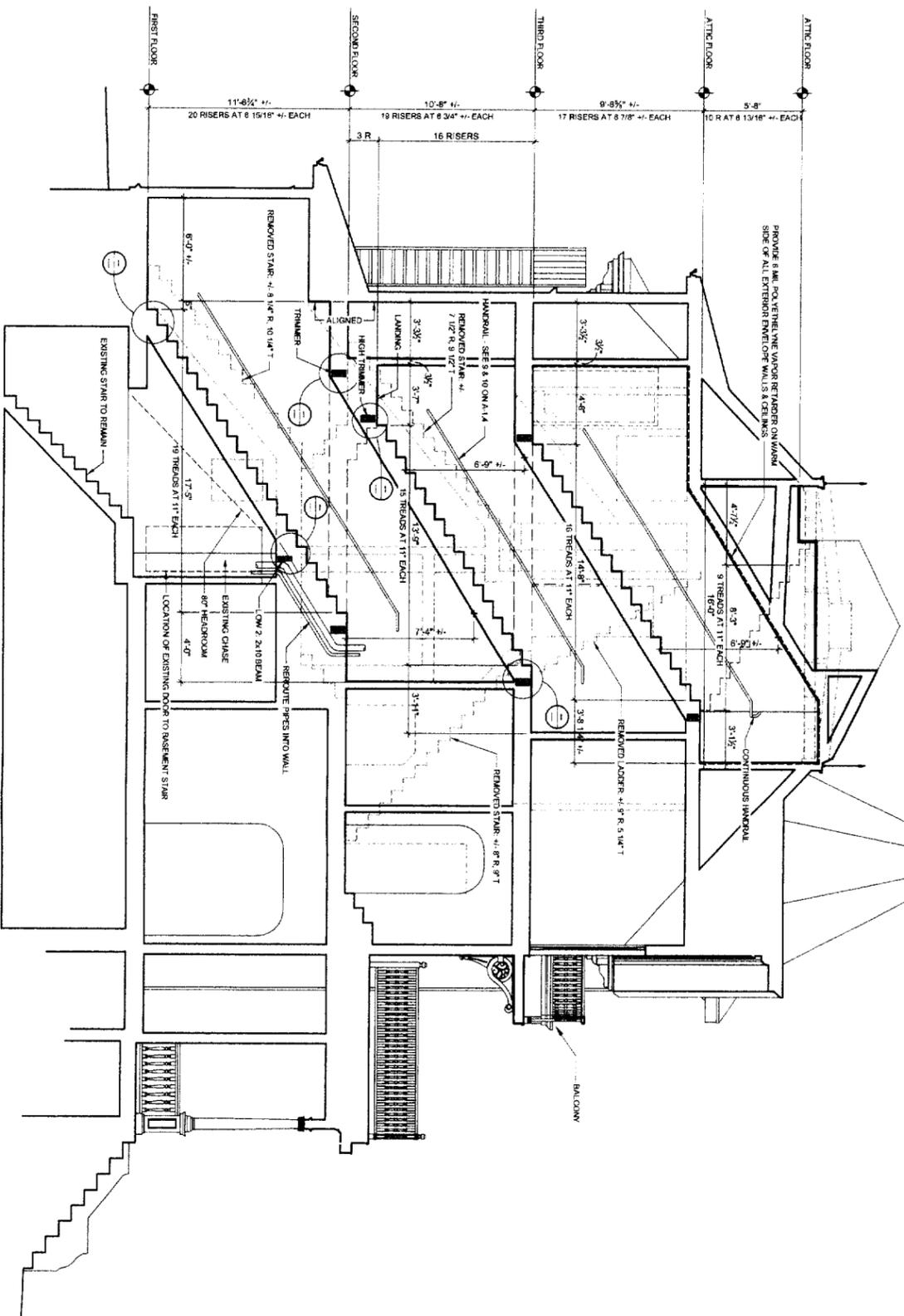
9 HANDRAIL ENDS
A-1.4 SCALE: 1/2" = 1'-0"



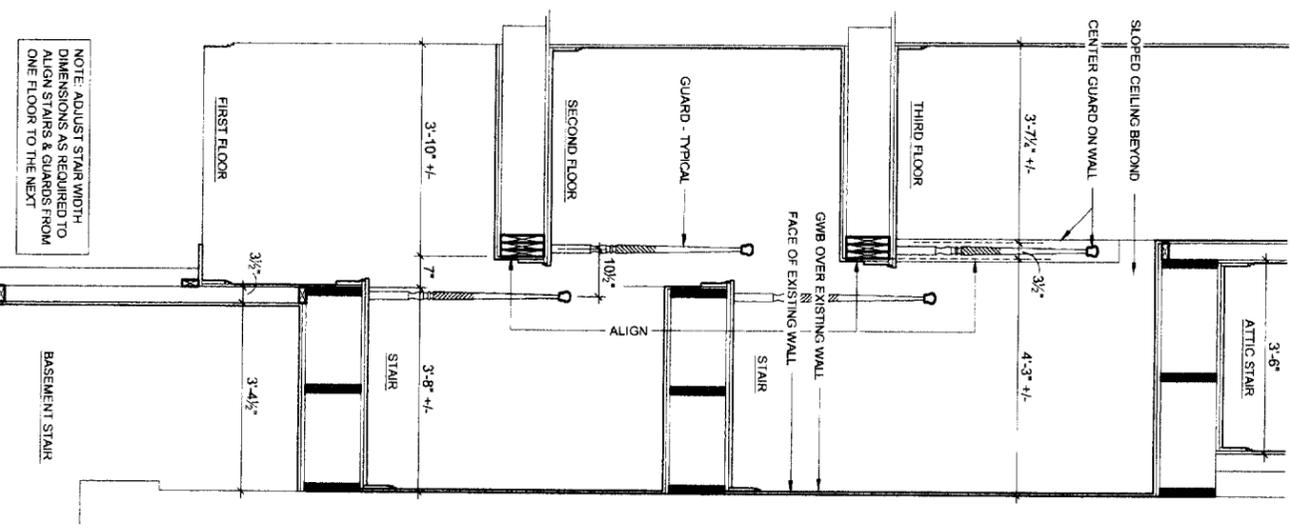
10 HANDRAIL DETAILS
A-1.4 SCALE: 3" = 1'-0"



11 TYPICAL STAIR CONSTRUCTION
A-1.4 SCALE: 1" = 1'-0"

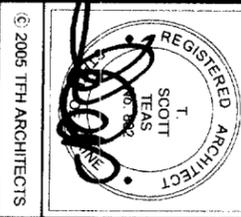


7 BUILDING SECTION
A-1.4 SCALE: 3/16" = 1'-0"



12 STAIR CROSS SECTION
A-1.4 SCALE: 1/2" = 1'-0" - NO VERTICAL SCALE

NOTE: ADJUST STAIR WIDTH DIMENSIONS AS REQUIRED TO ALIGN STAIRS & GUARDS FROM ONE FLOOR TO THE NEXT



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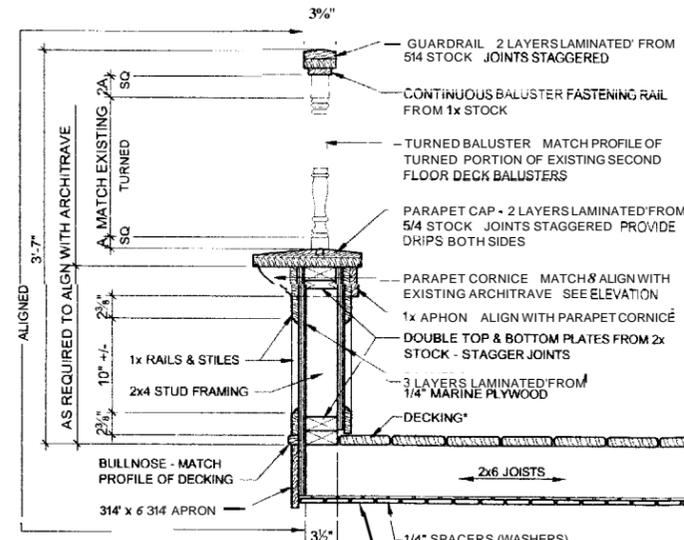
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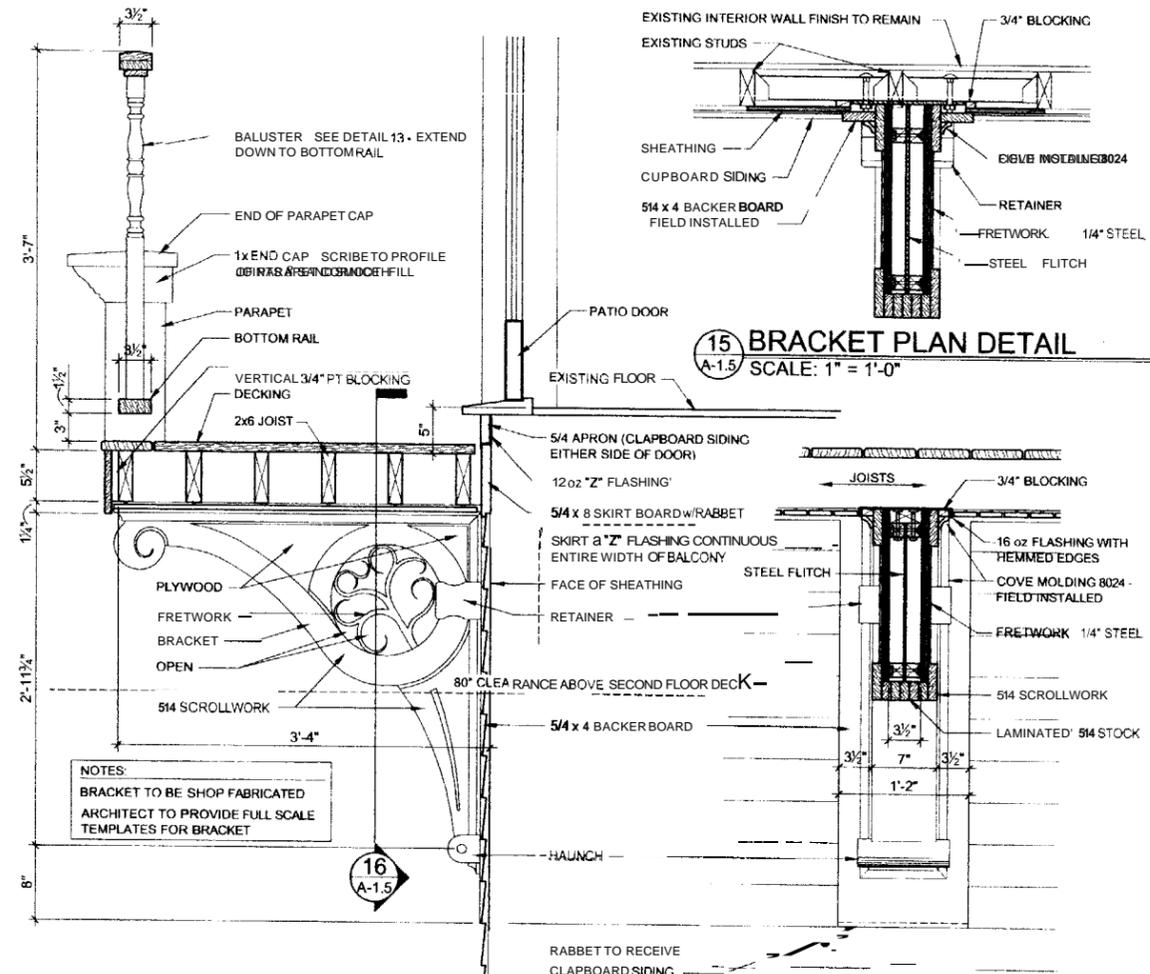
DATE: February 9, 2005
PROJECT No. 0429
DRAWN BY: WJT
CHECKED BY: TST
SCALE: As Noted

SHEET TITLE:
Building Section
Stair Details

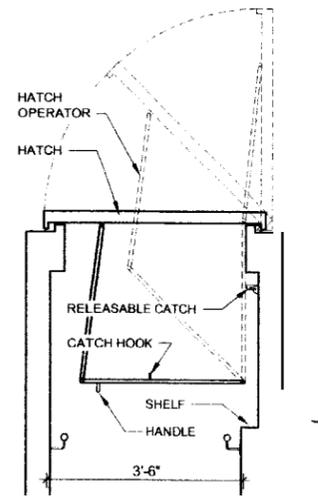
A-1.4



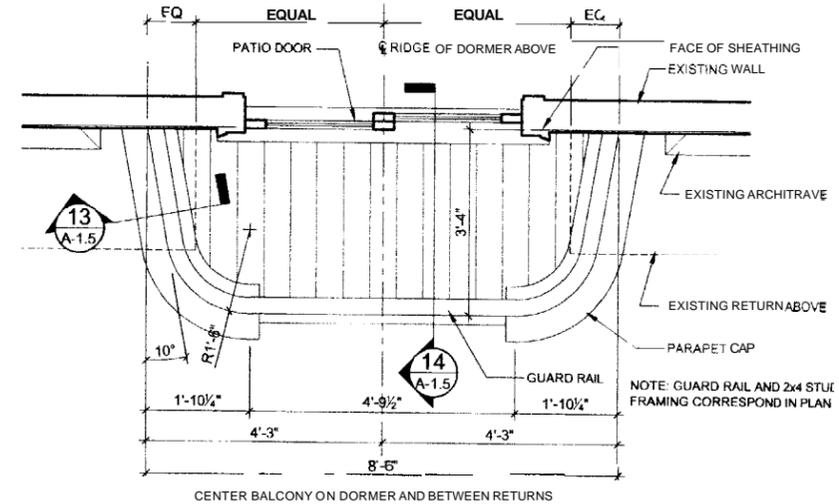
13 PARAPET SECTION
 A-1.5 SCALE: 1" = 1'-0"
 NOTE: PRIME ALL SURFACES OF ALL WOOD COMPONENTS PRIOR TO INSTALLATION
 NOTE: ALL BALCONY FRAMING TO BE PRESSURE TREATED
 1/2" x 2 1/2" SLATS w/ 1/4" GAPS - HIGH-GLOSS ENAMEL - PRIME & 2 COATS PRIOR TO INSTALLATION



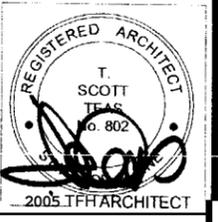
14 BALCONY SECTION A-1.5 SCALE: 1" = 1'-0"
15 BRACKET PLAN DETAIL A-1.5 SCALE: 1" = 1'-0"
 NOTES: BRACKET TO BE SHOP FABRICATED ARCHITECT TO PROVIDE FULL SCALE TEMPLATES FOR BRACKET



17 ROOF HATCH
 A-1.5 SCALE: 1/2" = 1'-0"



18 BALCONY PLAN
 A-1.5 SCALE: 1/2" = 1'-0"
 NOTE: ARCHITECT TO PROVIDE FULL SCALE TEMPLATES FOR CURVED PORTIONS OF GUARD RAIL & PARAPET CAP



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PROJECT No.	0429
DRAWN BY	WJT
CHECKED BY	TST
SCALE	As Noted
HEET TITLE	Balcony Roof Hatch

A-1.5