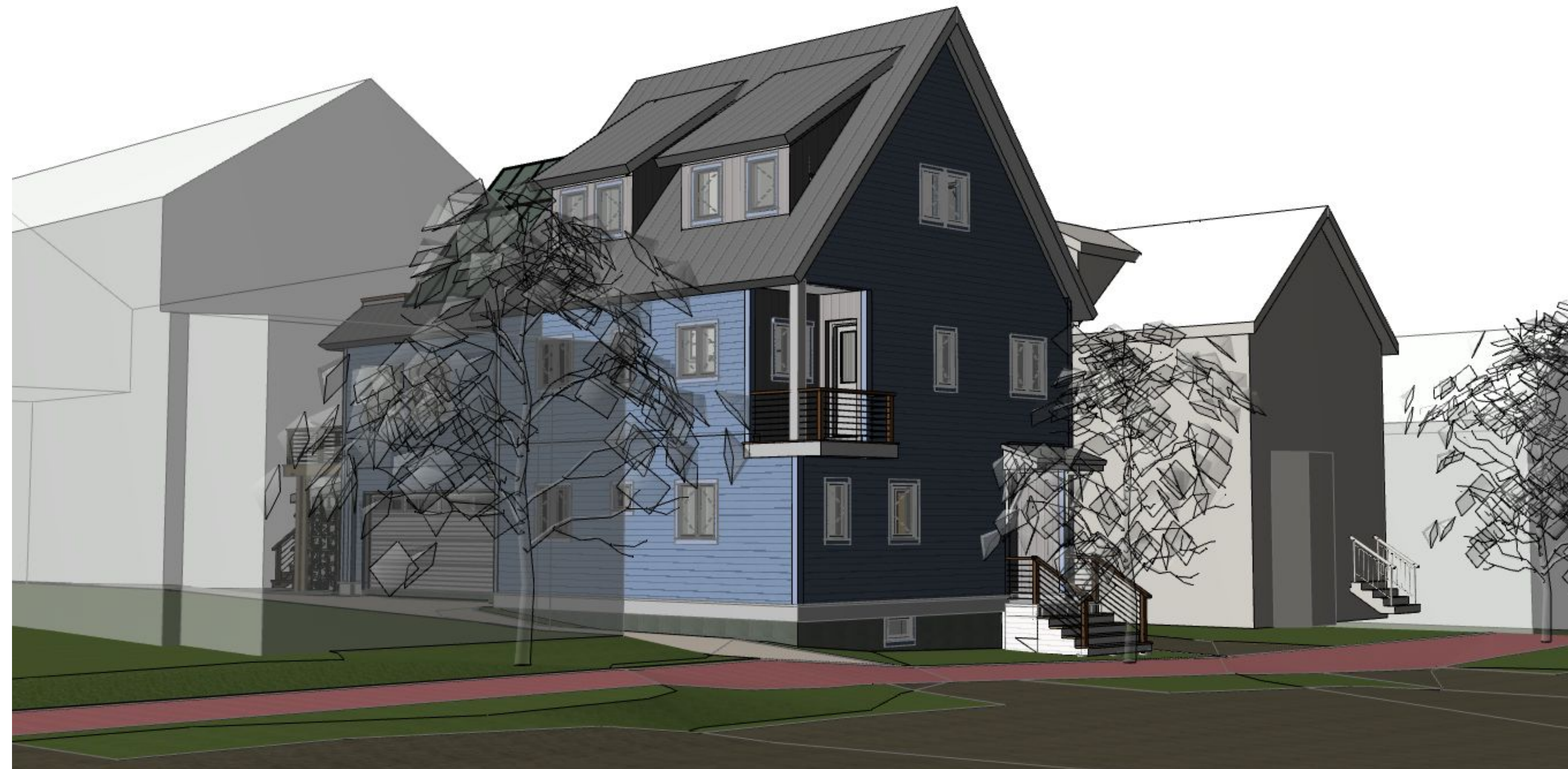


EAST END HOME



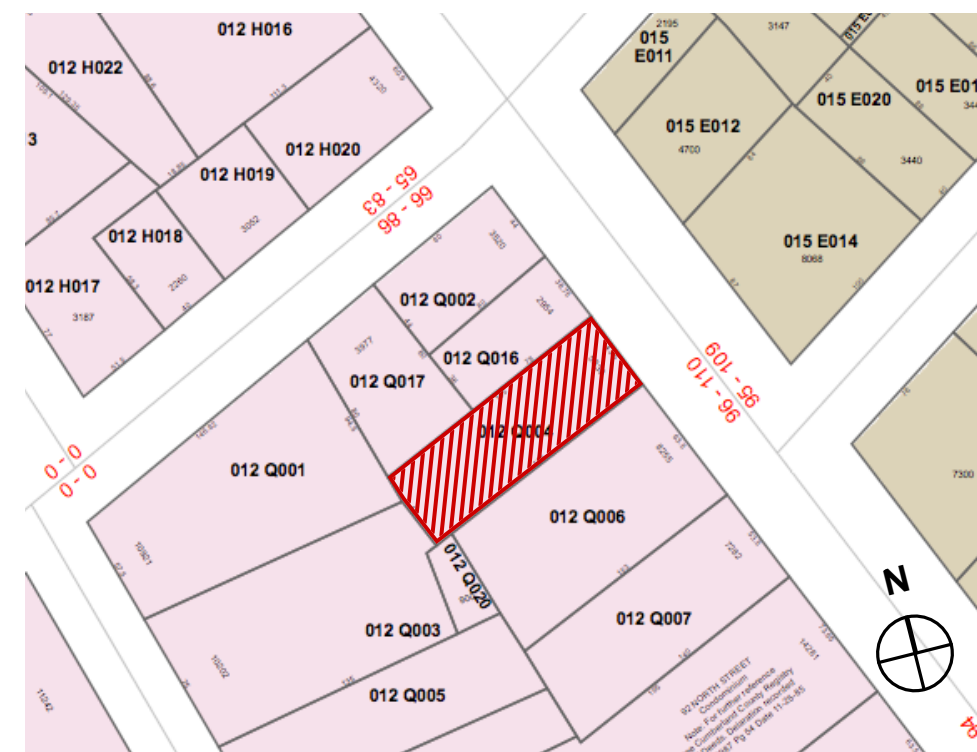
RENDERING FROM SOUTHEAST

PROJECT INFORMATION

Client: Peter & Debby Murray
Architect: Kaplan Thompson Architects
Contractor: T.B.D.
Map / Lot: Map 12, Lot Q, Book 004
Project Address: 104 North St, Portland, ME 04101
Zoning: R-6 Infill
Building Codes: IRC 2009, NFPA / 2009
Sprinklers: NFPA 13R throughout

Site Area: 5,834 SF / 0.13 ACRE
Building SF: +/- 3,000 SF
Occupancy: Single Family Residential
Max Building Height: 45'-0" to midpoint of sloped roof

Setbacks: Front (East): 10'-0" max.
 Side (North): 4'-0" min.
 Side (South): Min. to be the greater of
 a) 10'-0" between buildings
 b) Height of abutting building + height of subject building ÷ 5
 Rear (West): Min. to be the greater of
 a) 10'-0" between buildings
 b) Height of abutting building + height of subject building ÷ 5



SITE LOCATION

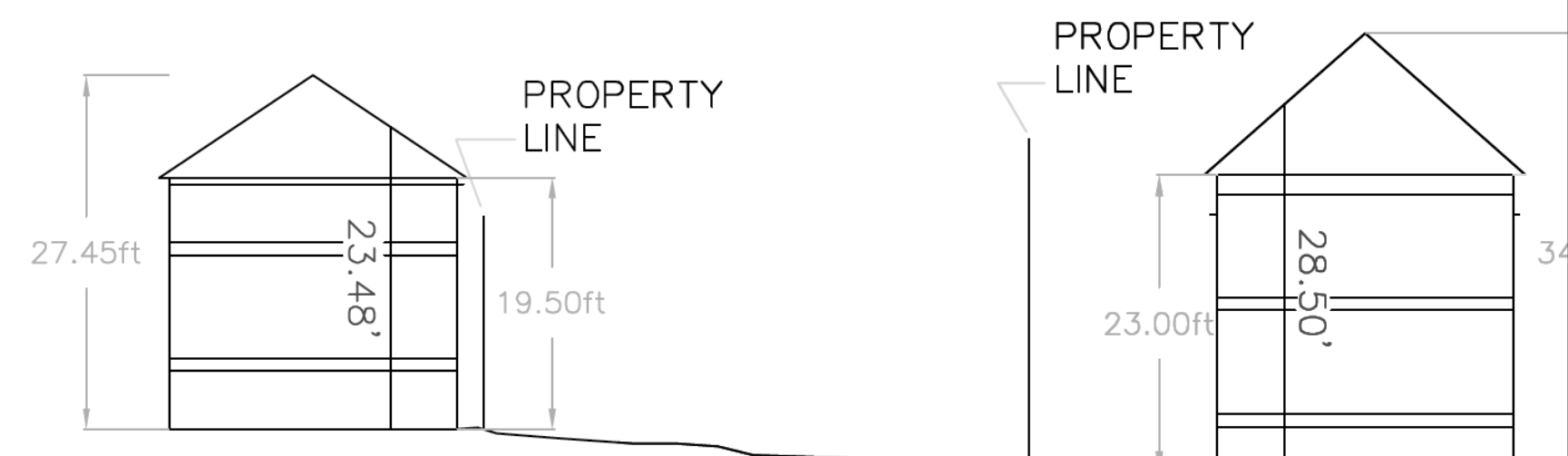
SCALE: 1" = 100'

DRAWING LIST

C-1.1	SITE PLAN & LANDSCAPE PLAN
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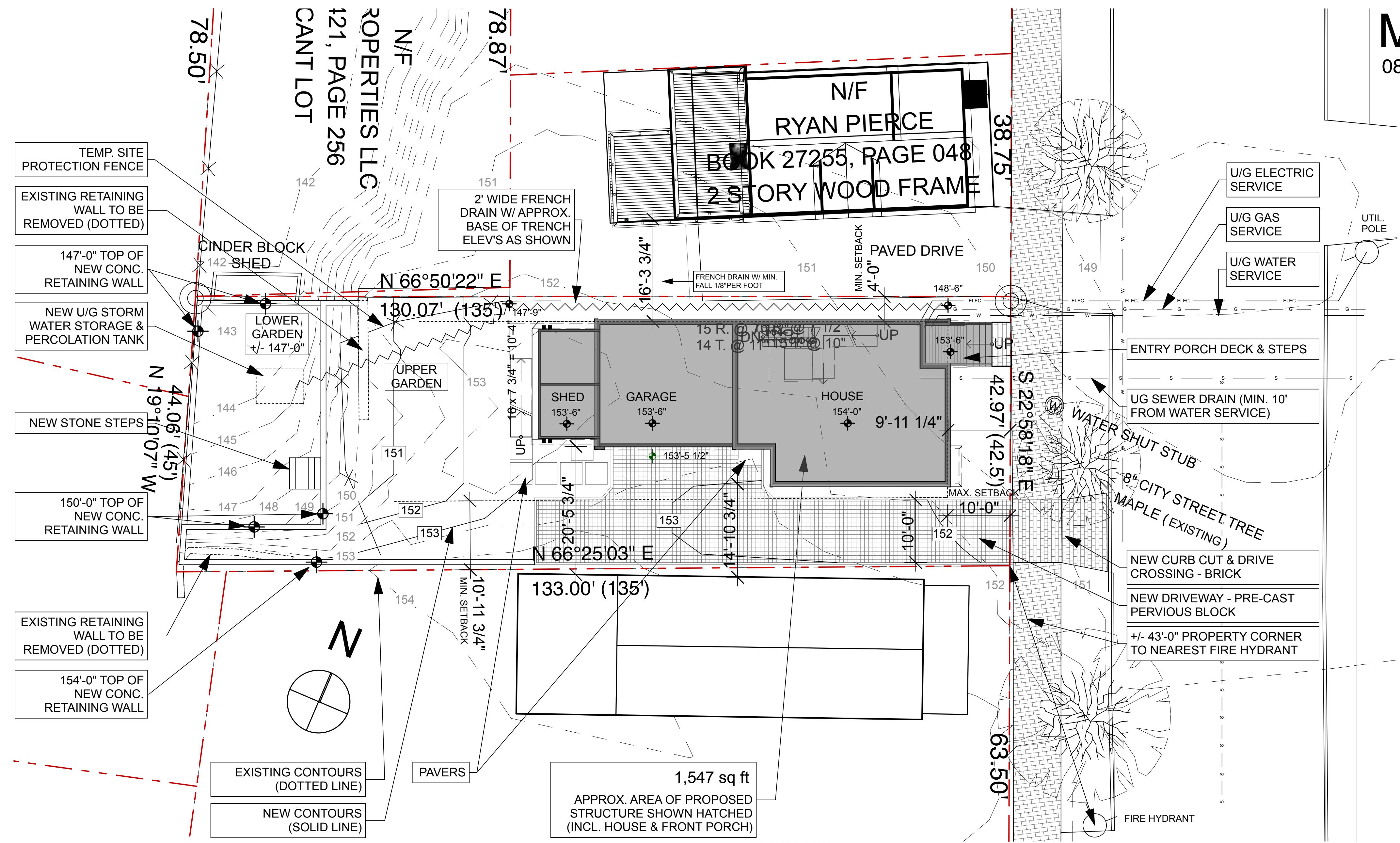
A-1.1	BASEMENT PLAN
A-1.2	1st. FLOOR PLAN
A-1.3	2nd. FLOOR PLAN
A-1.4	3rd. FLOOR PLAN
A-1.5	ROOF PLAN
A-2.1	SOUTH & EAST ELEVATION
A-2.2	NORTH & WEST ELEVATION
A-3.1	BUILDING SECTIONS AT STAIR
A-3.2	BUILDING SECTION AT STAIR
A-4.1	TYPICAL WALL SECTION
A-8.1	SCHEDULES - DOORS, WINDOWS, SKYLIGHTS

S-1.1	FOUNDATION PLAN
S-1.2	FRAMING PLAN - 1ST. FLOOR
S-1.3	FRAMING PLAN - 2ND. FLOOR
S-1.4	FRAMING PLAN - 3RD. FLOOR
S-1.5	FRAMING PLAN - ROOF



CROSS SECTION VIEW OF ABUTTING LOTS

HEIGHT OF EXISTING ABUTTING HOUSE = 23'- 5 3/4"
 HEIGHT OF SUBJECT HOUSE = 31'- 5"
 COMBINED HEIGHT OF BOTH HOUSES = 54'- 10 3/4"
 + 5"
 MINIMUM SIDE SETBACK = 10'- 11 3/4"

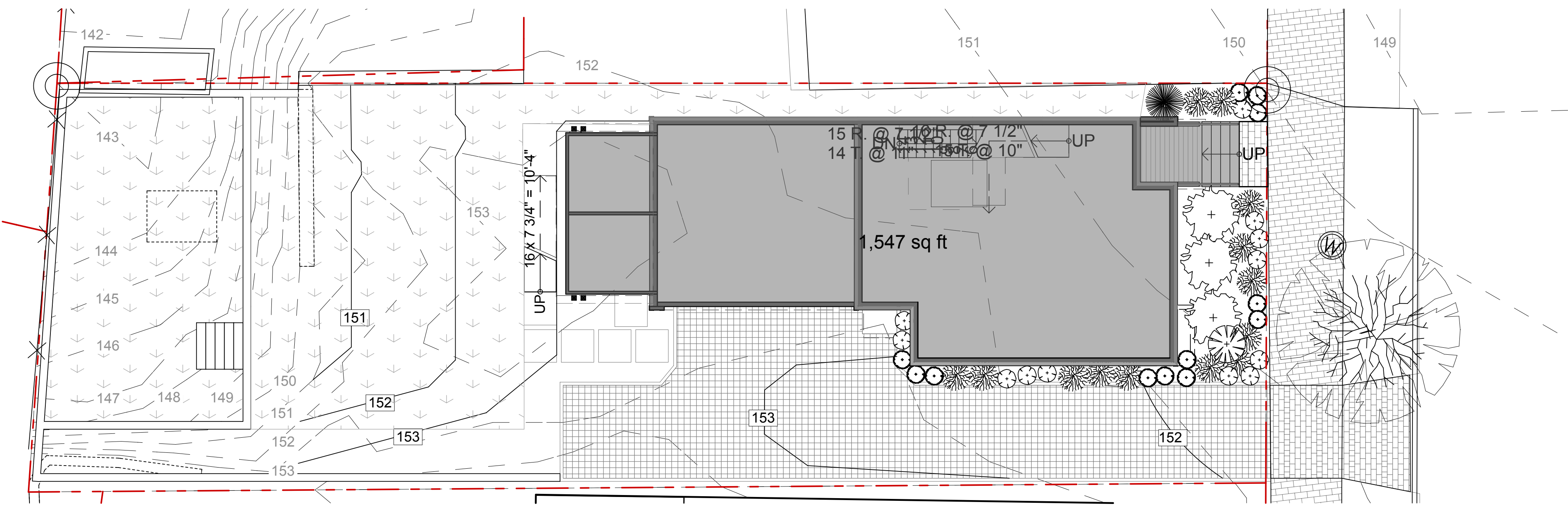


1 PROPOSED SITE PLAN
SCALE: 1" = 10'

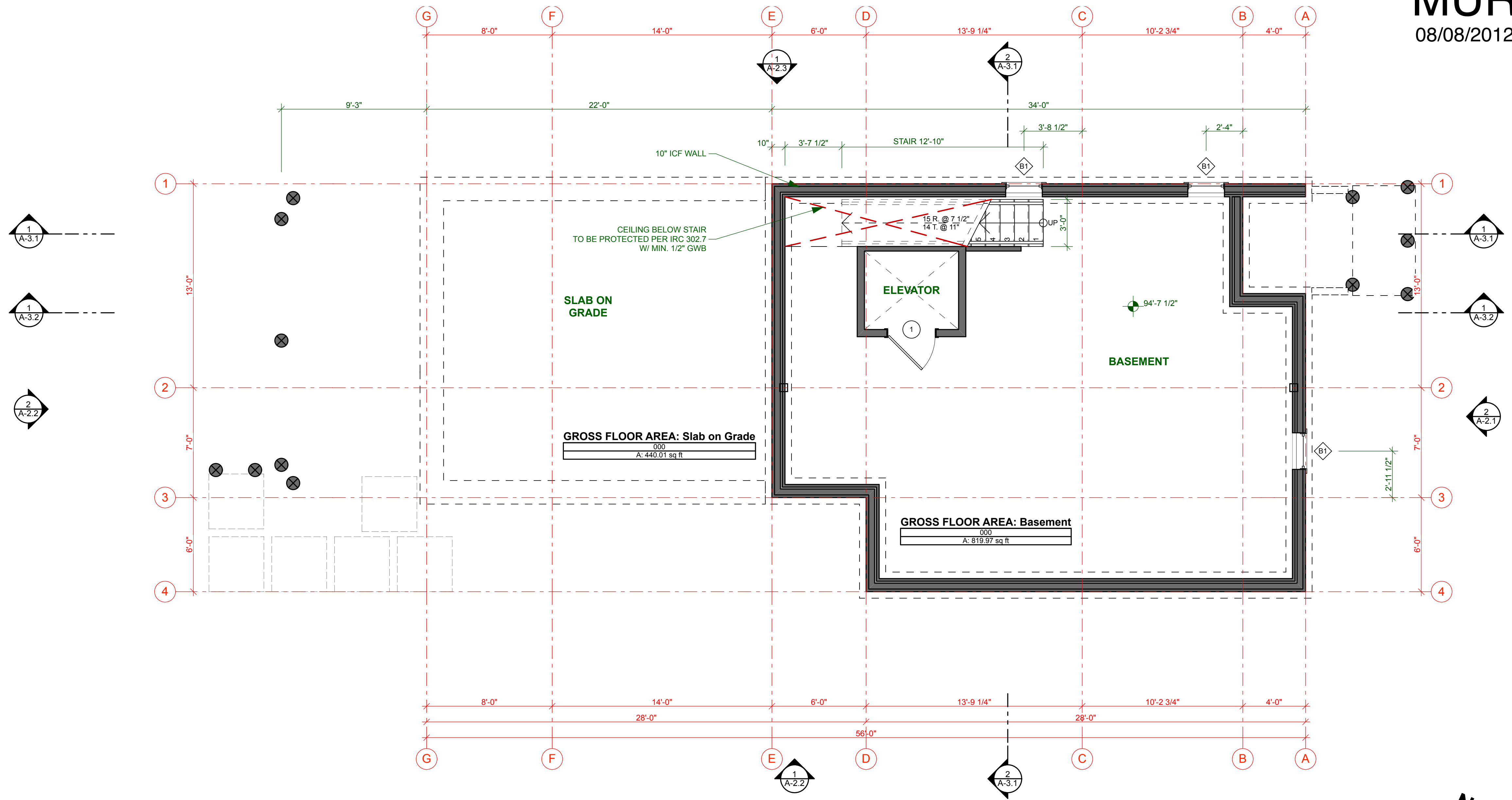
2 SIDE SETBACK OFF SOUTH LOT LINE

LANDSCAPE PLANTING KEY

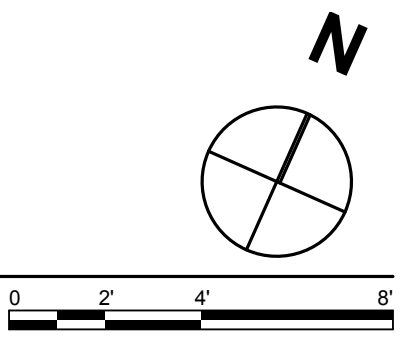
	LILAC ("MISS KIM")	(13)
	HYDRANGER	(1)
	LILLIES	(12)
	IRIS	(12)
	FLOWERING CRAB	(1)
	"BRIDAL VEIL" SPIREA	(3)
	LAWN	

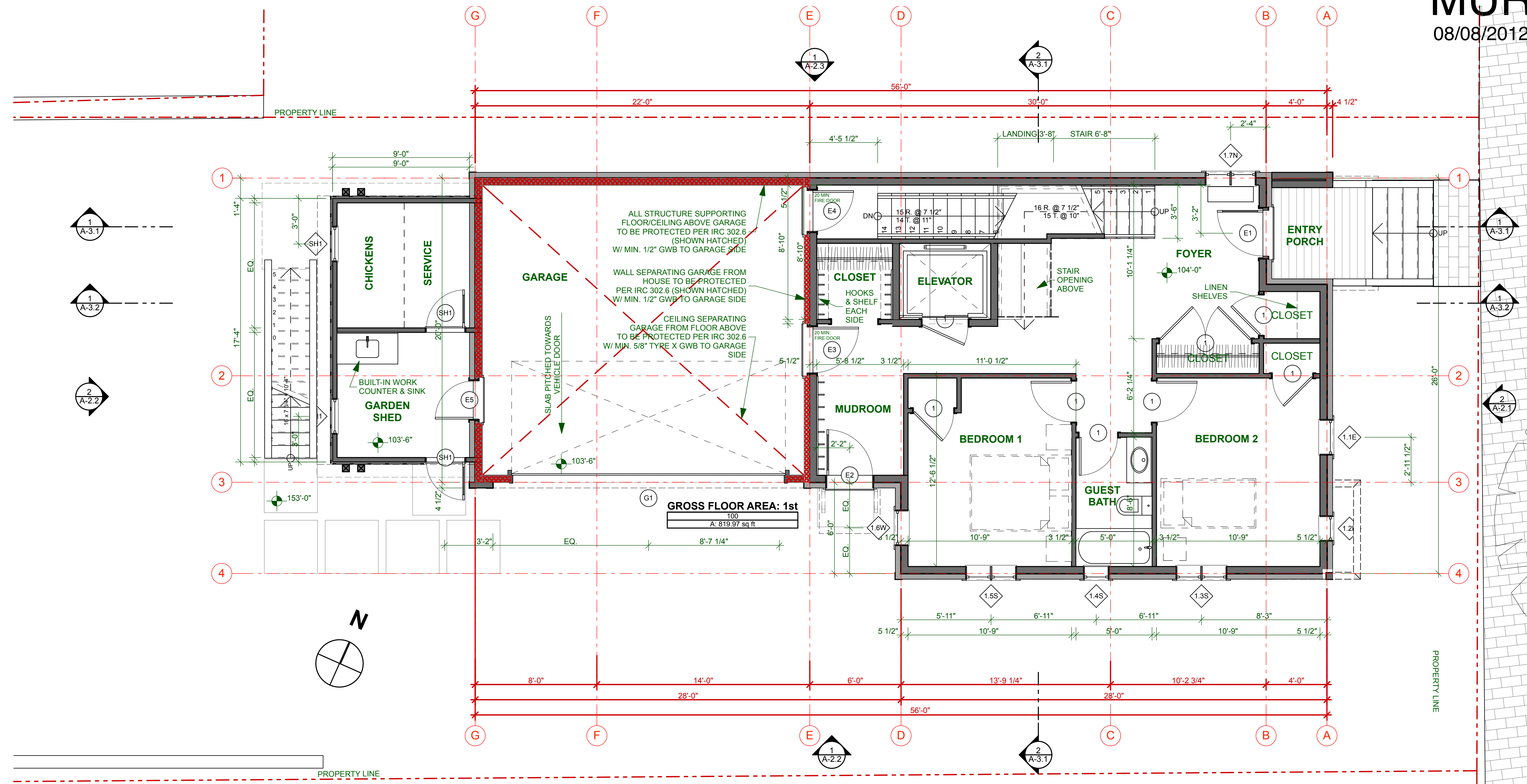


3 PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

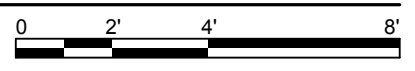


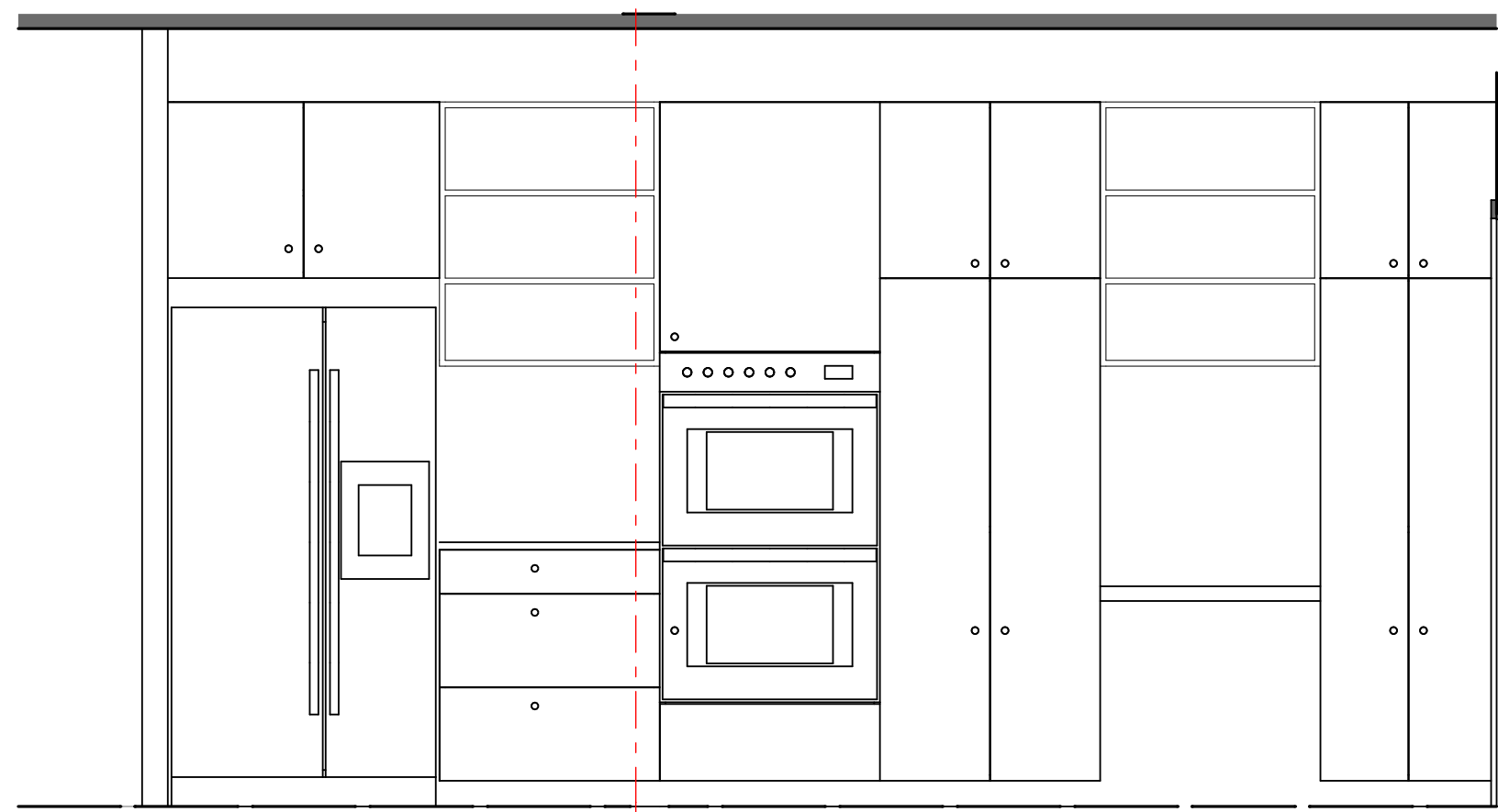
1 BASEMENT
SCALE: 1/4" = 1'-0"



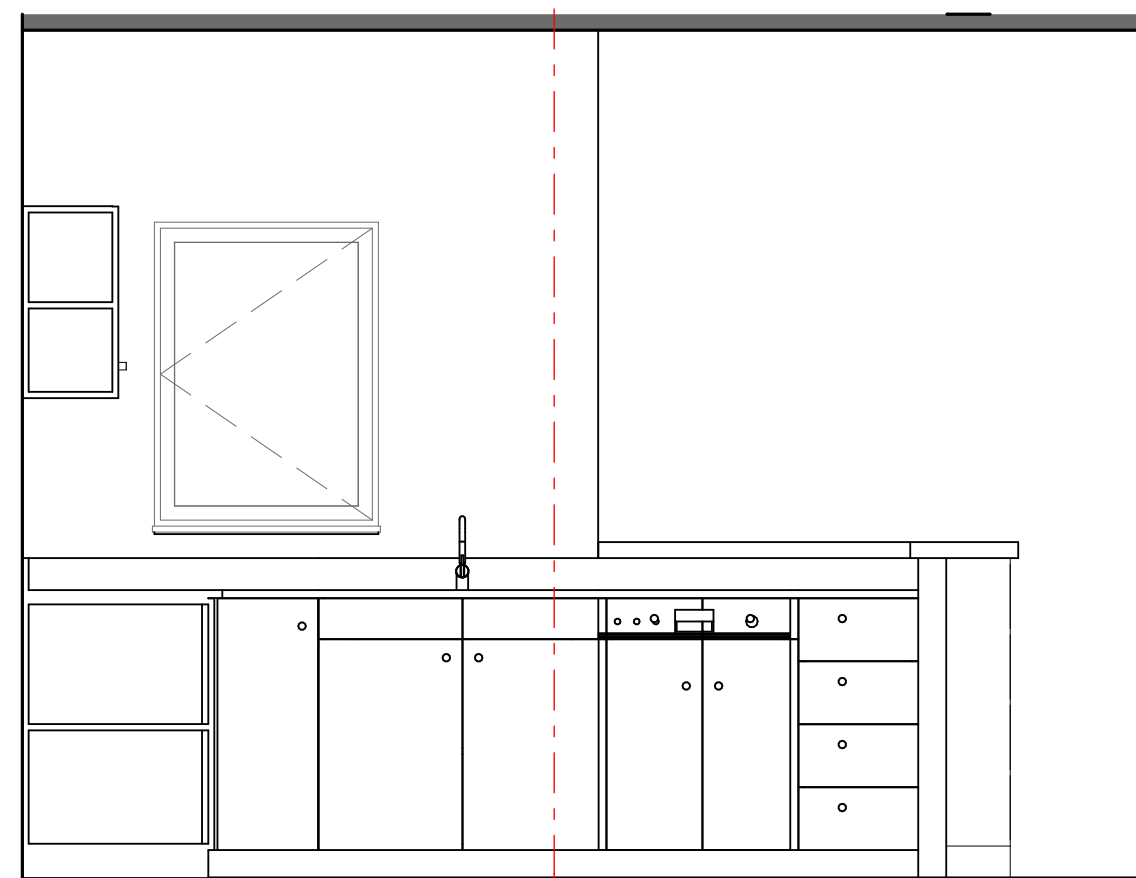


1 1ST FLOOR
SCALE: 1/4" = 1'-0"

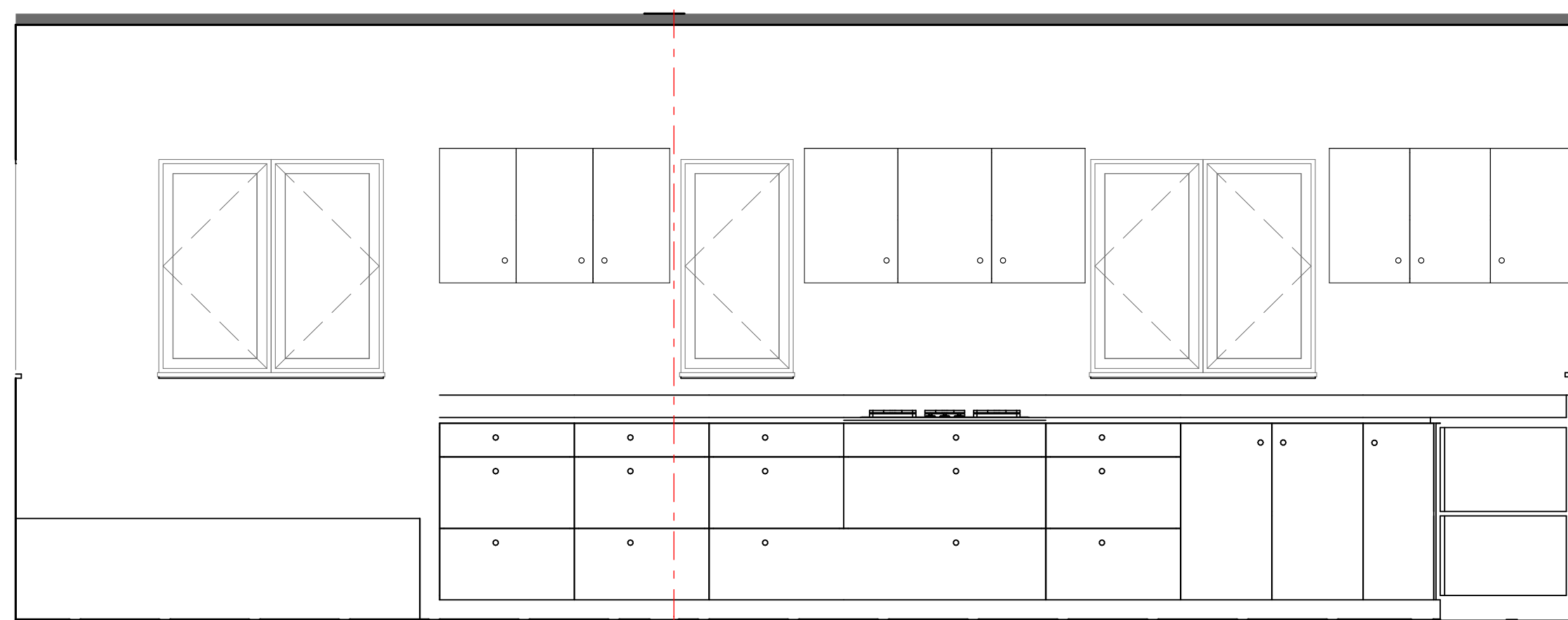




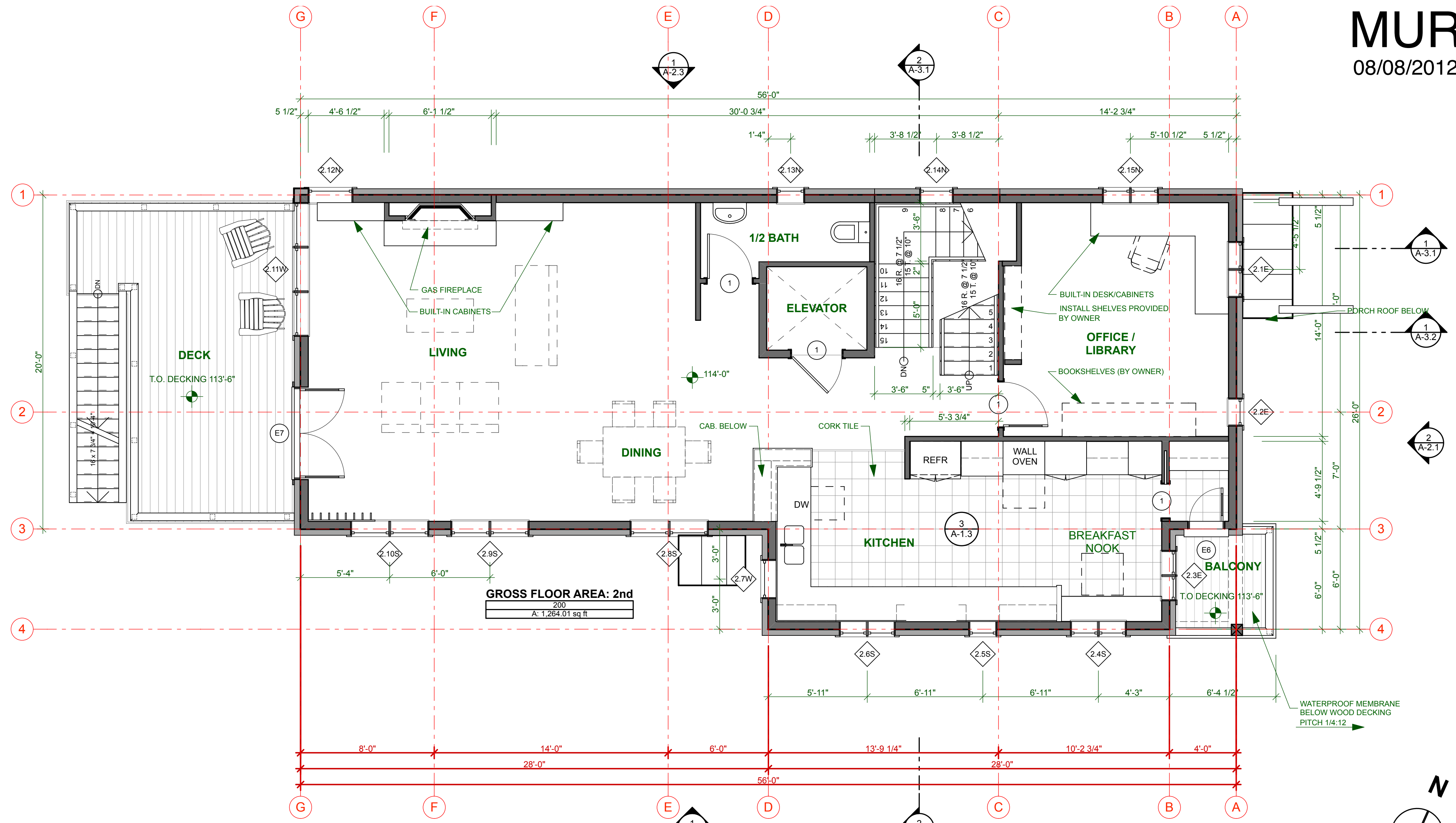
3 KITCHEN INTERIOR ELEVATION - FRIDGE & OVEN
SCALE: 1/2" = 1'-0"



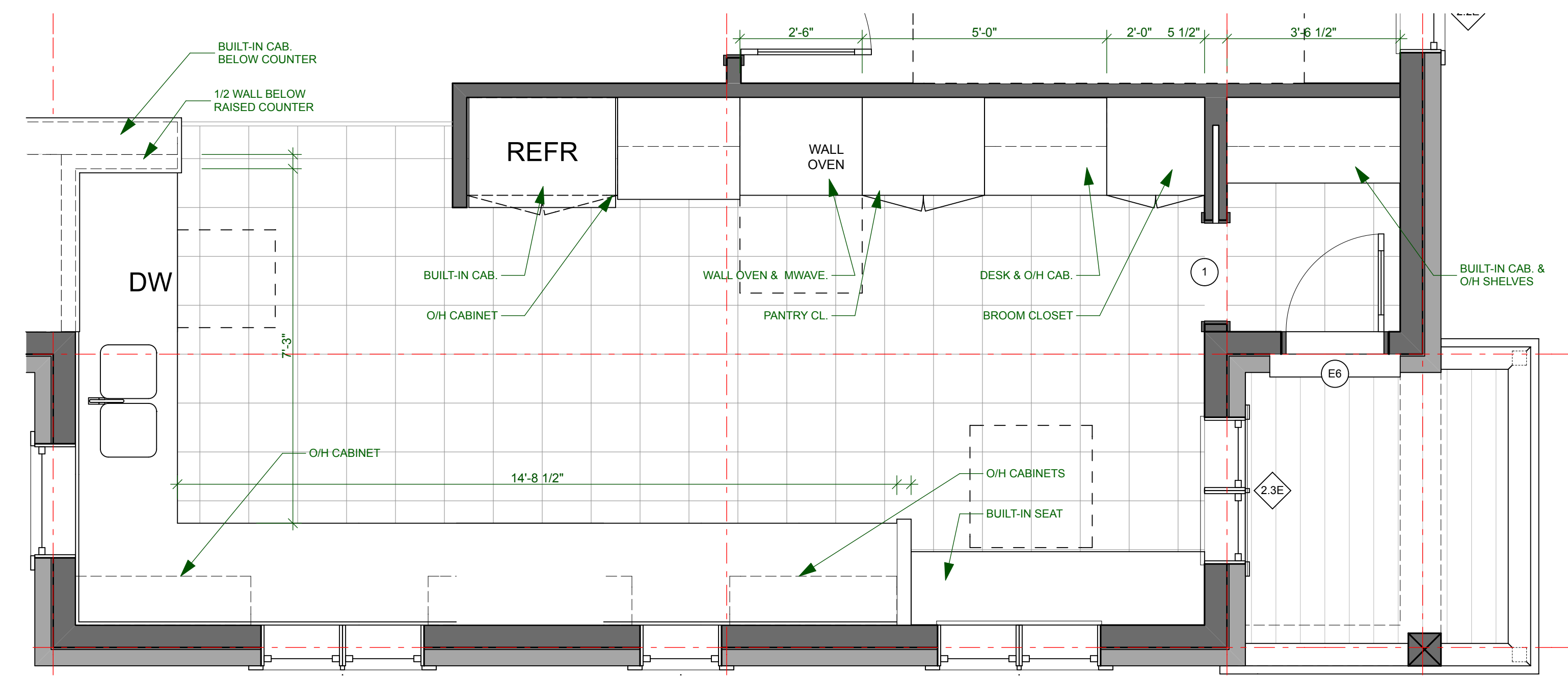
4 KITCHEN INTERIOR ELEVATION - SINK
SCALE: 1/2" = 1'-0"



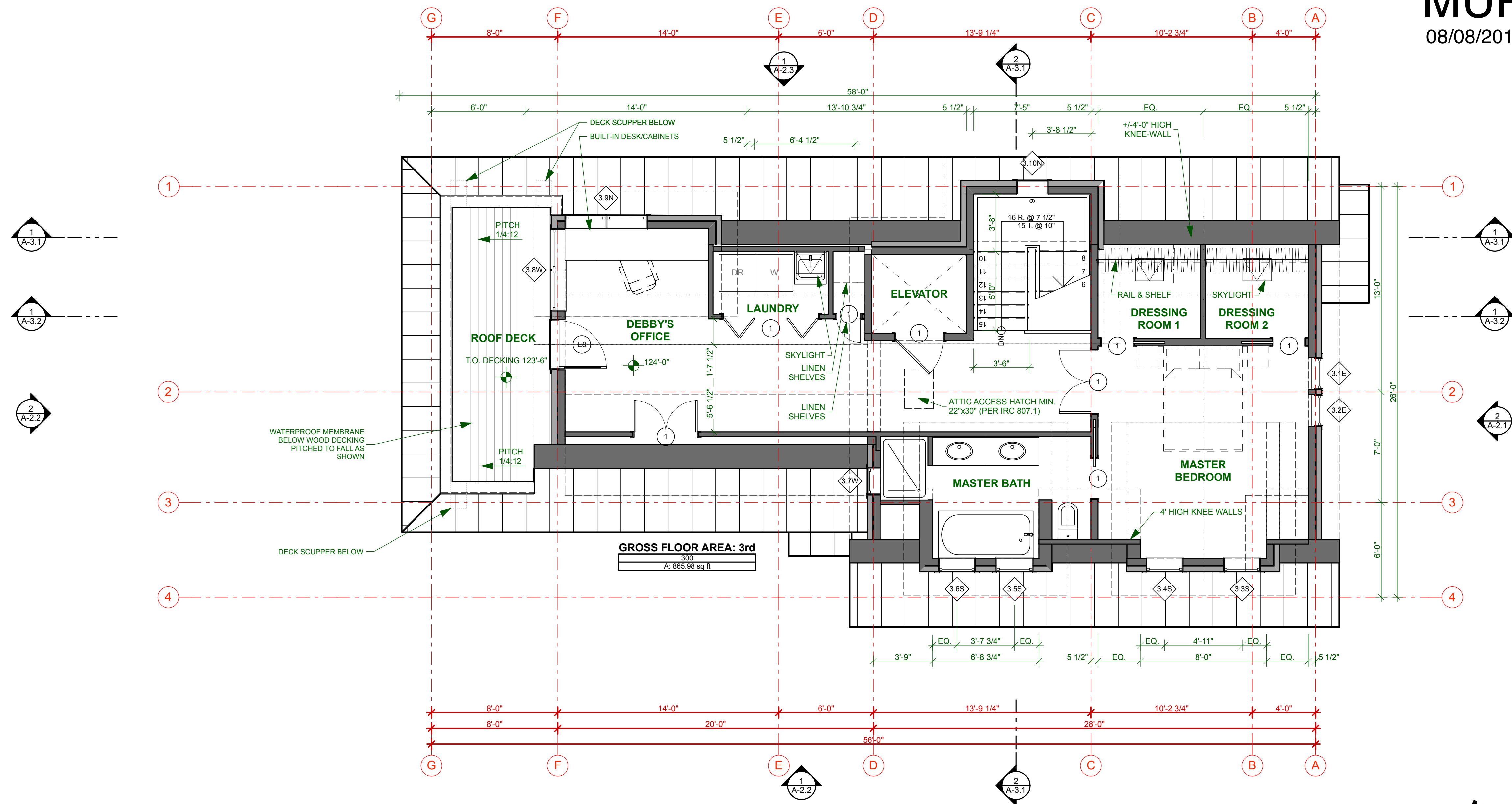
5 KITCHEN INTERIOR ELEVATION - COOKTOP
SCALE: 1/2" = 1'-0"



1 2ND FLOOR
SCALE: 1/4" = 1'-0"



2 KITCHEN PLAN
SCALE: 1/2" = 1'-0"



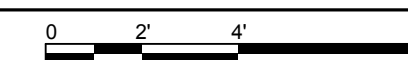
1 3RD FLOOR
SCALE: 1/4" = 1'-0"

NOTES:

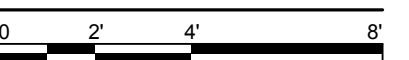
- CLADDING TYPE 1: HORIZONTAL CLAPBOARD
- CLADDING TYPE 2: VERTICAL BOARD & BATTEN
- CLADDING TYPE 3: PARGED FINISH AT FOUNDATION WALL
- TYPICAL TRIM: AZEK, SEE A4.1
- OPEN BALUSTRADE: WOOD POSTS, WITH WOOD CAP RAIL & HORIZ. SS CABLE RAIL (MAX. GAP 4")
- SOLID BALUSTRADE: SOLID WOOD CAP W/ SLOPED TOP SURFACE & 5/4 APRON TRIM BELOW CAP BOTH SIDES



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

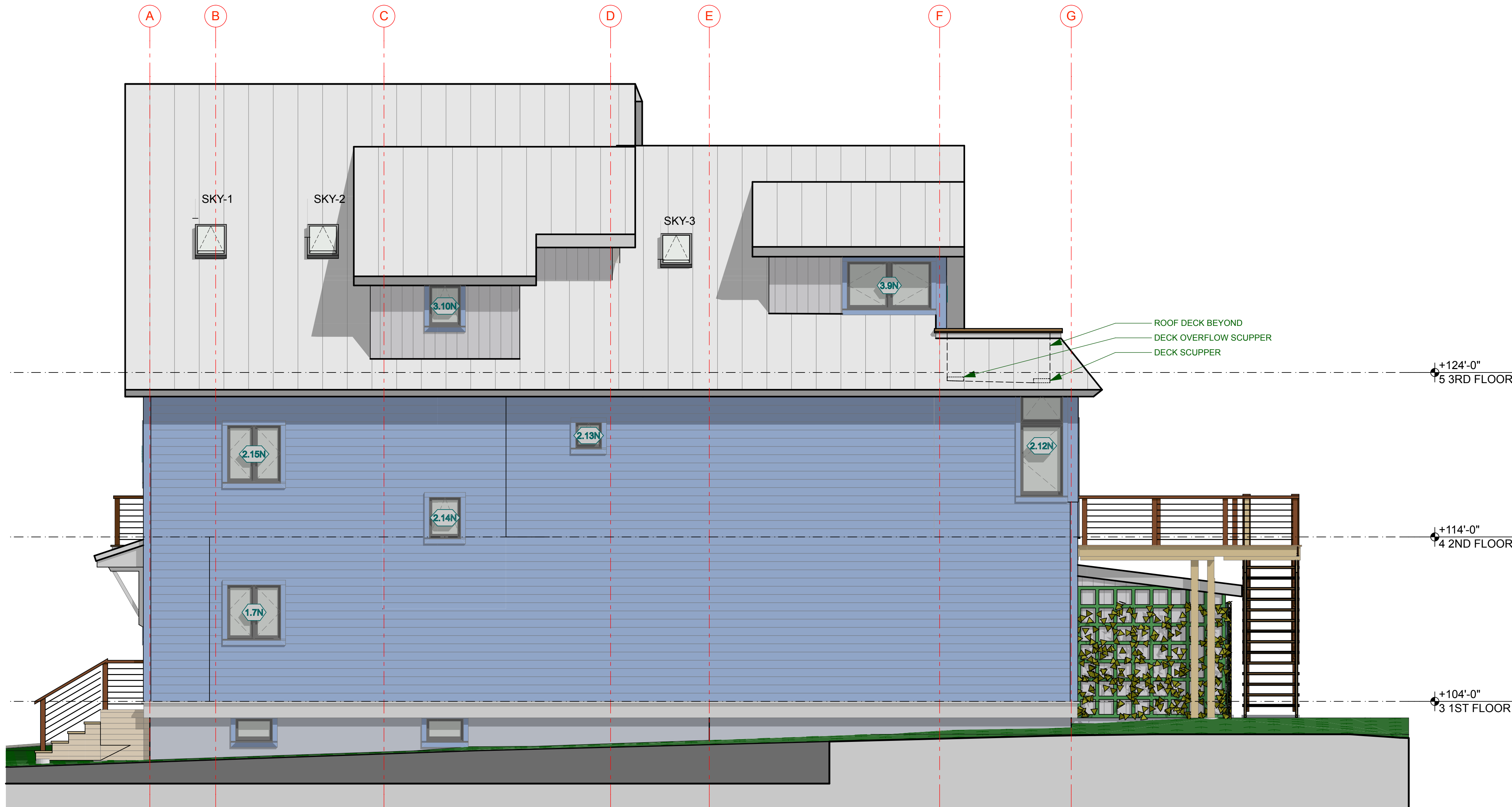


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

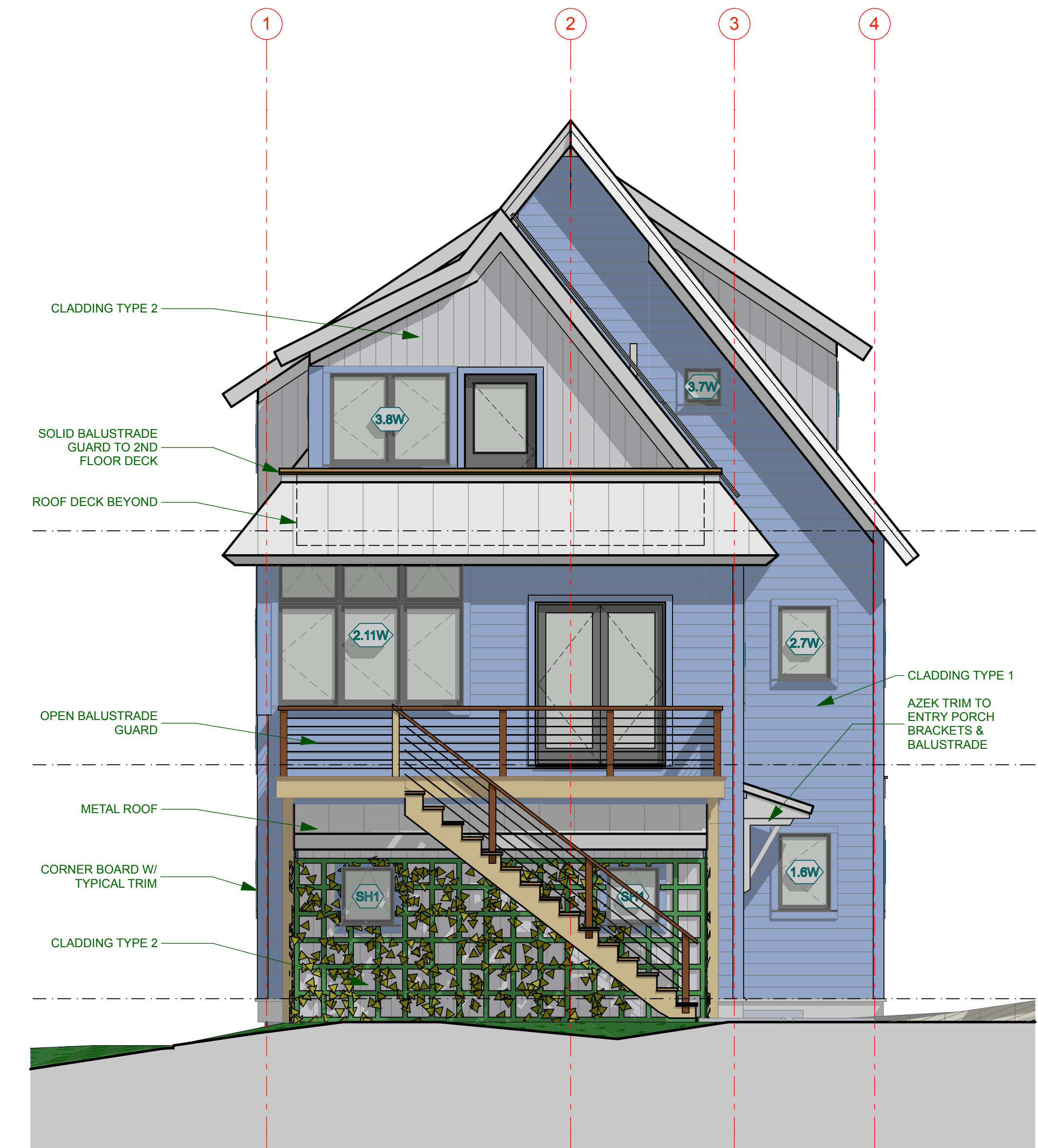
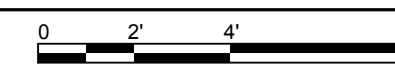


NOTES:

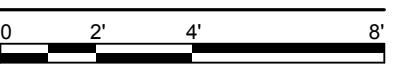
- CLADDING TYPE 1: HORIZONTAL CLAPBOARD
- CLADDING TYPE 2: VERTICAL BOARD & BATTEN
- CLADDING TYPE 3: PARGED FINISH AT FOUNDATION WALL
- TYPICAL TRIM: AZEK, SEE A4.1
- OPEN BALUSTRADE: WOOD POSTS, WITH WOOD CAP RAIL & HORIZ. SS CABLE RAIL (MAX. GAP 4")
- SOLID BALUSTRADE: SOLID WOOD CAP W/ SLOPED TOP SURFACE & 5/4 APRON TRIM BELOW CAP BOTH SIDES

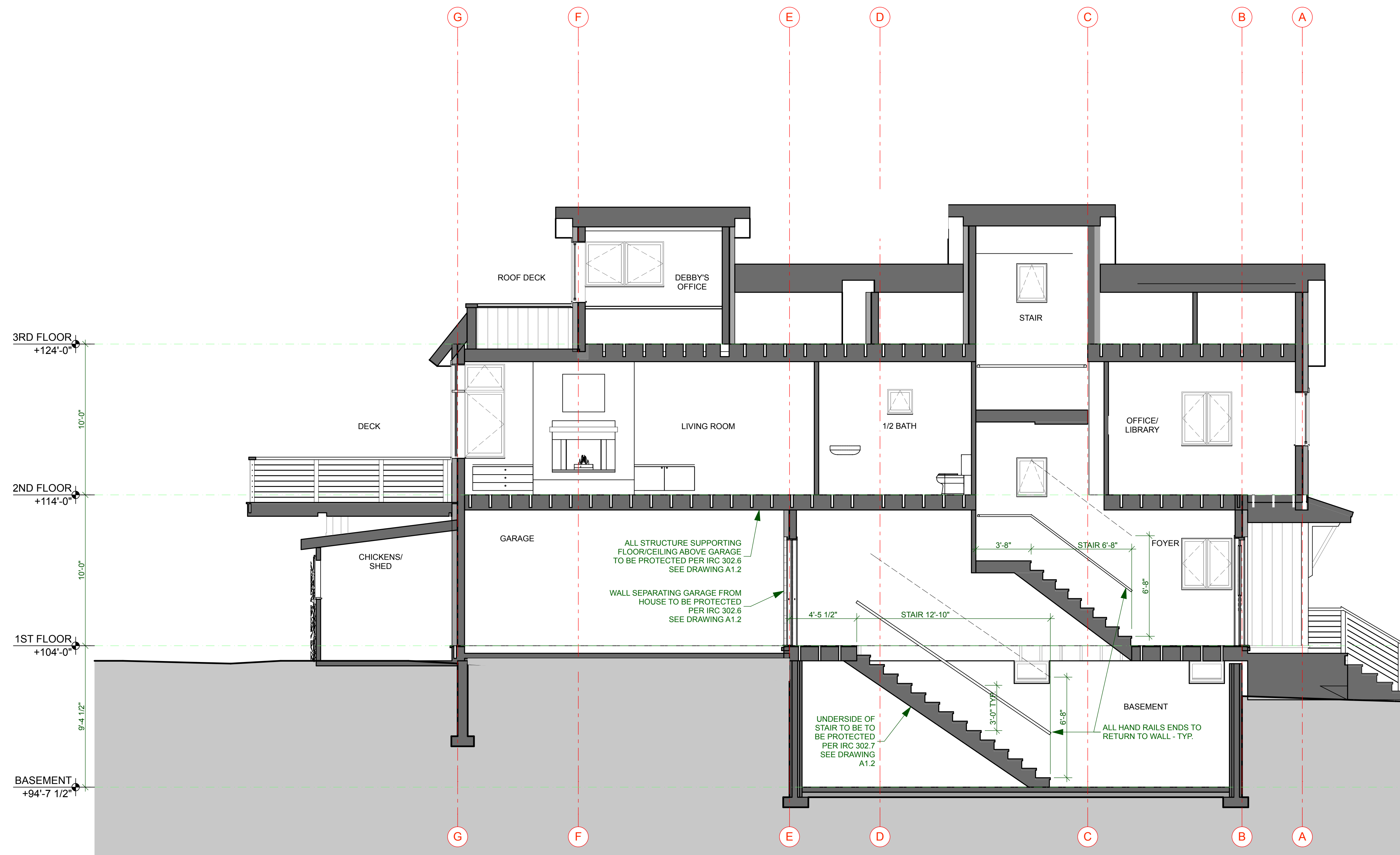


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

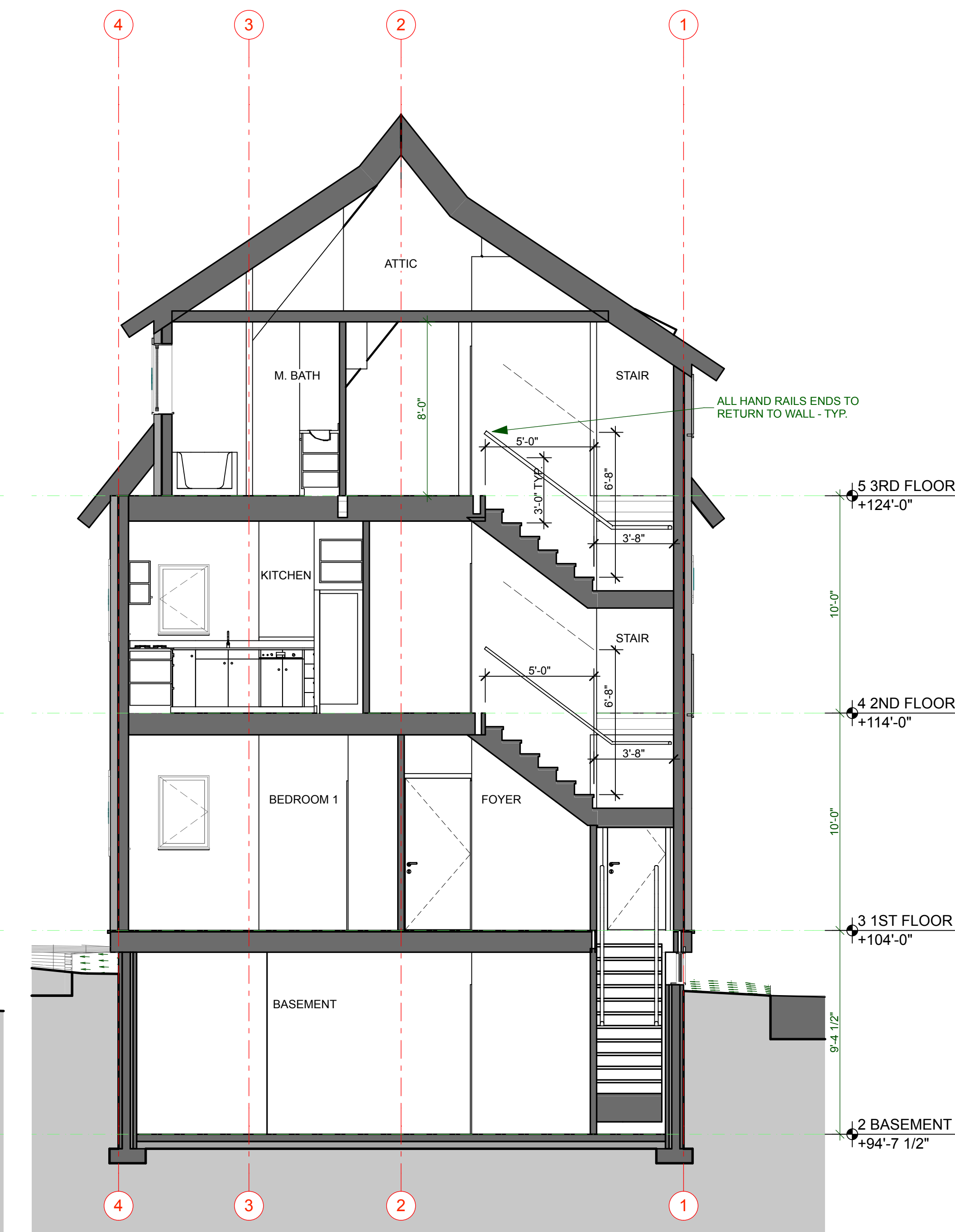


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

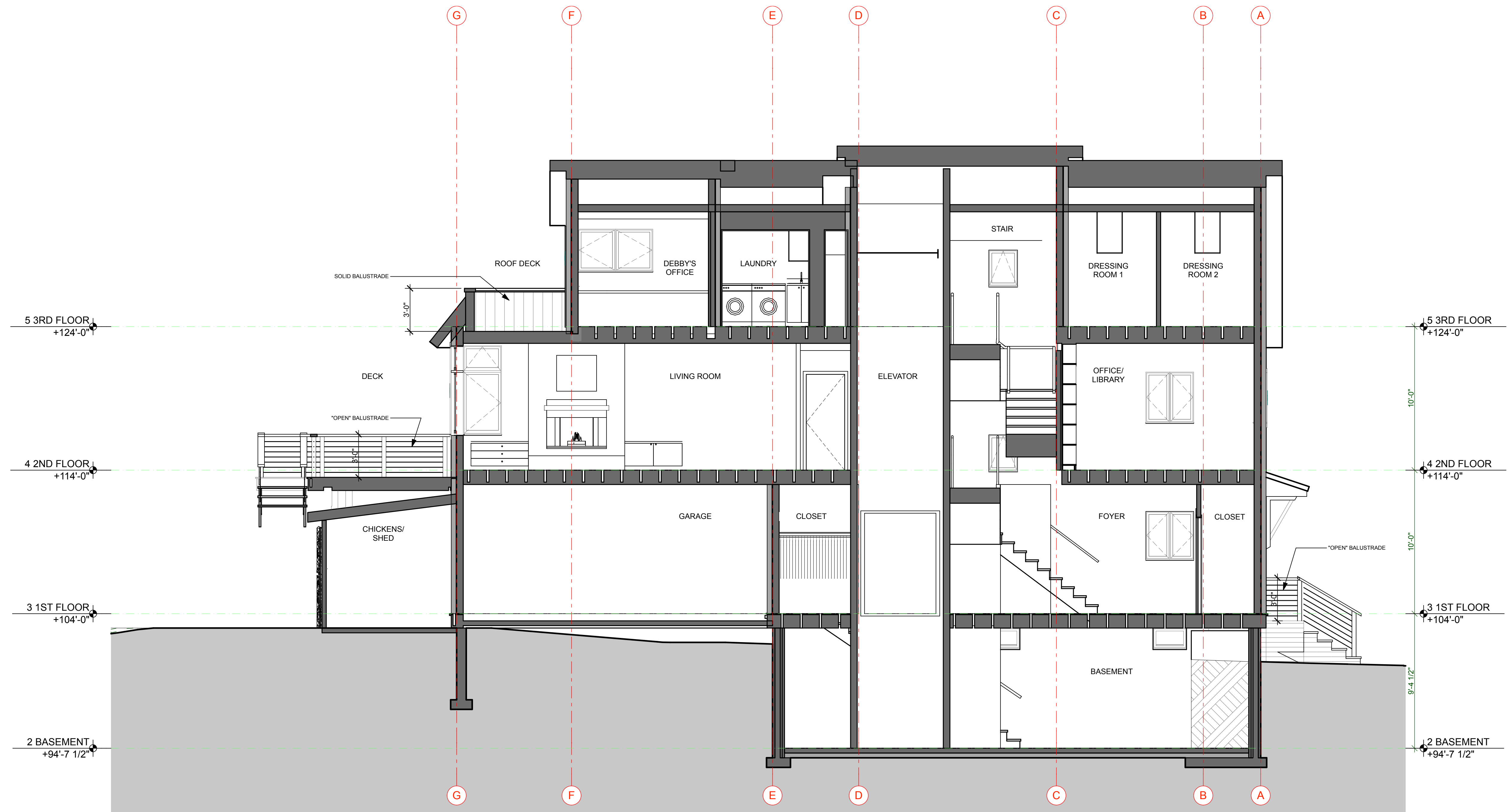




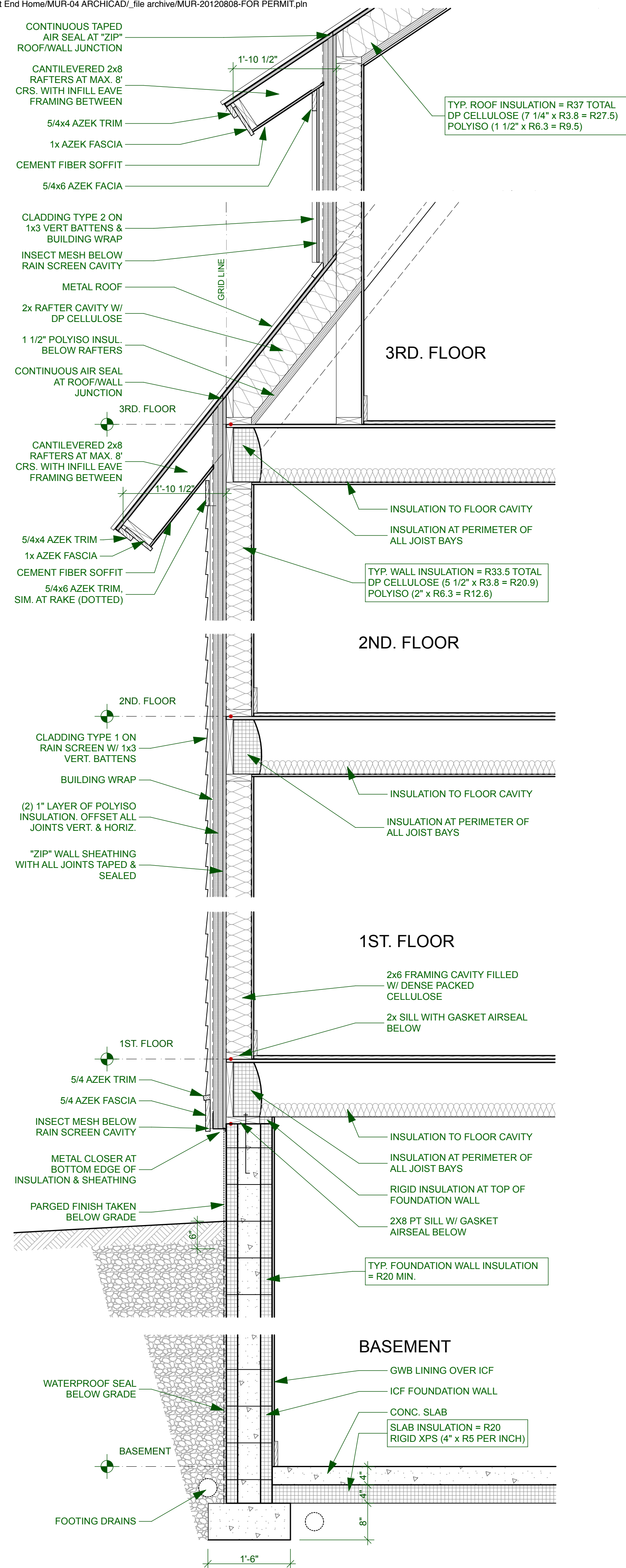
1 LONG SECTION: AT STAIR
SCALE: 1/4" = 1'-0"



2 SHORT SECTION: AT STAIR
SCALE: 1/4" = 1'-0"



1 LONG SECTION: AT ELEVATOR
SCALE: 1/4" = 1'-0"



1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

FOR PERMIT
NOT FOR CONSTRUCTION

PROJECT:	EAST END HOME		DRAWING:	TYPICAL WALL SECTION
	PETER & DEBBY MURRAY		SCALE:	
	104 NORTH ST., PORTLAND, ME 04101		DRAWN BY:	JJT
DATE:	AUGUST 08, 2012	REVISED:		

DOOR SCHEDULE									
ID	3D Front View	Width	Height	Quantity	Model #	Manufacturer	Finish	Glazing	Notes
1		1'-6"	6'-8"	1					BIFOLD
1		2'-0"	6'-8"	1	755	SIMPSON			POCKET
1		2'-0"	6'-8"	1	755	SIMPSON			POCKET
1		2'-0"	6'-8"	1	755	SIMPSON			POCKET
1		2'-6"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-6"	6'-8"	1	755	SIMPSON			POCKET
1		2'-7 1/2"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-7 1/2"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-7 1/2"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-8"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-8"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-8"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-8"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		2'-8"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		3'-0"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		3'-0"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		3'-0"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		3'-0"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		4'-0"	4'-6"	1					BIFOLD
1		4'-0"	6'-8"	1	755	SIMPSON			INTERIOR SWING
1		6'-0"	6'-8"	1					BIFOLD
1		6'-0"	6'-8"	1	755	SIMPSON			INTERIOR SWING
E1		3'-0"	7'-0"	1				TEMPERED	
E2		3'-0"	7'-0"	1				TEMPERED	
E3		3'-0"	7'-0"	1					20 MIN. FIRE DOOR
E4		2'-8"	7'-0"	1					20 MIN. FIRE DOOR
E5		2'-6"	7'-0"	1					
E6		2'-0"	6'-10"	1				TEMPERED	
E7		5'-4"	6'-10"	1				TEMPERED	
E8		3'-0"	6'-8"	1				TEMPERED	
G1		18'-0"	7'-6"	1					
SH1		2'-6"	7'-0"	1				TEMPERED	
SH1		2'-6"	7'-0"	1				TEMPERED	
				32					

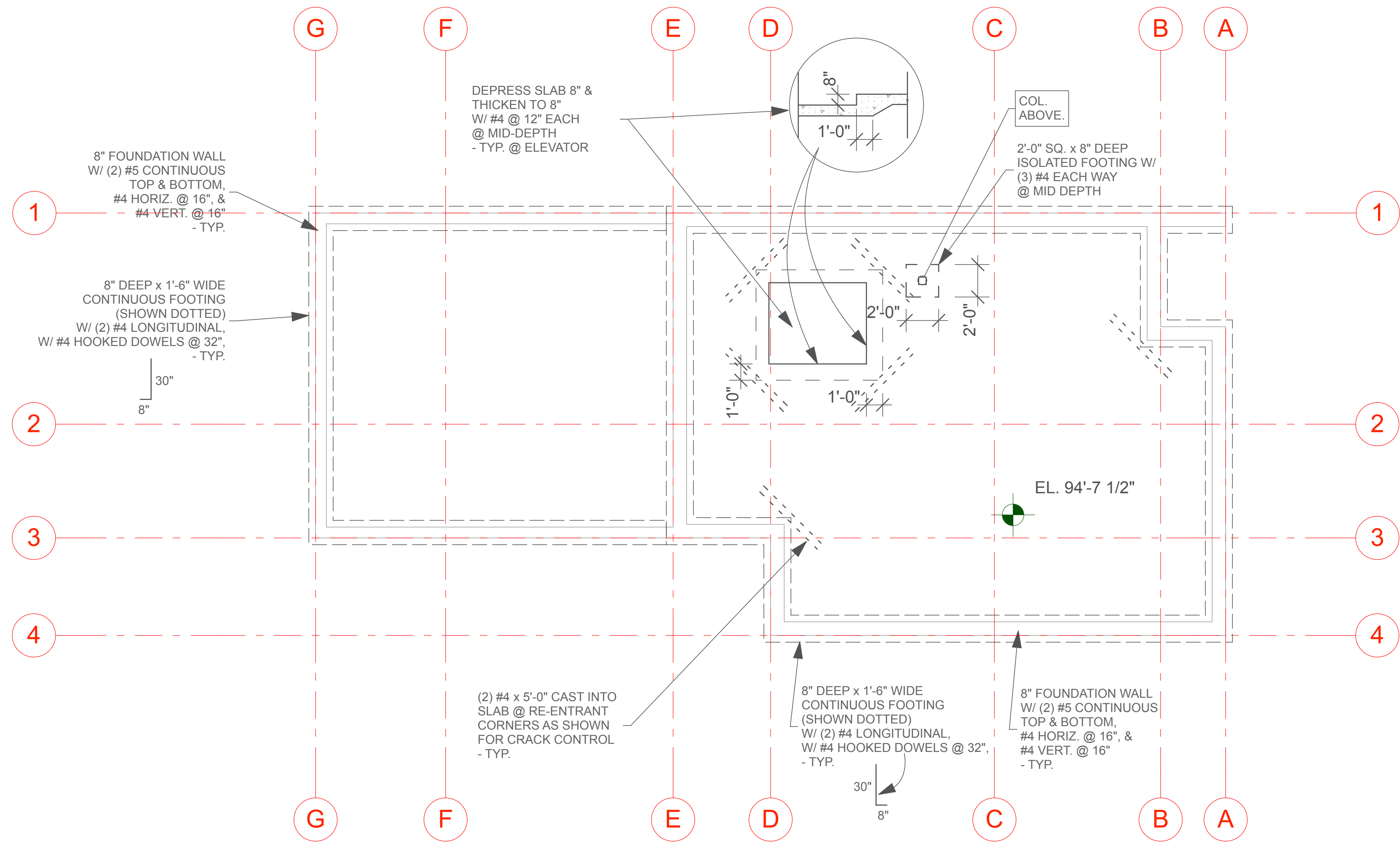
1 Door Schedule

WINDOW SCHEDULE																		
ID	Exterior view	Width	Height	Unit TYPE	Units HORZ	Units VERT	Quantity	Area	Model #	Manufacturer	Material	Glazing	SHGC	U-Value	Egress	Tempered	Notes	
1.1E		2'-4"	3'-5"	Casement	1	1	1	7.97										
1.2E		1'-8"	3'-5"	Casement	1	1	1	5.69										
1.3S		3'-4"	3'-5"	Casement	2	1	1	11.39										
1.4S		1'-8"	1'-8"	Awning	1	1	1	2.78										
1.5S		3'-4"	3'-5"	Casement	2	1	1	11.39										
1.6W		2'-4"	3'-5"	Casement	1	1	1	7.97										
1.7N		3'-4"	3'-5"	Casement	2	1	1	11.39										
2.1E		3'-4"	3'-7"	Casement	2	1	1	11.94										
2.2E		1'-8"	3'-7"	Casement	1	1	1	5.97										
2.3E		3'-0"	3'-3"	Casement	2	1	1	9.75										
2.4S		3'-4"	3'-3"	Casement	2	1	1	10.83										
2.5S		1'-8"	3'-3"	Casement	1	1	1	5.42										
2.6S		3'-4"	3'-3"	Casement	2	1	1	10.83										
2.7W		2'-4"	3'-3"	Casement	1	1	1	7.58										
2.8S		4'-8"	4'-3"	Casement	2	1	1	19.83										
2.9S		4'-8"	4'-3"	Casement	2	1	1	19.83										
2.10S		4'-8"	4'-3"	Casement	2	1	1	19.83										
2.11W		8'-0"	6'-3"	Stack	3	1	1	50.00										
2.12N		2'-8"	6'-3"	Stack	1	1	1	16.67										
2.13N		1'-8"	1'-8"	Awning	1	1	1	2.78										
2.14N		2'-0"	2'-7"	Awning	1	1	1	5.17										
2.15N		3'-4"	3'-7"	Casement	2	1	1	11.94										
3.1E		2'-0"	3'-3"	Casement	1	1	1	6.50										
3.2E		2'-0"	3'-3"	Casement	1	1	1	6.50										
3.3S		2'-4"	3'-3"	Casement	1	1	1	7.58										
3.4S		2'-4"	3'-3"	Casement	1	1	1	7.58										
3.5S		2'-4"	3'-3"	Casement	1	1	1	7.58										
3.6S		2'-4"	3'-3"	Casement	1	1	1	7.58										
3.7W		1'-8"	1'-8"	Awning	1	1	1	2.78										
3.8W		5'-2 1/2"	4'-0 1/2"	Casement	2	1	1	21.05										
3.9N		5'-2 1/2"	3'-0"	Casement	2	1	1	15.63										
3.10N		2'-0"	2'-7"	Awning	1	1	1	5.17										
B1		2'-4"	1'-6"	Stationary	1	1	1	3.50										
B1		2'-4"	1'-6"	Stationary	1	1	1	3.50										
B1		2'-4"	1'-6"	Stationary	1	1	1	3.50										
SH1		2'-4"	2'-7"	Awning	1	1	1	6.03										
SH1		2'-4"	2'-7"	Awning	1	1	1	6.03										
							37	377.46 sq ft										

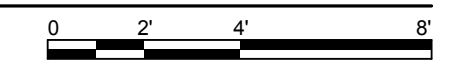
2 Window Schedule

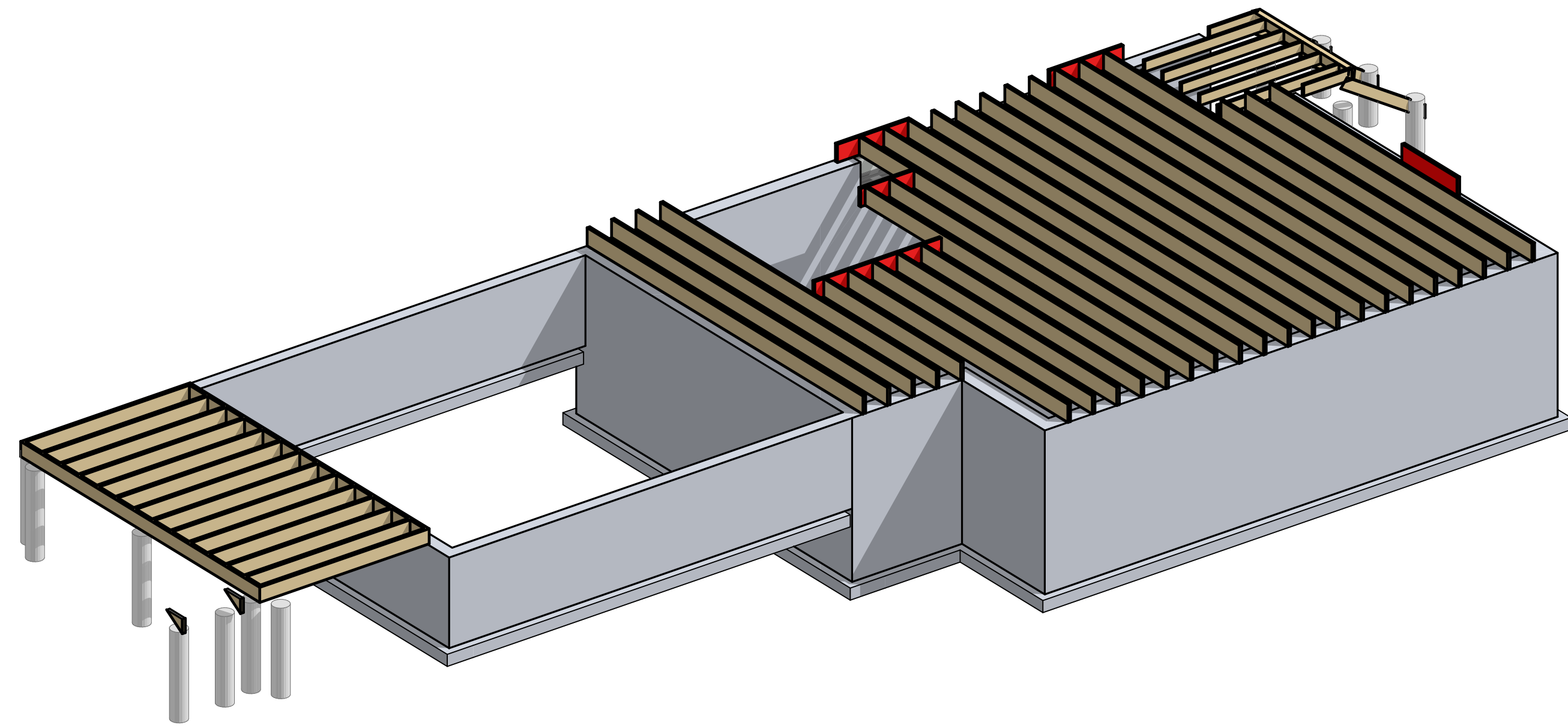
SKYLIGHTS					
ID	PLAN VIEW	FRAME WIDTH	FRAME LENGTH	QUANT.	NOTES
SKY-1		1'-9 1/2"	3'-3"	1	
SKY-2		1'-9 1/2"	3'-3"	1	
SKY-3		1'-9 1/2"	3'-3"	1	
				3	

3 Skylight schedule



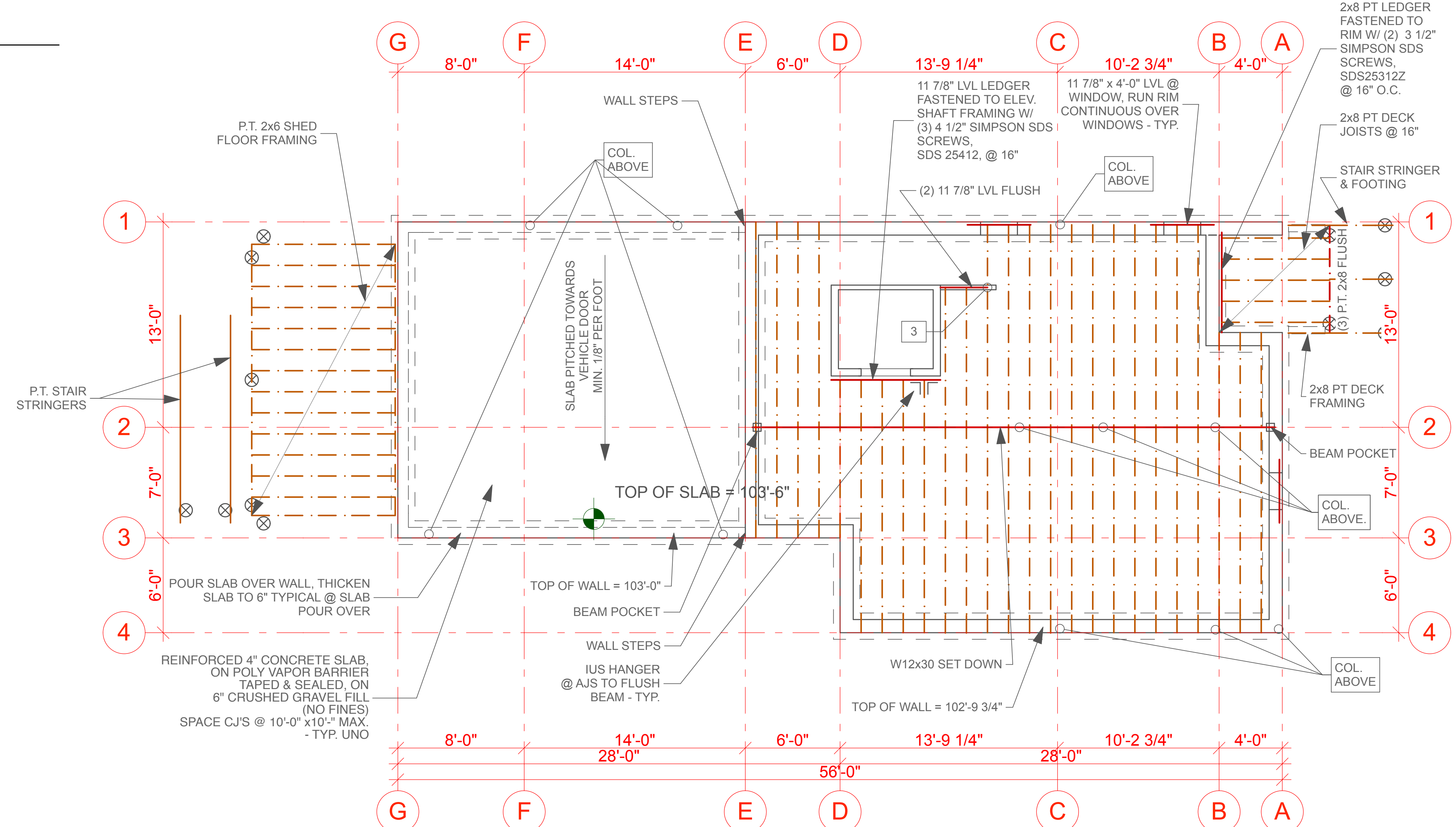
1 FOUNDATION
SCALE: 1/4" = 1'-0"



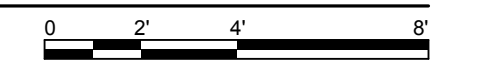


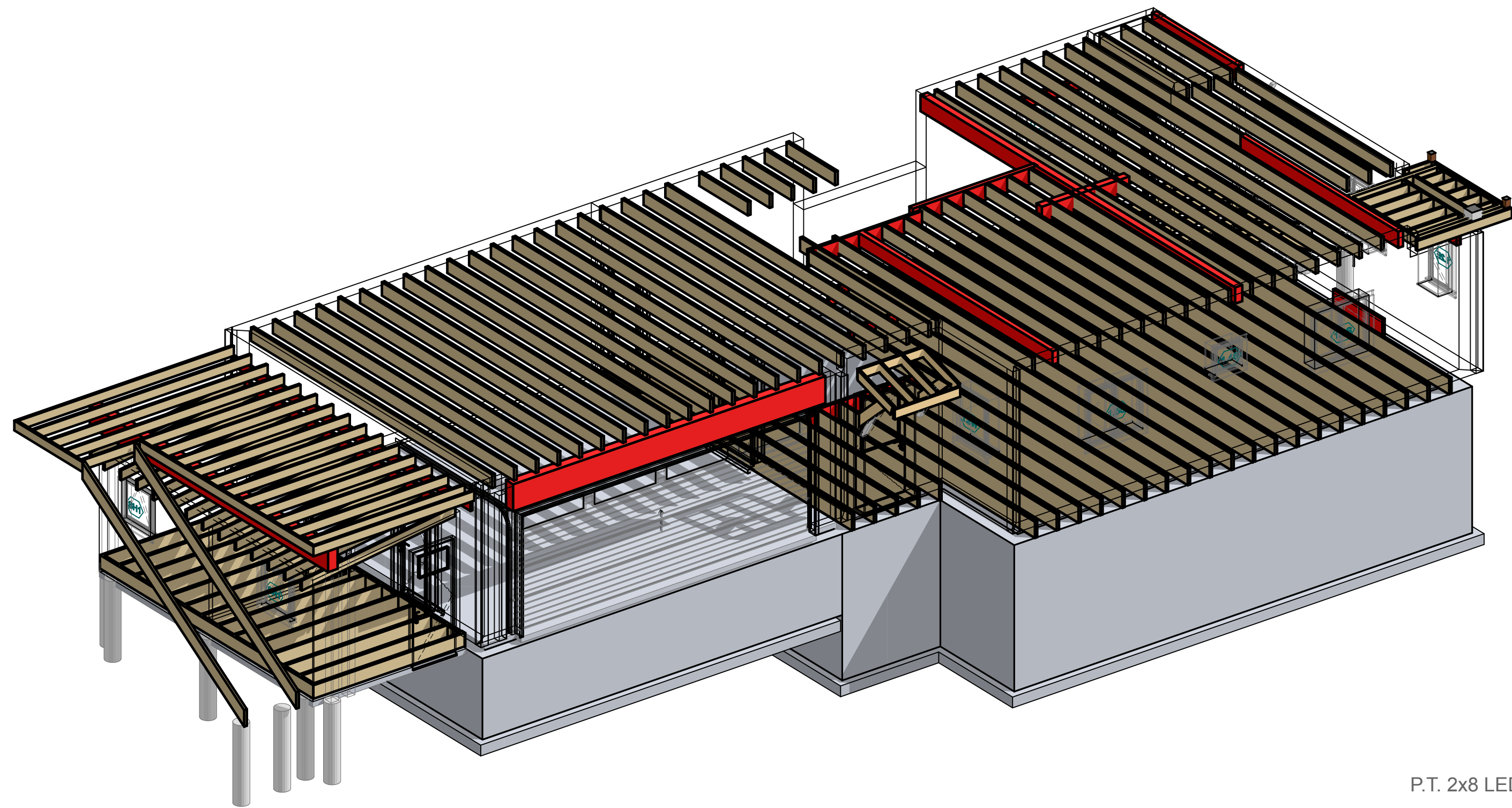
2 FRAMING AXONOMETRIC

NOTES
 1. All floor joists to be 11 7/8" AJS 25's @ 16" Typical UNO
 2. Floor sheathing to be 3/4" T&G



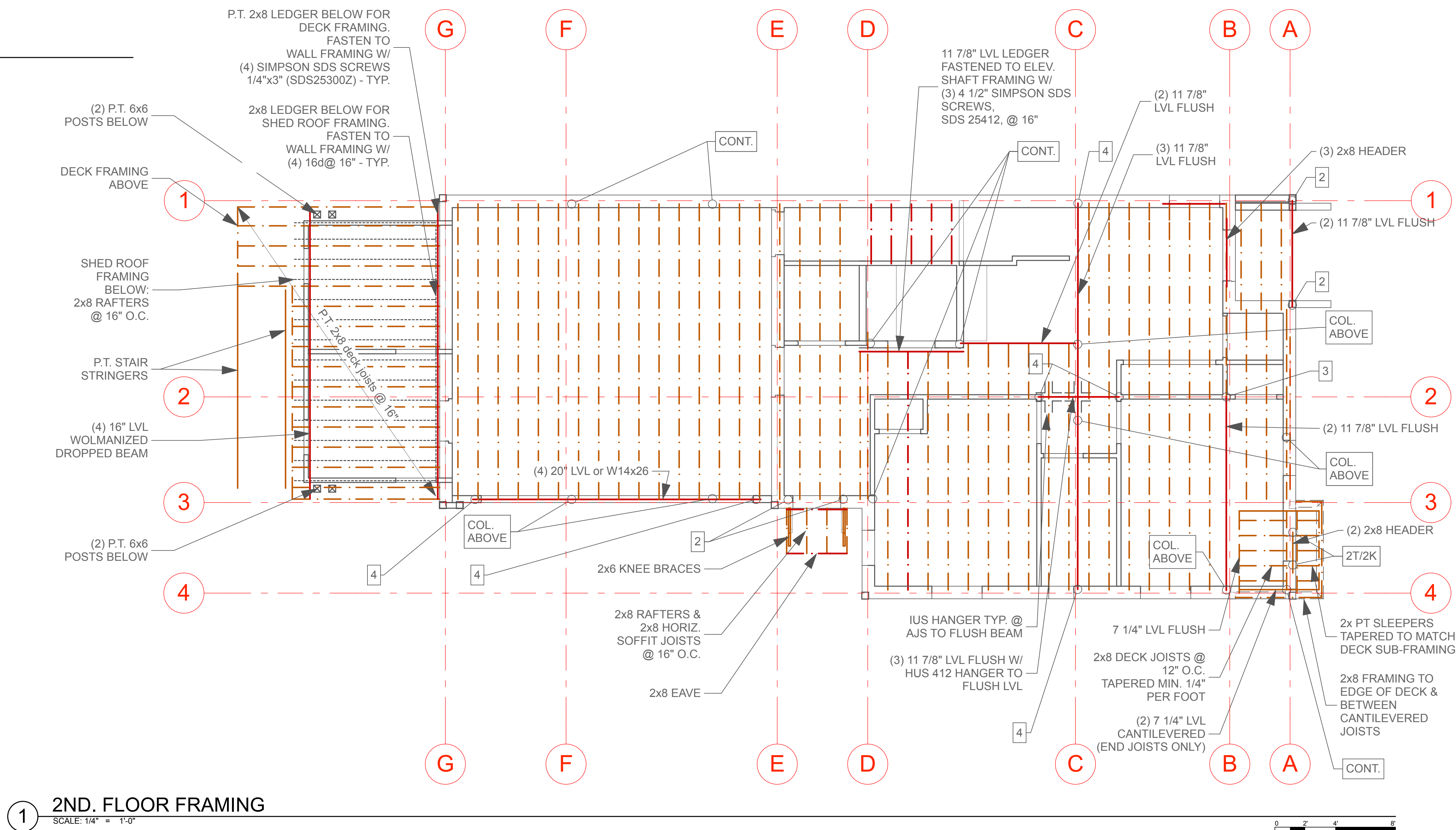
1 1ST. FLOOR FRAMING
 SCALE: 1/4" = 1'-0"

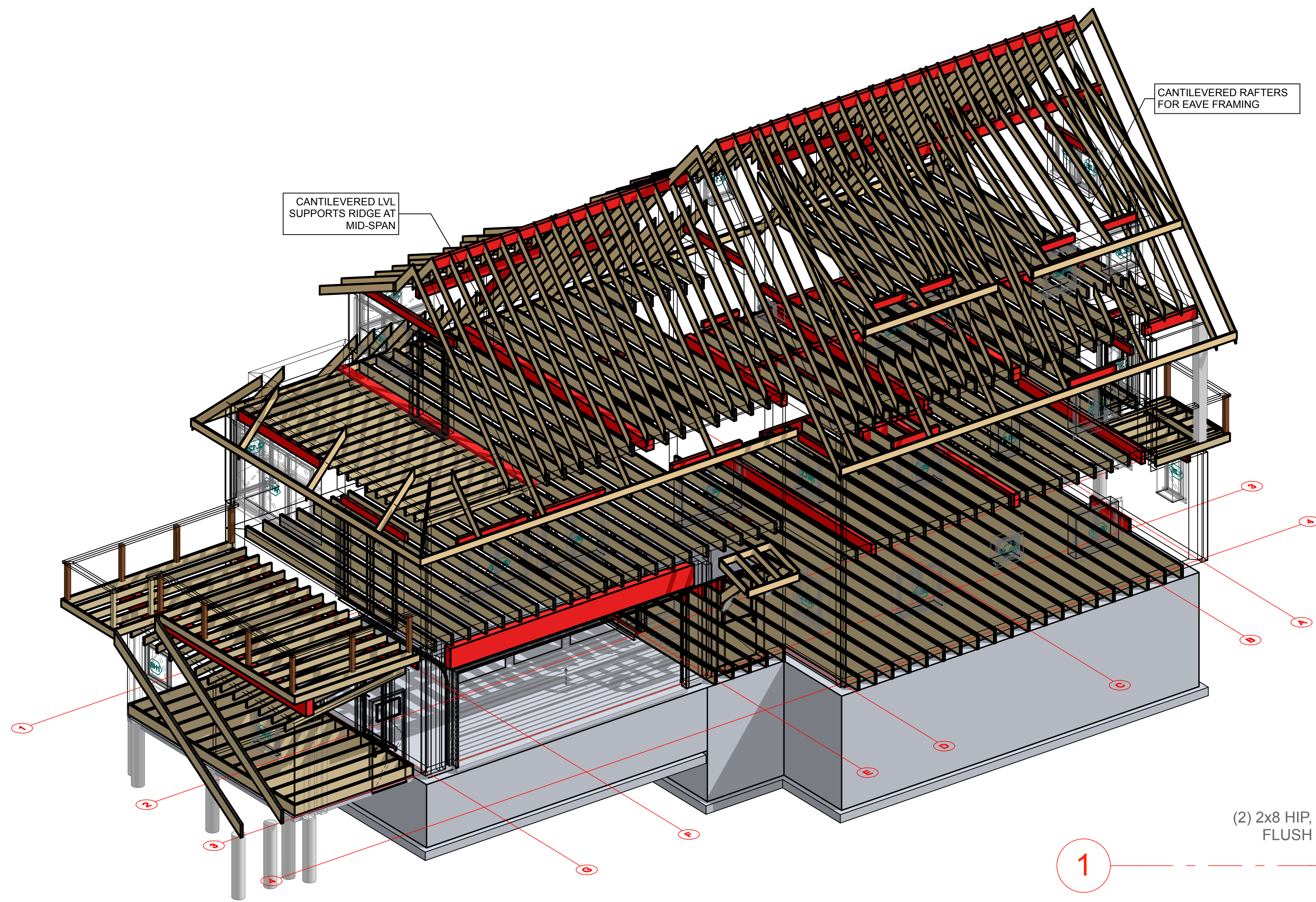




2 FRAMING AXONOMETRIC

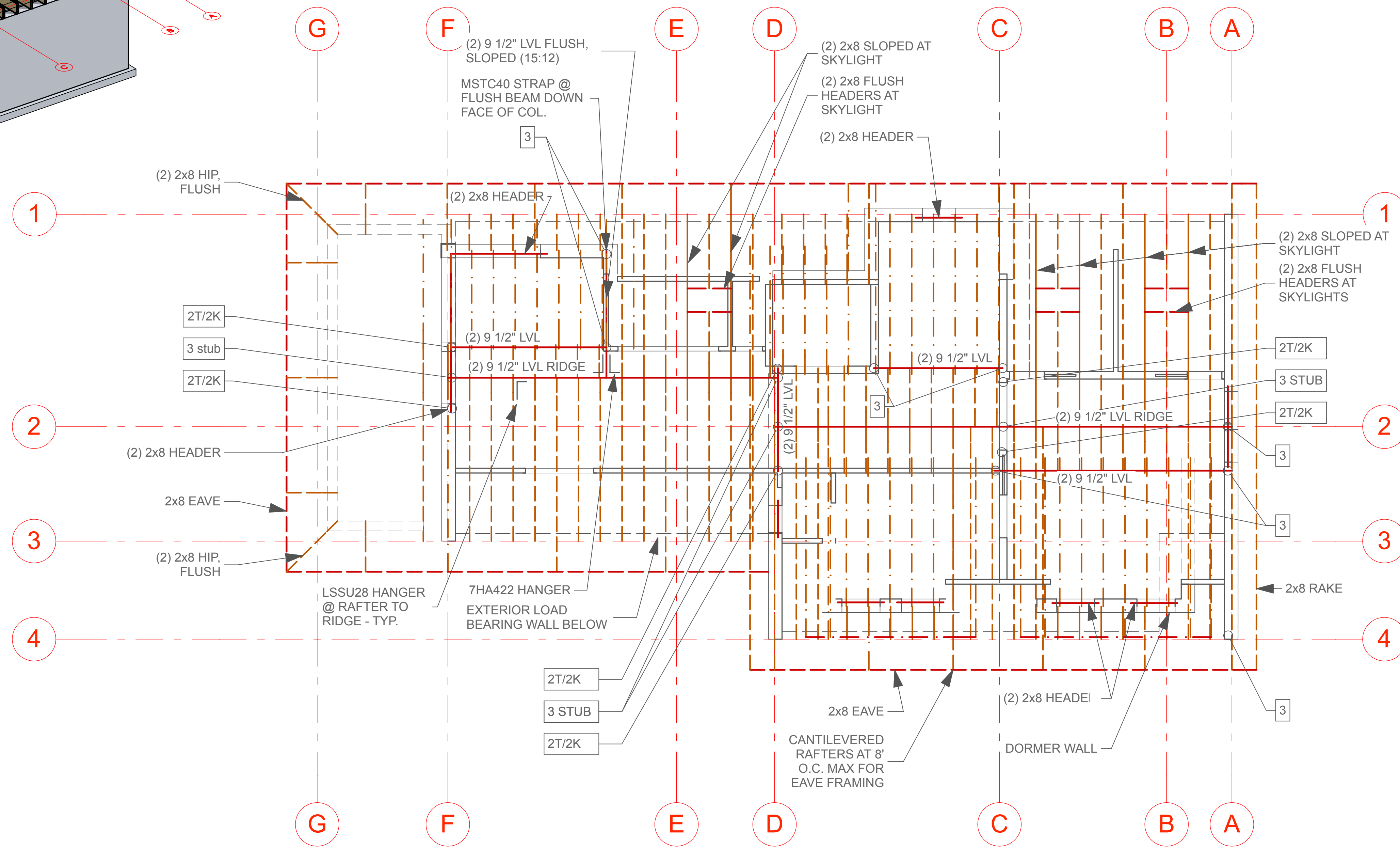
- NOTES**
1. All floor joists to be 11 7/8" AJS 25's @ 16" Typical UNO
 2. All headers to be (2) 2x6 w/ (1) trim stud under header (1T), and (1) king stud adjacent to header (1K), UNO
 3. Floor sheathing to be 3/4" T&G





2 FRAMING AXONOMETRIC

- NOTES**
1. All rafters to be 2x8 @16" O.C.
 2. All headers to be (2) 2x6 w/ (1) trim stud under header (1T), and (1) king stud adjacent to header (1K), UNO
 3. Roof sheathing to be 5/8" ZIP ROOF



1 ROOF FRAMING
SCALE: 1/4" = 1'-0"

