CITY OF PORTLAND ELECTRONIC STAMP:

3 ONSEN BATH PLAN ENLARGEMENT
SCALE: 1/2" = 1'-0"

PRELIMINARY PRICING NOTES:

1. REUSE EXISTING WOOD FLOORING TO THE GREATEST EXTENT POSSIBLE. REVIEW IN FIELD WITH PROPOSED PLANS AND DETERMINE ALLOWANCE, IF NEEDED, FOR ADDITIONAL NEW HARDWOOD FLOORING

2. PAINT AND POINT-UP REMAINING EXISTING PLASTER WALLS

3. EXISTING FLOOR SAGS IN SOME LOCATIONS, UPON INSPECTION WITH STRUCTURAL ENGINEER, THE CULPRIT APPEARS TO BE AN INDAQUATE BEAM IN THE BASEMENT. SEE 1ST FLOOR FRAMING ON STRUCTURAL DRAWINGS FOR PROPOSED CORRECTIVE WORK. BEFORE COMMENCING, VERIFY UPPER LEVEL FLOOR JOIST AND ROOF JOIST DIRECTION PER NOTES ON STRUCTURAL AND CONTACT ARCHITECT/STRUCTURAL ENGINEER FOR VERIFICATION OF BEAM SIZE.

4. AS NOTED IN THESE DRAWINGS AND WHERE ANY WORK INVOLVES EXPOSING EXTERIOR FRAMING CAVITY, INSTALL SPRAY-IN CELLUOSE INSULATION OR SIMILAR.

5. REVIEW EXISTING BASEBOARD HEATING WITH PROPOSED PLAN AND DETERMINE EXTENT OF REUSE.

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 PROPOSED FIRST FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"

CALEB JOHNSON ARCHITECTS + BUILDER
265 MAIN STREET, SUITE 201 BIDDEFORD, ME 04005
T: 207.283.8777 F: 207.283.8778

PROJECT STATUS: PERMIT SET
STUDIO MANAGER: MICHAEL CHESNUTT, RA
PROJECT ARCHITECT: CALEB JOHNSON, AIA

SUBMISSIONS: 2015-01-14 PERMIT SET

CONSULTANTS:

DRAFTSPERSON: PATRICK BOOTHE, AIA
DATE OF ISSUE: 14 JANUARY 2015
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PERMIT SET

JOHNSON-WINTER INTERIOR RENOVATION
DAVID JOHNSON & DHARMASURI WINTER
26 MONUMENT ST PORTLAND ME 04041 USA

PROPOSED FIRST FLOOR PLAN

A-1.1

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