

77 SPRUCE ST. RENOV PORTLAND, MAINE

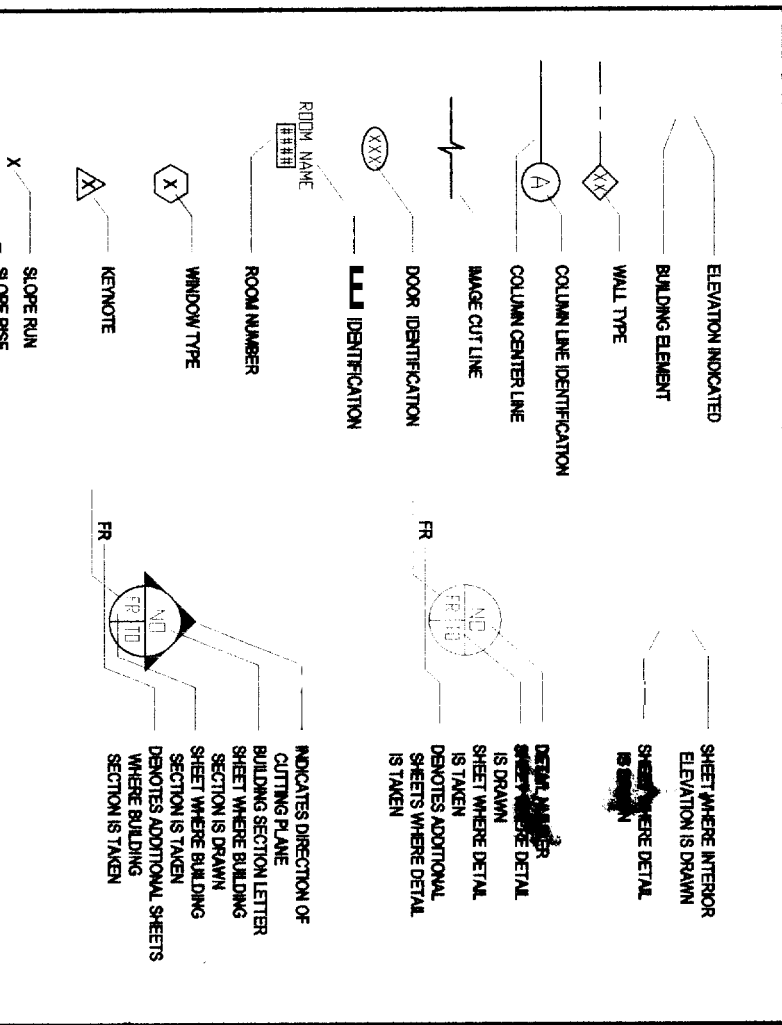
SCOPE OF WORK SUMMARY

WINDOW REPLACEMENT AS INDICATED DETAIL TO MATCH EXIST'G. HISTORIC PRESRV'N & BEDRM EGRESS APPROVALS REQ'D).
REAR STAIR (4-RISERS) ALTERED TO BE CODE COMPLIANT/LANDING EXTENSION TO MEET REQUIRED LOADING.
INSULATION WILL BE FIBERGLASS BATT W/WR. WALLS: 3-1/2"R-13, 6"-R-21, ATTIC: CEILING=R-28 UNO.
PARTITION CONFIG AS INDICATED/FINISH TO SKIM COAT PLASTER ON 1/2" BLUE BOARD. UNO.
WAINSCOT/TLEAWOOD OVER GBR/FLUSH-ROUND/TILE DRG-MATCH EXIST'G.CEILING-SKIM COAT PLASTER.
ELECTRICAL WORK-UPGRADE SYSTEM TO MEET NATIONAL ELECTRICAL & LOCAL APPLICABLE CODE REQUIREMENTS.
HEATING SYSTEM- ADD CONVECTORS IN KITCHEN AND THIRD FLOOR @ EXT WINDOW AS CAL'S REQ. AFTER INSULATING ENVELOPE
(ONLY WHERE WALLS & CEILING ARE OPEN DURING WORKSCOPE)
BATHROOM MECHANICAL VENTILATION TO PROVIDE MIN 10 AIR CHANGES PER HOUR.

CODE SUMMARY

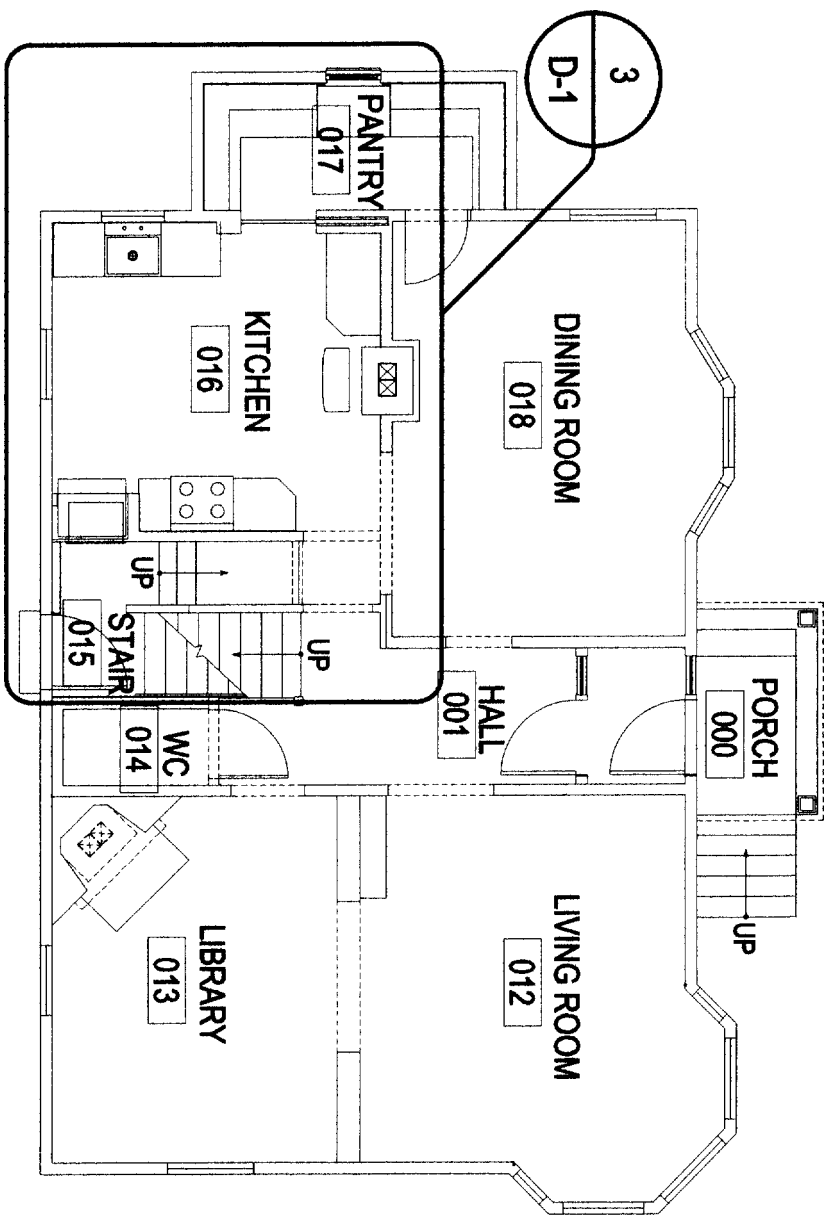
OCCUPANCY: R-3 RESIDENTIAL
NO CHANGE OF OCCUPANCY
APPLICABLE MODEL BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2003, NFPA-101 2003
CONSTRUCTION TYPE: V-B
ALLOWABLE AREA: N/A
ALLOWABLE HEIGHT: PER TOWN ORDINANCE
CONTENTS HAZARD RATING: ORDINARY
FIRE ALARM: SMOKE DETECTORS - EA LEVEL, EA BEDROOM, EA BEDROOM EGRESS ACCESS/ROUWE FOR INTEGRATED

LEGEND



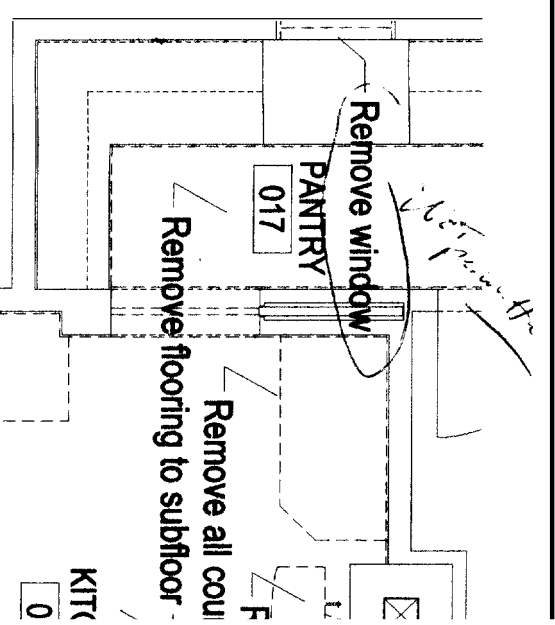
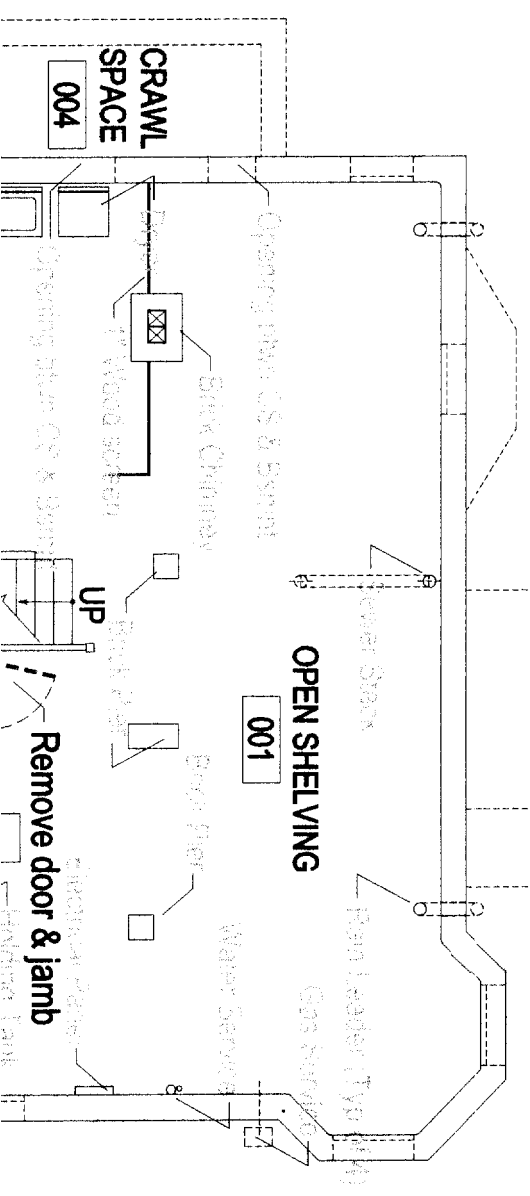
ABBREVIATIONS

±	AND PLUS OR MINUS	HGT	HEIGHT	\$	SOUTH
⊕	AMERICAN DISABILITIES ACT	HM	HOLLOW METAL	SAT	SURFEND
ADA	AMERICAN DISABILITIES ACT	HORIZ	HORIZONTAL	SD	SMOKE D
ALT	ALTERNATE	HVAC	AIR CONDITIONING	SHWR	SHOWER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	IC	INSIDED BY CONTRACTOR	SHRT(S)	SHEET(S)
BE	BARBER FREE BOARD	ID	INSIDE DIAMETER	SIM	SIMLAR
BLDG	BUILDING	INC	INCORPORATED	SQ	SQUARE
BO	BOTTOM OF	IN	INCH INCHES	SS	STAINLES
CBU	CEMENTITIOUS BACKER UNIT	INFO	INFORMATION	STC	STOUND T
CGO	CODE ENFORCEMENT OFFICER	INSUL	INSULATION, INSULATED	STL	STEEL
CLG	CEILING	INT	INTERIOR	STND	STANDARD
CJ	CONCRETE JOINT	INTV	CENTIMOUS BACKER UNIT	SYS	SYSTEM
CMU	CONCRETE MASONRY UNIT	KP	THOUSAND POUNDS	T	TRANGRO
COL	COLUMN	LAV	LAVATORY	TEL	TELEPHO
CONC	CONCRETE	LF	LINEAR FEET	TO	TOP OF
CONC	CONCRETE	LIN	LINEAR	TS	TUBE STE
CONST	CONSTRUCTION	LNT	MAXIMUM	TYP	TYPICAL
CONST	CONSTRUCTION	MAT	MATERIAL	UNO	UNDERM
COORD	COORDINATE	MCH	MECHANICAL	UNLESS	UNLESS N
CPT	CARPET	MFG	MANUFACTURER	VAT	VINYL ASS
CT	CERAMIC TILE	REC	RECOMMENDATIONS	VAR	VAPOR R
CT	CERAMIC TILE	RECC	RECOMMENDATIONS	VCB	VINYL CO
CY	CUBIC YARD	RFR	REFLECTANCE	VCT	VINYL CO
DIA	DIAMETER	REC	RECOMMENDATIONS	VERT	VERTICAL
DN	DOWN	REQ	REQUIREMENT	VF	VERTICAL
DR	DOOR	RFR	REFLECTANCE	VTR	VENT THR
DWG	DRAWING	RND	ROUND	W	W
E	EAST	RND	ROUND	W/	WITH
EA	EACH	RS	RESISTANT	WC	WATER CI
EIPS	EXTERIOR INSULATING FINISH SYSTEM	N	NORTH	WD	WOOD
E	EAST	N	NORTH	WH	WATER HI
ELEV	ELEVATION	N#	NATIONAL ELECTRICAL CODE NUMBER	WIN	WINDOW
EL	ELECTRIC, ELECTRICAL	N#S	NUMBERS	WR	WATER RI
ELEV	ELEVATION	NTS	NOT IN CONTRACT	WVF	WATER V
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	OC	OUTSIDE	WV	WIND
EQ	EQUAL	OD	OUTSIDE DIAMETER	WVF	WATER V
EQ	EQUAL	OH	OVERHEAD	OPP	OPPOSITE
		PTD	PAINTED		



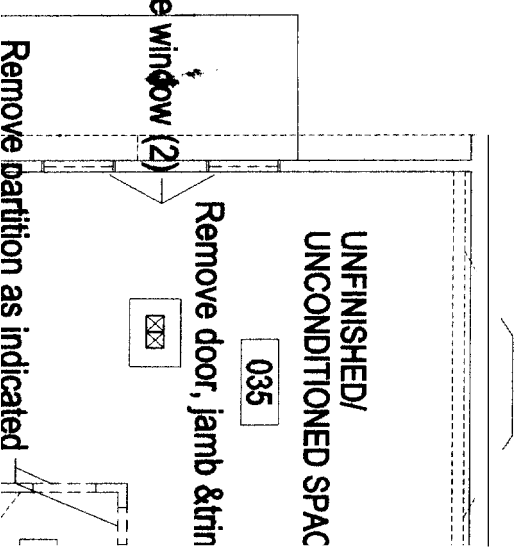
1 DEMO PLAN-1ST FLR

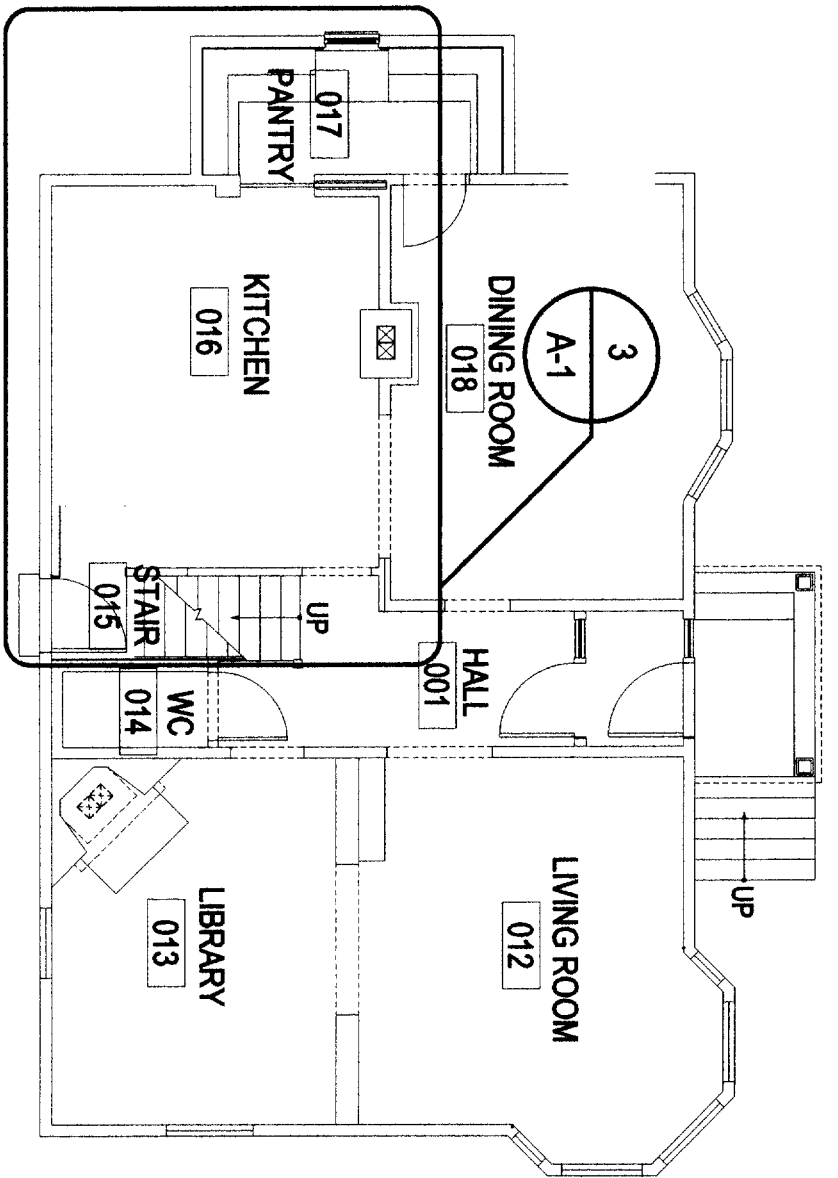
D-1 SCALE: 1/8" = 1'-0"



3 DEMO PLAN-KITCH

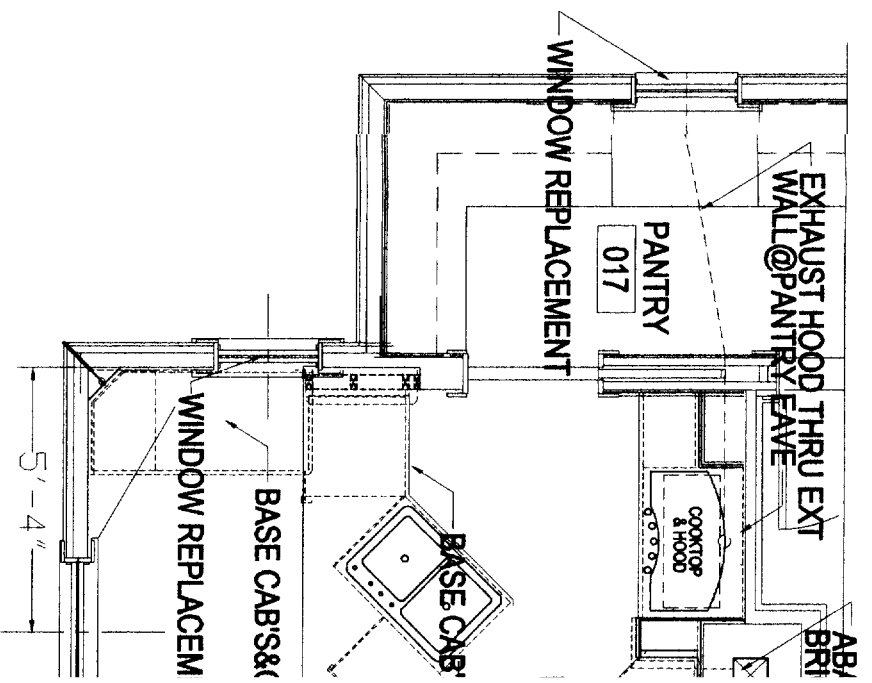
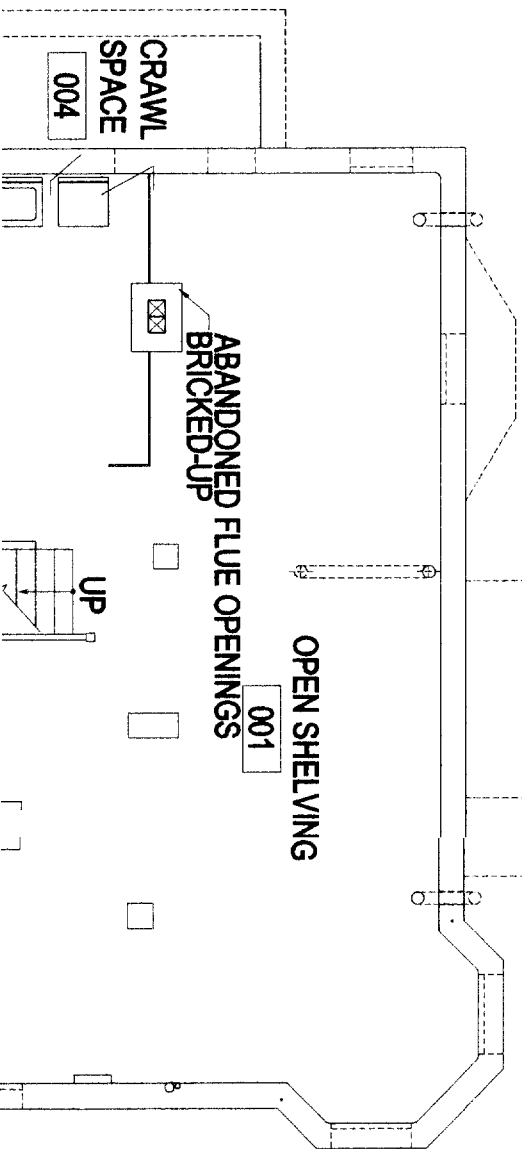
D-1 SCALE: 1/4" = 1'-0"





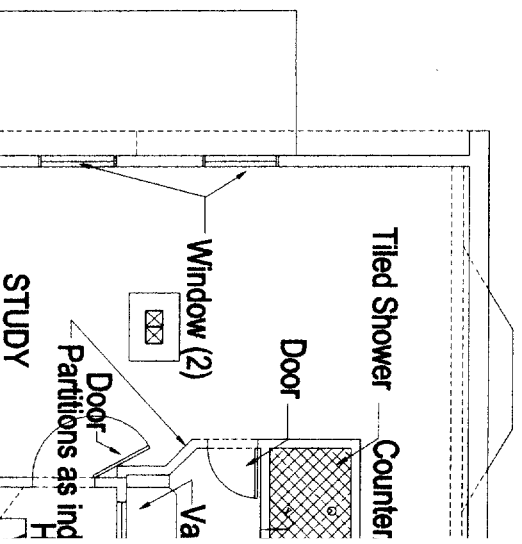
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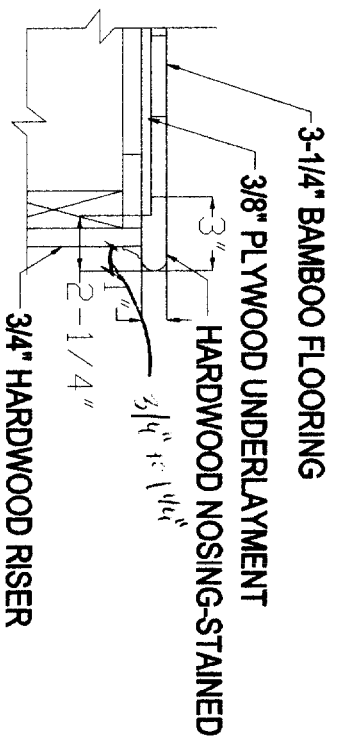
A-1 SCALE: 1/8" = 1'-0"



3 PLAN-KITCHEN (PARTIAL)

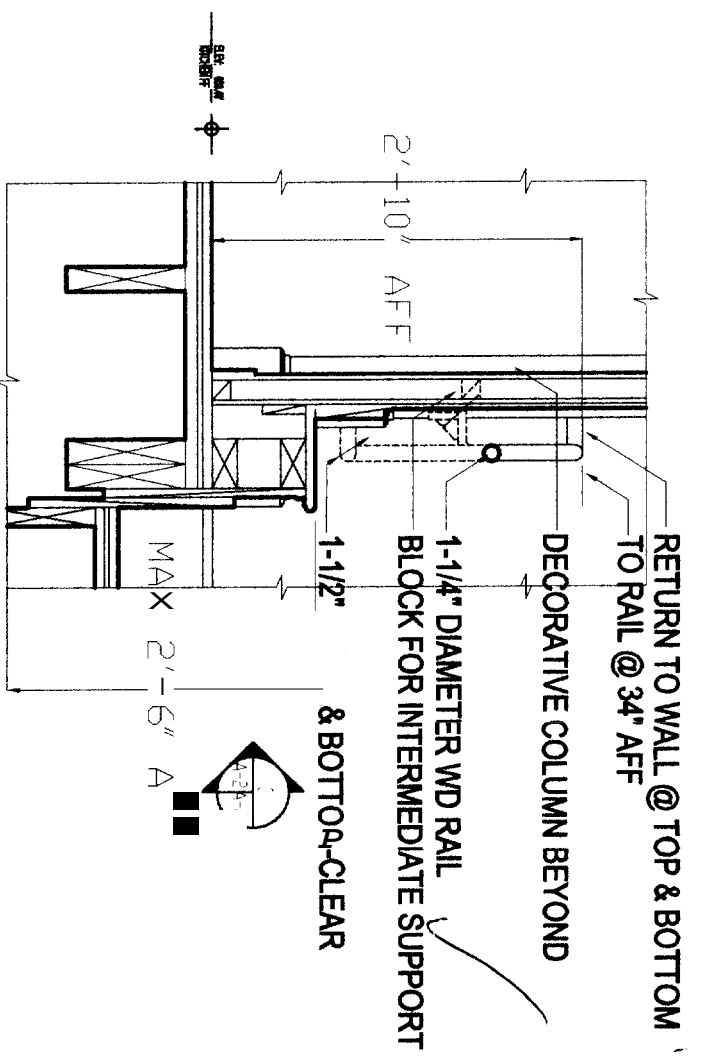
A-1 SCALE: 1/4" = 1'-0"



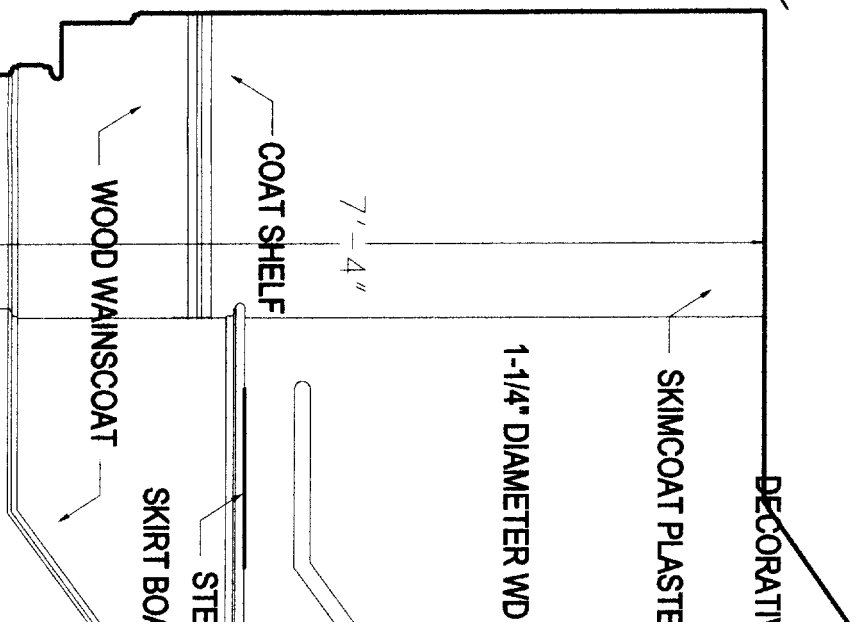
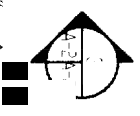


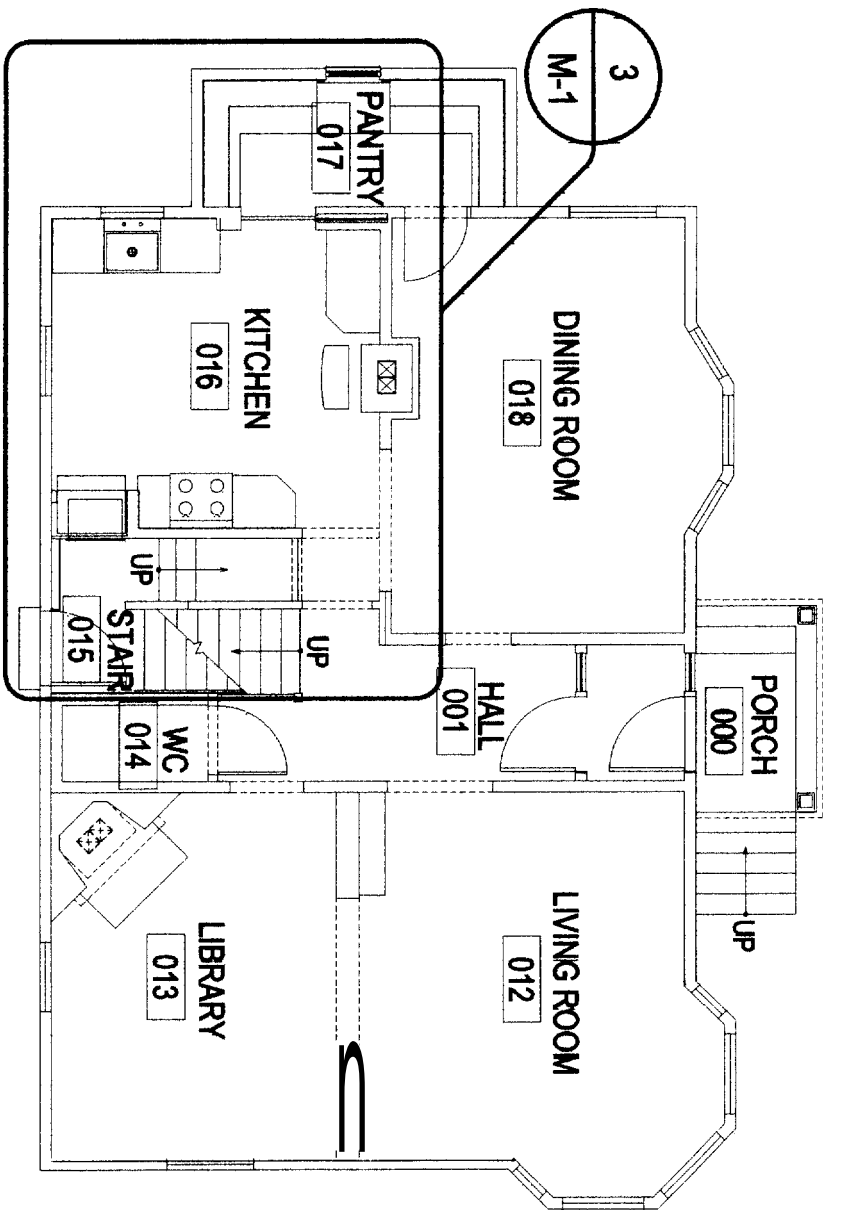
1
 A-2A-2

DETAIL-STAIR NOSING
 SCALE: 1-1/2" = 1'-0"

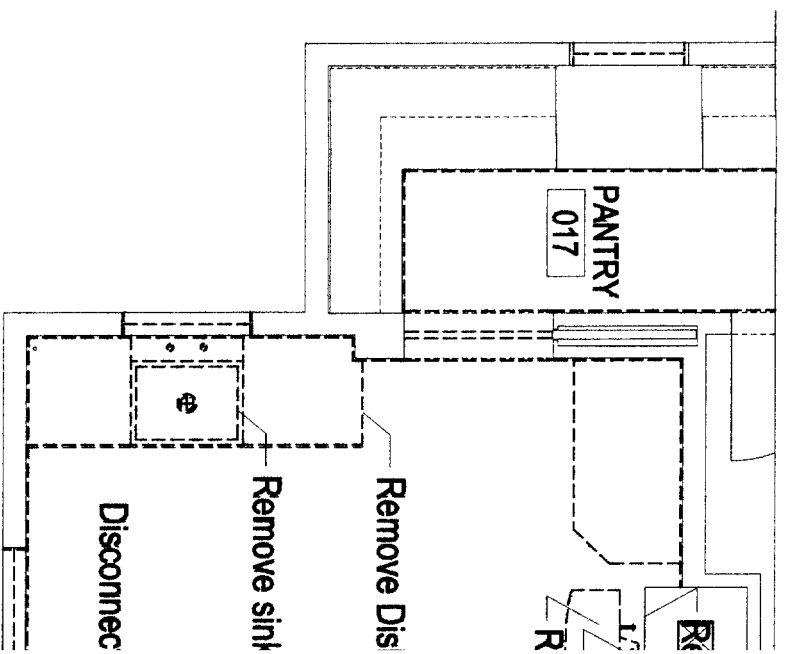
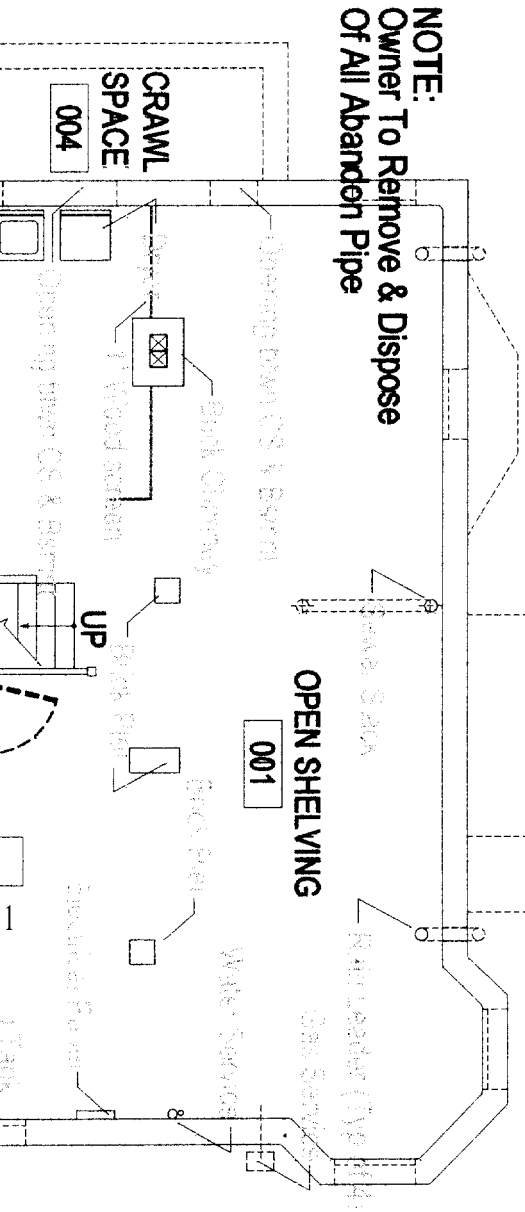


SEE
 DRAWING

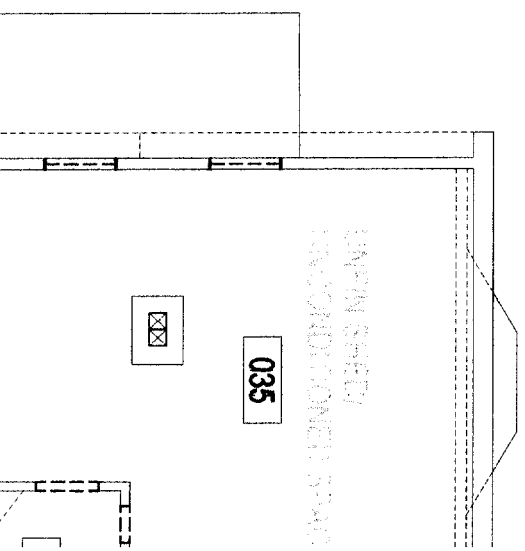


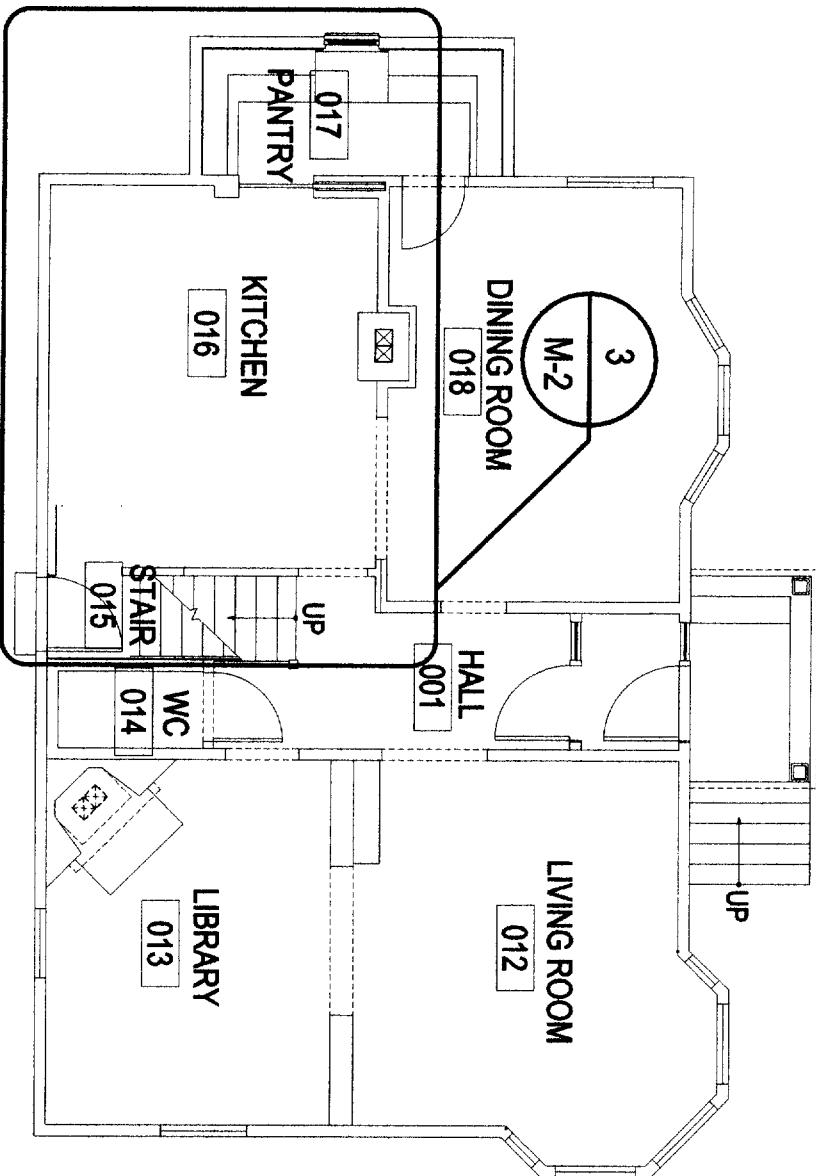


1 DEMO PLAN-1ST FLR
 SCALE: 1/8" = 1'-0"



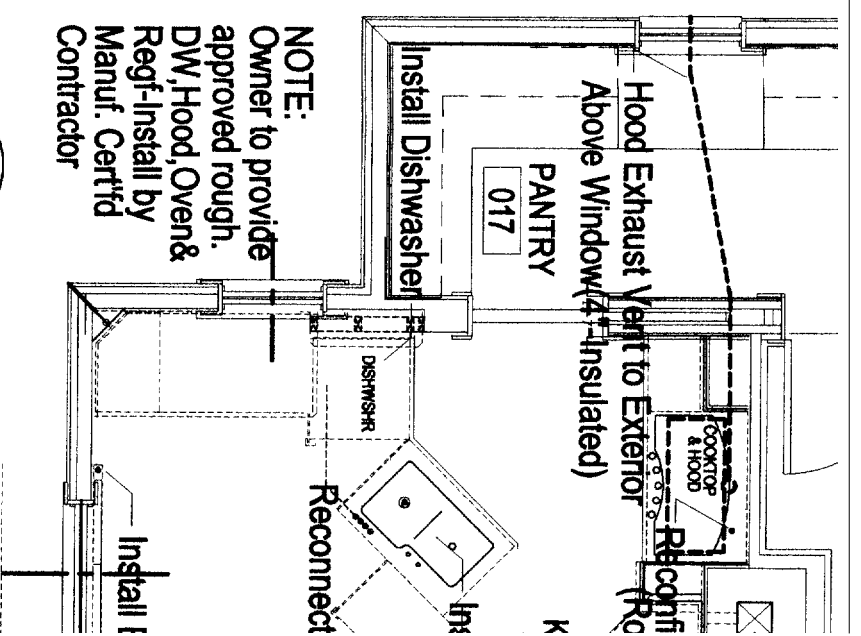
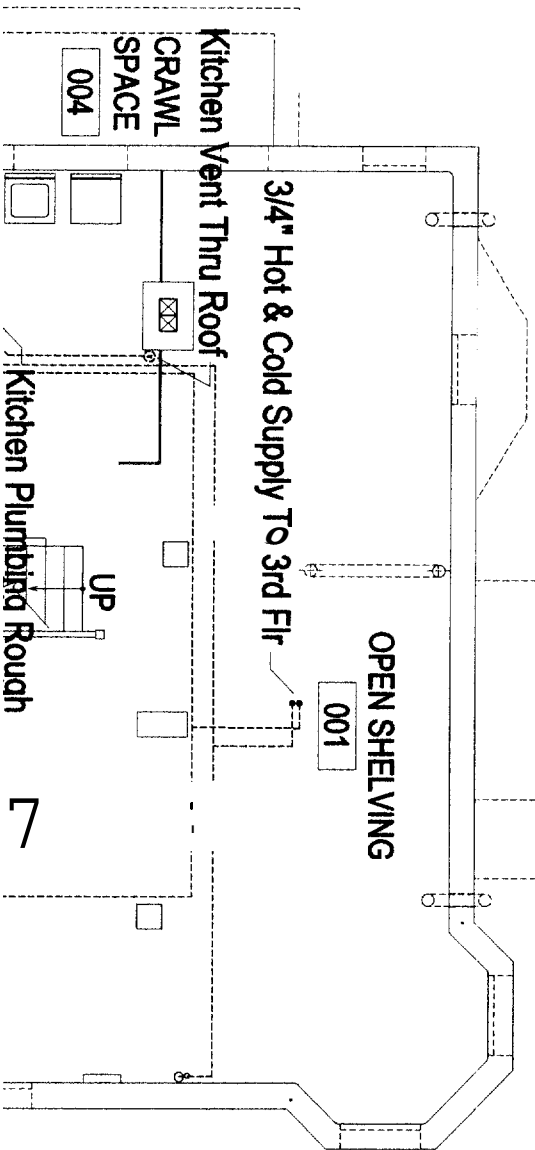
3 DEMO PLAN-KITCH
 SCALE: 1/4" = 1'-0"





1 PLAN-1ST FLR

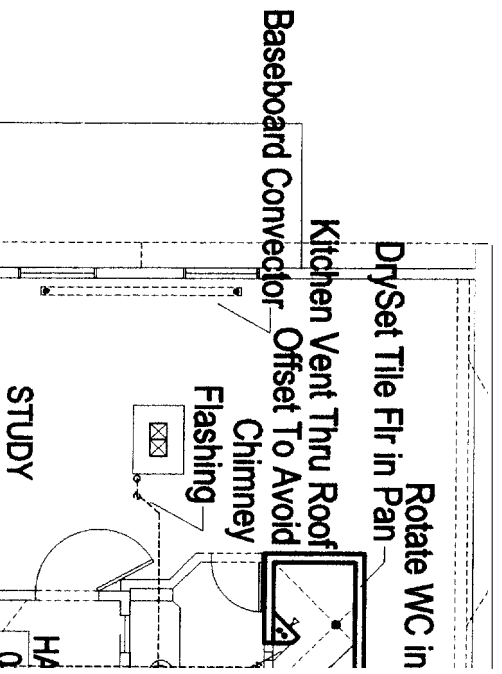
M-2 SCALE: 1/8" = 1'-0"

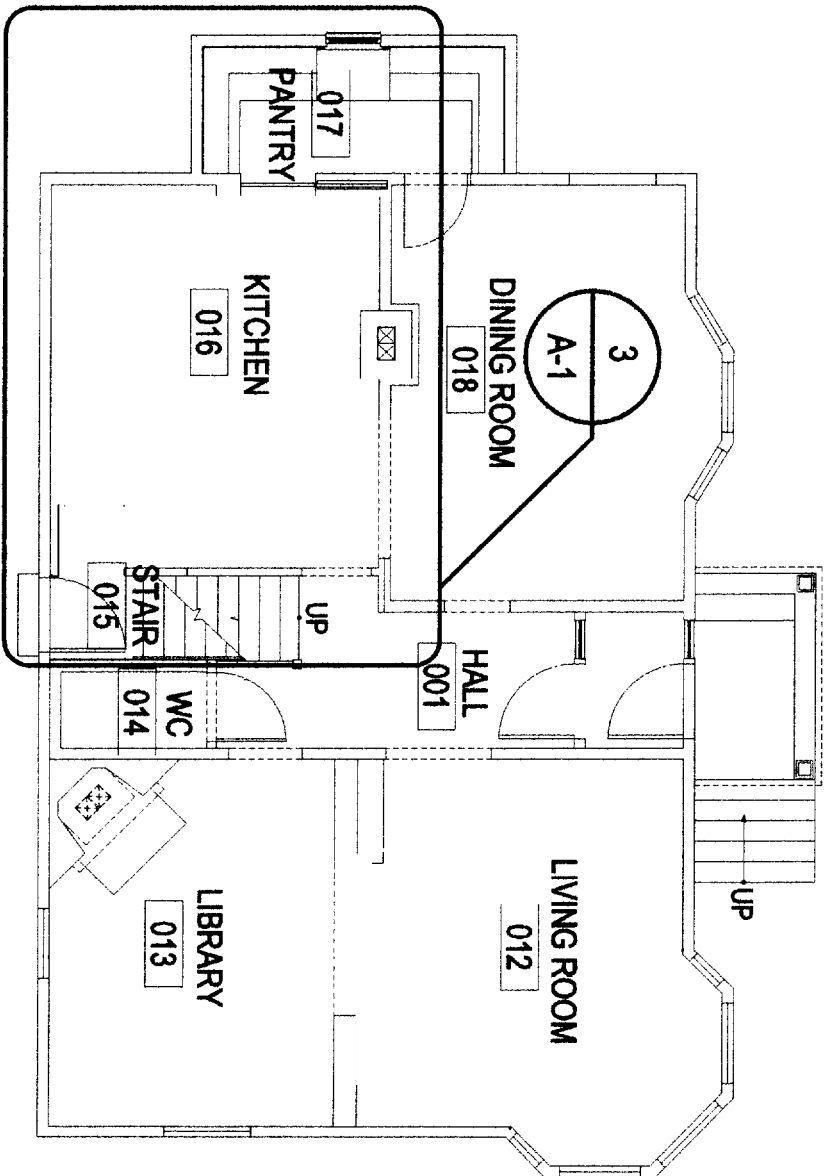


NOTE:
Owner to provide approved rough. DW, Hood, Oven & Refg-Install by Manuf. Certifd Contractor

3 PLAN-KITCHEN (PARTIAL)

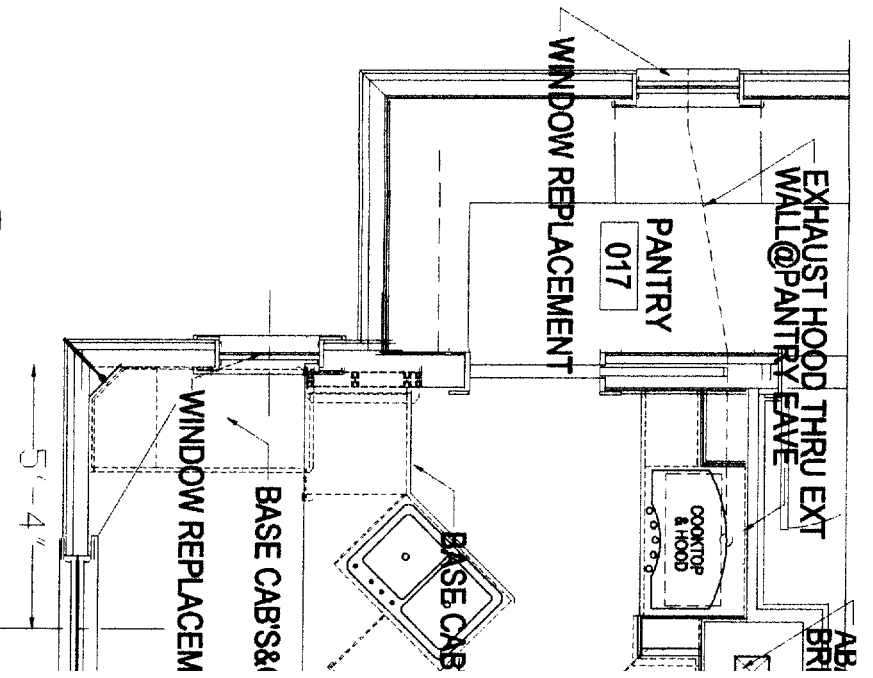
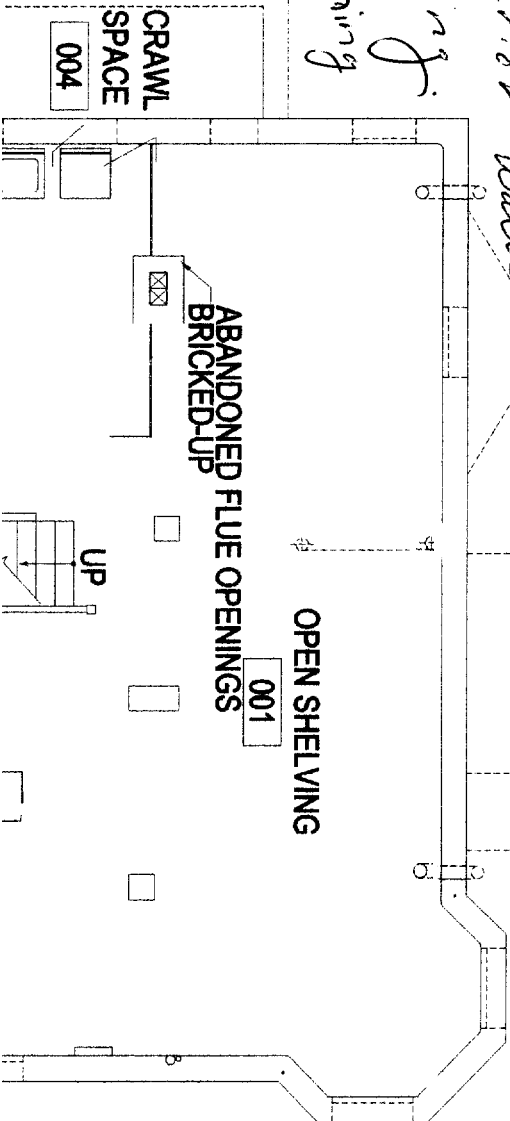
M-2 SCALE: 1/4" = 1'-0"





1 PLAN-1ST FLR
A-1 SCALE: 1/8" = 1'-0"

* All exterior walls -
non-covering
2x4 remaining



3 PLAN-KITCHEN (PARTIA)
A-1 SCALE: 1/4" = 1'-0"

