

Eckart and Molly Horn

Home Improvements and Remodel (PHASE ONE)

383 Spring Street
Portland, Maine 04102

General Notes

1. The reproduction of these drawings may have changed the size and scale of them as originally drawn. Owner and Designer assume no responsibility for the use of incorrect scale.
2. All work shall conform to the 1999 BOCA and with the rules and regulations of all Governing bodies.
3. Contractor shall verify existing conditions before proceeding with the work and shall notify the designer immediately of any discrepancies or conflict.
4. Contractor shall provide proper shoring and bracing of existing structure before demolition begins. Shoring and bracing shall remain until structural replacements are in place.
5. Contractor shall coordinate rough framing with locations of all new heating, ventilating, plumbing, and electrical equipment, devices, fixtures, and distribution. Locations shall be verified in field with owner and designer before rough-in begins.
6. Contractor shall verify door, window, and room finish schedules with designer before ordering materials and/or proceeding with this work.
7. Unless otherwise indicated, all materials, details, and finishes shall match existing.
8. Dimensions are finish to finish, unless otherwise noted.
9. HVAC, electrical, and plumbing work will be procured by the owner from the contractor on a design/build basis. The contractor will be responsible for the design and construction of this work and for conforming such work to architectural requirements. All work to conform with all applicable codes. The designer will specify the design criteria and assist the contractor with coordinating this work with the architectural design.

INDEX OF DRAWINGS

- AO TITLE SHEET/ GENERAL NOTES/SITE PLAN
- A1 KEY PLAN OF AREAS OF REMODEL
- A2 FOUNDATION/1ST FLOOR FRAMING,
- A3 FIRST FLOOR PLAN, 2ND FLOOR FRAMING
- A3 SECOND FLOOR PLAN, 3RD FLOOR FRAMING
- A4 PLAN DETAILS
- A4 3RD FLOOR PLAN, ROOF FRAMING,
- A4 STAIR SECTION
- A5 STAIR SECTION AND CABINET DETAILS
- A6 SECTION AT PLAYROOM
- A7 STAIR DETAILS
- SO STRUCTURAL NOTES and TYPICAL DETAILS

REVISION SET : JANUARY 15, 2004



site plan

0 25 50 100' 1" = 50'-0"

JAN 23 2004

SUPERSEDES ALL
PRIOR DATED PLANS

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

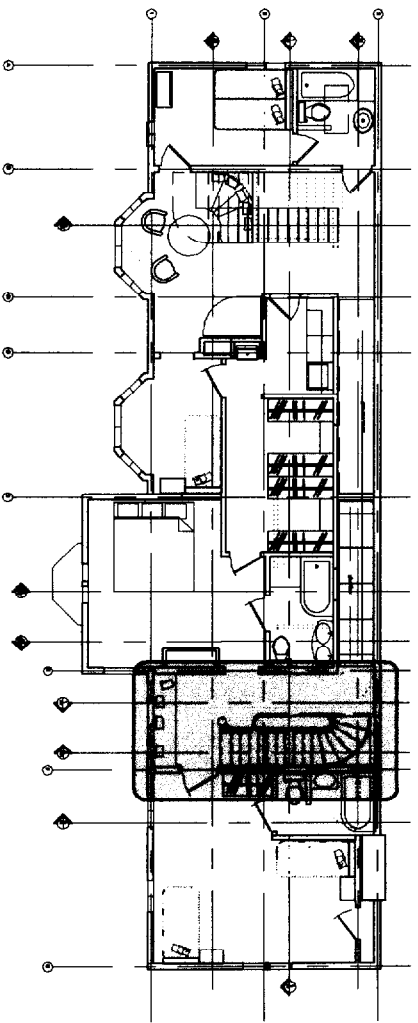
Eckart and Molly Horn
46 Clifford Street
Portland, Maine 04102

SITE PLAN, GENERAL
NOTES

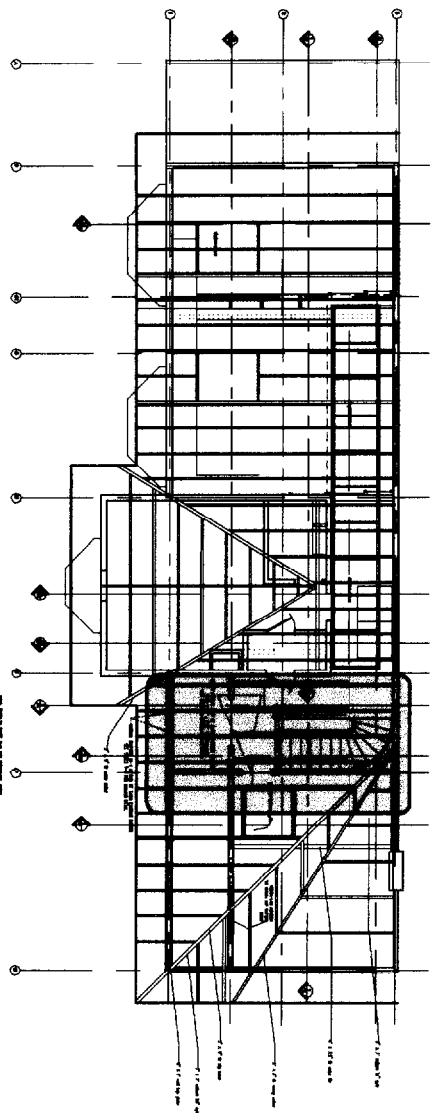
INvision
architectural design
98 Gray street Apt # 2
Portland Maine, 04102
tel 207.807.1418

DATE: JAN 8, 2003
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: [Blank]
SHEET: **A0**

2nd floor



roof



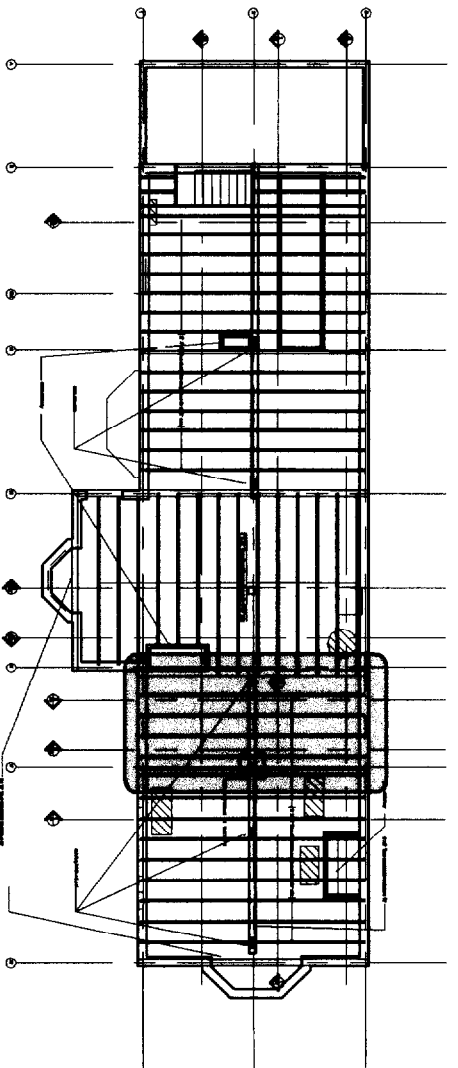
KEY PLAN OF AREAS WHERE Construction Will OCCUR (IN POCHE)



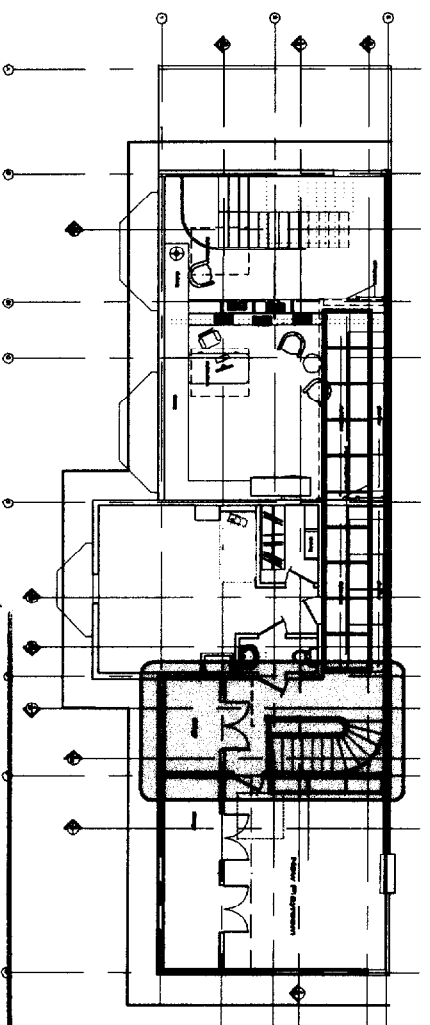
1/16" = 1'-0"

1

foundation and 1st floor framing



3rd floor



REF. WITH TO SHEET S-4 FOR STRUCTURAL NOTES

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

JAN 23 2004

SUPERSEDES ALL
PRIOR DATED PLANS

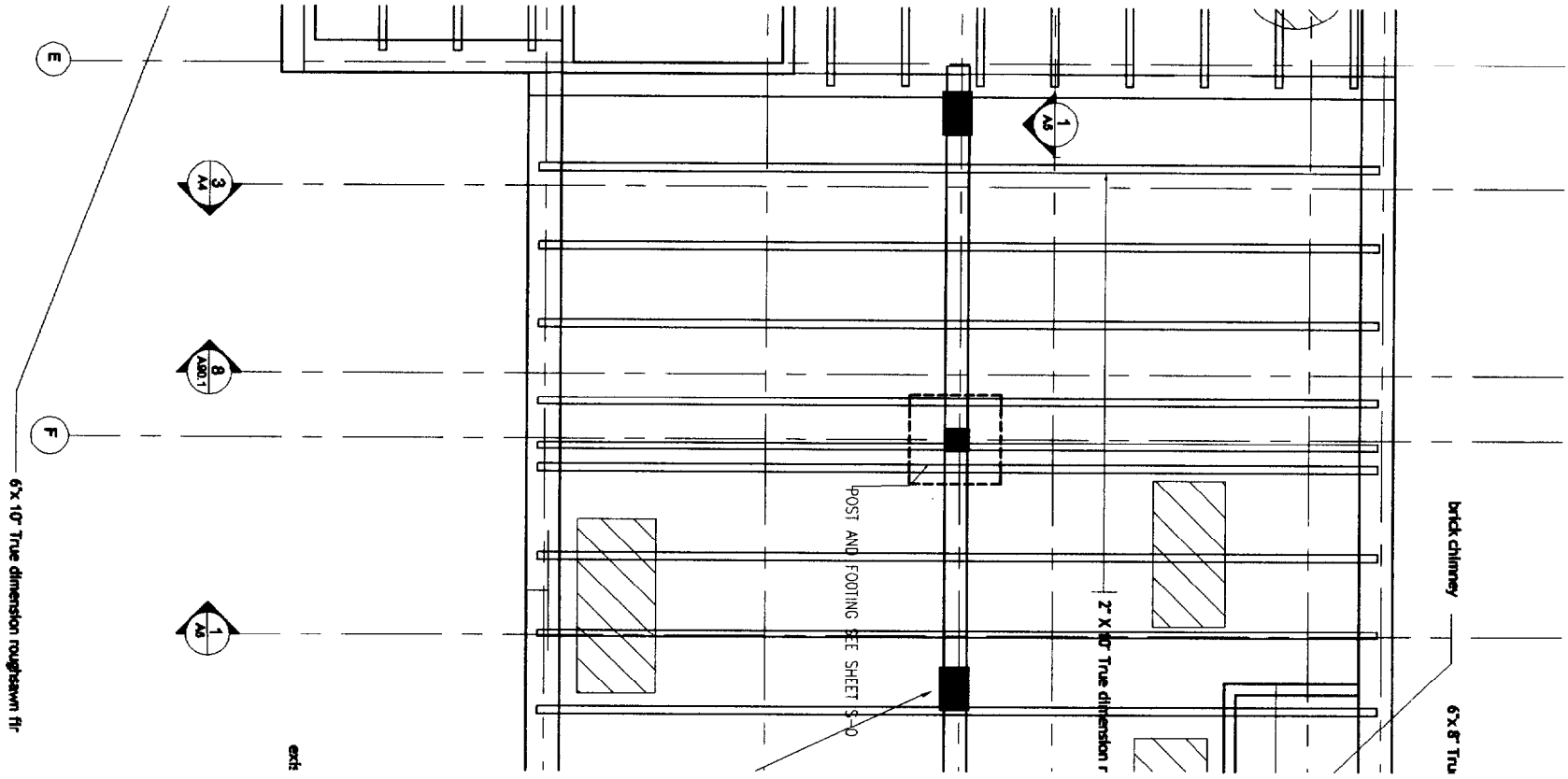
INvision
architectural design
98 Gray street Apt # 2
Portland Maine, 04102
tel 207.807.1418

KEY PLAN

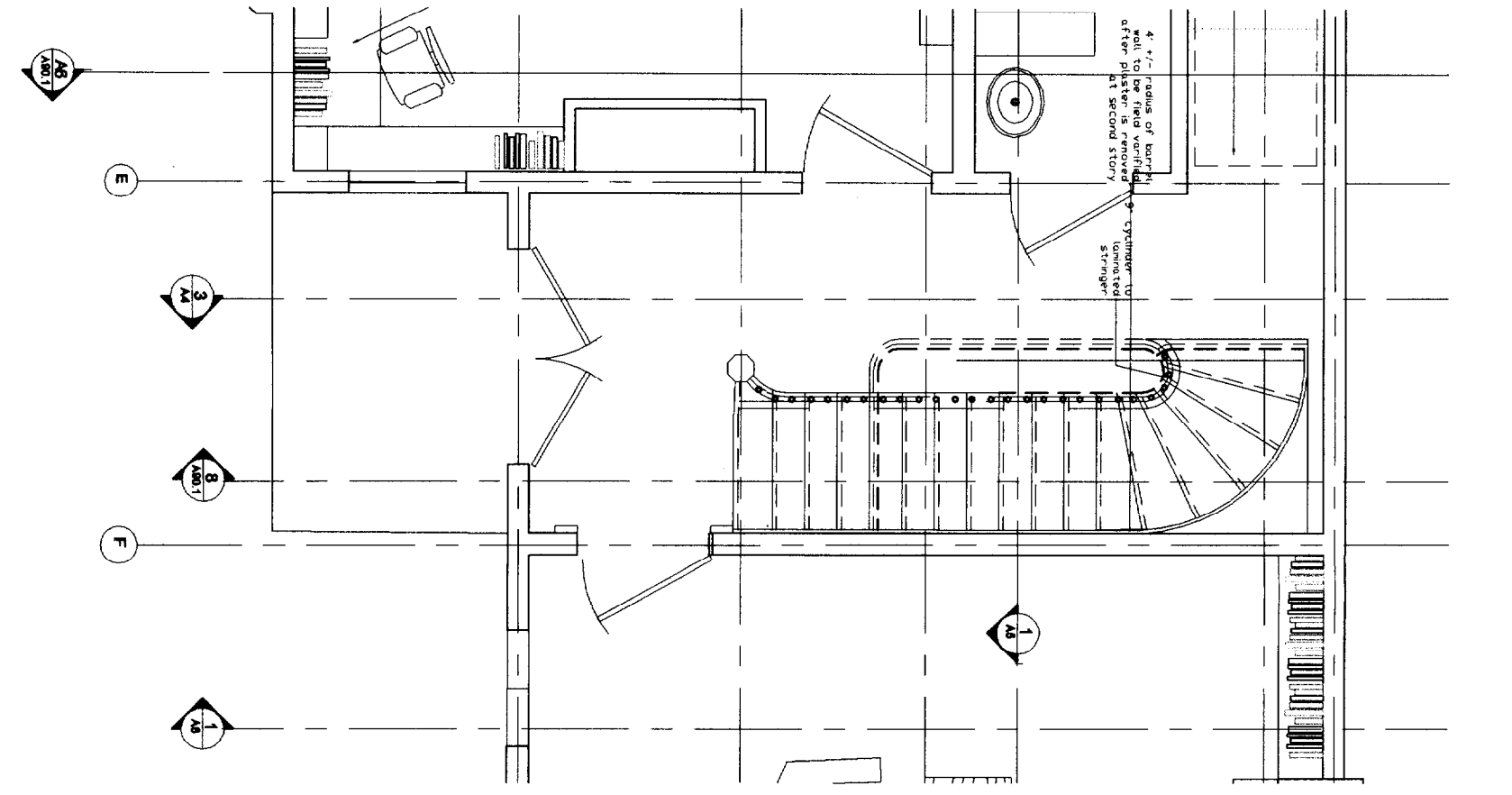
Eckart and Molly Horn
46 Clifford Street
Portland, Maine 04102

Drawn	Jan 8, 2003
Checked	
Scale	
Sheet	A1

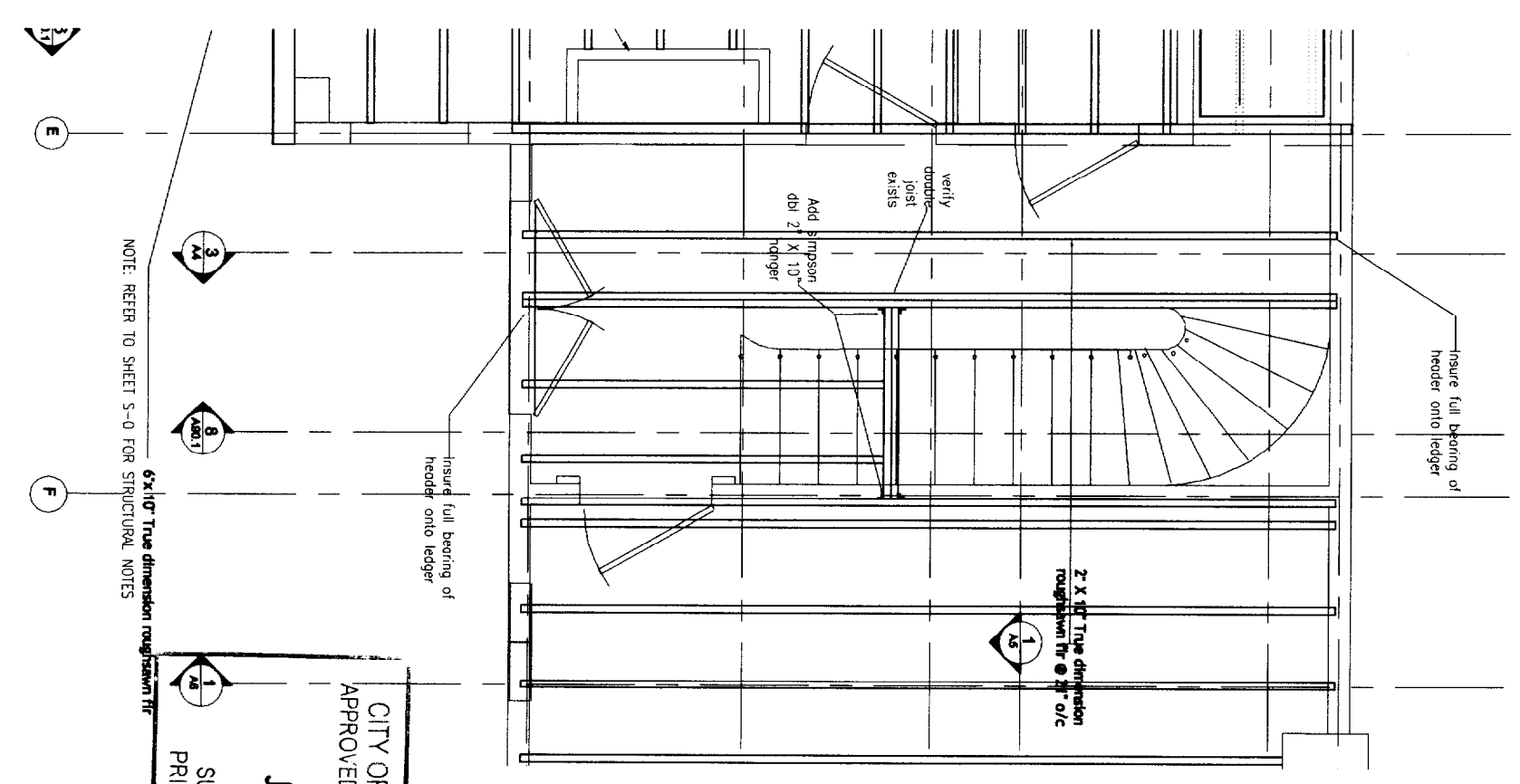
foundation/1st floor framing
1/4"=1'-0"
1



1st floor plan / existing stair
1/4"=1'-0"
2



2nd floor framing
1/4"=1'-0"
3



NOTE: REFER TO SHEET S-0 FOR STRUCTURAL NOTES

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLAN
JAN 23 2004
SUPERSEDES ALL
PRIOR DATED PLANS

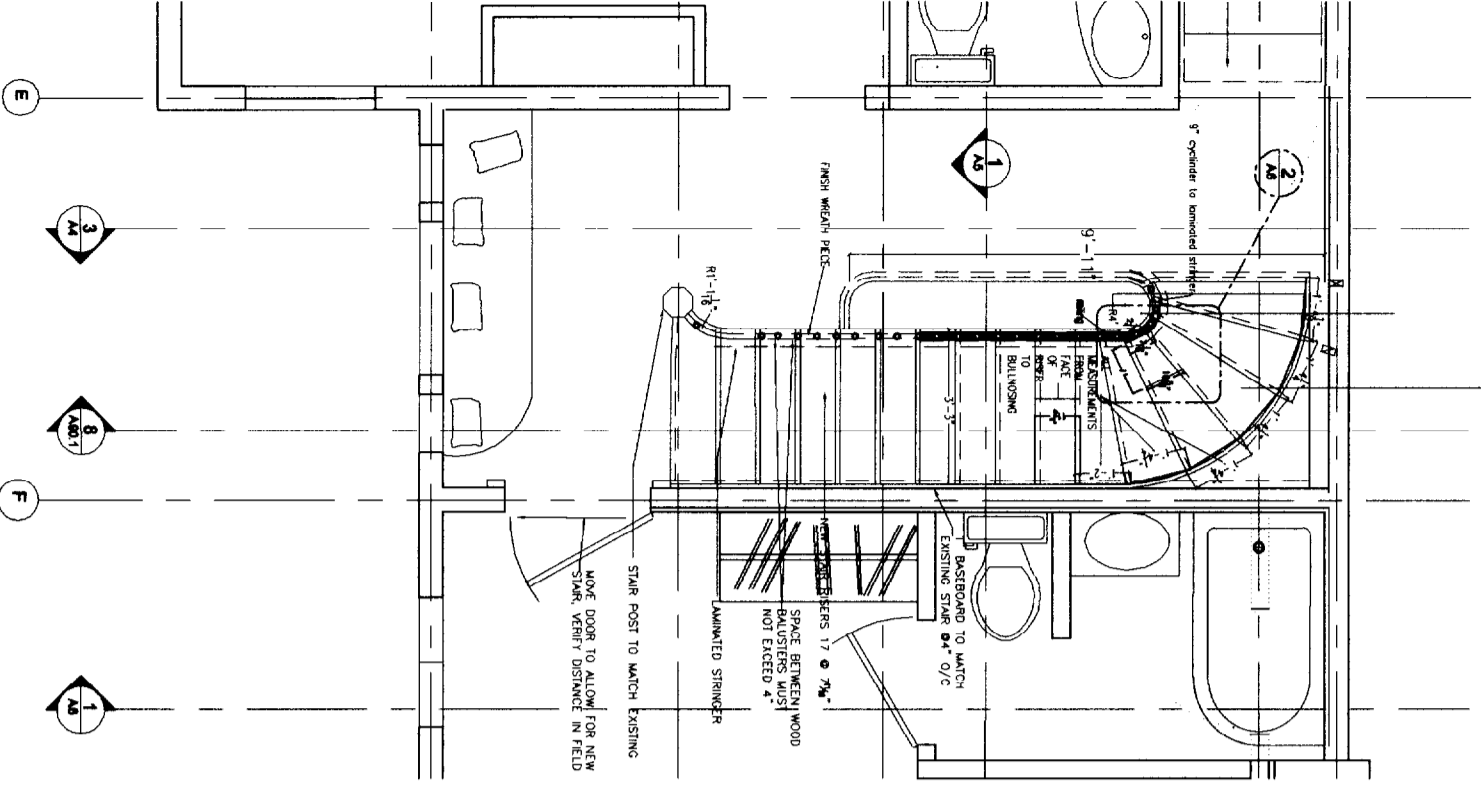
Mark and Molly Horn
11 Cliff Street
Portland, Maine 04102

**PLANS - FOUNDATION,
1ST, 2ND FRAMING**

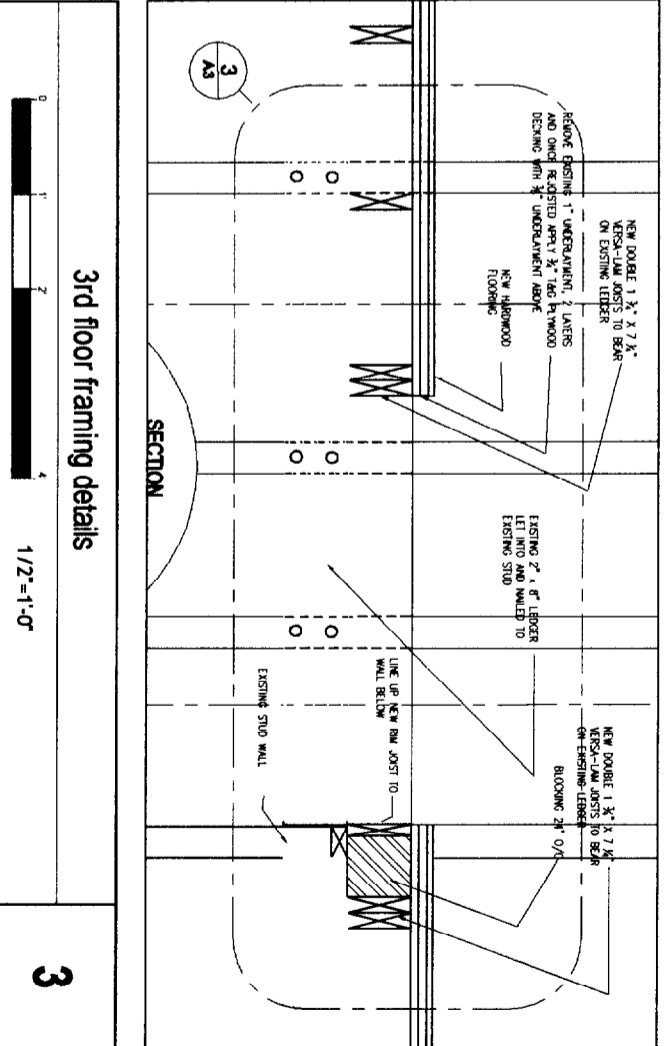
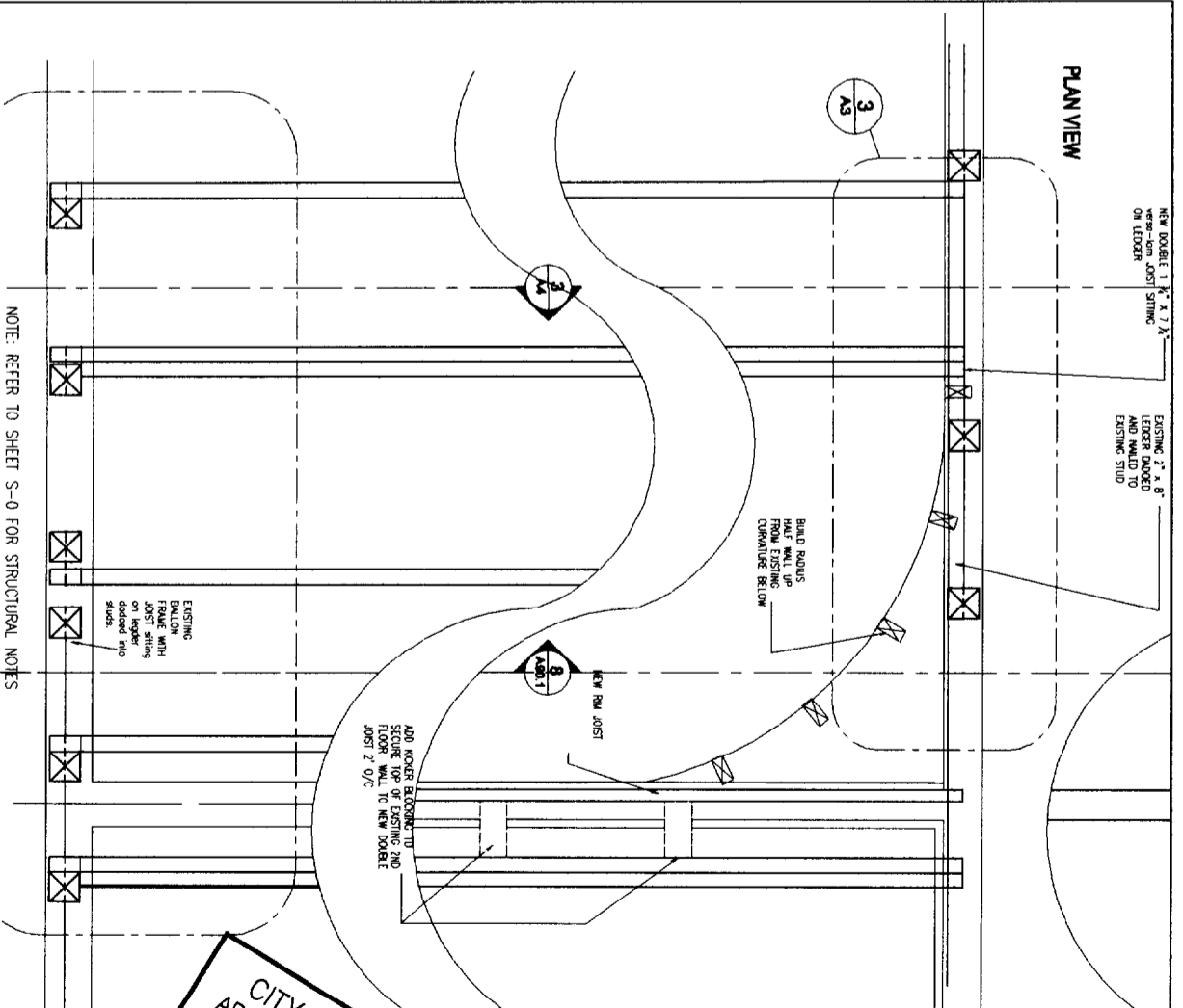
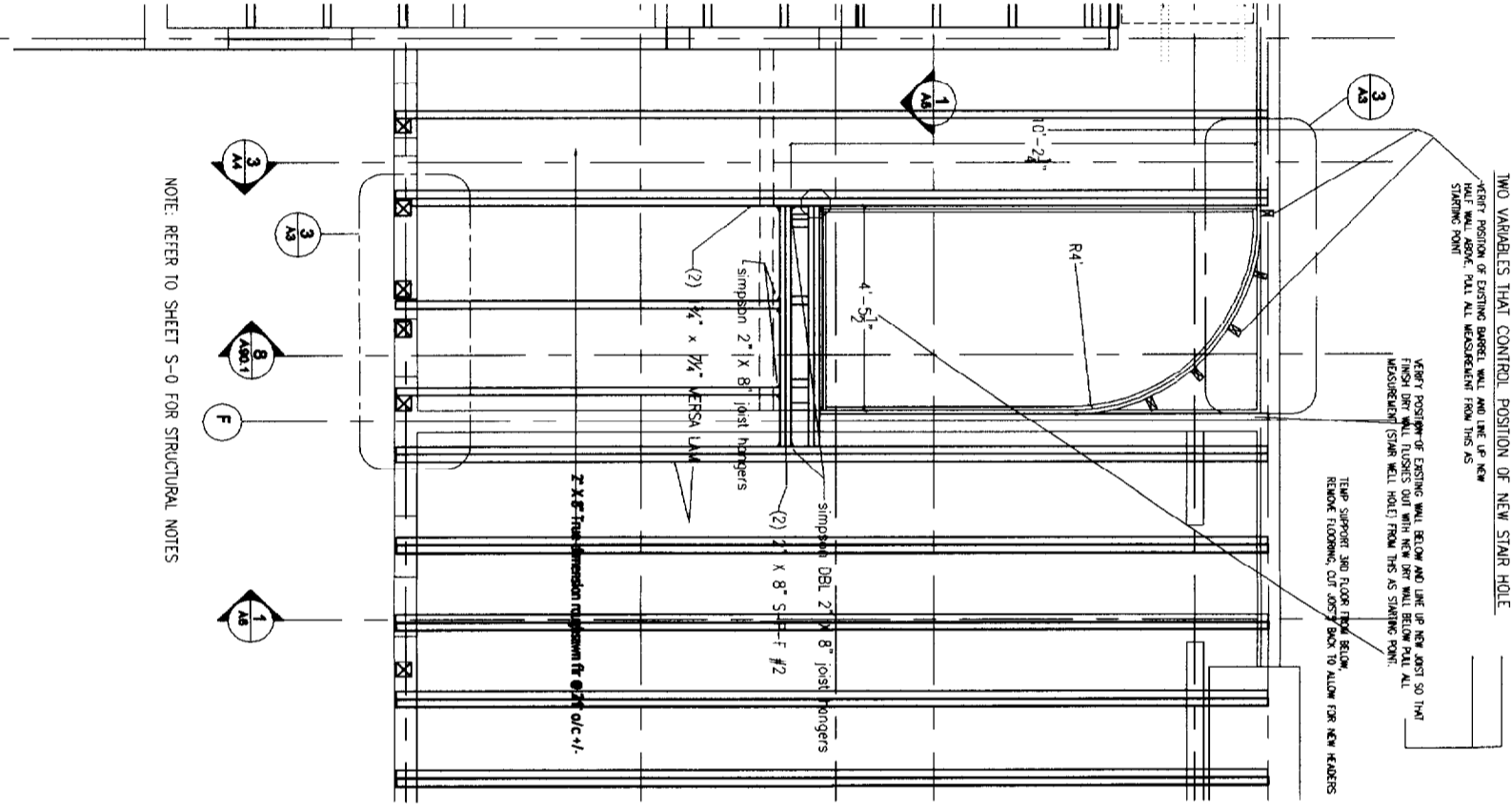
INvision
architectural design
98 Gray street Apt # 2
Portland Maine, 04102
tel 207.807.1418

Scale: 1/4"=1'-0"
Date: Jan 5, 2004
A2

2nd floor plan
1
1/4"=1'-0"



3rd floor framing
2
1/4"=1'-0"



CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 23 2004
SUPERSEDES ALL PRIOR DATED PLANS

Scott and Molly Horn
46 Gilford Street
Portland, Maine 04102

2ND FLOOR PLAN, 3RD FRAMING, FRAMING DETAILS

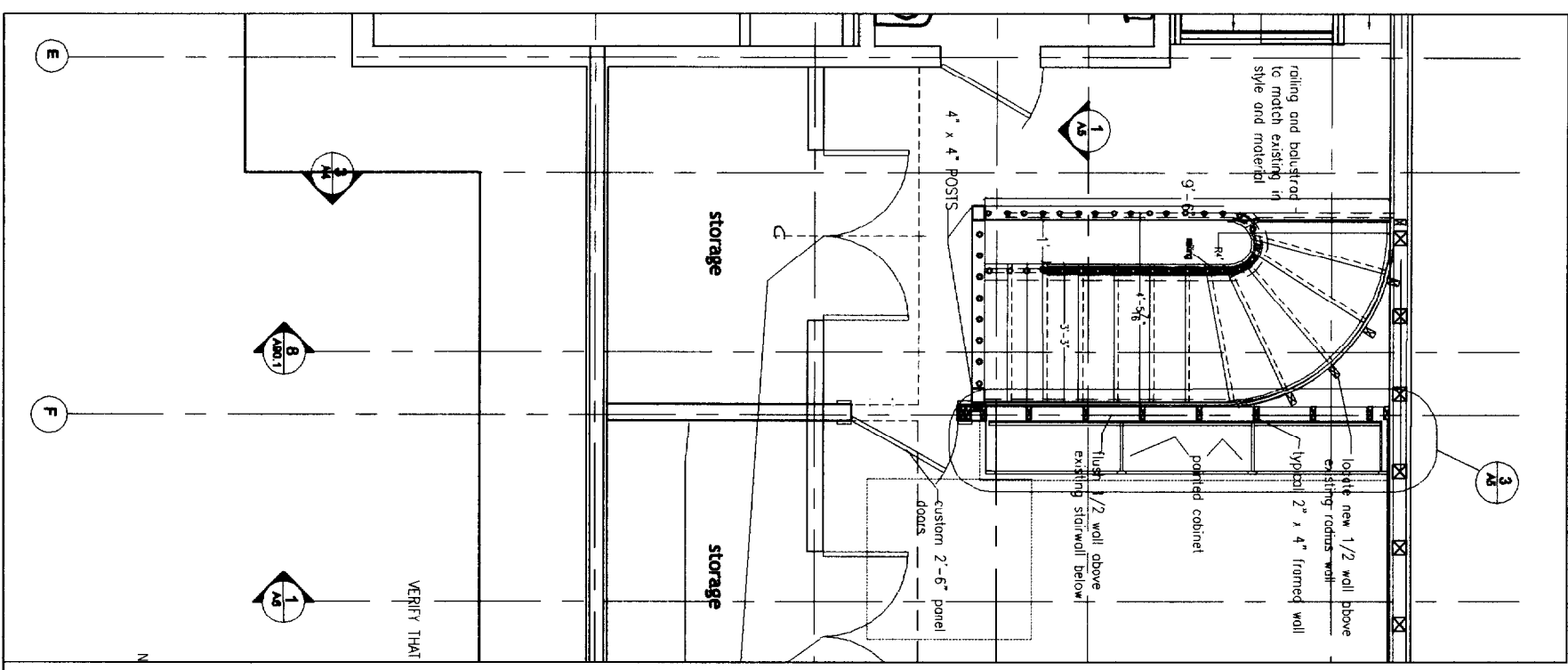
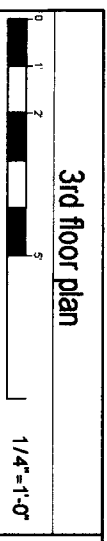
INvision architectural design
98 Gray Street Apt # 2
Portland Maine, 04102
tel 207.807.1418

DATE	DESCRIPTION
JAN 8, 2003	ISSUED FOR PERMITS
JAN 23, 2004	APPROVED CONSTRUCTION PLANS

A3

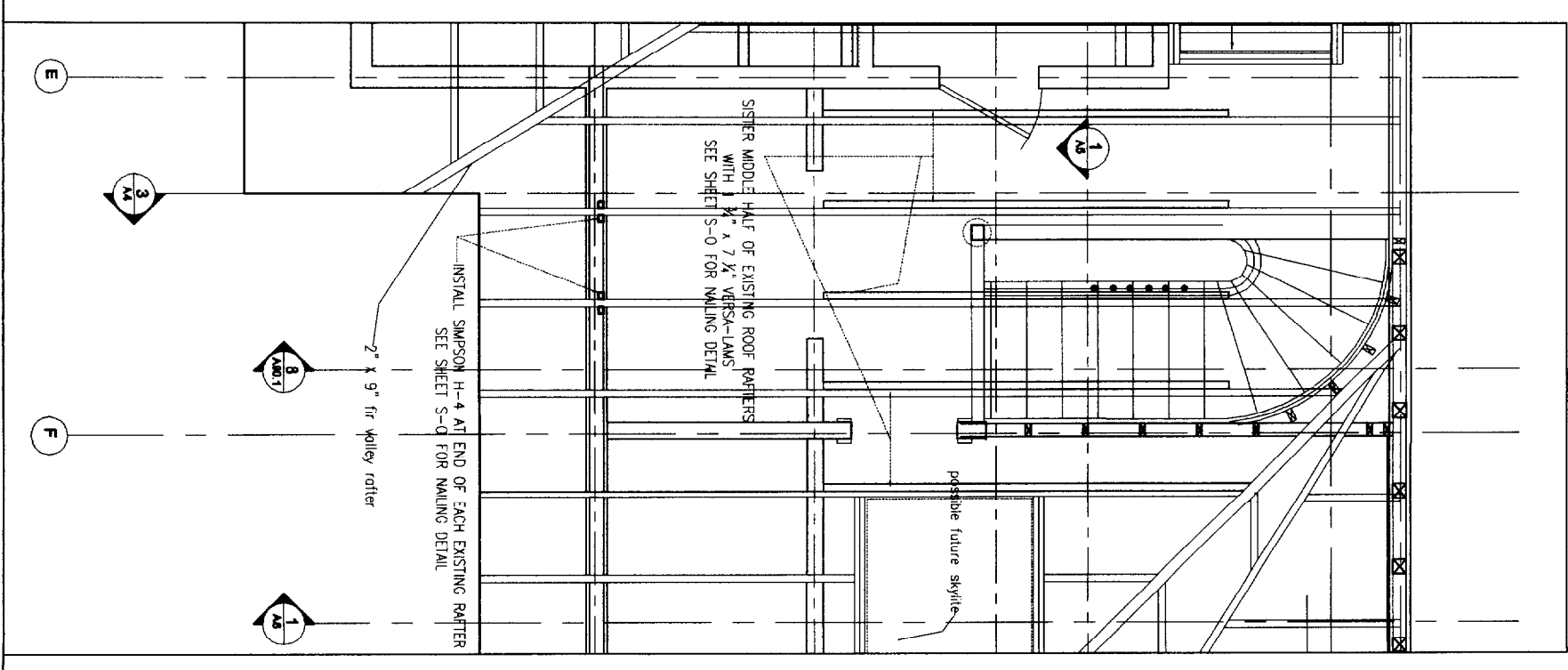
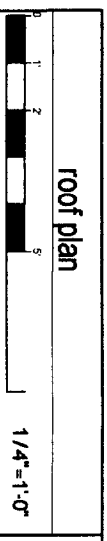
3rd floor plan

1



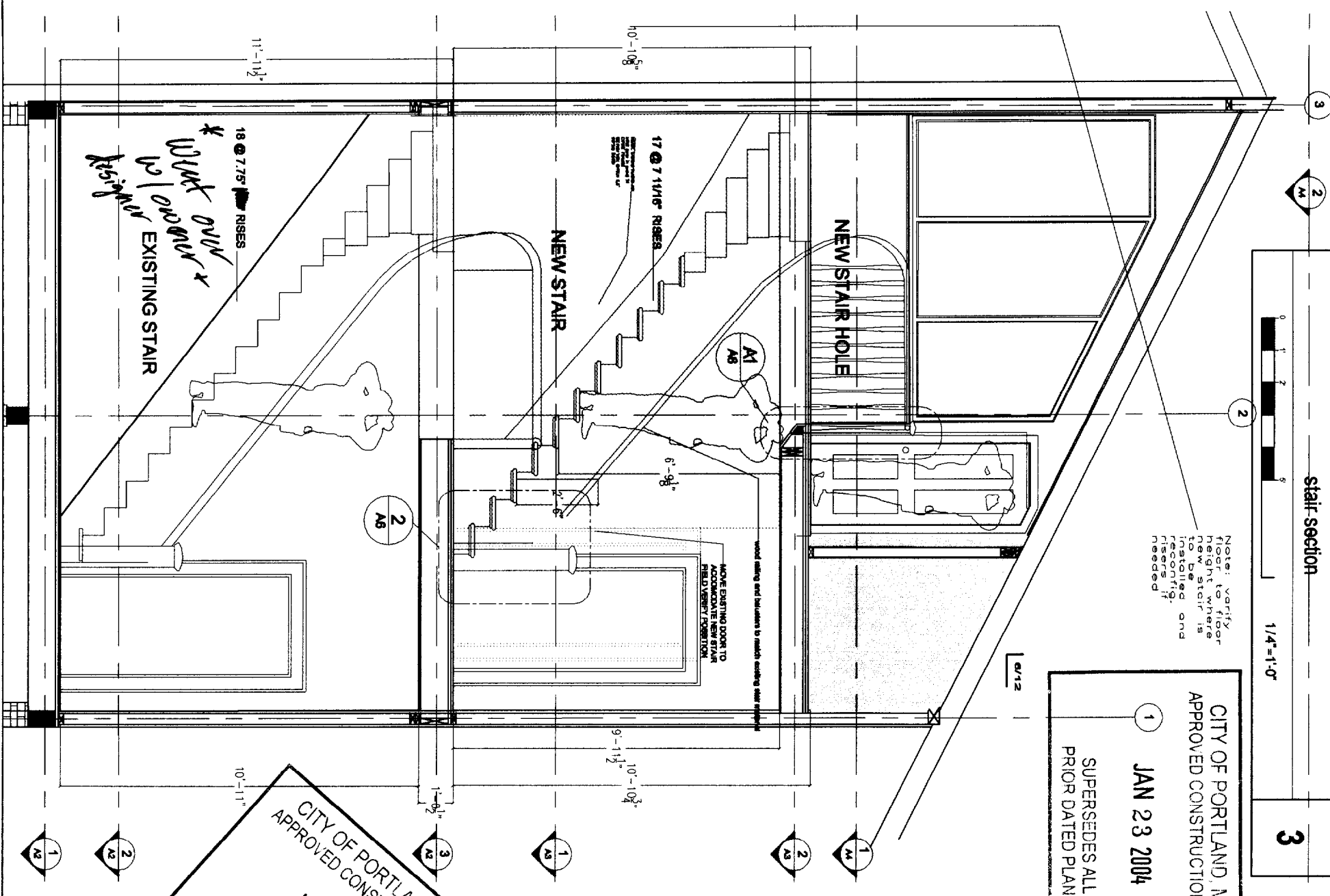
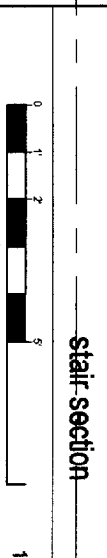
roof plan

2



stair section

3



Note: verify floor height where new stair is installed and risers if needed

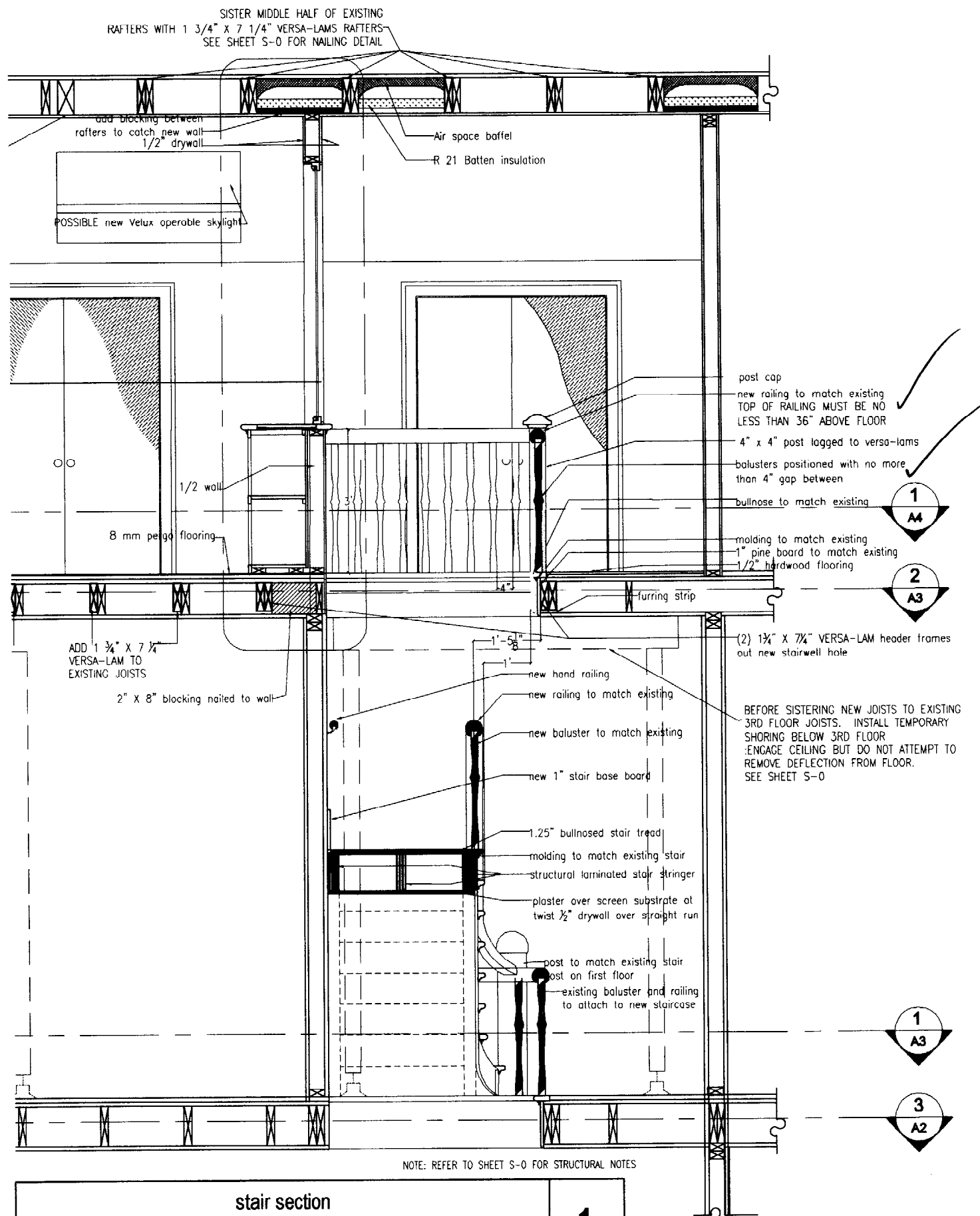
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLAN
1 JAN 23 2004
SUPERSEDES ALL PRIOR DATED PLANS

3RD FLOOR PLAN, ROOF PLAN, STAIR SECTION

INvision architectural design
98 Gray Street Apt # 2
Portland Maine, 04102
tel 207.807.1418

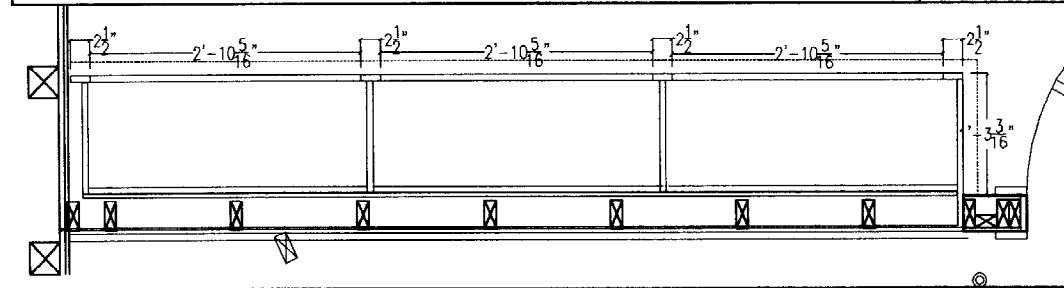
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLAN
JAN 23 2004
Eckert and Molly Tom
46 Clifford Street
Portland, Maine 04102
SUPERSEDES ALL PRIOR DATED PLANS

Table with columns: No., Date, Description, Author, Checker, Title. Row 1: 1, Jan. 8, 2003, A4

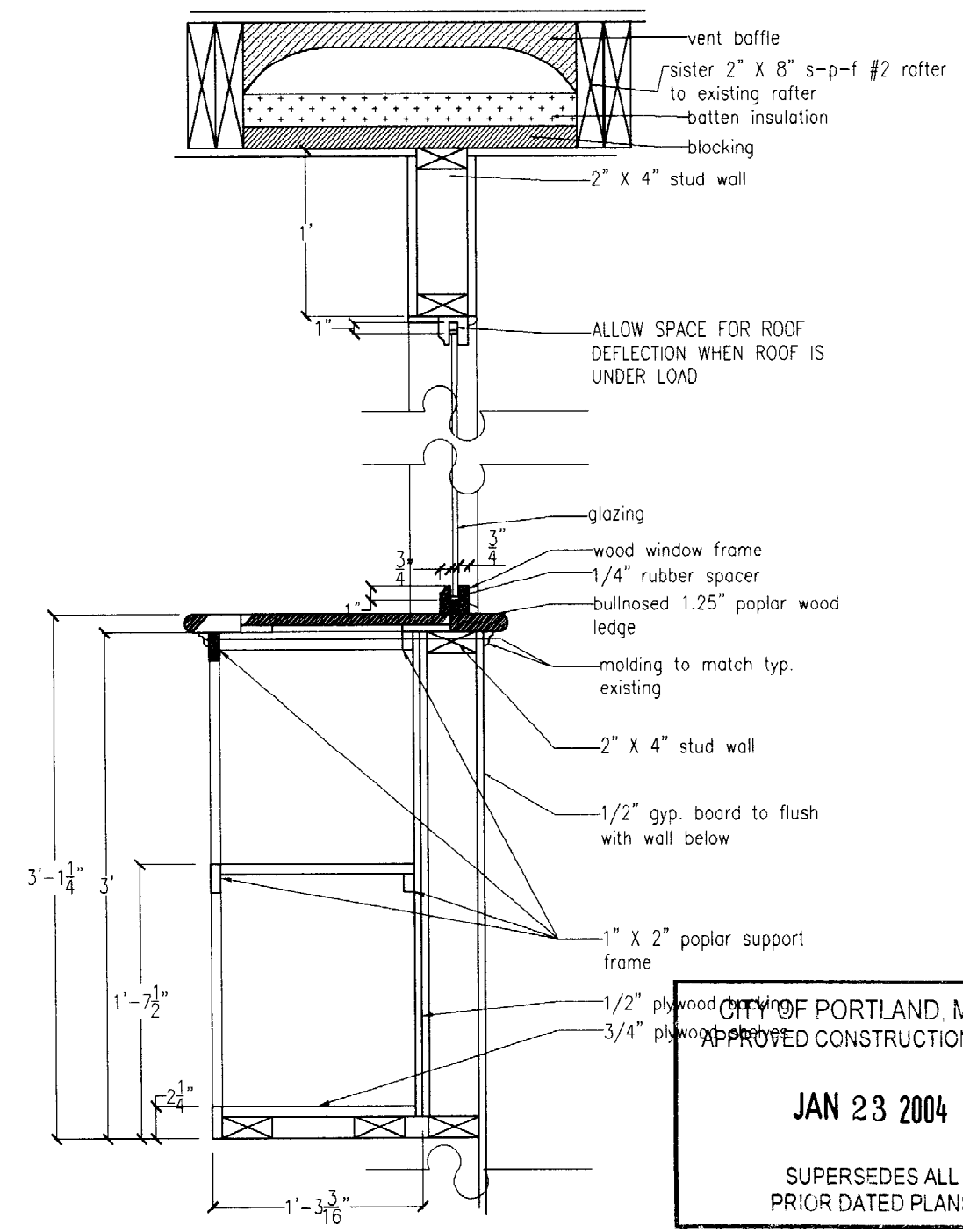


stair section 1
3/16"=1'-0"

cabinet plan detail 2
1/2"=1'-0"



cabinet and roof section 3
1"=1'-0"



IN vision
architectural design
98 Gray street Apt # 2
Portland Maine, 04102
tel 207.807.1418

Section through new stair case and cabinet details

Eckart and Molly Hom
46 Clifford Street
Portland, Maine 04102

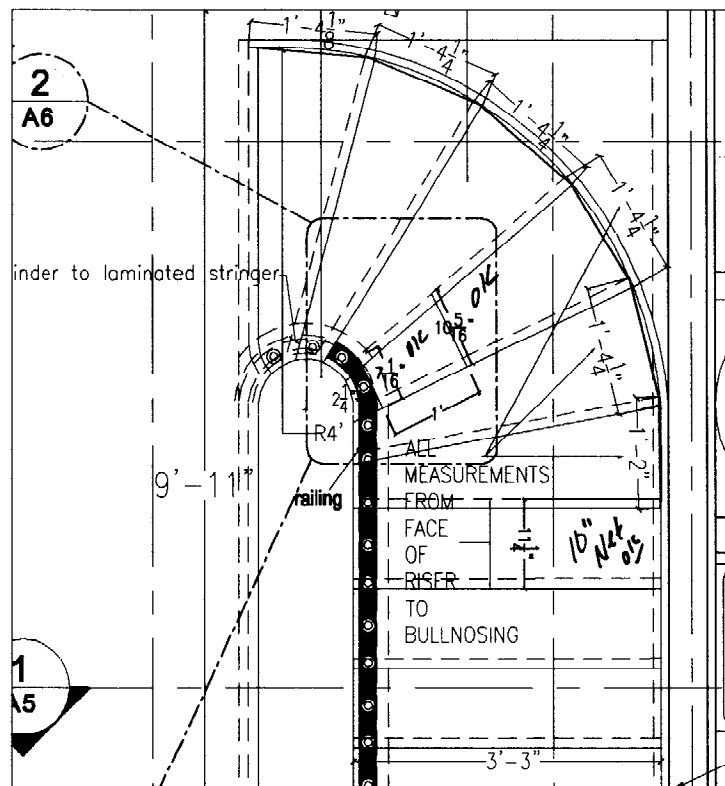
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

JAN 23 2004

SUPERSEDES ALL PRIOR DATED PLANS

home
Jan. 8, 2003

A5



note: 1014.6.3 Winders- winders shall have a tread depth of not less than 10" at a point not more than 12" from the side where the tread is narrower and the minimum tread shall not be less than 6 inches. The continuous handrail required shall be located on this narrower side.

winder stairs and code compliance

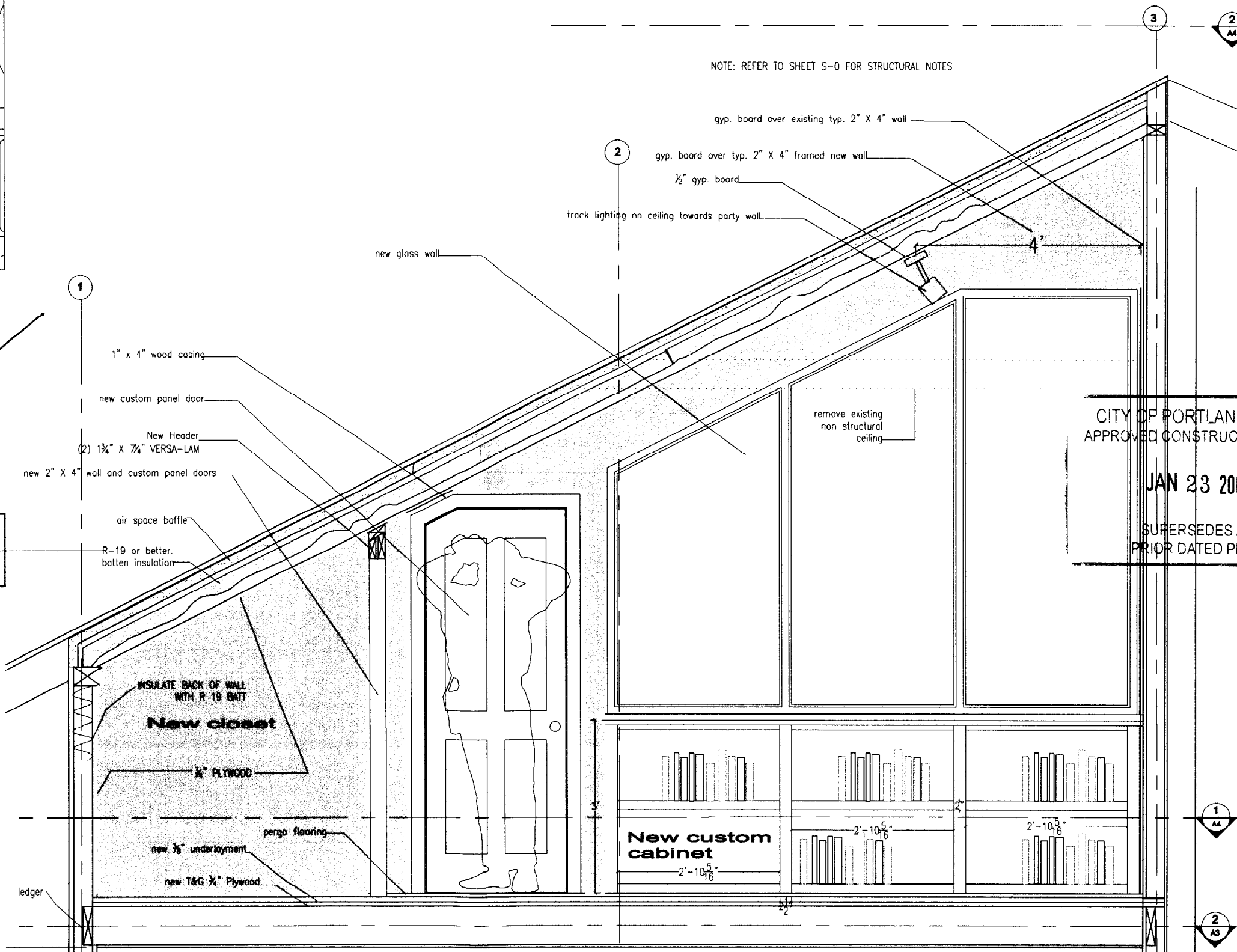


2

section thru playroom



1



NOTE: REFER TO SHEET S-0 FOR STRUCTURAL NOTES

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLAN
 JAN 23 2004
 SUPERSEDES ALL PRIOR DATED PLANS

IN vision
 architectural design
 98 Gray street Apt # 2
 Portland Maine, 04102
 tel 207.807.1418

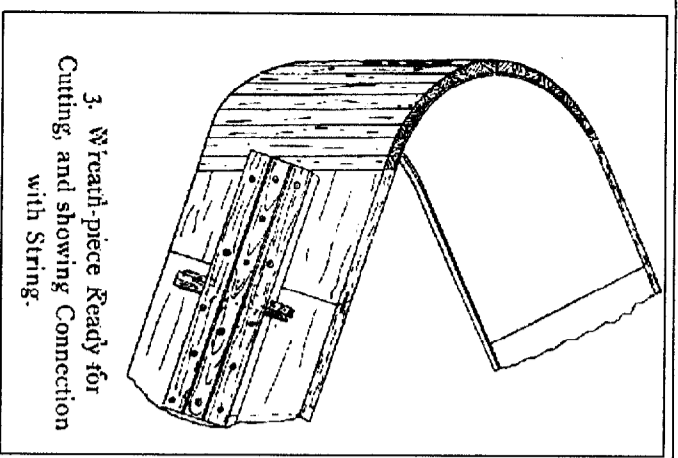
section at Playroom

Eckart and Molly Ham
 46 Clifford Street
 Portland, Maine 04102

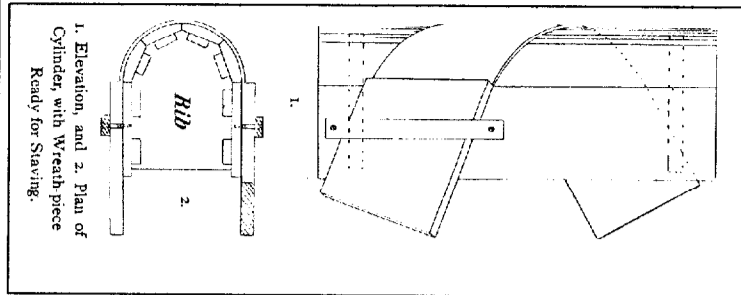
1
A4

2
A5

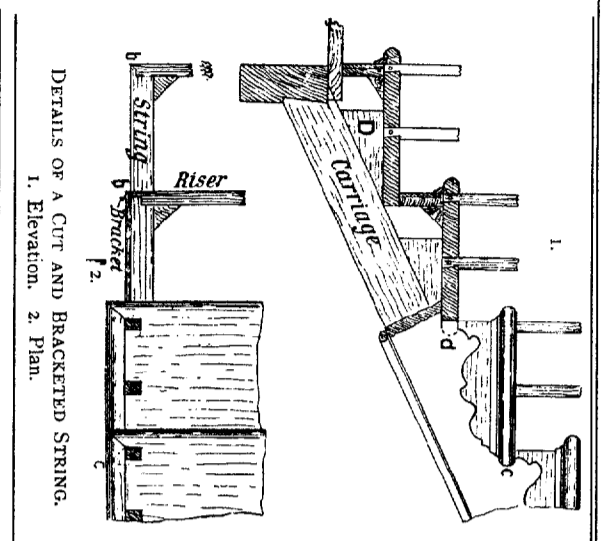
Rev	Revised/Issue	Date
1	ham	Jan. 8, 2003
		A6



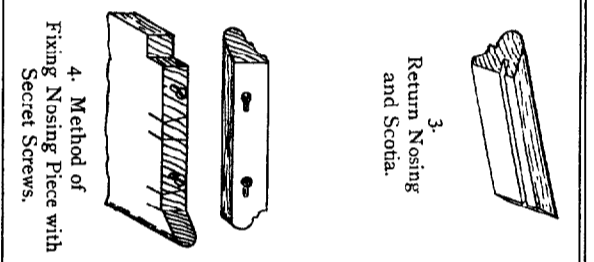
3. Wreath-piece Ready for Cutting, and showing Connection with String.



1. Elevation, and 2. Plan of Cylinder, with Wreath-piece Ready for Staving.

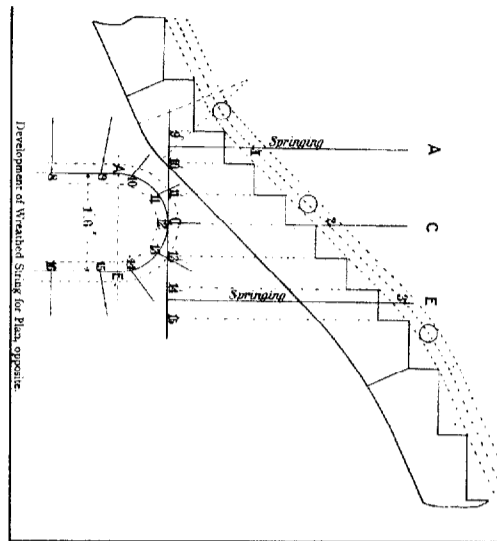


DETAILS OF A CUT AND BRACKETED STRING.
1. Elevation. 2. Plan.

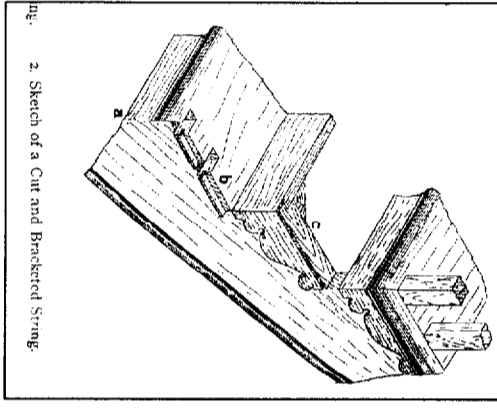


4. Method of Fixing Nosing Piece with Secret Screws.

3. Return Nosing and Scotia.



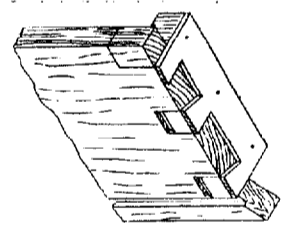
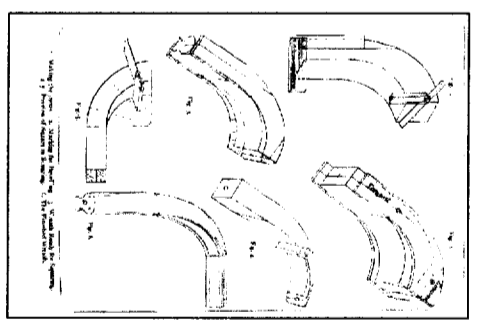
Development of Wreathed String for Plan, opposite.



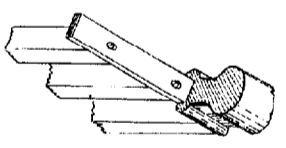
2. Sketch of a Cut and Bracketed String.

stair details

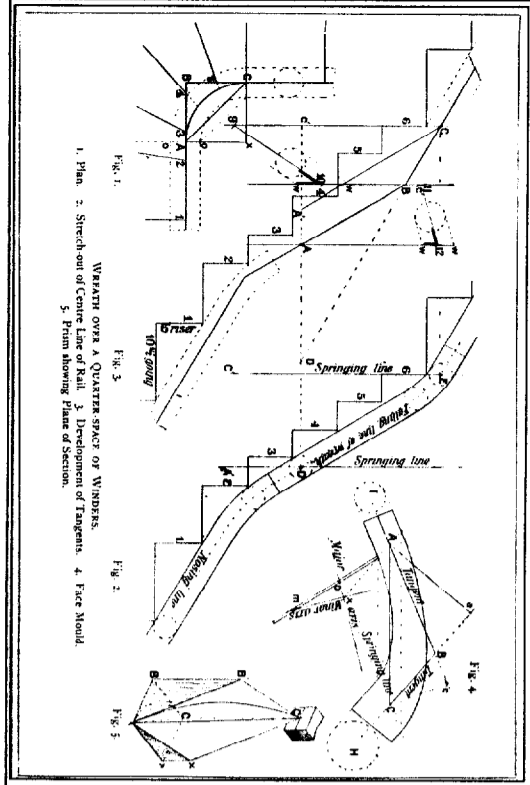
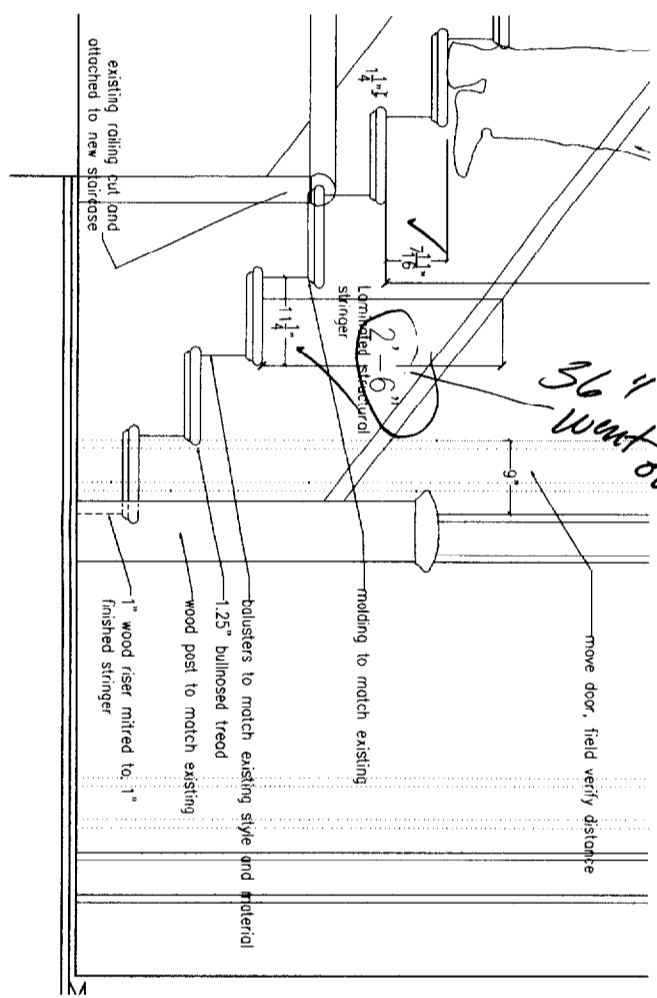
stair and railing details from Modern Practical Joinery by George Ellis not to scale to be used as reference



5. Method of Marking Dovetails for Balusters.

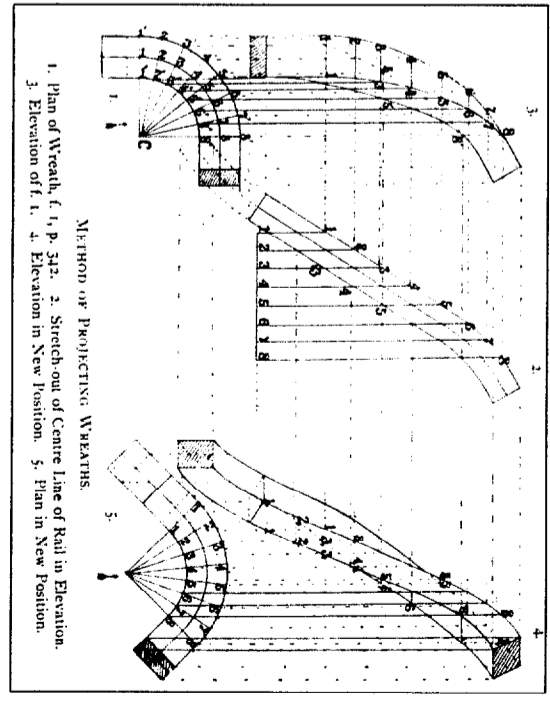


6. Sketch of Iron Core in Handrail.

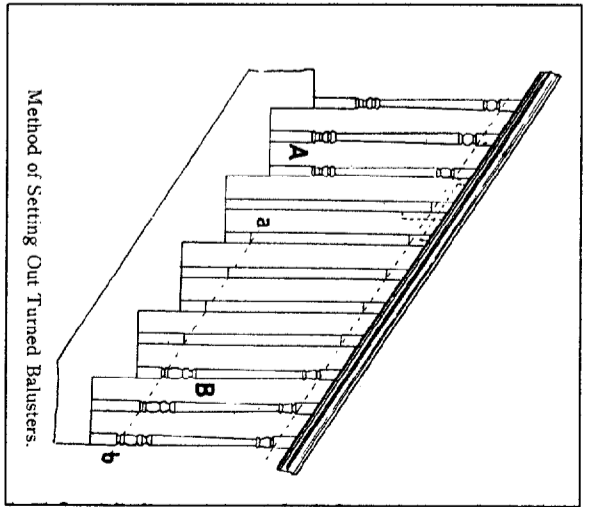


METHOD OF OBTAINING FALLING Moulds.
1. Plan of Quarter-space of Winders. 2. Stretch-out of Centre Line of Plan. 3. Stretch-out of Inside Falling Mould. 4. Stretch-out of Outside Falling Mould.

railing details



METHOD OF PROJECTING WREATHS.
1. Plan of Wreath, (L, P, 3/4). 2. Stretch-out of Centre Line of Rail in Elevation. 3. Elevation of L, P, 1. 4. Elevation in New Position. 5. Plan in New Position.



Method of Setting Out Turned Balusters.

Eckart and Molly Horn
46 Clifford Street
Portland, Maine 04102

stair details

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
in vision architectural design
98 Gray Street Apt # 2
Portland Maine, 04102
tel 207.807.1418

JAN 23 2004

SUPERSEDES ALL PRIOR DATED PLANS

1/2" = 1'-0"
A7