PLAN NOTES:

1. INDICATES EXISTING CONSTRUCTION TO REMAIN.
2. INDICATES EXISTING CONSTRUCTION TO BE DEMOLISHED.
3. INDICATES INFILL OR NEW CONSTRUCTION.
4. (X) INDICATES NEW EXTERIOR WINDOW OR DOOR, SEE SCHEDULE ON SHEET A3.002.
5. (X) INDICATES REPLACEMENT WINDOW AS BUDGET ALLOWS, SEE SCHEDULE ON SHEET A3.002.
6. DIMENSIONS AT EXISTING CONSTRUCTION ARE TO EXISTING FINISH UNLESS OTHERWISE NOTED. DIMENSIONS AT NEW CONSTRUCTION ARE TO FRAMING UNLESS OTHERWISE NOTED.
7. 2'-6" — DOOR HEIGHT, FEET AND INCHES. DOOR WIDTH, FEET AND INCHES.

UPPER LEVEL GENERAL SCOPE NOTES :

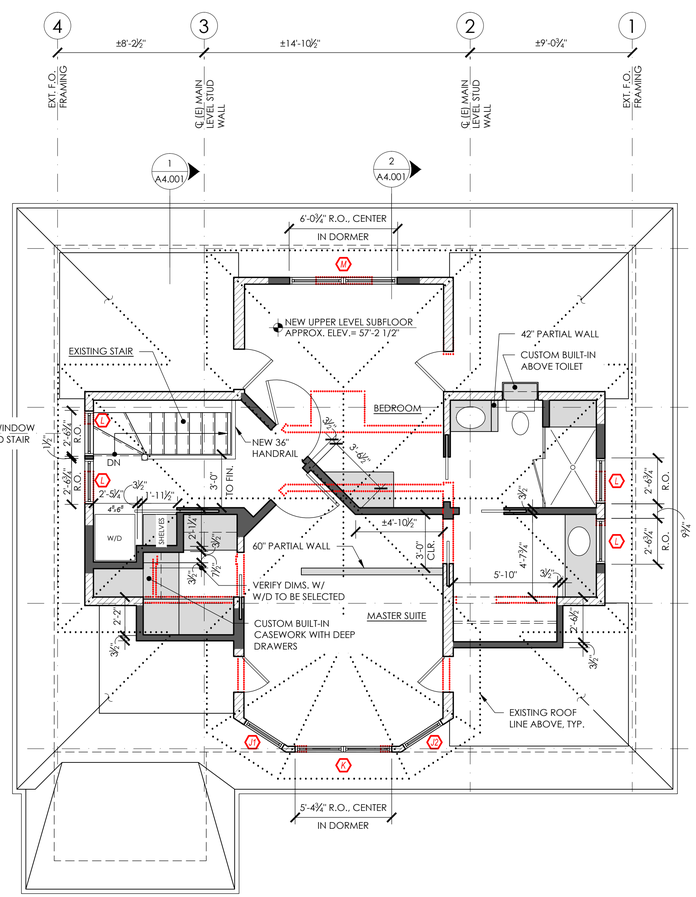
1. DEMOLISH EXISTING CHIMNEY, FULL HEIGHT OF HOUSE.
2. CLOSET SYSTEMS BY ELFA UNLESS OTHERWISE NOTED.
3. BATHROOM: FINISH BATHROOM AND SHOWER SURFACES IN CERAMIC TILE TO BE SELECTED; PROVIDE AND INSTALL NEW PLUMBING FIXTURES TO BE SELECTED; SHOWER TO BE CURBLESS, ROLL-IN CONSTRUCTION WITH TRENCH DRAIN AND GLASS DOOR/SPLASH PARTITION; SHOWER WINDOW TO BE VINYL AT INTERIOR.
4. REMOVE ALL FINISHES FROM INTERIOR FACE OF EXTERIOR WALLS AND CEILINGS AND INSULATE PER SECTIONS.
5. TYPICAL FLOOR FINISHES TO BE SELECTED.
6. PROVIDE AND INSTALL NEW BASEBOARD HEATING SYSTEM.
7. ALL NEW INTERIOR DOORS CONNECTING HABITABLE SPACES TO BE 2'-6"x6'-8" U.O.N.
8. ACCESSWAYS TO UNDER-EAVE STORAGE MAY BE SLOPED-TOP DOORS TO FIT.

MAIN LEVEL GENERAL SCOPE NOTES :

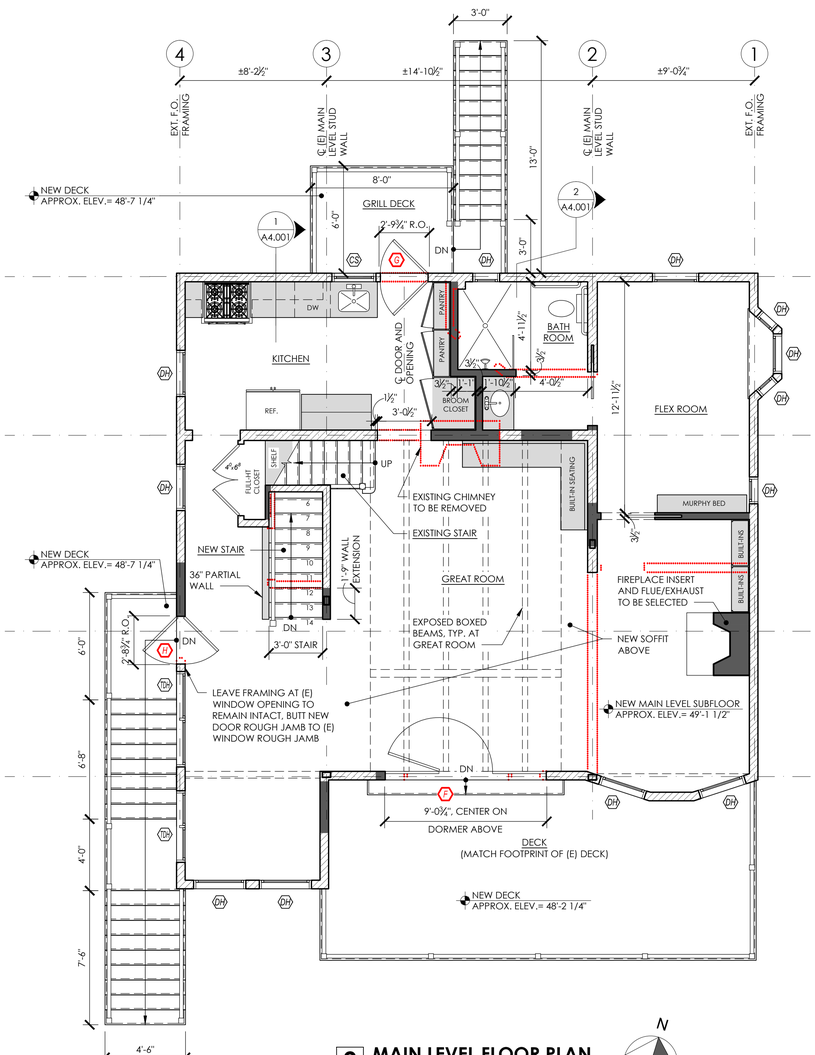
1. DEMOLISH EXISTING CHIMNEY, FULL HEIGHT OF HOUSE.
2. INSTALL NEW KITCHEN CABINETS AND APPLIANCES TO BE SELECTED BY OWNER. COORDINATE PURCHASE OF CABINETS AND APPLIANCES WITH OWNER.
3. FIREPLACE INSERT TO BE DETERMINED.
4. PROVIDE AND INSTALL NEW CASEWORK BUILT-IN STORAGE AT KITCHEN AND ADJACENT TO FIREPLACE INSERT.
5. PROVIDE AND INSTALL NEW BUILT-IN SEATING FOR DINING TABLE.
6. BUILD NEW DECK AT SOUTH FACE OF HOUSE, NEW DECK AND STAIRS AT NORTH FACE OF HOUSE, AND NEW ENTRY STAIRS AT WEST FACE OF HOUSE.
7. BATHROOM: EXPAND EXISTING BATHROOM AND SHOWER SURFACES IN CERAMIC TILE TO BE SELECTED; PROVIDE AND INSTALL NEW ACCESSIBLE PLUMBING FIXTURES TO BE SELECTED; PROVIDE CONTINUOUS BAND OF SOLID BLOCKING FOR INSTALLATION OF GRAB BARS; SHOWER TO BE CURBLESS, ROLL-IN CONSTRUCTION WITH TRENCH DRAIN AND REMOVABLE GLASS SPLASH PARTITION; SHOWER WINDOW TO BE VINYL AT INTERIOR.
8. REMOVE ALL FINISHES FROM INTERIOR FACE OF EXTERIOR WALLS AND INSULATE PER SECTIONS.
9. WHERE EXISTING WINDOW LOCATIONS REMAIN, PROVIDE AND INSTALL REPLACEMENT WINDOWS PER ELEVATIONS AND SCHEDULE AS BUDGET ALLOWS.
10. EXISTING STAIR TO UPPER LEVEL TO REMAIN.
11. TYPICAL FLOOR FINISHES TO BE SELECTED.
12. PROVIDE AND INSTALL NEW HYDRONIC RADIANT HEATING SYSTEM.
13. ALL NEW INTERIOR DOORS AND PASS-THROUGH OPENINGS TO BE 3'-0"x6'-8" U.O.N.

LOWER LEVEL GENERAL SCOPE NOTES :

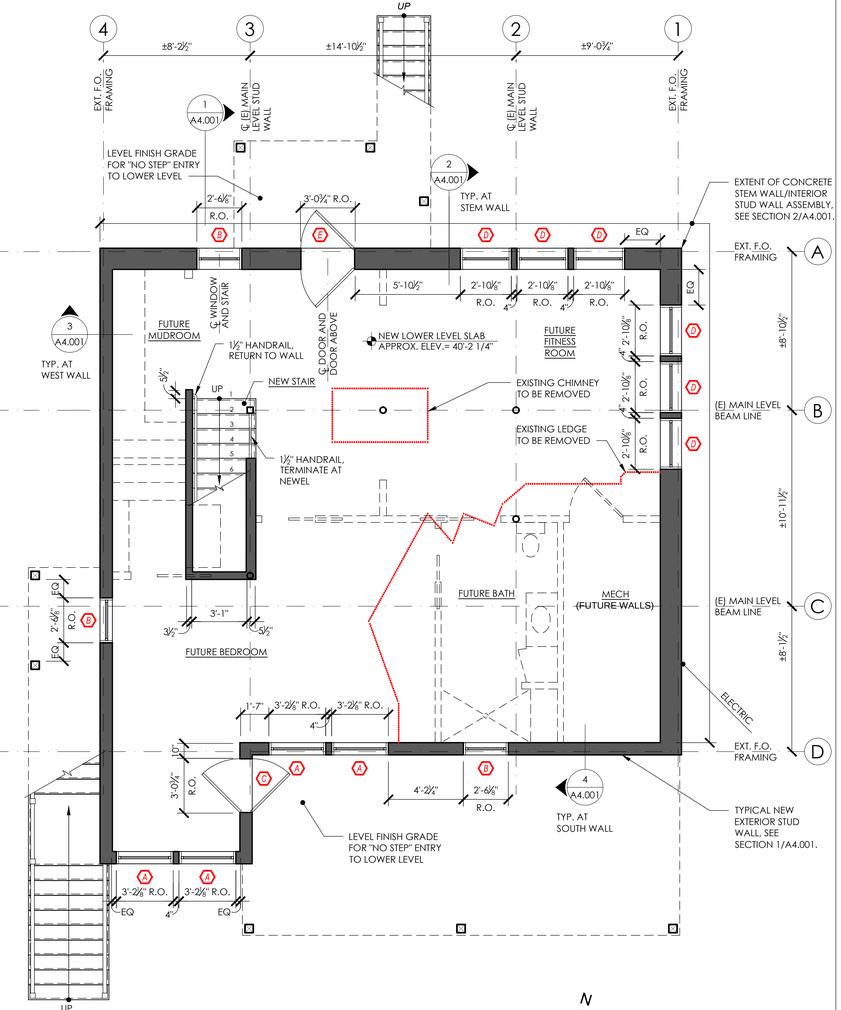
1. DEMOLISH EXISTING CHIMNEY, FULL HEIGHT OF HOUSE.
2. DEMOLISH EXISTING EXPOSED LEDGE AND EXISTING BASEMENT SLAB.
3. PROVIDE TEMPORARY SUPPORT FOR FIRST FLOOR OF HOUSE AND ABOVE.
4. DEMOLISH EXISTING FOUNDATION AND WOOD-FRAMED LOWER LEVEL WALLS.
5. DEMOLISH EXISTING DECKS AND EXTERIOR ENTRY STAIRS.
6. PROVIDE ROUGH PLUMBING FOR FUTURE LOWER LEVEL BATHROOM.
7. PLACE NEW SLAB AND FOUNDATION SYSTEM PER FOUNDATION PLAN AND WALL SECTIONS.
8. RAISE REMAINING HOUSE PER ELEVATIONS AND SECTIONS.
9. BUILD NEW STUD BEARING WALLS AT EXTERIOR.
10. DEMOLISH EXISTING STAIR TO MAIN LEVEL AND BUILD NEW COMPLIANT STAIR.
11. PROVIDE AND INSTALL TUBING FOR NEW HYDRONIC RADIANT HEATING SYSTEM IN SLAB, BUT DO NOT ENERGIZE.



3 UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

WINKELMAN ARCHITECTURE
41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998

SCALE: 1/4" = 1'-0"
DATE: MAY 17, 2023

PROPOSED FLOOR PLANS
ECKEL RESIDENCE
40 SEASHORE AVENUE, PEAKS ISLAND

A2 001