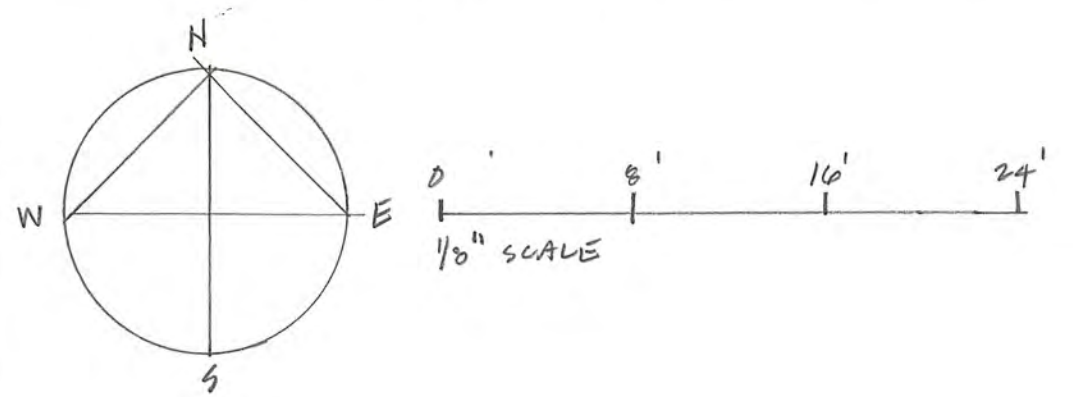


SITE COVERAGE:
5000 SF 40' x 20' 1/2
= 1000 SF ALLOWED MAX
EXIST COVERAGE (GRANDFATHERED)
(INCLUDING STAIRS) = 1050 SF
PROPOSED DESIGN DOES
NOT CHANGE THE EXISTING
FOOTPRINT.

SITE AREA: 5000 SF
Address: 818 Seashore Avenue
Peaks Island, Maine
Lot: 91-C-37
Zone: IR-1
Owner: James Fleming
Elizabeth Budington
4 Menlo Street
Brighton, MA 02135
Builder: Doug Wilber
(207) 272-8763
Existing: One and a half story structure
with covered porches 1050
sq. ft. (total site coverage).
Proposed: Rebuild existing porches and
add second floor extension;
all within existing footprint. No
increase in site coverage.
Parking: Unchanged (street parking).
Grading: Unchanged.
Septic: Busse Septic System.
Utilities: Existing utilities unchanged.
Silt fence / erosion control by G.C. as
required by Maine Erosion Control and
Sediment Control Handbook For
Construction: Best Management Practices
Section 14.



PROPOSED SEPTIC:
REPLACEMENT 3 BEDROOM SYSTEM
DESIGNED BY AL FRICK.
PRIMARY PRE-TREATMENT SYSTEM:
BUSSE MODEL #250 (250 GAL) MBR.
"SEWAGE TREATMENT UNIT"
UNIT LOCATED IN NORTHEAST
CORNER OF PARCELS
DISPOSAL FIELD FOR EFFLUENT
7' x 12' (4 PLASTIC CHAMBERS)

SITE PLAN



WEST ELEVATION · BACK



SOUTH ELEVATION · SIDE



ONE-STORY EXTENSION OVER
EXISTING FOOTPRINT
(ORIGINAL STAIR) - PEP 14-436

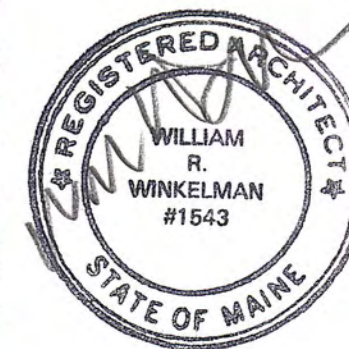


NORTH ELEVATION · SIDE



FRONT · EAST ELEVATION

EXISTING CONDITIONS



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

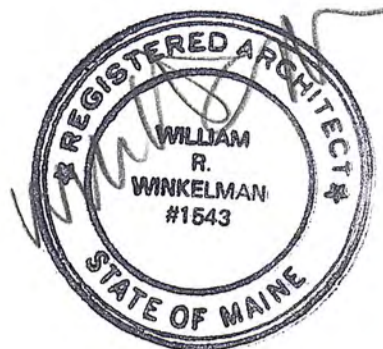
7 NOV 2012

Peaks Island, Maine

818 Seashore Avenue

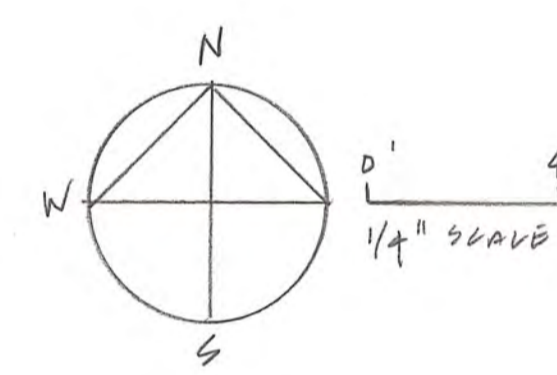
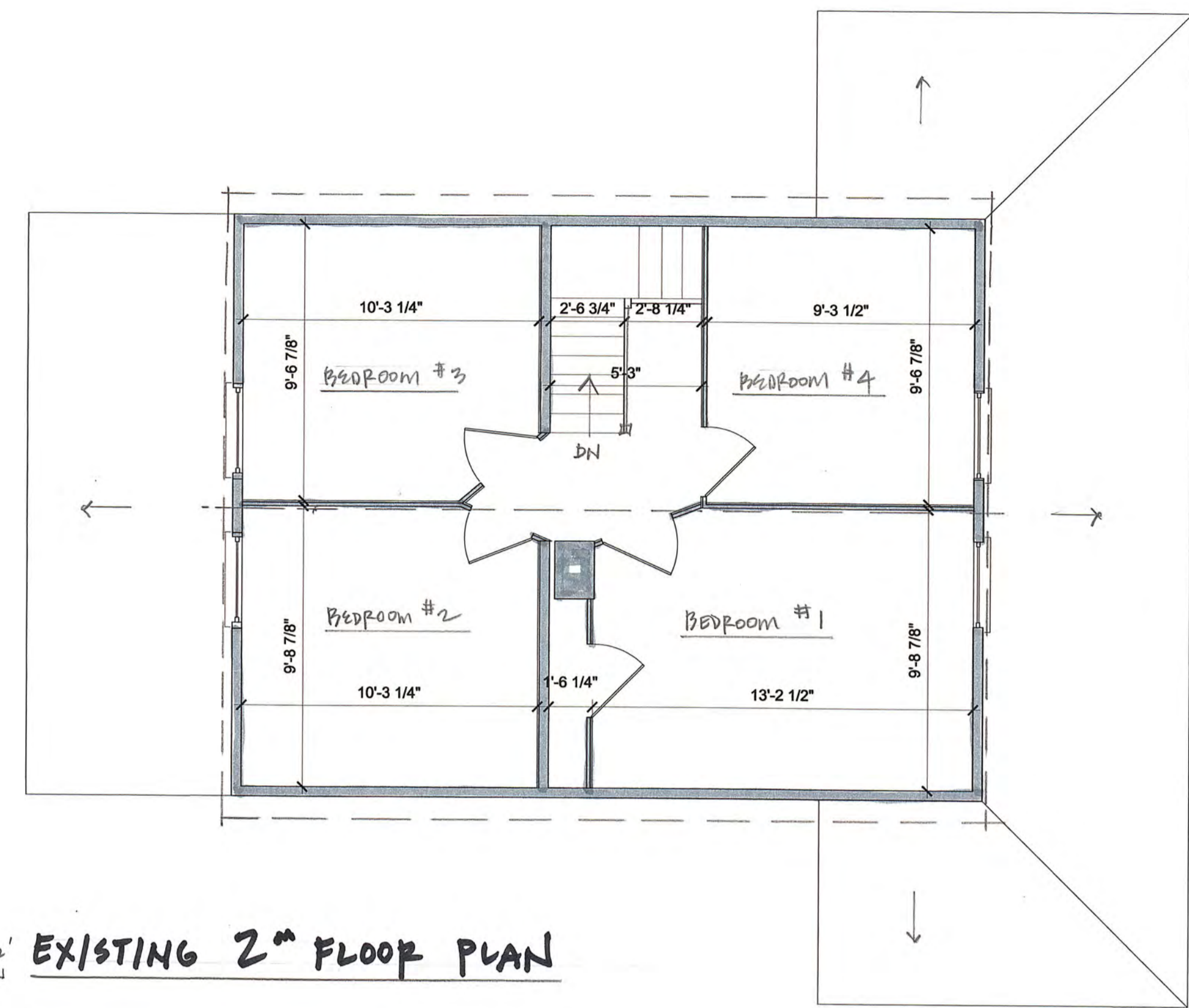
BUDINGTON RENOVATION

EXIST
1



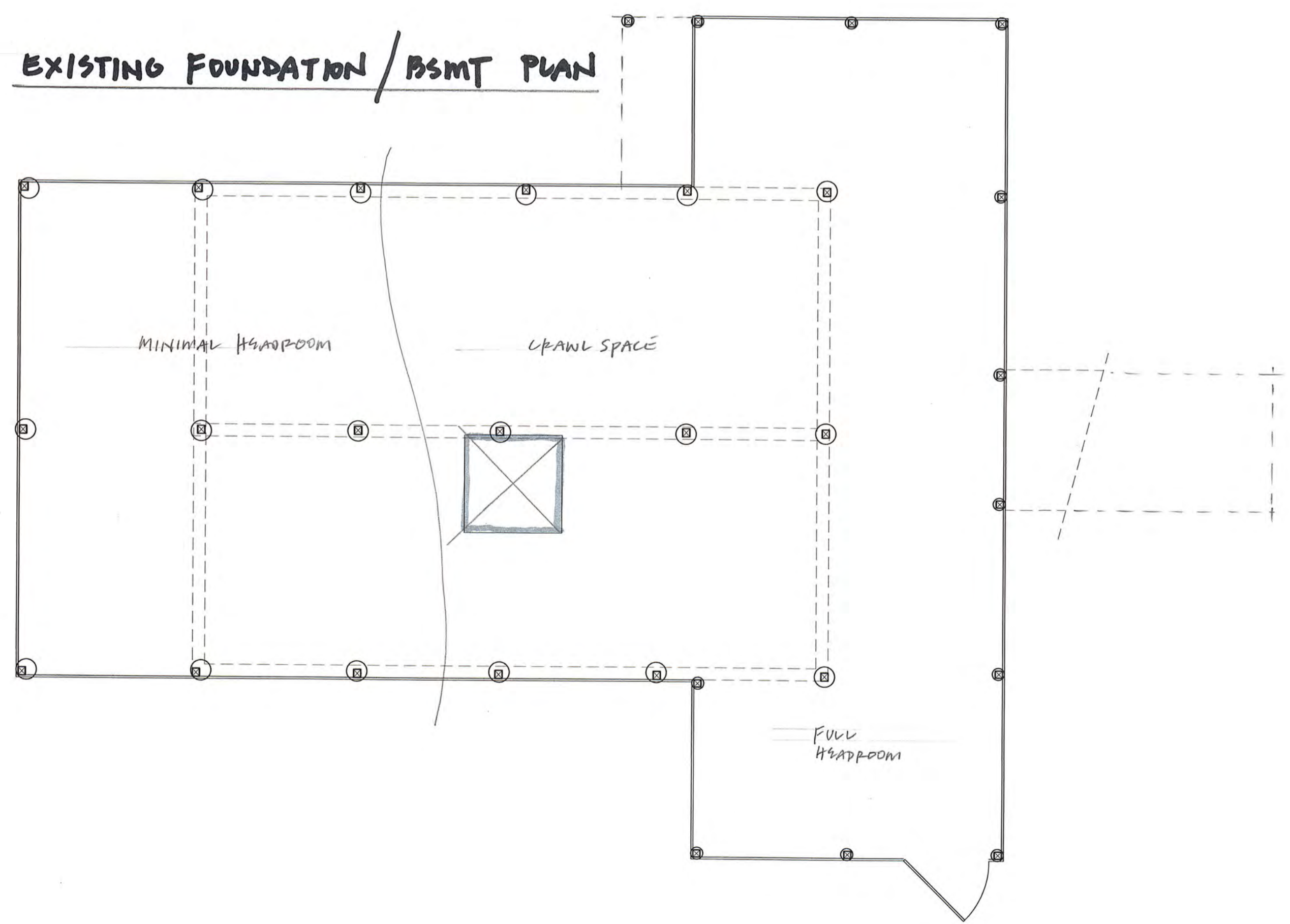
7 Nov 2012

EXIST 2

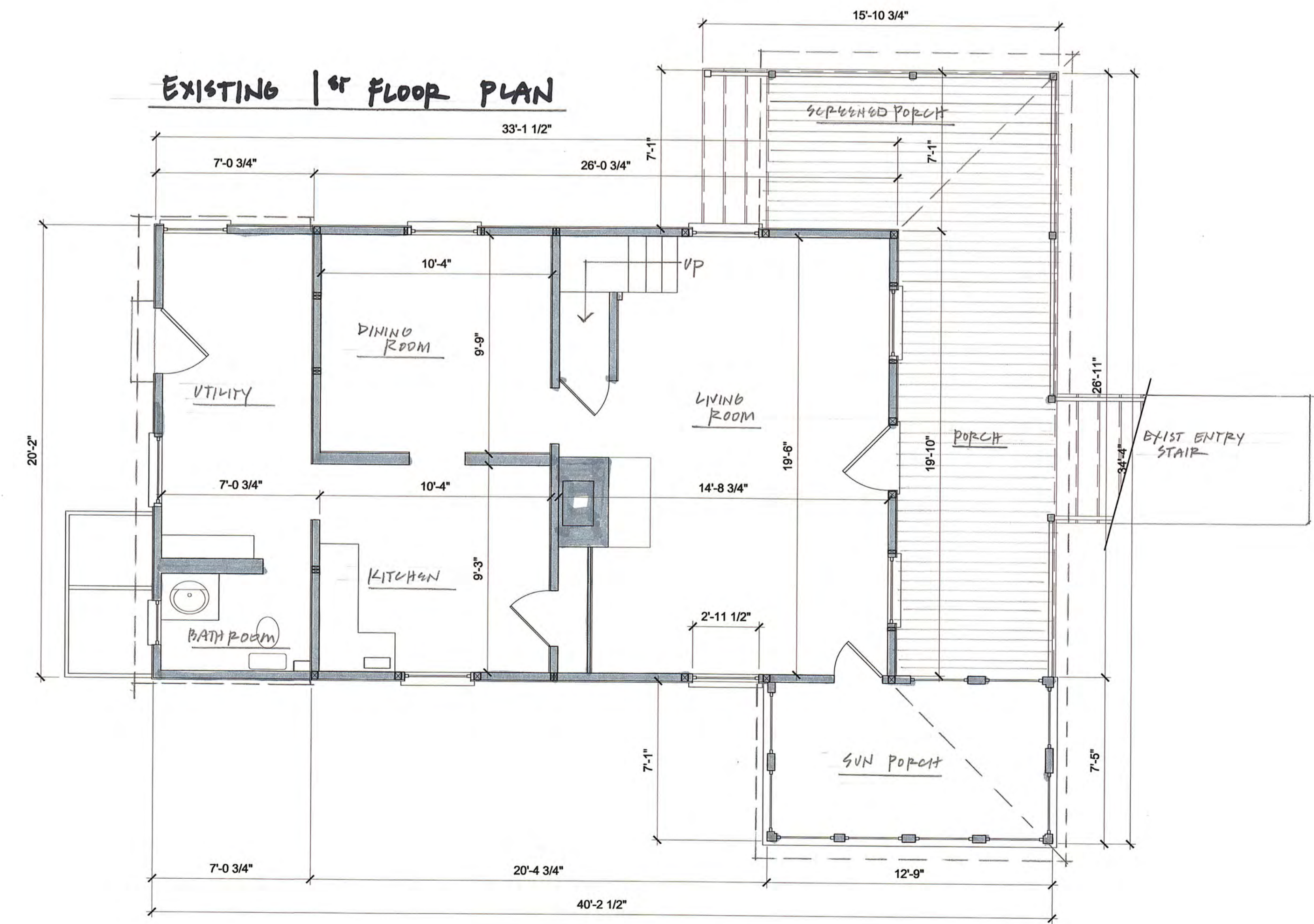


EXISTING 2nd FLOOR PLAN

EXISTING FOUNDATION / BSMT PLAN



EXISTING 1st FLOOR PLAN



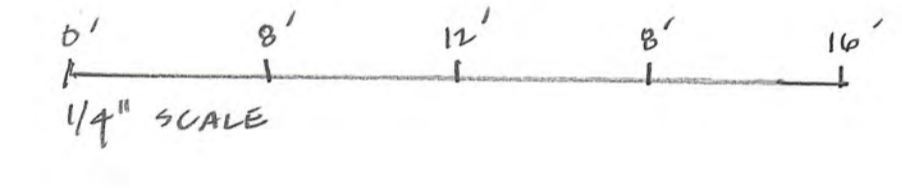
EXISTING CONDITIONS



EXISTING BACK/WEST ELEVATION



EXISTING SIDE/SOUTH ELEVATION

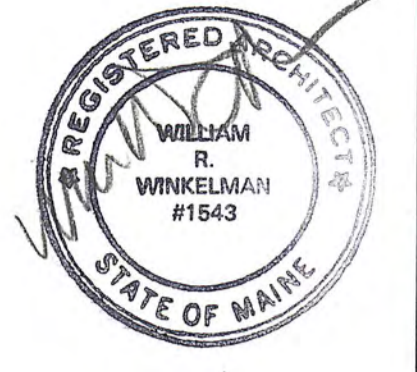


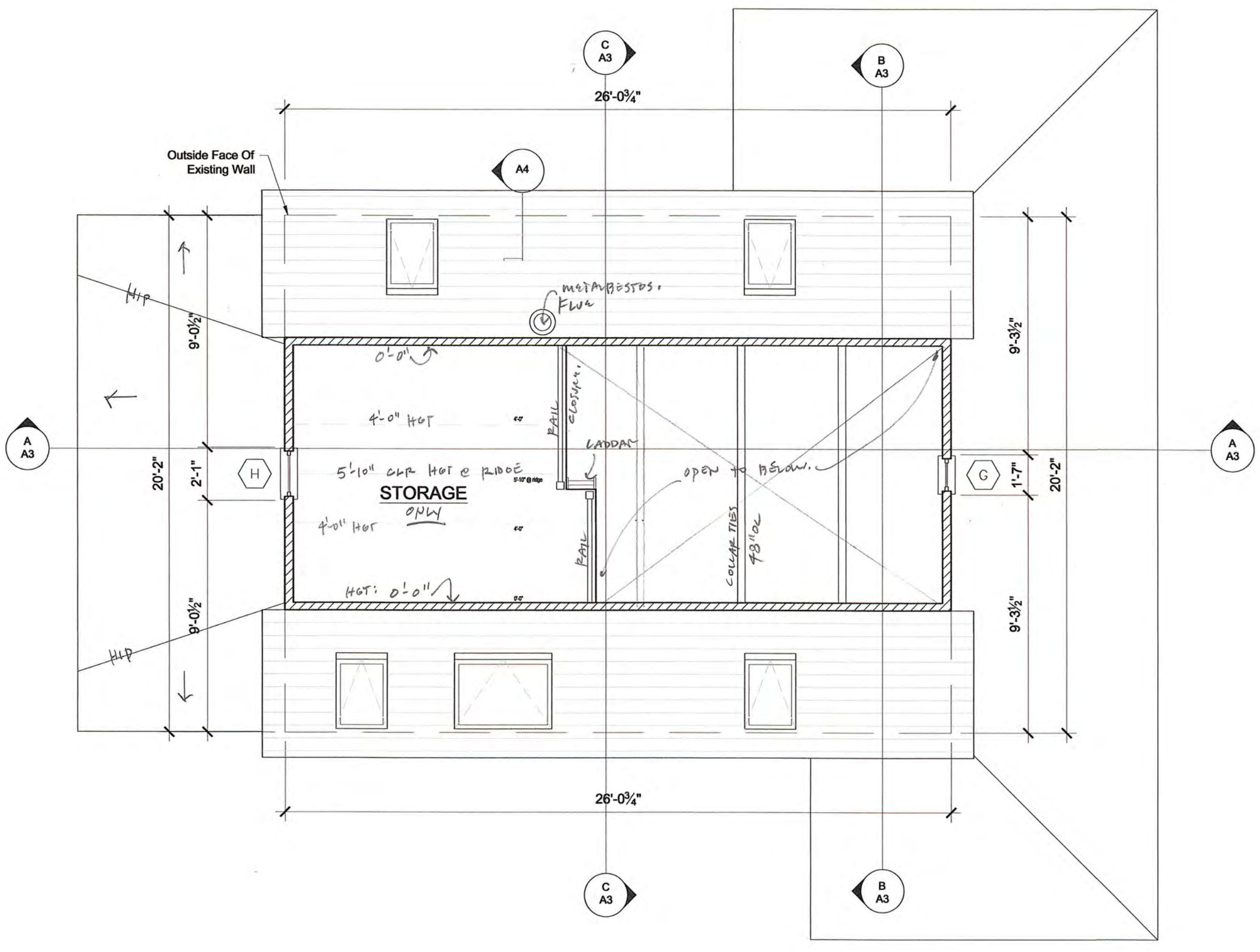
EXISTING SIDE/NORTH ELEVATION



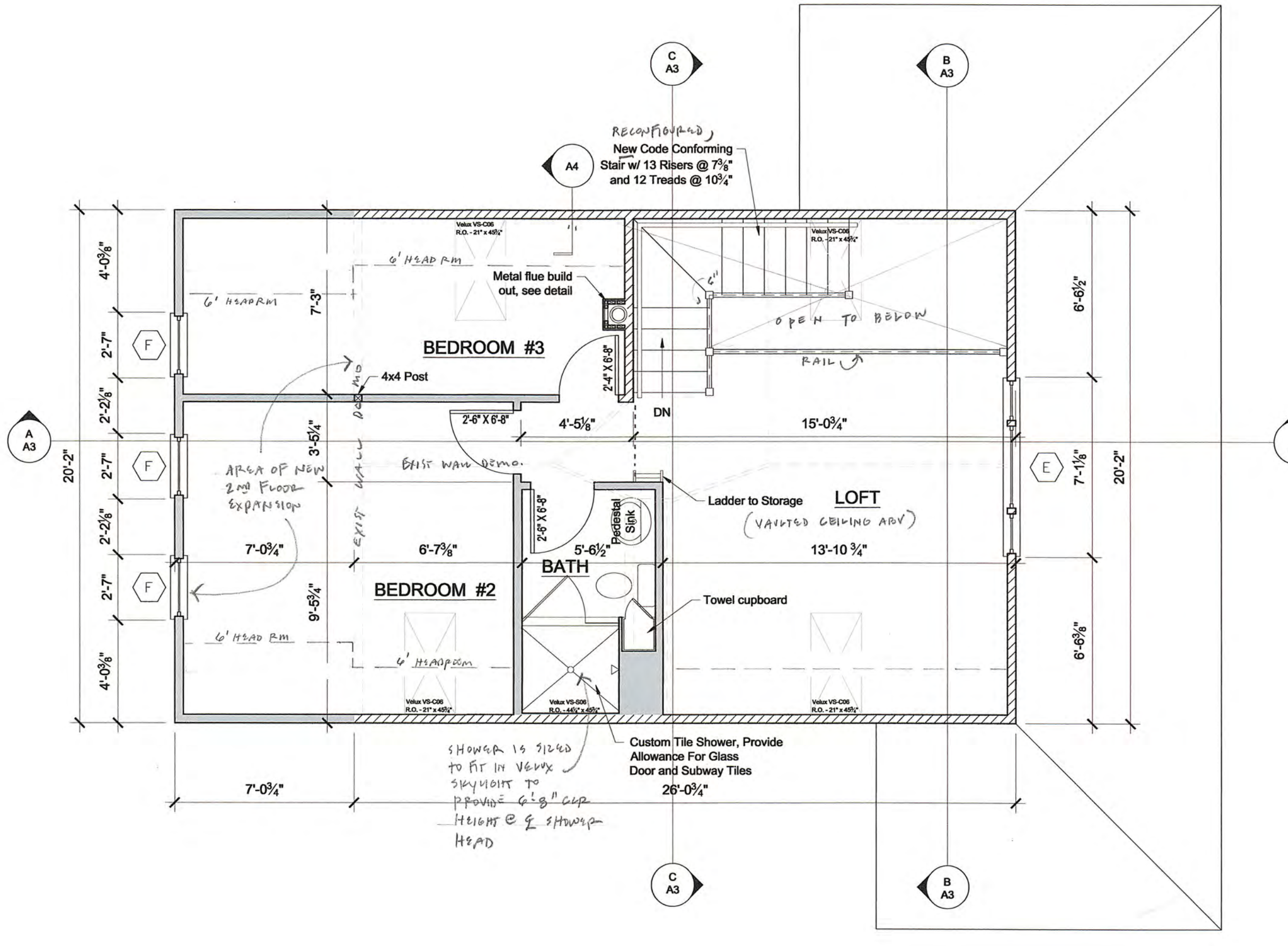
EXISTING FRONT/EAST ELEVATION

EXISTING CONDITIONS





STORAGE FLOOR PLAN: 1/4" = 1'-0"



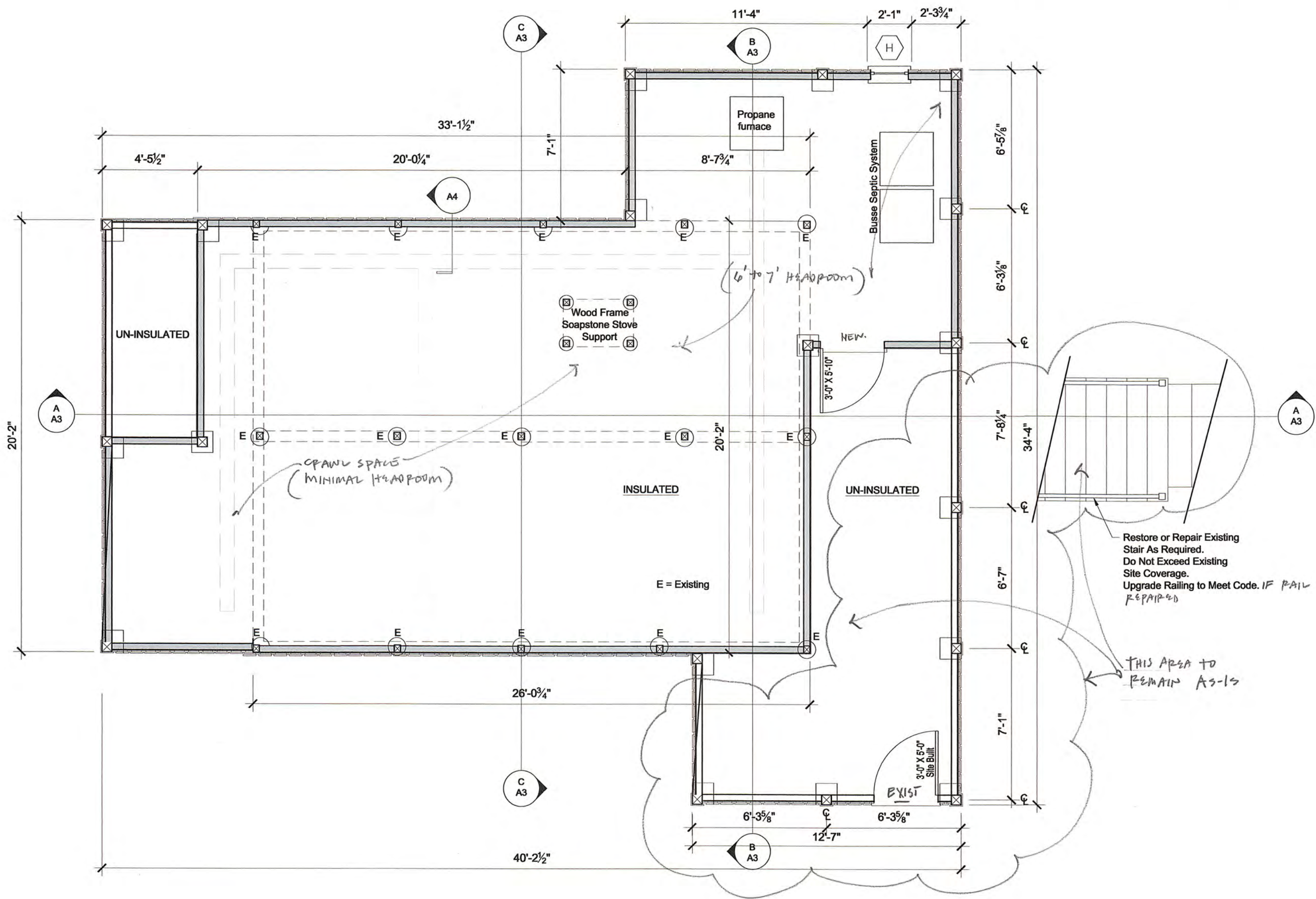
SECOND FLOOR PLAN: 1/4" = 1'-0"

④ SQUARE FOOTAGE:
EXIST STAIR CORRIDOR (INC STAIRS): 1050 SF
1ST FLOOR COMMONS SP 775 SF
2ND FLOOR COMMONS SP 660 SF
TOTAL COMMONS SPACE = 1442 SF
PORCH + SUN PORCH = 225 SF

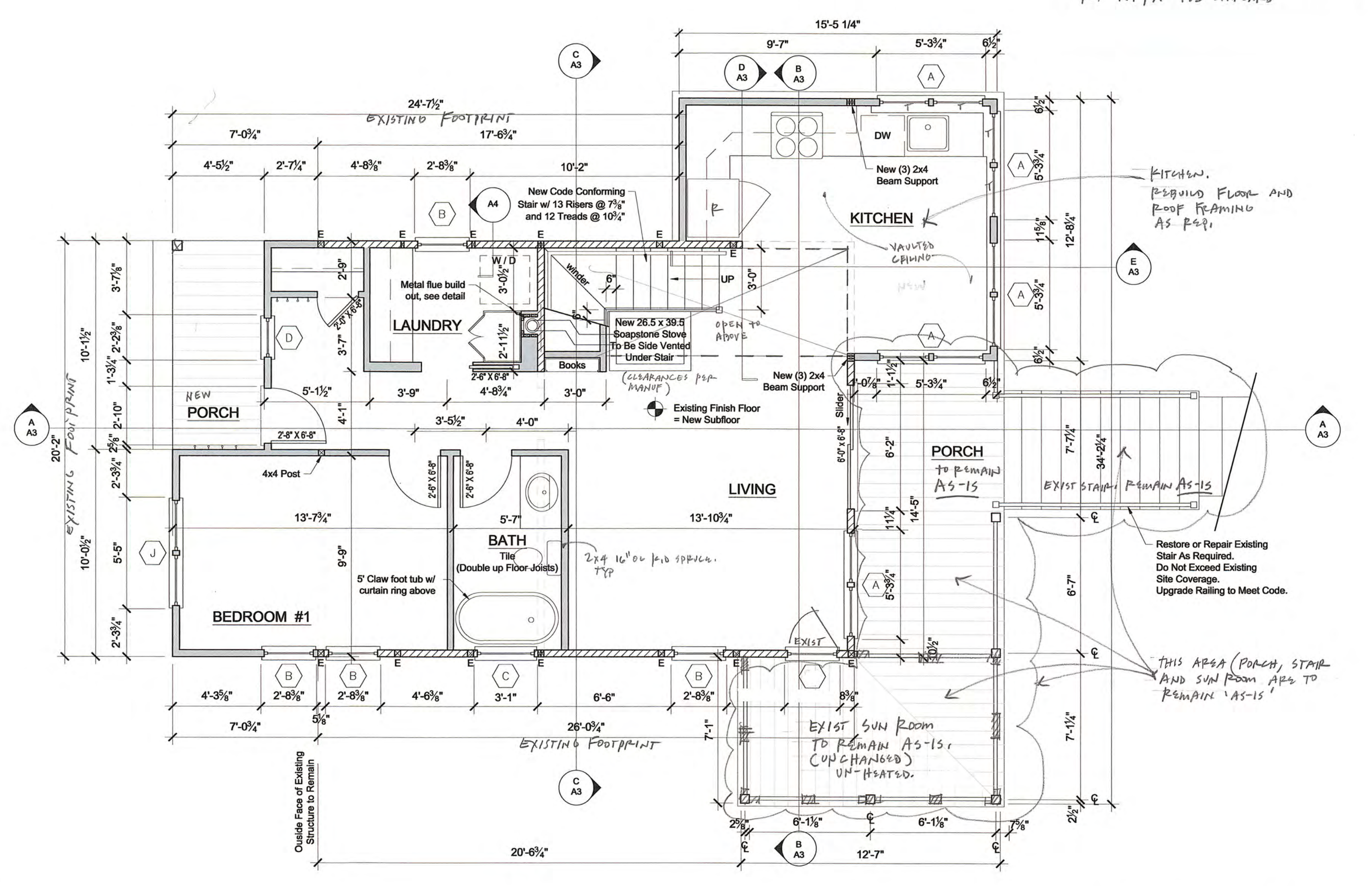
KEY
E = Existing [Hatched] = Existing Wall
[Solid] = New Wall [Dashed] = Wall to be Removed

GENERAL NOTES
Heat:
Propane fired warm air heat ducted to first floor only.
Electric baseboard heat at second floor Bedrooms.
Under tile electric radiant heat at Bathrooms.
HRV system to be installed, integration of bathroom ventilation into HRV to be determined.
Interior Finishes:
First floor - New hardwood, type to be determined.
Second floor - Sand, seal, paint existing.
Bathroom floors to be tile.
All walls and ceiling to be 1x poplar beadboard, profile to match existing, width and pattern to be determined.
1x6 typical baseboard.
1x4 typical door and window trim.
Lighting / Electrical:
Lighting plan to be determined.
Provide outlet and switch locations to meet code.
Provide ceiling fan at loft to recirculate air.
Accommodate for wireless router at book shelf under stair.
Insulation:
Spray foam insulation at all exterior wall and roof locations.
1/2" Polystyrene rigid insulation at interior of all exterior walls.
Roofs = min. R-49
Walls = min. R-20
Acoustic insulation at all interior walls and enclosed ceiling locations.
Typical framing #2 or better KD Spruce, U.O.N.
Harvest as much existing beadboard as possible for re-use on interior.
Harvest wavy glass from existing windows and carefully store.

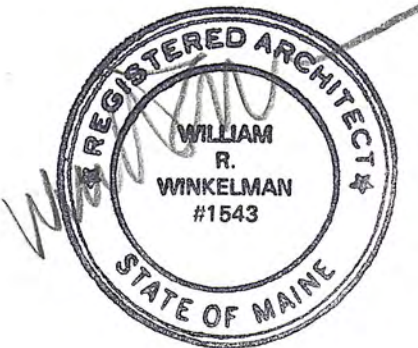
④ FIRE PROTECTION SPRINKLER SYSTEM TO BE PROVIDED BY FIREARMER FIRE PROTECTION, PER NFPA 13D STANDARD



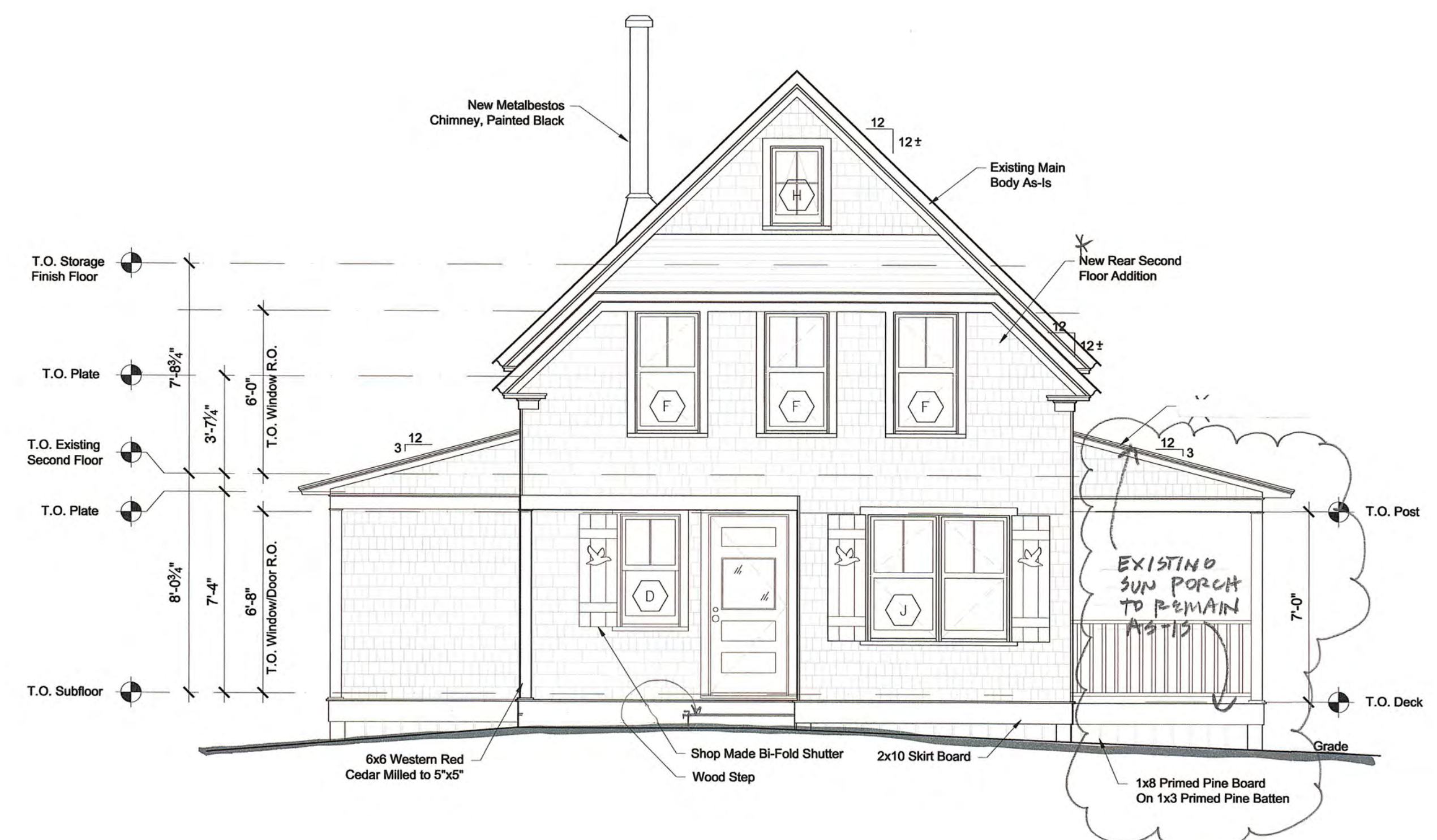
GROUND LEVEL PLAN: 1/4" = 1'-0"



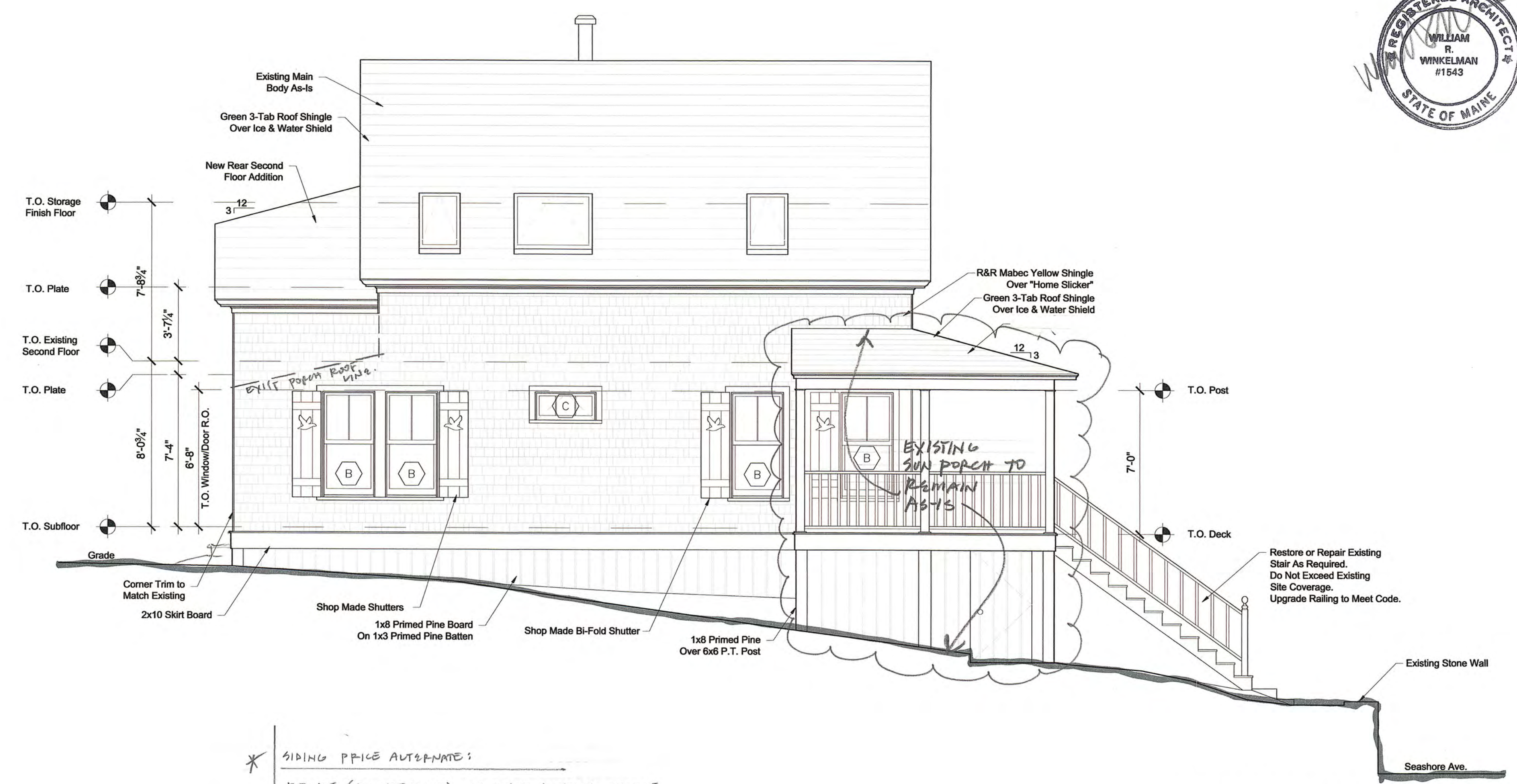
FIRST FLOOR PLAN: 1/4" = 1'-0"



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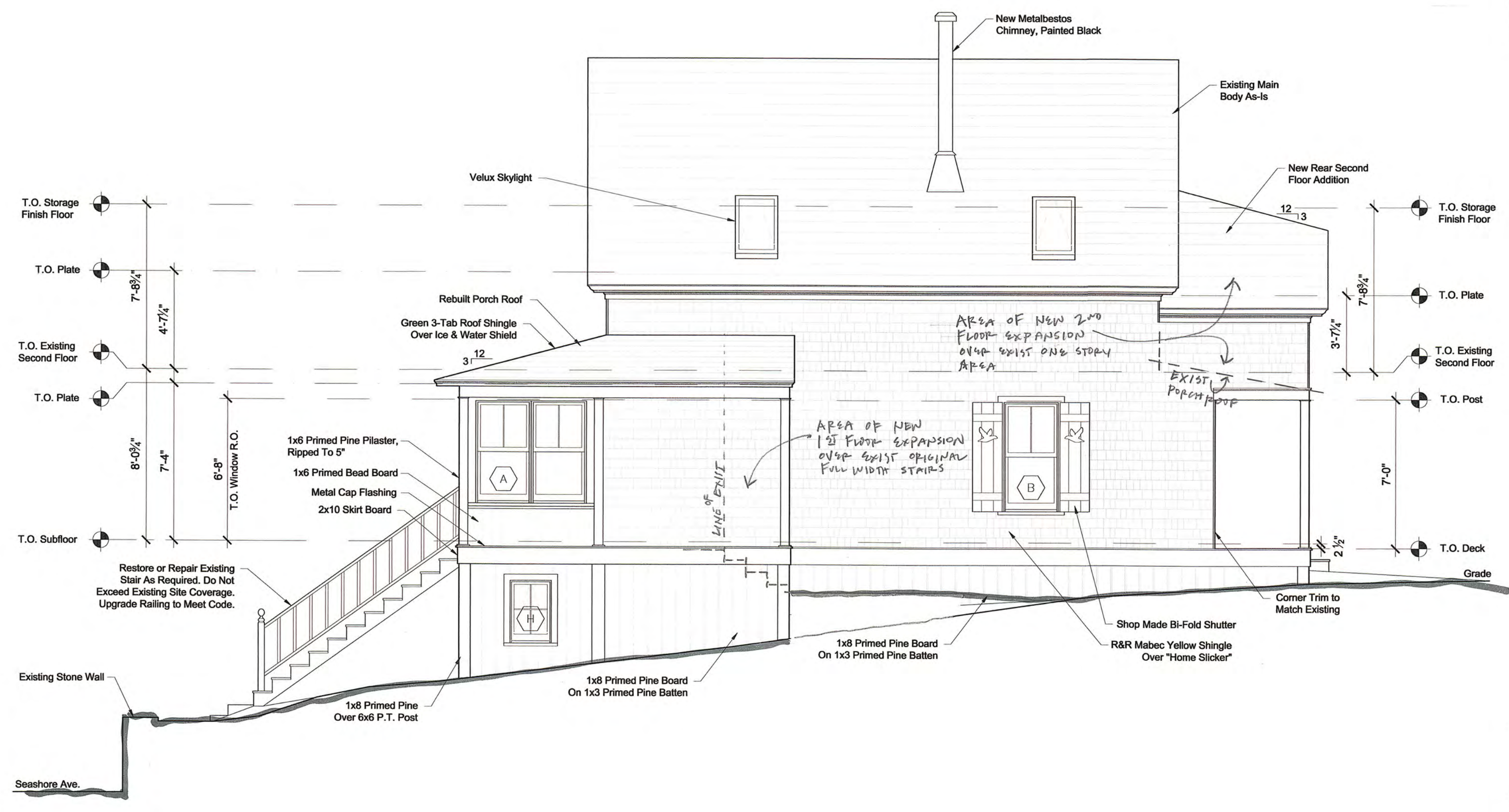


WEST ELEVATION: 1/4" = 1'-0"

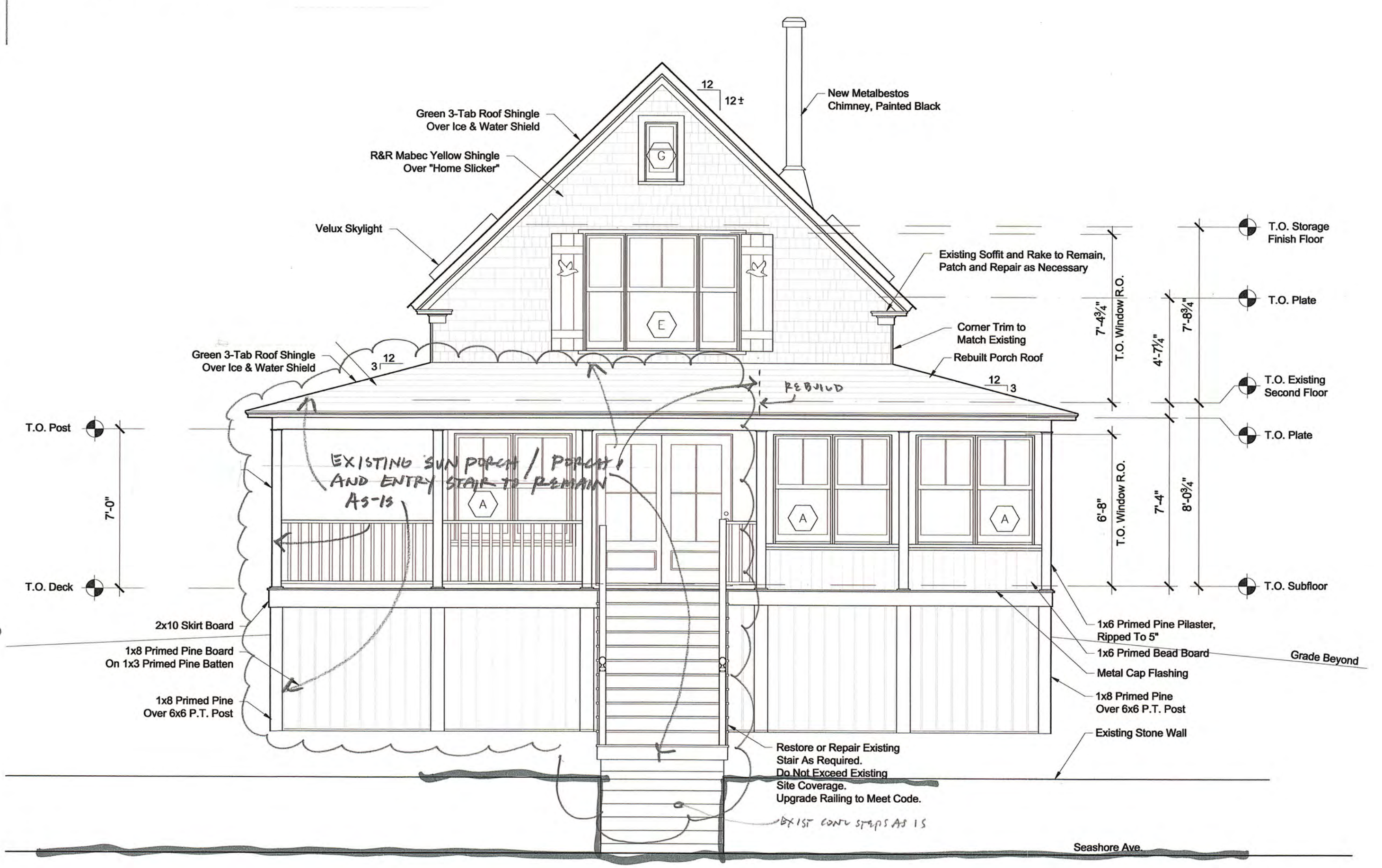


SOUTH ELEVATION: 1/4" = 1'-0"

* SIDING PRICE ALTERNATE:
RE-USE (DO NOT STRIP) AS MUCH EXISTING SHINGLE SIDING AS IS FEASIBLE.
NEW AREAS OF SIDING (OR PATCHED AREAS):
ENC. XIPAS CLEAR, NON-R&R, COVERS TO MATCH EXIST, INSTALLED OVER FELT.
SITE STAIN; SOLID BODY STAIN.

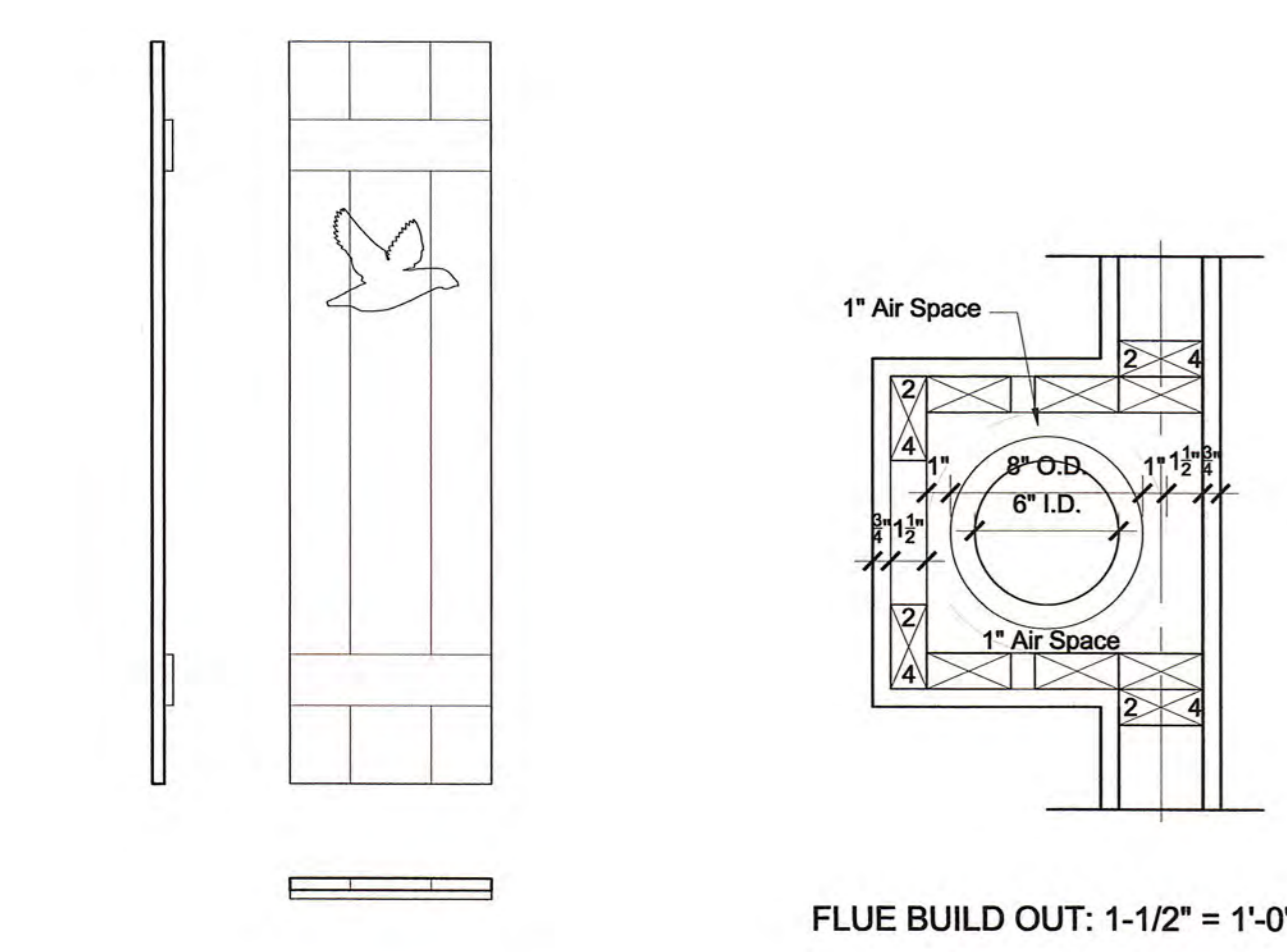


NORTH ELEVATION: 1/4" = 1'-0"

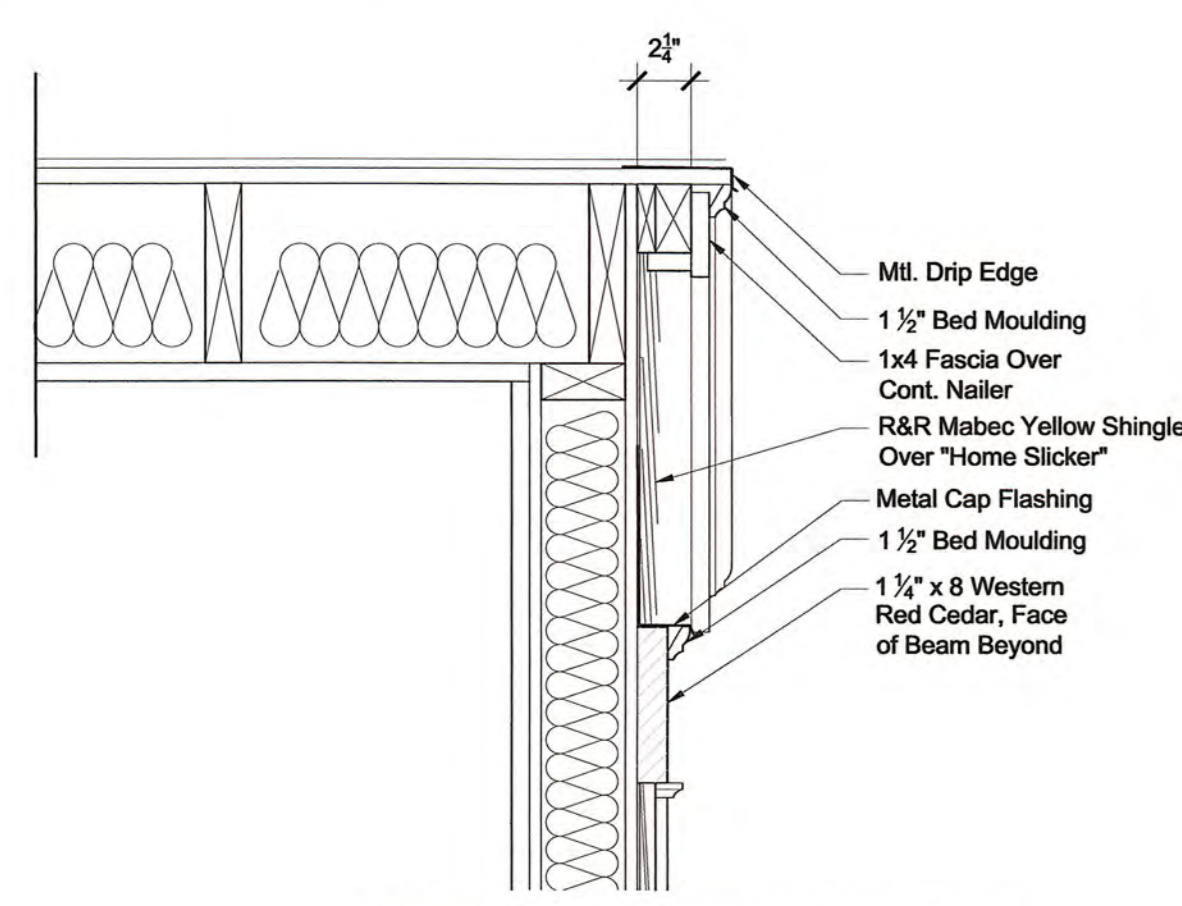


EAST ELEVATION: 1/4" = 1'-0"

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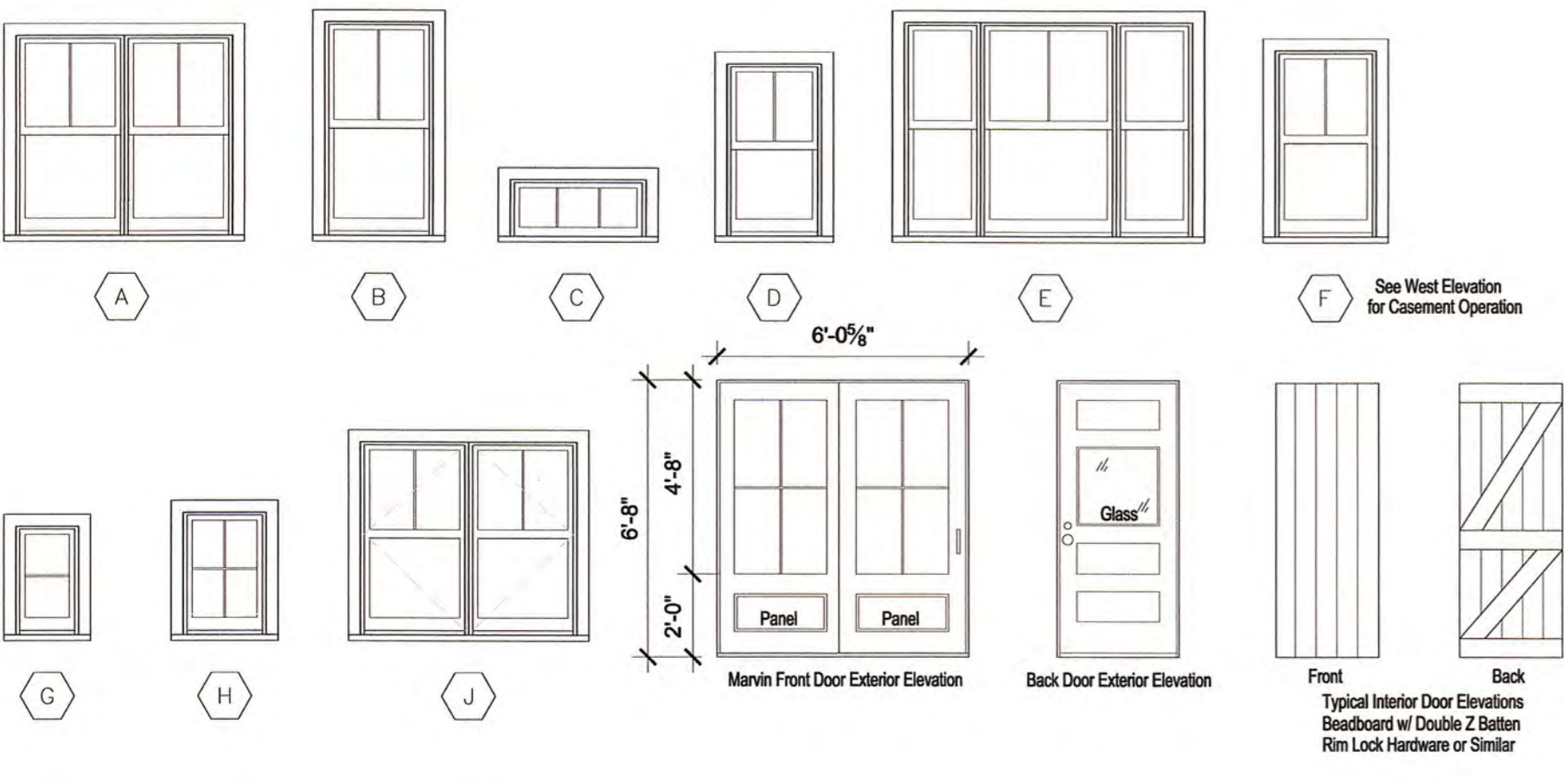


SHOP BUILT SHUTTER DETAIL: 3/4" = 1'-0"

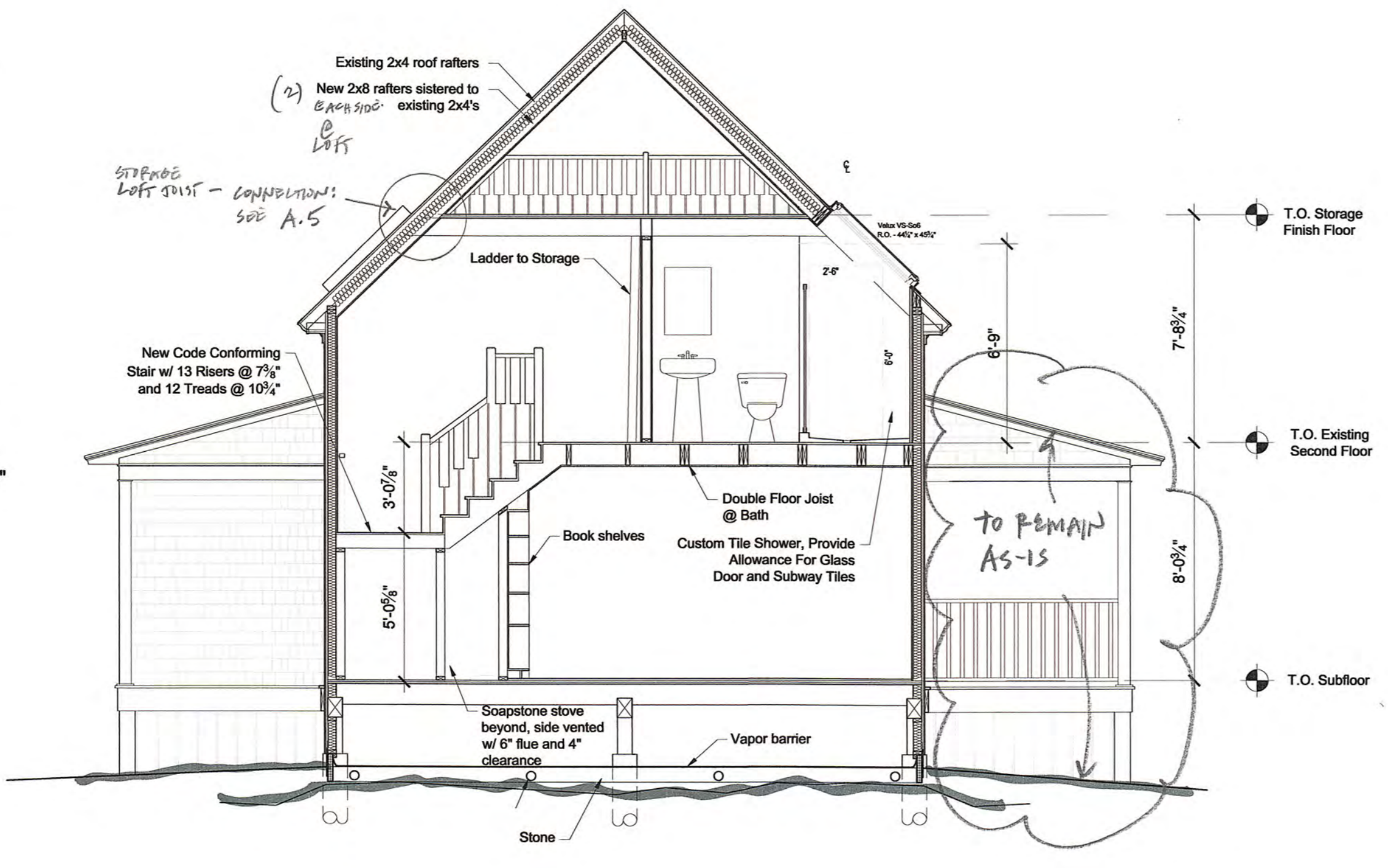


WINDOW	Quantity	R.O.	Marvin Model #	REMARKS
A	5- see note	5'-3 3/4" x 4'-9 1/2"	(2) WUDH 2624	Mullion
B	5	2'-8 3/8" x 5'-1 1/2"	WUDH 2626	-
C	1	3'-1" x 1'-6 9/16"	WUJAWN 3618	-
D	1	2'-2 3/8" x 4'-1 1/2"	WUDH 2620	-
E	1	7'-1 1/8" x 5'-1 1/2"	(2) WUDH 1626 WUDH 3626	Mullion
F- GLASS	3	2'-7" x 4'-6 9/16"	WUCA 3054	w/ Simulated Meeting Rail
G	1	1'-7" x 2'-8 9/16"	WUJAWN 1832	-
H	2	2'-1" x 3'-0 9/16"	WUJAWN 2436	-
J- GLASS	1	5'-5" x 4'-8 9/16"	(2) WUCA 3256	Mullion; w/ Simulated Meeting Rail
SKYLIGHT	Quantity	R.O.	Model #	
Velux	4	21" x 45 3/4"	VS-C06	Operable w/ louver
Velux	1	44 1/4" x 45 3/4"	VS-S06	Operable w/ louver

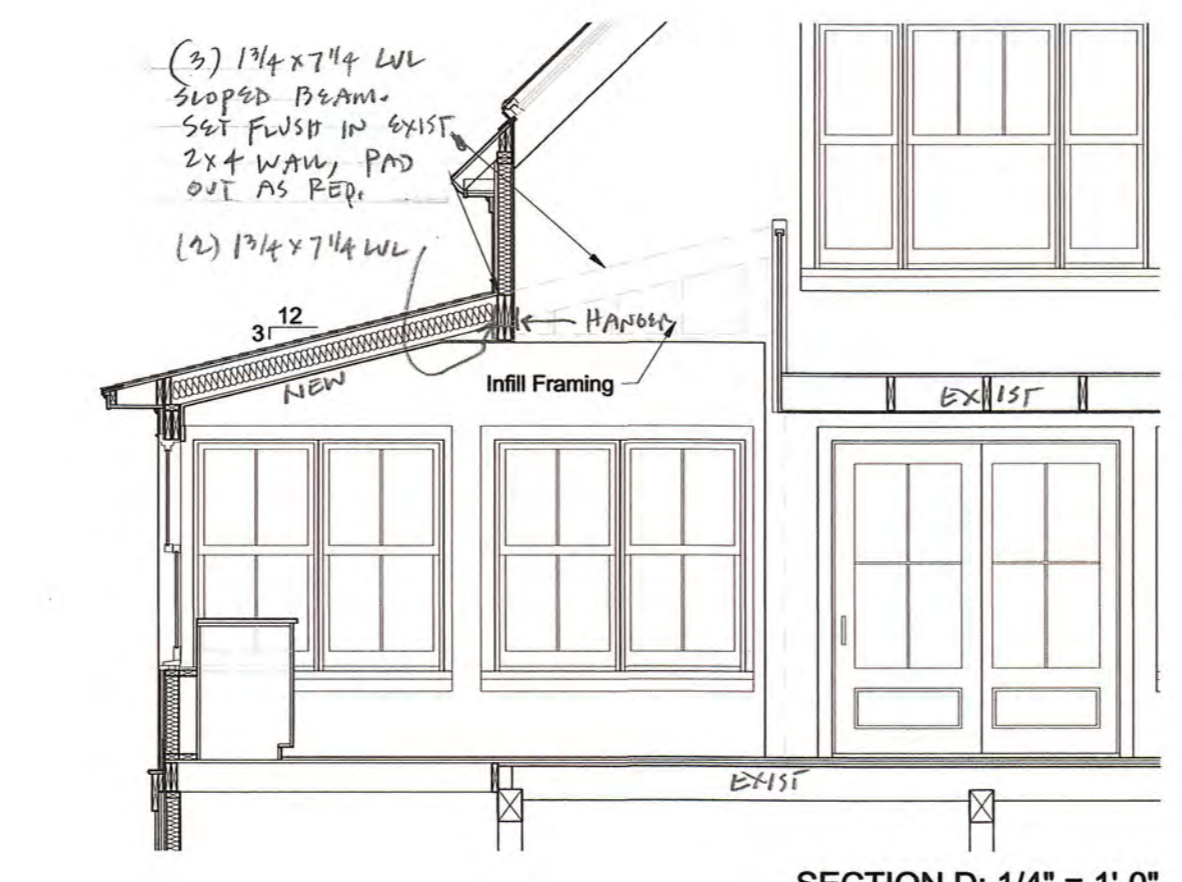
Marvin Windows: primed wood frame, 5/8" x 4" exterior casing, historic w/ clad sash, w/ half screen.
 Window A note: 4 of which w/ factory applied exterior casing, use @ Kitchen
 * = Egress Window
 - Low-E Argon, Simulated divided light w/ spacer bar
 - Extension jambs by G.C.
 - Hardware finish to be determined



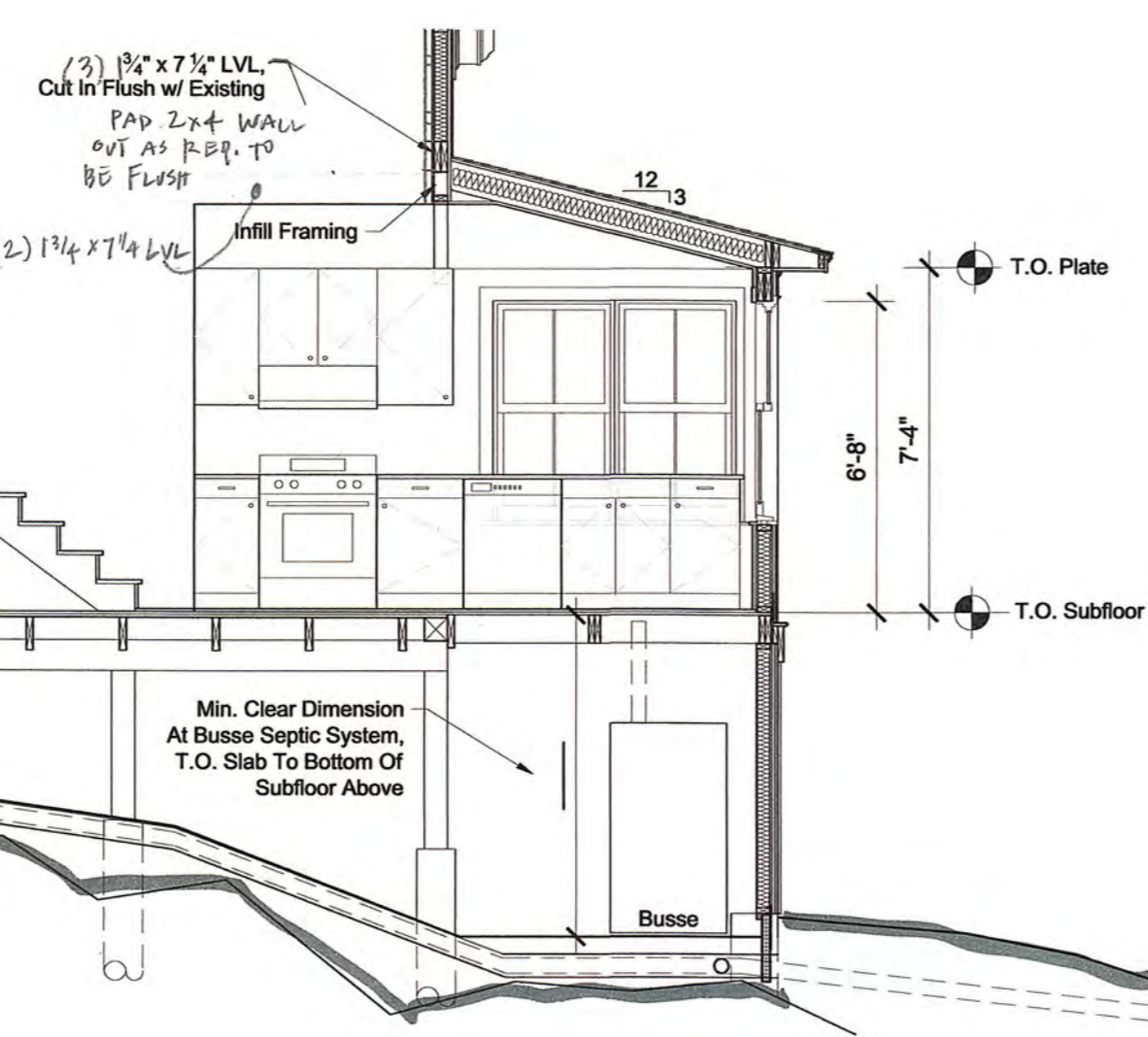
WINDOW / DOOR SCHEDULE: 1/4" = 1'-0"



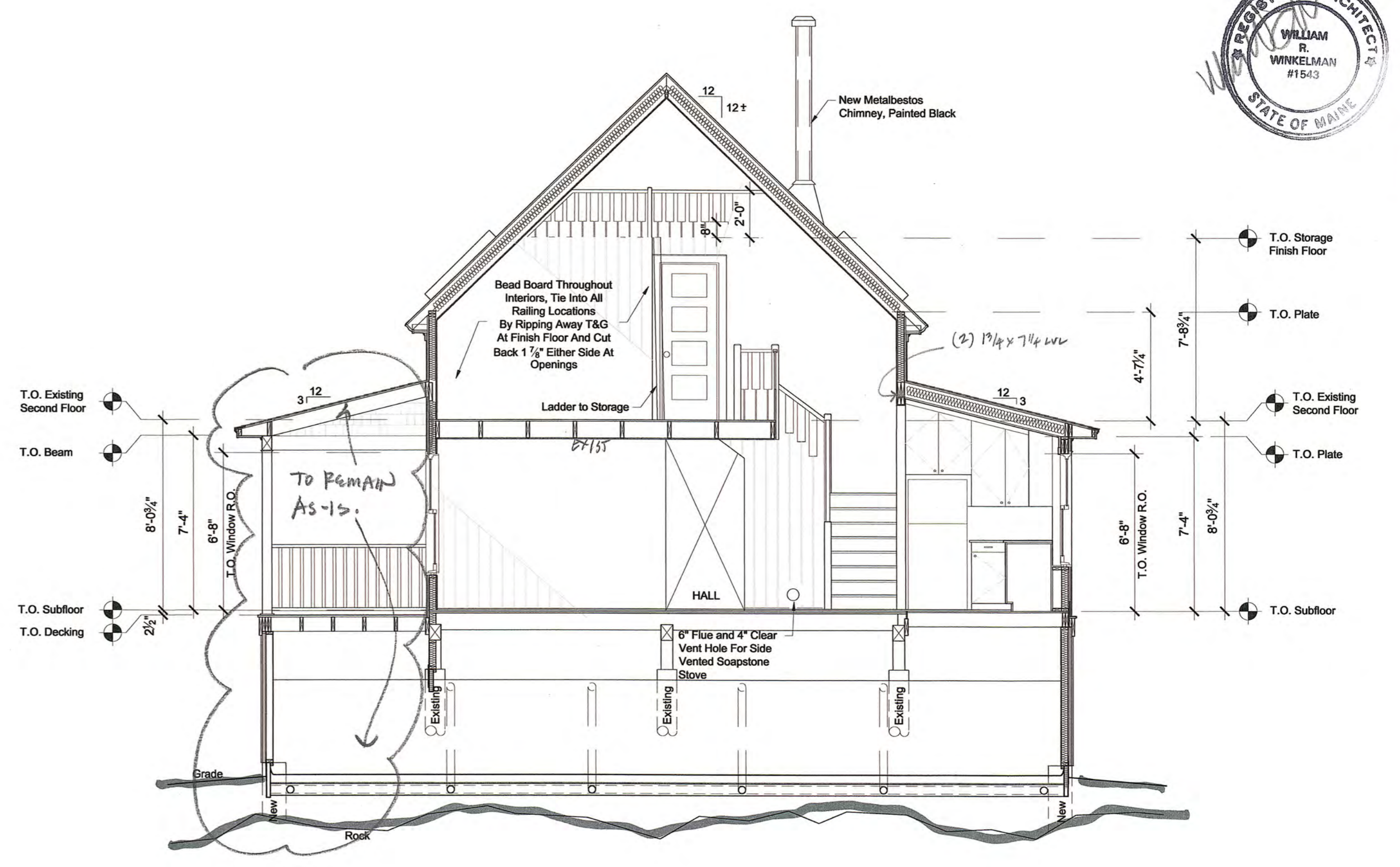
SECTION C: 1/4" = 1'-0"



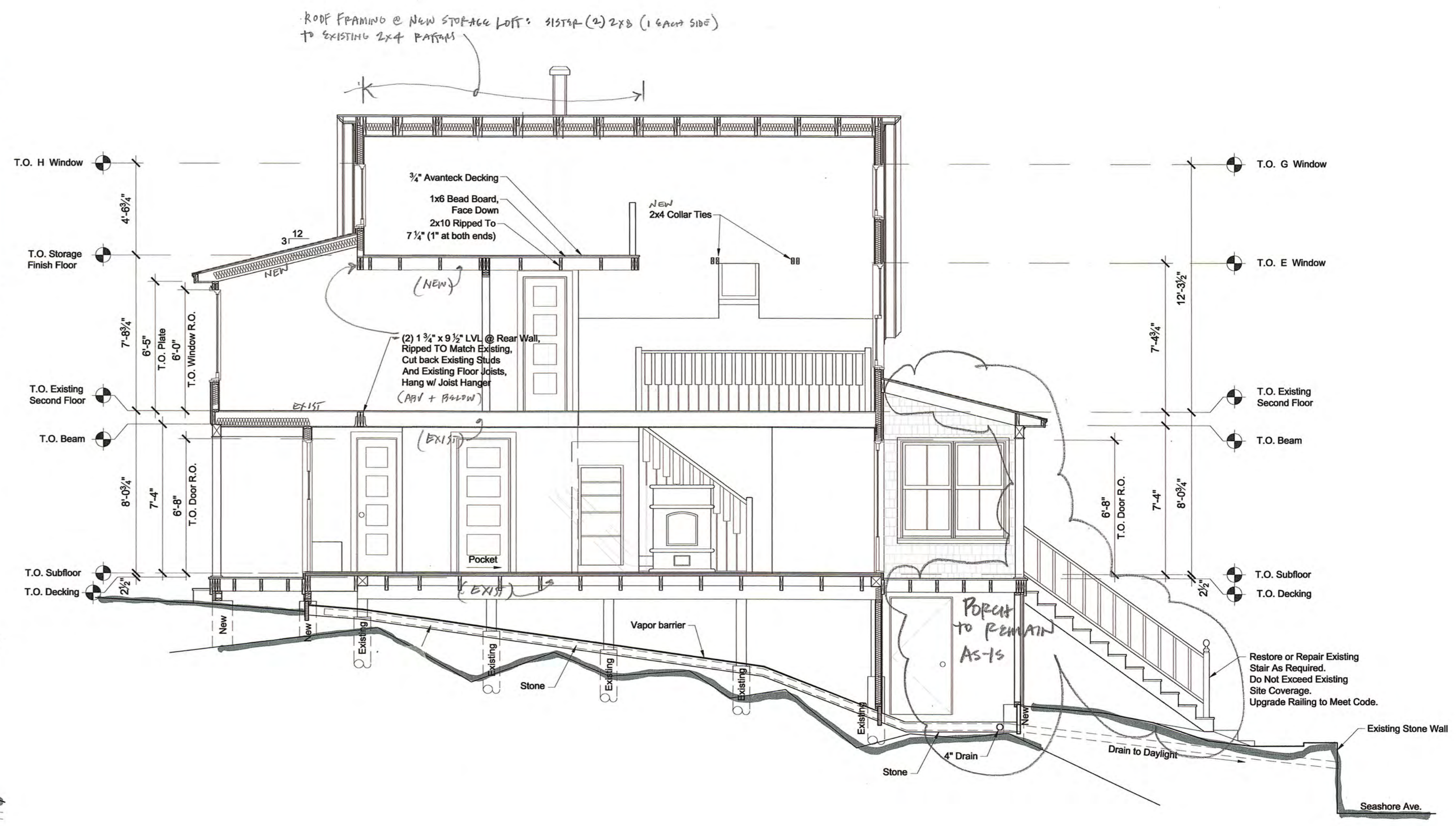
SECTION D: 1/4" = 1'-0"



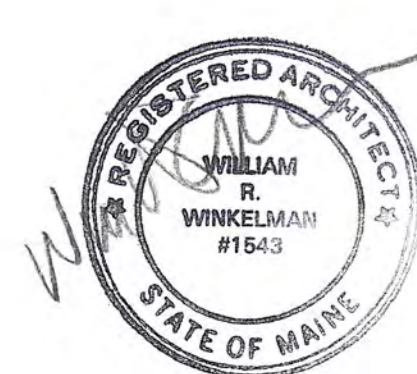
SECTION E: 1/4" = 1'-0"



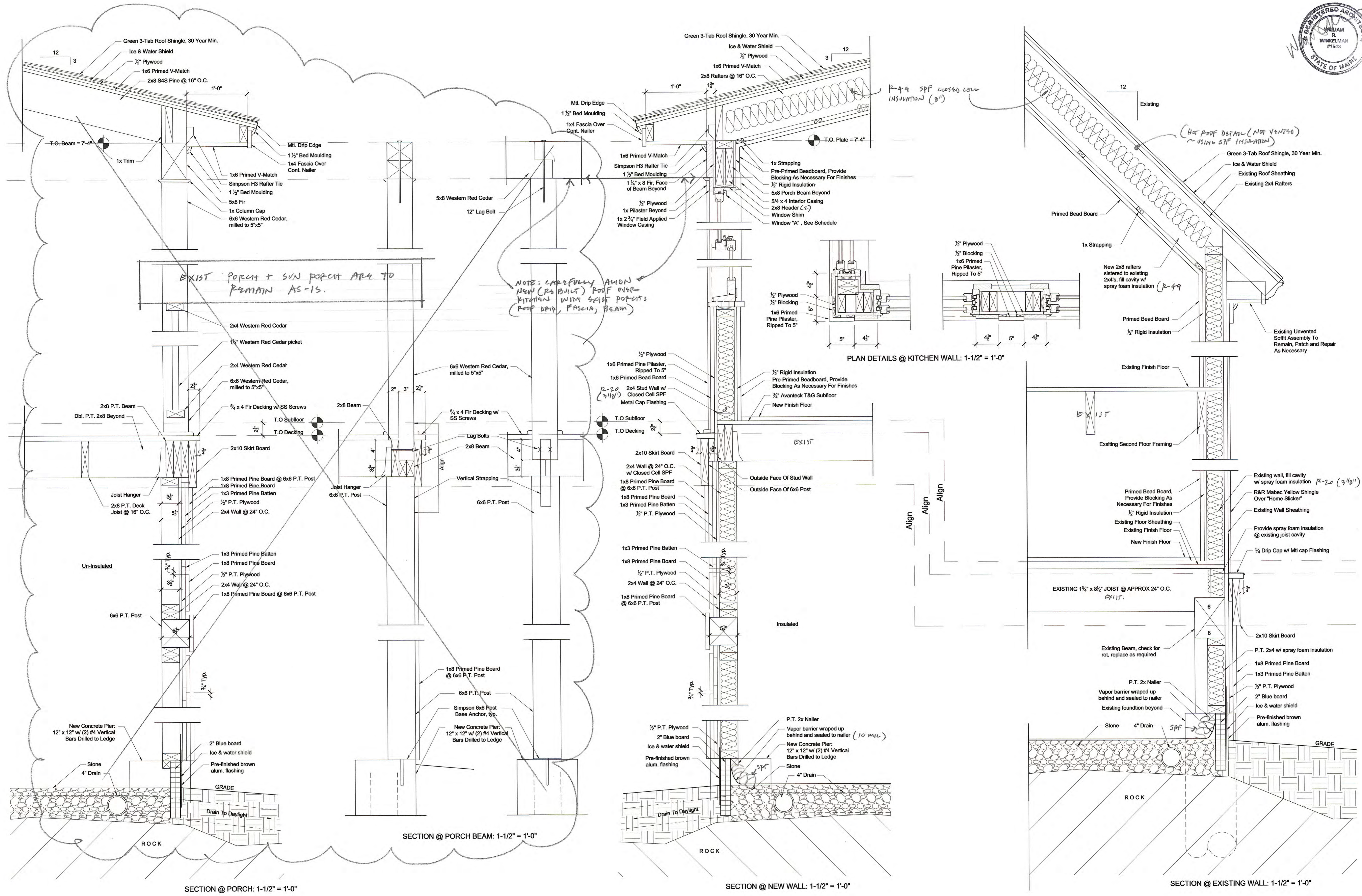
SECTION B: 1/4" = 1'-0"



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



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Green 3-Tab Roof Shingle, 30 Year Min.
Ice & Water Shield
1/2" Plywood
1x6 Primed V-Match
2x8 S4S Pine @ 16" O.C.

Green 3-Tab Roof Shingle, 30 Year Min.
Ice & Water Shield
1/2" Plywood
1x6 Primed V-Match
2x8 Rafter @ 16" O.C.

EXIST PORCH + SUN PORCH AREA TO REMAIN AS-IS.

NOTE: CAREFULLY ALIGN NEW (RE-BUILT) ROOF OVER KITCHEN WITH EXIST ROOF DEFP, FASCIA, BEAM

R-49 SPF CLOSED CELL INSULATION (B)

HOT ROOF DETAIL (NOT VENTED) ~ USING SPF INSULATION

PLAN DETAILS @ KITCHEN WALL: 1-1/2" = 1'-0"

SECTION @ PORCH: 1-1/2" = 1'-0"

SECTION @ PORCH BEAM: 1-1/2" = 1'-0"

SECTION @ NEW WALL: 1-1/2" = 1'-0"

SECTION @ EXISTING WALL: 1-1/2" = 1'-0"

