

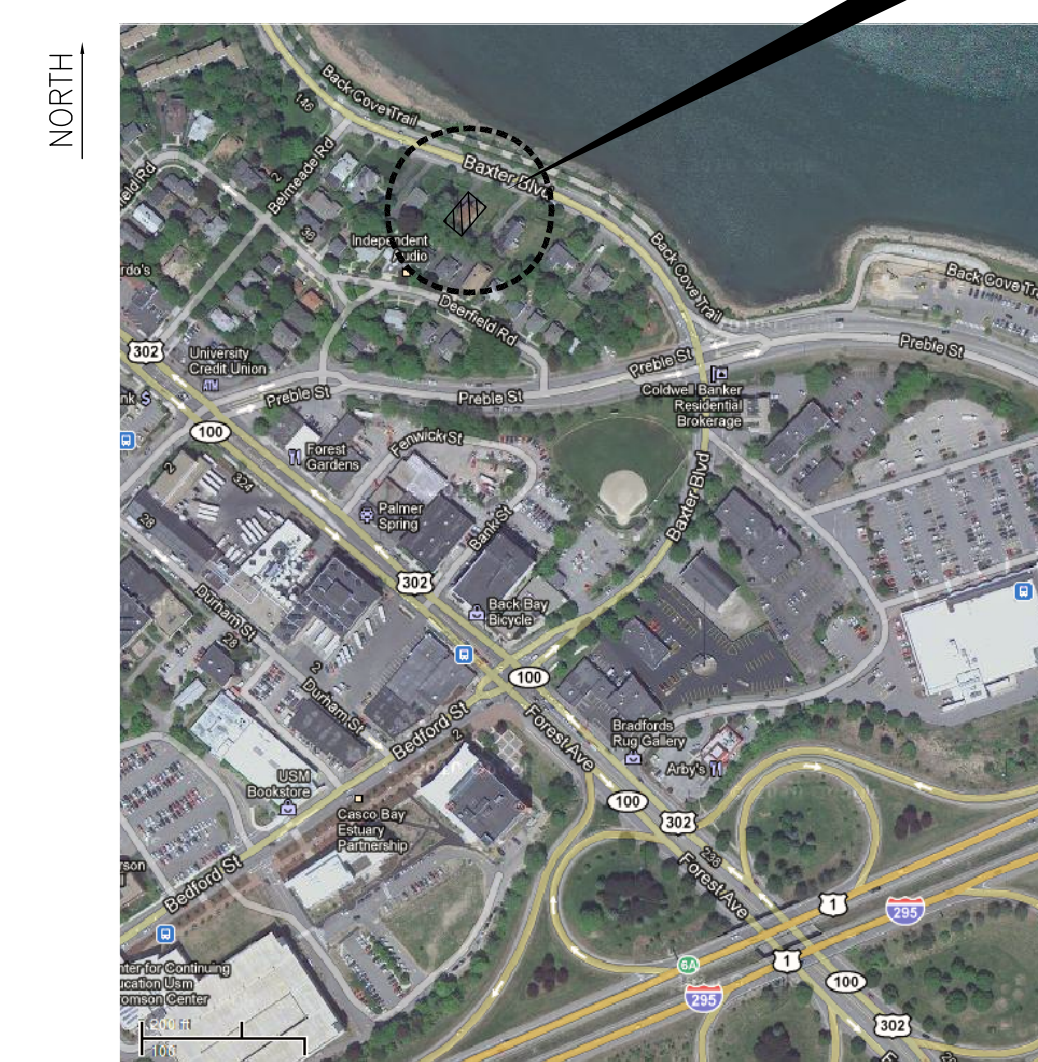
A REMODEL OF EXISTING: HOWARD YEE RESIDENCE

120 BAXTER BOULEVARD
PORTLAND, MAINE 04101



PHOTOGRAPH OF EXISTING SOUTH FACES

VICINITY MAP:



LEGEND:

- CARBON MONOXIDE DETECTOR CEILING / WALL LOCATION (SEE FLOOR PLANS)
- SMOKE DETECTOR CEILING LOCATION CEILING / WALL LOCATION (SEE FLOOR PLANS)
- EXHAUST FAN VENTED TO OUTSIDE
- ILLUMINATED EMERGENCY EXIT SIGN WITH WAYFINDING LIGHTS
- INTERIOR WALL CONSTRUCTION 2X4 WOOD STUD @ 16" O.C. WITH 1/2" GWB EA SIDE. PATCH AND PAINT TO MATCH ADJACENT EXISTING CONDITION TO REMAIN
- EXTERIOR WALL CONSTRUCTION 2X6 WOOD STUD FRAMING @ 16" O.C. WITH 1/2" INT GWB & 5/8" EXT WOOD SHEATHING, MOISTURE BARRIER & SIDING TO MATCH EXISTING
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- MEANS OF EGRESS #1
- MEANS OF EGRESS #2
- SECTION TAG (MIRRORED TAG AT END OF SECTION)
DETAIL NUMBER
SHEET NUMBER
- VERTICAL ELEVATION HEIGHT MARKER

APPLICABLE BUILDING CODES:

1. M.U.B.E.C. (MAINE UNIFORM BUILDING [AND] ENERGY CODE)
 2. MAINE PLUMBING CODE
 3. N.E.C. NATIONAL ELECTRICAL CODE
 4. N.F.P.A. 101 LIFE SAFETY CODE (ALL CURRENT VERSIONS UNO)
- OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3
ONE-FAMILY DWELLING
- CONSTRUCTION TYPE: V-B, NON-SPRINKLED
- ALLOWABLE HEIGHT: THREE (3) STORIES ABOVE GRADE PLANE
FORTY (40) FEET ABOVE GRADE PLANE
- ALLOWABLE AREA PER STORY ABOVE GRADE: UNLIMITED
- SEE SHEET AS-1 FOR PORTLAND, ME ZONING CODE ANALYSIS

ABBREVIATIONS / ACRONYMS:

- & AND
- @ AT (OR EACH)
- # POUND
- / PER
- AFF ABOVE FINISHED FLOOR
- BLKG. BLOCKING
- CLG. CEILING
- CL CENTERLINE
- CONC. CONCRETE
- DIA. DIAMETER
- DN. DOWN
- EQ. EQUAL
- EXT. EXTERIOR
- GC GENERAL CONTRACTOR
- GWB GYPSUM WALLBOARD
- HTR. HEATER
- INT. INTERIOR
- ITI INSIDE TO INSIDE (DIMENSION)
- KD KILN DRIED (WOOD)
- MAX. MAXIMUM
- MDO MEDIUM DENSITY OVERLAY (PANEL)
- NFRC NATIONAL FENESTRATION RATING COUNCIL (APPARENT) MEAN HIGH TIDE
- MIN. MINIMUM
- OD OUT DIAMETER
- OTO OUT TO OUT (DIMENSION)
- PCOD POST CURRENT OWNER DEVELOPMENT
- P PROPERTY LINE
- PT PRESSURE TREATED (WOOD)
- REF REFRIGERATOR
- ROW RIGHT OF WAY
- T.O. TOP OF
- TYP. TYPICAL
- UNO UNLESS NOTED OTHERWISE
- W/ WITH
- WD WOOD
- WWF WELDED WIRE FABRIC
- WTR. WATER

GENERAL NOTES:

1. ALL CONDITIONS ARE DOCUMENTED AS EXISTING ON DEC 25, 2010 BY PROJECT ARCHITECT OF THAT SAME DATE HIRE AFTER CITY OF PORTLAND'S PLANNING & DEVELOPMENT DEPARTMENT INSPECTIONS DIVISION FIELD INVESTIGATION AND AFTER ACTUAL CONSTRUCTION. PRIOR TO THAT DATE CONDITIONS ARE UNKNOWN BY ARCHITECT WHO ASKED BOTH OWNER AND PORTLAND CEO. NEITHER PARTY GAVE ADDITIONAL INFORMATION TO ARCHITECT TO DOCUMENT IN THIS SET OF DRAWINGS ARE TO THE BEST OF THE ARCHITECT'S LIMITED PAST PROJECT KNOWLEDGE.
2. ADDING LOWER LEVEL BEDROOM WITH EGRESS WINDOW IN AN EGRESS WINDOW WELL COMPLIANT TO MUBEC REFERENCE TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009 SECTION R310.1 AND R301.2
3. RELOCATING LAUNDRY APPLIANCE FROM MAIN FLOOR TO LOWER LEVEL
4. RELOCATING DOOR TO EXISTING HALF BATH OFF MAIN FLOOR KITCHEN TO SOUTH WALL.
5. ADDING WET BAR TO LOWER LEVEL.

SHEET INDEX:

ORDER #	SHEET #	SHEET TITLE DESCRIPTION
1	G-1	COVER SHEET
2	AS-1	ARCHITECTURAL SITE PLAN
3	D-0	LOWER LEVEL DEMOLITION PLAN
4	D-1	MAIN GROUND LEVEL DEMOLITION PLAN
5	A-0	LOWER LEVEL FLOOR PLAN
6	A-1	MAIN GROUND EXISTING FLOOR PLAN (NO A-2 SHEET)
7	A-3	FOUNDATION WALL SECTION

A RESIDENTIAL REMODEL FOR HOWARD YEE

120 BAXTER BOULEVARD, PORTLAND, MAINE 04101
HOWARD YEE - OWNER

REVISIONS:

DATE: 18 MARCH 2013
DRAWN BY: SPR
SCALE: 0 1/2" = 1"
AS NOTED FULL SIZE
DRAWING NAME: COVER SHEET

SHEET:

G-1

SHEET: 1 OF: 7