

A REMODEL OF EXISTING: HOWARD YEE RESIDENCE

120 BAXTER BOULEVARD
PORTLAND, MAINE 04101

APPLICABLE BUILDING CODES:

- M.U.B.E.C. (MAINE UNIFORM BUILDING [AND] ENERGY CODE),
- MAINE PLUMBING CODE
- N.E.C. NATIONAL ELECTRICAL CODE
- 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
MHT	(APPARENT) MEAN HIGH TIDE
MIN.	MINIMUM
OD	OUT DIAMETER
OTO	OUT TO OUT (DIMENSION)
PCOD	POST CURRENT OWNER DEVELOPMENT
PL	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

VICINITY MAP:



GENERAL NOTES:

- ALL CONDITIONS ARE DOCUMENTED AS EXISTING ON OCTOBER 4, 2014
- ADDING FIRST FLOOR NORTH COVERED ENTRY AT MAIN ENTRANCE WITH A SECOND FLOOR SUNROOM ABOVE IT.
- REMOVING SOUTH REAR ENTRANCE OFF DRIVEWAY AND ADDING A SMALL MUDROOM ENTRY.

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

SHEET INDEX:

ORDER #	SHEET #	SHEET TITLE DESCRIPTION
1	G-1	COVER SHEET
2	AS-1	ARCHITECTURAL SITE PLAN
3	D-1	FIRST FLOOR DEMOLITION PLAN
4	D-1	SECOND FLOOR DEMOLITION PLAN
5	AF-1	FOUNDATION PLAN AND DETAILS
6	A-1	FIRST FLOOR PLAN
7	A-2	SECOND FLOOR PLAN
8	A-3	ROOF PLAN
9	A-4	EXTERIOR ELEVATIONS - NORTH & SOUTH
10	A-5	EXTERIOR ELEVATIONS - EAST & WEST
11	A-6	WALL SECTIONS AND DETAILS



PHOTOGRAPH OF EXISTING NORTH BACK ENTRANCE TO BE REMODELED



PROPOSED NORTH BACK ENTRANCE TO BE REMODELED

ADDITIONS TO THE HOWARD YEE RESIDENCE

120 BAXTER BOULEVARD, PORTLAND, MAINE 04101

HOWARD YEE - OWNER

REVISIONS:

- 1 APRIL 20, 2015
- 2 MAY 4, 2015

DATE:

MARCH 10, 2015

DRAWN BY:

SPR

SCALE: 0 1/2" = 1"

AS NOTED FULL SIZED PLOT

DRAWING NAME:

COVER SHEET



SHEET:

G-1

SHEET: 1 OF 11

SOUTH COVERED PORCH AND SOUTH BEDROOM EXTENSION ON HOUSE REMOVED FROM SCOPE OF WORK FOR THIS PROJECT