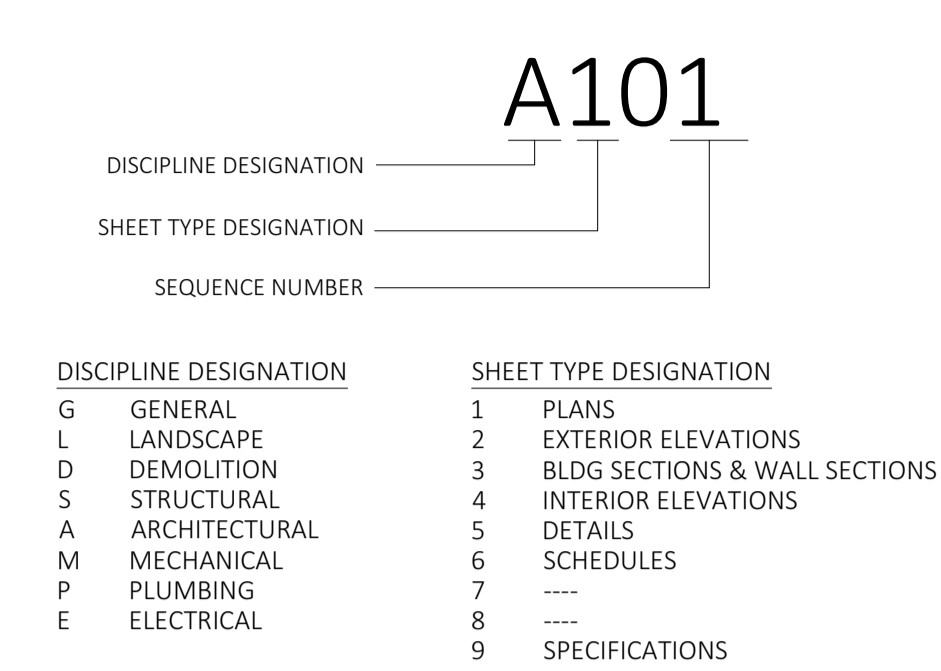


ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
BSMT	BASEMENT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
ELEV	ELEVATION
EXT	EXTERIOR
EXT'G	EXISTING
FDN	FOUNDATION
FL	FLOOR
FTG	FOOTING
INT	INTERIOR
M.R.	MOISTURE RESISTANT
O.A.	OVERALL
O.D.	OUTSIDE DIAMETER
P.T.	PRESSURE TREATED
R.O.	ROUGH OPENING
SIM.	SIMILAR
T.O.	TOP OF
T.O.F.	TOP FOOTING
T.O.W.	TOP OF WALL
TYP.	TYPICAL
TTW	TO THE WEATHER
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH
WD	WOOD

SHEET LEGEND

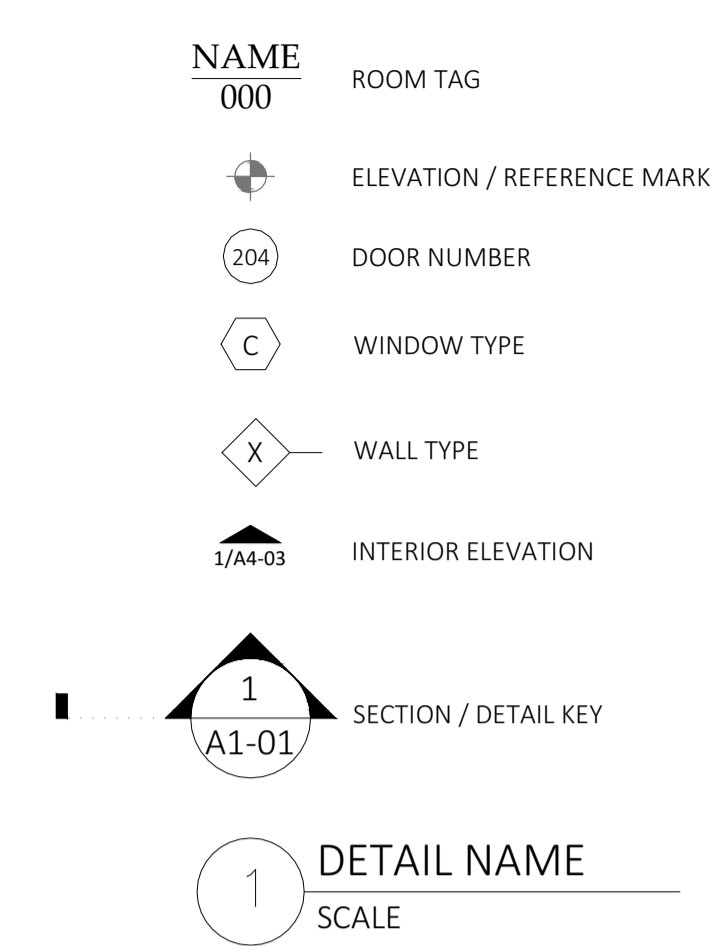


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THESE DRAWINGS DO NOT CONTAIN COMPLETE CONSTRUCTION DETAILING. ANY PERSON OR FIRM USING THESE DRAWINGS FOR CONSTRUCTION MUST TAKE RESPONSIBILITY FOR CONSTRUCTION METHODS, MATERIALS AND PRACTICES. ANY ERRORS AND INCONSISTENCIES WITHIN THESE PLANS OR BETWEEN THE PLANS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER. EXISTING CONDITIONS MAY REQUIRE A CHANGE IN STRUCTURAL MATERIALS AND INSTALLATION INDICATED IN THESE PLANS. THE BUILDER AND OWNER ARE FULLY RESPONSIBLE FOR ANY SUCH CHANGES. RESPONSIBILITY FOR EXECUTION OF THE INTENDED DESIGN RESTS SOLELY ON THE OWNERS AND THEIR CONTRACTOR AND SO RELEASES ALEXANDER LEHNEN FROM ANY SUCH CLAIMS.

TYPICAL SYMBOLS



77 WILLIAM STREET UNIT #3

PORTLAND, MAINE

OWNERS:
ELETERIOS MINAS
ETHOS CARPENTRY INC.
77 WILLIAM ST
PORTLAND, MAINE 04103
(207) 831-7654

DESIGNER:
ALEXANDER LEHNEN
51 HAMMOND ST
PORTLAND, MAINE 04101
(207) 408-2804

CONTRACTOR:
ELETERIOS MINAS
ETHOS CARPENTRY INC.
77 WILLIAM ST
PORTLAND, MAINE 04103
(207) 831-7654

STRUCTURAL ENGINEER:
LINCOLN/HANEY ENGINEERING
6 FEDERAL ST
BRUNSWICK, ME 04011
(207) 729-1061

PROJECT DESCRIPTION:
RENOVATE EXISTING, UNFINISHED ATTIC INTO AFFORDABLE 1 BEDROOM APARTMENT WITH BALCONY.

LOT DESCRIPTION:
CBL: 117 D015001
LOCATION: PORTLAND, MAINE
BOOK/PAGE: 32183/048
ZONE: R5
TYPE: TWO-FAMILY

CODE INFORMATION:
USE CLASSIFICATION: R-2 OCCUPANCY
NEW UNIT (#3) OCCUPANT LOAD: 7
FIRST FLOOR UNIT (#1) OCCUPANT LOAD: 8
SECOND FLOOR UNIT (#2) OCCUPANT LOAD: 7

WALL TYPES

A1		EXISTING LAP SIDING, FELT OR OTHER WRB, EXISTING 3/4" BOARD SHEATHING, EXISTING 2" X 3 3/4" FRAMING @ 16" O.C. WITH NEW R-24 CLOSED-CELL SPRAY FOAM, 1/2" DRYWALL WITH LATEX PAINT
A2		EXISTING LAP SIDING, FELT OR OTHER WRB, EXISTING 3/4" BOARD SHEATHING, EXISTING 2" X 3 3/4" FRAMING @ 16" O.C. WITH NEW R-24 CLOSED-CELL SPRAY FOAM, 3/8" FIRECODE CORE SHEETROCK WITH LATEX PAINT
B1		3/2" G.W.B., 2X4 @ 16" O.C. FRAMING, 1/2" G.W.B.
B2		3/2" SOUND-CONTROL G.W.B., 2X4 @ 16" O.C. FRAMING, CERTAINTED NOISEREDUCER™ INSULATION, 1/2" SOUND-CONTROL G.W.B., TITEBOND GREENCHOICE @ TOP AND BO. PLATES
B3		3/8" FIRECODE CORE SHEETROCK, 2X4 @ 16" O.C. FRAMING, CERTAINTED NOISEREDUCER™ INSULATION, 3/8" FIRECODE CORE SHEETROCK, TITEBOND GREENCHOICE @ TOP AND BO. PLATES
C		1/2" G.W.B., EXISTING 2X4 ACTUAL FRAMING @ 32" O.C.

WINDOW SCHEDULE

UNIT: 400 CW145 STYLE: CASEMENT MANUF: ANDERSEN DESCRIPTION: SASH RIGHT WHITE EXT, WHITE INT, 4 3/16" JAMB UNIT WIDTH: 2-4 3/4" UNIT HEIGHT: 4-4 13/16" EGRESS: YES U-FACTOR: 0.28 SHGC: 0.32 VLT: 0.54	UNIT: VS M06 2004 STYLE: DECK-MOUNT VENTING SKYLIGHT MANUF: VELUX DESCRIPTION: UNIT WIDTH: 2-6 3/16" UNIT HEIGHT: 3-10 1/2" EGRESS: NO U-FACTOR: 0.43 SHGC: 0.23 VLT: 0.52	UNIT: FS M04 2004 STYLE: DECK-MOUNT FIXED SKYLIGHT MANUF: VELUX DESCRIPTION: UNIT WIDTH: 2-6 3/16" UNIT HEIGHT: 3-8 3/8" EGRESS: NO U-FACTOR: 0.43 SHGC: 0.23 VLT: 0.52

CODE

DESIGNED TO MEET THE INTERNATIONAL EXISTING BUILDING CODE, 2009

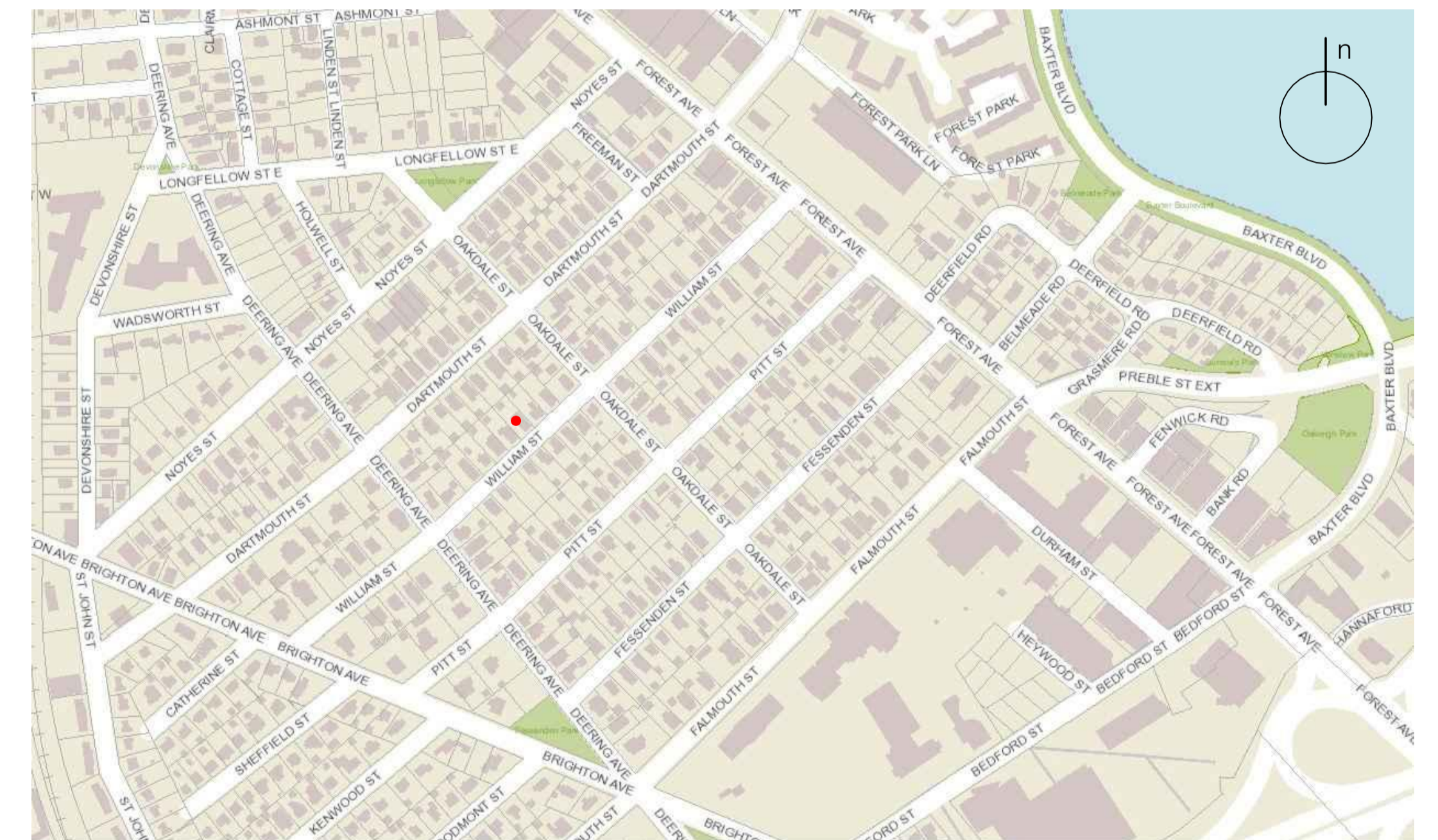
SHEET LIST

1	G1-01	COVER SHEET
2	L1-01	SITE PLAN
3	A1-01	EXISTING FIRST + SECOND FLOOR PLANS
4	A1-02	EXISTING ATTIC + ROOF PLANS
5	A1-03	FIRST FLOOR PLAN
6	A1-04	SECOND FLOOR PLAN
7	A1-05	THIRD FLOOR PLAN
8	A1-06	ROOF PLAN
9	A2-01	EXTERIOR ELEVATIONS
10	A2-02	EXTERIOR ELEVATIONS
11	A3-01	BUILDING SECTION
12	A3-02	LONGITUDINAL BUILDING SECTION

INTERIOR DOOR SCHEDULE

UNIT	STYLE	MANUF.	DESCRIPTION	WIDTH	HEIGHT	SWING	NOTES
201	ENTRY		FIRE-RATED, SELF-CLOSING	3'-0"	6'-8"	LH	1-HOUR FIRE RATING
202	ENTRY		FIRE-RATED, SELF-CLOSING	3'-0"	6'-8"	RH	1-HOUR FIRE RATING
203	PASSAGE			2'-0"	6'-8"	RH	
301	PATIO	ANDERSEN	FRENCH IN-SWING	5'-0"	6'-8"	DBL INSWING	U-FACTOR: 0.30
304a	BARN SLIDER	SITE-BLT		4'-6"	6'-8"	SLIDING	TRACK HARDWARE, TBD
304b	PASSAGE			2'-4"	6'-8"	RH	
305	PRIVACY			2'-4"	6'-8"	RH	PRIVACY LOCKSET

VICINITY MAP



renovations to
77 WILLIAM STREET
77 William Street - Portland, Maine 04103

cover sheet

issue status: for construction
date: February 2, 2017
revision:

G1-01

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE OF APPROVAL: **2-24-17**
PLANNER: **Barbara Barhydt**
PROJECT NO.: **#2017-028**