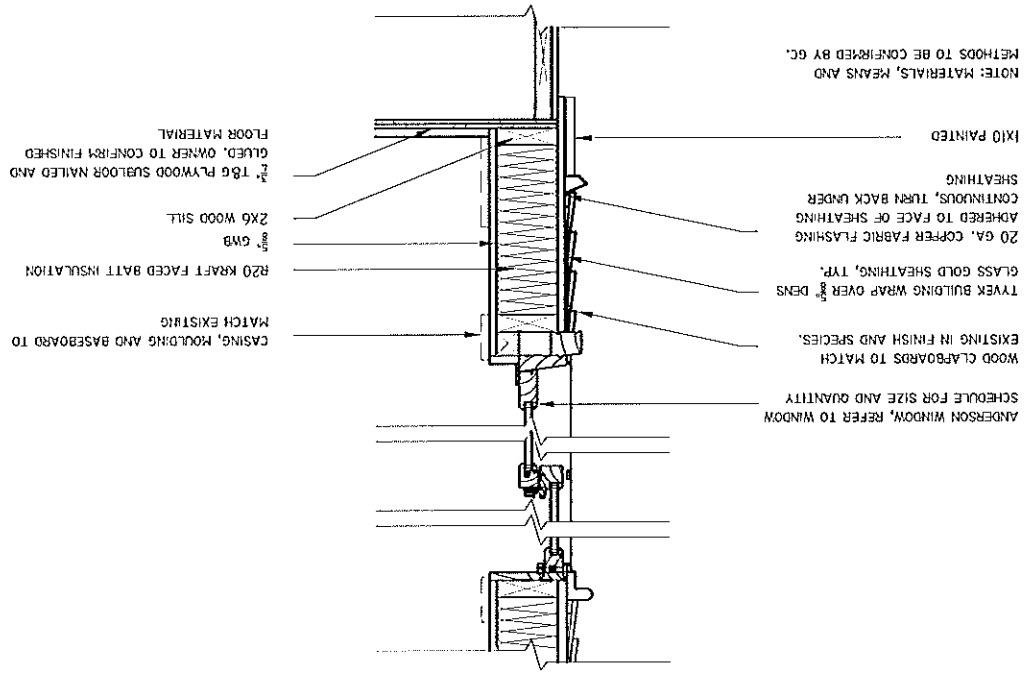
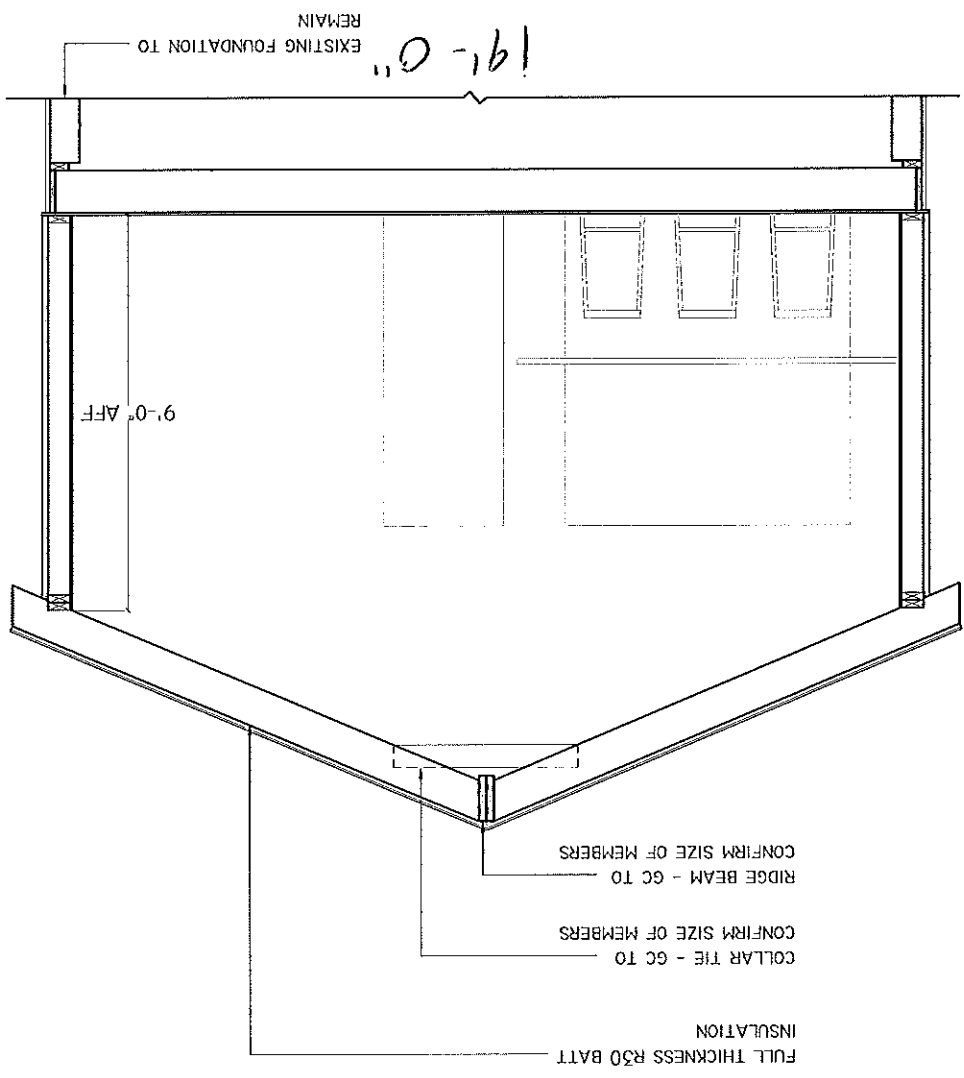


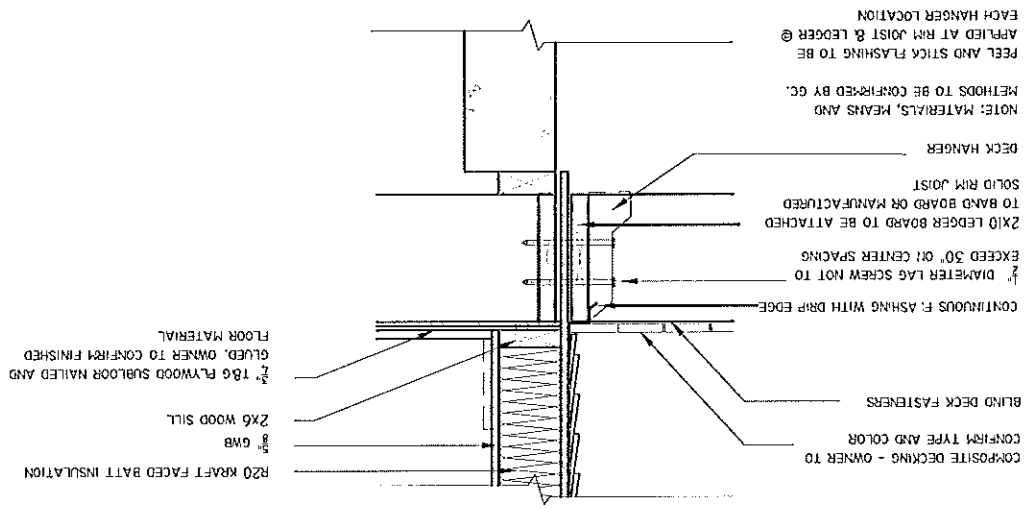
WALL SECTION 1: EXTERIOR WINDOW WALL  
SCALE: 1/2" = 1'-0"



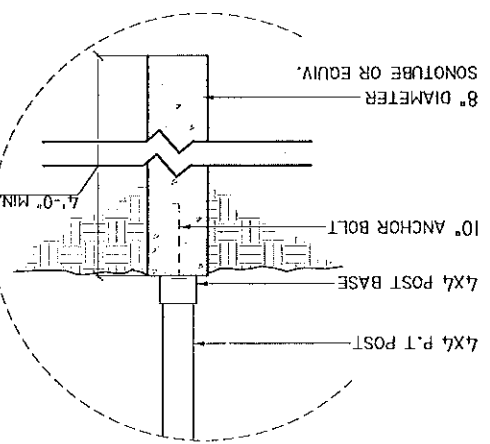
BUILDING SECTION A  
SCALE: 1/2" = 1'-0"



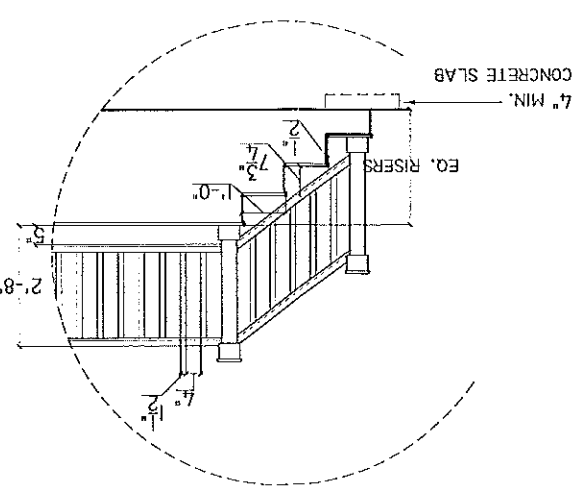
WALL SECTION 2: DECKING AT EXTERIOR WALL  
SCALE: 1/2" = 1'-0"



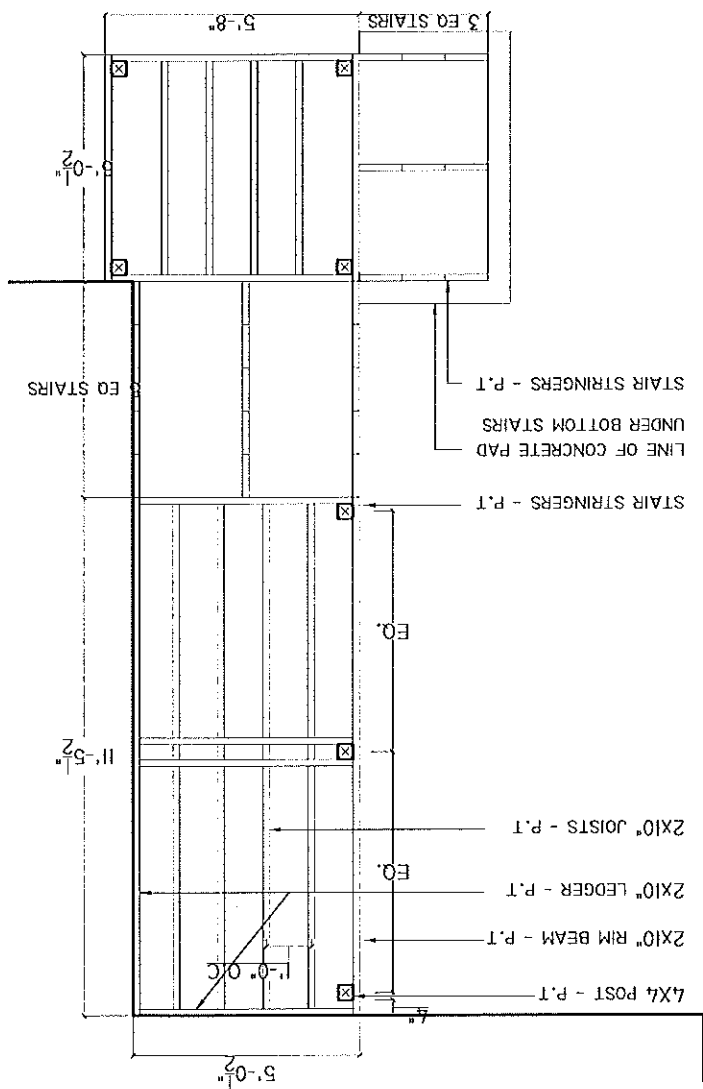
DETAIL: DECK FOUNDATION  
SCALE: 1" = 1'-0"



DETAIL: DECK STAIR & RAILING  
SCALE: 1/2" = 1'-0"



DECK FRAMING PLAN  
SCALE: 1/2" = 1'-0"



h + r

155 WEST 5TH STREET, BOSTON, MA 02127  
(617) 763 1710

DATE: SEPTEMBER 29, 2011

TITLE: DETAILED PLANS & SECTIONS

SCALE: AS NOTED

CLIENT: LIPOLD  
157 PORTLAND AVE.  
PORTLAND, MAINE 04103

NO.	REVISION	DATE

A3

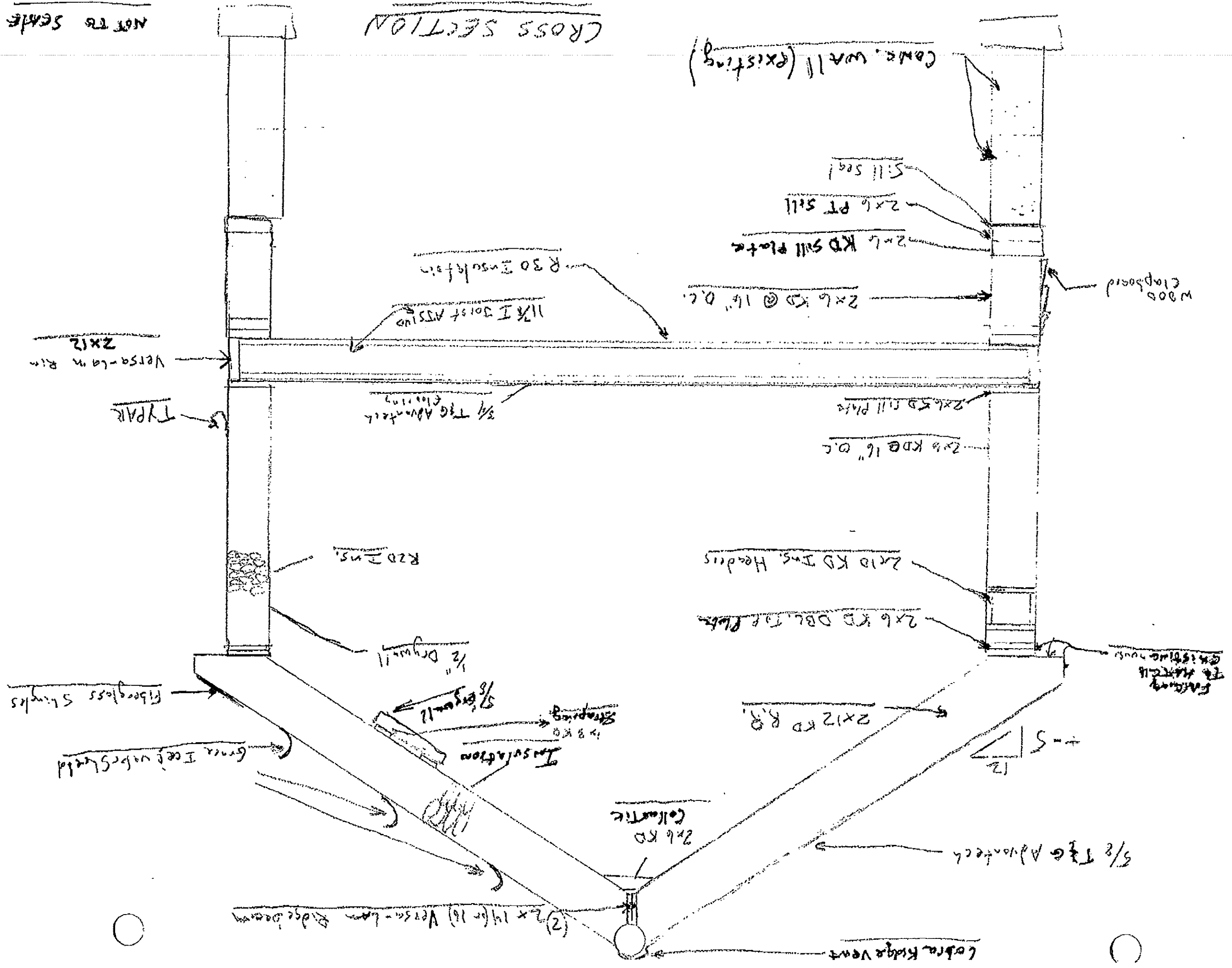
PERMIT SET

LEGEND:

PLEASE BE ADVISED THAT OUR PLANS, DRAWINGS, ELEVATIONS AND OTHER REPRESENTATIONS SET FORTH ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND COMPLYING WITH BUILDING CODES, AND METHODS, TECHNICAL SPECIFICATIONS AND PRECEDENTS OF CONSTRUCTION. WE ARE NOT ABLE TO ASSUME THE WORK WE ARE NOT ABLE TO ASSUME. PRECAUTIONS AND PRESENCE IN CONNECTION WITH PROCEDURES OF CONSTRUCTION. SURETY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS. ALL DRAWINGS ARE PROPERTY OF THE DESIGNER.

NOT TO SCALE

CROSS SECTION



CONC. WALL (existing)

Sill Seal

2x6 PT Sill

2x6 KD Sill Plate

WOOD CLAPBOARD

2x6 KD @ 16" O.C.

R30 Insulation

1 1/2\"/>

VERSA-LAM RIM  
2x12

TYPAK

3/4\"/>

2x6 KD Sill Plate

2x6 KD @ 16" O.C.

2x10 KD Ins. Headers

2x6 KD DBL. TOP PLATE

R20 Ins.

EXISTING WALL  
FRAMING

1/2\"/>

2x12 KD R.R.

5/12

Fiberglass Singles

Green Iceberg Slat

Insulation

2x6 KD  
Strapping

5/8\"/>

2x6 KD  
COLLECTIC

3/4\"/>

(2) 2x14 (or 16) Versa-Lam Ridge Beam

Cobra Ridge Vent



CLIENT: LIPPOLD, 137 PLEASANT AVE., PORTLAND, ME 04103  
 SCALE: AS NOTED  
 TITLE: COVER SHEET - PERMIT SET  
 DATE: SEPTEMBER 29, 2011

NO.	REVISION	DATE
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A1

PERMIT SET

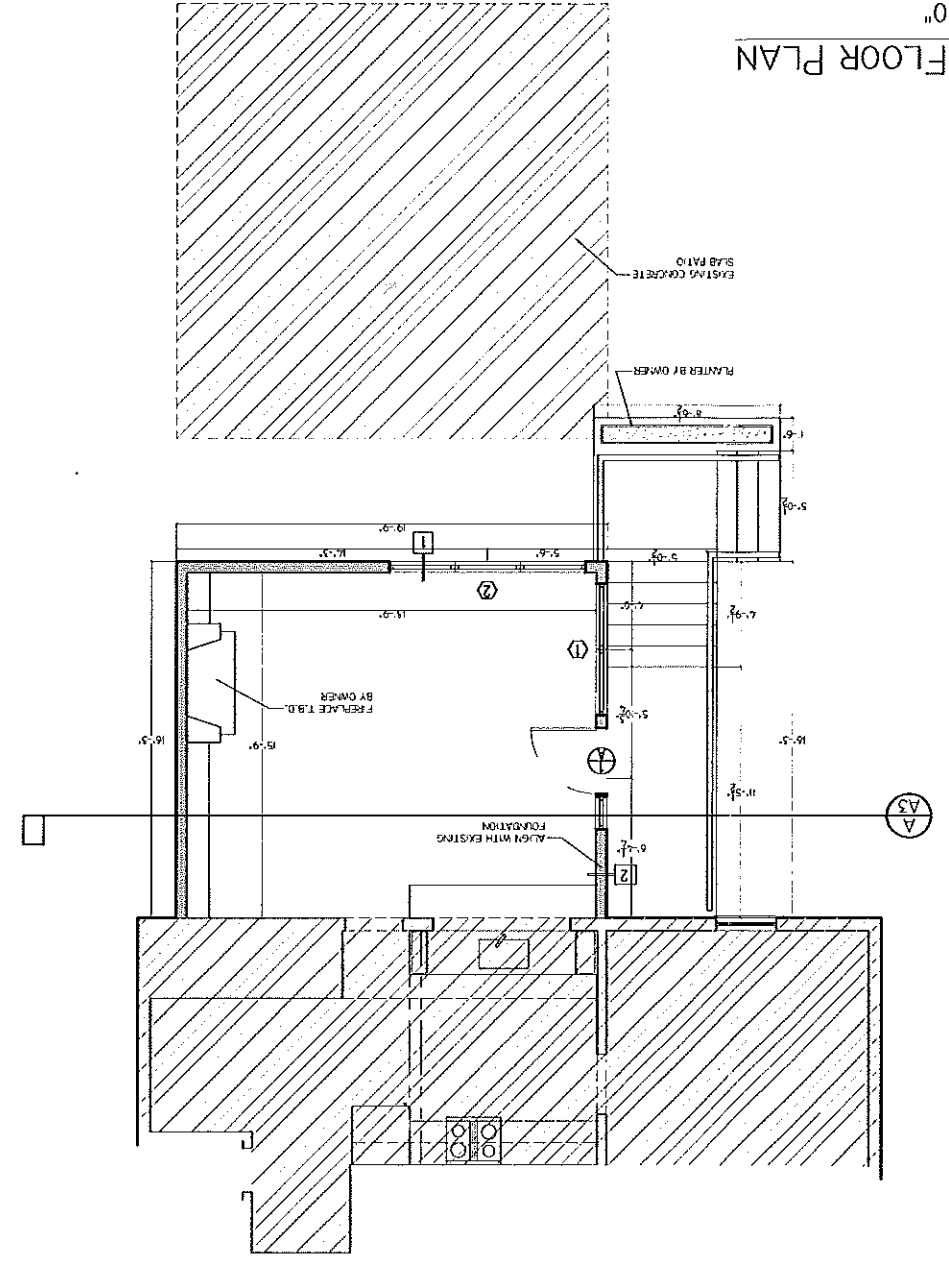


LEGEND:

PLEASE BE ADVISED THAT OUR PLANS, SPECIFICATIONS, AND ANY OTHER DESIGN DOCUMENTS SET FORTH ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND COORDINATING WITH BUILDING CODES, AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN CONNECTION WITH THE WORK. WE ARE NOT ABLE TO ASSUME RESPONSIBILITY FOR THE RESULTS OF CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS.

ALL DIMENSIONS ARE PROPERTY OF THE DESIGNER.

PROPOSED FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 295 SQ FT



WINDOW SCHEDULE

NO.	DESCRIPTION	QTY	UNIT
1	6" x 9" DOUBLE GLASS, DOUBLE GLAZED UNIT WITH THERMAL BREAK, ARGON GAS, LOW-E GLASS, AND INSULATED EXTERIOR SHIELDING	1	EA
2	6" x 9" DOUBLE GLASS, DOUBLE GLAZED UNIT WITH THERMAL BREAK, ARGON GAS, LOW-E GLASS, AND INSULATED EXTERIOR SHIELDING	1	EA

REFER TO MANUFACTURER'S SIZING AND SPECIFICATIONS DURING ORDERING, CONSTRUCTION, AND INSTALLATION.

ALL WINDOW SIZES TO BE REVIEWED ON SITE WITH OWNER BEFORE ORDERING.

ALL WINDOWS ARE TO BE ANDERSON WOOD WINDOWS WITH PANEL GLASS.

ALL SCREWS TO HAVE WOOD FILLER.

ALL WINDOWS ARE TO BE PRE-FRAMED.

HANGWARE TO BE OIL FINISHED BRONZE IN FINISH.

\*\*HANG DEPTH TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR.\*\*

HARDWARE MANUFACTURER AND FINISH TO BE DETERMINED BY OWNER.

DOOR SCHEDULE

NO.	DESCRIPTION	QTY	UNIT
1	6" x 9" DOUBLE GLASS, DOUBLE GLAZED UNIT WITH THERMAL BREAK, ARGON GAS, LOW-E GLASS, AND INSULATED EXTERIOR SHIELDING	1	EA
2	6" x 9" DOUBLE GLASS, DOUBLE GLAZED UNIT WITH THERMAL BREAK, ARGON GAS, LOW-E GLASS, AND INSULATED EXTERIOR SHIELDING	1	EA

REFER TO MANUFACTURER'S SIZING AND SPECIFICATIONS DURING ORDERING, CONSTRUCTION, AND INSTALLATION.

DOOR FINISHING AND PANEL TO MATCH EXISTING DOORS.

ALL HARDWARE TO BE MOUNTED AT 2'-0" AFF.

HARDWARE MANUFACTURER AND FINISH TO BE DETERMINED BY OWNER.

ARCHITECTURAL PLAN LEGEND:

NEW WOOD FRAMED WALL	(Symbol)
EXISTING STRUCTURE	(Symbol)
WALL TO BE DEMOLISHED	(Symbol)
EXISTING DOOR TO REMAIN	(Symbol)
NEW DOOR AND HARDWARE	(Symbol)
EXISTING WINDOW TO REMAIN	(Symbol)
WINDOW NUMBER FOR NEW WINDOW, FRAME, & CASING	(Symbol)
WALL SECTION IDENTIFIER	(Symbol)
NEW MILLWORK	(Symbol)
Elevation #	(Symbol)
INTERIOR ELEVATION SYMBOL	(Symbol)
SECTION #	(Symbol)
BUILDING SECTION SYMBOL	(Symbol)
PAGE #	(Symbol)

- GENERAL NOTES:
- ALL WORK TO COMPLY WITH CURRENT MAINE BUILDING CODE; ALL APPLICABLE RULES AND REGULATIONS, AND TO BE PERFORMED IN SUCH A MANNER AS TO INSURE HUMAN SAFETY, BRACE REMAINING CONSTRUCTION AS REQUIRED DURING DEMOLITION.
  - REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS.
  - VERIFY ALL DIMENSIONS IN FIELD.
  - ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  - GO TO COORDINATE REQUIREMENTS AND LOCATIONS OF ELECTRICAL DEVICES AND MECHANICAL SYSTEMS AS REQUIRED.
  - ALL CLAMPED AND WOOD TRIM TO BE PRIMED ON ALL SIDES.
  - ALL NEW EXTERIOR WINDOWS ARE BASED ON ANDERSON WINDOW SIZES, FINISHES & OPTIONS PRIOR TO ORDERING. OPENING, VERIFY W/ OWNER WINDOW SIZES, FINISHES & OPTIONS PRIOR TO ORDERING.
  - ALL WINDOWS ARE TO HAVE INTERNAL PAINTED WOOD TRIM AND MOLDING TO MATCH EXISTING.
  - ALL PLUMBING FIXTURES, CABINETS, COUNTERTOPS, APPLIANCES AND LIGHT FIXTURES TO BE SELECTED BY OWNER. GO TO COORDINATE AND ALERT DESIGNER OF ANY DESIGN OR LAYOUT DISCREPANCIES.
  - PROVIDE 1/2" CEMENT BOARD UNDER FLOOR TILES. TYP. ATTACH WITH CONSTRUCTION ADHESIVE AND EPOXY COVERED SCREWS TO SUBFLOOR. PROVIDE FIBERMESH TAPE COVERED WITH THINSET AT ALL JOINTS. TILE TO BE SELECTED BY OWNER. SET TILE IN WITH THINSET MORTAR W/ POLYMER FORMED GROUT.
  - CUTTING, CORING & NOTCHING OF WOOD JOISTS TO CONFORM TO MAINE BUILDING CODE, CURRENT EDITION.
  - PROVIDE 1/2" DRYWALL ON WALLS U.N.O., 1/4" ON CEILINGS. PROVIDE 1-1/4" COARSE THREAD SCREWS. TREAT JOINTS WITH PAPER TAPE AND 3 APPLICATIONS OF JOINT COMPOUND.
  - PROVIDE R-38 KRAFT FACED BATT INSULATION AT ROOF. R-20 (V.N.) KRAFT FACED BATT INSULATION AT WALLS.
  - EXAMINE WALLS, FLOORS AND ROOFS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
  - TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY.
  - MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTAL WORK LEVEL.
  - GO TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
  - CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. DISPOSE OF MATERIALS LAWFULLY. MAINTAIN SITE FREE FROM WASTE MATERIALS AND DEBRIS.
  - CLEAN EXPOSED SURFACES AND PROTECT AS NECESSARY UNTIL PROJECT IS COMPLETE.
  - DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD CARRYING OR LOAD-DEFLECTION RATIO.

PLEASE BE ADVISED THAT OUR FIRM'S DRAWINGS, ELEVATIONS, AND ANY OTHER DESIGN SUBMISSIONS SET FORTH ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND COMPLIANCE WITH BUILDING CODES AND PROCEDURES OF CONSTRUCTION, SAFETY PROVISIONS AND REGULATIONS IN CONNECTION WITH THE WORK AND ARE NOT TO BE HELD RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR OR SUPPLIERS. CONFLICTS, SUBSTITUTIONS OR SUPPLIERS.

ALL DRAWINGS ARE PROPERTY OF THE DESIGNER.

LEGEND:

NO.	REVISION	DATE
A2		

PERMIT SET

CLIENT:  
LIPPOLD  
137 PORTLAND AVE.  
PORTLAND, MAINE 04103

SCALE: 3/8" = 1'-0"

TITLE: PROPOSED EXTERIOR ELEVATIONS

DATE: SEPTEMBER 29, 2011



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(617) 762-4710

