

SCALE DATE	9-28-03
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REVISION	-
REV. 2	-
REV. 3	-
PRINT	10-22-03

JOB # 01027

GENDRON RESIDENCE
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PORTLAND
MAINE
DIXON
CITY

80	ROOM OFFICE
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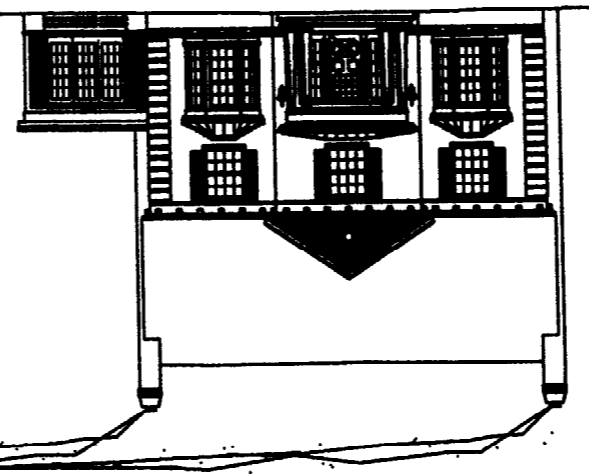
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TYPICAL ABBREVIATIONS

T-1
AU
EXTERIOR ALTERATIONS
A12
POOL HOUSE DRAWINGS
TITLE SHEET AND NOTES

LIST OF DRAWINGS

NOTE: THIS SKETCH IS FOR IMAGE PURPOSES ONLY - SEE A21 FOR ELEVATION

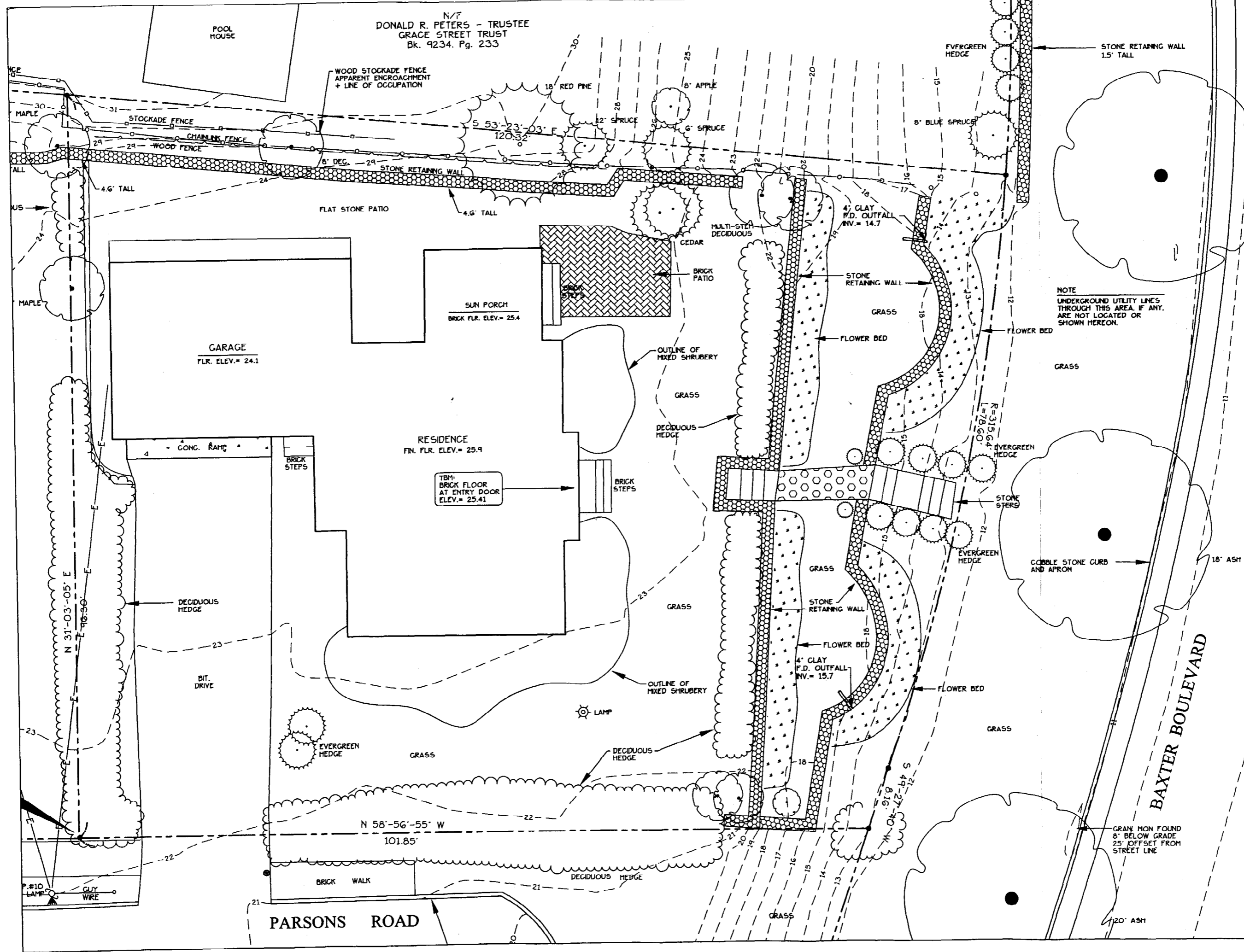


GENDRON RESIDENCE

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW UNLESS NOTED OTHERWISE. CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK NOTED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL, AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IF THE NIGHT AND VIEWS OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO MEET THE STANDARD IN A PROFESSIONAL MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES (IF APPLICABLE) TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES THEREOF (PERMITS, CHARGES, ETC. (EXCEPT THE NORMAL PERMIT BY ORDER)).
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE EXISTENCE AND THE SCOPE OF OPERATIONS FROM TO COMMENCE WORK. APPLICABLE ETC. MAY BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DESIGN AND / OR RECTIFY ANY CONSTRUCTION DEFECTS FROM THE PROJECT AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEFECTS FROM THE PROJECT SHALL BE PROVED BY A STATE APPROVED LABORATORY.
9. ROOT MATTERS ON THE DRAWINGS ARE FOR CONSTRUCTION PURPOSES AND DO NOT INCREASELY COMPENSATION TO ACTUAL ROOM MEASUREMENTS.
10. DUTY OF CONSTRUCTION MEASUREMENT OF THESE PLANS CONFORMS WITH THE COOPERATION AND THE OWNER'S CONTRACT. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS, DESIGN AND CONSTRUCTION ARE COMPLETE, ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PROVIDED THEIR SERVICES WITH THE CARE AND DILIGENCE THEY CANNOT GUARANTEE PERFORMED. CONSTRUCTION IS PERMITTED AND EXISTING CONTRACTS CANNOT BE ANTERIOR. ANY ASSUMPTION OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER OF DISCREPANCIES AND/OR INADEQUATE CONSTRUCTION COSTS, A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
13. ALL PERMS / CONSENT SHOULD BE OBTAINED EXCEPT IN UNUSUAL LOCATIONS UNLESS NOTED OTHERWISE.
14. DO NOT SCALE DRAWINGS.

GENERAL NOTES

- LEGEND
- DETAIL NUMBER
 - DETAIL NUMBER
 - SHEET WHERE DETAIL IS DRAWN
 - DETAIL NUMBER
 - OR WALL SECTION
 - INDICATES BUILDING AND
 - SHEET WHERE BUILDING SECTION IS DRAWN
 - INDICATES ELEVATION
 - BUILDING SECTION LETTER
 - SHEET WHERE BUILDING SECTION IS DRAWN
 - EXISTING WALLS
 - NEW WALL CONSTRUCTION
 - FIRE RATED WALL CONSTRUCTION
 - STEEL BEAMS (SEE STRUCTURAL)
 - ELEVATOR LOBBY
 - ROOM NAME AND NUMBER
 - KEY NOTES
 - REVISION
 - DOOR NUMBER (SEE DOOR SCHEDULE THIS SHEET)
 - ELEVATION TARGET
 - WALL TYPE (SEE SHEET A1.1)



N/F
DONALD R. PETERS - TRUSTEE
GRACE STREET TRUST
Bk. 9234. Pg. 233

WOOD STOCKADE FENCE
APPARENT ENCROACHMENT
+ LINE OF OCCUPATION

STONE RETAINING WALL
1.5' TALL

NOTE
UNDERGROUND UTILITY LINES
THROUGH THIS AREA, IF ANY,
ARE NOT LOCATED OR
SHOWN HEREON.

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Date:
OCTOBER 24, 2003

Revisions:

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Title:
EXISTING CONDITIONS
PLAN

Scale: 3/16"=1'-0"

North:

Sheet No:
1

GRAN MON FOUND
8" BELOW GRADE
25' OFFSET FROM
STREET LINE

BAXTER BOULEVARD

PARSONS ROAD

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 Portland, Maine

Date:
 OCTOBER 24, 2003

Revisions:

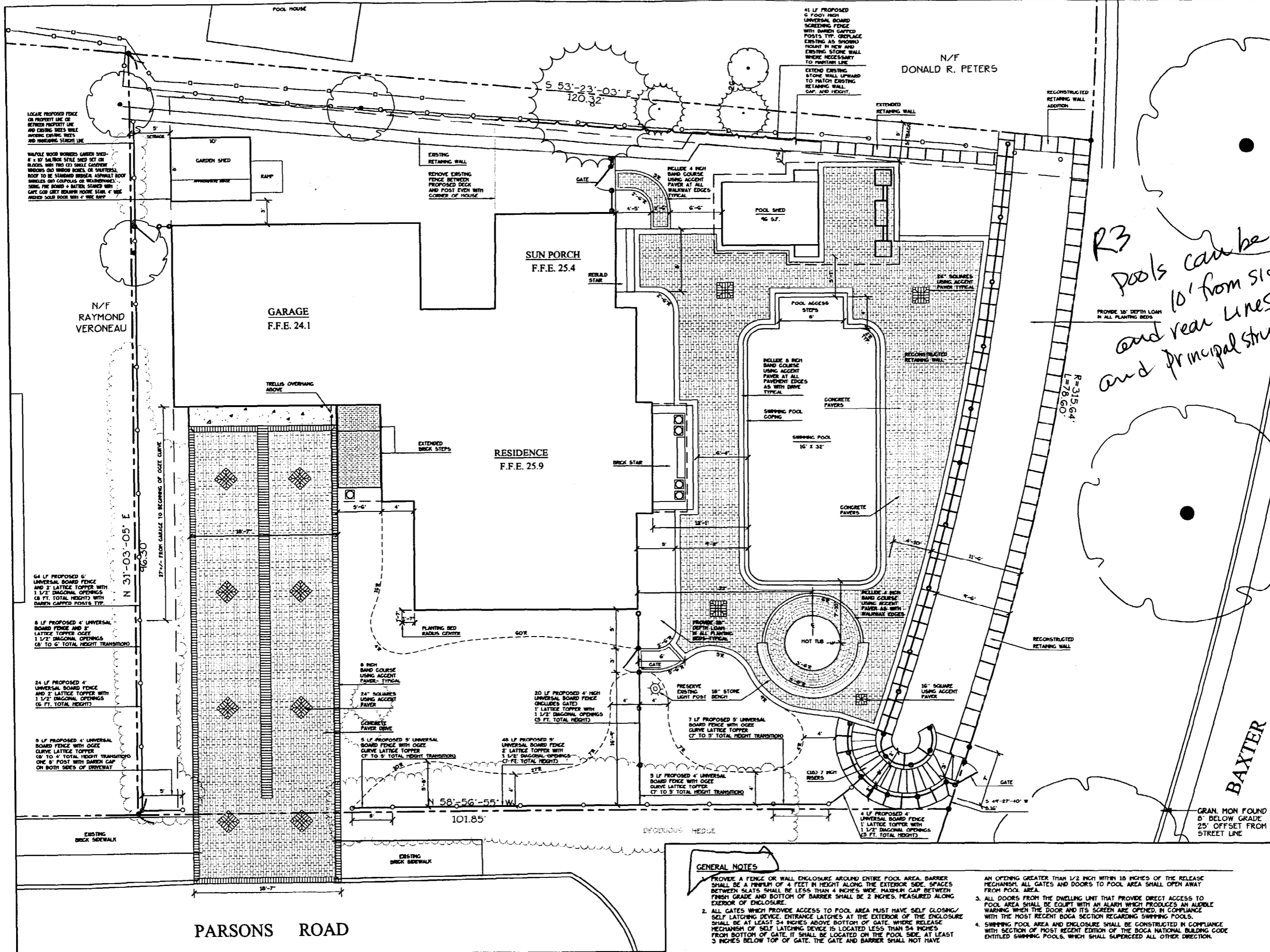
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Title:
LAYOUT AND LIGHTING PLAN

Scale: 3/16"=1'-0"

North

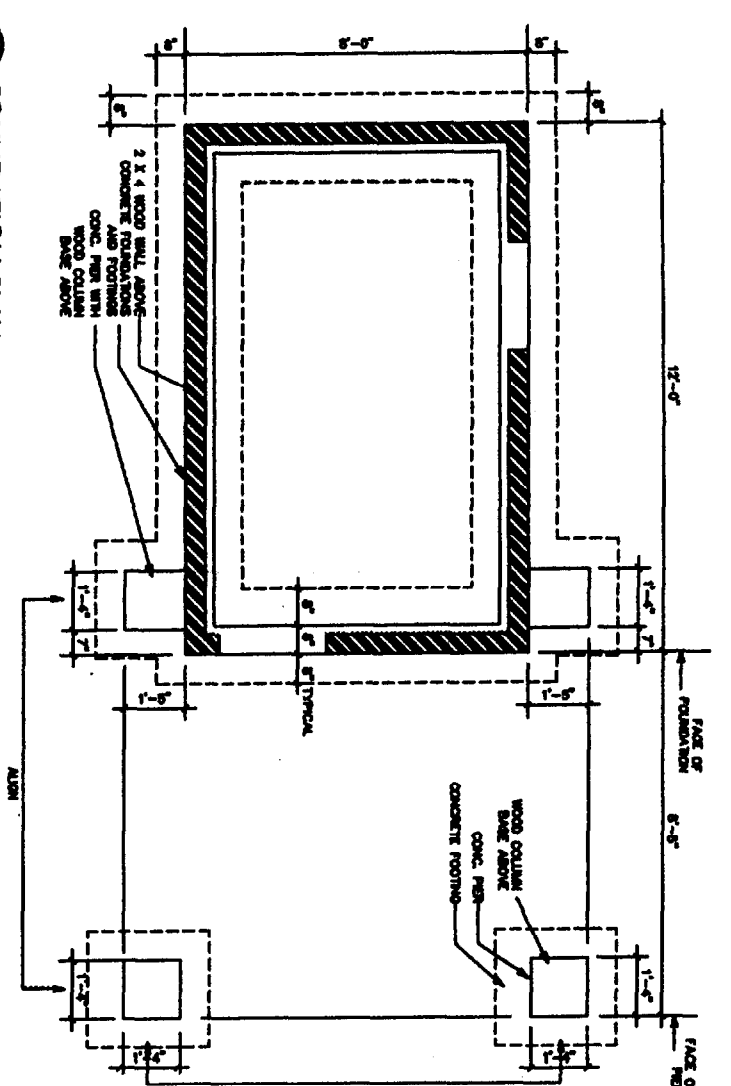
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2



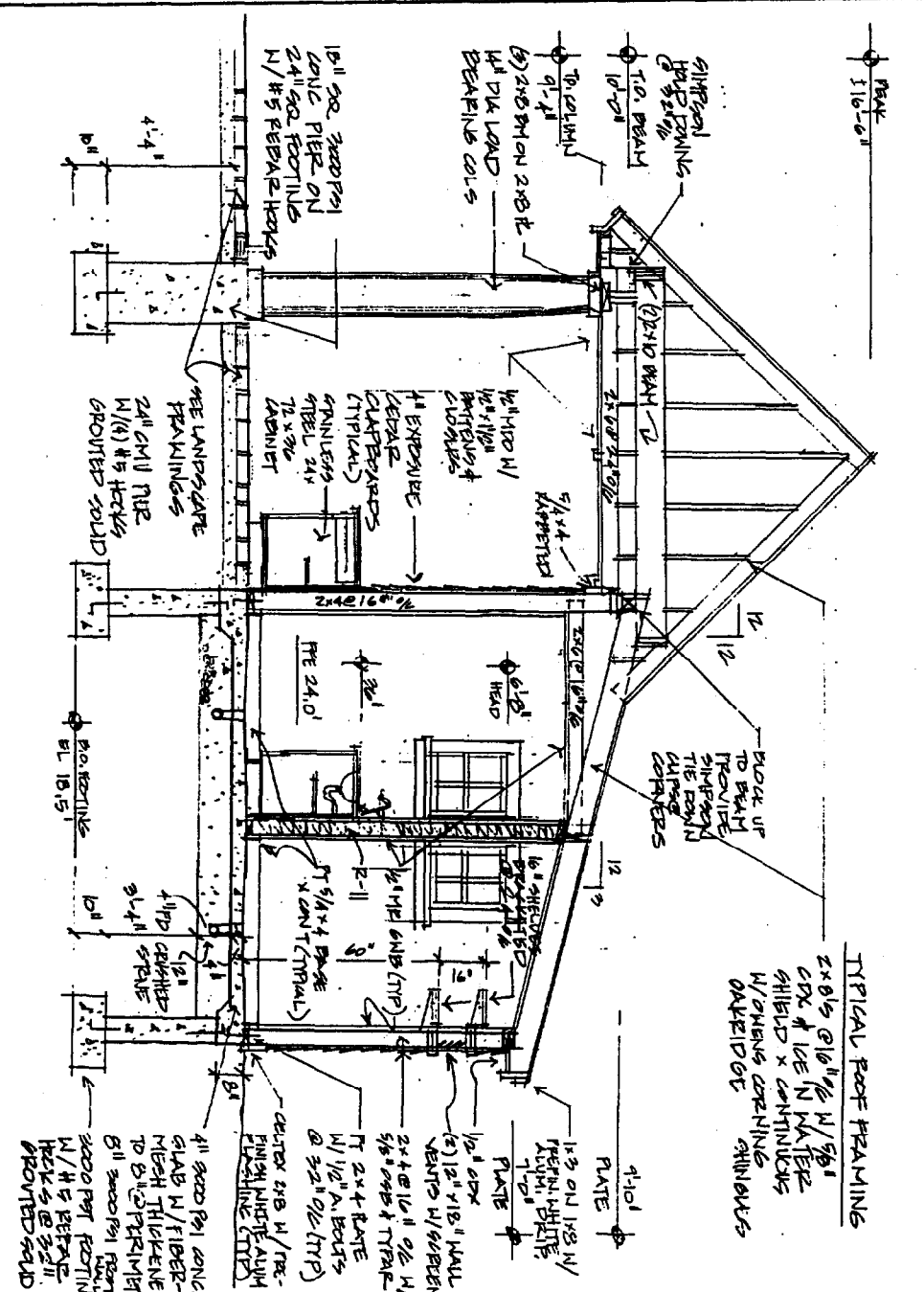
R3
 Pools can be
 10' from side
 and rear lines
 and principal structures

GENERAL NOTES

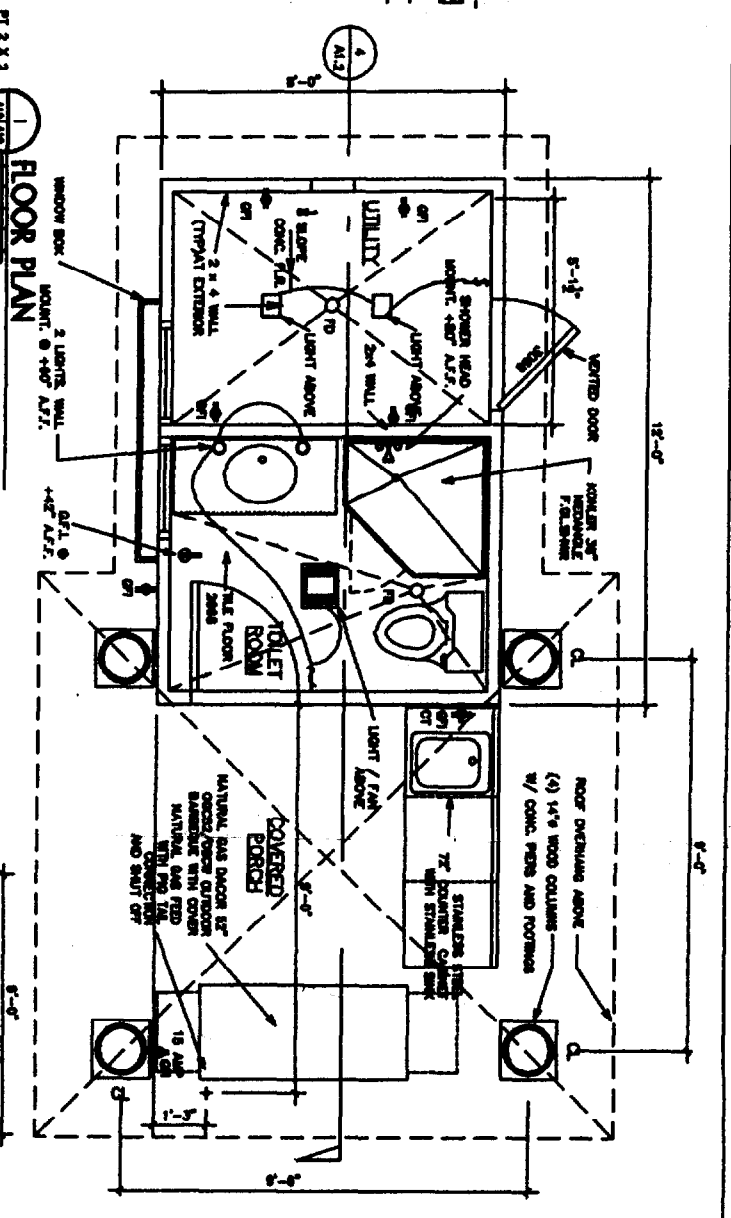
- PROVIDE A FENCE OR WALL ENCLOSURE AROUND ENTIRE POOL AREA. BARRIER SHALL BE A MINIMUM OF 4 FEET IN HEIGHT ALONG THE EXTERIOR SIDE. SPACES BETWEEN SLATS SHALL BE LESS THAN 4 INCHES WIDE. MAXIMUM GAP BETWEEN FINISH GRADE AND BOTTOM OF BARRIER SHALL BE 2 INCHES, MEASURED ALONG EXTERIOR OF ENCLOSURE.
- ALL GATES WHICH PROVIDE ACCESS TO POOL AREA MUST HAVE SELF CLOSING/SELF LATCHING DEVICE. ENTRANCE LATCHES AT THE EXTERIOR OF THE ENCLOSURE SHALL BE AT LEAST 34 INCHES ABOVE BOTTOM OF GATE. WHERE RELEASE MECHANISM OF SELF LATCHING DEVICE IS LOCATED LESS THAN 34 INCHES FROM BOTTOM OF GATE, IT SHALL BE LOCATED ON THE POOL SIDE. AT LEAST 3 INCHES BELOW TOP OF GATE, THE GATE AND BARRIER SHALL NOT HAVE AN OPENING GREATER THAN 1/2 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM. ALL GATES AND DOORS TO POOL AREA SHALL OPEN AWAY FROM POOL AREA.
- ALL DOORS FROM THE DWELLING UNIT THAT PROVIDE DIRECT ACCESS TO POOL AREA SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED, IN COMPLIANCE WITH THE MOST RECENT BOCA SECTION REGARDING SWIMMING POOLS.
- SWIMMING POOL AREA AND ENCLOSURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH SECTION OF MOST RECENT EDITION OF THE BOCA NATIONAL BUILDING CODE ENTITLED SWIMMING POOLS, WHICH SHALL SUPERSEDE ALL OTHER DIRECTIONS.



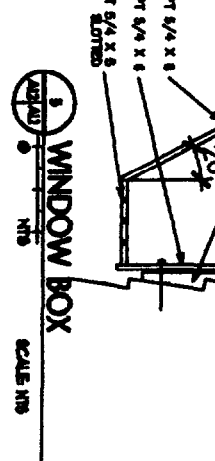
1 FOUNDATION PLAN
SCALE 1/4" = 1'-0"



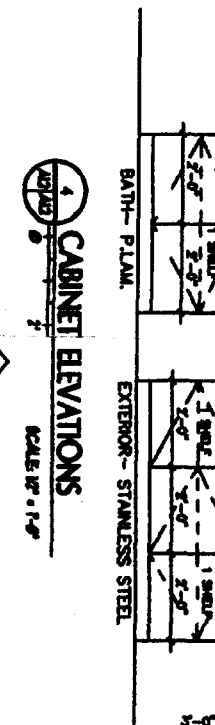
4 SECTION VIEW
SCALE 1/4" = 1'-0"



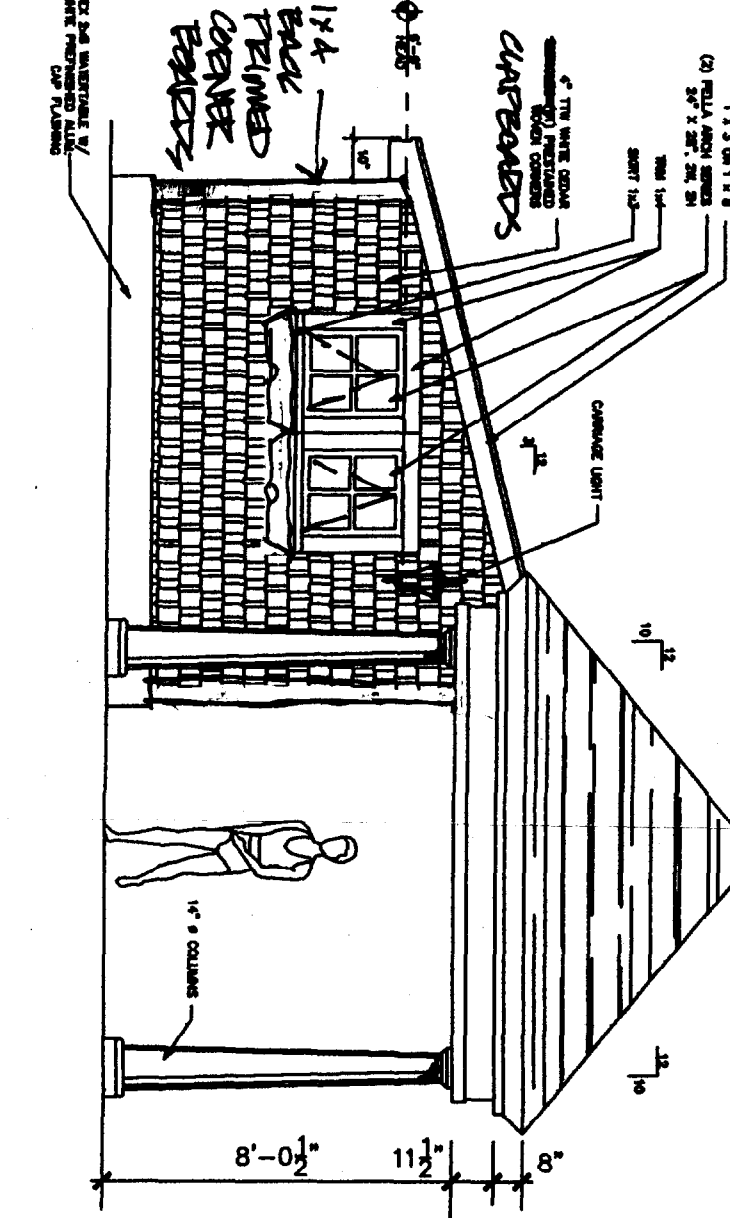
2 FLOOR PLAN
SCALE 1/4" = 1'-0"



3 WINDOW BOX
SCALE 1/8" = 1'-0"



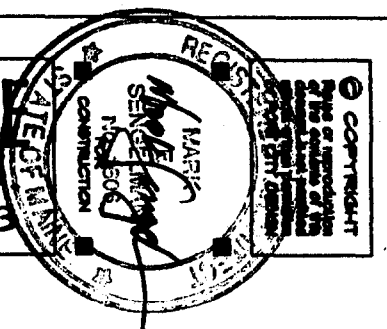
4 CABINET ELEVATIONS
SCALE 1/4" = 1'-0"



5 ELEVATION
SCALE 1/4" = 1'-0"

DESIGN
PORT CITY

43 DENNING STREET
PORTLAND, ME 04103
PHONE: 857-1414
PLAN: 20715.0000
DATE: 10/22/09



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JOB	010271
DATE	9-25-09
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REVISION	
REV. 2	
REV. 3	
PRINT	10-22-09

FLOOR PLAN
FOUNDATION PLAN
SECTION VIEW
ELEVATION
A1.2

A1.1
PLANS
ELEVATIONS

DATE DATE	9-28-03
PROJECT	10-22-03
REVISION	
REV. 2	
REV. 3	

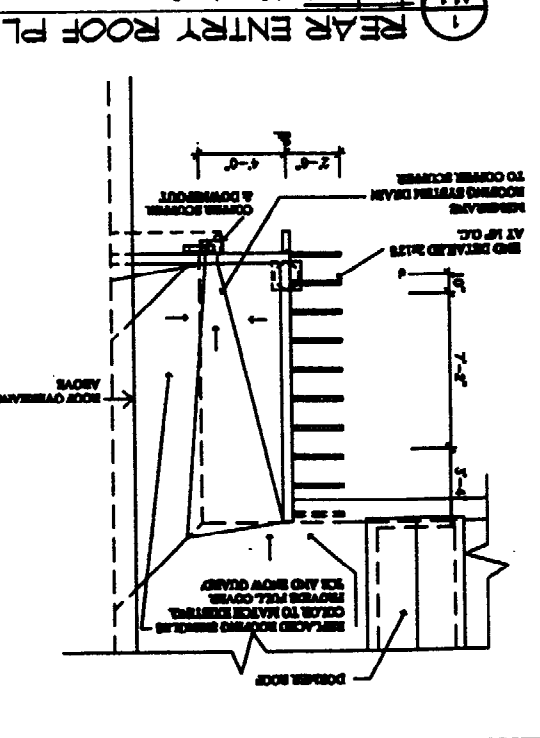
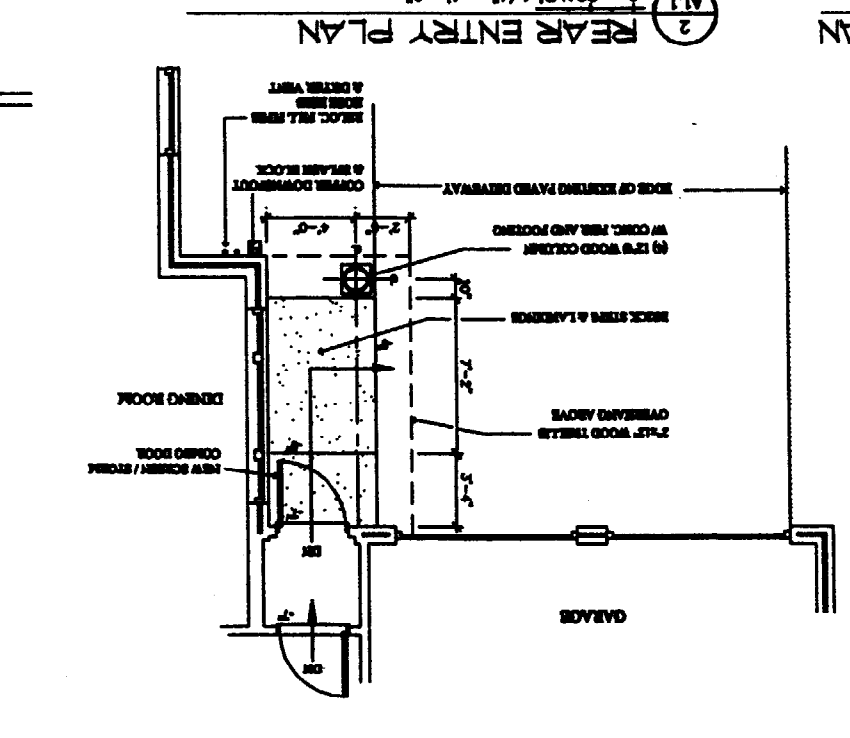
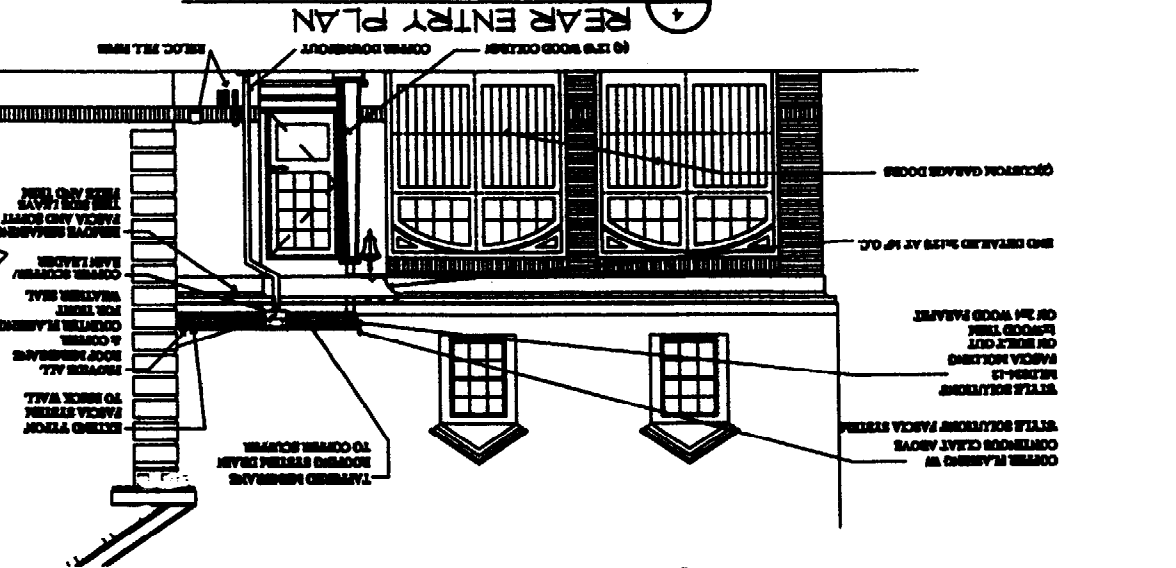
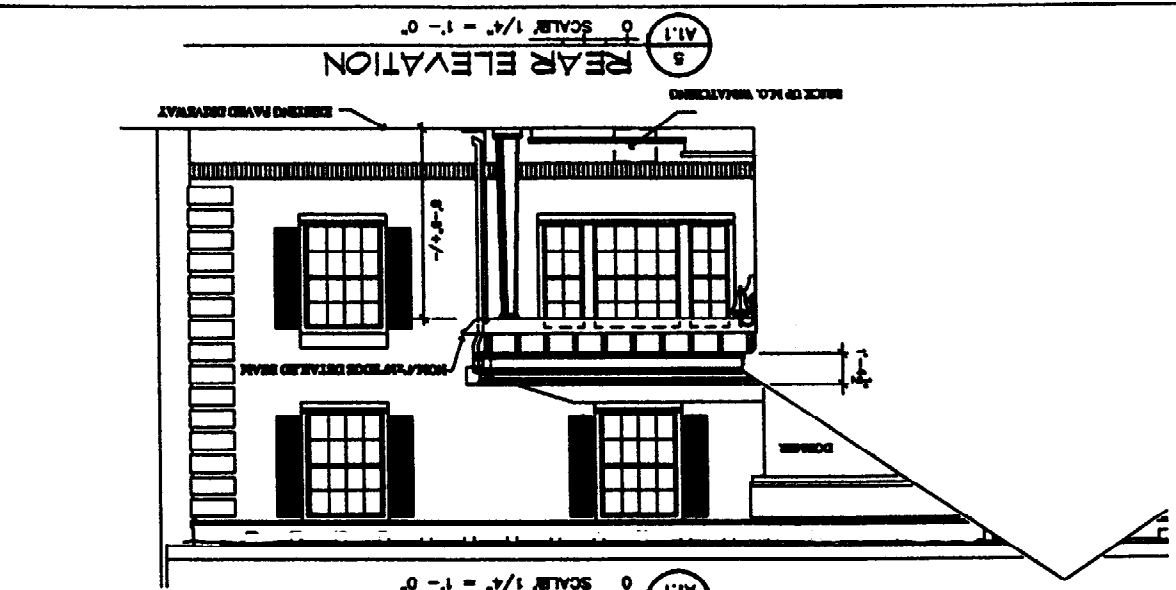
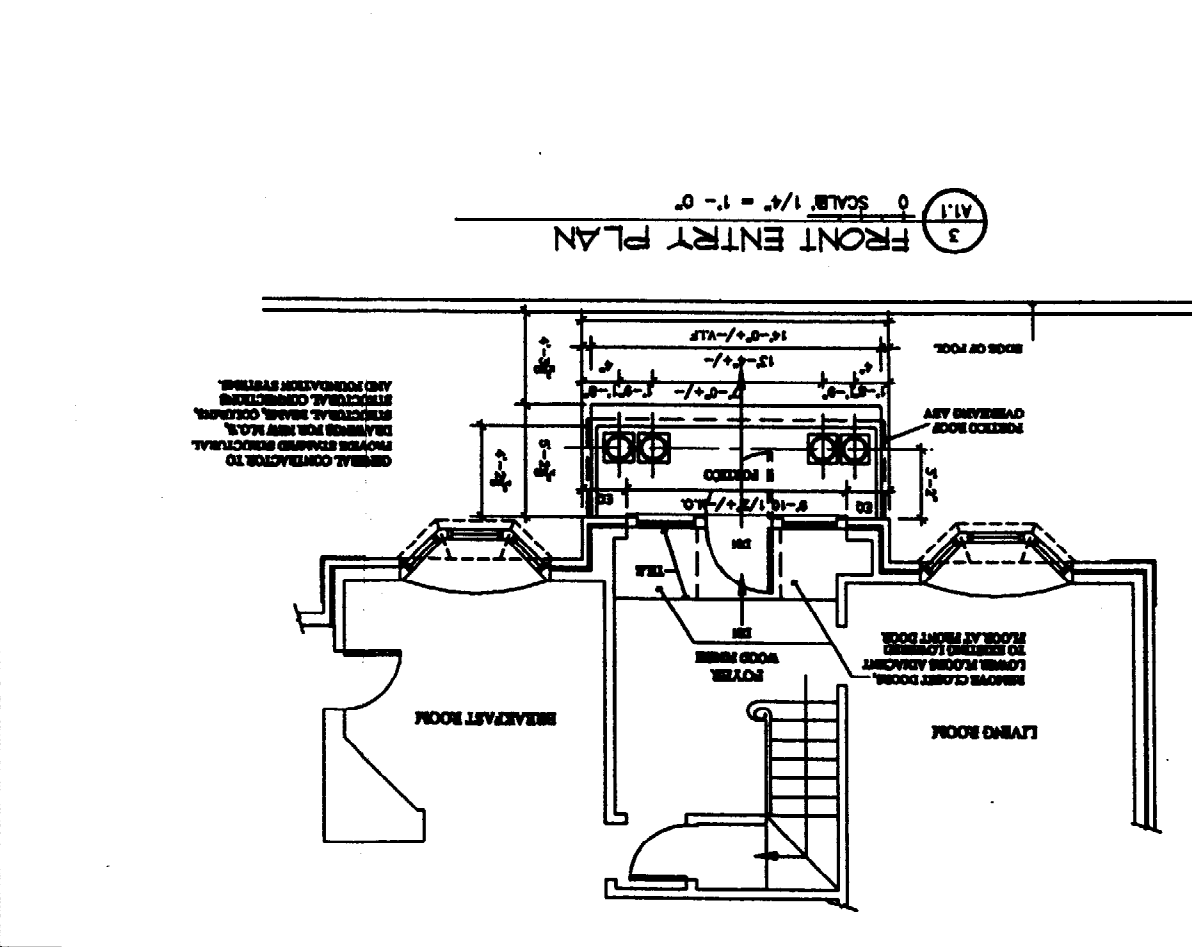
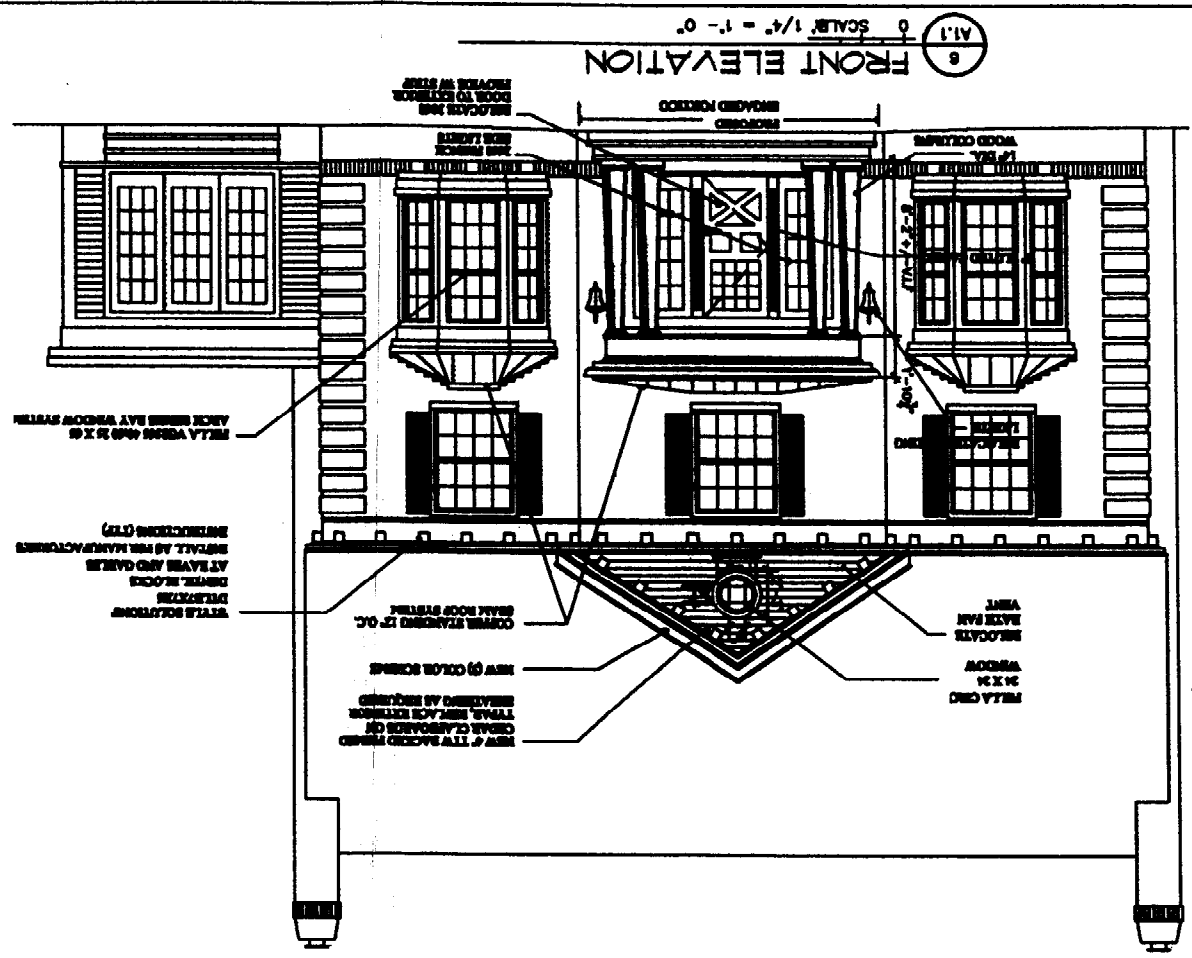
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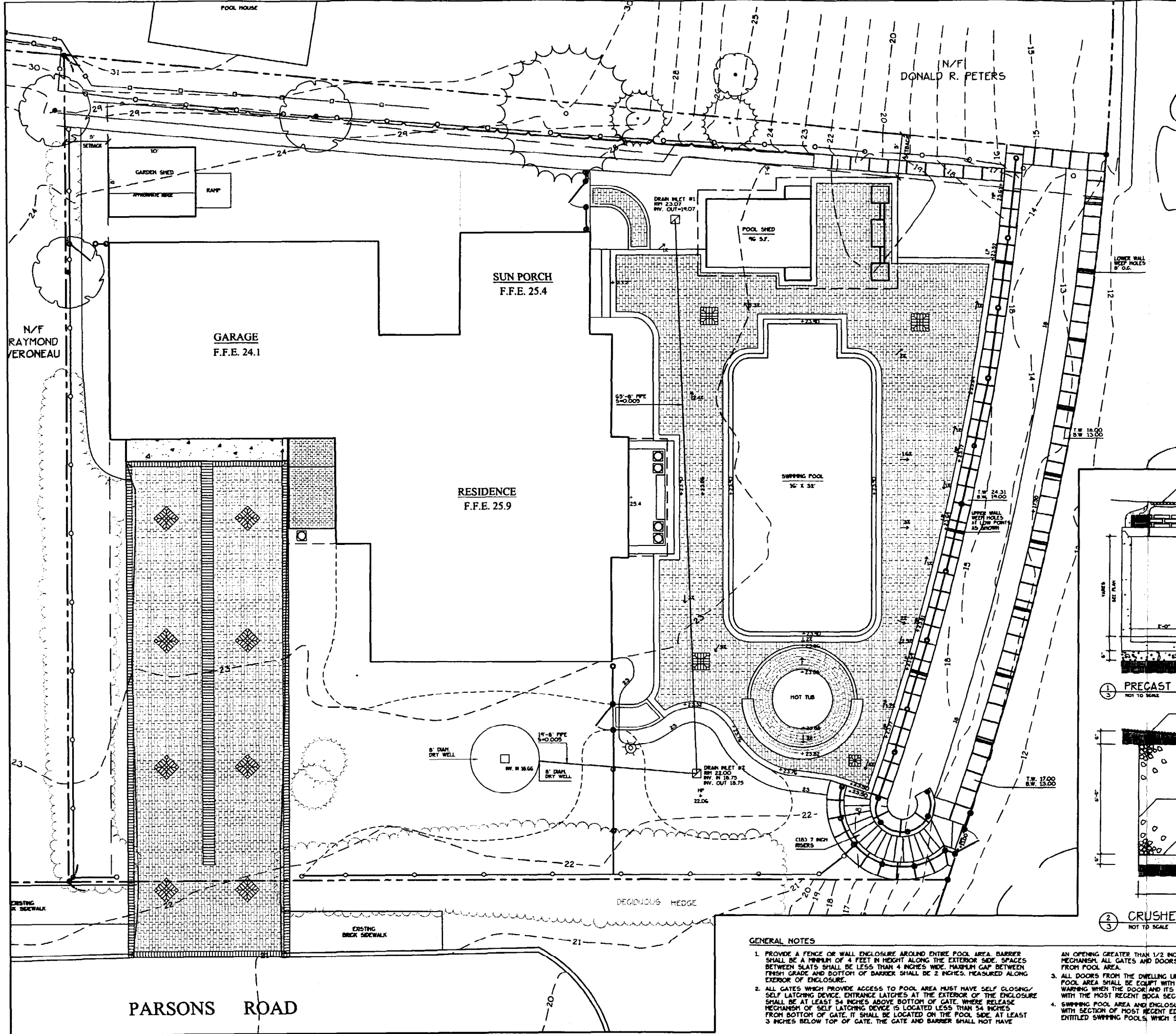
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DESIGN
PORT CITY

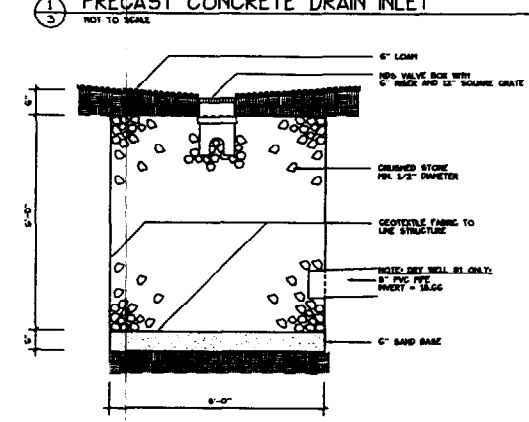
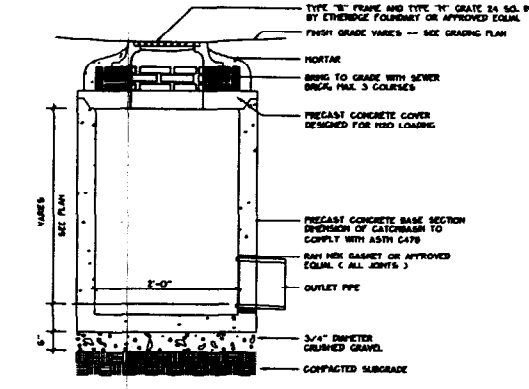




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- GENERAL NOTES**
- PROVIDE A FENCE OR WALL ENCLOSURE AROUND ENTIRE POOL AREA. BARRIER SHALL BE A MINIMUM OF 4 FEET IN HEIGHT ALONG THE EXTERIOR SIDE. SPACES BETWEEN SLATS SHALL BE LESS THAN 4 INCHES WIDE. MAXIMUM GAP BETWEEN FINISH GRADE AND BOTTOM OF BARRIER SHALL BE 2 INCHES. MEASURED ALONG EXTERIOR OF ENCLOSURE.
 - ALL GATES WHICH PROVIDE ACCESS TO POOL AREA MUST HAVE SELF CLOSING/SELF LATCHING DEVICE. ENTRANCE LATCHES AT THE EXTERIOR OF THE ENCLOSURE SHALL BE AT LEAST 54 INCHES ABOVE BOTTOM OF GATE. WHERE RELEASE MECHANISM OF SELF LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES FROM BOTTOM OF GATE, IT SHALL BE LOCATED ON THE POOL SIDE. AT LEAST 3 INCHES BELOW TOP OF GATE. THE GATE AND BARRIER SHALL NOT HAVE AN OPENING GREATER THAN 1/2 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM. ALL GATES AND DOORS TO POOL AREA SHALL OPEN AWAY FROM POOL AREA.
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Date: **OCTOBER 24, 2003**

Revisions:

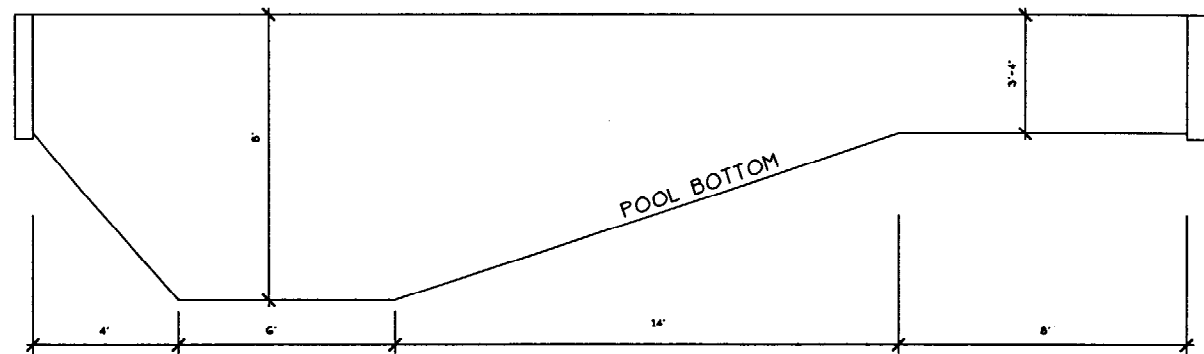
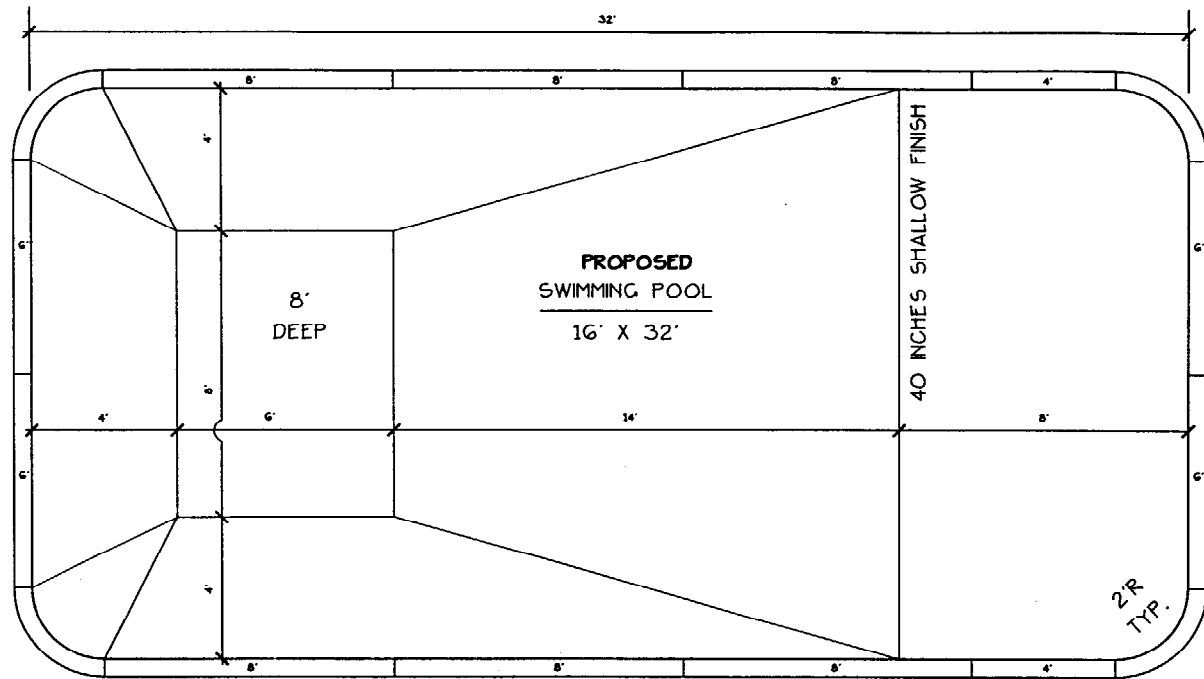
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Title: **GRADING, DRAINAGE, AND UTILITIES PLAN**

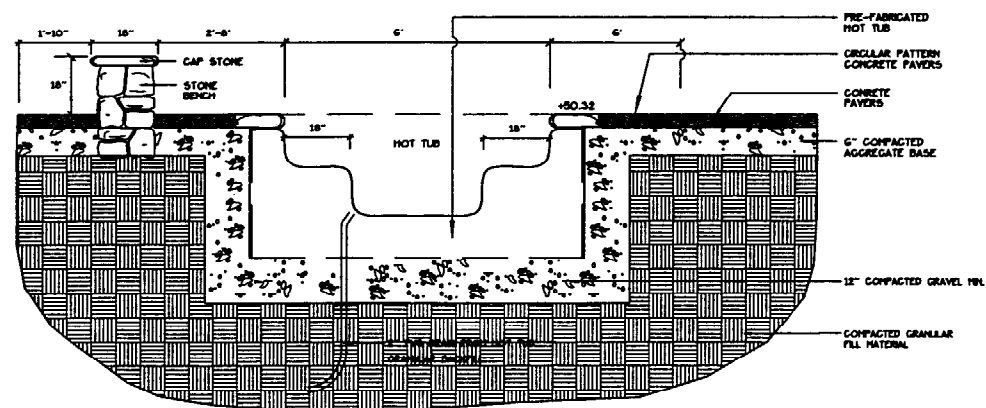
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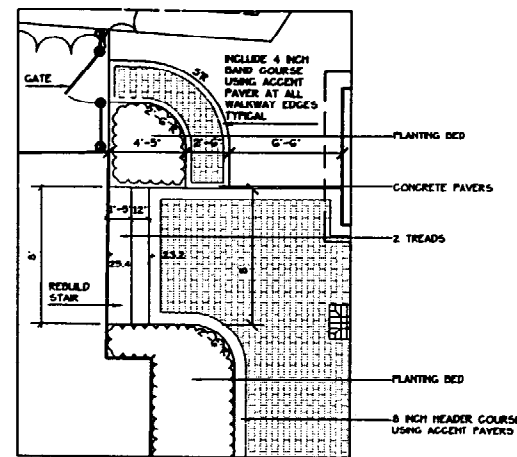
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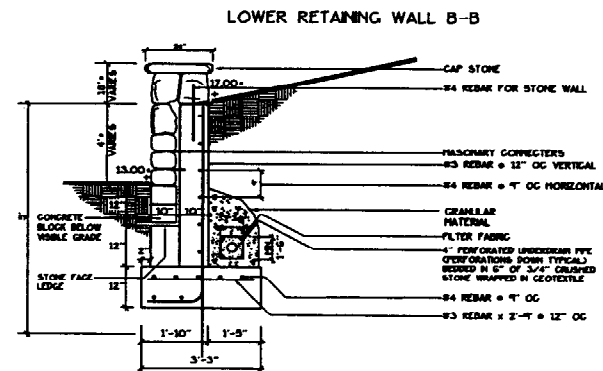
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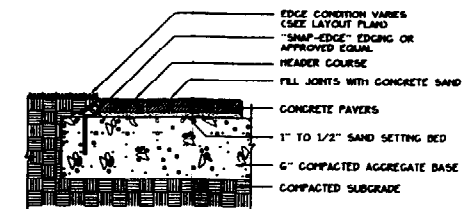
2 HOT TUB + STONE BENCH
NOT TO SCALE



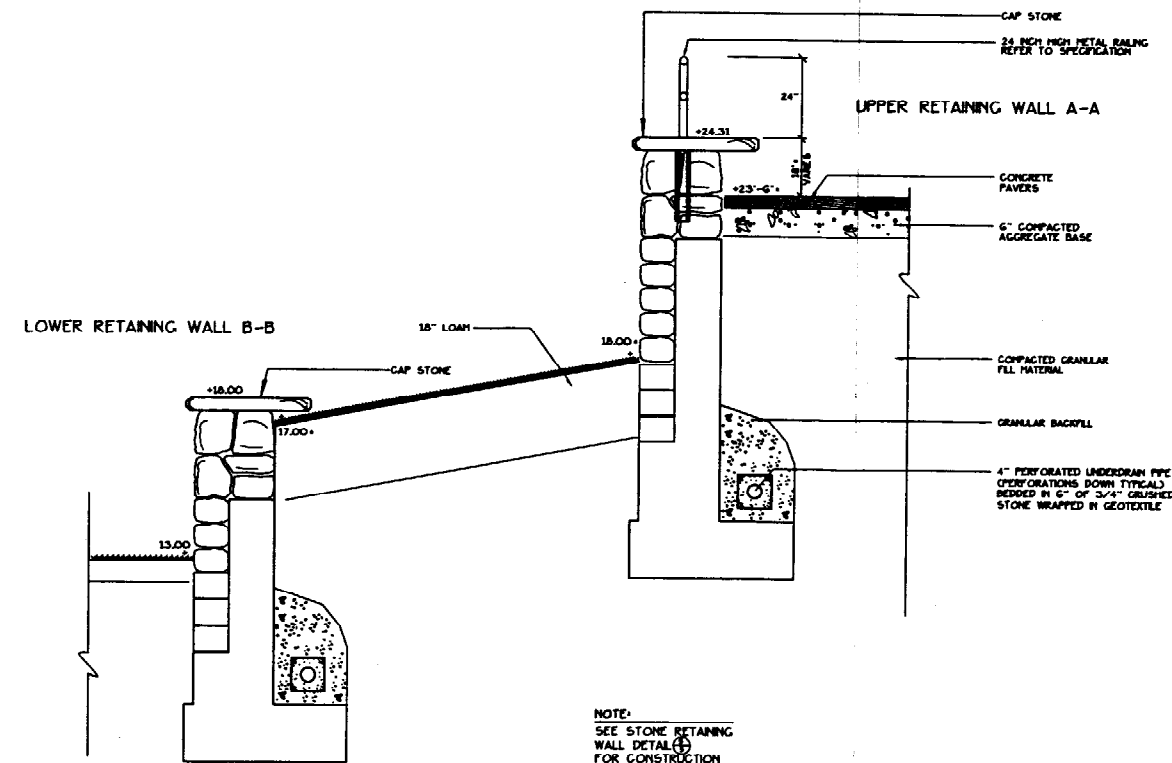
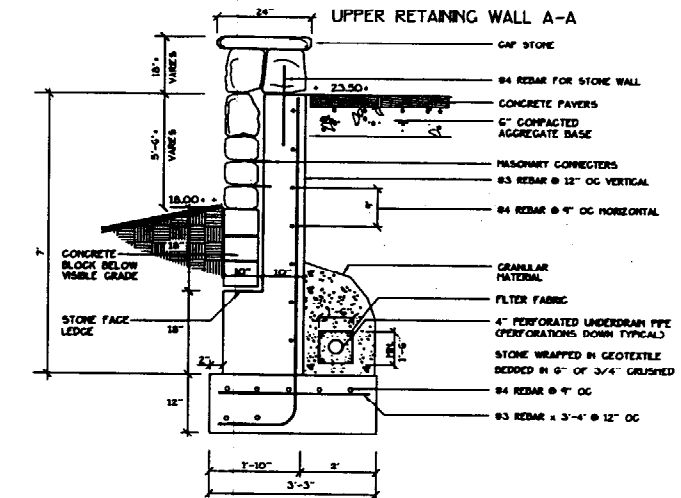
3 SUN PORCH STEPS
NOT TO SCALE



4 STONE RETAINING WALLS
NOT TO SCALE



4 CONCRETE PAVERS
NOT TO SCALE



NOTE:
SEE STONE RETAINING WALL DETAIL 4 FOR CONSTRUCTION

6 RETAINING WALLS AND HANDRAIL
NOT TO SCALE

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Portland, Maine

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OCTOBER 24, 2003

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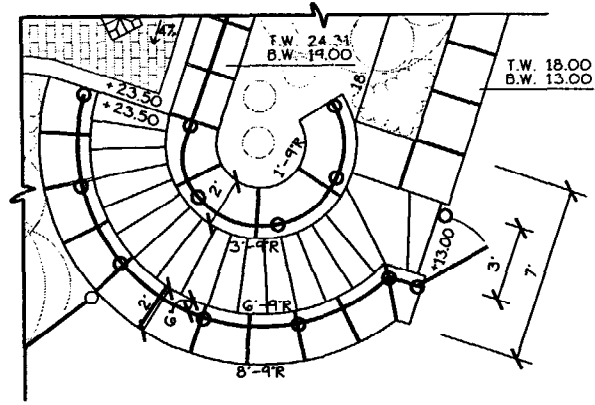
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SITE DETAILS

Scale: AS SHOWN

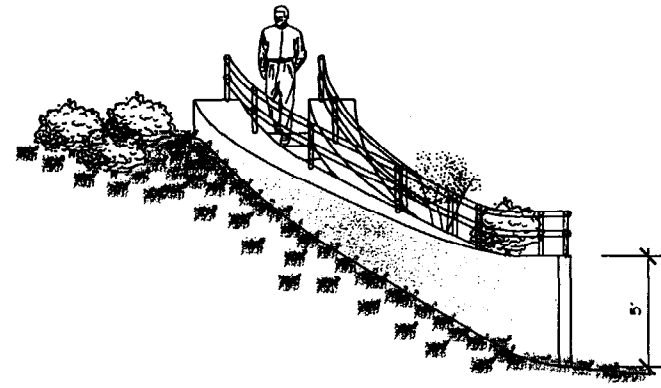
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Sheet No:

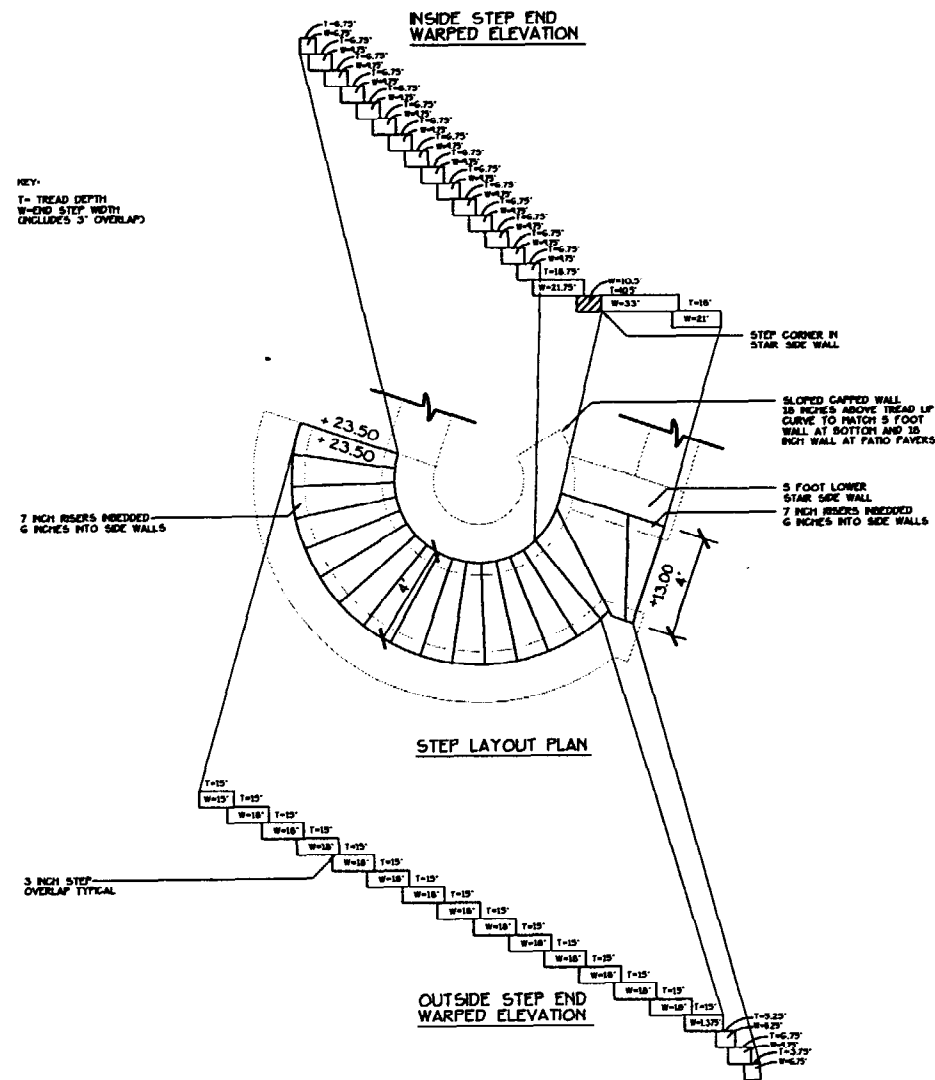
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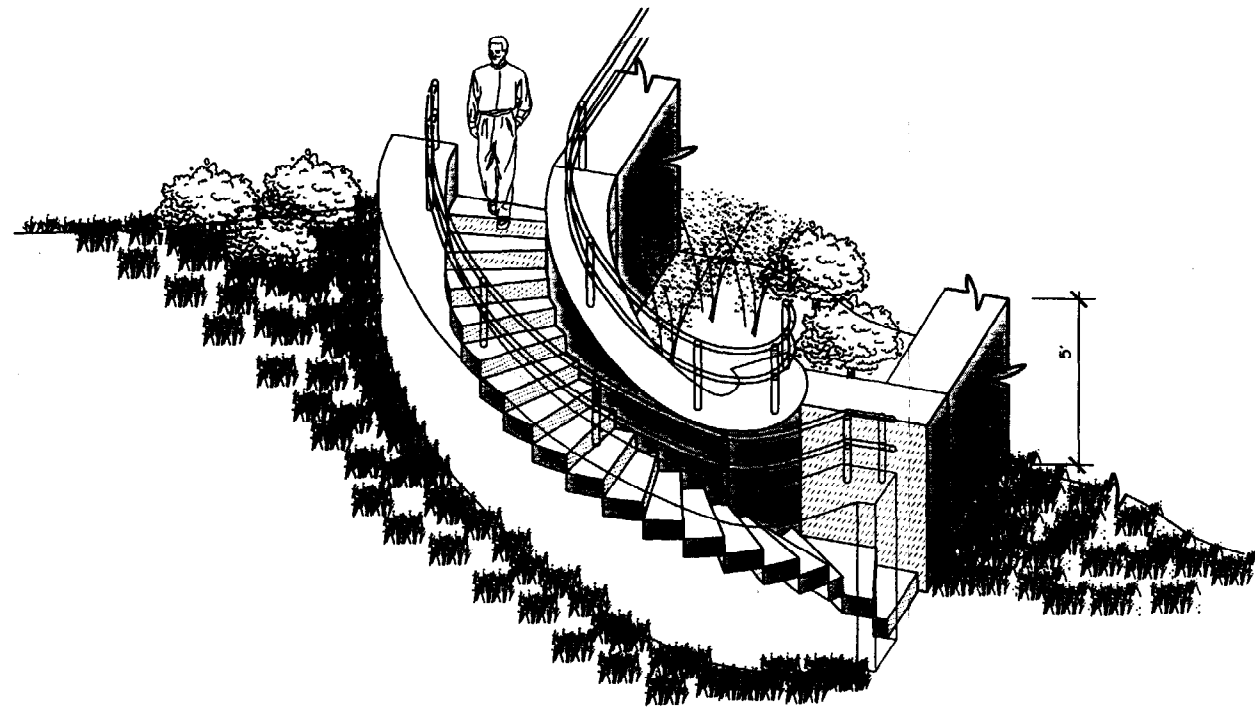
1
G CIRCULAR STAIR PLAN
NOT TO SCALE



3
G CIRCULAR STAIR ELEVATION
NOT TO SCALE



2
G CONCEPT PLAN AND END ELEVATIONS FOR CIRCULAR RETAINED STAIRS
NOT TO SCALE



4
G CIRCULAR STAIR PERSPECTIVE
NOT TO SCALE

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Title:
STAIR DETAILS

Scale: NOT TO SCALE

North:

Sheet No.:

6