

GENERAL NOTES:

ALL DRAWINGS ARE SCHEMATIC IN NATURE. THEY IN NO WAY SHALL IMPLY ALL SPECIFIC MATERIALS, MEANS OR METHODS OF CONSTRUCTION; AND ARE FOR LAYOUT INFORMATION ONLY. ALL DRAWINGS ARE INTENDED TO REFLECT STANDARD BUILDING PRACTICES.

ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY POTENTIAL AND/OR REAL CONFLICTS WHICH MAY HAVE AN IMPACT ON THE PROPOSED ADDITION/RENOVATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR THEIR REPRESENTATIVE, PROMPTLY.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY/OR ALL PERMITS REQUIRED TO PERFORM AND COMPLETE THE WORK

ALL SITE, MECHANICAL, ELECTRICAL AND UTILITY DESIGN SHALL BE BY OTHERS.

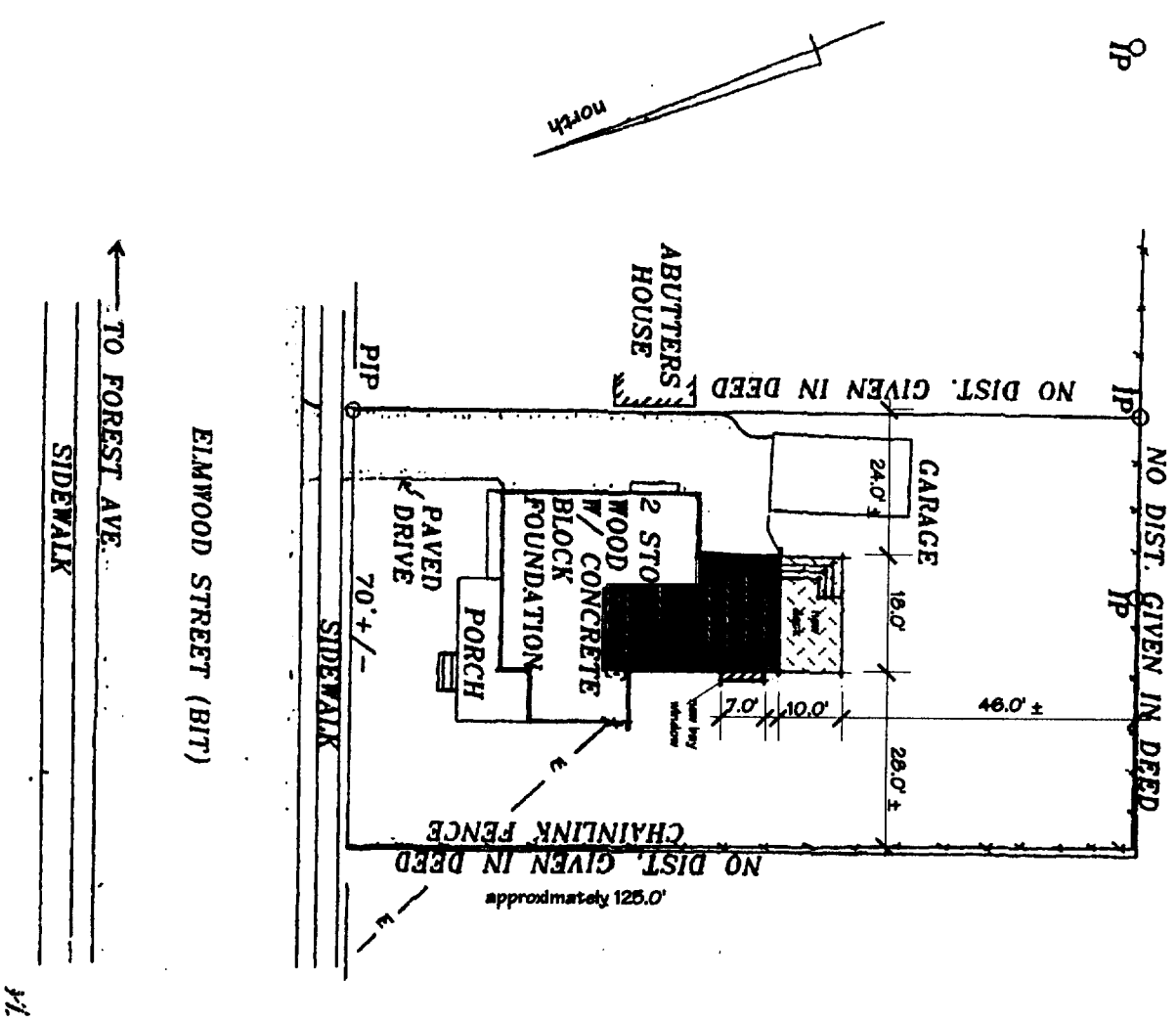
STRUCTURAL DESIGN BY OTHERS. AREAS OF CONCERN: bearing wall between kitchen and sitting area; new bay window. ALL STRUCTURAL MEMBERS SHALL MEET OR EXCEED CURRENT BUILDING CODES AND BUILDING PRACTICES.

KITCHEN, BATH AND LAUNDRY CABINETRY PRODUCT AND DESIGN BY OTHERS.

PLUMBING FIXTURES AS SELECTED BY OWNER.

ALL INTERIOR FINISHES AS SELECTED BY OWNER.

DECK MATERIALS /FINISHES AS SELECTED BY OWNER.



*P-5
6'0" x 6'0" x
5'2" x 14'0" x
19'5" left*

42 ELMWOOD STREET

Portland, Maine

March 18, 2005

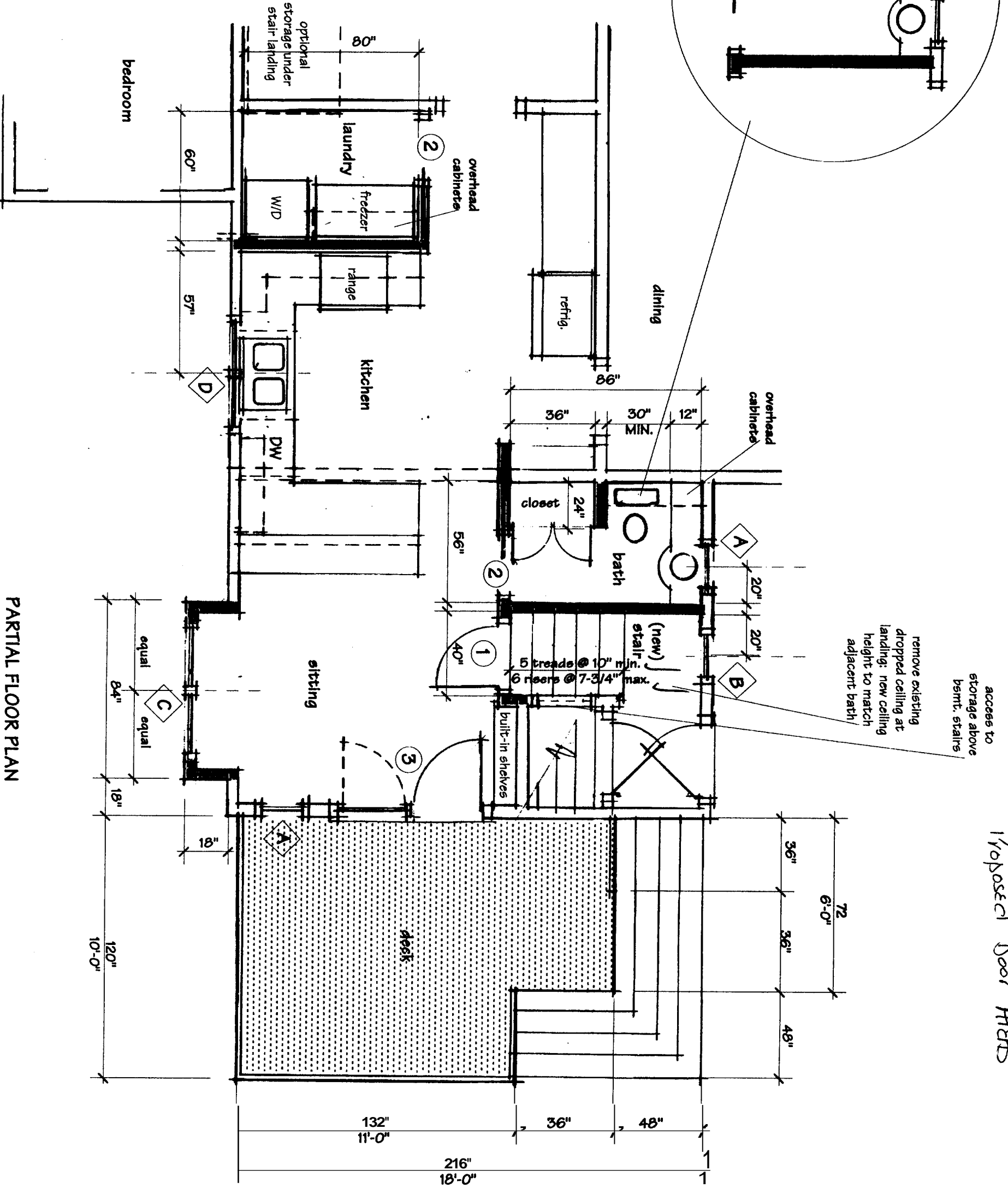
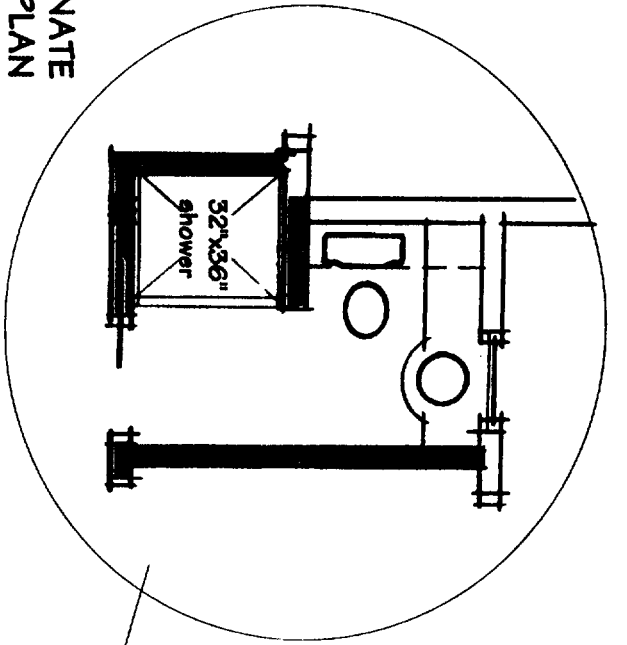
SCHEMATIC DESIGN • Site Plan and General Notes
1" = 30'-0"

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These drawings are schematic in nature and are for layout information. All existing conditions shall be verified by the contractor. The drawings are the exclusive property of the Architect.

Proposed Door AHEAD

ALTERNATE BATH PLAN



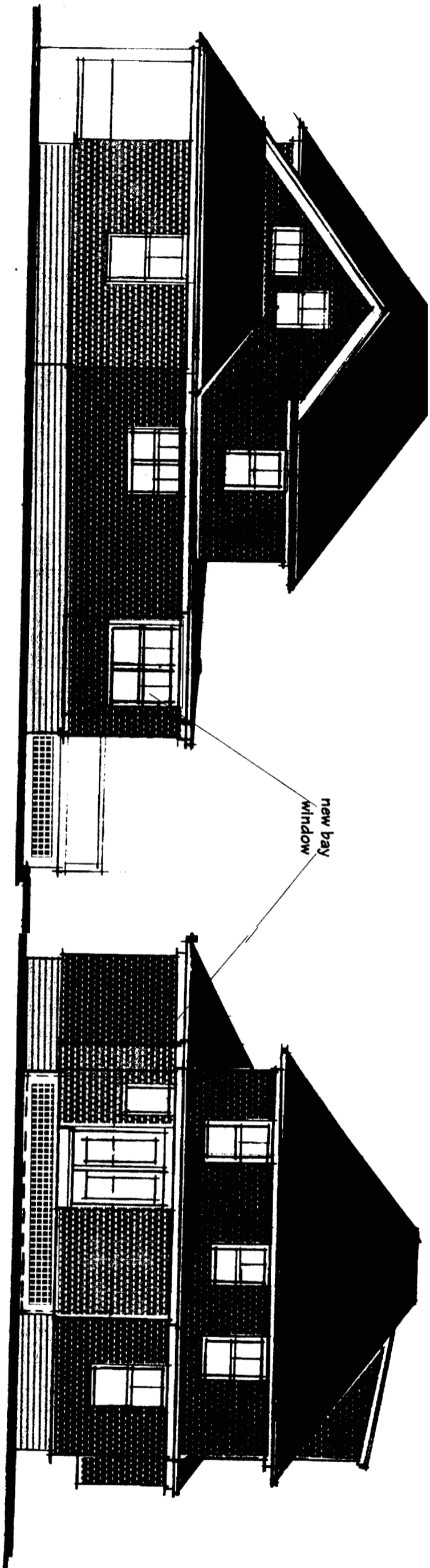
PARTIAL FLOOR PLAN

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42 ELMWOOD STREET

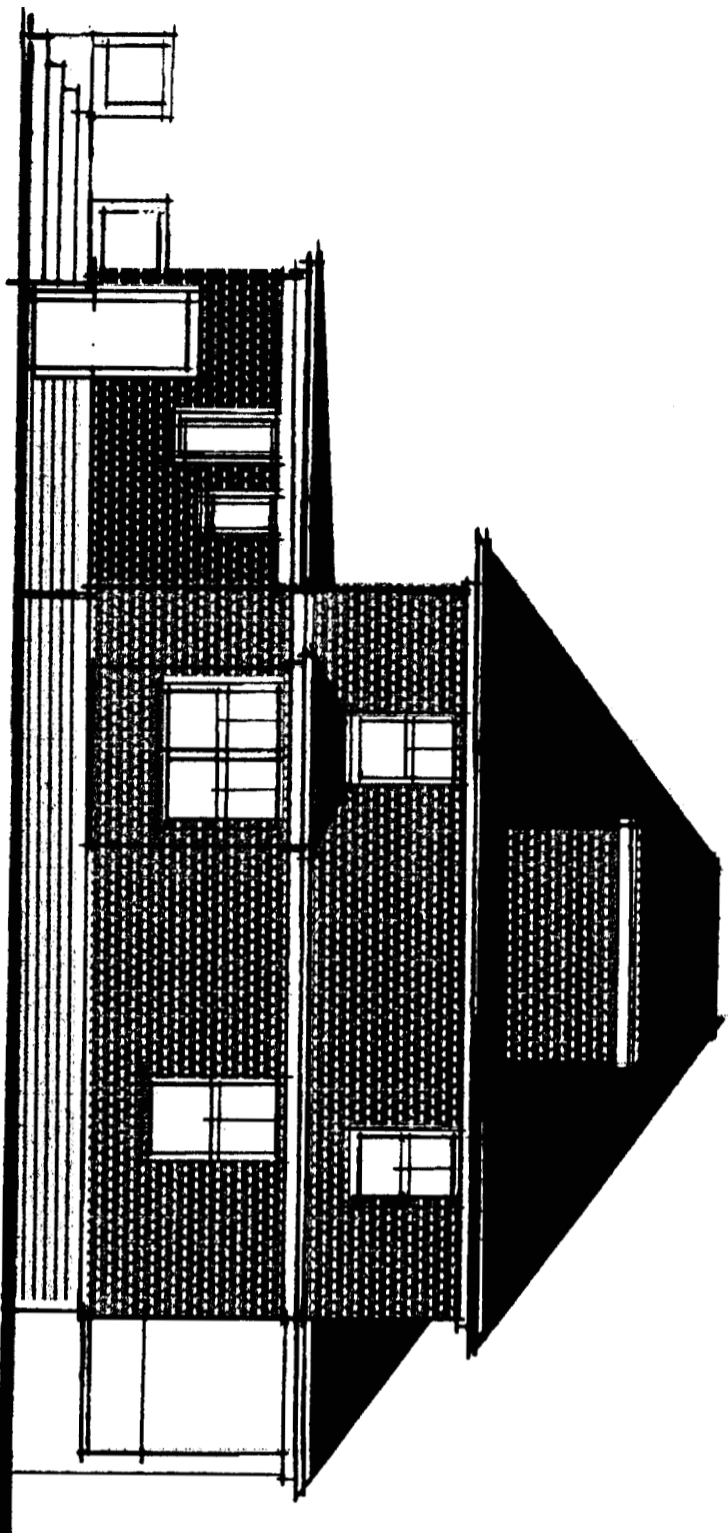
Portland, Maine March 18, 2005
 SCHEMATIC DESIGN • Partial Floor Plan
 1/4" = 1'-0"

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WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

DOOR TYPE	DESCRIPTION: Finish and hardware as selected by Owner.	SIZE
1	INTERIOR PASSAGE DOOR: Similar to: BROSCO, pine french door 2'-6" x 6'-8" w/low "E" tempered insulating glass, paint.	
2	INTERIOR POCKET DOOR: Similar to: MATCH EXISTING in profile and finish.	2'-4" x 6'-8"
3	EXTERIOR PATIO DOOR: Similar to: ANDERSON FWH5468PALR, 5'-4" x 6'-8" white vinyl clad french doors w/low "E" tempered insulating glass. Provide sliding insect screen.	
WINDOW TYPE	DESCRIPTION: White vinyl windows. Provide insect screens. Hardware as selected by Owner.	APPROX. R.O. SIZE
A	CASEMENT: coordinate finished opening with existing decorative windows provided by Owner.	2'-0" x 3'-0"
B	CASEMENT: coordinate finished opening with existing decorative windows provided by Owner.	2'-0" x 4'-0"
C	DOUBLE-HUNG: similar to bay window in existing dining room.	5'-8" x 4'-9"
D	DOUBLE-HUNG: coordinate with center of sink base.	4'-0" x 3'-0"

42 ELMWOOD STREET

Portland, Maine

March 18, 2005

CONCEPT DESIGN • Elevations and Door/Window Schedule
 1/8" = 1'-0"

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