

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

HORIE AYUMI C /Greg Frangoulis

**Located at**

1266 WESTBROOK ST

**PERMIT ID:** 2013-00209

**CBL:** 213 C011001

has permission to **build new 18' x 32' artist studio (home occupation) attached to the house by 24.25' x 5' connector. (demo permit for garage - #2013-00208)**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Pre-Demolition Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

# City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00209	<b>Date Applied For:</b> 01/31/2013	<b>CBL:</b> 213 C011001
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<b>Location of Construction:</b> 1266 WESTBROOK ST	<b>Owner Name:</b> HORIE AYUMI C	<b>Owner Address:</b> 1266 WESTBROOK ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Greg Frangoulis	<b>Contractor Address:</b> 134 Brackett Street Portland	<b>Phone</b> (207) 653-6640
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use Home Occupation	

<b>Proposed Use:</b> Single Family w/ home occupation (artist studio)	<b>Proposed Project Description:</b> build new 18' x 32' artist studio (home occupation) attached to the house by 24.25' x 5' connector. (demo permit for garage - #2013-00208)
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**Dept:** Historic      **Status:** Approved w/Conditions      **Reviewer:** Deb Andrews      **Approval Date:** 02/20/2013  
**Note:** **Ok to Issue:**   
 1) 1. All construction details and specifications to conform to plans approved by the Historic Preservation Board on January 16, 2013.

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/11/2013  
**Note:** **Ok to Issue:**   
 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  
 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling with an artist studio as a home occupation. Any change of use shall require a separate permit application for review and approval.  
 3) Since the studio is being built in the same footprint of a former garage which was nonconforming, the studio must be built within a year of when the garage was demolished.  
 4) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.  
 5) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 03/26/2013  
**Note:** **Ok to Issue:**   
 1) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.  
 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.  
 3) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.  
 4) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.  
 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.  
 6) All windows with 2' of the arc of a door swing shall be tempered glass.  
 7) The connector and the studio area shall have structural ridge beams. Please submit specifications to this office.

**Dept:** Fire      **Status:** In Review      **Reviewer:** Chris Pirone      **Approval Date:** 03/28/2013  
**Note:** **Ok to Issue:**   
 Informed applicant on phone about 50% sprinkler ordinance which is not required per info. Given but if at anytime renovations go over 50% asprinkler system will be required.

<b>Location of Construction:</b> 1266 WESTBROOK ST	<b>Owner Name:</b> HORIE AYUMI C	<b>Owner Address:</b> 1266 WESTBROOK ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Greg Frangoulis	<b>Contractor Address:</b> 134 Brackett Street Portland	<b>Phone</b> (207) 653-6640
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use Home Occupation	

- 1) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 2) All construction shall comply with City Code Chapter 10.
- 3) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
  - (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00209	Issue Date:	CBL: 213 C011001
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Location of Construction: 1266 WESTBROOK ST	Owner Name: HORIE AYUMI C	Owner Address: 1266 WESTBROOK ST PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Greg Frangoulis	Contractor Address: 134 Brackett Street Portland ME 04102	Phone (207) 653-6640
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: R2
Past Use: Single Family	Proposed Use: Single Family w/ home occupation (artist studio)	Permit Fee: \$895.00	Cost of Work: \$75,000.00
Proposed Project Description: build new 18' x 32' artist studio (home occupation) attached to the house by 24.25' x 5' connector. (demo permit # 2013-00208)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>D-3</i> Type: <i>SB</i> <i>JRC 09</i> Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 01/31/2013	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input checked="" type="checkbox"/> Shoreland <i>building well beyond TR school</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>part of building 200X - property zone AE</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: _____</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>2/20/13</i></p> <p><i>D. Andrews</i></p>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

entered electronic file

# General Building Permit Application

2013 00209



If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1266 Westbrook Street, Portland Me. 04102</u>		
Total Square Footage of Proposed Structure/Area <u>634 SF</u>	Square Footage of Lot <u>231160 sqft.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>23</u> Block# <u>C</u> Lot# <u>11</u>	Applicant: (must be owner, lessee or buyer) Name <u>AYUMI HORIE</u> Address <u>1266 Westbrook St.</u> City, State & Zip <u>Portland, Me. 04102</u>	Telephone: <u>207-522-4599</u>
Lessee/DBA  <b>RECEIVED</b>  <b>JAN 31 2013</b>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>75,000</u> C of O Fee: \$ <u>75.00</u> Historic Review: \$ <u>50.00</u> Planning Amin.: \$ _____ Total Fee: \$ <u>895.00</u>

Current legal use (i.e. single family) garage Number of Residential Units 1

If vacant, what was the previous use? \_\_\_\_\_

Proposed Specific use: artist studio - home occupation

Is property part of a subdivision? No If yes, please name \_\_\_\_\_

Project description:  
18' x 30' replace existing garage with new artist studio and connector to the house.

Contractor's name: Greg Frangoulis Email: gregfrangoulisdesign@gmail.com

Address: 139 Brackett Street

City, State & Zip Portland, Maine 04102 Telephone: 207-653-6640

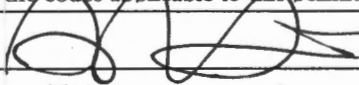
Who should we contact when the permit is ready: Greg Frangoulis Telephone: 207-653-6640

Mailing address: 139 Brackett Street, Portland, Maine

**Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 1.28.13

**This is not a permit; you may not commence ANY work until the permit is issued**

Ayumi Horie  
1266 Westbrook St  
Portland, ME 04102  
207-522-4599  
January 28, 2013

Ms Marge Schmuckal  
Zoning Administrator  
Department of Planning and Urban Development  
City of Portland  
389 Congress St  
Portland, ME 04101

Dear Ms. Schmuckal,

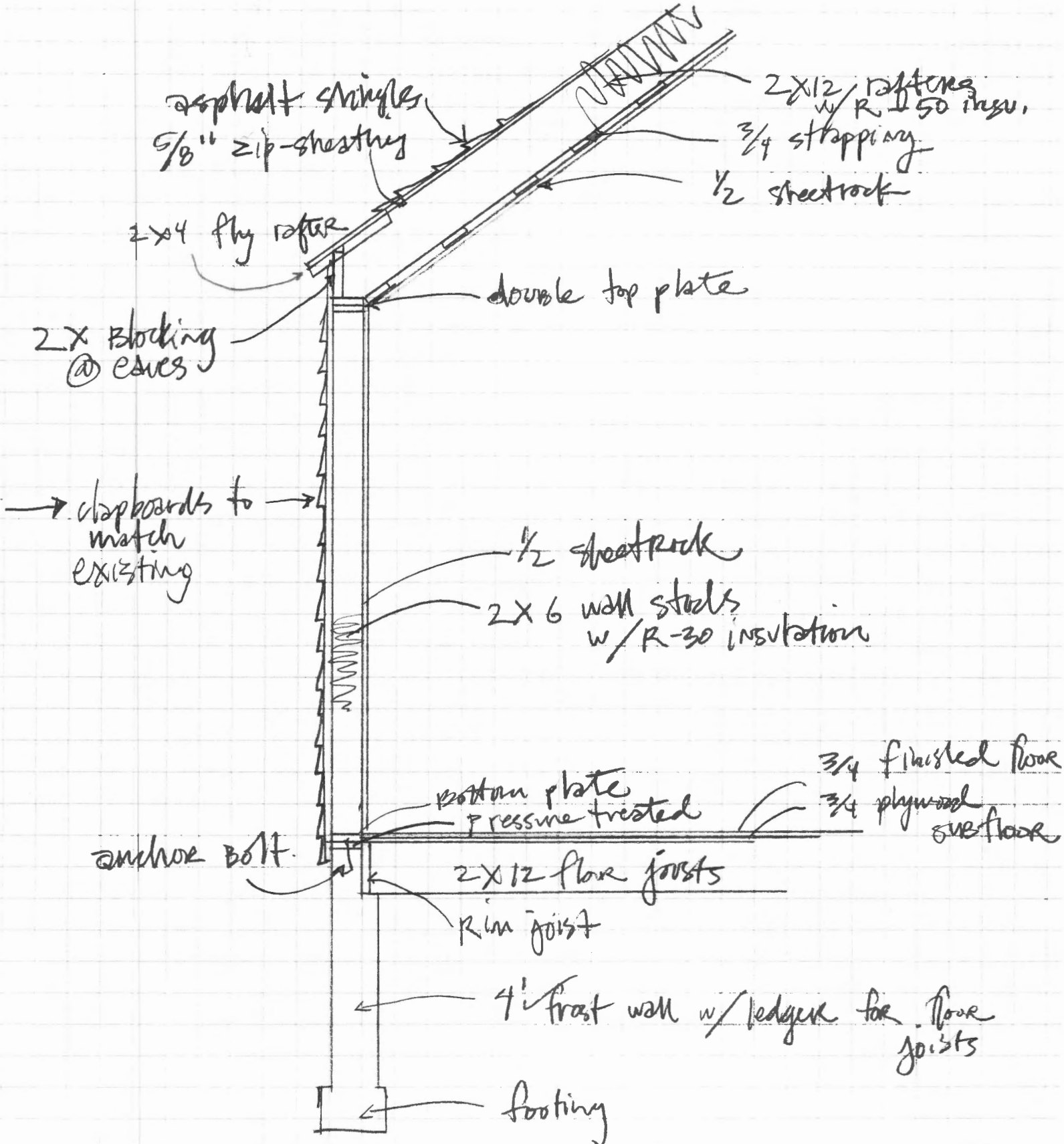
I am requesting a permit to allow me the use of my residence at 1266 Westbrook St for a home occupation. I am a studio potter and will be working on the ground floor of the studio that has now been approved by the Historic Preservation Committee. My work is very solitary and quiet, so I believe that I will have no impact on the residential character of the neighborhood. As an artist, having a home occupation is acceptable under Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under Section 14-410.

- a. (1) The studio square footage measures 500 square feet and 500 square is allowed. It is also less than 25% of the gross square footage of the building (2,208 sq ft).  $2208 + 134 + 500 = 2842$   $\frac{500}{2842} = 17.6\%$
- (2) There will be no goods and materials stored outside, no exterior displays, or display of goods visible from the outside
- (3) The limited material that I have will be stored in the 500 square feet listed above.
- (4) There will be no exterior signs
- (5) Historic Preservation has approved the current design
- (6) Since customers will not be coming to the studio, no additional parking is necessary
- (7) No objectionable effects will result from my home occupation
- (8) There shall be no more than one worker (if at all) employed in the home occupation
- (9) No additional traffic will be generated in the neighborhood
- (10) No vehicle weighing more than 6,000 pounds will be stored on the property

My home occupation is clearly incidental and secondary to the primary residence and will minimally impact the neighborhood, if at all. Attached are copies the plot plan, floor plans and the purchase and sale agreement. Thank you for your consideration.

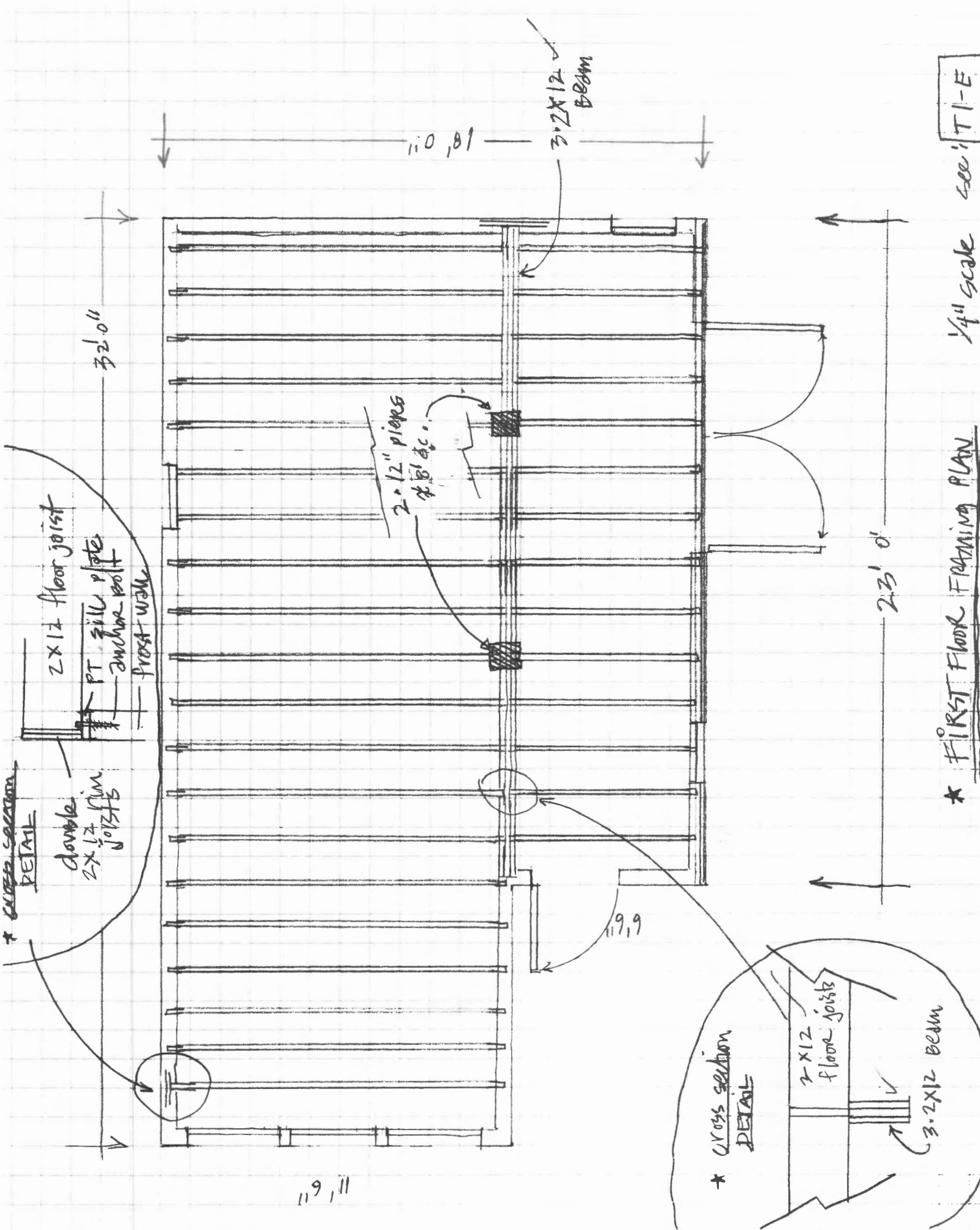
Sincerely,

  
Ayumi Horie



\* TYPICAL WALL & FOUNDATION CROSS SECTION





see 'T1-E

1/4" scale

\* FIRST FLOOR FRAMING PLAN

\* CROSS SECTION DETAIL

\* CROSS SECTION DETAIL

119,11

119,9

23'0"

110,01

3.2x12 Beam

2x12 piers  
#8 @ 4c.

2x12 floor joist  
PT sill plate  
anchor bolt  
frost wall

double  
2x12 rim  
joists

2x12  
floor joist

3.2x12 beam

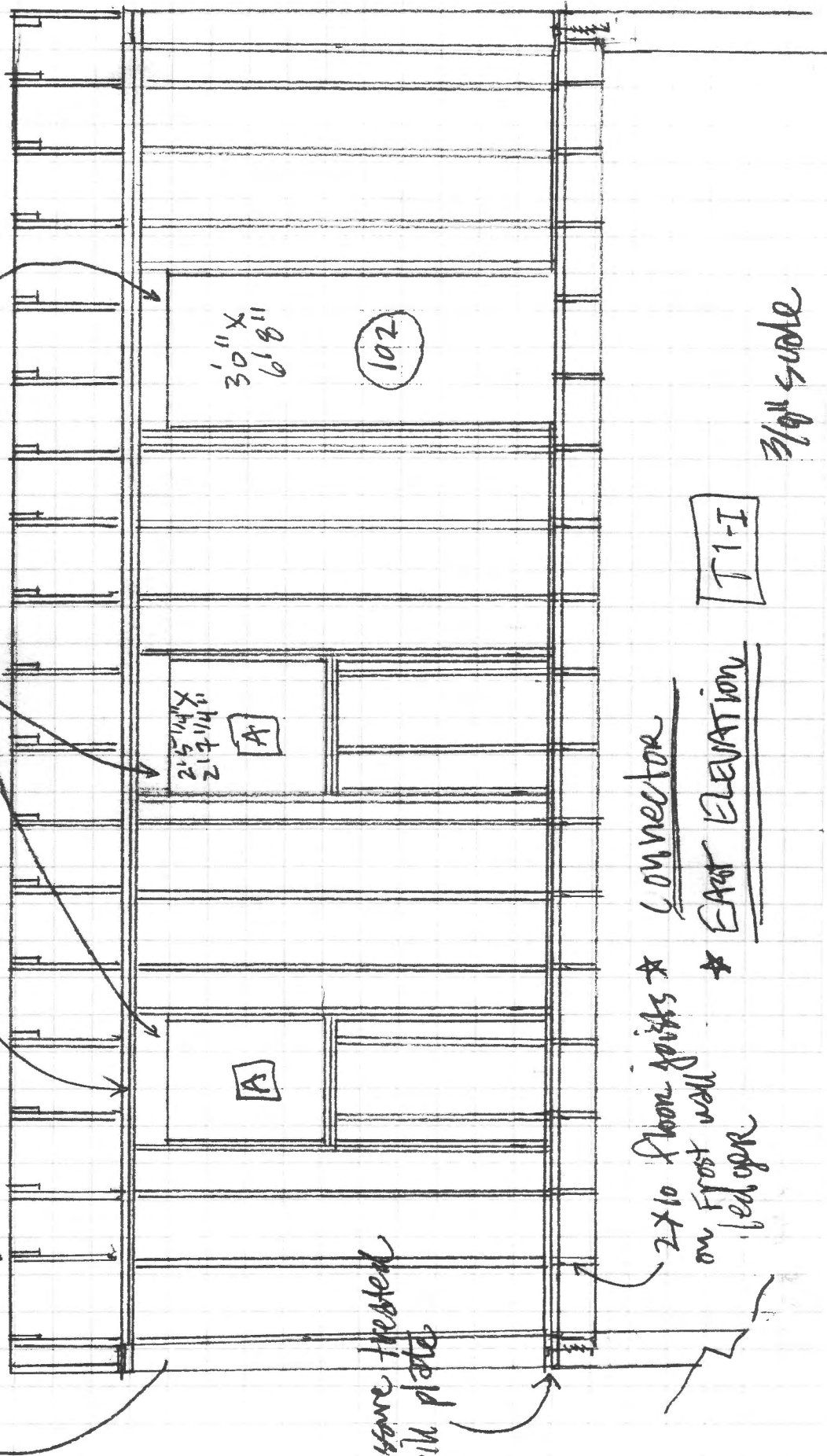
32'0"

2x6 wall studs 16" o.c.

2x10 rafters w/overlap & 16d nails 16" o.c.

double top plate

triple 2x4 headers



pressure treated  
sill plate

2x10 floor joists \*  
on frost wall  
led apr

CONNECTOR  
EAST ELEVATION

T1-I

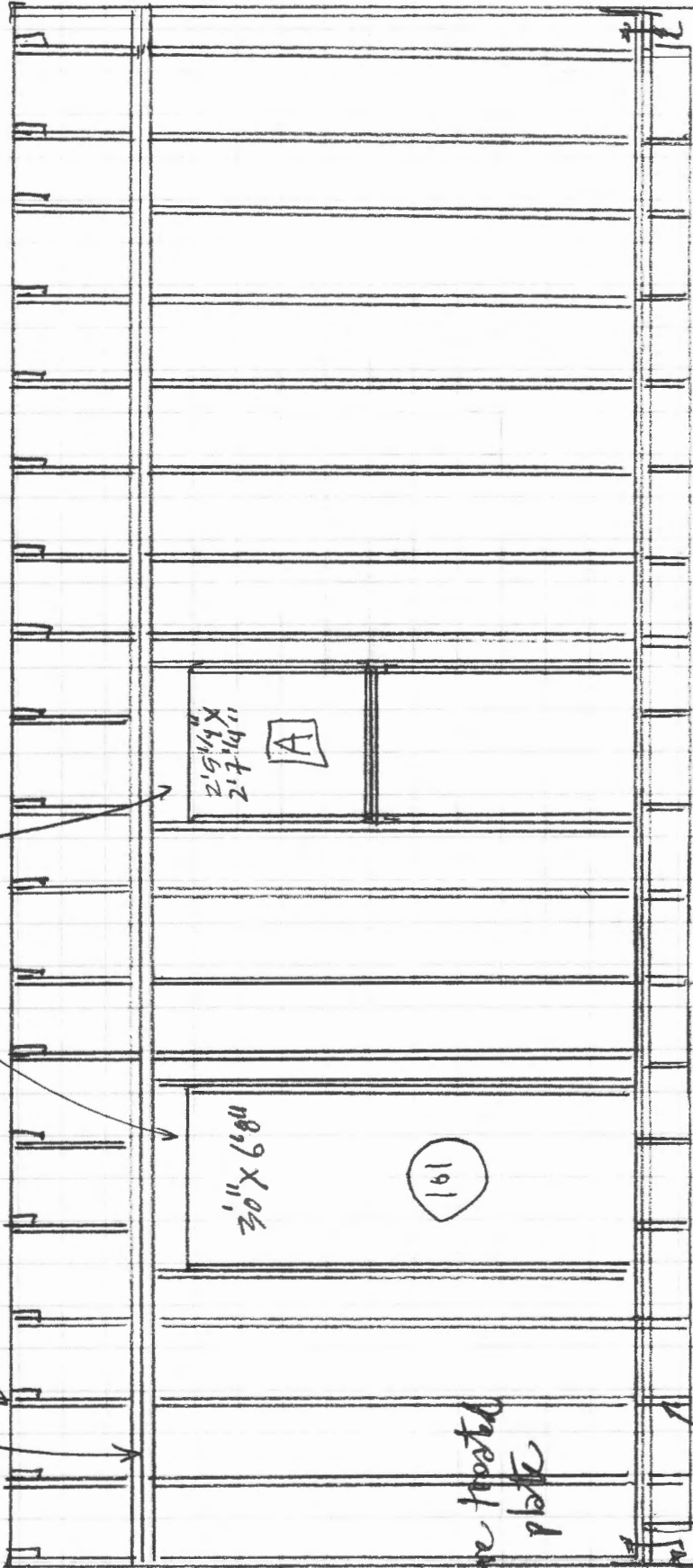
3/4" scale

2x6 wall studs 16" o.c.

triple 2x4 headers

double top plates

2x10 rafters overlapped w/ 16d nails 16" o.c.



pressure treated sill plate

\* Connector

\* WEST ELEVATION

T.I.-J

3/8" SODK

2x10 floor joists 16" o.c.

Anchor bolts

2 5/8" x 2 7/8"

A

30" x 6' 0"

161

T1-a

Cross Section \* NORTH ELEVATION \*

\* Connector

3/4" scale

front wall w/ ledger

anchor bolt

2 x 10 floor joists

pin joist on front wall ledger

2 x 6 wall studs

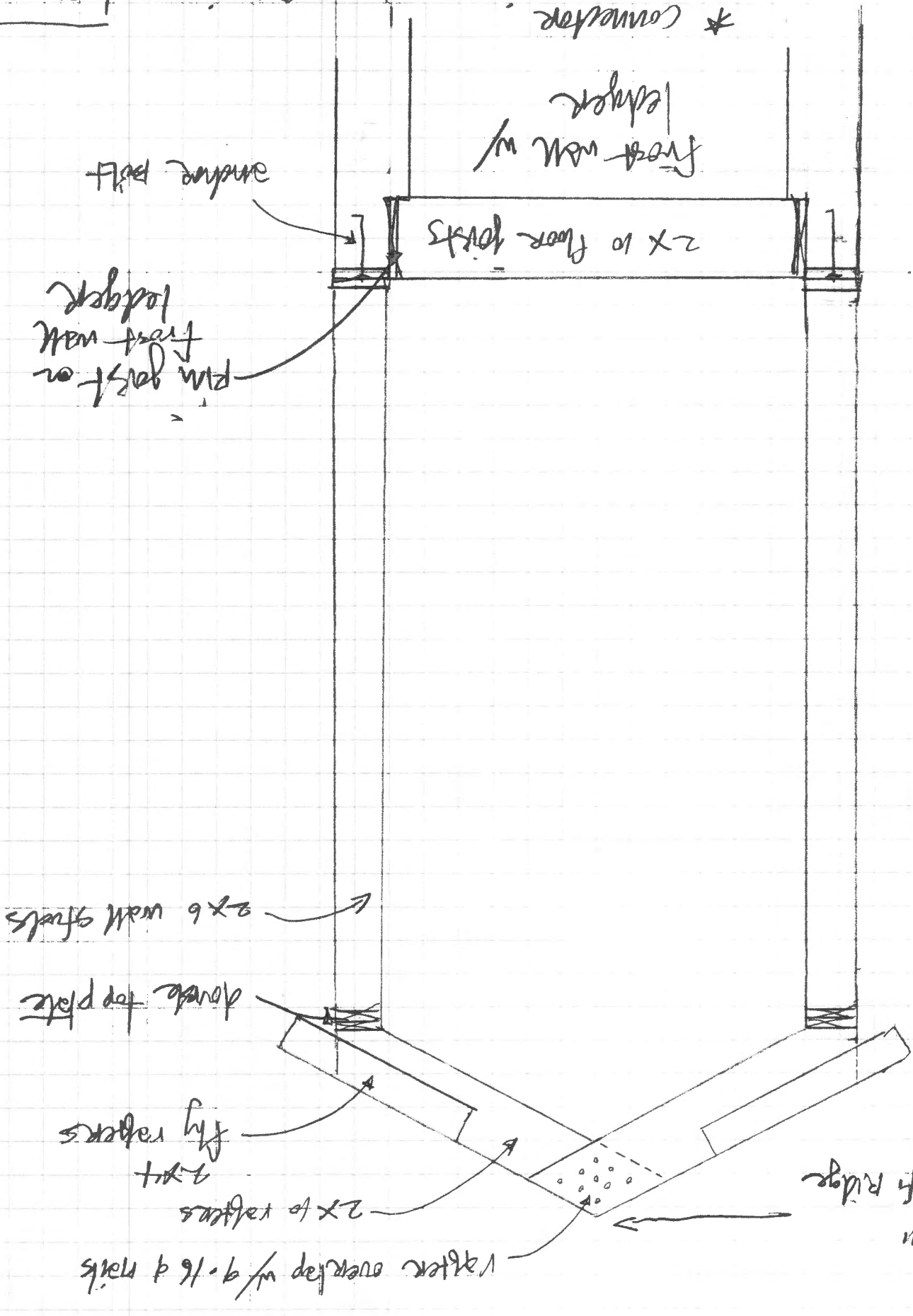
dovetail top plate

2 x 4 fly rafters

2 x 10 rafters

rafter overlap w/ 9-16 d nails

9' 4" w. top of ridge



3/8" scale

TJ-H

GABLE END NORTH ELEVATION

Anchor bolts  
Front wall

2x12 floor joists & RIM JOISTS

108

2'8" R.O.  
6'x8"

A

2'5 1/4" x 2'7 1/4"

connector

Triple  
2x4  
headers

2x6  
MEM  
with  
straps

2x4  
ply  
sheath

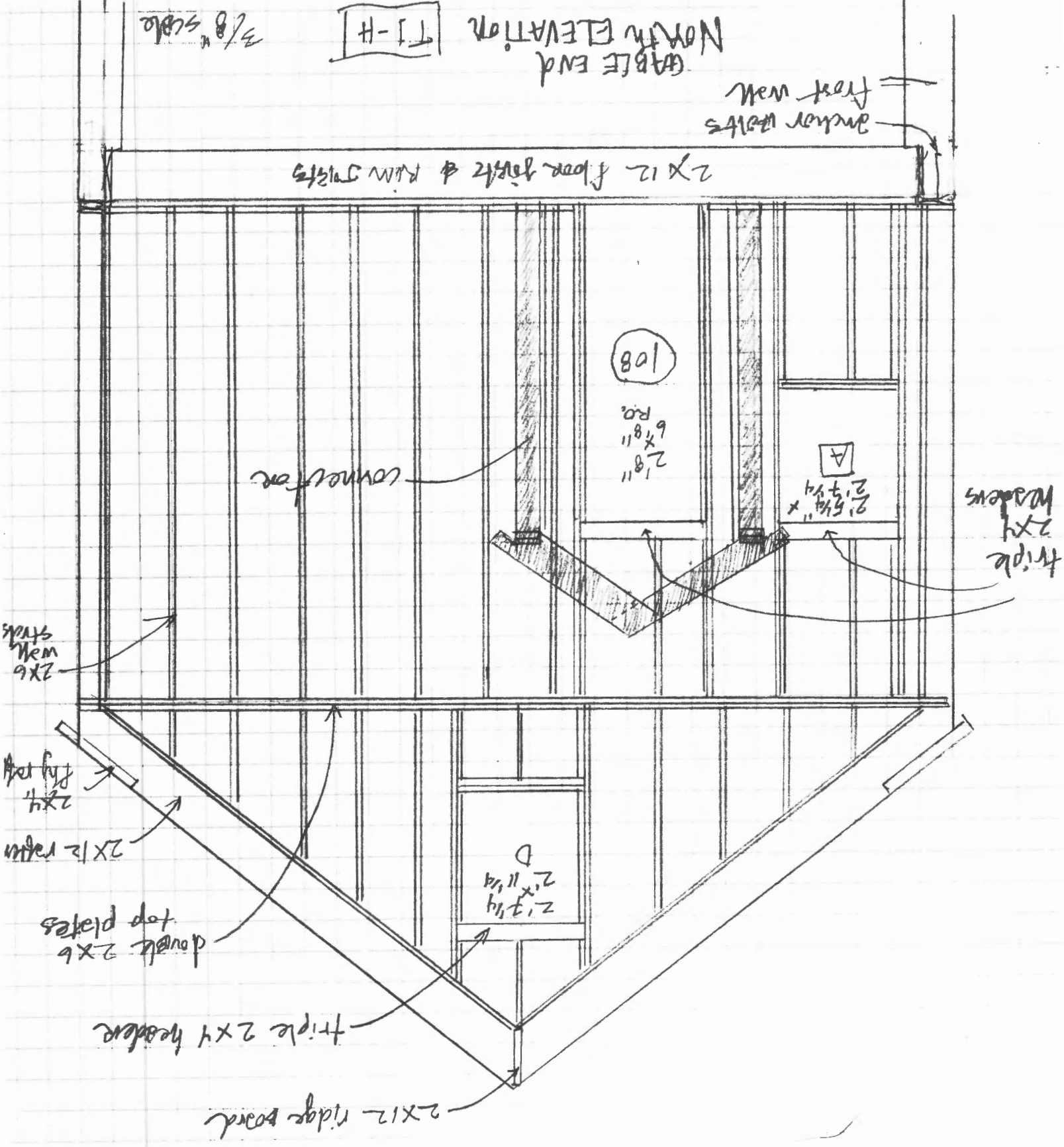
2x12  
rafter

double  
2x6  
top  
plates

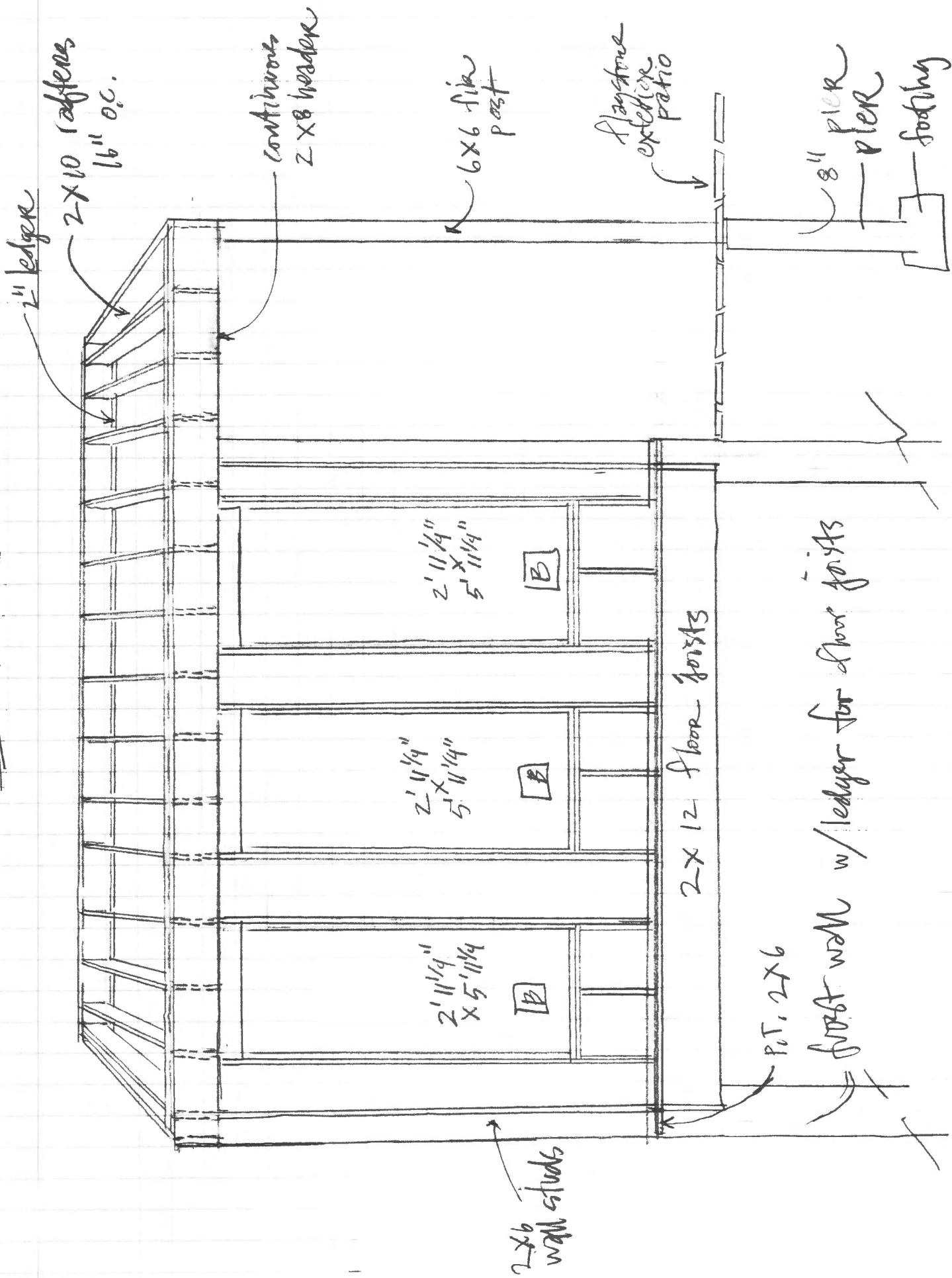
D  
2'3 1/4" x 2'11 1/4"

Triple 2x4 headers

2x12 ridge board



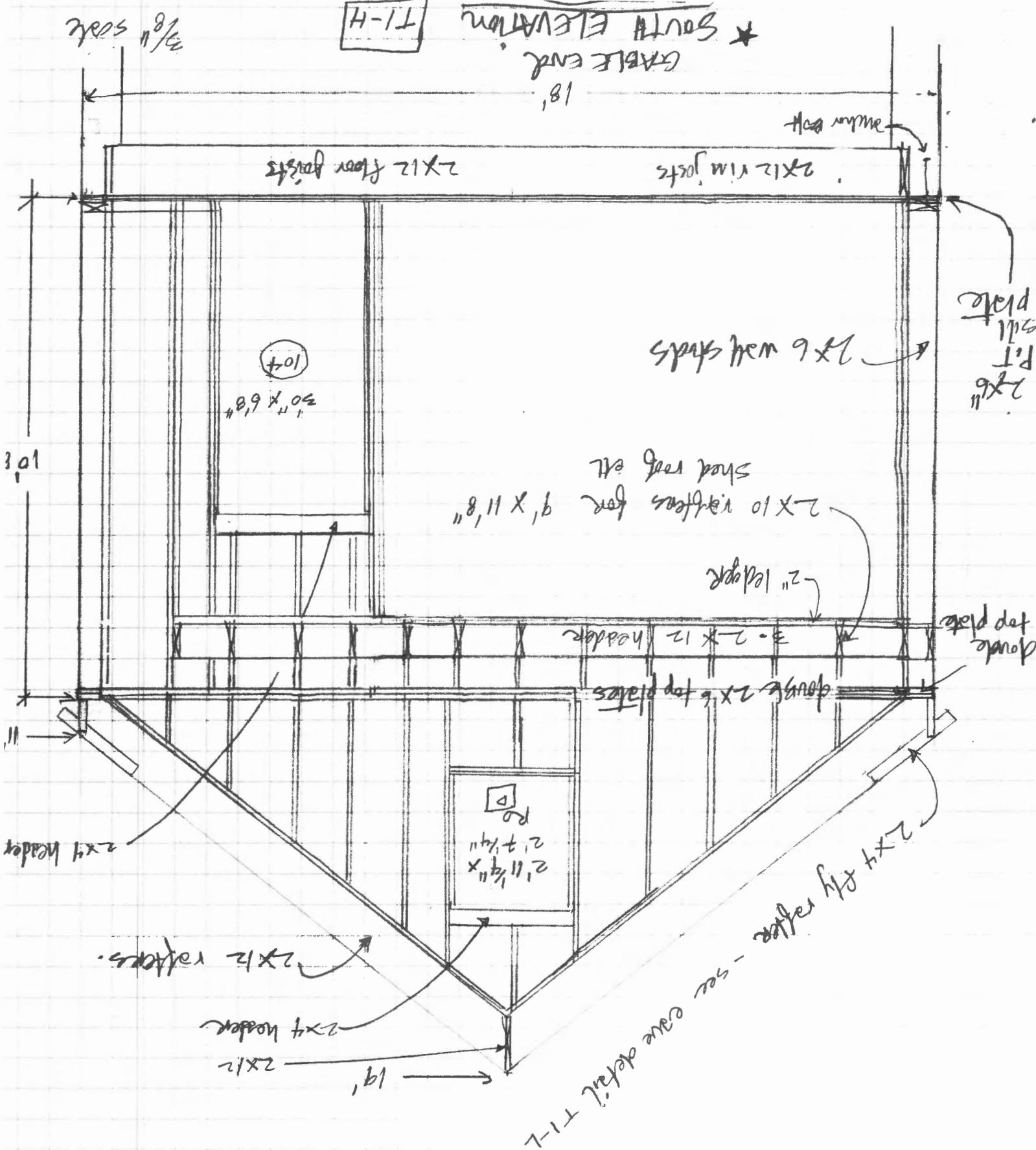
\* SOUTH ELEVATION ell: see T-1-H



★ SOUTH ELEVATION  
GABLE END

T-1-H

3/8" scale



2x6 P.T. sill plate

2x6 wall studs

2x10 rafters for 9' x 11' 8" shed roof all

2" ledger

2x12 header

double 2x6 top plates

double top plate

2' 11 1/4" x 2' 7 1/4" R

2x4 header

2x12 rafters

2x4 header

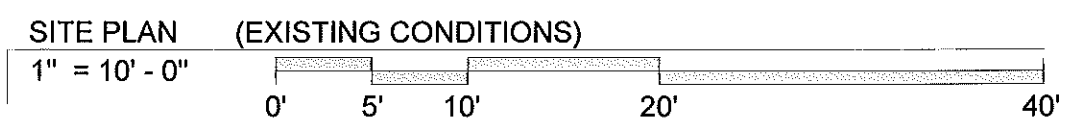
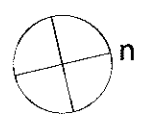
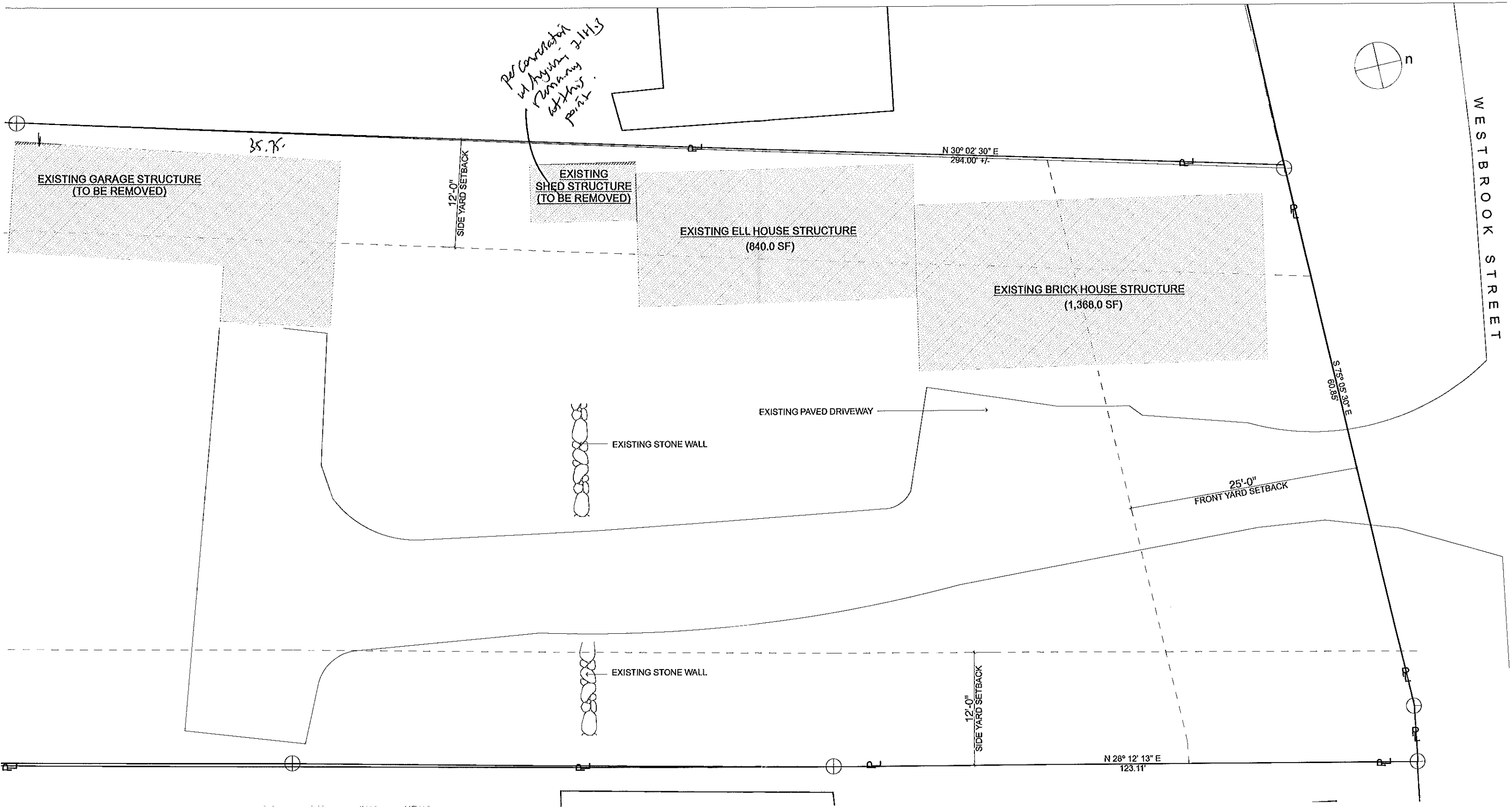
2x12

19'

2x4 rly rafter - see eave detail T-1-L





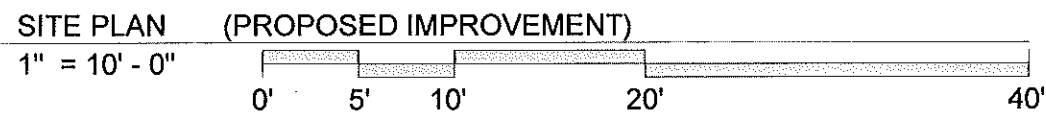
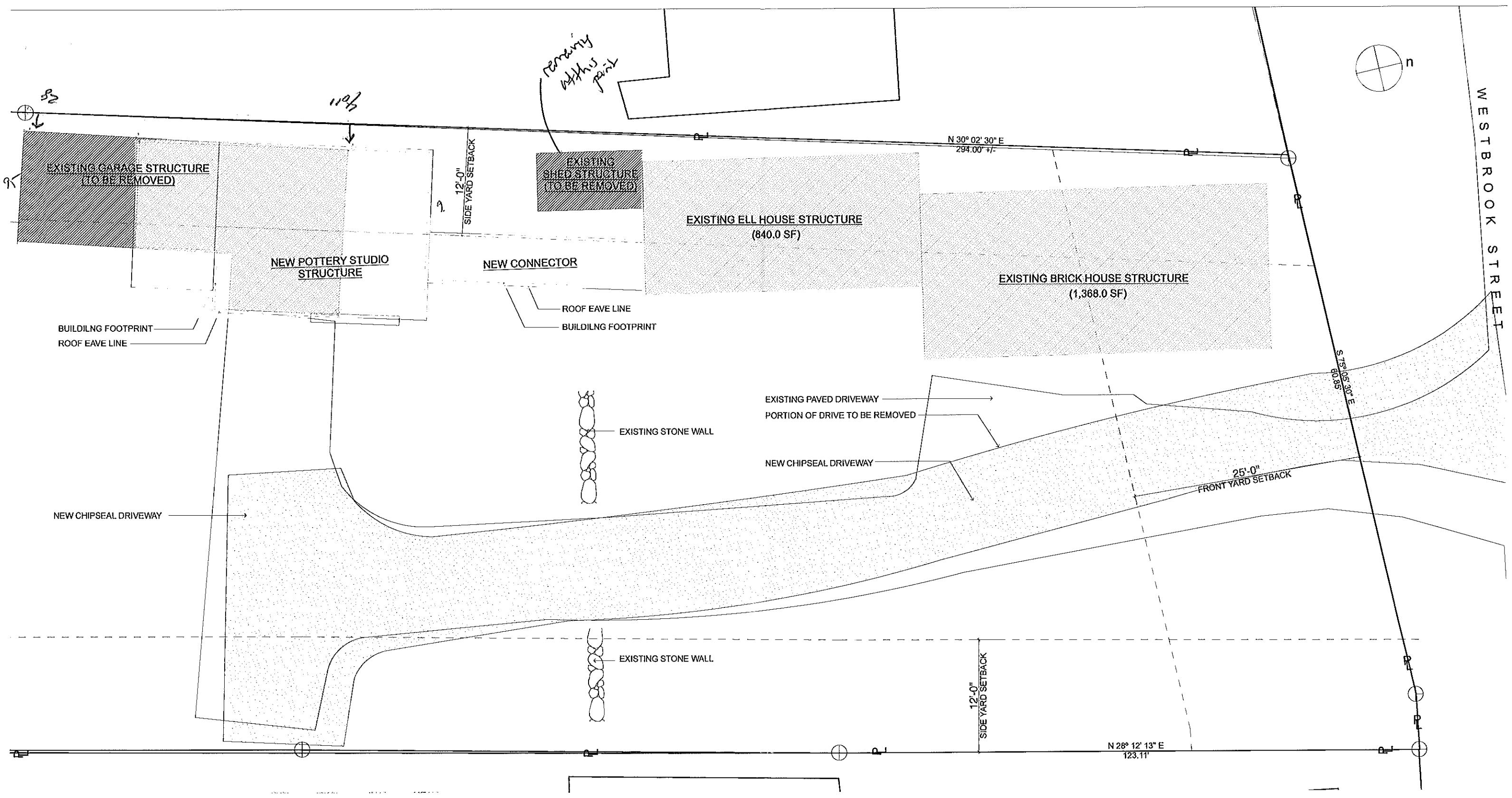


**Horie Residence - Artist's Studio & Retreat**  
 1266 Westbrook  
 Portland, Maine

**Whitten Architects**  
 37 Silver Street  
 Portland, Maine 04101  
 Phone: 1-207-774-0111

Date: 01.18.13  
 Drawing: CONCEPT SITE PLAN

**T1-B**

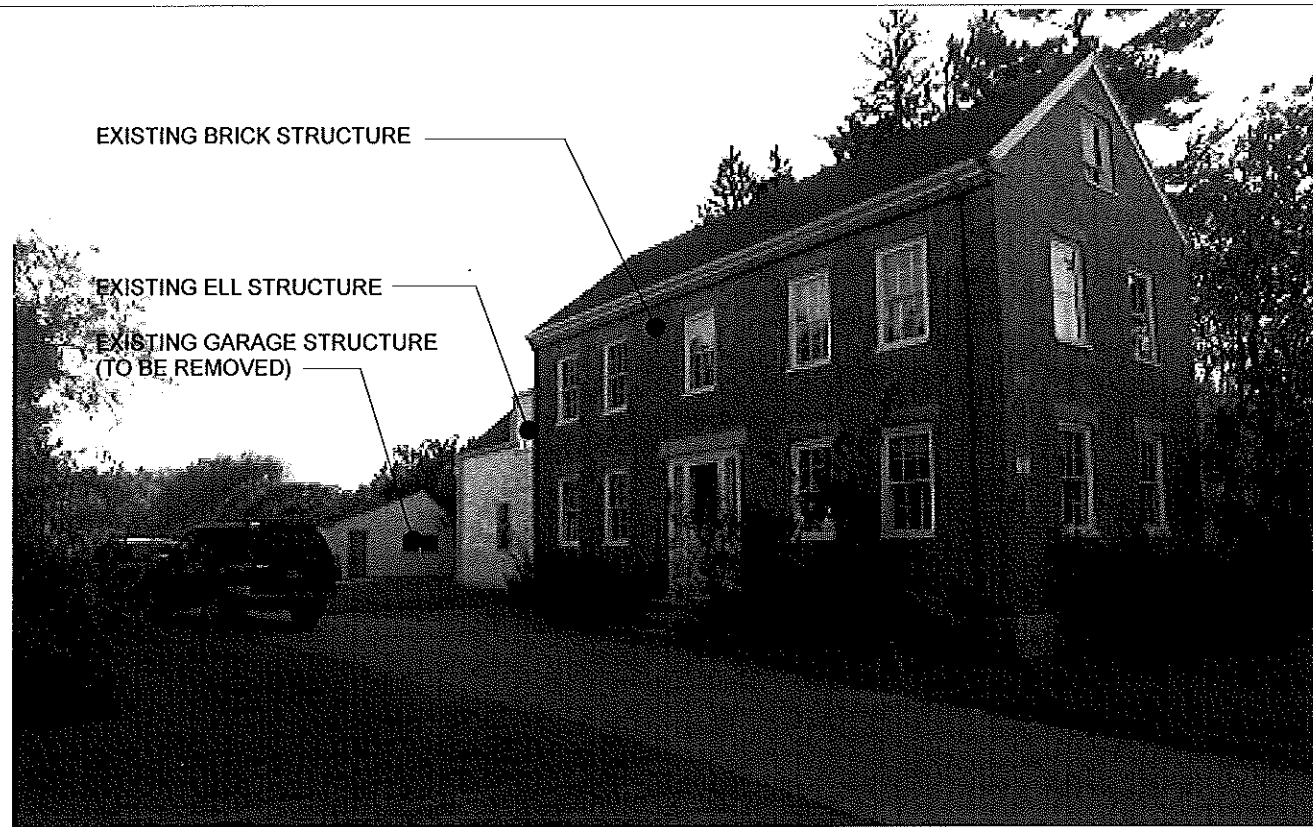


**Horie Residence - Artist's Studio & Retreat**  
 1266 Westbrook  
 Portland, Maine

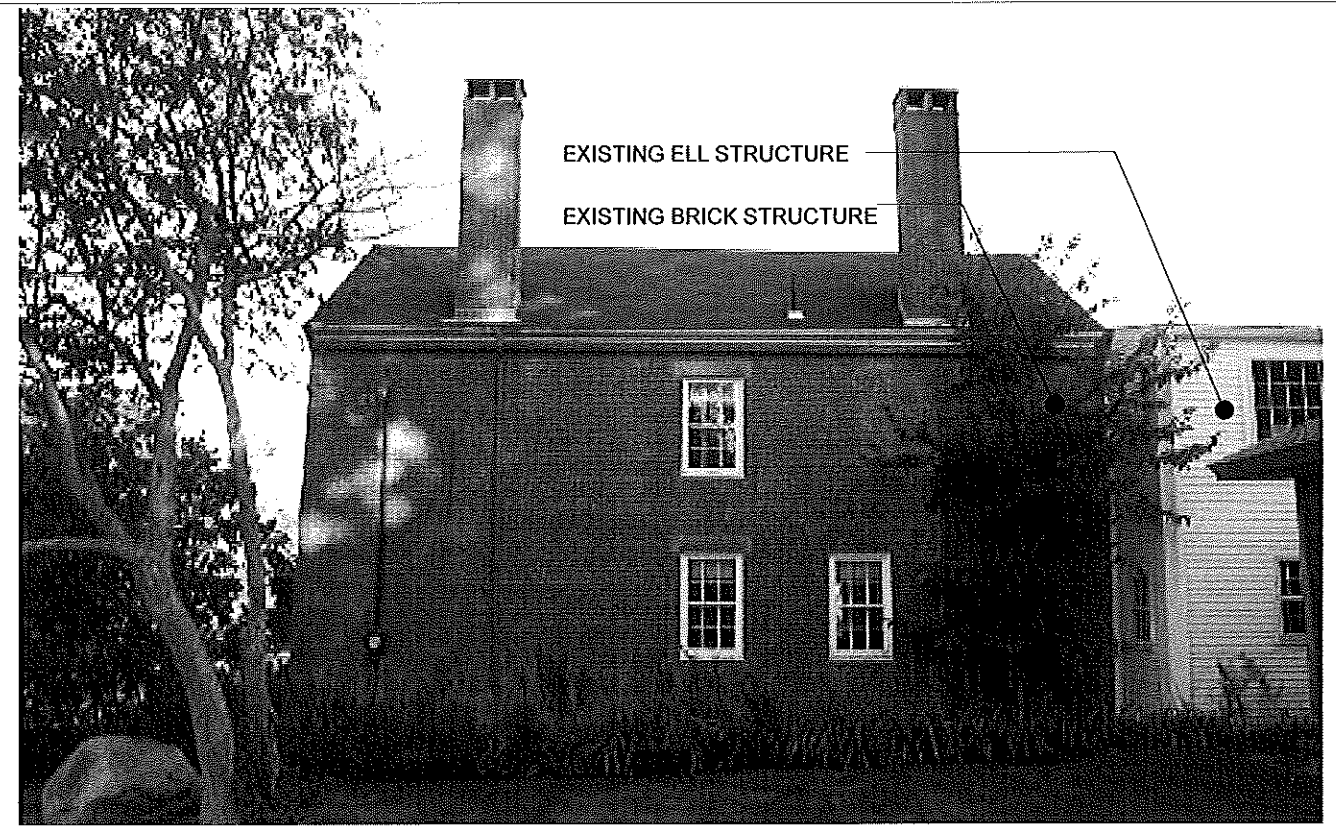
**Whitten Architects**  
 37 Silver Street  
 Portland, Maine 04101  
 Phone: 1-207-774-0111

Date: 01.18.13  
 Drawing: CONCEPT SITE PLAN

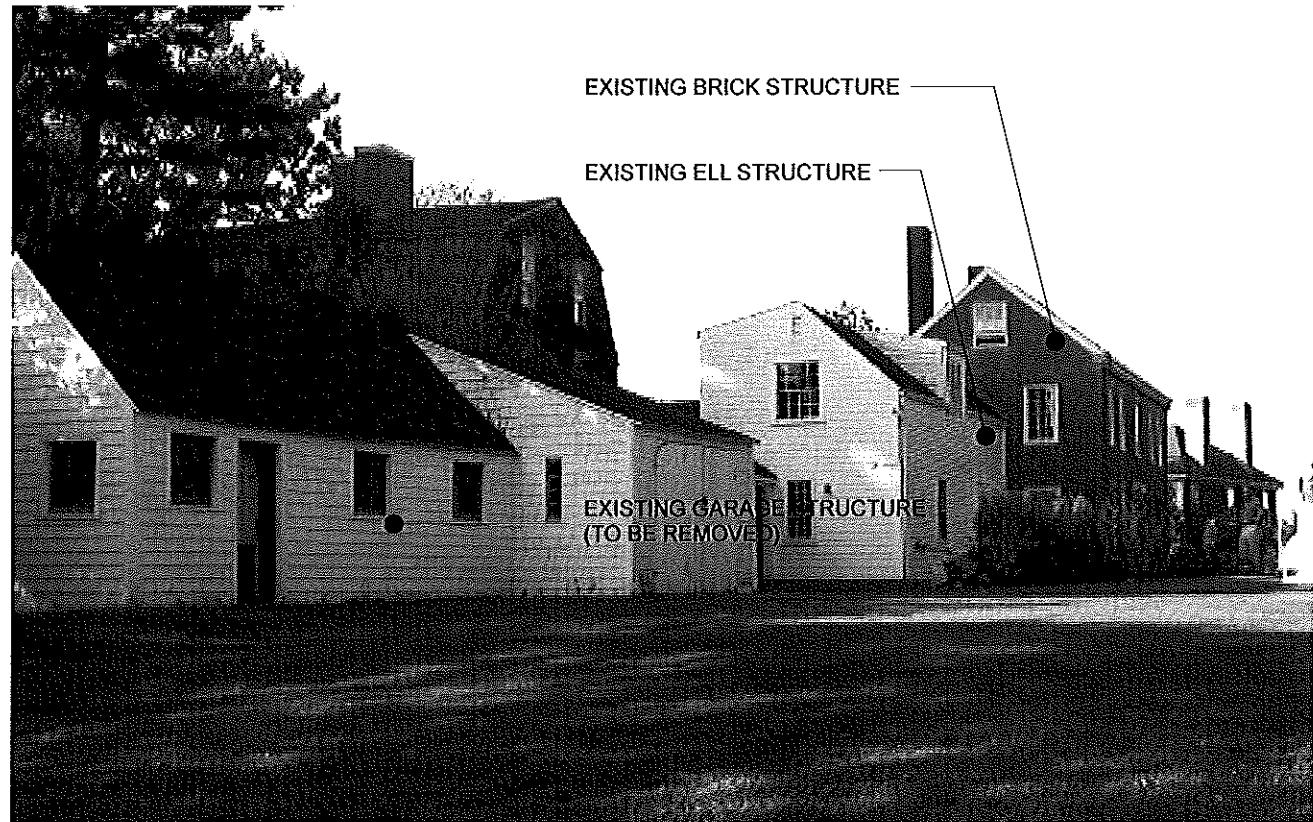
**T1-C**



SITE PHOTOGRAPH (NORTHEAST CORNER)



SITE PHOTOGRAPH (WEST ELEVATION)



SITE PHOTOGRAPH (SOUTHEAST CORNER)



SITE PHOTOGRAPH (EAST ELEVATION)

**Horie Residence - Artist's Studio & Retreat**

1266 Westbrook  
Portland, Maine

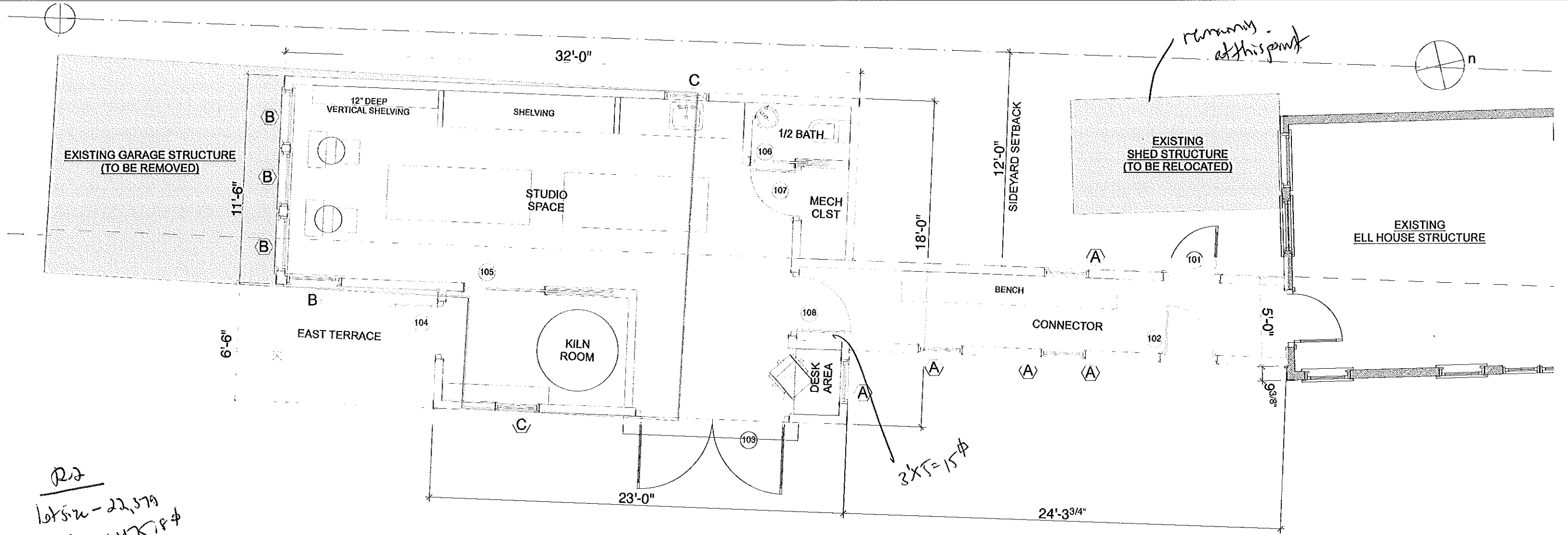
**Whitten Architects**

37 Silver Street  
Portland, Maine 04101  
Phone: 1-207-774-0111

Date: 01.18.13

Drawing: SITE PHOTOGRAPHS

**T1-D**



R2  
 lot size - 22,379  
 20% = 4,477.8 sq ft  
 existing 2208  
 proposed - 690  
 2898 OK

side setback 12'

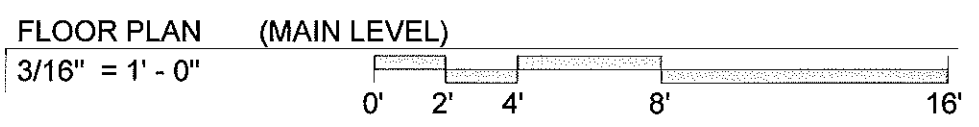
**GROSS FLOOR AREA (EXISTING CONSTRUCTION)**

- Brick Structure (2 story) :	1,368.0 SF
- Ell Structure (2 story):	840.0 SF

TOTAL EXISTING GROSS FLOOR AREA: 2,208.0 SF

**GROSS FLOOR AREA (NEW CONSTRUCTION)**

- Studio Space (Home Occupation) :	500.0 SF
- Connector/Circulation:	134.0 SF
- Exterior West Terrace:	56.0 SF - not floor area



**Horie Residence - Artist's Studio & Retreat**  
 1266 Westbrook  
 Portland, Maine

**Whitten Architects**  
 37 Silver Street  
 Portland, Maine 04101  
 Phone: 1-207-774-0111

Date: 01.28.13  
 Drawing: CONCEPT FLOOR PLAN

**T1-E**



3D CONCEPT RENDERING (NORTHEAST CORNER)  
not to scale

**Horie Residence - Artist's Studio & Retreat**  
1266 Westbrook  
Portland, Maine

**Whitten Architects**  
37 Silver Street  
Portland, Maine 04101  
Phone: 1-207-774-0111

Date: 01.18.13  
Drawing: CONCEPT RENDERING

**T1-F**

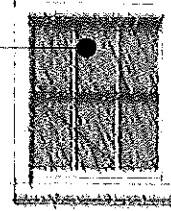
TOP OF RIDGE  
(+/-) 19'-2"

10:12

10:12

6-LIGHT AWNING  
WINDOW UNIT

PAINTED WOOD FACIA  
AND TRIM BOARD



D

TOP OF RIDGE  
(+/-) 9'-4"

BOTTOM OF EAVE  
(+/-) 10'-8"

6:12

6:12

PAINTED HORIZONTAL WOOD SIDING  
TO MATCH EXISTING ELL. (MATERIAL,  
LAP, EXPOSURE, COLOR, ETC.)

6-LIGHT AWNING  
WINDOW UNIT

5/4 x 6 PAINTED WOOD  
CORNER BOARD

A

108

CONNECTOR

3D CONCEPT RENDERING (NORTH ELEVATION)

not to scale

**Horie Residence - Artist's Studio & Retreat**

1266 Westbrook  
Portland, Maine

**Whitten Architects**

37 Silver Street  
Portland, Maine 04101  
Phone: 1-207-774-0111

Date:

01.18.13

Drawing:

CONCEPT RENDERING

**T1-G**

TOP OF RIDGE  
(+/-) 19'-2"

10:12

10:12

PAINTED WOOD FACIA  
AND TRIM BOARD

6-LIGHT AWNING  
WINDOW UNIT

PAINTED HORIZONTAL WOOD SIDING  
TO MATCH EXISTING ELL. (MATERIAL,  
LAP, EXPOSURE, COLOR, ETC.)

BOTTOM OF EAVE  
(+/-) 10'-8"

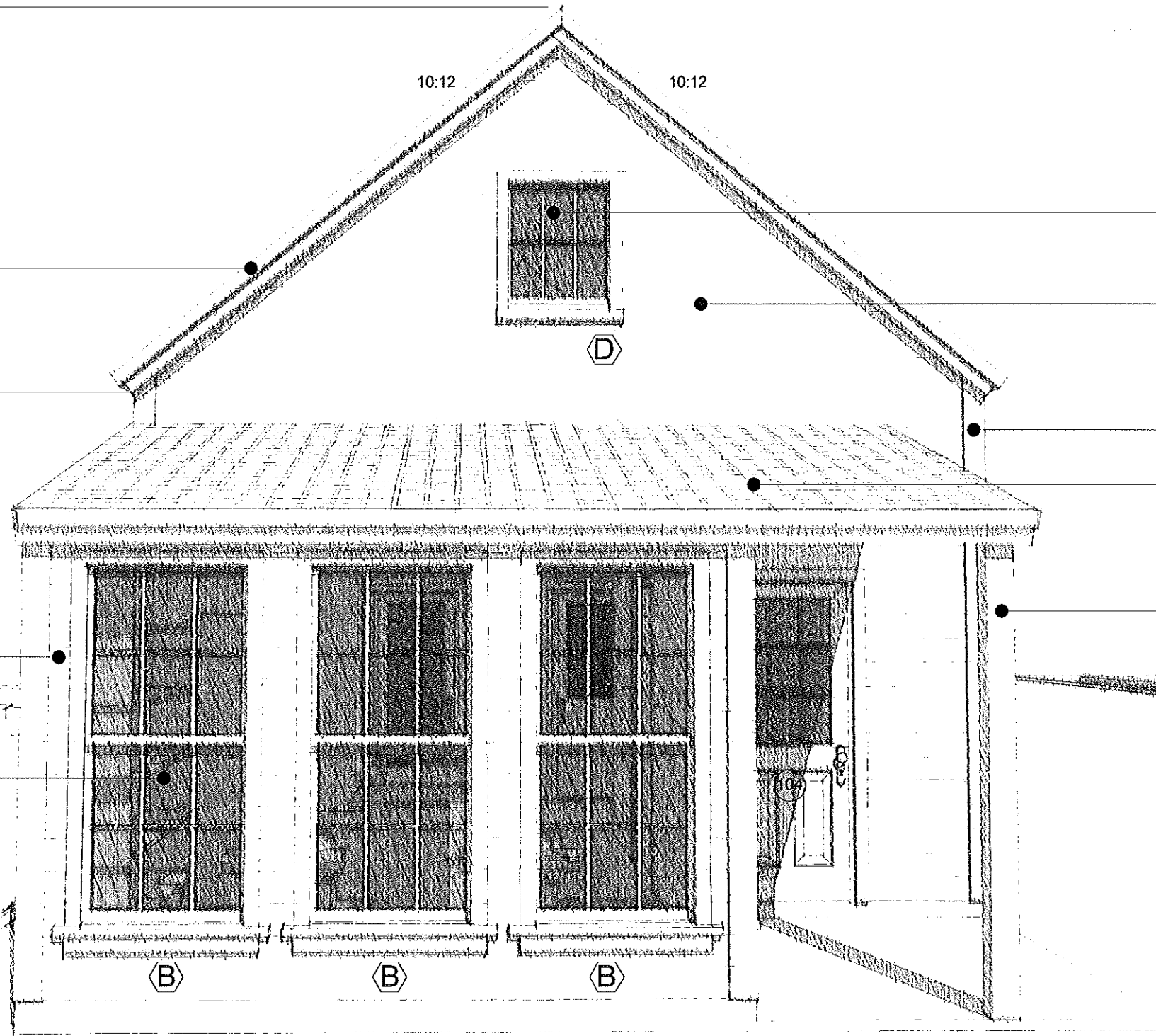
5/4 x 6 PAINTED WOOD  
CORNER BOARD

ASPHALT ROOFING  
SHINGLES TO MATCH  
EXISTING HAWES HOUSE  
(MATERIAL, TAB, EXPOSURE,  
COLOR, ETC.)

PAINTED HORIZONTAL WD  
SIDING

PAINTED WOOD POST

DOUBLE-HUNG  
6 OVER 6 WINDOW  
UNITS



3D CONCEPT RENDERING (SOUTH ELEVATION)

not to scale

**Horie Residence** - Artist's Studio & Retreat

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**Whitten Architects**

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Portland, Maine 04101  
Phone: 1-207-774-0111

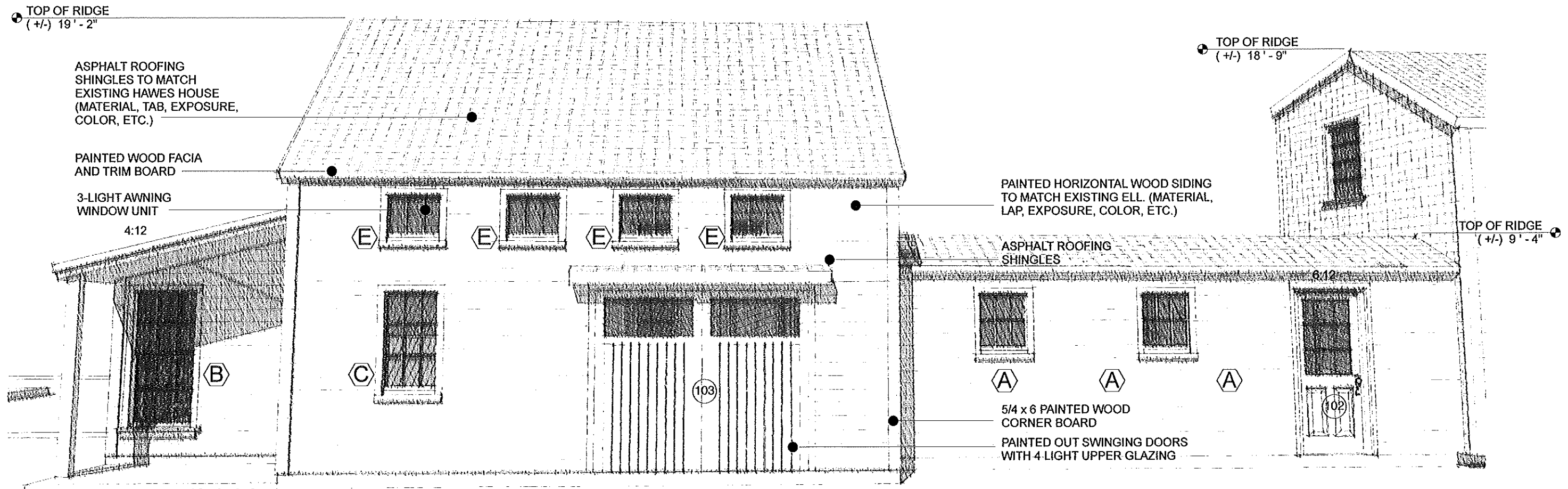
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01.18.13

Drawing:

CONCEPT RENDERING

**T1-H**



3D CONCEPT RENDERING (EAST ELEVATION)

not to scale

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Date:

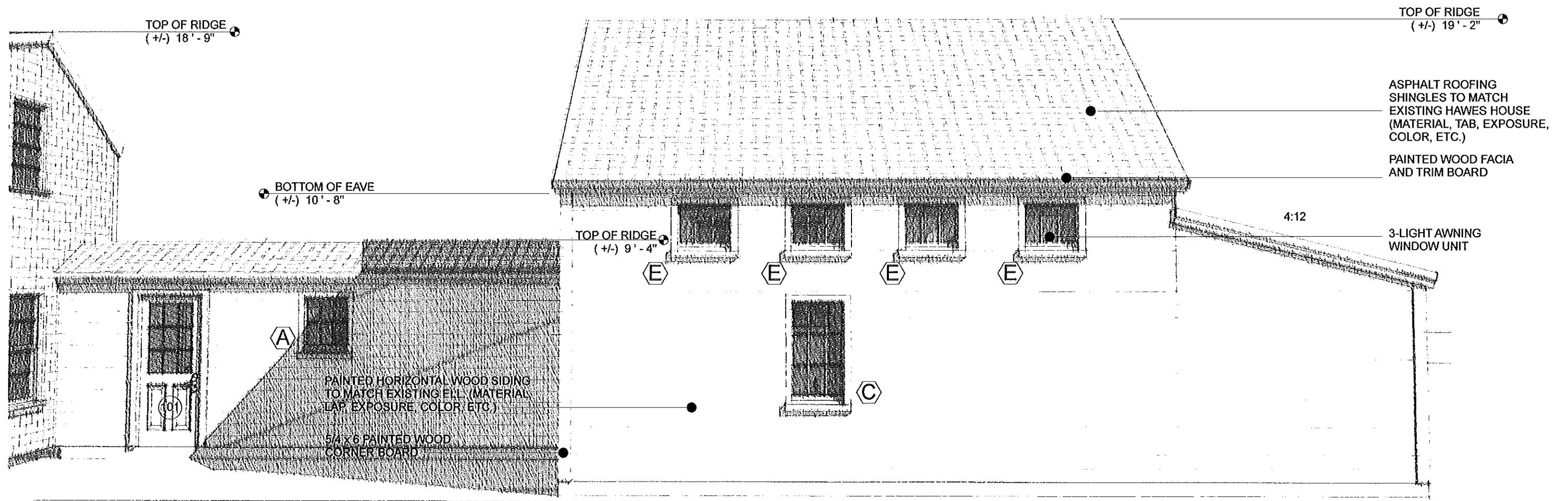
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Drawing:

CONCEPT RENDERING

**T1-I**





3D CONCEPT RENDERING (WEST ELEVATION)

not to scale

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01.18.13

Drawing:

CONCEPT RENDERING

**T1-J**

## D O O R S C H E D U L E

SYM.	MANUF.	TYPE	UNIT #	UNIT WIDTH	UNIT HEIGHT	UNIT THK	MATL.	HARDWARE	LOCKSET	REMARKS
101	ROGUE VALLEY	SWING	4982-V (IG)	3'-0"	6'-8"	1 3/4"	WD/GLASS	LEVER	ENTRY/LOCKSET	ONE-STEP STICKING WITH TEMPERED GLAZING TOP PANEL
102	ROGUE VALLEY	SWING	4982-V (IG)	3'-0"	6'-8"	1 3/4"	WD/GLASS	LEVER	ENTRY/LOCKSET	ONE-STEP STICKING WITH TEMPERED GLAZING TOP PANEL
103	TO BE VERIFIED	OUTSWING GARAGE	N/A	6'-6"	6'-8"	1 3/4"	WD/GLASS	LEVER	ENTRY/LOCKSET	VERIFY SIZE AND OPERATION REQUIREMENTS WITH OWNER PRIOR TO FABRICATION.
104	ROGUE VALLEY	SWING	4982-V (IG)	3'-0"	6'-8"	1 3/4"	WD/GLASS	LEVER	ENTRY/LOCKSET	ONE-STEP STICKING WITH TEMPERED GLAZING TOP PANEL
105	ROGUE VALLEY	POCKET	20-V	4'-0"	6'-8"	1 3/8"	WD/GLASS	POCKET DOOR	PASSAGE	ONE-STEP STICKING WITH TEMPERED GLAZING TOP PANEL
106	ROGUE VALLEY	POCKET	20-V	3'-0"	6'-8"	1 3/8"	WD	POCKET DOOR	PRIVACY	
107	ROGUE VALLEY	SWING	20-V	2'-6"	6'-8"	1 3/8"	WD	LEVER	PASSAGE	20 MINUTE RATED DOOR. UNDERCUT BOTTOM RAIL FOR VENTILATION
108	ROGUE VALLEY	SWING	982-V (SG)	2'-8"	6'-8"	1 3/8"	WD/GLASS	LEVER	PASSAGE W/ DEADBOLT	ONE-STEP STICKING WITH TEMPERED GLAZING TOP PANEL

**NOTES:**

- COORDINATE ALL EXISTING ROUGH OPENING REQUIREMENTS WITH MANUFACTURER PRIOR TO PLACING DOOR ORDER. NOTIFY ARCHITECT OF ANY FIELD-RELATED CHANGES TO DOOR SIZES
- ALL DOORS TO RECEIVE WOOD TRIM CASING MATERIAL (INTERIORS)
- GLAZING TO BE TEMPERED AS REQUIRED
- UNITS TO PROVIDE SIMULATED DIVIDED LIGHT GLAZING, WITH 7/8" GRILL PROFILE. (TYPICAL).
- ALL EXTERIOR DOOR SWING HARDWARE TO BE OIL-RUBBED BRONZE. EMTEK MANUFACTURER.
- ENTRY SET LOCKSETS TO UTILIZE MULTI-POINT LOCKING HARDWARE SYSTEM
- ENTRY DOORS TO BE KEYED THE SAME.
- VERIFY HANDING OF INDIVIDUAL DOORS WITH OWNER / ARCHITECT PRIOR TO PLACING DOOR AND HARDWARE ORDER

## W I N D O W S C H E D U L E

SYM.	MANUF.	TYPE	UNIT #	R.O. WIDTH	R.O. HEIGHT	R.O. HEIGHT w/ SILL GUARD + 1/4"	MATERIAL	SCREEN	REMARKS
A	ANDERSEN	AWNING	AAN 2628	2'-5 1/4"	2'-7 1/4"	2'-7 1/2"	FBRGLS/WOOD	YES	- TEMPERED AS REQUIRED, WHERE INDICATED -
B	ANDERSEN	DBL HNG	ADH 3060	2'-11 1/4"	5'-11 1/4"	5'-11 1/2"	FBRGLS/WOOD	YES	- TEMPERED BOTTOM SASH AS REQUIRED -
C	ANDERSEN	CASEMENT	ACW 2640	2'-5 1/4"	3'-11 1/4"	3'-11 1/2"	FBRGLS/WOOD	YES	
D	ANDERSEN	AWNING	AAN 2830	2'-7 1/4"	2'-11 1/4"	2'-11 1/2"	FBRGLS/WOOD	YES	
E	ANDERSEN	AWNING	AAN 2620	2'-5 1/4"	1'-11 1/4"	1'-11 1/2"	FBRGLS/WOOD	YES	

**NOTES:**

- WINDOW UNITS TO BE *ANDERSEN* BRAND - A SERIES
- VERIFY ALL ROUGH OPENING REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH CARPENTRY AND WINDOW ORDER.
- PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW PRIOR TO WINDOW ORDER. SHOP DRAWINGS SHOULD BE ON 24 X 36 SHEETS AND INCLUDE ALL INFORMATION PERTINENT TO EACH WINDOW UNIT. INCLUDE ELEVATIONS INDICATING WINDOW SWING DIRECTIONS.
- WINDOW UNITS TO UTILIZE CLEAR LOW E GLAZING & BE TEMPERED WHERE REQ'D BY CODE. (LABEL TEMPERED UNITS ON SHOP DWGS FOR ARCHITECT'S REVIEW)
- UNITS SPECIFIED AS EGRESS UNITS TO MEET ALL APPLICABLE EGRESS REQUIREMENTS FOR OPENABLE AREA SILL HEIGHT, ELEVATION FROM FLOOR, AND HARDWARE.
- INTERIOR HARDWARE FINISH TO BE OIL-RUBBED BRONZE. EXTERIOR HARDWARE TO BE OIL-RUBBED BRONZE.
- UNITS TO PROVIDE SIMULATED DIVIDED LIGHT GLAZING, WITH 7/8" GRILL PROFILE. (TYPICAL).
- EXTERIOR FINISH TO BE 'CANVAS'. INTERIOR WINDOW FINISH TO BE FACTORY FINISHED CLEAR COAT PINE. COORDINATE WITH OWNER.
- PROVIDE FOLDING HANDLE HARDWARE(AWNING UNITS).
- ALL SCREENING TO BE FACTORY INSTALLED MESH SCREENING.
- INSTALL MANUFACTURER'S RECOMMENDED *SILL GUARD* AT ALL WINDOW SILLS. REQUIRES 1/4" BE ADDED TO THE WINDOW ROUGH OPENINGS HEIGHT AT EACH WINDOW.
- FOLLOW ALL MANUFACTURER GUIDELINES FOR WINDOW INSTALLATION.

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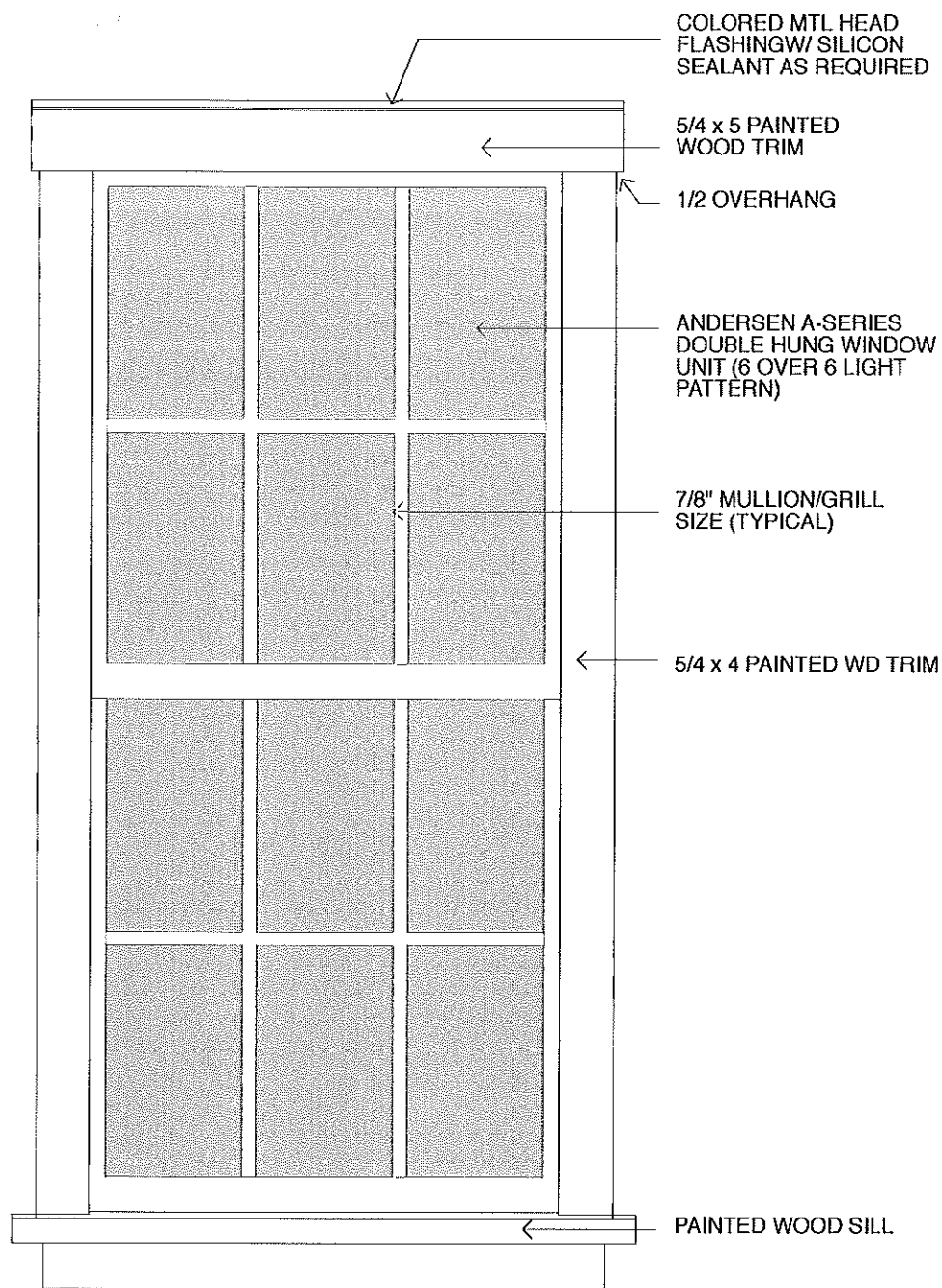
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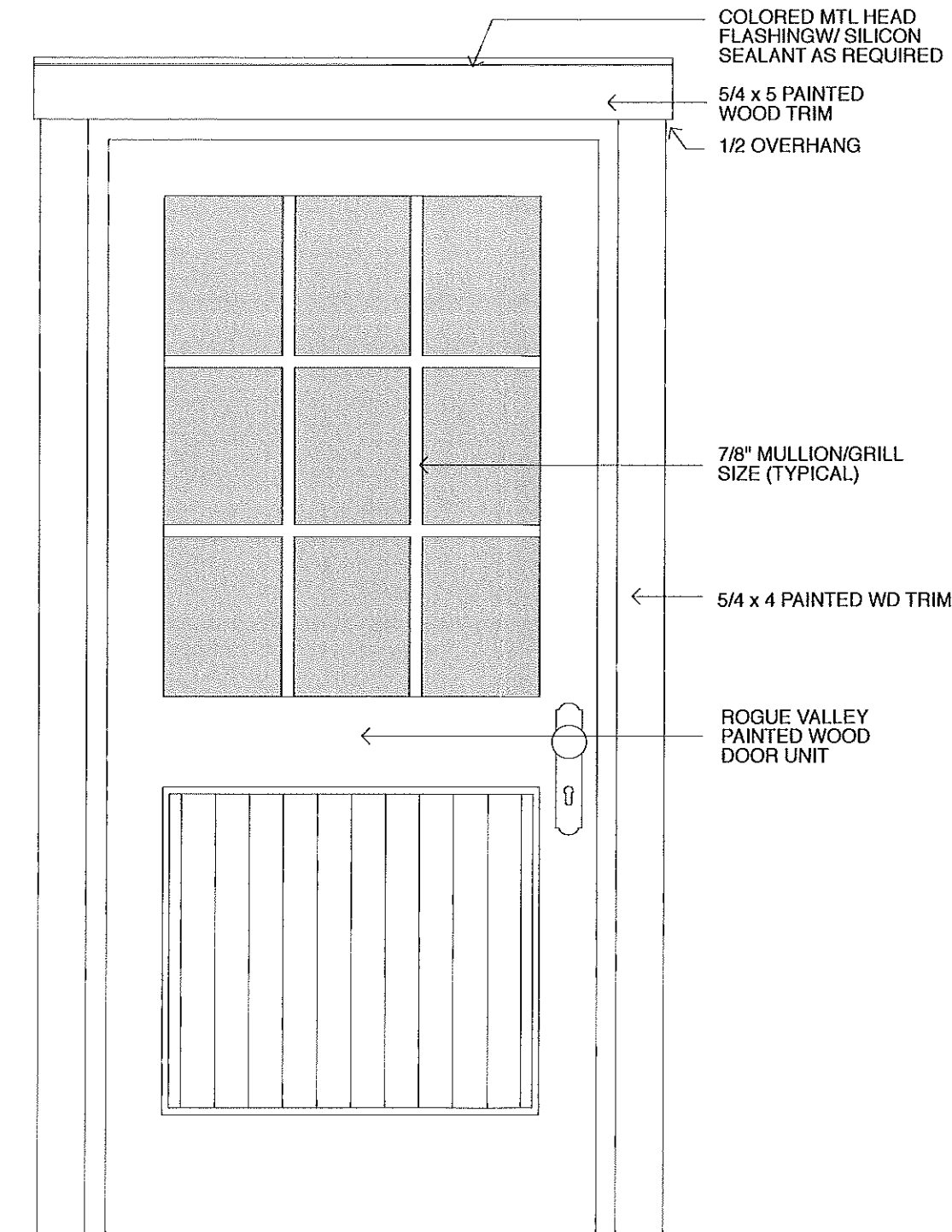
DOOR & WINDOW SCHEDULES

**T1-K**



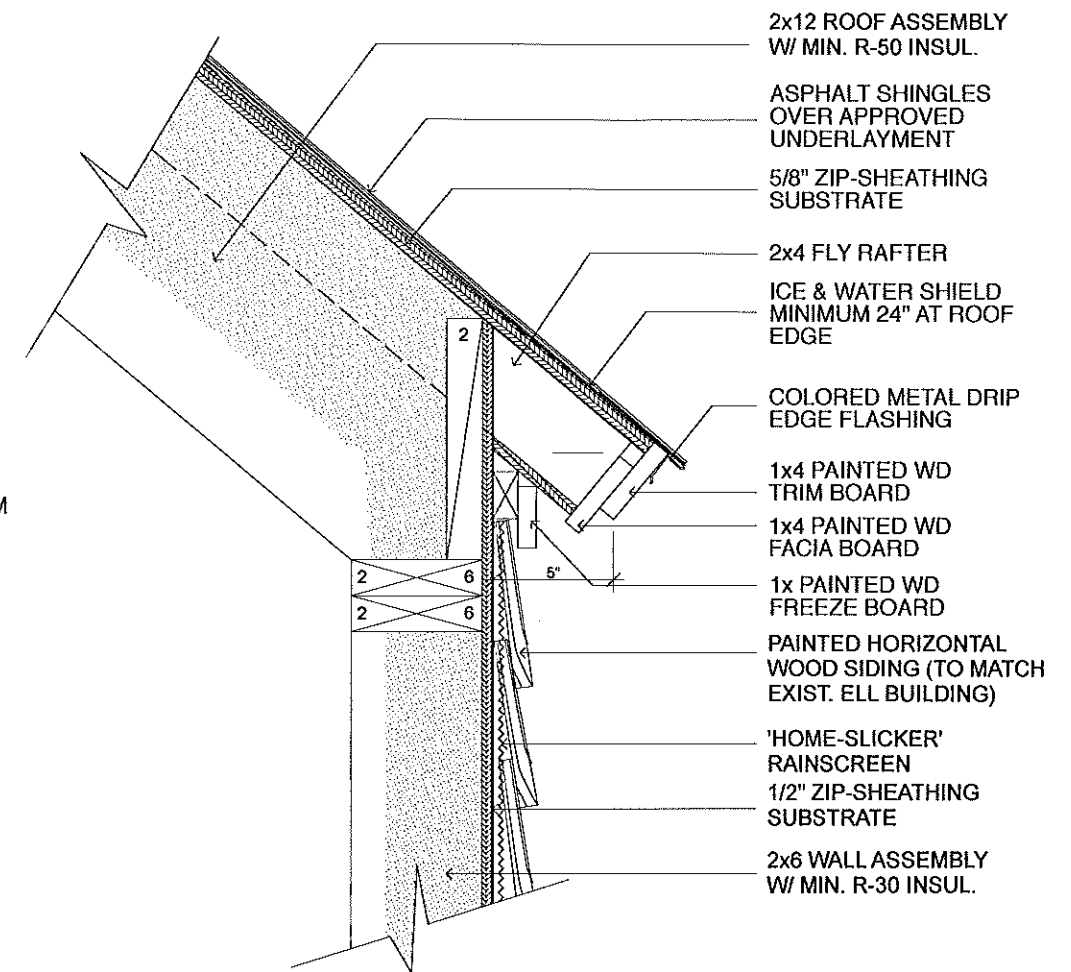
TYPICAL WINDOW CASING DETAIL (EXTERIOR)

1" = 1' - 0"



TYPICAL DOOR CASING DETAIL (EXTERIOR)

1" = 1' - 0"



TYPICAL EAVE DETAIL (EXTERIOR)

1 1/2" = 1' - 0"