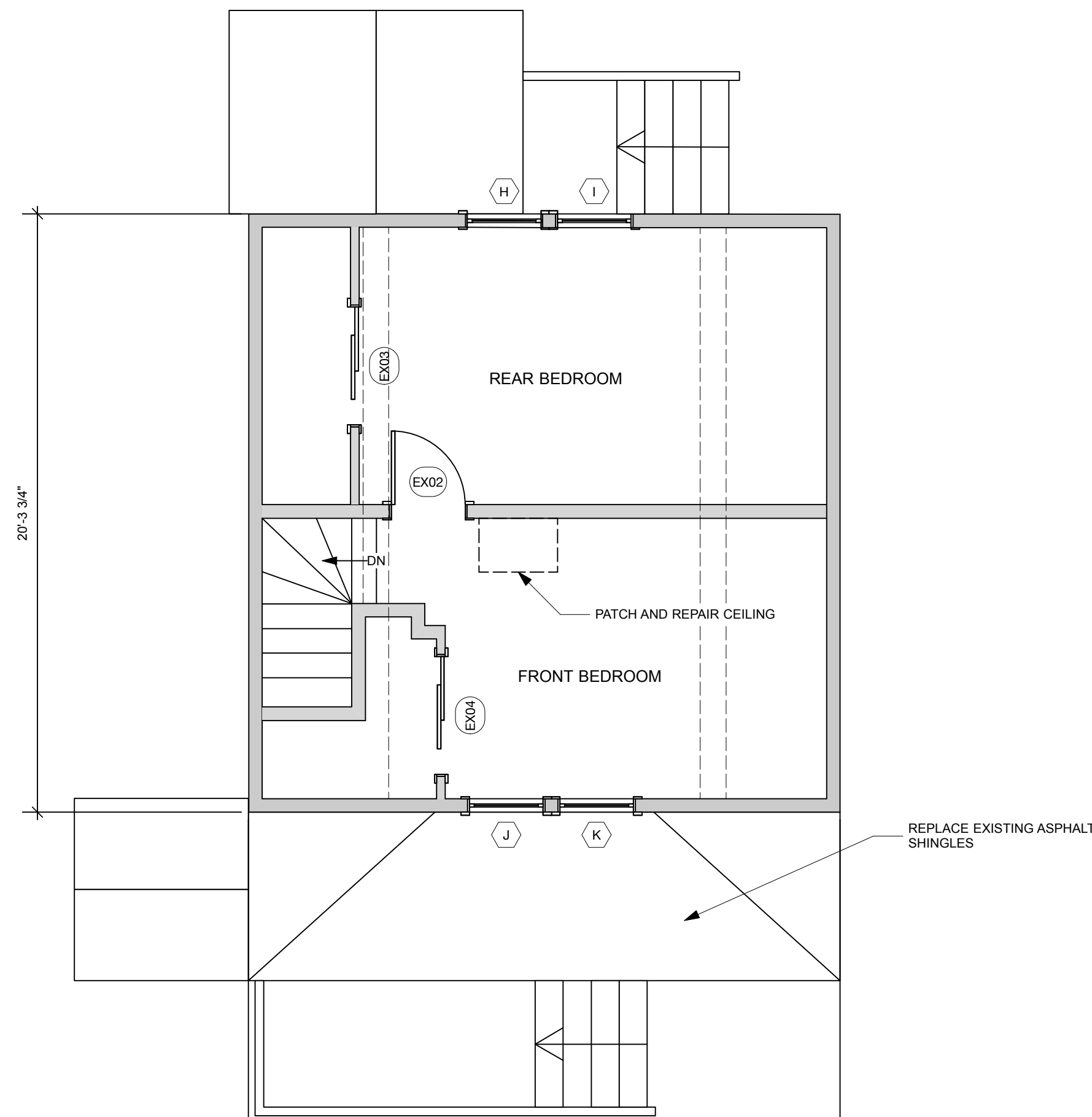
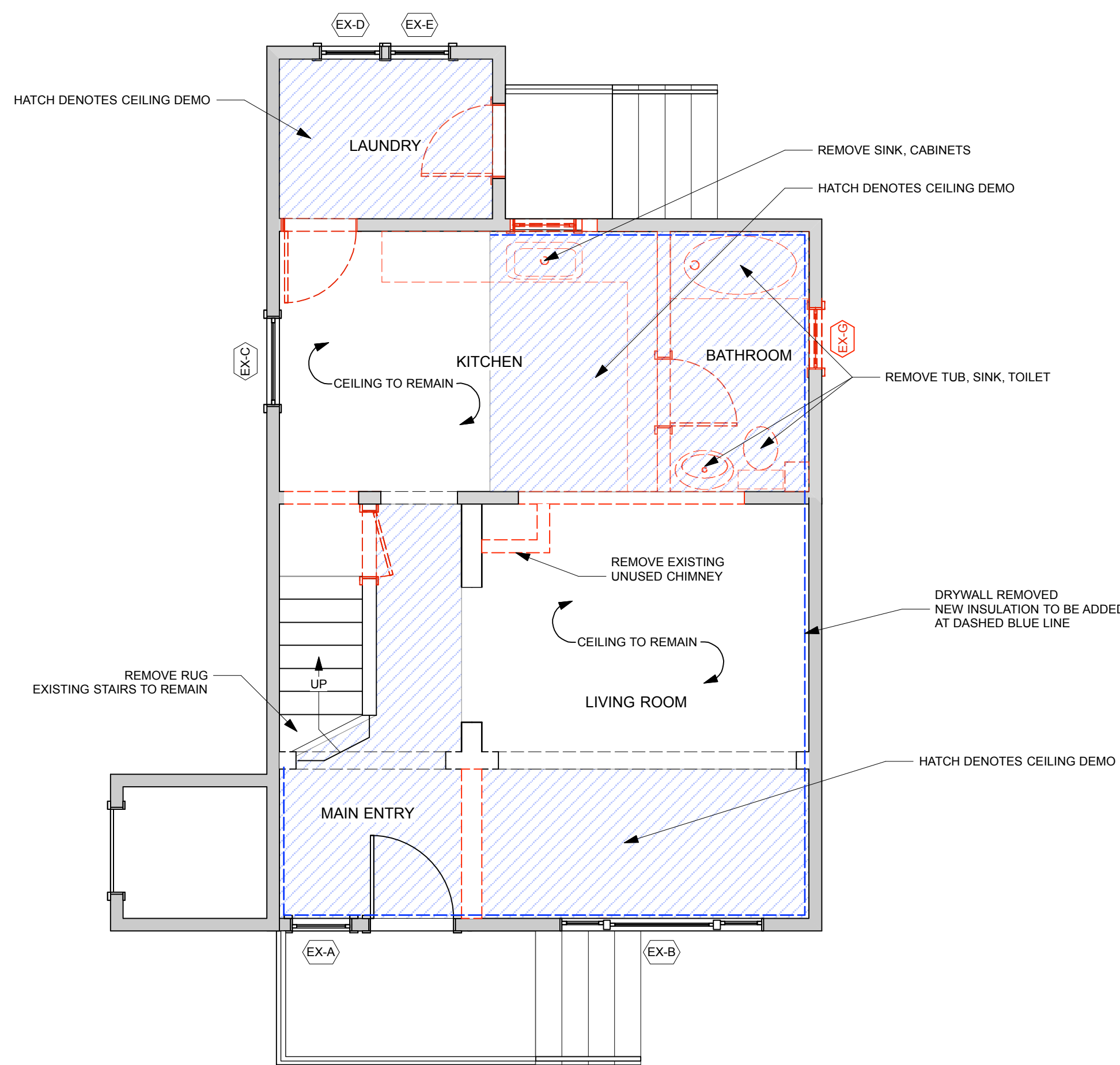


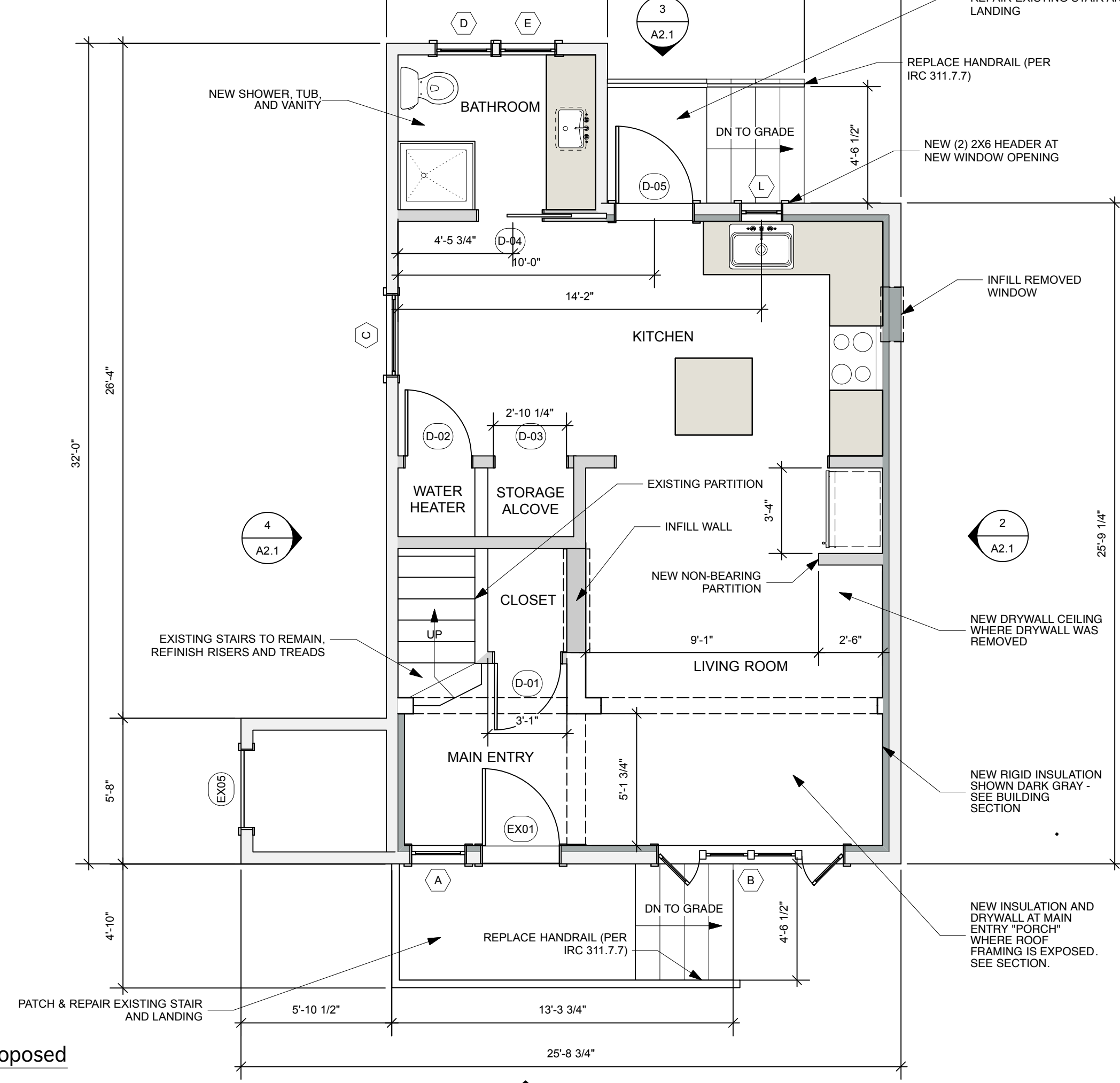
3 Second Floor Demo Plan
Scale: 1/4" = 1'-0"



4 Second Floor Plan Proposed
Scale: 1/4" = 1'-0"



1 First Floor Demo Plan
Scale: 1/4" = 1'-0"

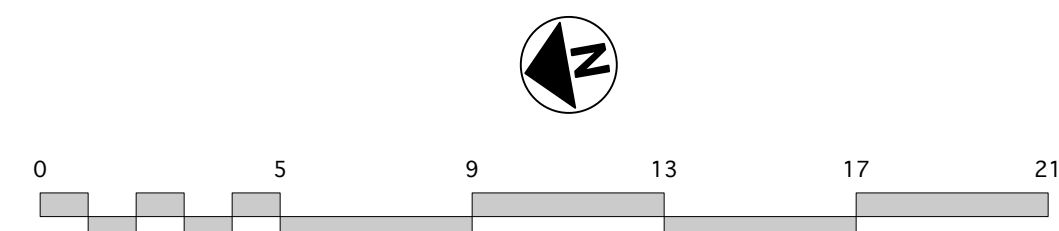


2 First Floor Plan Proposed
Scale: 1/4" = 1'-0"

Window Schedule with Images									
Image	Mark	Nominal Size		Sash Operation	Egress Win	Window Data			Comments
		O.A. Width	O.A. Height			Model No.	Accessories		
	A	22 1/2"	211 3/4"	Double Hung	FALSE				
	B	74"	37 1/2"	Custom	FALSE				
	C	33"	38 1/2"	Double Hung	FALSE				
	D	22 3/4"	37 1/2"	Single Hung	FALSE				
	E	22 3/4"	37 1/2"	Single Hung	FALSE				
	H	27 1/2"	40"	Casement	TRUE				
	I	27 1/2"	40"	Casement	TRUE				
	J	27 1/2"	40"	Casement	TRUE				
	K	27 1/2"	40"	Casement	TRUE				
	L	18"	30"	Casement	FALSE				
	EX-A	22 1/2"	211 3/4"	Double Hung	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-B	74 1/4"	37 1/2"	Custom	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-C	33"	38 1/2"	Casement	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-D	22 3/4"	37 1/2"	Casement	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-E	22 3/4"	37 1/2"	Casement	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-H	28 3/4"	43 3/4"	Double Hung	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-I	28 3/4"	43 3/4"	Double Hung	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-J	28 3/4"	43 3/4"	Double Hung	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG
	EX-K	28 3/4"	43 3/4"	Double Hung	FALSE				REMOVE EXISTING WINDOW - SEE ELEVATIONS FOR REPLACEMENT WINDOW TAG

Door Schedule						
Mark	Nominal Size			Door Operation	Comments	
	Width	Height	Thickness			
D-01	27"	68"	1 3/8"	Swing Simple		
D-02	27"	68"	1 3/8"	Swing Simple		
D-03	21 1/2"	68"	1 3/8"	Cased Opening		
D-04	26"	68"	1 3/8"	Pocket Simple		
D-05	30"	68"	1 3/8"	Swing Simple		
EX-01	30"	68"	1 3/8"	Swing Simple	EXISTING TO REMAIN	
EX-02	28"	68"	1 3/8"	Swing Simple	EXISTING TO REMAIN	
EX-03	40"	68"	1 3/8"	Slider	EXISTING TO REMAIN	
EX-04	40"	68"	1 3/8"	Slider	EXISTING TO REMAIN	
EX-05	30"	68"	1 3/8"	Swing Simple	EXISTING TO REMAIN	

- PROJECT NOTES**
- All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: MUBEC, including but not limited to NFPA standards, National Electrical Code, Uniform Plumbing Code, IEBC, IECC and all as adopted by the City of Portland.
 - Project is located at 313 Warren Avenue. CBL 296-A-9. Zone B-4.
 - Residential Use for this single family dwelling unit in the B-4 Zone has been approved by Planning Director Jeff Levine, per Section 14-387 of the Land Use Ordinance, per his letter to the Architect dated August 20, 2015.
 - Scope of Work shall be limited to within the Building Shell, with the exception of new asphalt shingles on existing asphalt shingle roofs, demolition of chimney, exterior stoop/step repairs, and exterior siding repairs as required. Work shall include demolition of select non-structural partitions, select finishes as noted in plans, cabinetry, and plumbing fixtures. New kitchen and bathroom to be installed on first floor. Windows to be replaced. "Entry Porch" ceiling/roof to be insulated; exterior wall cavities that are exposed during demo to be insulated, as noted per plans. Electrical work as required per Code.
 - All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
- FRAMING NOTES**
- Dimensions given are to face of stud, unless noted otherwise.
 - Existing structural posts and bearing walls to remain. Refer to plans for locations of new interior finishes and new insulation where wall cavity is exposed.
 - See building sections for insulation requirements where wall and roof cavities are exposed.
 - Typical interior nonbearing partitions to include 1/2" GWB on each side of 2x4 studs @ 16" o.c. Interior nonbearing walls shall be fireblocked per IRC Section R602.8.
 - Any new partitions shall be framed in accordance with Wood Wall Framing Section R602, IRC 2009.



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Project Title
313 Warren Avenue
Portland, Maine

Sheet Status
PERMIT SET

Project Number
15.30

Date
9 SEPTEMBER 2015

Drawn By
AC

Sheet Scale
1/4" = 1'-0" UNO

CAD File Number
313WARRENAVE

Revisions

1	
2	
3	

Sheet Title
Demo & Floor Plans & Schedules

Sheet No.
A1.1