

Duntton Residence

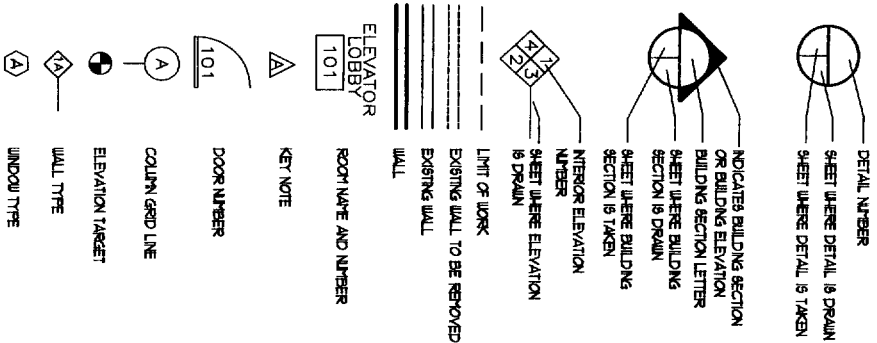
84 Farragut Avenue

Portland, Maine

LIST OF DRAWINGS

- T-1 TITLE
- 9-1 FOUNDATION / FINISHING PLAN
- A-1 FLOOR PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 BUILDING SECTION

LEGEND



GENERAL NOTES

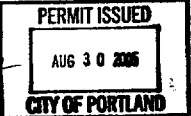
1. ALL MATERIALS COMPONENTS AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR MATERIALS TRANSPORTATION SUPPLIES EQUIPMENT ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE 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, HOOK UP CHARGES, ETC. (STATE FREE MARCHAL FEE) BY OWNER.
1. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
2. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE FREED OF N.A STATE APPROVED LANDFILL NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
3. ROOM NUMBERS ON THE DRAWINGS ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
4. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS, DESIGN AND CONSTRUCTION ARE COMPLEX, ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS PERFECT, AND EVERY CONTRACTOR CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER CONSTITUTES MISUNDERSTANDING AND MAY INCREASE 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.
1. 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.
2. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

NOTES

1. THE CONTRACTOR USING THESE DRAWINGS SHOULD NOTE THAT IT IS OUR INTENT TO DELIVER CONSTRUCTION DOCUMENTS FREE OF ERROR OVERSIGHT AND OMISSIONS. HOWEVER, ON OCCASION ERRORS MAY OCCUR AND THEREFORE THE CONTRACTOR PRIOR TO USE OF THE PLANS PROVIDED ASSUMES THE RESPONSIBILITY FOR THROUGHLY REVISING ALL INFORMATION DERIVED FOR DIMENSIONAL ACCURACY, COMPLETENESS, AND OMISSIONS. CONTRACTOR AS A DESIGN SERVICE DESIGNER DESIGN CANNOT ASSUME RESPONSIBILITY FOR USE OF THESE PLANS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.
3. ALL FINISHES SHALL BE COORDINATED WITH THE OWNER UNLESS OTHERWISE NOTED.

TYPICAL ABBREVIATIONS

1. ANG AND ANGLE	ELEC ELECTRIC	LL LIVE LOAD	RO ROUGH OPENING
2. AT	ELEV ELEVATION	LR LIGHT WEIGHT CONCRETE	R1 ROOT
3. AFR AMERICAN DISABILITY ACT	ENT ENTAIL	MC MASONRY	R2 ROOT TOP UNIT
4. ADA ADJUST OR ADJUNCT	ENC ENCLOSE	TEC TECHNICAL	R3 ROOT
5. AFF ABOVE FINISH FLOOR	ENR ENRIG OF ENTRANCE	MAN MANUFACTURE	SC SCHEDULE
6. AUM ALUMINUM	EQA EQUAL	HAN HAN HOLE	SCH SCHEDULE
7. ARCH ARCHITECT OR ARCHITECTURAL	EQU EQUIPMENT	HILL HILL/PIETER	SD STORM DRAIN
8. ANS ANSERVE	EW ELECTRIC WATER COOLER	HN HANIT	SE SECTION
9. APD APPROVE	EXD EXHAUST	HS HAN SWITCH BOARD	SF SQUARE FEET
10. BLDG BUILDING	EXP EXPANSION	HET HETAL	SH SHELL PACKAGE
11. BLS BLOODING	EXT EXTERIOR	HO HORIZONTAL	SP SPECIFICATIONS
12. BTG BOTTOM OF	EXP EXPANSION	HT HORIZONTAL	SS SQUARE
13. BO BOTTOM OF	FRU FINISH FLOOR	IC NOT IN CONTRACT	STD STANDARD
14. CLD CABINET	FE FINISH FLOOR ELEVATION	NIC NOT IN CONTRACT	STR STRUCTURAL
15. CLG CEILING	FIN FINISH	NTS NOT TO SCALE	STRB STRIBED
16. CLR CLEAR	EXP EXPLORE	OC ON CENTER	STRD STRIBED
17. CTR CONCRETE MASONRY UNIT	FLG FLOORING	OH OVER HEAD	STRV STRIBED
18. CNTR CONCRETE	FLR FLOOR	PAR PARALLEL	T & B TOP AND BOTTOM
19. COL COLUMN	FLUC FLOOR/CEILING	PIC PRECAST CONCRETE	TEL TELEPHONE
20. CONC CONCRETE	FT FOOT OF FEET	PER PERFORATED	THICK THICKNESS
21. CONT CONTINUOUS	GA GALVE	PLR PLASTER	TRIM TRIM
22. COOR COORDINATE	GALV GALVANIZED	PLT PLASTER	TRIM IMPROVEMENTS
23. COR CORNER	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
24. CRT CARPET	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
25. CUI COLD WATER	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
26. DBL DOUBLE	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
27. DES DESIRE	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
28. DDI DORMENTIC HOT WATER	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
29. DIA DIAMETER	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
30. DIM DIMENSION	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
31. DN DOWN	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
32. DR DOOR	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
33. DS DOWN SPOUT	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
34. DW DRIP WASHER	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
35. DWG DRAWING	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
36. EBAST EACH	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
37. EA EACH	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS
38. EJV EXPANSION JOINT	GDR GENERAL CONTRACTOR	PLT PLASTER	TRIM IMPROVEMENTS



84 Farragut 854-4846 Scott

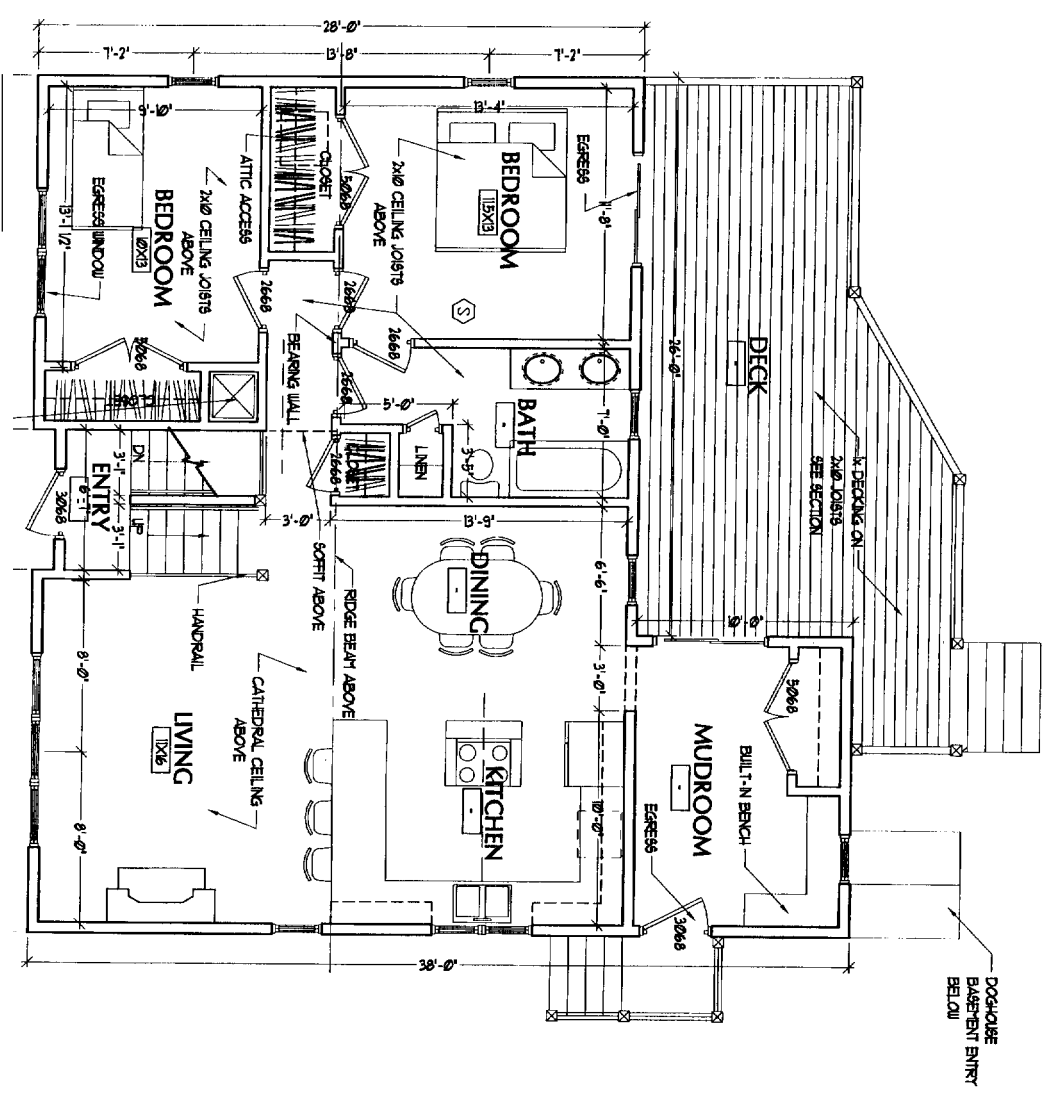
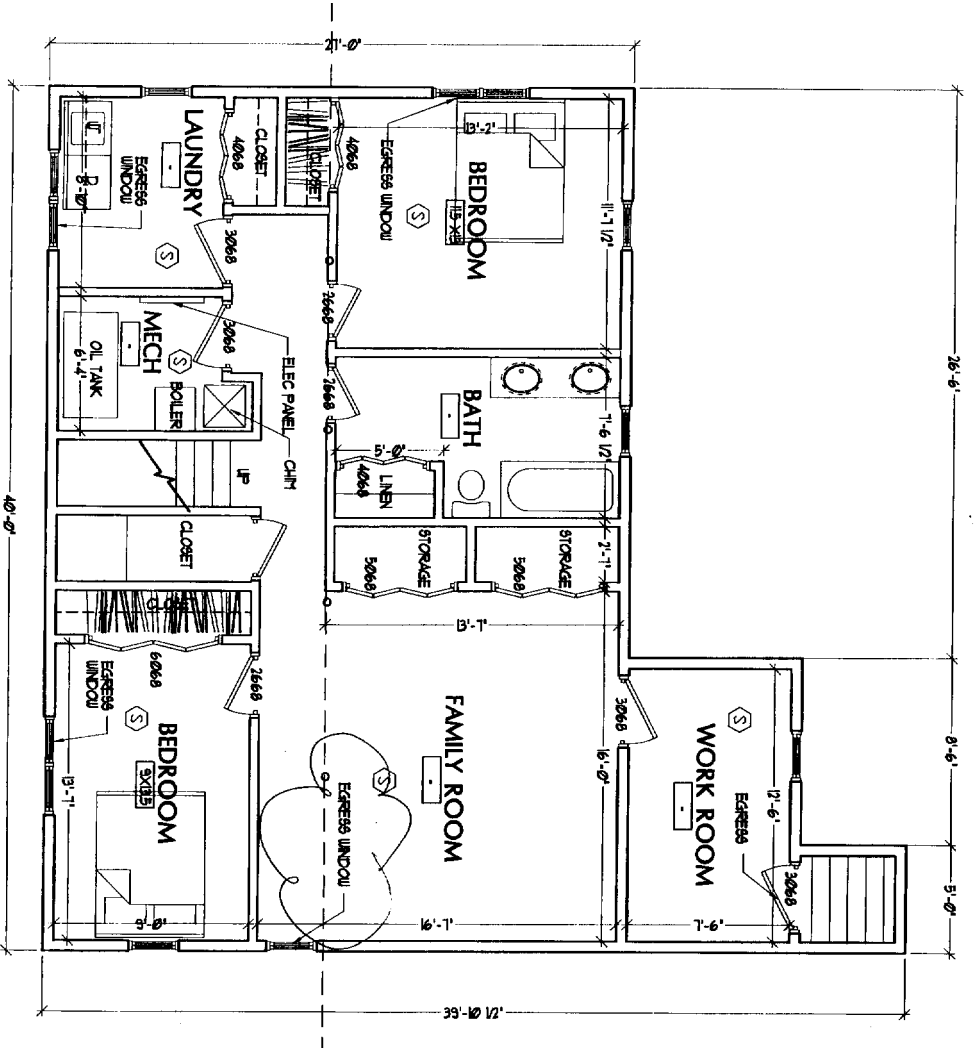
DUNTTON RESIDENCE

Portland, Maine

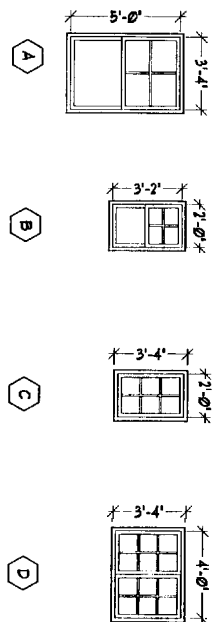
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T-1

TITLE SHEET



WINDOW SCHEDULE		NOTES
TYPE	SIZE	WINDOW OPERATION
A	3'-4" x 5'-0"	OPER. CH
B	2'-0" x 3'-2"	OPER. CH
C	2'-4" x 3'-4"	OPERABLE
D	4'-0" x 3'-4"	OPERABLE



DUNTON RESIDENCE

Portland, Maine

PLANS

A-1

JOB: 04001

ISSUE DATE: 06/01/04

PRELIM: 06/01/04

DD: -

BID: -

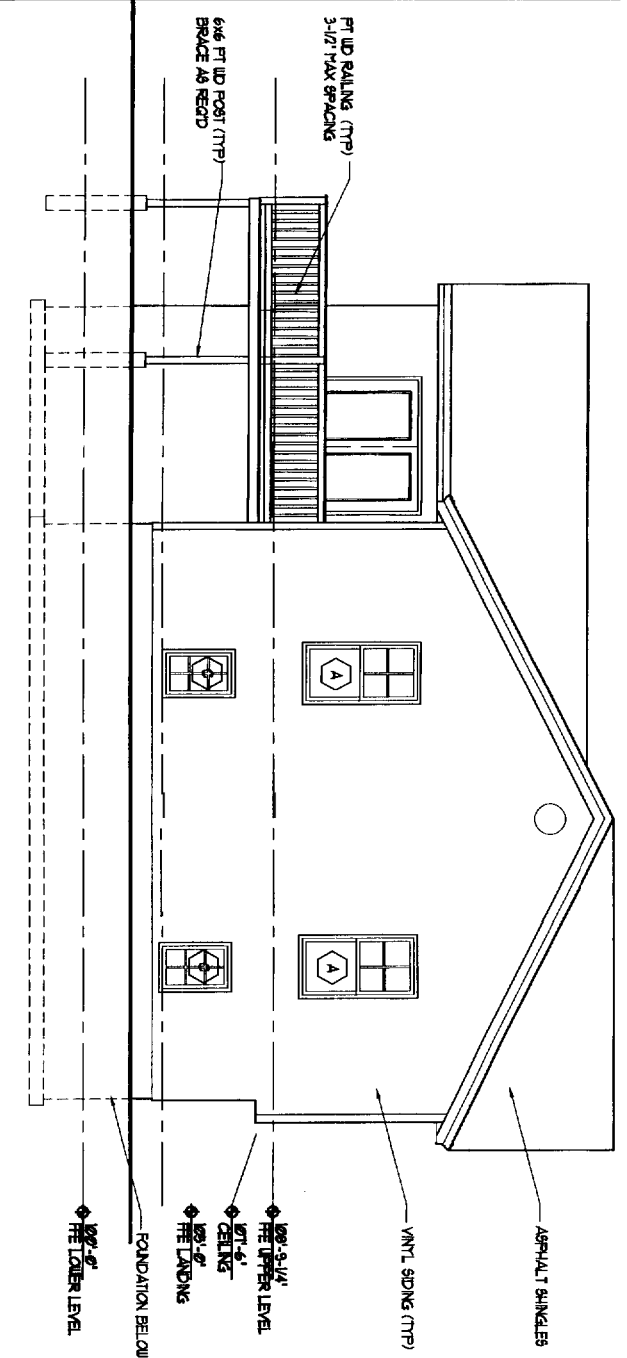
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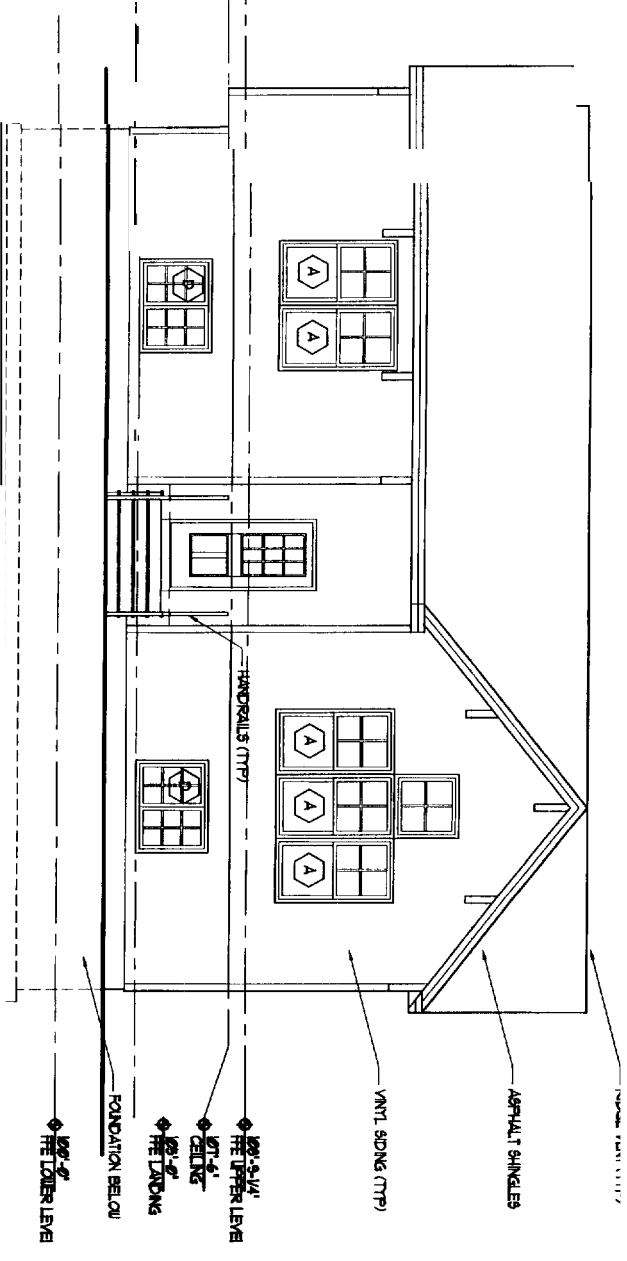
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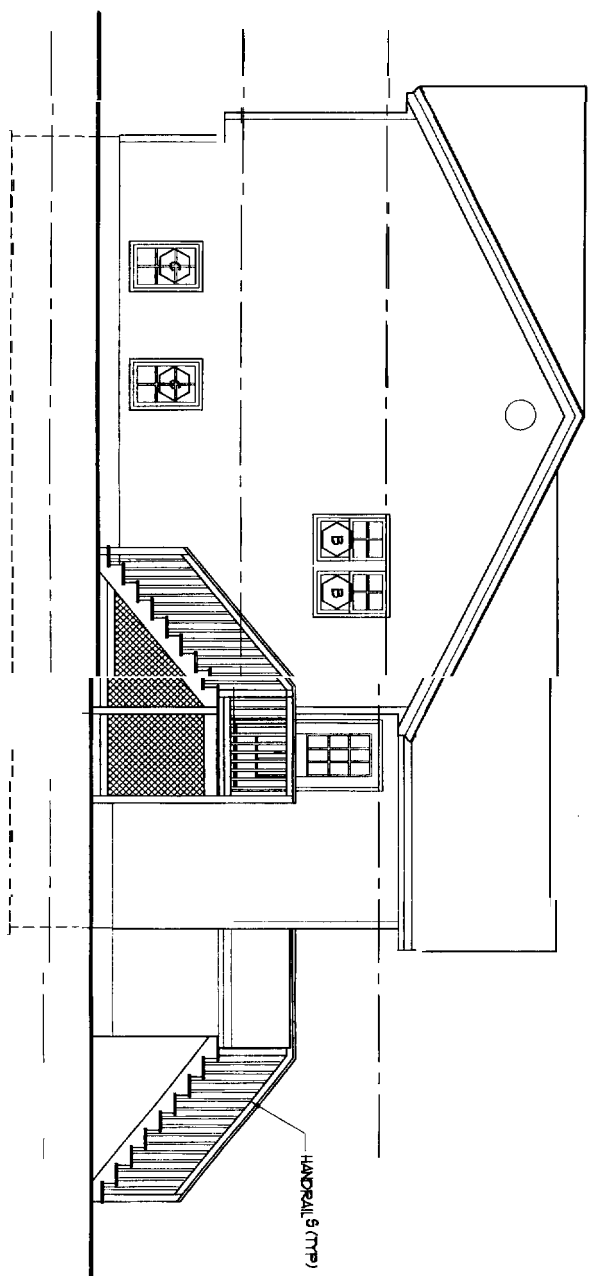
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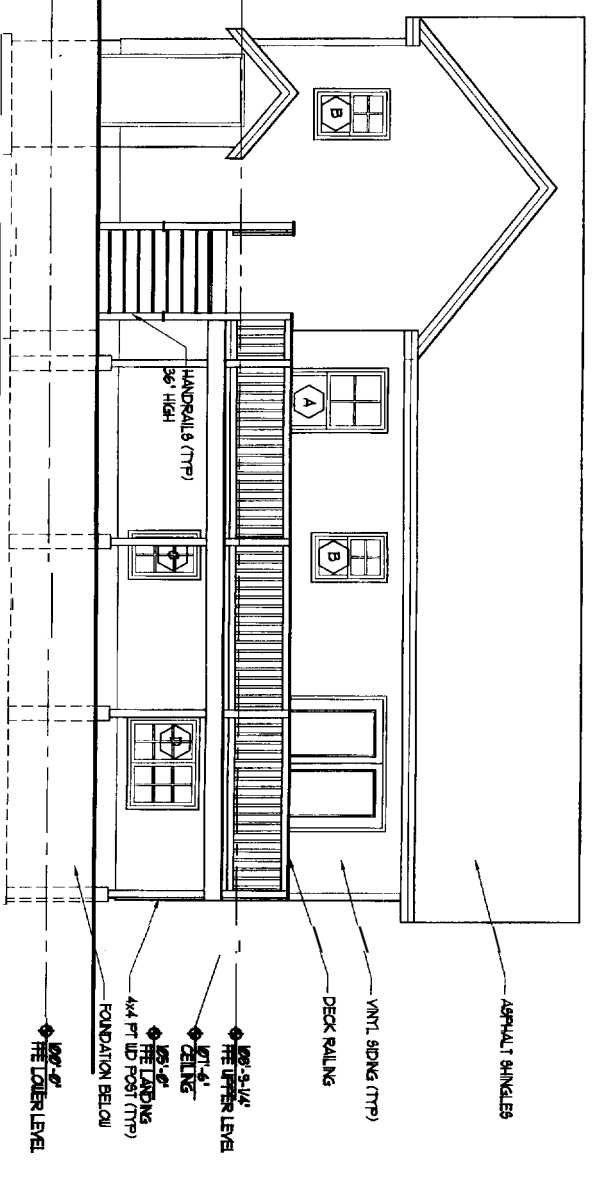
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



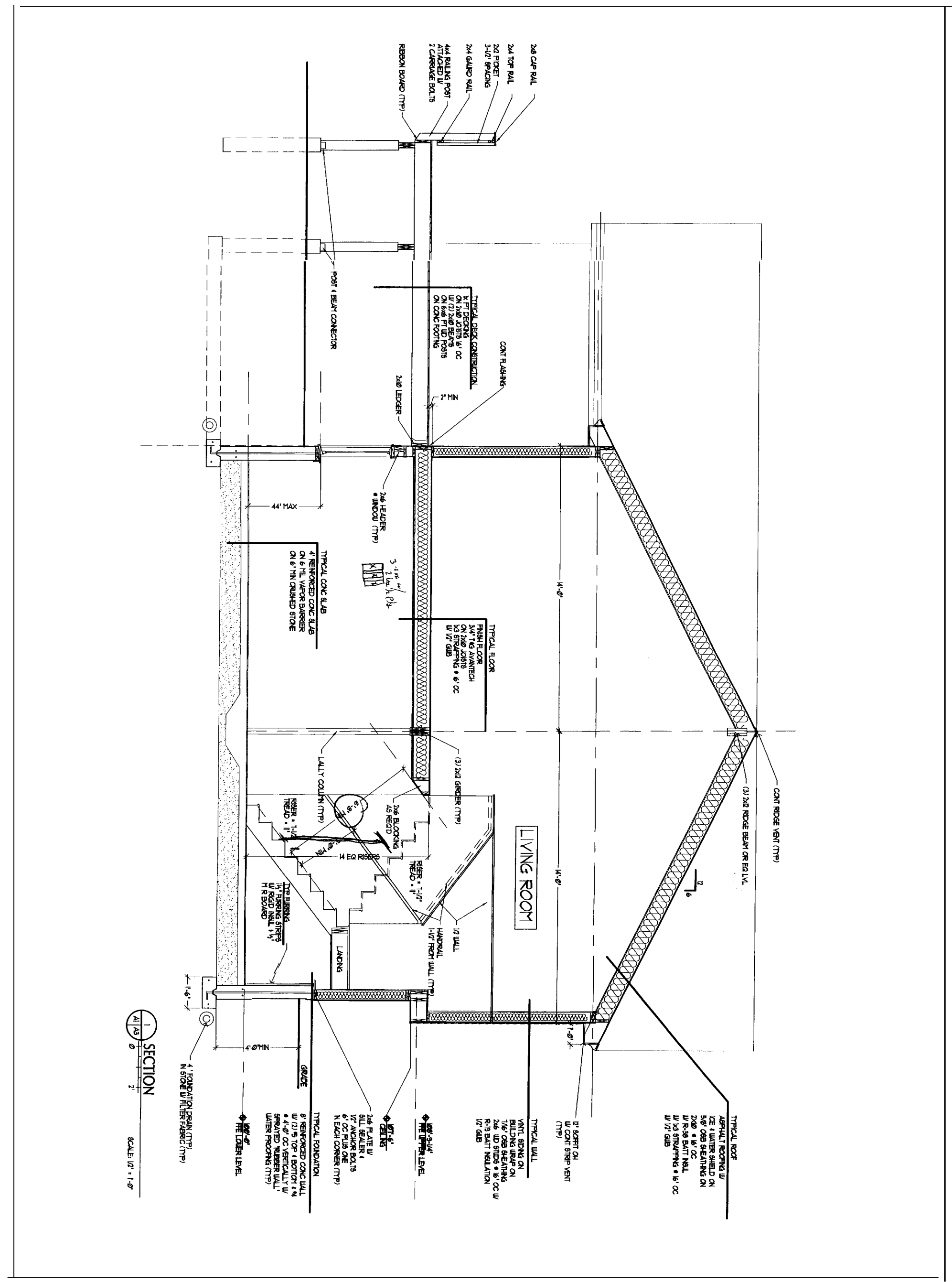
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DUNTON RESIDENCE

Portland, Maine

JOB:	04001
ISSUE DATE	
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C.D.'s	
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A-2



DUNTON RESIDENCE Portland, Maine

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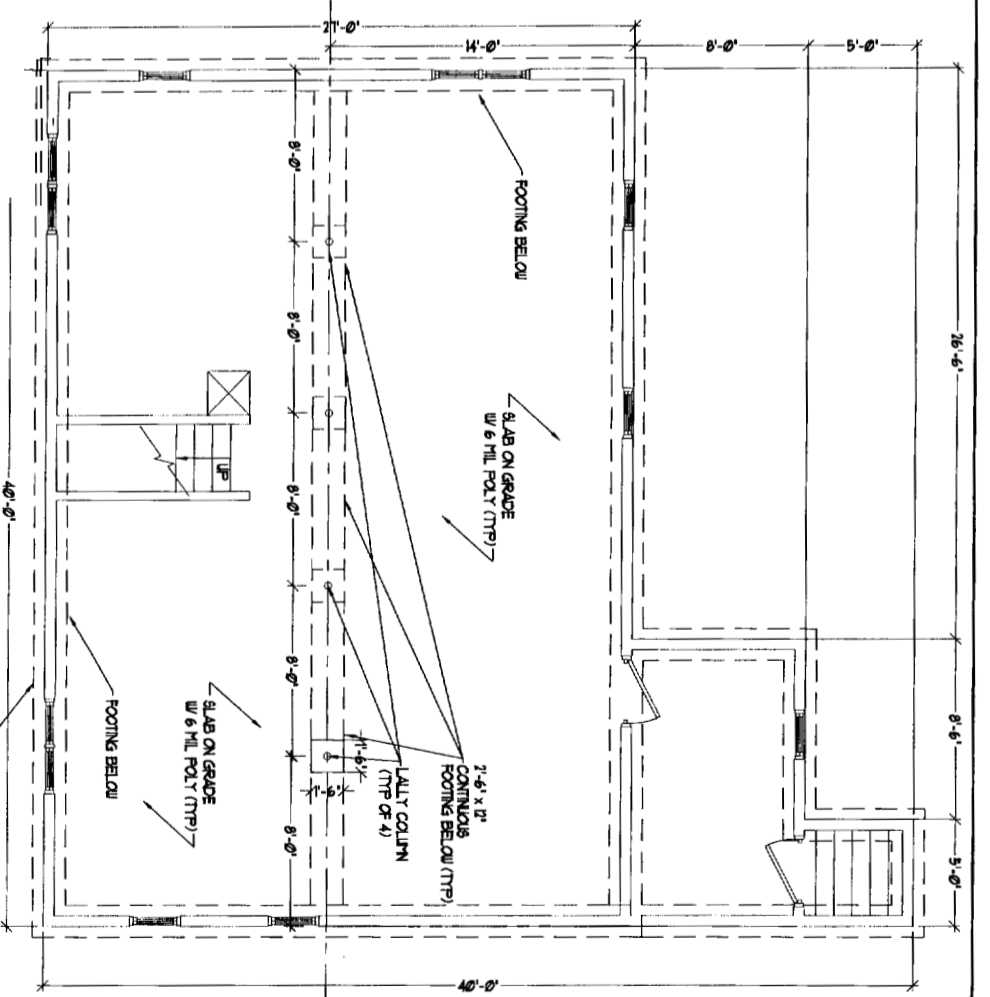


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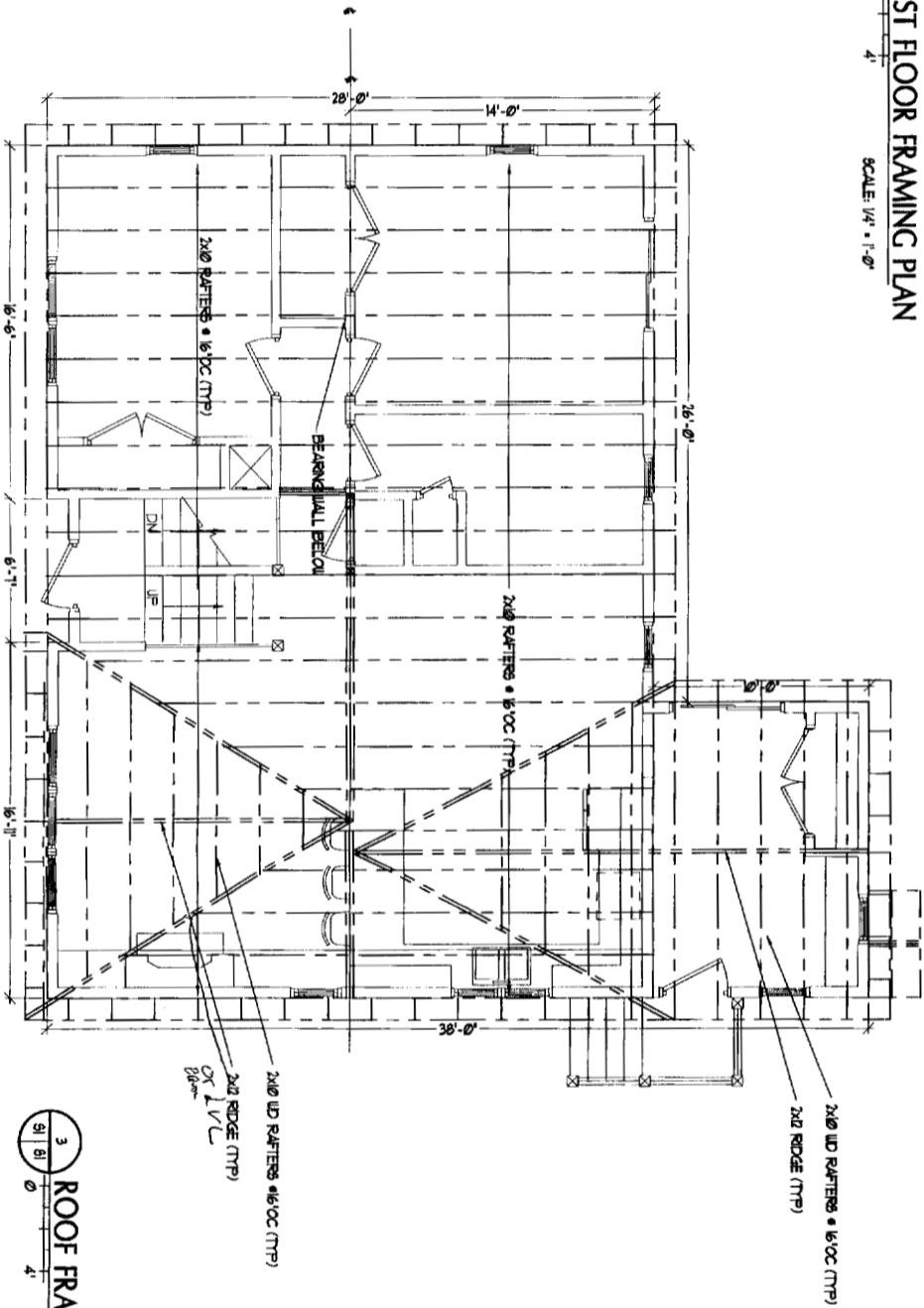
1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



JOB: 24291

ISSUE DATE	
PRELIM	06/01/04
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PLANS

S-1

DUNTON RESIDENCE

Portland, Maine

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 23 2005

RECEIVED

LEGEND

	IRON PIPE OR ROD FOUND
	APPROX. PROPERTY LINE
	BUILDING
	UTILITY POLE
	SEWER MANHOLE
	CATCH BASIN
	HYDRANT
	SEWER LINE
	WATER LINE
	DRAIN LINE
	GRANITE CURB
	EXISTING CONTOUR (FEET)

NOTES

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- MAP AND LOT REFERENCES ARE TO THE CITY OF PORTLAND (MAP 339).
- BEARINGS SEE PLAN REFERENCE 1.
- PERFORMED JUNE 12, 2004
- ELEVATIONS ASSUMED, TBM #1 = 100.00 FEET.

PLAN REFERENCES

- STANDARD BOUNDARY SURVEY, PLAN OF LAND ON NORTH AND FARRAGUT STREETS IN PORTLAND, MAINE, BY DANIEL T.C. LAPONTE, DATED MAY 5, 1988 AND REVISED OCTOBER 10, 1990.
- SITE PLAN, 80 FARRAGUT STREET, BY LAND USE CONSULTANTS, INC. DATED JULY 10, 1987.
- PLAN OF LAND LOCATED ON FARRAGUT STREET, PORTLAND, MAINE, RECONVEYANCE OF LOTS AND DIVISION OF LAND, BY LAND USE CONSULTANTS, INC. DATED JUNE 24, 1984 AND REVISED.
- LENDOROLE, PORTLAND, MAINE REALTY DEVELOPMENT CORPORATION, DATED MAY 1986, C.C.R.D. PLAN BOOK 11, PAGE 15, S. EASEMENT PLAN, PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT, DATED FEBRUARY 2, 2000.

OWNER OF RECORD

THOMAS L. WOODEN 22248/137
28 CHESTNUT STREET
OLD ORCHARD BEACH, MAINE 04064
CITY OF PORTLAND TAX MAP 389, LOTS 7-85, 86-AND-87

ZONING

R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8'
1 1/2 STORY WOOD FRAME, CONCRETE FOUNDATION

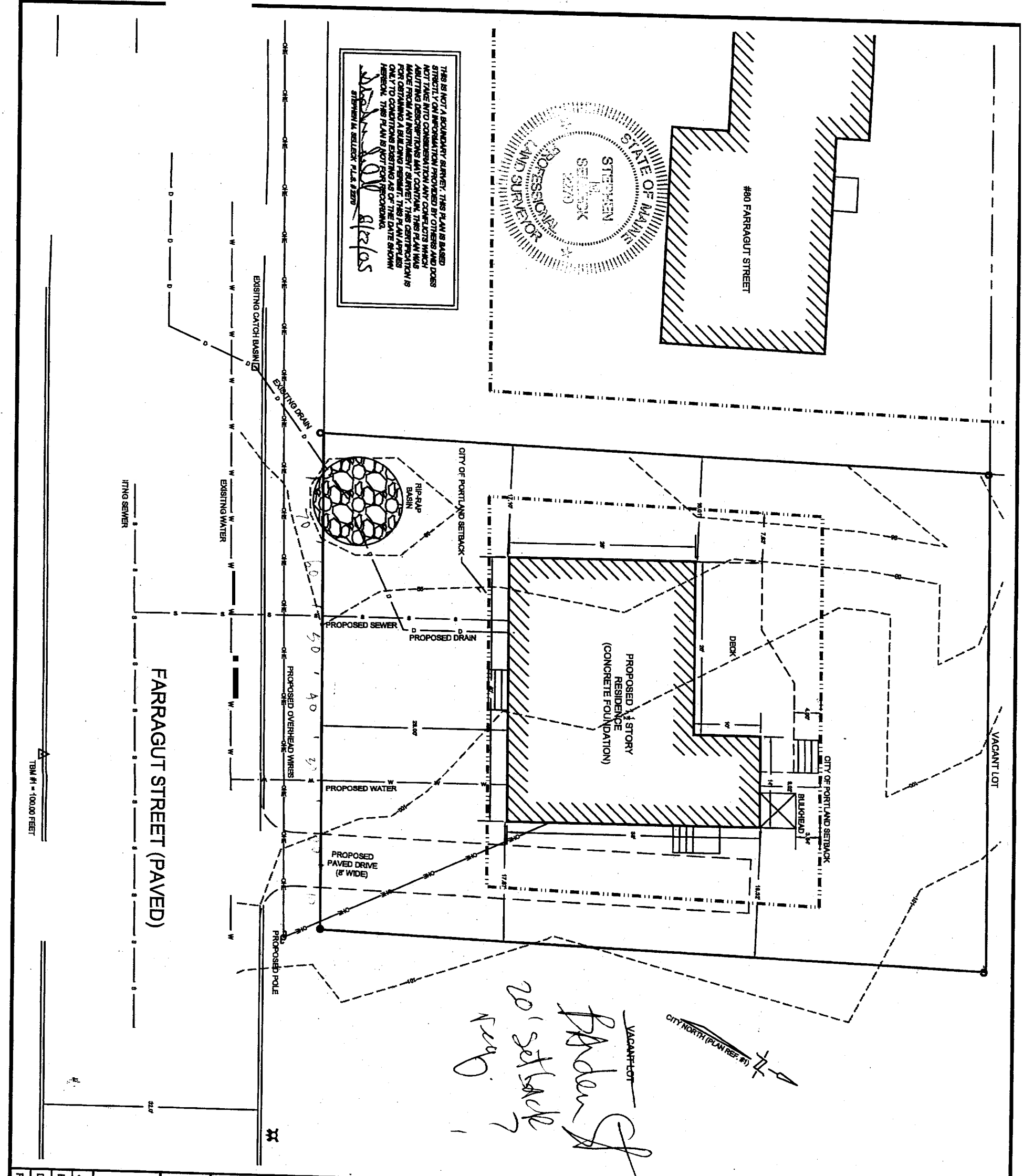
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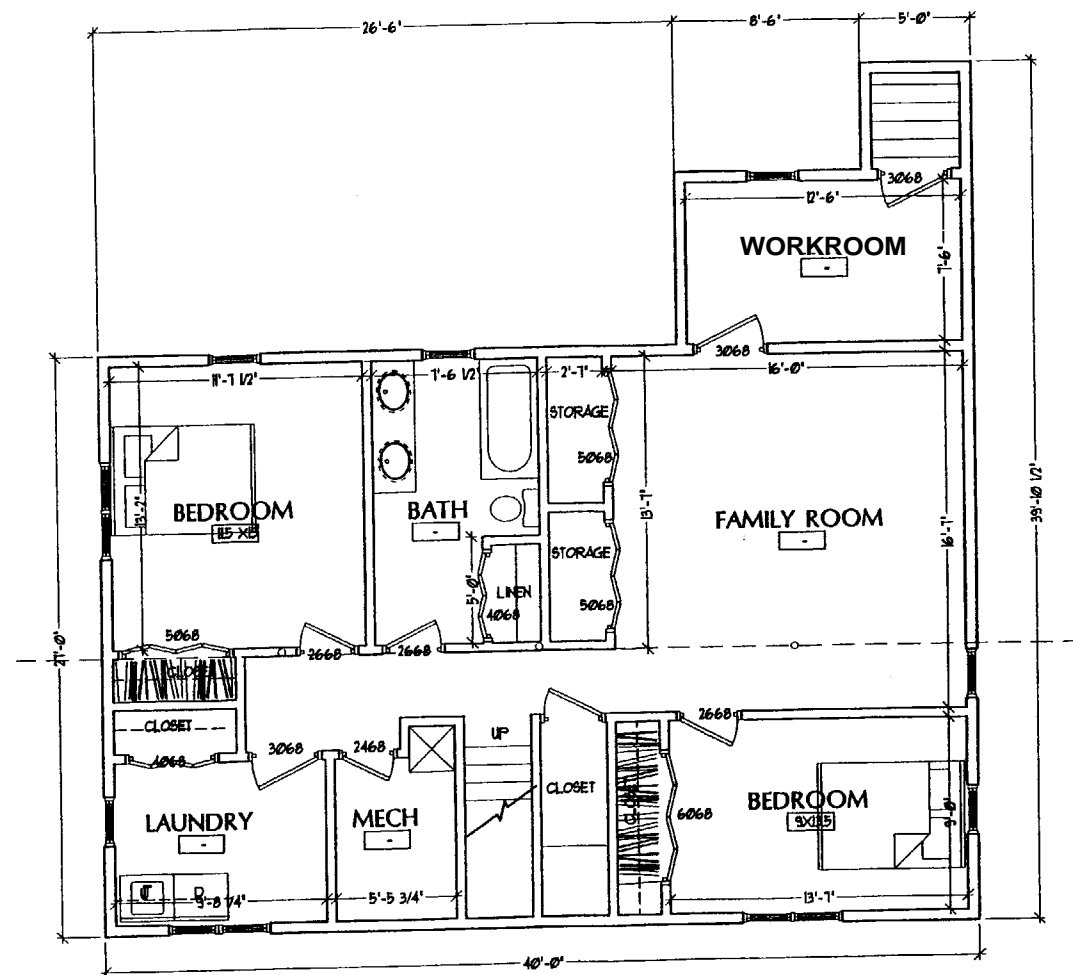
Wong # 8
Sketch Plan
90-94 FARRAGUT STREET, PORTLAND, MAINE

MADE FOR
REALTY
949 BRIGHTON AVE
PORTLAND, MAINE 04102

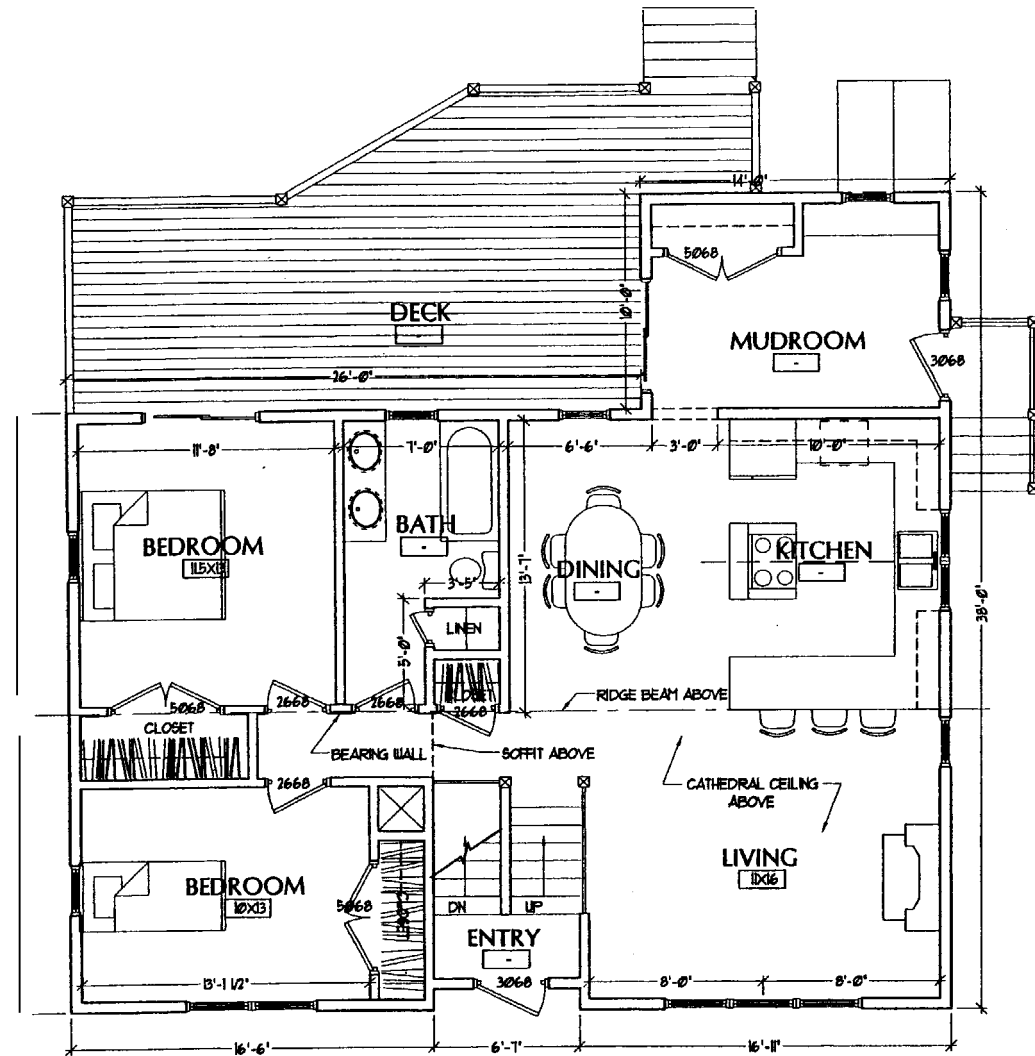
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BOOK#	770	PREPARED BY	STEPHEN M. SELLECK		
DISC#	N/A	80 FARRAGUT STREET (207) 797-0724			
FILE#	N/A	PORTLAND, MAINE 04103			



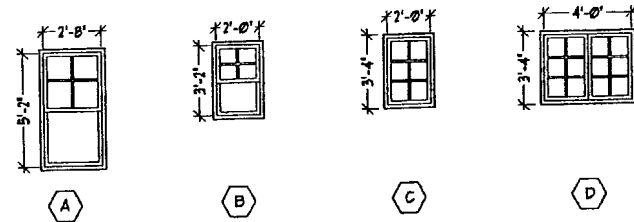
TBM #1 = 100.00 FEET



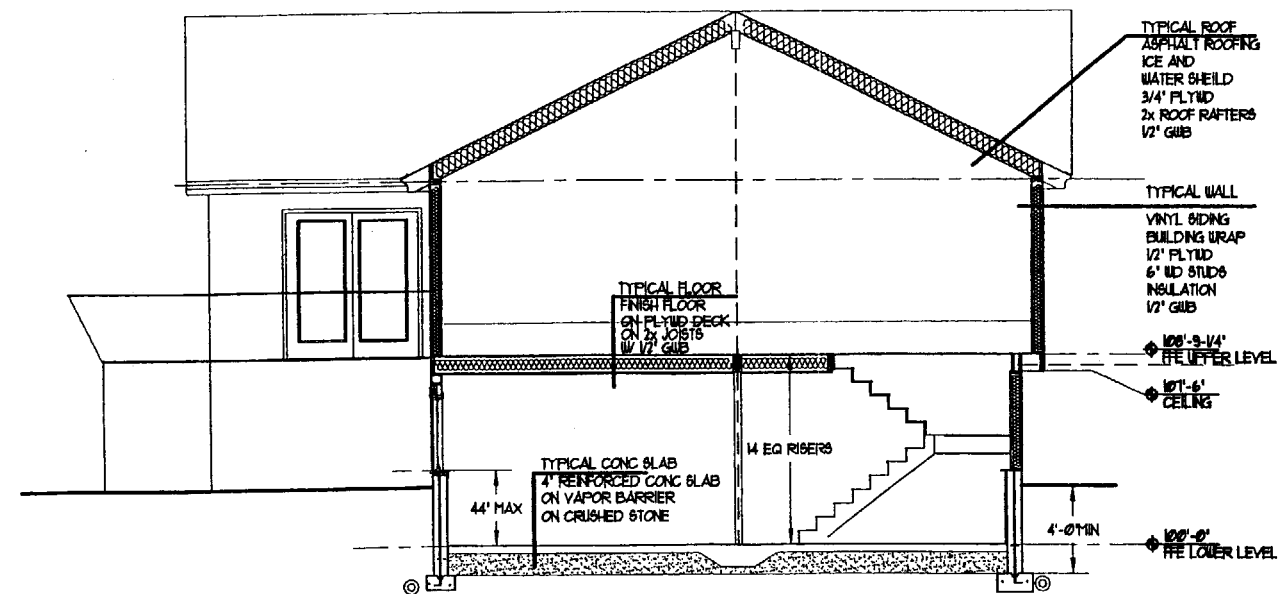
2 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE				
WINDOW				
TYPE	SIZE	MAT	OPERATION	NOTES
A	2'-8" x 5'-2"	VINYL	OPER-DH	ANDERSON 2052 OR EQUAL
B	2'-0" x 3'-2"	VINYL	OPER-DH	ANDERSON 2032 OR EQUAL
C	2'-4" x 3'-4"	VINYL	OPERABLE	ANDERSON CUB5 OR EQUAL
D	4'-0" x 3'-4"	VINYL	OPERABLE	ANDERSON C235 OR EQUAL



3 SECTION
SCALE: 1/4" = 1'-0"

DUNTON RESIDENCE

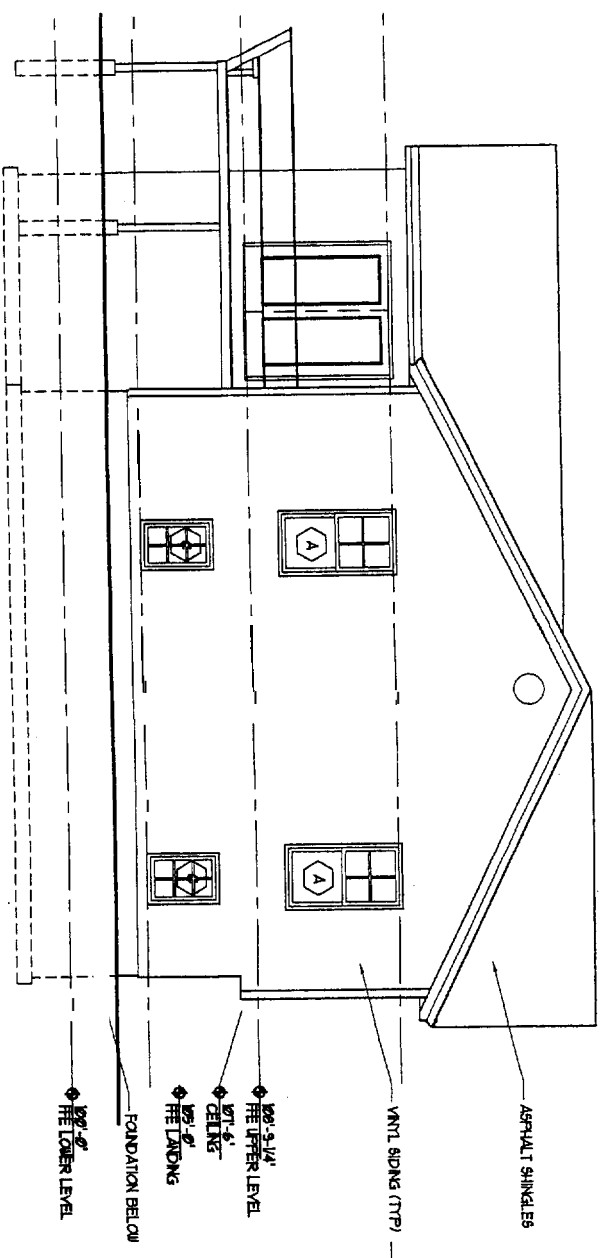
Portland, Maine

JOB: 04001

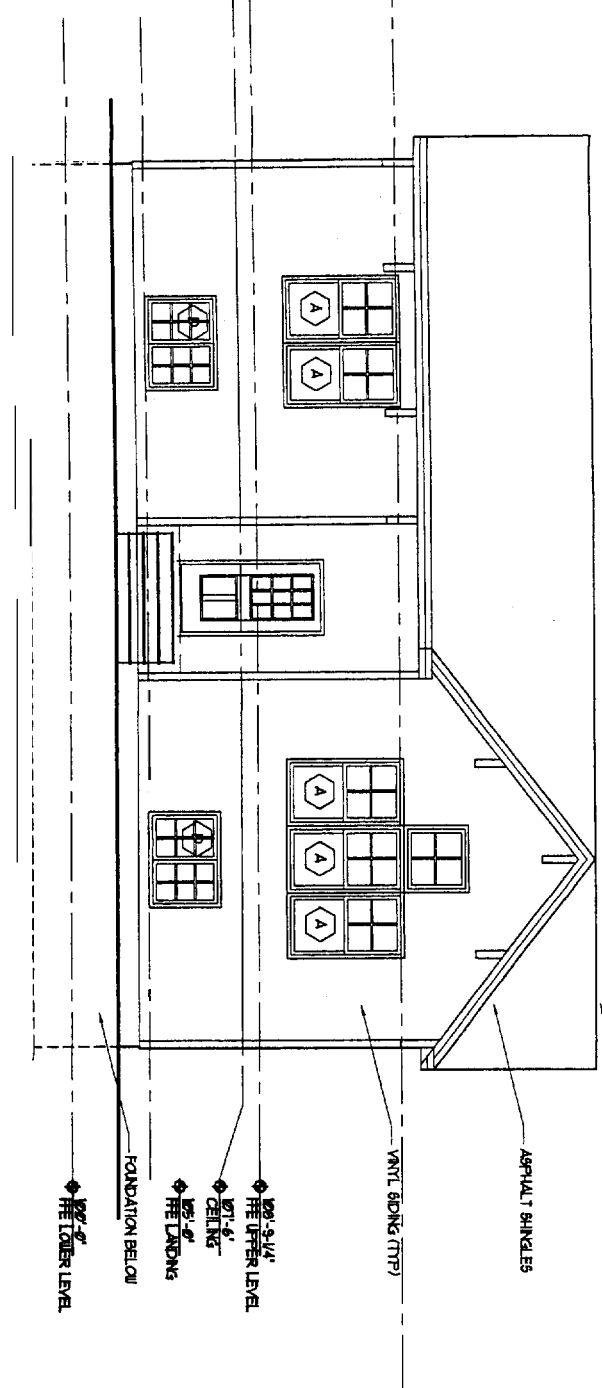
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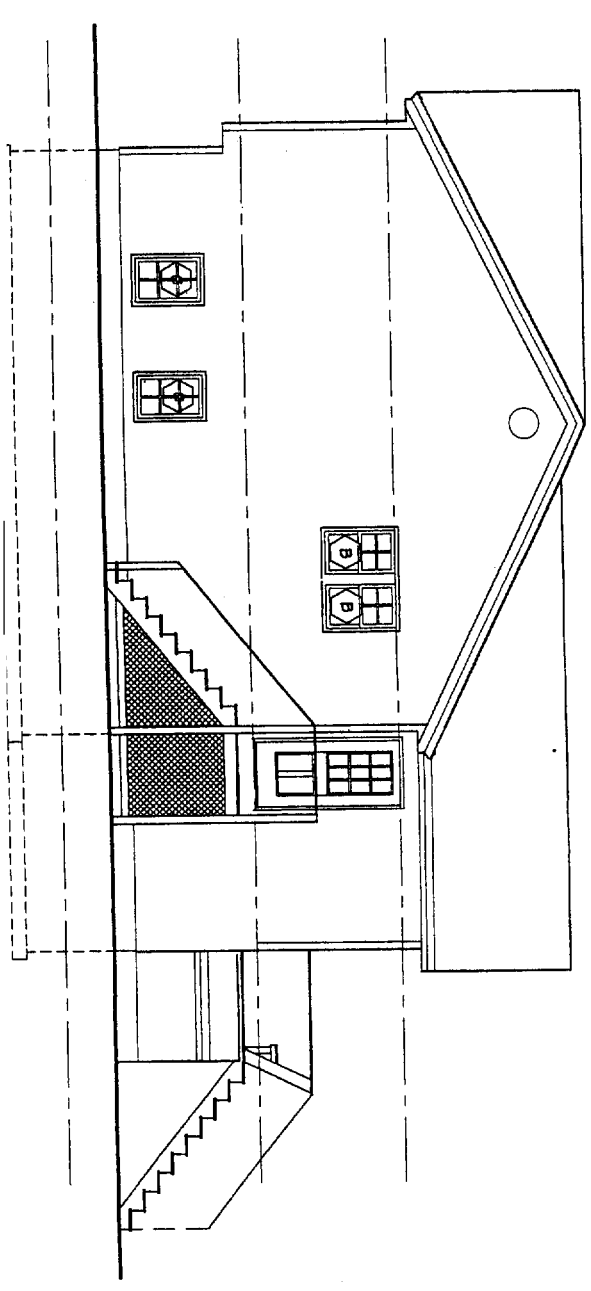
PLANS
A-1



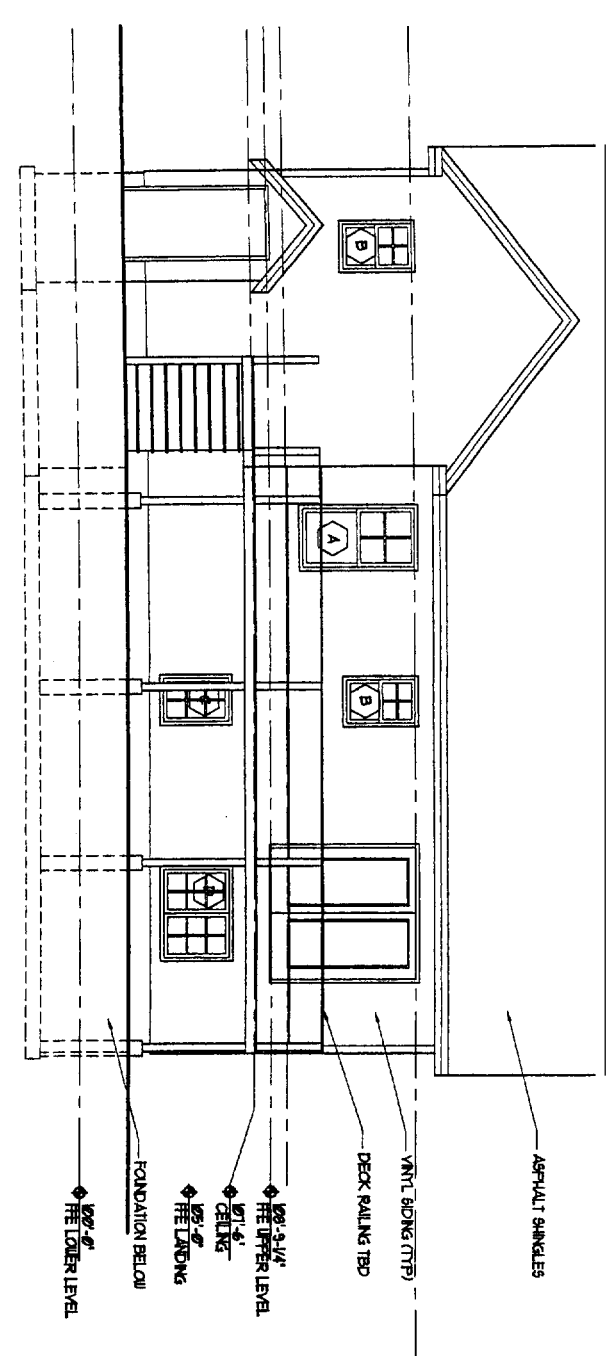
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ATTION
1/4" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



7 REAR ELEVATION
SCALE: 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
JUN 23 2005

DUNTON RESIDENCE

Portland, Maine

JOB:	042001
ISSUE DATE	06/01/04
FREELIM	06/01/04
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BID	-
CD'S	-
REVISION	06/06/05
PRINT	06/10/05
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A-2