1 SECOND FLOOR PLAN

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

2 ROOF PLAN

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

General Notes:

1. SEE DWG. GC-1 FOR GENERAL & STRUCTURAL NOTES.

FLOOR PLAN NOTES:

1. ALL EXTERIOR WALL FRAMING SHALL BE CONSTRUCTED OF 2"X6" STUDS AND ALL INTERIOR WALL FRAMING SHALL BE CONSTRUCTED OF 2"X4" STUDS, UNLESS OTHERWISE NOTED.

2. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE DETECTORS WHERE INDICATED. ALL SMOKE ALARMS ARE TO BE HARD WIRED, INTERCONNECTED AND WITH BATTERY BACK-UP.

3. PROVIDE 4" X 4" WOOD POSTS DOWN DIRECTLY TO BEARING WALLS OR MAIN GIRDERS WHERE INDICATED, UNLESS OTHERWISE NOTED.

4 DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND DOUBLE EVERY THIRD JOIST UNDER KITCHEN, BATHS, AND FOYER AND AREAS TO RECEIVE STONE OR TILE FLOORS.

5. ALL NEW WINDOWS TO BE MANUFACTURED BY HARVEY BUILDING PRODUCTS, SHOWN ON PLANS ARE ROUGH-OPENING DIMENSIONS. ALL NEW WINDOWS ARE TO HAVE FULL SCREENS, STANDARD HARDWARE AND PVC SNAP IN DIVIDED LIGHT GRILLES. ALL DESIGNATED WINDOW TYPES, SIZES, MANUFACTURERS AND OPTIONS ARE TO BE VERIFIED WITH AND APPROVED BY THE PROJECT OWNER PRIOR TO WINDOW ORDERING BY THE CONTRACTOR.

6. ALL WINDOWS TO BE INSTALLED AT 6'-6" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED.

7. ALL DOORS SHALL BE 6 PANEL MASONITE, SMOOTH FINISH. ALL BEDROOM & BATH DOORS SHALL BE SOLID.

ROOF NOTES:

1. PROVIDE 4" X 4" WOOD POSTS DOWN DIRECTLY TO BEARING WALLS OR MAIN GIRDERS WHERE INDICATED, UNLESS OTHERWISE NOTED.

2. PROVIDE 3/4" T. & G. SUB-FLOORING GLUE NAILED IN AREAS OF MECHANICAL EQUIPMENT AND ACCESS TO EQUIPMENT.

3. PROVIDE CONTINUOUS RIDGE VENTS, AND SOFFIT VENTS @ 48" O.C., MAX.

4. INSTALL 250# ASPHALT SHINGLES ON 15# FELT PAPER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ROOF RAFTERS AS NOTED ON PLANS.

5. USE "ICE AND WATER " SHIELD. FULL COVERAGE OVER CATHEDRAL SPACES AND CONTINUOUS FROM EAVE EDGE TO 2'-0" INSIDE OF EXTERIOR WALLS.

6. PROVIDE MTL. FLASHING AS REQUIRED.

7. PROVIDE SERVICE RECEPTACLE AND LIGHT AT MECHANICAL EQUIPMENT.

3 SECTION

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

NOTE:
PLUMBING RISER DIAGRAM IS DIAGRAMATIC IN NATURE. NEW SYSTEM TO BE SIZED AND INSTALLED AS PER 1993 NATIONAL PLUMBING CODE: LATEST EDITION. INSTALL ALL RISERS, DROPS, OFFSETS,CLEAN OUTS/(C.O.S.), ETC. NECESSARY FOR A COMPLETE INSTALLATION. PLUMBER TO FURNISH SCHEMATICS, DETAILS, OR AS-BUILTS REQUIRED BY PLUMBING OFFICIAL.

4 PLUMBING RISER DIAGRAM

SCALE: N.T.S.

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990.

ARCHITECT OF RECORD:
J.A. Mihalik | Architect
373 US Route 46 West
Building D, Suite 240
Fairfield, New Jersey 07004
ph: 973-291-3730 fax: 973-291-3740
e: jmihalik@jam-arch.com

JUSTIN A. MIHALIK, AIA ME LIC. # ARC03160

NOT VALID FOR CONSTRUCTION WITHOUT SEAL

Project:
ADDITION & ALTERATION TO:
Loef Residence
1514 Washington Ave.
Portland, ME 04101

Owner:
Christian & Katrina Loef

BLOCK: 347
LOT: C050001

SHEET TITLE:
SECOND FLOOR PLAN
ROOF PLAN, SECTION,
RISER DIAGRAM &
NOTES

Rev. #	Date	Remarks
	06/20/2017	Issued for Permit
	04/26/2017	Issued for Review
	03/14/2017	Design

JOB NUMBER: 2017-10
DATE: 03/14/2017
DRAWN BY: dp/JAM
CHECKED BY: JAM

SHEET NO.
A-1