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

FINISH NOTES:

1. New infill wall at Master Bedroom side of Hall door. Provide new GWB finish flush w/ existing wall surface. Prime and Paint. Install existing salvaged baseboard at Bedroom side.
2. Linen Closet Shelves: 6- 18" Deep Poplar shelves w/ Poplar wall cleats. Prime and Paint. Verify Shelf locations with Client.
3. Master W.I.C.- Floor: Refinish to match New Master Bedroom Floor; Walls- Existing- Prime and Paint, New M.R. Board- Prime and Paint; Ceiling- Existing- Prime and Paint; New Crown Moulding-Prime and Paint
4. Second Floor Hall: Floor-Minor work as required by demo and new construction; Walls-minor work as required by demo and new construction.
5. Patch/ Repair/ Replace existing Air Barrier, Sheathing as req'd, Perimeter Vinyl J-Channel and Siding as Req'd at new windows. Provide new metal head flashing at all new windows and 8" wide ice and water shield on air barrier around perimeter of openings (Install to shed water).
6. New Windows: Andersen 400 to match existing w/ full divided lites (grille width to match existing) as shown on elevations. See plan for sizes. Verify Rough Opening Head Height to provide new sill height a 2'-0" abv. Fin. Floor. CM to verify if new head ht. conflicts w/ installation of full ht. head trim. Notify Architect prior to demolition if there is a conflict.
7. Provide new Crown moulding as required to complete rooms at perimeter of Master Bedroom, Master W.I.C. and Existing Kid's Bath Vanity area and above toilet. Ceiling: Match Crown in Existing Kid's Bath. Approx. 5" high. Prime and Paint.
8. New Doors and Thresholds as required: Match Mudroom Door Style on First Floor. Verify Door Style and Hardware selection with Owner prior to ordering.
9. Refinish wood floors in Linen Closet. Finish to match existing second floor wood flooring.
10. Provide 2- 2 x 8 flush-framed beam in existing ceiling/ attic floor. Bare on new 2-2 x 4 post in exterior and interior walls. Patch walls to match existing finish. Provide hangers for existing joists.
11. Repair and Patch existing ceiling, walls and provide new wood flooring (stagger joints) to match existing (Material and Finish) in new Master Bedroom as req'd by removal of existing walls. Refinishing of all wood floors in new Master Suite required. Finish to match existing second floor wood flooring.
12. Patch ceiling, walls and flooring in new Kid's Bath as req'd by removal of Existing Wall. Flooring and existing Acrylic surround to be removed in tub area. Provide new underlayment for tile. Provide New Tile Backer Board for Wall Tile at Tub.
13. Remove and relocate existing radiators in both front rooms and supplement with additional heating elements as required by New Master Bedroom and Master W.I.C. Layout. Radiator in Existing Kid's Bath to remain as is.
14. Provide new electrical in Master Bedroom, Master W.I.C., Hall and expanded Kids Bath as required by renovations. Electrician to conduct walk-thru at the appropriate time during construction to review Locations of all switches, outlets and Lighting Fixtures, fans, etc. with Architect and Owner prior to Installation. Owner shall provide fixtures
15. Provide plumbing for expanded Kids Bath as required by plans. Reuse existing wasteline, waterlines and vent stack.
16. New walls shall have 1/2" drywall finish on each side. 1/2" M.R. Board in Kid's Bathroom and New walls in Master W.I.C. Existing walls are plaster. Patch and repair as req'd by renovation. Prime and Paint.

16a. Prime and paint all rooms affected by renovations. Number of colors: 4- wall colors; 1- ceiling color; 1- trim color to match existing trim

17. Quality level of new Flooring material, new toilet, new bath-shower/ new sinks and faucets, double vanity base cabinet, lighting, etc. Middle for Master Suite. Middle to low for Kid's Bath. Kid's Bath Floor Tiles by Owner. Installed by Contractor. Joints between tiles shall be very thin (Pencil Thin) to give a feeling that the tile is one piece.
18. Patch, Repair Walls, Ceilings, Floors, etc. as Required by Demolition, Elec., Mech., Plumbing, Structural Work, etc. Typical.
19. Provide New Exhaust fan as Req'd by evaluation of existing fan's condition. Provide New Duct and exterior vent for Existing Kids Bath. Vent through existing Roof Eave at window side of Existing Kid's Bathroom.
20. Refinish Existing Chipped Cast Iron Tub Surfaces.
21. Provide new infill wall at existing openings to be abandoned. Provide New vinyl siding to match existing. Shim Layer to Match Thickness of Existing Siding. Air Barrier, Sheathing (Thickness to Match Existing), Wood Studs @ 16" o.c. (Depth to Match Existing). Interior Strapping to create flush interior finish. 1/2" GWB, Prime and 2- Top Coats.
22. Replace/ Modify Existing Baseboard with New to match existing or Existing Salvaged pieces. Finish to match existing.

Note:
For Additional Finish Requirements See Interior Finish Schedule Below.

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

PERMIT SET

Inspection Division
Date: 01/14/15

CALEB JOHNSON
ARCHITECTS + BUILDERS
265 MAIN STREET, SUITE 201 BIDDEFORD, MAINE
T: 207.283.8777 F: 207.283.8778
WWW.CALEBJOHNSONARCHITECTS.COM

LICENSED ARCHITECT
CALEB M. JOHNSON
NO. 2919
STATE OF MAINE

KEY:

- Existing Construction to Remain
- New Construction

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

3 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

INTERIOR FINISH SCHEDULE:

ROOM	WALLS	FLOORING	FINISH	CEILING	CROWN	DOOR TRIM	WINDOW CASING	WINDOW SILL	WINDOW APRON	BASEBOARD	DOOR THRESHOLD	NOTES
MASTER BEDROOM	EXISTING/ NEW GWB. PAINTED	EXIST. WOOD/ NEW WOOD	MATCH EXISTING	EXISTING, PAINTED	NEW TO MATCH EXISTING BATH. PAINTED	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW FLUSH WD.TO MATCH EXIST.	TYP. PAINTING: PRIMER & 2- TOP COATS
MASTER W.I.C.	EXISTING/ NEW M.R. BOARD. PAINTED	EXIST. WOOD	MATCH EXISTING	EXISTING, PAINTED	NEW TO MATCH EXISTING BATH. PAINTED	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.		TYP. PAINTING: PRIMER & 2- TOP COATS
EXIST. KID'S LINEN	EXISTING/ NEW GWB. PAINTED	EXIST. WOOD	MATCH EXISTING	EXISTING, PAINTED		NEW TO MATCH EXIST. PTD.				NEW TO MATCH EXIST. PTD.		TYP. PAINTING: PRIMER & 2- TOP COATS
EXISTING KID'S BATH	EXISTING/ NEW GWB. PAINTED. TILE: THREE SHOWER/ TUB WALLS FROM TUB TO CROWN @ CEILING	TILE BY OWNER, INSTALLATION BY GC. PENCIL THIN JOINTS		EXISTING, PAINTED	EXISTING AND NEW TO MATCH EXISTING. PAINTED	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW FLUSH WD.TO MATCH EXIST.	TYP. PAINTING: PRIMER & 2- TOP COATS
EXISTING HALL	EXISTING/ NEW GWB. PAINTED	EXIST. WOOD- NO WORK		EXISTING, PAINTED			REUSE/ NEW TO MATCH EXIST. PTD.	REUSE/ NEW TO MATCH EXIST. PTD.	REUSE/ NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST.	TYP. PAINTING: PRIMER & 2- TOP COATS
EXISTING HALL LINEN	EXISTING/ NEW GWB. PAINTED	EXIST. WOOD- NO WORK		EXISTING, PAINTED		NEW TO MATCH EXIST. PTD.				NEW TO MATCH EXIST. PTD.	NEW TO MATCH EXIST. IF REQ'D	TYP. PAINTING: PRIMER & 2- TOP COATS

NOTE:
1. ALL NEW WOOD TRIM TO MATCH EXISTING SHALL BE POPLAR OR PAINT GRADE MATERIAL THAT IS NOT FINGER JOINTED.

PROJECT STATUS: CONSTRUCTION DOCUMENTS
STUDIO MANAGER:
PROJECT ARCHITECT:

SUBMISSIONS:
1 REVISION: 12/03/2014

CONSULTANTS:

DRAFTSPERSON: MJC
DATE: 10/20/2014 PRICING SET
PROJECT STATUS: CONSTRUCTION DOCUMENTS

Fowler Residence Second Floor Renovations
Joe and Allison Fowler
1515 Washington Avenue, Portland, ME 04103

NEW PLAN, ELEVATIONS, NOTES & FINISH SCHEDULE
A-4

/Volumes/Network Files/Caleb Johnson Architects LLC/Projects/DAVIDSON 1.14/DRAWINGS/1 EXISTING/ARCHICAD/DAVIDSON 1.14 M AND D.pln