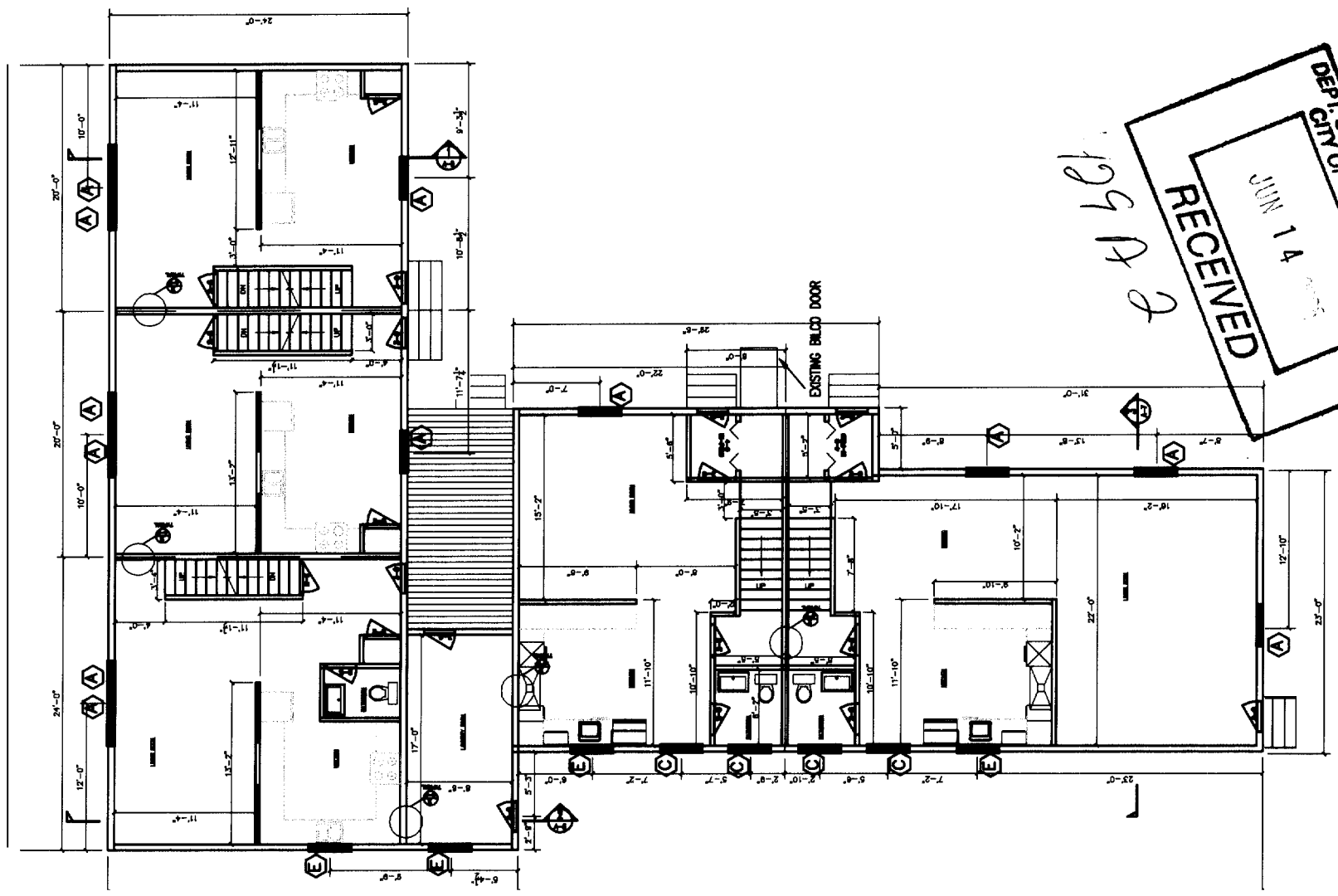
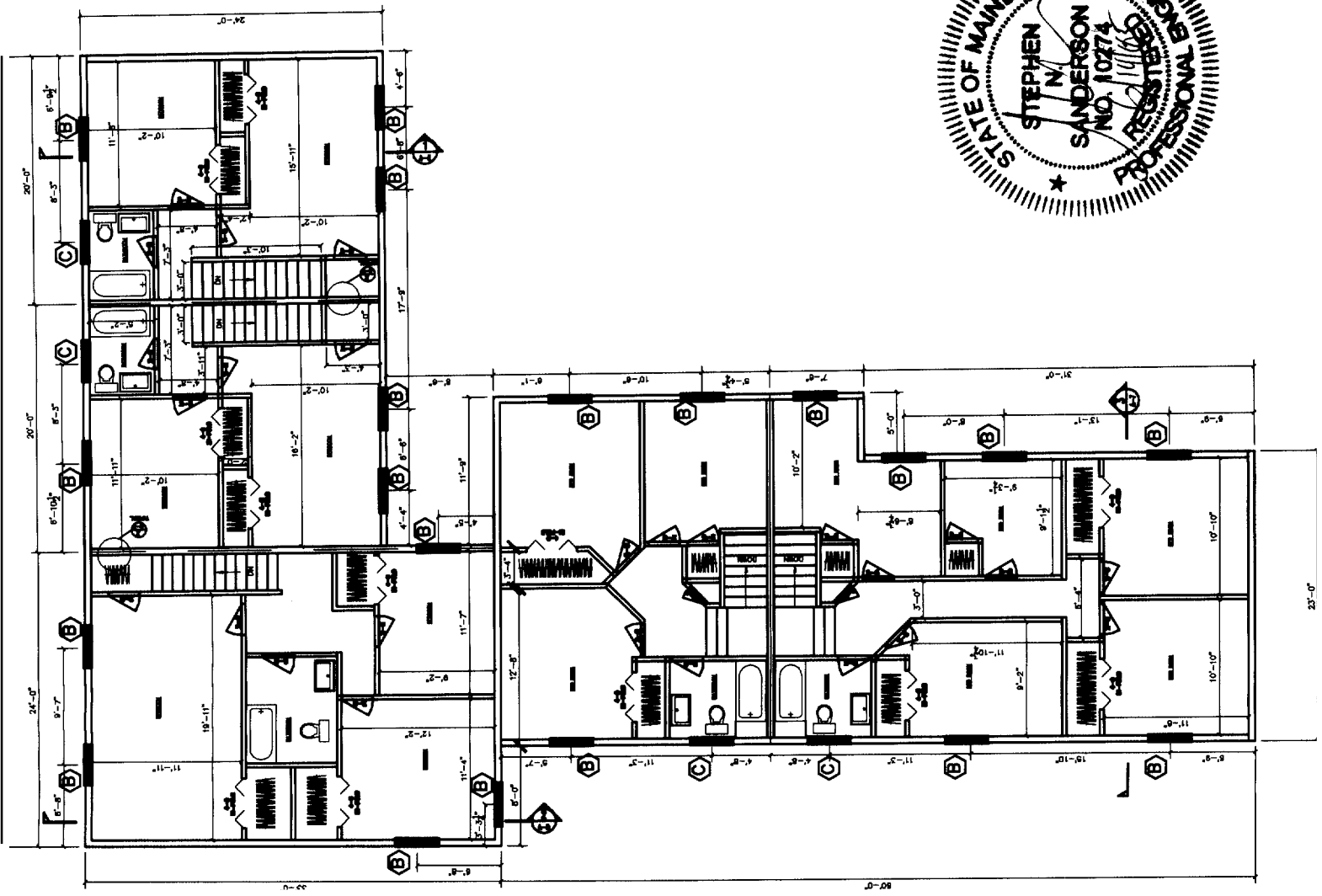


GENERAL NOTES:  
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.

MANUFACTURER'S LIST OF EQUIVOCAL EQUIVALENTS TO BE DETERMINED BY CONTRACTOR



FIRST FLOOR PLAN



SECOND FLOOR PLAN

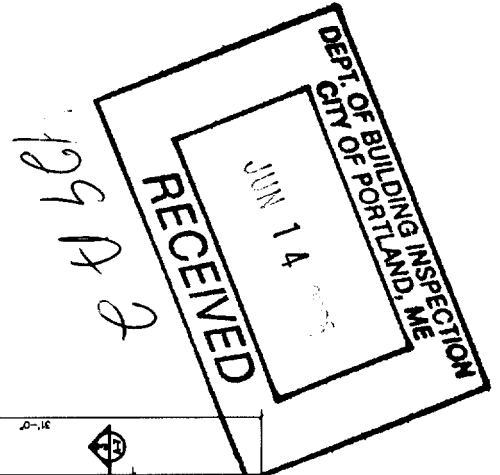
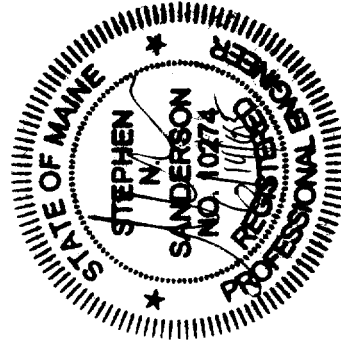
DOOR SCHEDULE			
SYMB	MODEL NUMBER	MANUFACTURER	REMARKS
1	3'-0" x 6'-8"	STANLEY	EXTERIOR DOOR - STEEL 6 PANEL MOULDED
2	2'-8" x 8'-0"	MASONITE	HOLLOW CORE INTERIOR CASED 6 PANEL
3	2'-4" x 8'-0"	MASONITE	HOLLOW CORE INTERIOR CASED 6 PANEL
4	-	-	-
5	-	-	-

WINDOW SCHEDULE			
SYMB	MODEL NUMBER	MANUFACTURER	REMARKS
A	SERIES 1000 RO 46 1/4" X 58 1/4" X	AMERICAN CRAFTSMAN	DOUBLE-HUNG CLEAR OPENING 7/8" X 1 1/8" NOMINAL
B	SERIES 1000 RO 42 1/4" X 53 1/4" X	AMERICAN CRAFTSMAN	DOUBLE-HUNG CLEAR OPENING 3/4" X 1 1/2" NOMINAL
C	SERIES 1000 RO 36 1/4" X 53 1/4" X	AMERICAN CRAFTSMAN	DOUBLE-HUNG CLEAR OPENING 3/8" X 1 1/2" NOMINAL
D	2804 11/2" X 51/2" X	AMERICAN CRAFTSMAN	SLIDING WINDOW CLEAR OPENING 7/8" X 1 1/8" NOMINAL
E	SERIES 1000 RO 36 1/4" X 53 1/2" X	AMERICAN CRAFTSMAN	SLIDING WINDOW 3/8" X 1 1/8" NOMINAL
F	EXISTING WINDOW 30" W. X 36" H. NOMINAL	EXISTING	DOUBLE HUNG

LEGEND  
 WINDOW TYPE (SEE SCHEDULE)  
 DOOR TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM

NOTE: SHEET DESIGNATORS ARE DISPLINE SHEET NUMBERS. DRAWING DESIGNATORS USE NUMBERS FOR DETAILS/SECTIONS, LETTERS FOR SECTIONS. ELEVATION IS DOWN.



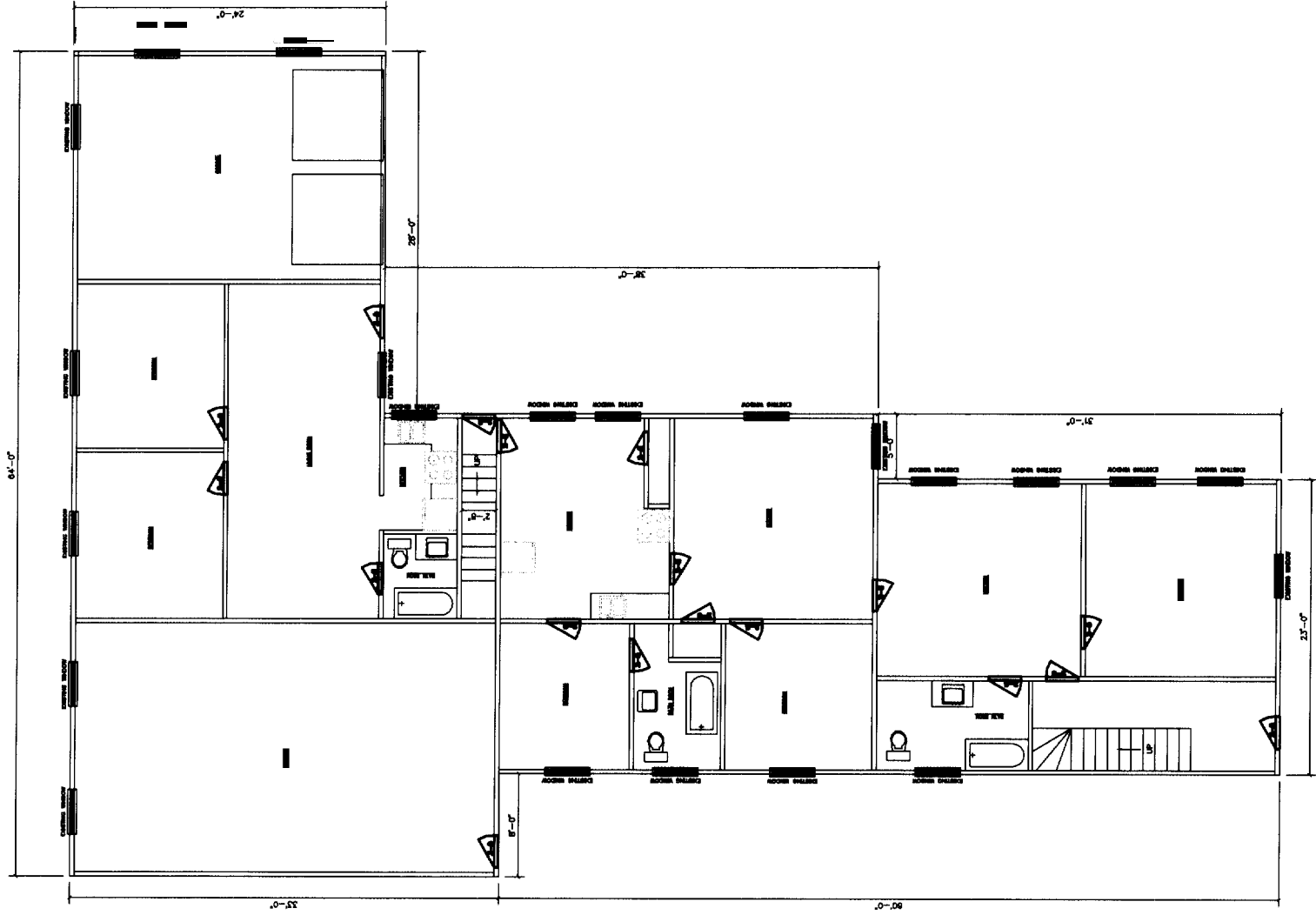
CLIENT: 115 SHERWOOD STREET  
 PORTLAND, MAINE

RECONFIGURED FLOOR PLAN  
 5 UNIT REMODEL

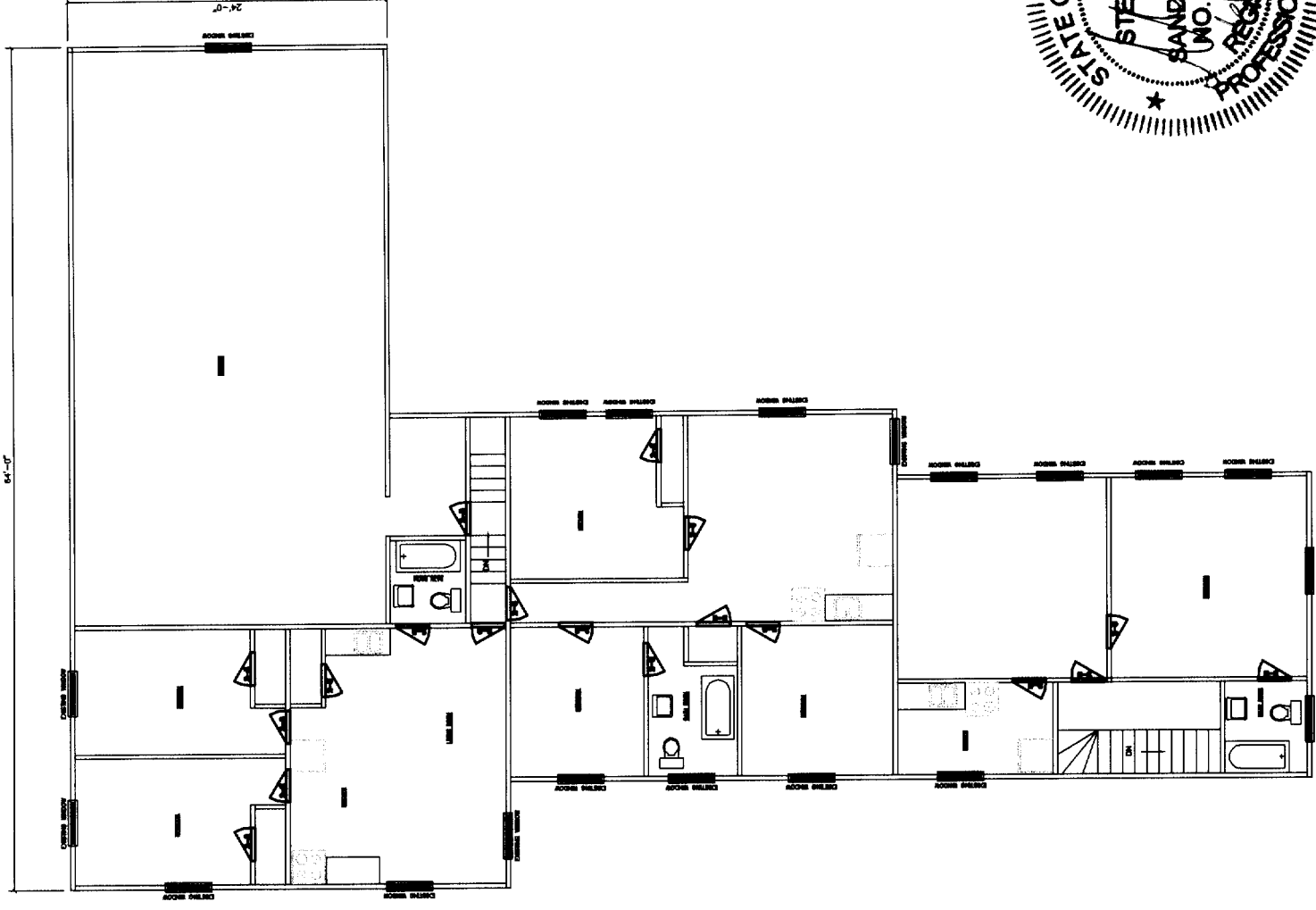
DRAWN BY: SMS SCALE: AS NOTED DATE: 04-15-05

DRAWING NUMBER: A-1

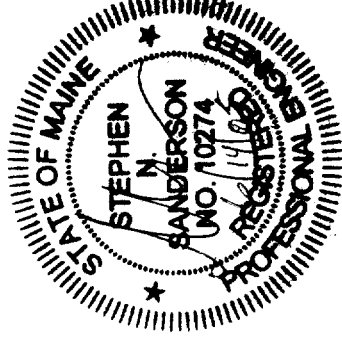
REV.	DATE	DESCRIPTION
B	6/13/05	FOR APPROVAL
A	5/05/05	FOR APPROVAL



—FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



—SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

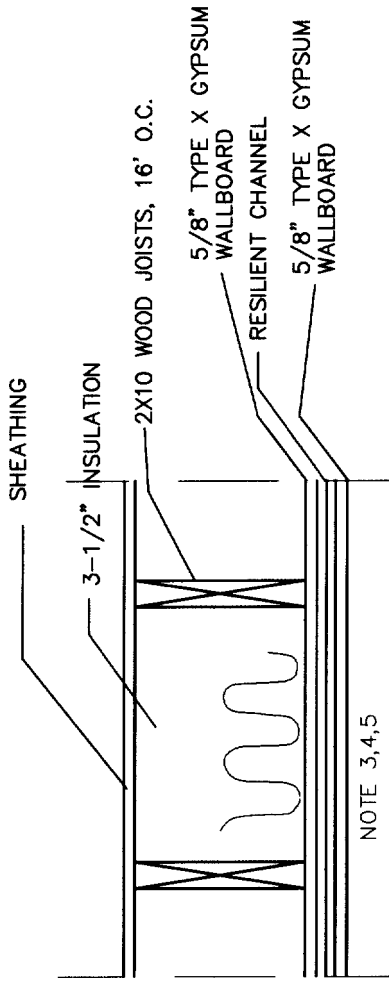


GENERAL NOTES:

1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

CLIENT	115 SHERWOOD STREET PORTLAND, MAINE		
	EXISTING FLOOR PLAN 5 UNIT		
DRAWN BY:	SMS	SCALE:	AS NOTED
		DATE:	4-15-06
DRAWING NUMBER	A-2		
REV.	A		

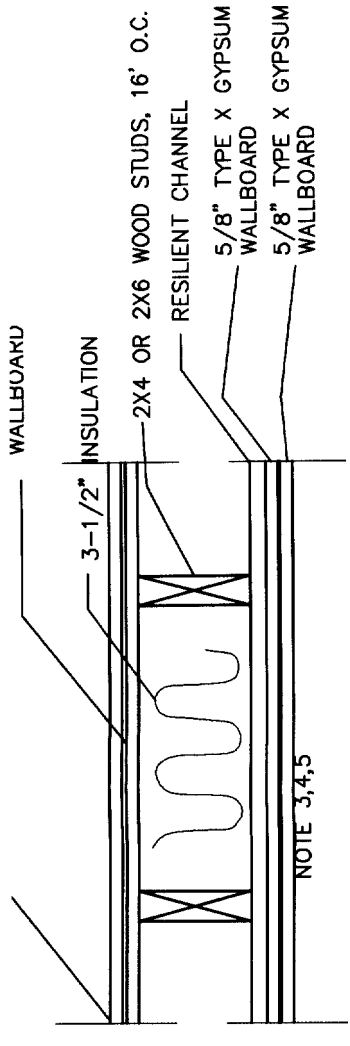
REV.	DATE	DESCRIPTION
B	6/13/06	FOR APPROVAL
A	5/05/06	FOR APPROVAL



DETAIL (1)  
SCALE: NTS (A-5)

TYPICAL FLOOR-CEILING SYSTEM

2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN L522



DETAIL (2)  
SCALE: NTS (A-1)

TYPICAL FIREWALL SYSTEM

2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN L334

CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING

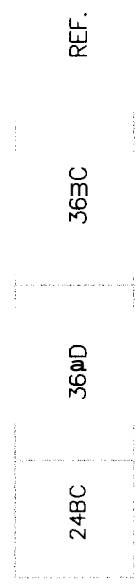
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
3. TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
4. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
5. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLY'S FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED



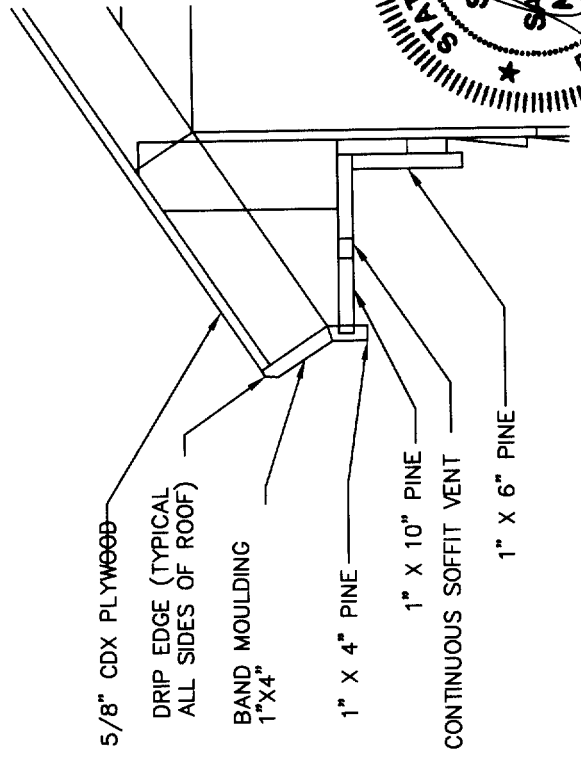
TYPICAL KITCHEN WALL CABINET SCHEDULE



TYPICAL KITCHEN BASE CABINET SCHEDULE

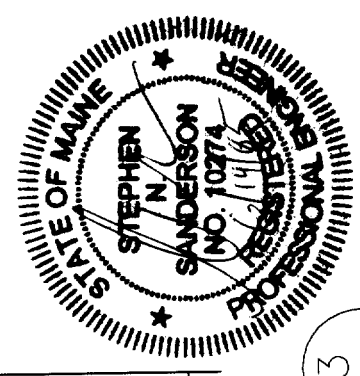


TYPICAL KITCHEN ISLAND CABINET SCHEDULE



DETAIL (3)  
SCALE: 3/4" = 1'-0" (A-5)

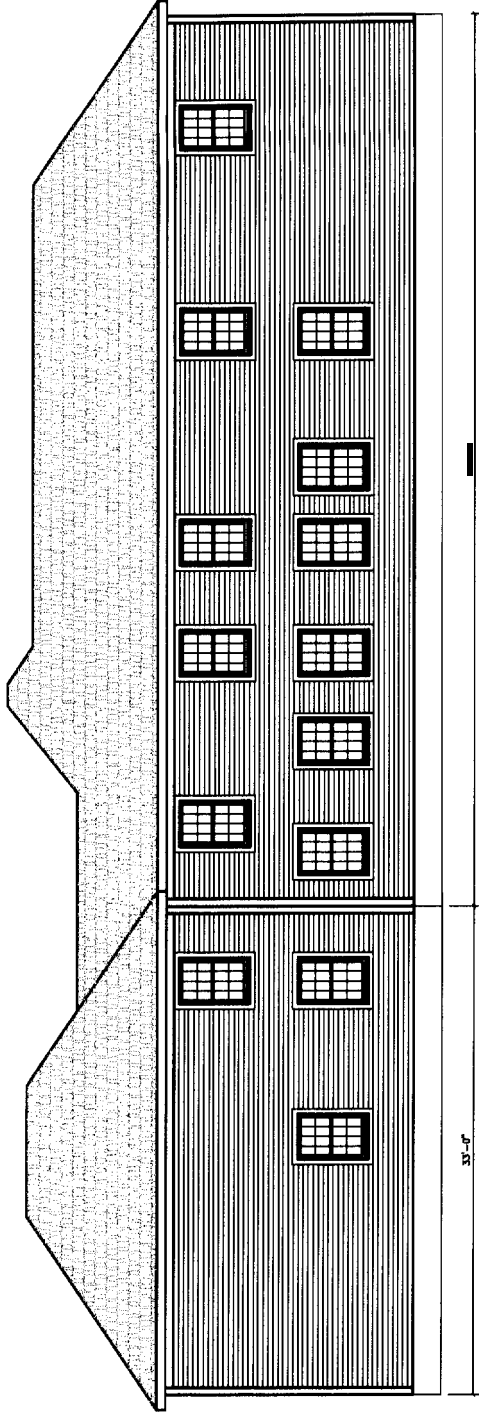
TYPICAL OVERHANG & FASCIA DETAIL



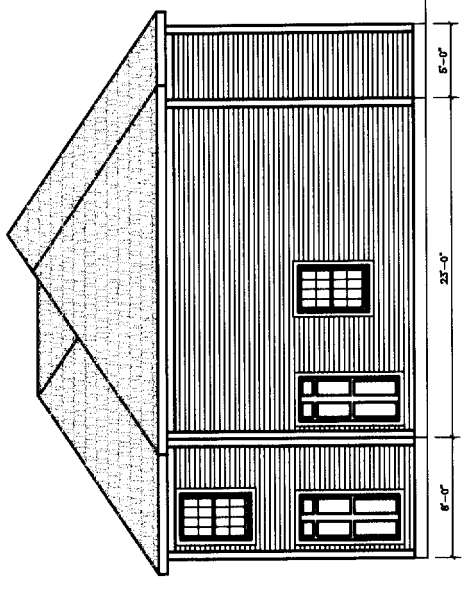
DETAIL (4)  
SCALE: NTS (A-5)

TYPICAL STAIR

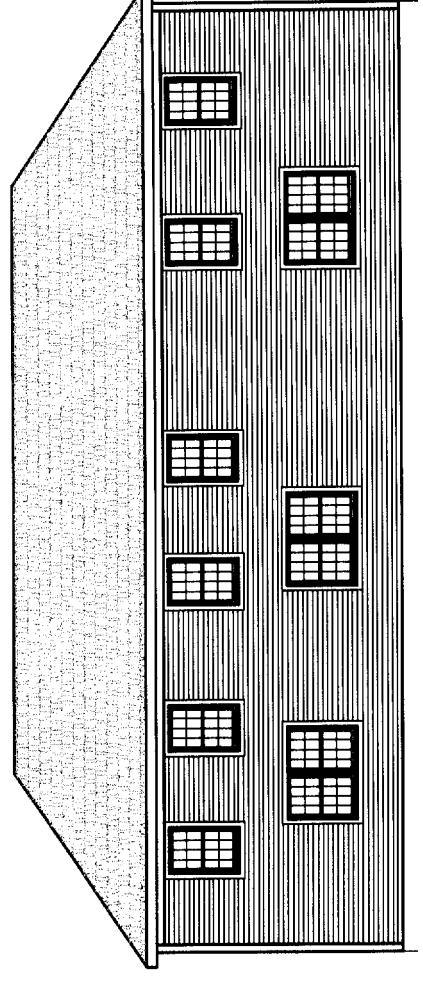
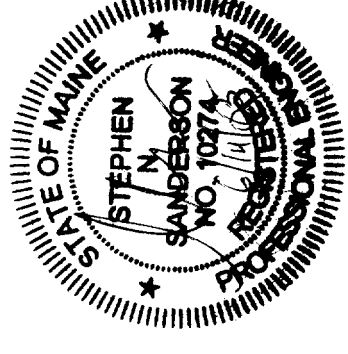
CLIENT	115 SHERWOOD STREET PORTLAND, MAINE		
PROJECT	MISC. DETAILS		
DATE	4-15-06	SCALE	AS NOTED
REV.	DATE	DRAWING NUMBER	REV.
B	6/13/05	FOR APPROVAL	
A	5/05/05	FOR APPROVAL	
		DESCRIPTION	



SIDE ELEVATIONS  
SCALE 3/8\"/>



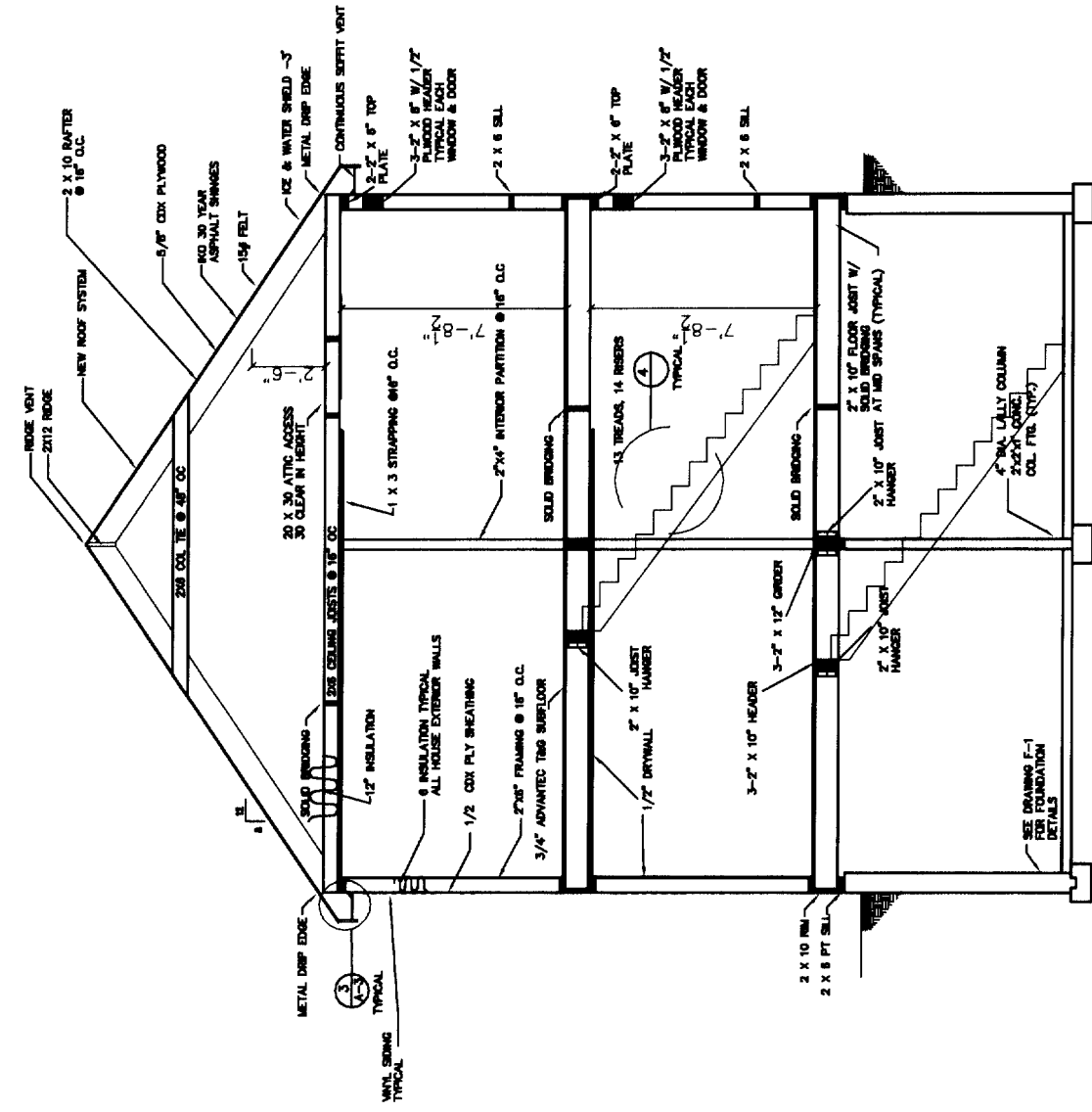
FRONT ELEVATION  
SCALE 3/8\"/>



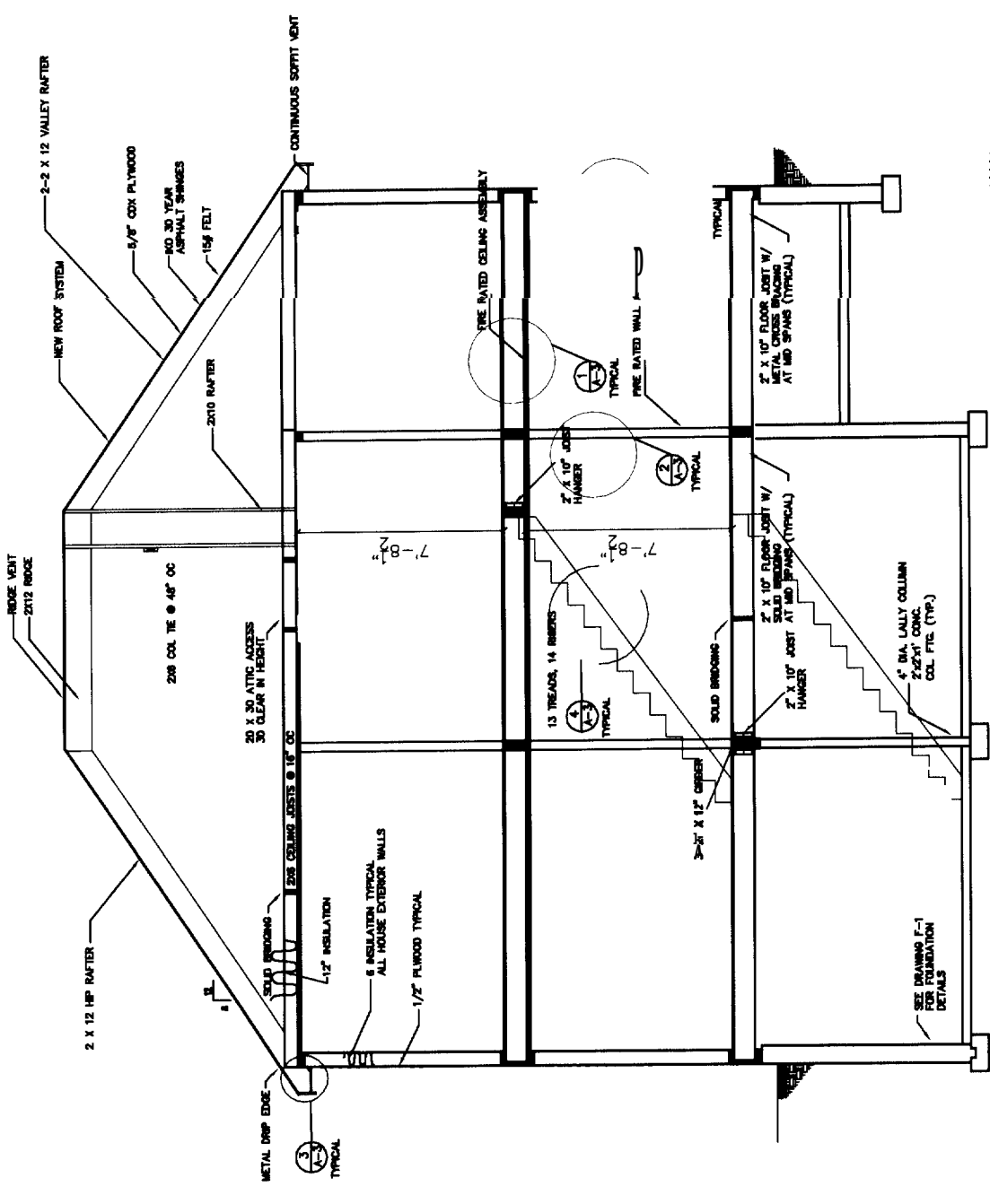
REAR ELEVATION  
SCALE 3/8\"/>

CLIENT	115 SHERWOOD STREET PORTLAND, MAINE		
	ELEVATIONS 5 UNIT REMODEL		
DRAWN BY:	SMS	SCALE:	AS NOTED
		DATE:	4-15-05
		DRAWING NUMBER	A-4
		REV.	A

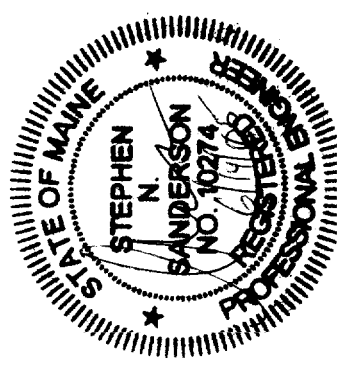
REV.	DATE	DESCRIPTION
B	6/13/05	FOR APPROVAL
A	5/05/05	FOR APPROVAL



SECTION 1  
SCALE : 3/8" = 1'-0"

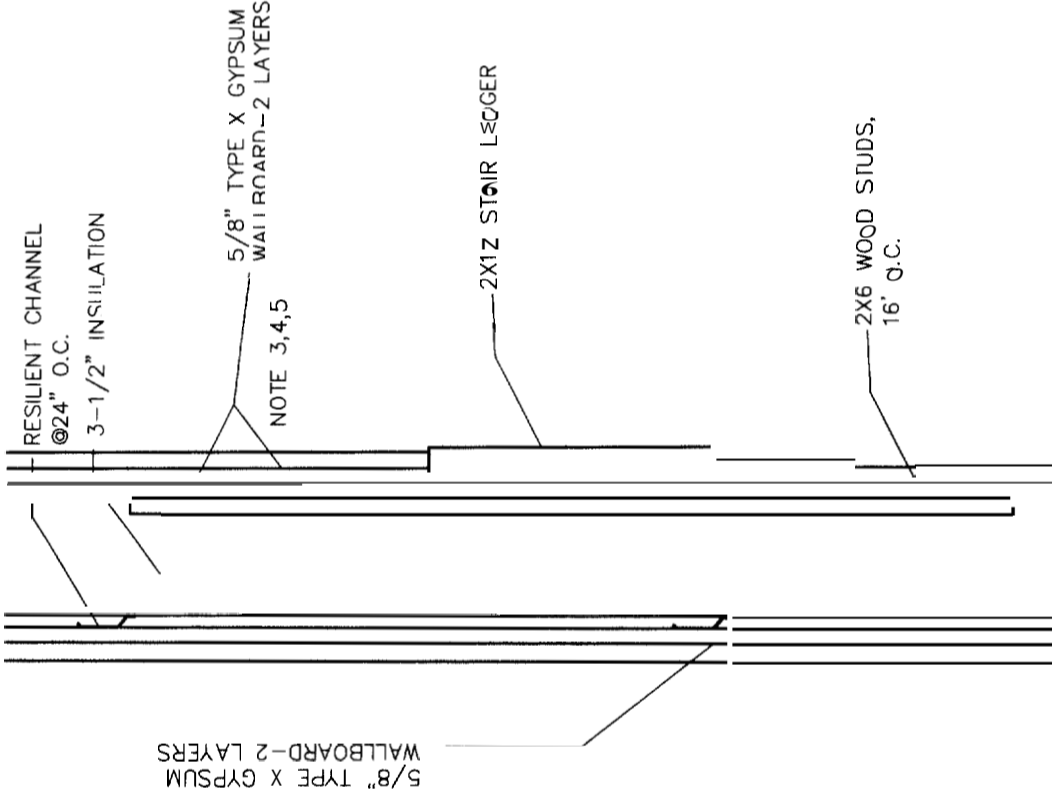


SECTION 2  
SCALE : 3/8" = 1'-0"



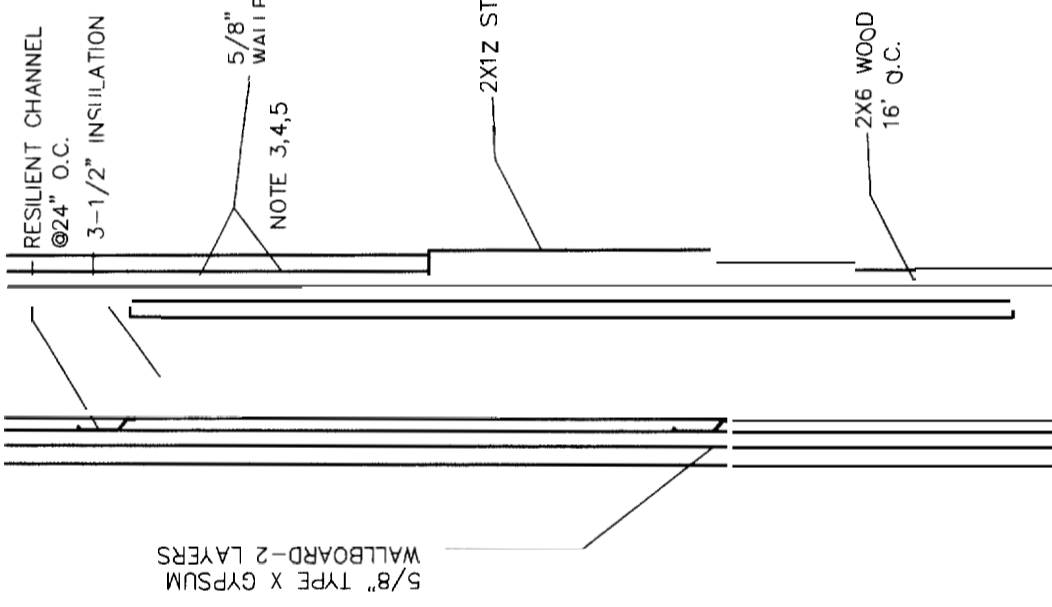
GENERAL NOTES:  
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.  
2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

CLIENT	115 SHERWOOD STREET PORTLAND, MAINE		
SECTIONS AND DETAILS			
5 UNIT REMODEL			
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	6/13/05	DATE:	4-15-05
REV.	A	DATE	5/05/05
DESCRIPTION	FOR APPROVAL		
	FOR APPROVAL		
DRAWING NUMBER	A-5		
REV.			

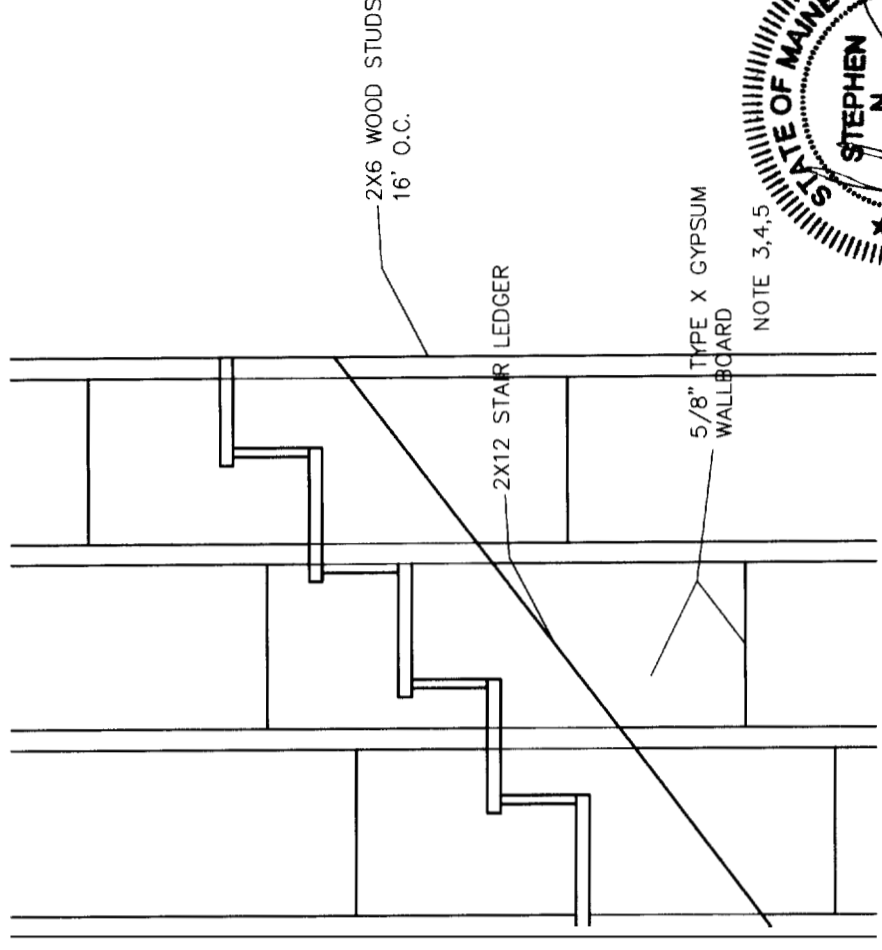


DETAIL 1  
SCALE : NTS  
TYPICAL STUDS & HEADER  
AROUND WALL OPENINGS

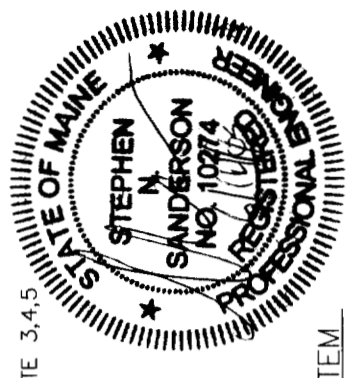
- GRADES PER CONTRACTOR'S SPECIFICATIONS.
- CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
  - TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
  - RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
  - CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALL IN 1470 LISTED



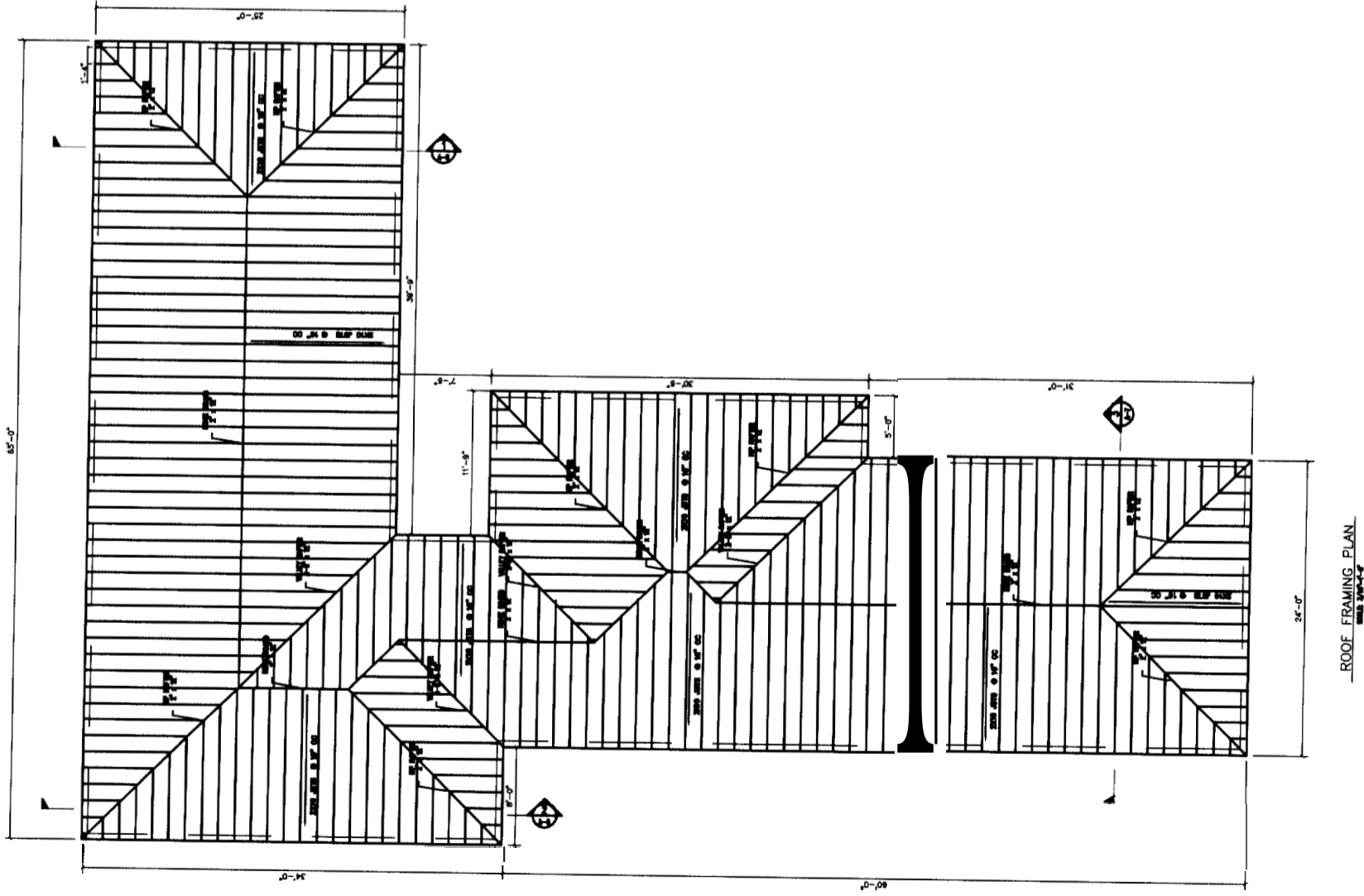
DETAIL 2  
SCALE : NTS  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN U334



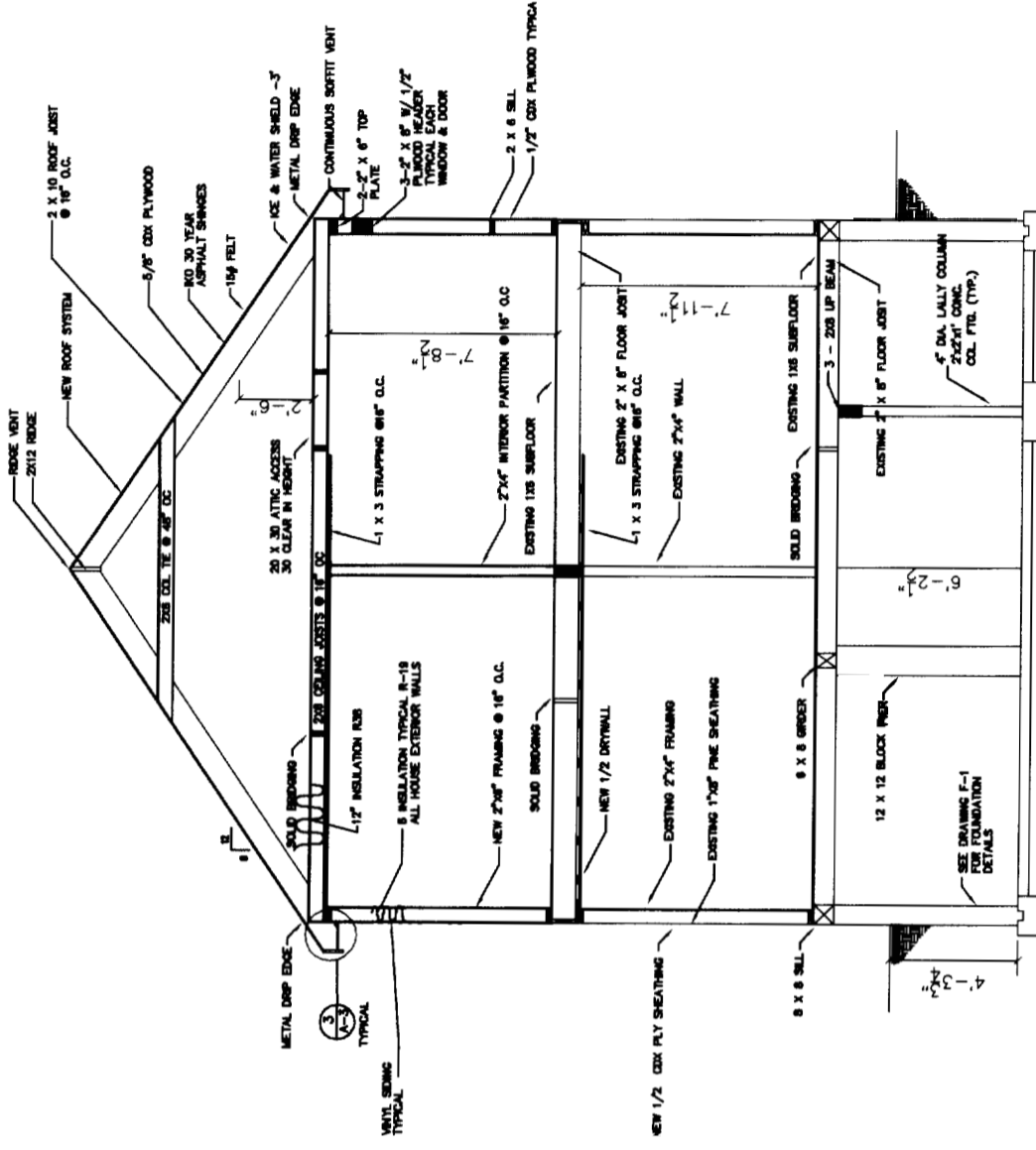
DETAIL 3  
SCALE : NTS  
TYPICAL STAIR ELEVATION FIREWALL SYSTEM  
2 HOUR FIRE AND STC 50 SOUND RATING  
UL 263 RATING / UL DESIGN U334



CLIENT		115 SHERWOOD STREET PORTLAND, MAINE	
DRAWN BY:		SMS	
DATE:		4-15-06	
SCALE:		AS NOTED	
DRAWING NUMBER		A-6	
MISC. DETAILS		5 UNIT REMODEL	
REV.	DATE	DESCRIPTION	REV.
B	6/13/06	FOR APPROVAL	
A	5/05/06	FOR APPROVAL	



ROOF FRAMING PLAN

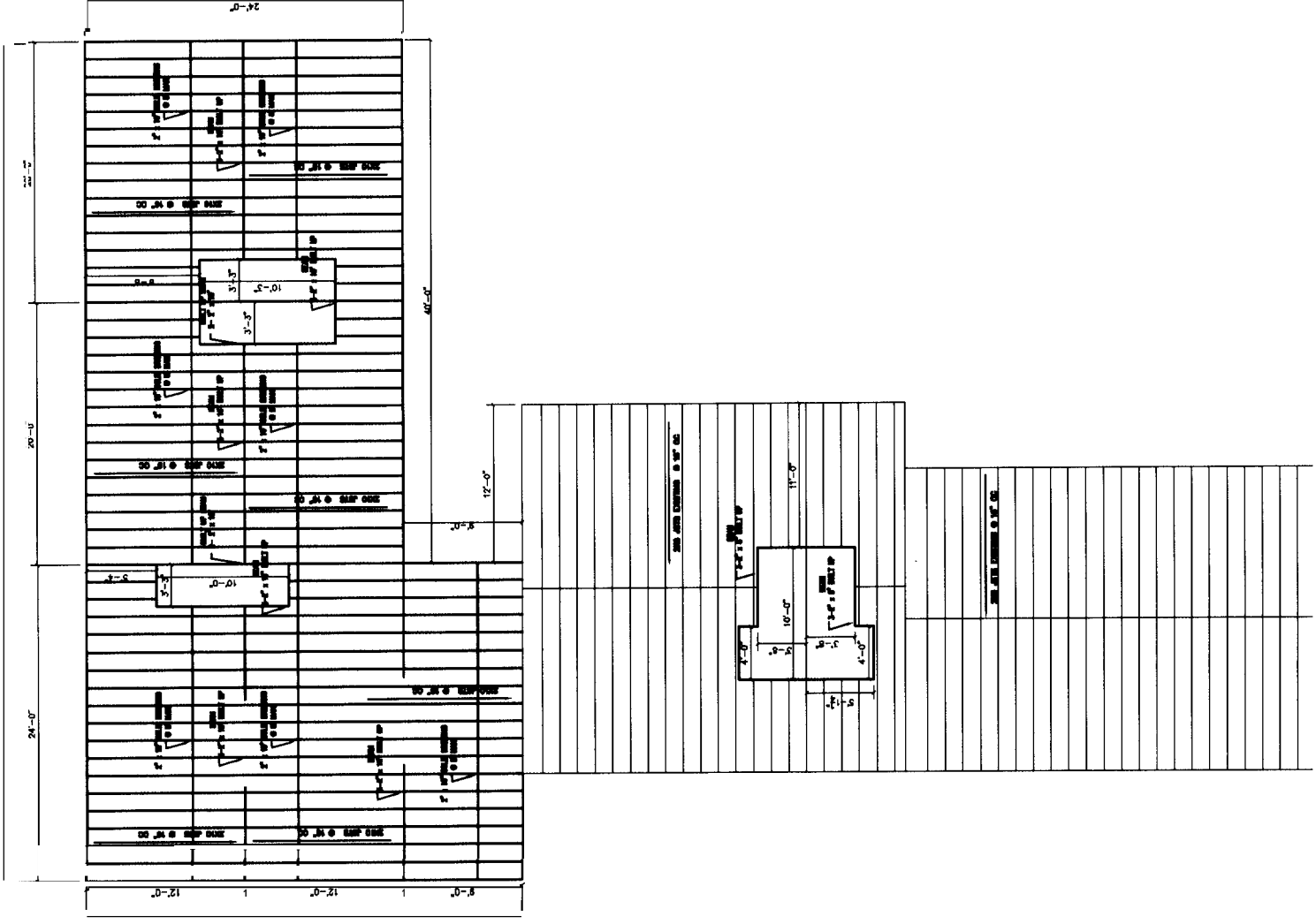


SECTION A-A  
SCALE: 3/8" = 1'-0"

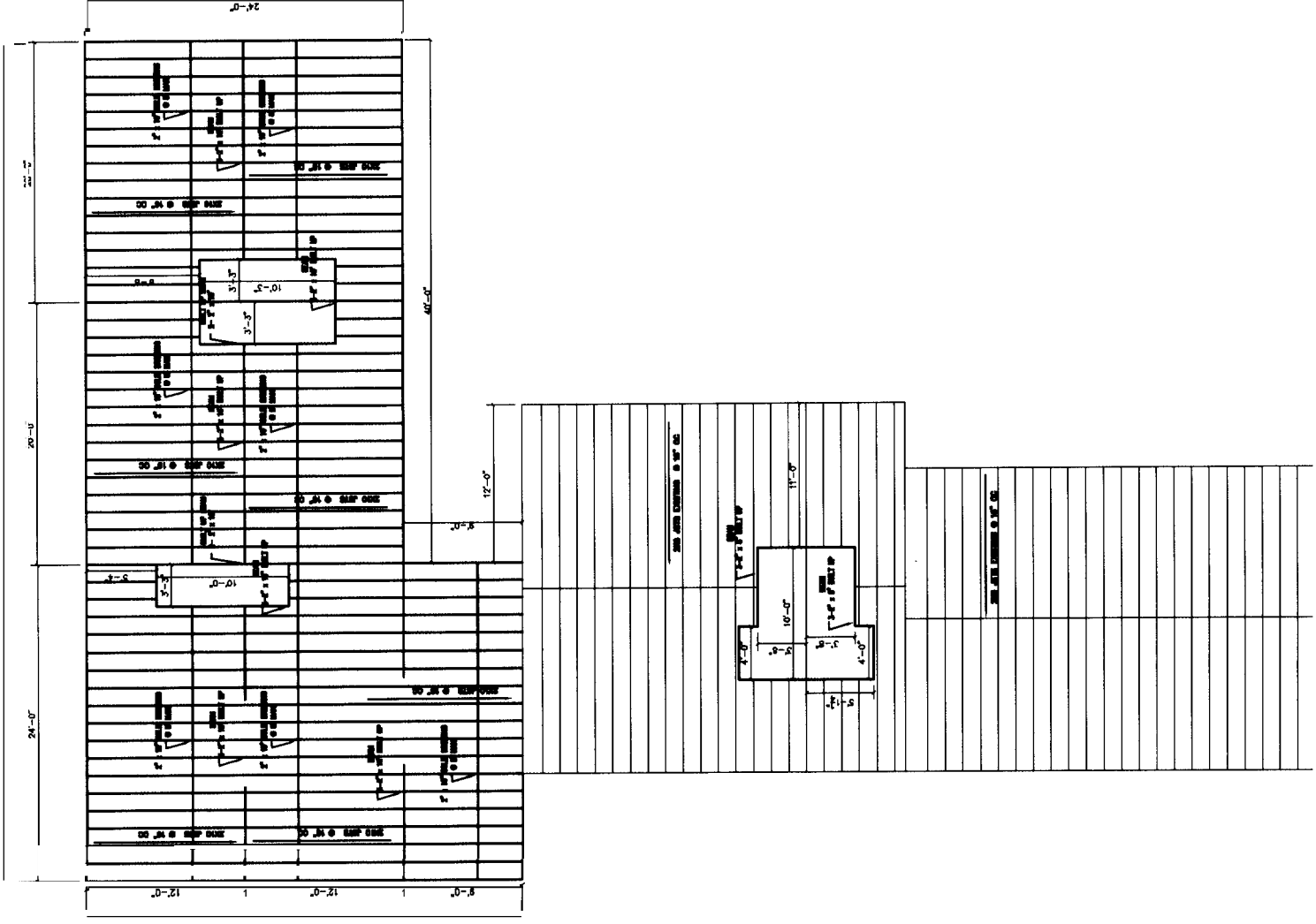


CLIENT		115 SHERWOOD STREET PORTLAND, MAINE	
SECTIONS AND DETAILS			
5 UNIT REMODEL			
DATE	DESCRIPTION	SCALE	AS NOTED
6/13/05	FOR APPROVAL	SNS	
5/05/05	FOR APPROVAL		
EV.	DATE		
			C
			DATE 4-15-06

GENERAL NOTES:  
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.  
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

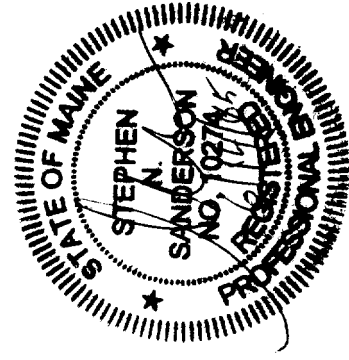


FIRST FRAMING PLAN  
DATE: 4-15-05



SECOND FRAMING PLAN  
DATE: 4-15-05

GENERAL NOTES:  
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.  
 2. CONF. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.



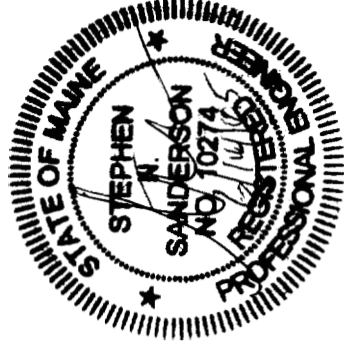
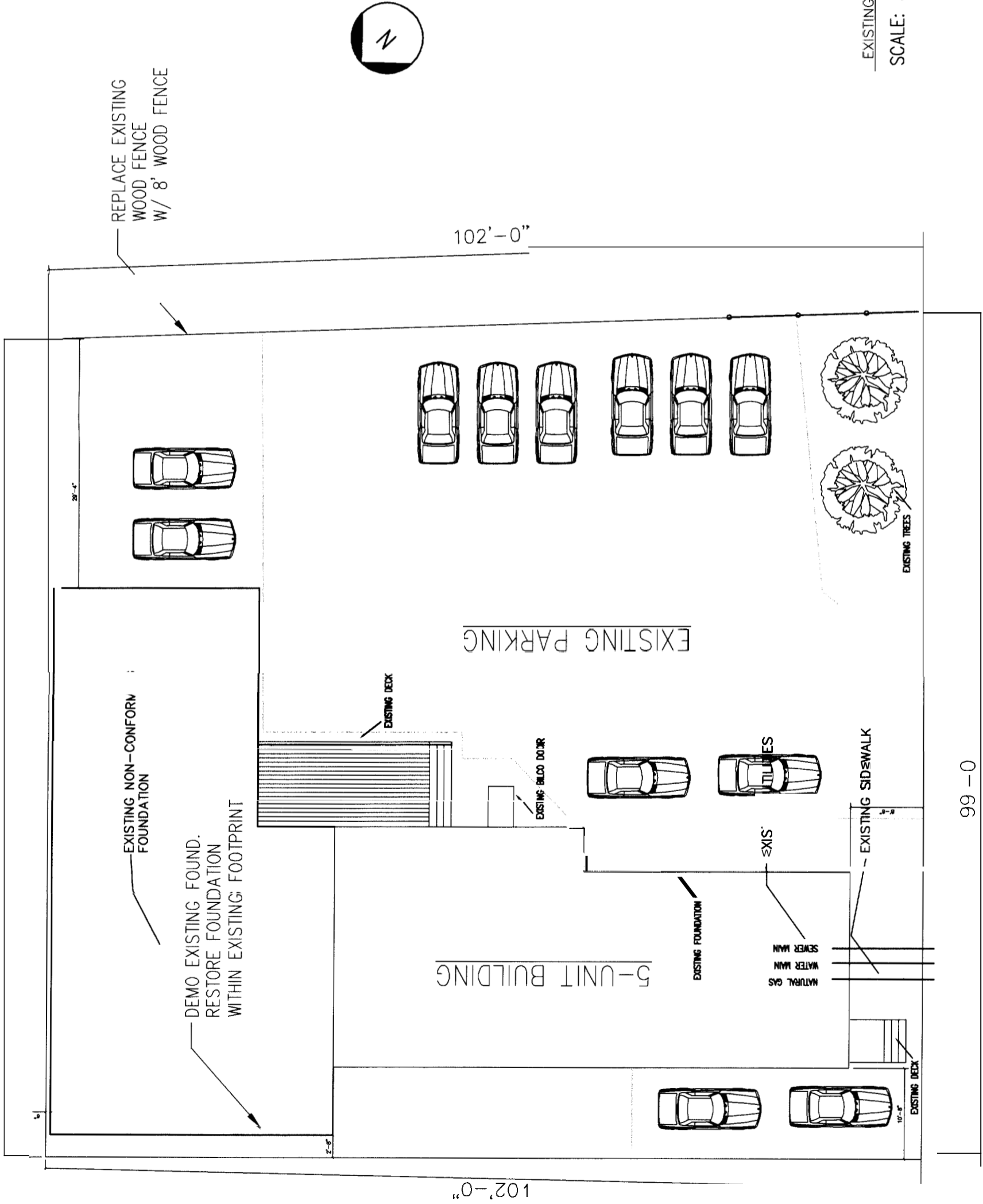
CLIENT		115 SHERWOOD STREET PORTLAND, MAINE	
DRAWING		FRAMING PLAN	
DRAWN BY:		SWS	
SCALE:		AS NOTED	
DATE:		4-15-05	
DRAWING NUMBER		A-8	

REV.	DATE	DESCRIPTION
B	6/13/05	FOR APPROVAL
A	5/05/05	FOR APPROVAL



GENERAL NOTES:

1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
3. CURB AND SIDEWALK IS EXISTING
4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR APPROPRIATE UTILITY CONCERNING



MAP AND LOT NO.  
429-A-2

LOT SIZE = 9945 SF

EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"

BACK BAY PROPERTIES, LLC  
MANAGER: STEPHEN SANDERSON  
878 NORTH ROAD  
NORTH YARMOUTH  
MAINE 04097

CLIENT		115 SHERWOOD STREET PORTLAND, MAINE	
DRAWN BY:		SWS	
SCALE:		AS NOTED	
DATE:		4-15-05	
DRAWING NUMBER		S-1	
REV.		DATE	
DESCRIPTION			

SHERWOOD STREET

99'-0"

102'-0"

102'-0"

5-UNIT BUILDING

EXISTING PARKING

REPLACE EXISTING  
WOOD FENCE  
W/ 8' WOOD FENCE

EXISTING NON-CONFORM  
FOUNDATION

DEMO EXISTING FOUND.  
RESTORE FOUNDATION  
WITHIN EXISTING FOOTPRINT

EXISTING DECK

EXISTING BELLO DOOR

EXISTING FOUNDATION

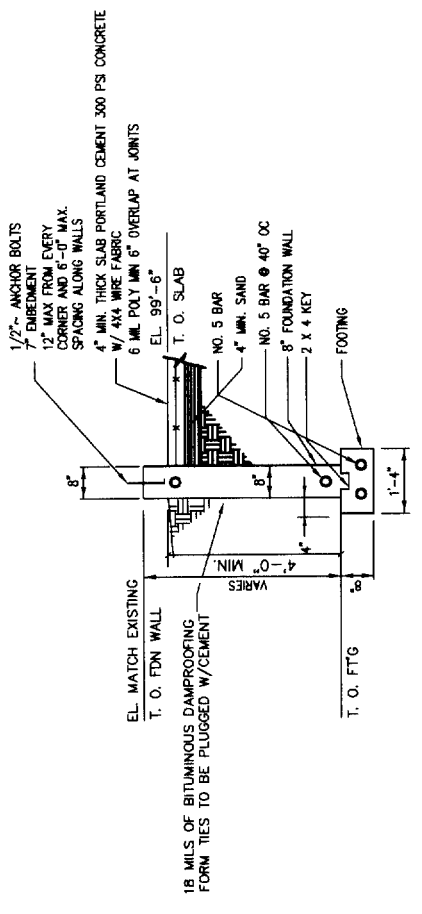
NATURAL GAS  
WATER MAIN  
SEWER MAIN

EXISTING SIDEWALK

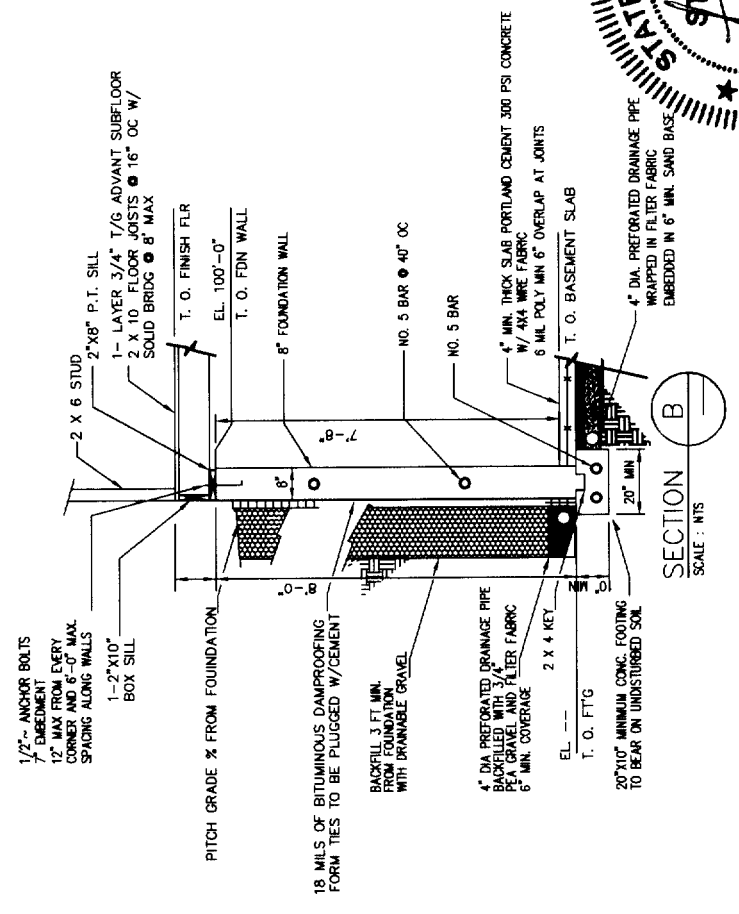
EXISTING TREES

EXISTING DECK

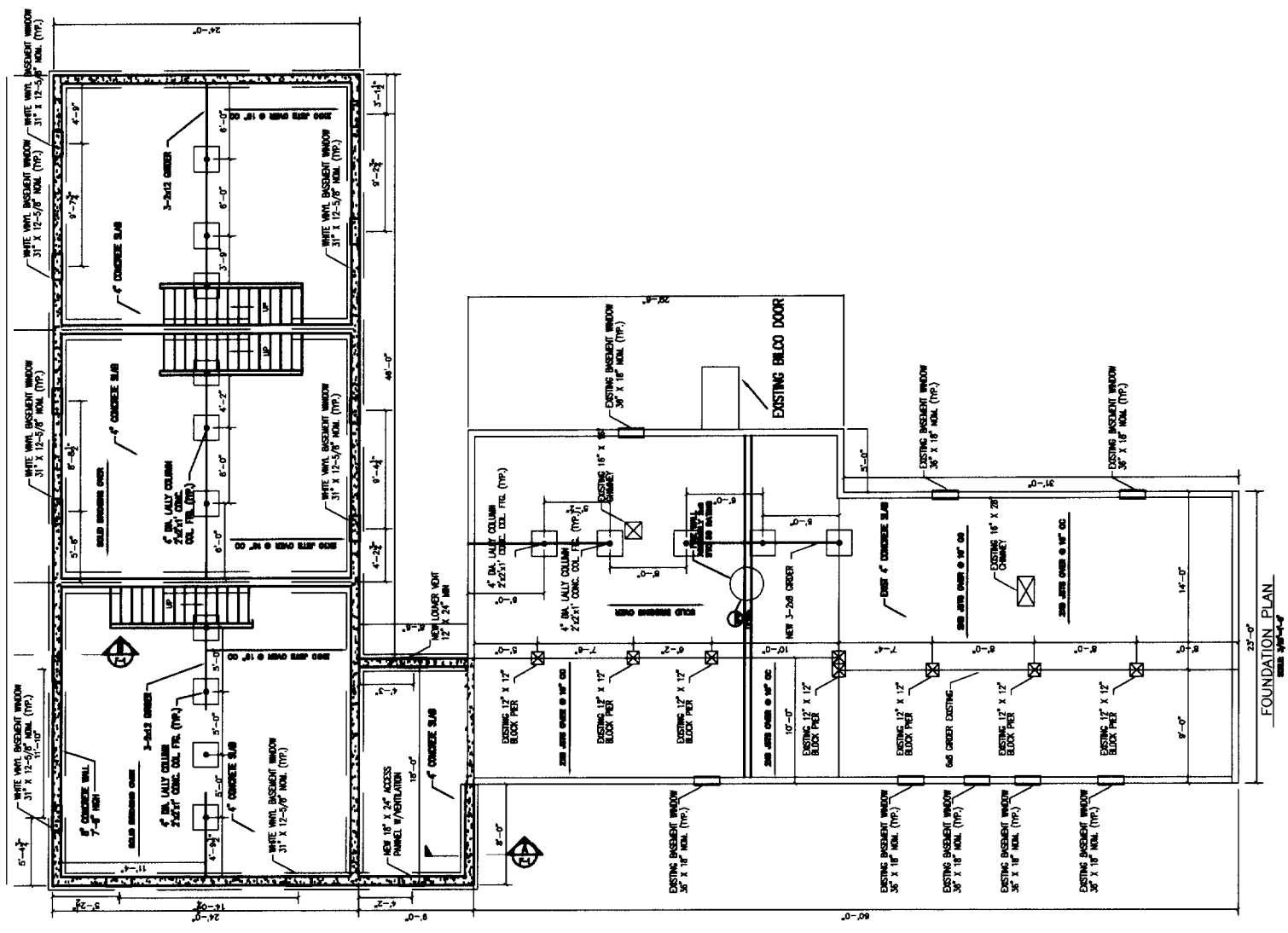
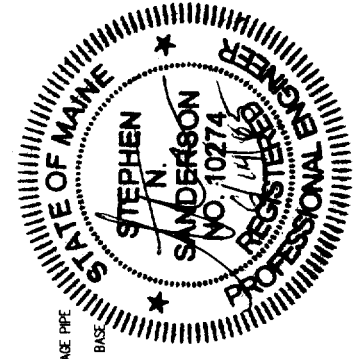
REV.



SECTION A  
SCALE: 1/2"=1'-0"



SECTION B  
SCALE: NTS



CLIENT		115 SHERWOOD STREET PORTLAND, MAINE	
DRAWING NUMBER		F-1	
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	04-15-05	DATE:	04-15-05

REV.	DATE	DESCRIPTION
B	6/10/05	FOR APPROVAL
A	5/05/05	FOR APPROVAL

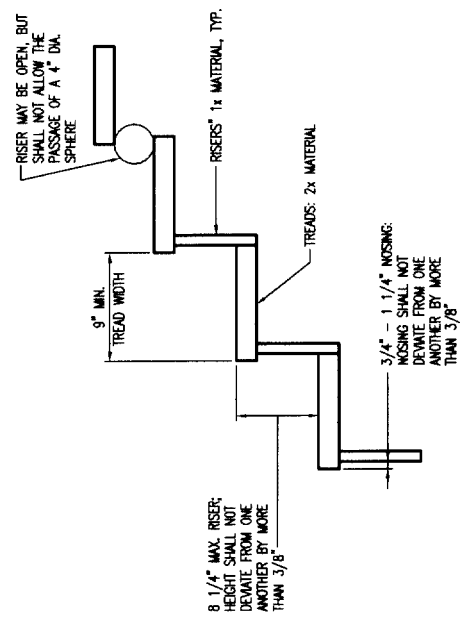


FIGURE 16: TREAD AND RISER DETAIL  
SCALE: 1 1/2"=1'-0"

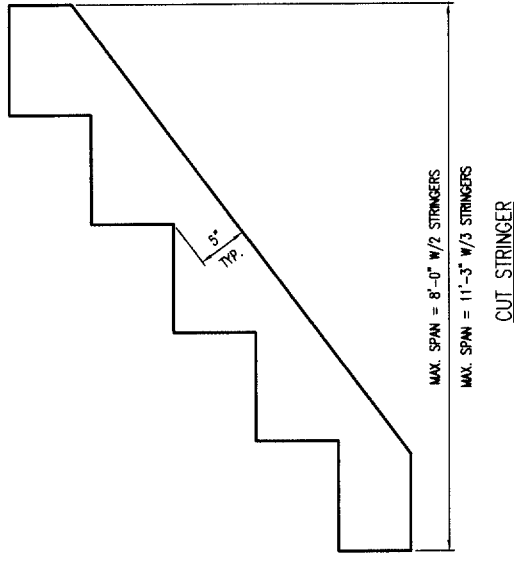


FIGURE 17: STAIR STRINGER REQUIREMENTS  
SCALE: 1 1/2"=1'-0"

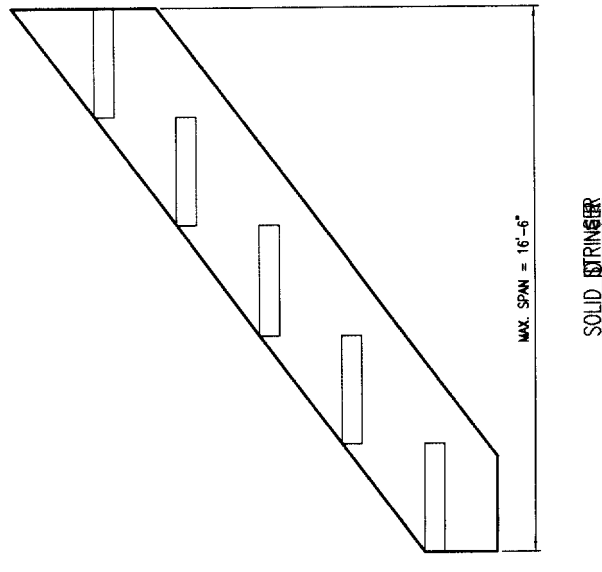


FIGURE 18: TREAD CONNECTION REQUIREMENTS  
SCALE: 1 1/2"=1'-0"

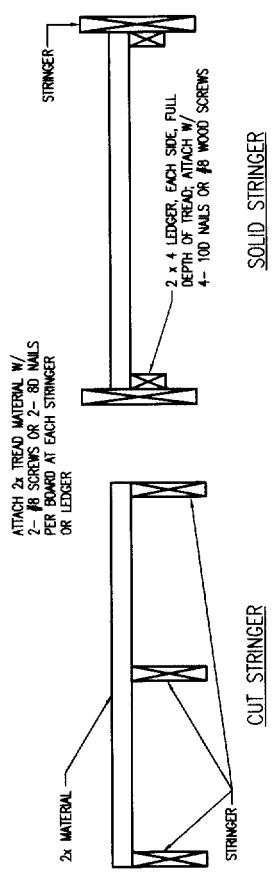


FIGURE 19: STAIR GUARD REQUIREMENTS  
SCALE: 1"=1'-0"

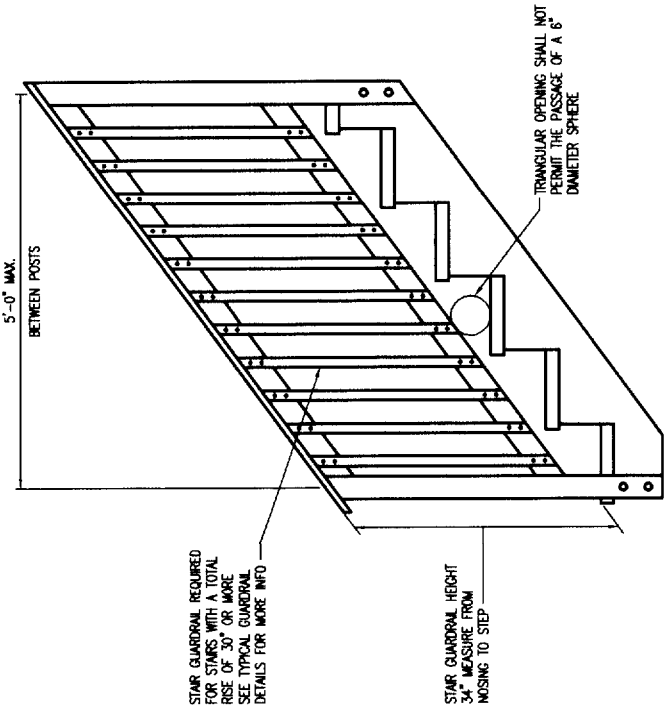


FIGURE 20: STAIR STRINGER CONNECTION DETAIL  
SCALE: 1"=1'-0"

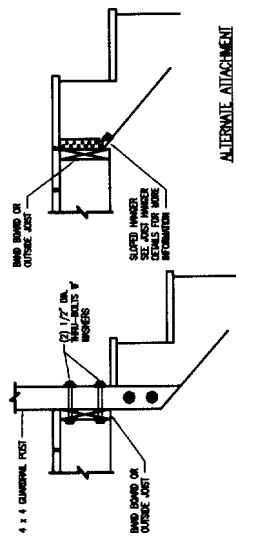


FIGURE 21: HANDRAIL REQUIREMENTS  
SCALE: 1"=1'-0"

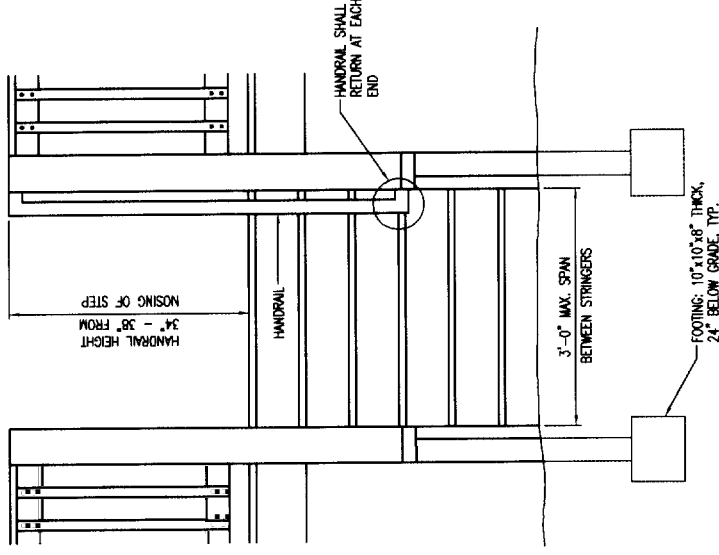
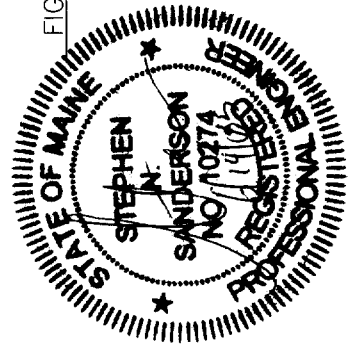


FIGURE 22: MISCELLANEOUS STAIR REQUIREMENTS  
SCALE: 1 1/2"=1'-0"



CLIENT		115 SHERWOOD STREET PORTLAND, MAINE	
TYPICAL DECK DETAILS			
DRAWN BY:	SJS	SCALE:	AS
		DATE:	08-30-04
DRAWING NUMBER		A-9	
REV.		DESCRIPTION	

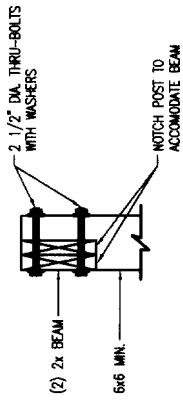


FIGURE 9: POST-TO-BEAM REQUIREMENTS

SCALE: 1 1/2"=1'-0"

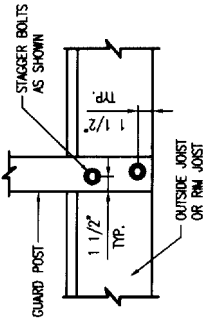


FIGURE 12: GUARD POST ATTACHMENT DETAIL

SCALE: 1 1/2"=1'-0"

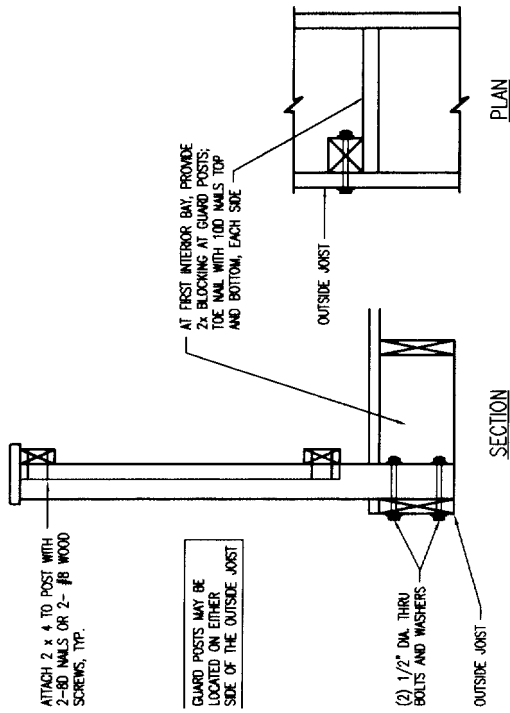


FIGURE 13: GUARD POST TO OUTSIDE JOIST DETAIL

SCALE: 1 1/2"=1'-0"

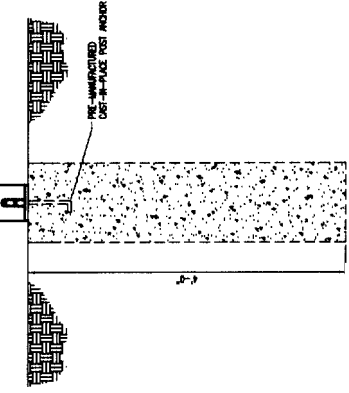


FIGURE 10: TYPICAL FOOTING DETAILS

SCALE: 1 1/2"=1'-0"

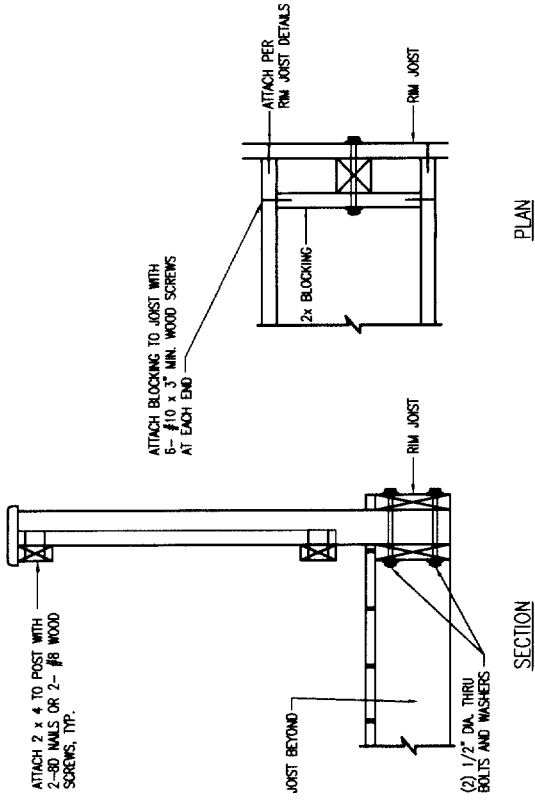


FIGURE 14: GUARD POST TO RIM JOIST DETAIL - OPTION 1

SCALE: 1 1/2"=1'-0"

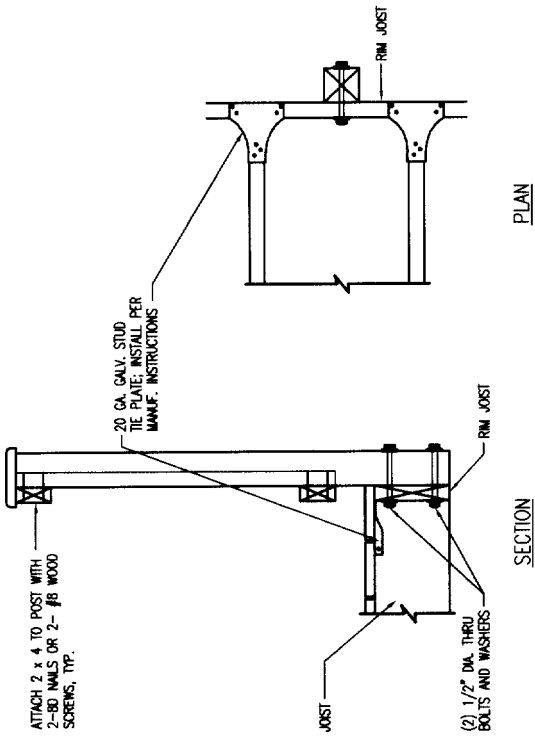


FIGURE 15: GUARD POST TO RIM JOIST DETAIL - OPTION 2

SCALE: 1 1/2"=1'-0"

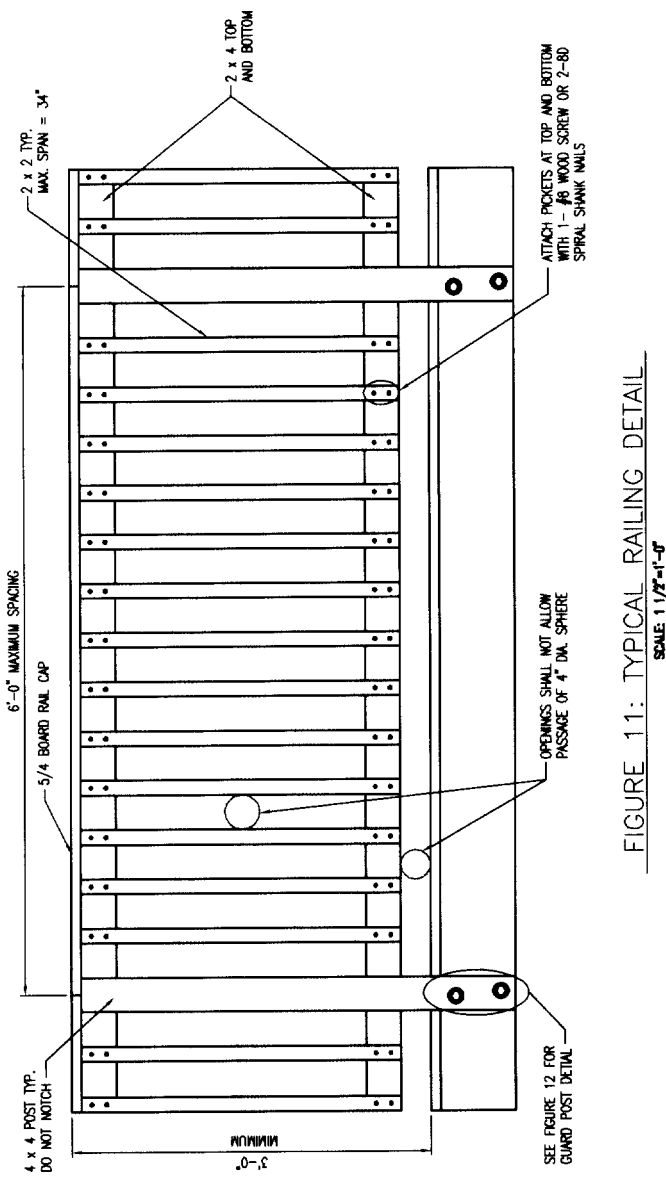
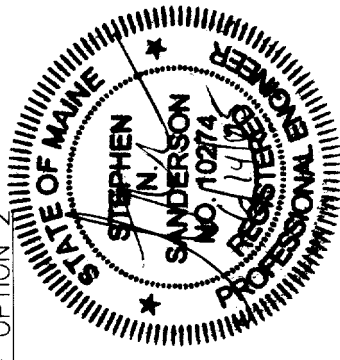


FIGURE 11: TYPICAL RAILING DETAIL

SCALE: 1 1/2"=1'-0"



PROJECT		115 SHERWOOD STREET PORTLAND, MAINE	
TYPICAL DECK DETAILS			
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	06-15-04	DATE:	06-15-04
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