

RESIDENCE AT 24 FOYES

24 FOYES LANE

KITTERY POINT, MAINE 03905

ARCHITECT:

WINTER HOLBEN architecture + design
7 WALLINGFORD SQUARE, UNIT 2099
KITTERY, MAINE 03904
PHONE: (207) 994-3104

OWNER

MARSHLARK, LLC
4 TENNEY HILL ROAD
KITTERY POINT, MAINE 03905

CIVIL ENGINEER:

NORTH EASTERLY SURVEYING
1021 GOODWIN ROAD
ELIOT, MAINE 03903
PHONE: (207) 439-6333

STRUCTURAL ENGINEER:

DEC ENTERPRISES

MEP ENGINEER:

DEC ENTERPRISES

TIMBER FRAME DESIGNER:

EASTERN RIVER POST & BEAM
19 KENDALL RD.
STRAFFORD, VT 05072
802-765-4702

GENERAL CONTRACTOR:

MAINELY RENOVATIONS INC.
384 HL DOW HIGHWAY, UNIT 11
ELIOT, MAINE 03904
(207) 439-3788

ABBREVIATIONS:

3D	THREE DIMENSIONAL	IN	INCH
&	AND	INSUL	INSULATION, INSULATED
@	AT	INT	INTERIOR
A/V	AUDIO VISUAL	LA	LANDSCAPE ARCHITECT
±	PLUS OR MINUS	LB	FOUND
∠	STEEL ANGLE	LF	LINOLEUM FLOORING
∩	ACOUSTICAL CEILING TILE	LF	LINEAR FEET
ADA	AMERICANS WITH DISABILITIES ACT	LIN	LINEAR
ALUM, AL	ALUMINUM	MAT	MATERIAL
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
APPROX	APPROXIMATE	MDF	MEDIUM DENSITY FIBER BOARD
ASST	ASSISTANT	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURER
BL	BORROWED LIGHT	MIN	MINIMUM
BLDG	BUILDING	MO	MASONRY OPENING
BF	BARRIER FREE	MR	MOISTURE RESISTANT
BOT	BOTTOM	MTD	MOUNTED
BSMT	BASEMENT	MTL	METAL
CLG	CEILING	N	NORTH
C	CENTERLINE	NAT	NATURAL
CL	CLEAR	NIC	NOT IN CONTRACT
CL	CLOSET	NO, #	NUMBER
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CLEAN OUT	OD	OUTSIDE DIAMETER
COL	COLUMN	OH	OPPOSITE HAND
CONF	CONFERENCE	OPP	OPPOSITE
CONT	CONTINUOUS	OS	ORIENTED STRAND BOARD
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
COORD	COORDINATE	PLUMB	PLUMBING
CORR	CORRIDOR	PLYWD	PLYWOOD
CPT	CARPET TILE	PLAM	PLASTIC LAMINATE
CPIT	CARPET TILE	PFAB	PREFABRICATED
CRK	CORK	PT	PRESSURE TREATED
CT	CERAMIC TILE	PNT, P	PAINT
CTB	CERAMIC TILE BASE	QTY	QUANTITY
CWT	CERAMIC WALL TILE	RCB, RB	RUBBER COVE BASE
DECO	DECORATIVE	RCP	REFLECTED CEILING PLAN
DIA	DIAMETER	RD	ROOF DRAIN
DN	DOWN	REINF	REINFORCED
DS	DOWNSPOUT	RF	RESILIENT FLOORING
DTL	DETAIL	RM	ROOM
DWG(S)	DRAWING(S)	RO	ROUGH OPENING
E	EAST	S	SOUTH
EA	EACH	SAT	SUSPENDED ACOUSTICAL TILE
EC	ETCHED CONCRETE	SS	STAINLESS STEEL
EJC	EXPANSION JOINT COVER	SCH	SCHEDULE
ELEC	ELECTRICAL	SF	SQUARE FEET
ELEV, EL	ELEVATION	SIM	SIMILAR
EM	EMERGENCY	SQ	SQUARE
EM	EMERGENCY	STL, ST	STEEL
EQ	EQUAL	STN	STAIN
EQUIP	EQUIPMENT	STOR	STORAGE
EXIST	EXISTING	STRUCT	STRUCTURAL, STRUCTURE
EXT	EXTERIOR	STRUC	STRUCTURE
FAB	FLUID APPLIED BASE	SYS	SYSTEM
FAF	FLUID APPLIED FLOORING	TB	TACK BOARD
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FDN	FOUNDATION	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	TO	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TOC	TOP OF CURB
FIN	FINISH	TOS	TOP OF STEEL
FF	FINISH FLOOR	TYP	TYPICAL
FL, FLR	FLOOR	TYP	TYPICAL
FP	FIRE PLACE	VIR	VENT THROUGH ROOF
FRP	FIBERGLASS PANELING	VERT	VERTICAL
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	W	WEST
GL	GLASS	W/	WITH
GLAZ	GLAZING	WDB	WHITE BOARD
GYP	GYP SUM	WD	WOOD
GYP BD, GWB	GYP SUM WALL BOARD	WDC	RECYCLED WOOD
HDWD	HARDWOOD	WDP	WOOD PANELING
HDWR, HDW	HARDWARE	WT	WEIGHT
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HSS	HOLLOW STRUCTURAL SECTION		
HR	HOOR		

MATERIAL KEY:

	COARSE GRAVEL		FINISH WOOD		GLASS
	CONCRETE		ROUGH WOOD		STONE VENEER
	STONE		BLOCKING WOOD		SPRAY-FOAM INSULATION
	EARTH/ COMPACT FILL		CONCRETE MASONRY		
	GYP SUM/ PLASTER		BRICK MASONRY		
	PLYWOOD		SAND/ FINE GRAVEL		
	BATT INSULATION		RIGID INSULATION		

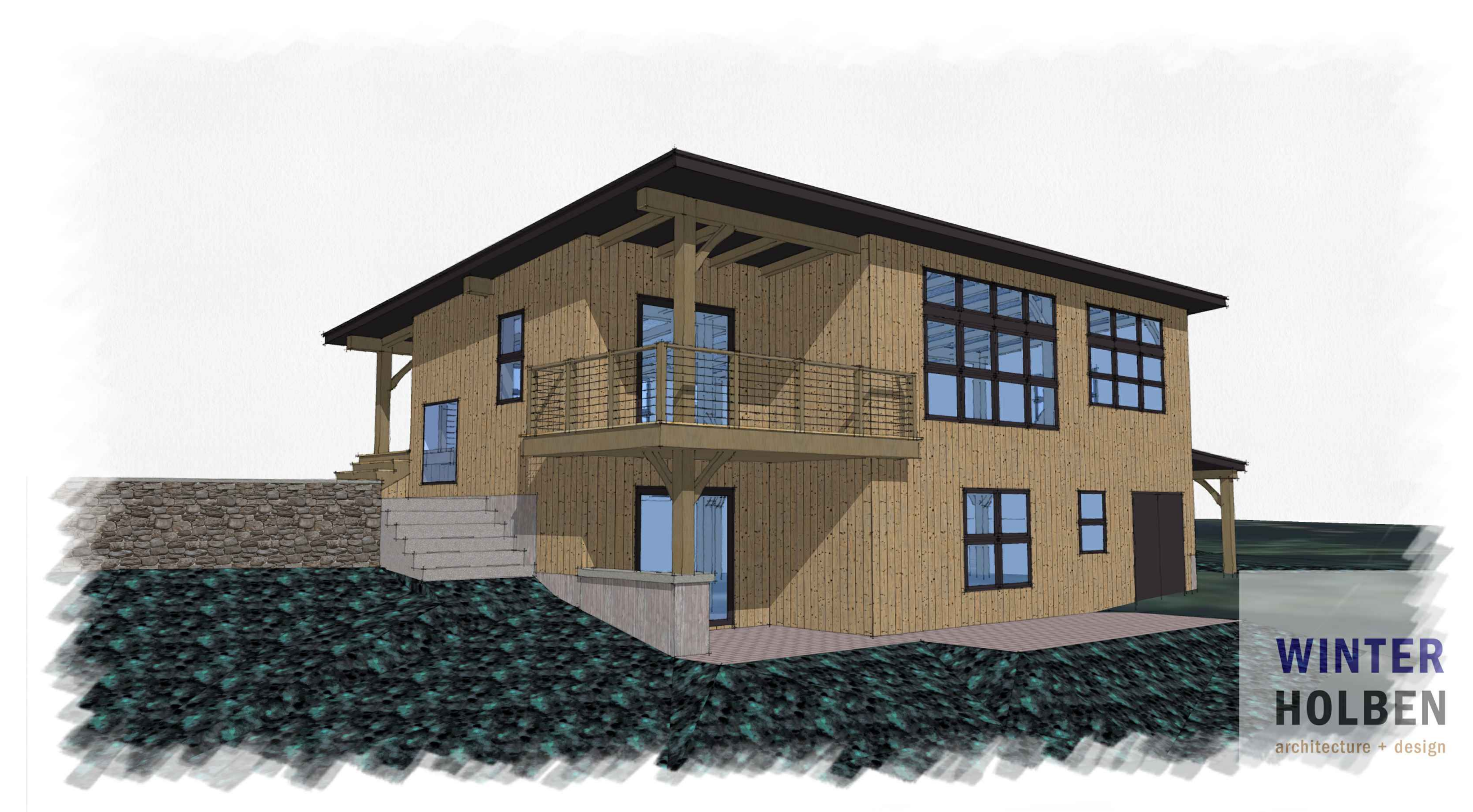
LEGEND:

	KEYNOTE (SQUARE W/ NUMBER)		REVISION NUMBER (TRIANGLE)		DOOR/DOOR NUMBER
	WINDOW TYPE (HEXAGON)		WALL TYPE (SQUARE W/ LETTER)		ROOM NAME AND NUMBER
	DETAIL INDICATOR		NORTH ARROW		ROOM NAME AND NUMBER
	EXTERIOR ELEVATION INDICATOR		ELEVATION MARK		ROOM NAME AND NUMBER
	DETAIL SECTION CUT		MATCH LINE		ROOM FINISHES TAG
	INTERIOR ELEVATION INDICATOR		ROOM FINISHES TAG		
	DRAWING TITLE				

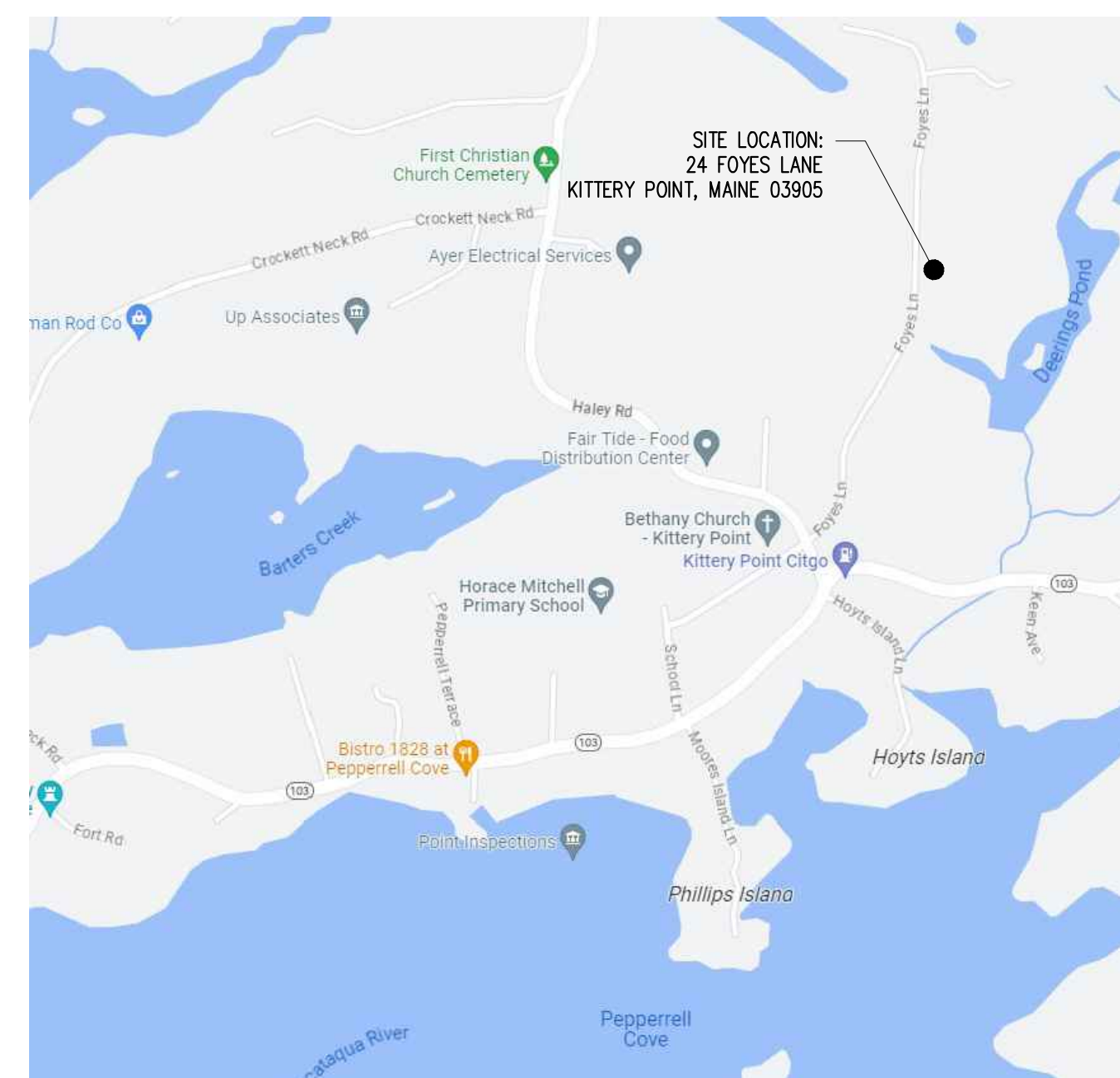
GENERAL NOTES:

- WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES THAT APPLY TO THE PROJECT.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONS IN CONFLICT, CONTACT THE ARCHITECT IMMEDIATELY BEFORE CONTINUING WITH THE WORK. ANY DISCREPANCIES IN THESE PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR LOCATION OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, AND PADS THAT ARE NOT DIMENSIONED OR SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS.
- EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED. DIMENSIONS INDICATED AS "CLEAR" SHALL MAINTAIN A CLEAR OPENING WIDTH FROM FACE OF FINISHES. DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
- WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
- ROOM NUMBERS ON PLANS ARE FOR REFERENCE ONLY AND MAY NOT CORRESPOND TO ACTUAL ROOM NUMBERS AT THE SITE.
- BEFORE PENETRATING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS, OBTAIN APPROVAL FROM THE ARCHITECT.
- THE LOCATION OF DOOR OPENING NOT DIMENSIONS SHALL BE 6" FROM ADJACENT WALL (FACE OF FRAMING TO ROUGH OPENING).
- PROVIDE BLOCKING BEHIND SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS, WOOD TRIM, BASE, AND OTHER ACCESSORIES WHEN MOUNTED ON THE STUD WALLS.
- WHERE WALLS OR INFILL WALLS ABUT OR INTERSECT EXISTING WALLS, TAPE AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTINUOUS. USE METAL TRIM WHERE GYPSUM BOARD INTERSECTS OTHER MATERIALS.
- PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH PHASING AND THE LOCAL BUILDING COMMISSIONER.

EXTERIOR PERSPECTIVE



SITE LOCATION MAP:



DRAWING INDEX:

- GENERAL
- TO.1 TITLE SHEET
- ARCHITECTURAL DRAWINGS
- A1.0 LOWER LEVEL FLOOR PLAN
- A1.1 UPPER LEVEL FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTION
- A7.0 WINDOW TYPES
- A8.0 BUILDING PERSPECTIVES

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PROJECT:

STAMP:

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:

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KITTERY POINT, ME 03905

PROJECT NO.:

23036

DRAWN BY:

JF, RW

APPROVED BY:

BH

ISSUE DATE:

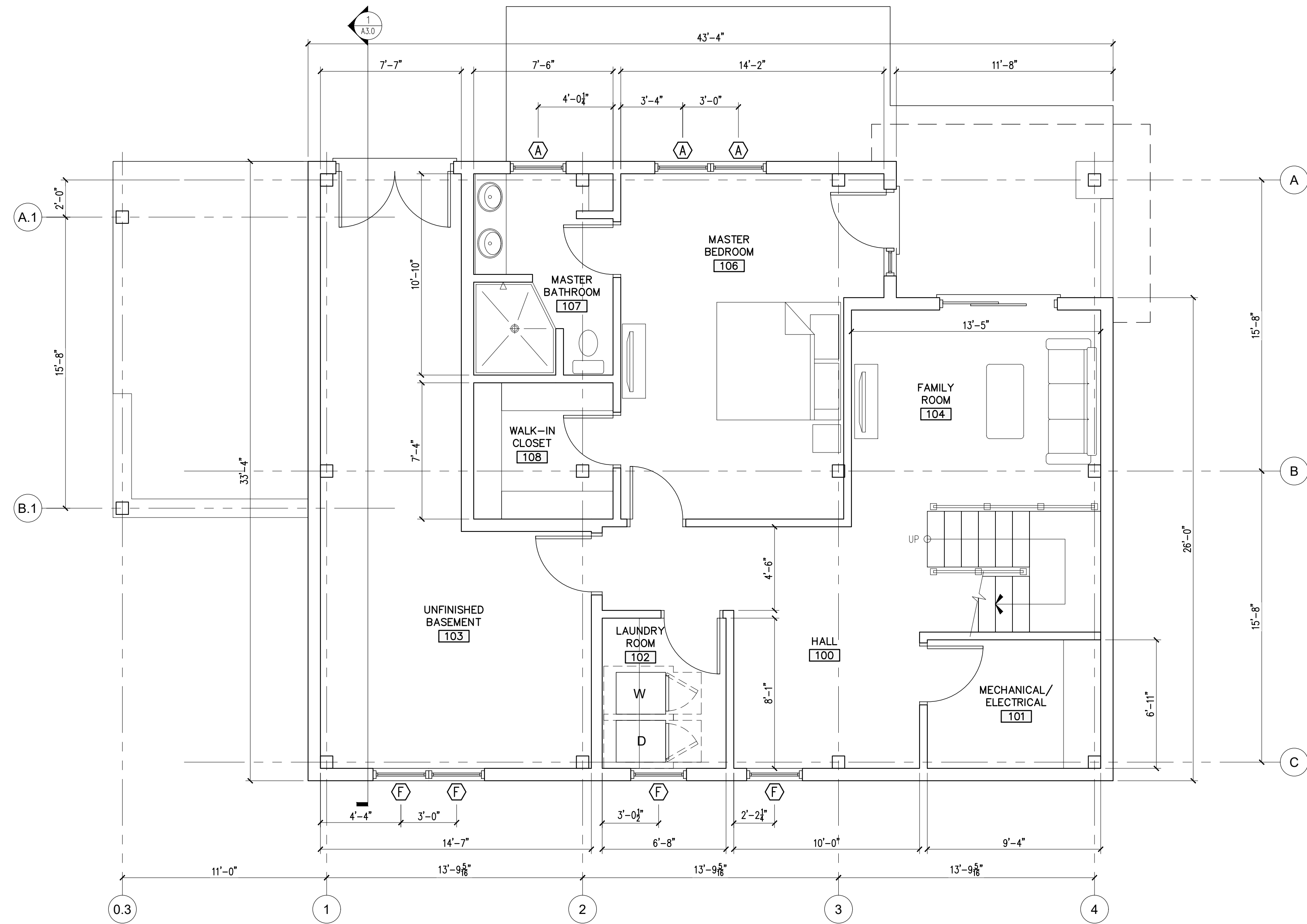
07.14.2023

DRAWING NAME:

TITLE SHEET

DRAWING NO.:

TO.1



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

A1.0 **1**

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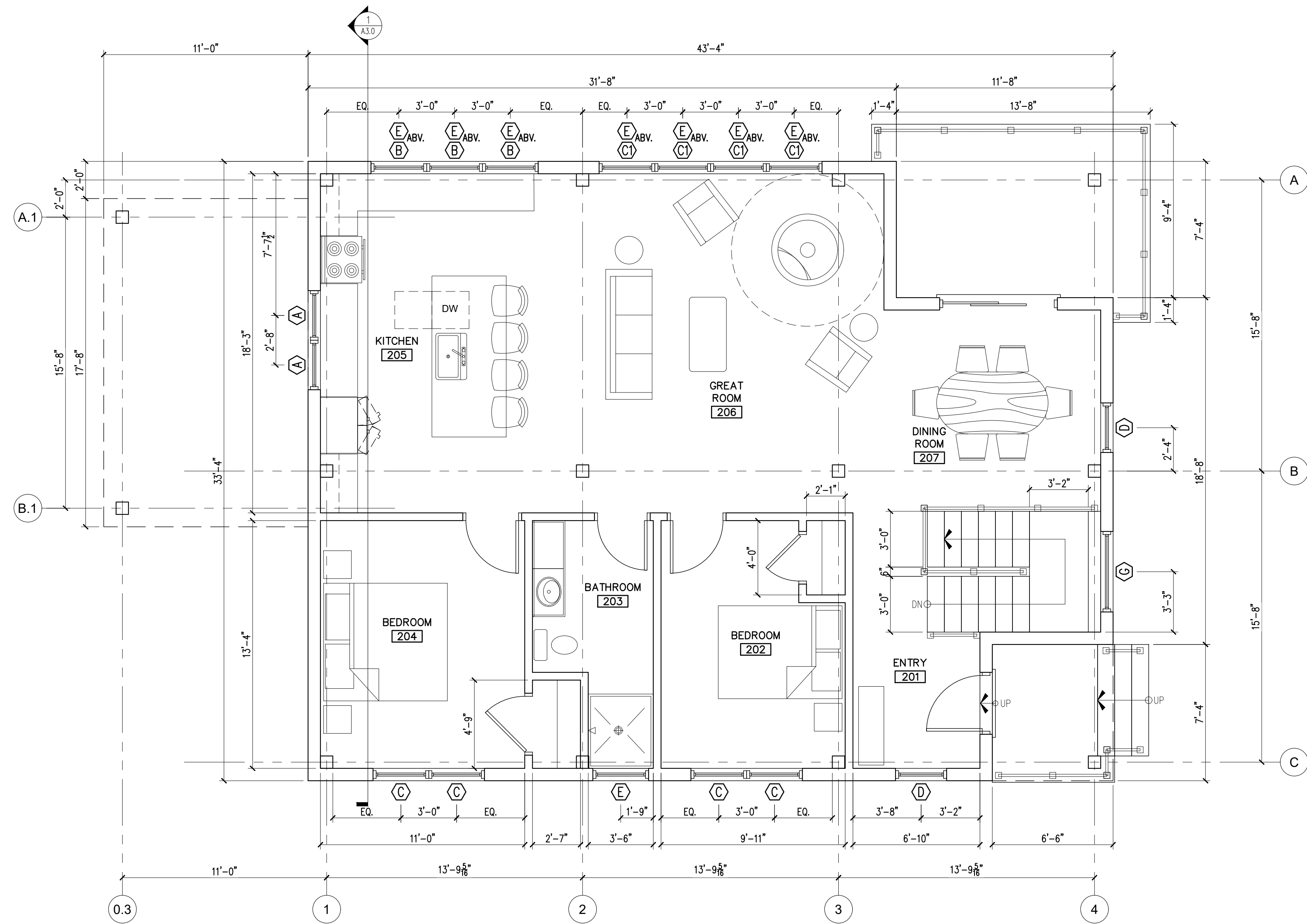
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DRAWING NAME:
**LOWER LEVEL
FLOOR PLAN**

DRAWING NO.:

A1.0



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

A1.1 **1**

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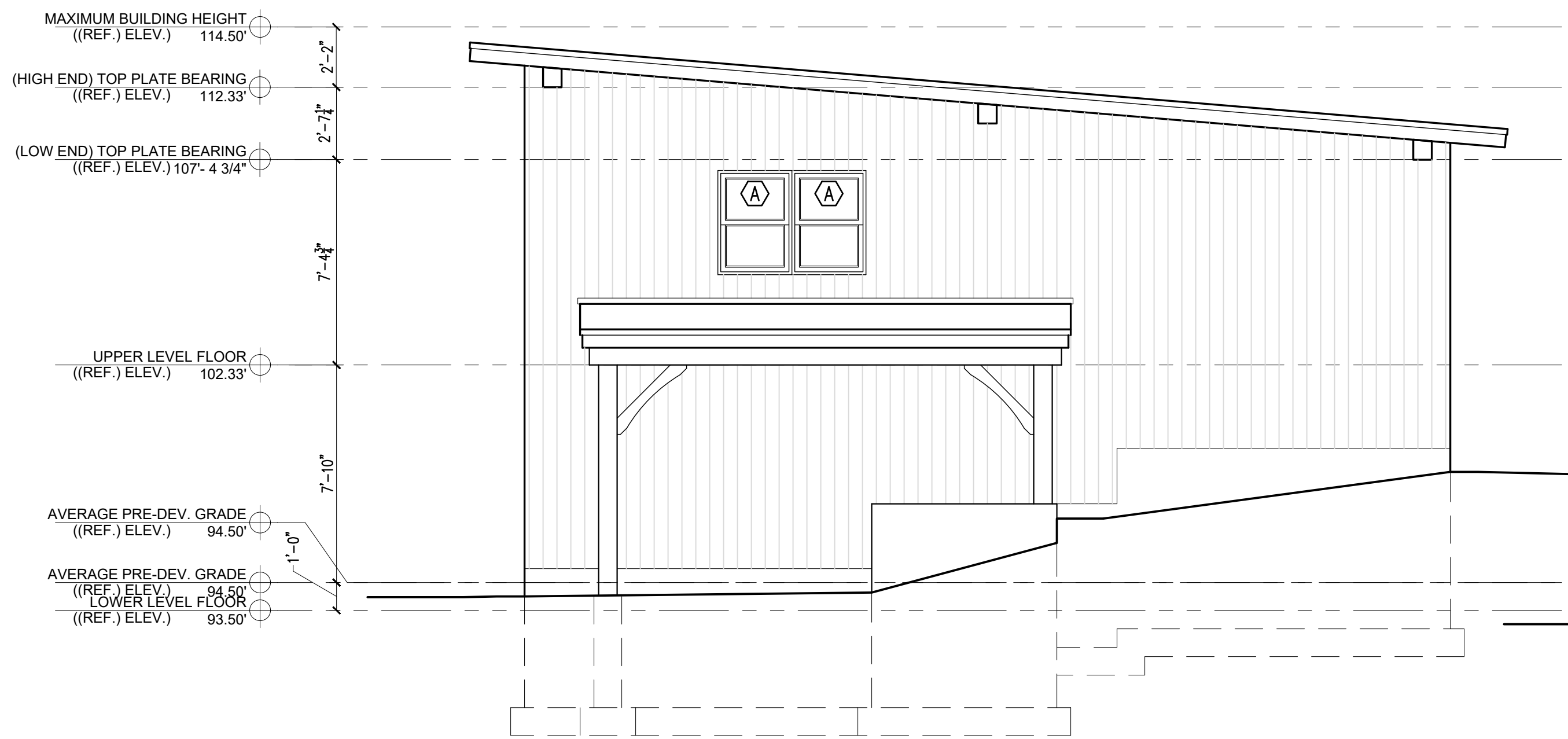
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UPPER LEVEL FLOOR PLAN

DRAWING NO.:

A1.1

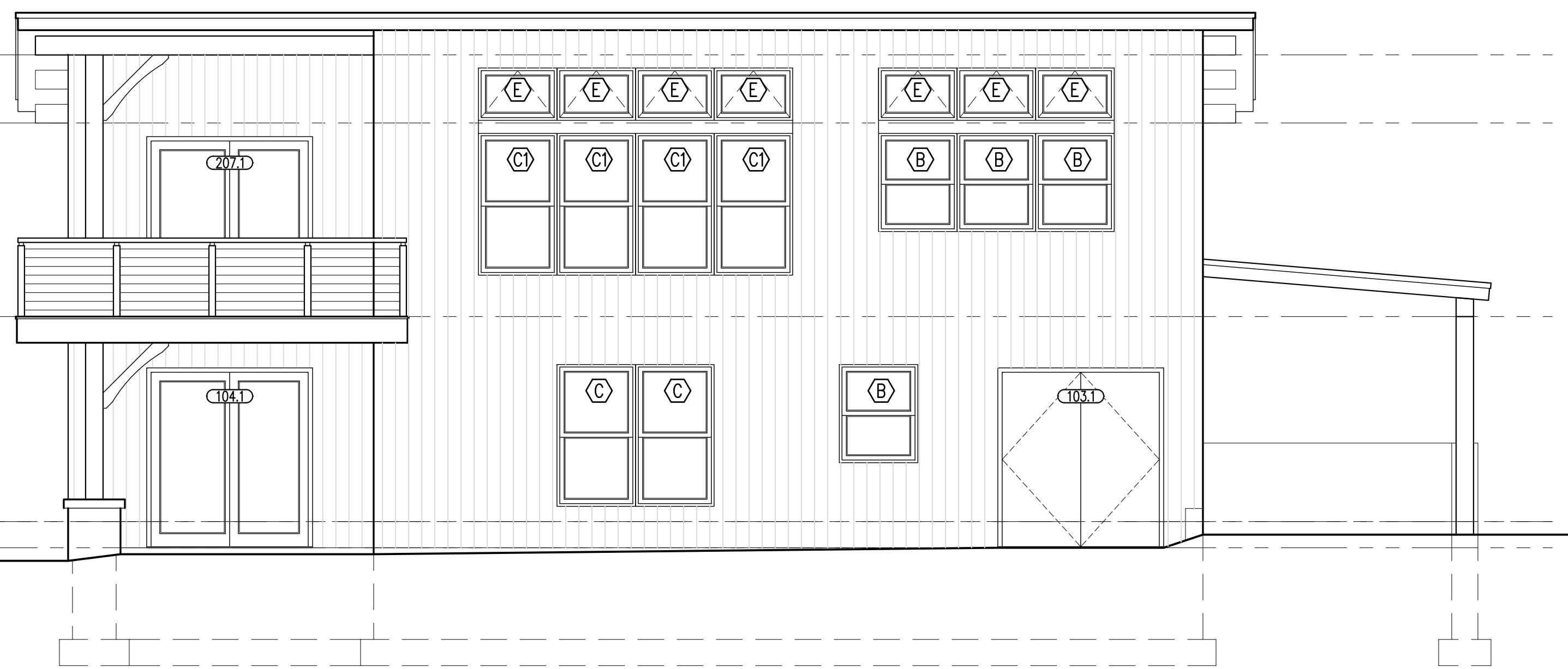


NORTH EXTERIOR ELEVATION

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

A2.0

1

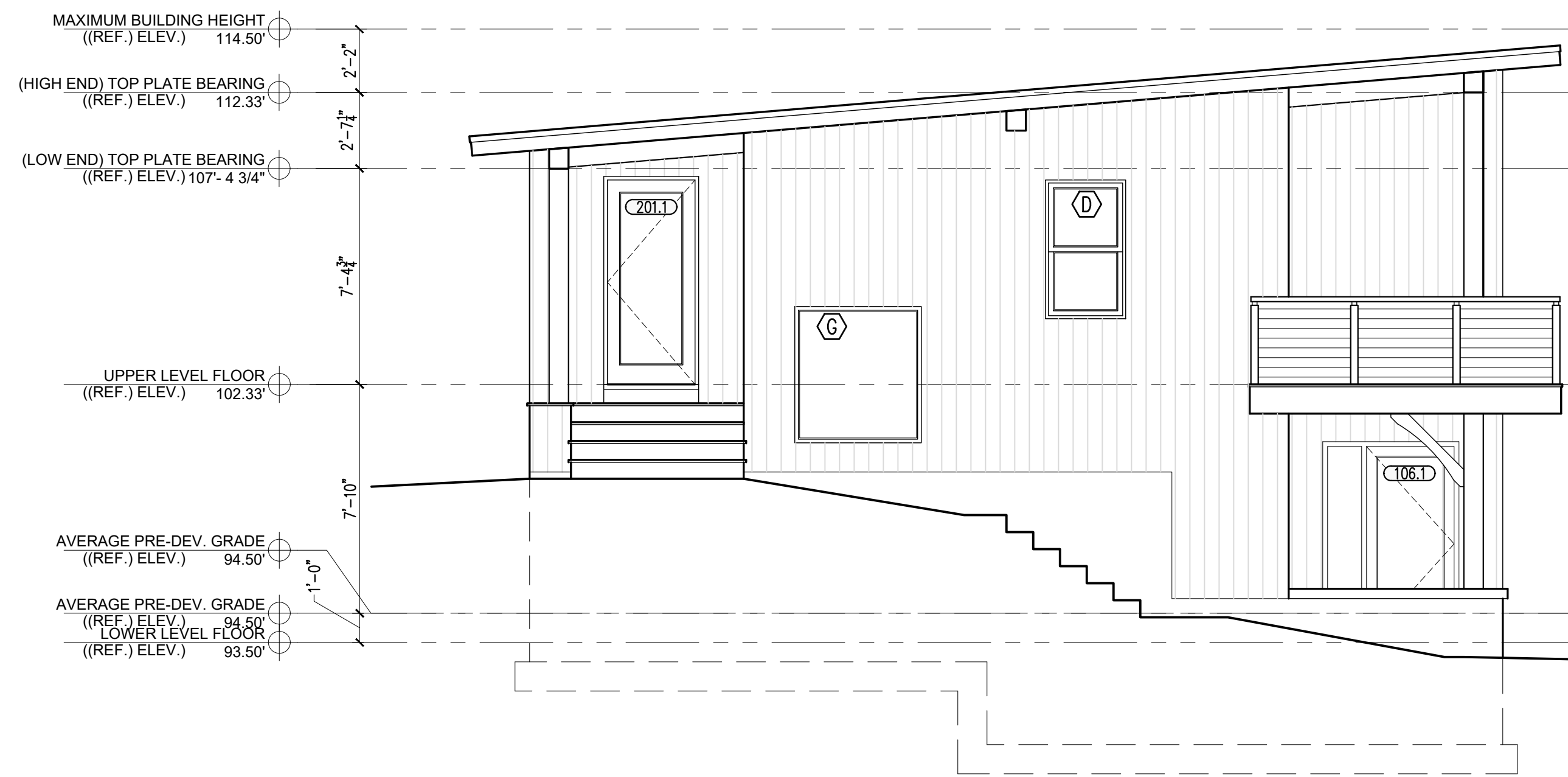


EAST EXTERIOR ELEVATION

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

A2.0

2

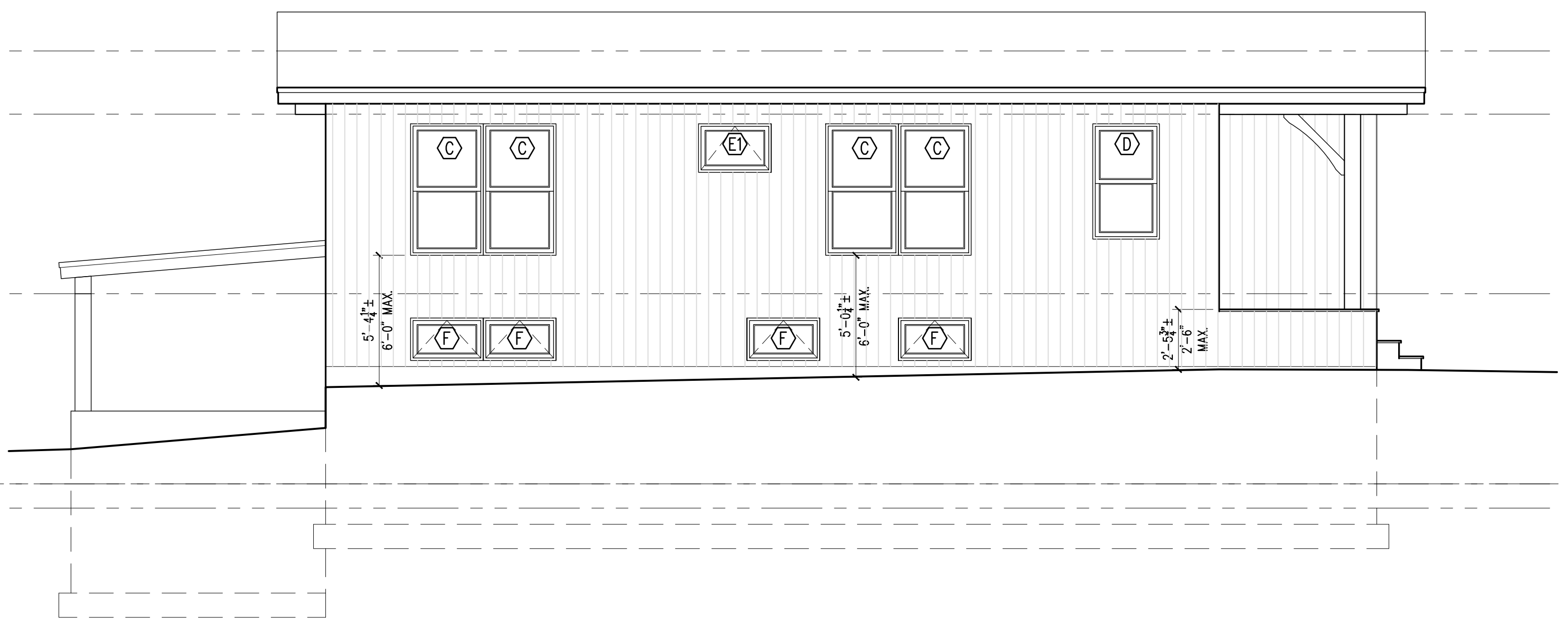


SOUTH EXTERIOR ELEVATION

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

A2.0

3



WEST EXTERIOR ELEVATION

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

A2.0

4

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DRAWING NAME:
**EXTERIOR
ELEVATION**

DRAWING NO.:

A2.0

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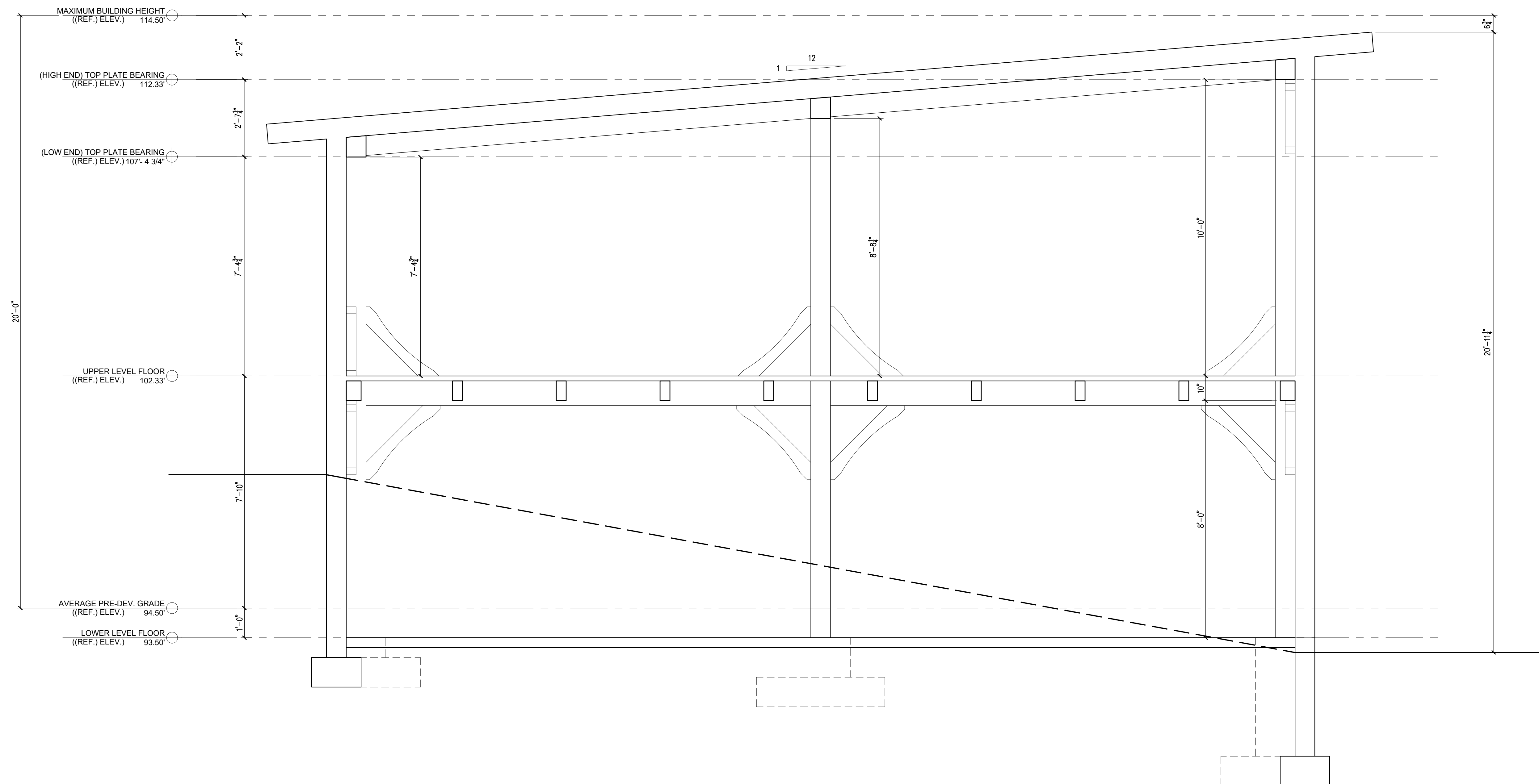
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DRAWING NAME:
BUILDING SECTION

DRAWING NO.:

A3.0

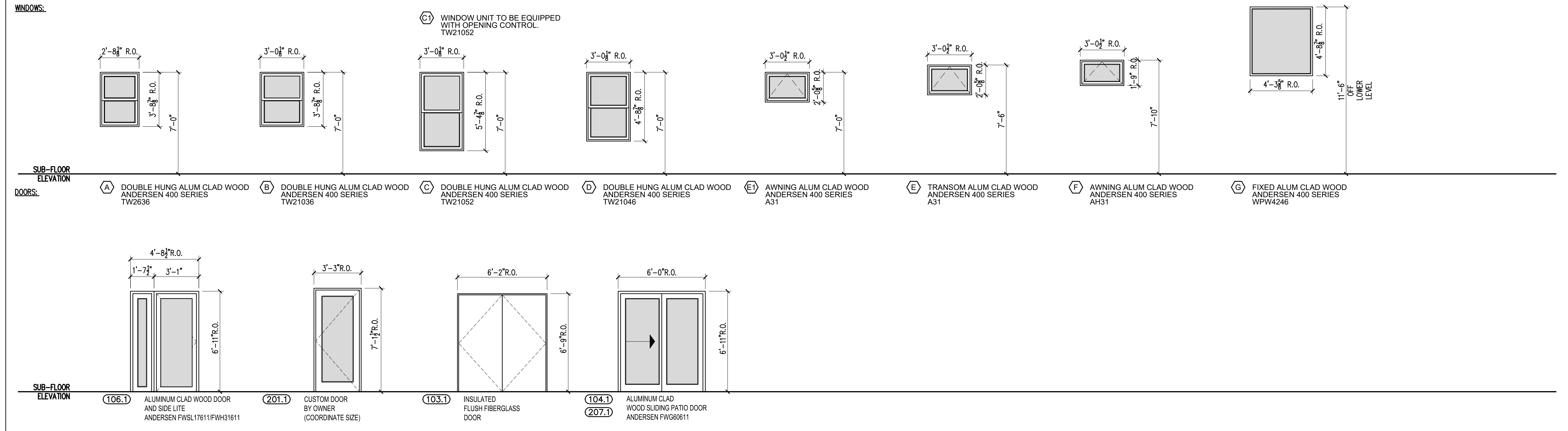


BUILDING SECTION
SCALE: 1/2"=1'-0"

A3.0

1

WINDOW TYPES AND EXTERIOR DOORS



DOOR NOTES:

- 1.) ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS
- 2.) FRAME ALL OPENINGS WITH ELEVATIONS
- 3.) SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS
- 4.) ALL EXTERIOR DOORS TO BE WEATHER STRIPPED
- 5.) ALL DOORS TO HAVE SOLID CORES

WINDOW NOTES:

- 1.) ALL WINDOW UNITS AND MULTI-WINDOW UNIT COMBINATIONS TO MEET OR EXCEED DP-50 RATINGS FOR BOTH STRUCTURAL AND WATER
- 2.) PROVIDE MULL REINFORCING AT ALL MULTI-UNIT WINDOWS AS REQUIRED TO ACHIEVE DP-50 RATING, WITH INSTALLATION BRACKETS
- 3.) FULL SCREENS ALL OPENINGS
- 4.) CONTRACTOR TO VERIFY THAT ALL EGRESS OPENINGS MEET EGRESS REQUIREMENTS
- 5.) ALL GLAZING LOCATED WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLASS
- 6.) ALL EXTERIOR GLAZING TO BE INSULATED
- 7.) FRAME ALL OPENINGS WITH ELEVATIONS
- 8.) SEAL WINDOW TO ROUGH OPENING WITH LOW EXPANDING FOAMINSULATION - SEE DETAILS

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DRAWING NAME:
WINDOW
SCHEDULE

DRAWING NO.:

A7.0



FRONT PERSPECTIVE LOOKING NORTHEAST

SCALE: N.T.S.

A8.0

1



REAR PERSPECTIVE LOOKING SOUTHWEST

SCALE: N.T.S.

A8.0

2

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PERSPECTIVES

DRAWING NO.:

A8.0