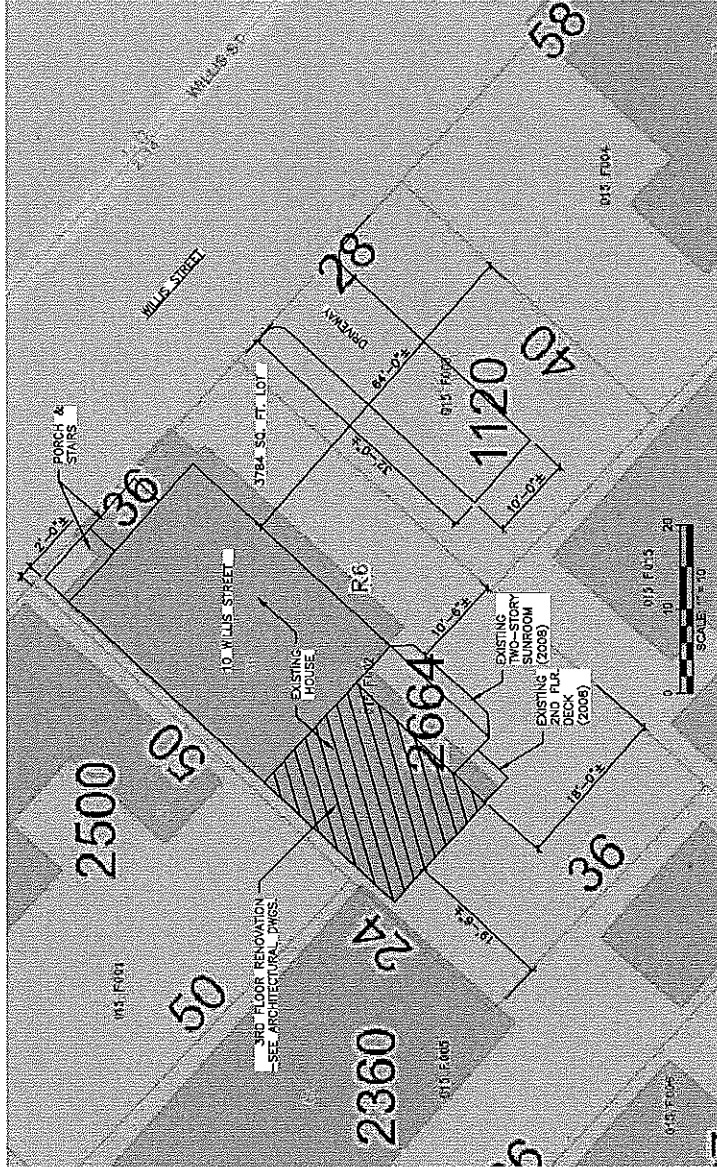




Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions

05/29/2018



LOT COVERAGE CALCULATION (R6 ZONE)

LOT AREA	3784 SQ. FT.
EXISTING BUILDING	-1212 SQ. FT.
60% LOT COVERAGE ALLOWED	2270 SQ. FT.
EXISTING LOT COVERAGE	-1212 SQ. FT.
ALLOWABLE EXPANSION	1058 SQ. FT.
EXPANSION	0 SQ. FT.

SQUARE FOOTAGE CALCULATION

TOTAL EXISTING BUILDING - FIRST FLOOR	1212 SQ. FT.
1212 SQ. FT. (FIRST FLOOR) x .8 (80%)	= 970 SQ. FT.
TOTAL ALLOWED EXPANSION	970 SQ. FT.
TOTAL 100% SUNROOM EXPANSION (2 STORY)	-170 SQ. FT.
TOTAL PROPOSED EXPANSION (2 STORY)	-170 SQ. FT.
EXPANSION	636 SQ. FT.

NOTE:
 LAYOUT CREATED USING PORTLAND CITY GIS ZONING MAP AND CITY ASSESSOR INFORMATION. HOUSE LOCATION AND ALL DIMENSIONS ARE APPROXIMATED.

MORIN DRAFTING 318-1177
McMannamy Residence 10 WILLIS STREET PORTLAND, MAINE
SITE LAYOUT PLAN
DRAWN: J. MORIN
SCALE: AS NOTED
DATE: 01-23-2018
PLAN NO: C1

NOTE:

- WINDOWS SPECIFIED ARE MARVIN INTEGRITY CONTRACTOR SHALL VERIFY WINDOW SIZES WITH OWNER AND ROUGH OPENINGS PRIOR TO ORDERING TO ACCOMMODATE CLEARANCES.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION OR ORDERING SUPPLIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING FOR SOLUTIONS PRIOR TO ANY CONSTRUCTION.



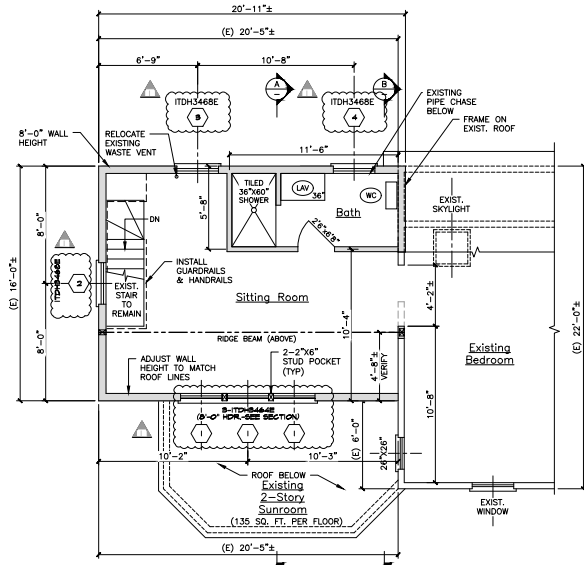
Reviewed for Code Compliance
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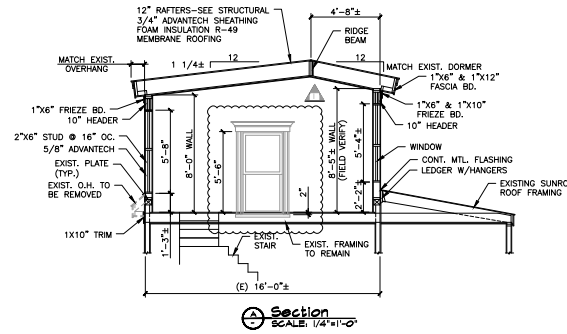
EXISTING REAR PHOTO



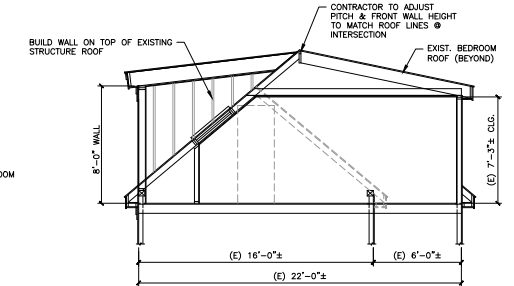
EXISTING RIGHT SIDE PHOTO



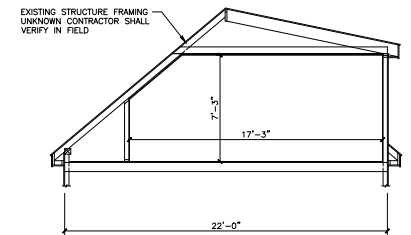
THIRD FLOOR PLAN
85 SQ. FT. X 20'-5" X 2 = 170 SQ. FT.
170 SQ. FT. ADDITION FROM 4'-0" KNEEWALL



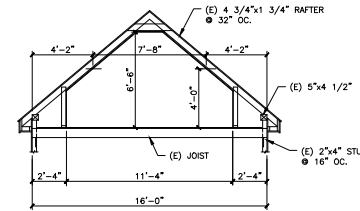
Section
SCALE: 1/4"=1'-0"



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



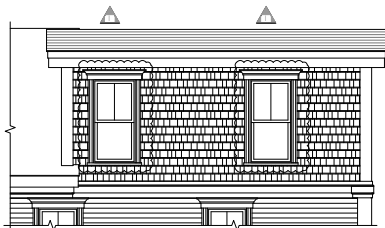
EXISTING STRUCTURE FRAMING
UNKNOWN CONTRACTOR SHALL VERIFY IN FIELD



SYMBOL	LEGEND
(Solid line)	NEW WALL
(Dashed line)	NEW WALL/EXISTING WALL W/FILL
(Thin line)	EXISTING WALL
(Thin line with wavy pattern)	THIN LINWEIGHT DENOTES EXISTING CONDITIONS
(Heavy line with wavy pattern)	HEAVY LINWEIGHT DENOTES NEW CONDITIONS
(Dashed line with wavy pattern)	DEMOLISHED OR REMOVED STRUCTURE OR EQUIPMENT

NO.	QTY.	UNIT TYPE	ROUGH OPENING	REMARKS
1	8	DOUBLE-HANG	84 1/2"x84 1/4"	TEMPERED BOTTOM SASH
2	1	DOUBLE-HANG	84 1/2"x84 1/4"	TEMPERED TOP & BOTTOM SASH
3	1	DOUBLE-HANG	84 1/2"x84 1/4"	TEMPERED TOP & BOTTOM SASH
4	1	DOUBLE-HANG	84 1/2"x84 1/4"	TEMPERED BOTTOM SASH

SEE ELEVATIONS FOR WINDOW GRILL PATTERN



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED ON INFORMATION PROVIDED BY THE CLIENT AND SHALL BE ACCORDING TO THE COMMON BELIEF PROVIDED. NONE OF THE DATES OF WORK DRAWINGS OR REVISED DRAWINGS SHALL BE CONSIDERED AS REPRESENTING THE DATE OF SUBMISSION. ALL CODES AND ORDINANCES SHALL BE REVERSED AND APPROVED BY THE CITY OF PORTLAND. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MORIN DRAFTING PRIOR TO ANY CONSTRUCTION.

ISSUED FOR CONSTRUCTION
05-14-2018

REV 1, REVISED WINDOW SIZES, TEMPERING, & SCHEDULE



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



EDP review of framing structural elements.

MORIN DRAFTING 318-1177	
McManamy Residence 10 HILLS STREET PORTLAND, MAINE	
THIRD FLOOR ADDITION	
DRAWN: J. MORIN	SCALE: 1/4"=1'-0"
DATE: 05/28/2017	PLAN NO:

