

NEW PARTITION

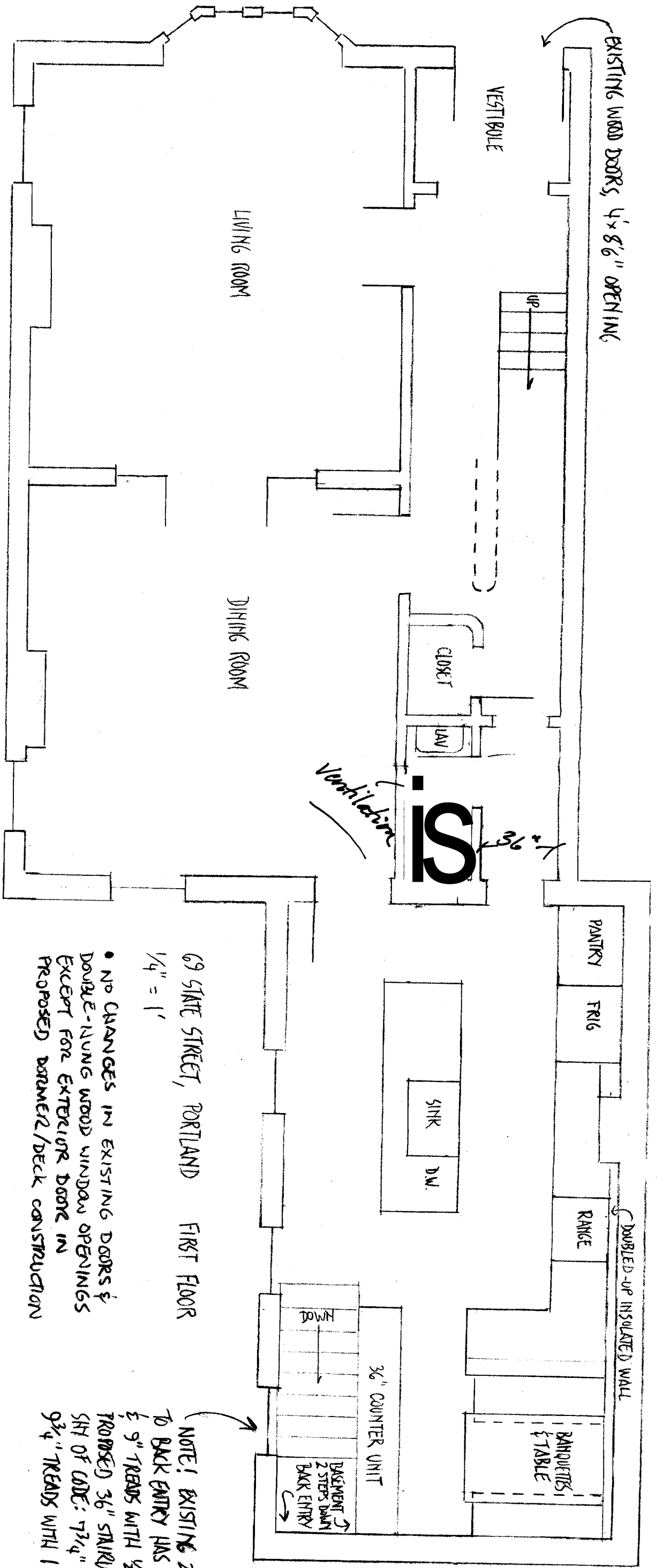
4'1" CEILINGS

see egress window attachment -
 BEDROOM
 Ceiling Height
 7'-2" finished

FAMILY ROOM
 1/2 of finished space

69 STATE STREET, PORTLAND
 GROUND FLOOR
 1/4" = 1'

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 CITY OF PORTLAND, ME
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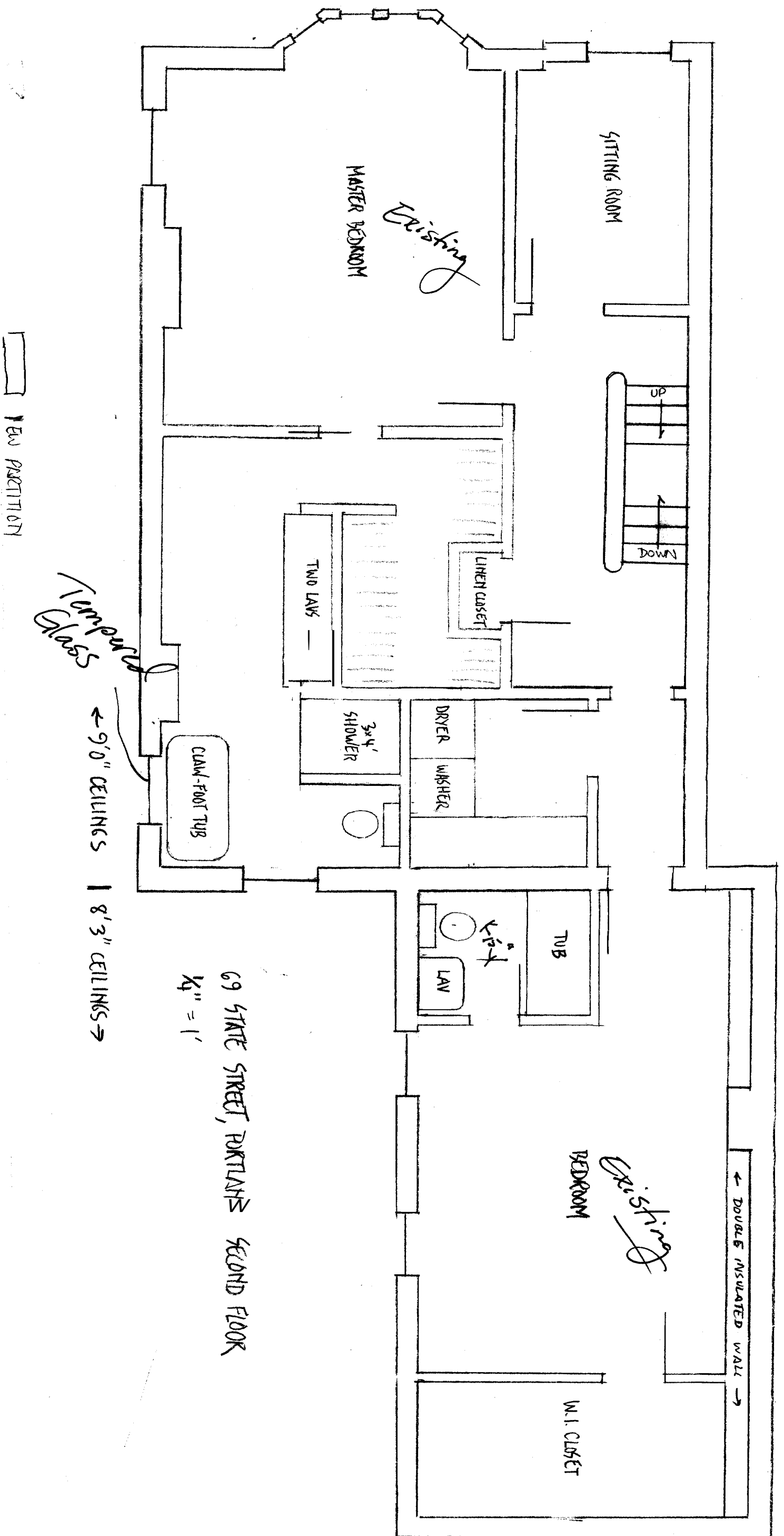
← 10'0" CEILINGS | 7'10" CEILINGS →

NEW PARTITION

69 STATE STREET, PORTLAND FIRST FLOOR
 1/4" = 1'
 • NO CHANGES IN EXISTING DOORS & DOUBLE-LIVING WOOD WINDOW OPENINGS EXCEPT FOR EXTERIOR DOOR IN PROPOSED PORCH/DECK CONSTRUCTION

NOTE: EXISTING 26" STAIRWAY TO BACK ENTRY HAS 9 7/8" RISERS & 9" TREADS WITH 1/2" OVERLAP. PROPOSED 36" STAIRWAY IS JUST SHY OF CODE: 7 3/4" RISERS, 9 3/4" TREADS WITH 1/4" OVERLAP.

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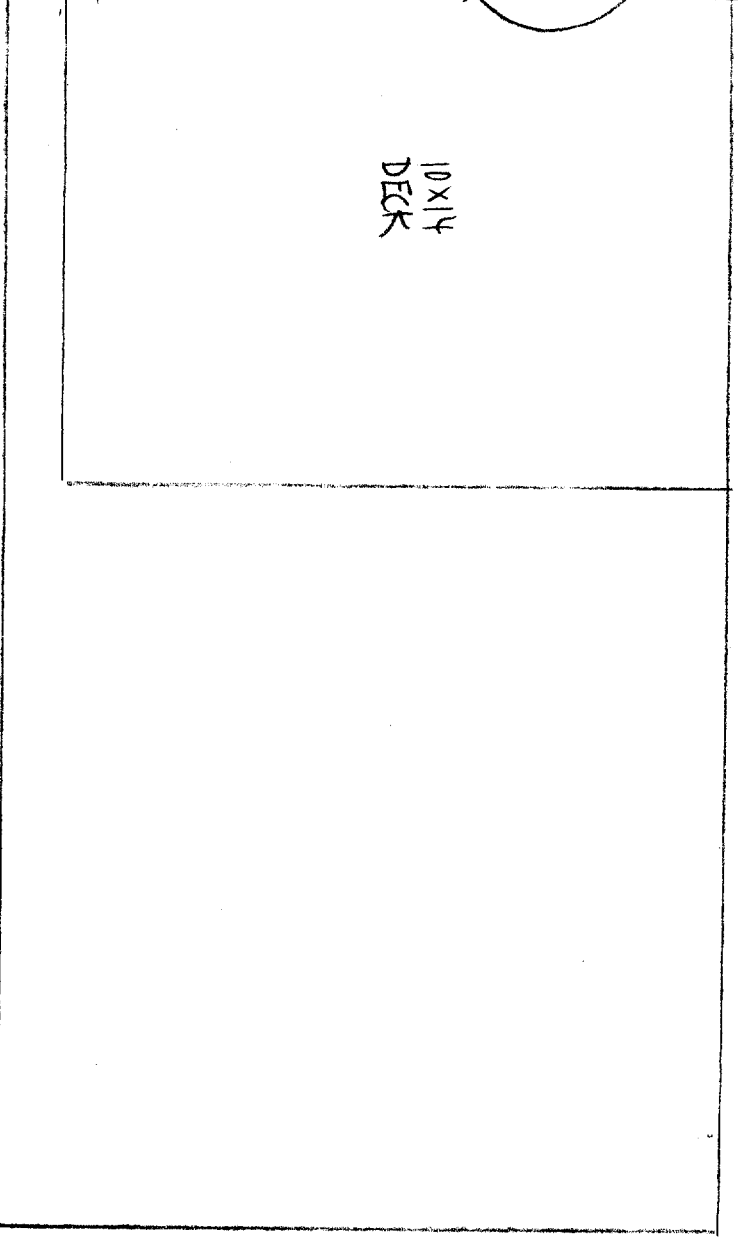
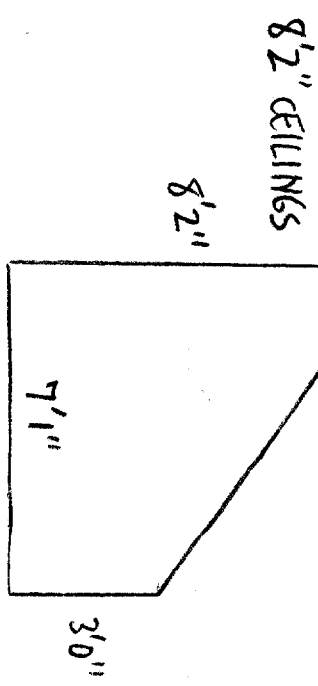
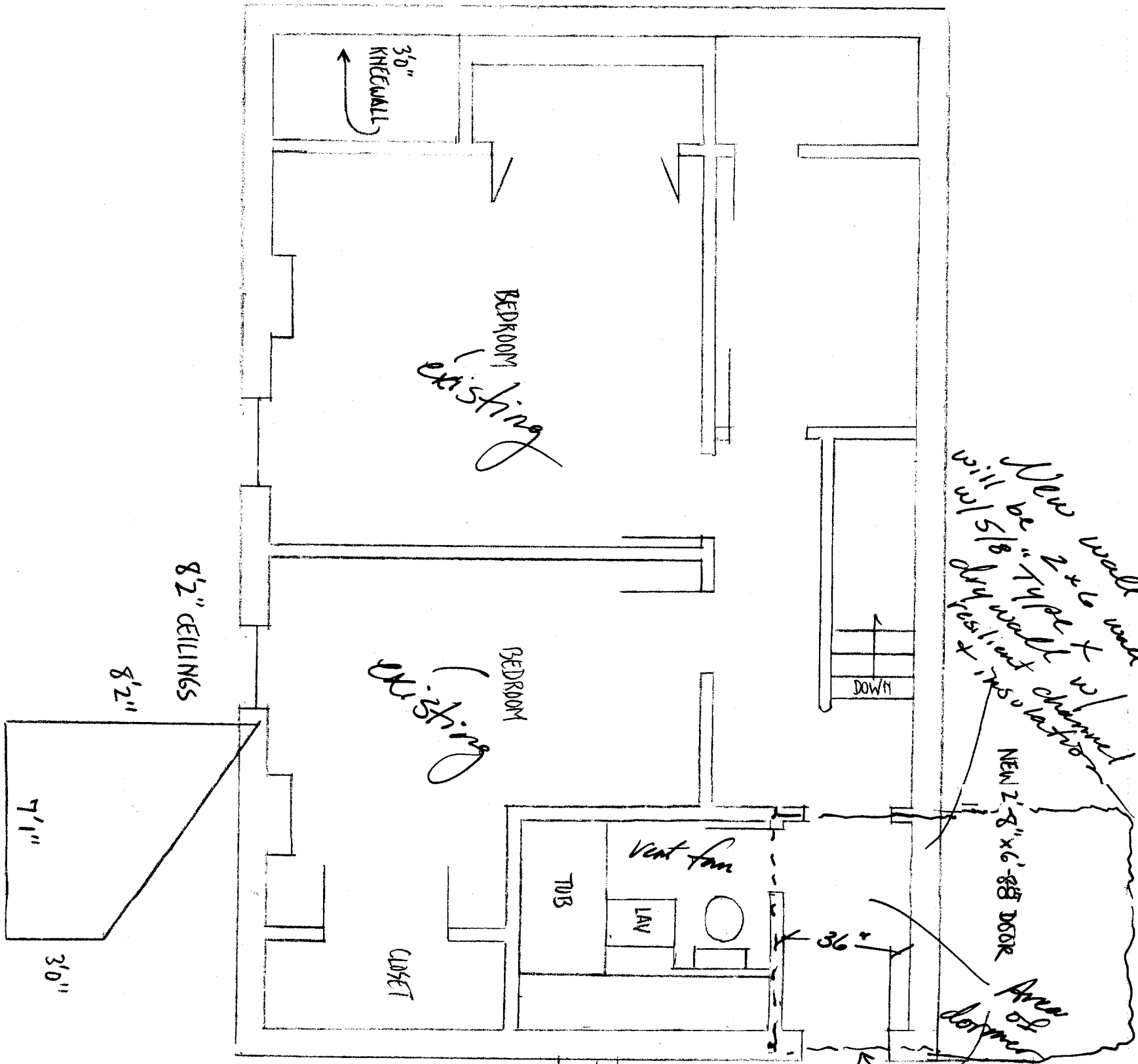
69 STATE STREET, PORTLAND SECOND FLOOR
 1/4" = 1'

NEW PARTITION

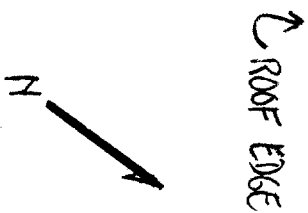
Temporary Glass

← 9'0" CEILINGS | 8'3" CEILINGS →

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69 STATE STREET, PORTLAND THIRD FLOOR
 1/4" = 1'



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Dormer window

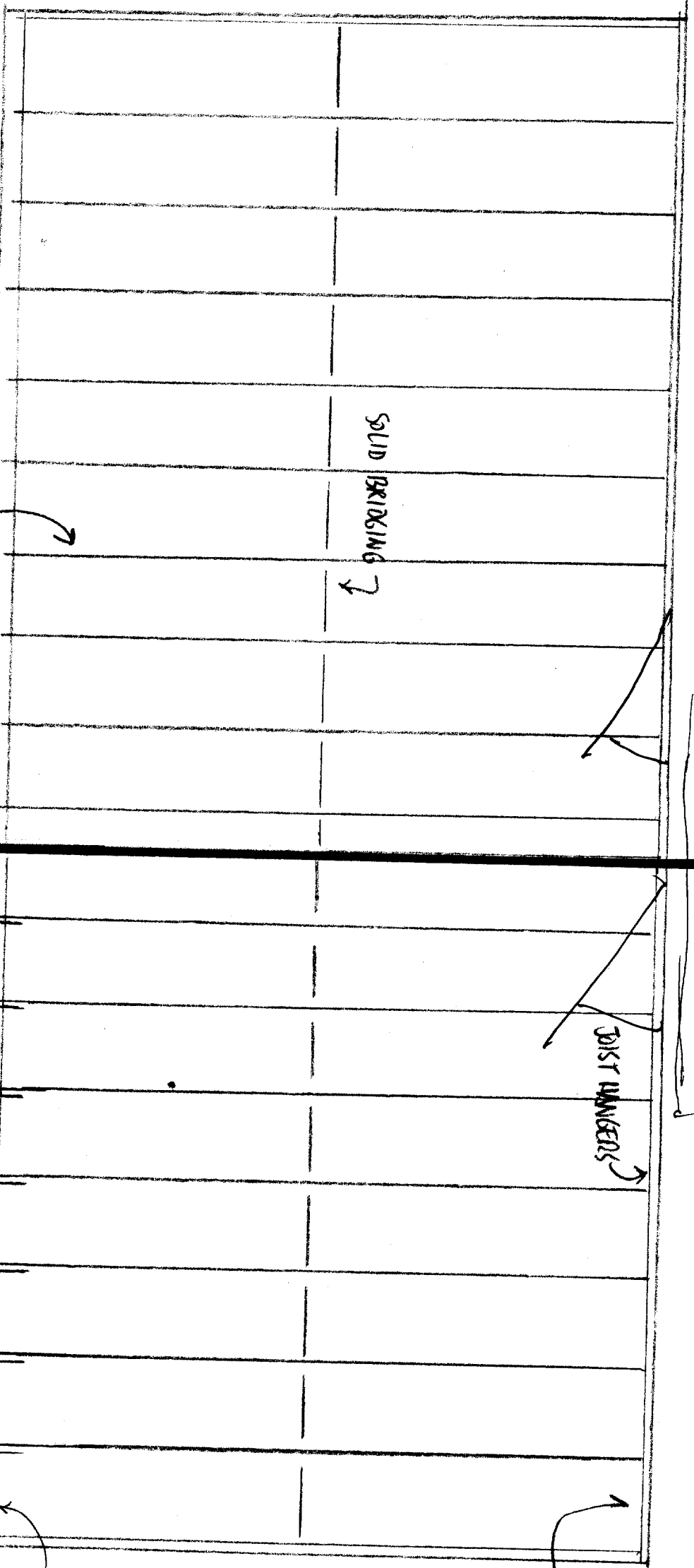
DIST. HANGERS

2x8 LEDGER BOARD
BOLTED 4' O.C.
THROUGH BRICK WALL
& 4" STEEL-PLATE
WASHERS

2x4 RT. WALL

X-BRACING BEHIND
DECK

ROOF ENDS



PT. PLY & 2x4
SKIRT BELOW DECK

2x4 P.T. WALL

2x8 P.T. 10' SPAN 16" O.C.

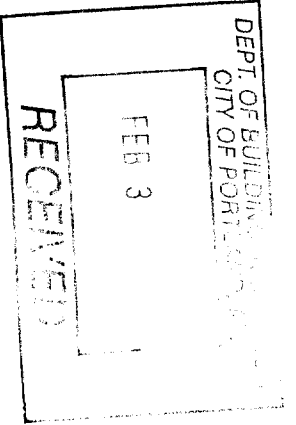
SOLID BRICKING

69 STATE ←

69 STATE STREET, PORTLAND
FRAMING FOR ROOF DECK

1/2" = 1'

EDGE



69 & 71 STATE STREET, PORTLAND

PROPOSED DORMER & DECK

1/2" = 1'

← 69 STATE STREET

10' WIDE SHED BORDER PROVIDING DOORS OFF THIRD FLOOR OF 69 & 71 STATE STREET ONTO DECK ABOVE TWO-STORY ADDITION (NO EXISTING ROOF BEAMS, 3' 3" O.C., WILL BE CUT)

36" HIGH RAILING SYSTEM BY RAILING WORKS OF CULLMAH ALABAMA, PRODUCT DATA ATTACHED

ROOF LINE

BRICK WALL OF MAIN HOUSE SECTION

4" WY HEADER

3/4" PLY WITH EPDM MEMBRANE

2x8 RAFTERS

SIDE ELEVATION

5/4" P.T. DECKING

2x8 P.T. JOISTS, 16" O.C., 10' SPAN

2x4 P.T. WALL WITH 3/4" P.T. PLY SHEATHING, SIX 1/2" x 6" S.S. LAG BOLTS INTO RAFTER DIRECTLY BELOW

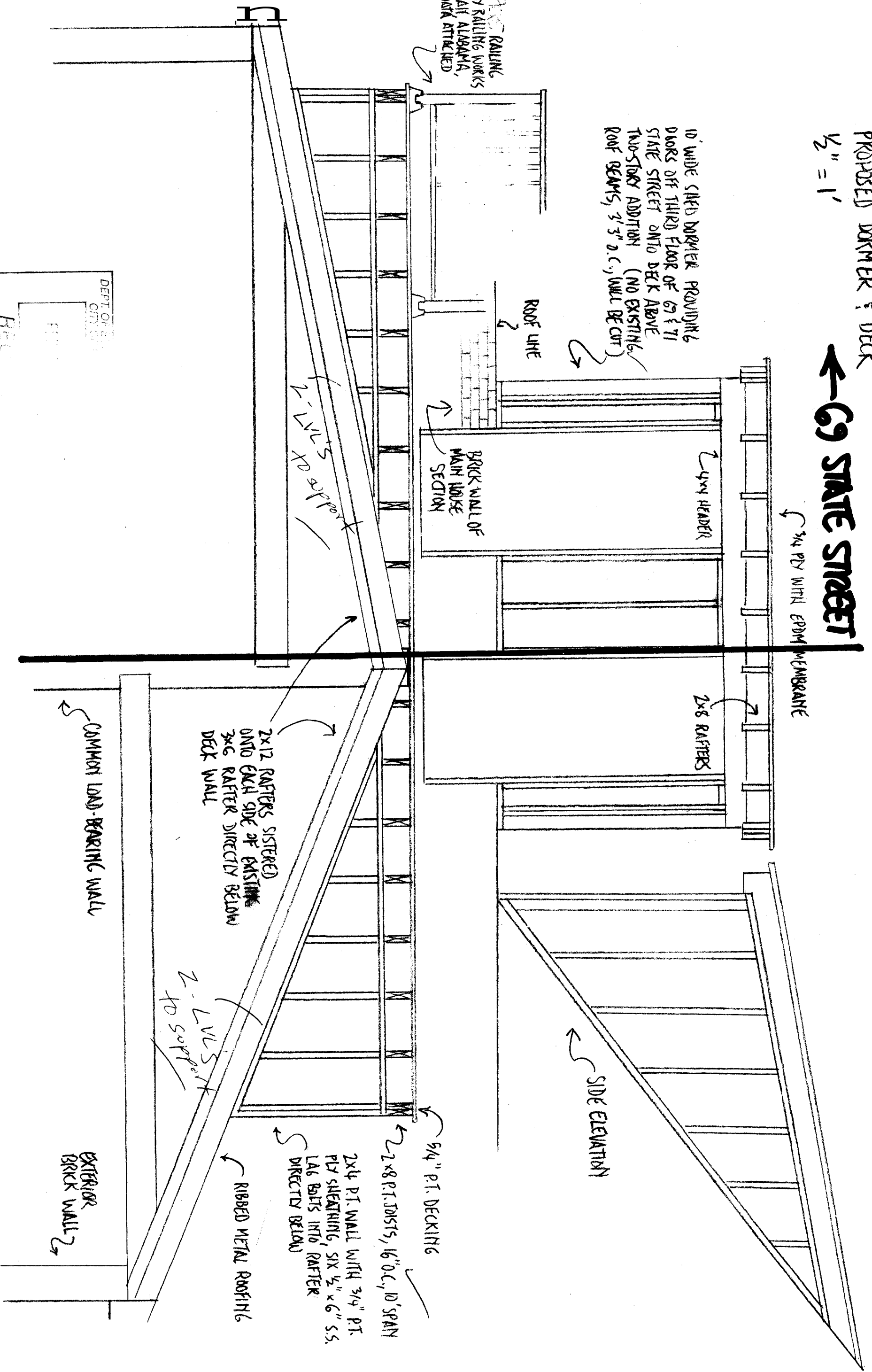
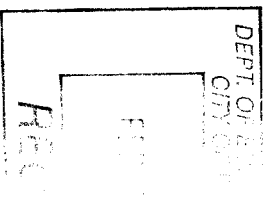
RIBBED METAL ROOFING

2x12 RAFTERS SISTERS ONTO EACH SIDE OF EXISTING 3x6 RAFTER DIRECTLY BELOW DECK WALL

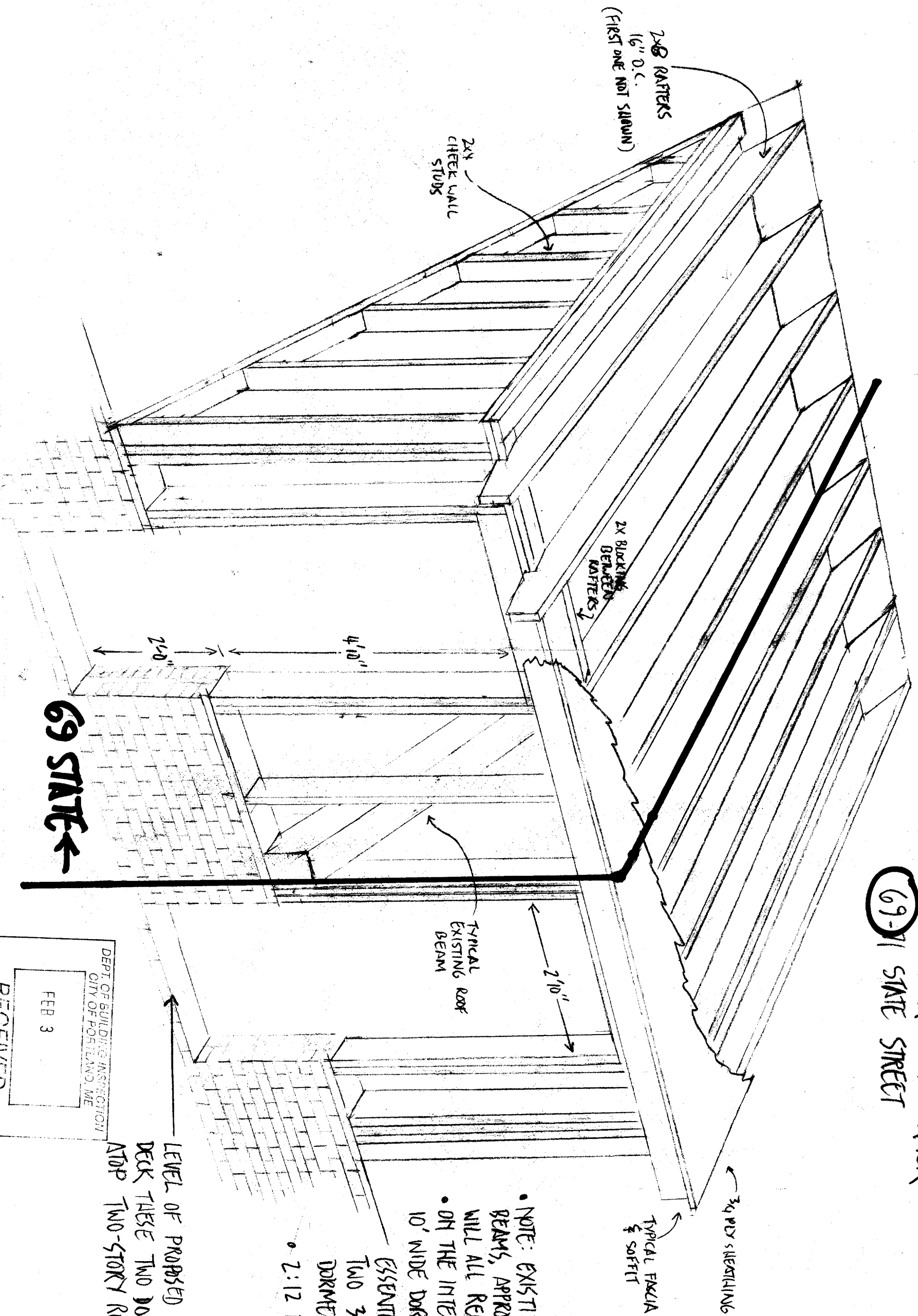
2 - LVL'S 2" TO SOFFIT

COMMON LOAD-BEARING WALL

EXTERIOR BRICK WALL



THIRD FLOOR SHED DORMER
 (69-71 STATE STREET



69 STATE ←

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LEVEL OF PROPOSED ROOFTOP
 DECK THESE TWO DOORS WILL ACC
 ATOP TWO-STORY REAR ADDITION

- NOTE: EXISTING ROOF BEAMS, APPROX. 3'-3" O.C. WILL ALL REMAIN.
- ON THE INTERIOR, THIS 10' WIDE DORMER WILL ESSENTIALLY BE TWO 3'0" WIDE DORMERS
- 2:12 ROOF SLOPE