- ALL DIMENSIONS ARE FRAMING UNLESS OTHER-WISE NOTED.
- ALL INTERIOR DOORS: 6'-6"H SLAB

EXISTING CONC CURB TO REMAIN

REMOVED EXISTING WINDOW SASH AND FILL IN MASONRY OPENING WITH INSULATION AND STRAPPING FOR GWB. (PLY EXTERIOR ~ NOT VIABLE)

PROPOSED NEW RETAINING WALL

REMOVE 6" WALL

NEW EXIT WINDOW WELL

EXISTING BAY WINDOW

35 1/2" M.O. MIN. (BRICK MOULD CSG.)

EXISTING BAY WINDOW

EXIST STAIR: AS-IS, (UPDATE FINISHES)

3'-0 1/2"

9'-4" ±

SUMP PIT LOCATION

32 3/4" RO

A

UP

EXISTING BSMT WINDOW: RESTORE FUNCTIONALITY FOR VENTILATION

1/2" GWB AROUND ALL EXIST BRICK COLUMNS, IN 1 X STRAPPING OR SIM.

(INTERIOR: ALL WALLS ARE NEW TYP)

7'-1"

4'-6"

11'-1"

4 LT PT

EXIST STL

2'-6" CLO

40° ±

COMMON / HALL

3'-3 1/2"

BEDROOM 2

EXISTING ELECTRICAL PANEL TO REMAIN

TYPICAL STUD WALL
1/2" GYPSUM BOARD
2X4 STUDS @ 16" OC
1/2 GYPSUM BOARD

2'-8 1/2" DOOR RO MIN. VERIFY

2'-6" CLO

36" HIGH COUNTER TOP

SMALL SINK

4'-10

3'-3"

2'-6" CLO

3'-7" ±

2'-8" ±

BEDROOM 1

SET PT

PAINT EXIST STL COLUMN

WALL CABS. TYP.

2'-0"

2'-6" CLO

NEW INSULATED 3'0" x 6'-6" DOOR ±

UP

WATER METER IN CAB / 2x12 BEHIND WALL VANITY

8'-9" ±

2'-0"

3 1/2"

5'-9" ±

2'-6" CLO

MECHANICAL

EXISTING FURNACE TO REMAIN

STORAGE

CLOSET

8'-8" ±

8'-3" ±

3'-1 1/2"

VANITY

GAS

7'-6"

4'-1"

BATH

8'-2"

3' x 4' TILE SHOWER

1'-5"

3 1/2" CASING

EXIST

3'-0"

4'-0"

5/8" GYPSUM BOARD SCREW APPLIED TO RESILIENT FURRING CHANNEL @ 16 O.C. ONE SIDE ONLY ON 2X4 STUDS AT W/ 5/8" GYPSUM BOARD ON OTHER SIDE - SOUND BATT IN STUD CAVITY STC RATING OF 50

EXISTING GAS LINE

EXISTING WATER LINE

EXIST

UP

7'-9 3/4"

8'-4"

EXISTING BAY WINDOW

3'-0"

6'-7"

FILL IN MASONRY OPENINGS WITH INSULATION + STRAPPING FOR GWB.

Above bulkhead stair is a cover that is a deck (at 1st floor). Remove this deck, install Bilco egress rated bulkhead doors, then remount section of existing rail (36" high, 4" max opening) directly to building at doors, with lags for seasonal access for mounting out-swing screens or storm door.

Existing basement bulkhead stair: use as egress from bedroom. Install new Bilco egress rated door: SLW5055 (59.25" w x 67.75" L) overall, installs on sloped walls (verify fit). Weather seal / insulation is at new door at foot of stair.

BASEMENT FLOOR PLAN

1/4" SCALE 0 1 2 4 8

1

WINKELMAN ARCHITECTURE
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31 OCT 12

40 DEERING ST. PORTLAND ME - BASEMENT RENOVATION