

21 Weymouth Street Portland ME

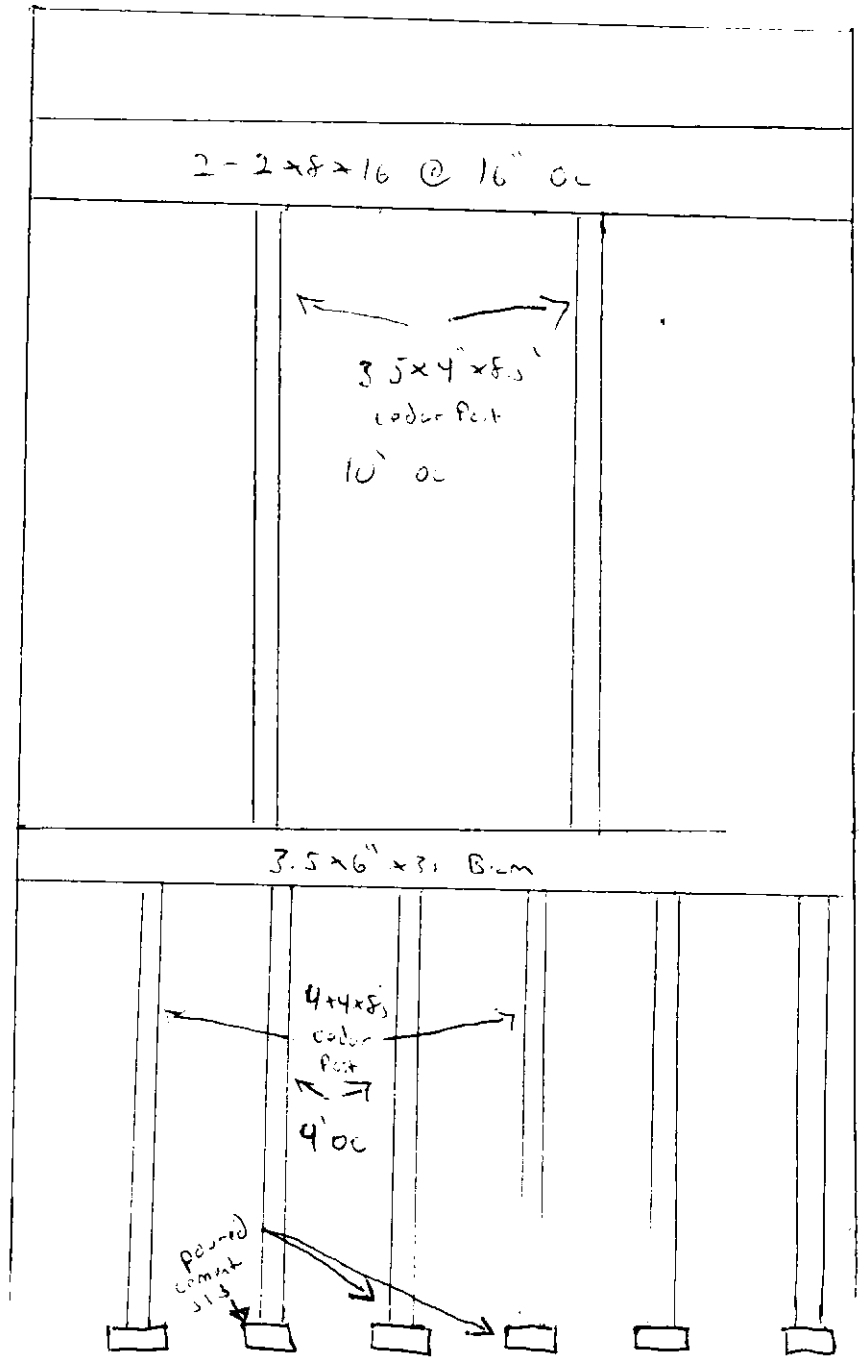
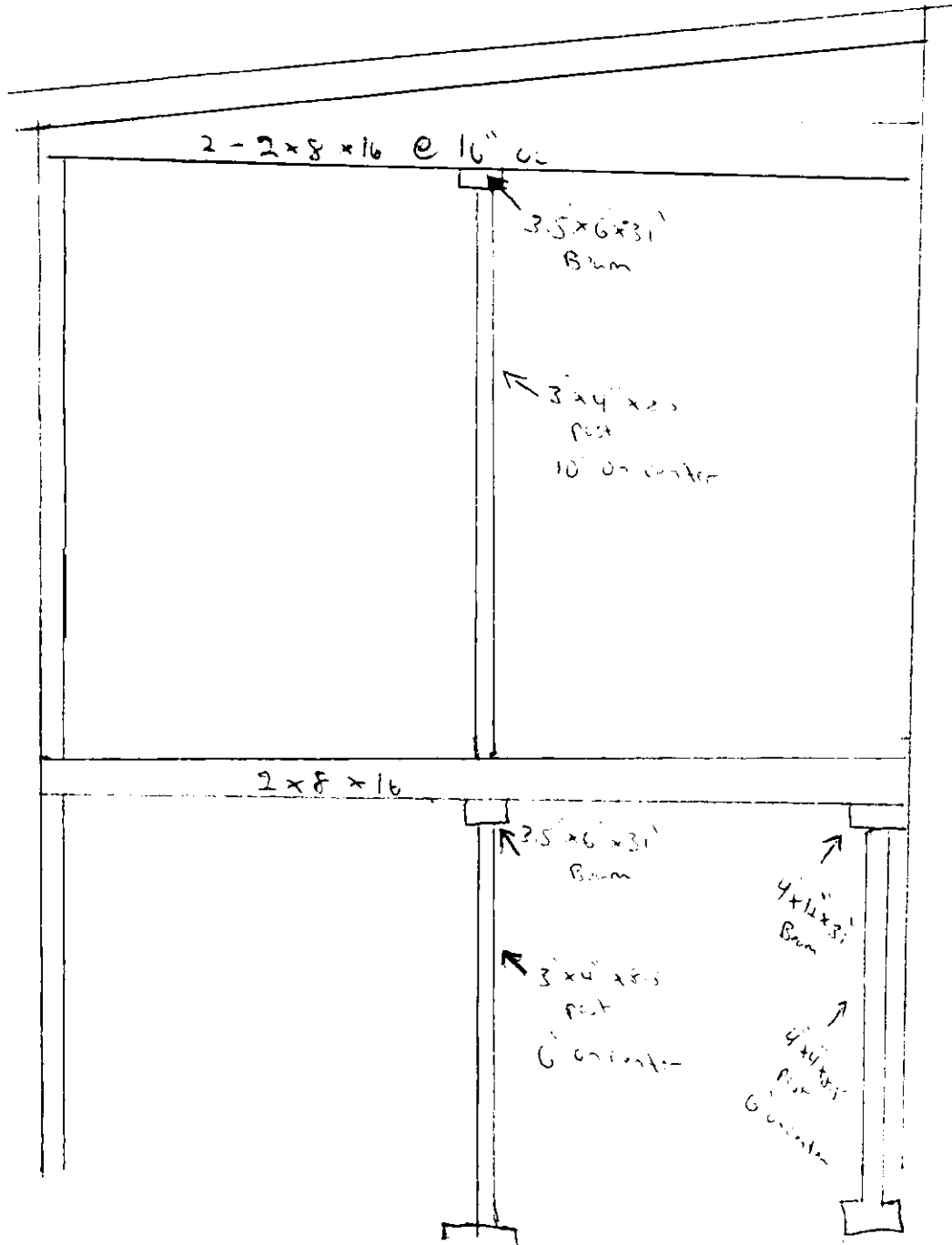
Adding a living area of the carriage house that is attached to the main building, no change of use or additional unit count

- Cross Section w/ Framing Details
 - Current main level walls: Rough cut 3"x4"x8.5' that are spaced 24" on center on exterior walls.
 - There is a 3.5x6x31' beam holding up the roof supported by 2 3x4x8.5' cedar posts with 10 foot on center.
 - Proposed: Keep current exterior wall structure.
 - Add structural framing to support current beam.
 - Keep current ceiling joists.
 - Any joists that aren't structural sound, we will reinforce with 2"x8"x10' KD Lumber
 - Current basement level: Fieldstone as well as poured basement with 2 sets of 4"x6" rough cut supports holding up the 3.5"x6"x31' beam.
 - Proposed: Replace current beams with Doubled up 2x10x16 LVL beams
 - Use existing poured footers, and replace the current 4x4x8 cedar posts with new 4x4x8 pressure treated post under the new beams

Current Framing Plan of Carriage House

South East Facing

EAST FACING



Proposed Framing of Interior walls on main level EAST Facing

Keep $3\frac{1}{2}'' \times 6'' \times 31''$ Beam

Add $2 \times 4 \times 16$ Headers

Keep Current Exterior Walls
 $3\frac{1}{2}'' \times 4\frac{1}{2}'' \times 8\frac{1}{2}''$
24" on center

2x4x8 KD studs
16" on center

32×78 Door

Door

32×78 Door

Current $4 \times 6 \times 8$ Post

MAIN LEVEL

2 - Double up $2 \times 10 \times 16$ Beam

Basement Level

Add $4 \times 4 \times 8$ posts

Poured concrete walls

