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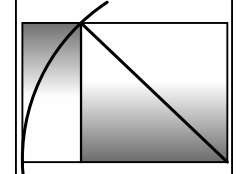
05/31/2018

107 PINE ST GARAGE

Portland, Maine

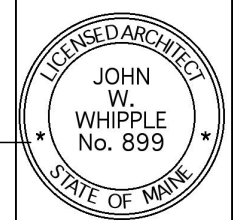
107 Pine Street

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SHEET TITLE:



S1



1 LOCATION MAP
S1 SCALE: 1:3.05

THE PROJECT CONSISTS OF DEMOLISHING THE EXISTING GARAGE, WHICH IS CONNECTED TO THE HOUSE WITH AN OUTSIDE STAIRWAY, AND ADDING A NEW GARAGE AND VESTIBULE. THE NEW VESTIBULE WILL PROVIDE ACCESS TO THE BASEMENT.

ZONING

R6 MULTIFAMILY

DIMENSIONAL REQUIREMENTS PROPOSED PROJECT

SIZE OF PROPOSED ADDITION:	410 SF
MIN LOT SIZE:	4822 SF
MIN DWELLING UNIT :	725 SF
STREET FRONTAGE MIN :	20'
FRONT YARD SETBACK:	10'
REAR YARD SETBACK:	5'
SIDE YARD SETBACK:	5'
LANDSCAPED OPEN SPACE:	1928 SF (40%)
MAX LOT COVERAGE:	2893 SF (60%)
MAXIMUM HT:	45'

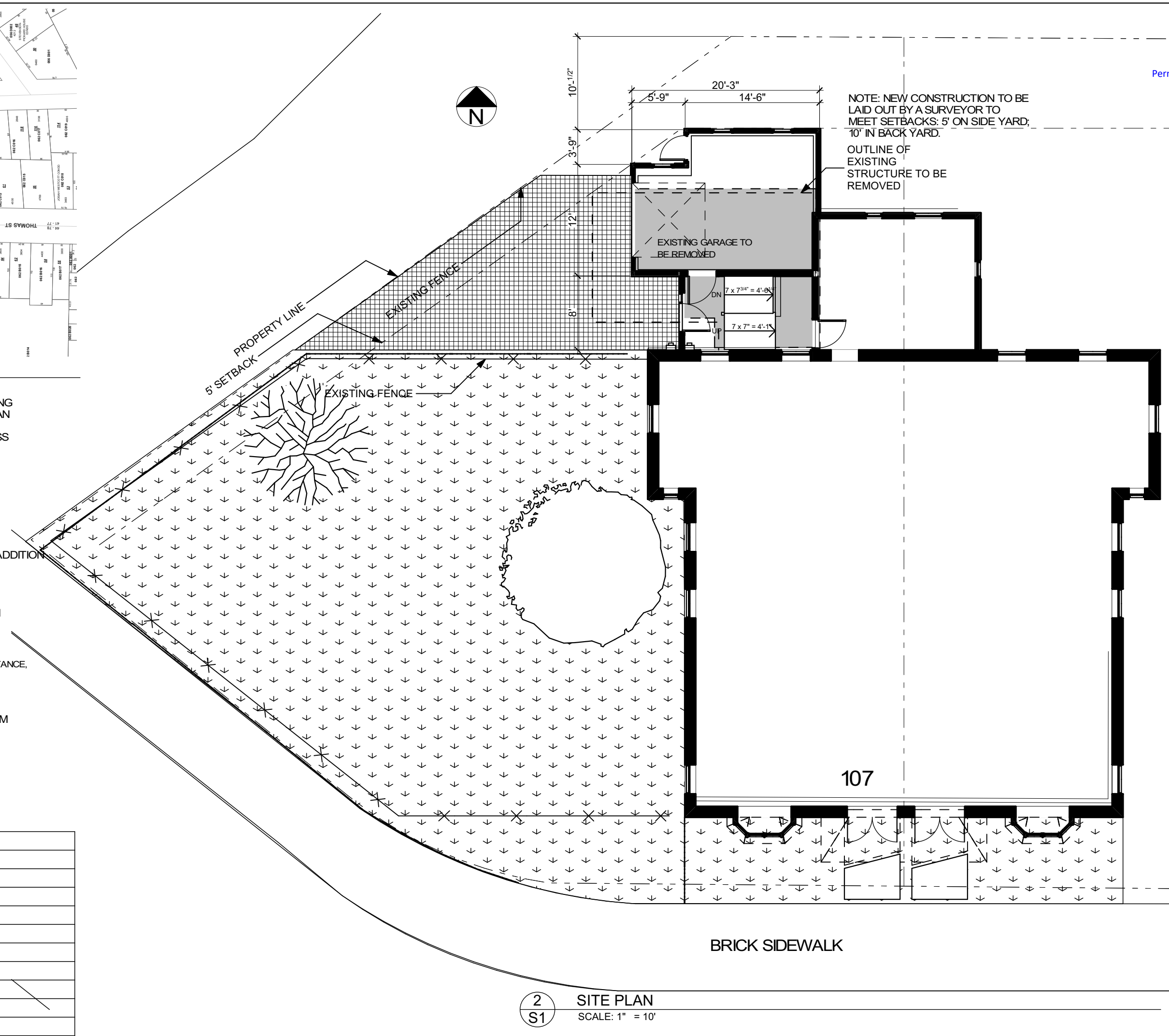
* THIS LOT ABUTS AN ALLEYWAY. DUE TO A UNIQUE CIRCUMSTANCE, THE SETBACK HAS BEEN REDUCED TO 5'. THIS NEEDS TO BE VERIFIED.

CODE CONSIDERATIONS

CONSTRUCTION IS WOOD 2 X 6 FRAMING W/ ZIP SYSTEM SHEATHING, CEMENT BOARD SIDING.
INSULATION VALUES IN HEATED PORTION: R20 WALLS; R40 ROOF
1 HR SEPARATION BETWEEN GARAGE AND VESTIBULE AND HOUSE.

DRAWINGS

S1	SITE PLAN
A1.1	FLOOR PLAN
A1.2	FOUNDATION, FRAMING, ROOF PLANS
A2.1	SOUTH, EAST ELEVATION
A2.2	WEST ELEVATION
A2.3	NORTH ELEVATION
A3.1	SECTIONS, STAIR DETAILS
A3.2	GARAGE, VESTIBULE SECTIONS
A3.3	SECTIONS
A6.1	SCHEDULES
E1	ELECTRICAL PLAN



2 SITE PLAN
S1 SCALE: 1" = 10'



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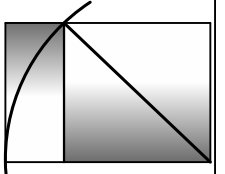
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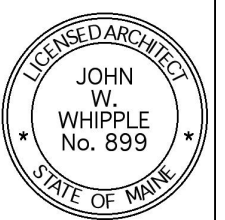
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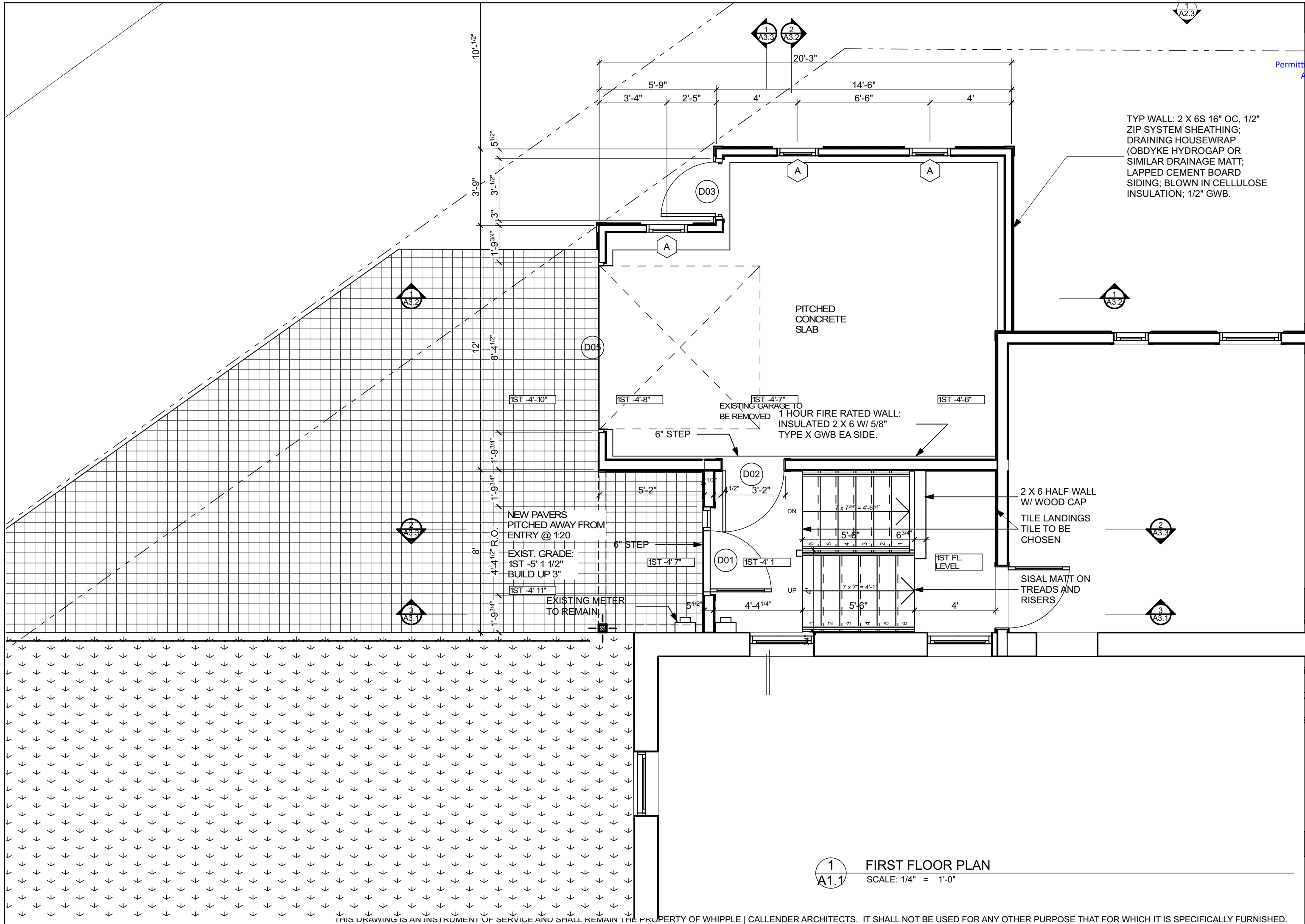
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A1.1



TYP WALL: 2 X 6S 16" OC, 1/2" ZIP SYSTEM SHEATHING; DRAINING HOUSEWRAP (OBDYKE HYDROGAP OR SIMILAR DRAINAGE MATT; LAPPED CEMENT BOARD SIDING; BLOWN IN CELLULOSE INSULATION; 1/2" GWB.

PITCHED CONCRETE SLAB

EXISTING GARAGE TO BE REMOVED
1 HOUR FIRE RATED WALL: INSULATED 2 X 6 W/ 5/8" TYPE X GWB EA SIDE.

2 X 6 HALF WALL W/ WOOD CAP
TILE LANDINGS
TILE TO BE CHOSEN

SISAL MATT ON TREADS AND RISERS

NEW PAVERS PITCHED AWAY FROM ENTRY @ 1:20
EXIST. GRADE: 1ST -5' 1 1/2"
BUILD UP 3"

EXISTING METER TO REMAIN

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



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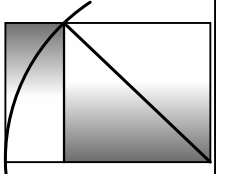
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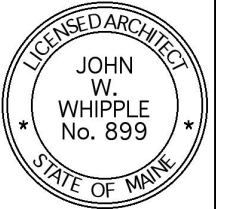
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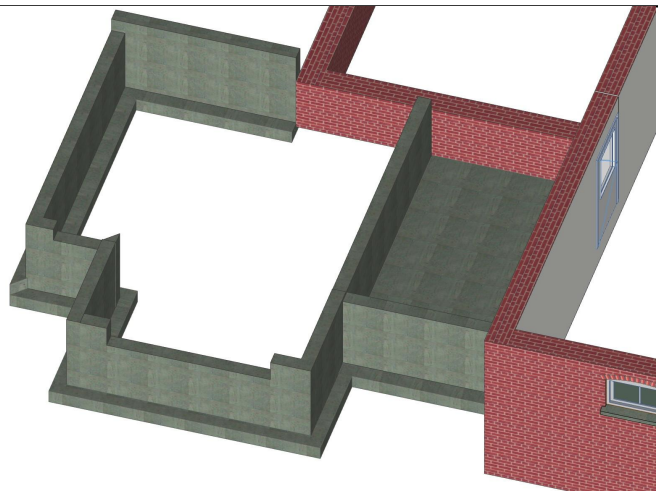
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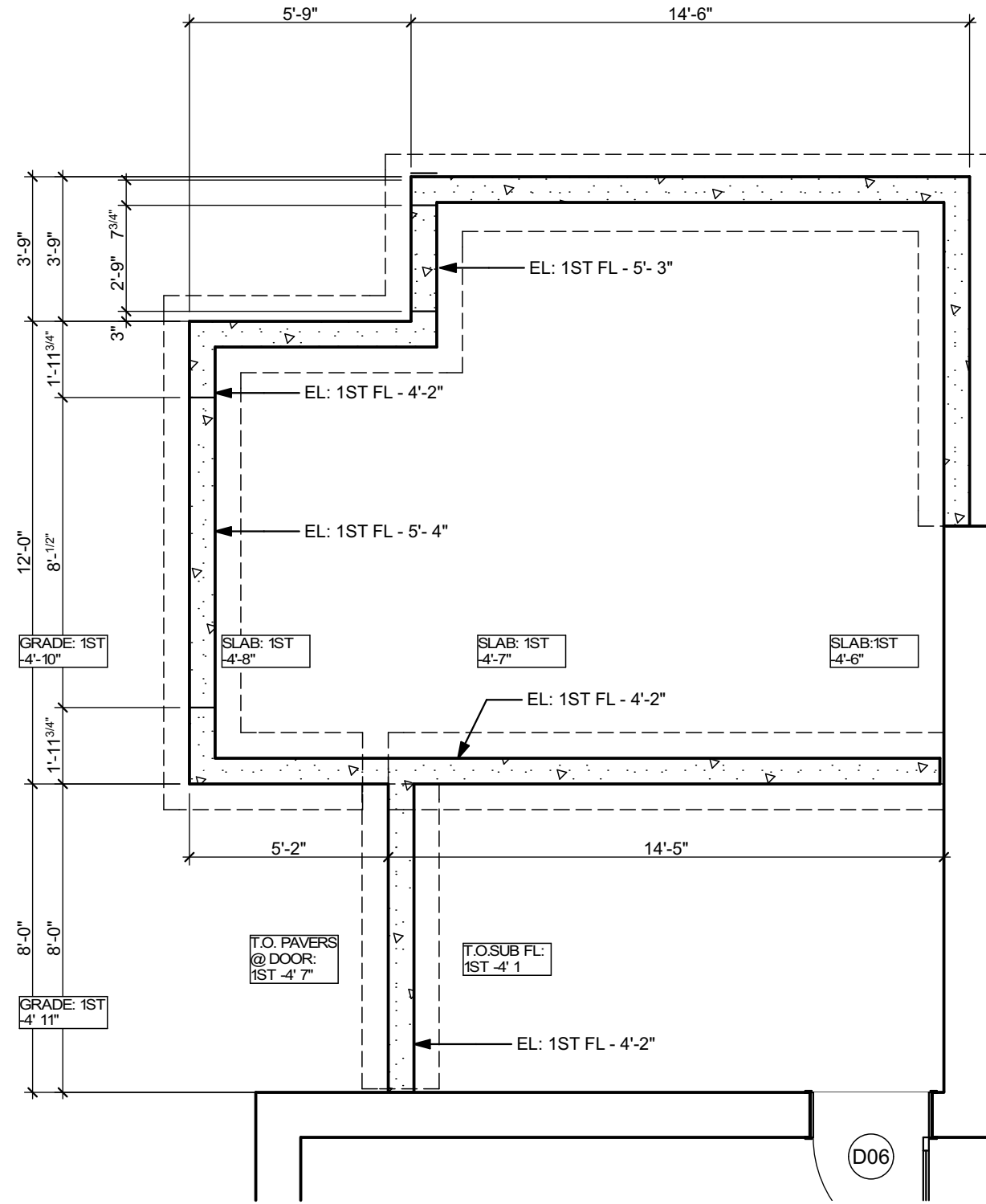
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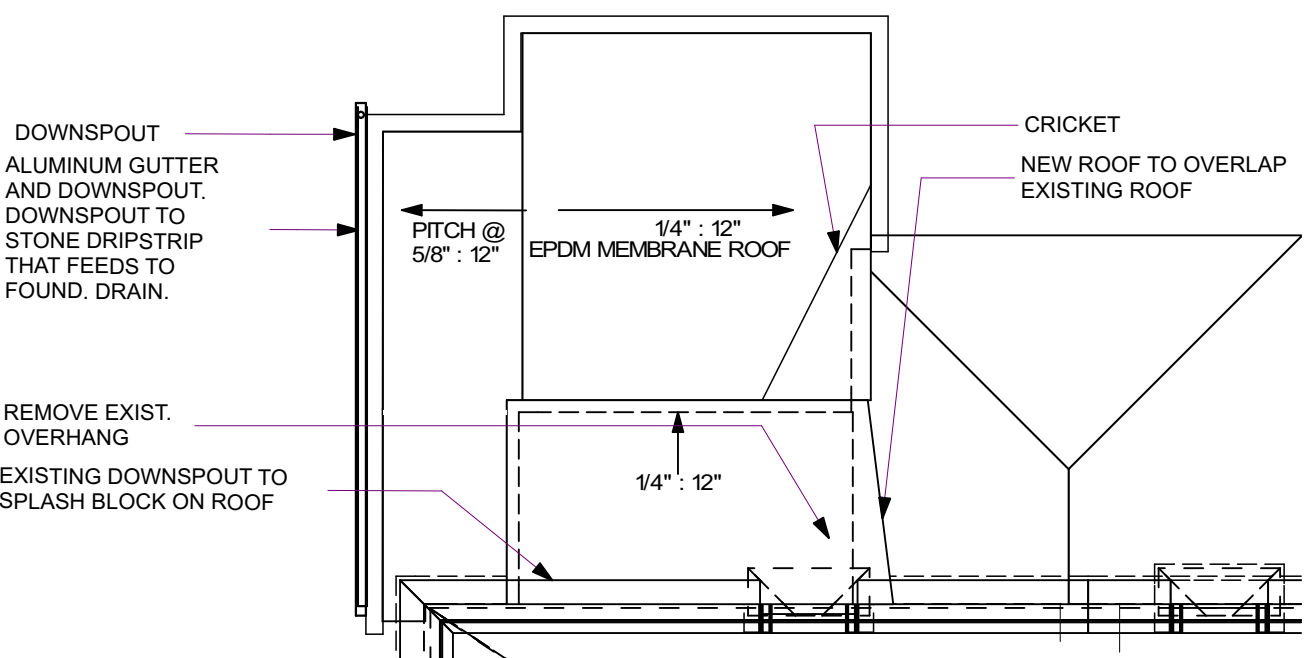
A1.2



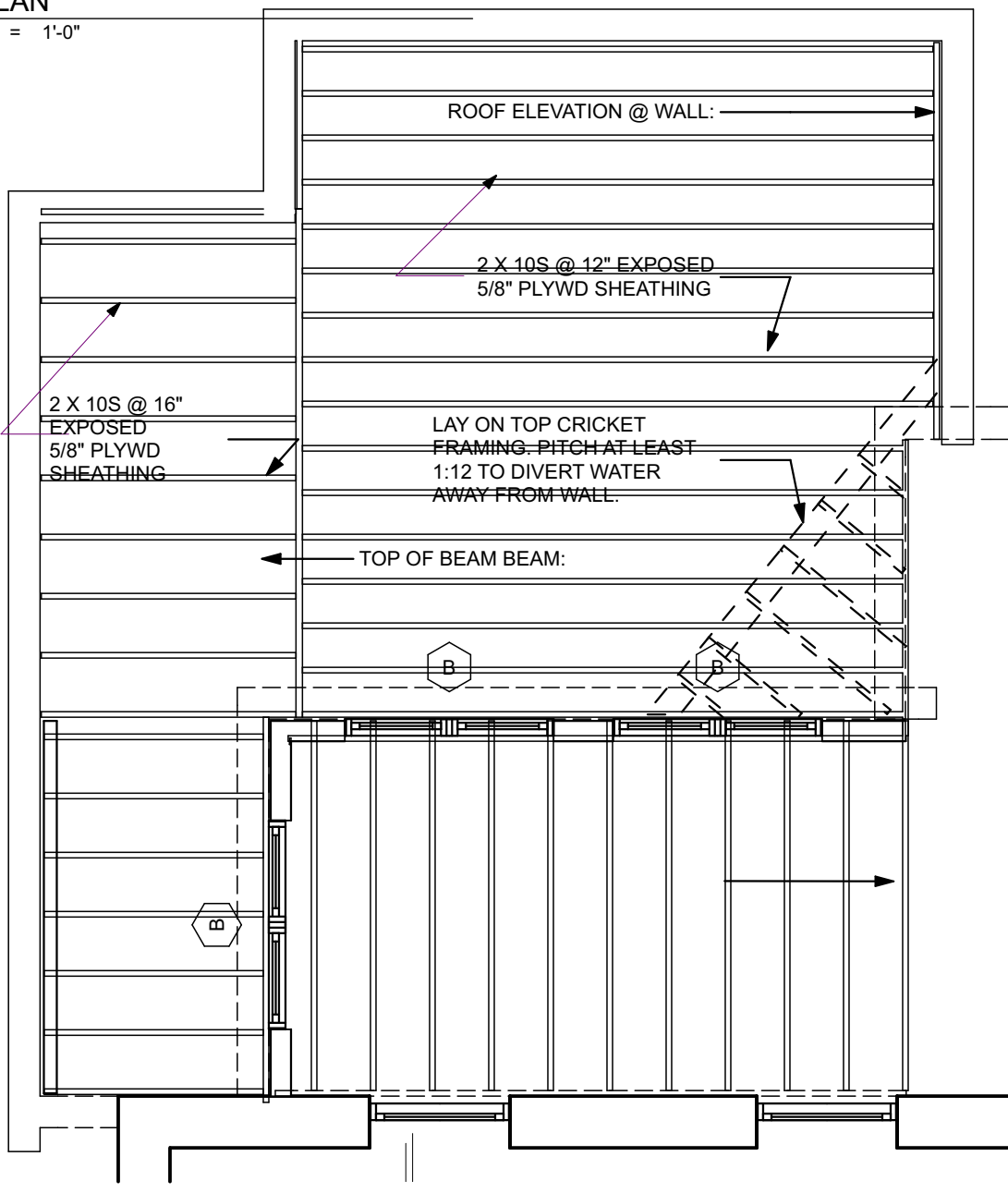
2 FOUNDATION AXOMETRIC
SCALE: 1:305.11



4 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



3 ROOF FRAMING
SCALE: 1/8" = 1'-0"



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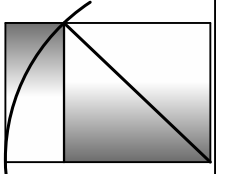
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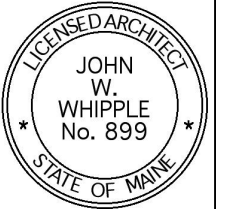
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A2.1



1 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

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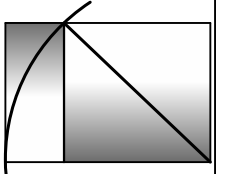
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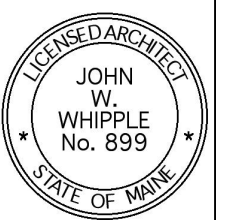
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A2.2



GARAGE DOOR VENEER PATTERN

NOTES:
HORIZONTAL LAP SIDING:
PAINTED CEMENT BOARD IN
EXPOSURE AND TEXTURE TO
MATCH EXISTING.
TRIM: AZEK, HARDBOARD TRIM,
OR SIMILAR IN SIZES SHOWN.
FOLLOW MANUFACTURERS
INSTRUCTIONS FOR
INSTALLATION. CONSULT
ARCHITECT WHEN IN QUESTION.
LARGE SCALE DETAILS
SUPERCEED SMALLER.

1/4" : 12" SLOPE

ONE UNIT FIXED;
ONE OPERABLE

CASED BEAM AND POST

SEE EAVE
DETAIL

1X8 PAINTED
TRIM BOARD

EXISTING
NEW

ALUM
DOWNSPOUT

PAINTED CLAPBOARDS
EXPOSURE TO MATCH EXIST
GARAGE DOOR TO BE
COVERED W/ WOOD VENEER
TO MATCH PHOTO ABOVE

2 PANEL FIBERGLASS; FLAT
PANEL BELOW GLASS PANEL.
THERMATRU S6021XJ OR
APPROVED EQUAL.

1 X 4 DOOR AND
WINDOW TRIM

1X6 CORNER BOARDS
OVERLAP CONCRETE TO
ALIGN W/ BOT OF DOOR TRIM

FULL GLASS INSULATED
FIBERGLASS DOOR: MARVIN
INTEGRITY IIFD3068XR W/ SIDE
AND TRANSOM LIGHTS,
STAINLESS HARDWARE;
GUNMETAL COLOR.

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



1 NORTH ELEVATION
 A2.3 SCALE: 1/4" = 1'-0"

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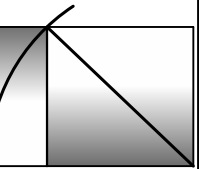
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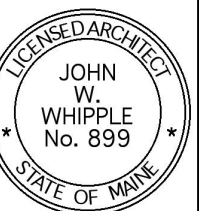
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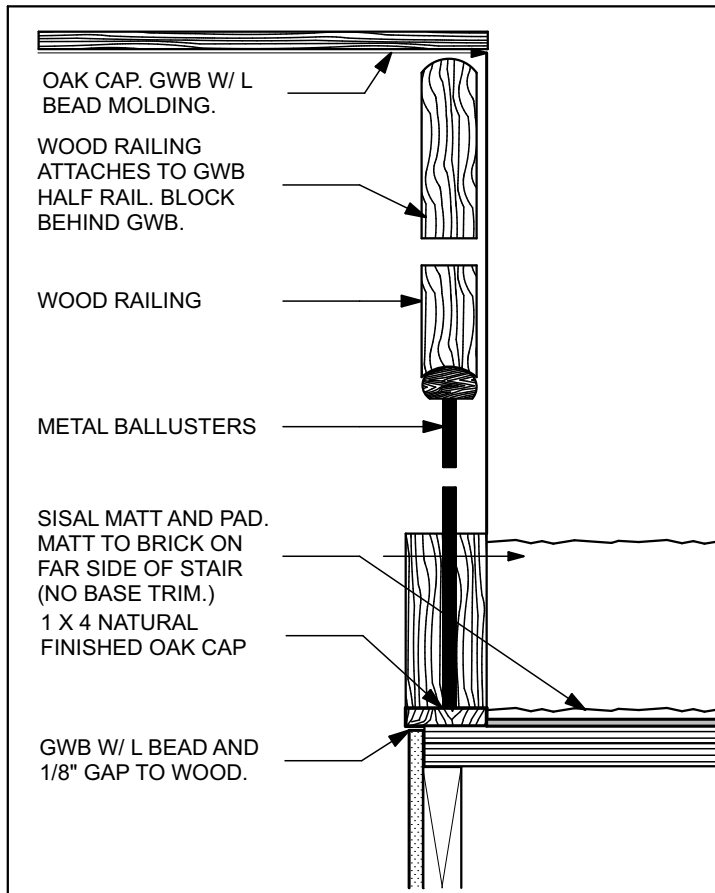
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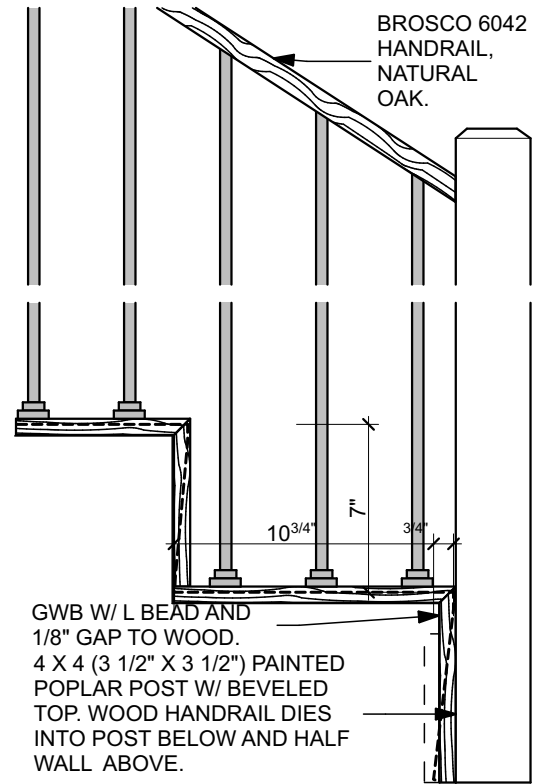
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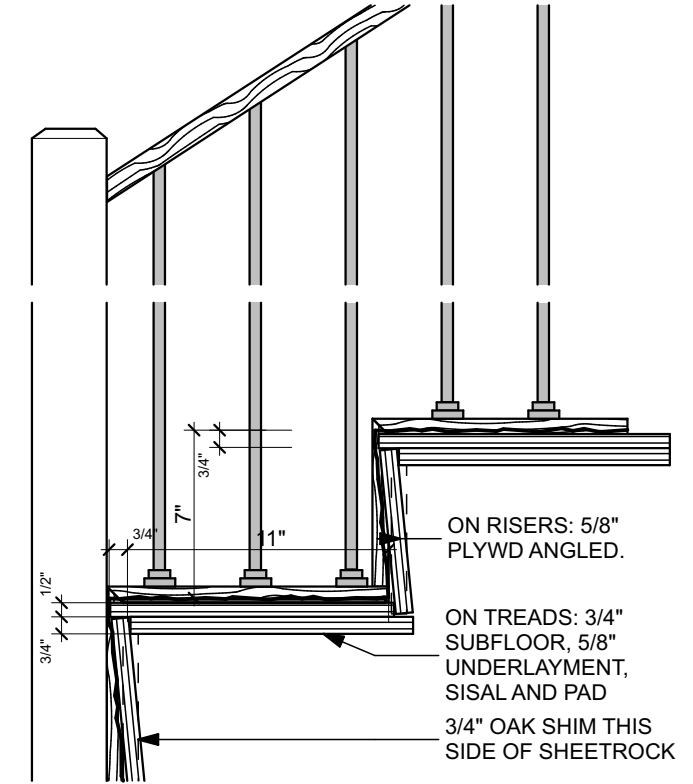
A2.3



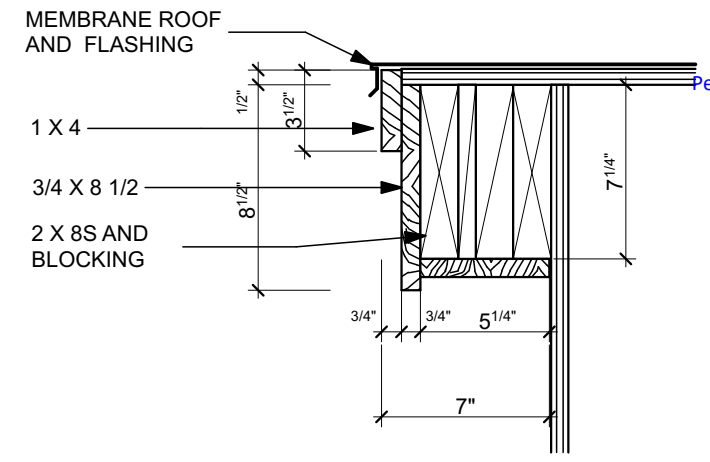
1
A3.1 **STAIR SECTION**
SCALE: 1 1/2" = 1'-0"



ELEVATION



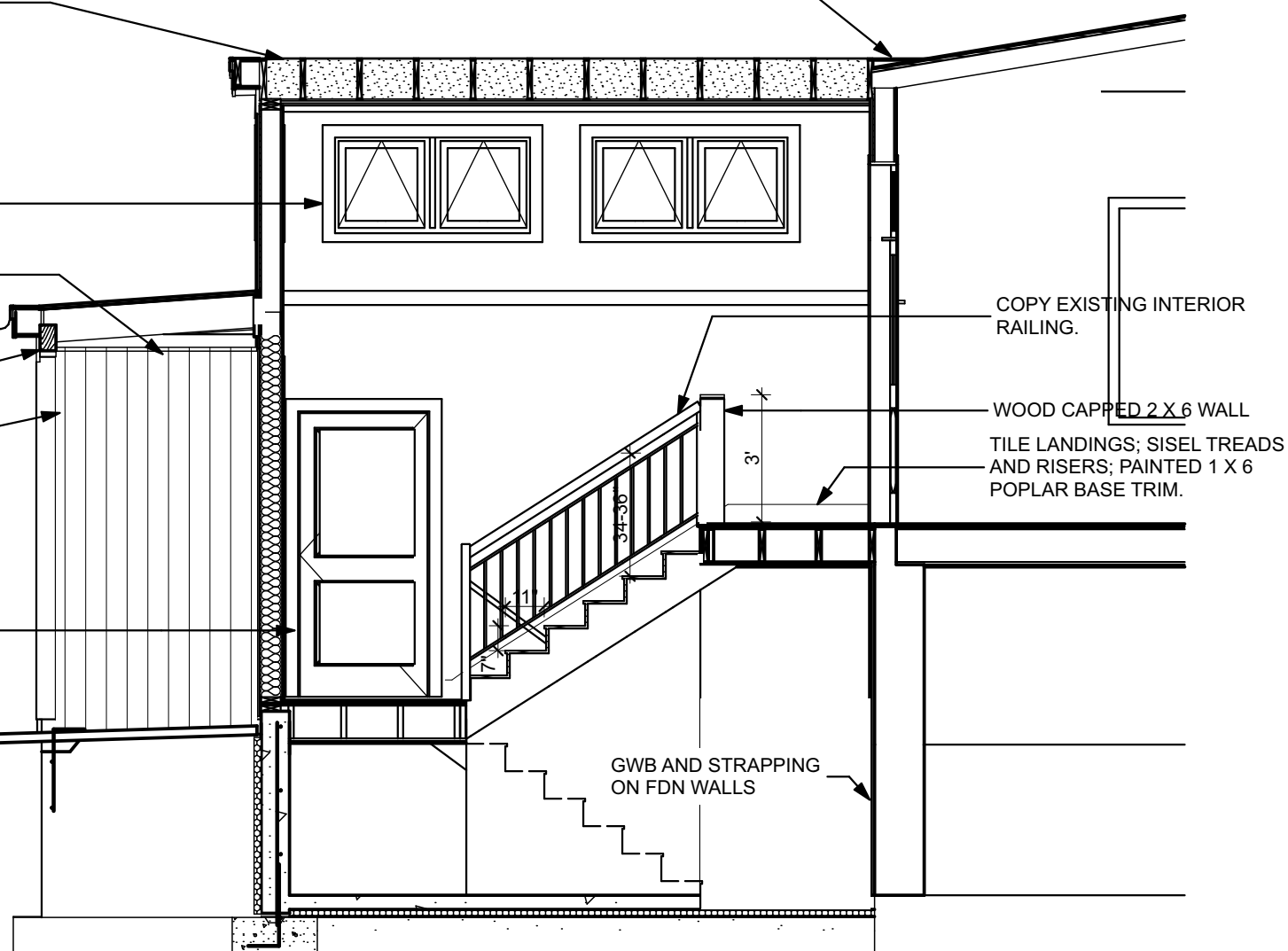
SECTION



2
A3.1 **TYPICAL EAVE**
SCALE: 1 1/2" = 1'-0"

OVERFRAME NEW ROOF TO MEET EXISTING ELL ROOF
5/8" PLYWD, 2X12S @ 16", STRAPPING, GWB, REINFORCED MESH, BLOWN IN CELLULOSE INSULATION.

1 X 4 PAINTED TRIM 4 SIDES, PICTURE FRAMED
PAINTED 1 X 8 SHIPLAP CEIL.
BEAM CASED W/ PAINTED 1 X TRIM BOARDS
VERTICAL 1 X 8 SHIPLAP
20 MIN 2 PANEL FIBERGLASS DOOR: THERMATRU SMOOTHSTAR SSF220 OR APPROVED EQ. W/ 1 X 4 PAINTED POPLAR TRIM.



3
A3.1 **ENTRY VESTIBULE SECTION (NORTH)**
SCALE: 1/4" = 1'-0"



EXISTING RAILING SIMILAR TO NEW

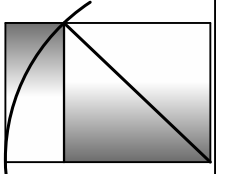


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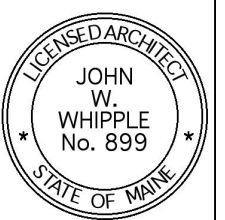
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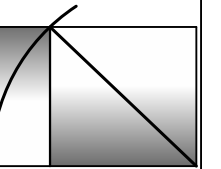
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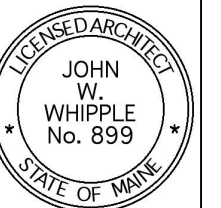
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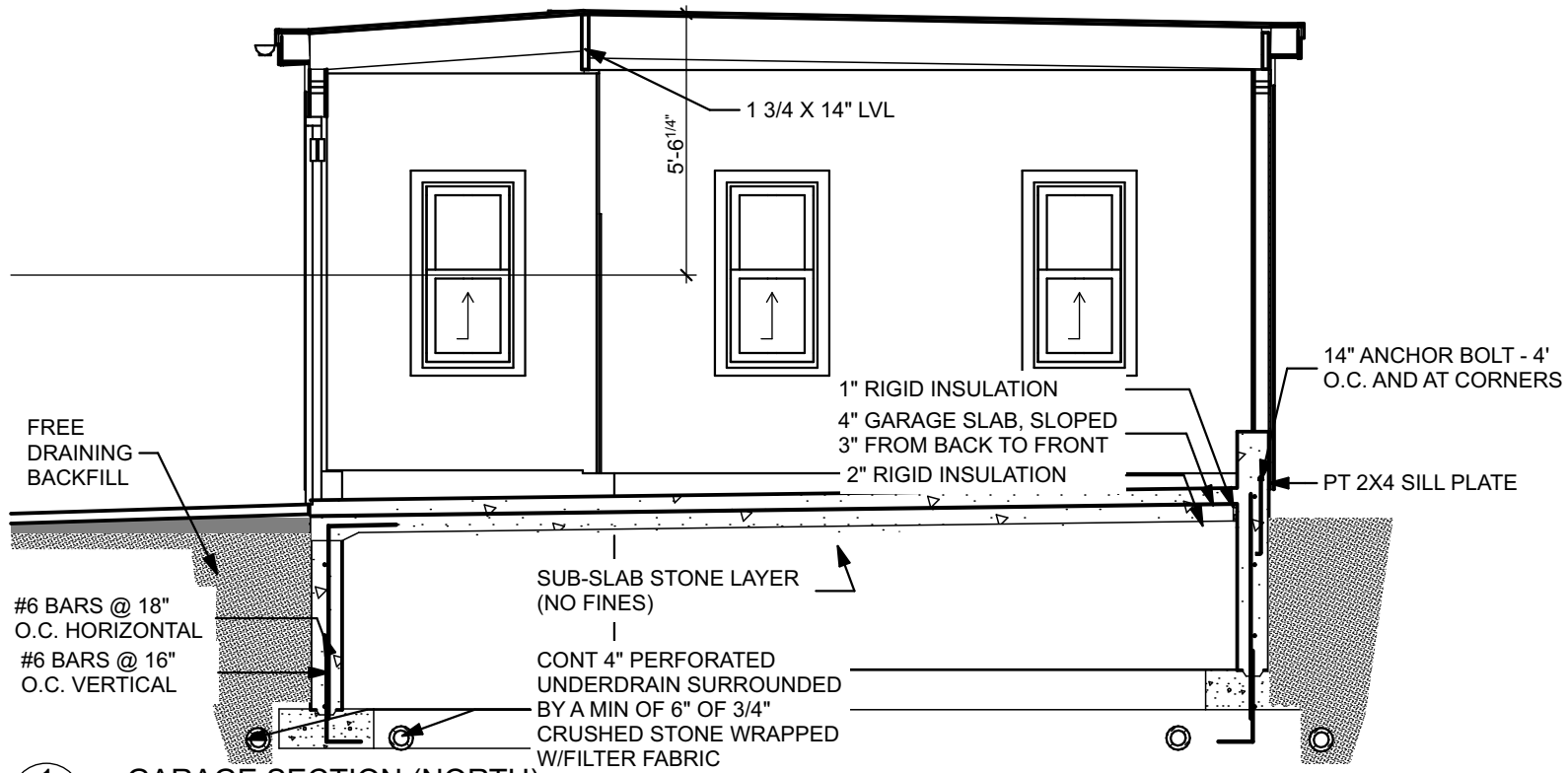
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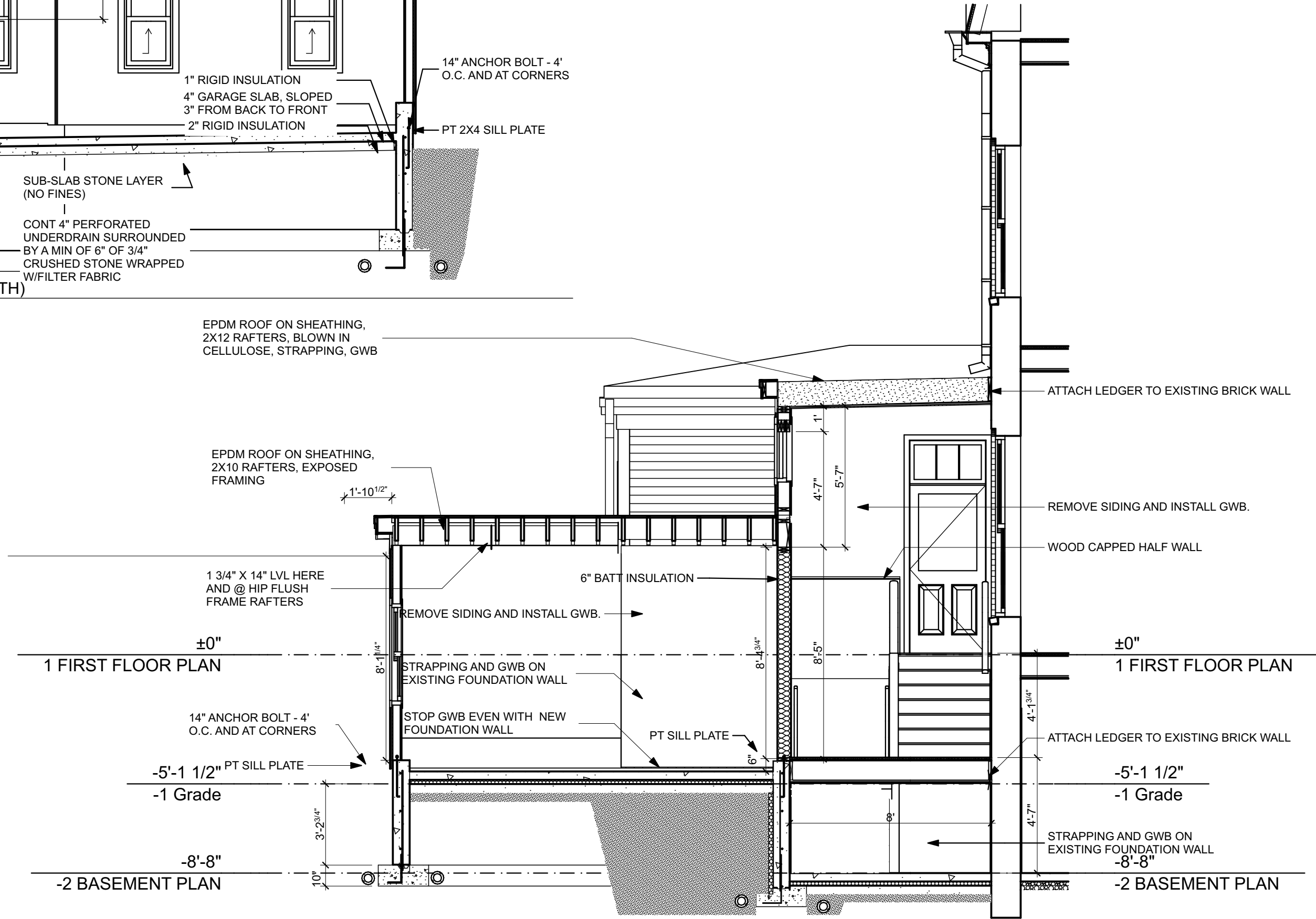
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A3.2



1 GARAGE SECTION (NORTH)
SCALE: 1/4" = 1'-0"



2 GARAGE/ENTRY VESTIBULE SECTION (EAST)
SCALE: 1/4" = 1'-0"



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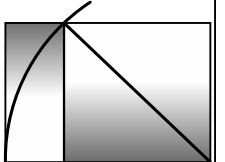
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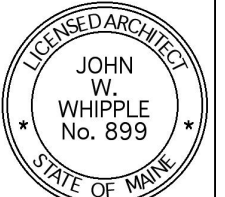
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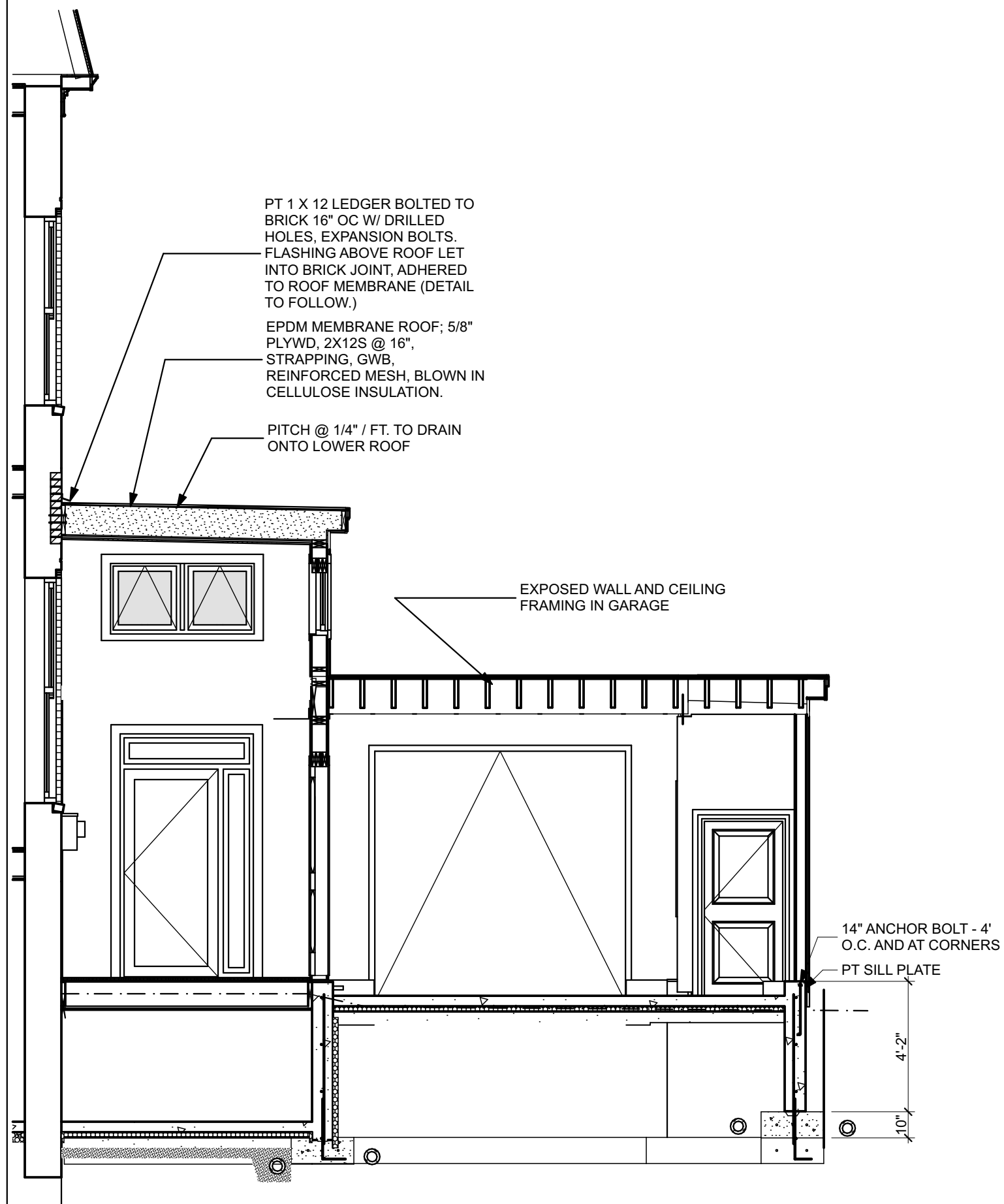


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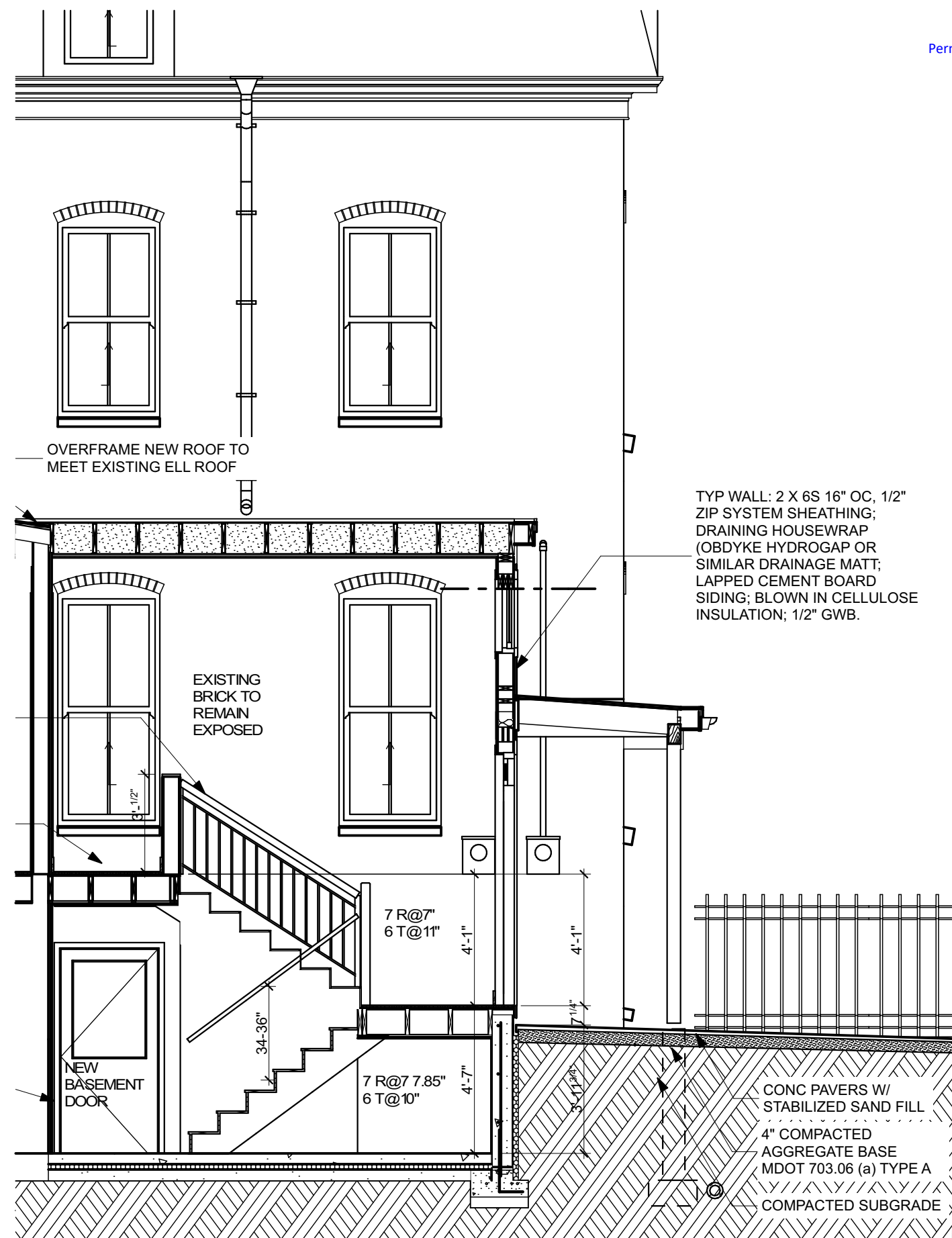
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A3.3



1 GARAGE/ENTRY VESTIBULE SECTION (WEST)
SCALE: 1/4" = 1'-0"



2 ENTRY VESTIBULE SECTION (SOUTH)
SCALE: 1/4" = 1'-0"



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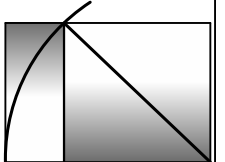
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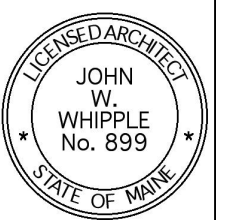
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A6.1

NEW DOOR AND FRAME SCHEDULE

MARK	ROOM NAME	SIZE			MATL	DOOR/HARDWARE		NOTES	ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.		
D01		3'	6'-8"	0'-1 ³ / ₄ "	CLAD WOOD	LOCKING	MARVIN CLAD ULTIMATE INSWING W/ SIDE LIGHT AND TRANSOM		
D02		3'	6'-8"	0'-1 ³ / ₄ "	FIBERGLASS		THERMATRU SSF220 2-PANEL SMOOTH-STAR FIBERGLASS 20 MIN RATED.		
D03		2'-8"	6'	0'-1 ³ / ₄ "			THERMATRU 2 FLAT PANEL S6021XJ W/ GLASS TOP PANEL, FULL WEATHERSTRIPPING		
D05		8'	8'	0'-1 ³ / ₄ "					
D06		3'	6'-8"	0'-1 ³ / ₄ "			THERMATRU PROFILE 980HDXJ OR SIMILAR STEEL UTILITY W/ WINDOW		

NEW WINDOW SCHEDULE

MARK	ROOM NAME	QTY	UNIT DIMS	Custom text 8	MANUF. NO.	NOTES	COLOR EXT.	COLOR INT.	MULL IONS	SCREE N	HARDWARE COLOR	ELEVATION
A		3	2'x4'	MARVIN INTEGRITY	ITDH2648	INTERIOR TRIM, NO WALL FINISH	EBONY	WHITE	NO	WHITE	WHITE	
B		3	4'-8"x2'-4"	MARVIN INTEGRITY	IAWN2927	EXTENSION JAMBS REQUIRED; ONE HALF TO OPEN, W/ SCREENS	EBONY	WHITE	NO	WHITE	WHITE	



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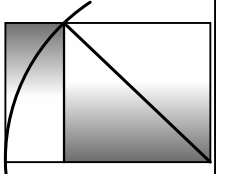
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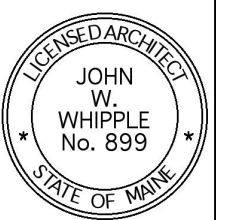
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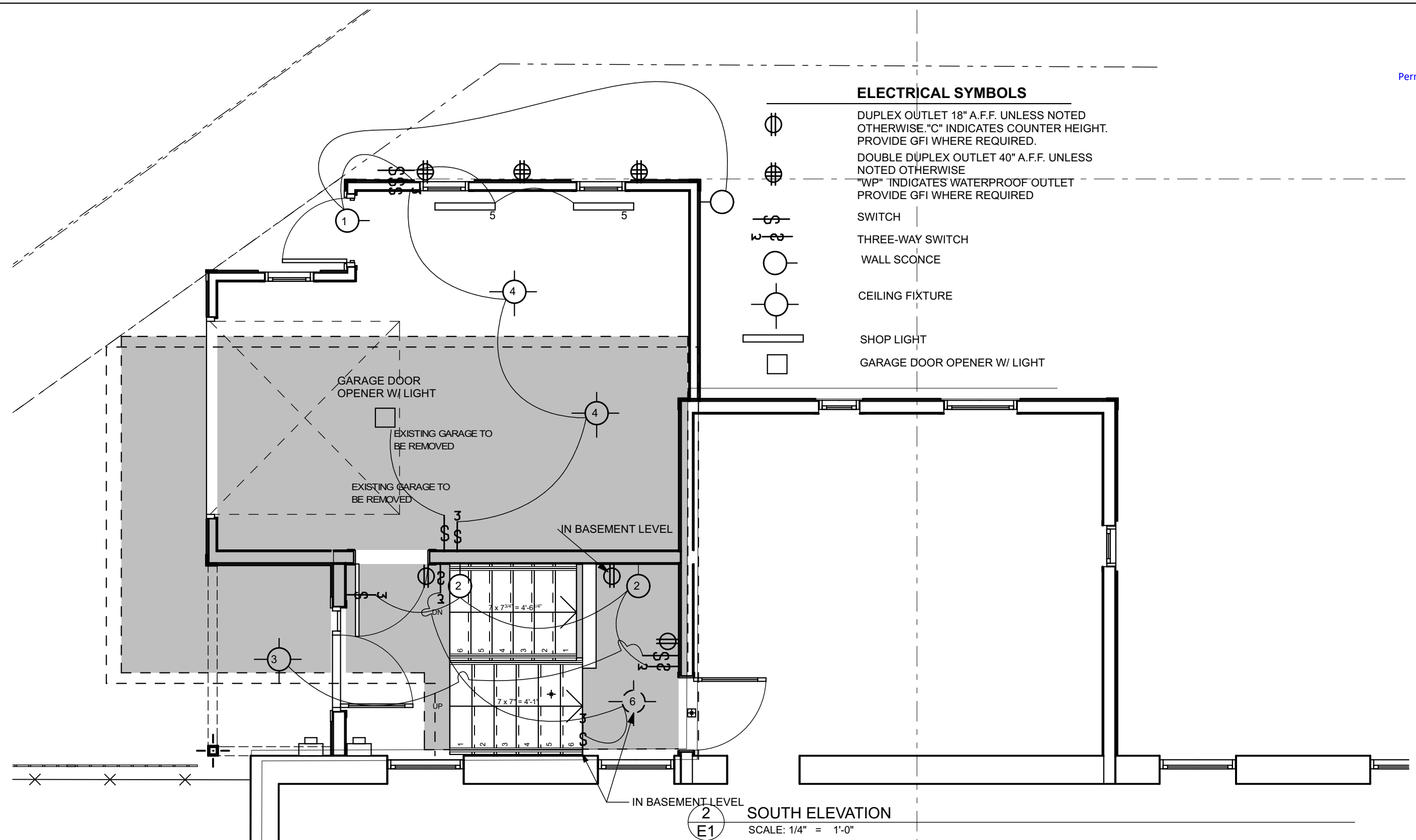
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E1

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" A.F.F. UNLESS NOTED OTHERWISE. "C" INDICATES COUNTER HEIGHT. PROVIDE GFI WHERE REQUIRED.
- DOUBLE DUPLEX OUTLET 40" A.F.F. UNLESS NOTED OTHERWISE
- "WP" INDIGATES WATERPROOF OUTLET PROVIDE GFI WHERE REQUIRED
- SWITCH
- THREE-WAY SWITCH
- WALL SCONCE
- CEILING FIXTURE
- SHOP LIGHT
- GARAGE DOOR OPENER W/ LIGHT



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