

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAR - 8 2006

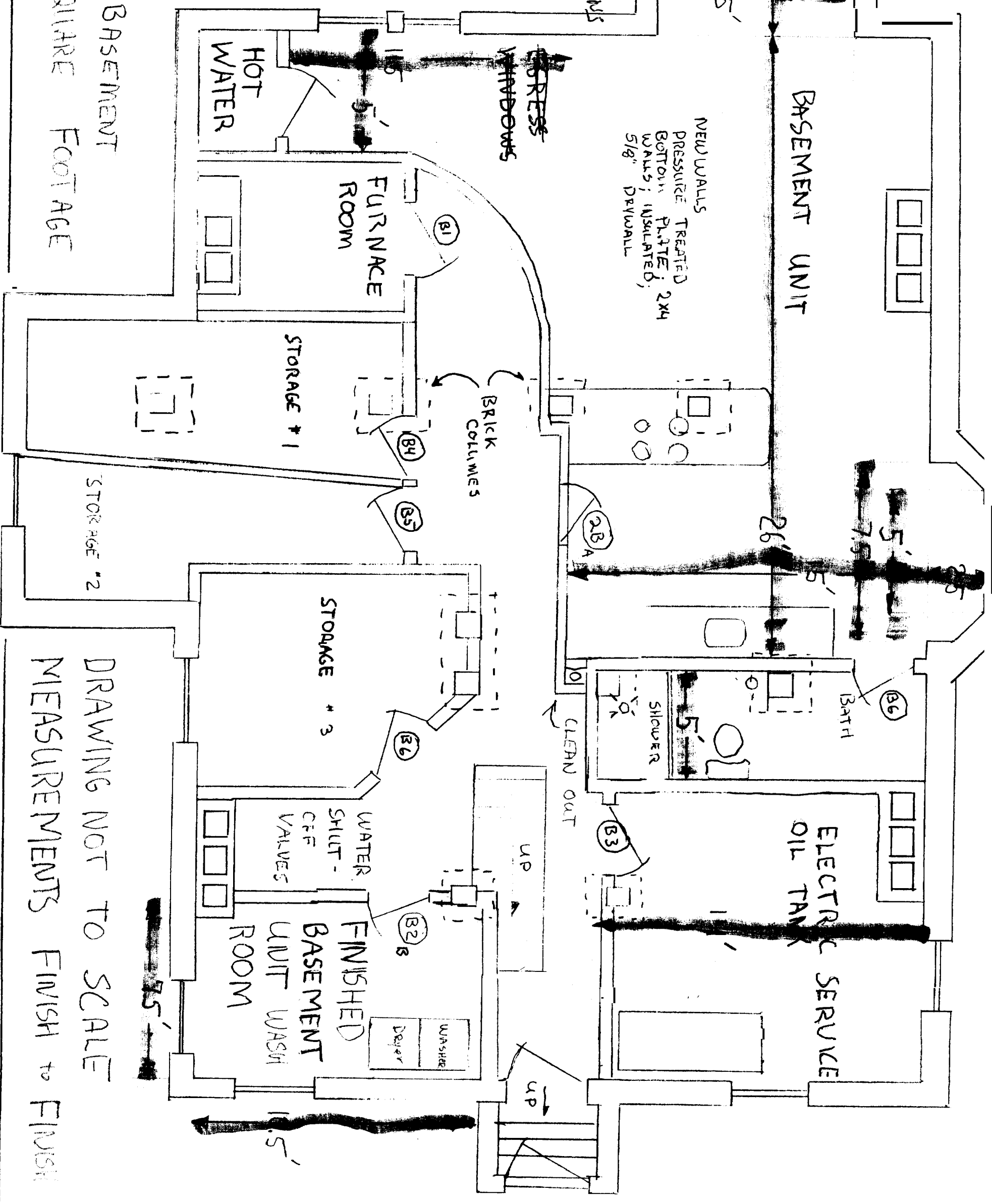
RECEIVED

WALL
CHANGES
7.5'

sq FOOT CALCULATIONS

3.5 x 7.5	26.25
5 x 2.5	12.5
12.5 x 2.5 / 2	15.625
15 x 26	390
5 x 14	70
5 x 11.5	57.5
7.5 x 10.5	78.75
TOTAL	≥ 635 sqft

CHANGES TO BASEMENT
UNIT FOR SQUARE FOOTAGE



DRAWING NOT TO SCALE
MEASUREMENTS FINISH TO FINISH

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

RECEIVED
MAR - 8 2006

PINE STREET

= CHANGES
ORIGINAL UNIT
TO BE REMOVED

LIVING ROOM

LIBRARY

KITCHEN

BED ROOM

KITCHEN

FIRST FLOOR

ORIGINAL UNITS

FRONT PORCH

COMMON HALL

SECOND FLOOR LANDING

CLOSET

UP

UP

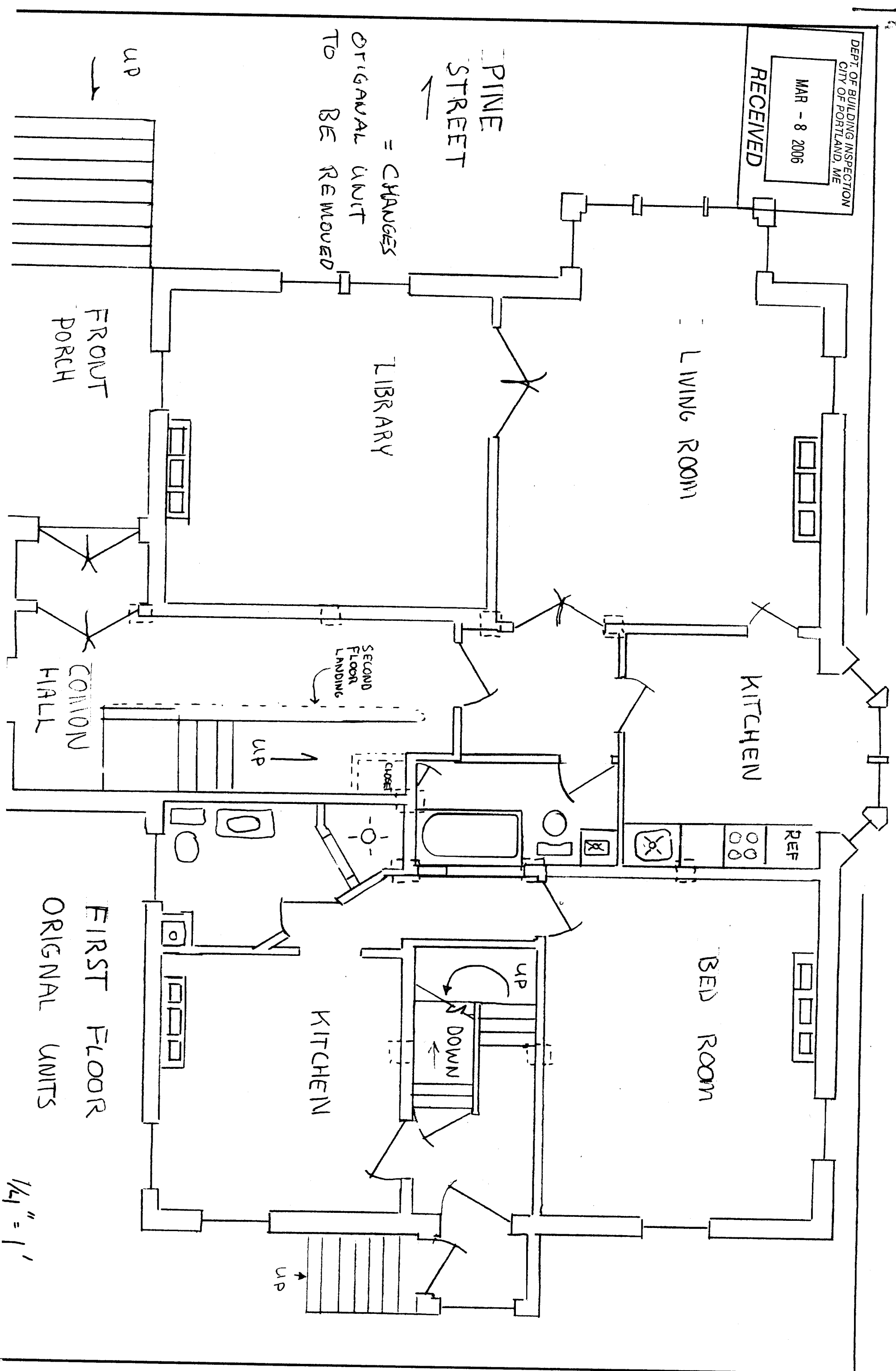
UP

DOWN

UP

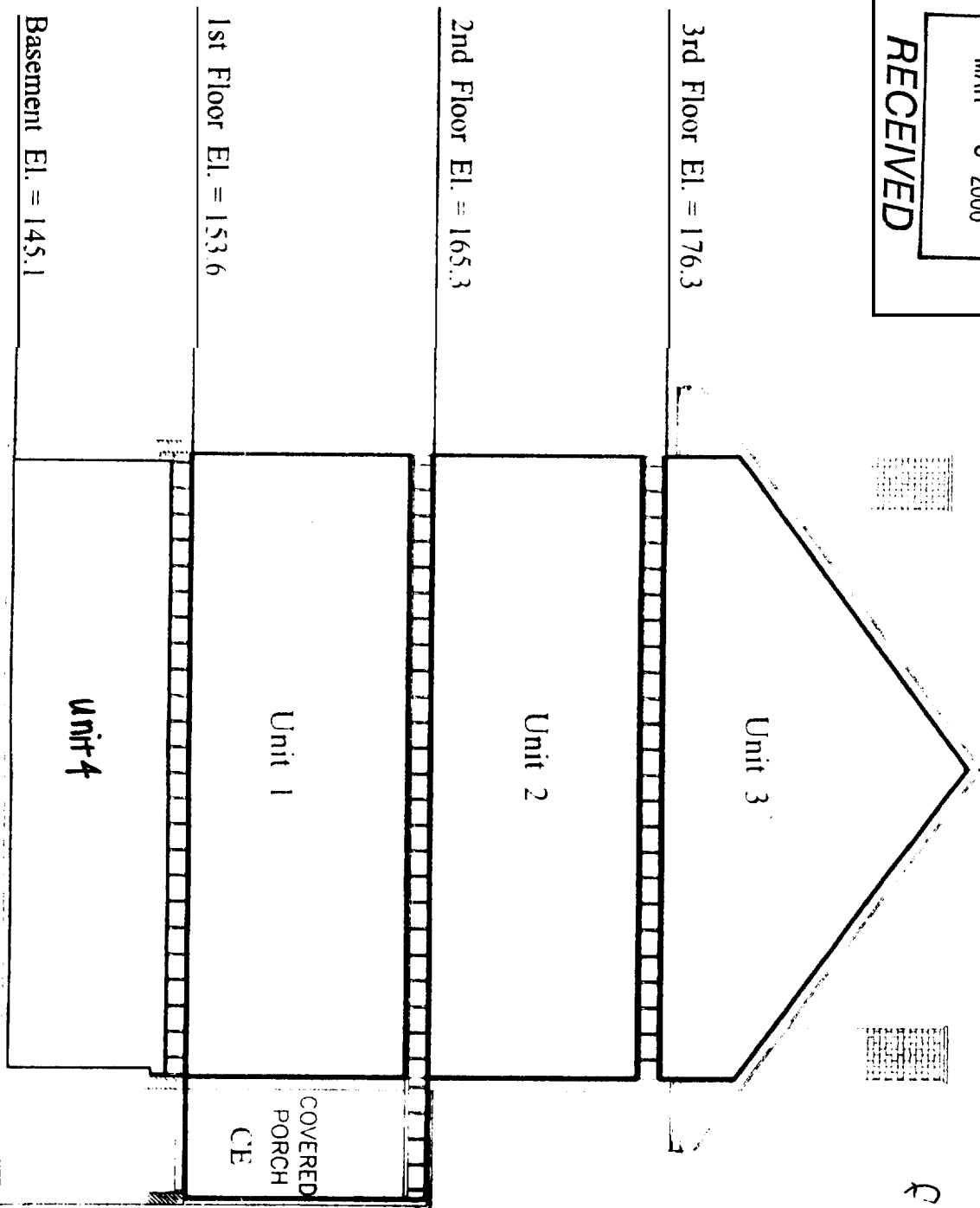


1/4" = 1'



MAR - 8 2006

RECEIVED



= CHANGES
FROM 1st
DRAWING

WINDOW AND DOOR SCHEDULE

BASEMENT

- B1; B2a; B3; B2b 3-0 6-6 FIRE DOORS
- B4; B5; B6; B7; 3-0 6-6 FLUSH DOORS
- B8 2-0 6-6 FLUSH DOOR
- B9 2-6 6-4 FLUSH DOOR

UNIT 3

REPLACE BOTH ENTRY AND BATH WINDOWS WITH

VELUX NO. 108 WITH COPPER FLASHING
R.O. 2 1/2" WIDE X 58 1/8" LONG

3-1 2-6 X 7-0 FIRE DOOR

WITH PANIC HARDWARE
(SEE SECOND FLOOR FLOOR PLAN)

REMAINDER OF WINDOWS AND DOORS TO BE KEPT ORIGINAL

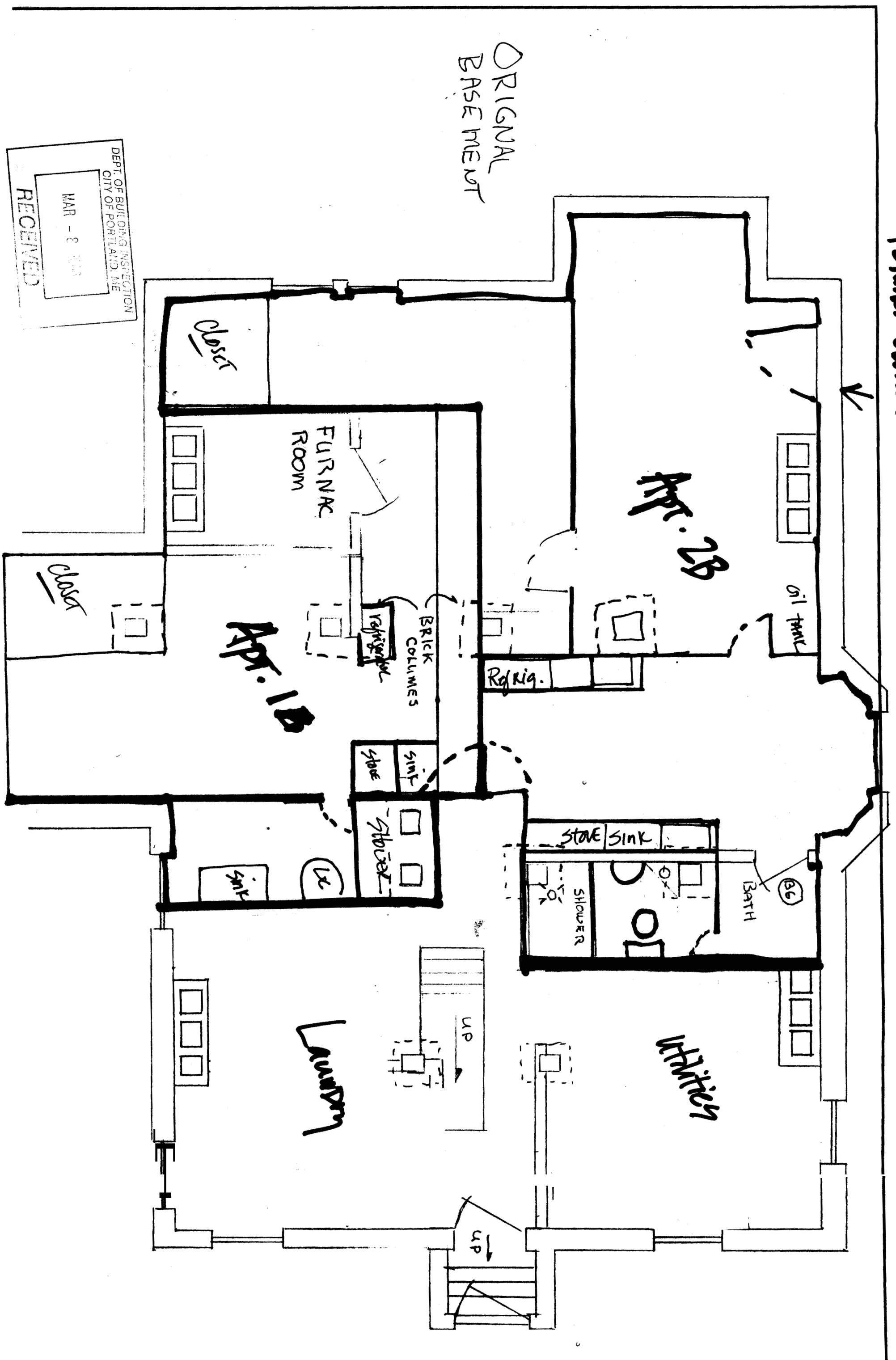
SECTION A

HORIZONTAL BOUNDARY

FORNER EURNALL

ORIGINAL
BASEMENT

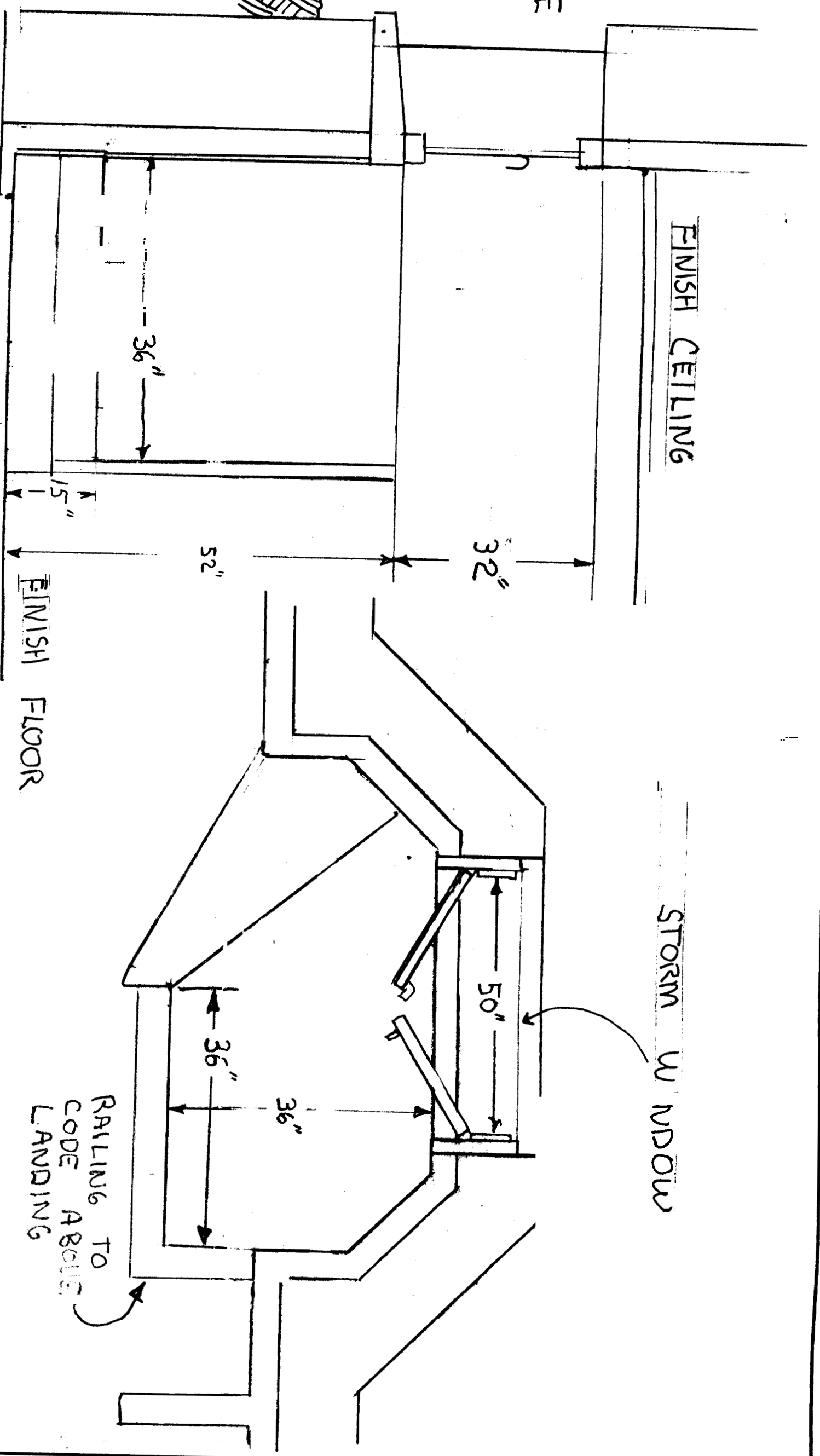
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
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ONE PIECE
STORM

FINISH CEILING

STORM WINDOW



3/4 = 1

CHANGES
LANDING COR 3' X 3'

ASSUMPTION:

THE EXISTING STRUCTURE IS REASONABLE STRAIGHT AND TRUE, THEREFORE RATHER THEN FIX A FUNCTION STRUCTURE AND GAMBLE ON DEVELOPING NEW PROBLEMS IT IS PRUDENT TO MAINTAIN THE EXISTING AS MUCH AS POSSIBLE.

EXISTING:

THE ROOF LOAD IS IN PART BEING TRANSFERRED TO THE FLOORS BELOW VIA EXISTING PARTITIONS. THE COLLAR TIES/CEILING JOIST ALSO TRANSFER THE LOAD TO THE FLOORS BELOW. THE COLLAR TIES/CEILING JOIST ARE ATTACHED TO ONE SIDE (NORTH) OF THE RAFTERS.

SOLUTION:

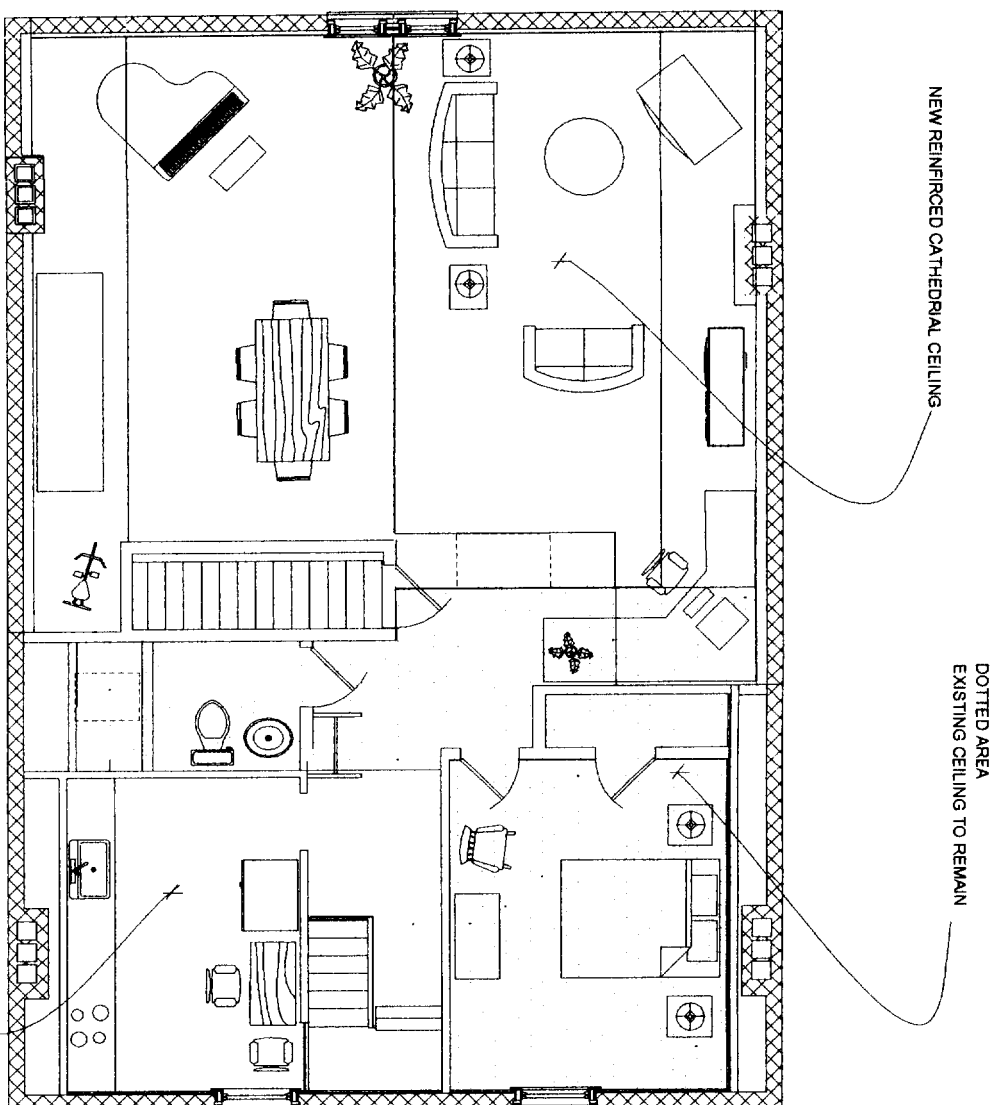
FIRST- INSTALL THE NEW 2x4 COLLAR TIE DIRECTLY UNDER THE EXISTING RAFTER USING PLYWOOD GUSSETS. NEXT INSTALL THE NEW SISTER RAFTERS ON THE OPPOSITE SIDE OF THE RAFTER FROM THE EXISTING COLLAR TIES. AFTER SECURING THE NEW SISTER RAFTERS TO THE EXISTING RAFTER AND THE NEW COLLAR TIE, ONE OF THE PITCHED COLLAR TIES WILL BE INSTALLED ON THE NEW SISTER RAFTER. AFTER THE FIRST PITCHED CEILING JOIST IS INSTALLED THE EXISTING COLLAR TIE/CEILING JOIST CAN BE REMOVED AND THE SECOND NEW PITCHED COLLAR TIE/CEILING JOIST CAN BE INSTALLED ON THE EXISTING RAFTER.

PRECAUTIONS:

IT IS NECESSARY TO INSTALL ONE PAIR OF RAFTERS AT A TIME. TEMPORARY SUPPORTS SHOULD BE INSTALLED ON EACH EXISTING SET OF RAFTERS BEFORE THE WALLS UNDER THE RAFTERS ARE REMOVED. THE TEMPORARY SUPPORT SHOULD NOT BE REMOVED UNTIL THE NEW RAFTERS AND CEILING JOIST/COLLAR TIES ARE INSTALLED AND COMPLETELY SECURED.

MATERIAL:

THE NEW STRUCTURAL MATERIAL IS Douglas Fir No.1 WITH "JB 1800" NORMAL DURATION AND "E 1,500,000".



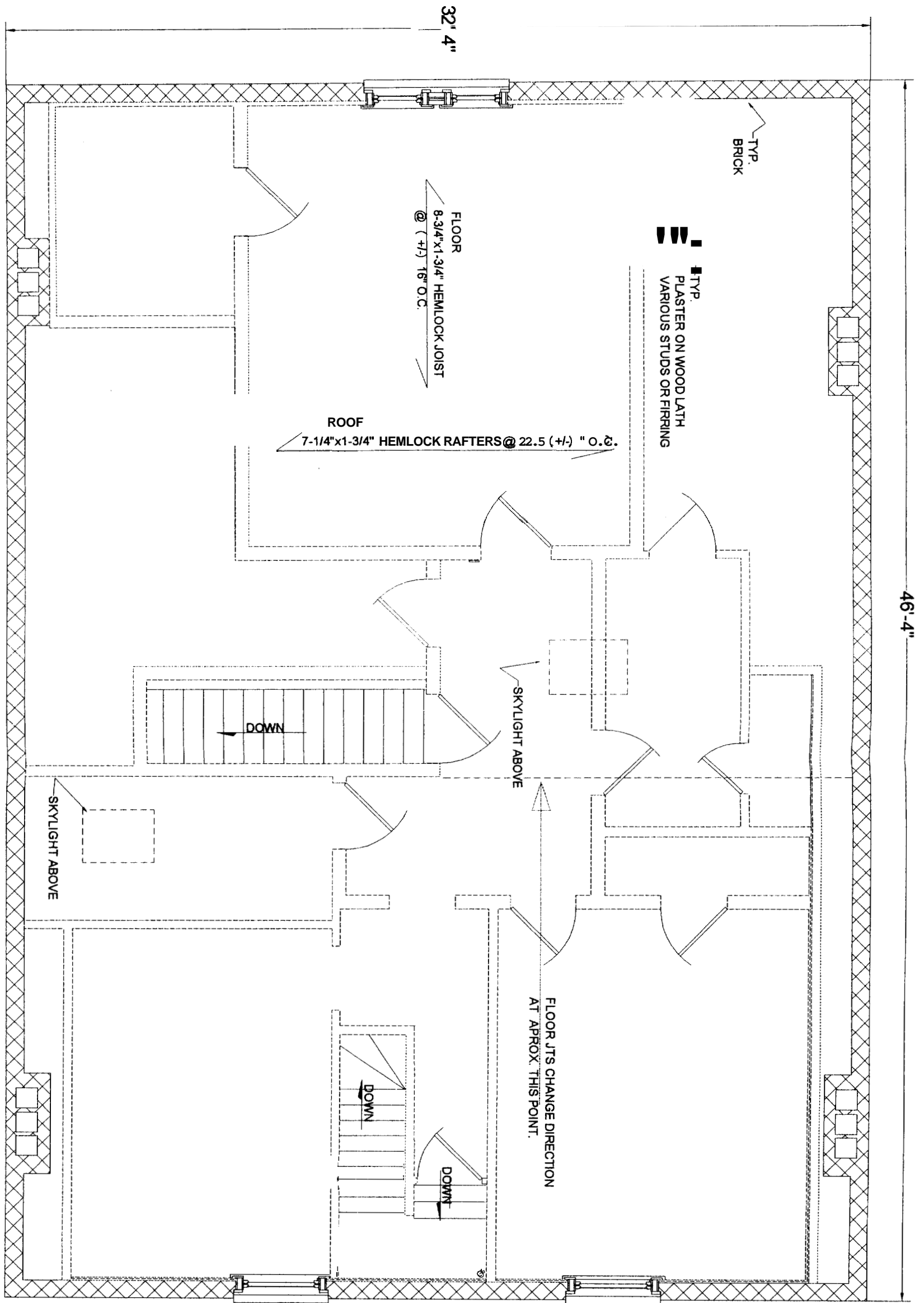
GWB ON RAFTERS- EXPOSED CEILING JOIST
WEST SIDE TO HAVE NEW PITCHED CEILING JOIST
SEE KITCHEN SECTION SHEET 8

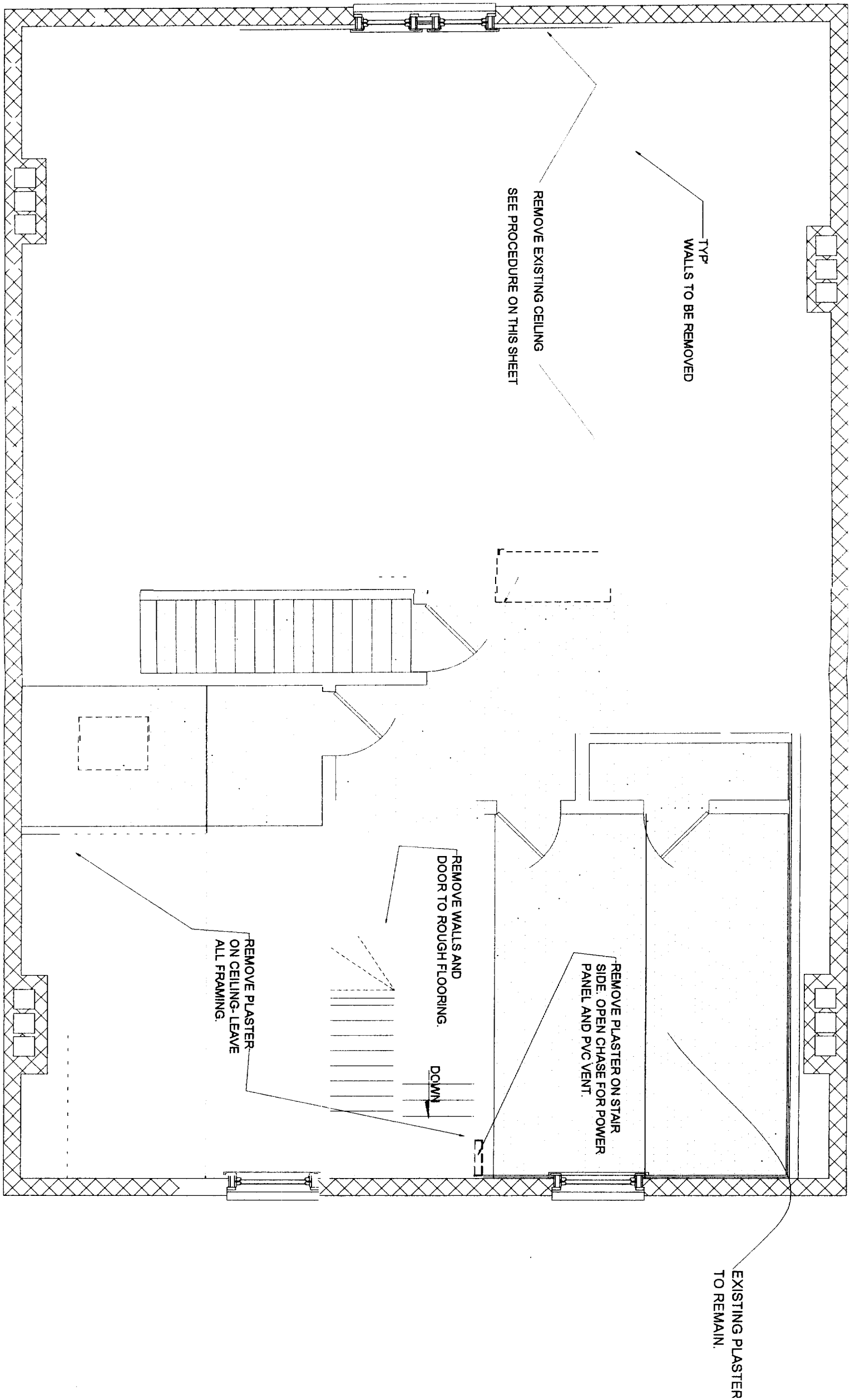
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

- AFF = ABOVE FINISHED FLOOR
- GWP = GYPSUM WALL BOARD
- TYP = TYPICAL
- CH = CEILING HEIGHT
- ⊙ = WALL TYPE
- ⊗ = DRAWING NUMBER
- ⊗ = SHEET NUMBER

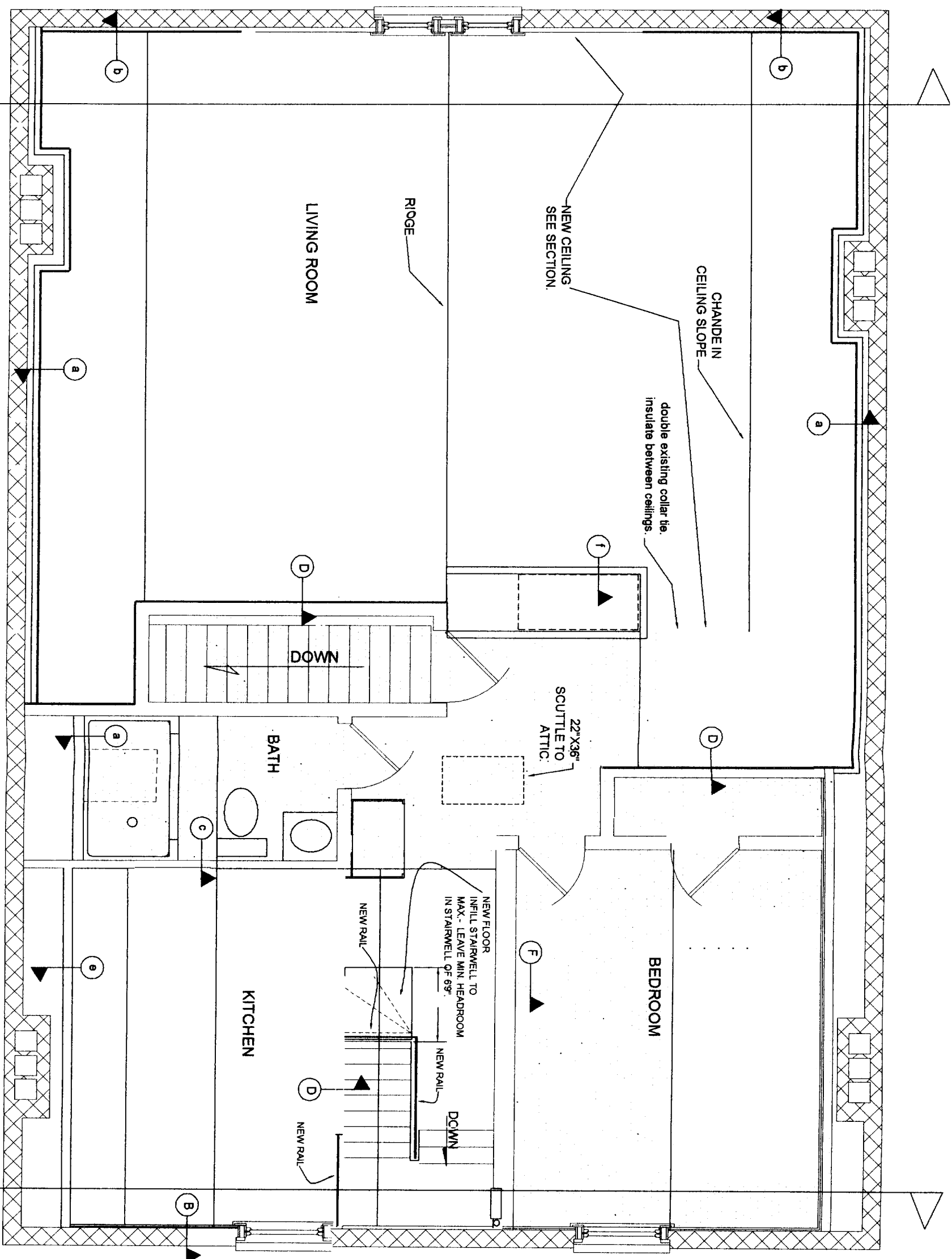
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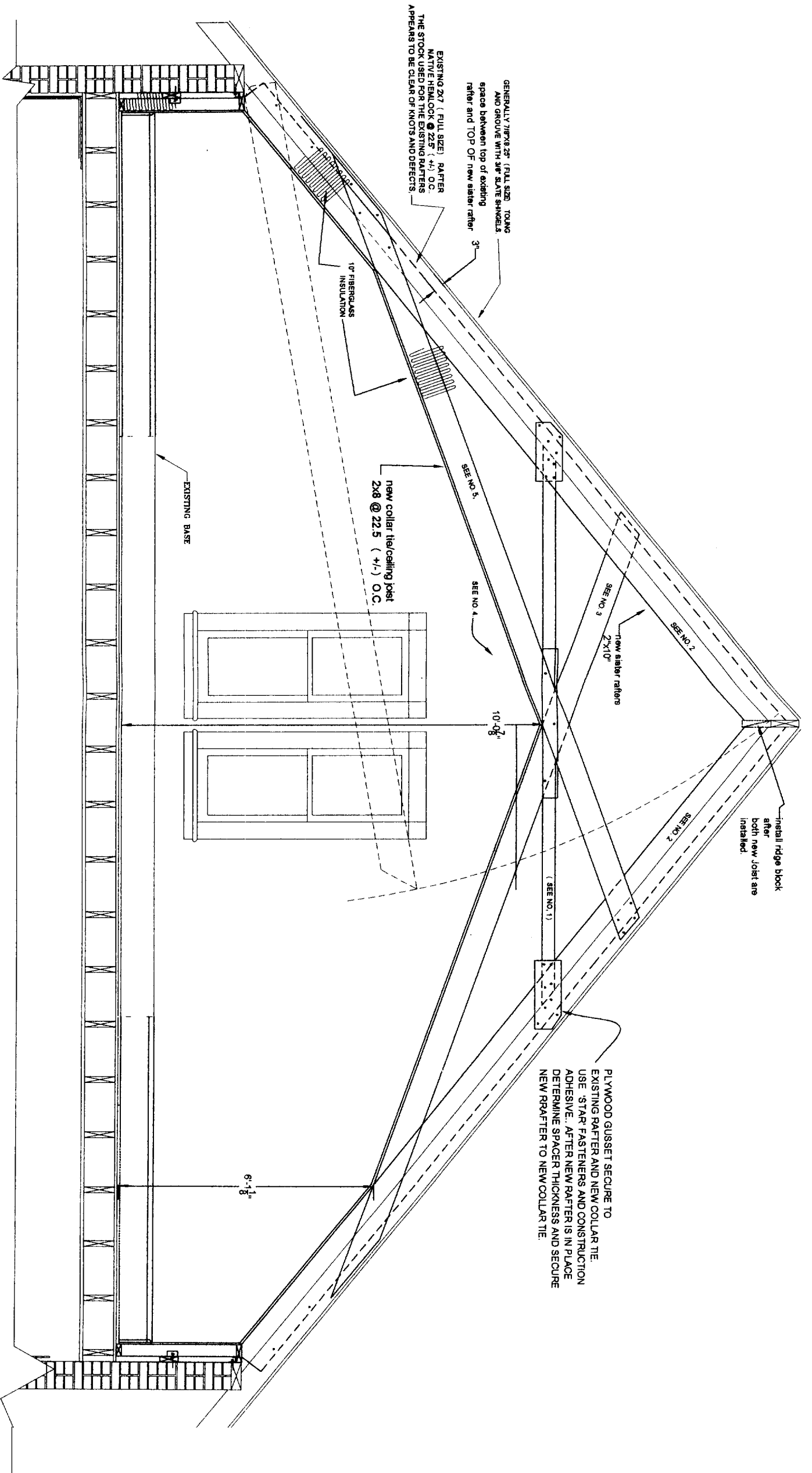


THE EXISTING ROOF LOAD IS PARTIALLY BEING CARRIED BY THE EXISTING PARTITIONS AND IS BEING TRANSFERRED TO THE FLOOR JOISTS AND THE FLOORS BELOW. THIS SITUATION HAS CAUSED SLIGHT DEFORMITIES IN THE FLOOR. DO NOT DEMOLISH THE CEILING AND THE PARTITIONS BEFORE ADEQUATELY SUPPORTING EACH RAFTER. (SEE SECTION -SHEET 5 BEFORE PROCEEDING) THE PLASTER AND LATH CAN BE REMOVED, BUT THE FRAMING, CEILING JOISTS AND STUDS, SHOULD REMAIN AND BE REMOVED AFTER THE RAFTERS ARE ADEQUATELY SUPPORTED.



- WALL TYPES
- A- 2X4 @ 24" OC. WITH 6" (FIBERGLASS INSULATION AND A VAPOR BARRIER
 - B- FIR OUT BRICK TO MATCH EXISTING WALL
 - C- 2X4 WITH ACOUSTICAL INSULATION, 1/2" GWB ON BOTH SIDES. INSULATED
 - D- EXISTING STUDS. 1/2" GWB INSULATED AND A VAPOR BARRIER. (see detail)
 - E- 2X4 WITH 6" FIBERGLASS INSULATION AND A VAPOR BARRIER
 - F- 2X3 WITH 1/2" GWB ON BOTH SIDES. 3" INSULATION AND VAPOR BARRIER (see detail)

NEW WORM PLAN



- 1.- INSTALL 2x4 USING PLYWOOD GUSSETTS ON NORTH SIDE OF EXISTING RAFTER.
- 2.- INSTALL 2x10 RAFTERS ON SOUTH SIDE OF EXISTING RAFTERS. ATTACH THE NEW RAFTER TO THE OLD RAFTER AND NEW COLLAR TIE WITH STAR FASTENERS @ ABOUT 16" O.C. FIR OUT 2x4 COLLAR TIE TO MATCH THICKNESS OF EXISTING RAFTER AT THE POINT THE MEMBERS INTERSECT.
- 3.- INSTALL ONE NEW 2x8 CEILING JOISTS / COLLAR TIE TO NEW RAFTER ON SOUTH SIDE.
- 4.- REMOVE EXISTING COLLAR TIE /CEILING JOIST ON THE NORTH SIDE OF THE EXISTING RAFTER
- 5.- INSTALL SECOND NEW COLLAR TIE /CEILING JOIST ON NORTH SIDE OF EXISTING RAFTER.
- 6.- DUE TO THE FACT THAT THE EXISTIND RAFTERS ARE 22-1/2" (+/-) O.C. IT MAY BE ADVISABLE TO USE 1'x3" STRAPPING AT 16" O.C. THEN 1/2" GWB. CAN BE USED INSTEAD OF 5/8" (LESS WASTE ALSO- PRICE BOTH WAYS)

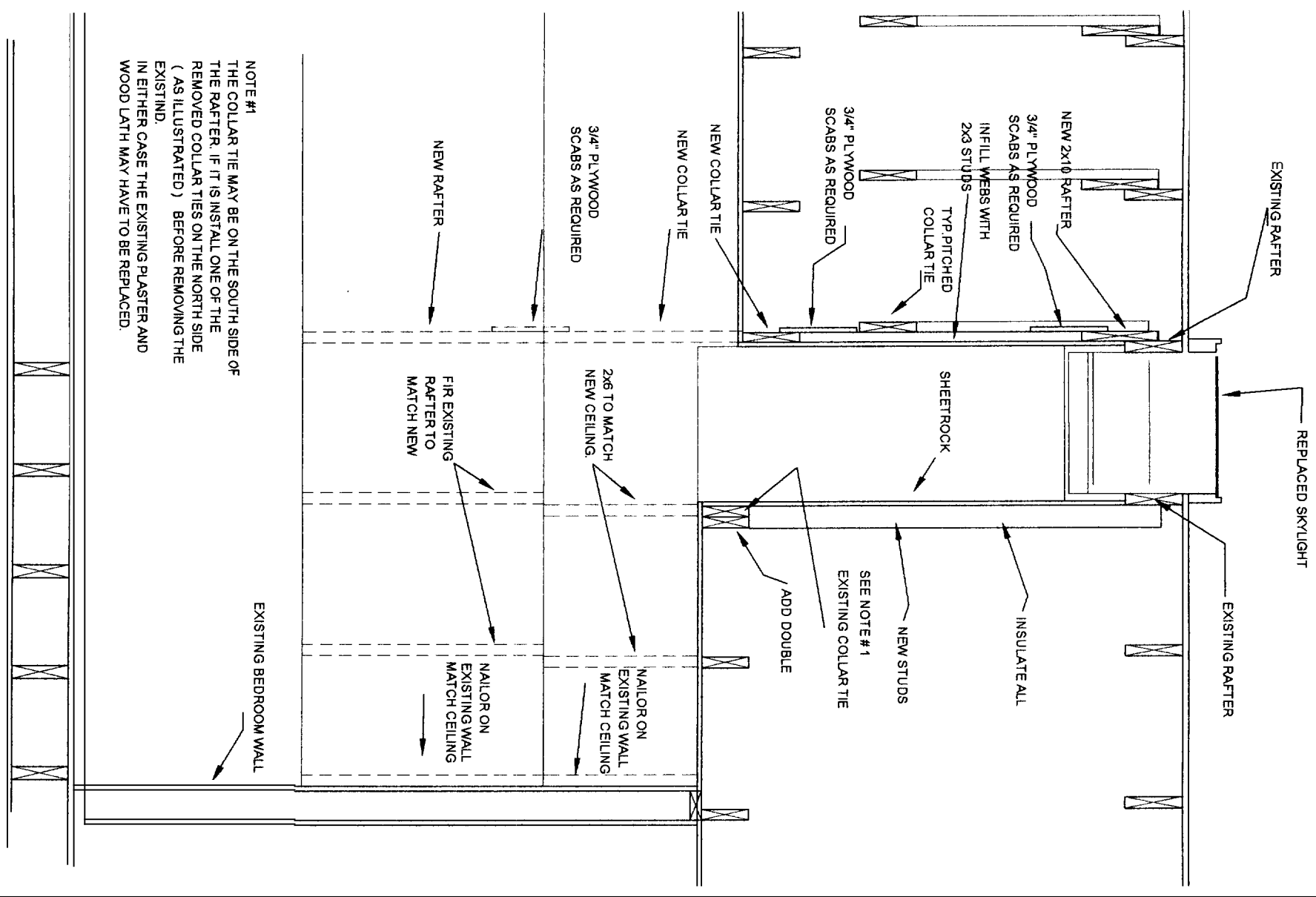
THIRD SPACE LLC
 151 PINE ST.
 PORTLAND, MAINE
 THIRD FLOOR RENOVATION

SECTION

DRAWN BY:
 ARCHITECTURAL DESIGN
 HAROLD J. CLEARY
 42 COLONIAL DRIVE
 PROSPECT, CT.
 203-758-3088

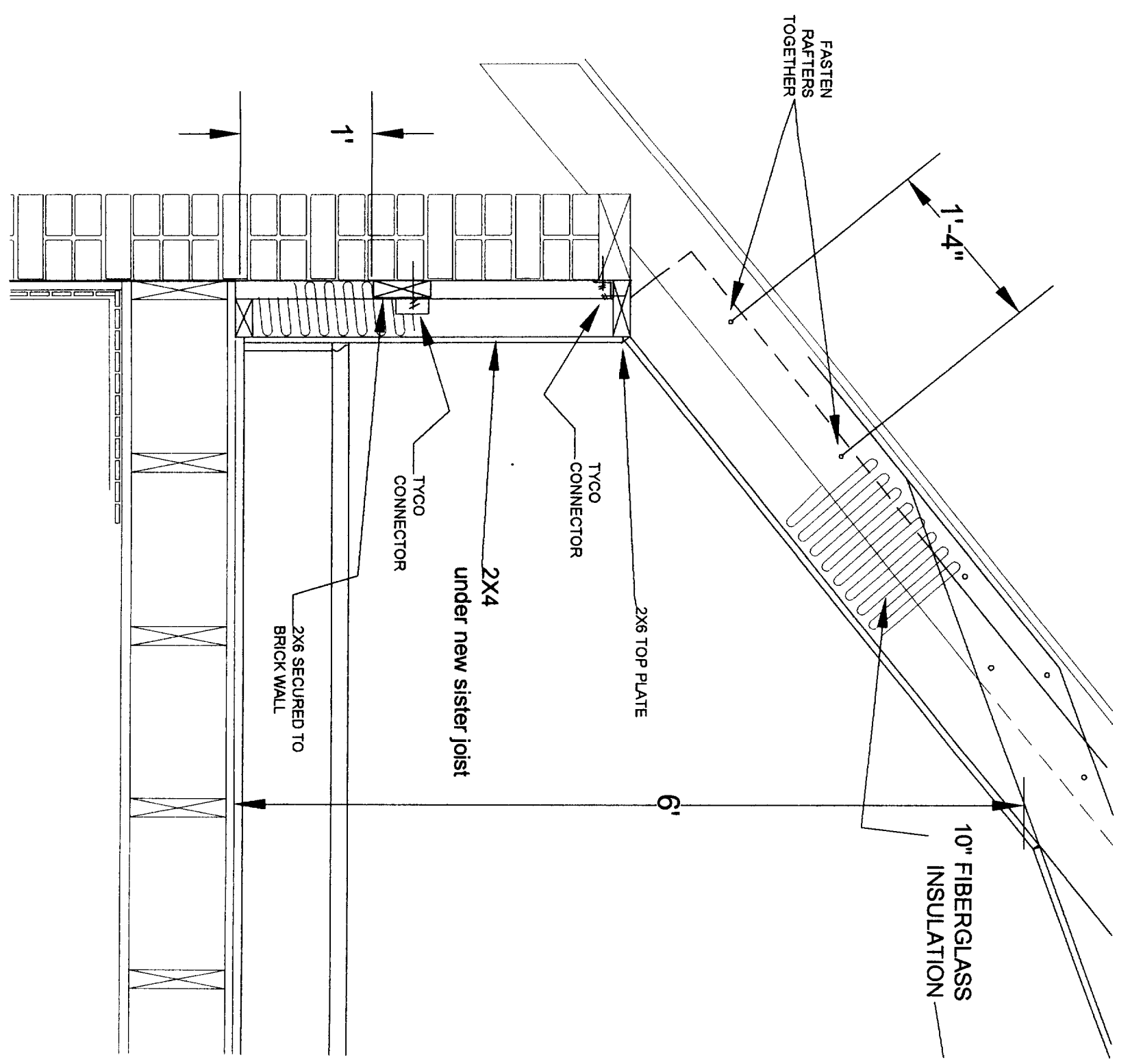
SCALE:
 3/8" = 1'-0"
 DATE:
 1/6/06

SHEET
5
 OF 9

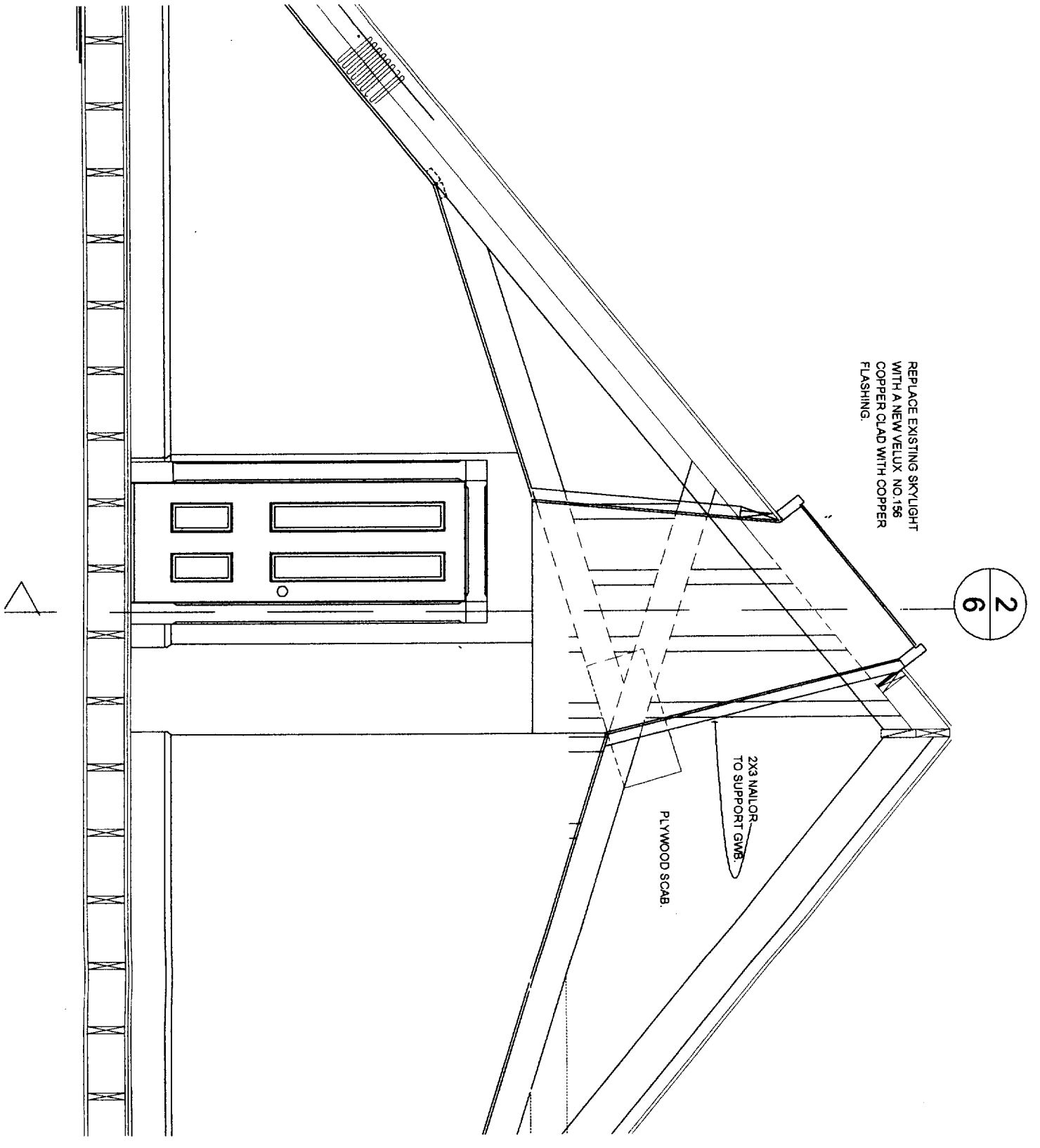


NOTE #1
 THE COLLAR TIE MAY BE ON THE SOUTH SIDE OF THE RAFTER. IF IT IS INSTALLED ON THE NORTH SIDE (AS ILLUSTRATED) BEFORE REMOVING THE EXISTING PLASTER AND WOOD LATH MAY HAVE TO BE REPLACED.

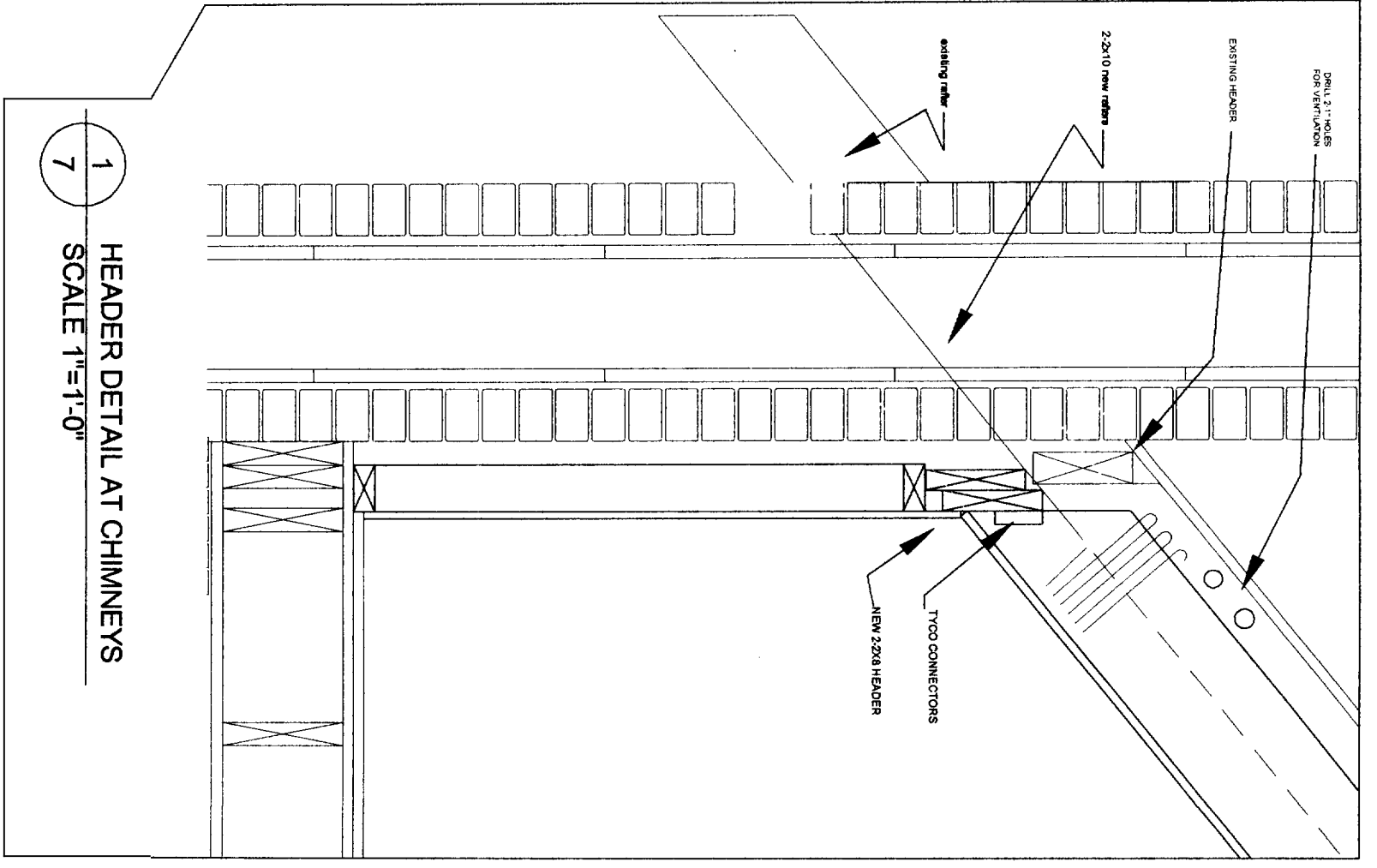
2 NEW RAFTER DETAIL
 SCALE 1"=1'-0"



1 NEW RAFTER DETAIL
 SCALE 1"=1'-0"



1 SECTION THROUGH SKYLIGHT
 7 SCALE: 3/8" = 1'-0"



1 HEADER DETAIL AT CHIMNEYS
 7 SCALE 1" = 1'-0"

RAFTER DETAILS

DRAWN BY:
 ARCHITECTURAL DESIGN
 HAROLD J. CLEARY
 42 COLONIAL DRIVE
 PROSPECT, CT.
 203-758-3088

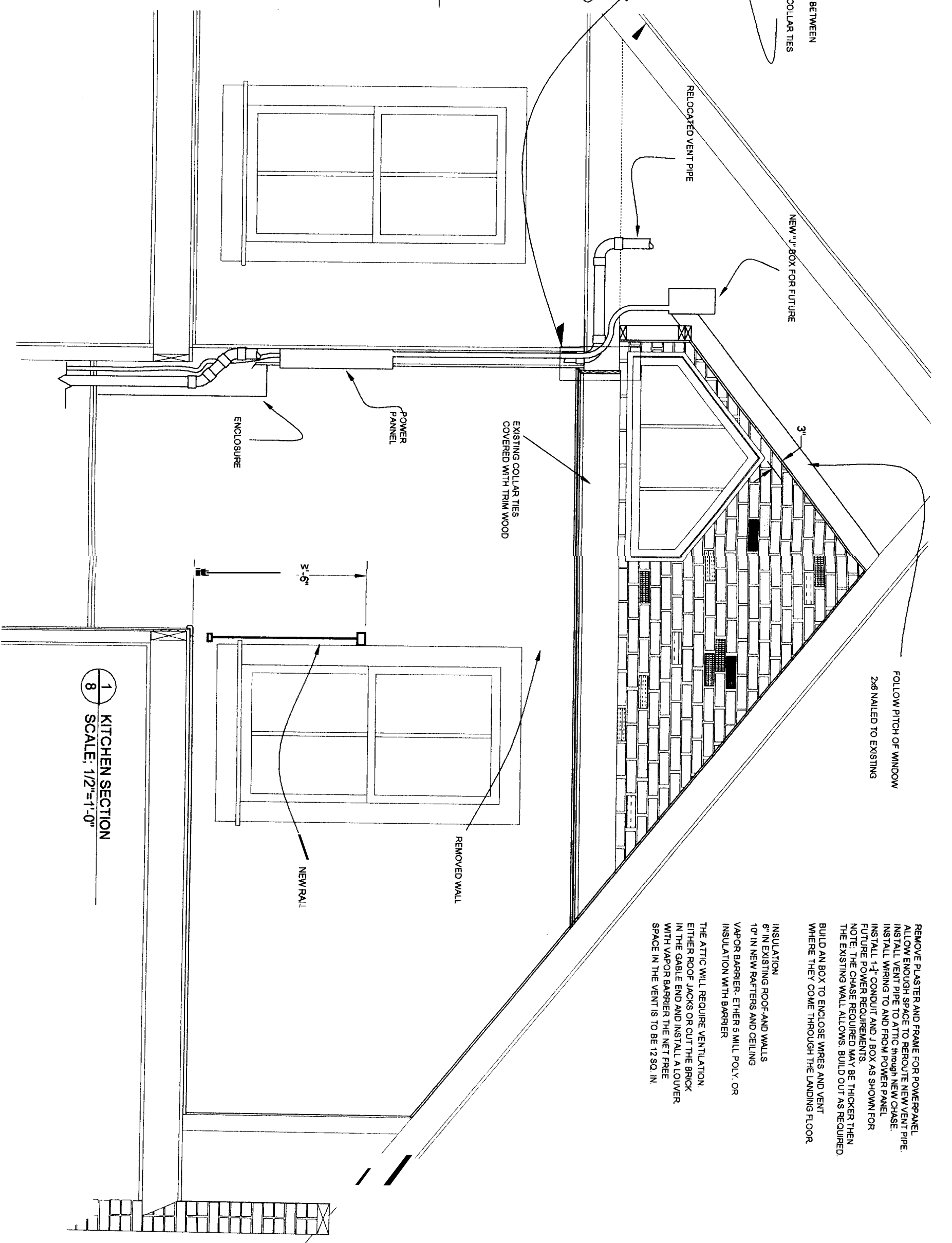
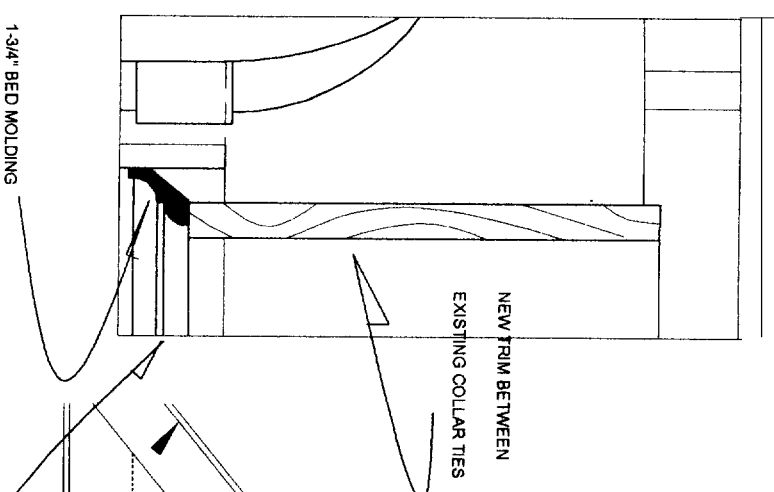
SCALE:
 AS NOTED

DATE:
 1/6/06

THIRD SPACE LLC
 151 PINE ST.
 PORTLAND, MAINE
 THIRD FLOOR RENOVATION

SHEET
 7
 OF 9

2 TRIM DETAIL
8 SCALE: 3"=1'-0"

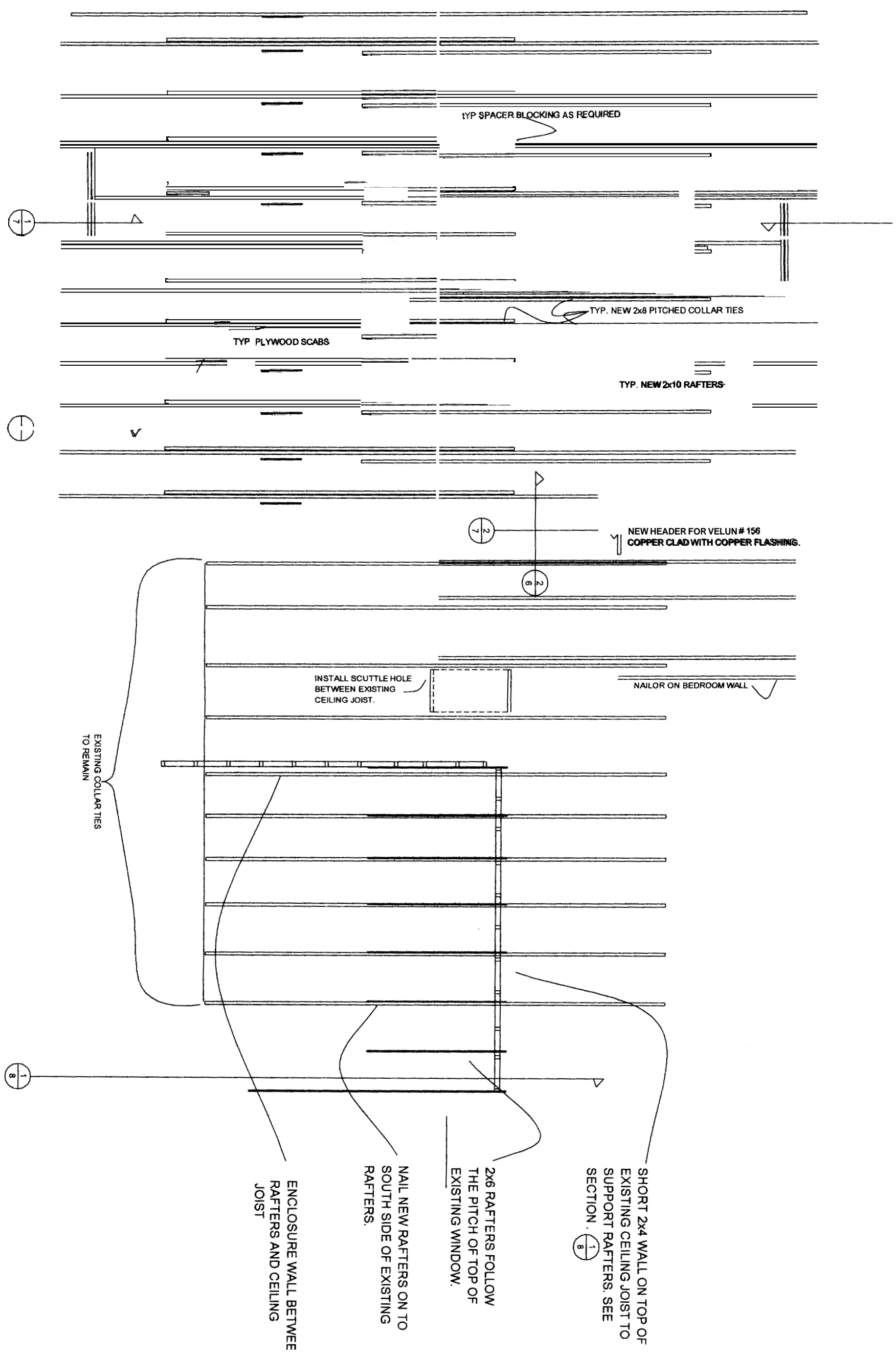


1 KITCHEN SECTION
8 SCALE: 1/2"=1'-0"

REMOVE PLASTER AND FRAME FOR POWER PANEL. ALLOW ENOUGH SPACE TO REROUTE NEW VENT PIPE. INSTALL VENT PIPE TO ATTIC THROUGH NEW CHASE. INSTALL WIRING TO AND FROM POWER PANEL. INSTALL 1-1/2" CONDUIT AND J BOX AS SHOWN FOR FUTURE POWER REQUIREMENTS. NOTE: THE CHASE REQUIRED MAY BE THICKER THEN THE EXISTING WALL. ALLOWS BUILD OUT AS REQUIRED. BUILD AN BOX TO ENCLOSE WIRES AND VENT WHERE THEY COME THROUGH THE LANDING FLOOR.

INSULATION
 6" IN EXISTING ROOF AND WALLS
 10" IN NEW RAFTERS AND CEILING
 VAPOR BARRIER- EITHER 5 MIL POLY. OR INSULATION WITH BARRIER

THE ATTIC WILL REQUIRE VENTILATION. EITHER ROOF JACKS OR CUT THE BRICK IN THE GABLE END AND INSTALL A LOUVER WITH VAPOR BARRIER THE NET FREE SPACE IN THE VENT IS TO BE 12 SQ. IN.



1
9
RAFTER CEILING JOIST FRAMING PLAN
SCALE: 1/4" = 1'-0"

THIRD SPACE LLC
151 PINE ST.
PORTLAND, MAINE
THIRD FLOOR RENOVATION

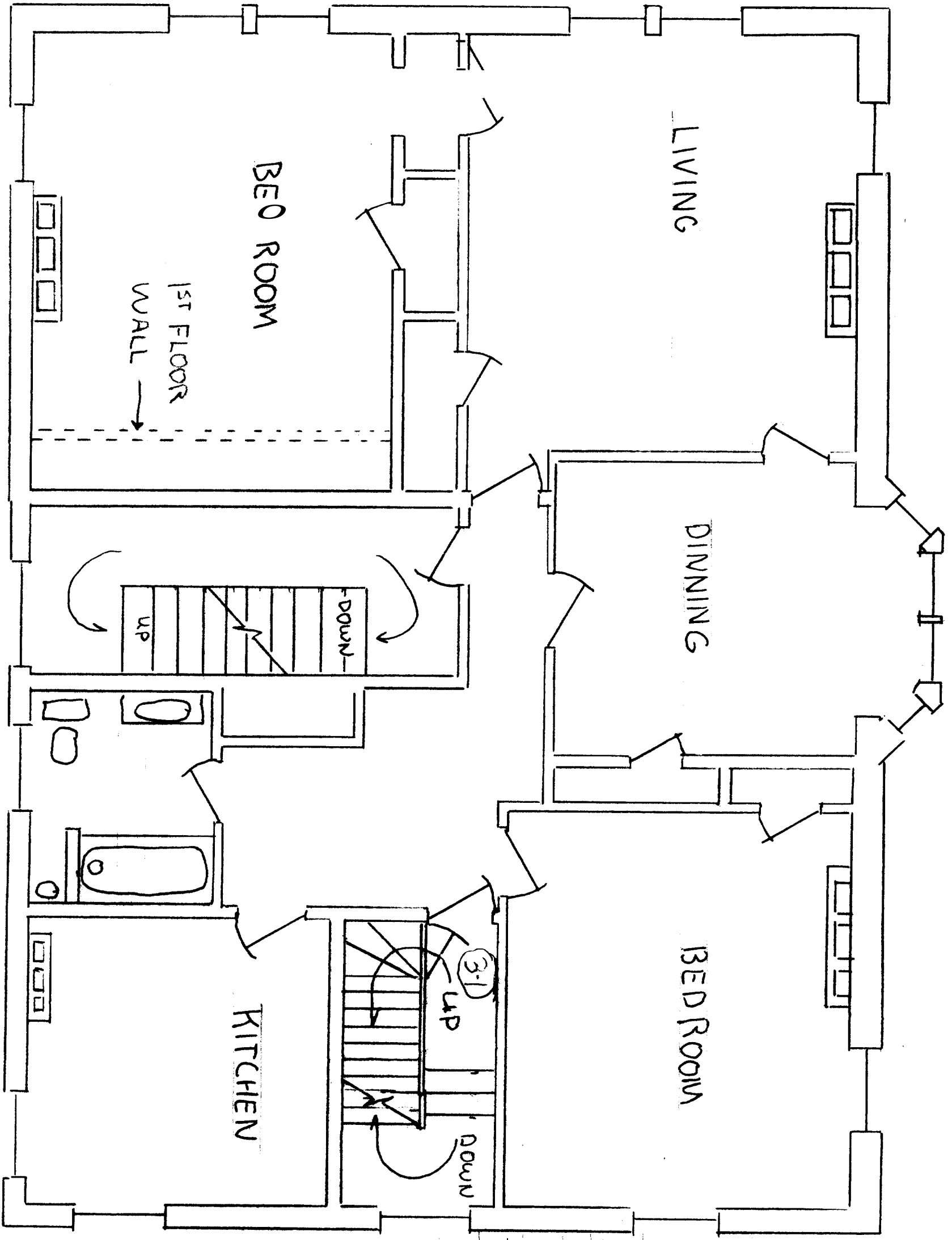
RAFTER PLAN

DRAWN BY:
ARCHITECTURAL DESIGN
HAROLD J. CLEARY
42 COLONIAL DRIVE
773-750-3088

SCALE:
1/4" = 1'-0"
1/16/06

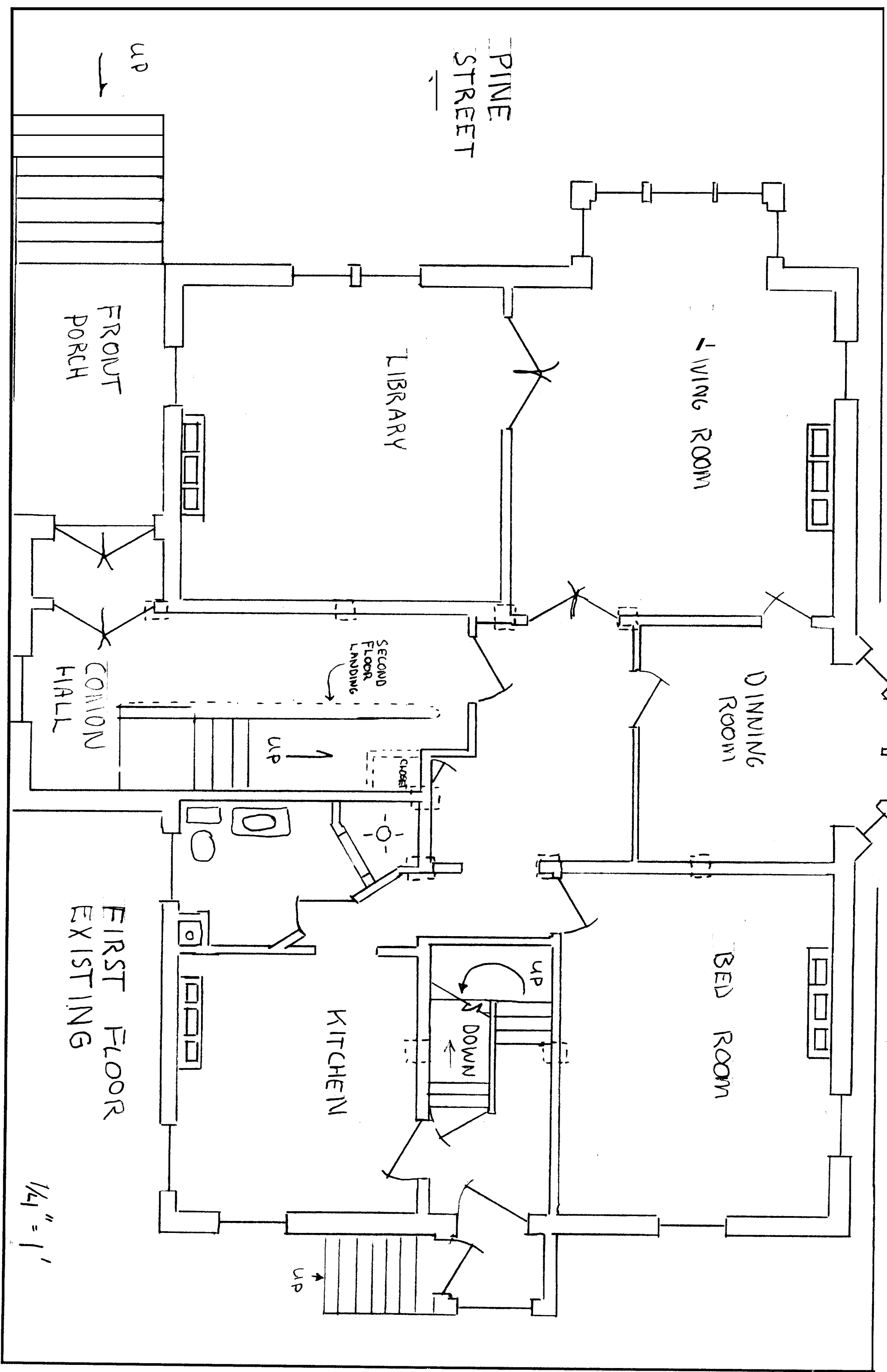
SHEET
9
OF 9

2ND FLOOR
EXISTING



NOTES
①
CHANGE
FOR A
FIRE DOOR
WITH A
PANIC
BAR

1/4" = 1'



PINE STREET

LIVING ROOM

DINING ROOM

BED ROOM

LIBRARY

KITCHEN

FRONT PORCH

COMMON HALL

FIRST FLOOR EXISTING

SECOND FLOOR LANDING

CLOSET

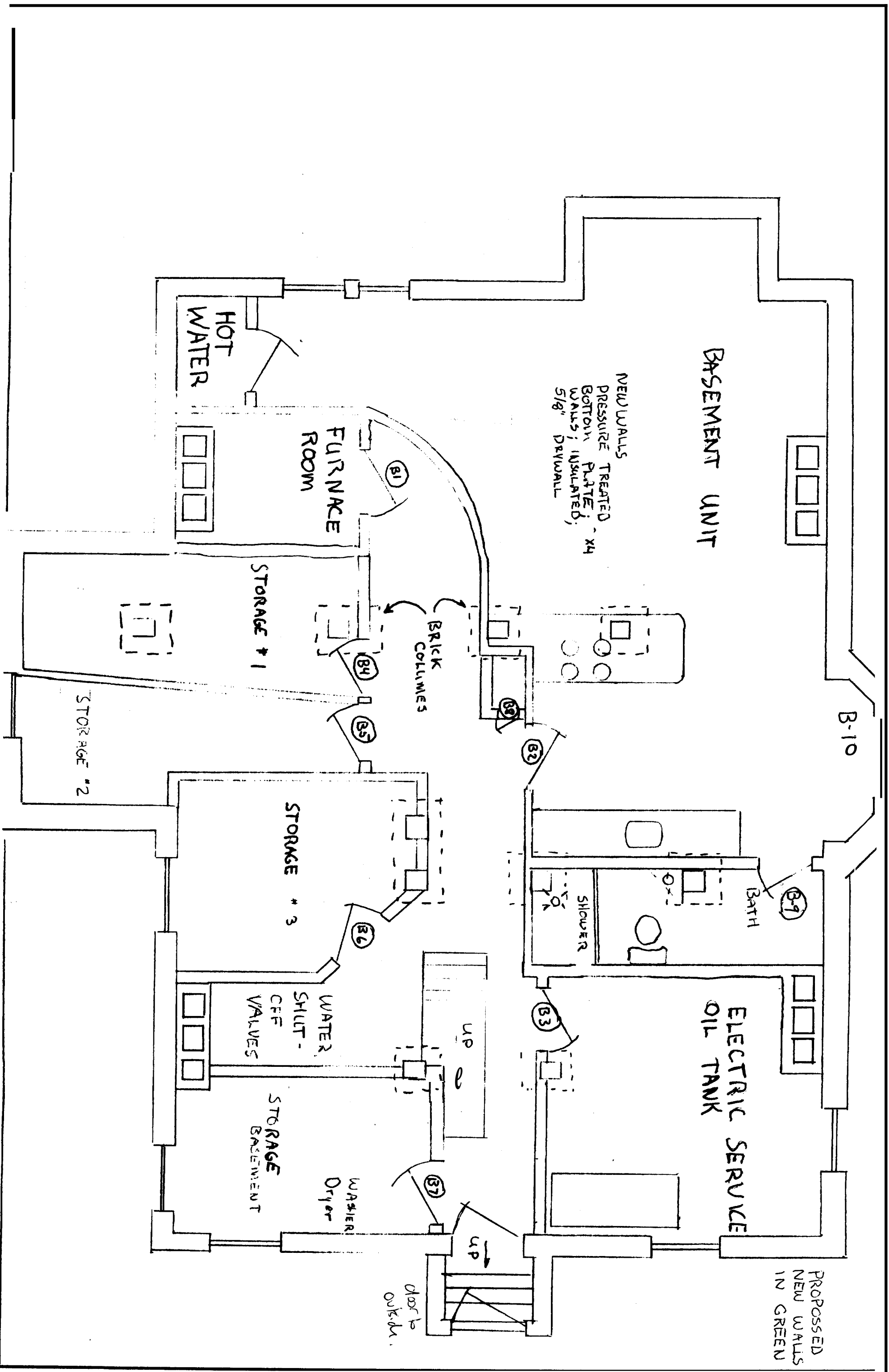
UP

UP

UP

UP
DOWN

1/4" = 1'



BASEMENT UNIT

B-10

NEW WALLS
PRESSURE TREATED
BOTTOM PLATE,
WALLS; INSULATED,
5/8" DRYWALL

FURNACE
ROOM

HOT
WATER

BRICK
COLUMNS

STORAGE # 1

STORAGE # 2

STORAGE # 3

BATH

SHOWER

ELECTRIC SERVICE
OIL TANK

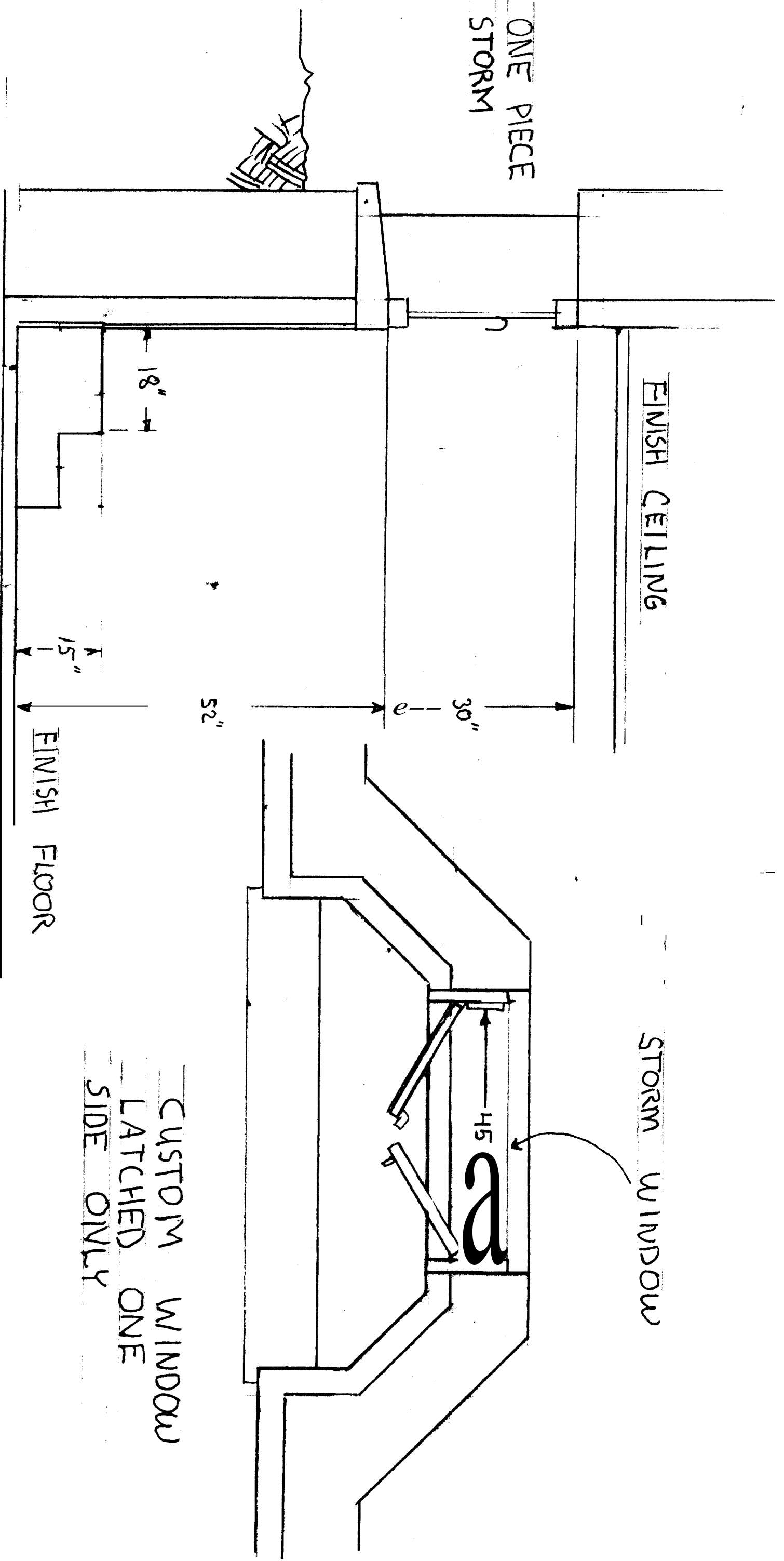
WATER
SHUT-
OFF
VALVES

STORAGE
BASEMENT

WASHER
DRYER

down to
outside

PROPOSED
NEW WALLS
IN GREEN



ONE PIECE
STORM

FINISH CEILING

STORM WINDOW

CUSTOM WINDOW
LATCHED ONE
SIDE ONLY

FINISH FLOOR

3/4" = 1'

BASMENT EGRESS WINDOW
DETAIL B-10

EGRESS DETAIL
FOR PINE STREET WINDOWS
FINISH CEILING

ONE PIECE
STORM

CLEAR SPACE
WHEN OPEN
21 3/4" x 30"

3/4" = 1'

FINISH FLOOR

52"

30"

BASEMENT FLOOR TO RAFTER
HIGH 7'-8" TO 7'-9"

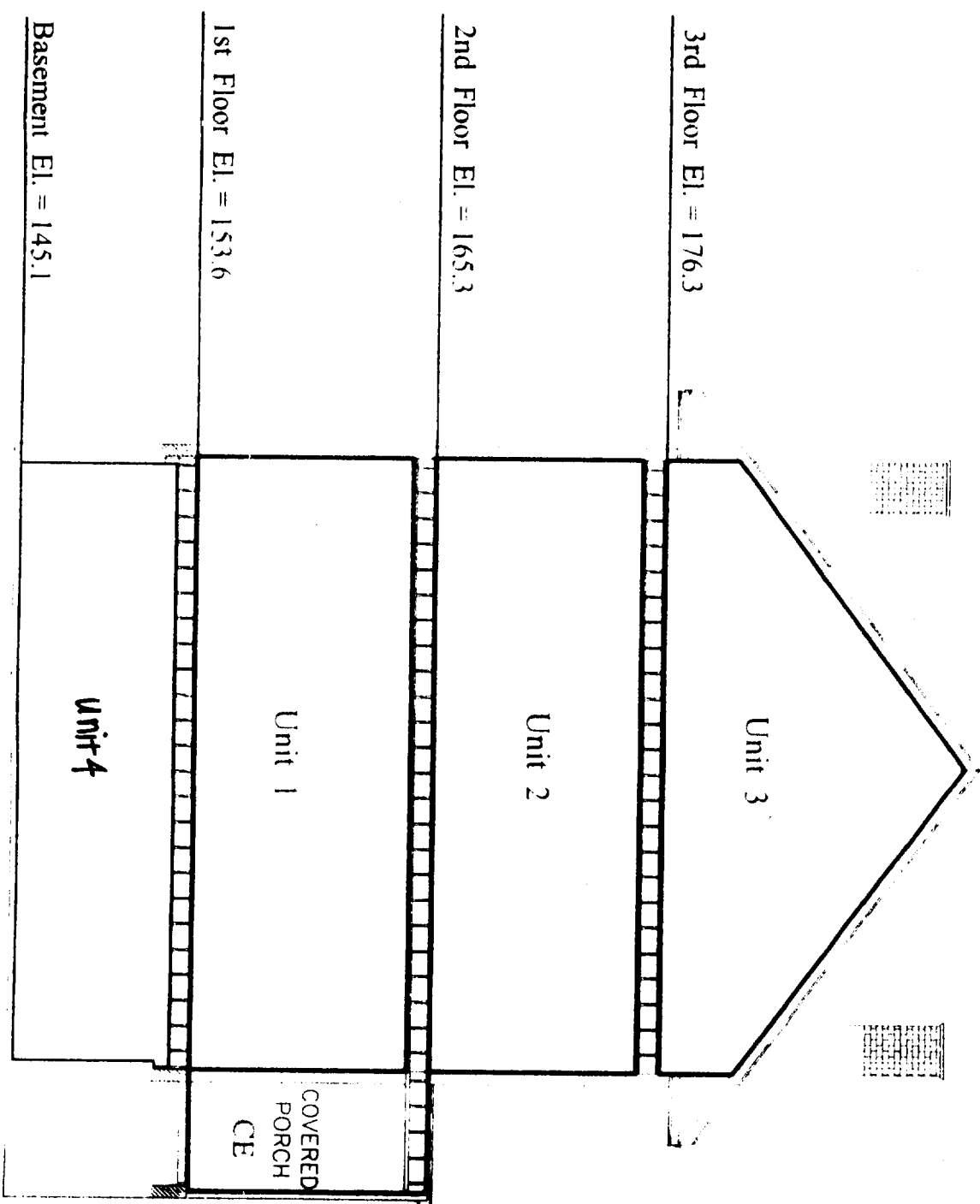
CEILING DETAIL

FIRST FLOOR

RAFTER 2x8
WITH 3 1/2" MINERAL WOOL

3/4" WOOD STRAPPING
9/16" METAL STRAPPING
5/8" DRYWALL

FINISH FLOOR LINOLUUM SQUARES OVER
2'x2' UPRAND/ARTICAL BOARDS
SUB FLOOR APPROX 1 1/4" THICK



SECTION A

HORIZONTAL BOUNDARY

WINDOW AND DOOR SCHEDULE

BASEMENT

- B1; B2; B3; 3-0 6-6 FIRE DOORS
- B4; B5; B6; B7; 3-0 6-6 FLUSH DOORS
- B8 2-0 6-6 FLUSH DOOR
- B9 2-6 6-4 FLUSH DOOR
- B-10 SEE DETAIL

UNIT 3

- REPLACE BOTH ENTRY AND BATH WINDOWS WITH VELUX NO. 108 WITH COPPER FLASHING
- R.O. 2 1/2" WIDE X 58 1/8" LONG

- 3-1 2-6 X 7-0 FIRE DOOR WITH PANIC HARDWARE
- SEE SECOND FLOOR FLOOR PLAN

REMAINDER OF WINDOWS AND DOORS TO BE KEPT ORIGINAL

PERSPECTIVE FROM SIDE STREET

