Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/22/15

SPOT Archit
87 Emery Stree
Portland, Mair
C: 207.756.415

New 36" High Guardrail to Meet Code. Design TBD.

New Skylight: 3'-10" w x 3'-0" h. GC to choose Brand. Typ. of 2

New 36" High Handrail on 2- Posts.

New Wood Floor. Typical

Existing 2x4's @ 16" o.c., Wood sheathing and Painted Wd. Clapboards at Exterior wall to remain. Provide 3" (R-20 Min.) Closed Cell Polyurethane Insul. w/ 1/2" GWB (Primed & Painted) @ all Exterior walls.

New 2'-8" w x 4'-4" h dbl. Hung Window. Brand to Match House. Typ. of 3

New 1/2" GWB Ceiling. Prime and Paint. Typ.

New 2x4's @ 16" o.c. w/ 1/2" GWB (Primed & Painted) @ all Interior walls.

New DBL. 2'-6" w X 6'-8" h Pocket Doors w/ Standard Hardware. Typ. Of 2

New Interior Doors w/ Standard Hardware. Typ.

Kneewall Ht.= 4'-0"

B.O. Ceiling Joists/ Collar Ties are 3'-6" Abv. Kneewall Plate Ht. & 4'-4" Below Bottom of 2x8 Ridge Board

New 2'-8" w x 2'-4" h dbl. Hung Replacement Window. Brand to Match House. Typ. of 3

New Sink in 2'-0" d Base Cabinet

Existing Roof Rafters: 2x6's @ 16" o.c., Wood sheathing and New Ashphalt Shingles. Provide 1 3/4" Th. Strapping @ 16" O.C. to create 7 1/4" Deep Joist Bays for 7 1/4"" (R-49 Min.) Closed Cell Polyurethane Insul. Extend from wall plate to Ridge. Ridge Ht. = 4'-4" Abv. Clg. Joists

New 2'-8" w x 3'-4" h dbl. Hung Window. Brand to Match House

New 2-2x6 Header. Typ. @ New Openings. Unless Noted Otherwise

New 2'-8" w x 4'-4" h dbl. Hung Replacement Window. Brand to Match House. Typ. of 2

New 2'-8" w x 4'-4" h dbl. Hung Window. Brand to Match House. Typ. of 3

New Pull Down Ladder for Attic Access. Provide DBL. 2 x 6 Frame Around Entire Opening

New Sliding Window. Head Ht. to Match Doors

Verify Sink Location to Provide 6'-8" Head Clearance at Counter Edge

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PROPOSED GARAGE- SECOND FLOOR PLAN

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

0 4' 8' 16'

186-188 Dartmouth Street
Mainely Properties
186-188 Dartmouth Street Portland ME

Proposed
Garage
Second Floor
Plan

A-1.7