Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/07/16

SPOT Archit
87 Emery Stree
Portland, Mair
C: 207.756.415

New Wood Stair. 2x12 Stringers @ 16" o.c. With Wood Treads and Risers. Provide 14 Equal Riser Heights not to Exceed 7 3/4". Tread Depth shall be 10" Min.. Provide Cont. Wood Handrail on one side Min.

New Raised Floor System in Bath Room: 2 x 6's on Edge @ 16" O.C. w R-30 (4 1/2" Thick.) Min. Closed Cell Polyurethane Insul. on P.T. 2x4 Sleepers. Provide 3/4" PLywd. Subfloor w/ Floor Finish TBD

Center Sink on Window

New 2'-6" w x 3'-4" h Dbl. Hung replacement Window

Provide 5/8" Type 'X' GWB at Underside of Entire Floor Structure above and Exposed Underside of New Stair. See Detail 2/A-1.8

Existing 3 1/2" Steel Col. W/ Top and Bottom Plate to Remain.

New 2'-8" w x 6'-8" h Insul. Replacement Door

Existing 6" x 10" Wood Beam to Remain. Typ. of 2

New 2'-8" W x 6'-8" H One Hour Door and Frame w/ Standard Hardware and Closer. Typ. of 3

Remove Exist. Floor Structure above. Provide Dbl. 2x8's at Perimeter of New Opening

Provide R-20 (3" Thick Min.) Closed Cell Polyurethane Insul. at all Exist. Exterior Walls (2x4's @ 16" O.C. Provide New Interior 2x4 (16" o.c.) walls w/ P.T. Bottom Plate and 1/2" (5/8" Type 'X' @ Stair Walls) GWB each side. Prime and Paint

Existing 2x4 Bearing Wall (16" O.C.) w/ 1/2" Plywd. on one side.

Existing 2x4 Exterior Walls (16" O.C.) w/ Existing Wd. Sheathing and Painted Wood Clapboards to Remain.

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

Existing 2x8 Floor Joists Above @ 16" O.C. Typ.

Existing Concrete Floor

Garage shall be Heated. Ceiling/ 2nd Floor Structure shall be uninsulated. Typ.

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

New 9'-0 w x 7'-0" h Insul. (R-17) Replacement O.H. Doors. Existing 2- 2 x 10 header

Note:
All Windows shall be Portland Window's Poly Tex Duraseal LI 093015

Three bays of storage

1 PROPOSED GARAGE- FIRST FLOOR

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

0 4' 8' 16'

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

Proposed
Garage First
Floor Plan

A-1.6