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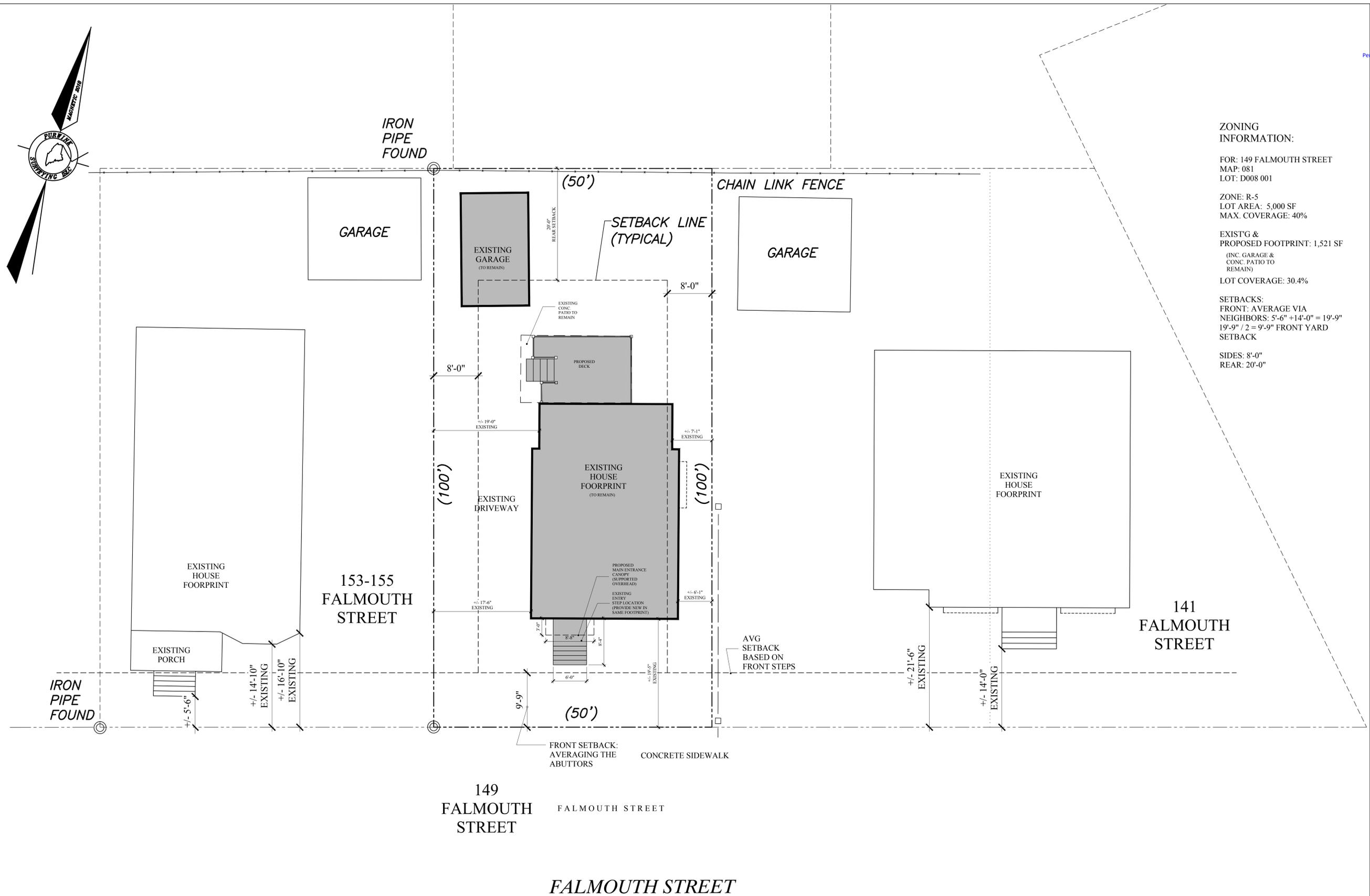
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MONAGHAN RESIDENCE
149 FALMOUTH STREET
PORTLAND, MAINE 04102

SITE PLAN

REVISIONS
DATE
WINTER 2018
PROJECT
MONAGHAN 149 FALMOUTH
DRAWN BY
MLM
CHECK BY
MLM

SP-1.0



ZONING INFORMATION:

FOR: 149 FALMOUTH STREET
MAP: 081
LOT: D008 001

ZONE: R-5
LOT AREA: 5,000 SF
MAX. COVERAGE: 40%

EXIST'G & PROPOSED FOOTPRINT: 1,521 SF
(INC. GARAGE & CONC. PATIO TO REMAIN)
LOT COVERAGE: 30.4%

SETBACKS:
FRONT: AVERAGE VIA NEIGHBORS: 5'-6" +14'-0" = 19'-9"
19'-9" / 2 = 9'-9" FRONT YARD SETBACK
SIDES: 8'-0"
REAR: 20'-0"

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

REVISED PERMIT SET: DECEMBER 04, 2018
RE-SUBMISSION PER CITY COMMENTS: JAN.10, 2019



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/14/2019



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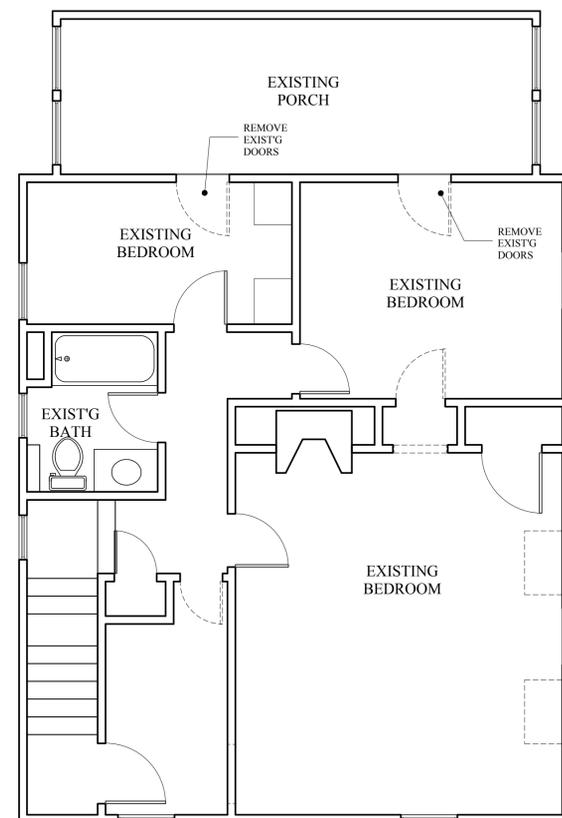
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MONAGHAN RESIDENCE

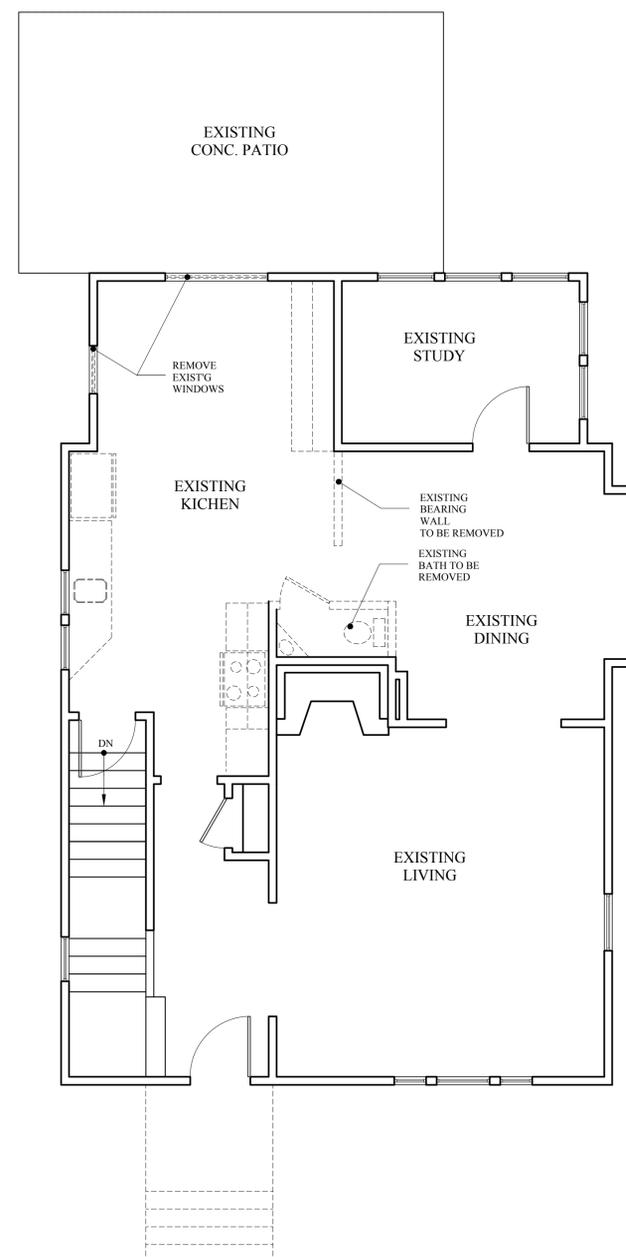
149 FALMOUTH STREET
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DEMOLITION PLANS

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PROJECT
MONAGHAN 149 FALMOUTH
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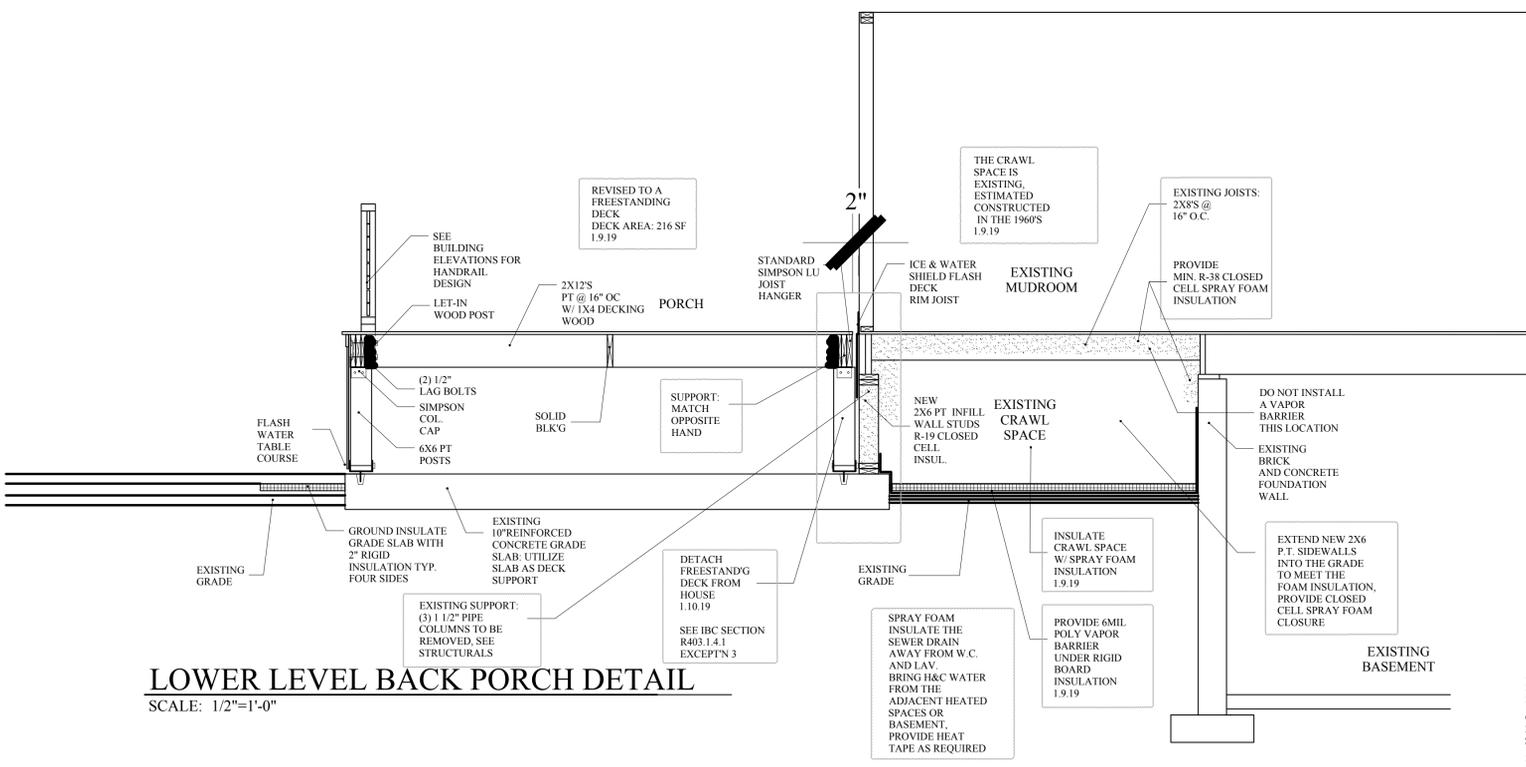
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



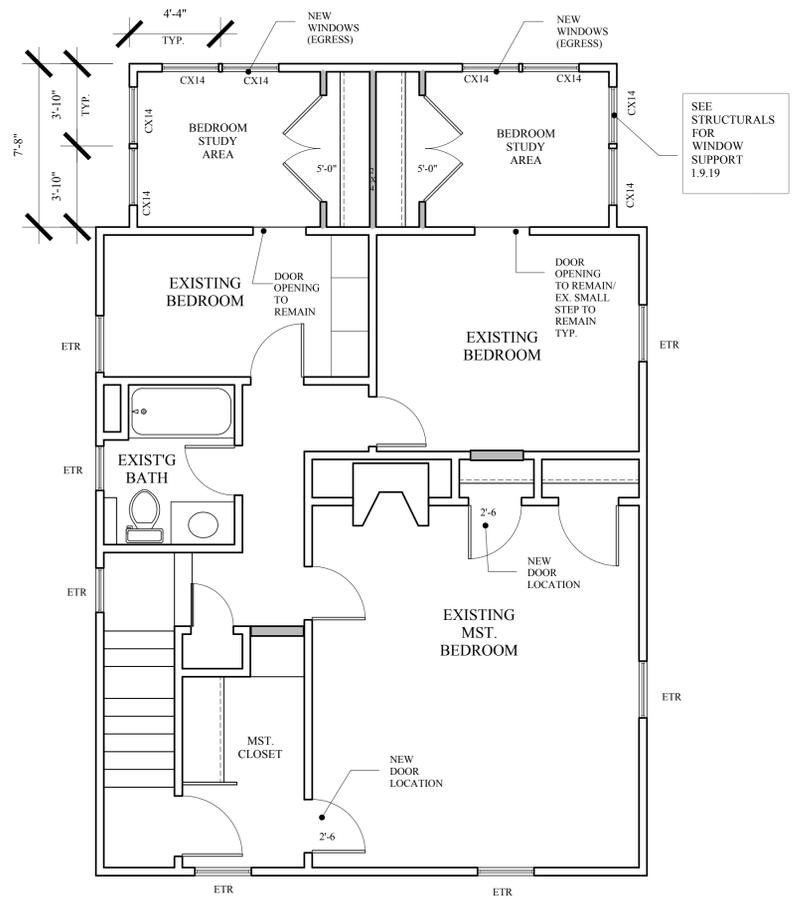
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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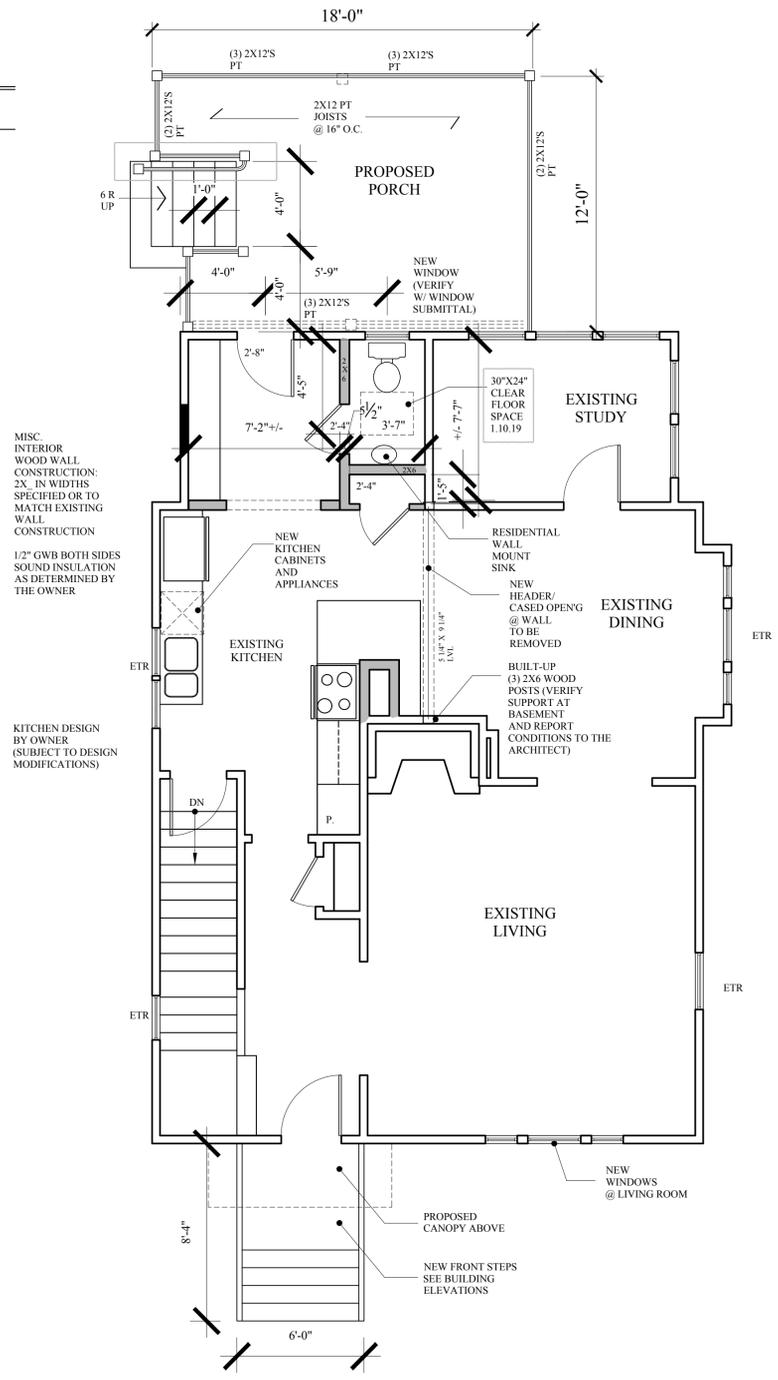
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LOWER LEVEL BACK PORCH DETAIL
SCALE: 1/2"=1'-0"



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



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

**SCOPE OF WORK/
NOTES:**

THE SCOPE OF WORK HAS BEEN REDUCED FROM THE ORIGINAL APPLICATION TO INCLUDE ONLY NEW FRONT AND BACK DECKS, LIMITED NEW WINDOWS AND SIDING AND MINOR INTERIOR RENOVATIONS AS NOTED IN THE PLANS.

THE ORIGINAL MASTER BEDROOM ADDITION HAS BEEN REMOVED FROM THE PROJECT.

FIRST FLOOR PLAN

REVISIONS	
DATE	WINTER 2018
PROJECT	MONAGHAN 149 FALMOUTH
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A-1.0



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MONAGHAN RESIDENCE

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BUILDING ELEVATIONS

REVISIONS	DATE
	WINTER 2018
PROJECT	MONAGHAN 149 FALMOUTH
DRAWN BY	M.M.
CHECK BY	M.M.



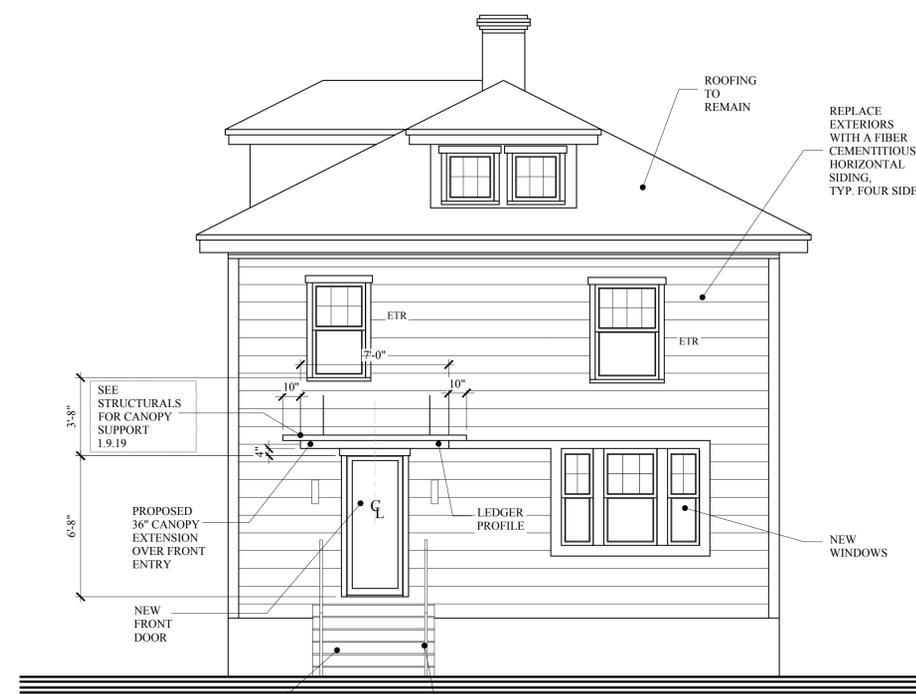
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



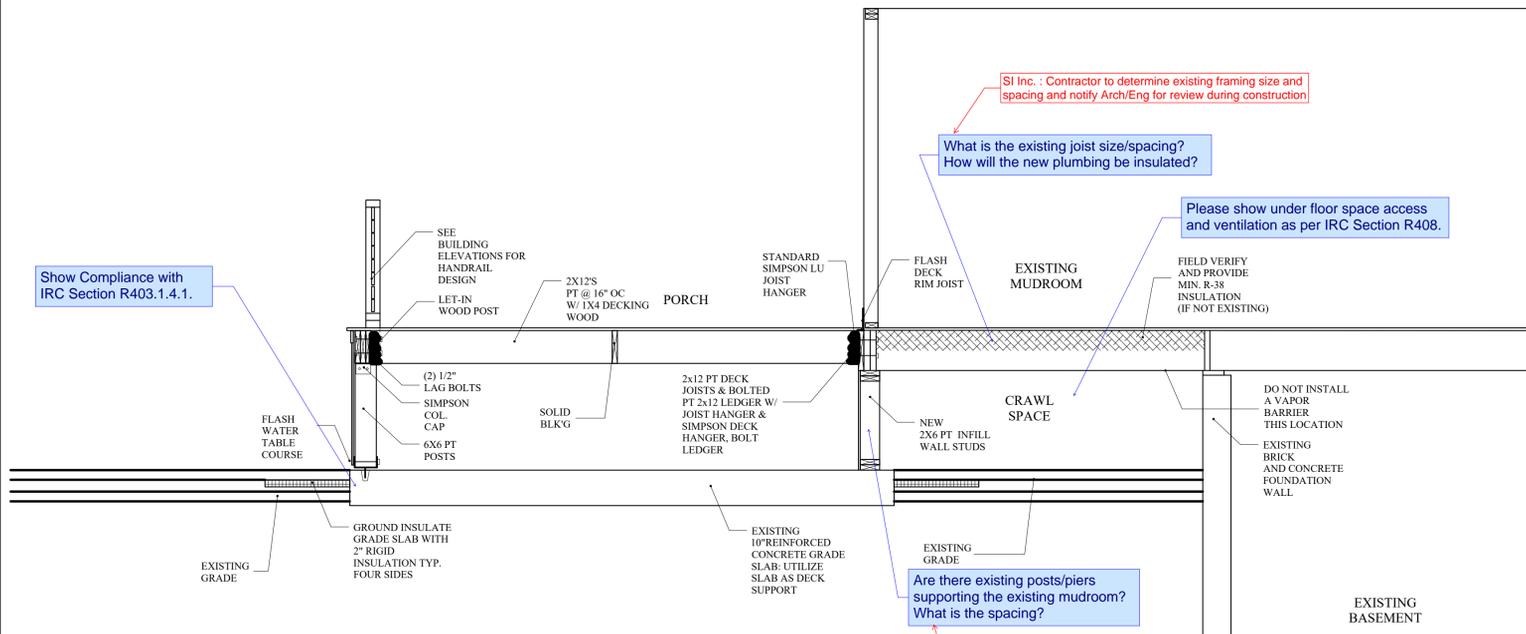
LEFT ELEVATION
SCALE: 1/4"=1'-0"



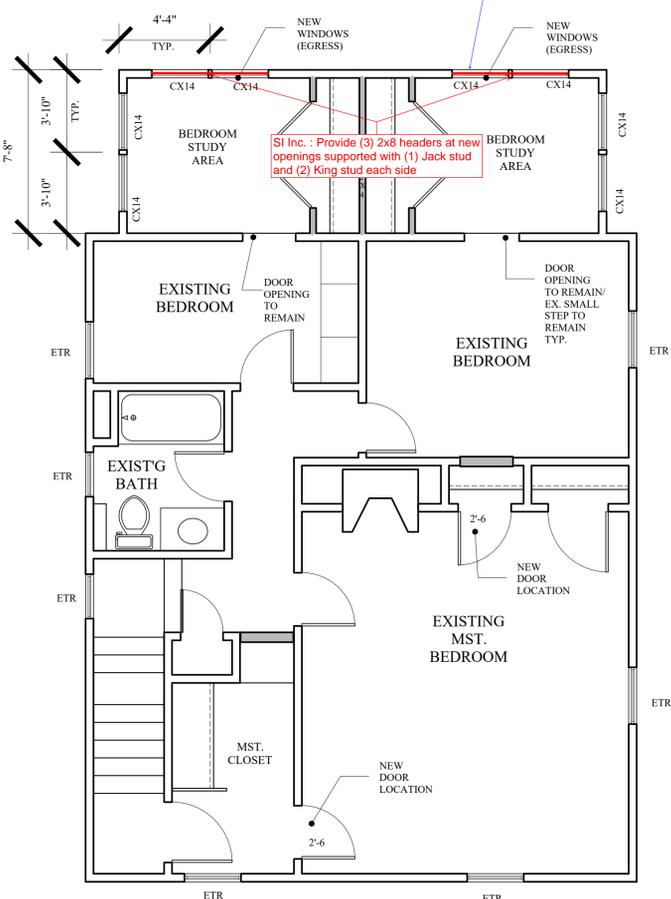
FRONT ELEVATION
SCALE: 1/4"=1'-0"

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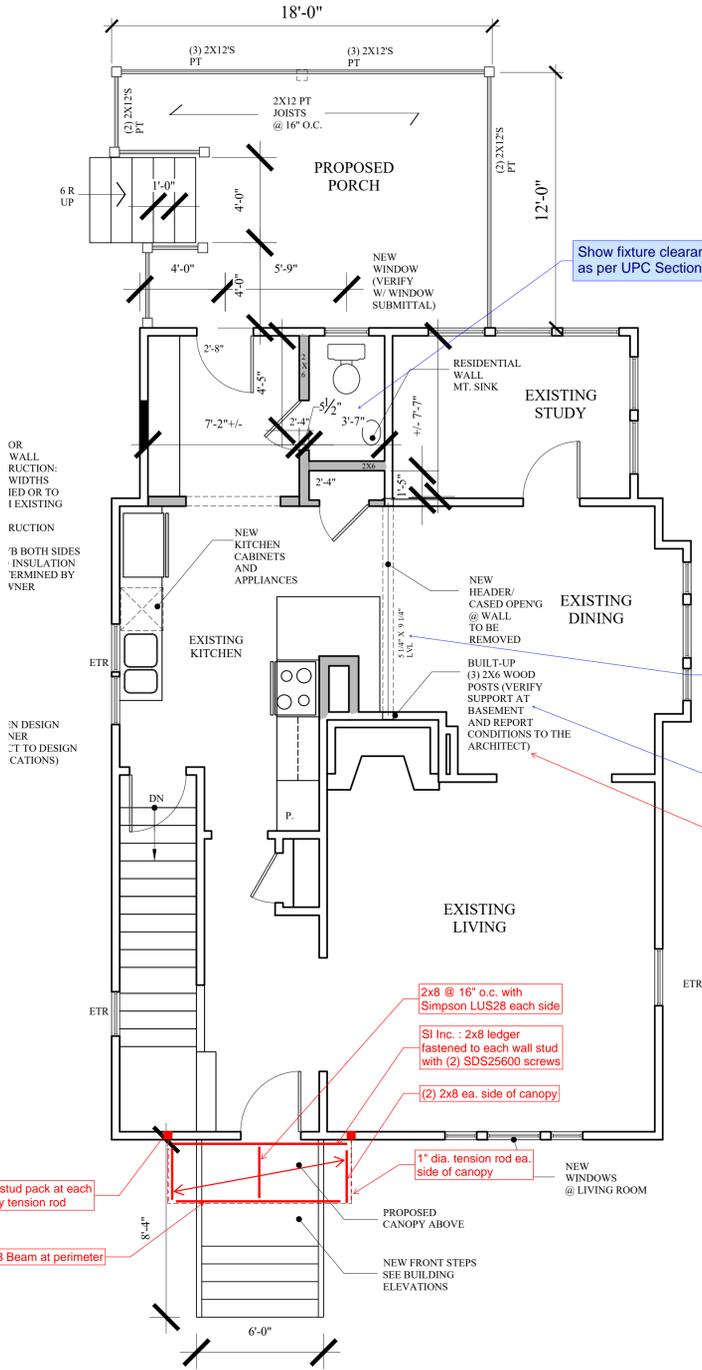
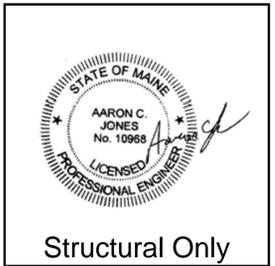
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LOWER LEVEL BACK PORCH DETAIL
SCALE: 1/2"=1'-0"



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



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

SI Inc. : Contractor to determine existing framing size and spacing and notify Arch/Eng for review during construction

What is the existing joist size/spacing?
How will the new plumbing be insulated?

Please show under floor space access and ventilation as per IRC Section R408.

Show Compliance with IRC Section R403.1.4.1.

Show fixture clearances as per UPC Section 402.5

Are there existing posts/piers supporting the existing mudroom?
What is the spacing?

SI Inc. : Contractor to verify existing condition and notify Arch/Eng for review during construction

Are existing porch window opening sizes/locations being altered? If so (or new openings) please provide header sizes/spans and number of jack studs.

SI Inc. : Provide (3) 2x8 headers at new openings supported with (1) Jack stud and (2) King stud each side

SI Inc: Beam size is adequate as shown

Please provide design report for manufactured beams.
Report to show:
-Site specific span of beam.
-Site specific applied loading on beam (uniform and point loads).
-Approved beam size (designed for specific loading/span).
-Approved beam support type/sizes (posts or hangers).
OR
Have drawings stamped by a State of Maine registered structural engineer.

Please show load path to foundation.

SI Inc. : Contractor to verify existing condition and notify Arch/Eng for review during construction

2x8 @ 16" o.c. with Simpson LUS28 each side
SI Inc. : 2x8 ledger fastened to each wall stud with (2) SDS25600 screws
(2) 2x8 ea. side of canopy

(3) 2x stud pack at each canopy tension rod
(3) 2x8 Beam at perimeter

1" dia. tension rod ea. side of canopy

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STRUCTURAL NOTES:
REVISED PERMIT SET: DECEMBER 04, 2018



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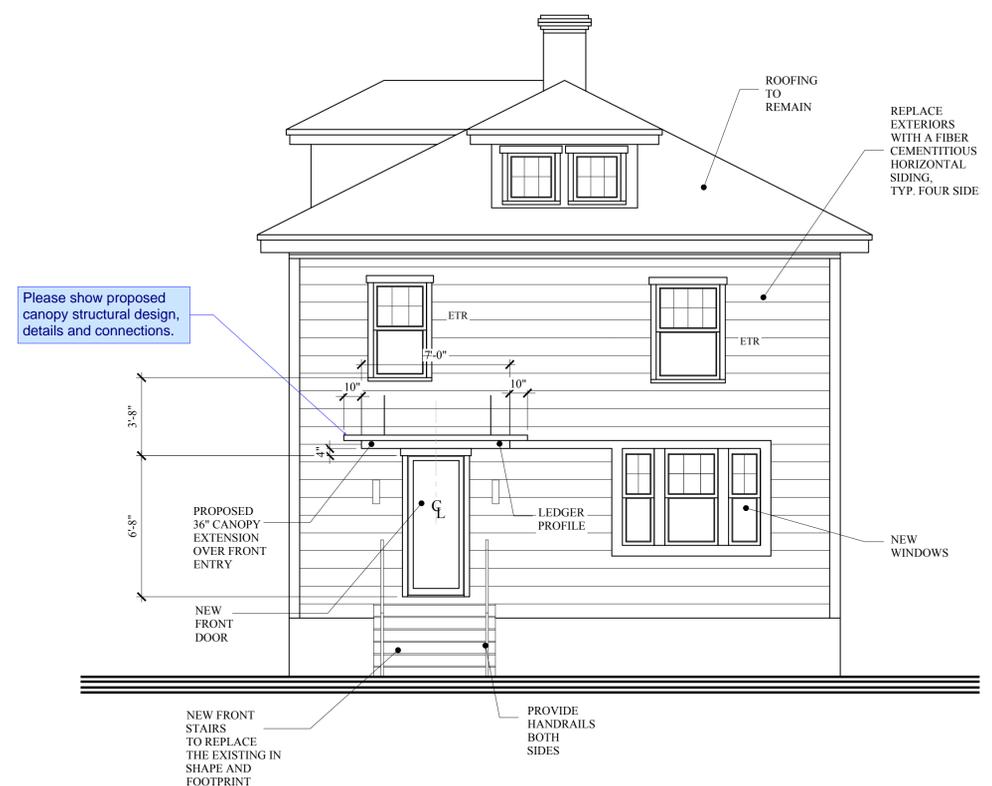
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REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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

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