

1st Floor Kitchen / Bathroom

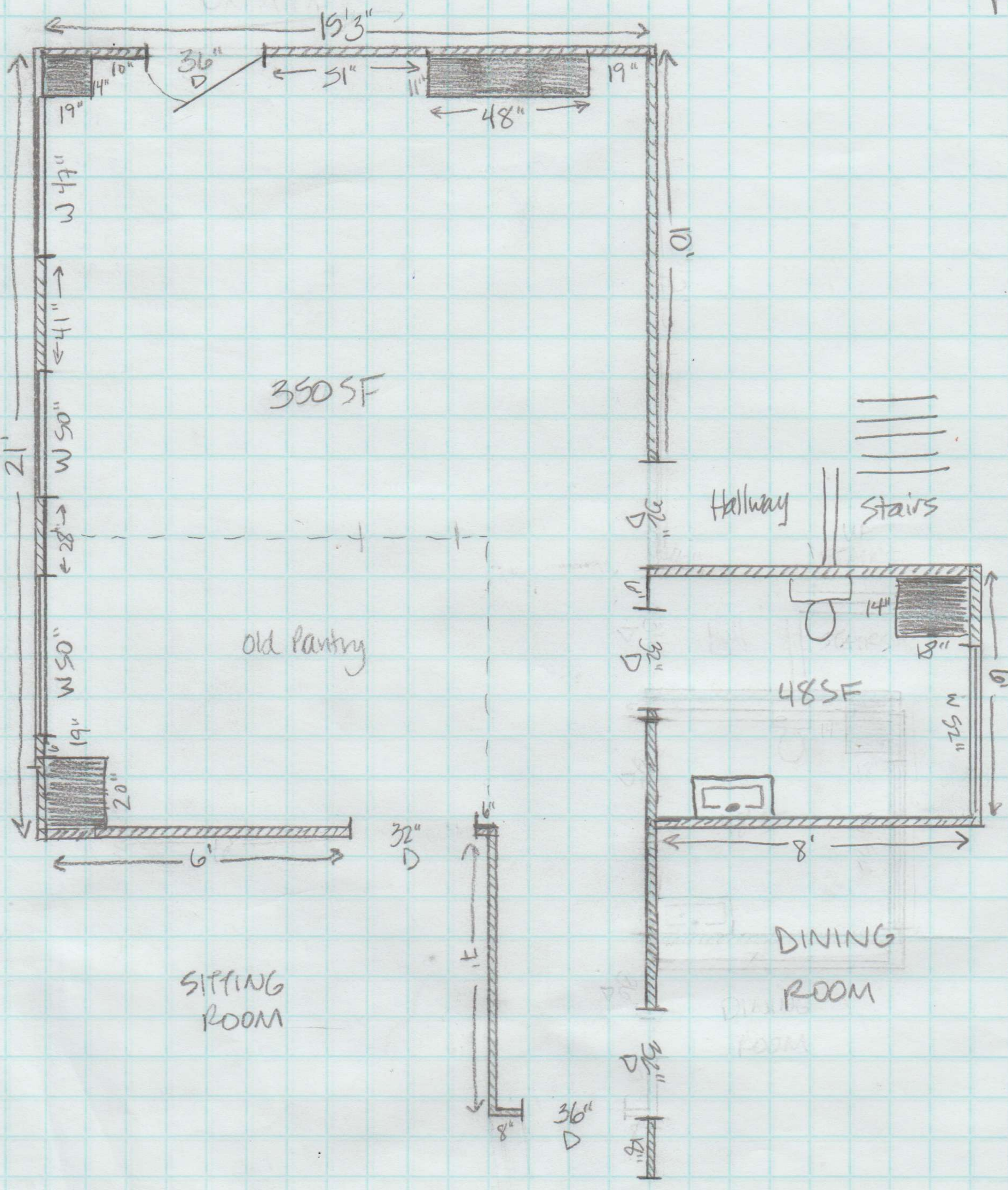


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Approved with Conditions

01/02/2019

134 MCKINLEY COURT
PORTLAND, ME

EXISTING



Scale:
1 sq = 1 ft.

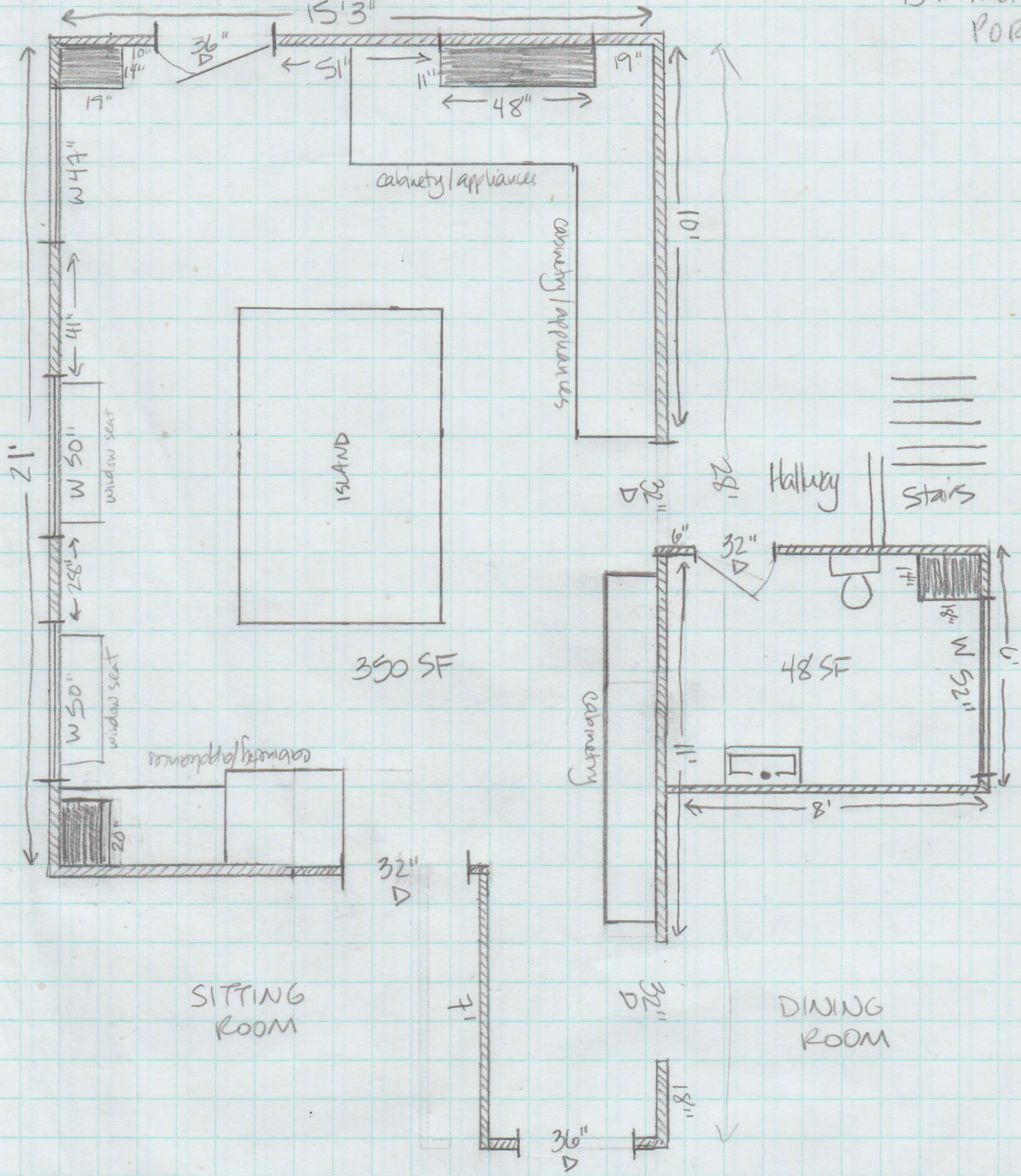
KEY: W=Window
D=Door
□=Toilet
▣=Pedestal



1st Floor KITCHEN / BATHROOM

PROPOSED

134 MCKINLEY COURT
PORTLAND, ME



Changes:

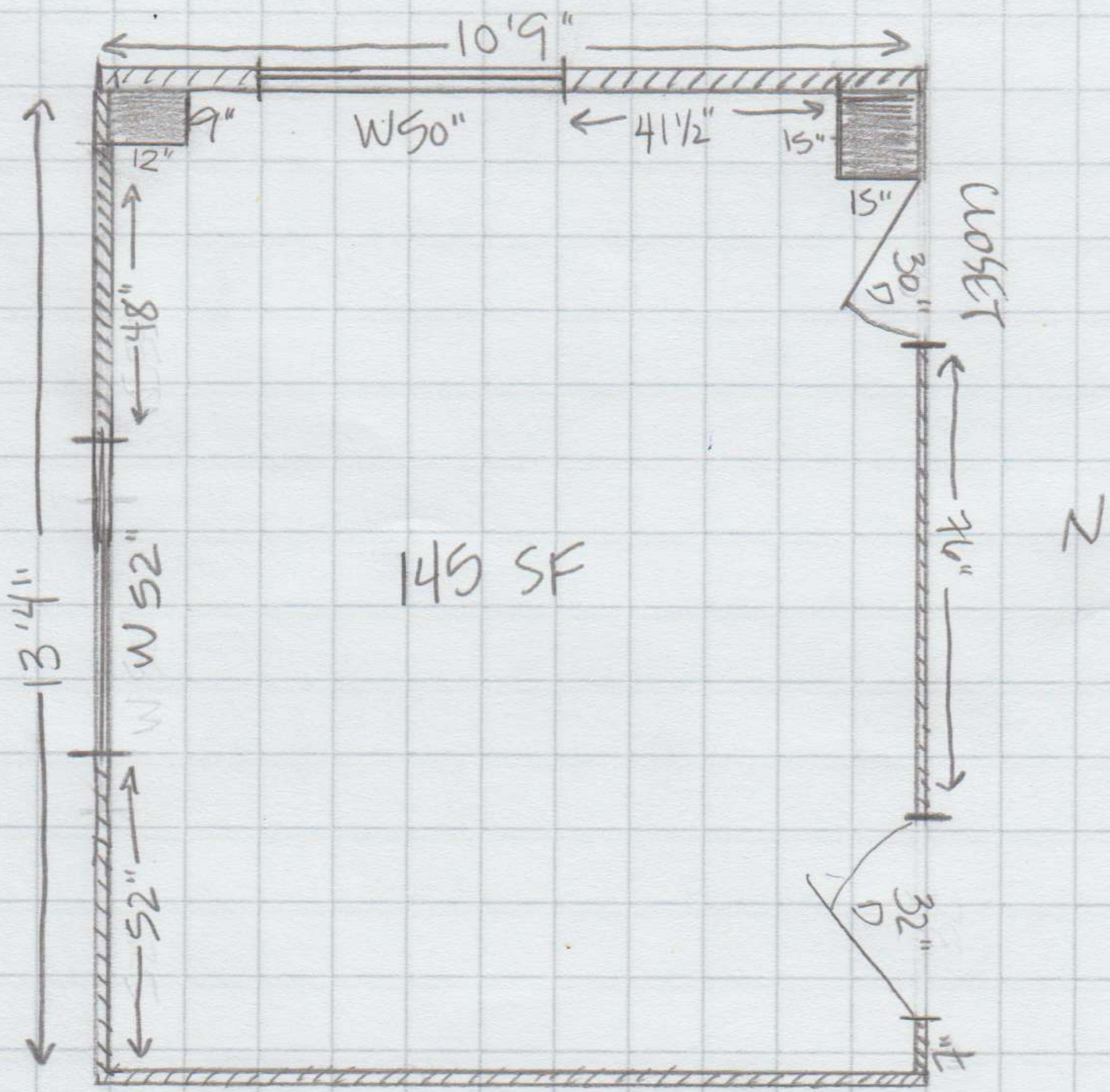
- Move bathroom entrance to back hallway
- Add cabinetry/appliances to enlarged kitchen area

Scale:
1/8" = 1 FT

Key: W = Window
 D = Door
 ♂ = Toilet
 [] = Pedestal

2nd Floor BEDROOM

EXISTING



PROPOSED

No layout changes

Changes:

- Remove sheet rock from South wall, keep exposed brick
- Refinish brick on South & West walls

KEY: W = Window
D = Door

Scale:
1 sq = 1 FT

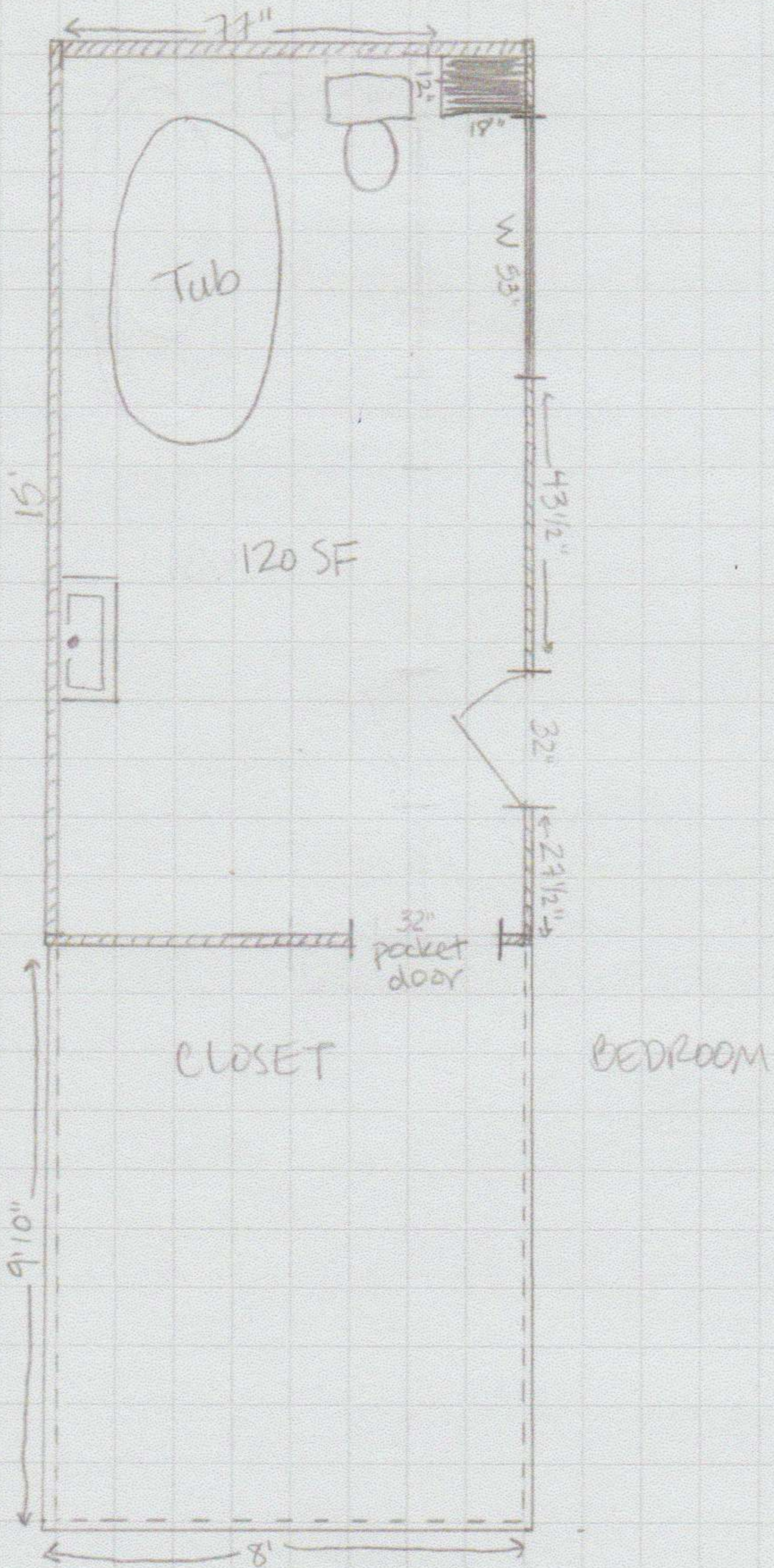
2nd Floor Master Bath

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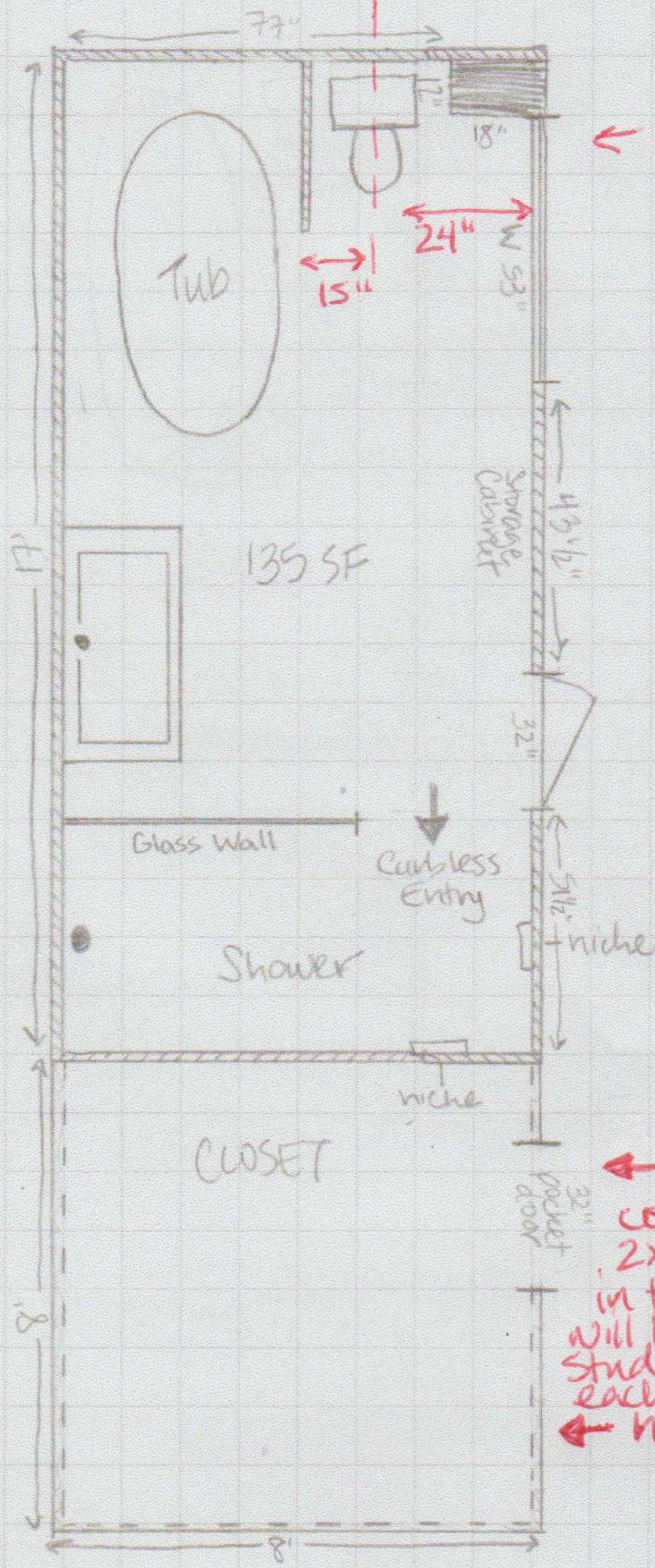


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EXISTING



PROPOSED



← CLEARANCES

Door header will be 36" w & constructed of two 2x8 with 1/2" plywood in the middle. Door will have single jack stud & king stud on each side.
← non-bearing wall

KEY: W = Window
D = Door
T = Toilet
V = Vanity & Pedestal

Scale: 1/32" = 1 FT

- Changes:
- Add kneewall by toilet
 - Move closet wall 24" to expand bathroom
 - Install custom shower pan wall-to-wall with curbless entry and 5' partial glass wall plus two niches
 - Reverse swing of bathroom door
 - Move existing closet pocket door to bedroom entry to closet

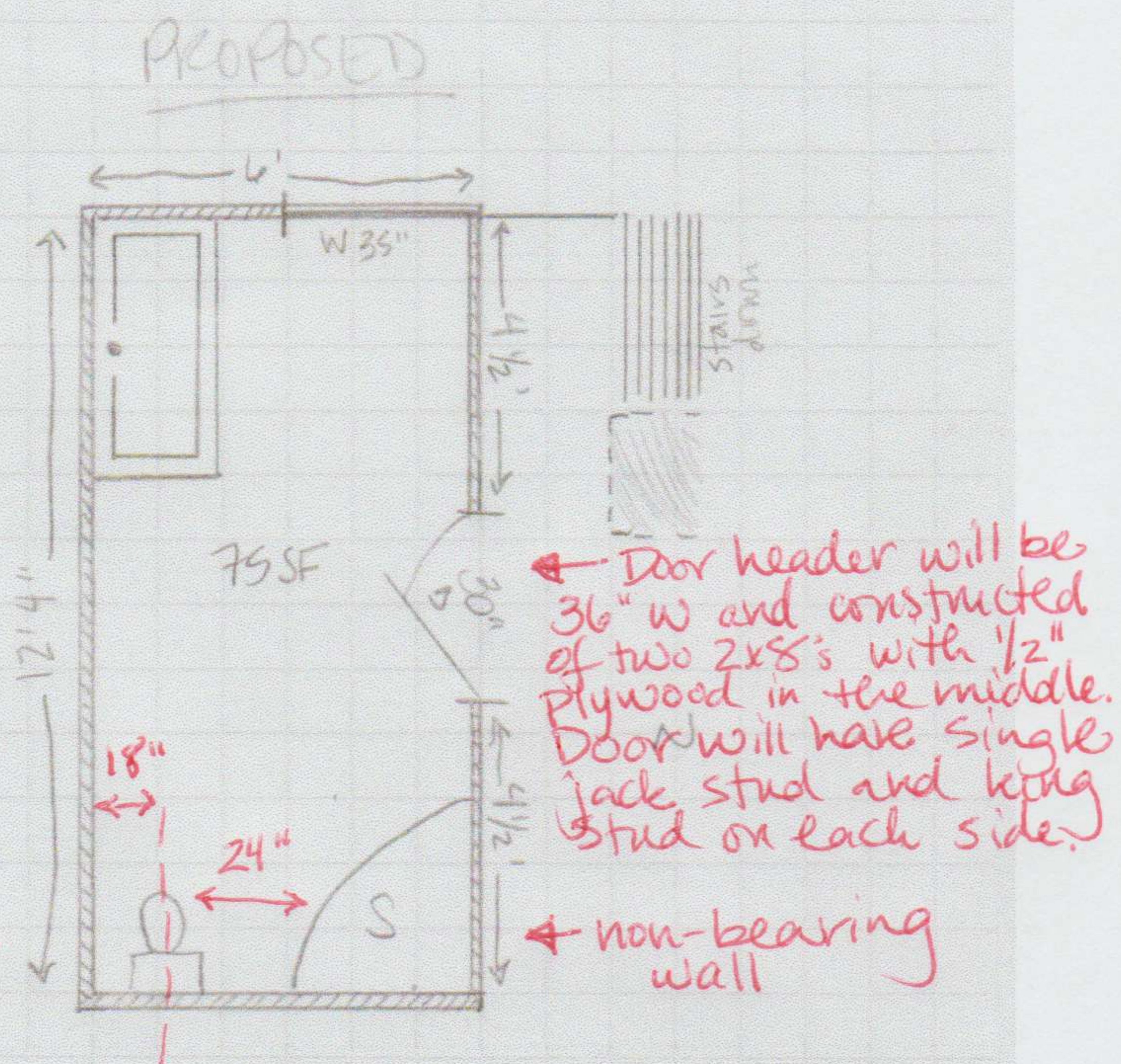
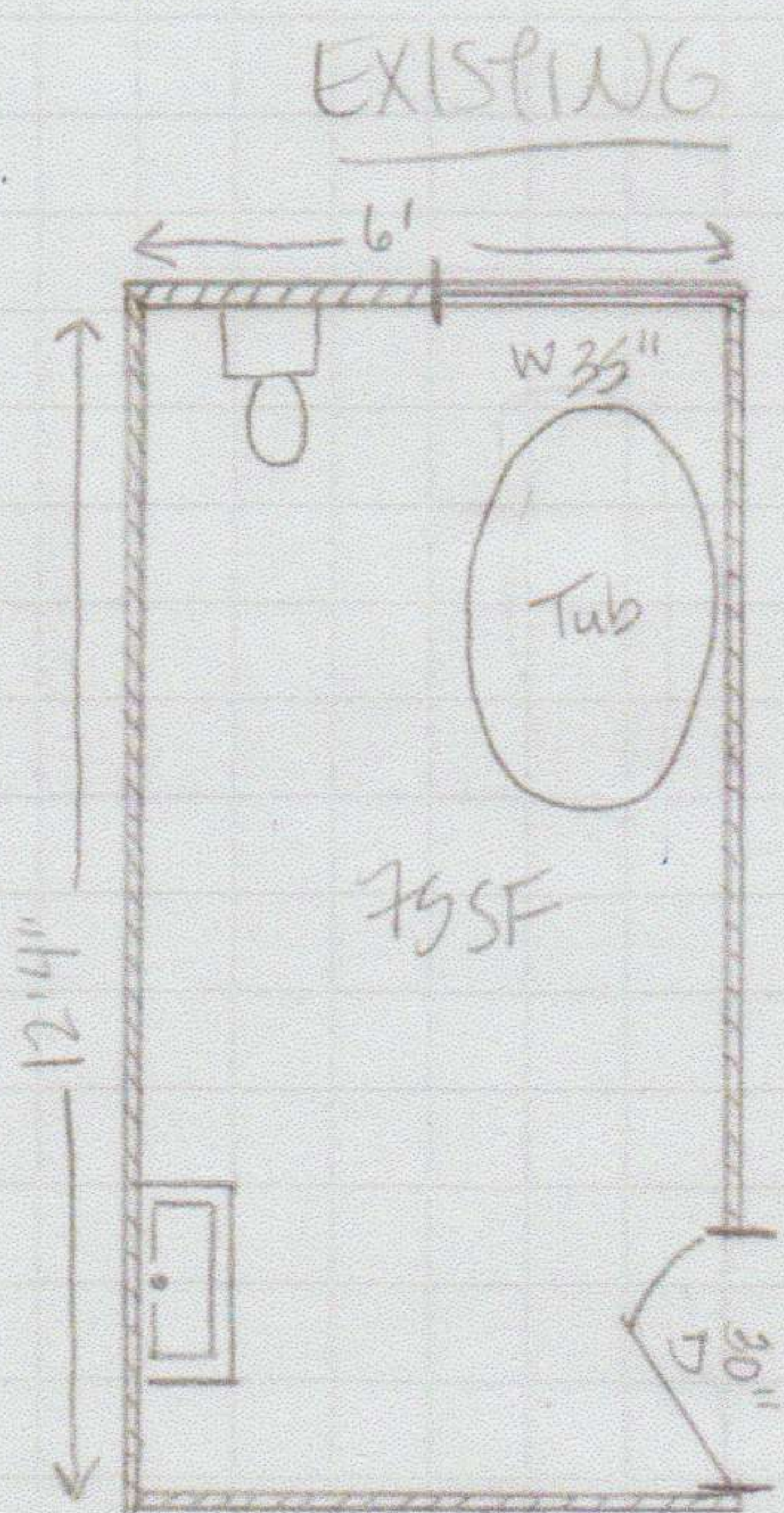
3rd Floor Bathroom

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Changes:

- Move door 24" towards West wall to provide room in NE corner for pre-fab shower
- Move toilet from West to East wall

KEY: W=Window
D=Door
□=Toilet
□=Vanity or Pedestal
S=Shower

Scale:
1 SQ = 1 FT

Typical Framing Elevation

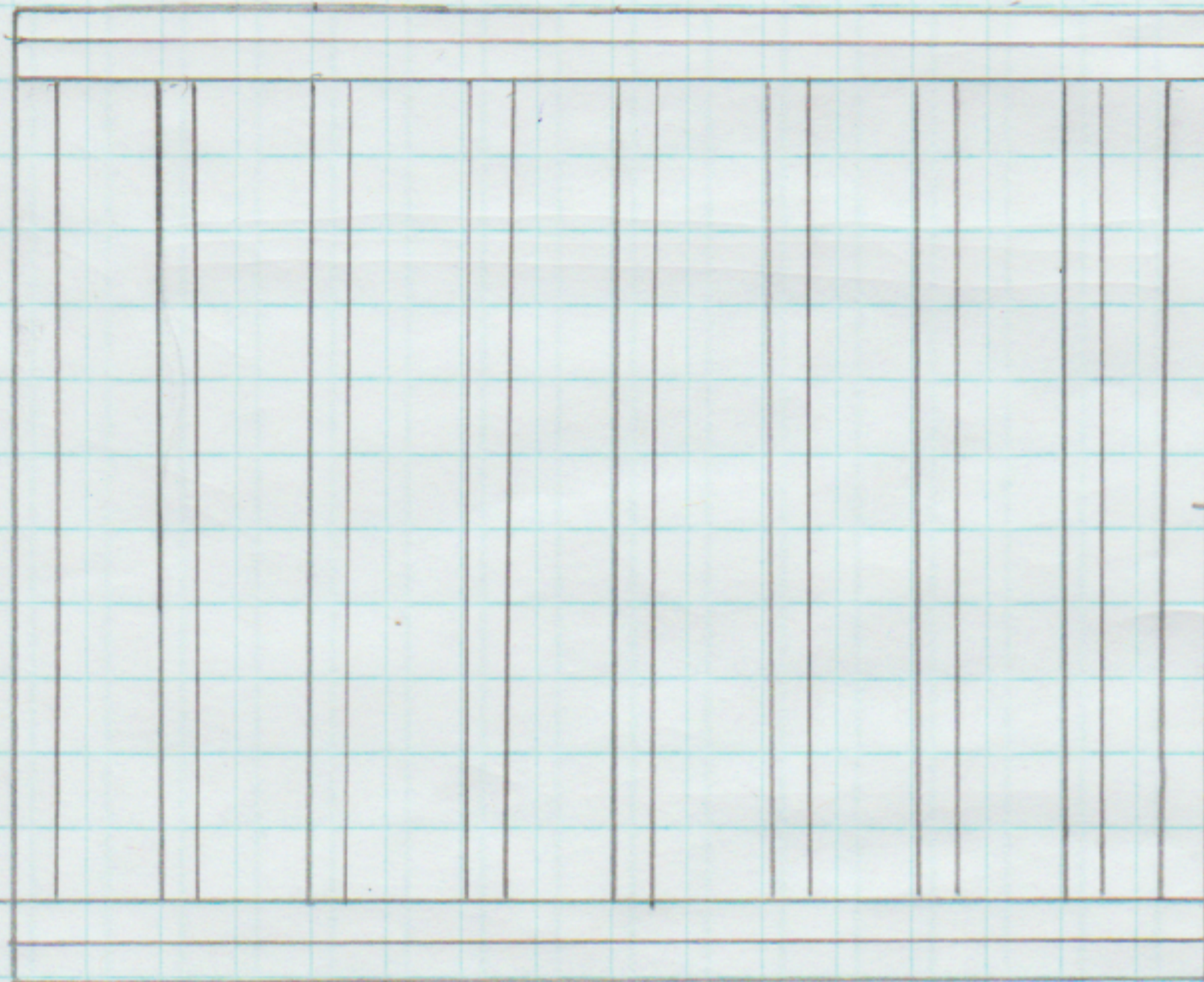
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NOTE: Please note there is one wall in the project that will be moved and framed. This wall is non-load bearing and located in 2nd Floor Master Bath. (See drawing.)



- Double Top Plate

- 2x4 spaced 16" OC

- Double Bottom Plate

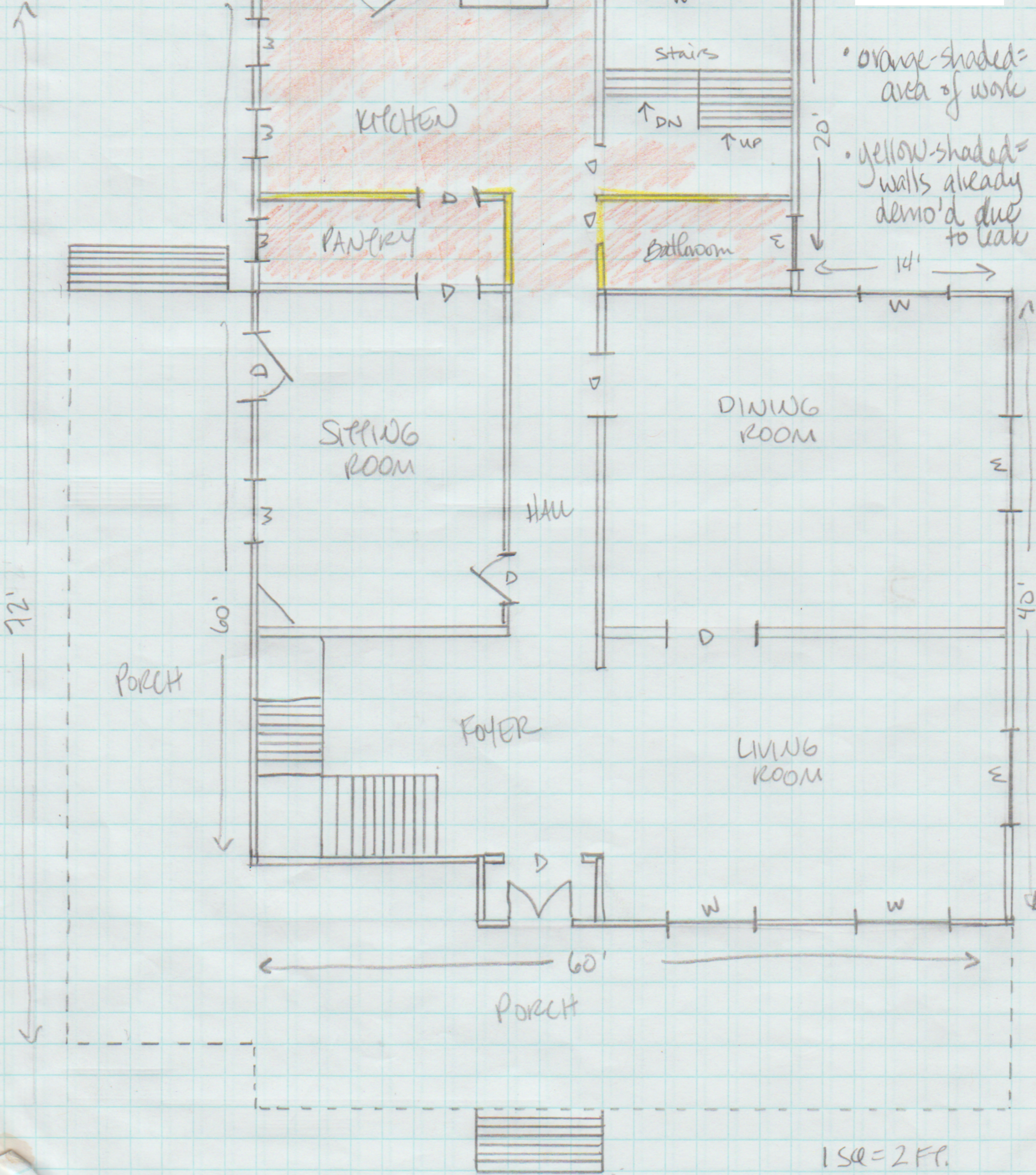
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FIRST FLOOR MASTER
LAYOUT



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- orange-shaded = area of work
- yellow-shaded = walls already demo'd due to leak

1 sq = 2 sq ft.

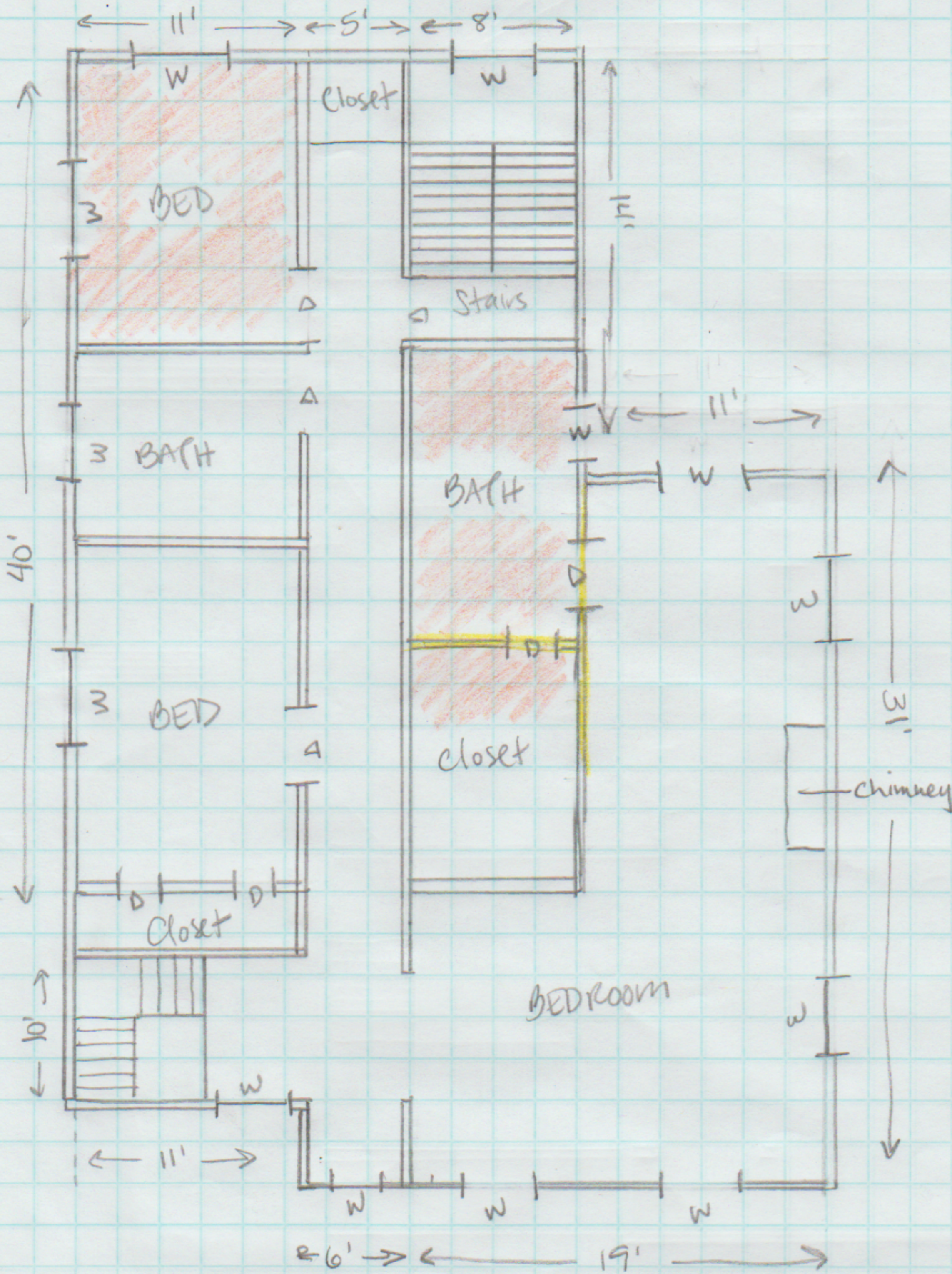
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2nd FLOOR MA
LAYOUT



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- orange-shaded = area of work
- yellow-shaded = walls to be affected by moving closet door into bedroom and moving closet wall 24" into closet

1 SQ = 2 FF.

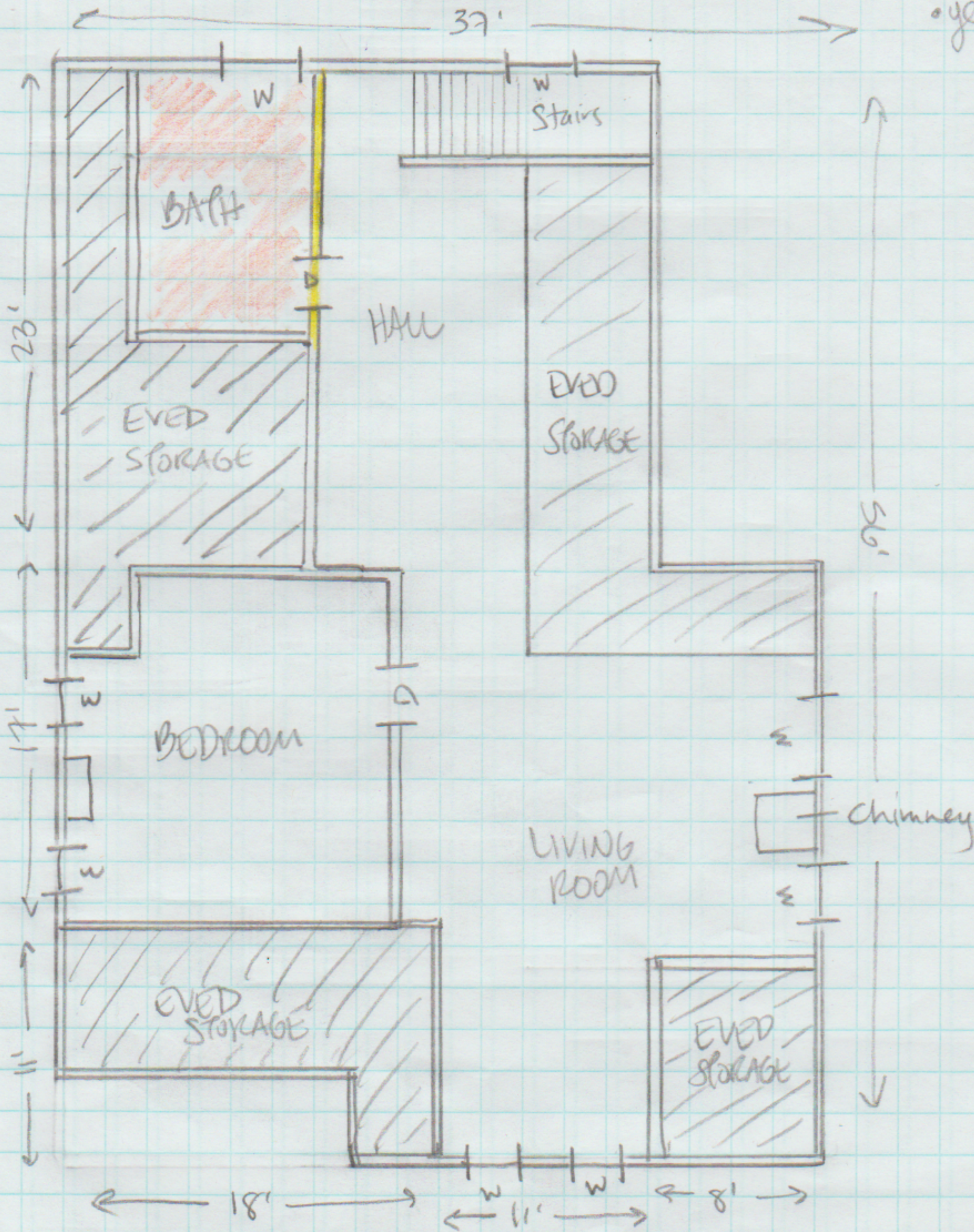
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3rd FLOOR M
LAYOUT



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- orange-shaded = area of work
- yellow-shaded = wall to be affected by moving door to middle of bathroom wall, towards stairs

1 SQ = 2 FT.