



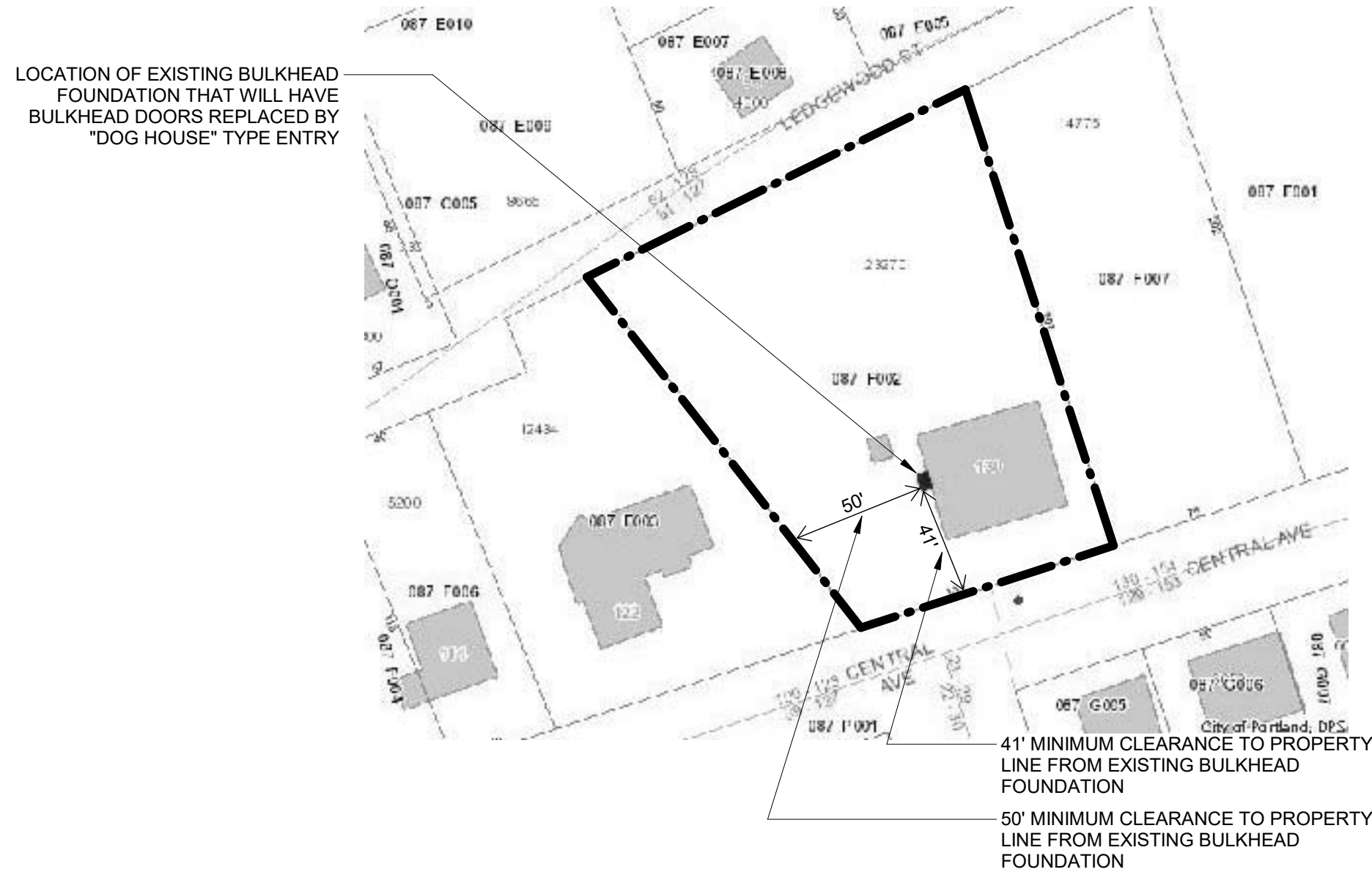
THIS PROJECT CONSISTS OF RENOVATIONS TO A SINGLE LEVEL HOME WITH BASEMENT. THE FIRST FLOOR WILL BE RENOVATED TO CREATE A MASTER SUITE CONSISTING OF A BEDROOM, CLOSET SPACE, BATHROOM, AND OFFICE. A HALF BATHROOM WILL BE ADDED OUTSIDE THE SUITE AS WELL. EXCEPT FOR THE PLUMBING AND ELECTRICAL CHANGES REQUIRED BY THE FIRST FLOOR WORK, NO CHANGES WILL BE MADE TO THE BASEMENT LEVEL. THE CURRENT BULKHEAD ENTRY TO THE BASEMENT WILL BE REPLACED BY AN INSULATED WOOD-FRAMED "DOG HOUSE" TYPE ENTRY ENCLOSURE THAT WILL ALLOW OUTSIDE ACCESS TO THE BASEMENT THROUGH A STANDARD DOOR. THE ENCLOSURE WILL BE CONSTRUCTED ON THE EXISTING BULKHEAD FOUNDATION WALLS AND NO FOOTPRINT EXPANSION WILL OCCUR AS A RESULT OF THIS PROJECT. THOUGH THIS FEATURE STILL CONSTITUTES A BULKHEAD-TYPE BASEMENT ENTRY AND THERE IS NO REQUIREMENT FOR THE STAIR TO COMPLY WITH SECTION R311.7 OF THE 2015 IRC, THE STAIR WILL BE REPLACED WITH ONE THAT MEETS THE DIMENSIONAL REQUIREMENTS OF THIS CHAPTER FOR IMPROVED USABILITY.

STRUCTURAL MODIFICATIONS ARE PRIMARILY LIMITED TO SEVERAL NEW BEAMS AND COLUMNS TO RE-SUPPORT EXISTING CEILING AND ROOF MEMBERS IMPACTED BY WALL REMOVALS, AS WELL AS A SMALL AREA OF NEW STRUCTURE OVER THE BASEMENT BULKHEAD ENTRY. A SMALL PORTION OF THE FIRST FLOOR PLATFORM FRAMING WILL ALSO BE REVISED TO PROVIDE BETTER HEAD CLEARANCE AT THE NEW DOG HOUSE ENTRY STAIR.

Project Narrative

DRAWING LIST

- A1 COVER PAGE AND SITE PLAN
- A2 DEMOLITION FLOOR PLANS AND NOTES
- A3 FLOOR PLANS AND NOTES
- A4 REFLECTED CEILING, LIGHTING, AND POWER PLAN
- A5 INTERIOR DETAILS
- A6 EXTERIOR ELEVATIONS - DEMOLITION AND NEW CONSTRUCTION
- A7 WALL SECTIONS
- A8 FRAMING - 1ST FL AND CEILING, DETAILS
- A9 ROOF FRAMING, BEAM AND COLUMN SCHEDULE, NOTES



Site Plan

OWNER

CLAUDINE WEATHERFORD AND TIMOTHY WYANT
 130 CENTRAL AVE
 PEAKS ISLAND, MAINE 04108

ARCHITECT

PAUL NELSON
 422 ISLAND AVE
 PEAKS ISLAND, MAINE 04108

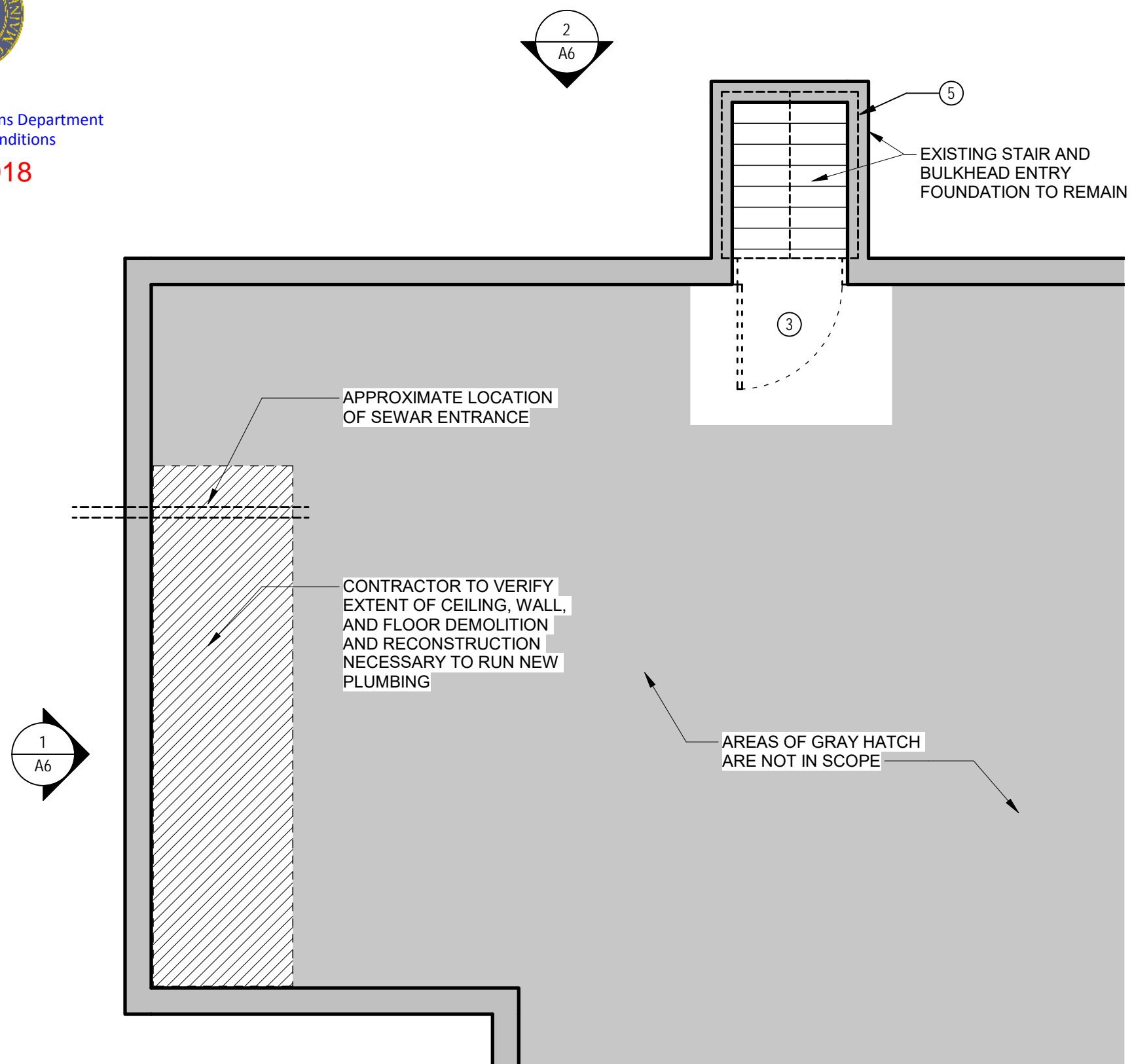


PERMIT DRAWINGS <p style="text-align: center;">130 CENTRAL Peaks Island, Maine 04108</p>	DATE: JUNE 18, 2018	TITLE <p style="text-align: center;">Cover Page and Site Plan</p>	<h1>A1</h1>
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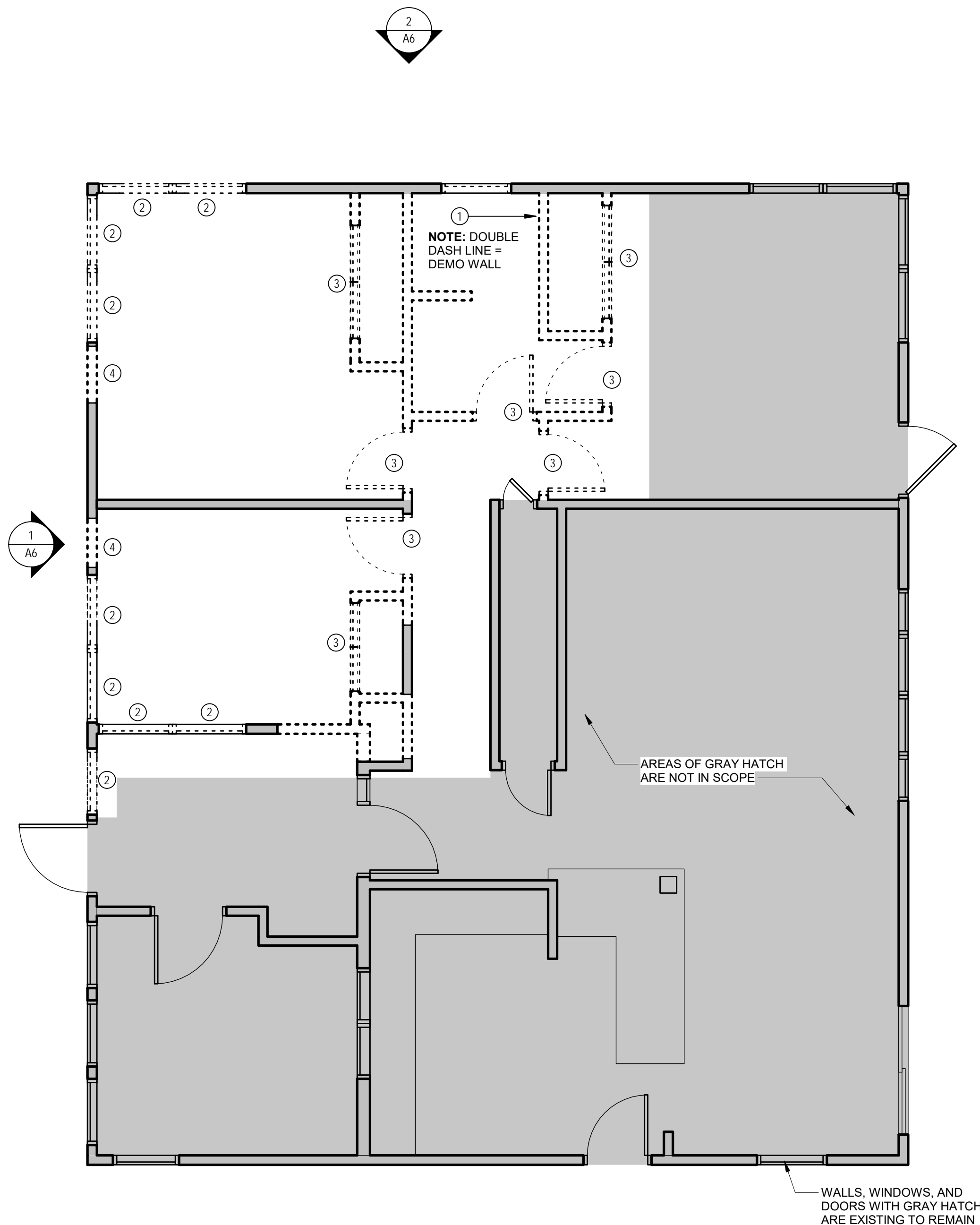


Permitting and Inspections Department
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2 Basement Entry Demolition Plan
1/4" = 1'-0"



1 First Floor - Demolition Plan
1/4" = 1'-0"

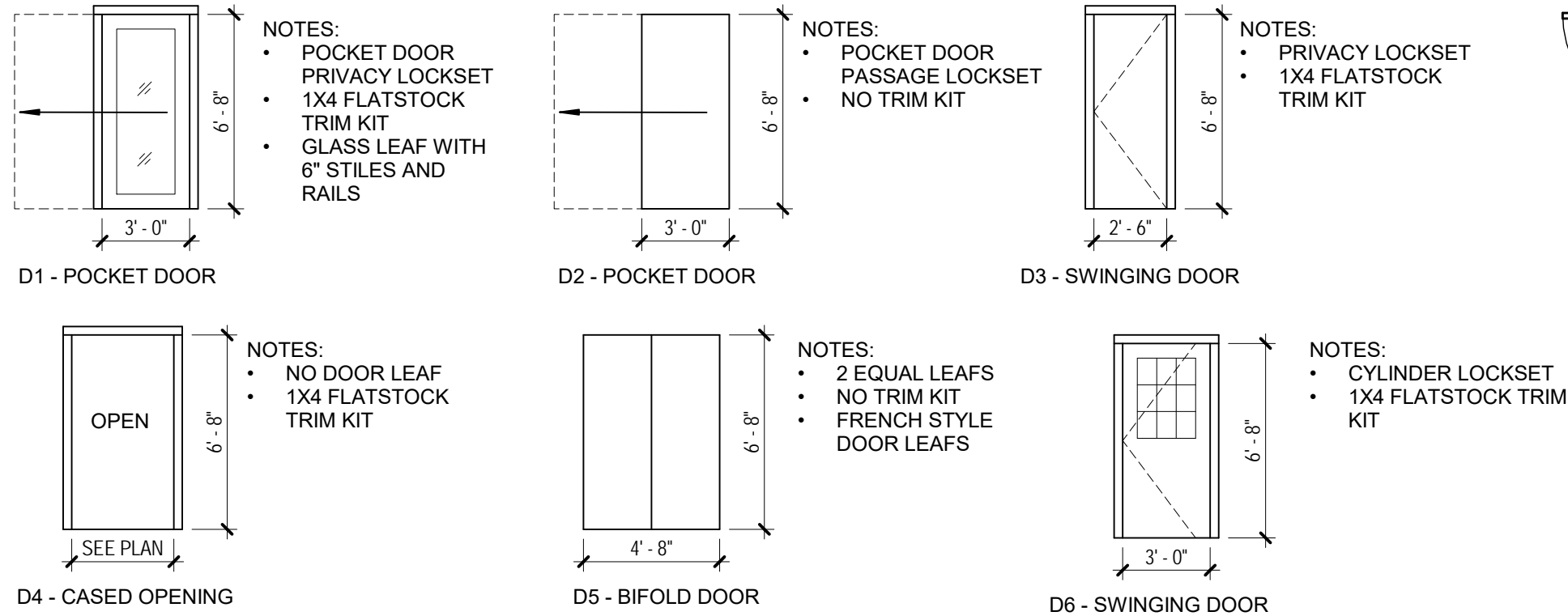
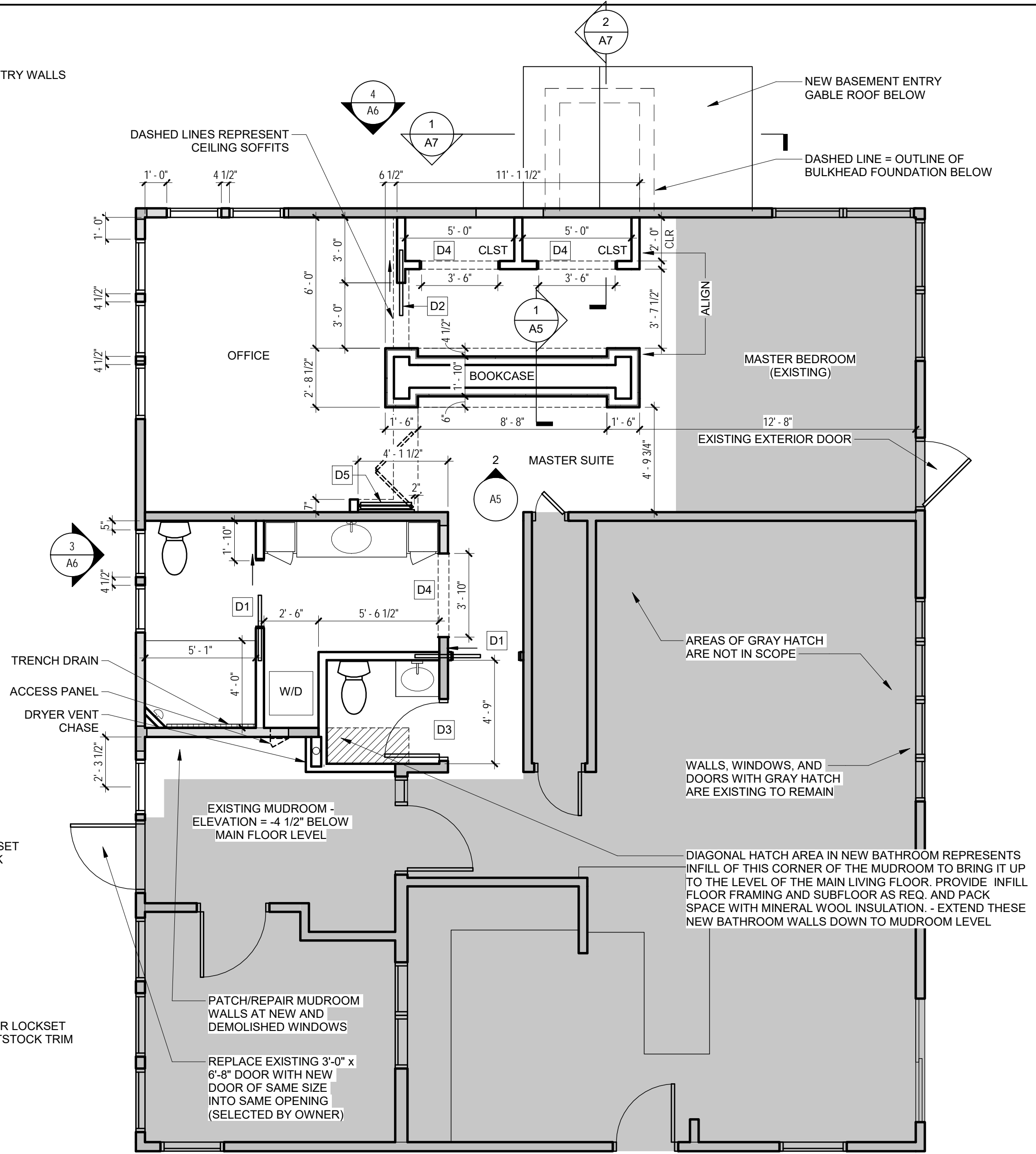
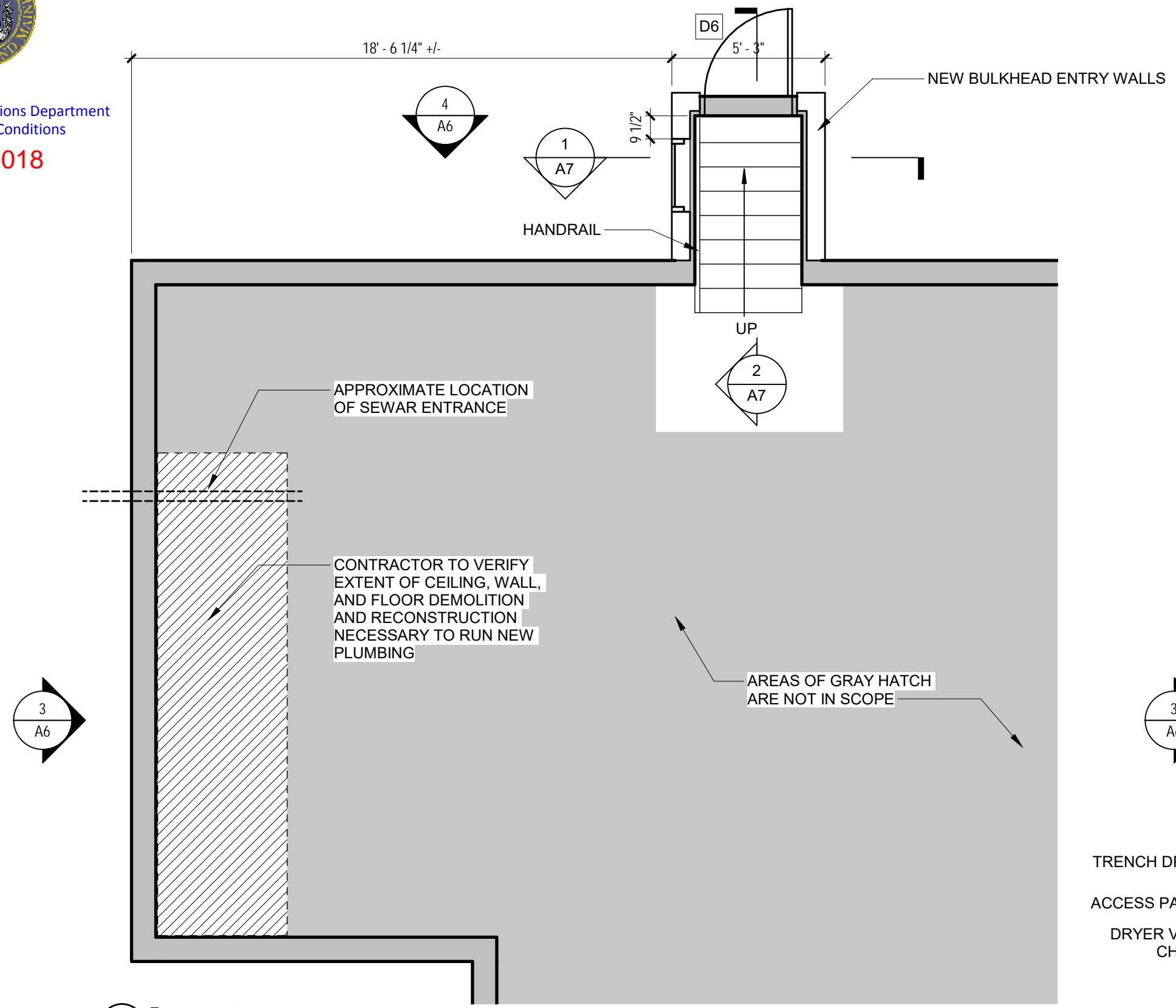
Demolition Notes	
KEY	DESCRIPTION
1	Demolish Wall
2	Demolish Window
3	Demolish Door
4	Demolish Wall as Required for New Window Installation
5	Demolish Bulkhead Doors



PERMIT DRAWINGS	130 CENTRAL	DATE:	SCALE:	TITLE	A2
	Peaks Island, Maine 04108	JUNE 18, 2018	1/4" = 1'-0"	DEMOLITION FLOOR PLANS AND NOTES	



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Interior Door Types

EXISTING WD FLOORING TO REMAIN, PATCH AS REQUIRED

PLUMBING FIXTURES TO BE SELECTED BY OWNER.

DIMENSION NOTES:
• DIMENSIONS TO WALLS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE
• DIMENSIONS TO WINDOWS ARE TO R.O.
• PROVIDE 4 1/2" WOOD FRAMING BETWEEN WINDOW R.O.'S FOR UNITS GROUPED WITHIN COMMON TRIM KIT - SEE EXTERIOR ELEVATIONS

Plan Notes

TYPICAL INTERIOR WALL IS 2x4 WOOD STUD, 1/2" DRYWALL BOTH SIDES (USE MOISTURE RESISTANT DRYWALL IN BATHROOM). 2X3 FRAMING MAY BE USED AT CHASES.

EXTERIOR INFILL WALLS IN AREAS OF WINDOW DEMOLITION SHOULD MATCH EXISTING 2X4 FRAMING, PLYWD SHEATHING, WEATHER RESISTIVE BARRIER, AND SHINGLES TO MATCH. USE MINERAL WOOL BATT IN STUDS.

SEE SECTIONS FOR NEW EXTERIOR WALL AT BULKHEAD ENTRY

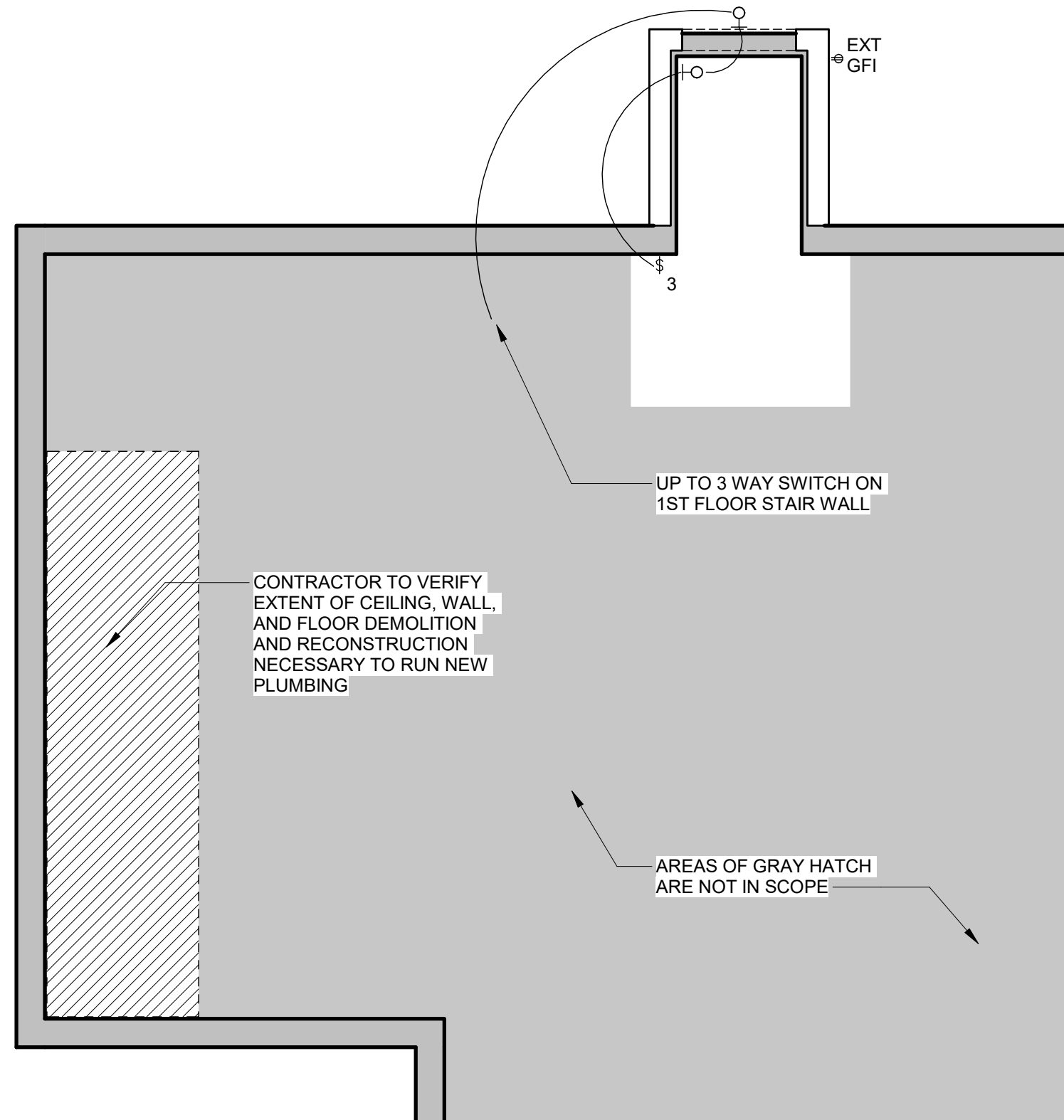
Wall Types



PERMIT DRAWINGS 130 CENTRAL Peaks Island, Maine 04108	DATE:	SCALE:	TITLE	A3
	JUNE 18, 2018	As indicated	FLOOR PLANS AND NOTES	



07/13/2018

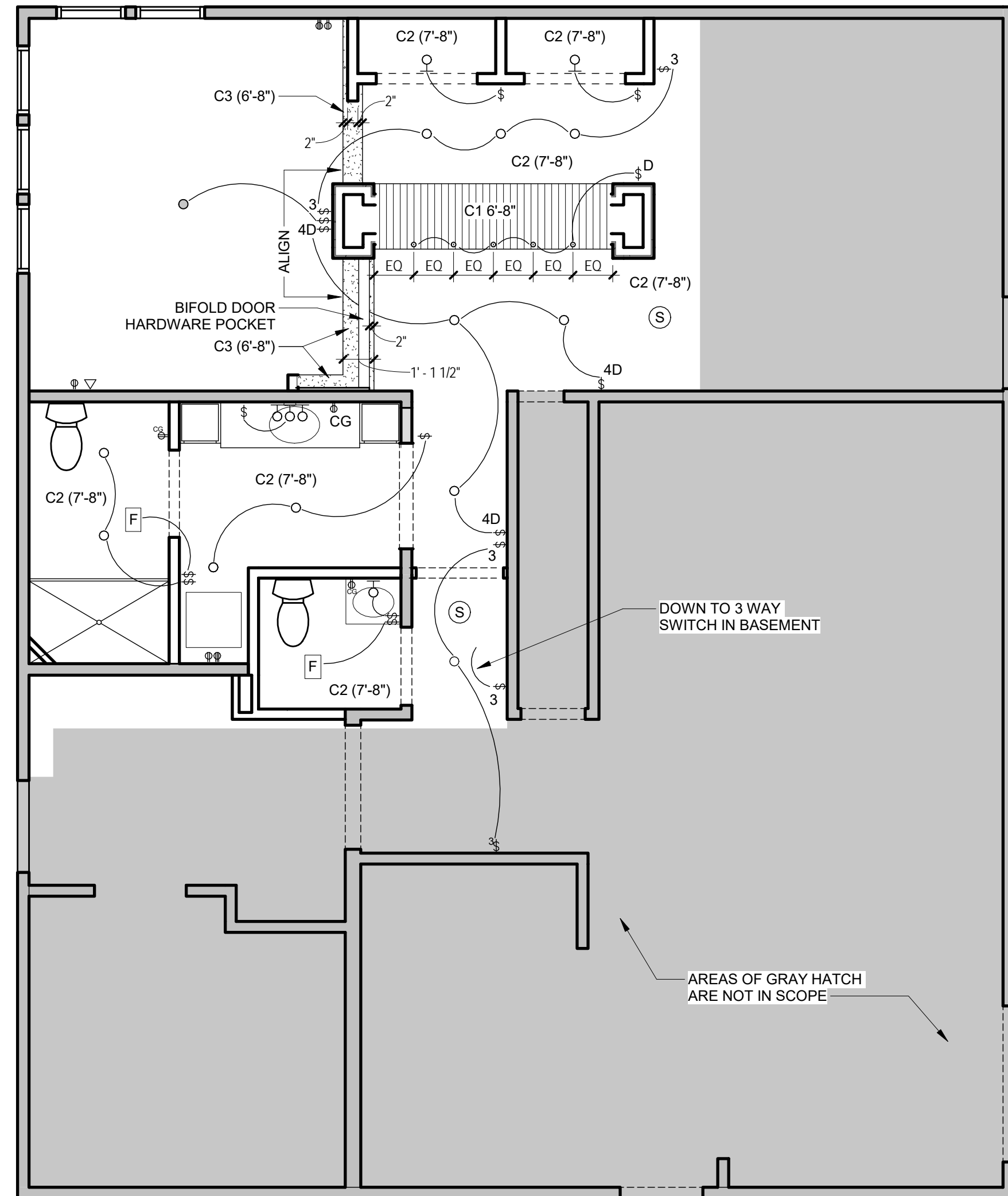


2 Basement Reflected Ceiling, Lighting, and Power Plan
1/4" = 1'-0"

- | | | | |
|-----------|---------------------------------------|---|---|
| § | SINGLE WALL SWITCH | ⊗ | CEILING LIGHT |
| D § | DIMMER WALL SWITCH | ○ | 4" RECESSED CAN LIGHT |
| 3 § | 3-WAY WALL SWITCH | ● | EXISTING RECESSED CAN LIGHT TO BE RE-SWITCHED |
| 3D § | 3-WAY DIMMER WALL SWITCH | ◦ | 2" RECESSED CAN LIGHT AT BOOKCASE |
| ⊕ | DUPLEX WALL OUTLET | ⊖ | WALL SCONCE |
| EXT GFI ⊕ | EXTERIOR GFI DUPLEX WALL OUTLET | F | FAN |
| CG ⊕ | COUNTER HEIGHT GFI DUPLEX WALL OUTLET | Ⓢ | SMOKE ALARM |
| ⊕ | 220 VOLT MICROWAVE CIRCUIT | | |
| ▽ | DATA | | |

- CEILING TYPES**
- C1 - WOOD SOFFIT
 - C2 - DRYWALL CEILING
 - C3 - DRYWALL SOFFIT

Ceiling Legend

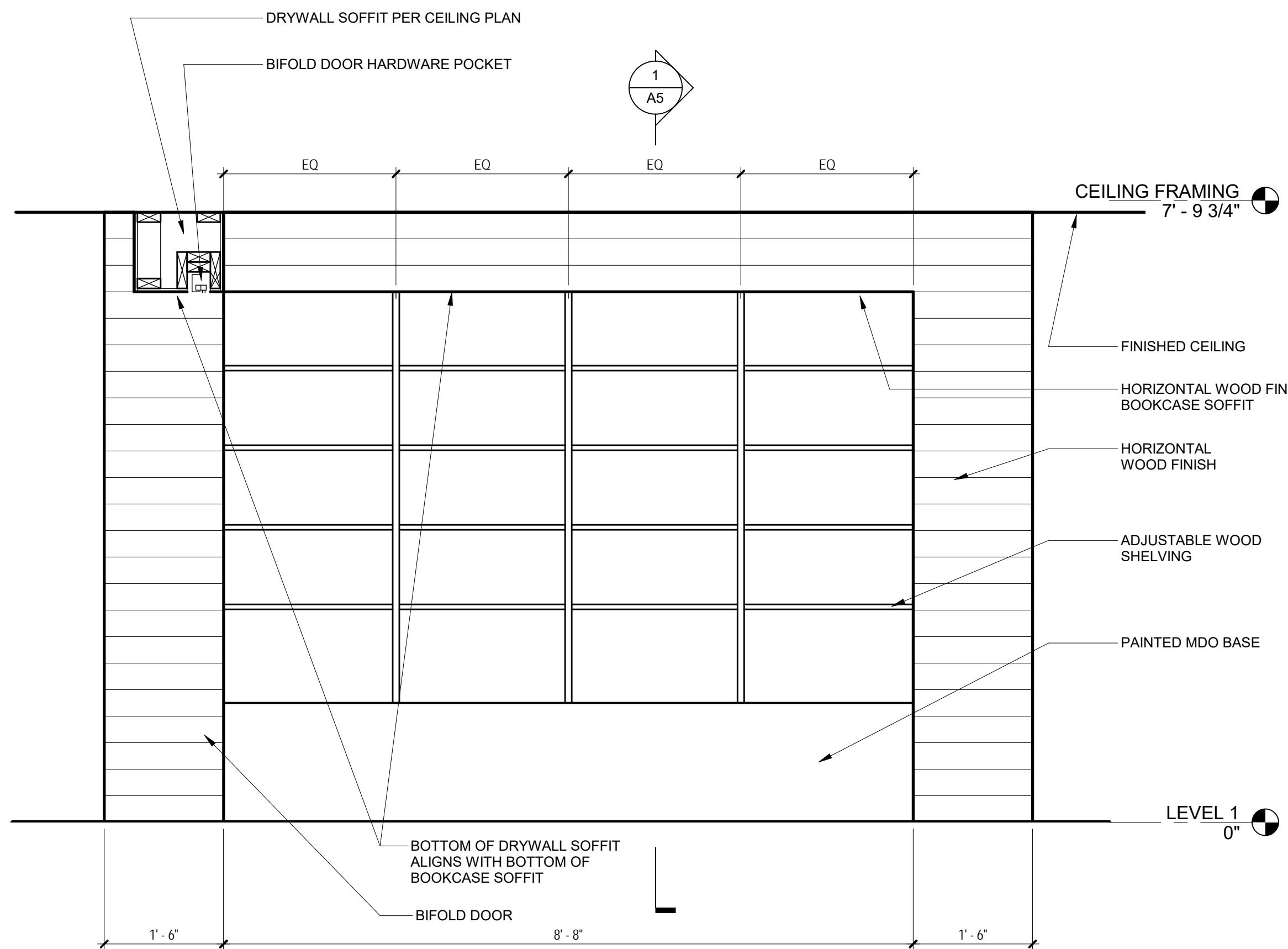


1 First Floor Reflected Ceiling, Lighting, and Power Plan
1/4" = 1'-0"

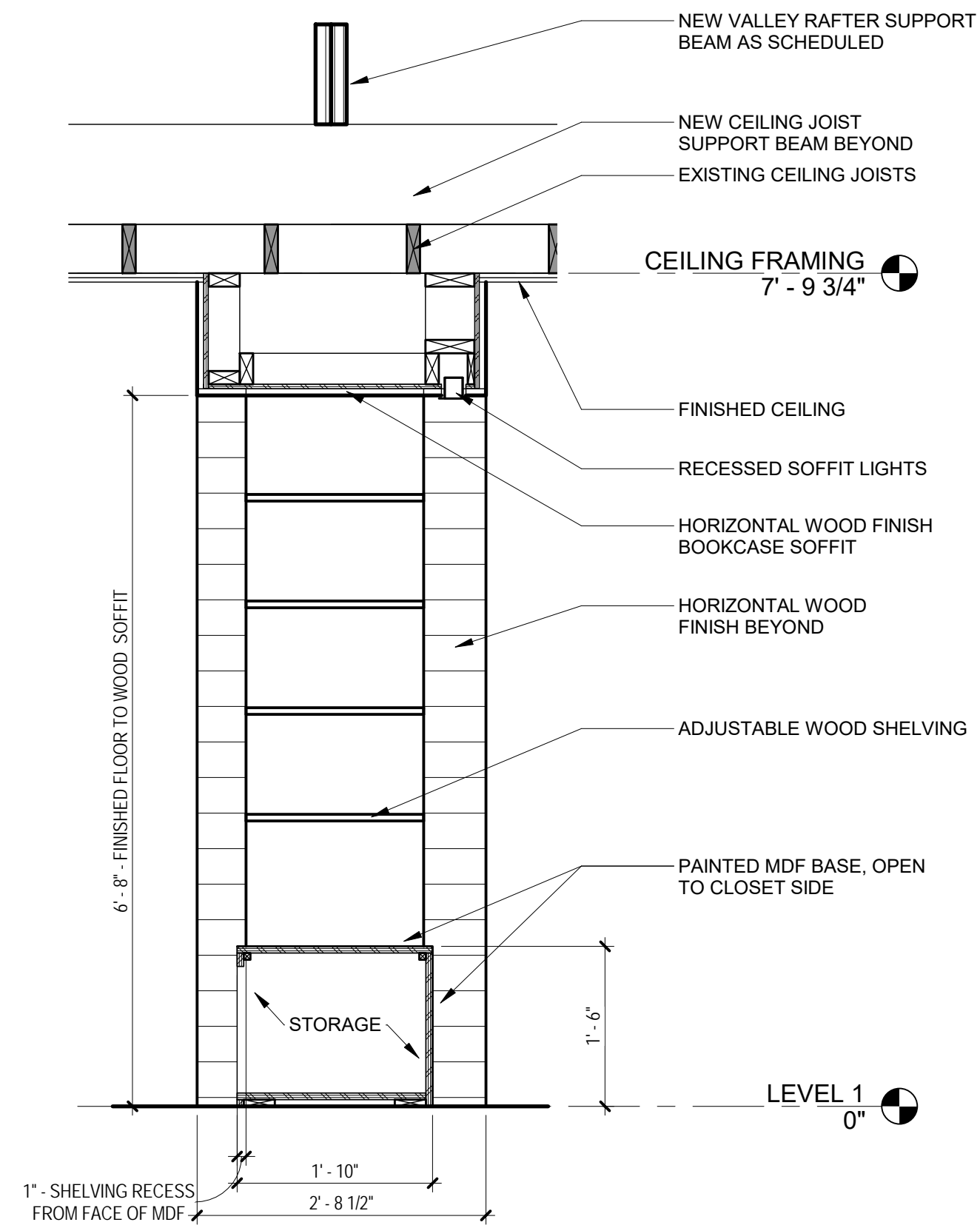




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2 Elevation of Bookcase
3/4" = 1'-0"

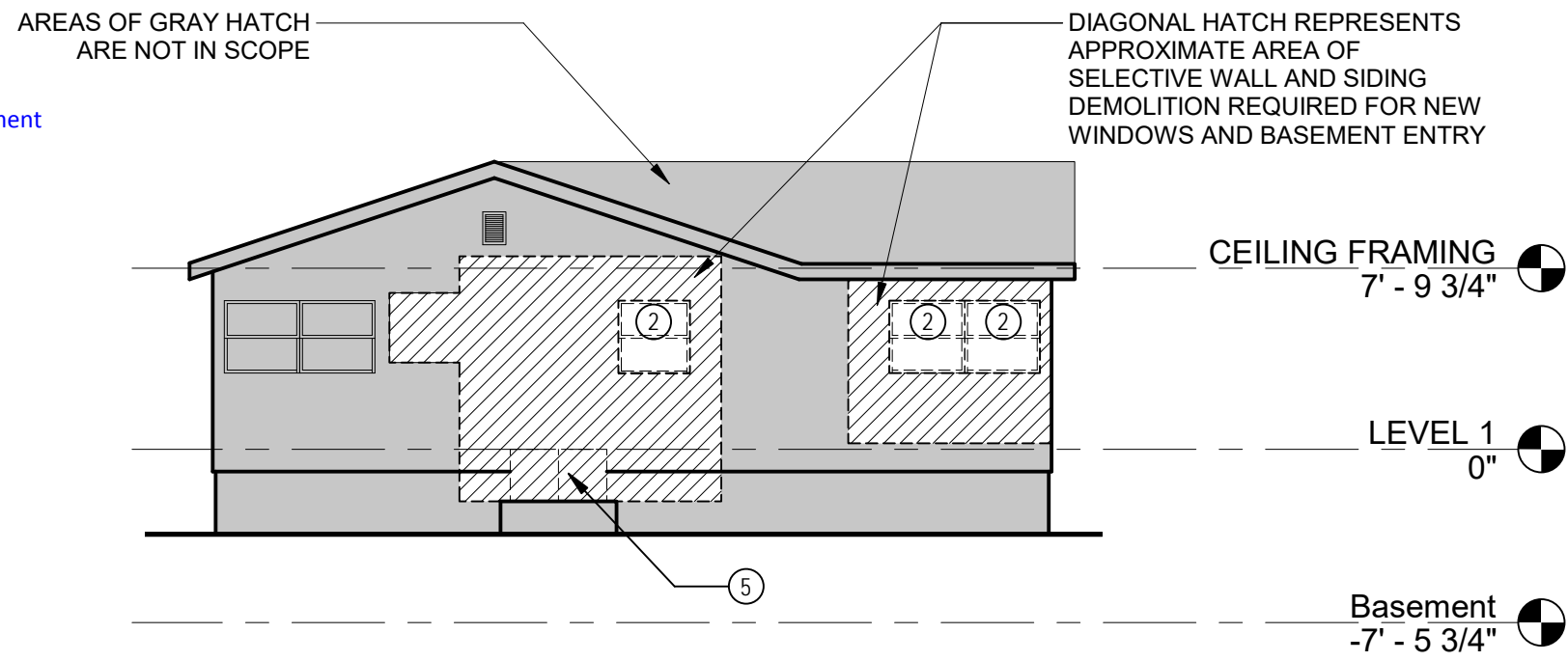


1 Section Through Bookcase
3/4" = 1'-0"

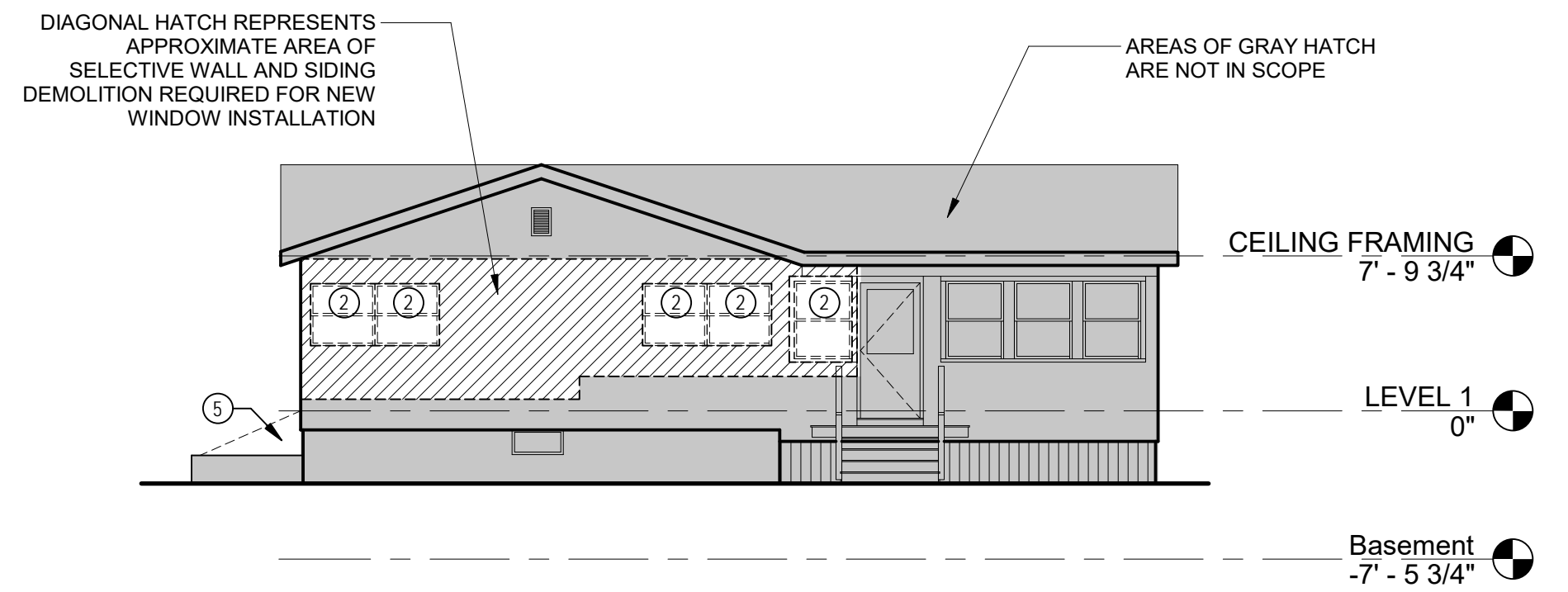




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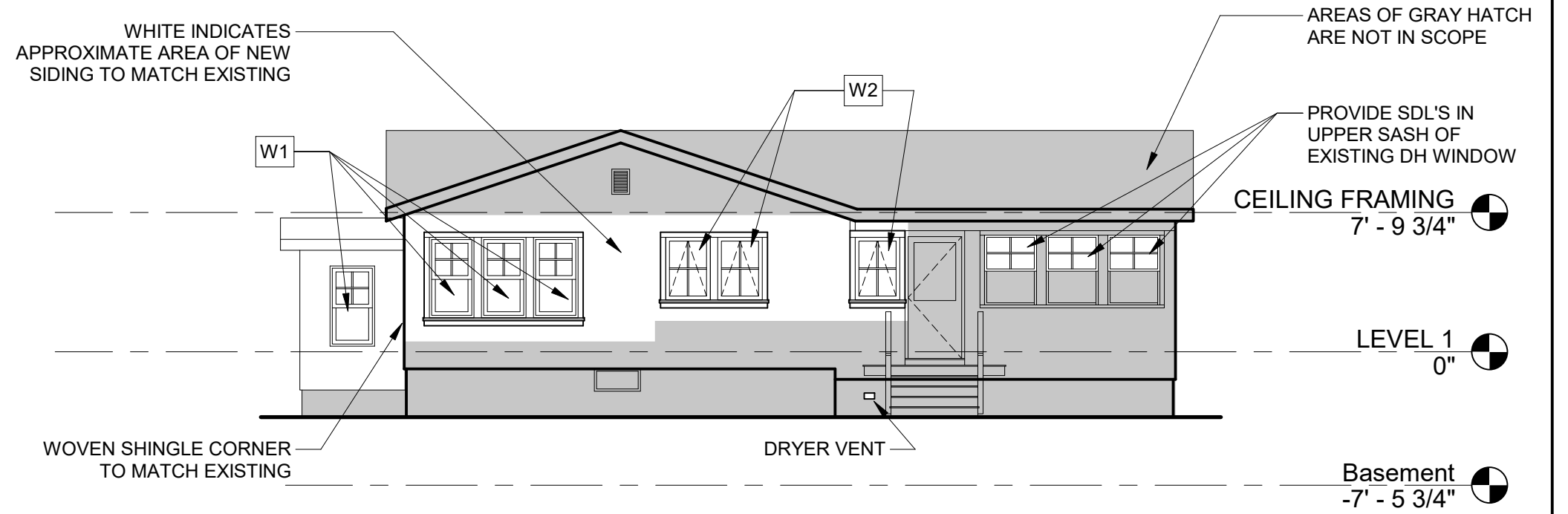
2 Exterior Elevation - West - Demolition
1/8" = 1'-0"



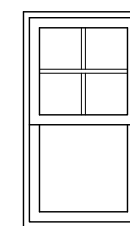
1 Exterior Elevation - South - Demolition
1/8" = 1'-0"



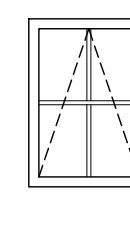
4 Exterior Elevation - West - New Construction
1/8" = 1'-0"



3 Exterior Elevation - South - New Construction
1/8" = 1'-0"



W1 - DOUBLE HUNG UNIT 30X54
MATHEW'S BROS CLARA STARRETT
TRI-PANE INSULATED GLASS
NAILING FINES
SILL R.O. HEIGHT = 1'-11" ABOVE
FLOOR, EXCEPT FOR BULKHEAD
ENTRY (SEE SECTION)

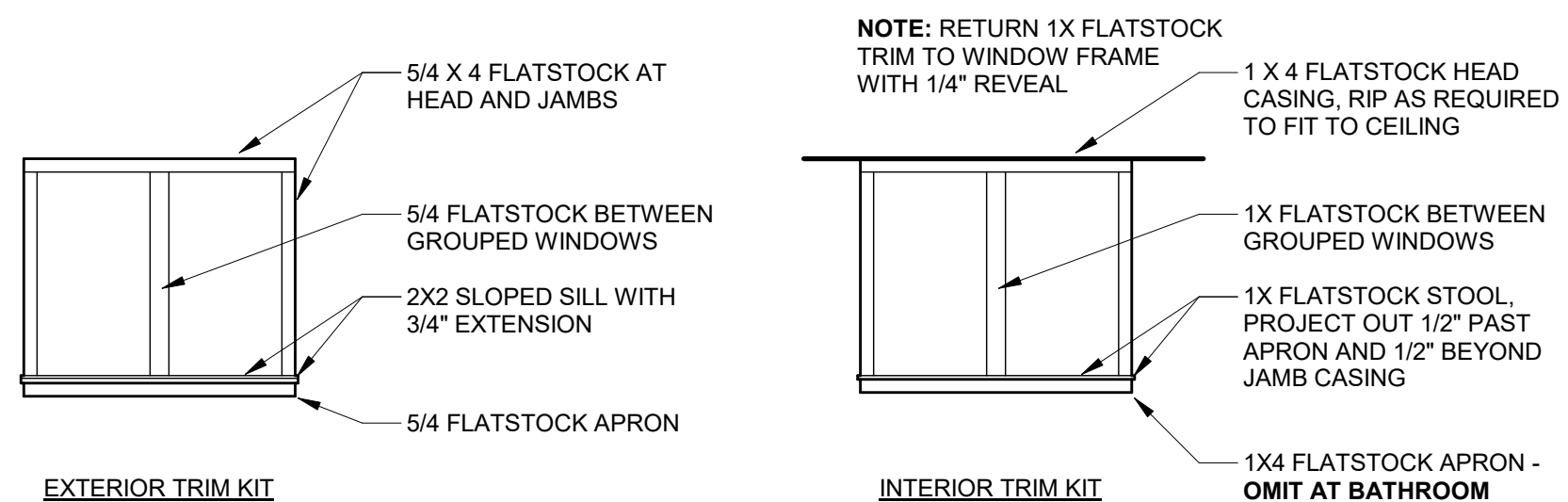


W2 - AWNING UNIT 26X42
MATHEW'S BROS CLARA STARRETT
TRI-PANE INSULATED GLASS
NAILING FINES
SILL R.O. HEIGHT = 2'-11" ABOVE
FLOOR

NOTE: VERIFY TEMPERING REQUIREMENTS

Window Types

Demolition Notes	
KEY	DESCRIPTION
1	Demolish Wall
2	Demolish Window
3	Demolish Door
4	Demolish Wall as Required for New Window Installation
5	Demolish Bulkhead Doors



Window Trim Kits



PERMIT DRAWINGS

130 CENTRAL
Peaks Island, Maine 04108

DATE:

JUNE 18, 2018

SCALE:

As indicated

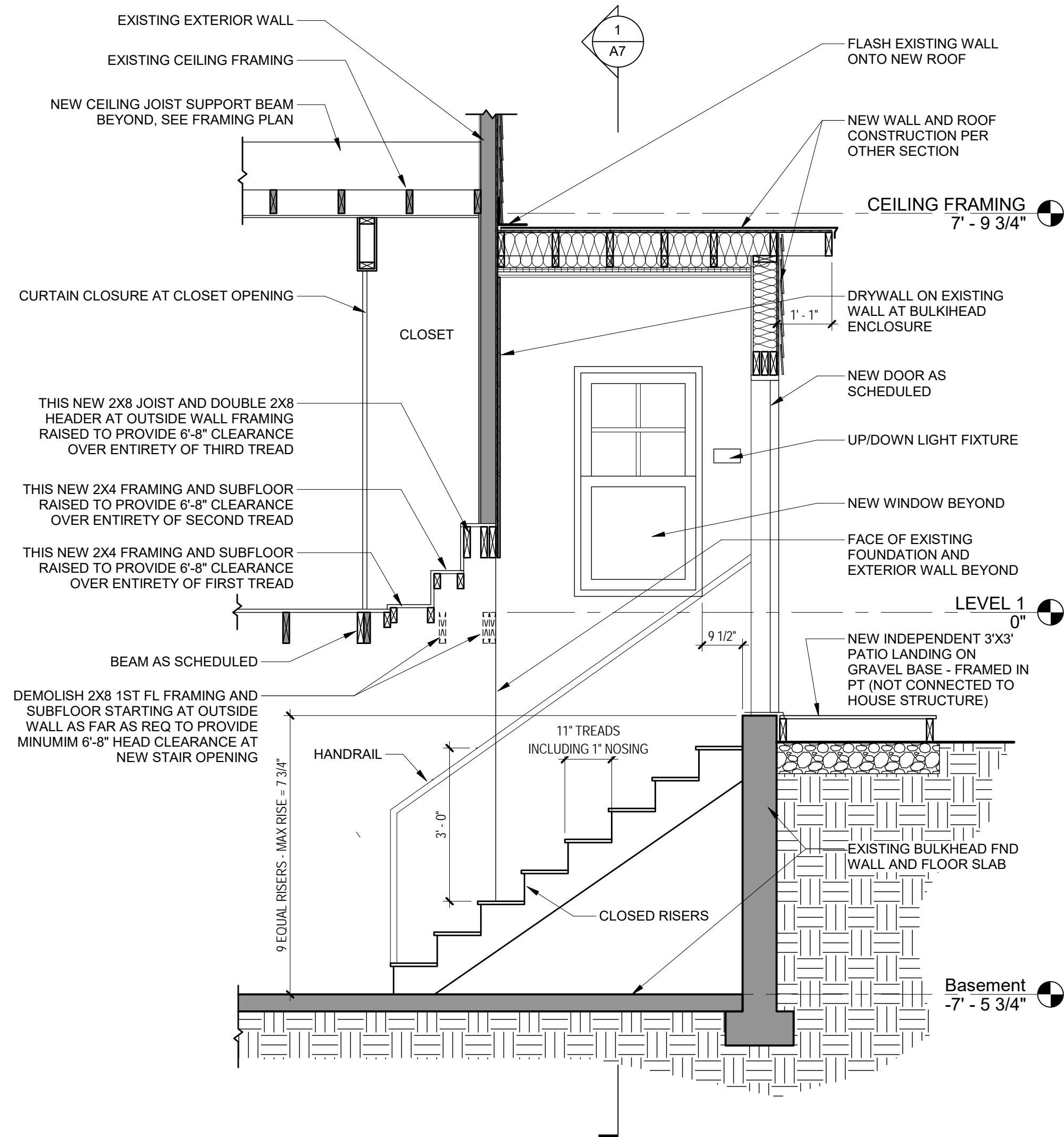
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EXTERIOR ELEVATIONS - DEMOLITION AND
NEW CONSTRUCTION

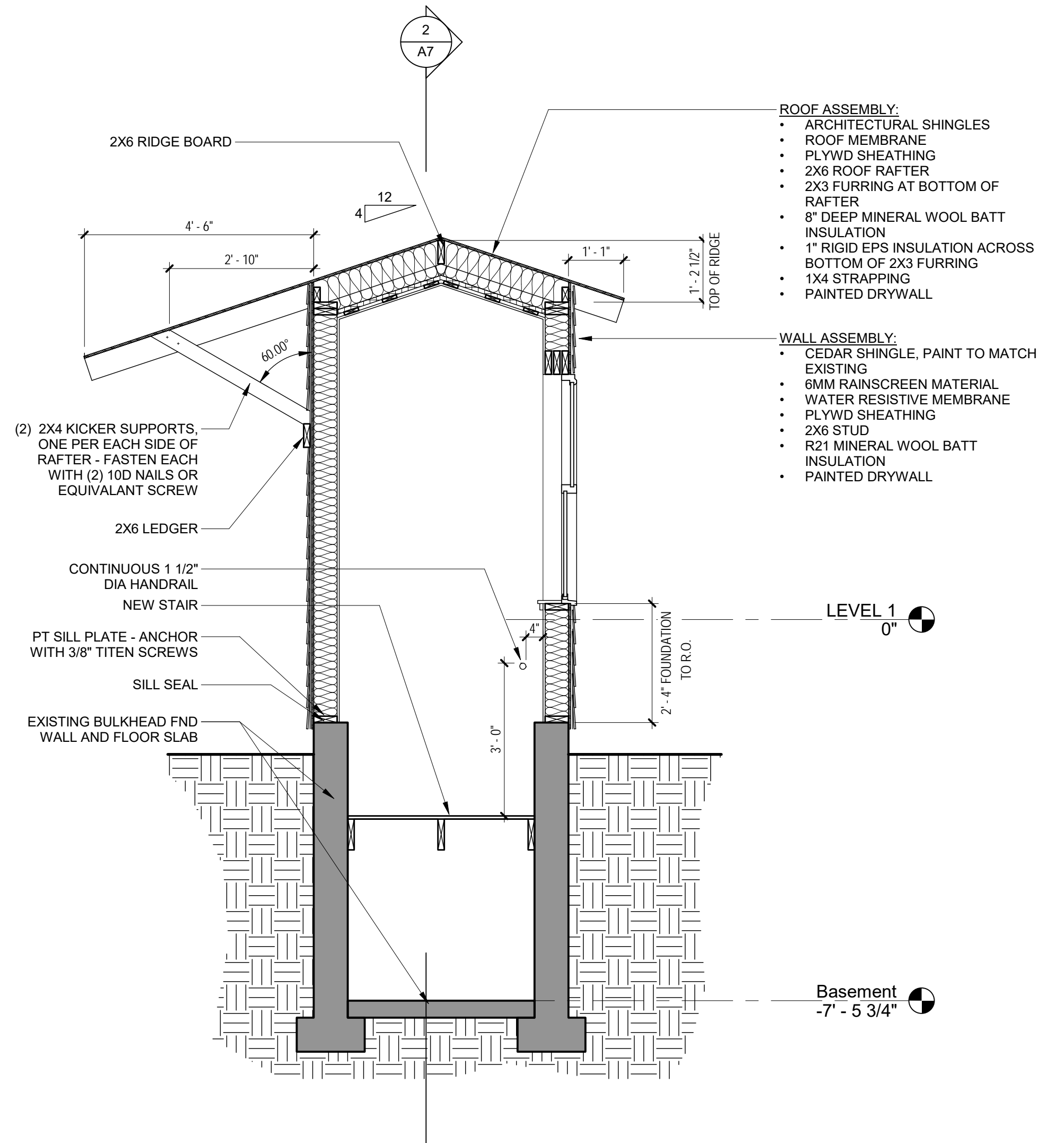
A6



07/13/2018



2 Section 2
1/2" = 1'-0"



1 Section 1
1/2" = 1'-0"



PERMIT DRAWINGS

130 CENTRAL
Peaks Island, Maine 04108

DATE:

JUNE 18, 2018

SCALE:

1/2" = 1'-0"

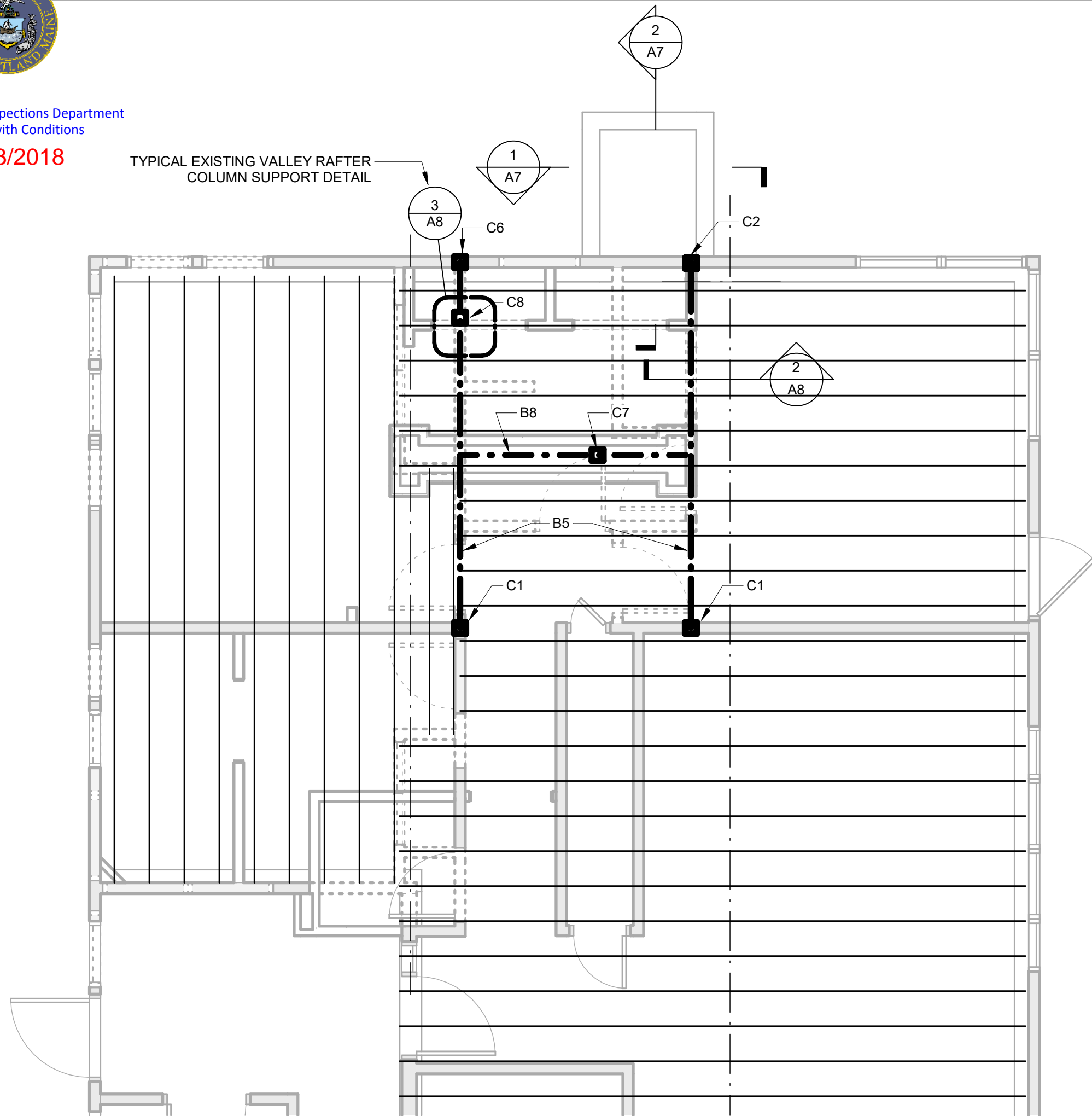
TITLE

WALL SECTIONS

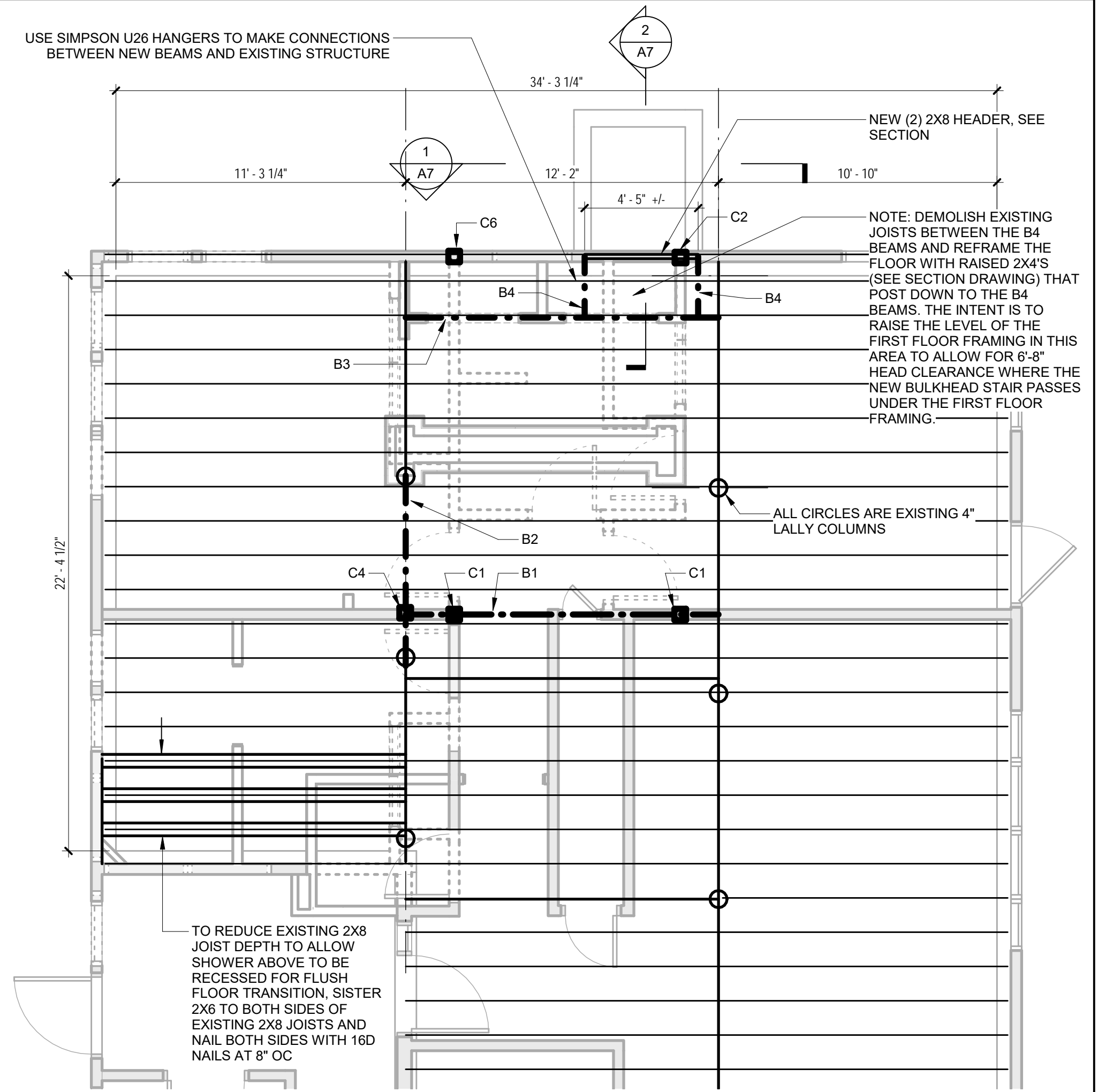
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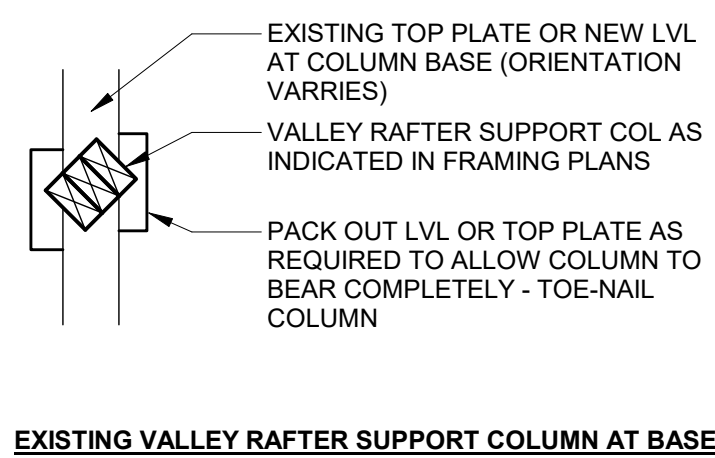
07/13/2018



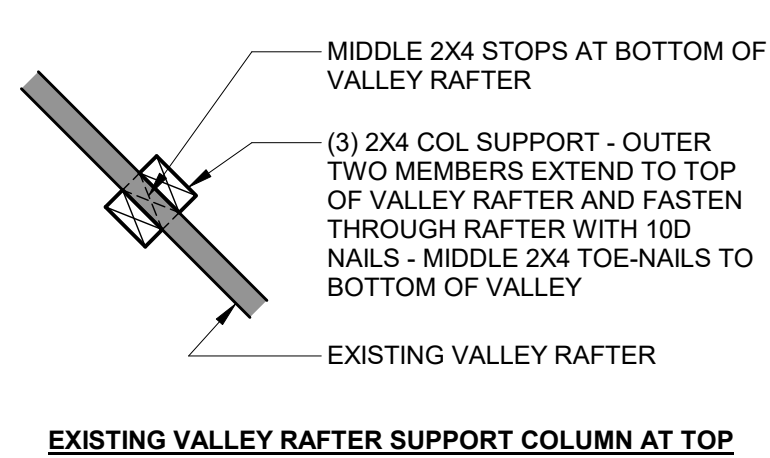
5 Ceiling Framing Plan
1/4" = 1'-0"



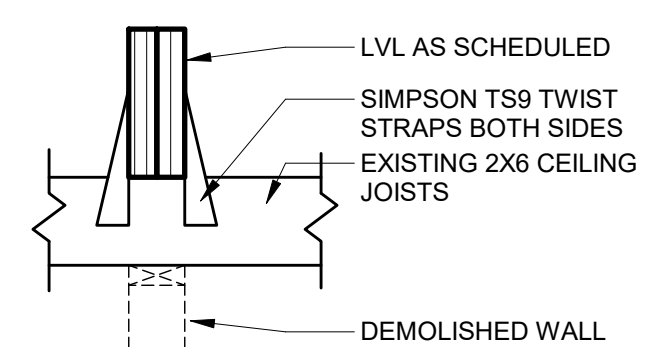
4 First Floor - Framing Plan
1/4" = 1'-0"



EXISTING VALLEY RAFTER SUPPORT COLUMN AT BASE

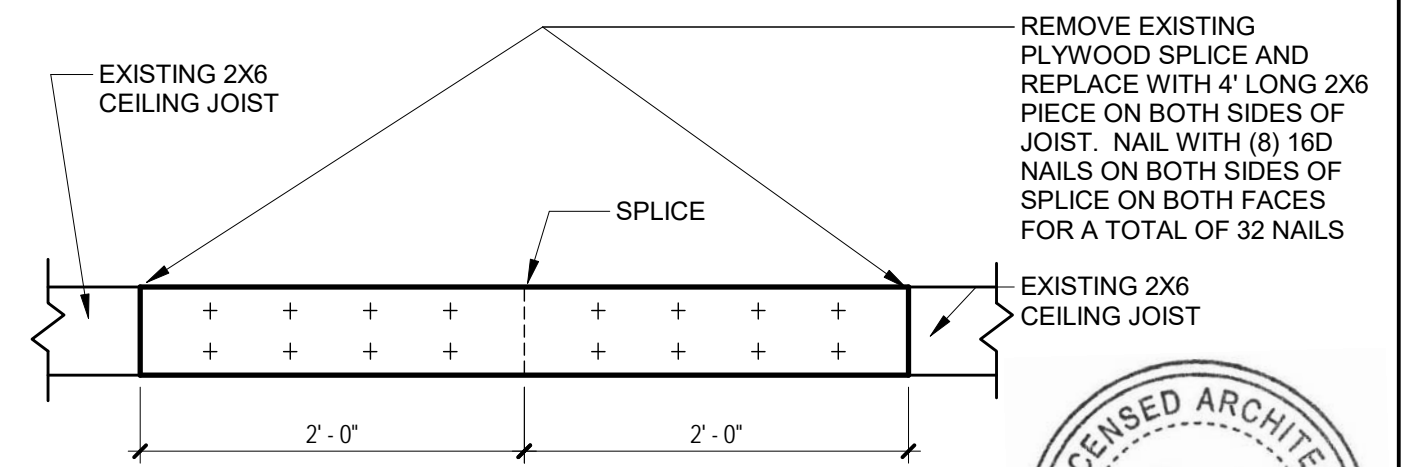


EXISTING VALLEY RAFTER SUPPORT COLUMN AT TOP



NOTE: EXISTING 2X6 CEILING SUPPORT JOISTS SHOWN IN THE FRAMING PLAN SPANNING WIDTH OF HOUSE ARE BOTH SPLICED AND BEAR ON EXISTING WALLS. SOME OF THE WALLS THEY BEAR ON ARE BEING DEMOLISHED AND THIS DETAIL SHOWS THE INTENT FOR RE-SUPPORTING THESE JOISTS.

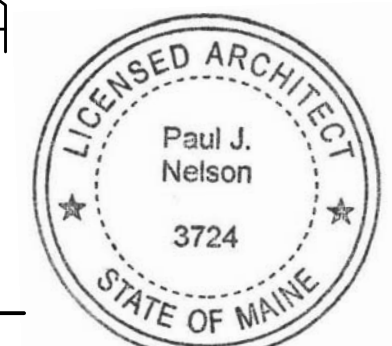
2 CEILING JOIST SUPPORT DETAIL
1" = 1'-0"



NOTE: EXISTING 2X6 CEILING JOISTS ARE INADAQUATELY SPLICED TOGETHER WITH PLYWOOD. USE THIS DETAIL TO REDO THIS SPLICE ON CEILING JOISTS WITHIN THE PROJECT AREA.

1 CEILING JOIST SPLICE REPAIR DETAIL
1" = 1'-0"

3 VALLEY RAFTER SUPPORT DETAILS
1" = 1'-0"





USE IRC 2015 FASTENING SCHEDULE R602.3 (1) TO DETERMINE FASTENING REQUIREMENTS NOT SPECIFIED IN THESE DRAWINGS.

USE SIMPSON U26 HANGERS TO MAKE CONNECTIONS BETWEEN NEW BEAMS AND EXISTING STRUCTURE

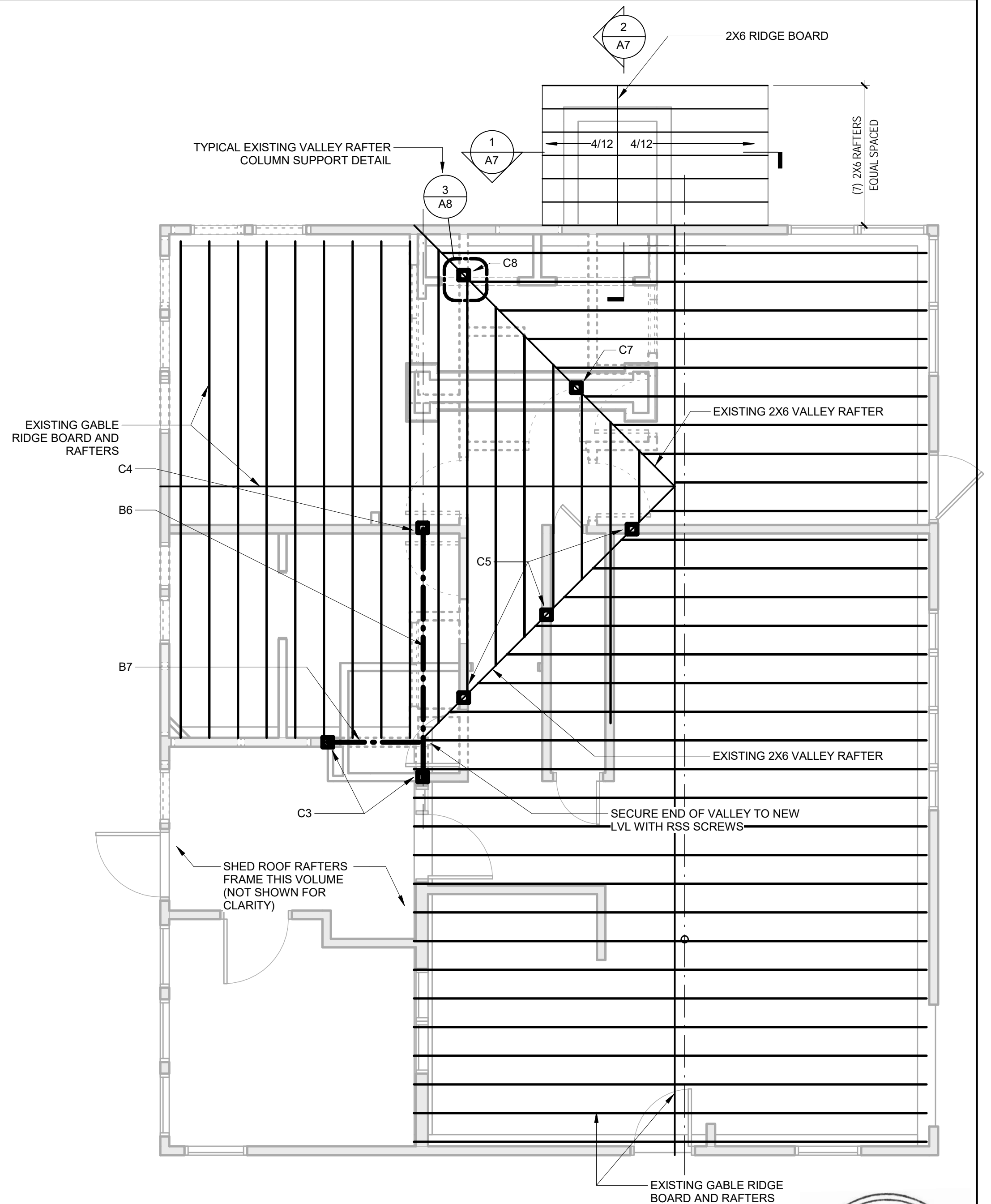
USE SIMPSON PC OR EPC POST CAPS TO MAKE ALL BEAM AND COLUMN CONNECTIONS NOT SPECIFICALLY CALLED OUT TO BE TOE-NAILED. PACK OUT BEAMS AS REQ TO MATCH COLUMN AND SELECTED POST BASE SIZE.

General Structural Connection Notes

- B1 - (3) 2X8'S - TOE-NAIL DOWN TO EXISTING DROPPED BEAM.
- B2 - REPLACE EXISTING (3) 2X8 DROPPED BEAM WITH (3) 1 3/4" X 7 1/4" BEAM.
- B3 - THIS BEAM SPANS BETWEEN THE TWO EXISTING DROPPED BEAMS. SISTER A 2X8 ONTO THE EXISTING 2X8 AND TOE-NAIL DOWN TO EXISTING DROPPED BEAM.
- B4 - (2) 2X8'S - FROM BEAM 3 TO OUTSIDE WALL (POST DOWN TO FOUNDATION).
- B5 - (2) 1 3/4" X 11 7/8" LVL AT CEILING FRAMING LEVEL
- B6 - (2) 1 3/4" X 11 1/4" LVL - THIS BEAM OCCURS AT THE CEILING JOIST LEVEL AND IS INTENDED TO SUPPORT THE LOW END OF THE VALLEY RAFTER, THE BEARING WALL FOR WHICH WILL BE DEMOLISHED FOR NEW BATHROOM CONSTRUCTION.
- B7 - (2) 1 3/4" X 9 1/4" LVL - THIS BEAM FRAMES INTO B6 BEAM AND IS INTENDED TO SUPPORT ROOF RAFTERS WHOSE BEARING WALL WILL BE DEMOLISHED FOR NEW BATHROOM CONSTRUCTION.
- B8 - (2) 1 3/4" X 11 7/8" LVL, FRAMES TO THE TOP OF TWO B5 BEAMS AND IS INTENDED TO SUPPORT VALLEY RAFTER SUPPORT COLUMN FROM ABOVE. TOE-NAIL TO B5

- C1 - (2) 2X4 FROM CEILING JOIST SUPPORT BEAM B5 DOWN TO B1 AT FIRST FL PLATFORM LEVEL.
- C2 - (2) 2X4 FROM END OF BEAM B5 DOWN TO NEW DOUBLE 2X6 HEADER IN EXTERIOR WALL OVER NEW STAIR
- C3 - (2) 2X4 FROM ENDS OF BEAMS B6 AND B7 DOWN TO FOUNDATION.
- C4 - (2) 2X4 FROM END OF BEAM B6 DOWN TO BEAM B2.
- C5 - (3) 2X4 - THESE ARE INTERMITTENT VALLEY RAFTER SUPPORT POSTS INTENDED TO REDUCE THE LOAD AT THE LOW END OF THE RAFTER. THEY LAND ON EXISTING 1ST FLOOR WALLS, WHICH DISTRIBUTE THEIR LOAD ACROSS THE FIRST FLOOR PLATFORM.
- C6 - (2) 2X4 FROM END OF BEAM B5 DOWN TO FOUNDATION.
- C7 - (3) 2X4 VALLEY SUPPORT RAFTER DOWN TO BEAM B8.
- C8 - (3) 2X4 VALLEY SUPPORT RAFTER DOWN TO BEAM B5.

Beam (B) and Column (C) Schedule



1 Roof Framing
1/4" = 1'-0"



PERMIT DRAWINGS	130 CENTRAL Peaks Island, Maine 04108	DATE:	SCALE:	TITLE	A9
		JUNE 18, 2018	As indicated	ROOF FRAMING, BEAM AND COLUMN SCHEDULE, NOTES	