A FIRST FLOOR EXISTING/DEMO
1/4" = 1'-0"

B SECOND FLOOR EXISTING/DEMO
1/4" = 1'-0"

C SECOND FLOOR PLAN
1/4" = 1'-0"

**PROJECT DESCRIPTION**
SECOND FLOOR ADDITION OVER EXISTING ONE STORY SECTION OF HOME TO ADD 86 SF MASTER BATHROOM. NON-CONFORMING LOT. ASBESTOS SHINGLE SIDING ON SECOND FLOOR. FIRST FLOOR SIDING IS VINYL. CEILING HEIGHT IN FIRST FLOOR - 8'-11", AND SECOND FLOOR HEIGHT IS 8'-4 1/2". CLIENT IS FLEXIBLE IN SCHEDULING. NOTE THAT ADJACENT TREE BRANCHES SEEN IN PHOTOGRAPH WILL BE REMOVED PRIOR TO CONSTRUCTION.

RE:ASBESTOS ENCASEMENT MAY BE POSSIBILITY, DUE TO UTILIZING OF EXISTING FRAMED OPENING @ WINDOW - PER CONTRACTOR'S DISCRESSION. PLEASE NOTE IN PRICING QUOTE IF FULL OR PARTIAL ABATEMENT IS INCLUDED.

ADDRESS: 97 RACKLEFF STREET
BUILT: 1901
CBL: 122-E-18
ZONE: R-5
EXISTING BUILDING SF: 1,724 SF
MIN. LOT SIZE: 6,000 SF (ACTUAL 5,000 SF)
STREET FRONTAGE: 50'-0" (ACTUAL 36.9')
SIDE SETBACK: 2-STORIES, 12'-0" (ACTUAL 17'-6" COMBINED)
FRONT SETBACK: 20'-0" *HOUSE IS PRE-1957
REAR SETBACK: 20'-0" *LOT IS PRE-1957
MAX. COVERAGE: 40% (ACTUAL 34%)
MAX. HEIGHT: 35'-0" (ACTUAL 28'-6")
MAX. BUILDING LEGNTH: 140'-0" (ACTUAL 36'-6")

WALL VALUE: R-21
CEILING/ROOF: R-49
-FENESTRATION U-FACTOR: 0.35 OR BETTER
-FENESTRATION SHGC: 0.60

STRUCT. ENGINEERING ASSUMPTIONS
FLOOR DEFLECTION LIMIT: L/360
JOIST SPACING: 16" O.C.
LIVE LOAD: 40 PSF
DEAD LOAD: 15 PSF

GROUND SNOW LOAD: 60 PSF
EXPOSURE: B (100 MPH)
BUILDING CLASSIFICATION: II
VELOCITY PRESSURE: 0.85 PSF
TOPOGRAPHIC PRESSURE COEFFICIENT kZT: 1.0
TERRAIN: URBAN/SUBURBAN
THERMAL FACTOR (1 (NORMAL)
IMPORTANCE FACTOR: 1.0
ROOF TYPE: GABLE
ROOF SLOPE: 12:12
ROOF SURFACE: NO SLIPPERY
DEFLECTION LIMIT: L/240
SEISMIC USE GROUP: 11
OCCUPANCY IMPORTANCE FACTOR: 1.0
SHORT-PERIOD ACCELERATION sS: 0.32g
1.0 SECOND ACCELLERATION S1: 0.10g
SITE CLASSIFICATION SOIL TYPE: D

**MATERIALS**
-DENSE PACKED CELLULOSE INSULATION OR ROXUL TO R-21 IN WALLS & ROOF TO R-49
-CEMENTITIOUS BACKERBOARD UNDER TILE FLOOR AND TILED WALL, TILE TO EXTEND 54" UP WALL. MOISTURE-RESISTANT GWB FOR REMAINDER OF ROOM.
-EXISTING CLAW FOOT TUB TO BE RELOCATED FROM FIRST FLOOR BATHROOM
-TOTO AQUINA II DUAL FLUSH TOILET OR APPROVED EQUAL
-EXTERIOR CLADDING FOR ADDITION TO BE VINYL - TO MATCH EXISTING ON LOWER FLOOR. CONTRACTOR TO PROVIDE RAIN SCREEN.
-FRAMING - FLOOR/ROOF 2x10 SPF No. 2 @ 16" O.C.
-2x4 WALL FRAMING W/1/2" ADVANTEC SHEATHING (TAPE SEAMS AND PENETRATIONS), 3/4" SHEATHING ON ROOF.
-30 YEAR ARCH. SHINGLES TO MATCH EXISTING W/ICE & WATER SHEILD 2'-0" FROM EDGE & VALLEY, TYP.
-CONTRACTOR TO PROVIDE ALLOWANCE(S) FOR MIRROR, PEDISTAL SINK, FAUCET(S), TILE, SCONCE FIXTURE FOR VANITY & CEILING-MOUNTED FIXTURE

**ALTERNATES**
-PROVIDE ALTERNATE PRICING FOR SWING DOOR LEADING TO BATHROOM
-ADD ALTERNATE FOR RADIANT FLOOR HEATING (ELECTRONIC)
-POTENTIAL VALUE ENGINEERING OPTION - DECREASE WIDTH OF ADDITION TO 9'-8"

D EXISTING CONDITION

E EXTERIOR PERSPECTIVE

Tempered glazing per R308.4

F ENLARGED SECOND FLOOR PLAN
1/2" = 1'-0"

G NORTH BATHROOM ELEVATION
1/4" = 1'-0"

H SOUTH BATHROOM ELEVATION
1/4" = 1'-0"

EXISTING EXTERIOR FACADE. NOTE FIRST FLOOR VINYL SIDING AND UPPER STORY ASBESTOS SHINGLES.

EXISTING BEDROOM SHOWING EXISTING DOUBLE HUNG WINDOW

**PRICING SET**
**NOT FOR CONSTRUCTION**

Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 05/24/16

# MASTER BATHROOM ADDITION
97 Rackleff Street - Portland
GRETCHEN HILL & ROB BOUDEWIJN


DEXTROUS CREATIVE
PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
traciereed@dextrouscreative.com
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| No. | Description | Date |
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MASTER BATHROOM

| | |
|---|---|
| Project number | 15-14 |
| Date | 08.07.15 |
| Drawn by | TJR |
| Checked by | TJR |

A-1.1

Scale: As indicated

8/7/2015 9:33:22 AM