

- PROJECT NOTES**
- These drawings are for the addition of a bedroom and a bathroom to an existing residence.
- Owner: Roymond and Elba Eastman
 Site address: 28 Seelye Ave., Portland, Maine
 Lot area: 10,000 sq ft
 Bldg area: Existing, 400 SF 1st floor only
 Bldg height: 24' (Approx) for addition
- GENERAL CONSTRUCTION NOTES**
1. APPLICABLE PARTS OF THE CODES ARE A PART OF THESE DRAWINGS.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL FIT-UP AND DIMENSIONS, EVEN IF ERRORS ARE FOUND AND THESE DIMENSIONS CONTRACTOR MUST INFORM OWNER WHEN ERRORS AND THESE DIMENSIONS ARE FOUND EXCAVATE AND REFILL.
 3. FOOTINGS SHALL REST ON UNDISTURBED SOIL AND BE FOUND EXCAVATE AND REFILL.
 4. PROVIDE PRESSURE TREATED WOOD WHERE IN CONTACT WITH CONCRETE.
 5. DESIGN LOADS:
 FLOOR 20 PSF LL
 ROOF 20 PSF LL
 SOIL 1000 PSF LK
 WIND 80 MPH EXPOSURE B
 SEISMIC ZONE 2
 6. STRUCTURAL MATERIALS:
 FRAMING LUMBER: 200F MIN. LOCAL SPECIES
 SHEATHING: CDX PLYWOOD OR OSB
 CONCRETE: 3000 PSI @ 28 DAYS
 REINFORCING: ASTM A-615
 8. WOOD SHEETING: LAY PLYWOOD OR OSB PANELS PERPENDICULAR TO FRAMING.
 SHIMMER END JOINTS OF ADJACENT PANELS.
 PLYWOOD RATINGS: 5/8" CDX 32/16 MIN
 3/4" CDX 40/20 MIN
 2-4-1 T&G
 9. PLYWOOD NAULING: WALLS OR ROOF 8d 4"OC EDGE, 12"OC CENTER
 FLOORS 8d 6"OC EDGE, 8"OC CENTER
 SHEAK PANELS 8d 6"OC EDGES AND CENTER
 10. SAFETY GLASS: PROVIDE FOR SHOWER ENCLOSURES AND WINDOWS IN EXCESS OF 9 S.F. THAT ARE LESS THAN 18 INCHES ABOVE FLOOR AND PER THE BUILDING CODE.

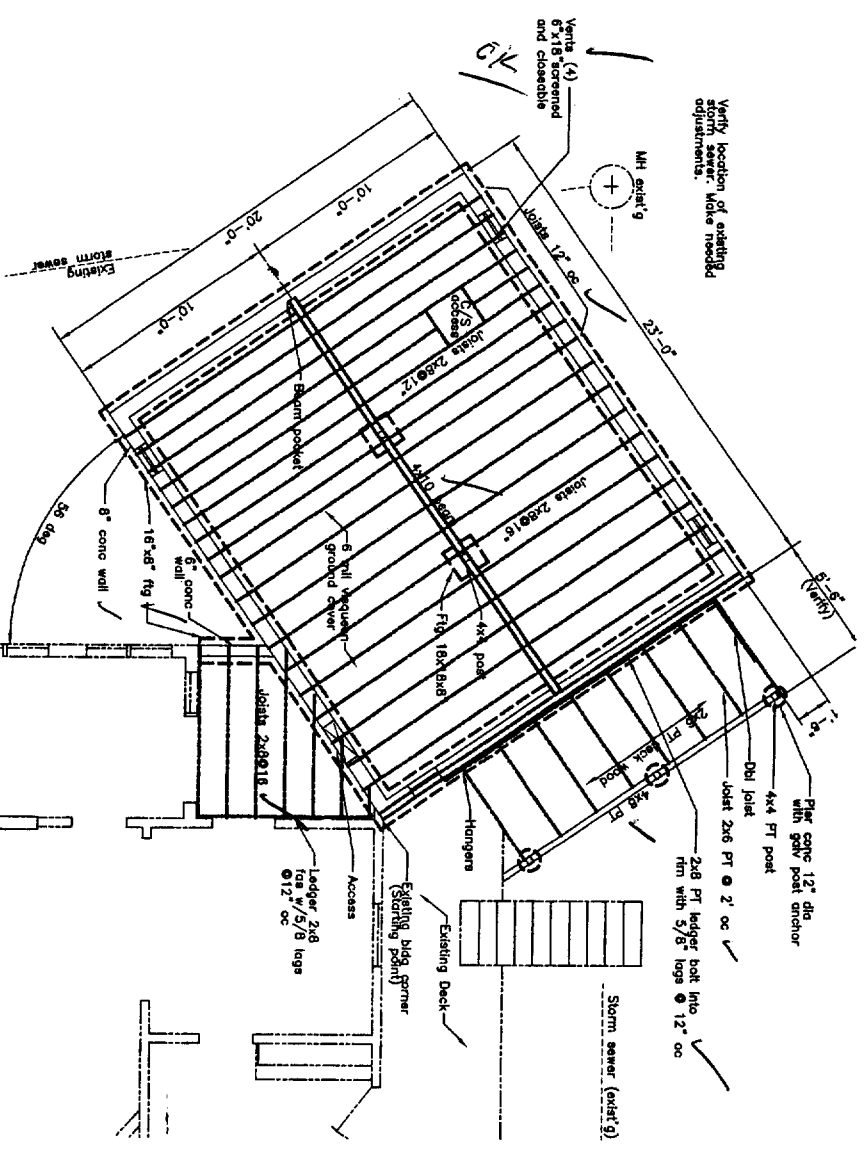


Roy and Elba Eastman

House Address
 28 Seelye Ave.
 Portland, Maine

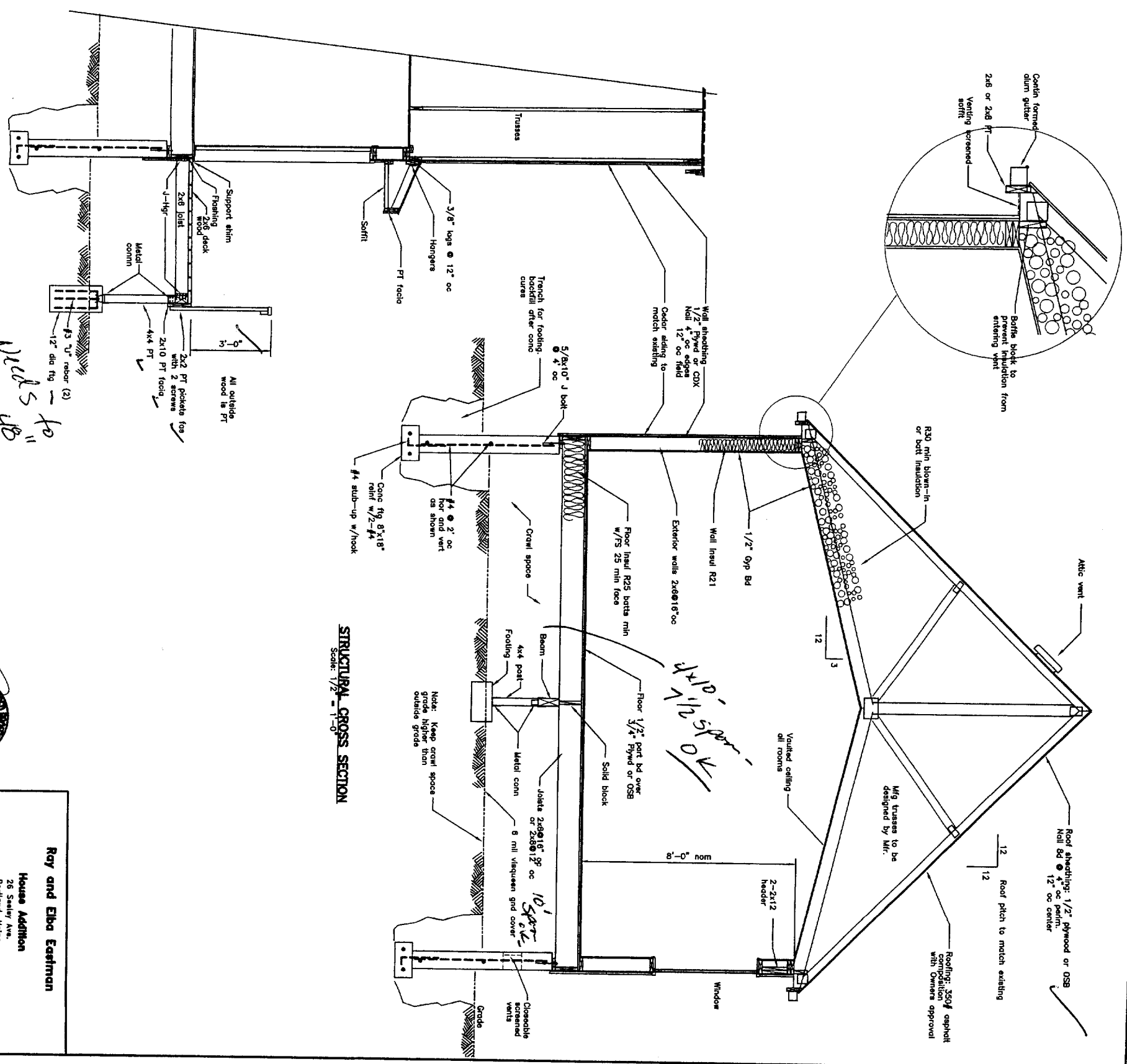
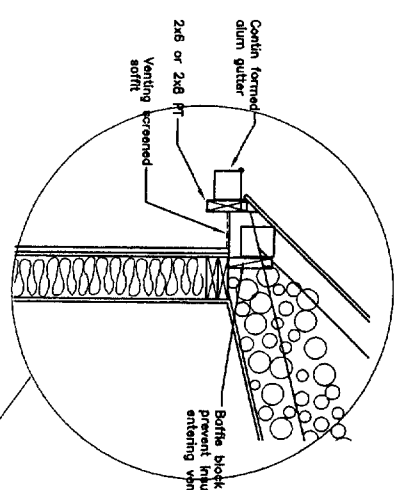
FLOOR PLANS

DENNIS E. EASTMAN ENGINEER
 WALDPOR, OREGON (941) 563-2415



FOUNDATION AND FLOOR FRAMING PLAN
 Scale: 1/2" = 1'-0"

Plumbing note: leaded pipe in crawl space and provide lead tape if necessary to prevent freezing.



STRUCTURAL CROSS SECTION
 Scale: 1/2" = 1'-0"

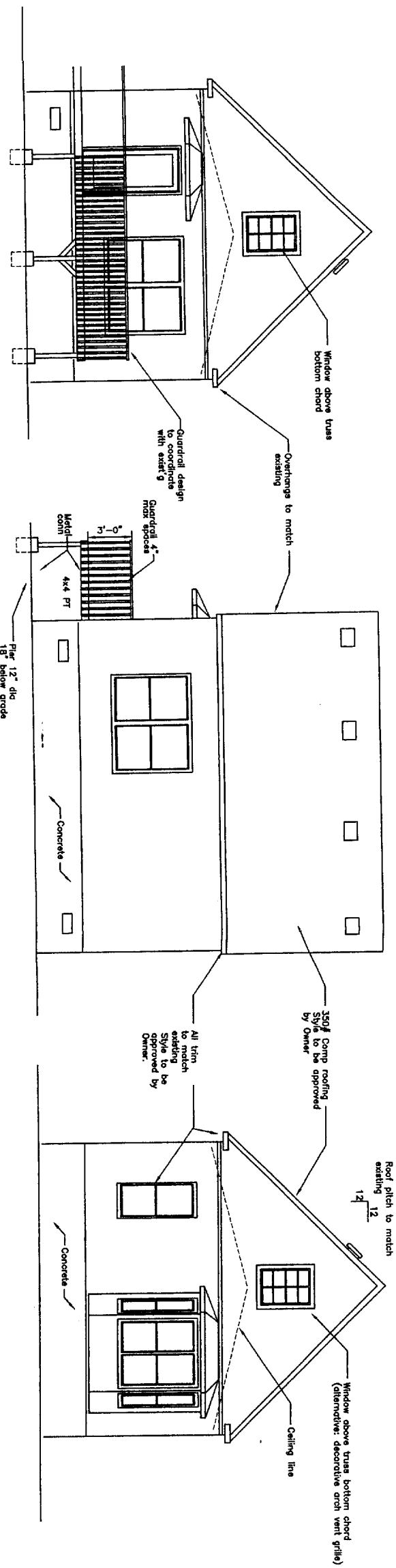
ROOF FRAMING PLAN
 Scale: 1/2" = 1'-0"

GABLE END SECTION
 Scale: 1/2" = 1'-0"

Roy and Elba Eastman
 House Addition
 26 Sater Ave.
 Portland, Maine

STRUCTURAL
DENNIS E. EASTMAN ENGINEER
 WALDPOR, OREGON (541) 583-2415

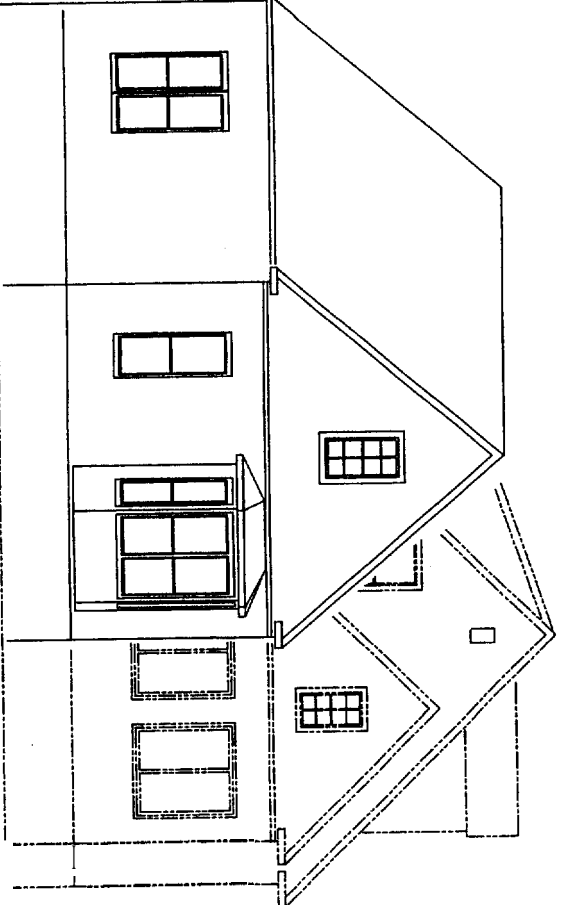




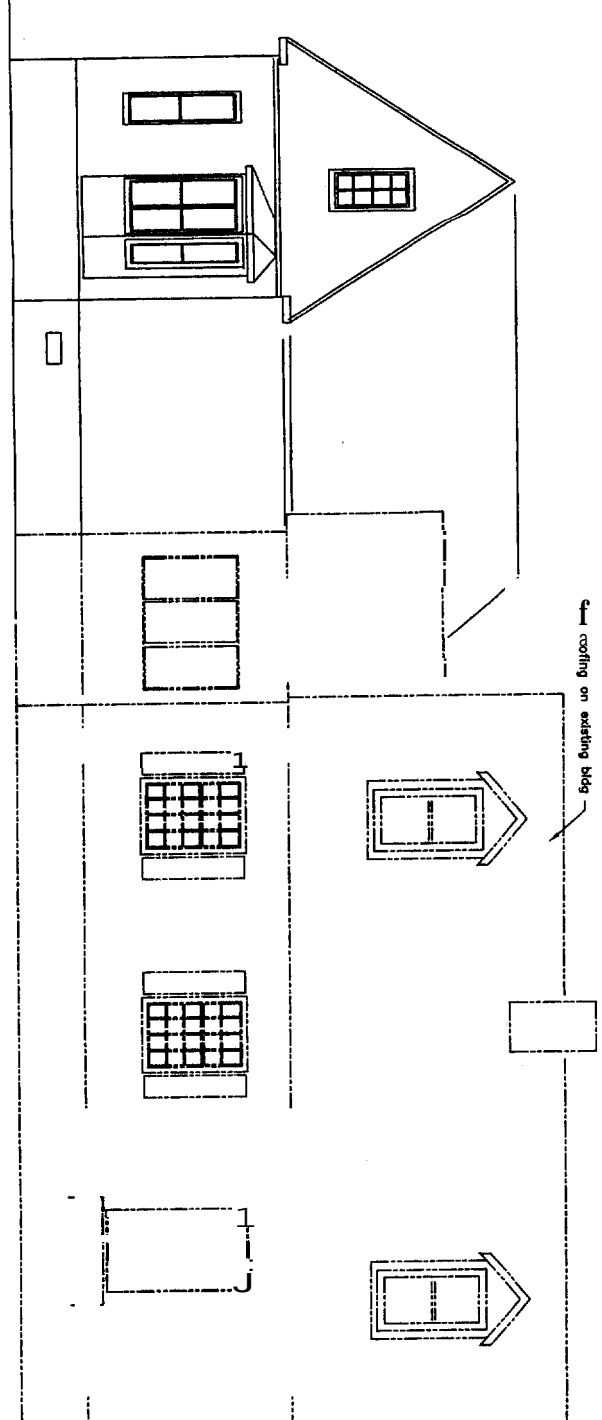
REAR ADDITION ELEVATION
Scale: 1/4" = 1'-0"

SIDE ADDITION ELEVATION
Scale: 1/4" = 1'-0"

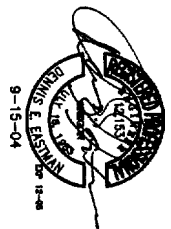
FRONT ADDITION ELEVATION
Scale: 1/4" = 1'-0"



OVERALL HOUSE END ELEVATION
Scale: 1/4" = 1'-0"



OVERALL HOUSE FRONT ELEVATION
Scale: 1/4" = 1'-0"



Roy and Elba Eastman
House Addition
28 Sabley Ave.
Portland, Maine

BUILDING ELEVATIONS

DENNIS R. EASTMAN ENGINEER
MILWAUKEE DESIGN / 7411 661-7215