

MUDROOM ENCLOSURE AND NEW LANDING/STAIRS



PROJECT INFORMATION

Client: Kevin Oster, Catherine Scruggs
Architect: Kaplan Thompson Architects
Contractor: TBD
Book/Page: CBL: 124-F-002, Book 20651, Page 235
Project Address: 65 Prospect St.
Zoning: R-3 district
Building Code: IRC 2009

Site Area: 4,593 SF / .105 ACRE
Occupancy: Single Family Residential
Setbacks: Front: 25'-0"
 Side: 16'-0"
 Rear: 25'-0"

| DRAWING INDEX | |
|---------------|---------------------------------------|
| ID | Name |
| | COVER SHEET |
| C-1.1 | Site Plan |
| EC-1.1 | Existing Basement & First Floor, Demo |
| EC-2.1 | Existing Elevations |
| S-1.1 | Framing Plans |
| A-1.1 | First Floor and Roof Plans |
| A-2.1 | Elevations, Window Schedule |
| A-3.1 | Building Sections |
| A-4.1 | Wall Section, Railing Section |


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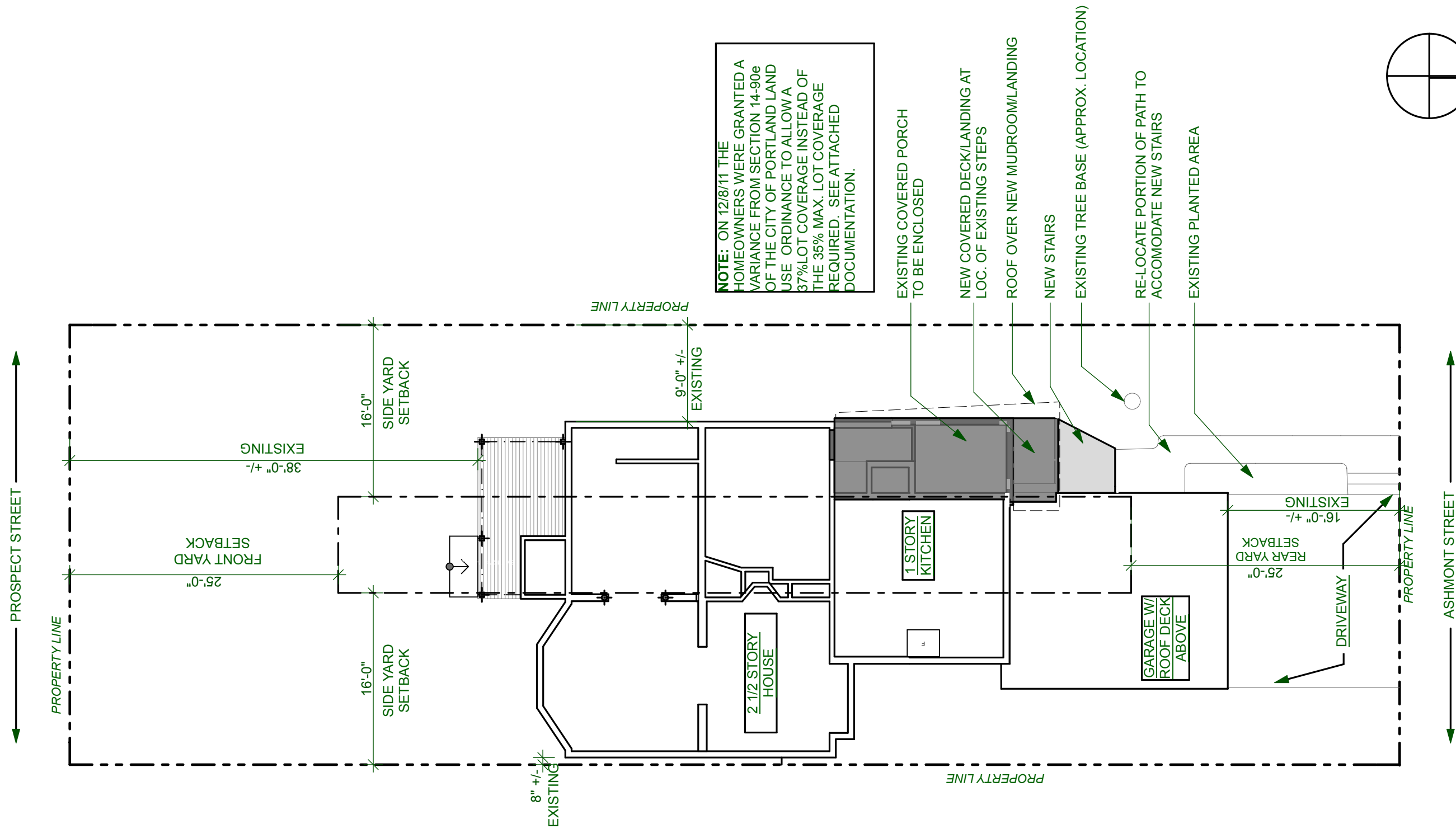
PROJECT:
MUDROOM ENCLOSURE
 KEVIN OSTER, CATHERINE SCRUGGS
 65 PROSPECT ST.
 PORTLAND, ME

DRAWING: COVER SHEET

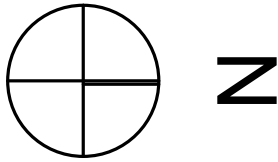
PERMIT

SCALE: **DRAWN BY:** RZT

DATE: FEBRUARY 23, 2012 **REVISED:**

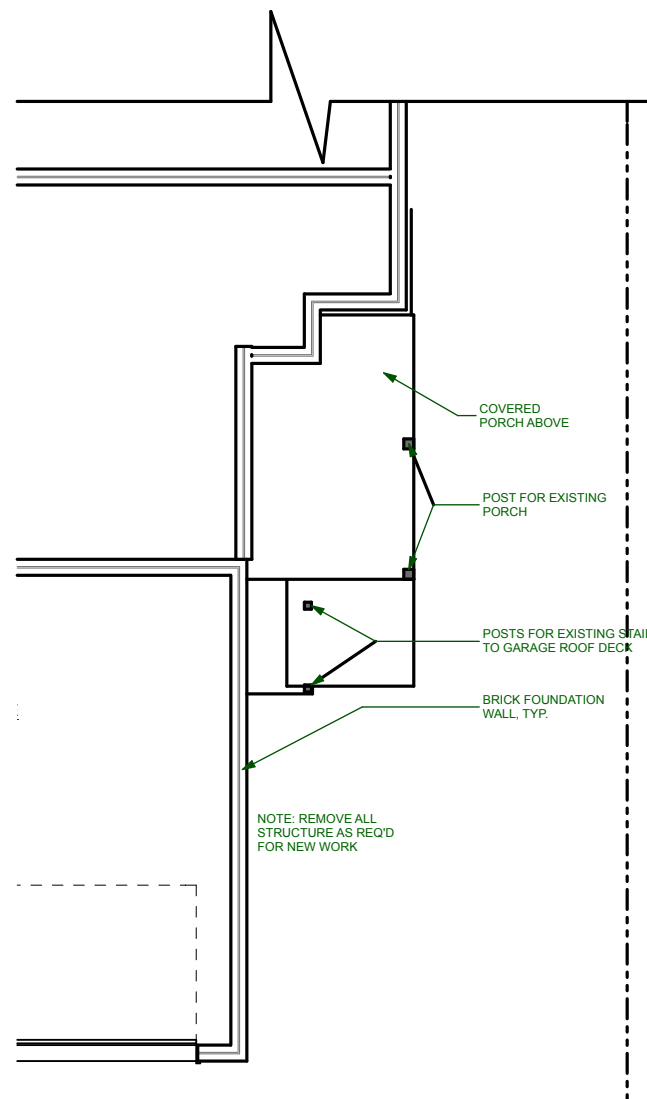


NOTE: ON 12/8/11 THE HOMEOWNERS WERE GRANTED A VARIANCE FROM SECTION 14-90e OF THE CITY OF PORTLAND LAND USE ORDINANCE TO ALLOW A 37% LOT COVERAGE INSTEAD OF THE 35% MAX. LOT COVERAGE REQUIRED. SEE ATTACHED DOCUMENTATION.

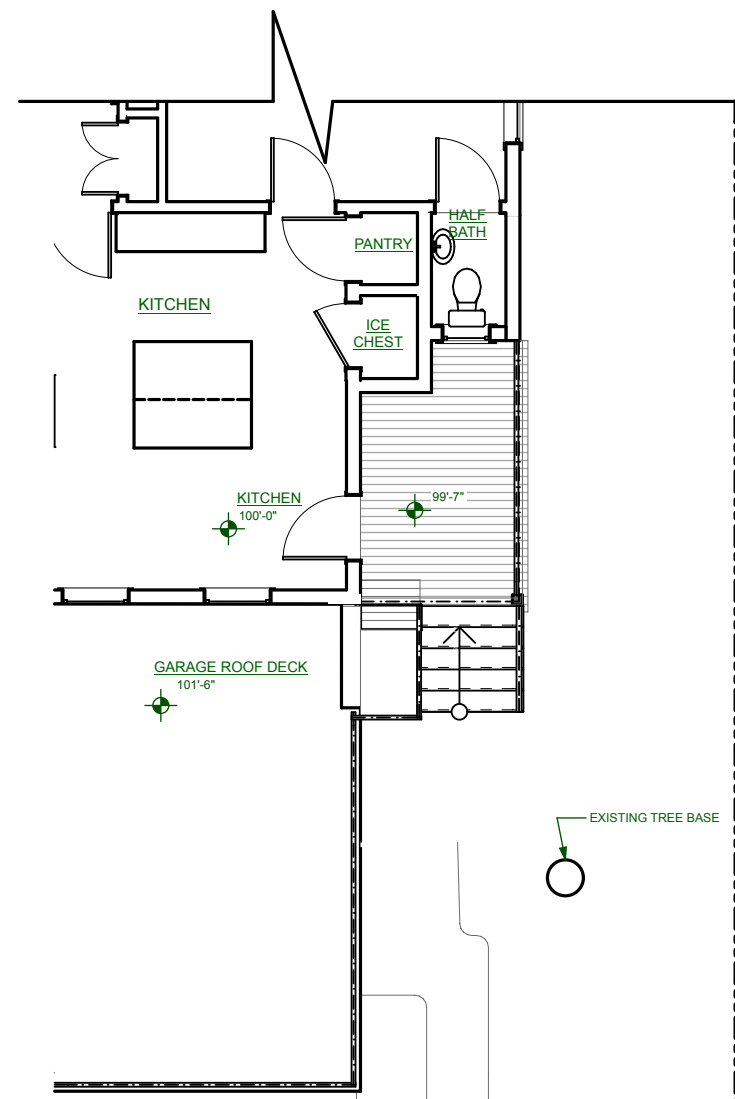


1 Site Plan

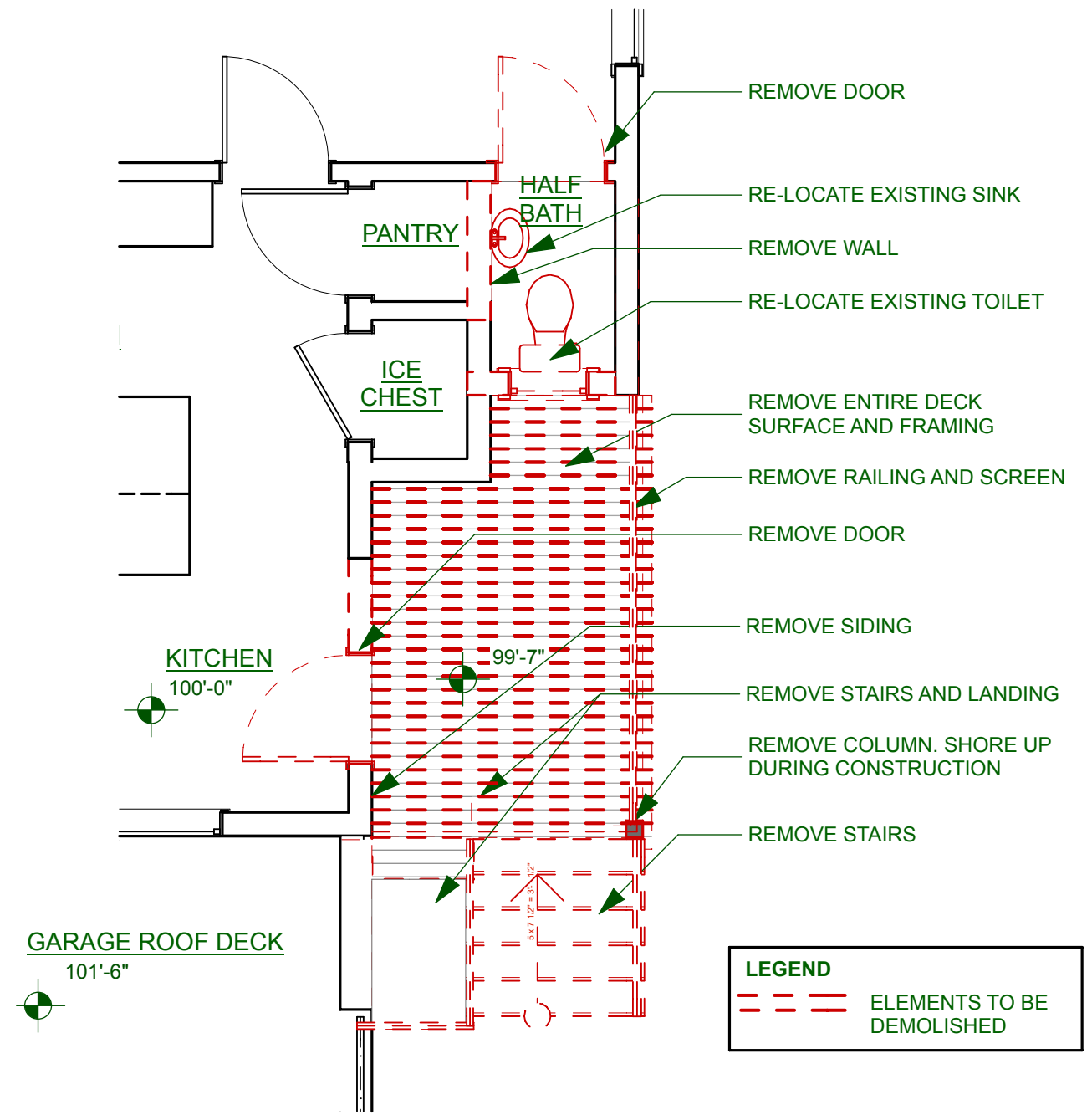
SCALE: 1" = 10'



1 Existing Basement
 SCALE: 1/8" = 1'-0"



2 Existing First Floor
 SCALE: 1/8" = 1'-0"



3 First Floor Demo
 SCALE: 1/4" = 1'-0"

0 2' 4' 8'



① Existing Conditions Photos



② Existing North Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



③ Existing West Elevation
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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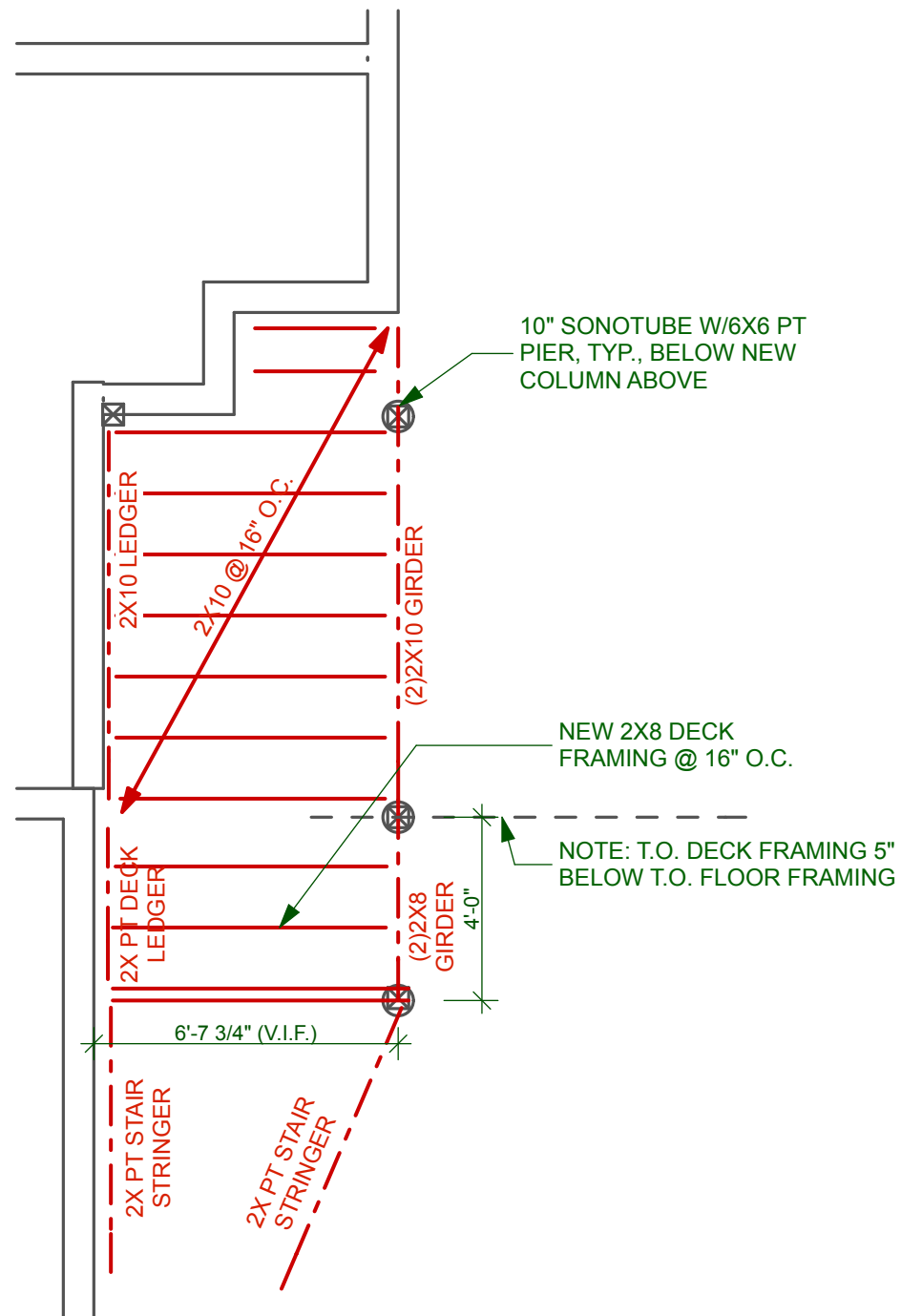
DRAWING: EXISTING ELEVATIONS

SCALE: DRAWN BY: RZT

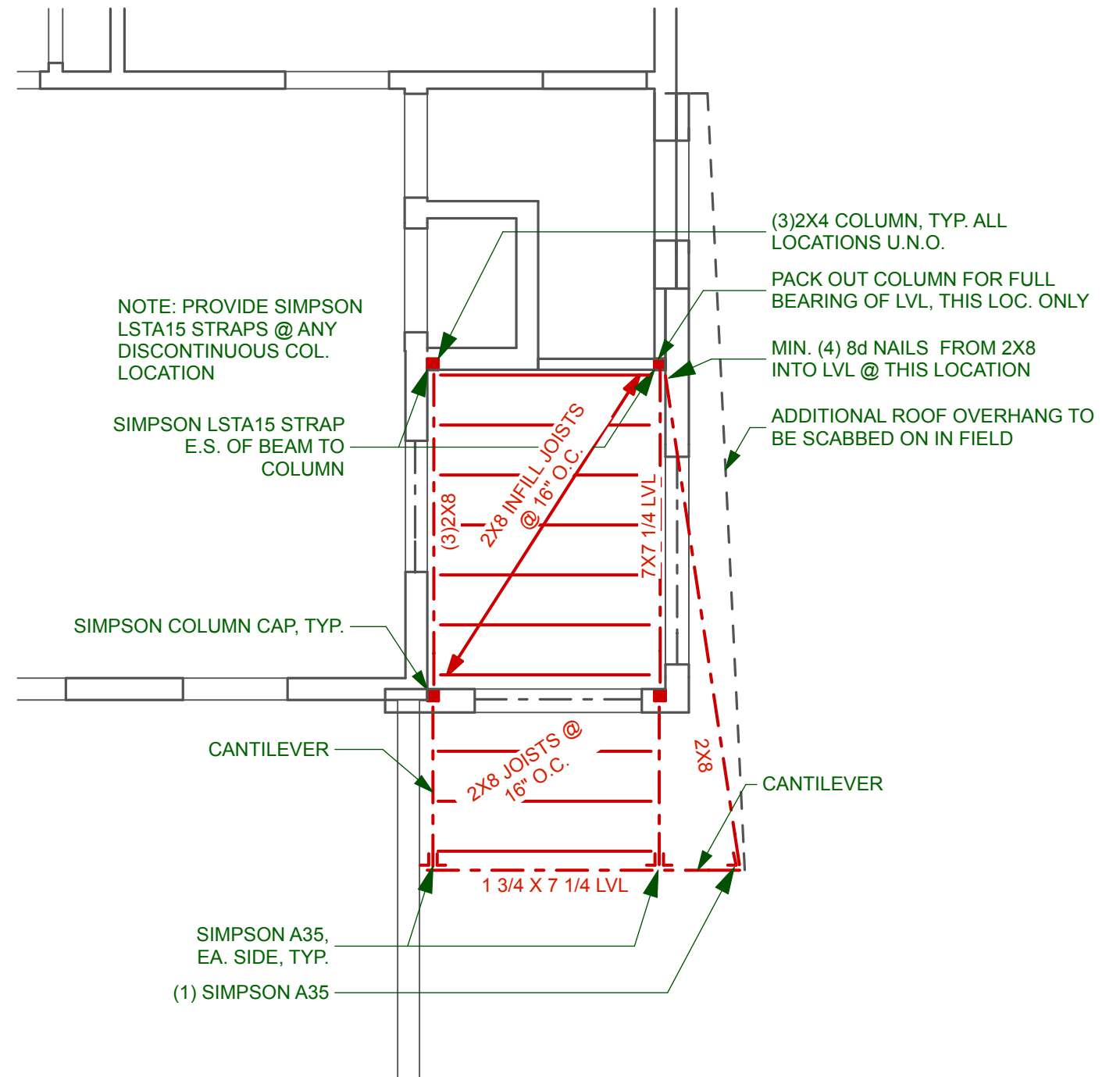
DATE: FEBRUARY 23, 2012 REVISED:

PERMIT

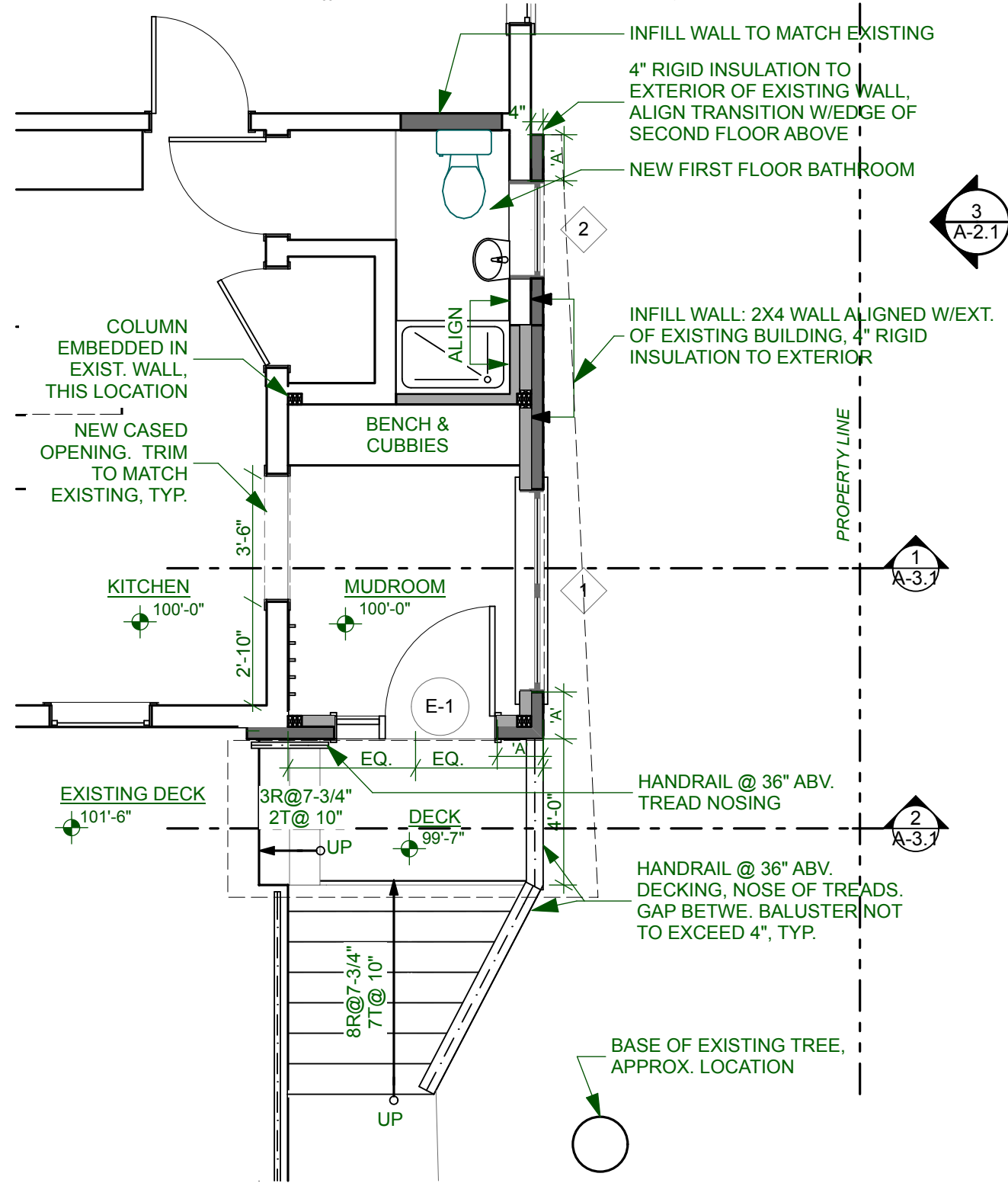
EC-2.1



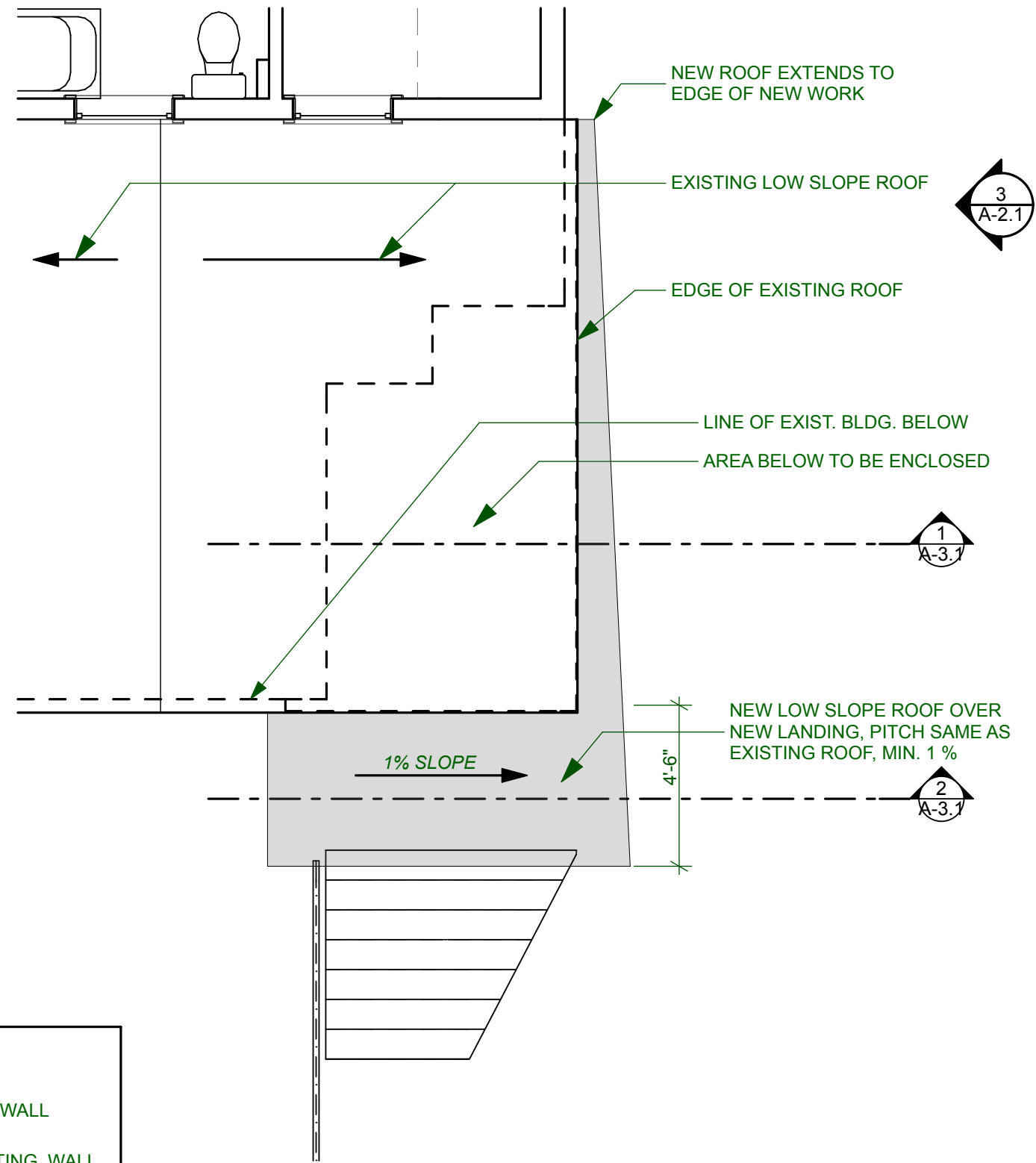
1 Deck/First Floor Framing
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



2 Roof Framing
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



1 First Floor - New Work
SCALE: 1/4" = 1'-0"



2 Roof Plan - New Work
SCALE: 1/4" = 1'-0"

LEGEND

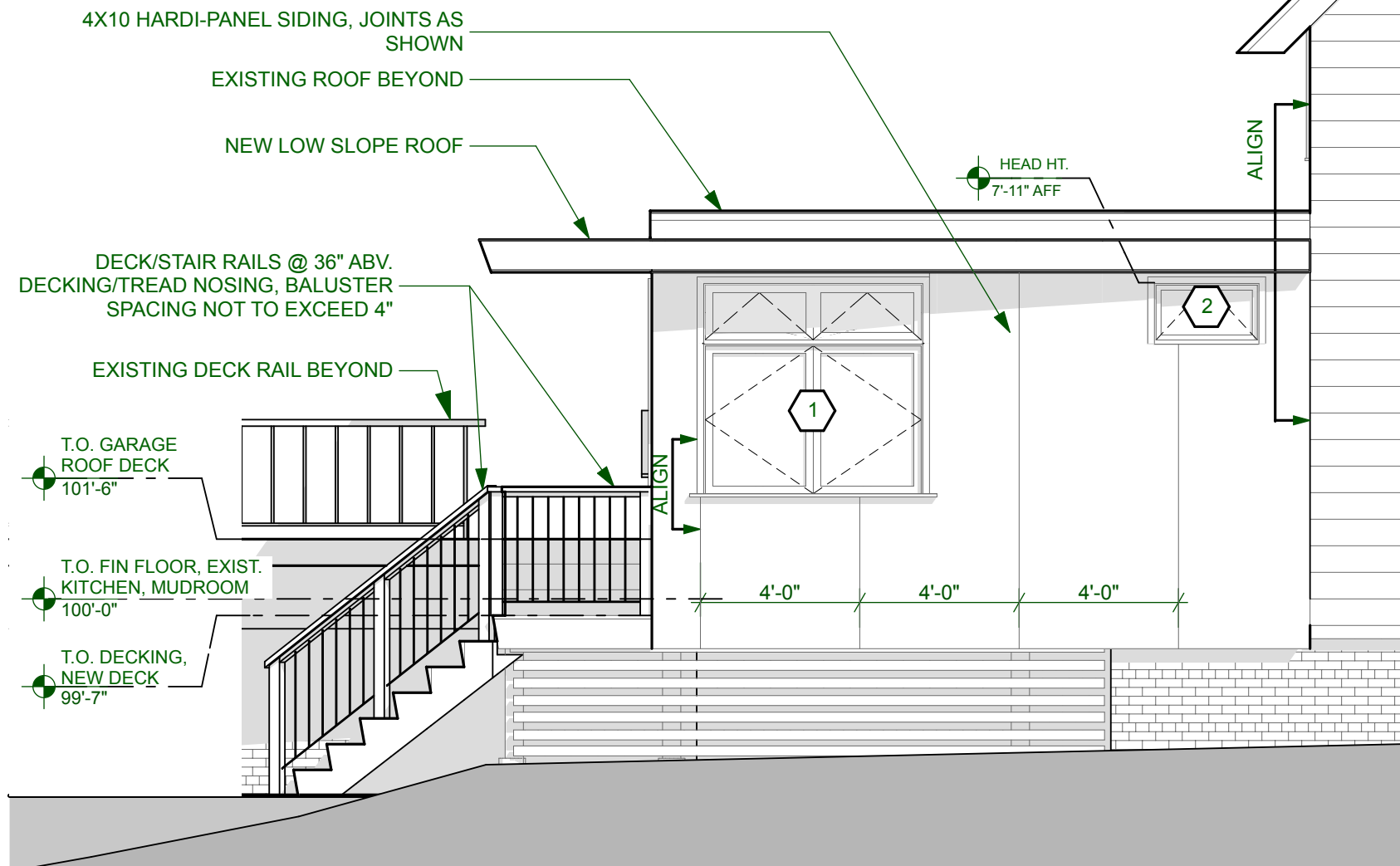
- NEW WALL
- EXISTING WALL

| OSTER-SCRUGGS Mudroom Enclosure Window Schedule | | | | | | |
|---|-----------|--------|-------------|--------------|-------------|-----|
| ID | Width | Height | Type | Units Horiz. | Units Vert. | Qty |
| 1 | 5'-6" | 5'-6" | Awning/Csmt | 2 | 2 | 1 |
| 2 | 2'-7 1/2" | 1'-6" | Awning | 1 | 1 | 1 |

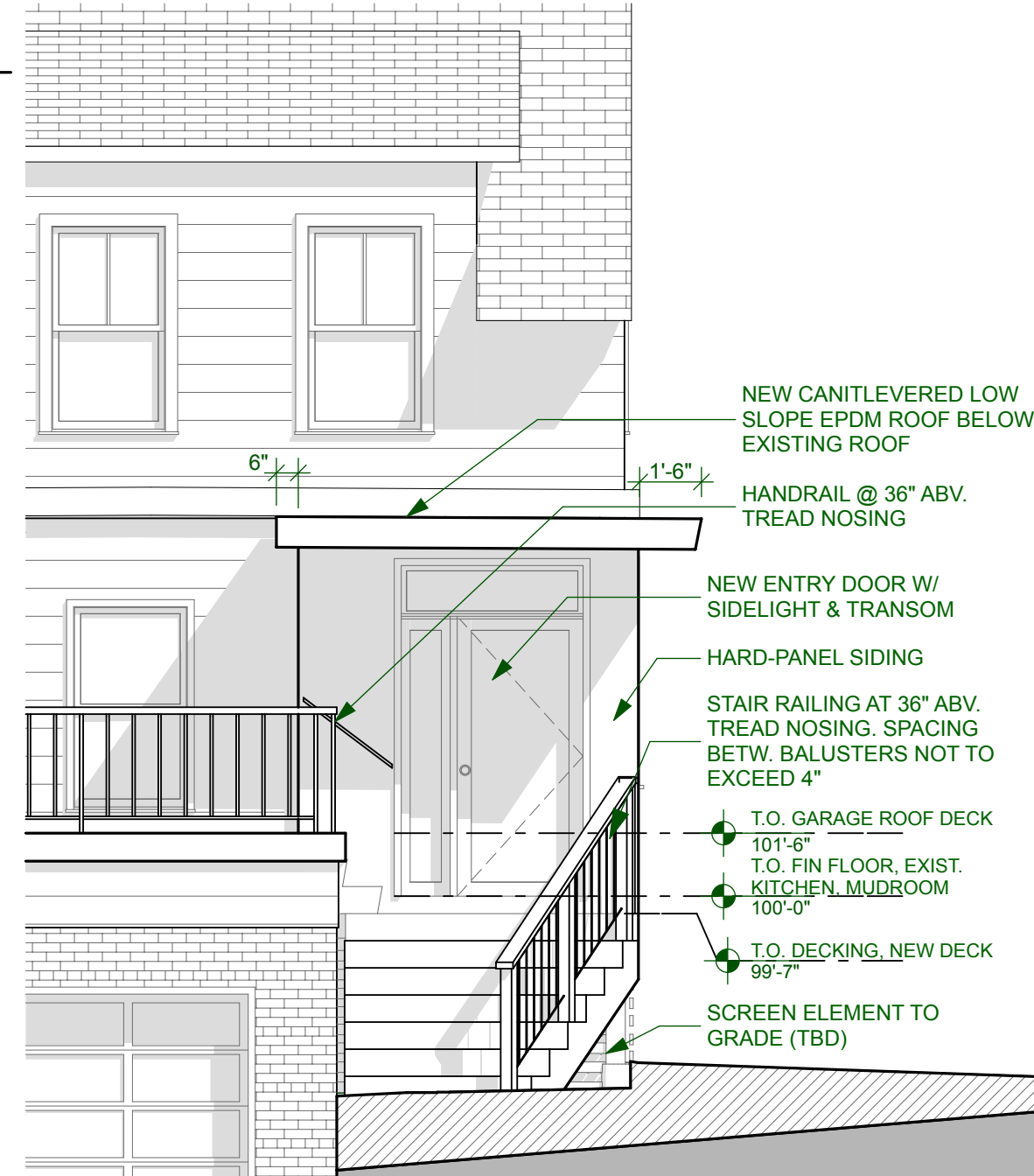
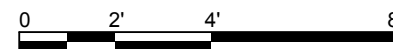
| DOOR SCHEDULE | | | | | | |
|---------------|-------|--------|-----------|----------|----------|-----------------------|
| ID | Width | Height | Thickness | Quantity | Glazing | Notes |
| E-1 | 3'-0" | 6'-8" | 0'-1 3/4" | 1 | Tempered | Transom and Sidelight |

1 Window Schedule

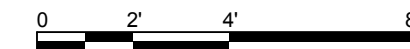
2 Door Schedule



3 West Elevation
SCALE: 1/4" = 1'-0"



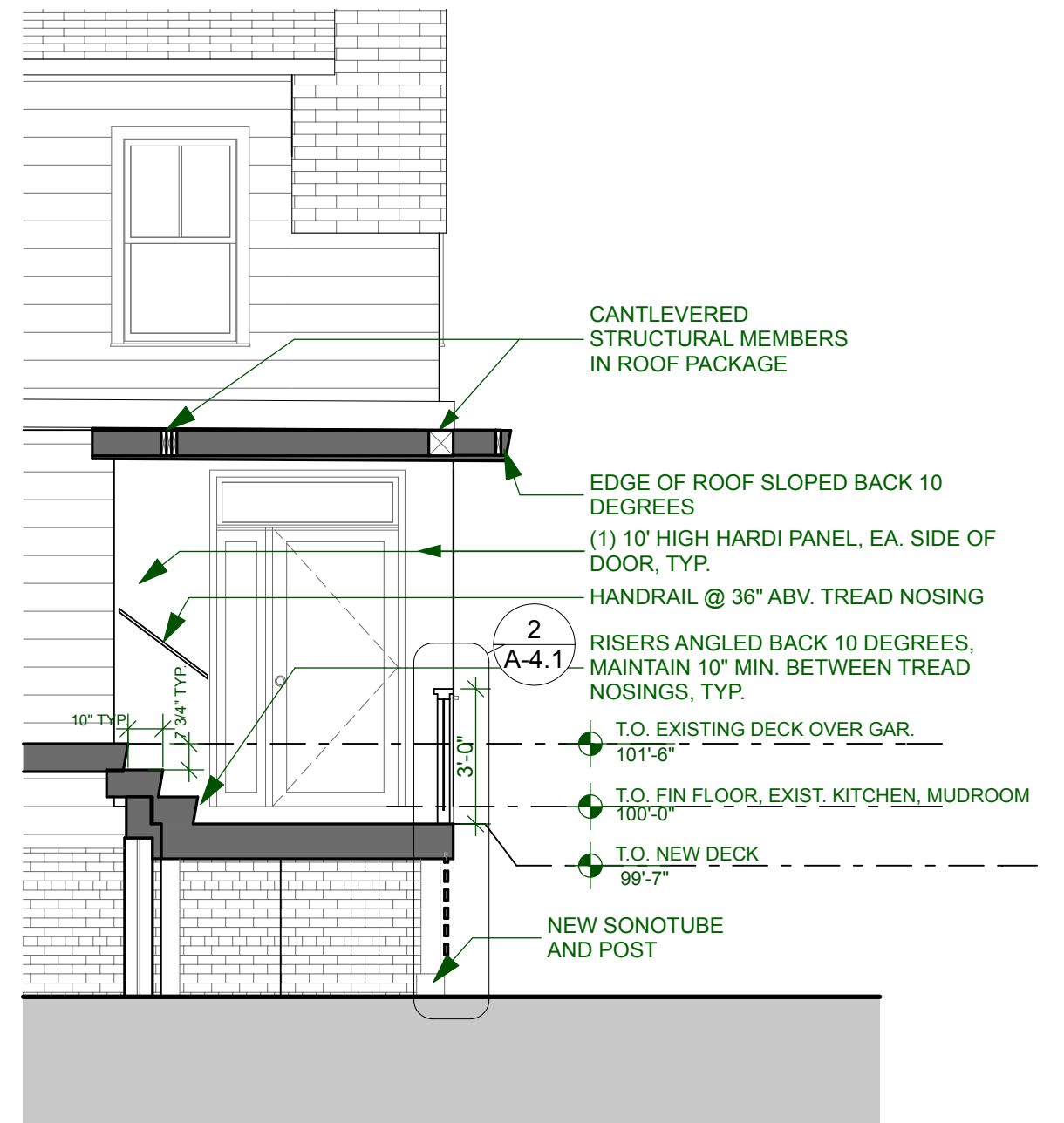
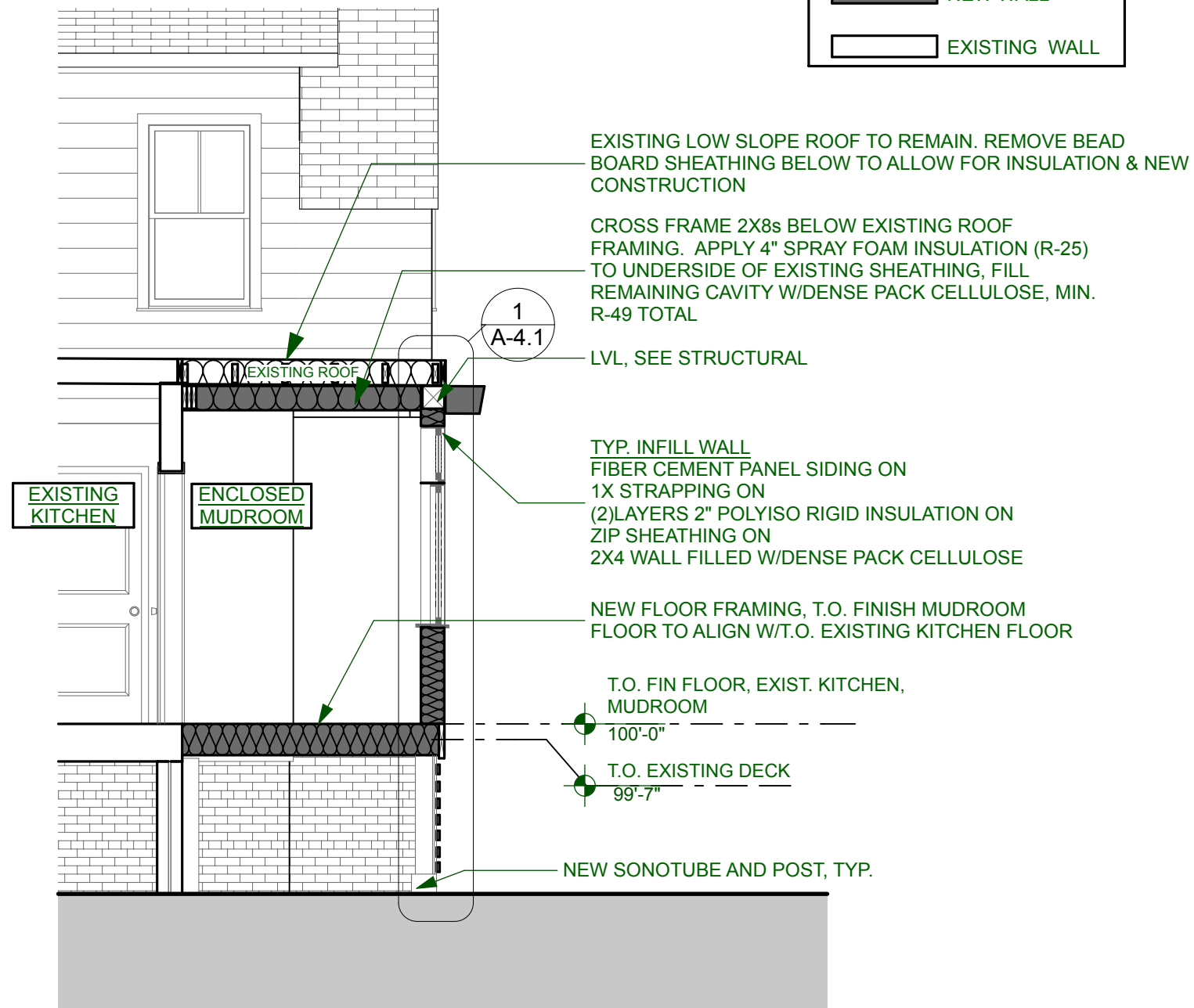
4 North Elevation
SCALE: 1/4" = 1'-0"



LEGEND

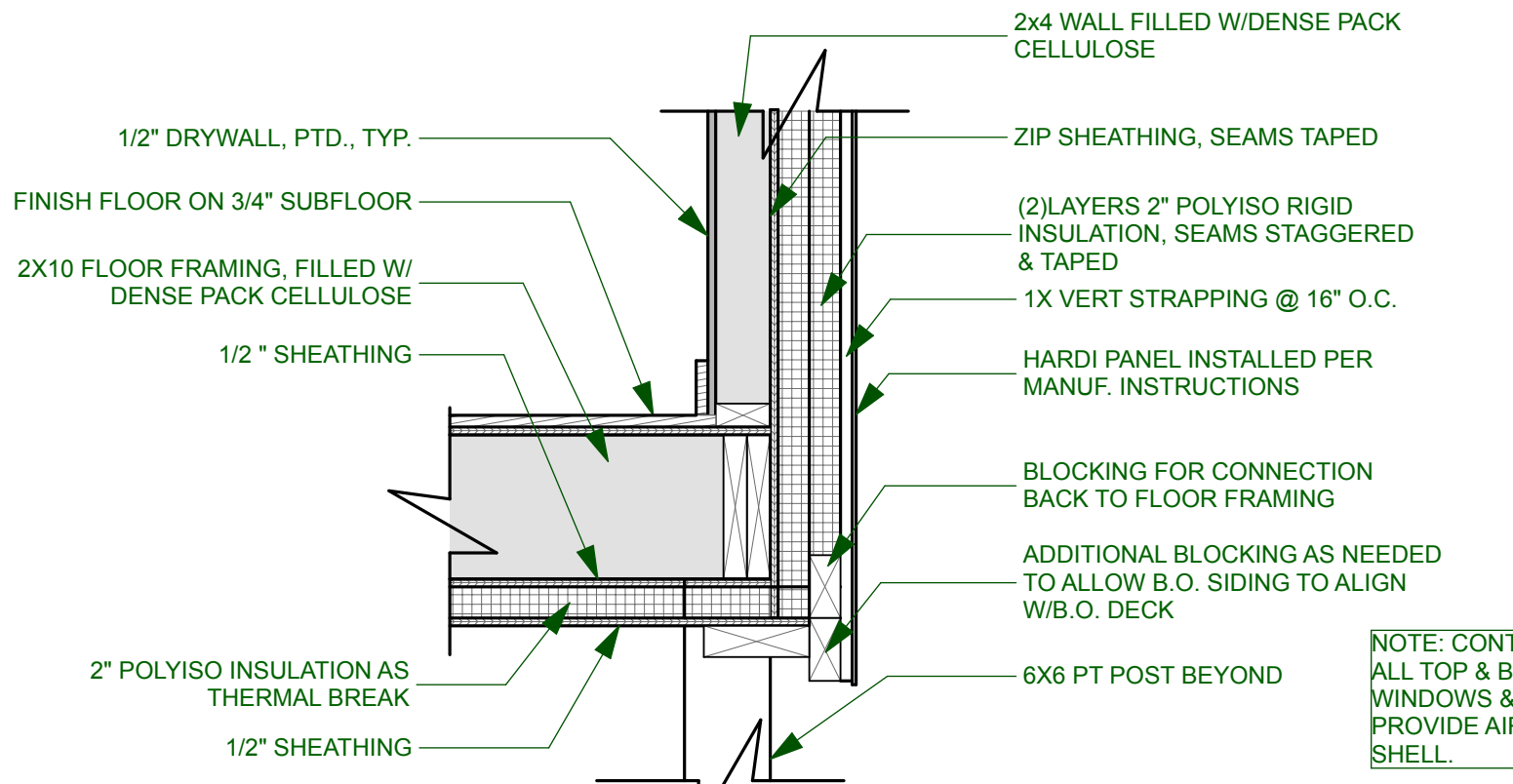
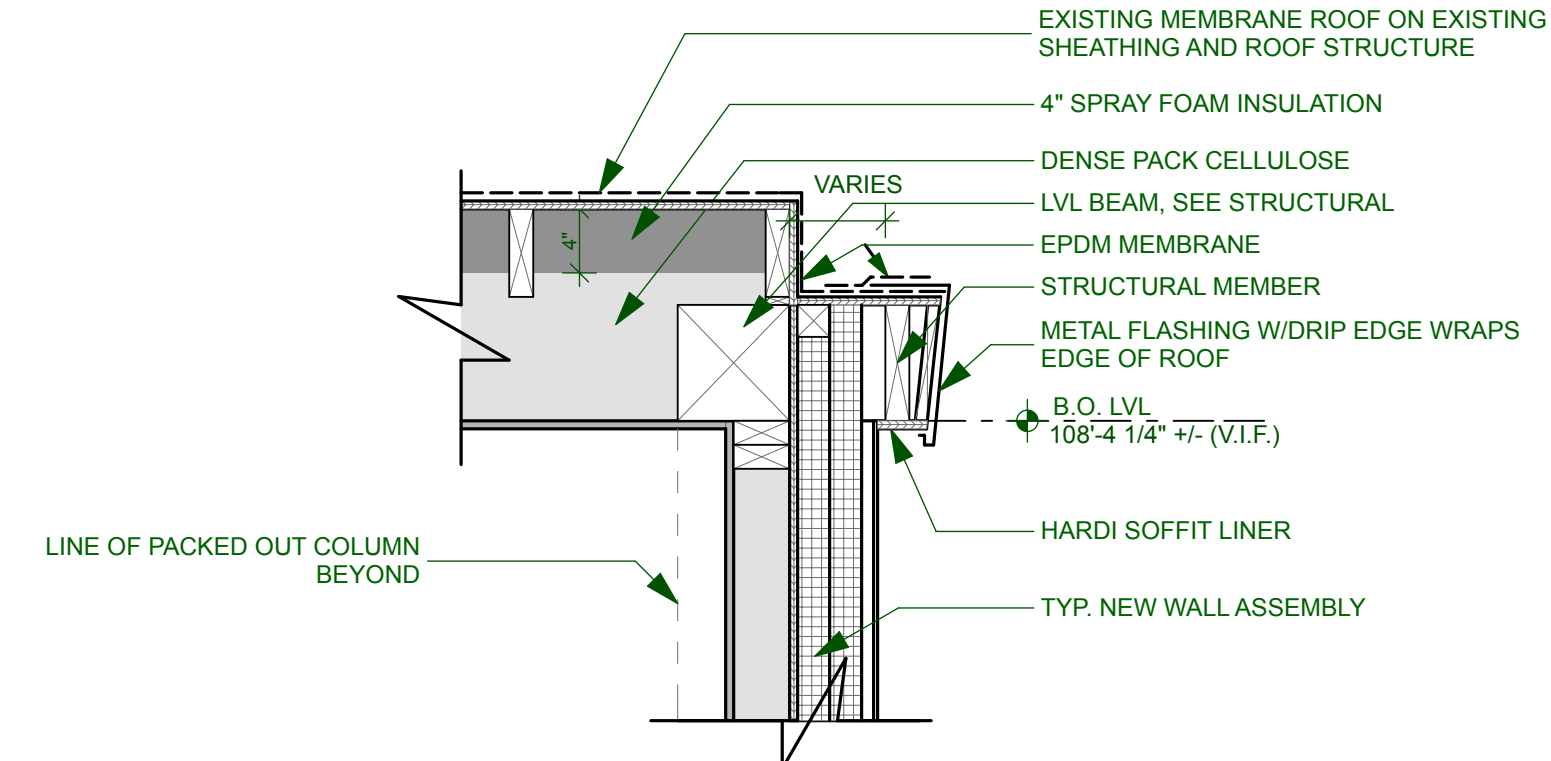
■ NEW WALL

□ EXISTING WALL



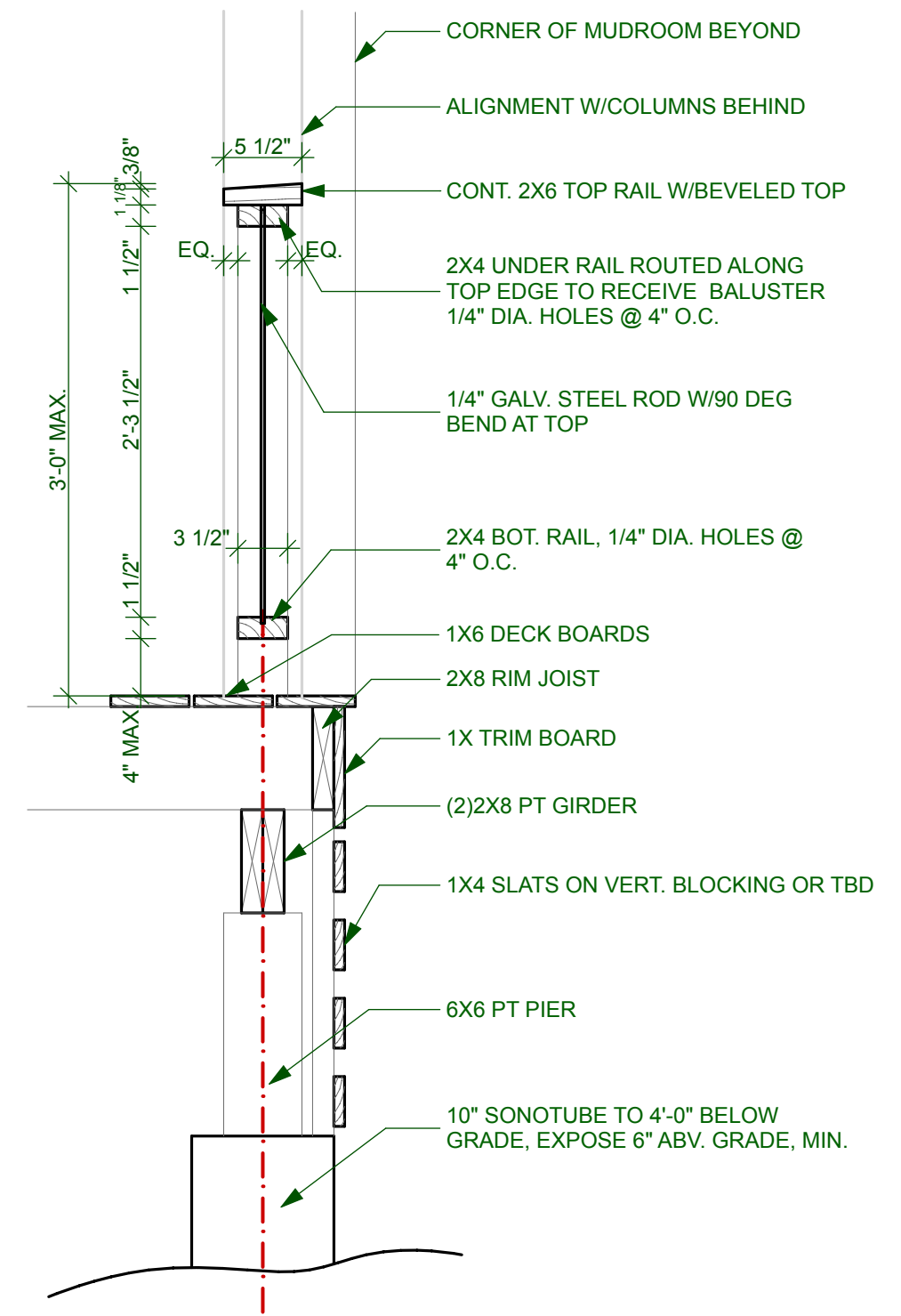
1 Cross Section, Mudroom
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

2 Cross Section Deck
SCALE: 1/4" = 0'1'-0"
0 1'-0" 2' 4' 8'



NOTE: CONTRACTOR TO CAULK ALL TOP & BOTTOM PLATES, WINDOWS & DOORS TO PROVIDE AIR TIGHT EXTERIOR SHELL.

1 **Typ. Wall Section**
 SCALE: 1" = 1'-0"
 0 6" 1' 2'



2 **Deck Railing Section**
 SCALE: 1" = 1'-0"
 0 6" 1' 2'