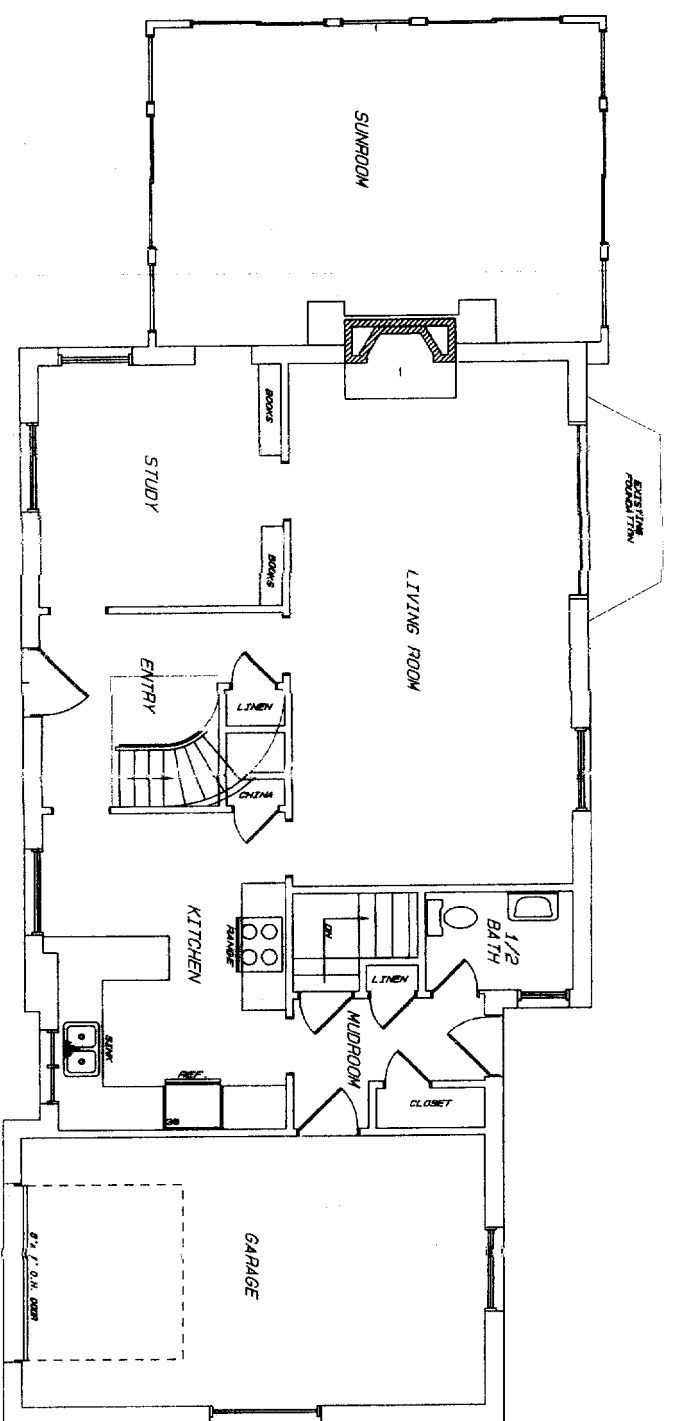


2ND FLOOR KITCHEN
RESIDENTIAL 19-0-4

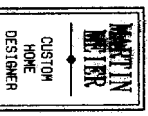
EXISTING
2ND FLOOR PLAN

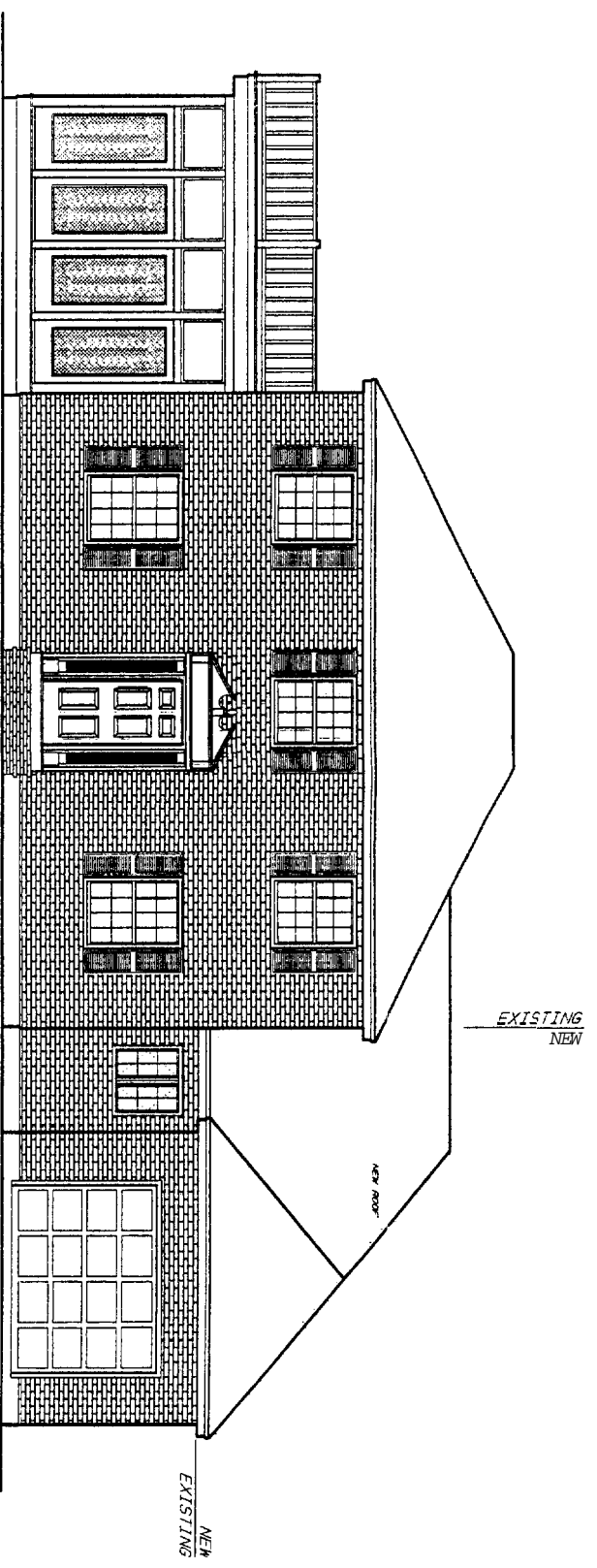


EXISTING
1ST FLOOR PLAN

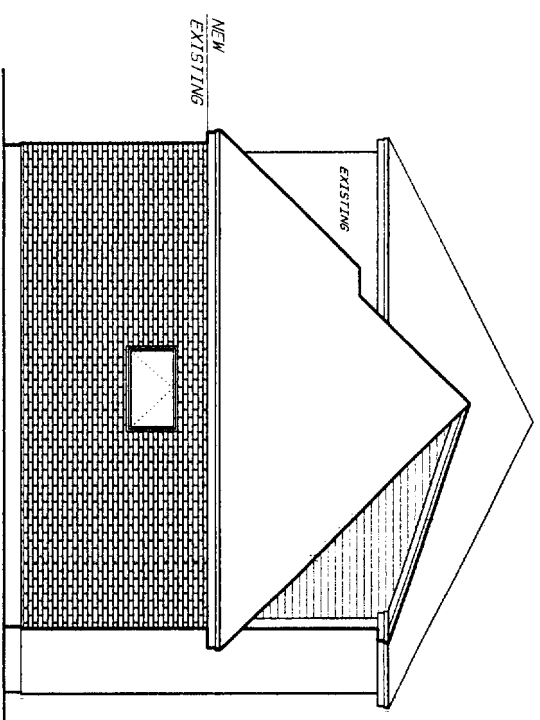
98-B-30
AUG 29 2006
RECEIVED
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
06 12 91

NOTICE:
THIS DRAWING IS REVISED FOR
INFORMATIONAL PURPOSES ONLY. IT
IS NOT TO BE USED FOR CONSTRUCTION. THE CON-
TRACTOR SHALL BE RESPONSIBLE FOR
THE LOCAL CODE COMPLIANCE.
DRAWN BY: 2004 MARTIN W. NIELSEN

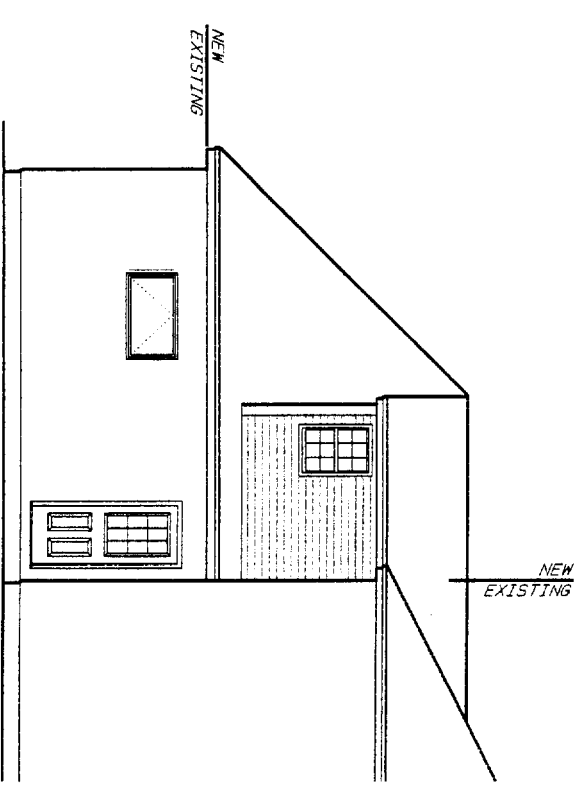
	
GROSS/LOVELL RESIDENCE 110 CLIFTON STREET PORTLAND, MAINE EXISTING CONDITIONS	
P.O. Box 118 Lisbon Falls, Maine 04028 207-252-8976	PROJECT # 06016 SCALE: 1/4" = 1'-0" DATE: JULY 19, 2006 SHEET # 1 of 4



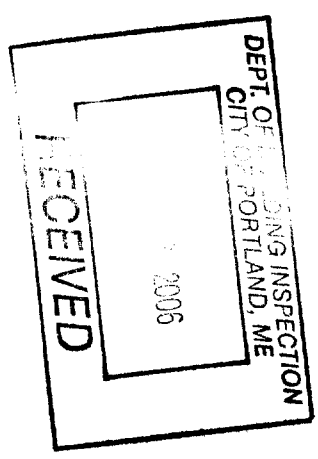
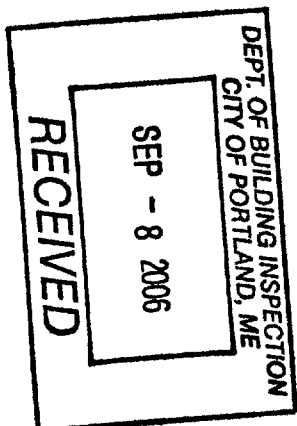
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



NOTE:
 ALL DIMENSIONS, MEASURES, ROOF PITCH, ELEVATION
 GROUPS, STUD HEIGHTS AND EXISTING STRUCTURAL
 INTERESTS ARE TO BE FIELD VERIFIED
 PRIOR TO CONSTRUCTION. ALL ADJUSTMENTS
 ARE TO BE PERFORMED AS REQUIRED.

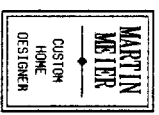
REVISIONS:

NO.	DATE	DESCRIPTION
1		CHANGED ROOF FROM SHALE TO ASP

NOTICE:

THIS DRAWING IS PROVIDED
 INFORMATIONAL PURPOSES ONLY
 AND IS NOT TO BE USED FOR
 CONSTRUCTION. THE USER
 ASSUMES ALL LIABILITY FOR
 ANY LOCAL CODES, PERMITS,
 OR OTHER REGULATIONS.

Copyright © 2006 Martin V. ...



P.O. Box 118
 Lisbon Falls, Maine
 04042
 207-228-3378

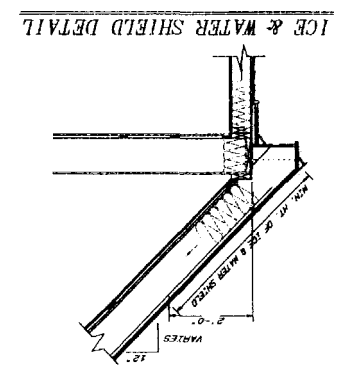
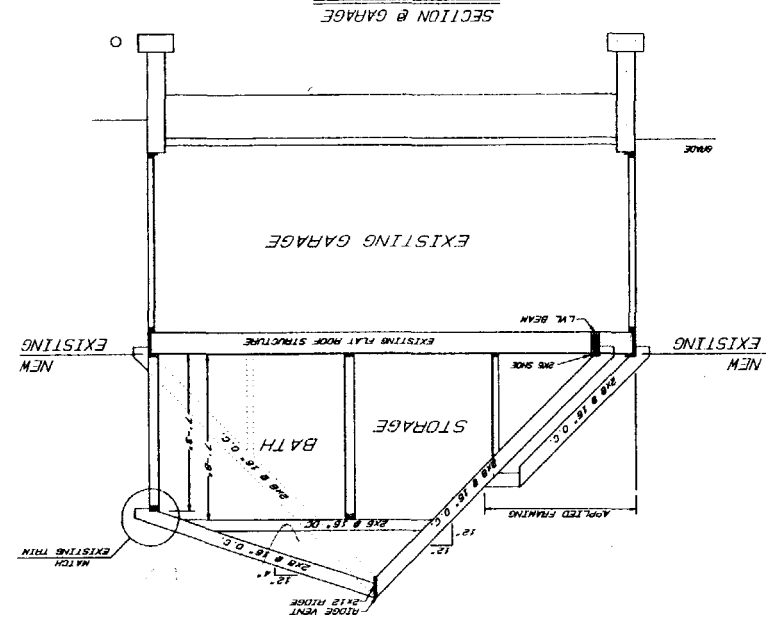
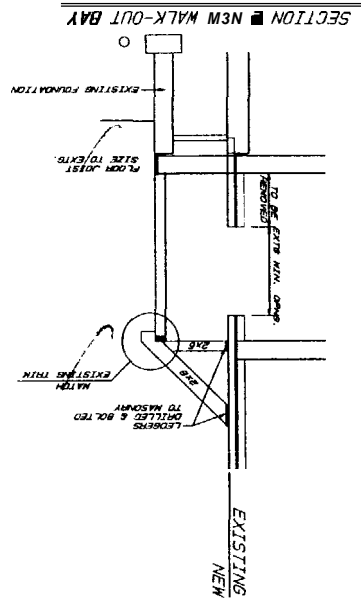
GROSS/ LOVELL RESIDENCE
 110 CLIFTON STREET
 PORTLAND, MAINE
 RENOVATION/ BATH ADDITION

DATE: JULY 19, 2006
 SHEET: 1 OF 3

CROSS/LOVELL RESIDENCE
 110 CLIFTON STREET
 PORTLAND, MAINE
 RENOVATION/BATH ADDITION
 PROJECT # 06016
 BY: H. Meltzer
 SCALE: 1/4" = 1'-0"
 DATE: JULY 19, 2008
 SHEET # 2 of 3

MARTIN
 MELTZER
 CUSTOM HOME
 DESIGNER
 P.O. Box 118
 Lisbon Falls, Maine
 04252
 207-292-5378

NOTICE:
 THIS DRAWING IS PROVIDED FOR
 INFORMATIONAL PURPOSES ONLY. IT
 IS NOT TO BE USED FOR CONSTRUCTION. THE CON-
 TRACTOR ASSUMES ALL RESPONSIBILITY
 FOR LOCAL CODE COMPLIANCE.
 Copyright © 2008 Martin M. Meltzer



REVISIONS:

NO.	DATE	DESCRIPTION
1		CHANGED ROOF FROM GABLE TO HIP

NOTE:
 ALL DIMENSIONS, MEASURES, ROOF PITCH, ELEVATION
 DROPS, STUD HEIGHTS AND EXISTING STRUCTURAL
 INTEGRITY, ARE TO BE FIELD VERIFIED
 BY BUILDER/CONTRACTOR PRIOR TO
 PERFORMING CONSTRUCTION. ALL ADJUSTMENTS
 ARE TO BE PERFORMED AS REQUIRED.

NOTE 1:
 ALL STRUCTURAL BEAMS AND ROOF SYSTEM
 ARE TO BE REVIEWED BY A MAINE LICENSED
 STRUCTURAL ENGINEER. ALL CHANGES TO BE
 MADE AS REQUIRED.

NOTE 2:
 CONTRACTOR IS RESPONSIBLE FOR PROVIDING
 APPROPRIATE CONNECTIONS BETWEEN ALL STRUCTURAL
 ELEMENTS. PROVIDE SUITABLE JOIST HANGERS,
 CLIP ANGLES, LAG BOLTS, ETC., AS REQUIRED.
 TO ADEQUATELY CONNECT MEMBERS.

- WOOD FRAMING NOTES:
1. STRUCTURAL LUMBER AND SPRUCE, PINE, FIR OR BETTER.
 2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 3. FASTENERS: COMPLY WITH REQUIREMENTS SET FORTH IN THE NATIONAL BUILDING CODE LATEST EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 4. WALLS: PROVIDE REINFORCEMENT FROM ROOMS TO ROOF JOISTS AND SHEATHING. PROVIDE NO NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE.
 8" O.C. ALONG ALL PANEL EDGES.
 8" O.C. ALONG INTERMEDIATE MEMBERS.
 ALL PLYWOOD SHEATHING TO BE GIRD AND NAIL TO STUDS OR JOISTS.
 PROVIDE GALVANIZED METAL JOIST HANGERS AT RUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SHOWN ON LAYOUT.
 PROVIDE 2x10 HEADERS OVER ALL OPENINGS IN BEAMS.
 WALLS: UNLESS SHOWN OTHERWISE.
 PROVIDE DOUBLE TOP PLATE TO ALL EXTERIOR WALLS AND ALL BRACING WALLS. STRAGGLE TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-100 NAILS PER SPLICE.
 WITH MASONRY OR CONCRETE.
 PROVIDE MINIMUM OF TWO 2x STUDS AT THE ENDS OF ALL BUILT-UP 2x BEAMS. UNLESS SHOWN OTHERWISE.
 STRENGTHEN 1" OR 1 1/2" HATCH SHEATHING. EXTERIOR ON ROOF.
 5/8" THICK WALLS. 1 1/2" THICK INTERIOR PERPENDICULAR TO SUPPORTING MEMBERS.
 POSTS AT CORNERS OF EXTERIOR WALLS: PROVIDE 2x4 POSTS ON 3'-0" MAX. INTERVALS.
 PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS ON ALL JOISTS AND PARTIALS WHERE JOISTS AND PARTIALS FRAME OVER SUPPORTS.
 PROVIDE STAINLESS STEEL NAILS TO ATTACH STUDS AND EXT. PARTIALS.
 GLUE LAMINATED WOOD LUMBER.
 OR DOUBLE END AS MANUFACTURED BY THIS JOIST OR OTHER-LAM BEAMS (I.V.S.): GLUE LAMINATED WOOD LUMBER.
 GDS: 2000 PSI, E = 2,000,000 PSI.
 ALL LVL MEMBERS TO HAVE A MINIMUM OF DOUBLE 2x JACKS UNLESS NOTED OTHERWISE ON THE PLANS.
 BOX NAILS & MASONRY NAILS - 3/4" DIA. UNLESS OTHERWISE NOTED OTHERWISE ON THE PLANS.
 16. BOX NAILS & MASONRY NAILS - 3/4" DIA. UNLESS OTHERWISE NOTED OTHERWISE ON THE PLANS.
 17. NAILS: COMMON WIRE, EXCEPT MASONRY NAILS AT PLYWOOD SHEATHING. PROVIDE GALVANIZED NAILS AT EXPOSED FRAMING. 18. METAL CONNECTORS: TYPE OR NUMBER TYPE & GAUGE AS INDICATED ON DRAWINGS. NOT DIMENSIONED GALVANIZED ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH BOCA CODE APROVIDE.
 19. ALL WOOD MEMBERS TO BE NAILED TO MATCH FLOOR JOIST AT MID-SPAN IN ALL FLOOR SYSTEMS.
 20. PROVIDE 2x2 INSURING STAYS TO MATCH FLOOR JOIST BOCA CODE APROVIDE.
 21. LIVE LOADS FOR FLOOR JOIST SHALL BE PER THE BOCA BASIC BUILDING CODE LATEST EDITION.