M. Russo Construction

Project: Giaquinto
98 Craigie st
Portland, Me.

Total 2 pages

GARAGE

HATCHED WALLS ARE EXISTING, TYP.

NEW MILLWORK BENCH AND CUBBIES

NEW CLAD WOOD DH WINDOW

13'-8"

Existing Add

2' ±

NEW +/-32"X 52" CLAD WOOD DH WINDOWS SILL HEIGHT 2'-8" AFF, ANDERSON 400 , TYP IN SUN ROOM.

Ceiling Ht 7'-6

DINING ROOM

5'-6" Max

NEW CLAD WOOD DOOR, FULL LIGHT

13'-8"

OVERBUILT FLOOR TO ALIGN WITH EXISTING KITCHEN FLOOR

NEW 32" X 52" CLAD WOOD DH WINDOWS Anderson 400 Si

NEW ROOF FRAMING TO MATCH PITCH OF EXISTING. Roof Framing

REMOVE EXISTING WALL, WINDOWS, FINISHES

STRUCTURAL POST AS REQUIRED FOR NEW OPENING and Header

NEW CLAD WOOD DOOR, FULL LIGHT

NEW SCREEN DOOR WITH CLOSING HARDWARE

Existing Door

New

REMOVE PORTION OF WALL AND DOOR

3'-0"

2'-10"

2'-0"

New Beam

3-3⅛"

New landing and Step's to Code

NEW CLAD WOOD DH WINDOW IN EXISTING OPENING

NEW CLAD WOOD DH WINDOW, NEW HEADER

New

5'-8"±

- Son Rm 12 x 17'-6 — 210 SF
- Kitchen 12 x 14 — 168 SF
- Dining Rm 12 x 11 — 132 SF
- Living 12 x 17'-6" — 210 SF
- S.ting 12 x 12 — 144 SF
- Bath 7 x 6 — 42 SF

1st total — 906 SF

- 2nd Fl 23' x 30'-6" — 700 SF

Work Area Total SF 1606 SF

REF

DW

2'-0"

3'-0"

3'-4"

2'-2"

KITCHEN

FULL HEIGHT PANTRY OR BASE AND WALL CABINETS

OVEN

RANGE

14'-3"

5'-6" Remain

11'-6"

SITING ROOM

Remove Door & Trim

Ceiling Ht 7'-6"

11'-4

36"

Keep Existing Wall

1'-0" 3'-0" 1'-8"

BASE CABINET ACCESS FROM DINING ROOM

STEM WALL FOR WALL CABINETS TO ABUTT

STRUCTURAL POST AS REQUIRED FOR NEW OPENING

DINING ROOM

10'-6

11'-5"

REMOVE UPPER PORTION OF WALL TO MATCH OPPOSITE STAIR WALL

3'-9"

up

Keep 6' opening
No Infill

11'-6

17'-6

LIVING ROOM

REMOVE EXISTING DOOR OPENING AN REMAIN

NEW OPENING IN W HEIGHT AND TRIM ADJACENT OPENIN

N

		1,200.00
		1,450.00
DW TOTAL		2,650.00
DRYWALL		
room, living room and sitting room (estimate)		2,400.00
DW TOTAL		2,400.00
PAINTING		2,400.00
all moldings		2,250.00
DOORS and WINDOWS		
room		450.00
and sitting room		2,900.00
DW TOTAL		3,350.00
PLUMBING		
needed for demo and new work		1,200.00
Faucet		750.00
bath, sunroom, mudroom and bathroom)		650.00
DW TOTAL		2,600.00
ELECTRICAL		
ite, switches, lighting (Includes recessed lighting rooms)		2,450.00
ht fixtures by owner		495.00
ne Fire, Smoke and Carbon Monoxide Detectors		450.00
ground fault protection as needed to kitchen and bathroom		850.00
DW TOTAL		4,445.00
		49,870.00
mfr. cost		4,987.00
room.... Construction Cost		53,857.00

Linda Br
44 Edwa
Portland
lsbraley@
207.321

DRAWING TITLE:

THIS DRAW
LINDA BRA
COPIED OR
WHOLE. 2

DATE OF
FEB 9, 20

DESCRIP
CONCEP

SCALE
AS NOTE

PROJEC
2015-020

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