

*Beauty and Intelligence in Home Design...
everything from site planning through interior design
in one source*

JEFFREY T. EASTMENT
ARCHITECTURAL DESIGN, CONSTRUCTION CONSULTING

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Subject: GARAGE, 1st FLOOR, DECK AND SHED (EXIST) TO BE REMOVED
Project: GALVEZ RESIDENCE 68 CRAIGIE STREET PORTLAND, ME
New Plans: 1/4" = 1'-0"
Date: NOV. 7, 2001
Date: NOV. 29, 2001
Date: DEC. 12, 2001

MORTGAGE INSPECTION OF DEED BOOK 8808 PAGE 320 COUNTY Cumberland
PLAN BOOK 8808 PAGE 320 LOT 54 & 55

ADDRESS: 68 Craigie Street, Portland, Maine
Buyers: Benjamin & Sarah Galvez
Sellers: Judith Burtman

Job Number: 252-01
Inspection Date: 8-10-98
Scale: 1" = 30'
Client File#: 99-1041 ZC

1 1/2 story wood structure w/ concrete foundation

Craigie St.

to outer Congress St.

HEREBY CERTIFY TO: Guaranty Title Co. Legend Financial Group and its insurer. Monuments found did not conflict with the deed description. The dwelling setbacks do not violate town zoning requirements. As delineated on the Federal Emergency Management Agency Community Panel: 230061-0013 B The structure does not fall within the special flood hazard zone. The land does not fall within the special flood hazard zone.

Livingson - Hughes
Professional Land Surveyors
68 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone/fax

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES RECORDED OR NOT. MAY EXIST THIS SKETCH WILL NOT REVEAL ANYTHING DEED CONFLICTS, IF ANY.

15'

8" CONC. FDN. FOR WALL
 4'-6" BELOW GRADE
 W/ 2 #4 T&B &
 3" WIDE X 10" CONC
 FTG W/ 3 #4 CONT
 3" CUR FROM BUT FTG

2'-6" CONC X
 FTG W/ 4 #4
 BARS BOTTOM
**NEW GARAGE
 FOUNDATION**

3/4" LALLY
 W/ CONC. PAD

SUB-SLAB 4" CONC.
 PAD FOR WALL FRAMING
 SUPPORT

5'-0" DEEP

9' BAY

FIRST FLOOR FRAMING PLAN

NOTE: CONC STR C
 28 DAYS CONC
 RE 3000 PSI

8" CONC. PIERS (TYP)
 FOR DECK SUPPORT
 7'-6" O.C., 4'-0" BELOW GRADE

BALCONY
 SUPPORT

12" CONC. PIERS
 4'-6" BELOW GRADE

12" PIER FOUNDATION
 4'-6" BELOW GRADE
 5'-6" O.C. (TYP.)

2x8" JOISTS 16" O.C.
 W/ JOIST HANGERS
 BOTH ENDS.

#4 REBAR 13"
 6" O.C. TYP.
 EDGES 6" TYP.

PROVIDE SOLID BLOCK
 IN JOIST CAVITY BELOW
 COLS ABOVE TYP

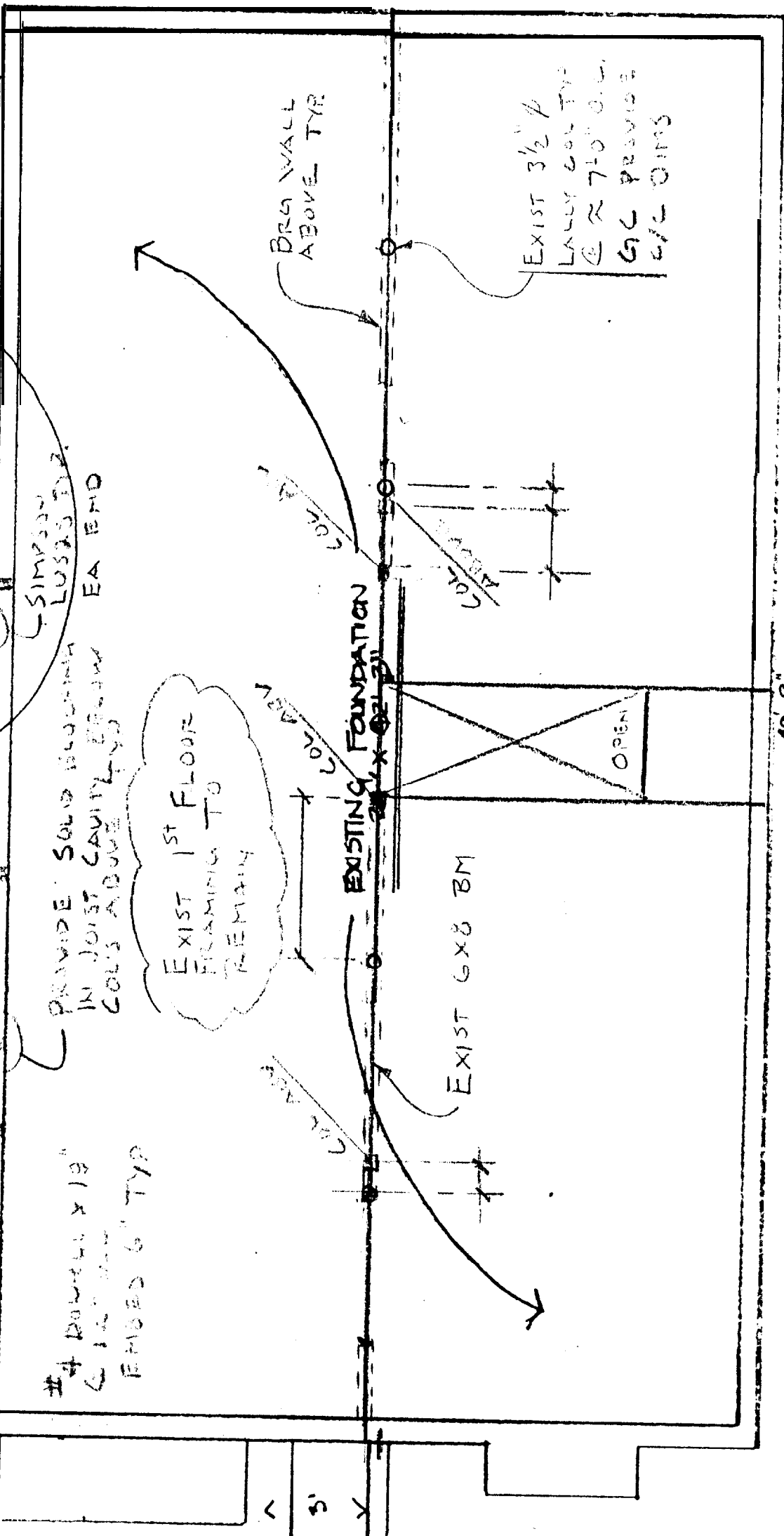
EXIST 1ST FLOOR
 FRAMING TO
 REMAIN

EXIST 6x8 BM

EXISTING FOUNDATION

BRG WALL
 ABOVE TYR

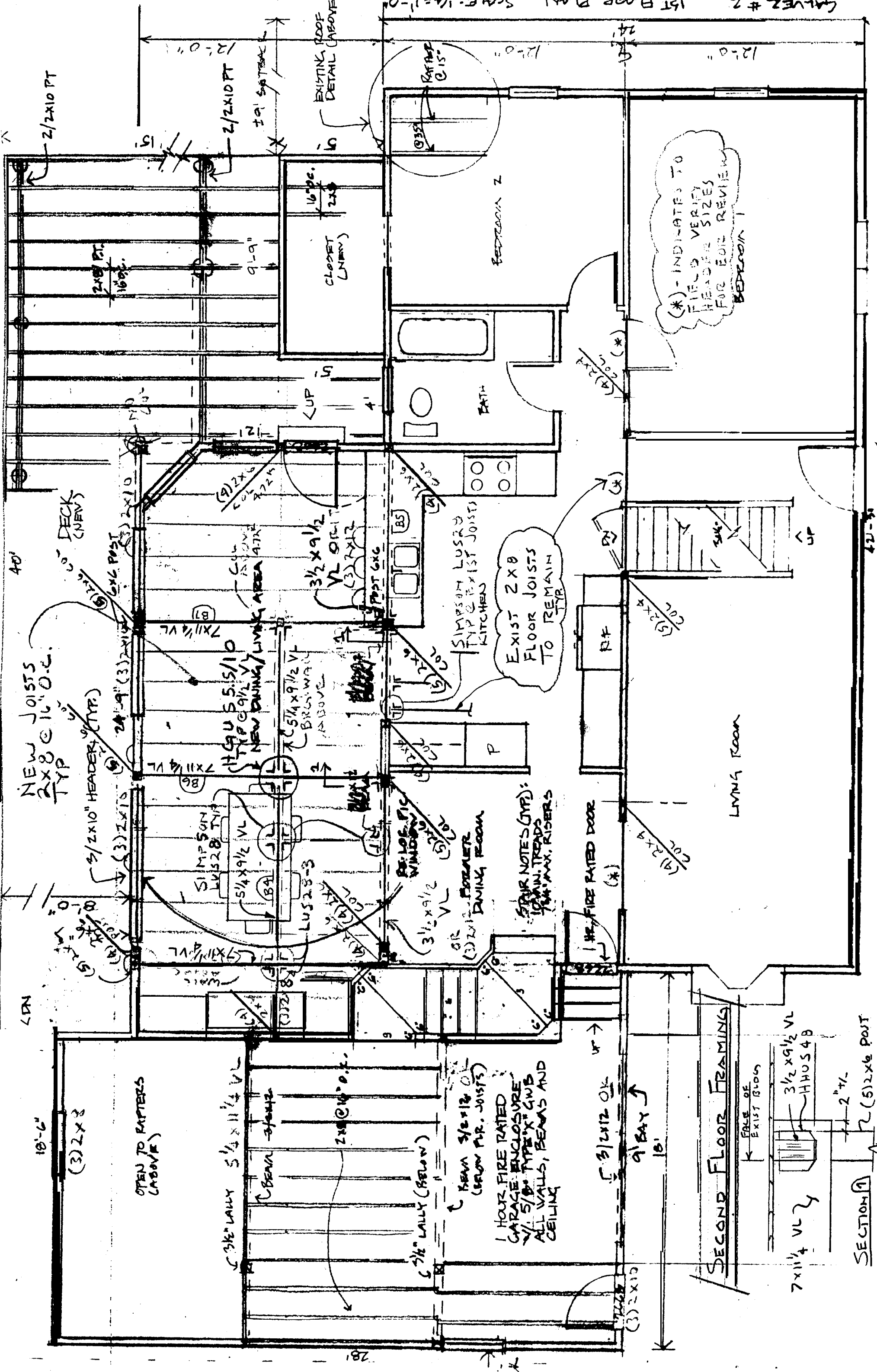
EXIST 3 1/2"
 LALLY 602 TYP
 @ 7'-0" O.C.
 6" PRESTRE
 6/2 OMS



42'-3"

24'

28'-0"



(*)- INDICATES TO FIELD VERIFY SIZES HEADER SIZES FOR EOR REVIEW
BEDROOM 1

EXIST Z X 8 FLOOR JOISTS TO REMAIN TO REMAIN TYP

FOUR NOTES (TYP):
1. MAIN TREADS 1/4" MAX. RISERS

1 HOUR FIRE RATED GARAGE ENCLOSURE
VL 5/8" TYPE X GWB
ALL WALLS, BEAMS AND CEILING

SECTION A

7x11 1/4 VL
3 1/2 x 9 1/2 VL
HHUS4B
2" x 1/2"
2 (5) 2x6 POST

SECOND FLOOR FRAMING

FACE OF EXIST BODS

1 HR FIRE RATED DOOR (*)

BEAM 5/8" x 11 1/4 VL

3/8" LALLY (BELOW)

2x8 @ 16" O.C.

3/8" LALLY 5/4 x 11 1/4 VL

OPEN TO RAFTERS (ABOVE)

(3) 2x2

18'-6"

NEW JOISTS 2x8 @ 16" O.C. TYP

3/2x10 HEADERS (TYP)

(3) 2x10

7x11 1/4 VL

SI MPSON LUS2B TYP

5/4x9 1/2 VL

5/8" x 11 1/4 VL

3/2x9 1/2 VL

(3) 2x12

6x6 POST

24" x 9" (3) 2x10

NEW DINING/LIVING AREA

3/2x9 1/2 VL

(3) 2x12

6x6 POST

24" x 9" (3) 2x10

2x8 PT. 16" O.C.

2/2x10 PT

12'-0"

EXISTING ROOF DETAIL (ABOVE)

2/2x10 PT

12'-0"

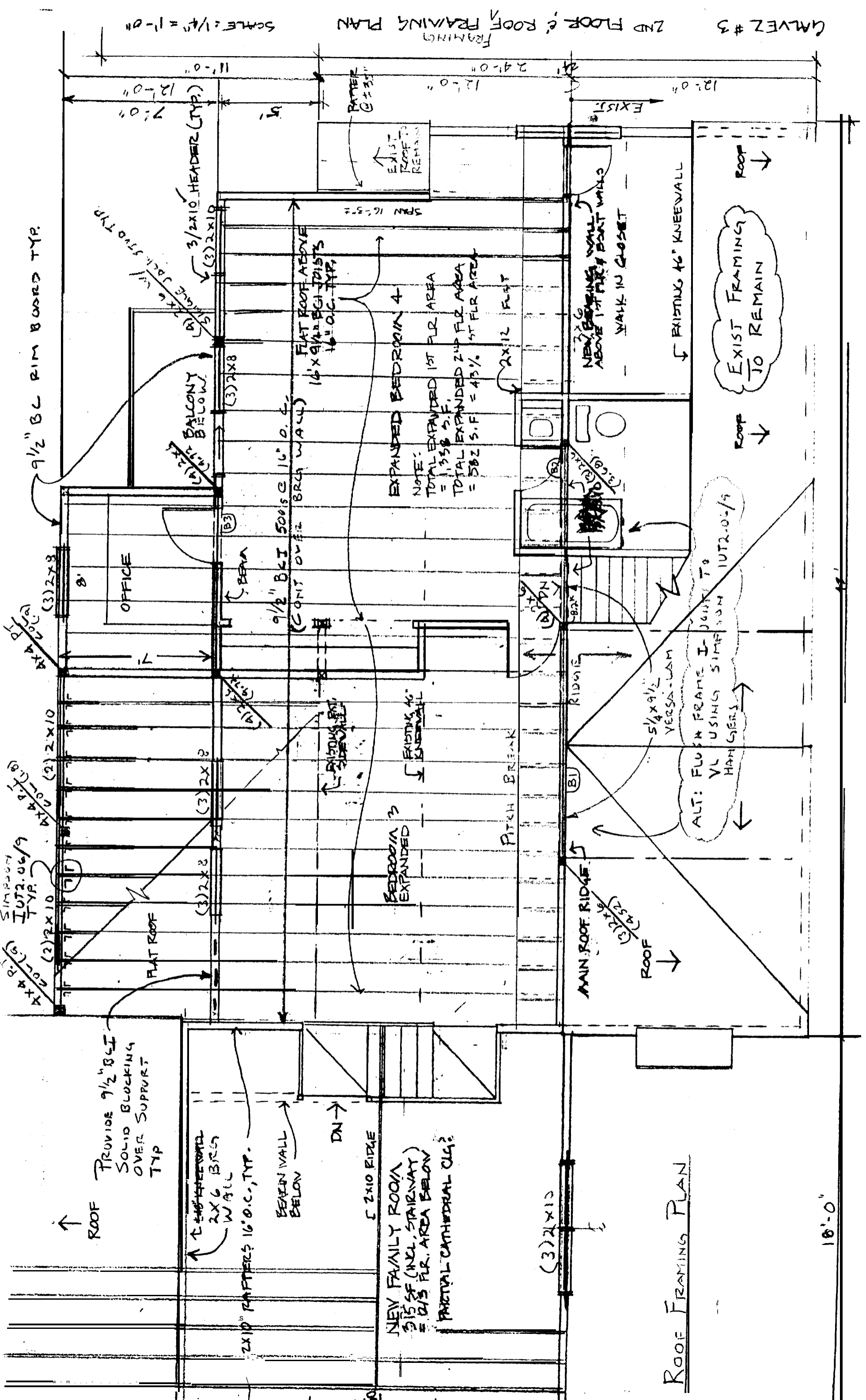
24"

12'-0"

24"

SECTION A

28'



9 1/2" BC RIM BOARD TYP.

PROVIDE 9 1/2" BCI SOLID BLOCKING OVER SUPPORT TYP.

2x10 RAFTERS 16' O.C., TYP.

BEAM WALL BELOW

2x10 RIDGE

NEW FAMILY ROOM 315 SF (INCL. STAIRWAY) = 215 FLR. AREA BELOW PRACTICAL CATHEDRAL CLG?

BEDROOM 3 EXPANDED

EXPANDED BEDROOM 4

NOTE:
TOTAL EXPANDED 1ST FLR AREA = 1,358 S.F.
TOTAL EXPANDED 2ND FLR AREA = 582 S.F. = 43% 1ST FLR AREA

FLAT ROOF ABOVE 16' x 9 1/2" BCI JOISTS 16' O.C. TYP.

OFFICE

BALCONY BELOW

EXIST. ROOF TO REMAIN

MAIN ROOF RIDGE

PITCH BREAK

ROOF FRAMING PLAN

EXIST FRAMING TO REMAIN

ALT: FLUSH FRAME JOINTS TO VL USING SIMPSON HAN GERS

5/4 x 9/12 VERSA-LAM

NEW BEARING WALL ABOVE 1ST FLR. & BENT WALL WALK IN CLOSET

EXISTING 16" KNEEWALL

SIMPSON IUT2.06/9 TYP.

4x4 (9) 4x4 (9)

4x4 (6) 4x4 (6)

4x4 (6) 4x4 (6)

4x4 (6) 4x4 (6)

4x4 (6) 4x4 (6)

4x4 (6) 4x4 (6)

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

2ND FLOOR & ROOF FRAMING PLAN

COVER #3

16'-0"

