



11/29/2018

Addition for 22 Libby Street, Portland

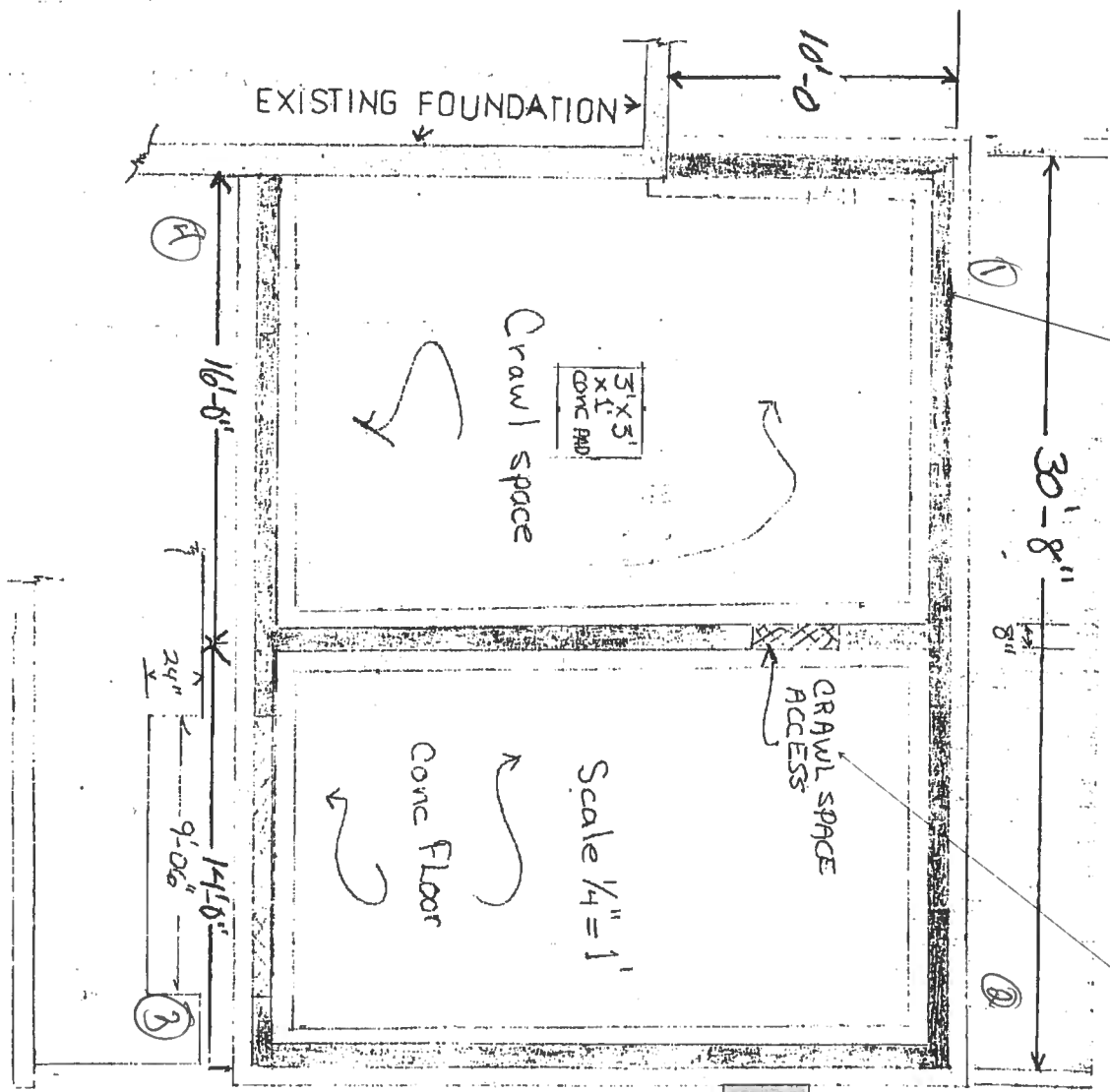
Drawings for: 30 x 24 addition western framed single story on a frost wall. Addition will be divided into two areas:

1. Off the main house a 16' x 24' portion will be framed as living area.
2. 14' x 24' will be framed for a single car garage.

Addition will be 2 x 6 wall const & mfg trusses with a 6/12 pitch all framing western style.

Drawings Listed (A-1 through ~~A-14~~ A-16)

- A-1 Foundation
- A-2 Floor plan
- A-3 Floor framing
- A-4 Floor frame support beam
- A-5 Garage framing right side
- A-6 Wall section
- A-7 Rear framing
- A-8 Roof truss
- A-9 Front framing
- A-10 Main house connection
- A-11 Window info
- A-12 Window info
- A-13 Front elevation of house & addition
- A-14 Door schedule
- A-15 BATHROOM FIXTURE CLEARANCES
- A-16 INTERIOR DWELLING / GARAGE SEPERATION WALL
- A-17 FOUNDATION CORRECTIONS



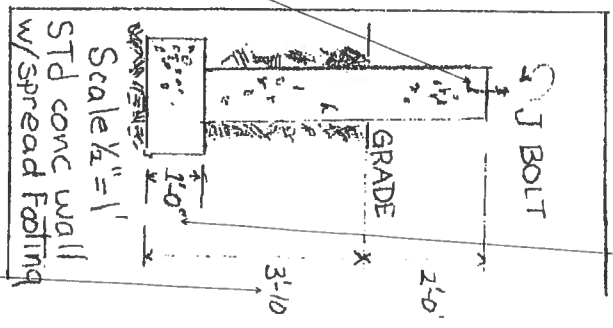
Show under floor space ventilation as per IRC Sections R408.1-R408.3.

Show under floor space access as per IRC Section R408.4.

Show foundation drainage as per IRC Section R406.

Show frost depth as 4'-0" minimum.

Show spacing of anchor bolts as per IRC Section R403.1.6.



CORRECTIONS ON A-17

Scale 1/4" = 1'
22 LIBBY ST

Done on A-17



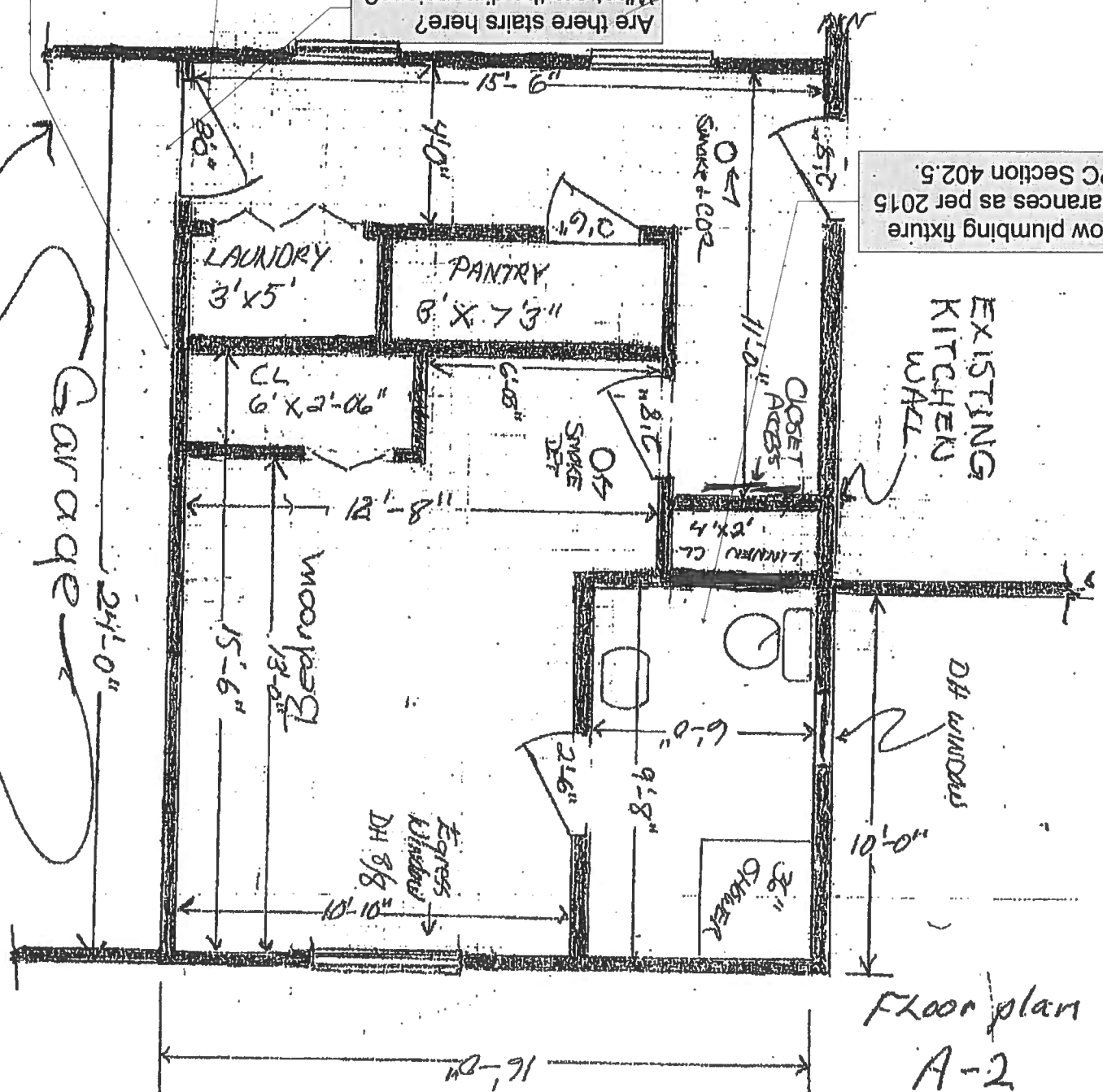
22 LIBBY ST. FLOOR PLAN

Show dwelling/garage opening in compliance with IRC Section R302.5 (no glazing in door).

Show dwelling/garage separation in compliance with IRC Section R302.6 (wall construction).

Are there stairs here?
What are the dimensions?

Show plumbing fixture clearances as per 2015 UPC Section 402.5.



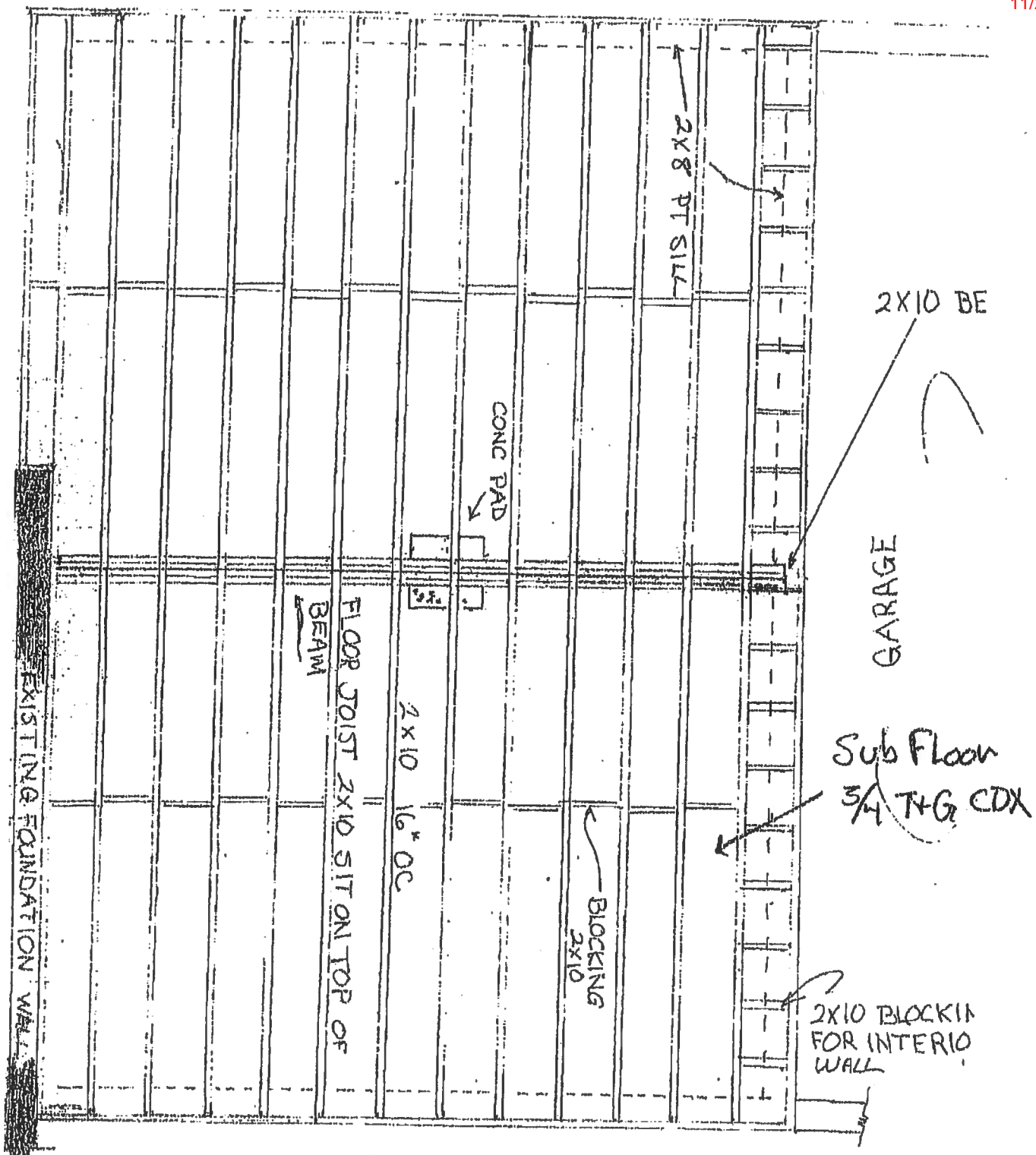
Scale 1/4" = 1'-0"
SEE CORRECTIONS ON A-18

Floor plan
A-2



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BACK OF HOUSE

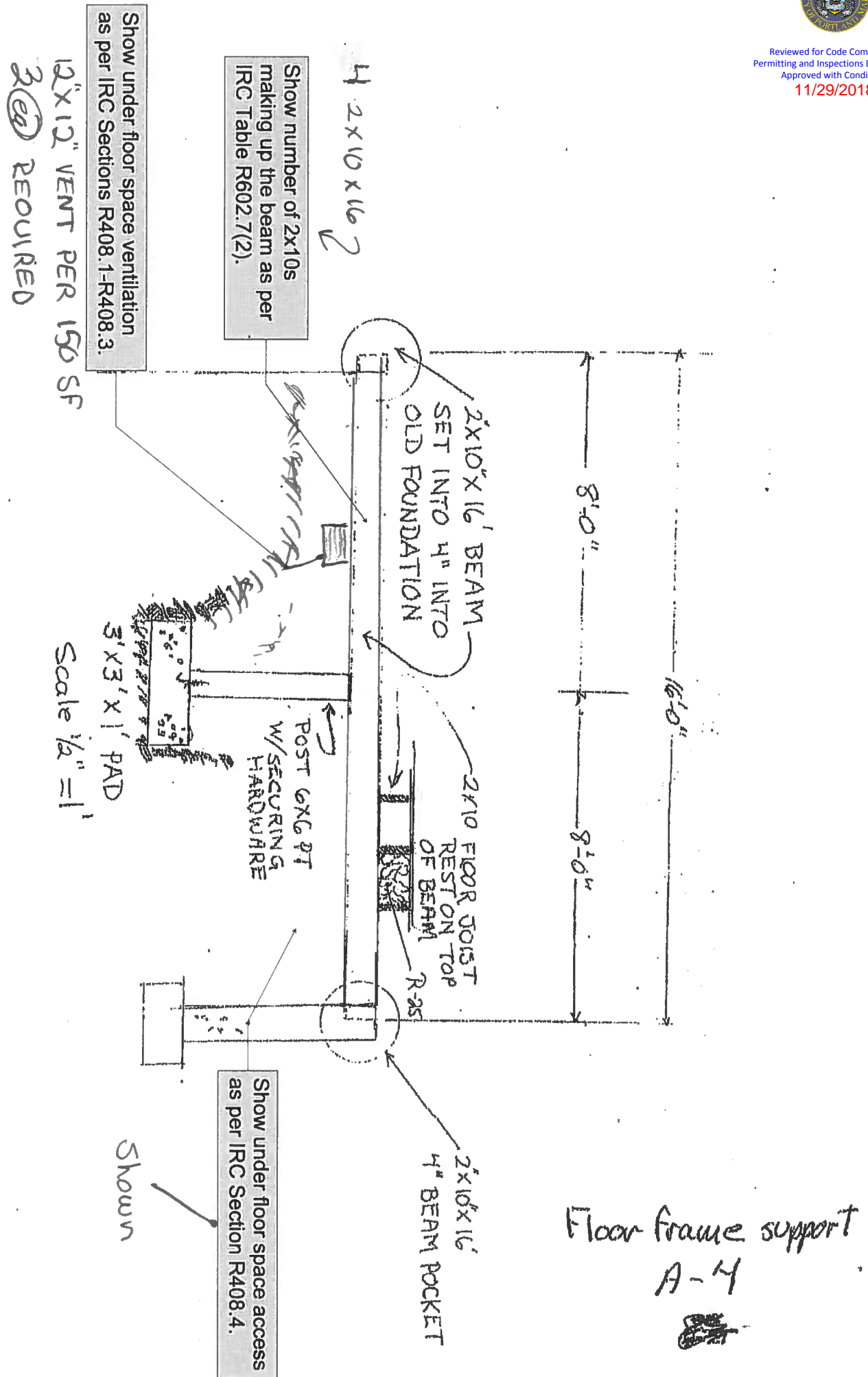


FRONT OF HOUSE

22 LIBBY ST

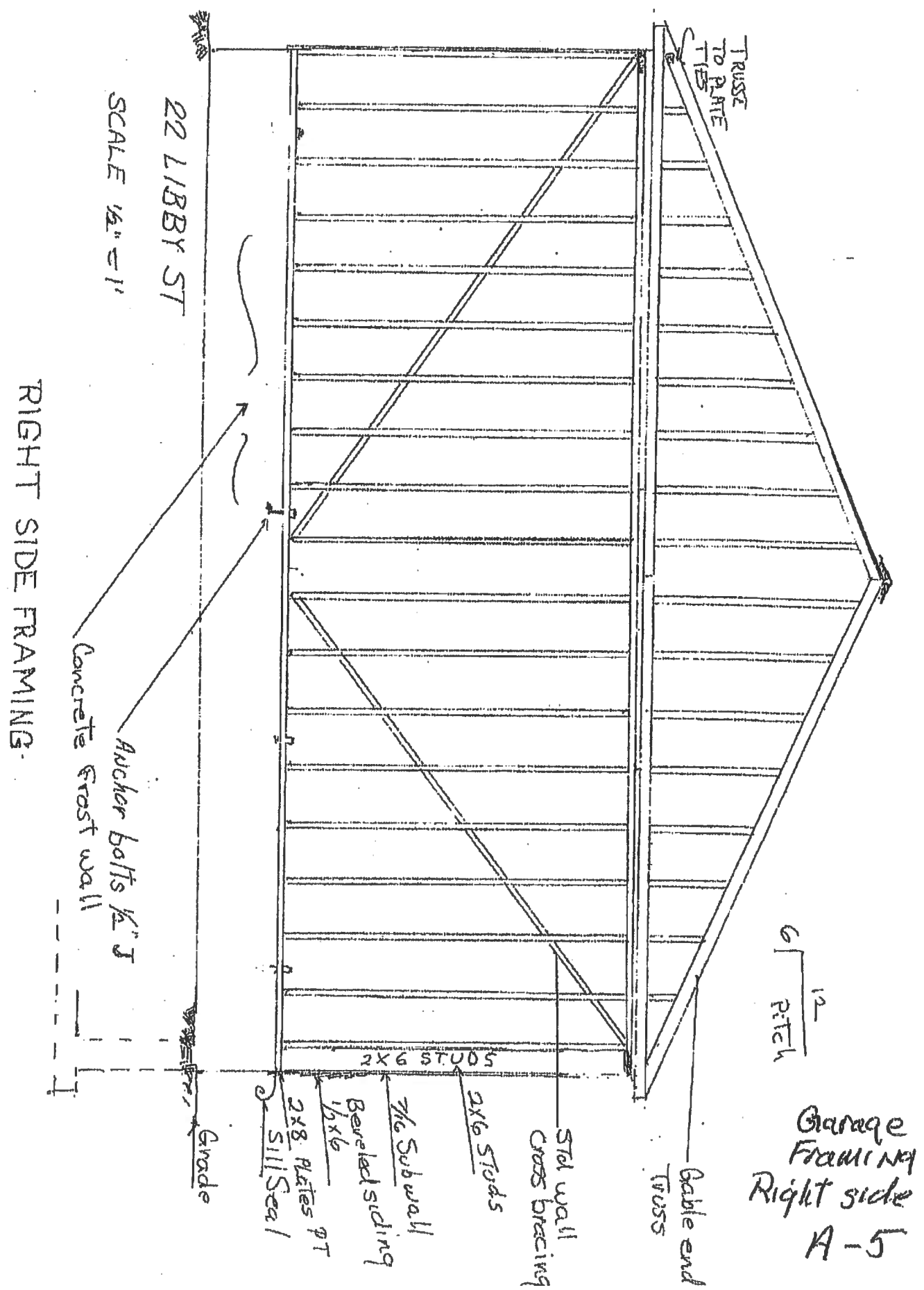
Scale 1/2" = 1'

Floor Framing
A-3



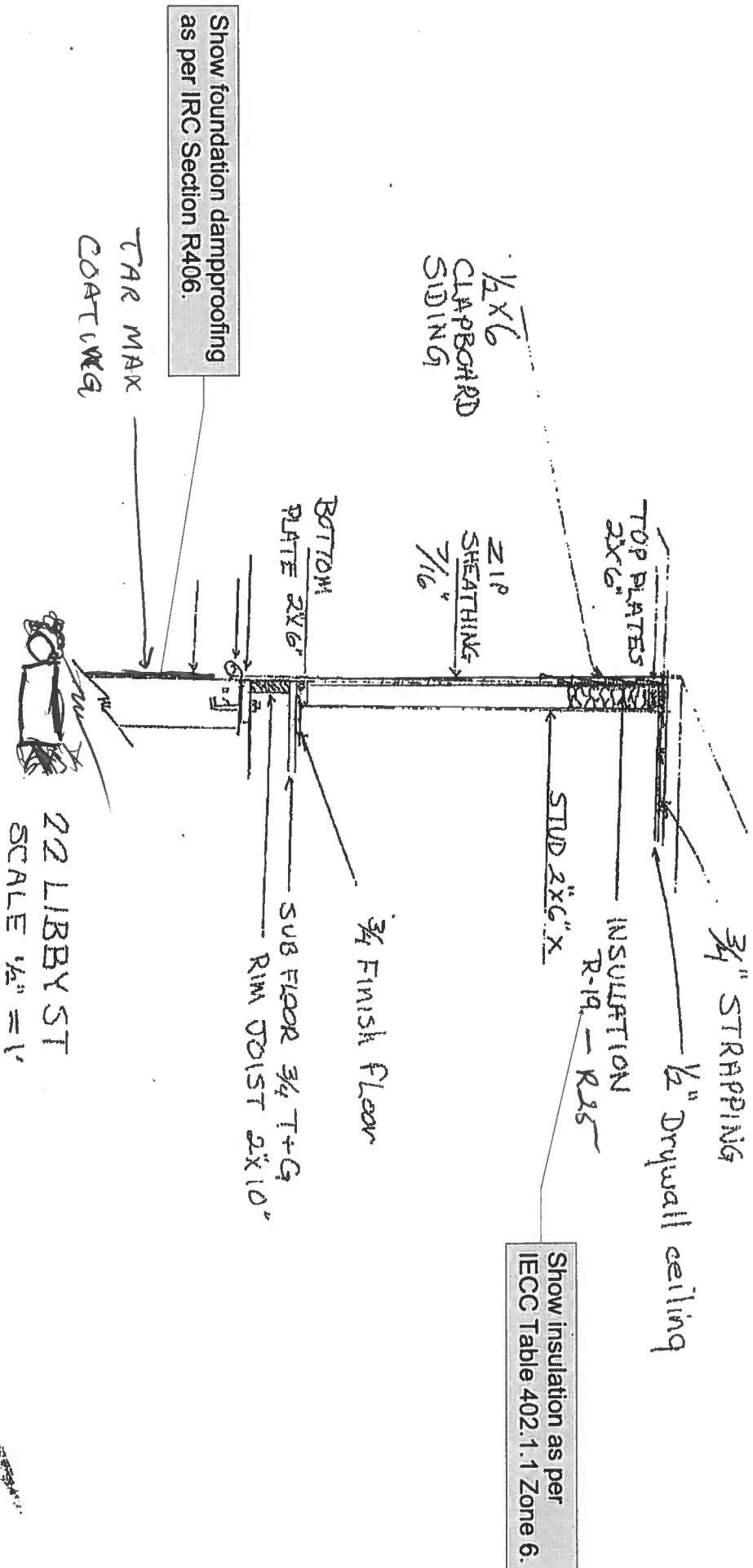


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22 LIBBY ST
SCALE 1/2" = 1'

Wall Section
A-G



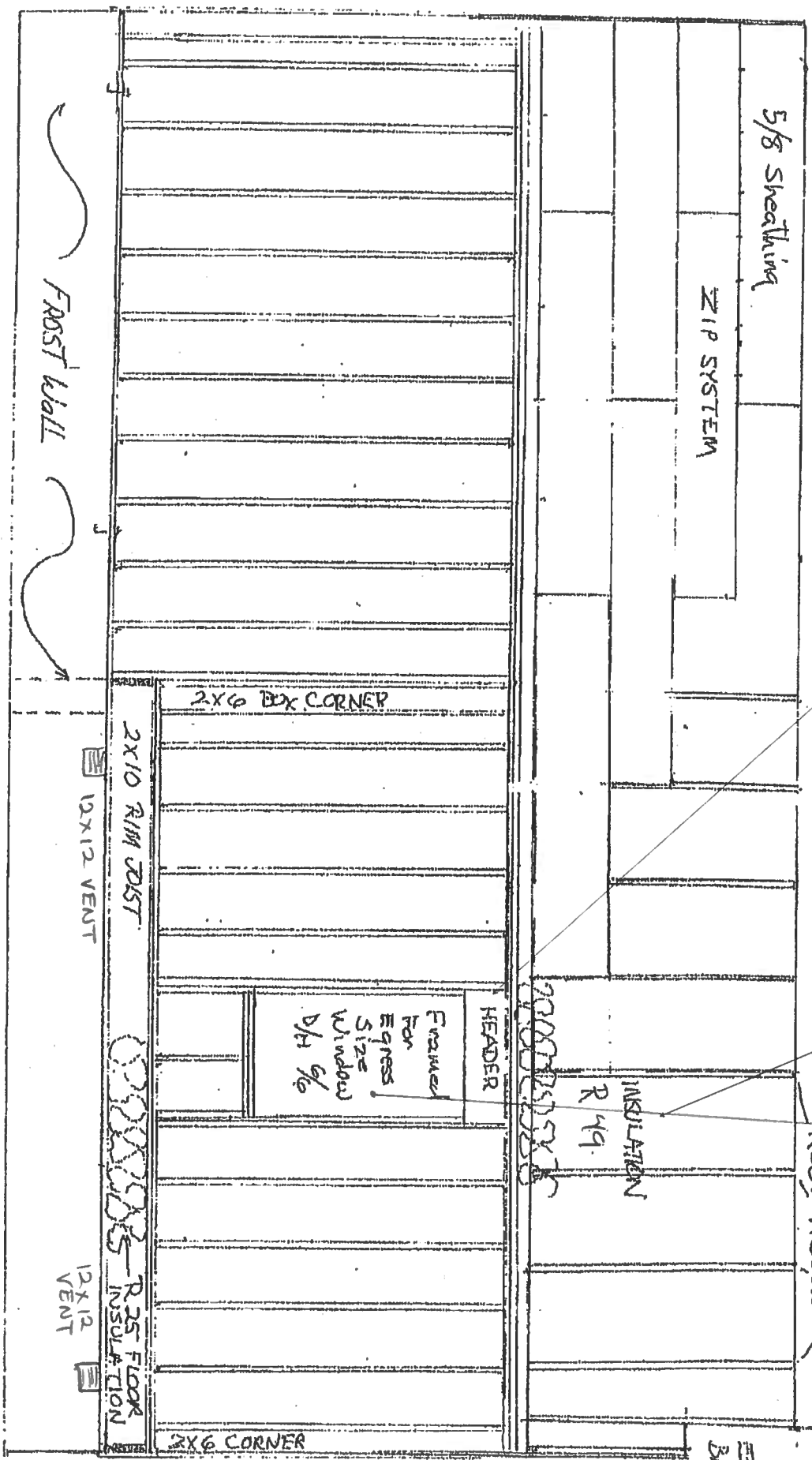
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SOLID HEADER 5 1/2" X 6" X 41 1/2"
PLATES TO JACKS

Show girder size as per
IRC Table R602.7(1).

Show insulation as per
IECC Table 402.1.1 Zone 6.

EGRESS WINDOW
RO 38 1/2" X 62 1/2"



Scale 1/4" = 1'

REAR ELEVATION

22 LIBBY ST

A-7 Rear Framing

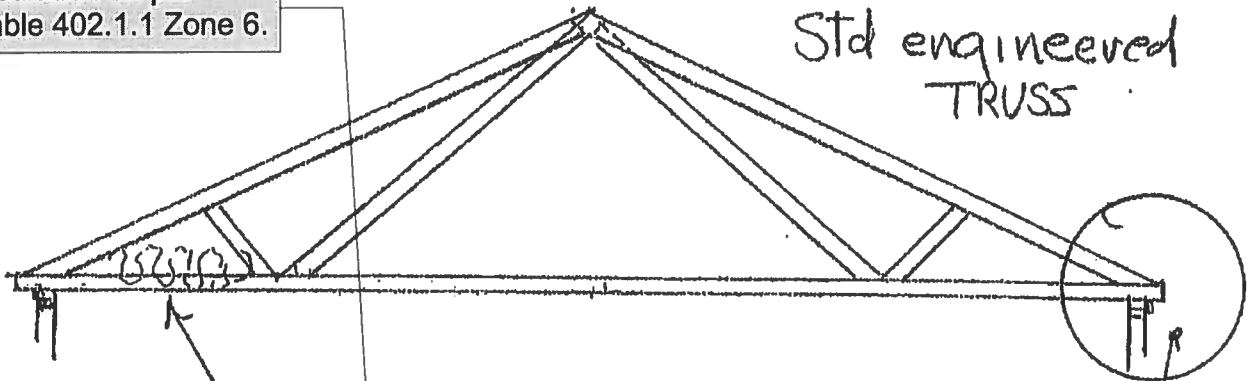


ROOF TRUSSES

R49 attic crawl space

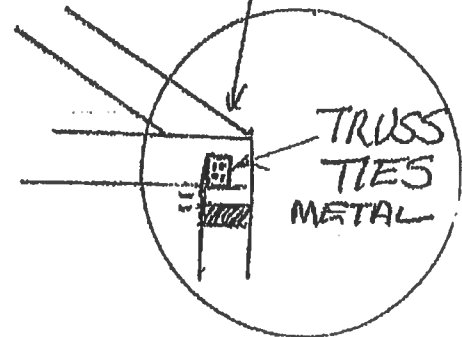
Show insulation as per
IECC Table 402.1.1 Zone 6.

Std engineered
TRUSS



Scale 1/4" = 1'

~~ROOF~~ INSULATION:
49
22 LIBBY ST

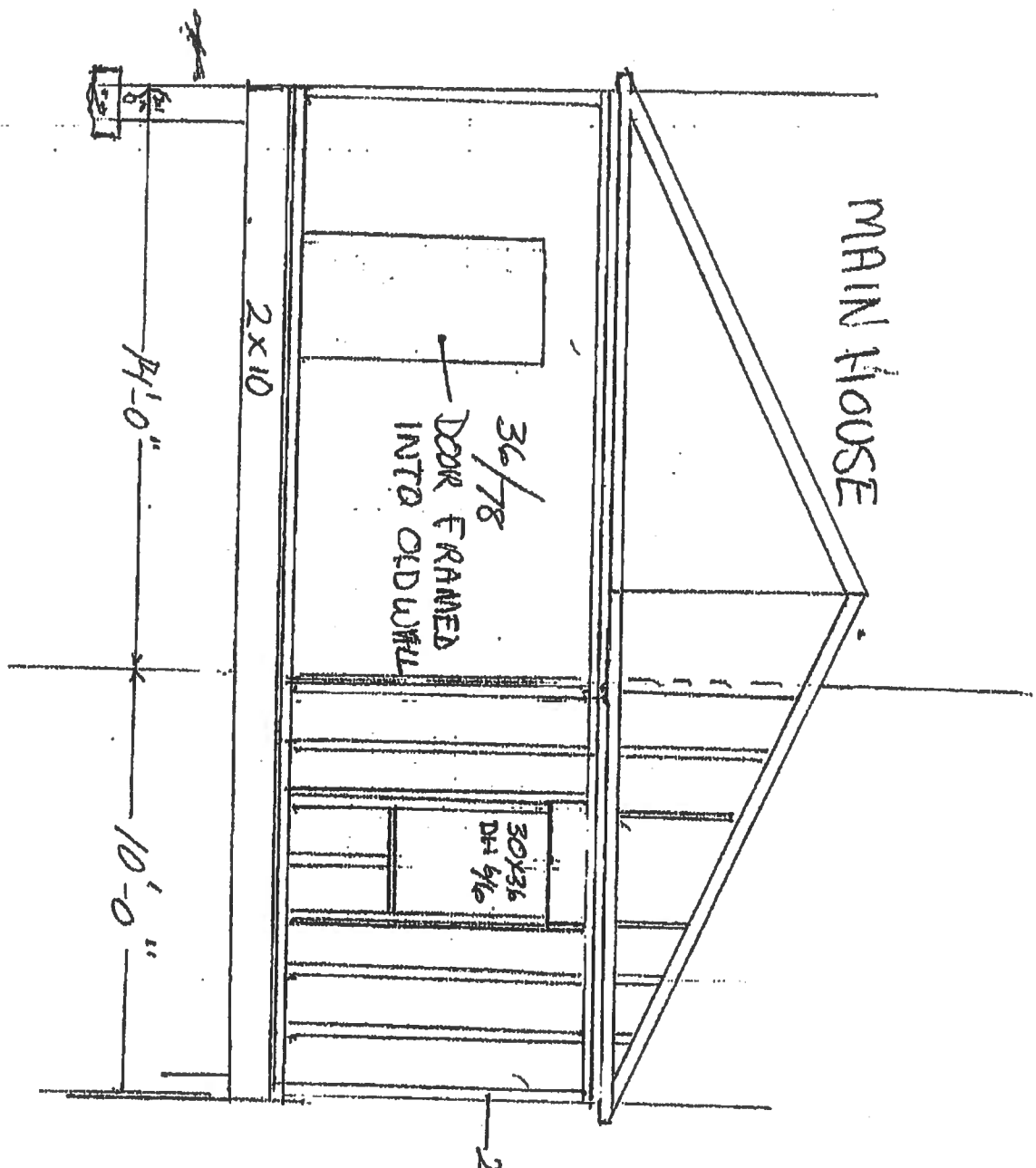


A-8 TRUSS





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MAIN HOUSE

36/78
DOOR FRAMED
INTO OLD WALL

30x36
DR 4/6

2x10

2x6 STUDS

14'-0"

10'-0"

22 Libby St

Scale 1/4" = 1'

Main house connector
A-10

~~11/29/2018~~



Quote Date: 9/24/2018

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

11/29/2018



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Project Name: BRYANT

Quote Name: BRYANT

Quote Number: 2203481

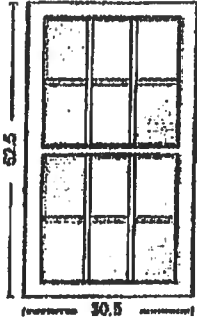
Order Date: Quote Not Ordered

PO Number:

Comments:

RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's. Does not apply to Western Region.

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1	None Assigned	*** PRODUCT *** Row 1 S-1556 Double Hung - Vent - 1 Units - 30.5W x 52.5H	
Quantity: 2		*** DIMENSIONS *** 30.5W x 52.5H	
RO Size: 31" X 53"		*** FRAME *** East, Vinyl, Frame Type - Fin, Exterior Color - White	
Unit Size: 30.5" X 52.5"		*** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - DSB	
		*** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 1 1/16" Sculptured, Grille Pattern - Colonial	
		Bottom Glass: Number Wide - 3, Number High - 2 Top Glass: Number Wide - 3, Number High - 2	
		*** SCREEN *** Screen - Rollform Full, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes	
		*** HARDWARE *** Nitelocks	
		*** WRAPPING ***	Unit Price: \$210.79
		Extension Jambes - None, Frame Trim - None, J-Channel - None	
		*** NFRC *** Series S1556::DoubleHung, U-Factor::0.31, SHGC::0.26, VT::0.46	
		*** Performance *** Series S1556::DoubleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rate ID::1556 DH, Rating Type::DesignPressure, Structural Rating::R-PG30*, Water Rating::4.60, FL ID::N/A, STC Rating::30	
S-1556 Double Hung - Vent - Custom Custom			Extended Price: \$421.58



WINDOWS FOR FRONT OF ADDITION

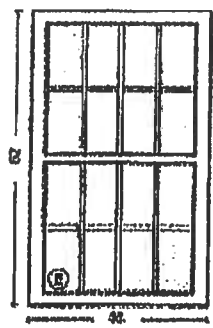
A-11



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
11/29/2018

ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION UNIT PRICE / EXTENDED PRICE

Line Item: 200-1 None Assigned
Quantity: 1
RO Size: 38.5" X 62.5"
Unit Size: 38" X 62"



*** PRODUCT ***
Row 1 S-1558 Double Hung - Vent - 1 Units - 38W x 62H
*** DIMENSIONS ***
38W x 62H
*** FRAME ***
East, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - DSB
*** GRILLES ***
Grille Type - GBG, Grille Thickness/Style - 11/16" Sculptured, Grille Pattern - Colonial
Bottom Glass: Number Wide - 4, Number High - 2
Top Glass: Number Wide - 4, Number High - 2
*** SCREEN ***
Screen - Rollform Full, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** HARDWARE ***
Nitelocks
*** WRAPPING ***
Extension Jambes - None, Frame Trim - None, J-Channel - None
*** NFRC ***
Series S1558::DoubleHung, U-Factor::0.31, SHGC::0.26, VT::0.46
*** Performance ***
Series S1558::DoubleHung, Calculated Positive DP Rating::36.3, Calculated Negative DP Rating::50, DP Rule ID::1558 DH, Rating Type::DesignPressure, Structural Rating::R-PG35*, Water Rating::5.43, FL ID::N/A, STC Rating::30

EGRESS WINDOW FOR BED ROOM

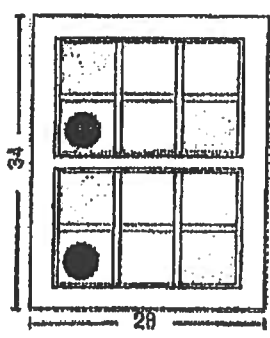
Unit Price: \$241.97

-1558 Double Hung - Vent - CustomCustom

Extended Price: \$241.97

ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION UNIT PRICE / EXTENDED PRICE

Line Item: 300-1 None Assigned
Quantity: 1
RO Size: 28.5" X 34.5"
Unit Size: 28" X 34"



*** PRODUCT ***
Row 1 S-1558 Double Hung - Vent - 1 Units - 28W x 34H
*** DIMENSIONS ***
28W x 34H
*** FRAME ***
East, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Tempered
Location - Full, Glass Strength - DSB
*** GRILLES ***
Grille Type - GBG, Grille Thickness/Style - 11/16" Sculptured, Grille Pattern - Colonial
Bottom Glass: Number Wide - 3, Number High - 2
Top Glass: Number Wide - 3, Number High - 2
*** SCREEN ***
Screen - Rollform Full, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** HARDWARE ***
Nitelocks
*** WRAPPING ***
Extension Jambes - None, Frame Trim - None, J-Channel - None
*** NFRC ***
Series S1558::DoubleHung, U-Factor::0.31, SHGC::0.26, VT::0.46
*** Performance ***
Series S1558::DoubleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::1558 DH, Rating Type::DesignPressure, Structural Rating::R-PG30*, Water Rating::4.60, FL ID::N/A, STC Rating::30

BATHROOM WINDOW

Unit Price: \$219.88

-1558 Double Hung - Vent - CustomCustom

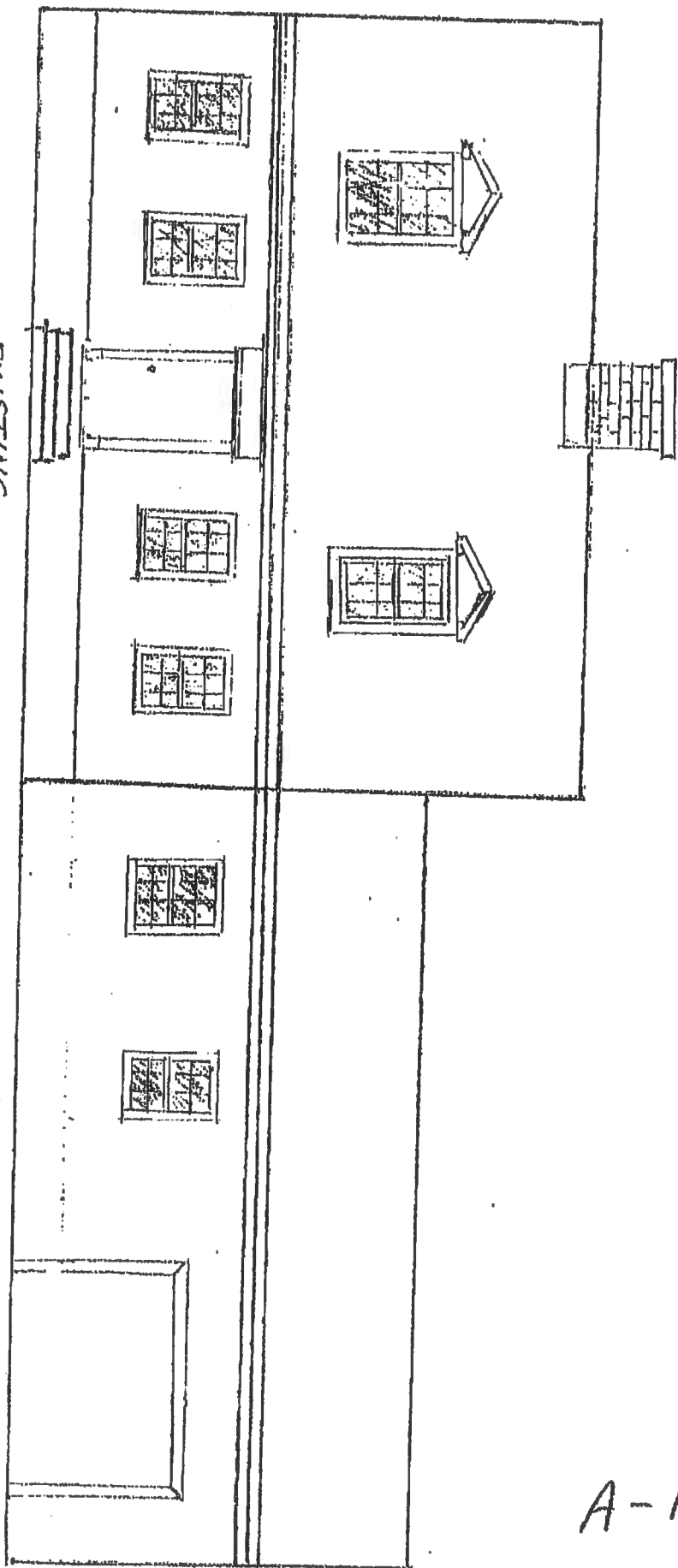
Extended Price: \$219.88

A-12





11/29/2018



EXISTING
30' x 23' 4"

NEW ADDITION
30' x 24'

Scale
1/4" = 1'

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A-13



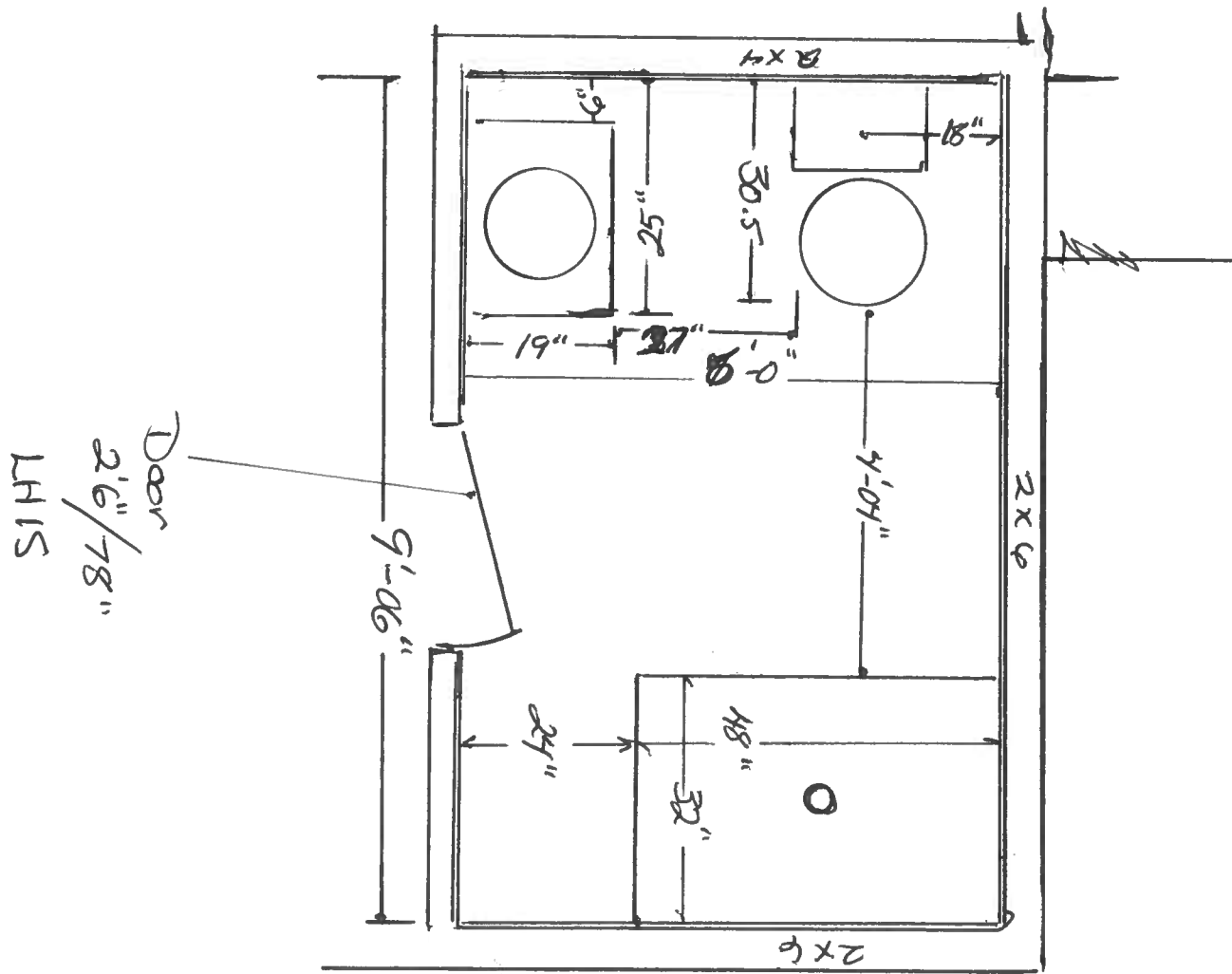


LOCATION	SIZE	NR OF	REMARKS
Kitchen	2'-8" X 6'-8"	1	15 Lite
Garage to hall	3'-0" X 6'-8"	1	Steel insul. 9 lite
Pantry	2'-6" X 6'-8"	1	Wood interior
Bedroom	2'-8" X 6'-8"	1	Wood interior
Bathroom	2'-6" X 6'-8"	1	Wood interior
all closet doors To be bi-fold			

22 LIBBY ST
Door schedule



A-15

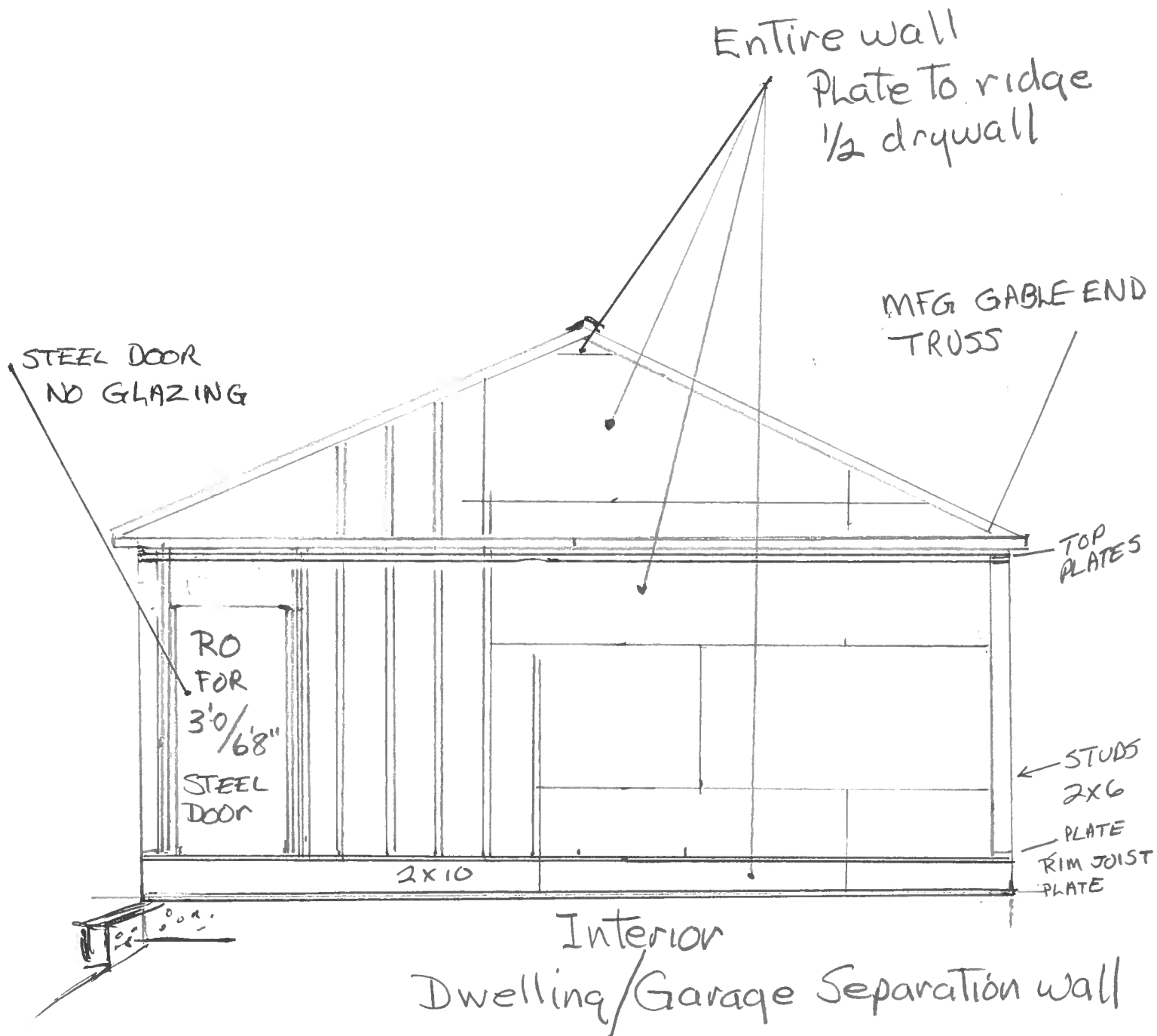


FIXTURE
CLEARANCES
AS PER
2015 UPC SEC 402.5

22 LIBBY ST

Scale 1/2" = 1'

A-15



IRC SEC R302.6
 R302.5

22 LIBBY ST
 Scale 1/4" = 1'-0"

A-16



408.1 - R408.3

UNDER FLOOR VENTILATION

12" X 12" FOR EACH
150 SF

30'-8"

8"

10'-0"

VENT
12" X 12"

3' X 3'
X 1'
CONC PAD

Crawl space

VENT
12" X 12"

CRAWL SPACE
ACCESS
16 X 24
IRC R408.4

Scale 1/4" = 1'

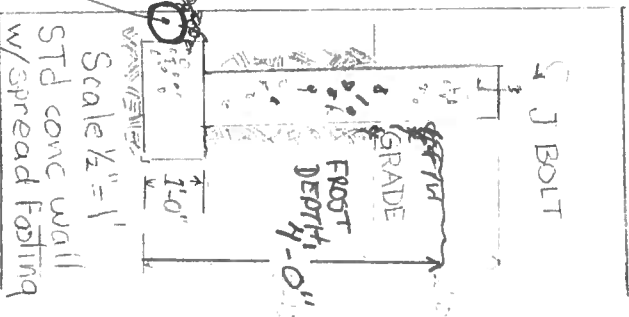
CONC FLOOR

16'-8"

14'-6"
9'-0"
2'-4"

24'-0"

25'-0"



IRC SECTION R408.3

EXTERIOR FOUNDATION DRAINAGE
4" PERF PIPE GRAVEL

IRC R403.1.6

1/2" bolts (J) 12" from end of plates
exterior walls
Then 6' spacing

Scale 1/4" = 1'
22 LIBBY ST

A-17



Reviewed for Code Compliance
Permitting and Inspections Department
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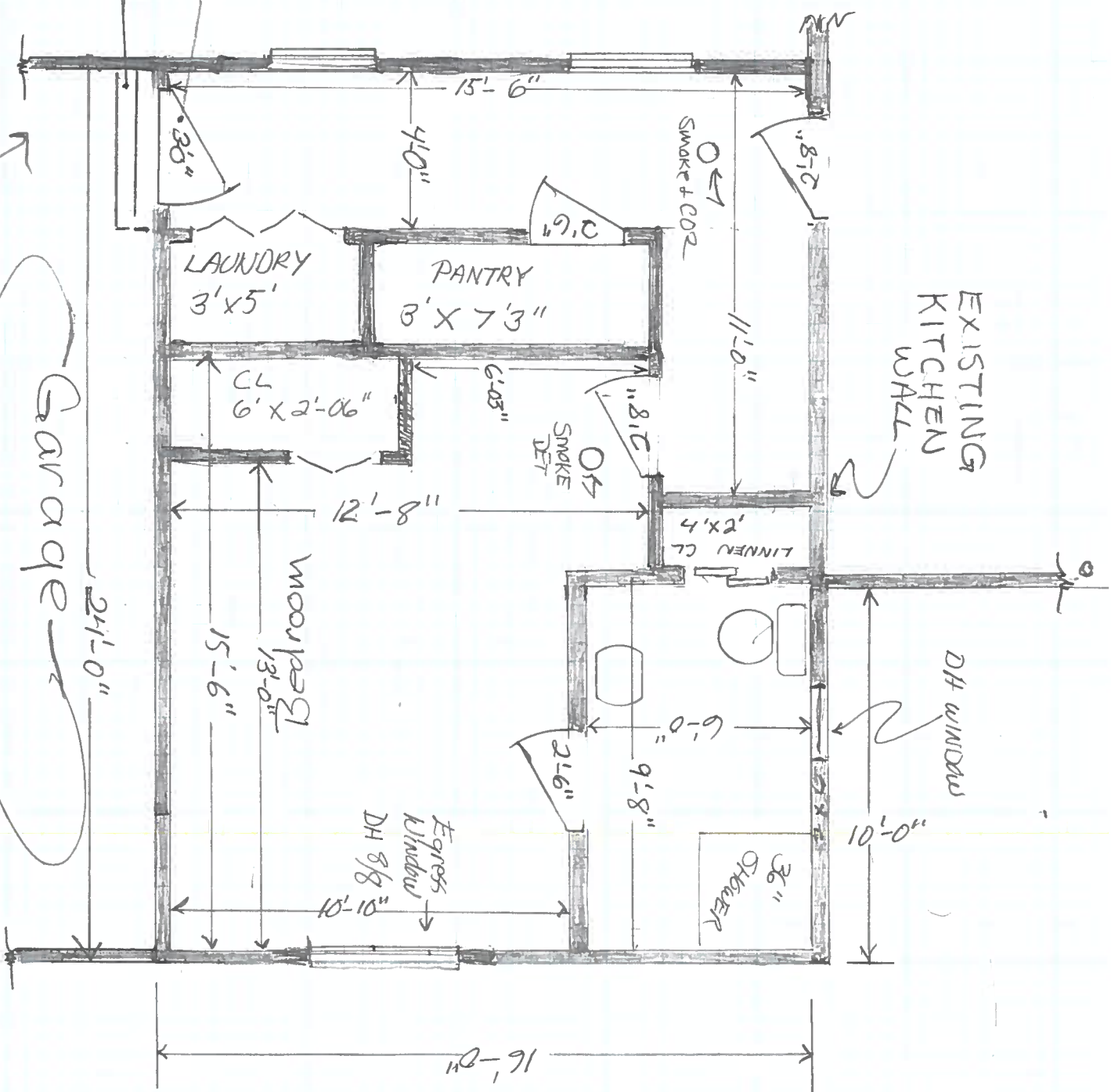
22' 1/8"
STEEL DOOR
SELF CLOSING
30 MIN FIRE RATING
R 302.5

22 LIBBY ST FLOOR PLAN

STAIRS
Garage
TREAD 10"
RISE 8"

DH 6/6

DH 6/6



16'-2"

24'-0"

15'-6"

12'-8"

15'-6"

4'-0"

11'-0"

15'-6"

4'-0"

11'-0"

15'-6"

4'-0"

11'-0"

4'-0"

11'-0"

15'-6"

4'-0"