

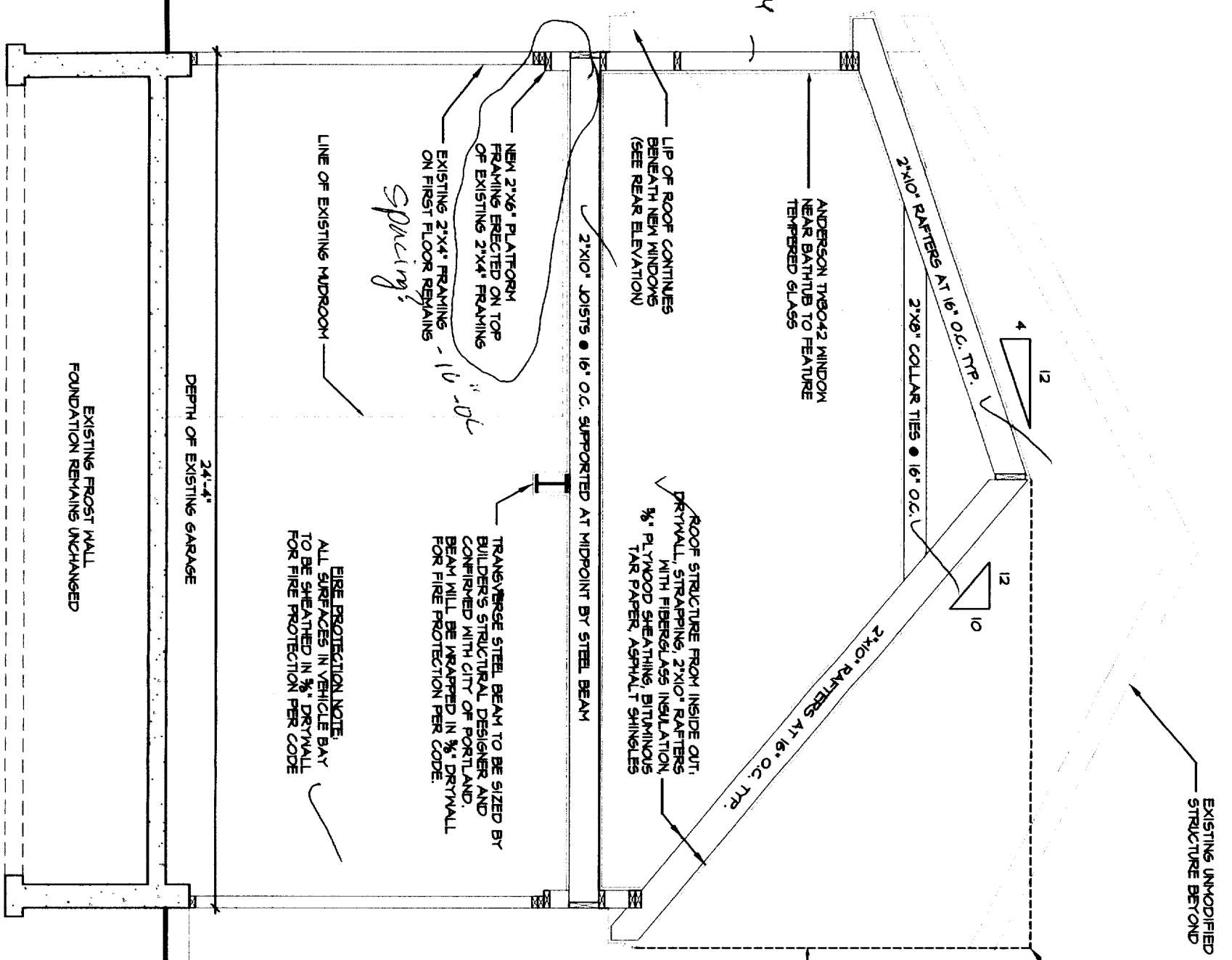
ATTIC ACCESS NOTE:
THE EXISTING 22'x30' TRAP DOOR ATTIC
ACCESS WILL REMAIN UNCHANGED

LEVEL OF EXISTING 2ND FLOOR CEILING
AND NEW GARAGE 2ND FLOOR

LEVEL OF EXISTING 2ND FLOOR
AND NEW GARAGE 2ND FLOOR

LEVEL OF EXISTING
1ST FLOOR BEYOND

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN - 2 2005
RECEIVED



NEW 2"x6" PLATFORM
FRAMING ERECTED ON TOP
OF EXISTING 2"x4" FRAMING
EXISTING 2"x4" FRAMING
ON FIRST FLOOR REMAINS
spacing!

TRANSVERSE STEEL BEAM TO BE SIZED BY
BUILDER'S STRUCTURAL DESIGNER AND
CONFIRMED WITH CITY OF PORTLAND.
BEAM WILL BE WRAPPED IN 3/4" DRYWALL
FOR FIRE PROTECTION PER CODE.

FIRE PROTECTION NOTE:
ALL SURFACES IN VEHICLE BAY
TO BE SHEATHED IN 3/4" DRYWALL
FOR FIRE PROTECTION PER CODE

ROOF STRUCTURE FROM INSIDE OUT:
DRYWALL, STRAPPING, 2"x10" RAFTERS
WITH FIBERGLASS INSULATION,
3/4" PLYWOOD SHEATHING, BITUMINOUS
TAR PAPER, ASPHALT SHINGLES

CORNER WINDOW REVISION:
WINDOW ON THE PREVIOUS SUBMISSION
HAS BEEN CHANGED FROM ANDERSON TM3042-2
TO ANDERSON TM 3044-2 TO MEET EGRESS
REQUIREMENTS. THE NEW R.O. IS 6'-3 3/8" W x 4'-4 1/4" H

GABLED DORMER IN FOREGROUND,
ALL VALLEYS TO BE 11-3/4" L.V.L.
WITH ICE AND WATER SHIELD
AND ASPHALT SHINGLES

PROPOSED GARAGE STRUCTURAL DETAIL

*Tammy,
I hope this
answers your questions.
A few changes may
occur. On page 5
the window may be
partly removed
instead of moved over.
On page 9, in master
Bedroom, the middle
window will be
removed, leaving
only 2 windows
in total of
three.
Thanks.
Debra*



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207/926-3939

*by last home
if you have
questions
Andy*

VIOLA RESIDENCE

386 Palmer Avenue, Portland, Maine

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TO START OF CONSTRUCTION. ALL EXISTING
CONDITIONS DIMENSIONS ARE APPROXIMATE AND
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Additional
Structural
Detail

DWG. 11

27 May 05 1/4" = 1'-0"



DRAWING LIST

1. Plat Plan, Drawing List & Notes
2. Existing Floor Plans
3. Existing Elevations (Photographs)
4. Existing Building Sections
5. Demolition Plan & Demolition Elevations
6. Proposed Upper Floor Plan
7. Proposed Front & Rear Elevations
8. Proposed Side Elevation & Section
9. Proposed Longitudinal & Cross Section
10. Roof Plan, Framing Plan, and Window Schedule

NOTES:

1. These drawings are conceptual only and have not been stamped by a licensed architect or engineer.
2. All existing conditions measured in the field by the builder in the field at the time of construction.
3. Property boundaries presented on these drawings are based on a "Mortgage Inspection Plan" provided by owners, and prepared in 1991 by Herbert Gray, a licensed Maine surveyor.
4. All structural systems are to be designed by the builder.
5. All exterior walls are to be constructed with 6" thick, and all interior partitions are to be constructed with 5/8" thick.
6. The vehicle bay is to be protected per the fire code.

CBL 310 AD

ZONING NOTE:

THE PROJECT IS LOCATED WITHIN THE R-2 ZONE, AND IS SUBJECT TO THE PROVISIONS OF SEC. 14-433(A). THIS YIELDS THE FOLLOWING SETBACKS: FRONT=25', SIDE=5', REAR=10'.



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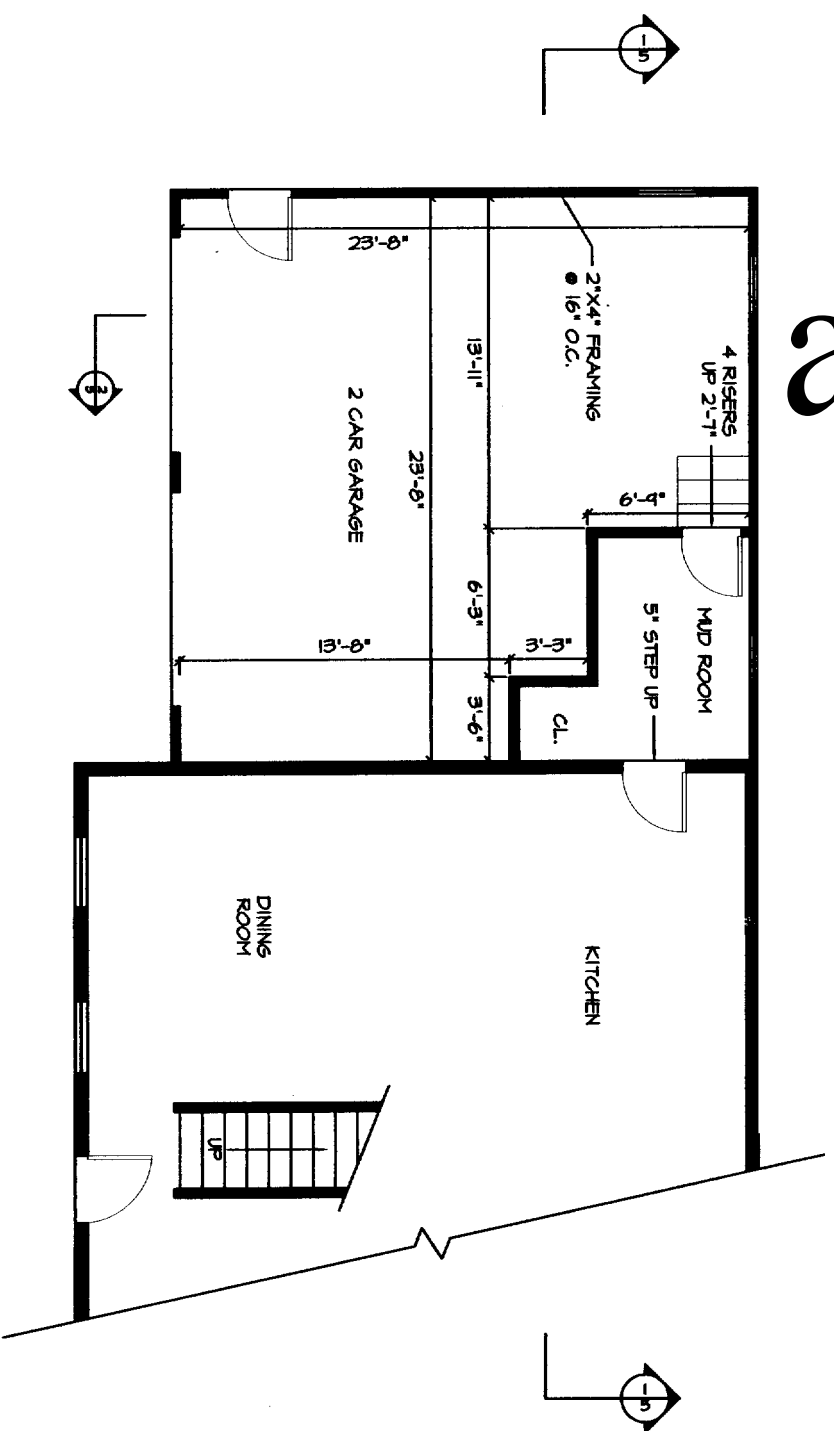
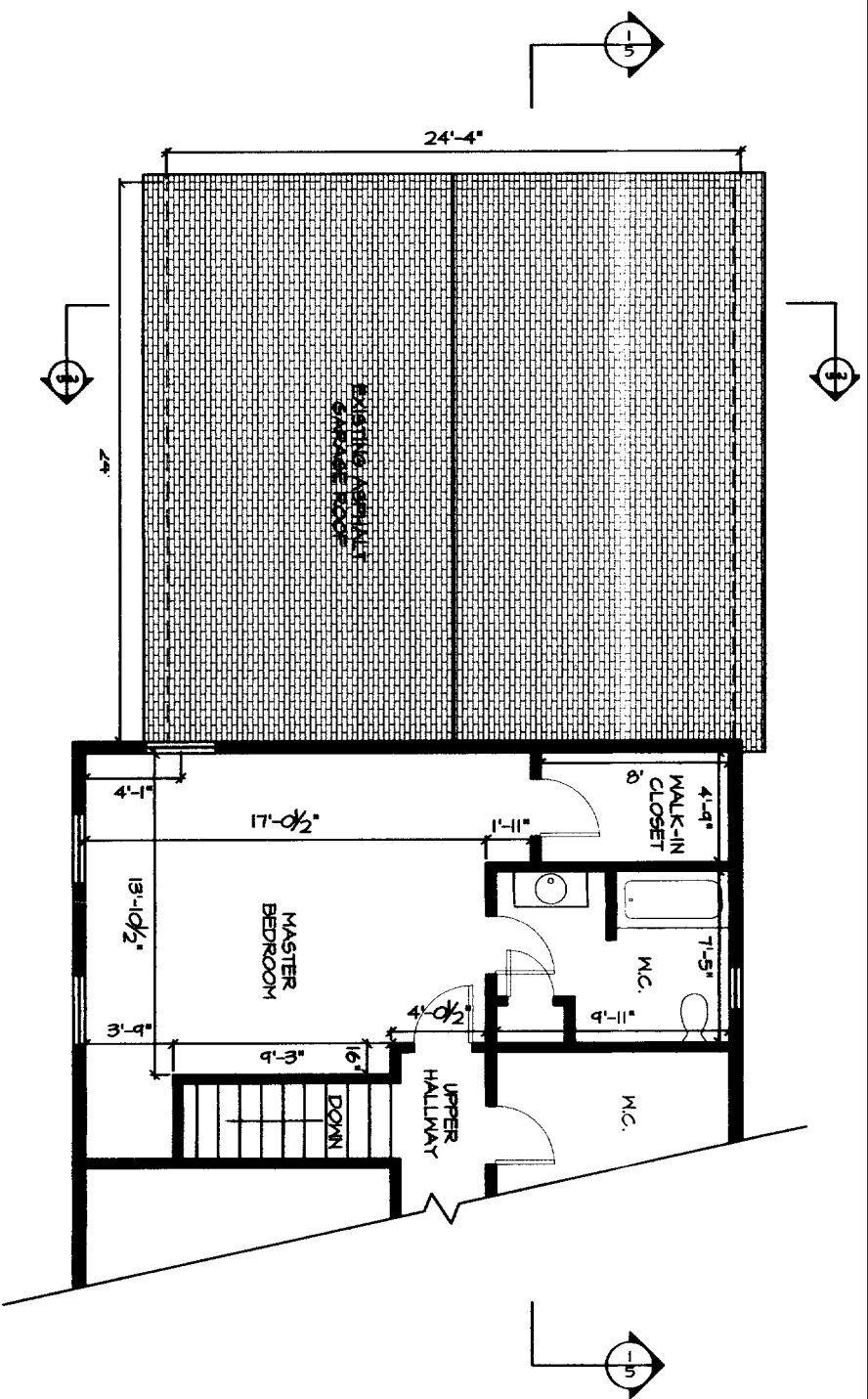
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**Existing
Site Plan**

DWG. 1 of 10

22 Mar. 05 1" = 20'



a

EXISTING UPPER FLOOR

EXISTING MAIN FLOOR (SIMPLIFIED)



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Existing
Floor Plans

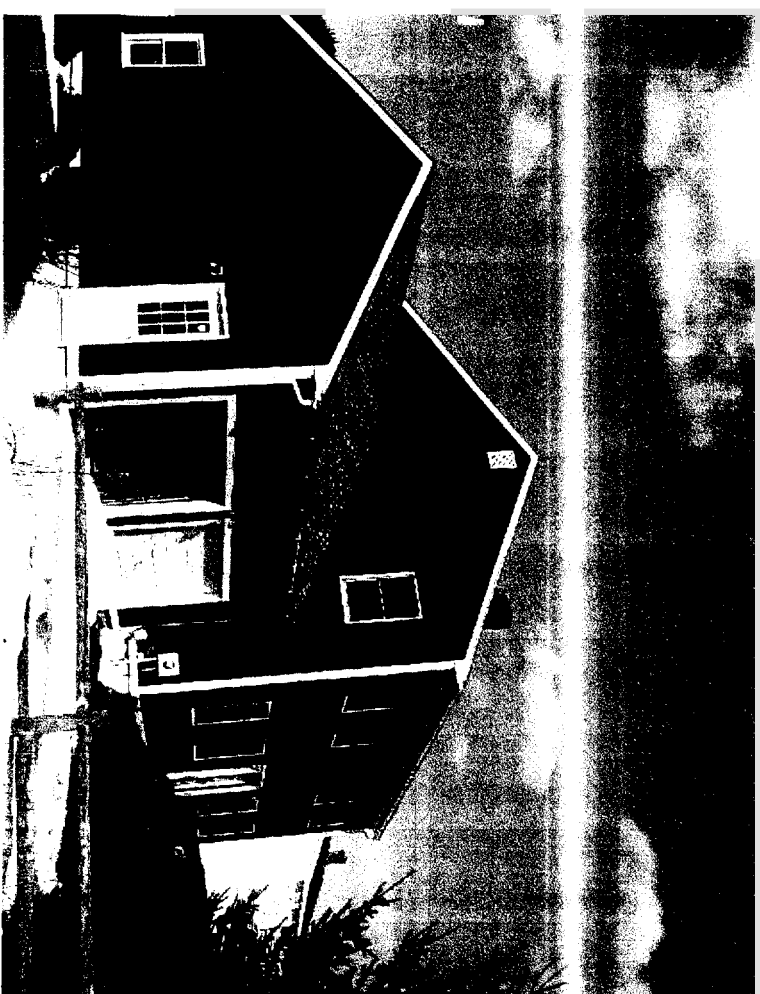
DWG. 2 of 10

22 Mar. 05 1/8" = 1'-0"

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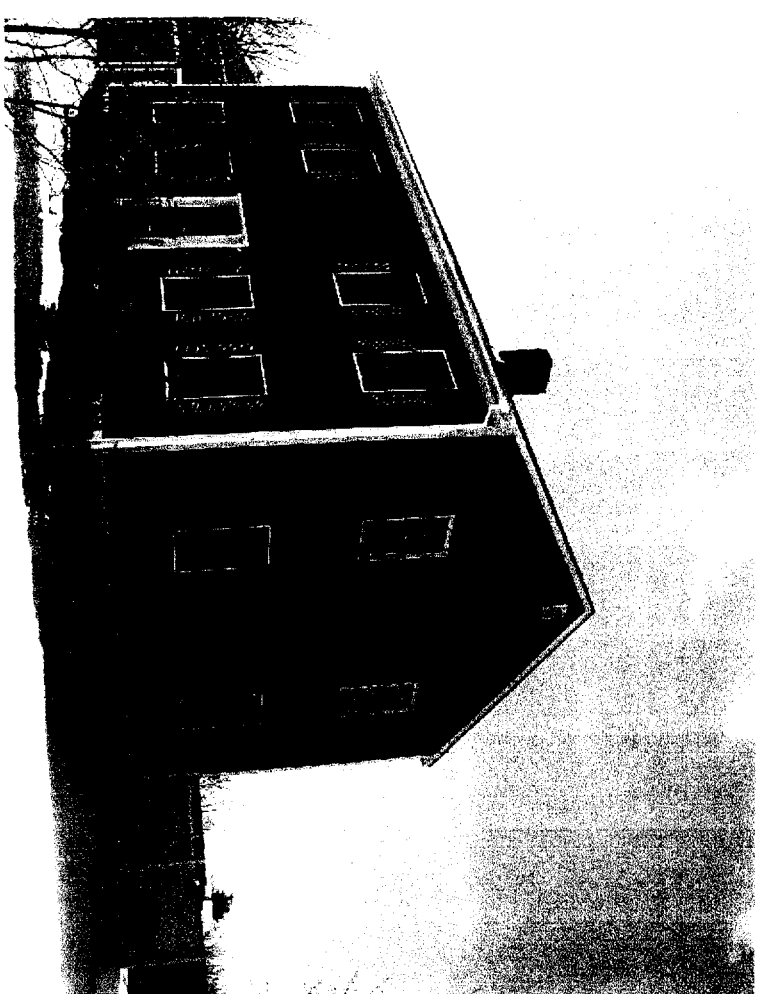
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (WEST) ELEVATION



SIDE (NORTH) ELEVATION



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**Existing
Elevations**

DWG. 3 of 10

22 Mar. 05 N.T.S.

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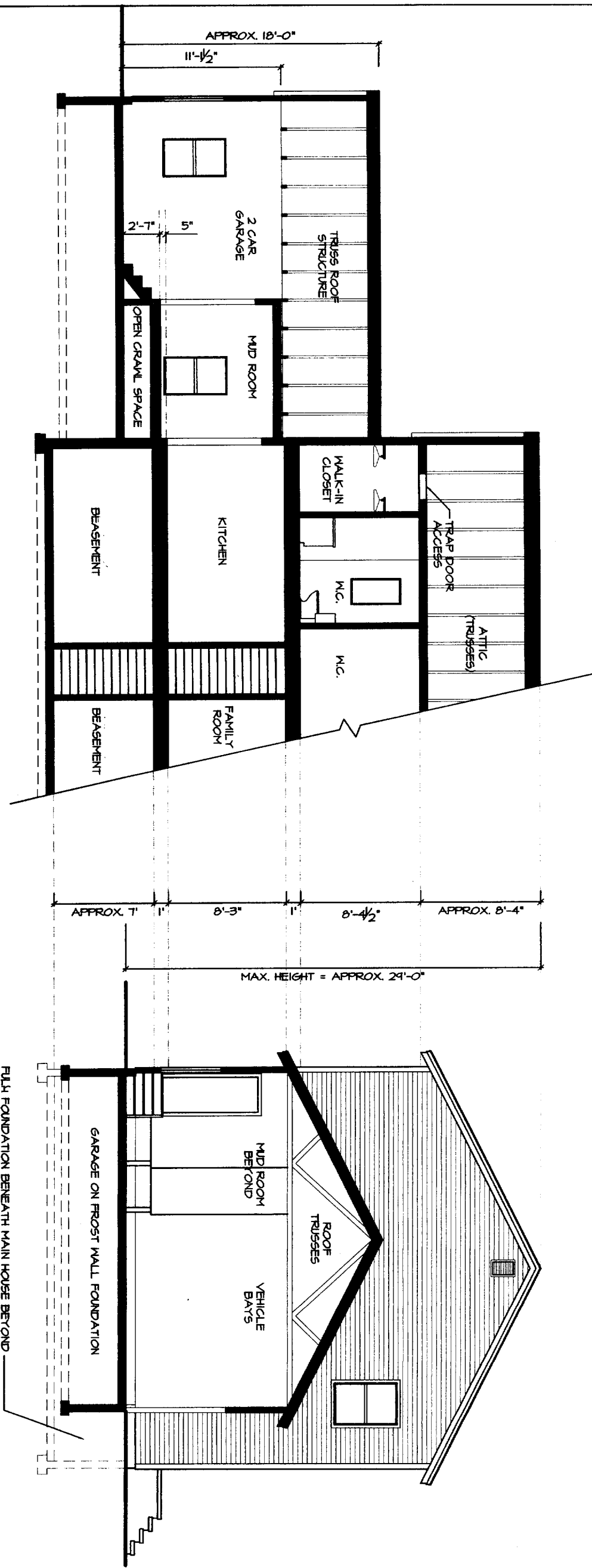
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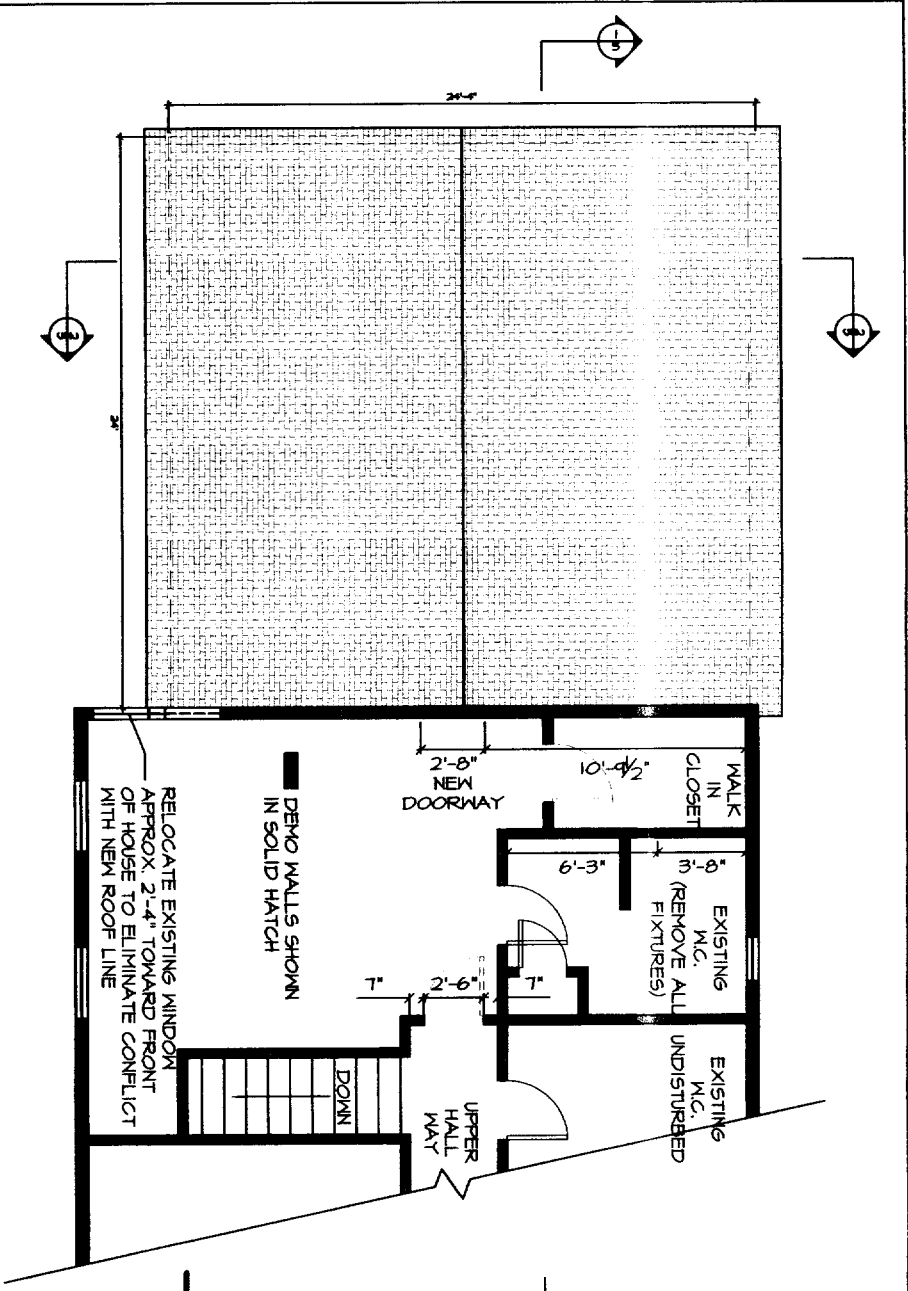


**Existing
Building
Sections**

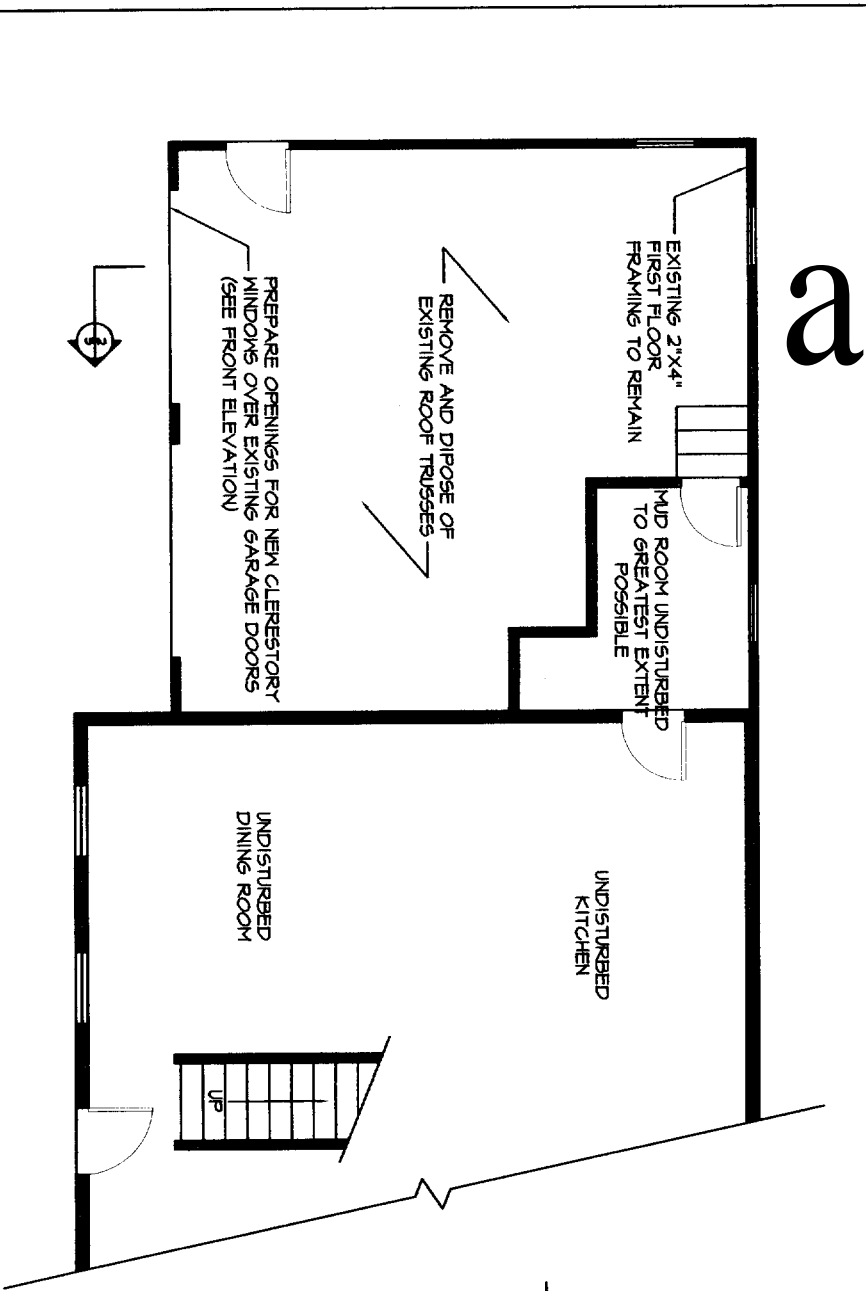
DWG. 4 of 10

22 Mar. 05 1/8" = 1'-0"

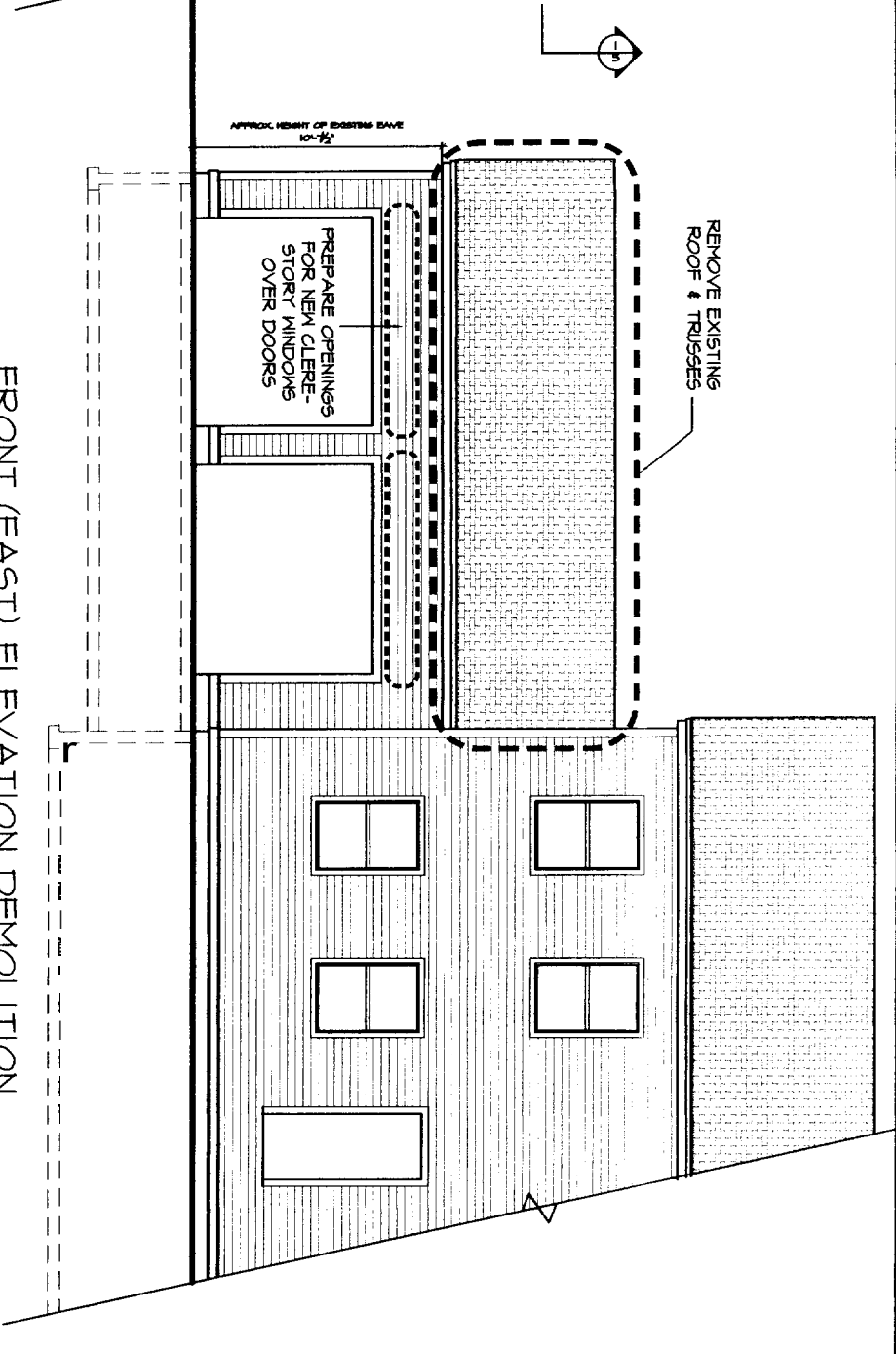
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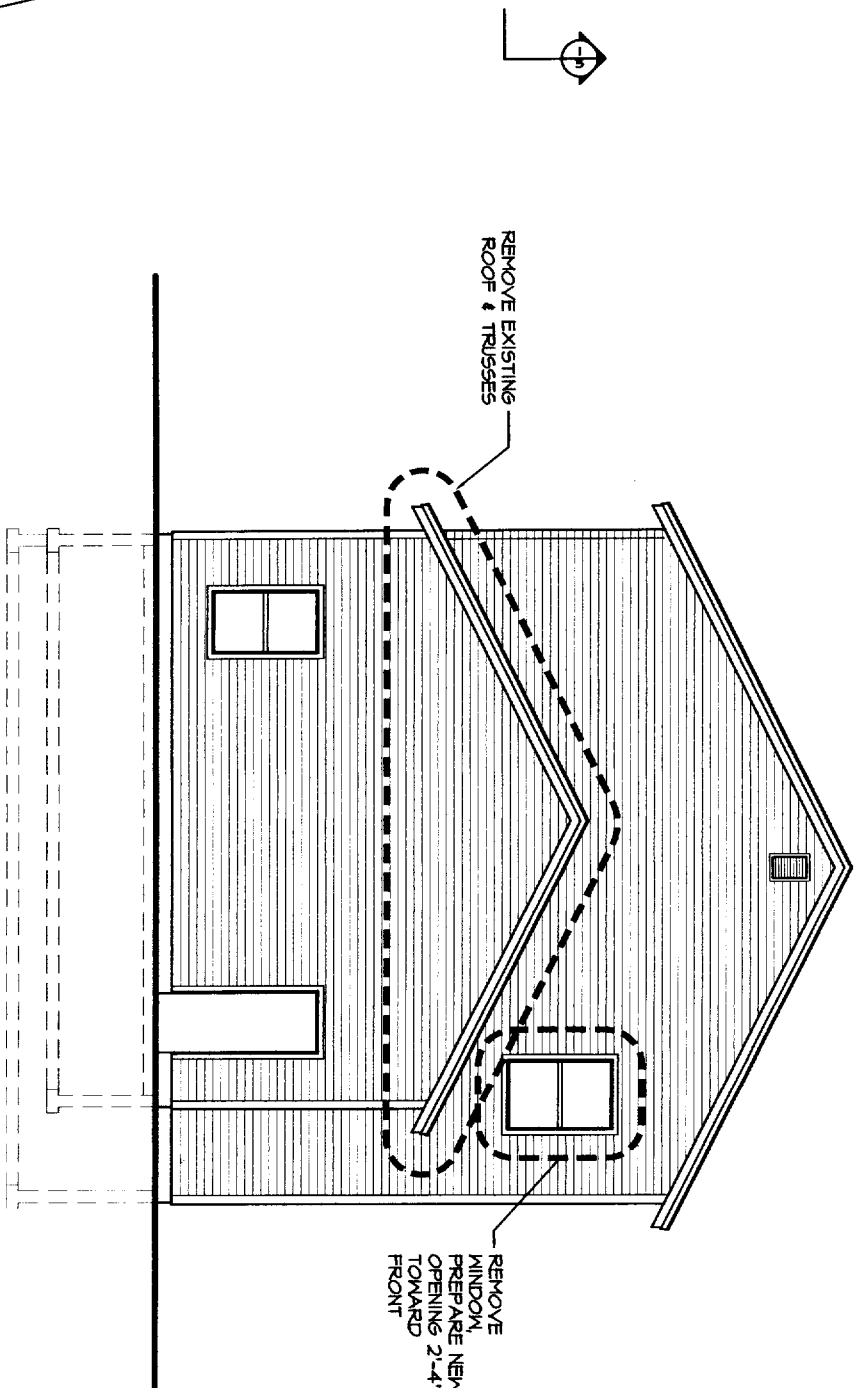
UPPER FLOOR DEMOLITION PLAN



MAIN FLOOR DEMOLITION PLAN



FRONT (EAST) ELEVATION DEMOLITION



SIDE (SOUTH) ELEVATION DEMOLITION

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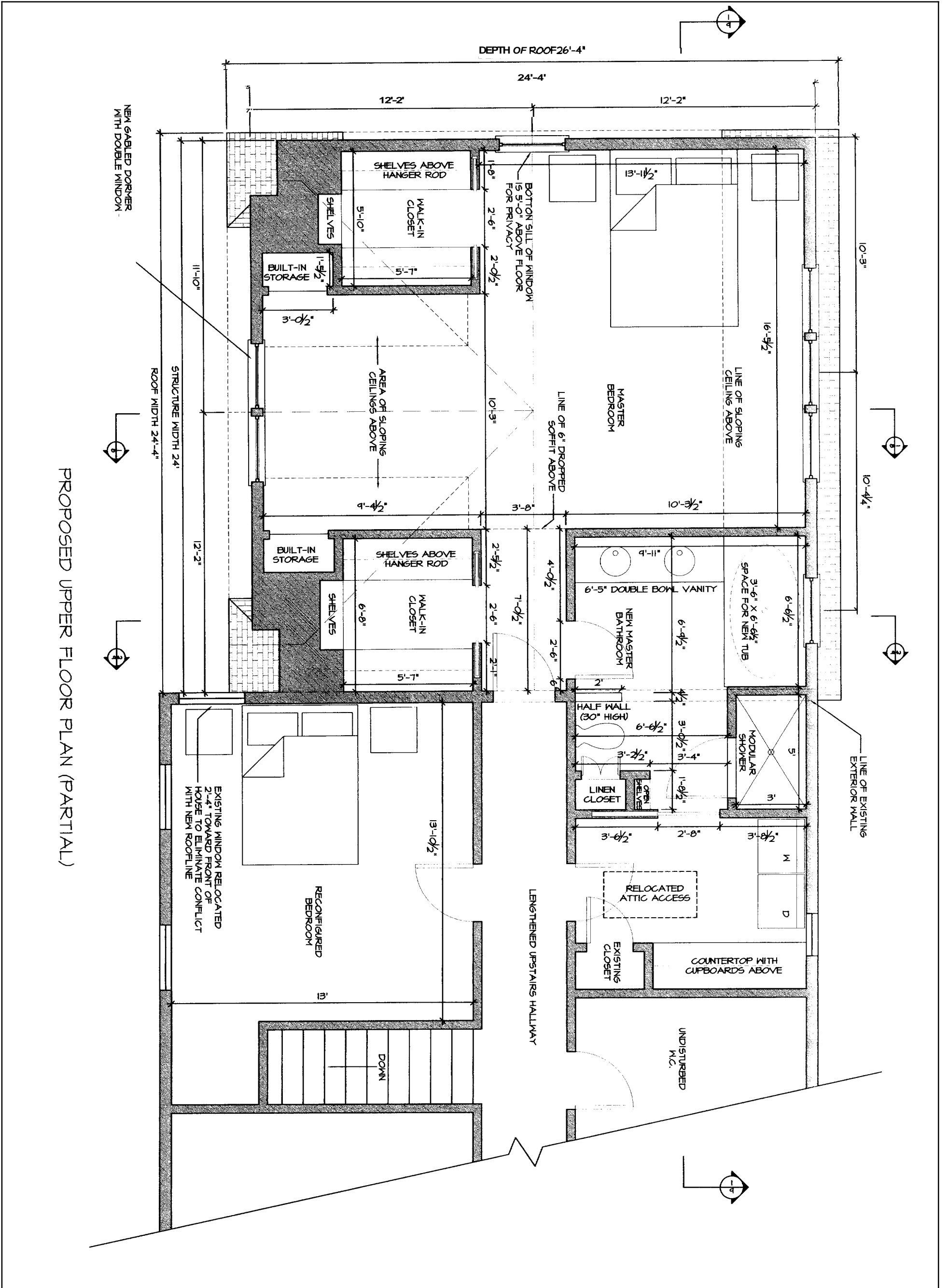
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Demolition Plans & Elevations

DWG. 5 of 10

22 Mar. 05 1/8" = 1'-0"

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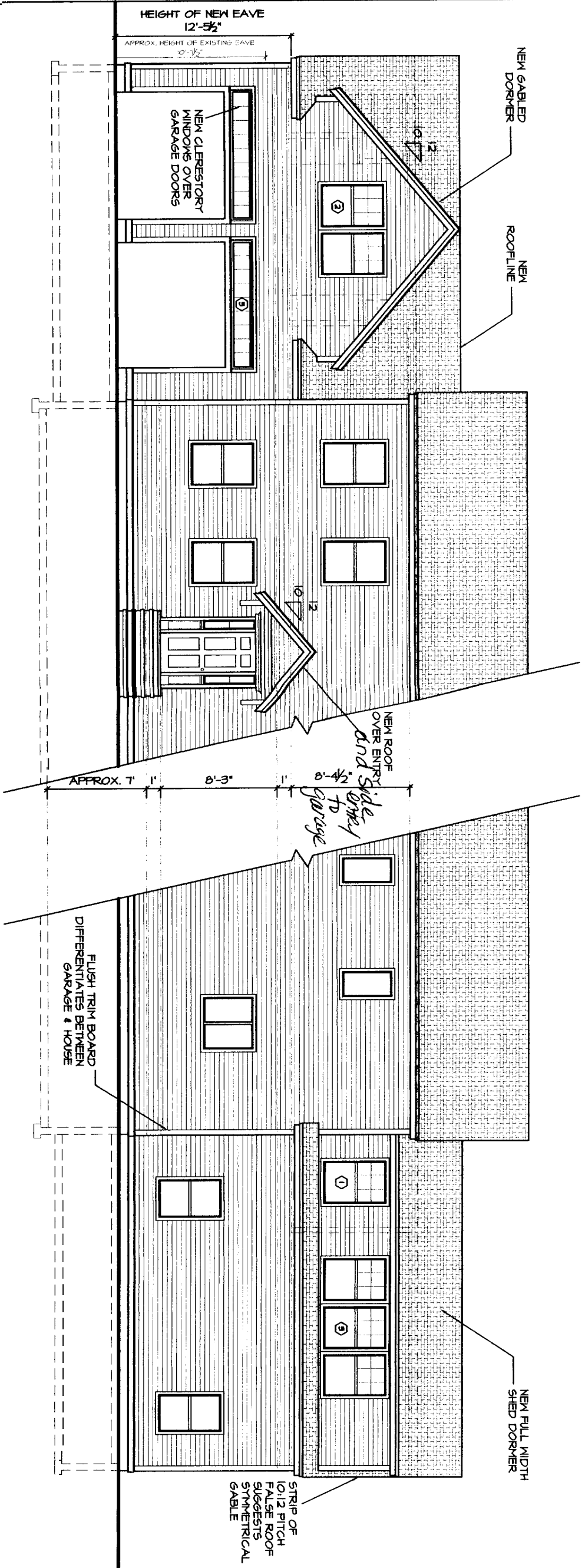
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Proposed Upper Floor Plan	
DWG. 6 of 10	
22 Mar. 05	1/4" = 1'-0"

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PROPOSED FRONT (EAST) ELEVATION

PROPOSED REAR (WEST) ELEVATION

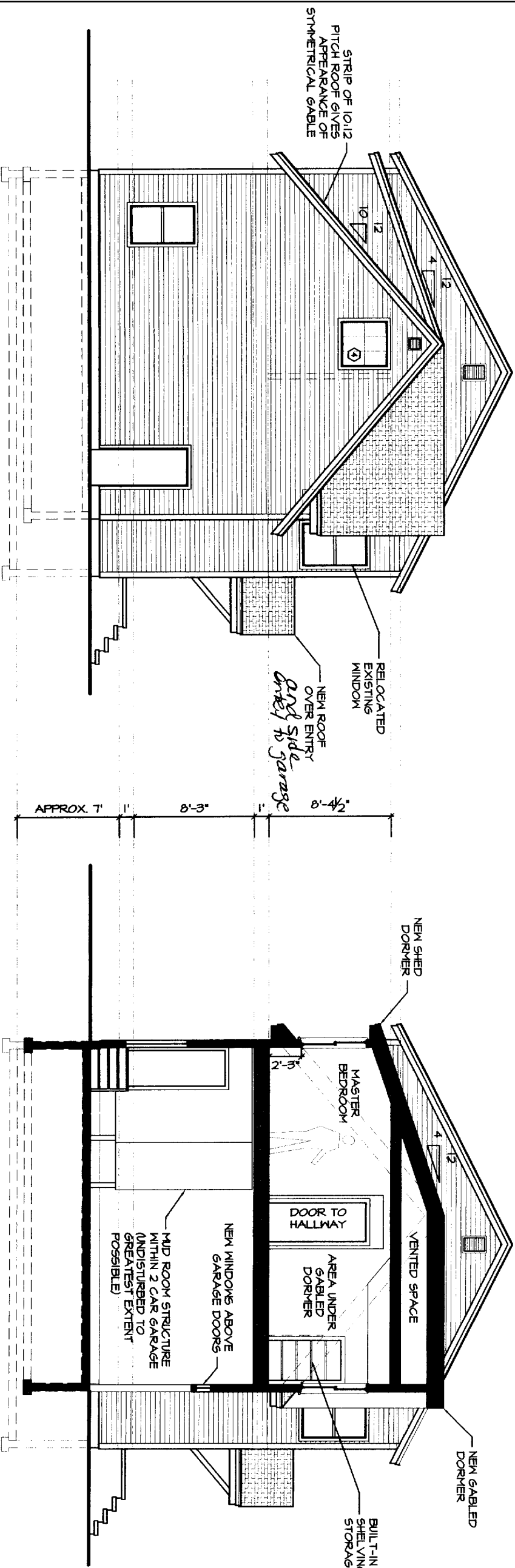


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**PROPOSED SIDE
(SOUTH) ELEVATION**

**PROPOSED CROSS SECTION
THRU NEW GABLED DORMER**

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**Proposed Side
Elevation &
Dormer Section**
DWG. 8 of 10

22 Mar. 05 1/8" = 1'-0"

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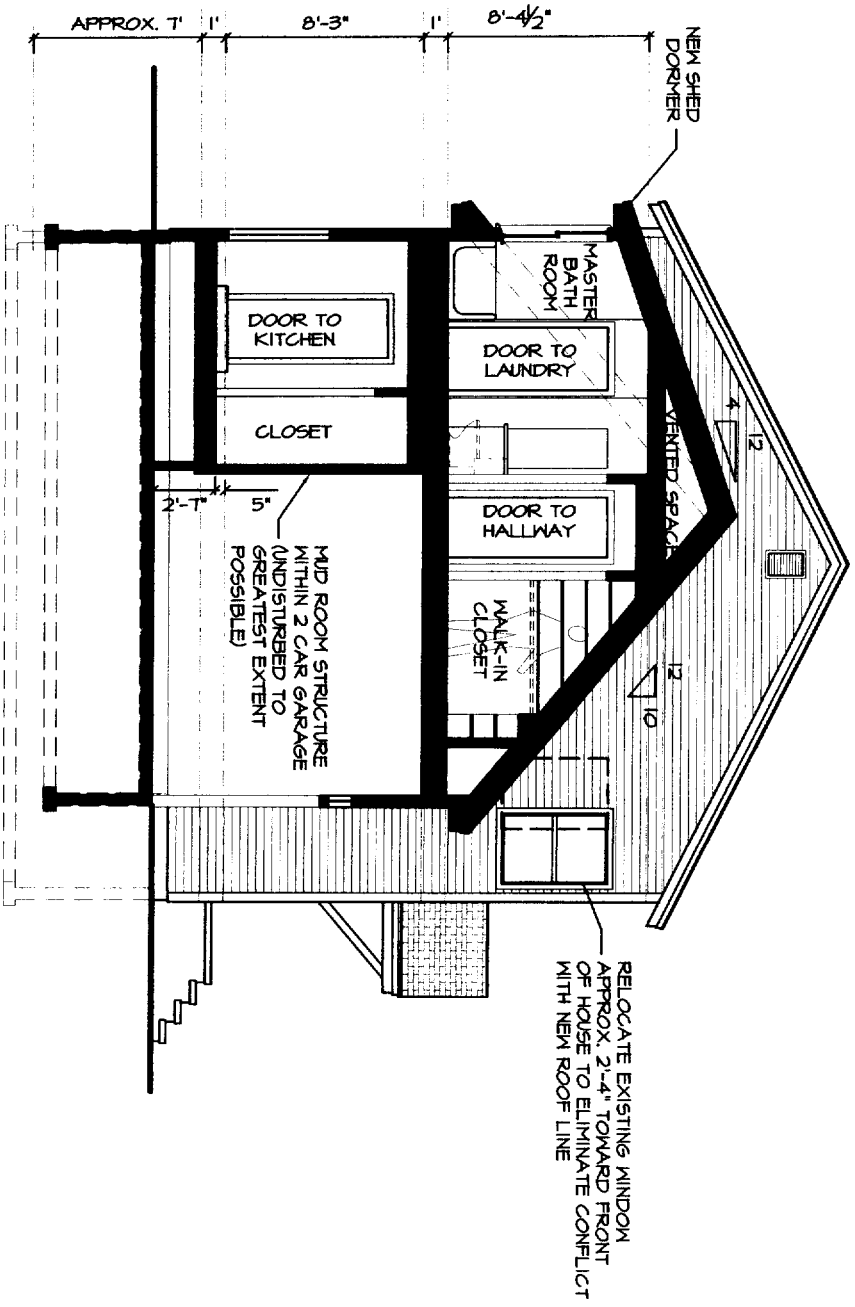
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**Proposed
Sections**

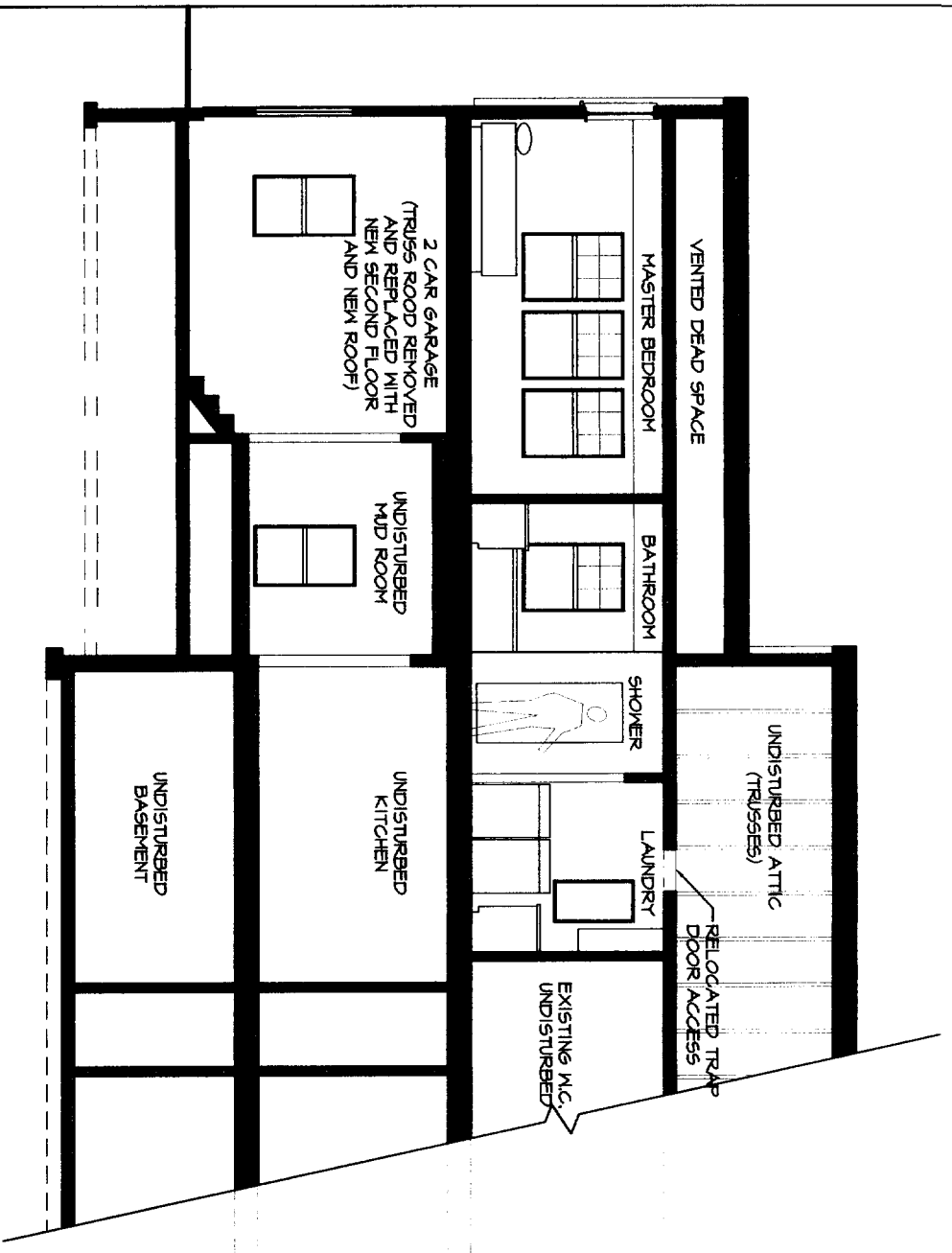
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22 Mar. 05 | 1/8" = 1'-0"

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③ PROPOSED CROSS SECTION THRU
NEW BATHROOM AND NEW CLOSET



① PROPOSED LONGITUDINAL SECTION
THRU GARAGE & HOUSE

