CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/26/15

Laurie Leader - revised plans Virginia St. (part 1)

From: "Louise Stone" <stoneruks@maine.rr.com>
To: <lrl@portlandmaine.gov>
Date: 1/6/2015 1:36 AM
Subject: revised plans Virginia St. (part 1)
Attachments: SHEET1 site plan.pdf; SHEET2 existing situation.pdf; SHEET3 3-D impression.pdf; SHEET4 plot plan.pdf; SHEET5 foundation.pdf

Hello Laurie,

Hereby I send you a complete revised set of drawings
for addition and garage.
(BP#2014-00866 131 Virginia Street, Portland Me).
Because of the MB-size, I will send it in three parts.

The numbering of the sheets is the same, although there
are two more sheets added.

New:
Sheet 13 - Skylights + details
Sheet 14 - Deck + details

Footprint is unchanged

Most significant changes/improvements are:
- steeper pitch for roof on addition
- Glulam between house and addition
  replaced by 3x 2x12, supported in center of span
- Crawlspace under addition is changed into
  unvented new basement
- simpler roof construction for garage
- garage wall framing now 2x6 (was 2x8)
- no insulation in garage (yet)
- no more ZIP-R-Sheating, just ZIP.

Hopefully you don't need as much time as it took me,
to go over all the changes.

Happy New Year, hope to hear from you soon.

Sincerely,
Jos Ruks and Louise Stone
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