Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/26/15

Laurie Leader - 131 Virginia Street - part 1

From: "Jos Ruks" <stoneruks@maine.rr.com>
To: <lrl@portlandmaine.gov>
Date: 1/21/2015 12:47 PM
Subject: 131 Virginia Street - part 1
Attachments: Sheet 6 floorplan + framing.pdf.pdf; Sheet 1 site plan.pdf.pdf; Sheet 4 plot plan.pdf.pdf; Sheet 5 foundation.pdf.pdf

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Hello again Laurie,

I would prefer to send you just the 5 marked up plans, however..
Working with a structural engineer, finding the best solutions and making nescessary changes,
had a consequence that is reflected on several other drawings.

Attached are all the revised/new 11 drawings.
Will send it in 3 parts because of MB limitations.

I hired a structural engineer to calculate and advise the entire roof construction for garage and addition.
We decided to add an extra sheet (15) with new drawings **that includes his stamp for approva**l.

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Because of the nescessary supporting posts and a stairway from garage to addition-basement, I enlarged the lenght of the garage from 30 to 34 feet to compensate for the loss of space.
Another issue was the required 7 feet height/headroom of the new basement under the addition.
The consequence of these modifications have an impact on almost all the drawings.
This is the reason that I provide you with a complete set of 10 modified drawings and 1 new (sheet 15).

No need to send the following 4 sheets because there are no changes made.
- sheet 2 (existing situation)
- sheet 3 (3d-impression)
- sheet 8 (construction views)
- sheet 13 (skylights).

In total there are 15 sheets.

Hopefully all the plans are now up to code
and we can start building this coming spring.

Sincerely,

Jos Ruks & Louise Stone