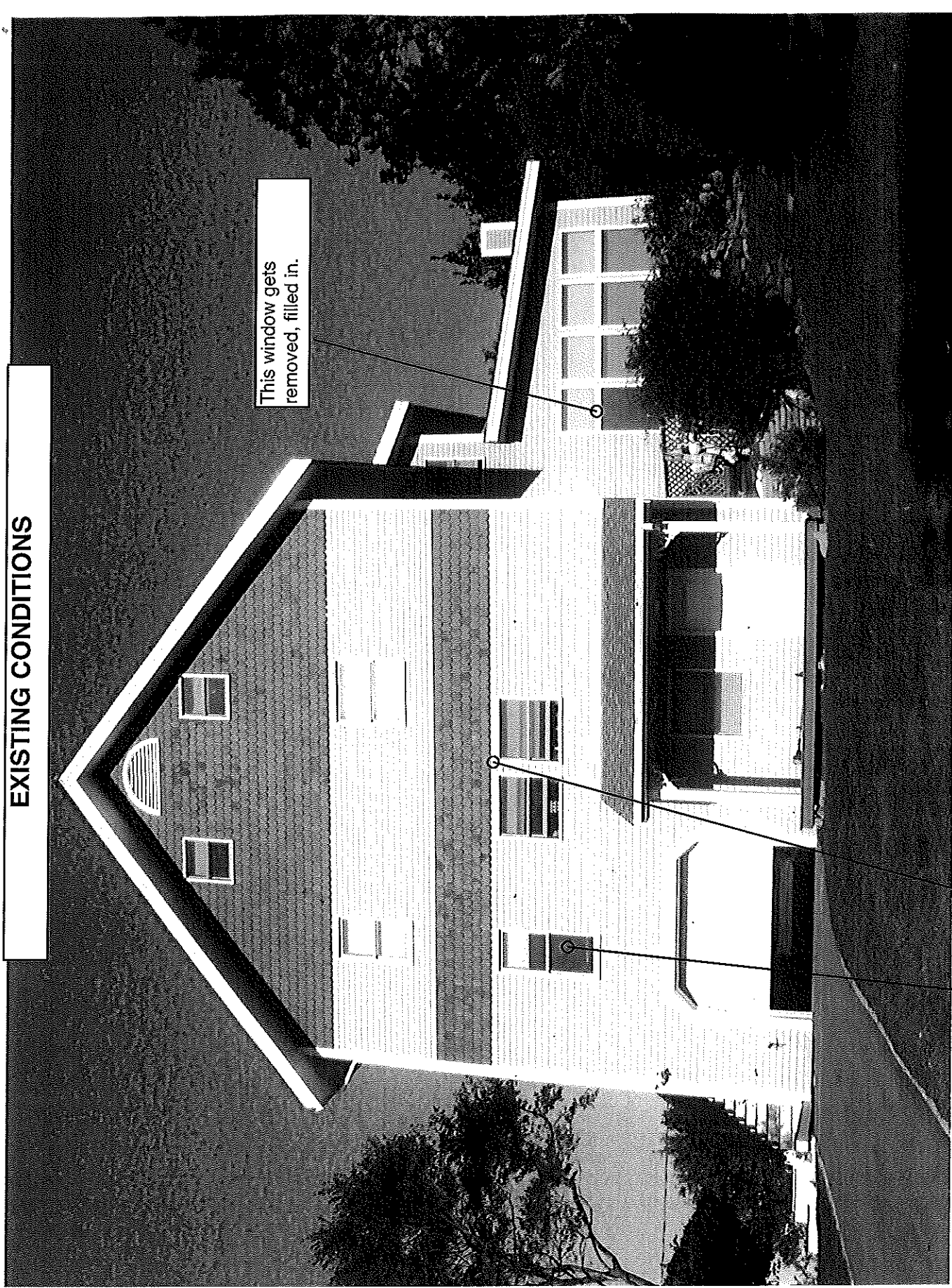


EXISTING CONDITIONS



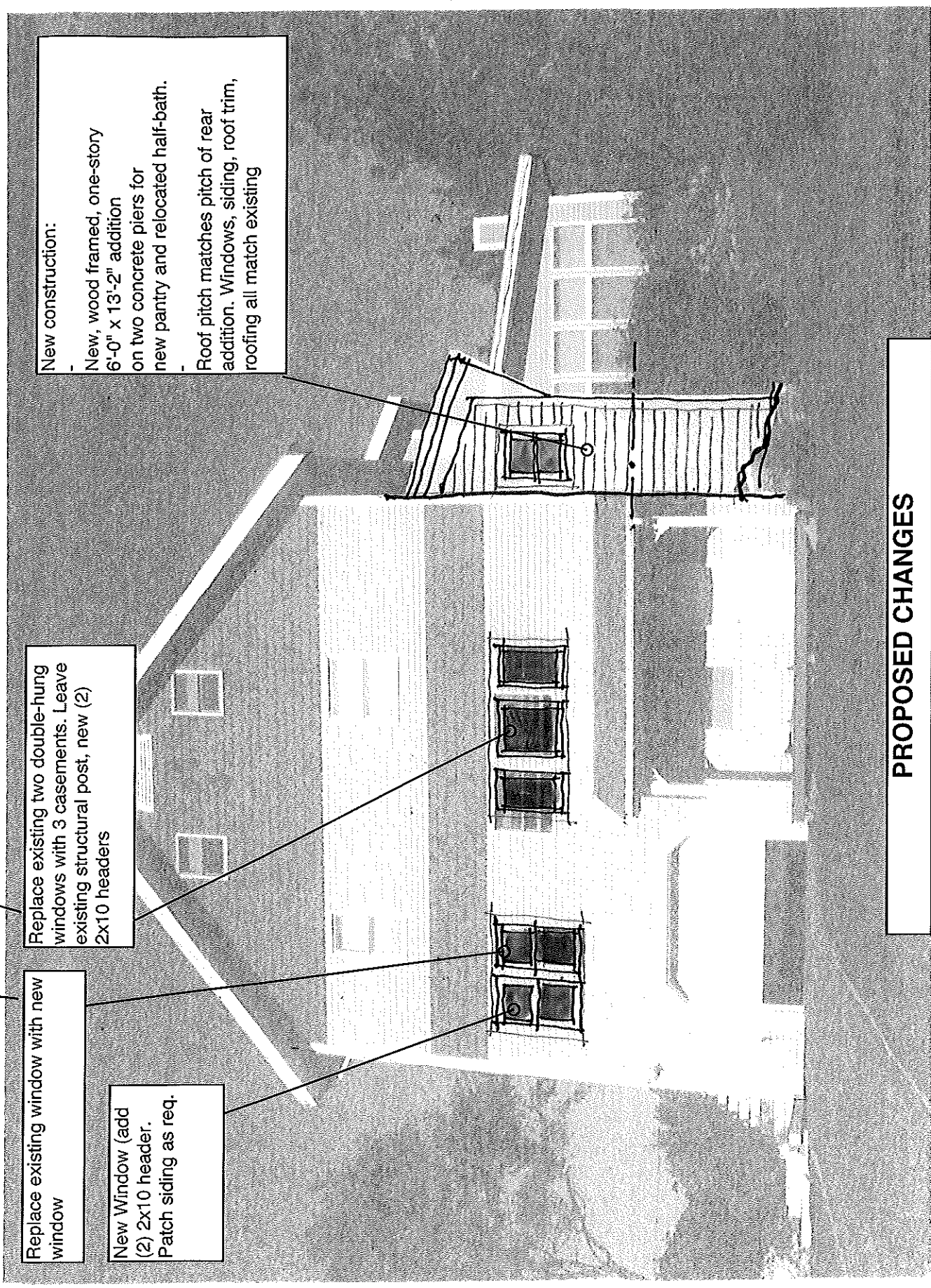
Replace existing window with new window

New Window (add (2) 2x10 header. Patch siding as req.

Replace existing two double-hung windows with 3 casements. Leave existing structural post, new (2) 2x10 headers

New construction:

New, wood framed, one-story 6'-0" x 13'-2" addition on two concrete piers for new pantry and relocated half-bath. Roof pitch matches pitch of rear addition. Windows, siding, roof trim, roofing all match existing



COVER SHEET
I.

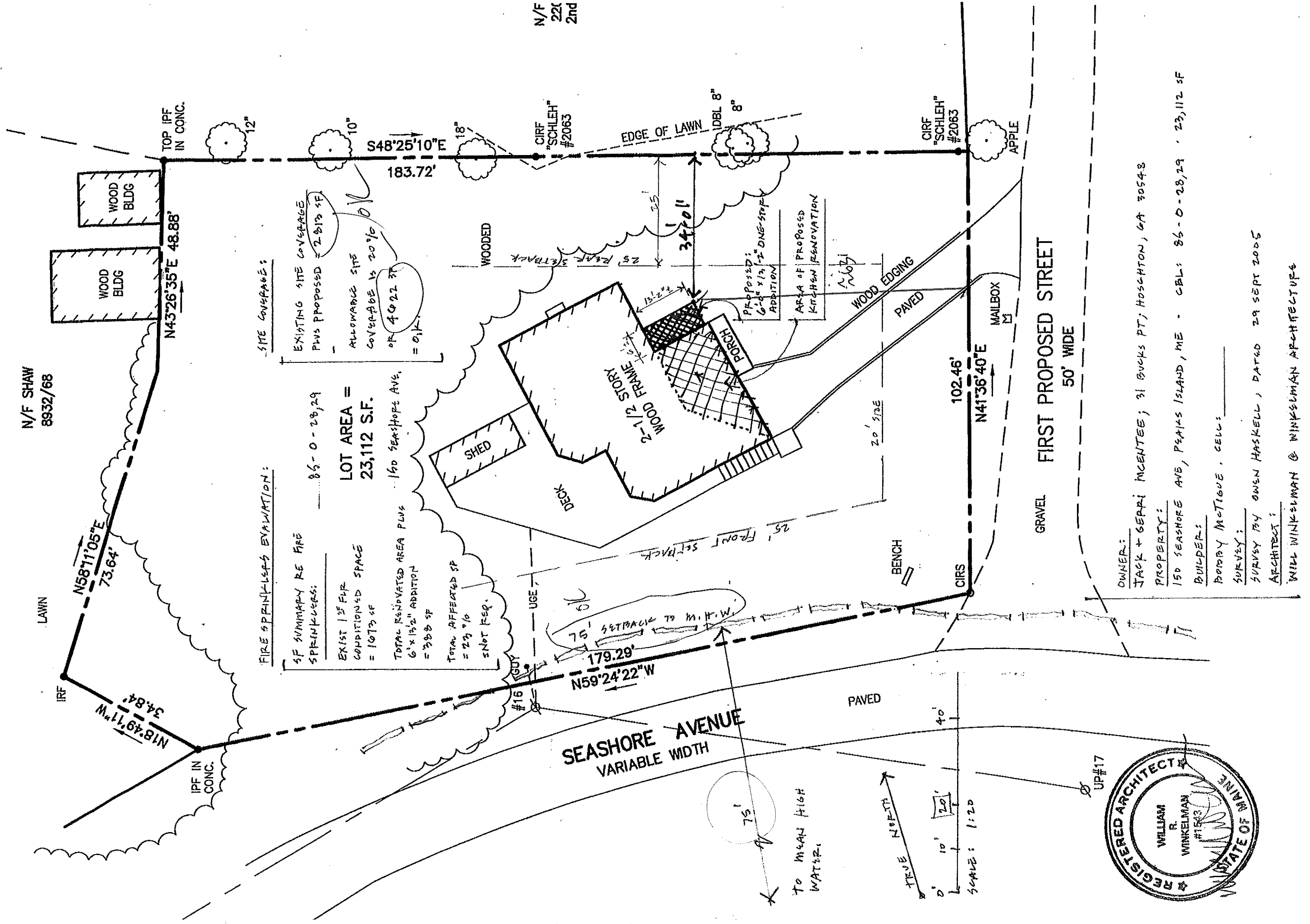
COVER SHEET - PROJECT SCOPE

McEntee Addition/Reno for Kitchen: 150 Seashore Ave, Peaks Island, ME
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WINKELMAN ARCHITECTURE

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998

N/F SHAW
8932/68



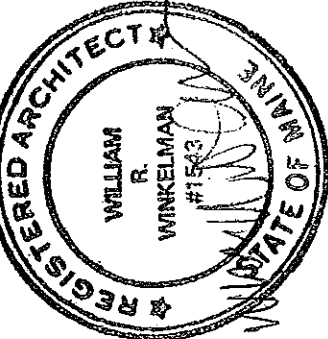
FIRE SPrINKLERS EVALUATION:

SF SUMMARY RE FIRE SPrINKLERS:
 EXIST 1 1/2" FER CONDITIONED SPACE = 1073 SF
 TOTAL RENOVATED AREA PLUS 6' x 1 1/2" ADDITION = 388 SF
 TOTAL AFFECTED SF = 23% % NOT FER.

SITE COVERAGE:

EXISTING SITE COVERAGE PLUS PROPOSED = 2813 SF
 ALLOWABLE SITE COVERAGE IS 20% OF 4022 SF = 804 SF

86-0-28,29
LOT AREA = 23,112 S.F.
 160 SEASHORE AVE.

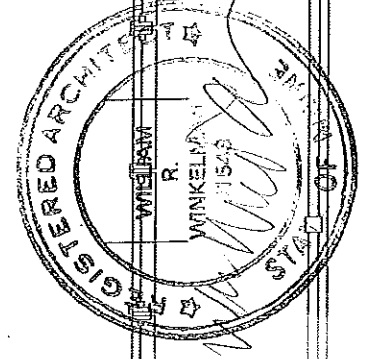
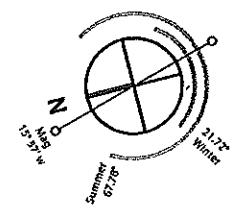
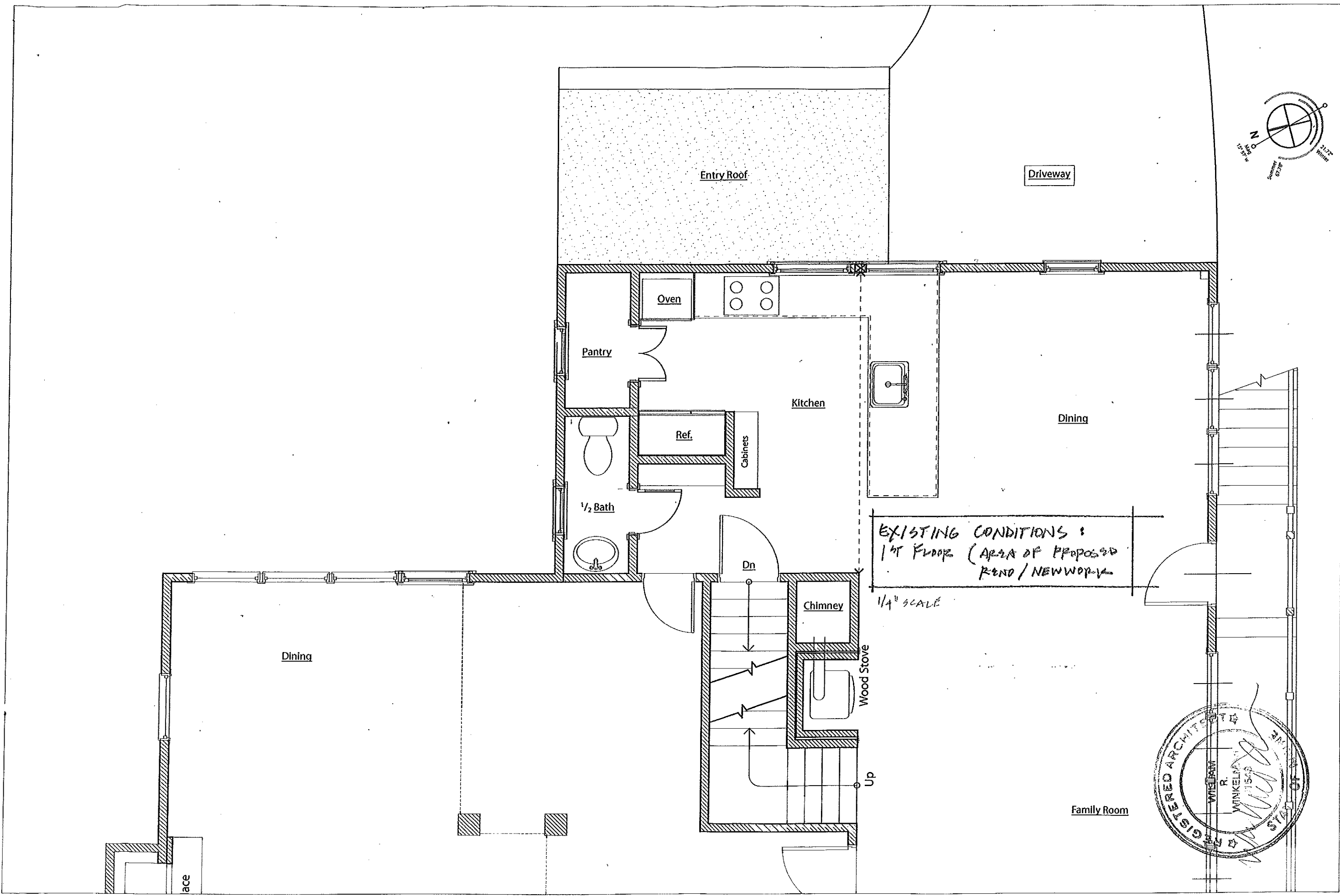


OWNER: JACK + GERRI MCENTEE; 31 Bucks Pt; HOSCHTON, GA 30548
 PROPERTY: 150 SEASHORE AVE, PEAKS ISLAND, ME - CBL: 86-0-28,29 - 23,112 SF
 BUILDER: DORRIS McTIGUE - CELL:
 SURVEY: SURVEY BY OWEN HASKELL, DATED 29 SEPT 2005
 ARCHITECT: WILL WINKELMAN & WINKELMAN ARCHITECTURE

SP 1

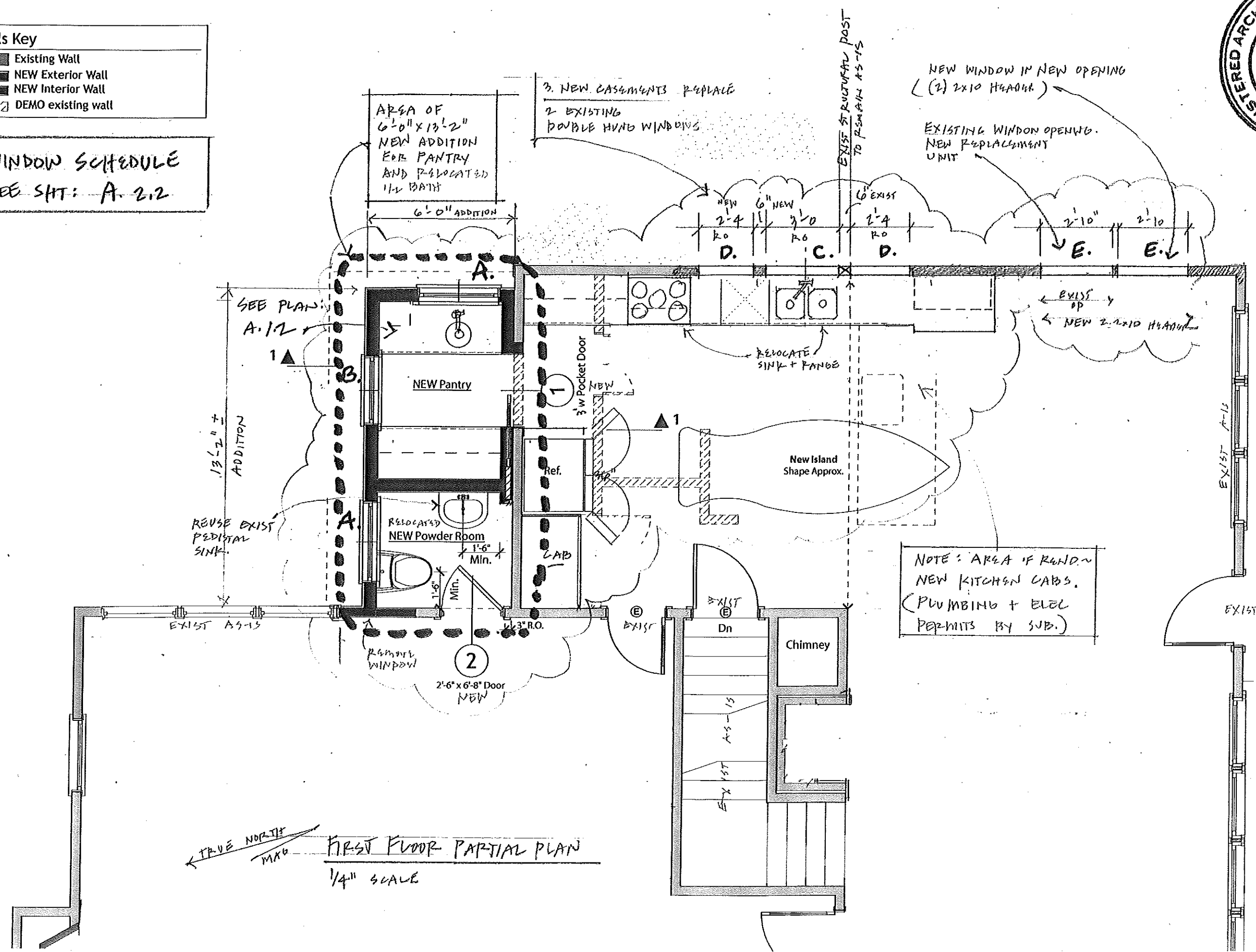
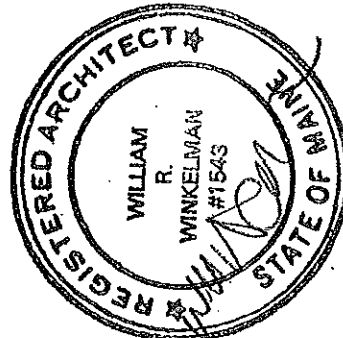
Site Plan

WINKELMAN ARCHITECTURE



Walls Key	
	Existing Wall
	NEW Exterior Wall
	NEW Interior Wall
	DEMO existing wall

WINDOW SCHEDULE
SEE SHIT: A-2.2

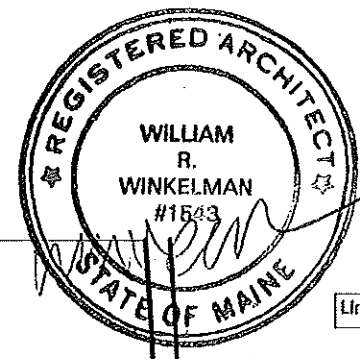


TRUE NORTH
MAG
FIRST FLOOR PARTIAL PLAN
1/4" SCALE

A
1.1

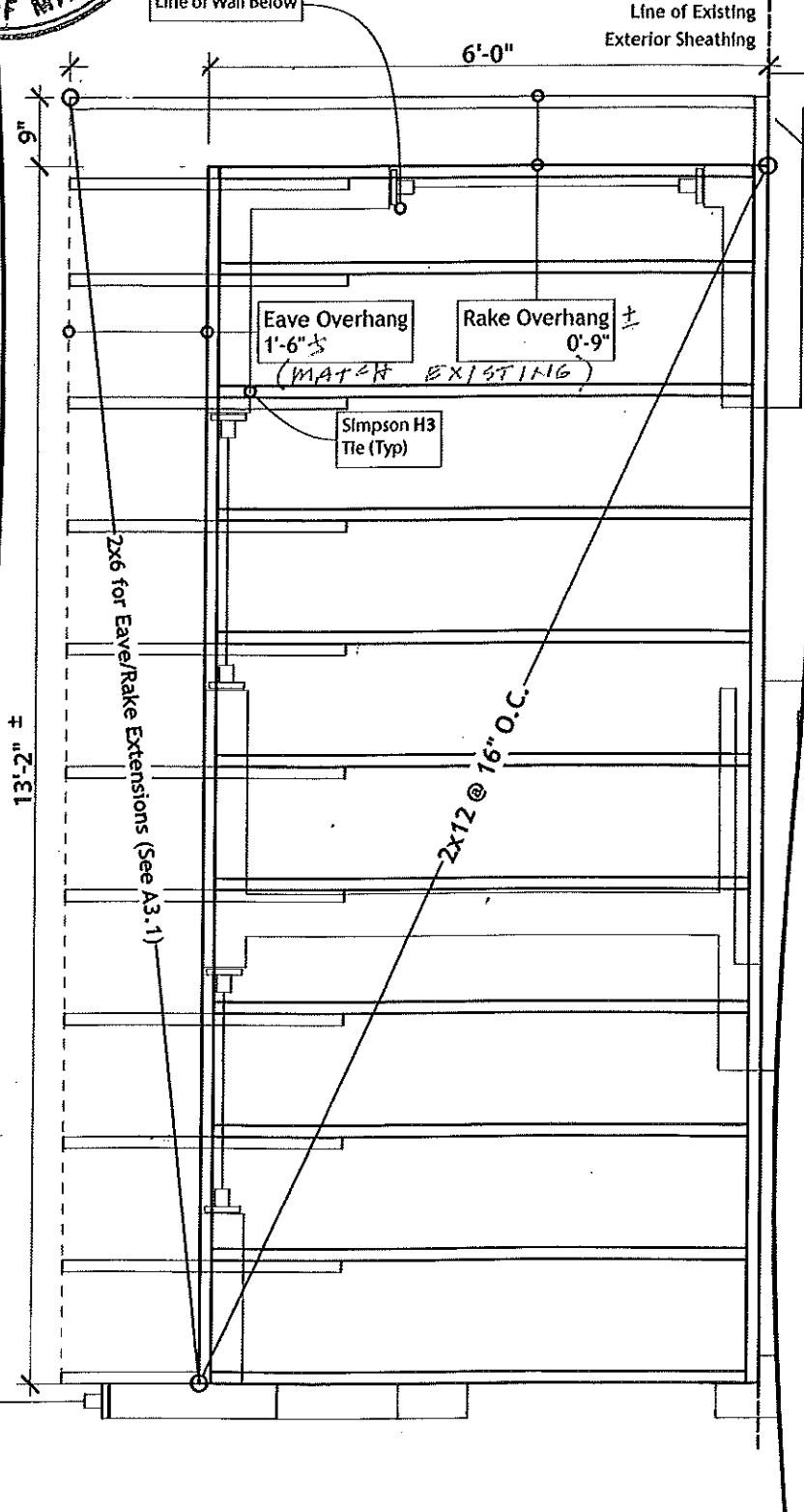
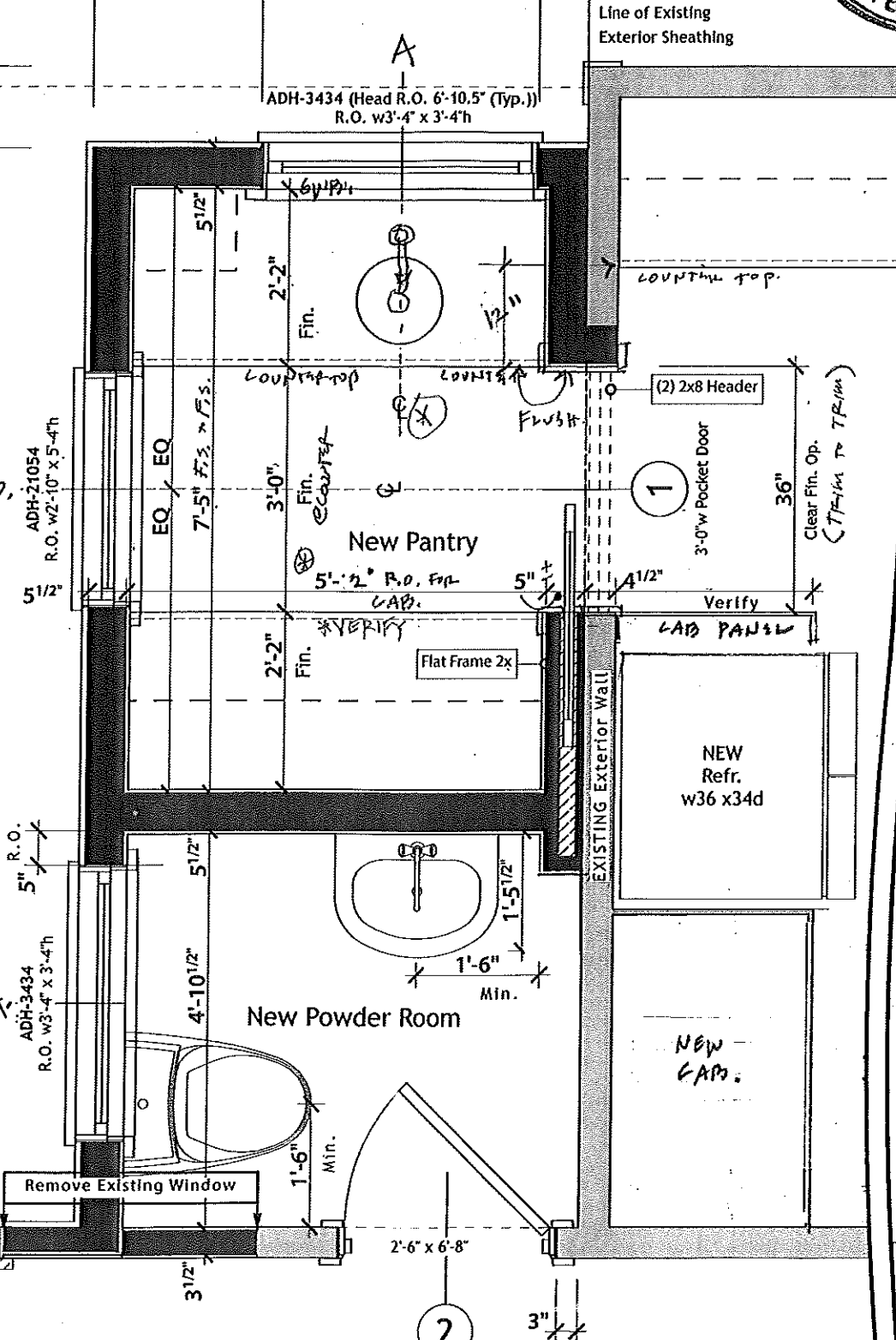
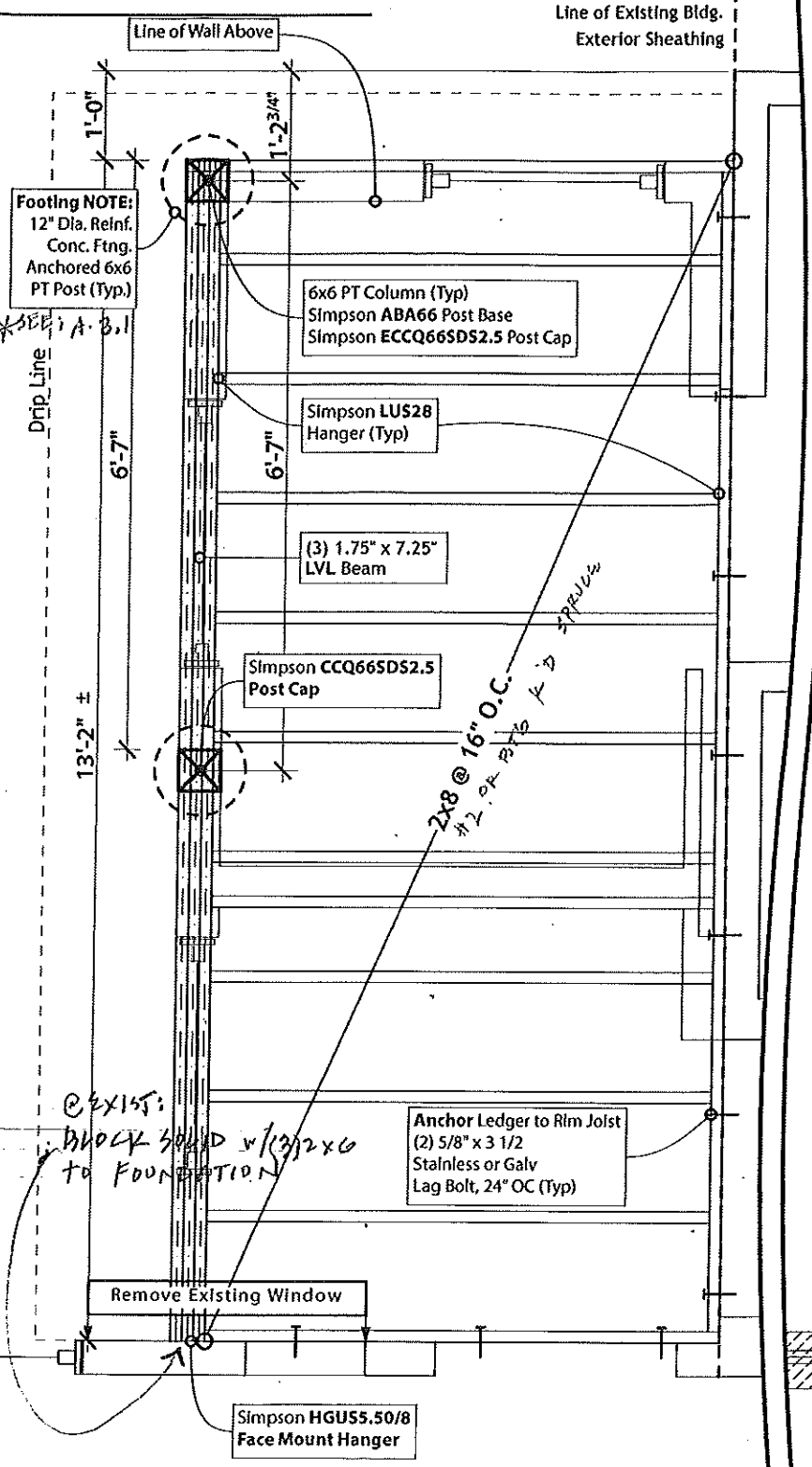
Walls Key

- Existing Wall
- NEW Exterior Wall
- NEW Interior Wall
- DEMO existing wall



DIMENSIONS Note :
All Dimensions are to the face of the stud unless otherwise noted

FRAMING IS #2 OR BTR KD SPRUCE UNLESS OTHERWISE NOTED



1 Floor Framing

2 Floor Plan

3 Roof Framing

Floor Plan Detail

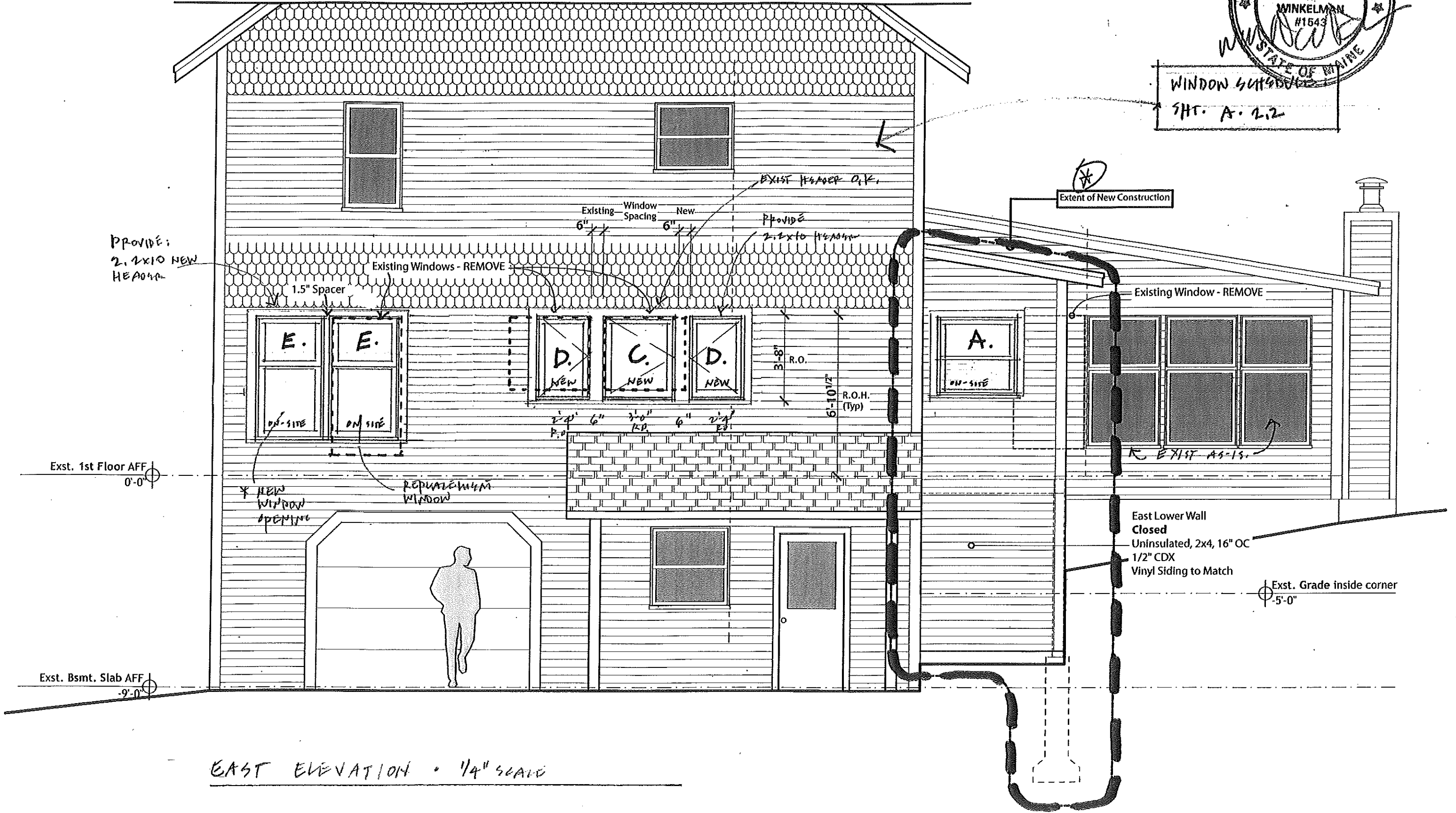
McEntee Addition/Reno for Kitchen: 150 Seashore Ave, Peaks Island, ME
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WINKELMAN ARCHITECTURE
41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998

A 1.2



WINDOW 411450/12
SHT. A. 2.2



EAST Elevation

A
2.1

McEntee Addition/Reno for Kitchen: 150 Seashore Ave, Peaks Island, ME
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WINKELMAN ARCHITECTURE
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EAST ELEVATION • 1/4" SCALE

Window Key

ANDERSON, A-Series, HIGH PERFF W/LOW E, TRUSCENE SLASONS. WHITE

- A** ADH-3434, R.O. W3'-4" x 3'-4"h
- B** ADH-21054, R.O. W2'-10" x 5'-4"h. (COTTAGE STYLE) SEE #1
- C** ACW-3038, R.O. W3'-0" x 3'-8"h
- D** ACW-2438 R.O. W2'-4" x 3'-8"h.
- E** ADH-21054, R.O. W3'-2" x 5'-4"h SEE #2
Cottage Style

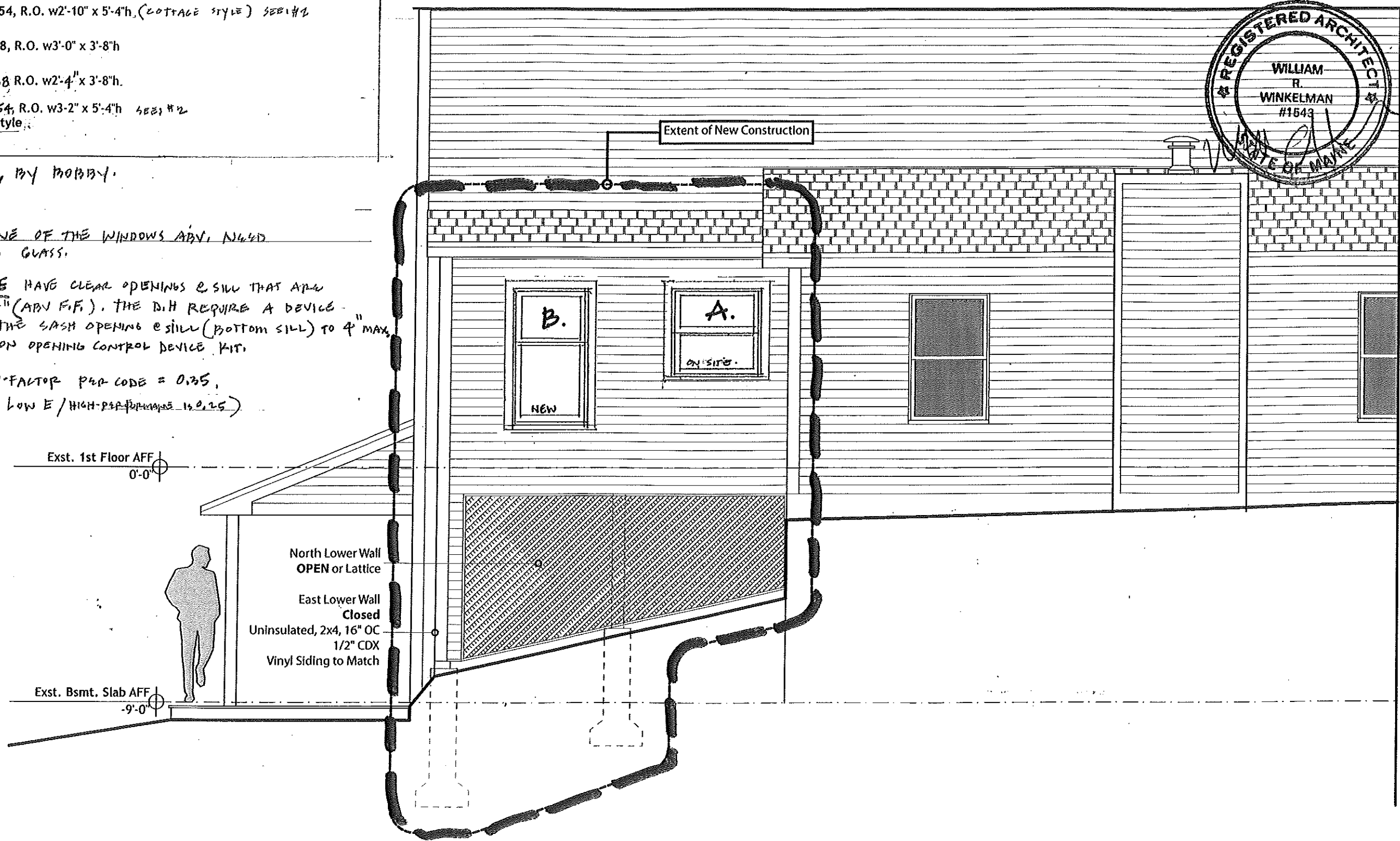
SITE TRIM, BY MURRAY.

NOTES:

#1 * NOTES: NONE OF THE WINDOWS ADV. NEEDED
TEMPERED GLASS.

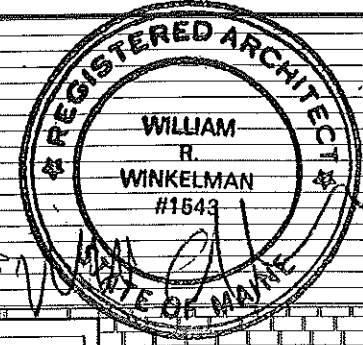
#2 * UNIT D + E HAVE CLEAR OPENINGS & SILL THAT ARE
BELOW 24" (ADV F.F.). THE D.H REQUIRE A DEVICE
TO LIMIT THE SASH OPENING & SILL (BOTTOM SILL) TO 4" MAX.
USE ANDERSON OPENING CONTROL DEVICE KIT.

MINIMUM U-FACTOR PER CODE = 0.25,
(ANDERSON LOW E/HIGH PERFORMANCE 120.25)



NORTH ELEVATION - 1/4" SCALE

WINDOW SCHEDULE



NORTH Elevation

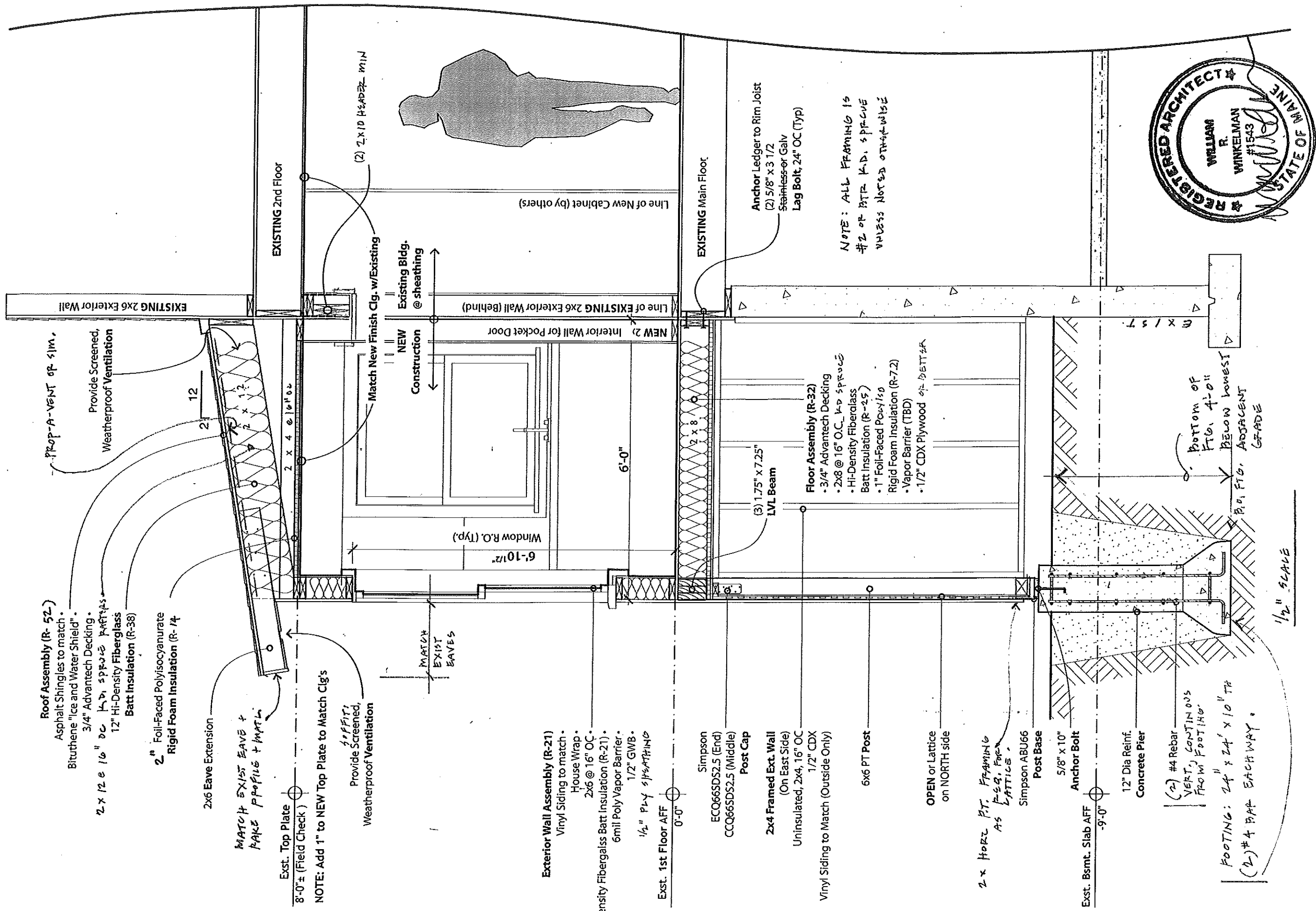
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WINKELMAN ARCHITECTURE

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.7998

McEntee Addition/Reno for Kitchen: 150 Seashore Ave, Peaks Island, ME
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A
2.2



Roof Assembly (R-52)
 Asphalt Shingles to match.
 Bituthene "Ice and Water Shield".
 3/4" Advantech Decking.
 2x12 @ 16" OC KD SPOKE PATTERNS
 12" Hi-Density Fiberglass Batt Insulation (R-38)

2" Foil-Faced Polyisocyanurate Rigid Foam Insulation (R-14)

2x6 Eave Extension
 MATCH EXIST EAVE + RAKE PROFILE + MATCH

8'-0" ± (Field Check)
 Exst. Top Plate

NOTE: Add 1" to NEW Top Plate to Match Cig's

Provide Screened, Weatherproof Ventilation

Exterior Wall Assembly (R-21)
 Vinyl Siding to match.
 House Wrap.
 2x6 @ 16" OC.
 Hi-Density Fiberglass Batt Insulation (R-21).
 6mil Poly Vapor Barrier.
 1/2" GWB.
 1/2" PLY SHEATHING

0'-0"
 Exst. 1st Floor AFF

Simpson ECQ66SDS2.5 (End)
 CCQ66SDS2.5 (Middle)
 Post Cap

2x4 Framed Ext. Wall (On East Side)
 Uninsulated, 2x4, 16" OC
 Vinyl Siding to Match (Outside Only)

6x6 PT Post

OPEN or Lattice on NORTH side

2x HORIZ PT. FRAMING AS F-59, FOR LATTICE.

Simpson ABU66 Post Base

5/8" x 10" Anchor Bolt

12" Dia Reinf. Concrete Pier

(2) #4 REBAR VERT. CONTINUES FROM FOOTING.

FOOTING: 24" x 24" x 10" TH (2) #4 BAR EACH WAY.

-9'-0"
 Exst. Bsmt. Slab AFF

Prop-A-Vent or sim.
 Provide Screened, Weatherproof Ventilation

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EXISTING 2x6 Exterior Wall

EXISTING 2nd Floor

Line of New Cabinet (by others)

(2) 2x10 HEADERS MIN

EXISTING Main Floor

Anchor Ledger to Rim Joist (2) 5/8" x 3 1/2 Stainless or Galv Lag Bolt, 24" OC (Typ)

NOTE: ALL FRAMING IS #2 OR BETT KD, SPEC'VE UNLESS NOTED OTHERWISE

NEW 2 Interior Wall for Pocket Door

Match New Finish Cig. w/Existing

Existing Bldg. @ sheathing

Line of EXISTING 2x6 Exterior Wall (Behind)

Window R.O. (Typ.)

6'-10 1/2"

6'-0"

Match

EXISTING Main Floor

Anchor Ledger to Rim Joist (2) 5/8" x 3 1/2 Stainless or Galv Lag Bolt, 24" OC (Typ)

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EXISTING Main Floor

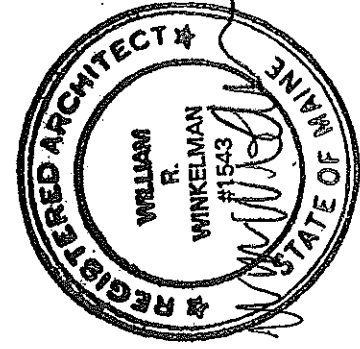
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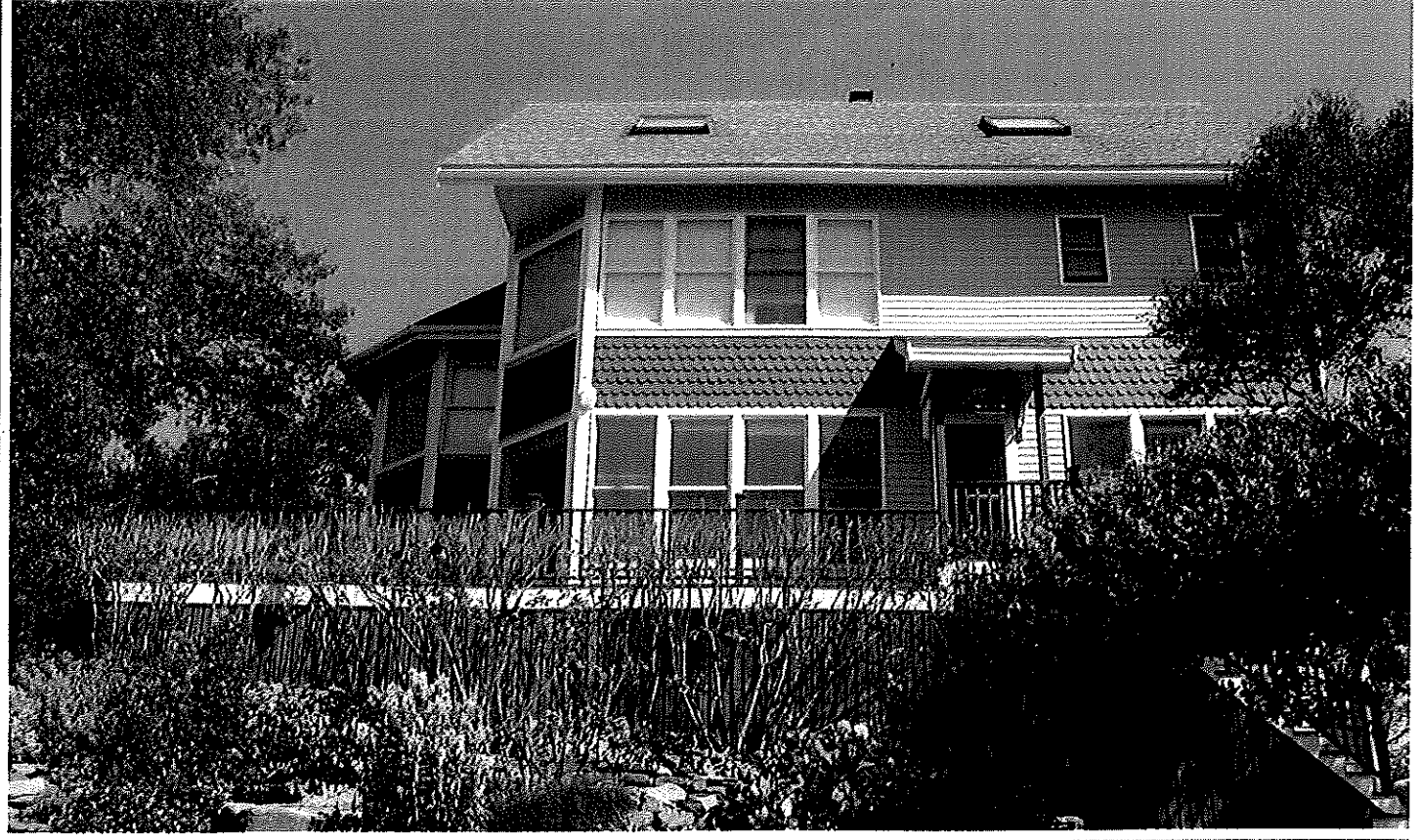
Section

A 3.1

WINKELMAN ARCHITECTURE

McEntee Addition/Reno for Kitchen: 150 Seashore Ave, Peaks Island, ME
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ADDITIONAL PHOTOS OF EXISTING CONDITIONS.