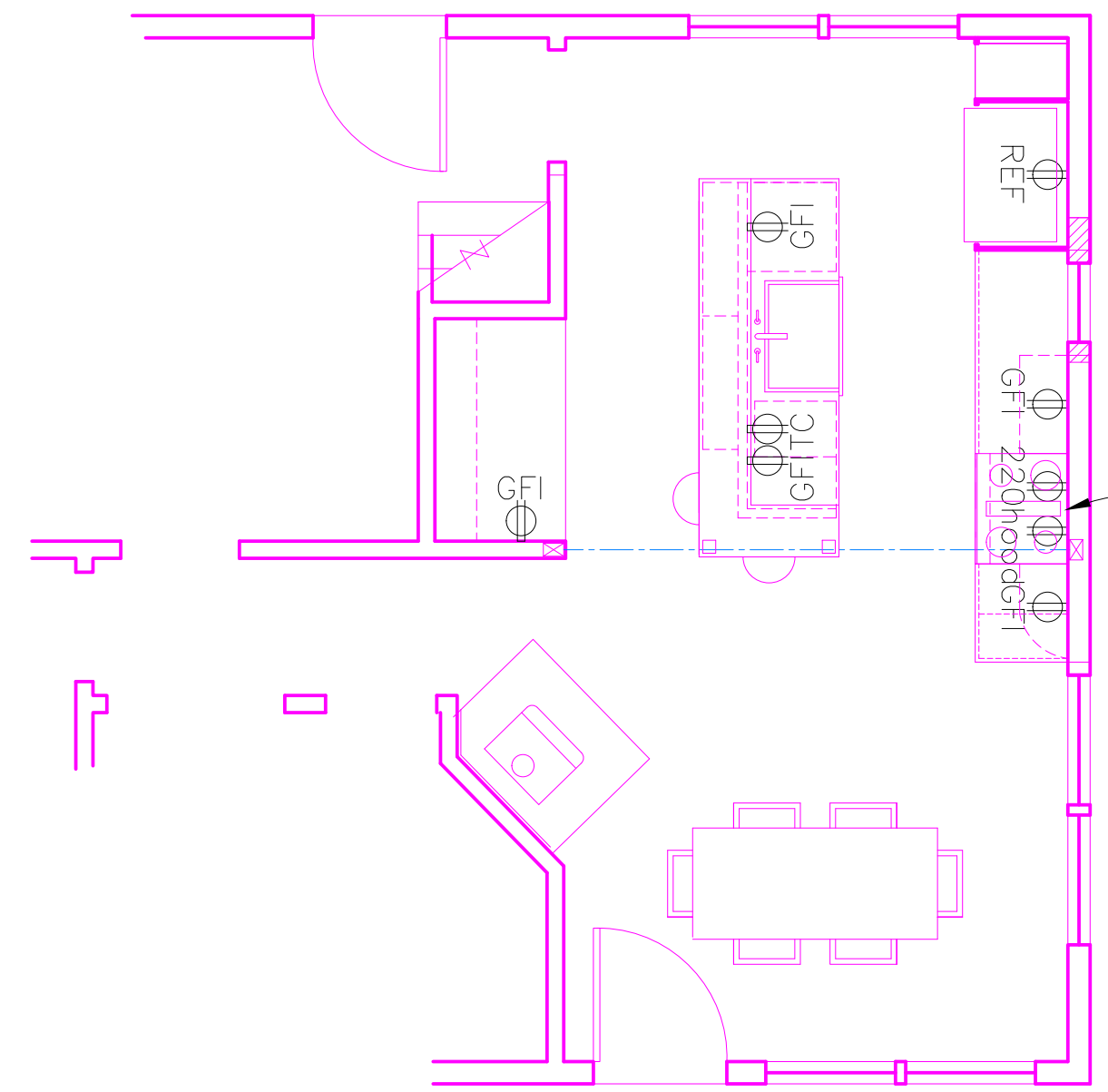


(A) Proposed First Floor Kitchen and Dining Room
 ¼" = 1'-0"

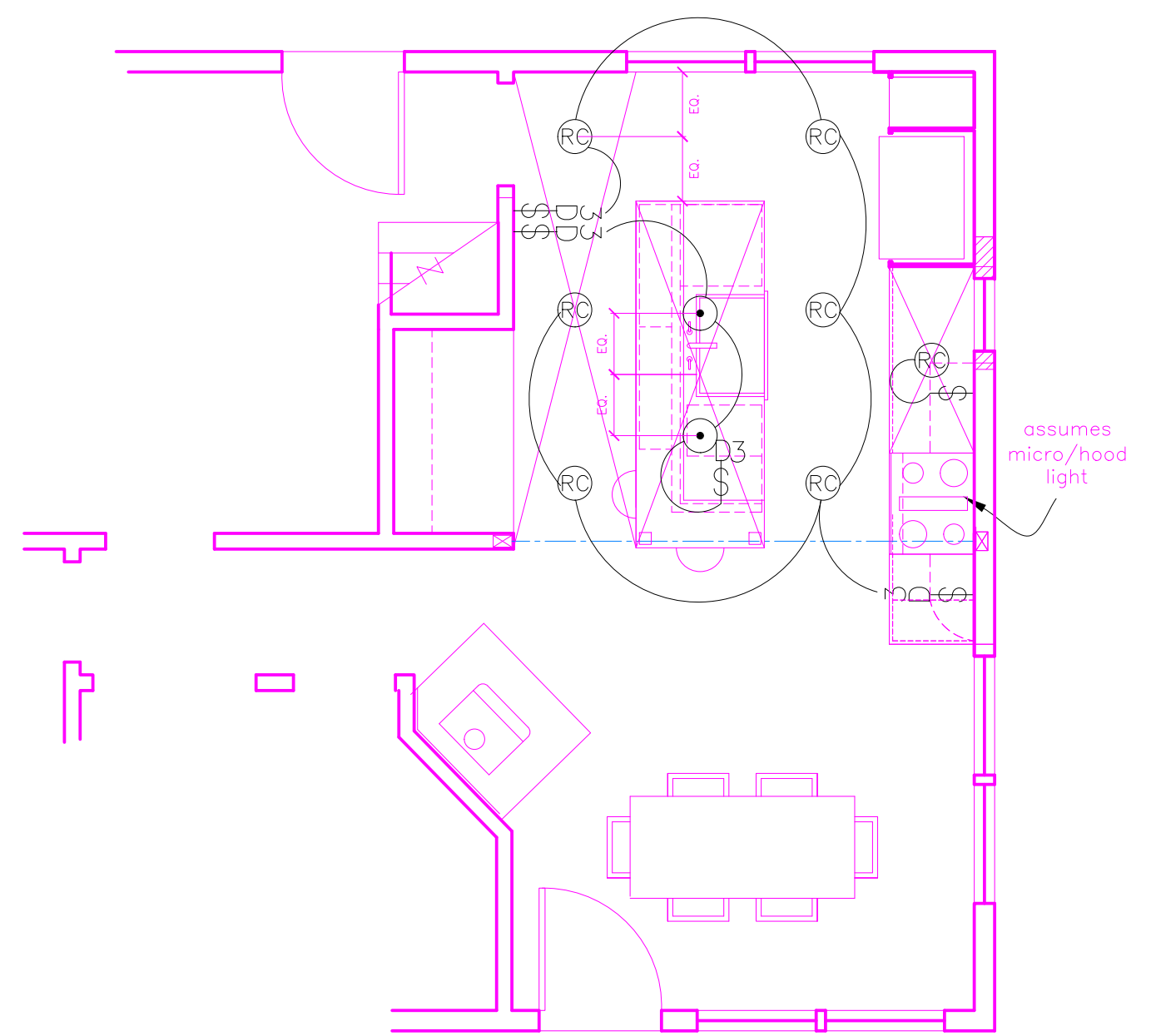
EXISTING WALL
 NEW WALL



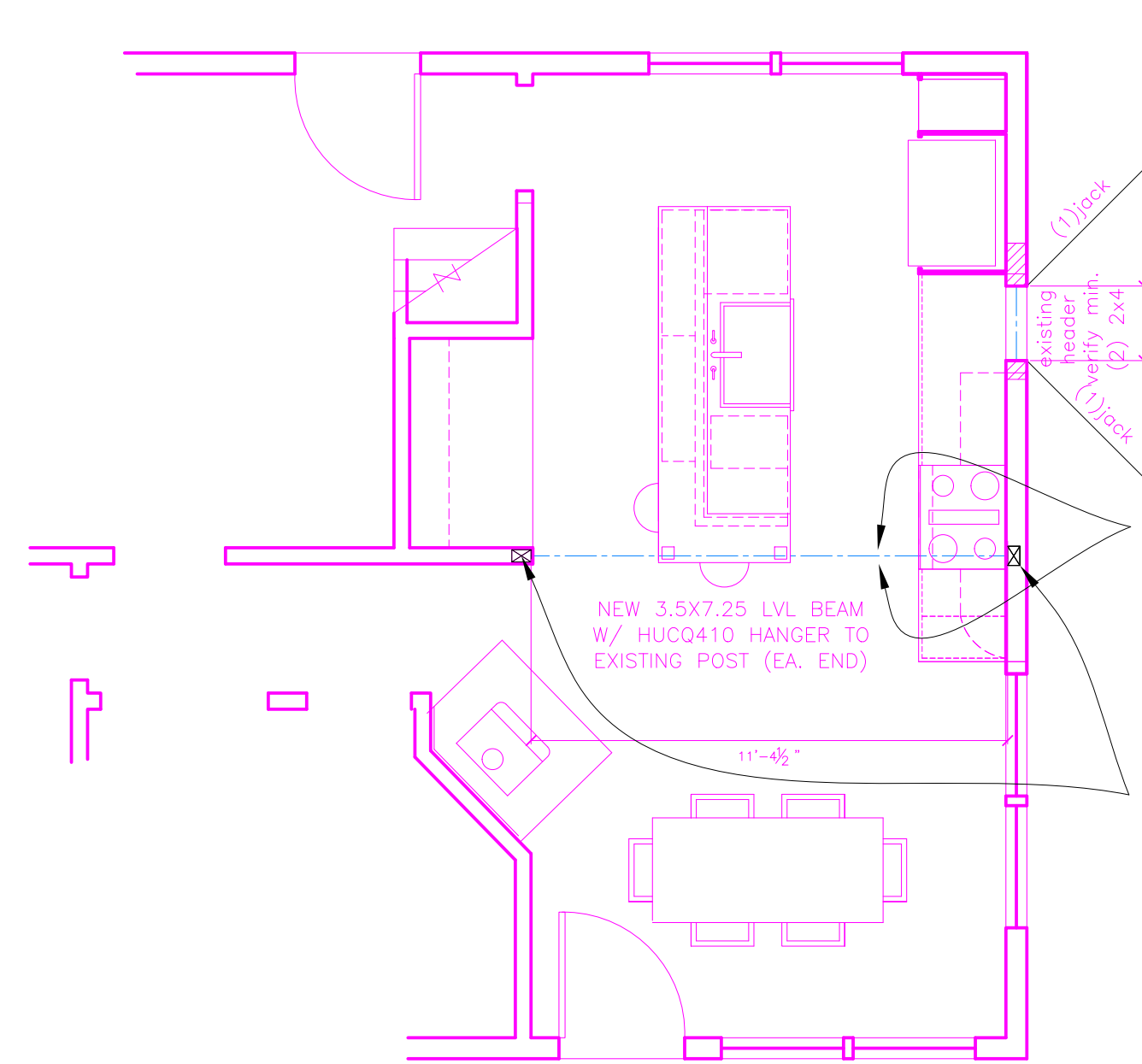
(B) Proposed Power Plan
 ¼" = 1'-0"

NOTES :
 MIN. (2) 20 AMP COUNTERTOP CIRCUITS.
 FINAL ELECTRICAL AND PLUMBING DESIGN AND PERMITS BY OTHERS.

electric range, with microwave above, rated for over-range use



(C) Proposed Lighting Plan
 ¼" = 1'-0"



(D) Proposed Framing Plan
 ¼" = 1'-0"

SIMPSON LU28 HANGERS FOR EXISTING JOISTS TO NEW BEAM.
 DESIGN ASSUMES STANDARD GABLE ROOF WITH SECOND FLOOR JOISTS AT 16" O.C. ACTING AS COLLAR TIES.
 USE SIMPSON LST15 STRAPS ACROSS NEW BEAM TO CONNECT BOTTOMS OF EXISTING JOISTS.

POSTS: (3) 2X4 MIN.
 NAILING: 16D @ 12" BETWEEN PLYS
 SOLID BLOCKING BELOW FIRST FLOOR TO PIER
 PIER: PRESSURE-TREATED 4X4 (MIN.) W/ SIMPSON AB44 POST BASE
 10"Ø SONOTUBE TO 4'-0" DEPTH IN SOIL OR TO ROCK, W/ 18"X18"X8" FOOTING OPP. HAND SIM.



Rachel Conly
 Architectural Design

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 Peaks Island, Maine 04108
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Proposed First Floor,
 Power, Lighting &
 Framing Plans



PROJECT
Von Reyn Residence
 191 Brackett Avenue
 Peaks Island, Me.
 04108

DATE	REVISED
1.22.14	10.06.14
SCALE	DRAWN BY
¼" = 1'-0"	Rachel

NOTES