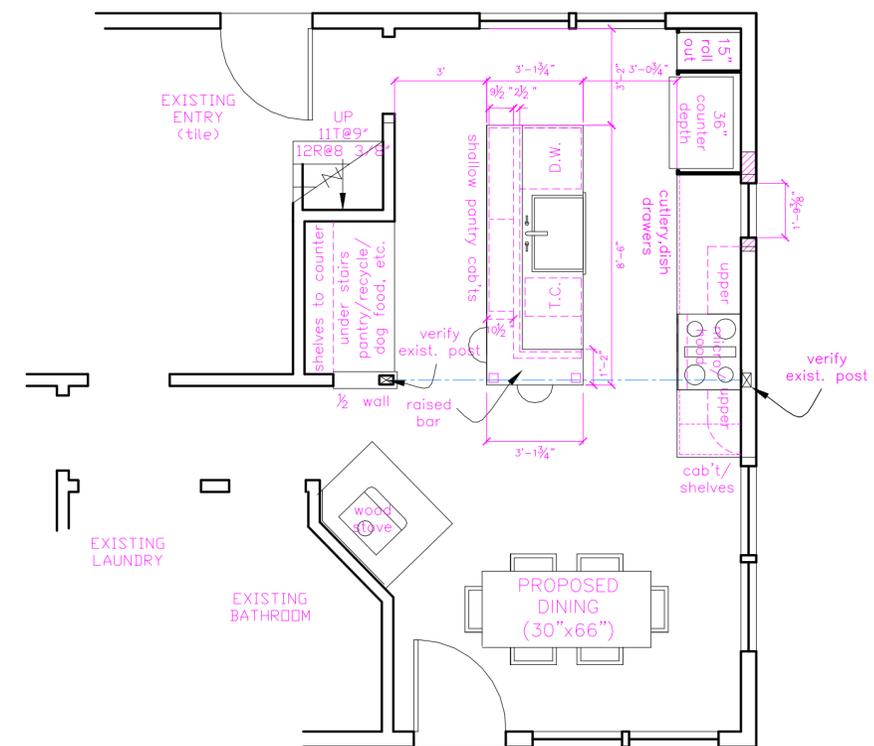




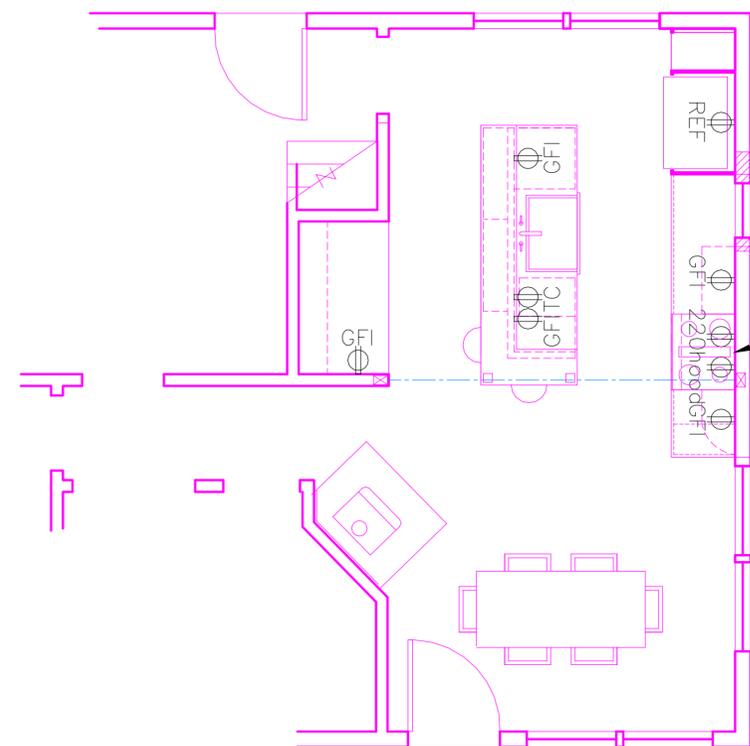
Inspections Division

Date: 10/21/14



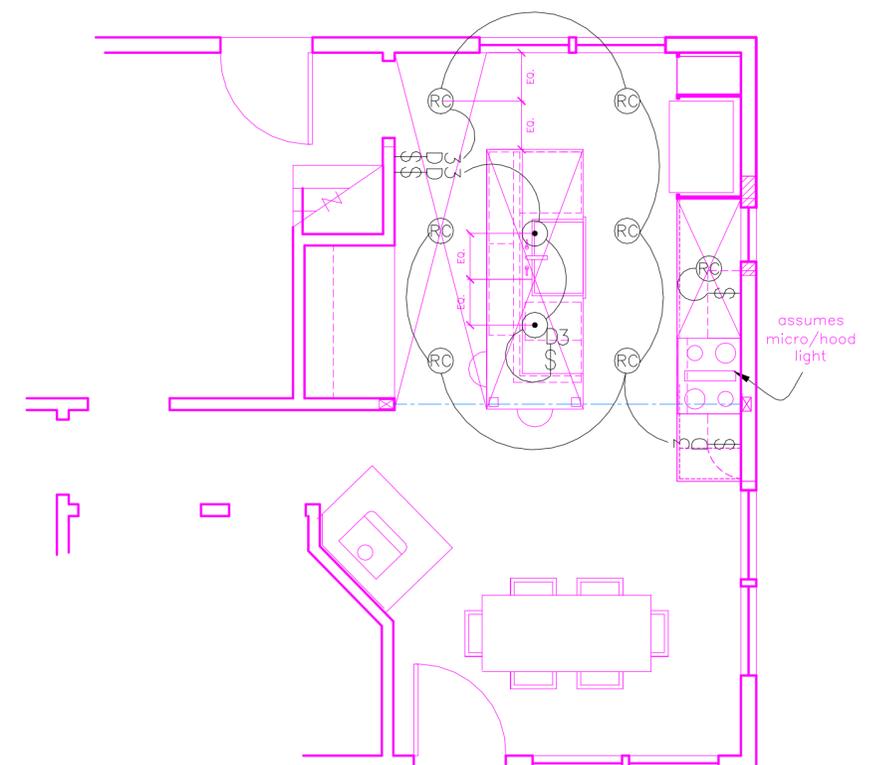
(A) Proposed First Floor Kitchen and Dining Room
1/4" = 1'-0"

EXISTING WALL
NEW WALL

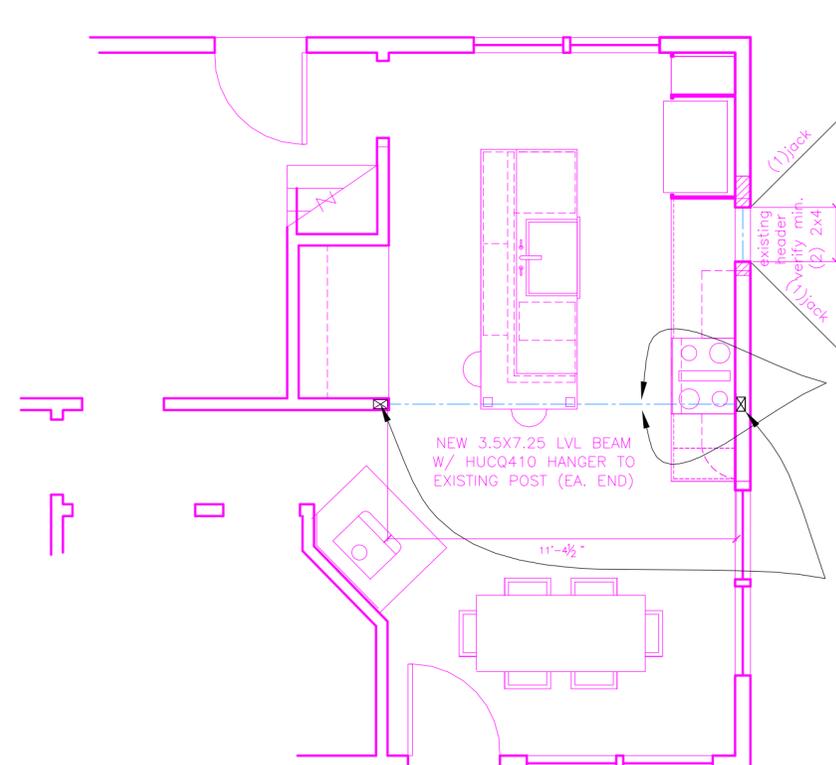


(B) Proposed Power Plan
1/4" = 1'-0"

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



(C) Proposed Lighting Plan
1/4" = 1'-0"



(D) Proposed Framing Plan
1/4" = 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 LSTA15 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.



Proposed First Floor, Power, Lighting & Framing Plans



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

DATE 1.22.14	REVISED 10.06.14
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

