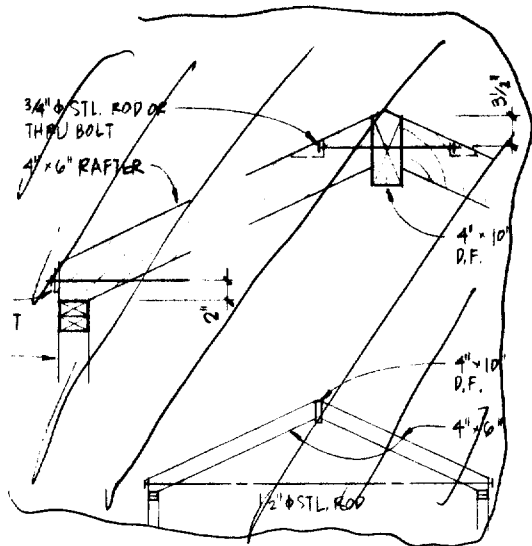
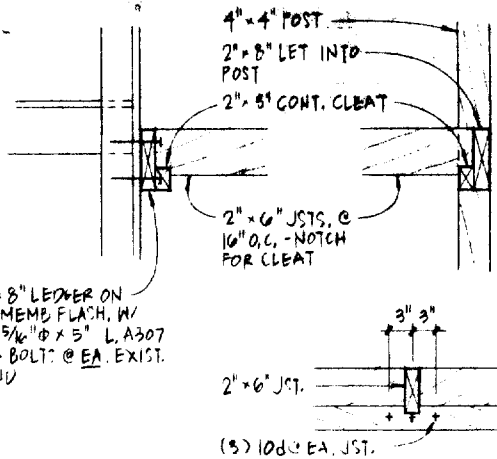


Detail (2) of (3)

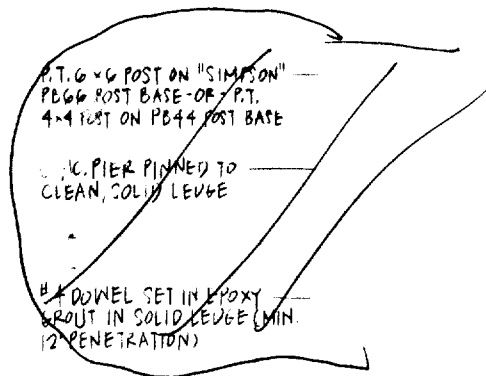
- 2nd FLOOR Framing
- Balcony detail



DET. @ TIED FRAME

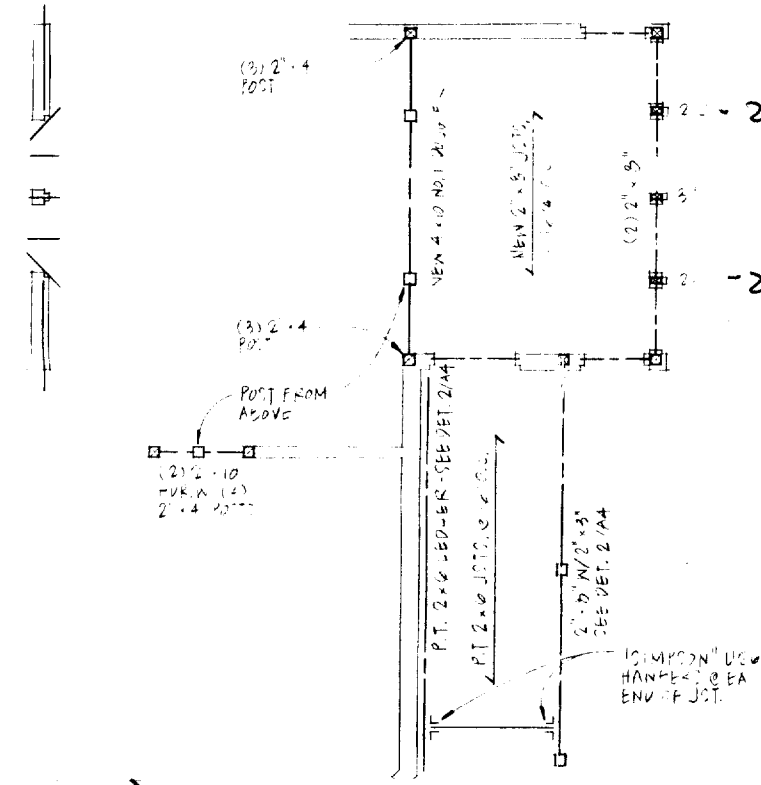


2 DET. @ NEW BALCONY

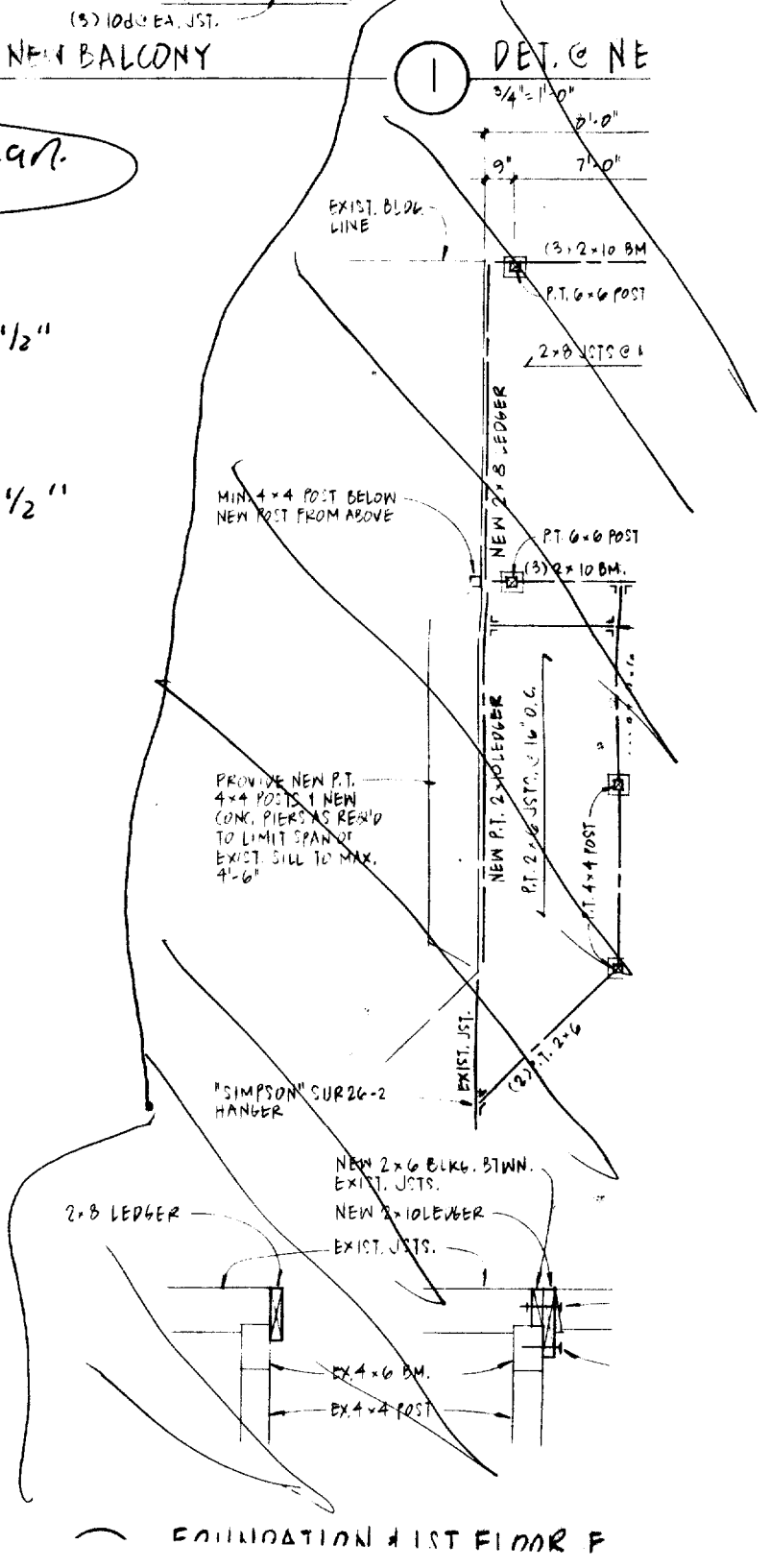
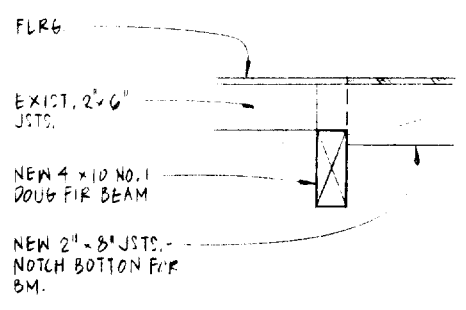
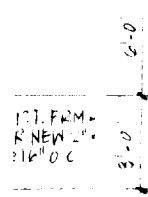


1 DET. @ NE

2nd Floor Framing Plan.

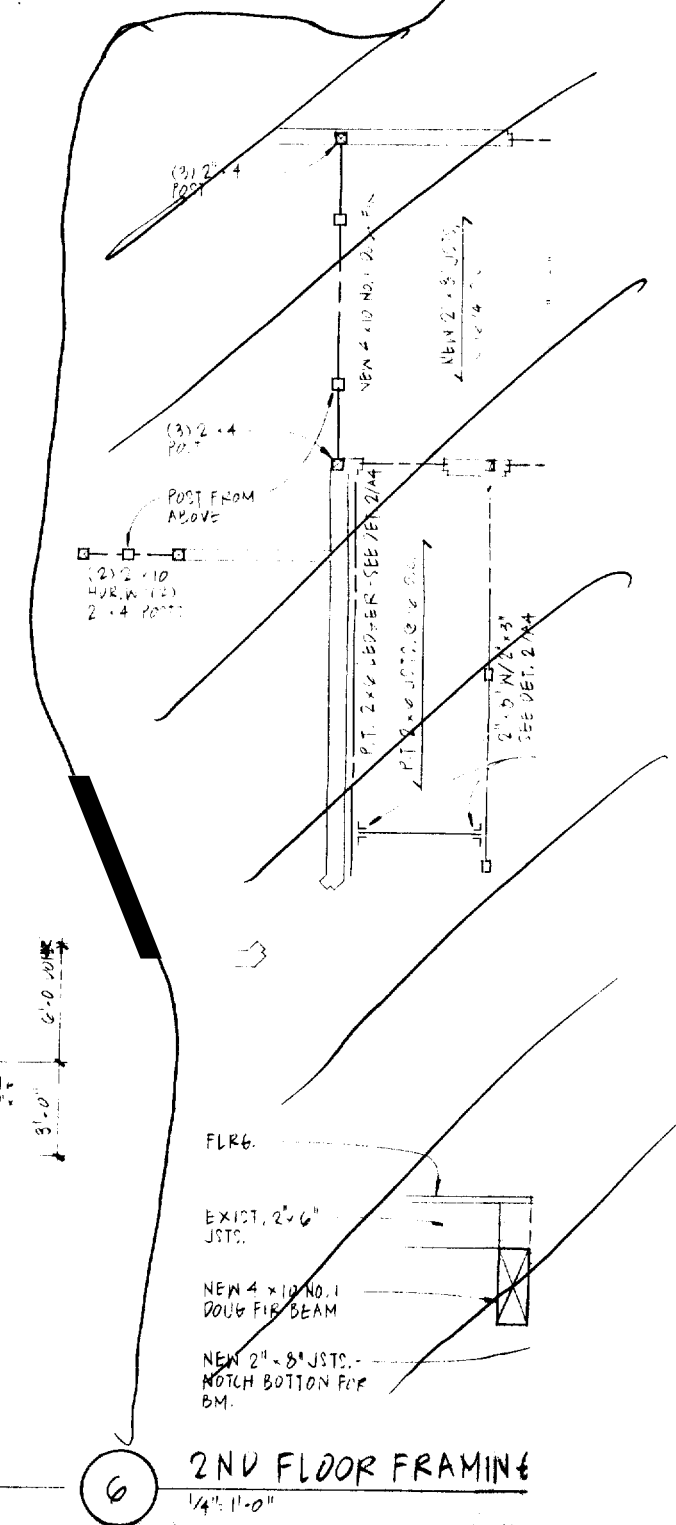
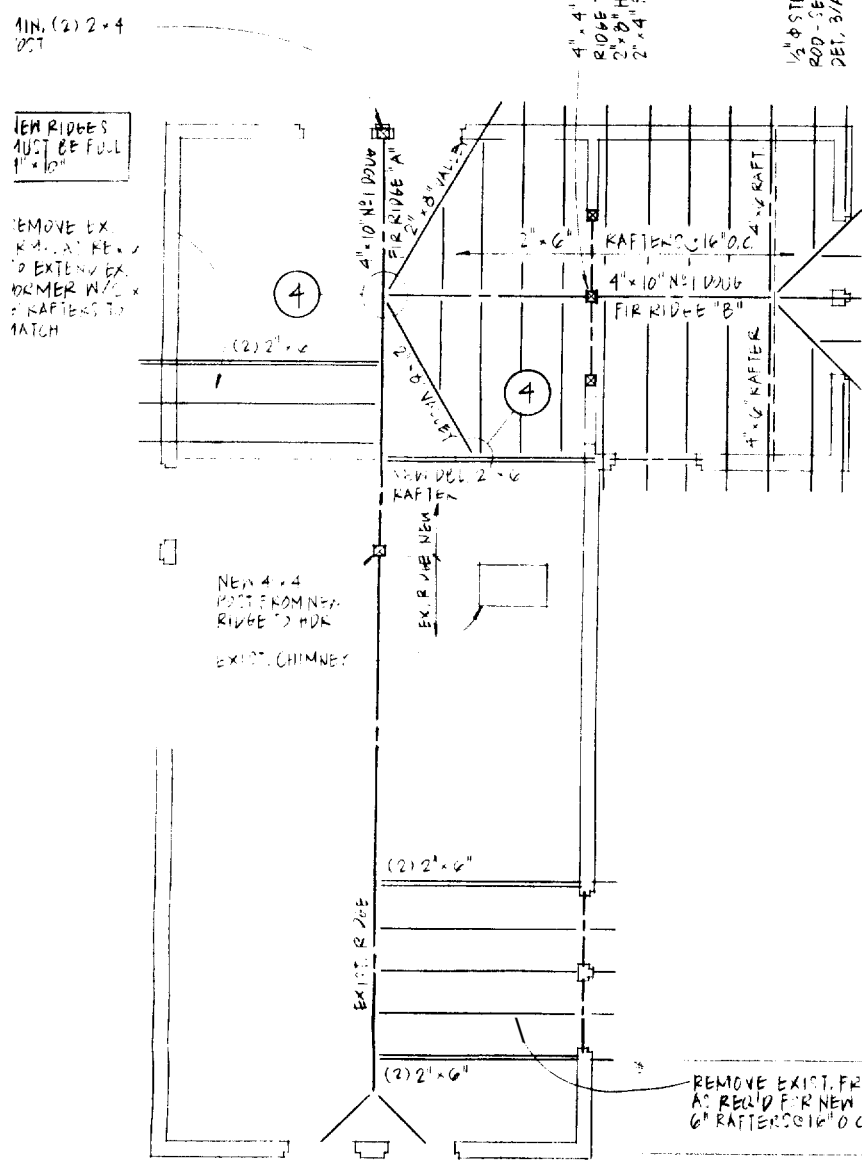
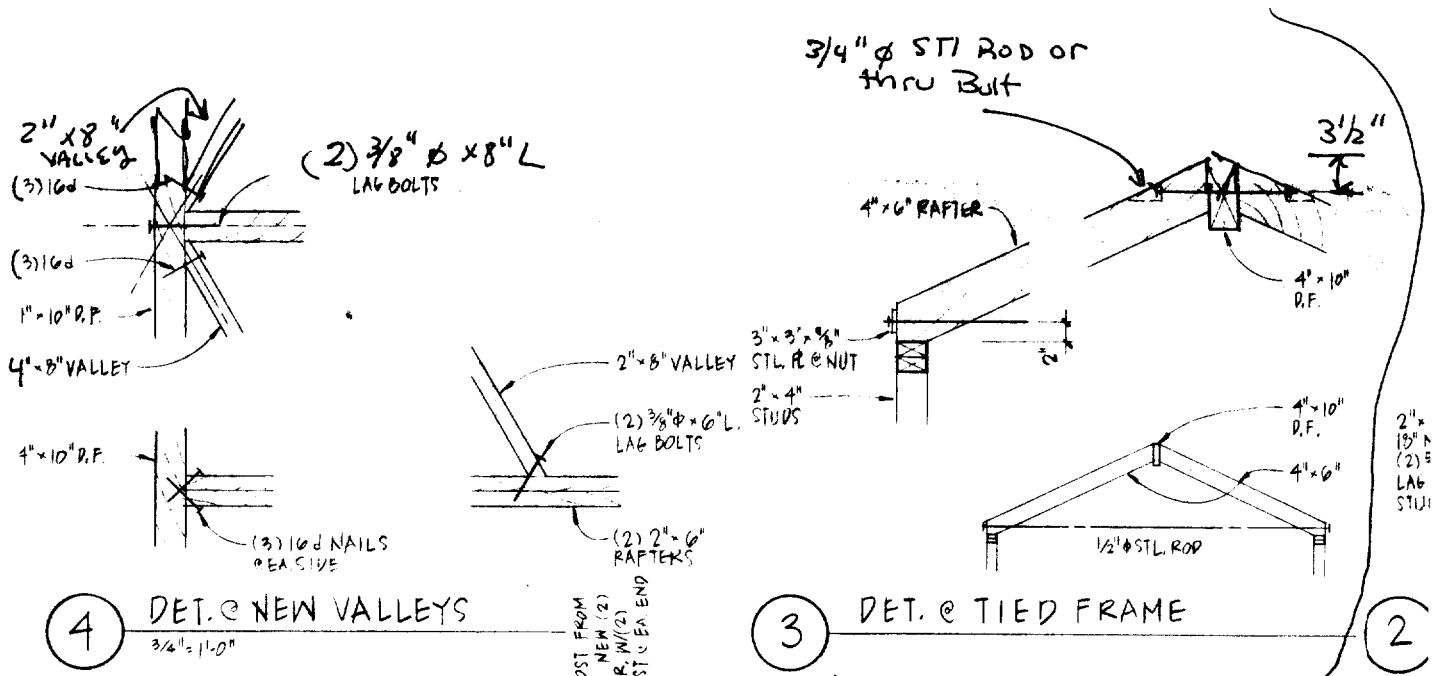


3



EQUILATION 1ST FLOOR F

- Roof Framing Plan
- new valleys
- tied frame



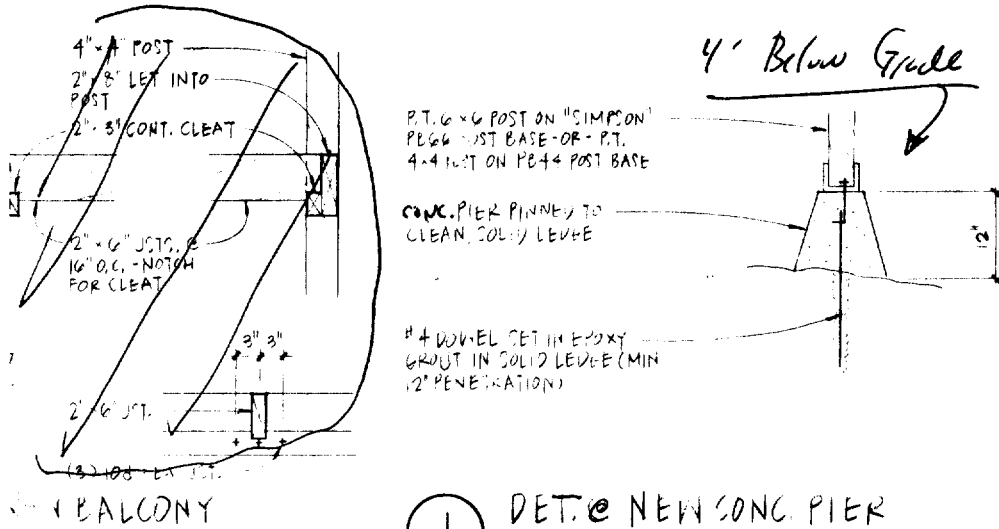
ALTERNATES FOR RIDGES:
 "A": SUB (2) 1 3/4" x 9 1/4" LVL
 "B": SUB 1 3/4" x 7 1/4" LVL

7 ROOF FRAMING PLAN
1/4" = 1'-0"

6 2ND FLOOR FRAMING
1/4" = 1'-0"

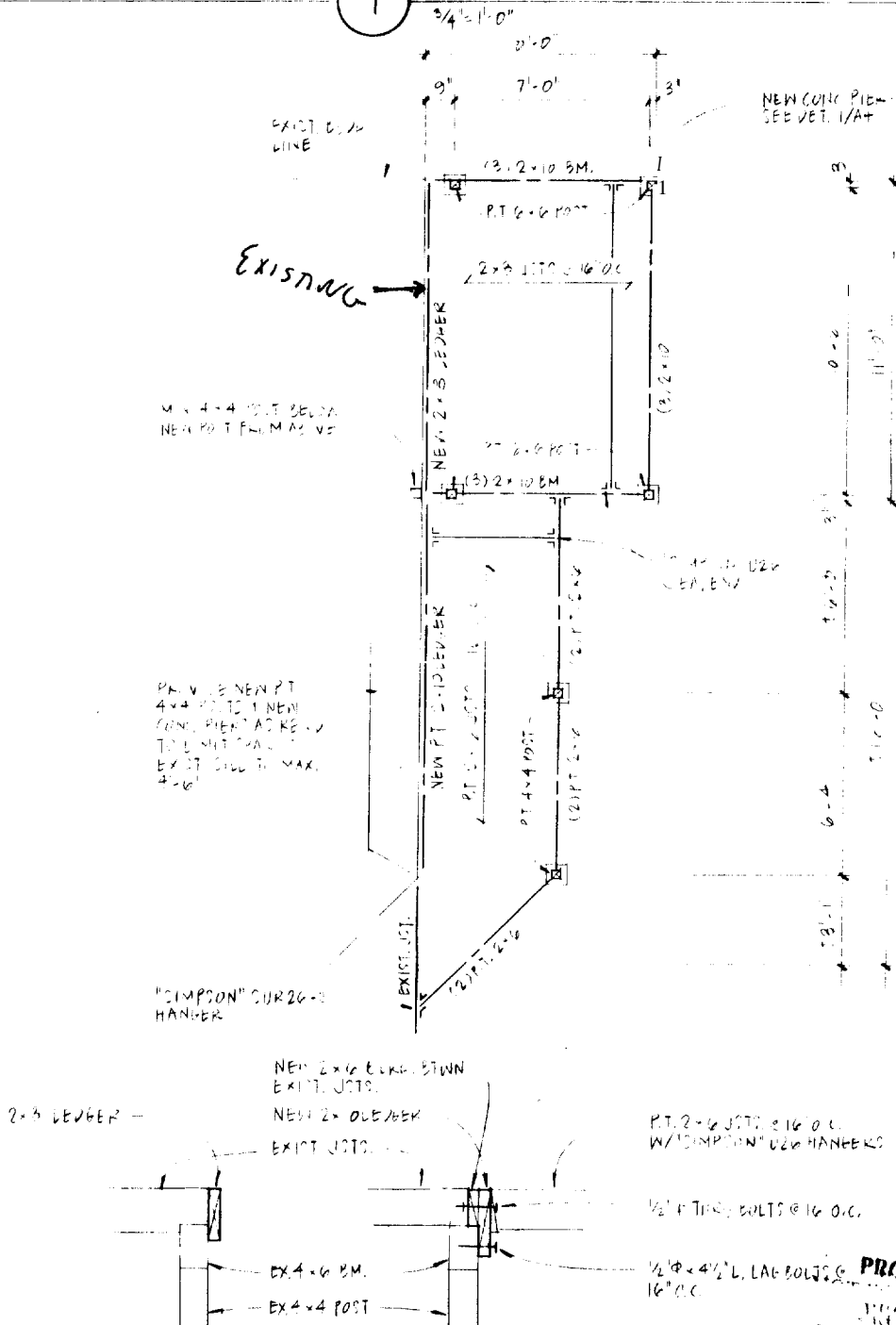
Detail 3 of 3

- Foundations + 1st Floor Framing Below.
- Concrete Pier



BALCONY

1 DET. @ NEW CONC. PIER



GERALD WEINAND
ARCHITECTURAL DESIGN
26 BROOK STREET
ROCKLAND MAINE
201-975-3945 gwe@design.rocklandmaine.net

ADDITION AND REVISIONS:
FINELY
89 FRIEDEL AVENUE
PEAK, ISLAND MAINE

FRAMING PLANS & DETAILS

ET NO.	07	20 APR 10 6
DATE		
PROJECT NO.	0514	
DATE		
PROJECT NAME		
PROJECT ADDRESS		

PROCESSED PRINT
NOT FOR CONSTRUCTION

Foundations + 1st Floor Framing

*FOR QUESTIONS CALL

NATE NEWS # 232-1247

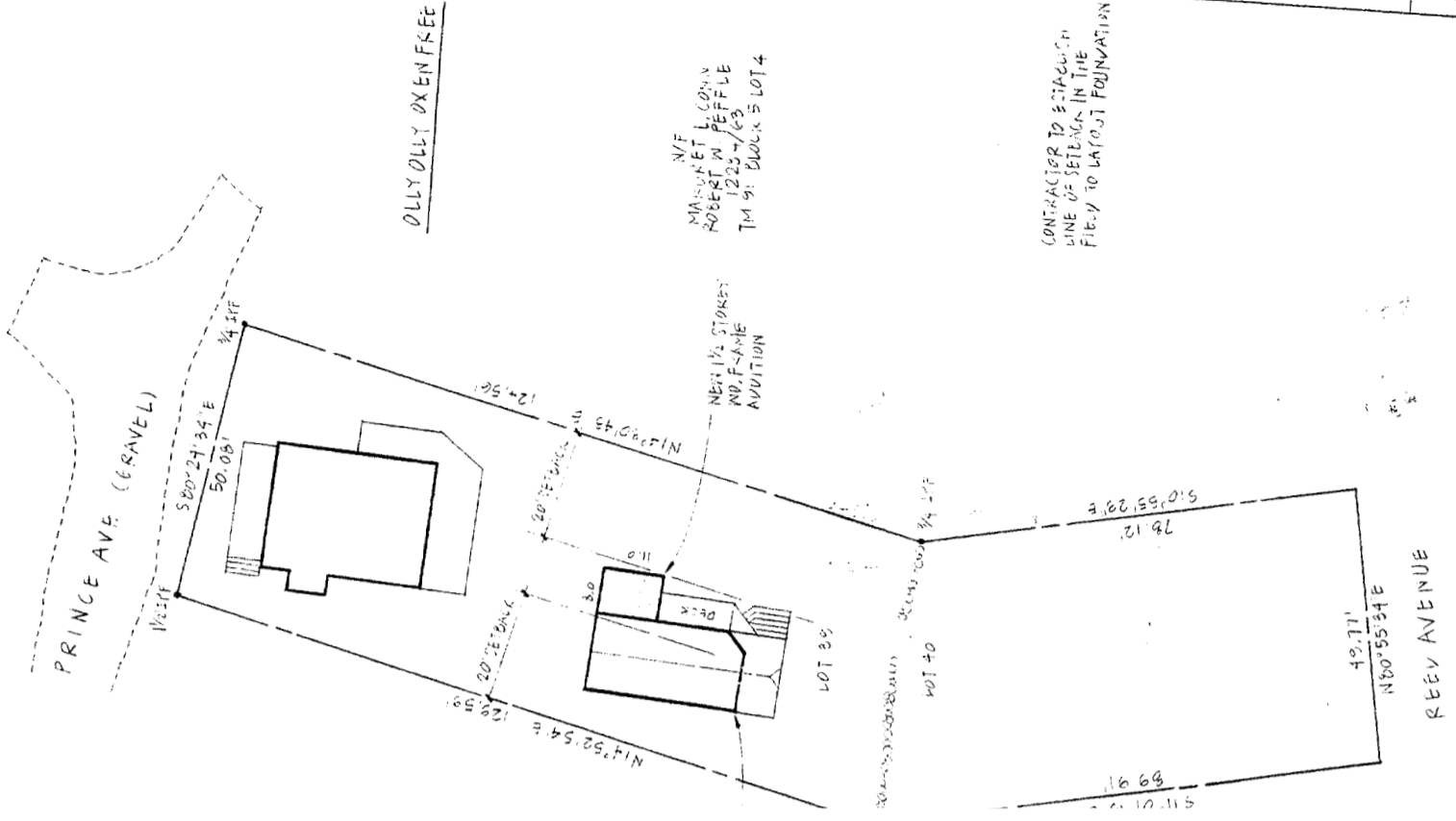
(SEARCH FOR ANN CONFUSION!)

GERALD WEINAND
ARCHITECTURAL DESIGN
20 GROVE STREET
ROCKLAND
MAINE

ADDITION AND RENOVATIONS TO
FIREFLY
89 PRINCE AVENUE
PEAKS ISLAND
MAINE

NO. 1
JOB NO.: 0514
DATE: 20 APR 06
SCALE: 1/4" = 1'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION



FIREFLY
1ST 1/2 STOREY WOOD FRAME COTTAGE

SITE PLAN BASED ON SURVEY BY OREN HASKELL, INC. DATED 26 JULY 2005

1 SITE PLAN
1" = 20'-0"

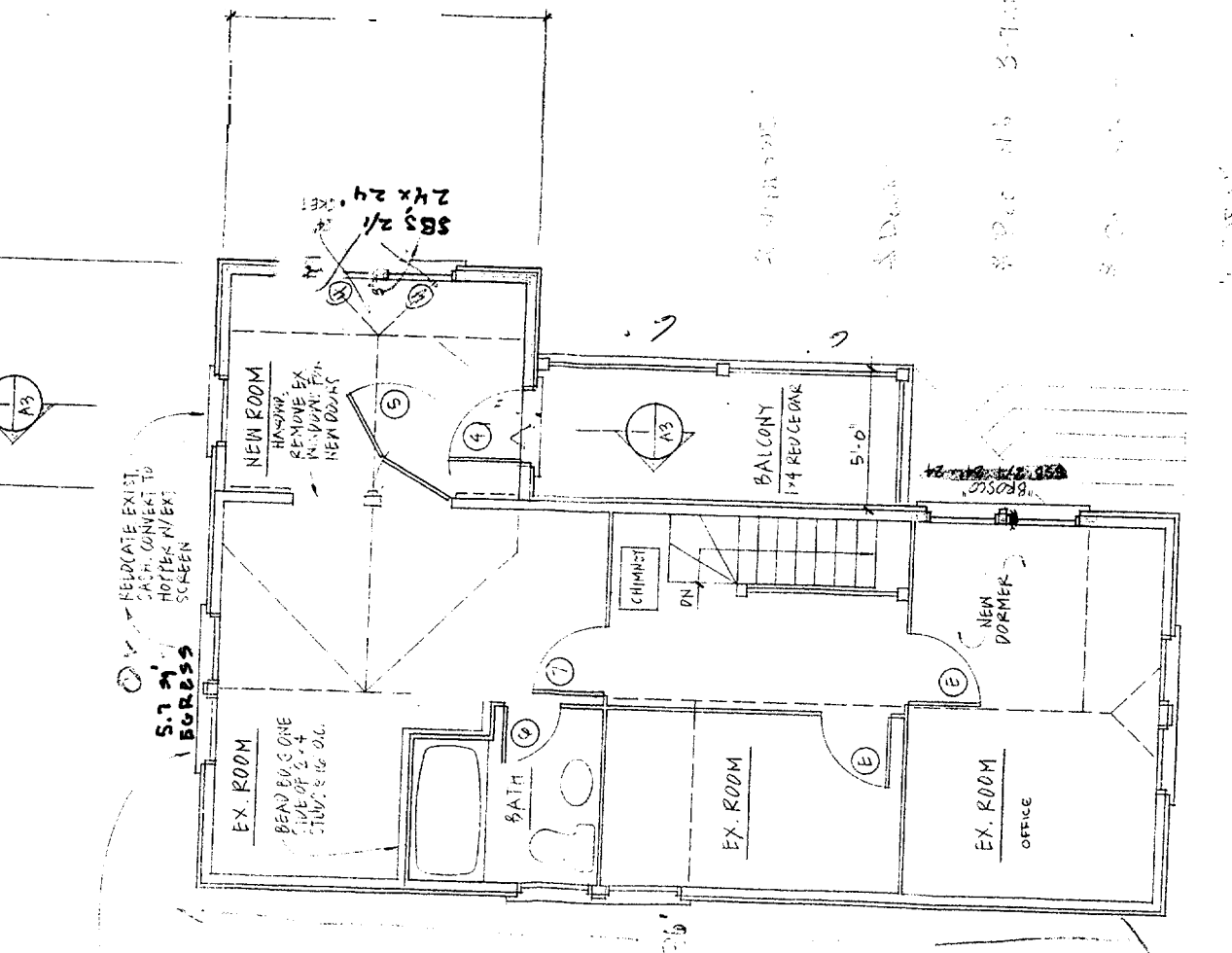
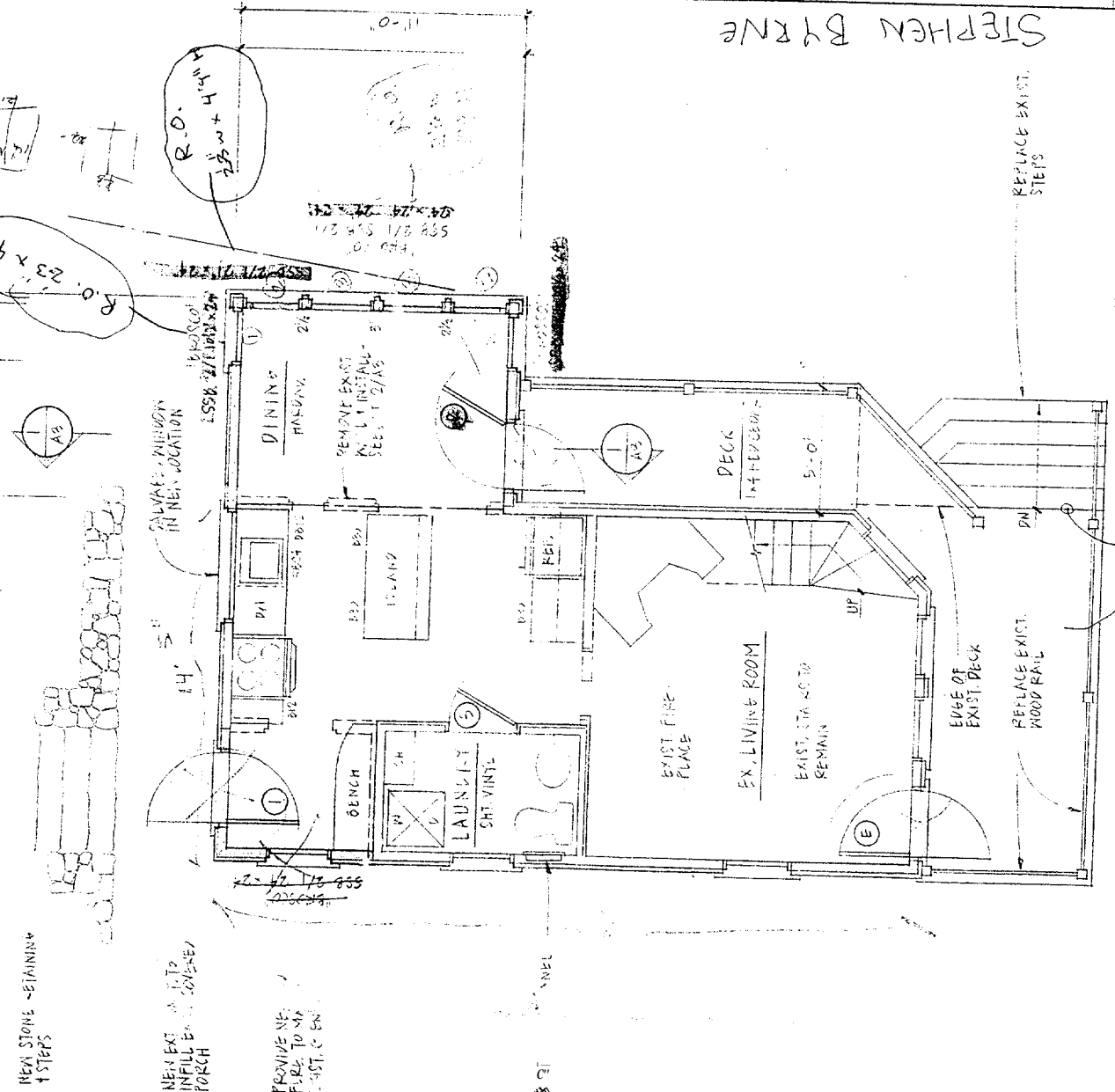
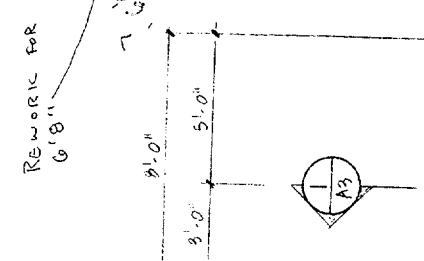
DEPT. OF PUBLIC WORKS
CITY OF PRINCE ISLAND
AUG 9 2005
RECEIVED

85 Prince Ave P.I.

JEFFERSON (549, 0922)

STEPHEN BYRNE

2	DINING	2'-8" x 6'-8" x 14'	LOCK	CR-15 SCREEN SIMPSON FR. W/ EXCHANGE CR-15 SCREEN
3	LAUNDRY	2'-0" x 6'-8"	PRIVATE	SITE BUILT TO MATCH EXIST
4	NEW ROOM	2'-6" x 6'-0" x 13'4" (CUSTOM)	LOCK	SIMPSON FR. 1515
5	NEW ROOM	(2) 2'-6" x 6'-0" x 13'2"	PASSAGE	SIMPSON FR. 2012
6	EX. ROOM	SIZE TO EXIST OPENING	PRIVATE	SITE BUILT TO MATCH EXIST
7	BATH	2'-0" x 6'-8"	PRIVATE	SITE BUILT TO MATCH EXIST

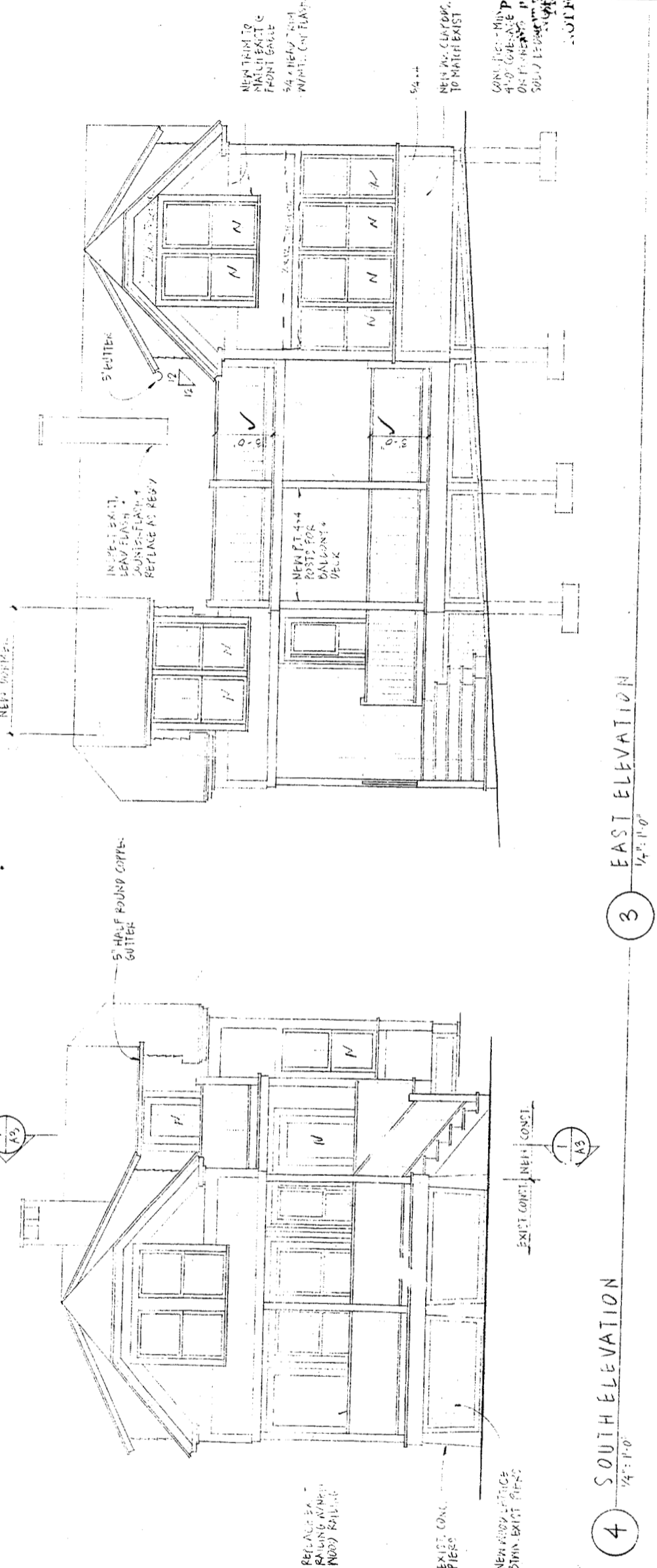
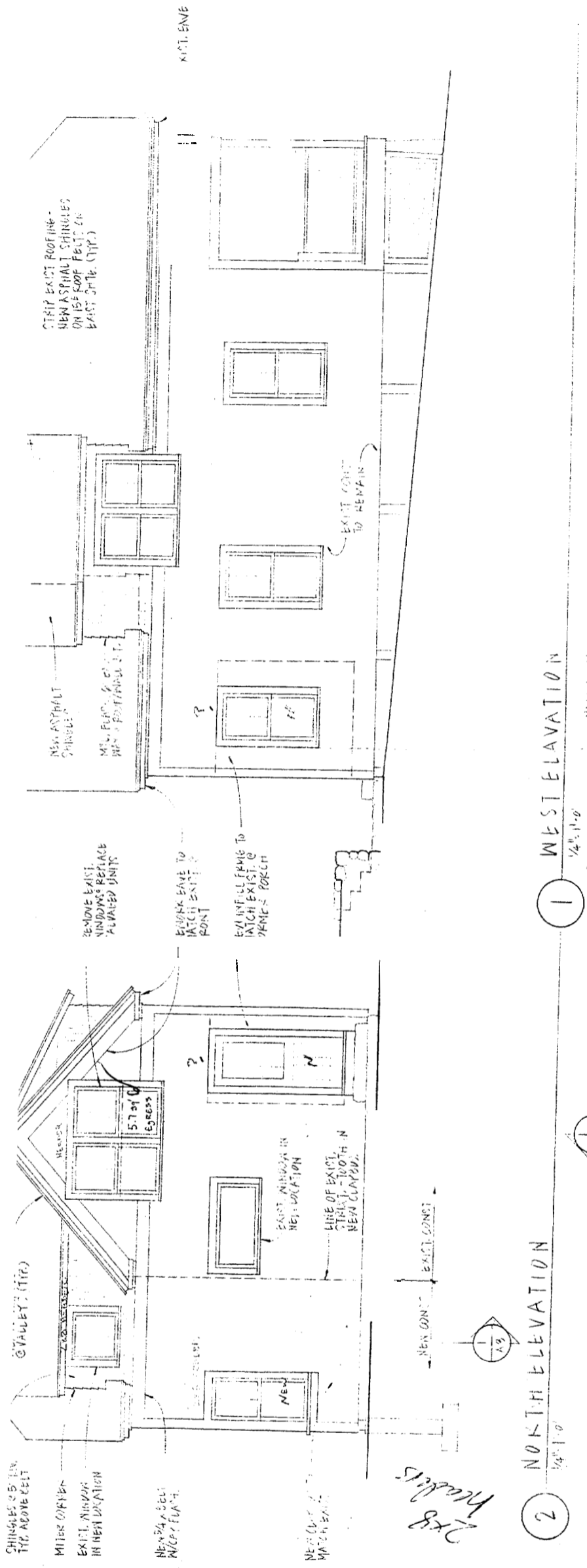


2 SECOND FLOOR PLAN
14'-11.0"

* FLOORING

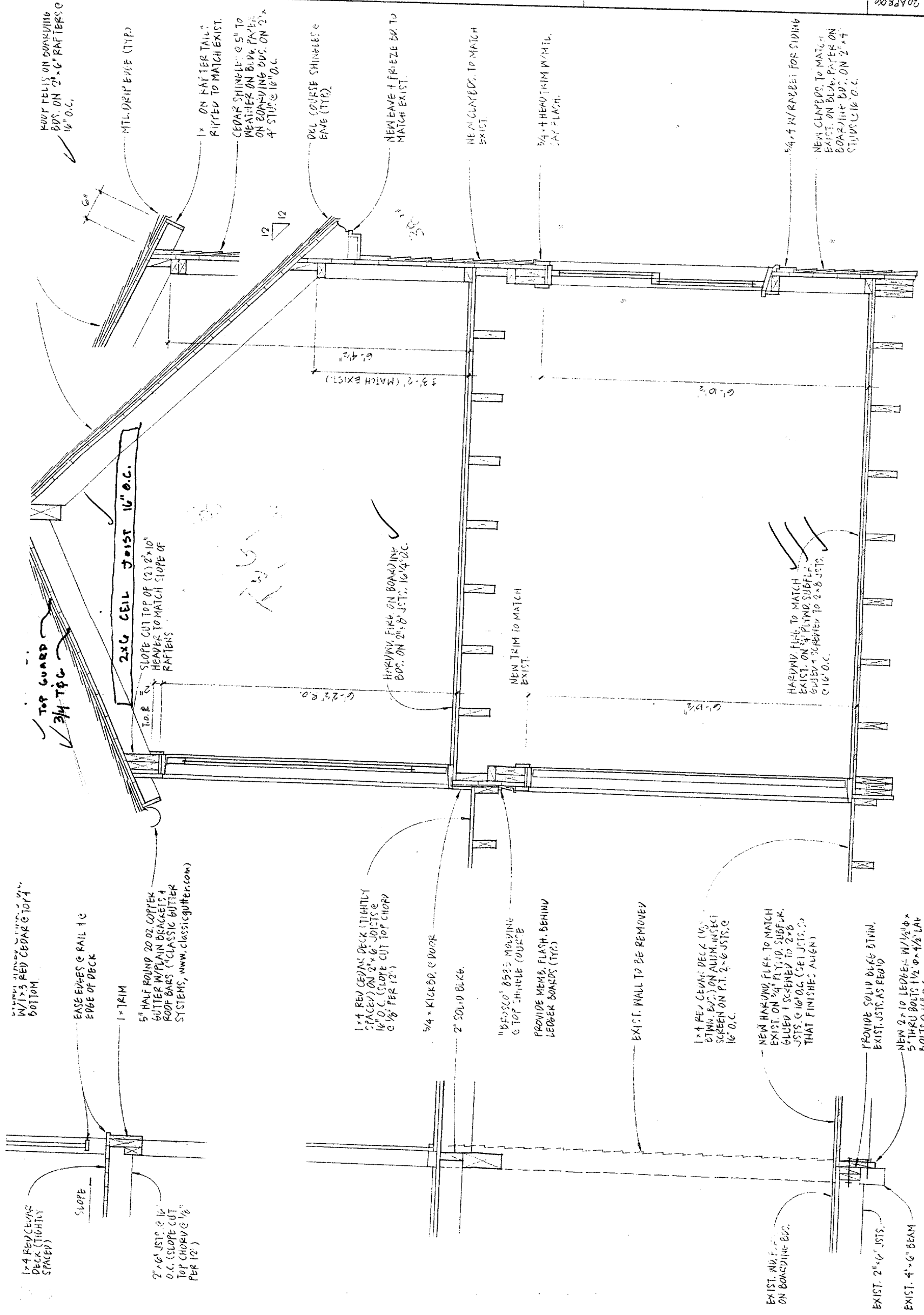
1 FIRST FLOOR PLAN
14'-11.0"

CONTRACT: MIDWAY PROPERTY
410 GORHAM ST. GORHAM, ME
OWNER: HADGESS PRINCE
SUBJECT: ADDITION AND RENOVATION
FOR CONSTRUCTION



2x8 Headers

CONTRACT: MIDWAY PROPERTY
410 GORHAM ST. GORHAM, ME
OWNER: HADGESS PRINCE
SUBJECT: ADDITION AND RENOVATION
FOR CONSTRUCTION



1x4 RED CEDAR DECK (TIGHTLY SPACED)
SLOPE

2x6 JOIST @ 16" O.C. (SLOPE CUT TOP CHORD @ 1/8" PER 12")

EASE EDGES @ RAIL TO EDGE OF DECK

1" TRIM

5" HALF ROUND 20 OZ COPPER GUTTER W/PLAIN BRACKETS & ROOF BARS ("CLASSIC BUTTER SYSTEMS, www.classicbutter.com")

W/1x3 RED CEDAR @ TOP & BOTTOM

1x4 RED CEDAR DECK (TIGHTLY SPACED) ON 2x6 JOISTS @ 16" O.C. (SLOPE CUT TOP CHORD @ 1/8" PER 12")

5/4" KICKBD. @ DOOR

2" SOLID BLK @

1 1/2" B.F. 2x2 @ 85% MOVING @ TOP SHINGLE COURSE

PROVIDE MEMB. FLASH. BEHIND LEADER BOARDS (TYP.)

NEW TRIM TO MATCH EXIST.

EXIST. WALL TO BE REMOVED

1x4 RED CEDAR DECK (1/2" BTWIN. BTW.) ON ADJUM. INSECT SCREEN ON P.T. 2x6 JOISTS @ 16" O.C.

NEW HAKING, FLK. TO MATCH EXIST. ON 3/4" PLYM. SUBFL. GULLEY & SCREWED TO 2x8 JOISTS @ 16" O.C. (SET JOISTS TO THAT FINISHED ALIGN)

PROVIDE SOLID BACK BUTTIN. EXIST. JOISTS AS REQ'D

NEW 2x10 LEDEE @ W/1/2" @ 5" THRU BOLTS 1/2" @ 4x1/2" LAY BOLTS @ 16" O.C.

EXIST. W.U.F. ON BOARDING BLD.

EXIST. 2x4 JOISTS

EXIST. 4x6 BEAM

2 WALL SECTION @ NEW/EXIST. CONST. 3/4" = 1'-0"

1 WALL SECTION @ NEW ADDITION 3/4" = 1'-0"

3'-2" (MATCH EXIST.)

6'-0"

3'-10"

6'-2 1/2" @

HAKING, FLK. ON BOARDING BLD. ON 2x8 JOISTS @ 16" O.C.

HAKING, FLK. TO MATCH EXIST. ON 3/4" PLYM. SUBFL. GULLEY & SCREWED TO 2x8 JOISTS @ 16" O.C.

ROOF FELLS ON DOWNING BDS. ON 2x6 RAFTERS @ 16" O.C.

MTL. DRIP EDGE (TYP.)

1x ON RAFTER TAIL: RIPPED TO MATCH EXIST.

CEDAR SHINGLE @ 5" TO WEATHER ON BLDG. PAPER ON BOARDING BLD. ON 2x4 STUDS @ 16" O.C.

DEL. COURSE SHINGLES @ EAVE (TYP.)

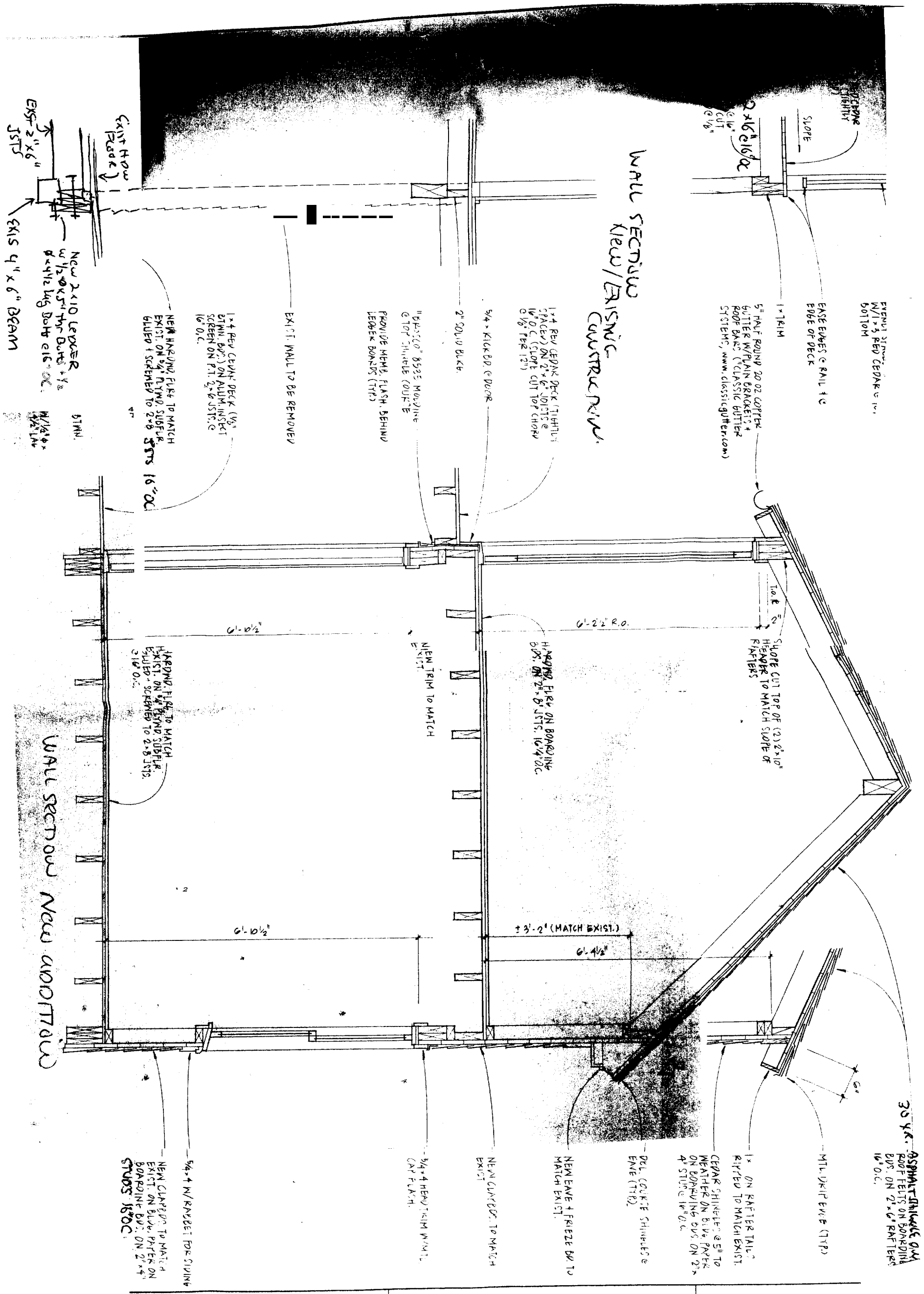
NEW EAVE & FRIEZE BLD. TO MATCH EXIST.

NEW CLAYEDS. TO MATCH EXIST.

3/4" HEAD TRIM W/MTL. CAT FLASH.

3/4" N/RANDBEEL FOR SIDING

NEW CLAYEDS. TO MATCH EXIST. ON BLDG. PAPER ON BOARDING BLD. ON 2x4 STUDS @ 16" O.C.



WALL SECTION
NEW/EXISTING
CONSTRUCTION

EXIST 2" x 6" JOISTS
EXIST 4" x 6" BEAM
New 2x10 LEADER
w/ 1/2" x 5/8" thru bolts & 1/2" dia x 1/2" lag bolts @ 16" O.C.

1x4 REV CEDAR DECK (1/2" STAIN. BLDG.) ON ALUM. INSECT SCREEN ON FT. 2x6 JOIST @ 16" O.C.
NEW HANDING FLIR TO MATCH EXIST. ON 5/4" BOND SUBFLR. GLUED & SCREWED TO 2x6 STMS @ 16" O.C.

EXIST. WALL TO BE REMOVED
5/4" KICKER (CEDAR)
2" SOLID BLOCK
1/2" ASPHALT/FLTASTIC MOULDING @ TOP CHIMNEY COURSE
PROVIDE MEMB. FLASH BEHIND LEADER BOARDS (TYP)

1x4 REV CEDAR DECK (THRUOUT SPACED) ON 2" x 6" JOISTS @ 16" O.C. (SLOPE CUT TOP CHIMNEY @ 1/2" PER FT)

5" HALF ROUND 20 OZ COPPER BUTTER W/PLAIN BRACKETS & ROOF BARS (CLASSIC BUTTER SYSTEMS, WWW.CLASSICGUTTER.COM)
1" TRIM
EASE EDGES @ RAIL TO EDGE OF DECK
REPAIR STRIP W/1x3 REV CEDAR @ BOTTOM

NEW TRIM TO MATCH EXIST.
HANDING FLIR TO MATCH EXIST. ON 5/4" BOND SUBFLR. GLUED & SCREWED TO 2x6 STMS @ 16" O.C.

NEW CLAMPED TO MATCH EXIST.
NEW EAVE & FRIEZE BR TO MATCH EXIST.
DEL. CONCRETE SHINGLES @ EAVE (TYP)

30 Y.R. ASPHALT/FLTASTIC GWA ROOF FELT ON BOARDING BVS ON 2" x 4" RAFTERS @ 16" O.C.
MTL. DRIP EAVE (TYP)
1" ON RAFTER TAILS RIPPED TO MATCH EXIST.
CEDAR SHINGLES @ 5/8" TO WEATHER ON BIV. PARTS ON BOARDING BVS ON 2" x 4" STUPE @ 16" O.C.

5/4" x W/RNBBET FOR SIDING
NEW CLAMPED TO MATCH EXIST. ON BIV. PARTS ON BOARDING BVS ON 2" x 4" STUPE @ 16" O.C.