

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 128 Reed Ave. # Morton's Lane Peaks Island		Owner: Mary Ellen Weber		Phone: 774-0111		Permit No: 990178	
Owner Address: ***Will Winkelman c/o Whitten Architects, Box 404, Portland, ME 04112		Lessee/Buyer's Name:		Phone: 774-0111		Business Name:	
Contractor Name: Bobby McTigre-Peaks Island		Address:		Phone: 766-2676		Permit Issued: MAR - 5 1999	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 45,000		PERMIT FEE: \$ 245.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: 8x14 1 story addition, 8x16 deck w/interior renovations.				Signature:		Signature:	
Permit Taken By: MG		Date Applied For: March 4, 1999		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

3-4-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 3

COMMENTS

3-22-99 Talked to Bob McTigue about condition of approval (TR)
 Stairs are Existing and won't be moved he will pull all permits needed

4-23-99 OK to pour Tubes (TR). Pined to Ledge

5-21-99 No one on site windows still not in (TR)

6-11-99 went to site with Mike Collins. Service Panel was Fully Exposed No cover (TR)

6-18-99 met Plumber Rough in is OK but Stack for water heater is Flag poled call Plante about it. (TR)

4/18/02 Met w/ Bob McTigue. Completed. Above OK for

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 128 REED AVE @ MORTON'S LANE - PEAKS ISLAND

Tax Assessor's Chart, Block & Lot Number Chart# <u>0091</u> Block# <u>S</u> Lot# <u>002</u>		Owner: <u>MARY ELLEN WEBER</u>	Telephone#: <u>207-774-0111</u>
Owner's Address: <u>WILL WINKLEMAN</u> <u>c/o WHITTEN ARCHITECTS</u> <u>BOX 404 PORTLAND 04112</u>		Lessee/Buyer's Name (If Applicable) <u>774-0111</u>	Cost Of Work: <u>\$ 45,000</u> Fee: <u>\$ 245</u>
Proposed Project Description:(Please be as specific as possible) <u>8X14 ADDITION, 8X16 DECK + INTERIOR RENOVATION</u>			
Contractor's Name, Address & Telephone <u>BOBBY MCTIGUE - PEAKS ISLAND.</u>		Rec'd By: <u>M.E.W.</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

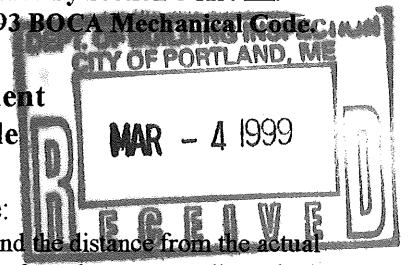
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>3/4/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.





Inspection Services
Michael J. Nugent
Manager

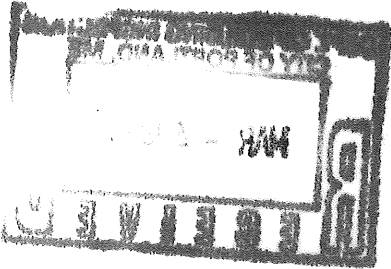
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations !!!!!

Building or Use Permit Application Additions/Alterations/Accessory Structures To Detached Single Family Dwelling

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



Applicant: Whitten Arch.

Date: 3/5/99

Address: 128 Reed Ave, P.I.

C-B-L: 91-5-2:3

Near Josiah's Cove

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR-1

Interior or corner lot - ~~Interior or corner lot -~~ Main side of deck 8x16'

Proposed Use/Work - Build 8x14 1 story addition w/ interior renovating

sewage Disposal - not increasing # of Bedrooms - existing system

Lot Street Frontage -

using Main side as front

Front Yard - 30' req - 30' + shown

Rear Yard - 30' req - 30' + shown

Side Yard - 20' req - 20' + shown

Projections - -

Width of Lot -

Height - 35' max - only 1 story shown

Lot Area - 7,100 #

Lot Coverage/ Impervious Surface - 20% max or

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection -

from Josiah's Cove

within 250' - structure is beyond the 75' setback from the high water mark

Flood Plains - Zone C - panel 9

1420 # OK

12 x 14 = 168

21 x 23 = 483

8 x 25 = 200

new ← 8 x 14 = 112

8 x 16 = 128 + 963 # = 1091 #

1091 #

BUILDING PERMIT REPORT

DATE: 5 MARCH 99 ADDRESS: 128 Reed Ave. P.I. CBL 091-S-092
REASON FOR PERMIT: To Construct an 8x14 1 story addition
BUILDING OWNER: Mary Ellen Weber
CONTRACTOR: Bobby McTigue - Peaks Island
PERMIT APPLICANT: [Signature]
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5 B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: X1 *2 *2.6 *8 *10 *12

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17) Anchors between concrete & Framing is required.
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
7. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1014.0 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
Clearance in habitable space is a minimum of 7'6". (Section 1204.0)
Construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 7" maximum rise. (Section 1014.0)
Minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

Living room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or door for fire escape or rescue. The units must be operable from the inside without the use of special

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

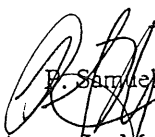
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- X 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. This permit is being issued with the understanding that NO new bedroom or sleeping area is created -

X 32. Care must be taken NOT to disturb the surface waste disposal area.

X 33. All construction debris must be removed from Island at Contractor's or owners expense.


F. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

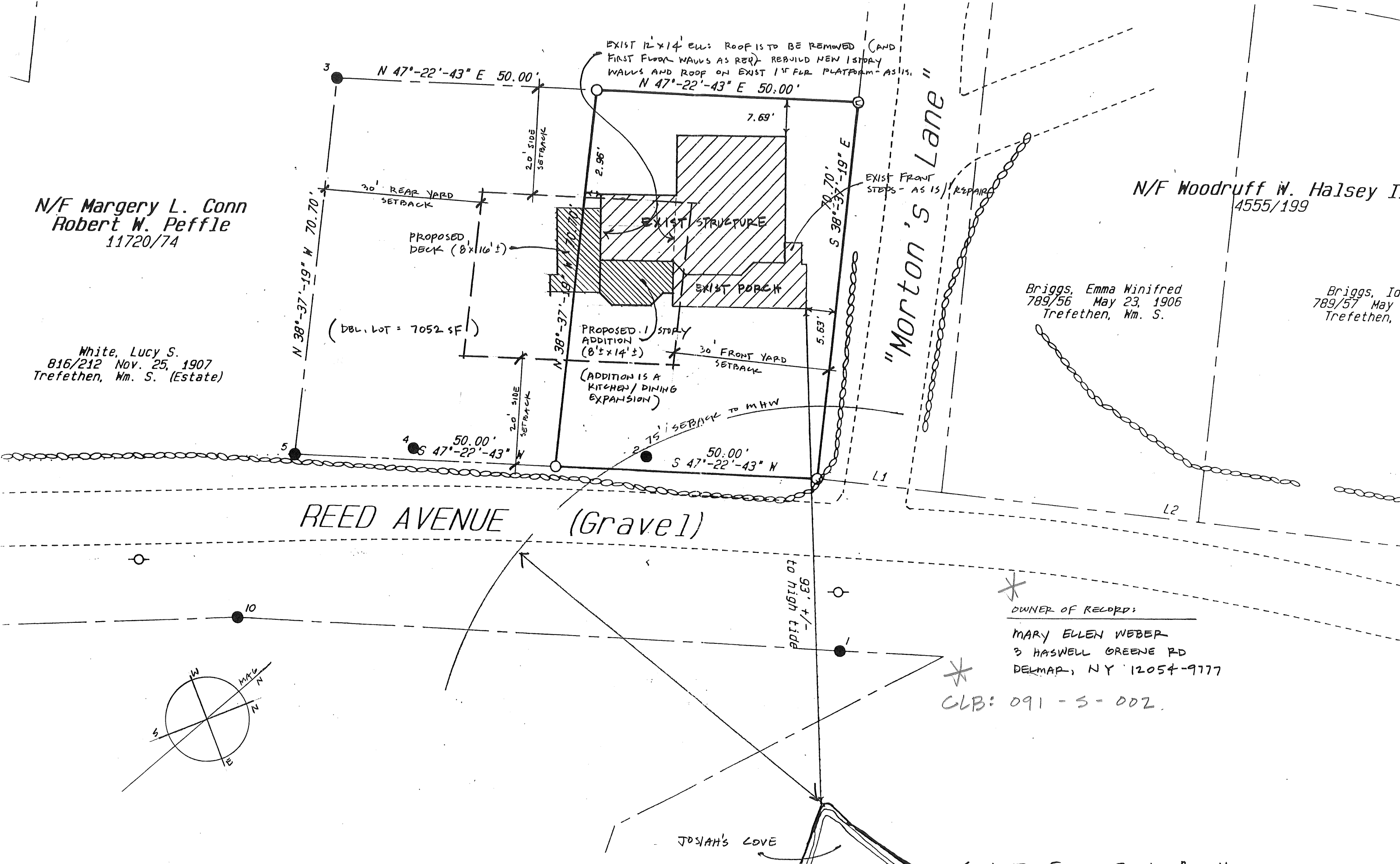
N/F Margery L. Conn
Robert W. Peffle
11720/74

White, Lucy S.
816/212 Nov. 25, 1907
Trefethen, Wm. S. (Estate)

N/F Woodruff W. Halsey I.
4555/199

Briggs, Emma Winifred
789/56 May 23, 1906
Trefethen, Wm. S.

Briggs, Id.
789/57 May
Trefethen,



OWNER OF RECORD:
MARY ELLEN WEBER
3 HASWELL GREENE RD
DELMAR, NY 12054-9777
CLB: 091 - 5 - 002

S I T E P L A N

* SHOWER:
SIZED FOR KOHLER 'PUEBLA'
K-1592 32"W X 36 1/4"D RO.

* TUB:
1/2" 16" OFF S.O. TUB,
ROUND BOWL.

* EXIST TUB:
26"W X 48"L

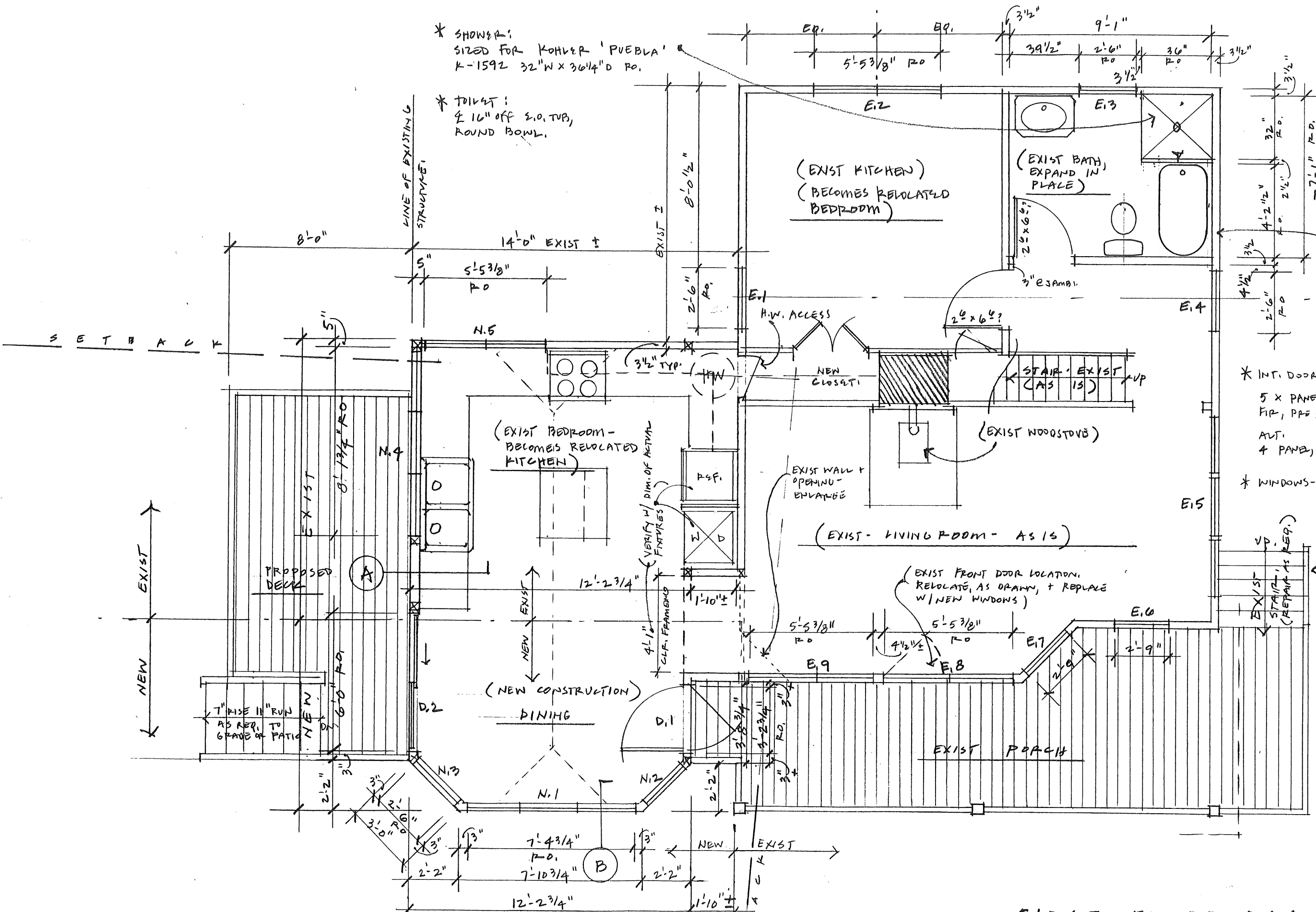
* G.O. TO VERIFY
FIT OF TUB,
SHOWER, FIN. WALL
MATERIALS +
SHOWER FRAME WALL
THICKNESS (FOR
PLUMBING)

* TYP. EXT. WALLS:
REPAIR/REBUILD
AS REQ. -
(2x4, 16" OC,
1/2" PLY SHEATH)

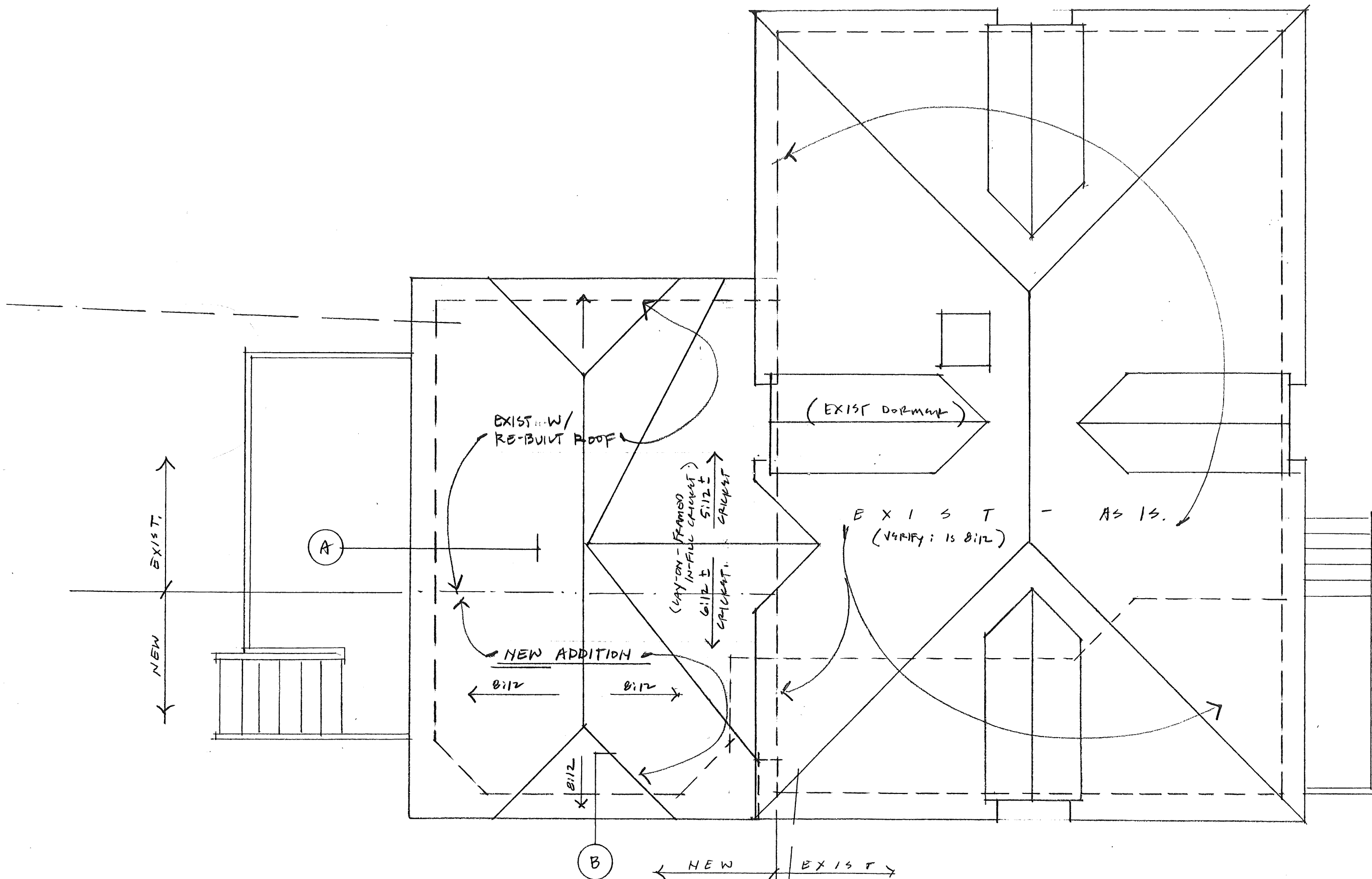
* INT. DOORS:
5 X PANEL, FLAT PANEL
FIR, PSE HUNG - IDEAL
AUT.
4 PANEL, ALL WOOD.

* WINDOWS - SEE ELEVATIONS.

EXIST FRONT
STAIR - REPAIR



FIRST FLOOR PLAN



ROOF PLAN

WEBER COTTAGE ADDITION · PEAKS ISLAND · "MORTON'S LANE" @ REED AVE · WHITTEN ARCHITECTS · 207.774.0111 · 24 FEB 99 · 1/4" SCALE

TYPICAL DOORS:

ANDERSON - FRENCHWOOD STYLE
 4 LIGHT SQUARE LIGHT CUT LAYOUT/PANEL
 SIMULATED DIVIDED LIGHT (GLUE ON
 GRILL INSIDE + OUT) W/ SPACER BAR.
 W/ SCREEN: DOORS
 WHITE

TYPICAL WINDOWS:

BROSCO SET-UP DOUBLE-HUNGs, BOSTON - (WINDOW SUPPLIER TO VERIFY R.O. SIZES LISTED)
 SSB TRVE DIVIDED LIGHTS $\frac{2}{2}$ W/ LOW E ENERGY
 PANEL. PRIMED EXT.

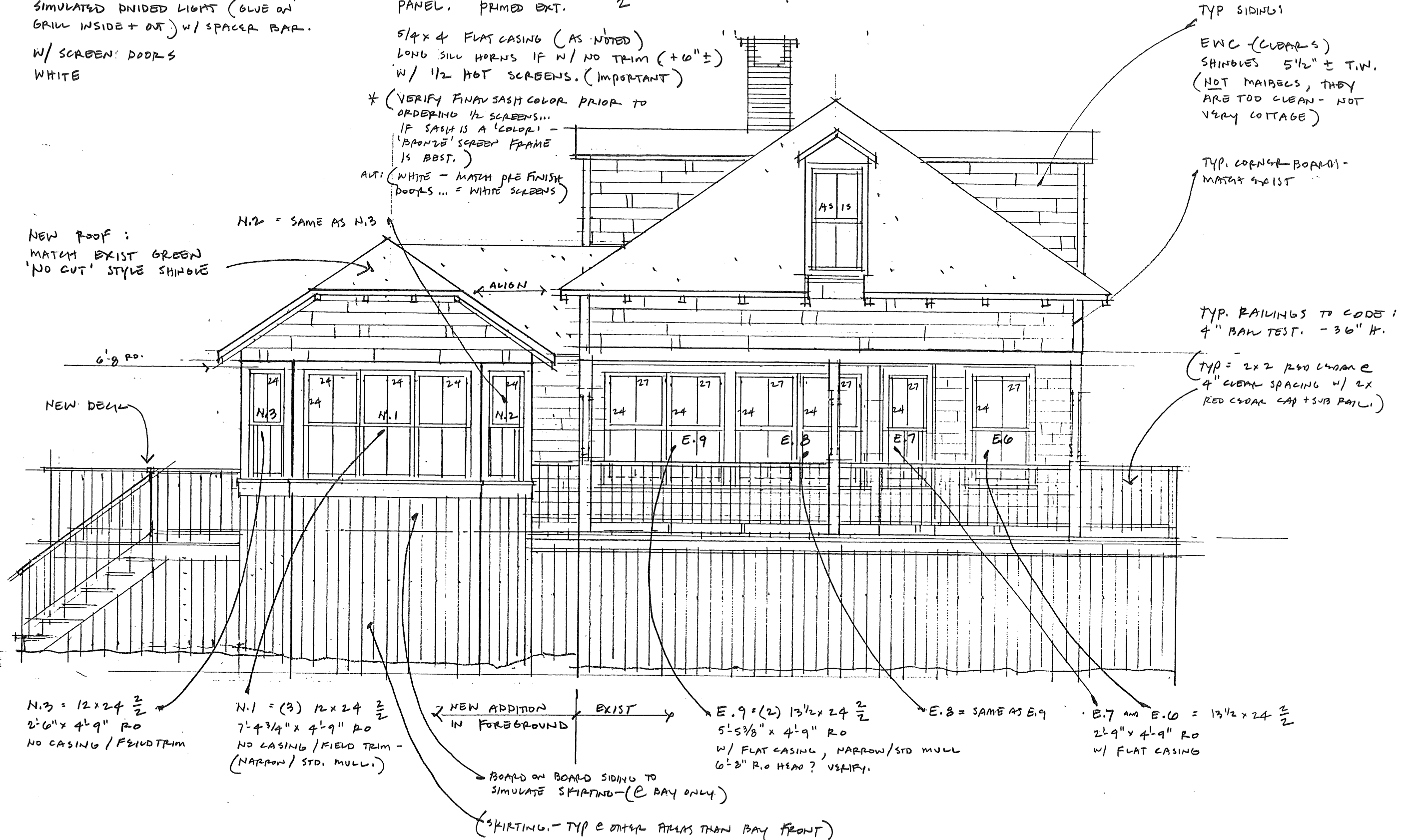
5/4 x 4 FLAT CASING (AS NOTED)
 LONG SILL HORNS IF W/ NO TRIM (+6" ±)
 W/ 1/2 HGT SCREENS. (IMPORTANT)

* (VERIFY FINISH SASH COLOR PRIOR TO
 ORDERING 1/2 SCREENS...
 IF SASH IS A 'COLOR' -
 'BRONZE' SCREEN FRAME
 IS BEST.)

ANTI (WHITE - MATCH PLE FINISH
 DOORS ... = WHITE SCREENS)

NEW ROOF:
 MATCH EXIST GREEN
 'NO CUT' STYLE SHINGLE

N.2 = SAME AS N.3



TYP SIDING:
 EWC (CLEAR)S
 SHINGLES 5 1/2" ± T.W.
 (NOT MAIBELS, THEY
 ARE TOO CLEAN - NOT
 VERY COTTAGE)

TYP. CORNER BOARD -
 MATCH GRIST

TYP. RAILINGS TO CODE:
 4" BAL TEST. - 36" H.

(TYP = 2x2 RED CEDAR
 4" CLEAR SPACING W/ 2x
 RED CEDAR CAP + SUB RAIL.)

N.3 = 12 x 24 $\frac{2}{2}$
 2'-6" x 4'-9" RO
 NO CASING / FIELD TRIM

N.1 = (3) 12 x 24 $\frac{2}{2}$
 7'-4 3/4" x 4'-9" RO
 NO CASING / FIELD TRIM -
 (NARROW / STD. MULL.)

NEW ADDITION
 IN FOREGROUND

EXIST

E.9 = (2) 13 1/2 x 24 $\frac{2}{2}$
 5'-5 3/8" x 4'-9" RO
 W/ FLAT CASING, NARROW / STD MULL
 6'-3" R.O HEAD? VERIFY.

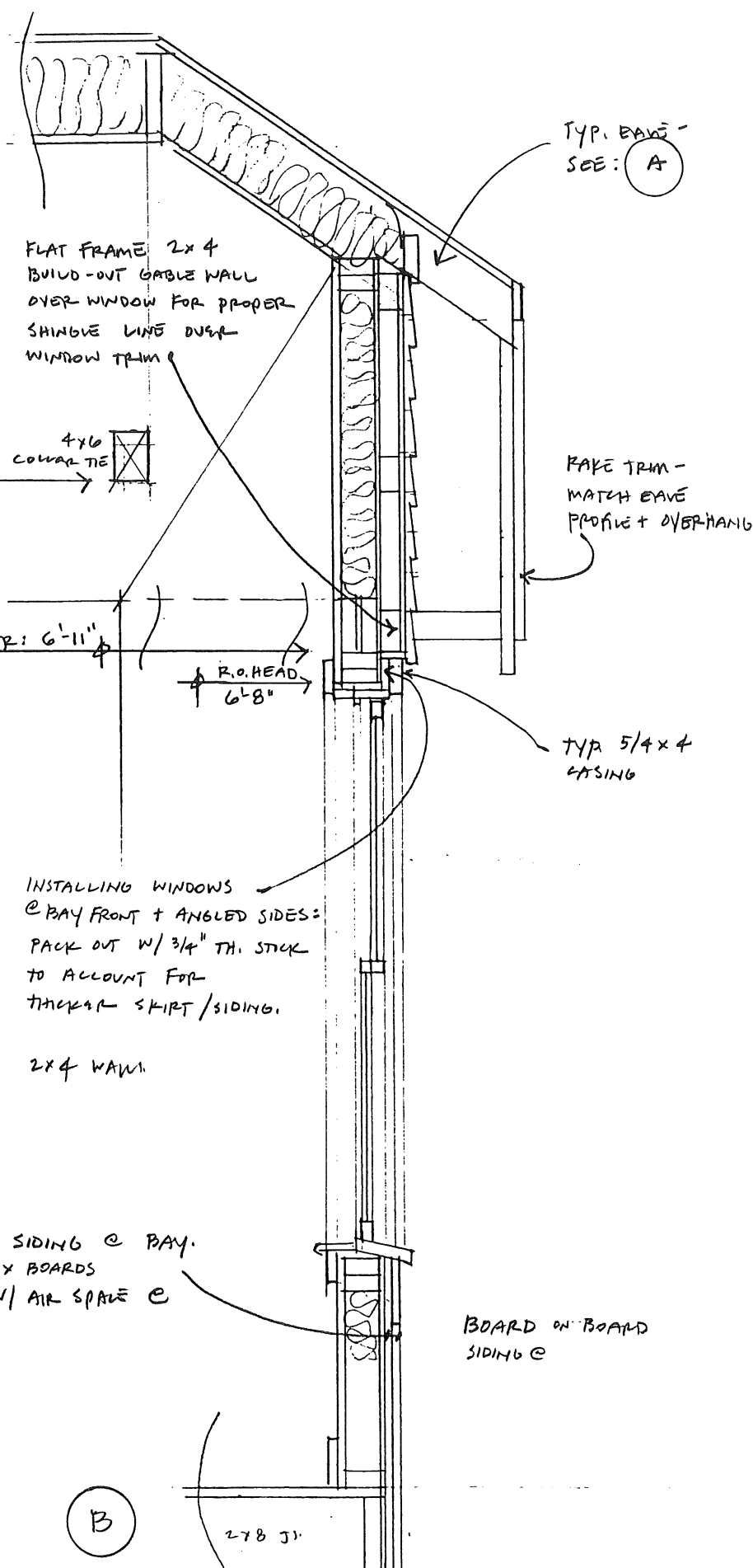
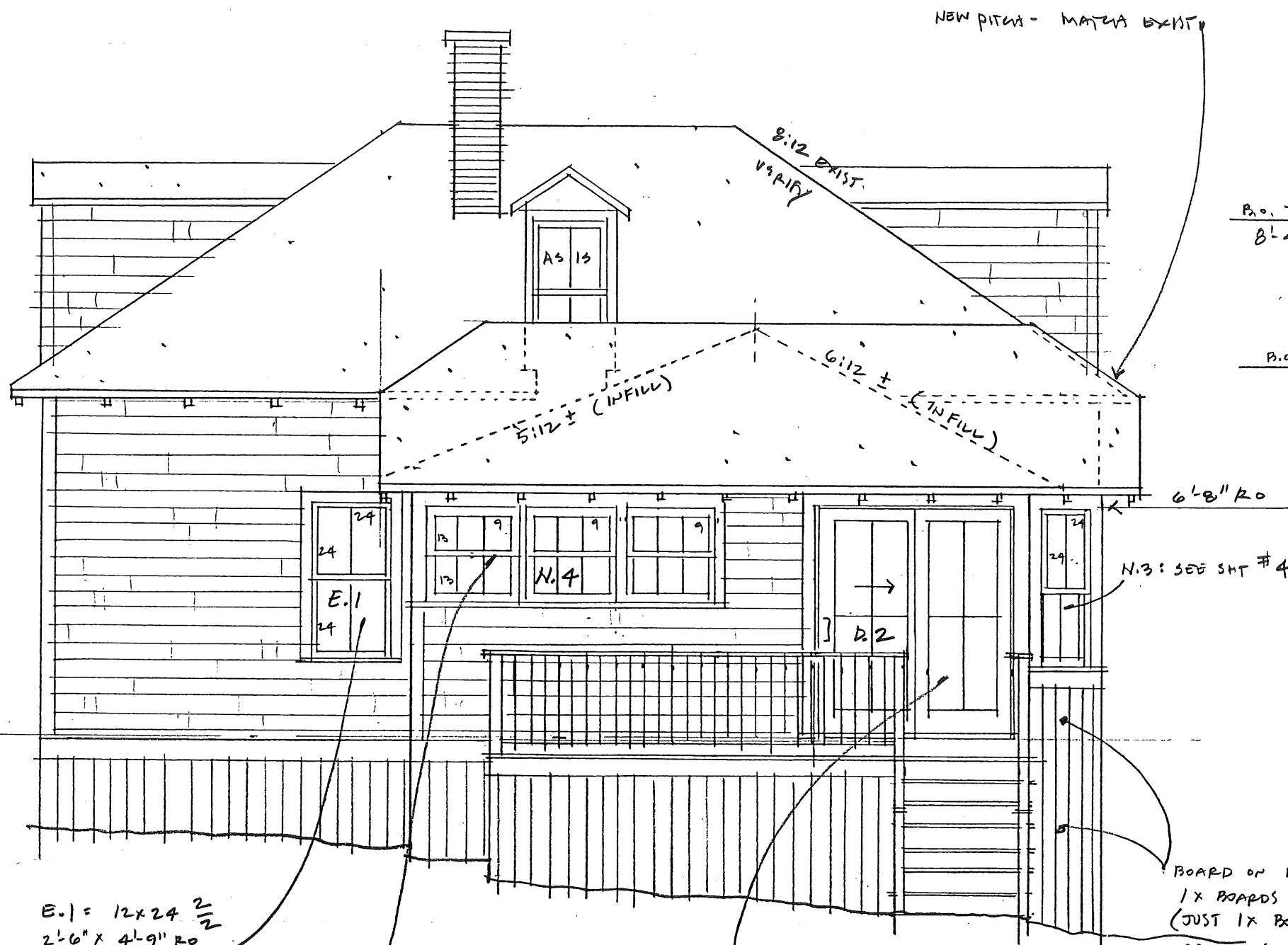
E.8 = SAME AS E.9

E.7 AND E.10 = 13 1/2 x 24 $\frac{2}{2}$
 2'-9" x 4'-9" RO
 W/ FLAT CASING

BOARD ON BOARD SIDING TO
 SIMULATE SKIRTING - (E BAY ONLY)

(SKIRTING - TYP E OTHER AREAS THAN BAY FRONT)

EAST ELEVATION



E.1 = 12x24 $\frac{2}{2}$
 2'-6" x 4'-9" R.O.
 w/ FLAT CASING

N.4 = (3) 9 x 13 $\frac{3}{3}$ · 8'-1 3/4" x 2'-11" R.O.
 NO CASING; STD/NARROW MULL

SOUTH ELEVATION

D.2 = FRENCH WOOD : FWG 606B
 R.O. 6'-0" x 6'-8" (4 LIGHT SQ ADL)

BOARD ON BOARD SIDING @ BAY.
 1x BOARDS ON 1x BOARDS
 (JUST 1x BOARDS w/ AIR SPACE @
 CRAWL SPACE.)

INSTALLING WINDOWS @ BAY FRONT + ANGLED SIDES:
 PACK OUT w/ 3/4" TH. STICK
 TO ACCOUNT FOR
 THICKER SHIRT/SIDING.

2x4 WALL

BOARD ON BOARD
 SIDING @

BAY FRONT SECTION

(N.4 ALT : MARVIN WOOD TRUE DIVIDED LIGHT SSB w/ E.P. PRIMED)
 (2) w/ STD BETWEEN (2) WCM 2436 (VERIFY w/ SINK IF 2440 WOULD FIT... BETTER IF SO.)
 DIRECT MULL - 4'-1" w x 3'-0 9/16" h R.O EACH. (4 LIGHT SQ.)
 NO TRIM. w/ LONG SILL MOSING



E. 3 = 12 x 24 $\frac{2}{2}$
 2'-6" x 4'-9" RO
 W/ FLAT CASING

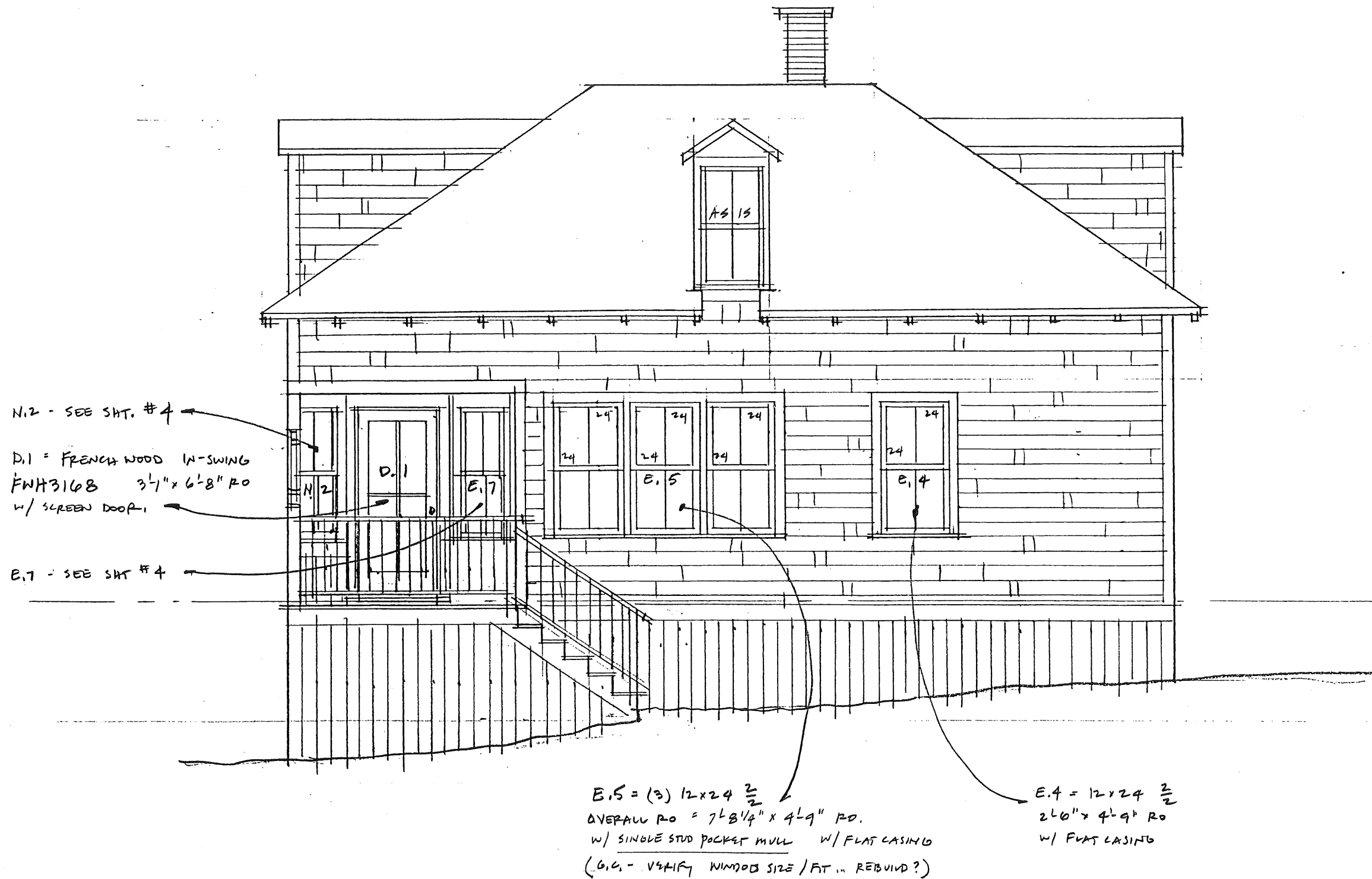
E. 2 = (2) 13 1/2 x 24 $\frac{2}{2}$
 5'-5 3/8" x 4'-9" RO
 W/ FLAT CASING - STD / NARROW MULL
 (EGRESS O.K., UNIT - + BOTH SASH TILT / REMOVE W/O TOOLS)

SKIRT TRIM BAND
 SKIRTING.

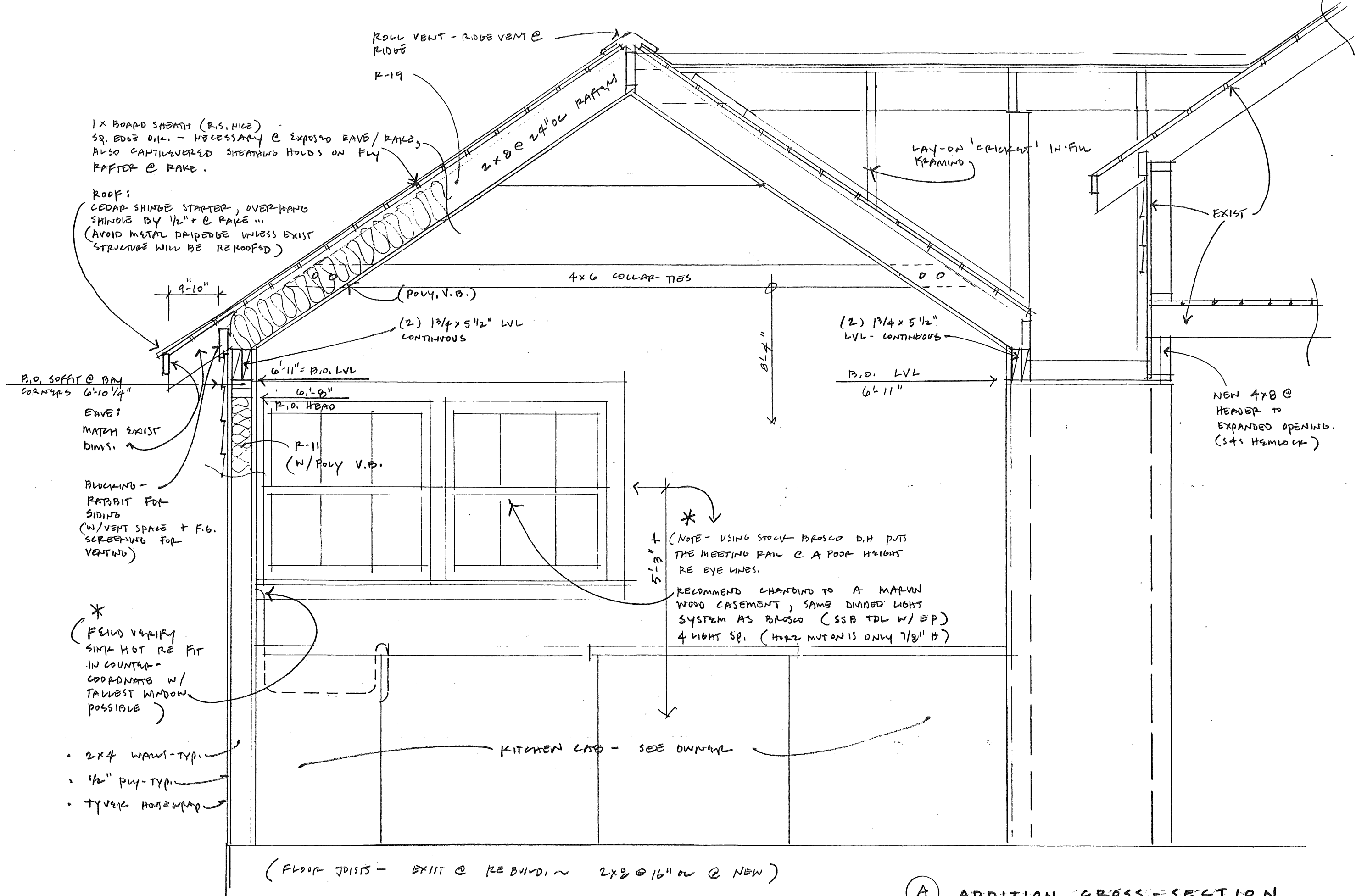
N. 5 = (2) 9 x 13 $\frac{3}{3}$
 5'-5 3/8" x 2'-11" RO
 STD / NARROW MULL - NO CASING

ALT: MARW CM: 2 WCM 2436 · 4'-1" x 3'-0 9/16" RO
 4 LIGHT SQ. NO TRIM.
 W/ LONG SILV MULLING.

WEST ELEVATION



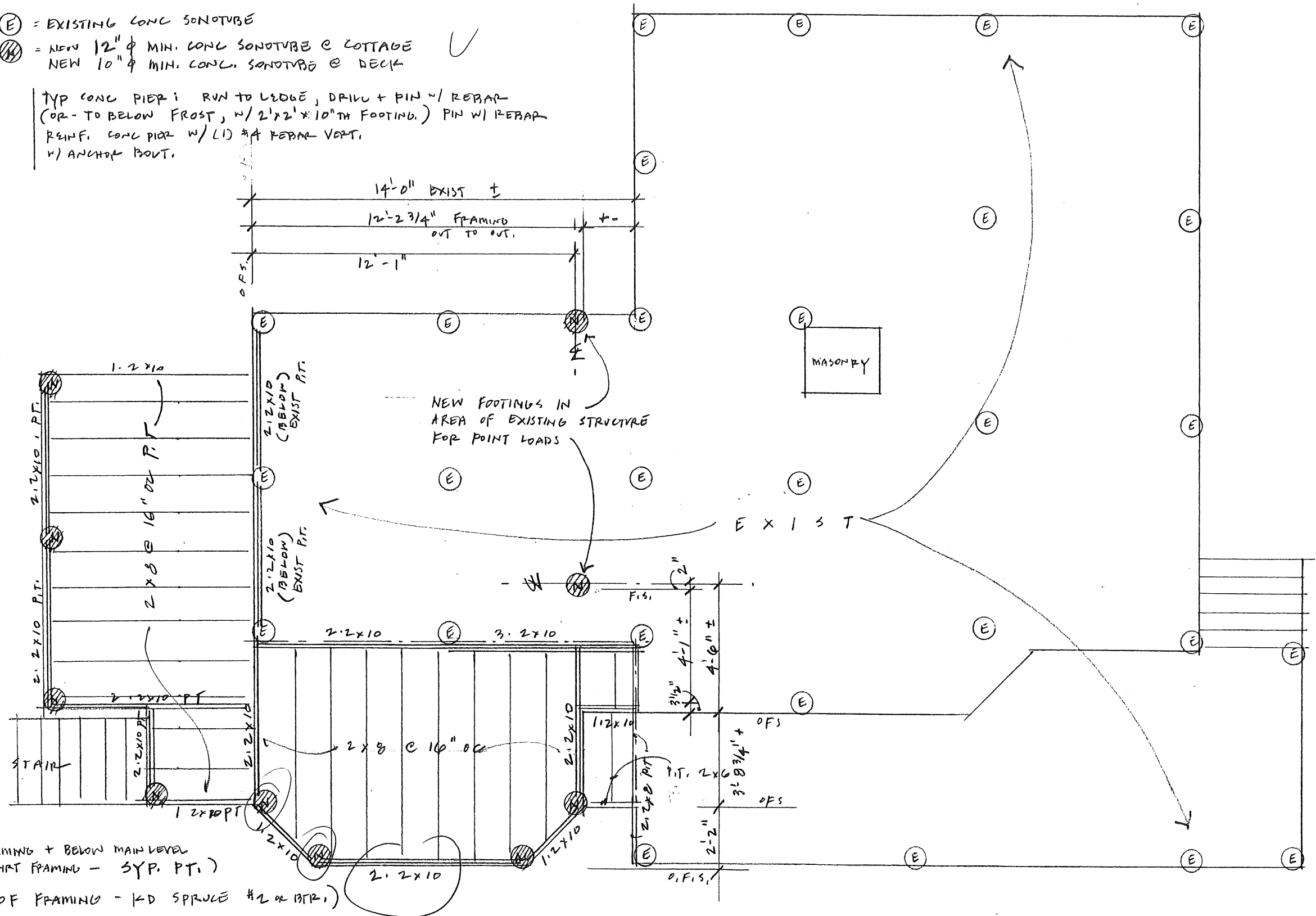
NORTH ELEVATION



(A) ADDITION CROSS-SECTION

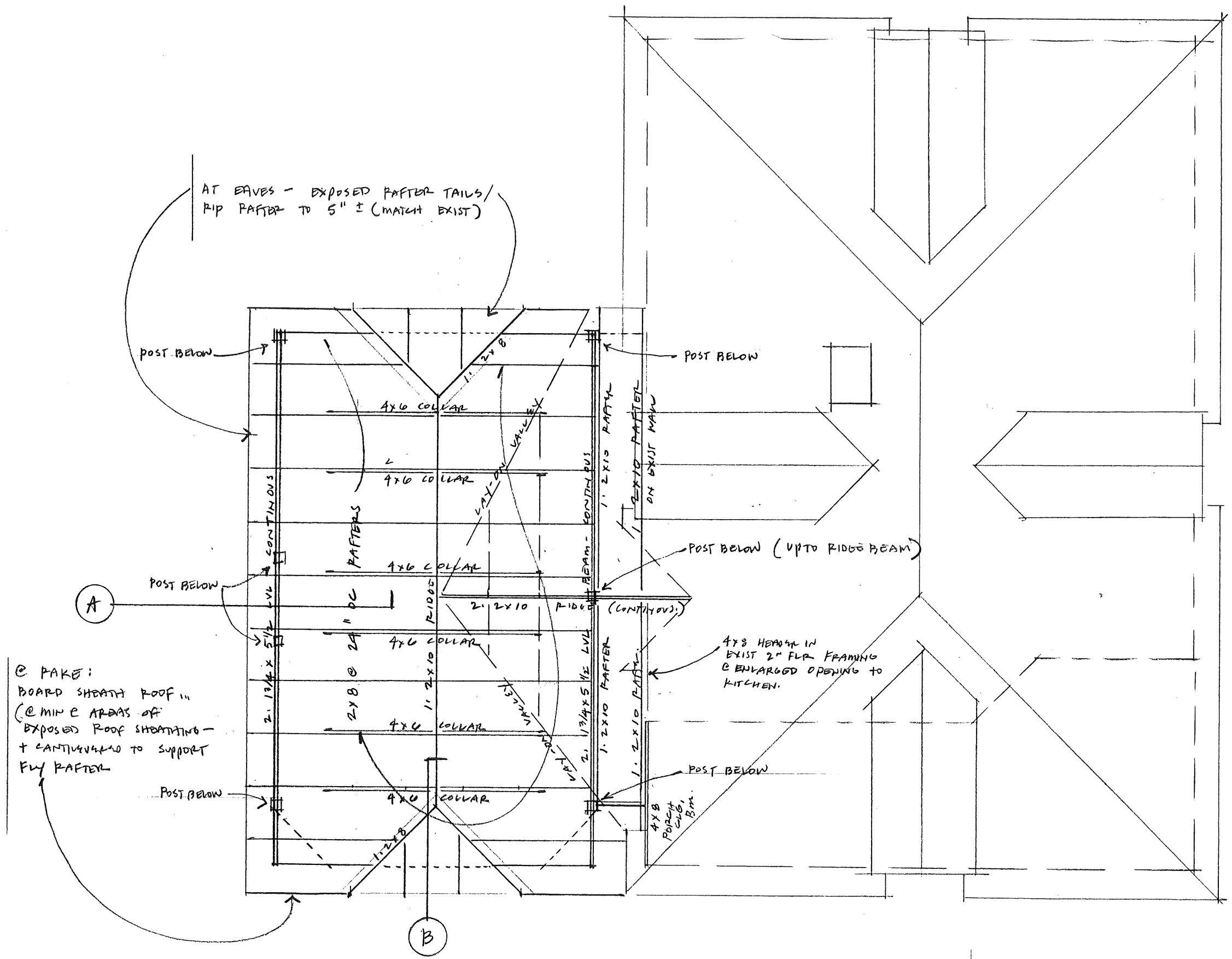
- ⊖ = EXISTING CONC SONOTUBE
- ⊗ = NEW 12" ⌀ MIN. CONC SONOTUBE @ COTTAGE
NEW 10" ⌀ MIN. CONC. SONOTUBE @ DECK

TYP CONC PIER: RUN TO LEDGE, DRILL + PIN W/ REBAR
(OR - TO BELOW FROST, W/ 2'x2'x10" TH FOOTING.) PIN W/ REBAR
REINF. CONC PIER W/ (L) #4 REBAR VERT.
W/ ANCHOR BOLT.



(ALL DECK FRAMING + BELOW MAIN LEVEL FRAMING + SKIRT FRAMING - SYP. PT.)
(FLOOR + ROOF FRAMING - KD SPRUCE #2 OR BETT.)

FIRST FLOOR FRAMING
FOUNDATION PLAN

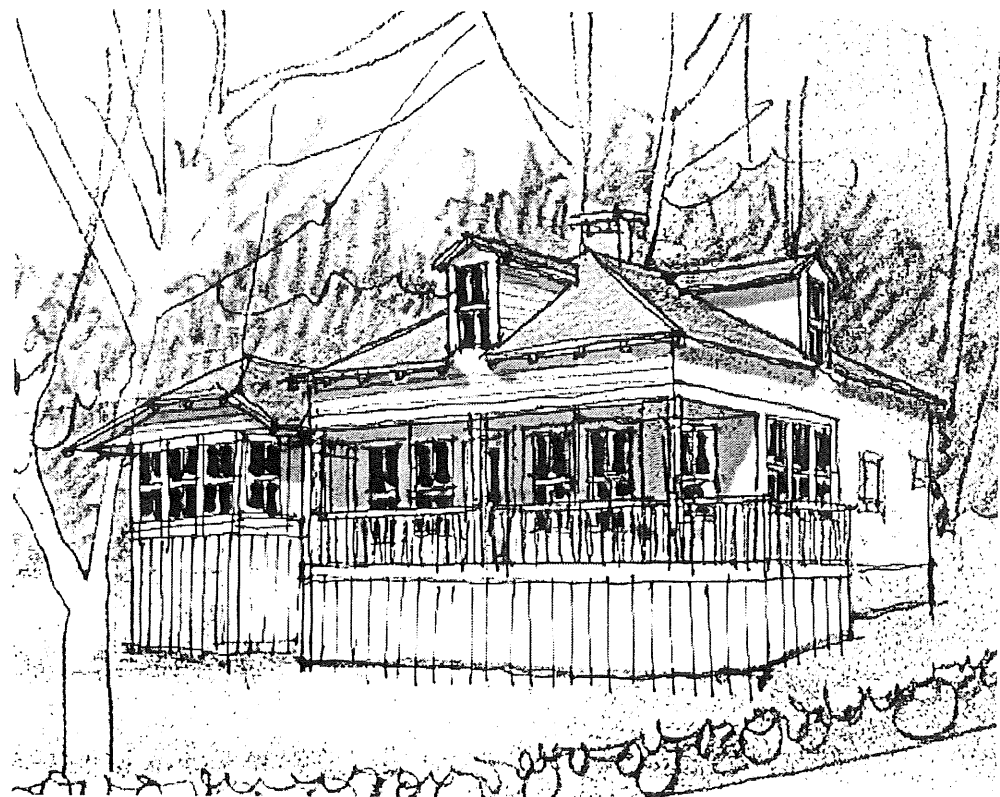


AT EAVES - EXPOSED RAFTER TAILS /
RIP RAFTER TO 5" ± (MATCH EXIST)

Ⓒ PAKE:
BOARD SHEATH ROOF 1/2"
(@ MIN E AREAS OF
EXPOSED ROOF SHEATHING -
+ CANTILEVERED TO SUPPORT
FLY RAFTER)

ROOF FRAMING PLAN

EXISTING COTTAGE - AS IS.



PROPOSED SKETCH.



PROPOSED CONCEPT SKETCH.