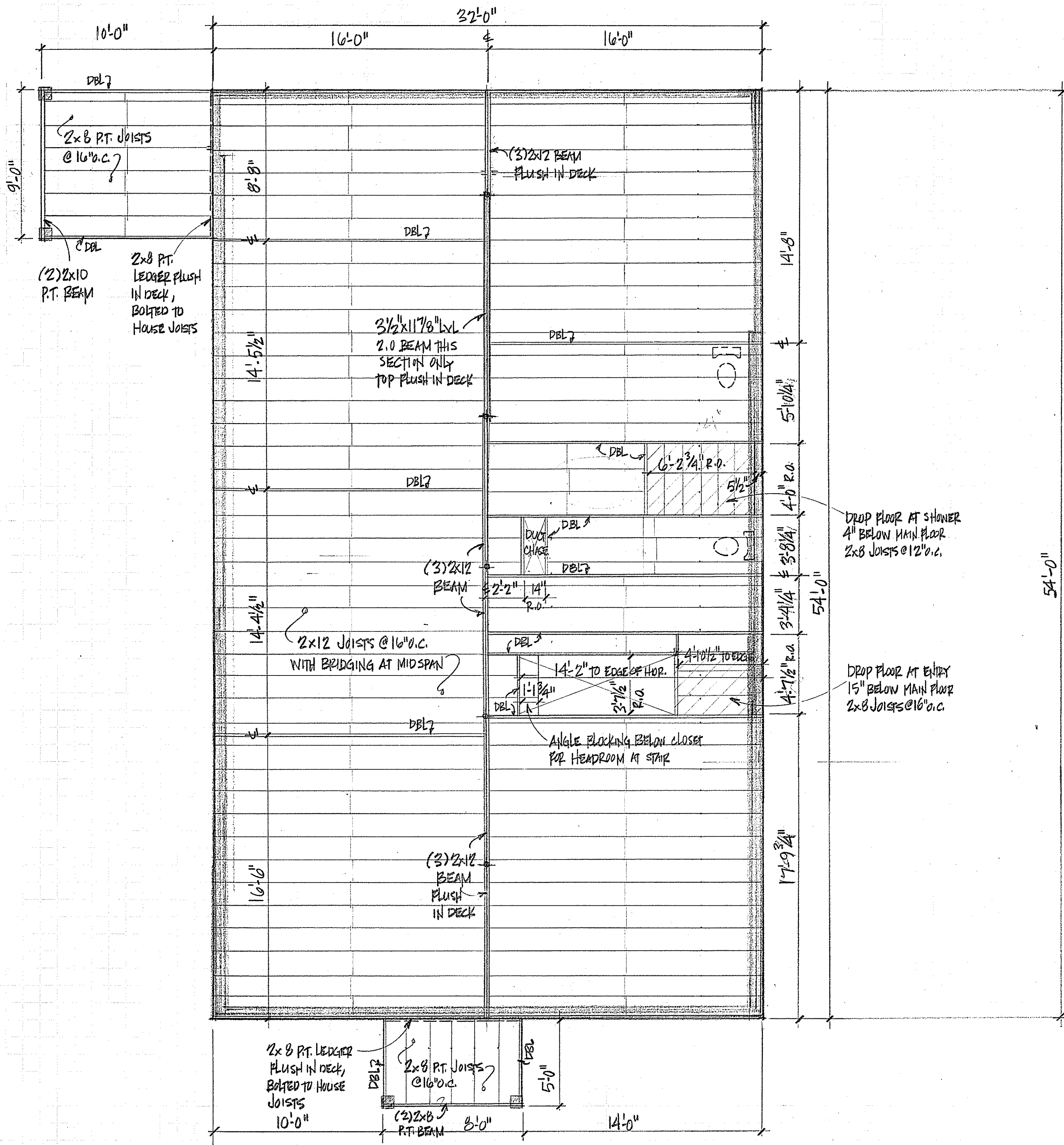


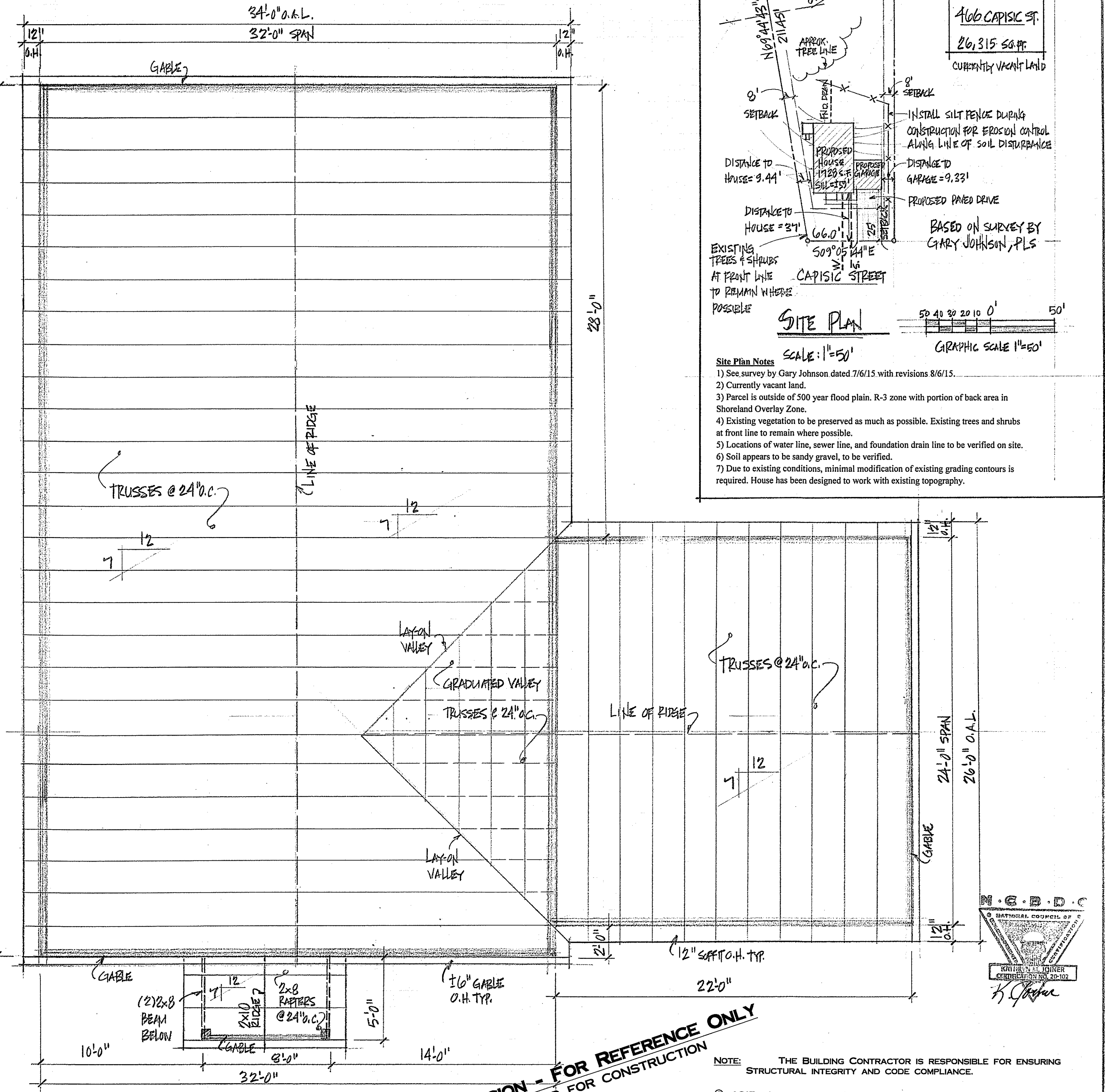
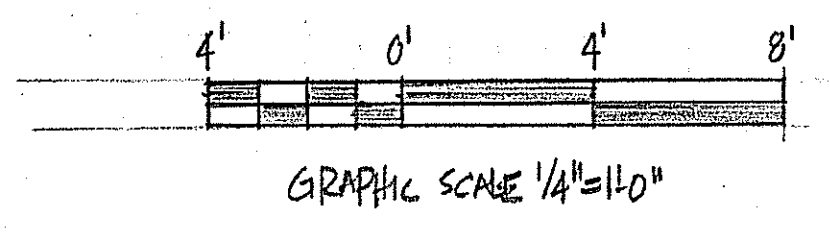
Laminated Veneer Beams by Boise
 Fb = 3100 psi, Fv = 285 psi, E = 2,000 ksi

ROOF NOTES:

- 1) DESIGN LOAD: GROUND SNOW LOAD = SIXTY PSF.
- 2) INSTALL WATERPROOF MEMBRANE AT VALLEYS AND ALONG EAVES.
- 3) TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER AND INSTALLED PER MANUFACTURER'S SPECS. TRUSS DESIGN TO BE CERTIFIED / SEALED BY A PROFESSIONAL ENGINEER. SEE SHEET 3 FOR DETAILS.
- 4) ROOF OVERHANGS = 6" GABLE AND 12" SOFFIT TYP.
- 5) SEE BUILDING SECTION SHEET 3 FOR ADDITIONAL INFORMATION.



FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"

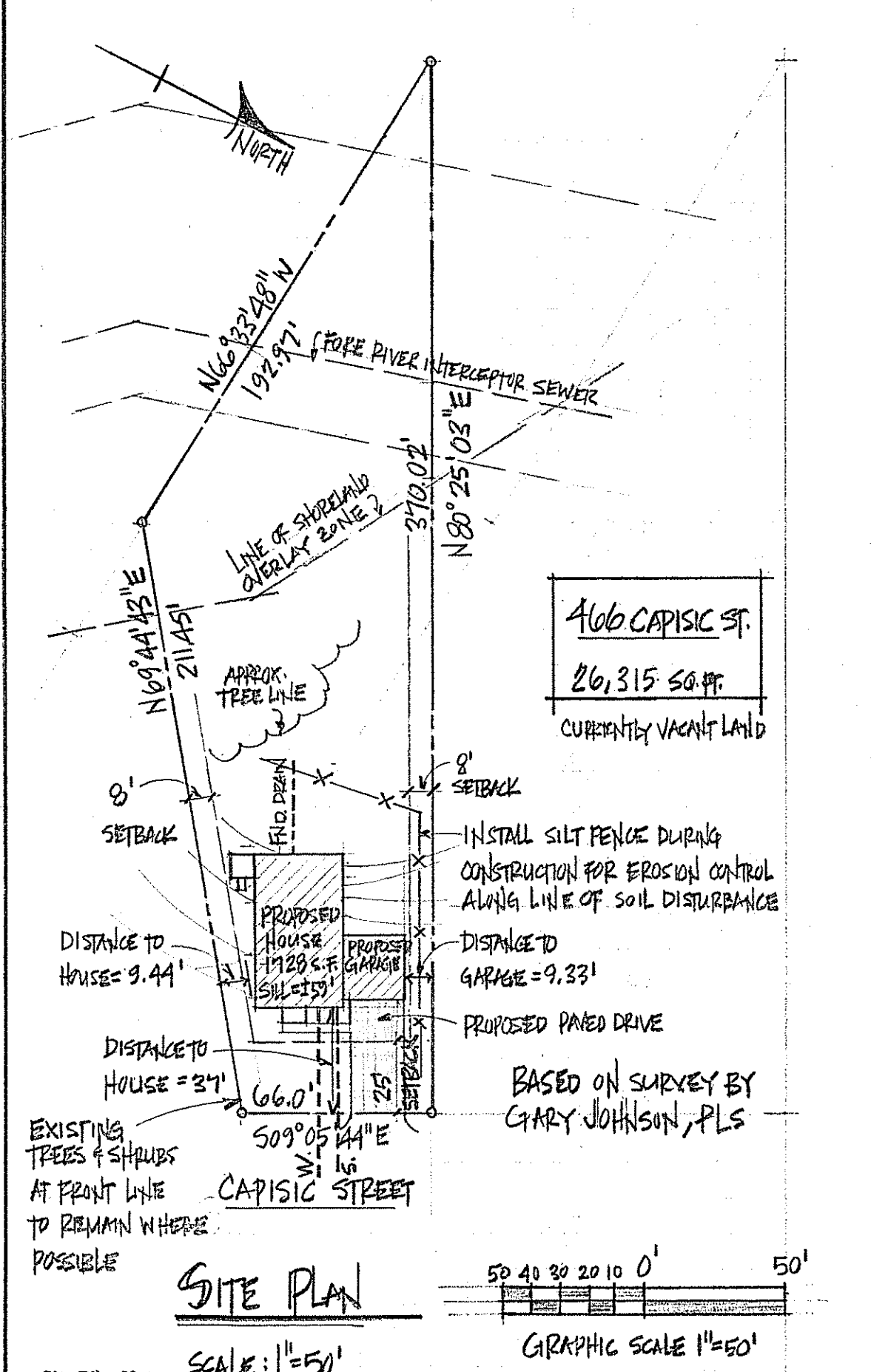


ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"

DIGITAL VERSION - FOR REFERENCE ONLY
 NOT TO BE USED FOR CONSTRUCTION

NOTE: THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ENSURING STRUCTURAL INTEGRITY AND CODE COMPLIANCE.

© 2015 JOINER DESIGN CO., ALL RIGHTS RESERVED. REPRODUCTION AND RE-USE OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORKS, IS STRICTLY PROHIBITED. ALL DESIGNS ARE A LICENSED PRODUCT, SUBJECT TO A ONE-TIME USE. JOINER DESIGN CO. IS THE COPYRIGHT OWNER GRANTING A LIMITED, NON-EXCLUSIVE, NON-TRANSFERABLE LICENSE TO BUILD ONE AND ONLY ONE STRUCTURE.

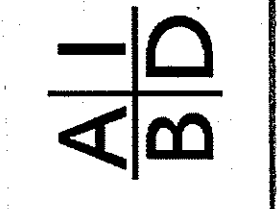


SITE PLAN
 SCALE: 1"=50'
 GRAPHIC SCALE 1"=50'

Site Plan Notes:

- 1) See survey by Gary Johnson dated 7/6/15 with revisions 8/6/15.
- 2) Currently vacant land.
- 3) Parcel is outside of 500 year flood plain. R-3 zone with portion of back area in Shoreland Overlay Zone.
- 4) Existing vegetation to be preserved as much as possible. Existing trees and shrubs at front line to remain where possible.
- 5) Locations of water line, sewer line, and foundation drain line to be verified on site.
- 6) Soil appears to be sandy gravel, to be verified.
- 7) Due to existing conditions, minimal modification of existing grading contours is required. House has been designed to work with existing topography.

REVISIONS
 8-5-15



JOINER DESIGN CO.
 KATHRYN M. JOINER, AIA
 CERTIFIED PROFESSIONAL BUILDING DESIGNER
 475 PLEASANT STREET SUITE 27
 LEWISTON, ME 04240 207-793-7021
 WWW.JOINERDESIGN.COM

CONTRACTOR:
 CHRIS BALLARD
 FALMOUTH, MAINE
 (207) 838-3800

PROJECT:
 MILLIGAN RESIDENCE
 CAPISC STREET
 PORTLAND, MAINE

TITLE:
 FRAMING PLAN & SITE PLAN

DATE: 5-30-15

DR. BY: KMJ

SCALE: AS SHOWN

JOB #: D-437

SHEET:
 1 of 4