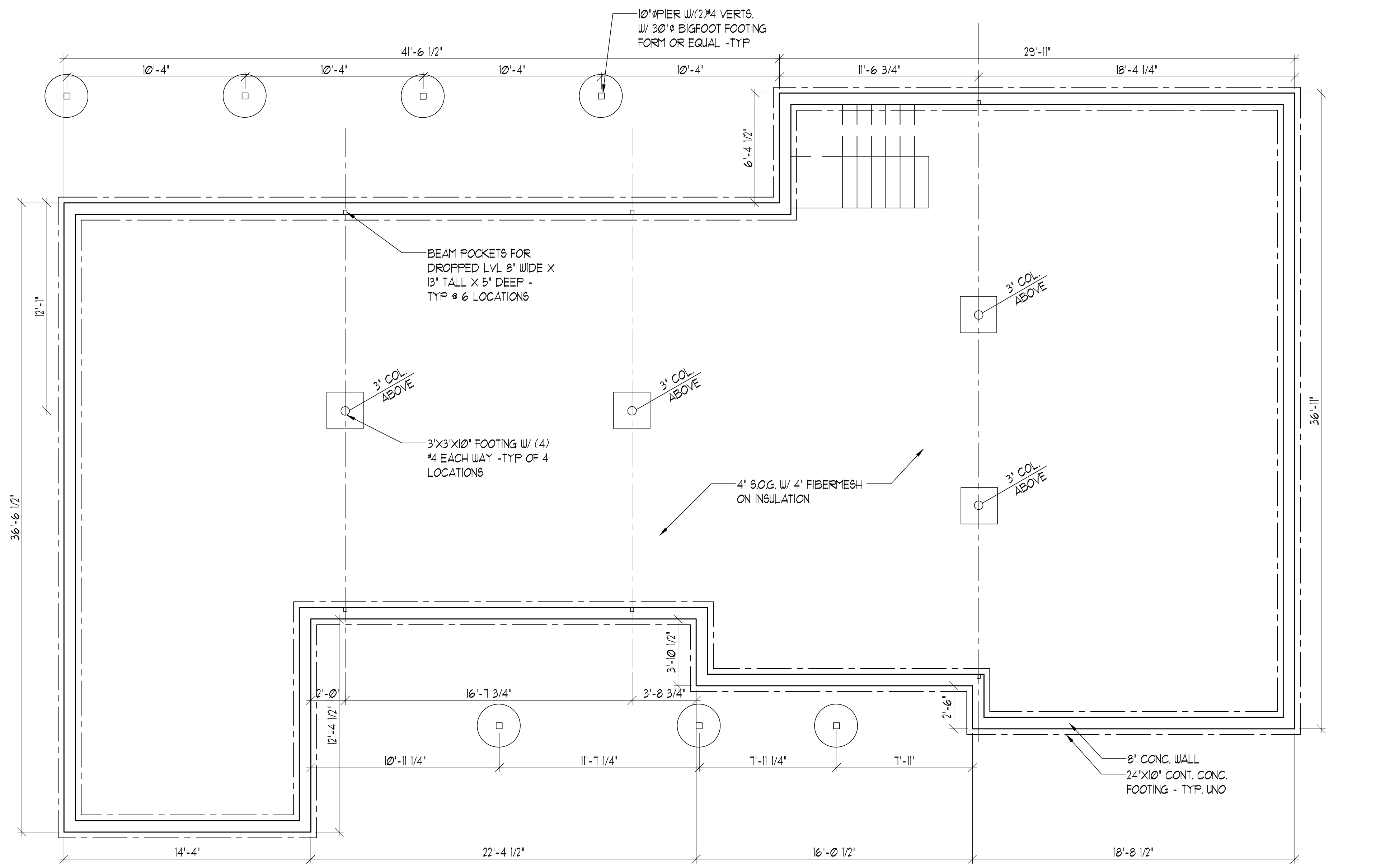
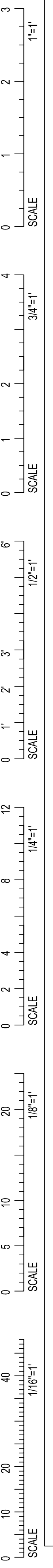
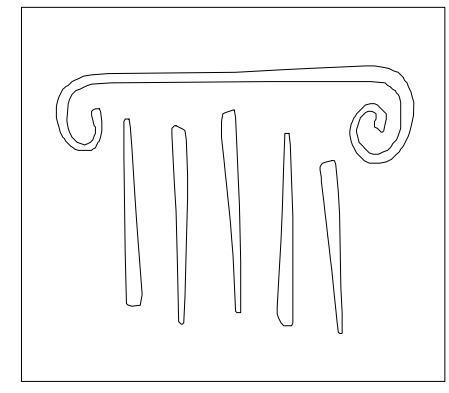


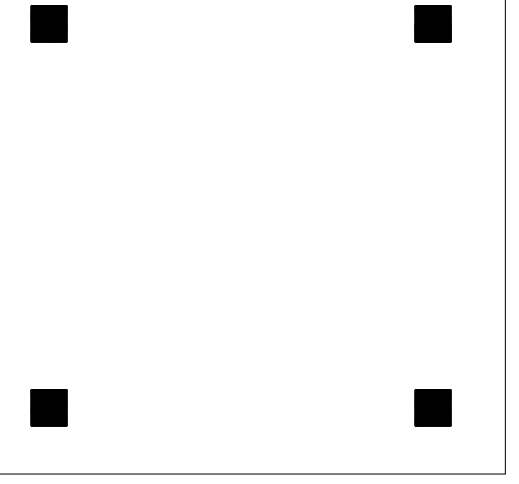
IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



FOUNDATION PLAN
 0 8'-0" 1/4" = 1'-0"



65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 info@portcityarch.com
 WWW.PORTCITYARCH.COM



**PRELIMINARY
 FOR DESIGN
 DEVELOPMENT
 PURPOSE ONLY**

REVISIONS		
No.	Description	Date

**PRELIMINARY
 NOT FOR CONSTRUCTION**

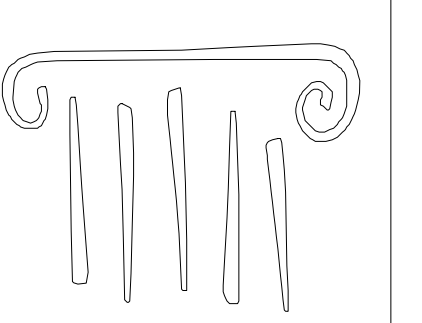
**BALLAYNTE
 RESIDENCE
 PORTLAND, MAINE**

**CONTEMPORARY
 HOUSE**

**FRAMING
 PLANS**

Project Number 17005
 Date October 17th, 2017
 Drawn by CR
 Checked by AH

A0.1
 Scale AS NOTED



65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 info@portcityarch.com
 WWW.PORTCITYARCH.COM

**PRELIMINARY
 FOR DESIGN
 DEVELOPMENT
 PURPOSE ONLY**

REVISIONS		
No.	Description	Date

**PRELIMINARY
 NOT FOR CONSTRUCTION**

**BALLAYNTE
 RESIDENCE
 PORTLAND, MAINE**

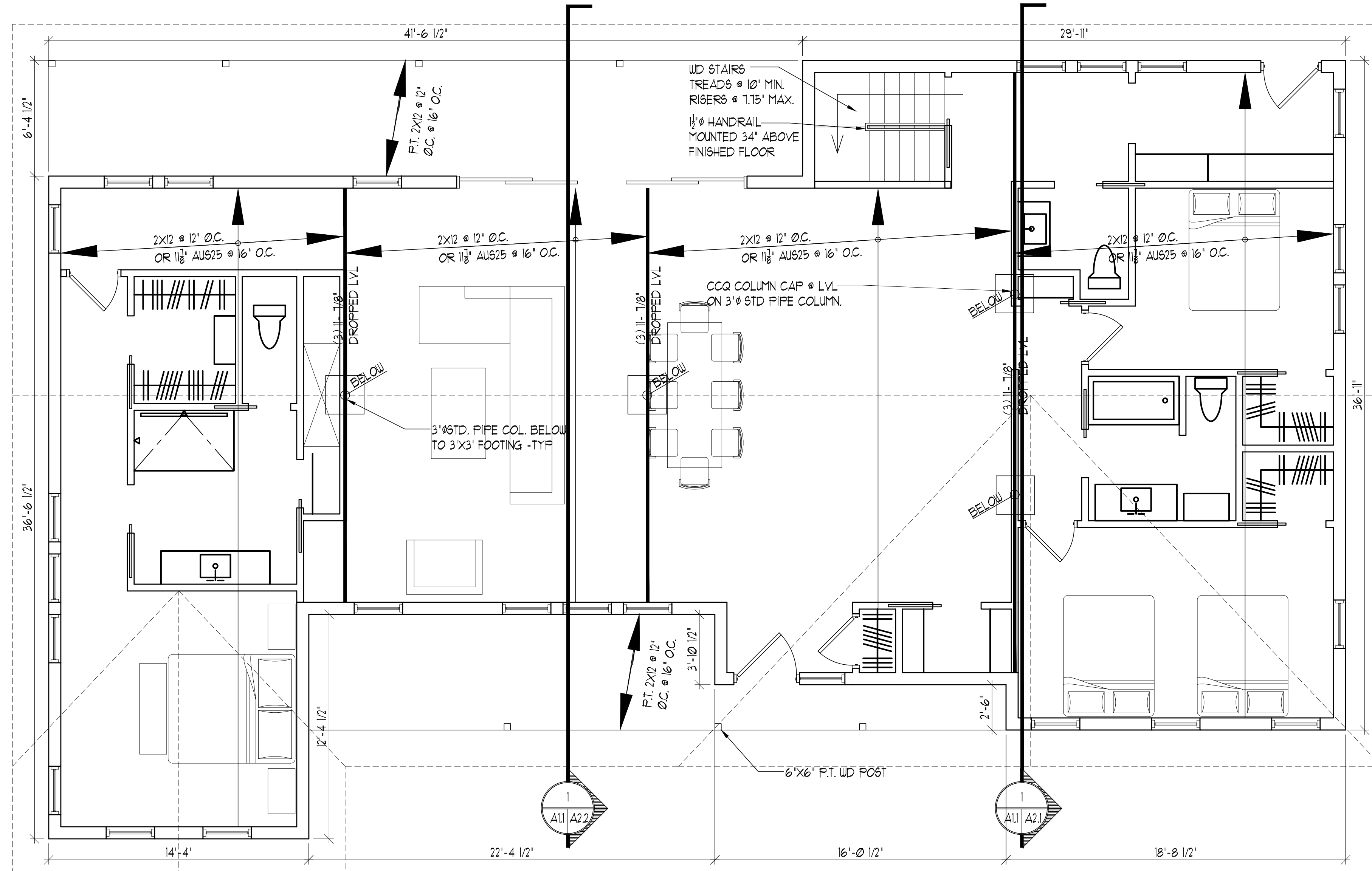
**CONTEMPORARY
 HOUSE**

**FRAMING
 PLANS**

Project Number 17005
 Date October 17th, 2017
 Drawn by CR
 Checked by AH

A0.2

Scale AS NOTED

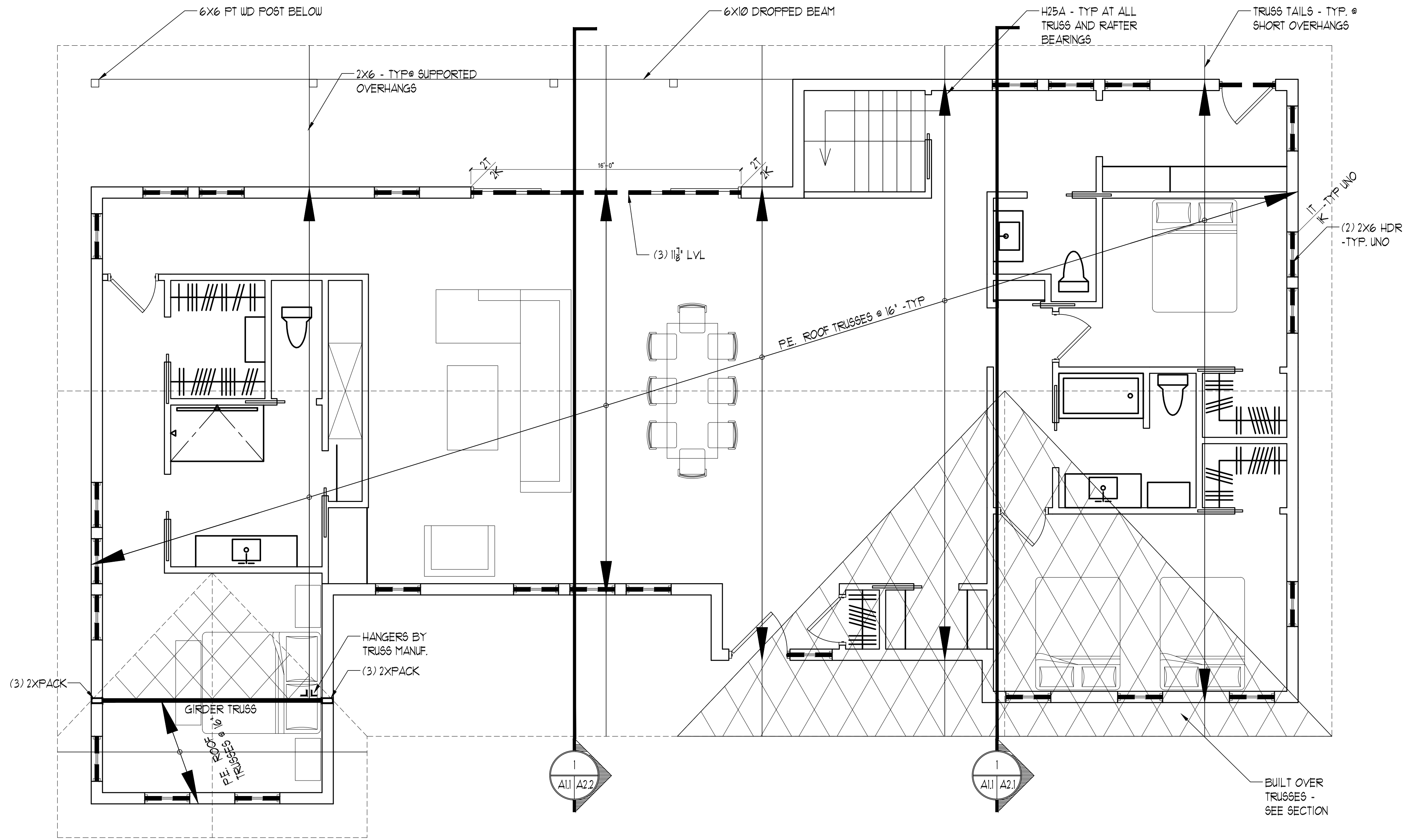


FIRST FLOOR FRAMING PLAN
 0 8'-0" 1/4" = 1'-0"

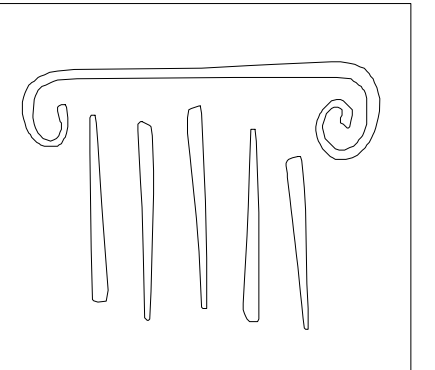
IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1"=1'
SCALE 3/4"=1'
SCALE 1/2"=1'
SCALE 1/4"=1'
SCALE 1/8"=1'



ROOF FRAMING PLAN
0 8'-0" 1/4" = 1'-0"



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

**PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY**

REVISIONS		
No.	Description	Date

**PRELIMINARY
NOT FOR CONSTRUCTION**

**BALLAYNTE
RESIDENCE
PORTLAND, MAINE**

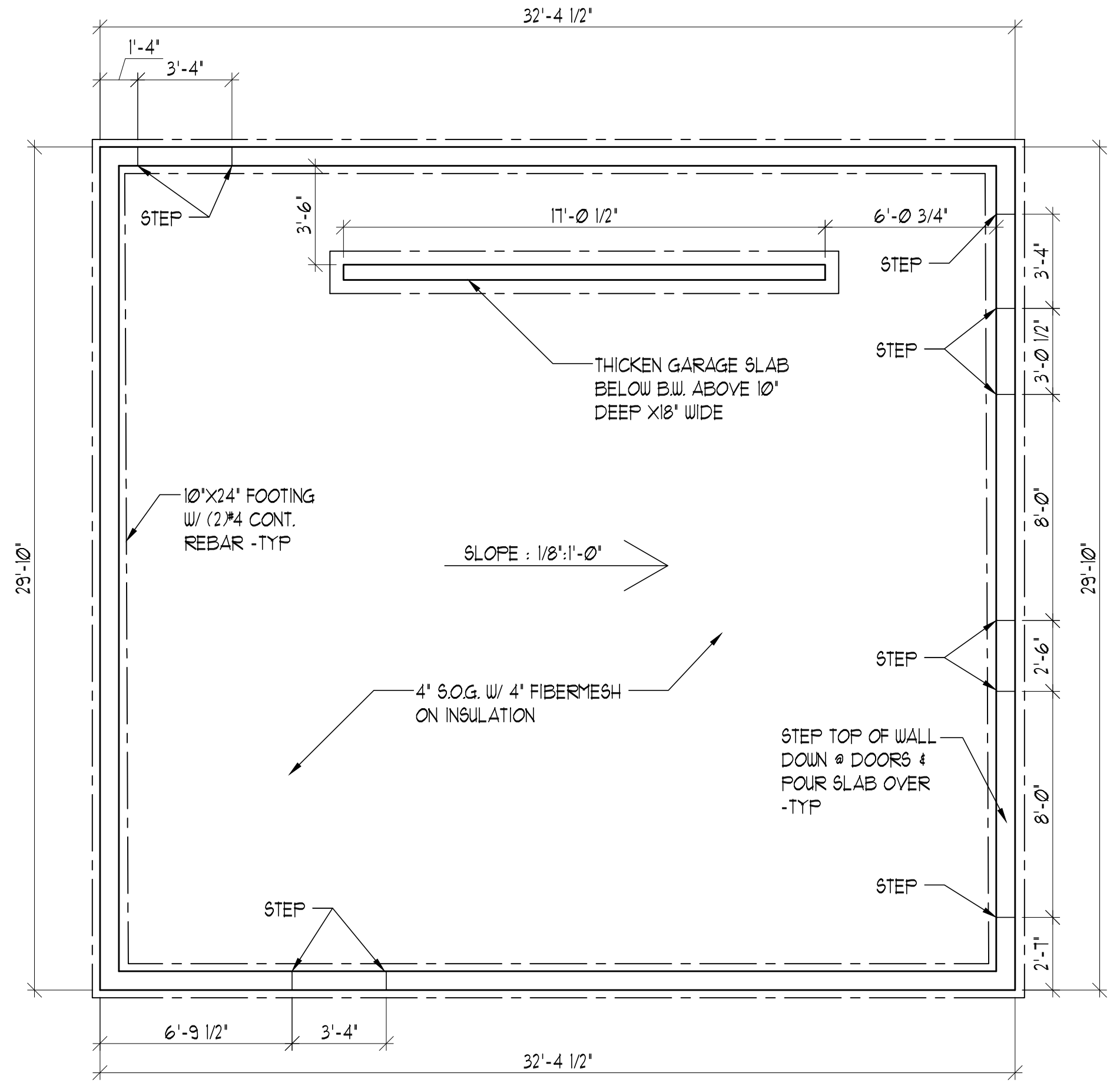
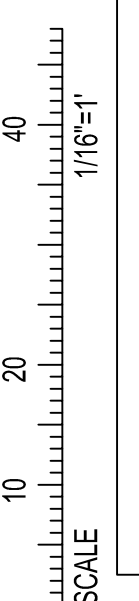
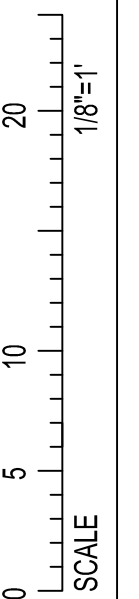
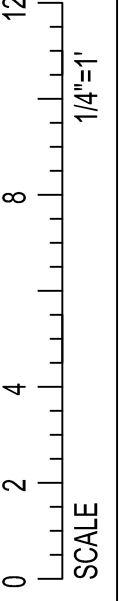
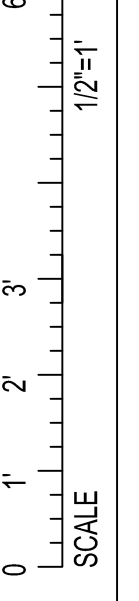
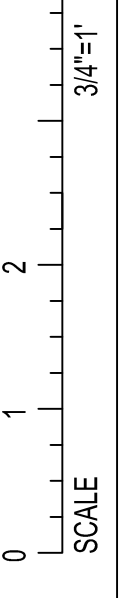
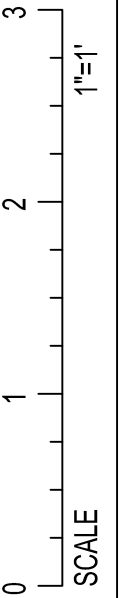
**CONTEMPORY
HOUSE**

**FRAMING
PLANS**

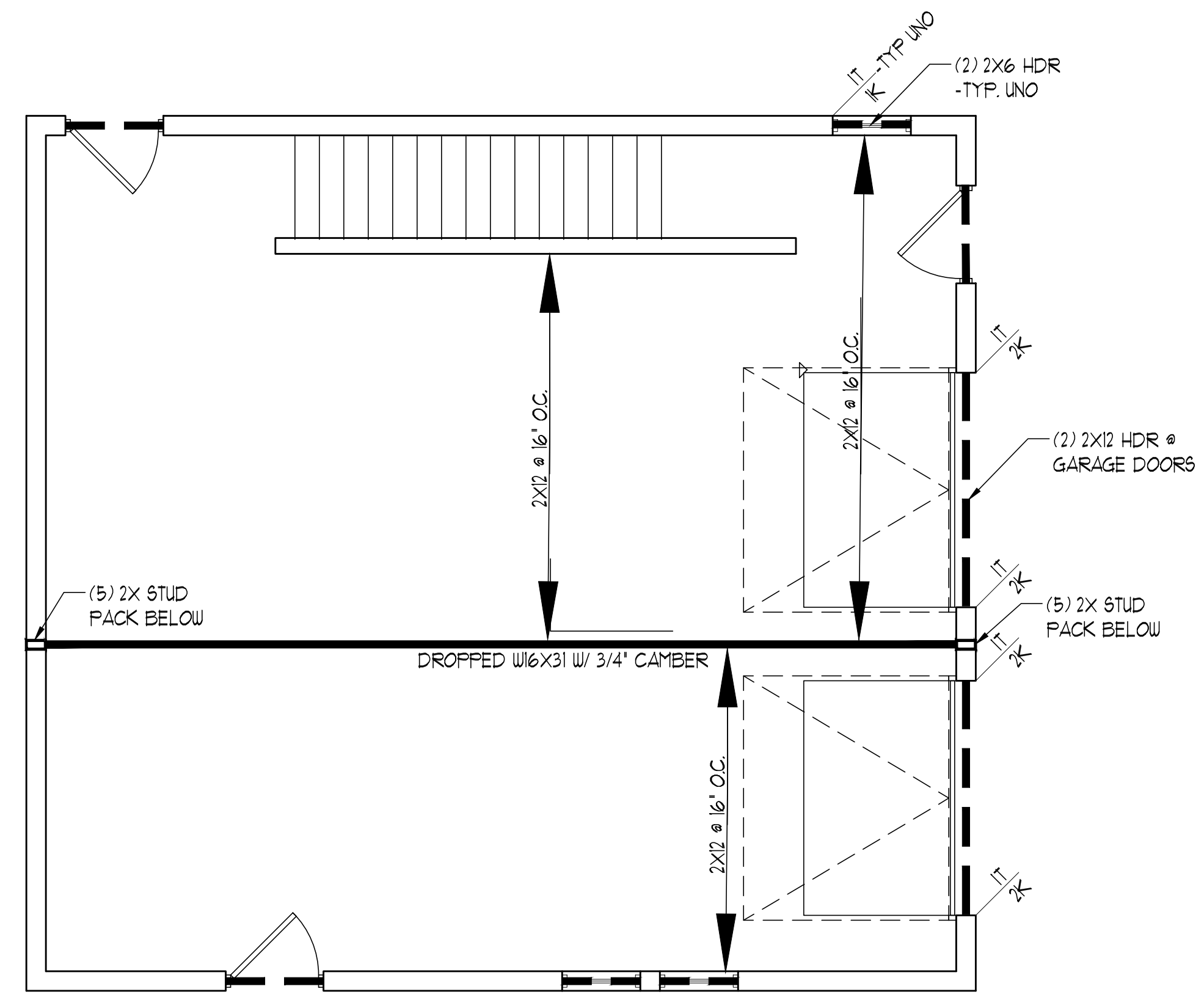
Project Number 17005
Date October 17th, 2017
Drawn by CR
Checked by AH

A0.3
Scale AS NOTED

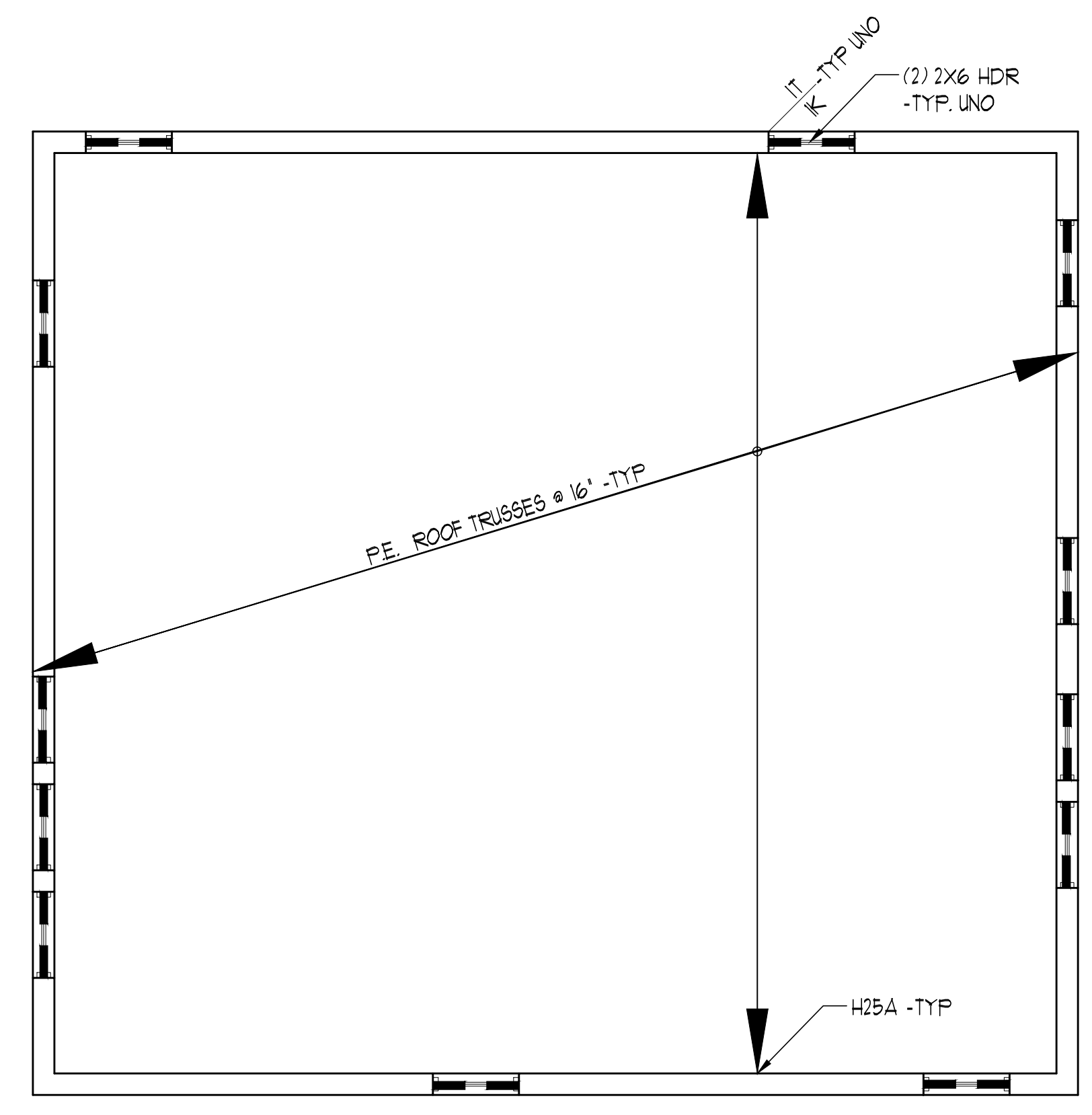
IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



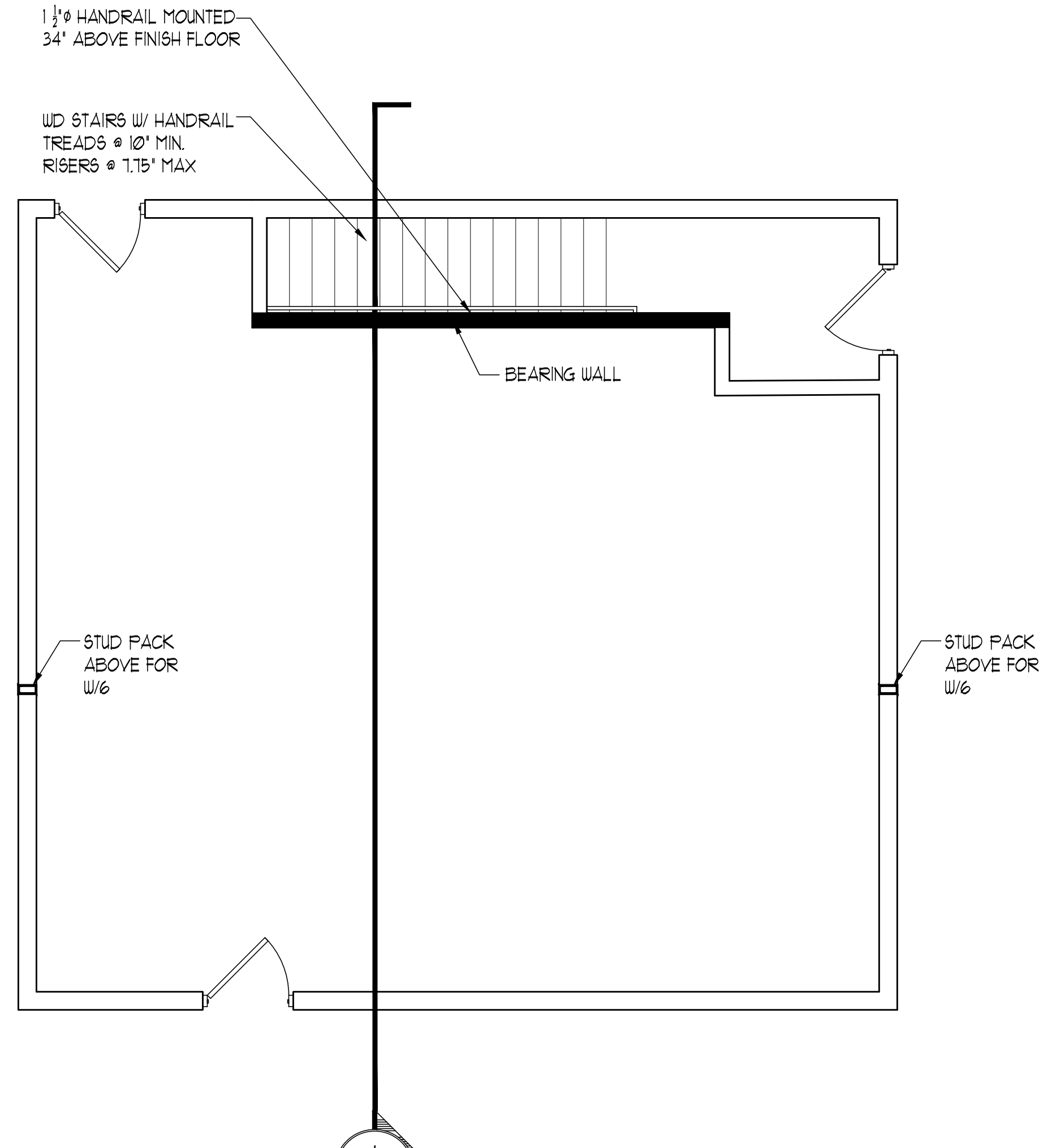
GARAGE FOUNDATION PLAN
1/4" = 1'-0"



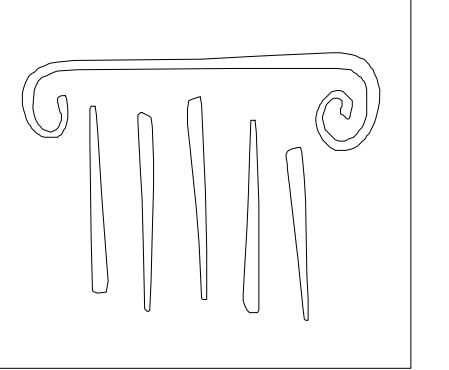
GARAGE SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



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



GARAGE FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY

REVISIONS		
No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

**BALLAYNTE
RESIDENCE**
PORTLAND, MAINE

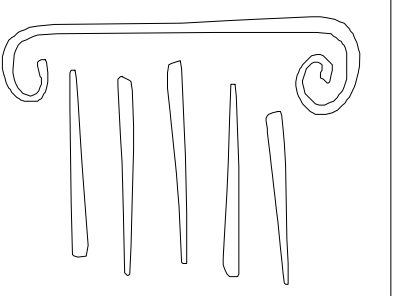
**CONTEMPORY
HOUSE**

**FRAMING
PLANS**

Project Number 17005
Date October 17th, 2017
Drawn by CR
Checked by AH

A0.4

Scale AS NOTED



65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 info@portcityarch.com
 WWW.PORTCITYARCH.COM

PRELIMINARY
 FOR DESIGN
 DEVELOPMENT
 PURPOSE ONLY

REVISIONS		
No.	Description	Date

PRELIMINARY
 NOT FOR CONSTRUCTION

BALLAYNTE
 RESIDENCE
 PORTLAND, MAINE

CONTEMPORY
 HOUSE

SECTIONS

Project Number 17005
 Date October 17th, 2017
 Drawn by CR
 Checked by AH

A2.1

Scale AS NOTED

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

0 1 2 3
SCALE 1"=1'

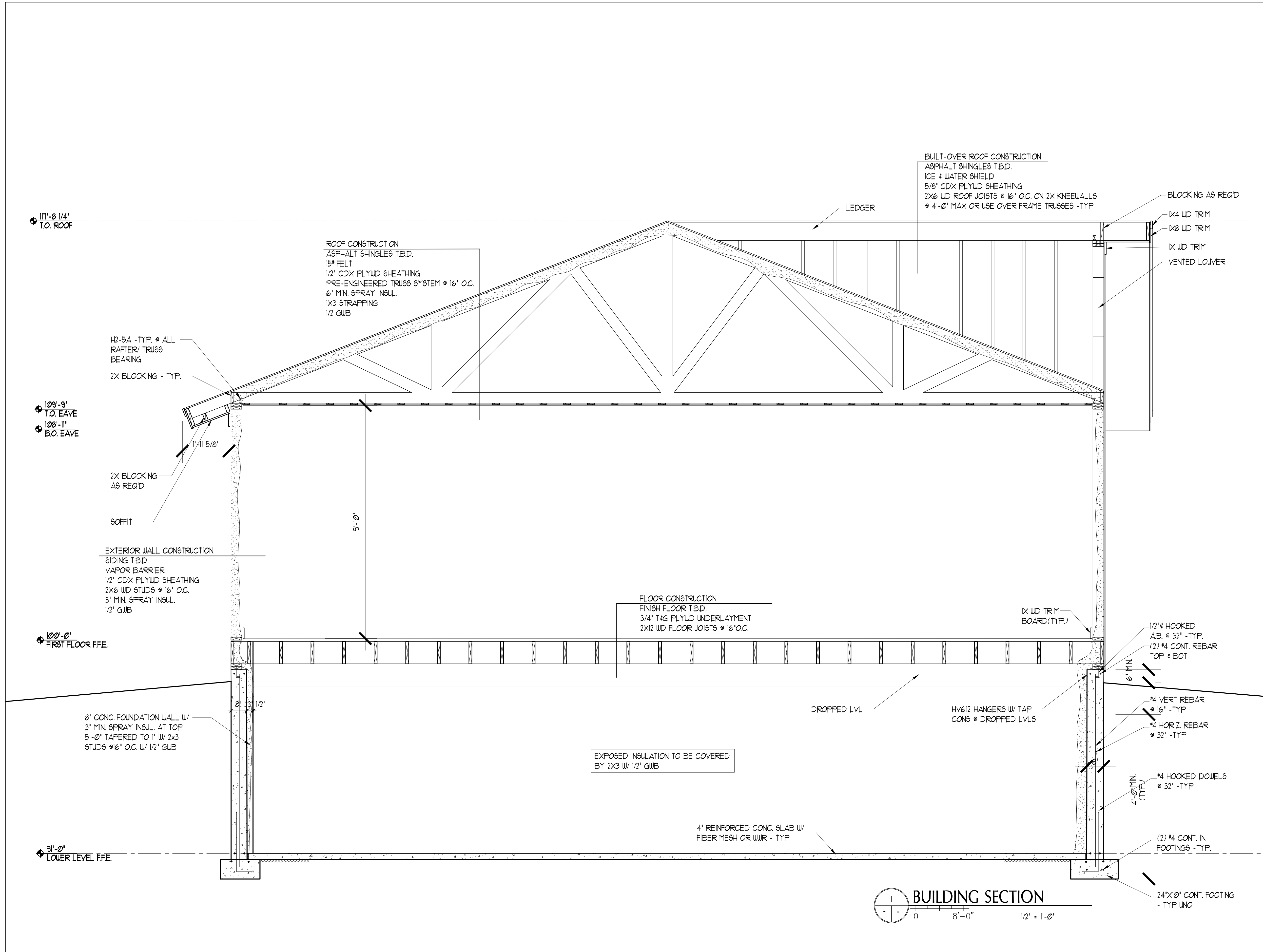
0 1 2 3 4
SCALE 3/4"=1'

0 1 2 3 4 5 6
SCALE 1/2"=1'

0 1 2 3 4 5 6 8 10 12
SCALE 1/4"=1'

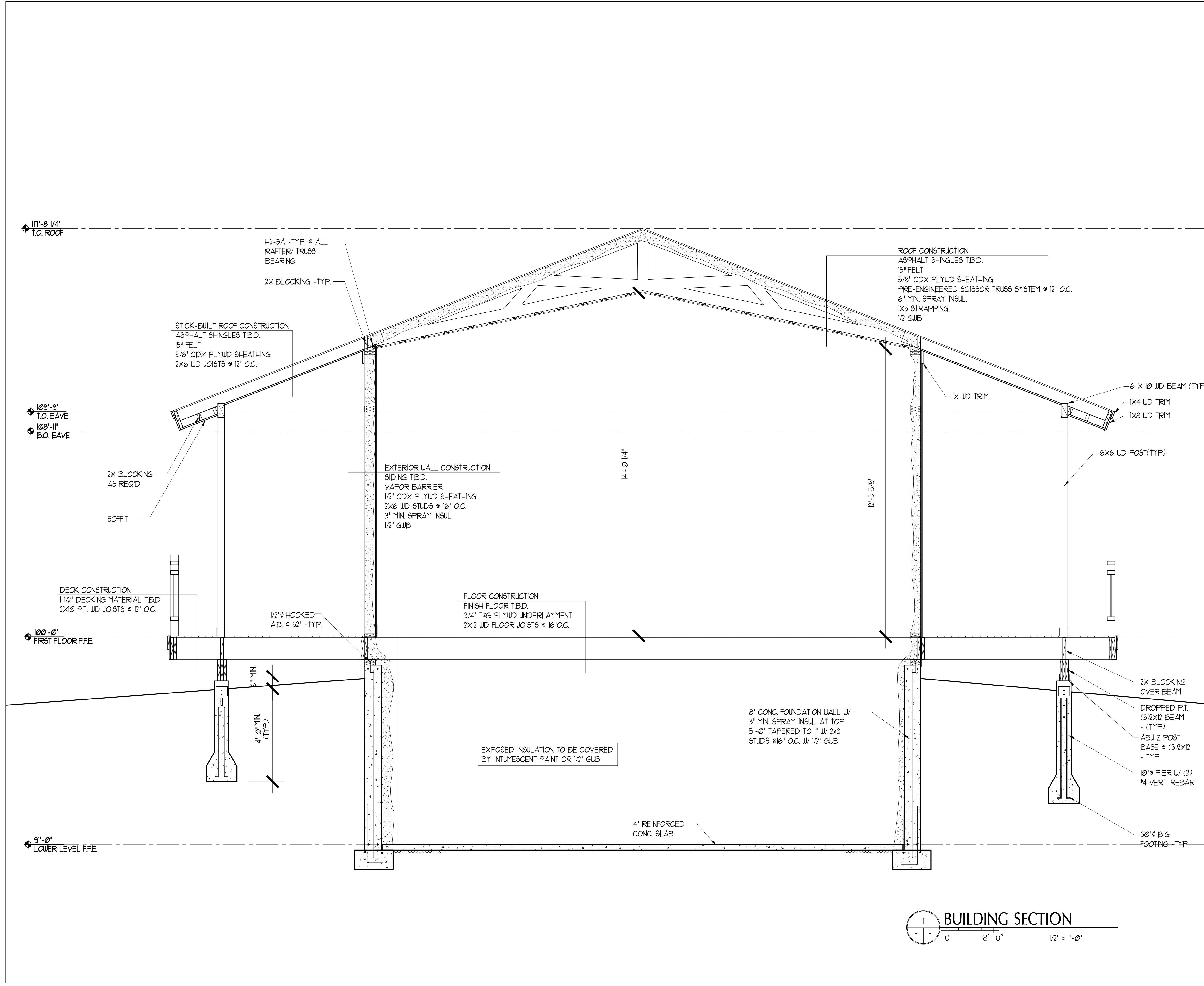
0 2 4 6 8 10 12 14 16 18 20
SCALE 1/8"=1'

0 5 10 20 40
SCALE 1/16"=1'

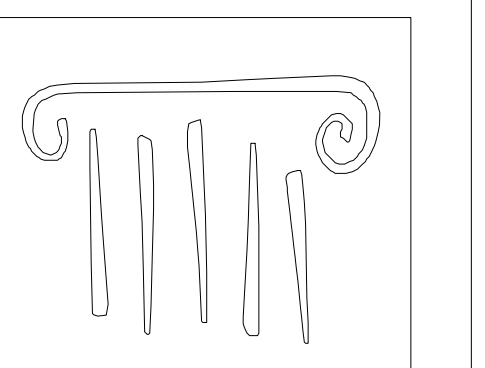


IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1"=1'
3/4"=1'
1/2"=1'
1/4"=1'
1/8"=1'



BUILDING SECTION
 0 8'-0" 1/2" = 1'-0"



65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 info@portcityarch.com
 WWW.PORTCITYARCH.COM

**PRELIMINARY
 FOR DESIGN
 DEVELOPMENT
 PURPOSE ONLY**

REVISIONS

No.	Description	Date

**PRELIMINARY
 NOT FOR CONSTRUCTION**

**BALLAYNTE
 RESIDENCE
 PORTLAND, MAINE**

**CONTEMPORY
 HOUSE**

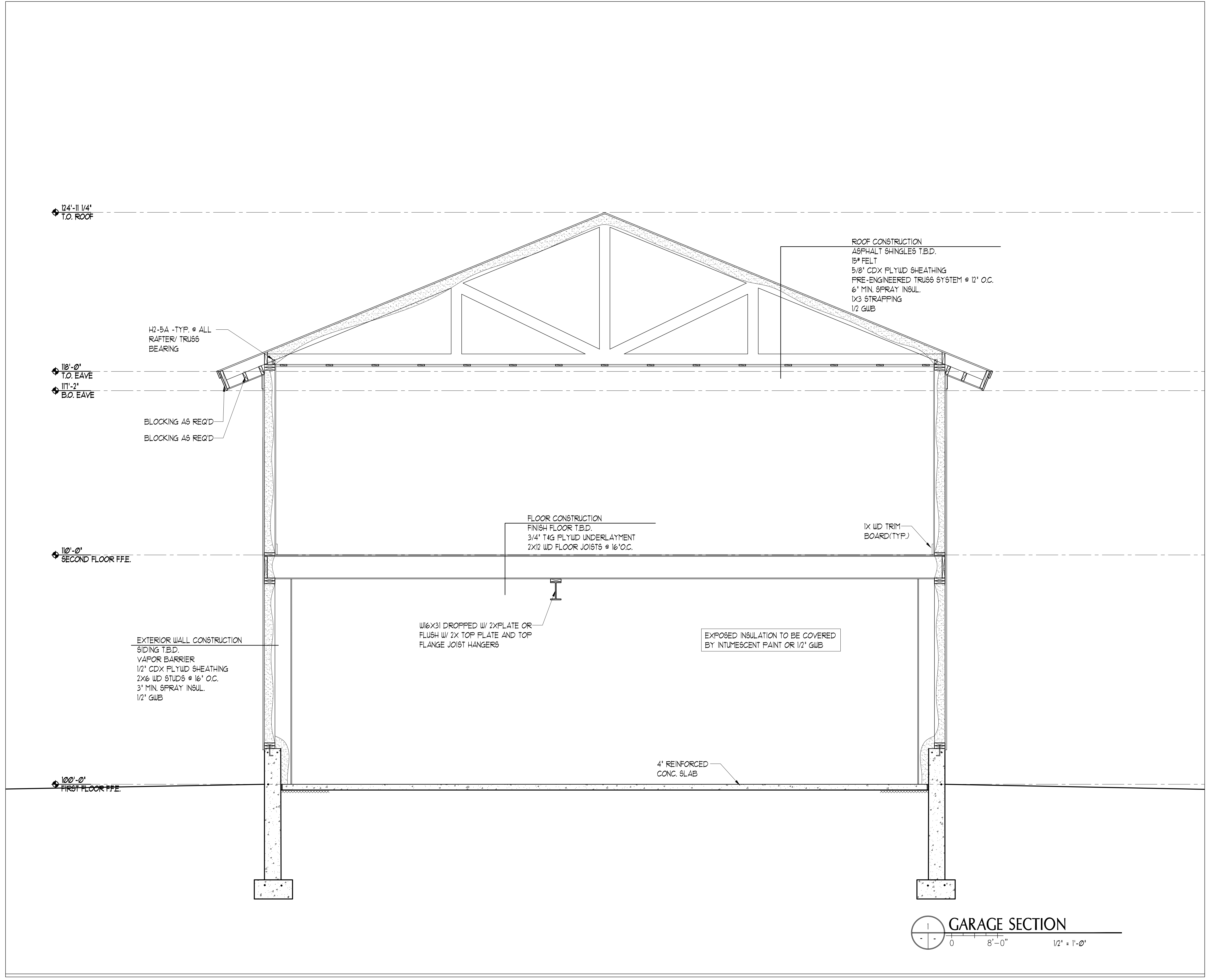
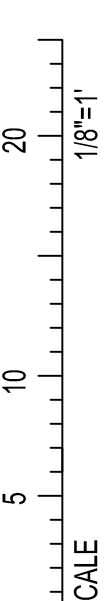
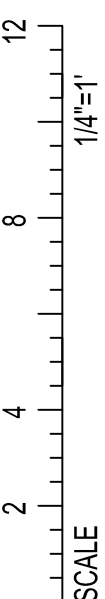
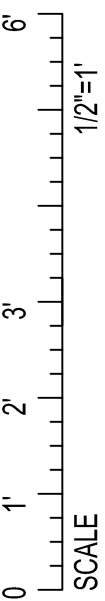
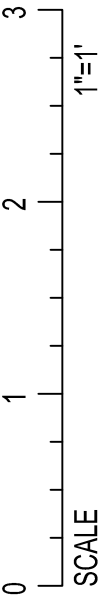
SECTIONS

Project Number 17005
 Date October 17th, 2017
 Drawn by CR
 Checked by AH

A2.2

Scale AS NOTED

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



ROOF CONSTRUCTION
 ASPHALT SHINGLES T.B.D.
 15# FELT
 5/8" CDX PLYWOOD SHEATHING
 PRE-ENGINEERED TRUSS SYSTEM @ 12' O.C.
 6" MIN. SPRAY INSUL.
 1X3 STRAPPING
 1/2" GUEB

FLOOR CONSTRUCTION
 FINISH FLOOR T.B.D.
 3/4" T&G PLYWOOD UNDERLAYMENT
 2X12 W/D FLOOR JOISTS @ 16' O.C.

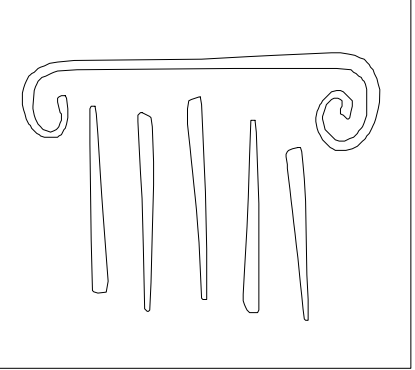
EXTERIOR WALL CONSTRUCTION
 SIDING T.B.D.
 VAPOR BARRIER
 1/2" CDX PLYWOOD SHEATHING
 2X6 W/D STUDS @ 16' O.C.
 3" MIN. SPRAY INSUL.
 1/2" GUEB

W16X31 DROPPED W/ 2X PLATE OR FLUSH W/ 2X TOP PLATE AND TOP FLANGE JOIST HANGERS

EXPOSED INSULATION TO BE COVERED BY INTUMESCENT PAINT OR 1/2" GUEB

4" REINFORCED CONC. SLAB

GARAGE SECTION
 0 8'-0" 1/2" = 1'-0"



65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 info@portcityarch.com
 WWW.PORTCITYARCH.COM

**PRELIMINARY
 FOR DESIGN
 DEVELOPMENT
 PURPOSE ONLY**

REVISIONS		
No.	Description	Date

**PRELIMINARY
 NOT FOR CONSTRUCTION**

**BALLAYNTE
 RESIDENCE
 PORTLAND, MAINE**

**CONTEMPORARY
 HOUSE**

SECTIONS

Project Number	17005
Date	October 17th, 2017
Drawn by	CR
Checked by	AH

A2.3

Scale AS NOTED