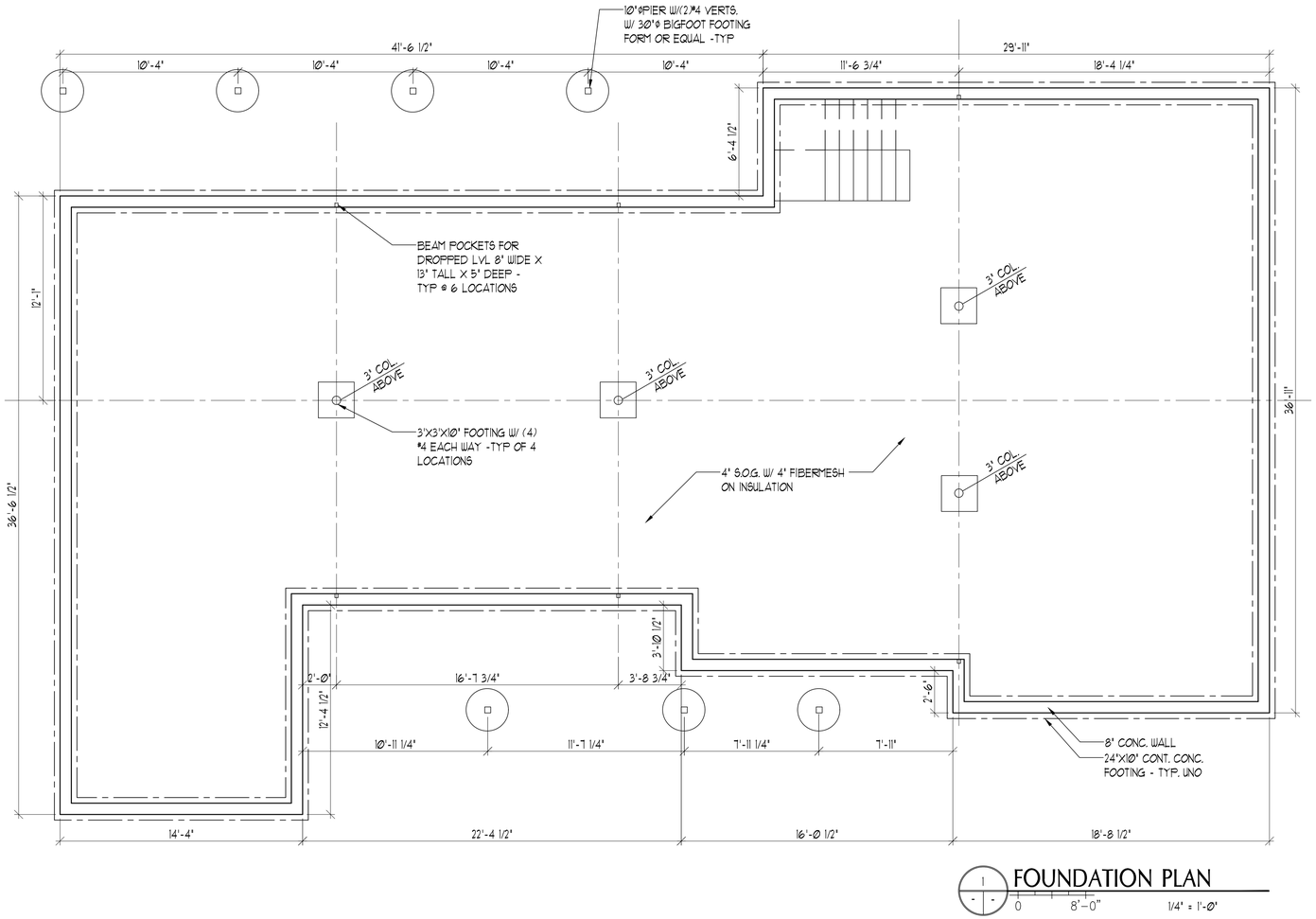


FOUNDATION PLAN

0 8'-0" 1/4" = 1'-Ø"

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

SCALE 0 1 2 3 1"=1'
SCALE 0 1 2 4 3/4"=1'
SCALE 0 1 2 6 1/2"=1'
SCALE 0 1 2 3 4 12 1/4"=1'
SCALE 0 5 10 20 1/8"=1'
SCALE 0 10 20 40 1/16"=1'

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

REGISTERED ARCHITECT
ANDREW C. HYLAND #2037
STATE OF MAINE

PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY

REVISIONS

No.	Description	Date
.	.	.

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE

PORTLAND, MAINE

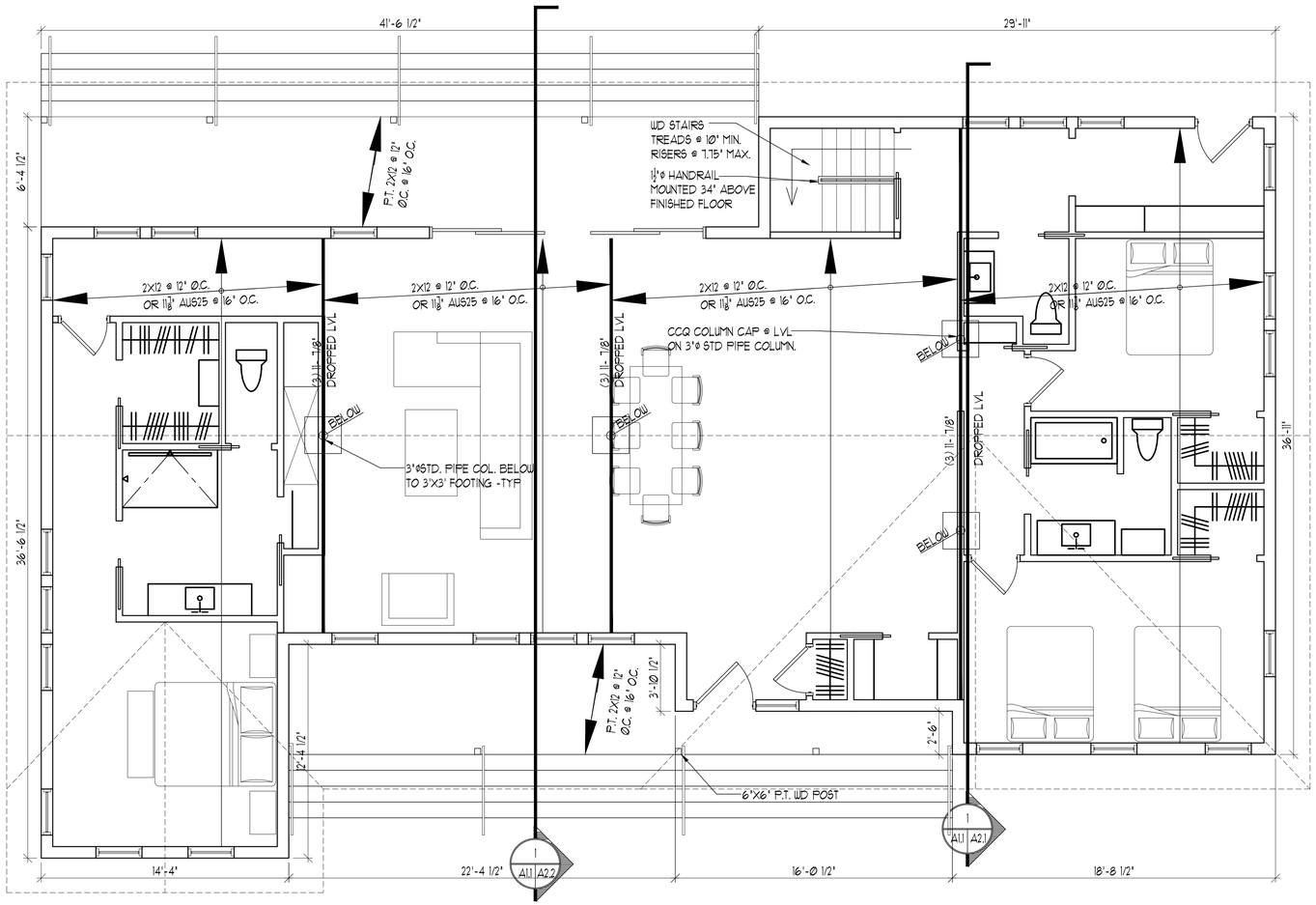
CONTEMPORY HOUSE

FRAMING PLANS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

A0.1

Scale AS NOTED



1 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

SCALE 0 1 2 3 1"=1'
SCALE 0 1 2 4 3/4"=1'
SCALE 0 1 2 6 1/2"=1'
SCALE 0 2 4 8 1/4"=1'
SCALE 0 5 10 20 1/8"=1'
SCALE 0 5 10 20 1/8"=1'
SCALE 0 10 20 40 1/16"=1'

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

REGISTERED ARCHITECT
ANDREW C. HYLAND #2037
STATE OF MAINE

PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE

PORTLAND, MAINE

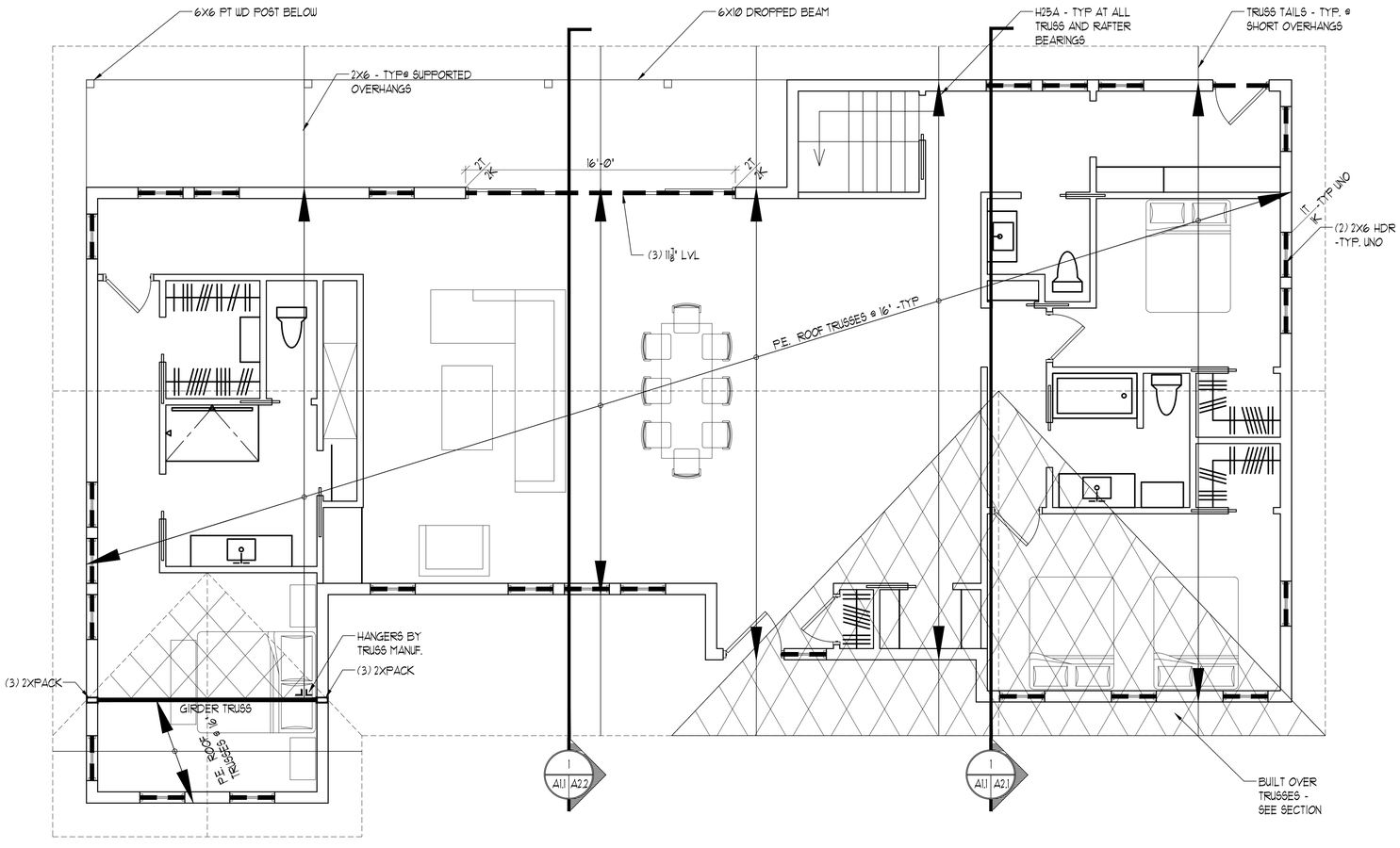
CONTEMPORY HOUSE

FRAMING PLANS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

A0.2

Scale AS NOTED



1 ROOF 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

SCALE 0 1 2 3 1"=1'
SCALE 0 1 2 4 3/4"=1'
SCALE 0 1 2 6 1/2"=1'
SCALE 0 1 2 3' 4 1'
SCALE 0 2 4 12 1/4"=1'
SCALE 0 10 20 1/8"=1'
SCALE 0 5 10 1/8"=1'
SCALE 0 10 20 40 1/16"=1'

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

REGISTERED ARCHITECT
ANDREW C. HYLAND #2037
STATE OF MAINE

PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE

PORTLAND, MAINE

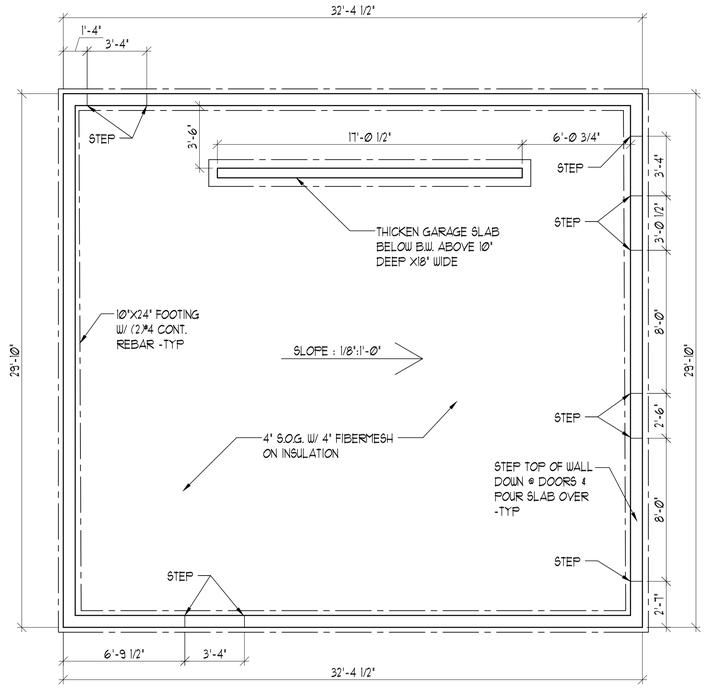
CONTEMPORY HOUSE

FRAMING PLANS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

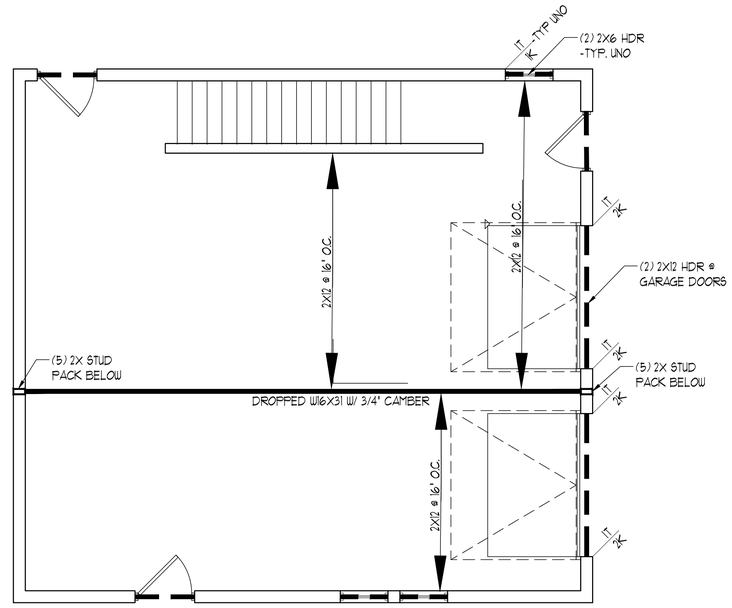
A0.3

Scale AS NOTED



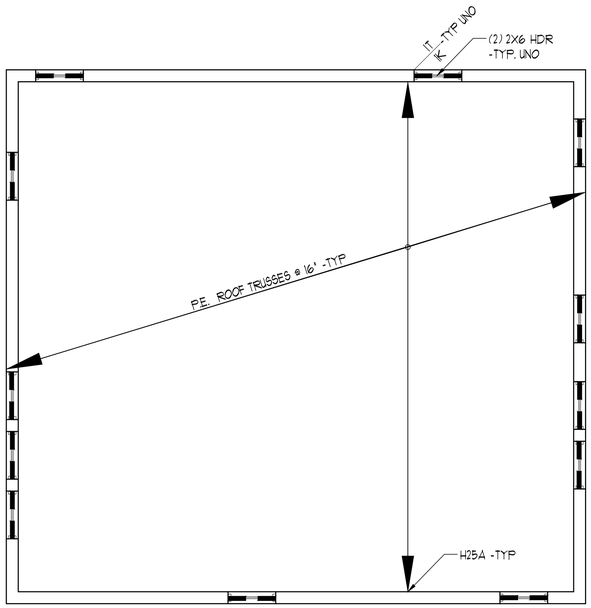
GARAGE FOUNDATION PLAN

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



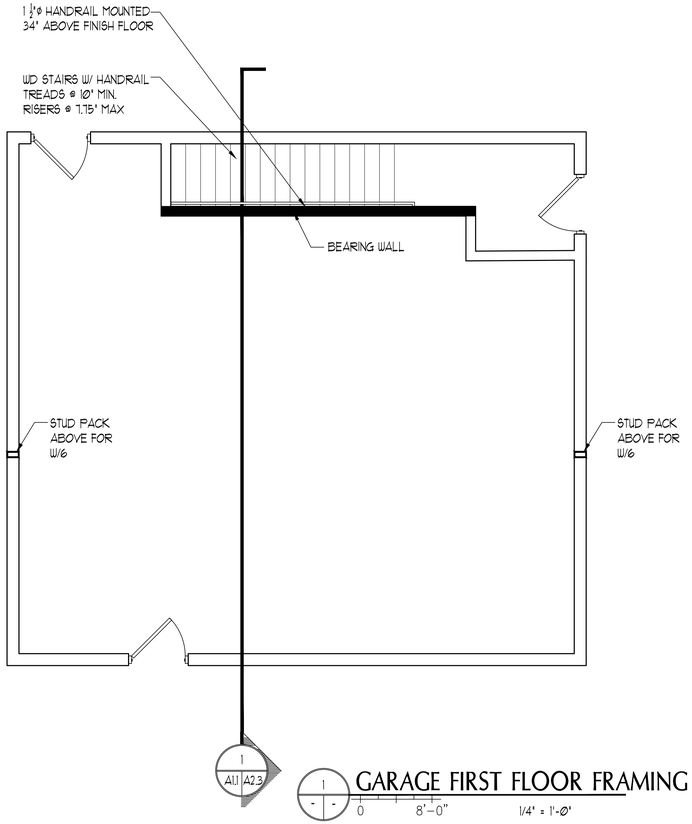
GARAGE SECOND FLOOR FRAMING PLAN

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



GARAGE ROOF FRAMING PLAN

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



GARAGE 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

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

REGISTERED ARCHITECT
ANDREW C. HYLAND
#2037
STATE OF MAINE

PRELIMINARY FOR DESIGN DEVELOPMENT PURPOSE ONLY

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE
PORTLAND, MAINE

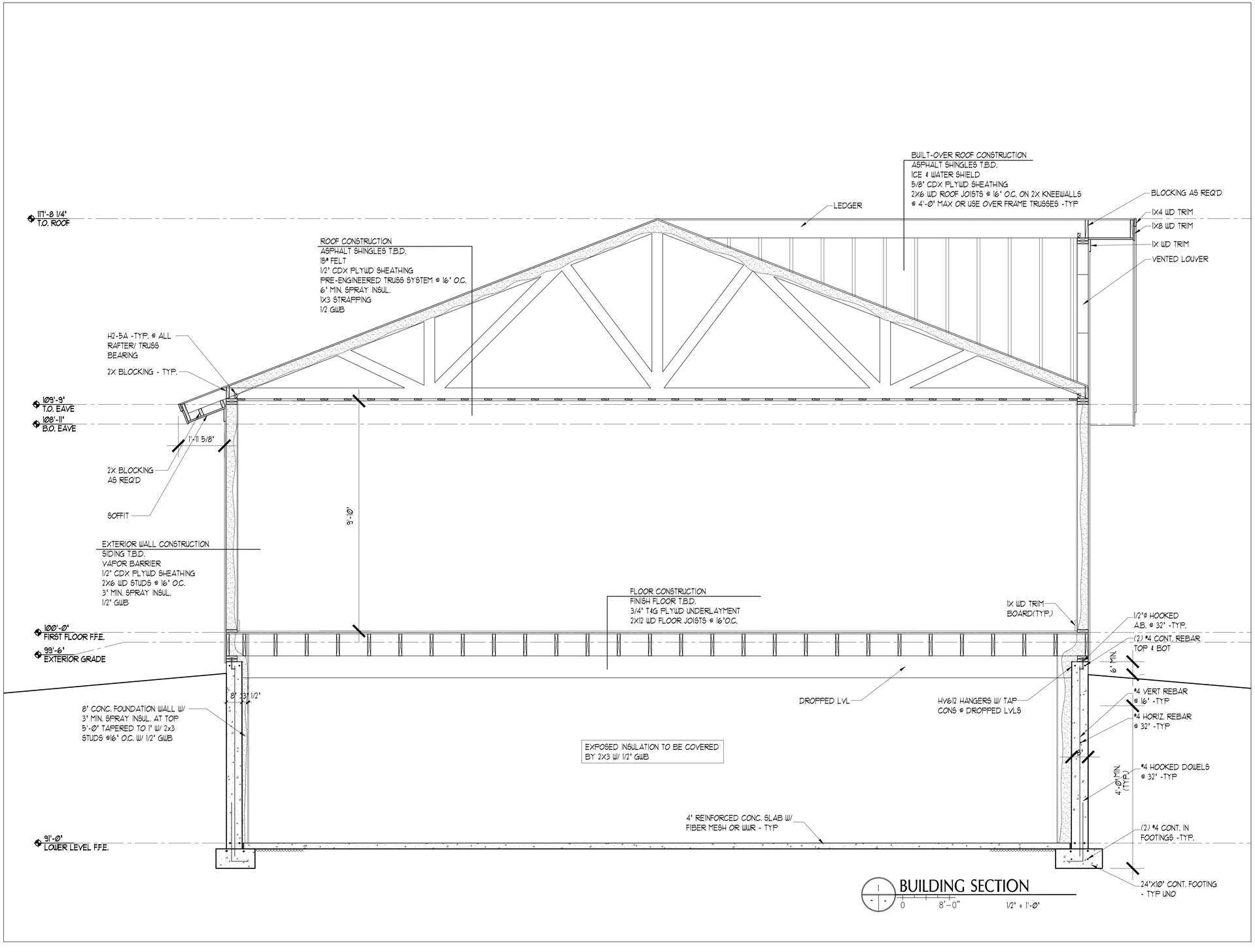
CONTEMPORY HOUSE

FRAMING PLANS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

A0.4

Scale AS NOTED



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

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

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

REGISTERED ARCHITECT
ANDREW C. HYLAND
#2037
STATE OF MAINE

PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE
PORTLAND, MAINE

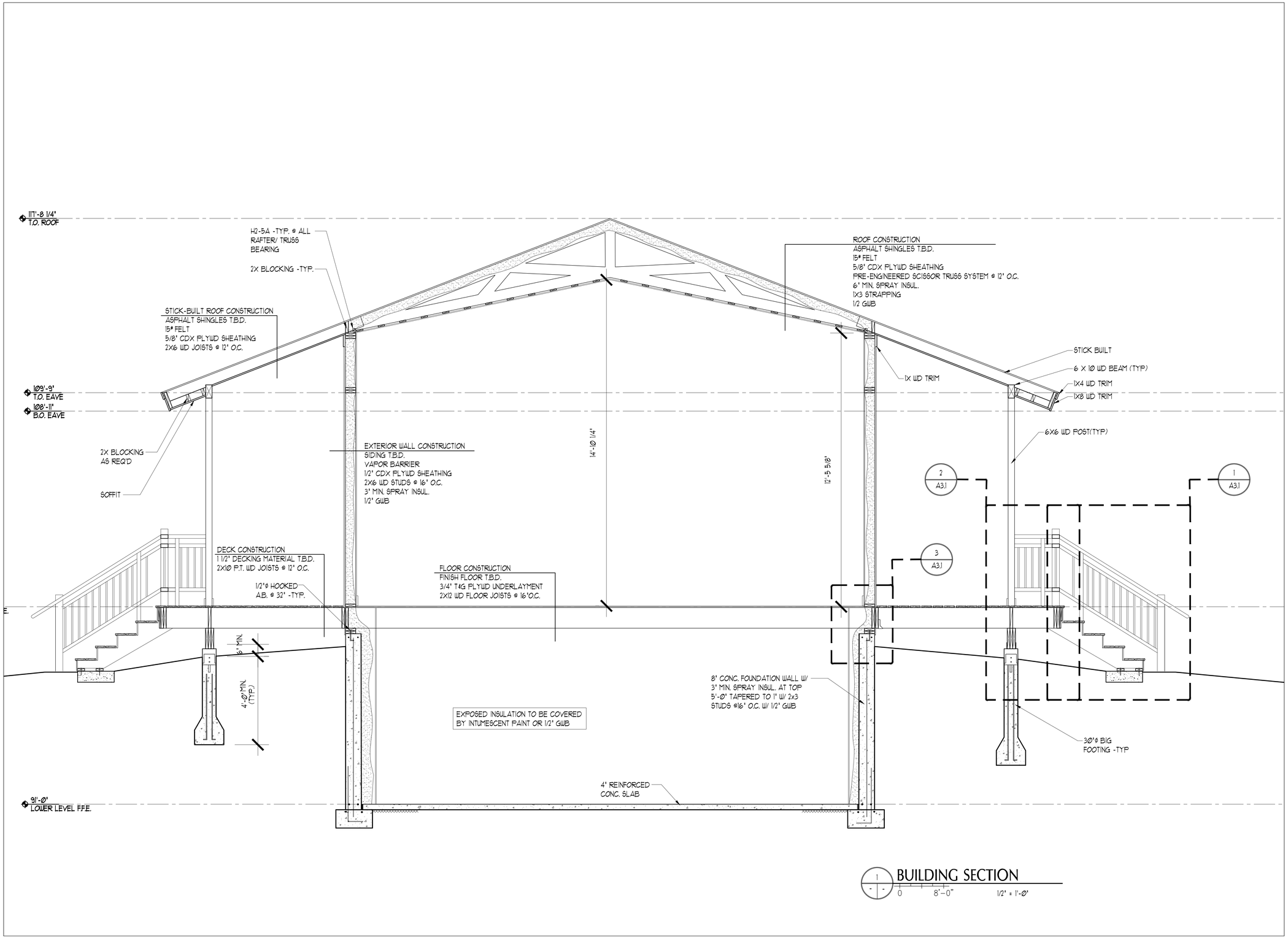
CONTEMPORY HOUSE

SECTIONS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

A2.1

Scale AS NOTED



BUILDING SECTION

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

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

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

REGISTERED ARCHITECT
ANDREW C. HYLAND
#2037
STATE OF MAINE

PRELIMINARY FOR DESIGN DEVELOPMENT PURPOSE ONLY

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE

PORTLAND, MAINE

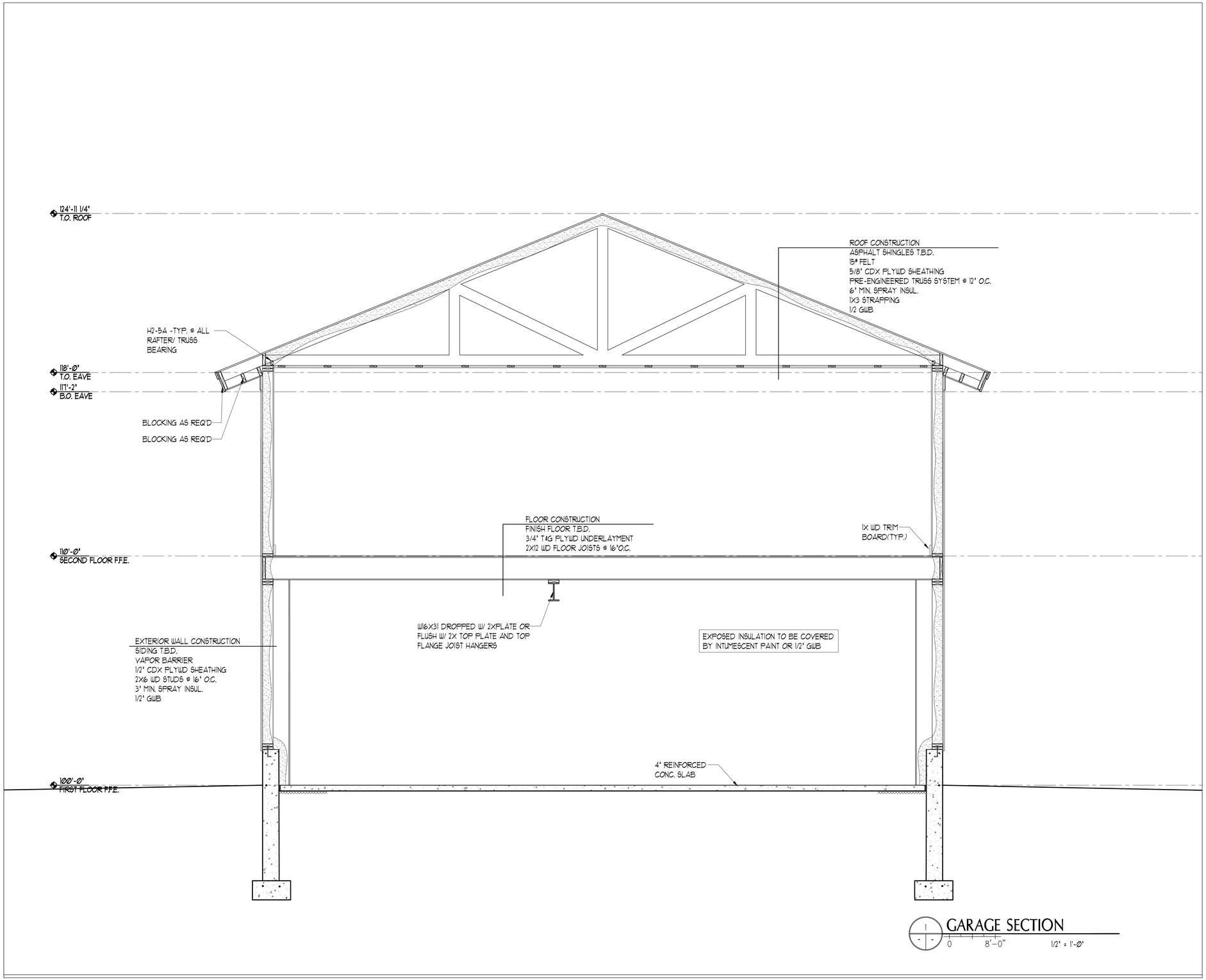
CONTEMPORY HOUSE

SECTIONS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

A2.2

Scale AS NOTED



GARAGE SECTION

0 8'-0" 1/2" = 1'-Ø"

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

SCALE 3 2 1 0 1"=1'
SCALE 4 2 1 0 3/4"=1'
SCALE 12 8 4 2 0 1/4"=1'
SCALE 20 10 0 1/8"=1'
SCALE 40 20 10 0 1/16"=1'

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

REGISTERED ARCHITECT
ANDREW C. HYLAND
#2037
STATE OF MAINE

PRELIMINARY
FOR DESIGN
DEVELOPMENT
PURPOSE ONLY

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY
NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE

PORTLAND, MAINE

CONTEMPORY HOUSE

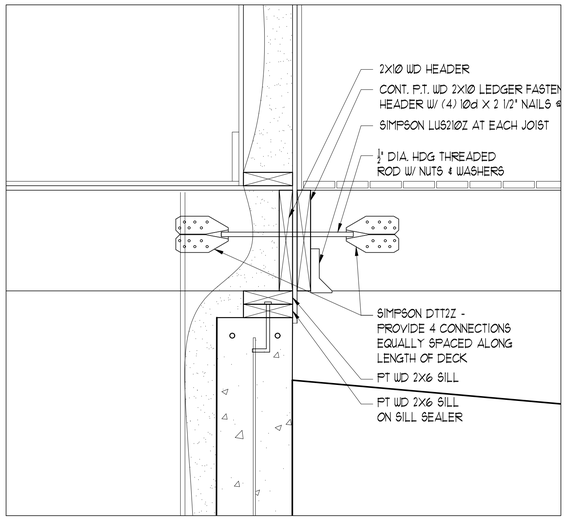
SECTIONS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

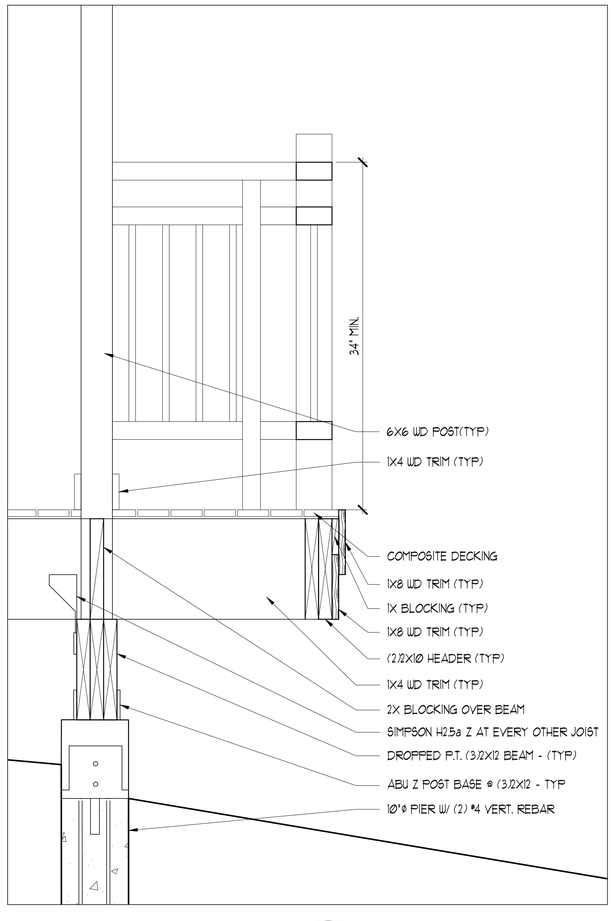
A2.3

Scale AS NOTED

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

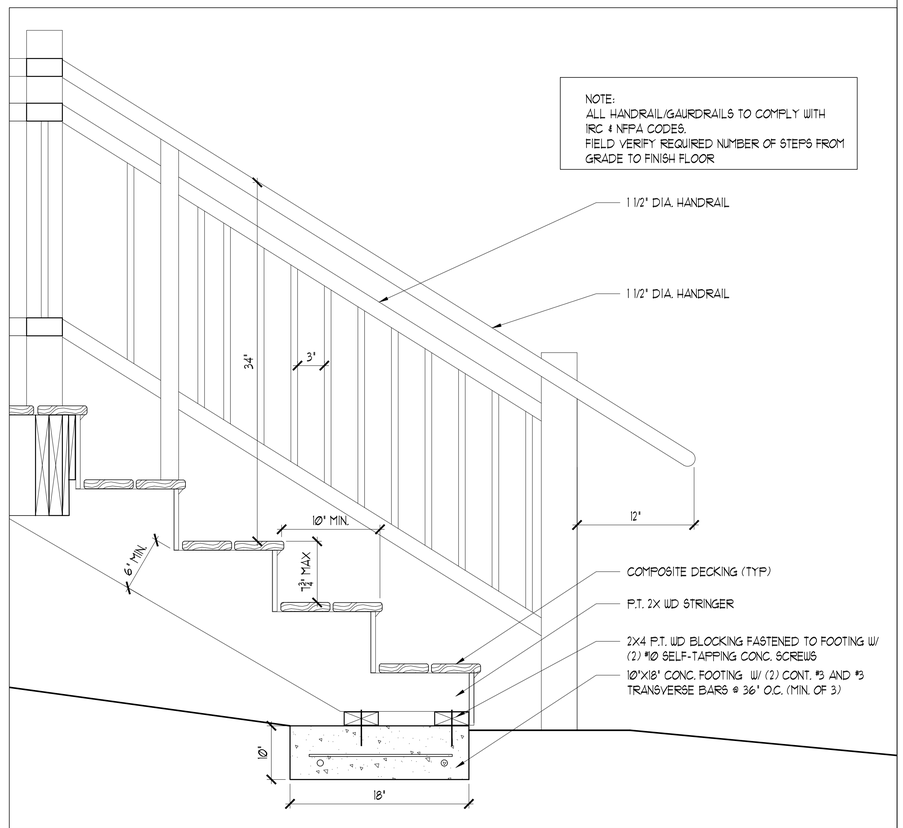


3 DECK DETAILS
0 8'-0" 1 1/2" = 1'-0"



2 DECK DETAILS
0 8'-0" 1 1/2" = 1'-0"

NOTE:
ALL HANDRAIL/GAURDRAILS TO COMPLY WITH IRC & NFPA CODES.
FIELD VERIFY REQUIRED NUMBER OF STEPS FROM GRADE TO FINISH FLOOR



1 EXTERIOR STAIR DETAILS
0 8'-0" 1 1/2" = 1'-0"

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

REGISTERED ARCHITECT
ANDREW C. HYLAND #2037
STATE OF MAINE

PRELIMINARY FOR DESIGN DEVELOPMENT PURPOSE ONLY

REVISIONS

No.	Description	Date
.	.	.

PRELIMINARY NOT FOR CONSTRUCTION

BALLANTYNE RESIDENCE
PORTLAND, MAINE

CONTEMPORY HOUSE

DETAILS

Project Number	17005
Date	December 14, 2017
Drawn by	CR
Checked by	AH

A3.1

Scale AS NOTED