

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080378

PERMIT ISSUED

MAY 23 2008

CITY OF PORTLAND

This is to certify that EULE NORMA KRAUS / Permit and Repairs

has permission to add second addition floor for bedroom & 2 Bathrooms

AT 59 LAFAYETTE ST

014 C00100

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

5/23/08 *Chy L M*
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0378	Issue Date: 5/22/08	CBL: 014 C001001
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Location of Construction: 59 LAFAYETTE ST	Owner Name: EULE NORMA KRAUS	Owner Address: 59 LAFAYETTE ST	Phone:
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson Street Portland	Phone: 2077123590
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - add ^{partial} second addition floor for 2 bedrooms & 2 Bathrooms	Permit Fee: \$1,170.00	Cost of Work: \$115,000.00	CEO District: 1
Proposed Project Description: add ^{partial} second addition floor for 2 bedrooms & 2 Bathrooms		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB DEC-2003 Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 04/18/2008	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	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"/> Date: 5/2/08 <i>[Signature]</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>PERMIT ISSUED</p> <p>MAY 23 2008</p> <p>CITY OF PORTLAND</p> </div>		

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



General Building Permit Application

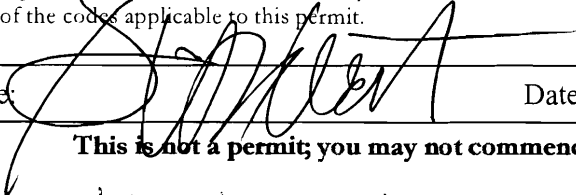
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>59 LAFAYETTE STREET.</u>		
Total Square Footage of Proposed Structure/Area <u>883 S.F. (ATOP EXISTING STREET.)</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>NORMA KRAUS-EULE</u> Address <u>59 LAFAYETTE ST.</u> City, State & Zip <u>PORTLAND, 04101</u>	Telephone: <u>207.650.1804</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>115,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD SECOND FLOOR CONSISTING OF 2 BEDROOMS AND TWO BATHROOMS</u>		
Contractor's name: <u>PORTLAND RENOVATIONS, INC.</u> Address: <u>107 ANDERSON STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: <u>207.712.3590</u> Who should we contact when the permit is ready: <u>ROBERT VAN WERT</u> Telephone: " " " Mailing address: <u>107 ANDERSON ST, PORTLAND 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: 

Date: 4.18.08

This is not a permit; you may not commence ANY work until the permit is issued

bob@portlandrenovations.com

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0378	Date Applied For: 04/18/2008	CBL: 014 C001001
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Location of Construction: 59 LAFAYETTE ST	Owner Name: EULE NORMA KRAUS	Owner Address: 59 LAFAYETTE ST	Phone:
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson Street Portland	Phone: (207) 712-3590
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add partial second story additions w/ 2 bedrooms & 2 Bathrooms	Proposed Project Description: add partial second story addition w/ 2 bedrooms & 2 Bathrooms
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/07/2008

Note: Using section 14-436(b). The first floor footprint is 1242.13 sf. 80% of that is 993.7 sf. The proposed addition is 877.5 sf which is 88% of the allowable 80% increase. **Ok to Issue:**

- 1) This permit is being issued with the condition that the second floor deck may never be enclosed unless section 14-436(b) is modified in the future.
- 2) This permit is being issued with the condition that the owner must obtain a license from the city for the part of the roof that extends into the right of way.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/22/2008

Note: The overhang on sidewalk has been eliminated until Bob has a permit pending insurance and then will ammend the permit. CSH 5/22/08 **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 7) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

5/7/2008-amachado: Spoke to Jeanie. Under section 3202.3.3 of the 2003 IBC code, an encorachment into the right of way that is 15' or more above grade shall not be limited.

5/5/2008-amachado: Spoke to Bob Van Wert. Told him that we could not permit the one foot roof overhang into the public right of way. He said that he could reduce it by half but he needs some overhang to protect the walls. I told him that I would talk to a plan reviewer and get back to him.

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Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson Street Portland	Phone (207) 712-3590
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

5/21/2008-csh: I have required that the cantalevered roof be designed by a design professional. I called Bob and discussed this .

5/22/2008-csh: Bob Van Wert Has deleted the Overhang over the sidewalk untill he is permitted to add it back pending insurance.CSH
5/22/2008

From: Tammy Munson
To: Ann Machado; Jeanie Bourke; Tom Markley
Date: 5/8/2008 7:41:31 AM
Subject: Fwd: License for overhang

FYI

Tammy Munson
Code Enforcement Officer/Plan Reviewer
City of Portland
Inspections Division
389 Congress Street Rm 315
Portland, Maine 04101
Office: (207)874-8706
tmm@portlandmaine.gov

>>> Penny Littell 5/7/2008 4:28:05 PM >>>

Attached please find the Draft License Agreement for the 12 inch soffit overhang in conjunction with the proposed second story addition at 59 Lafayette Street. As I explained, your client will need to provide the City with proof of insurance, naming the City as an additional insured. The amount is set forth in the attached draft and I am sure her insurance agent will be able to properly direct her in this regard.

As promised I contacted the District Councilor, Kevin Donoghue, who is supportive of this license. As a result, the building permit will not be held up pending City Council action on this matter. However, please have your client forward the insurance documentation to me at your earliest opportunity so all is in order for a June Council meeting date.

Thank you and good luck.

ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

SECTION 3201
GENERAL

3201.1 Scope. The provisions of this chapter shall govern the encroachment of structures into the public right-of-way.

3201.2 Measurement. The projection of any structure or appendage shall be the distance measured horizontally from the lot line to the outermost point of the projection.

3201.3 Other laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

3201.4 Drainage. Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface.

SECTION 3202
ENCROACHMENTS

3202.1 Encroachments below grade. Encroachments below grade shall comply with Sections 3202.1.1 through 3202.1.3.

3202.1.1 Structural support. A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines, except that the footings of street walls or their supports which are located at least 8 feet (2438 mm) below grade shall not project more than 12 inches (305 mm) beyond the street lot line.

3202.1.2 Vaults and other enclosed spaces. The construction and utilization of vaults and other enclosed space below grade shall be subject to the terms and conditions of the authority or legislative body having jurisdiction.

3202.1.3 Areaways. Areaways shall be protected by grates, guards or other approved means.

3202.2 Encroachments above grade and below 8 feet in height. Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

3202.2.1 Steps. Steps shall not project more than 12 inches (305 mm) and shall be guarded by approved devices not less than 3 feet (914 mm) high, or shall be located between columns or pilasters.

3202.2.2 Architectural features. Columns or pilasters, including bases and moldings shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (2134 mm) minimum.

3202.3 Encroachments 8 feet or more above grade. Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

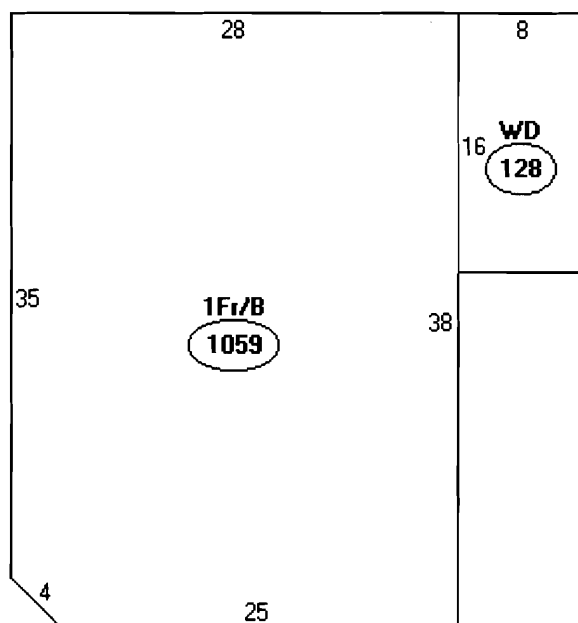
3202.3.1 Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet (610 mm) in from the curb line.

3202.3.2 Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).

3202.3.3 Encroachments 15 feet or more above grade. Encroachments 15 feet (4572 mm) or more above grade shall not be limited. 7

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of local authority having jurisdiction. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be 15 feet (4572 mm) minimum.

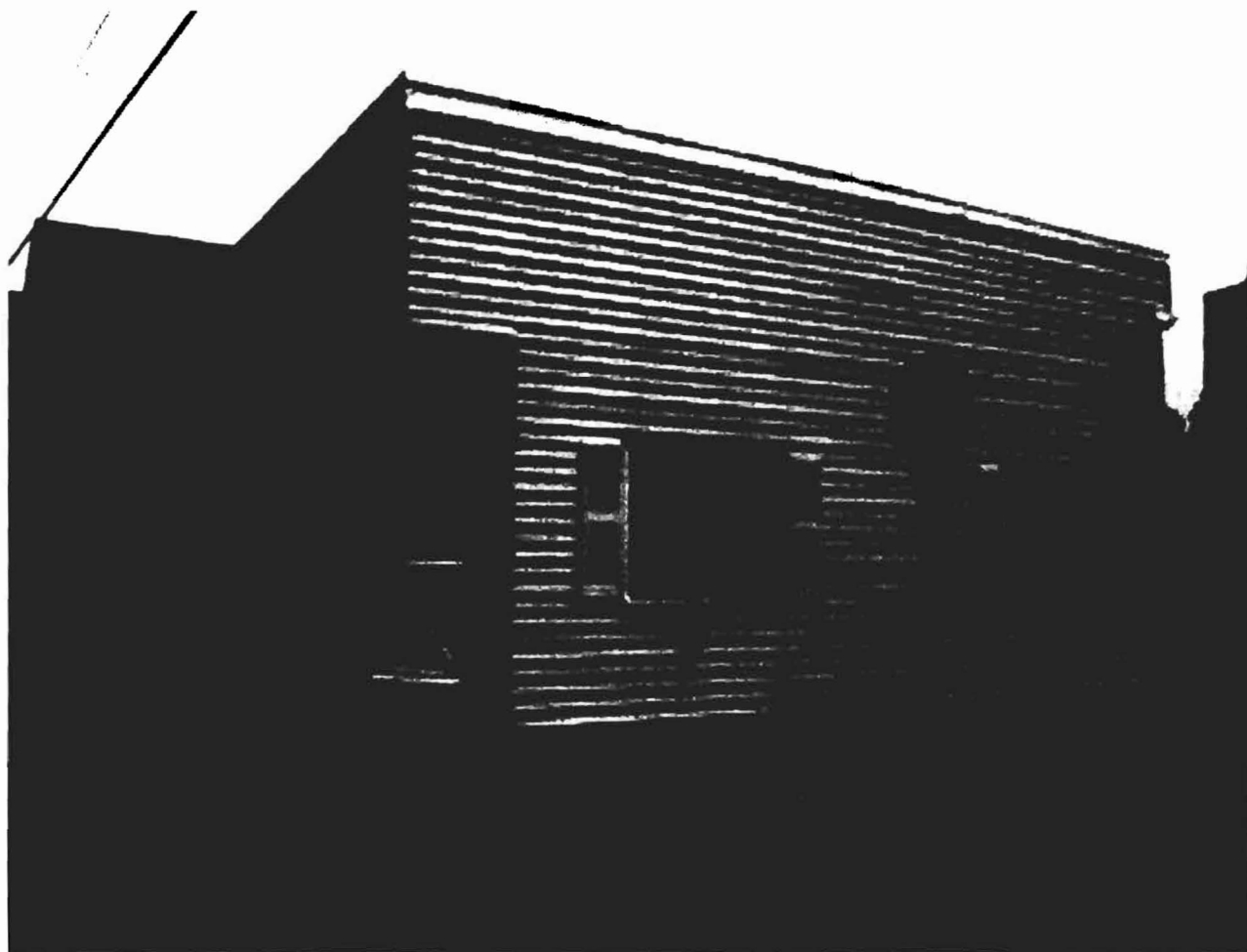
3202.4 Temporary encroachments. Where allowed by the local authority having jurisdiction, vestibules and storm enclosures shall not be erected for a period of time exceeding 7 months in any one year and shall not encroach more than 3 feet (914 mm) nor more than one-fourth of the width of the sidewalk beyond the street lot line. Temporary entrance awnings shall be erected with a minimum clearance of 7 feet (2134 mm) to the lowest portion of the hood or awning where supported on removable steel or other approved noncombustible support.



Descriptor/Area

A: 1Fr/B
1059 sqft

B: WD
128 sqft





Staff Review Checklist

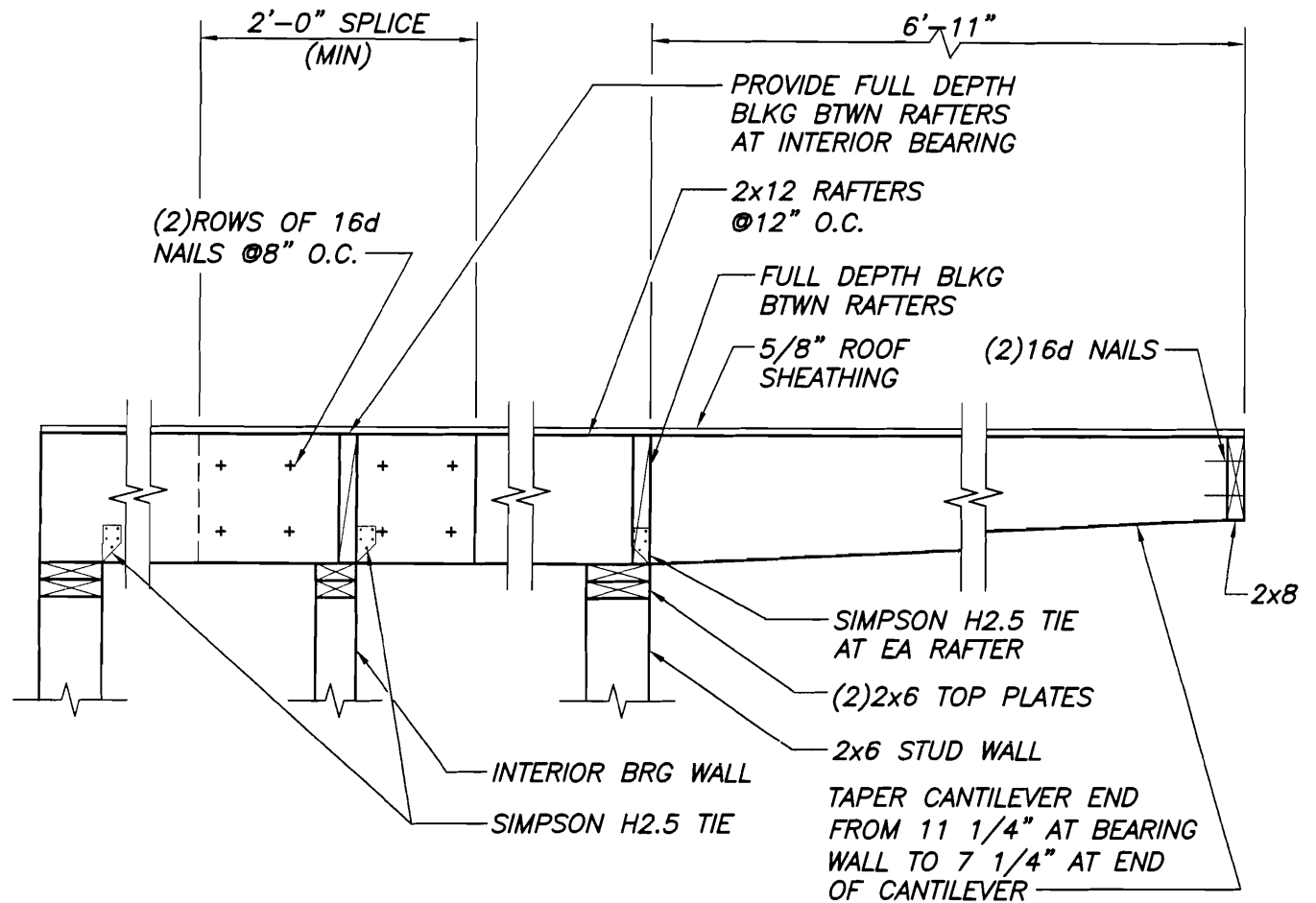
59 Lafayette St.

014-C-001

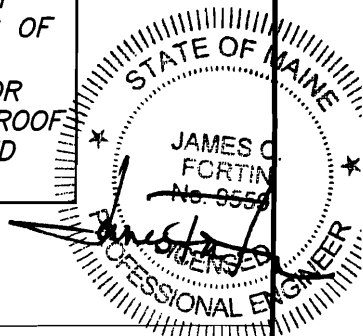
One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural		
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	N/A	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	existing ↓	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, Spacing (Section R403.1.6)		
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	Triple 2X12. Triple 1 3/4 X 14 X 16" LVL	
Sill/Band Joist Type & Dimensions	2X12	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing 2X8 16 O.C.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X12 16 O.C.	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	2X12 roof-raised	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	? Not shown	2/12	*	(see skt)
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12 - overhang ripped w/ cut	(soffit) sistered	*	per Beckan STR.
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2 CDX w/ Metal Standing Seam siding.			
Fastener Schedule (Table R602.3(1) & (2))	IRC ~ 2003			
Private Garage (Section R309)				
Living Space? (Above or beside)	N/A			
Fire Separation (Section R309.2)				
Opening Protection (Section R309.1)				
Emergency Escape and Rescue Openings (Section R310)	Doors to deck			
Roof Covering (Chapter 9)	24 G. Standing Seam panels.			
Safety Glazing (Section R308)	Foyer? 1st		*	
Attic Access (Section R807)	N/A.			
Chimney Clearances/Fire Blocking (Chap. 10)	Chimney to be removed.			
Header Schedule (Section 502.5(1) & (2))	Not shown	2XB Box Type	*	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 walls R-40 ceiling. Not shown		*	400 series
Type of Heating System			*	

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement <i>entirely</i></p> <p>Number of Stairways <i>1</i></p> <p>Interior <i>1</i></p> <p>Exterior</p> <p>Treads and Risers (Section R311.5.3) <i>10-7/8", 12"</i></p> <p>Width (Section R311.5.1)</p> <p>Headroom (Section R311.5.2)</p> <p>Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) <i>34"</i></p>		
<p>Smoke Detectors (Section R313) Location and Type/Interconnected</p>	<p><i>not shown</i></p>	<p><i>✓</i></p>
<p>Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)</p>		
<p>Deck Construction (Section R502.2.1)</p>	<p><i>O.K. - A-9 (cross sect.)</i></p>	



THIS SKETCH OF THE ACCEPTABLE CANTILEVER CONDITION IS PROVIDED AT THE REQUEST OF THE PORTLAND CODE OFFICER. BECKER STRUCTURAL ENGINEERS (BSE) INVOLVEMENT IN THIS PROJECT IS LIMITED TO THE REVIEW OF THIS FRAMING COMPONENT AND DEVELOPMENT OF THIS SKETCH ONLY. BSE DOES NOT ASSUME ANY RESPONSIBILITY FOR THE STRUCTURAL ADEQUACY OF ANY ELEMENTS OF THE PROJECT OTHER THAN THE ROOF JOIST/DECK CANTILEVER AS SHOWN ON THIS SKETCH. CLIENT ASSUMES ALL RESPONSIBILITY FOR STRUCTURAL ADEQUACY OF BUILDING, INCLUDING ASSURANCE THAT ROOF LOADS FROM THE CANTILEVER FRAMING ARE PROPERLY TRANSFERRED THROUGH THE STRUCTURE TO ADEQUATE FOUNDATION SUPPORTS.



BECKER
structural engineers, inc.

75 York Street
Portland, ME 04101-4701
info@beckerstructural.com

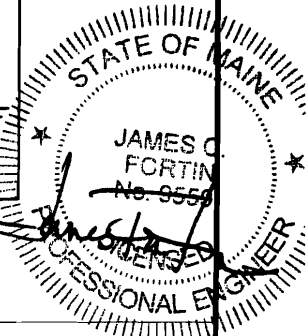
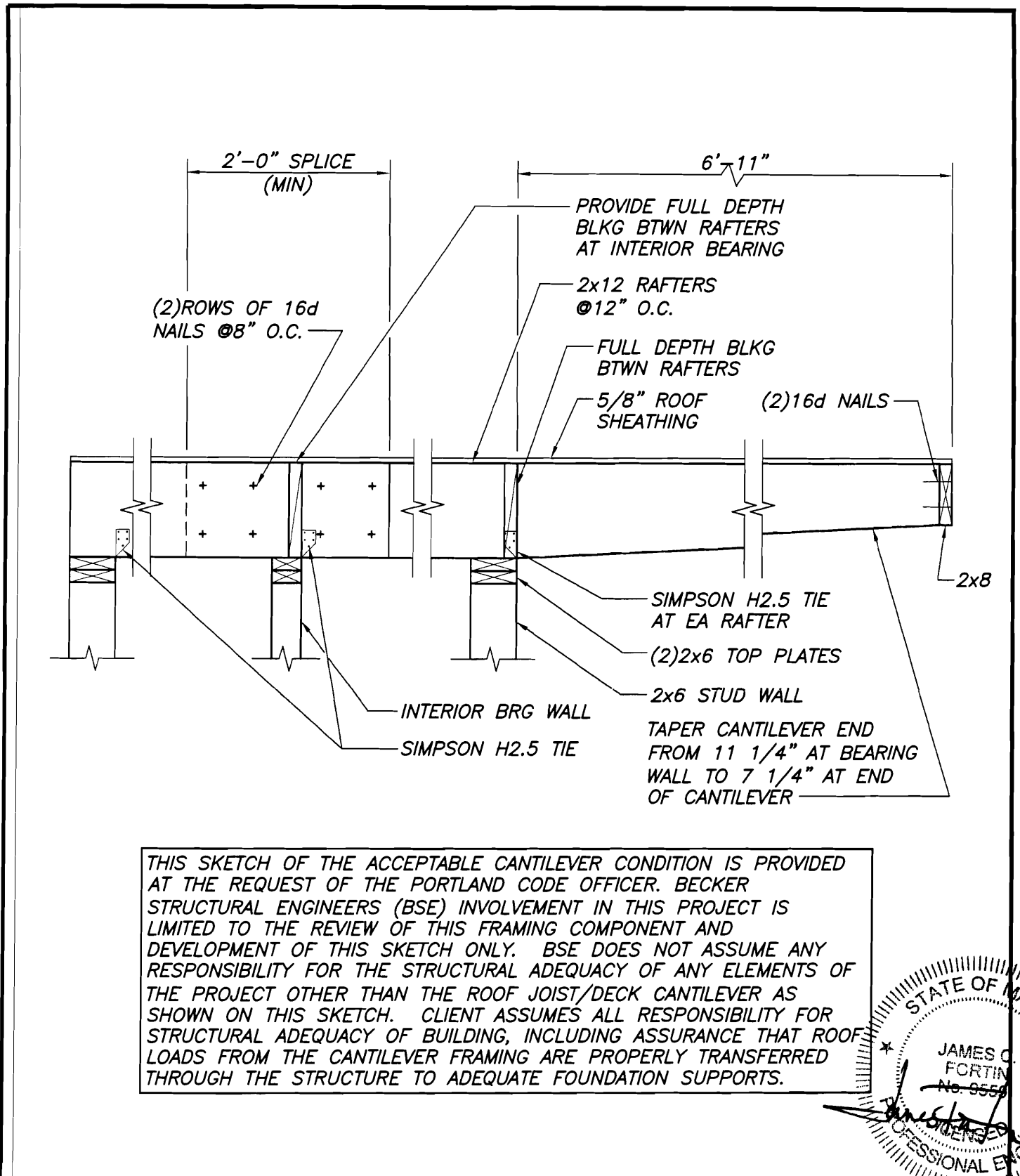
Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

Designed	JCF
Drawn	MCN
Checked	JCF
Scale	3/4"
Date	05/21/08

LAFAYETTE STREET
RESIDENCE
PORTLAND, ME

Becker Job Number
1912

SK-1



BECKER
structural engineers, inc.

75 York Street
Portland, ME 04101-4701
info@beckerstructural.com

Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

Designed JCF
Drawn MCN
Checked JCF
Scale 3/4"
Date 05/21/08

LAFAYETTE STREET
RESIDENCE
PORTLAND, ME

Becker Job Number
1912

SK-1

general contractor &
designer

portland renovations, inc.

107 anderson street
portland, ME 04101
207.775.2267
www.portlandrenovations.com

plumbing & heating

fournier brothers mechanical

85 oakdale street
portland, ME 04103
207.774.4328

electric

nichols & miles electrical service

148 meadow road
raymond, ME 04071
207.831.0062

drywall

morse construction

p.o. box 1466
scarborough, ME 04070
207.590.3877

metal siding

metal technologies, llc

p.o. box 8222
portland, ME 04101
207.838.8375

metal roof

metal technologies, llc

p.o. box 8222
portland, ME 04101
207.838.8375

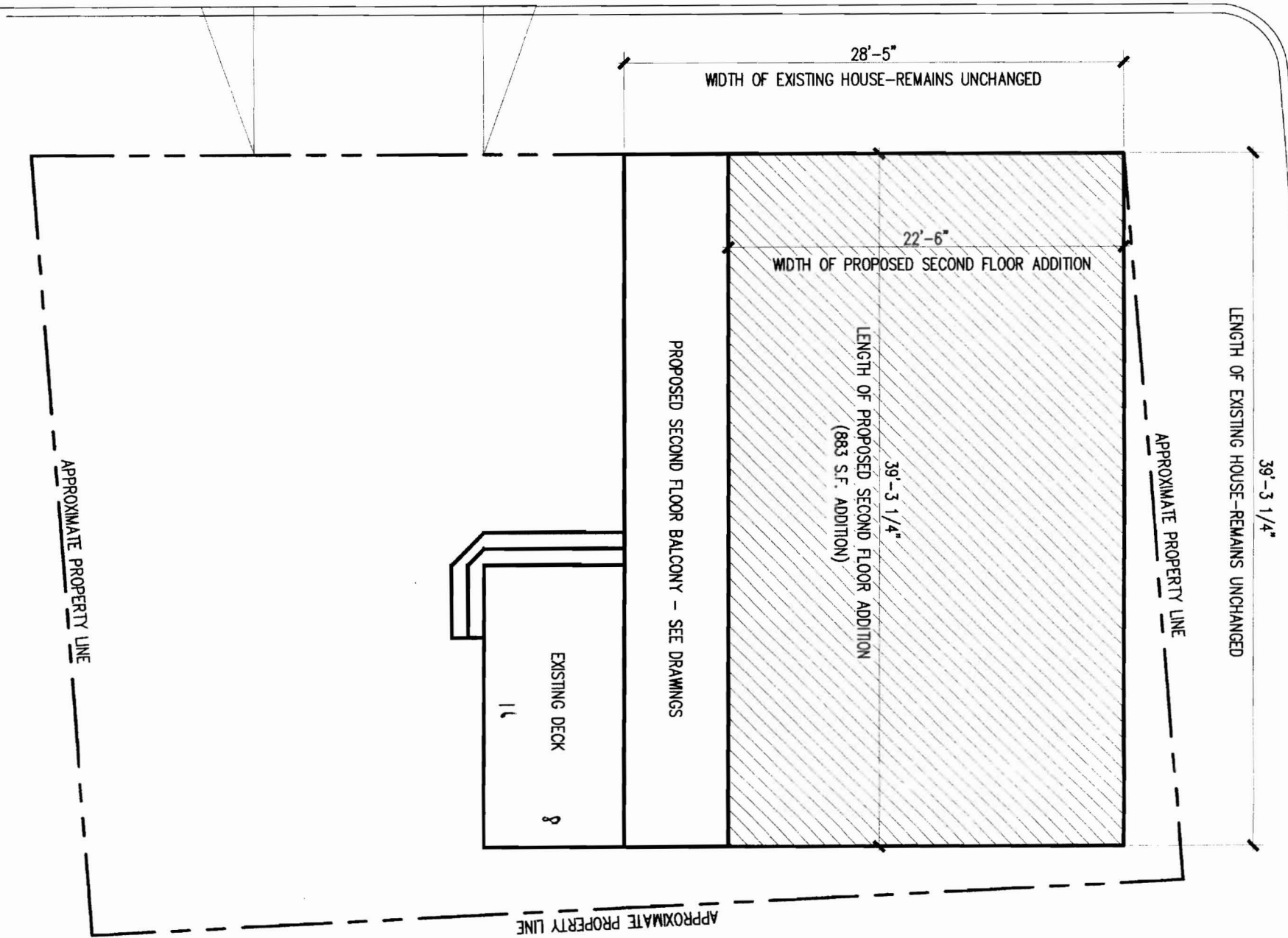


lafayette

SITE PLAN

LAFAYETTE STREET

QUEBEC STREET



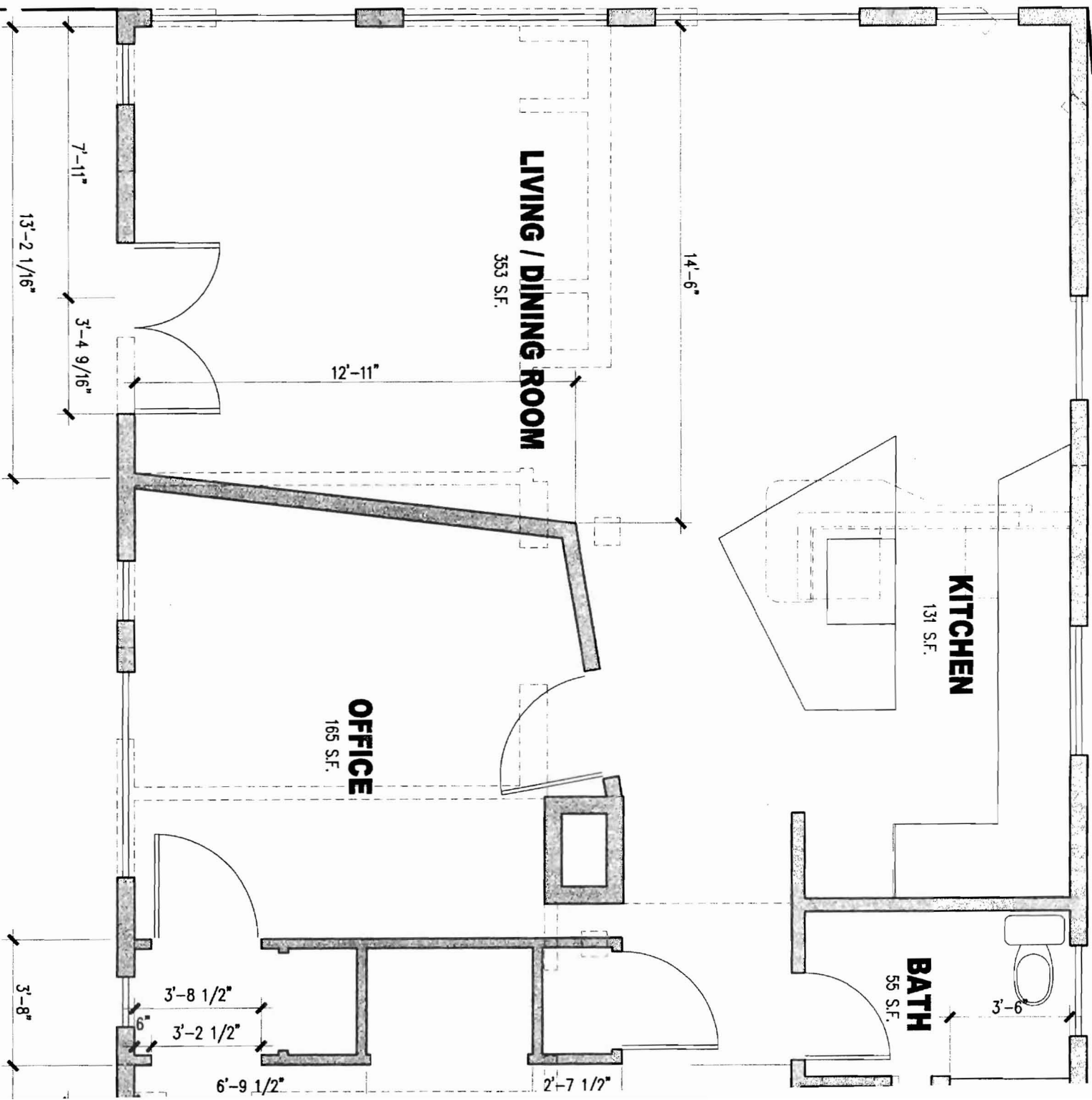
3
REMOVE & SALVAGE EXISTING
CABINETS, STOVE AND COUNTERS
AS REQUIRED

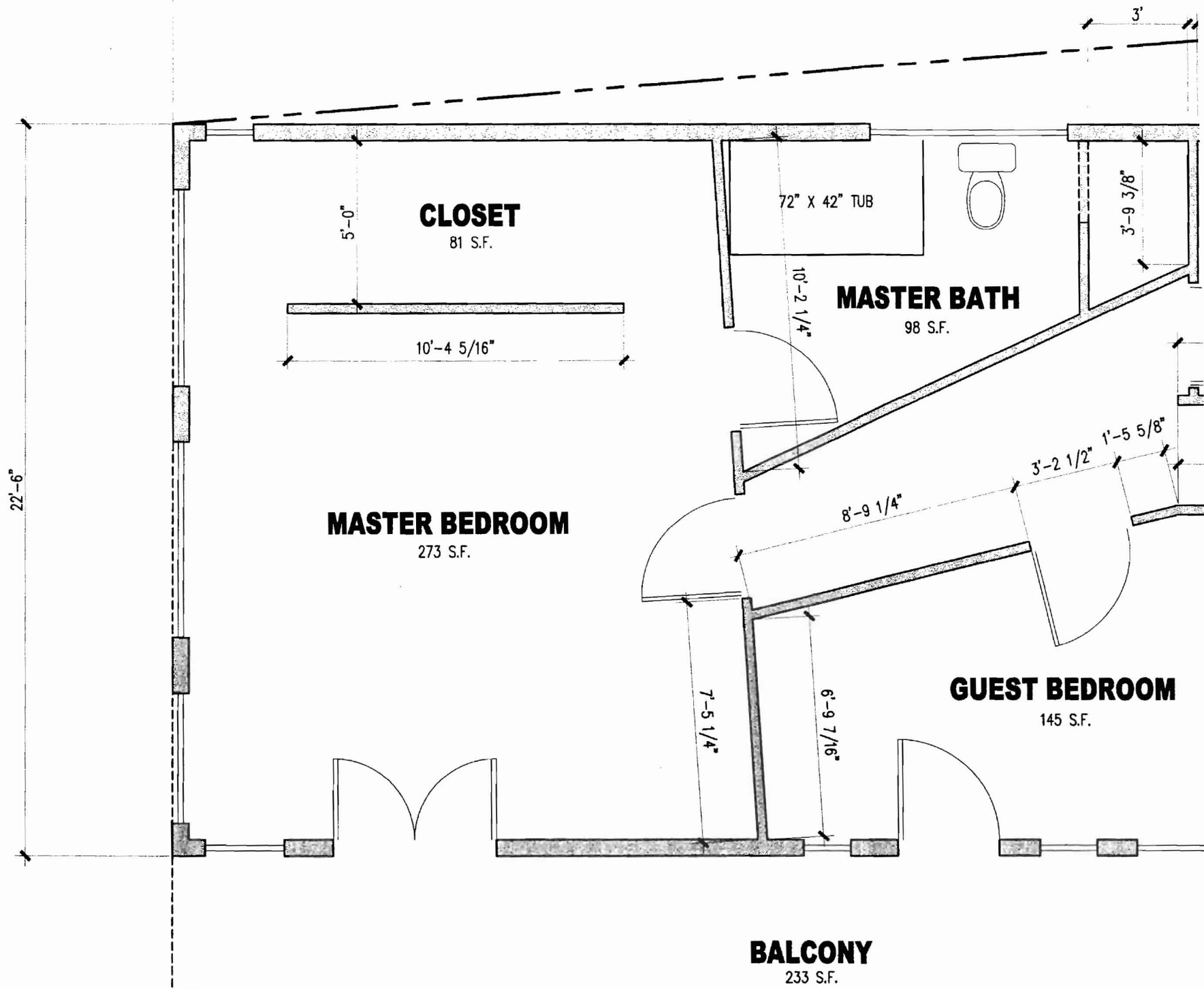
REMOVE ALL EXISTING FLOORING
ON FIRST FLOOR

Chimney
out

EXISTING CONDITIONS / DEMOLITION & REMOVALS PLAN

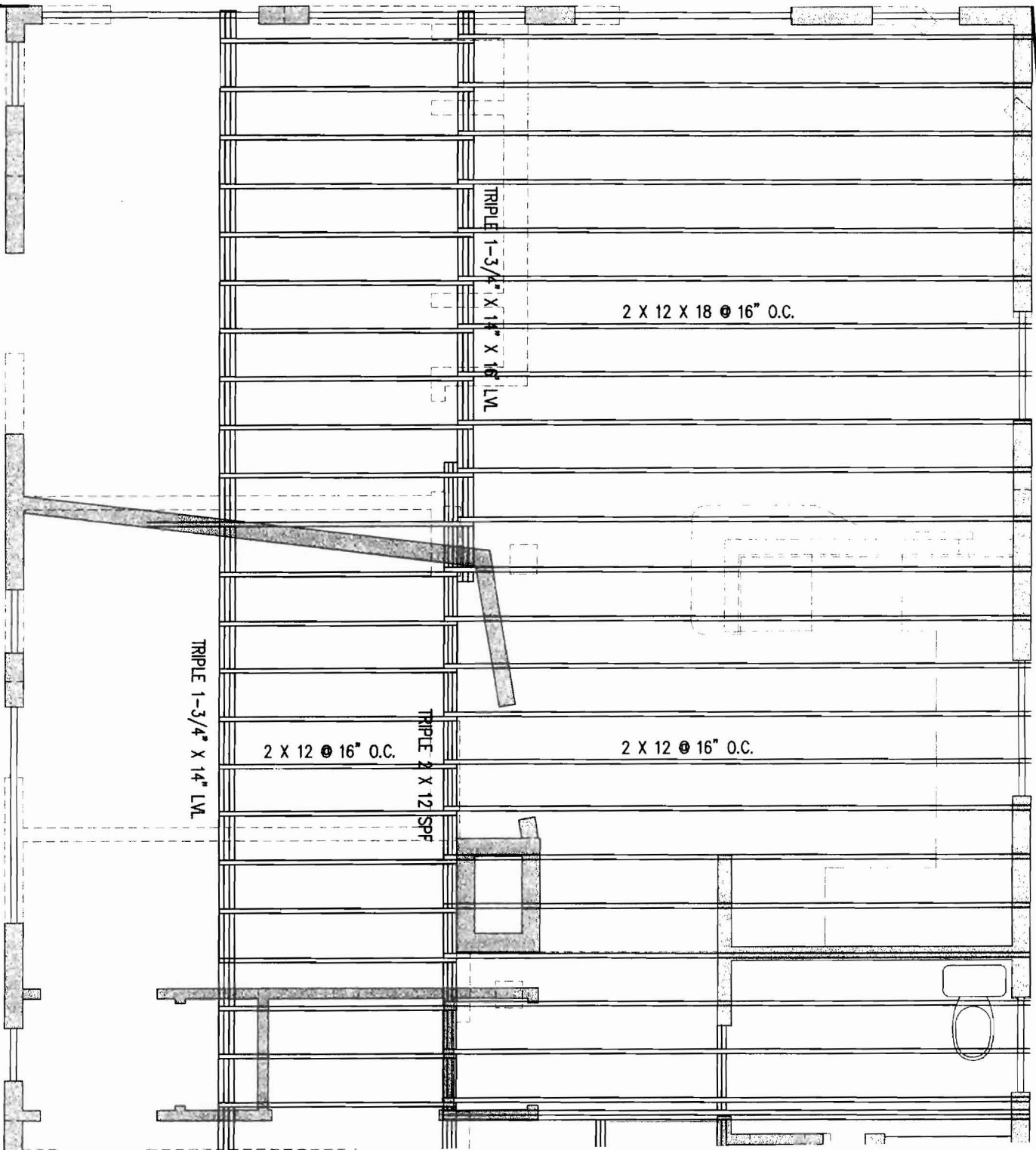
FIRST FLOOR PLAN

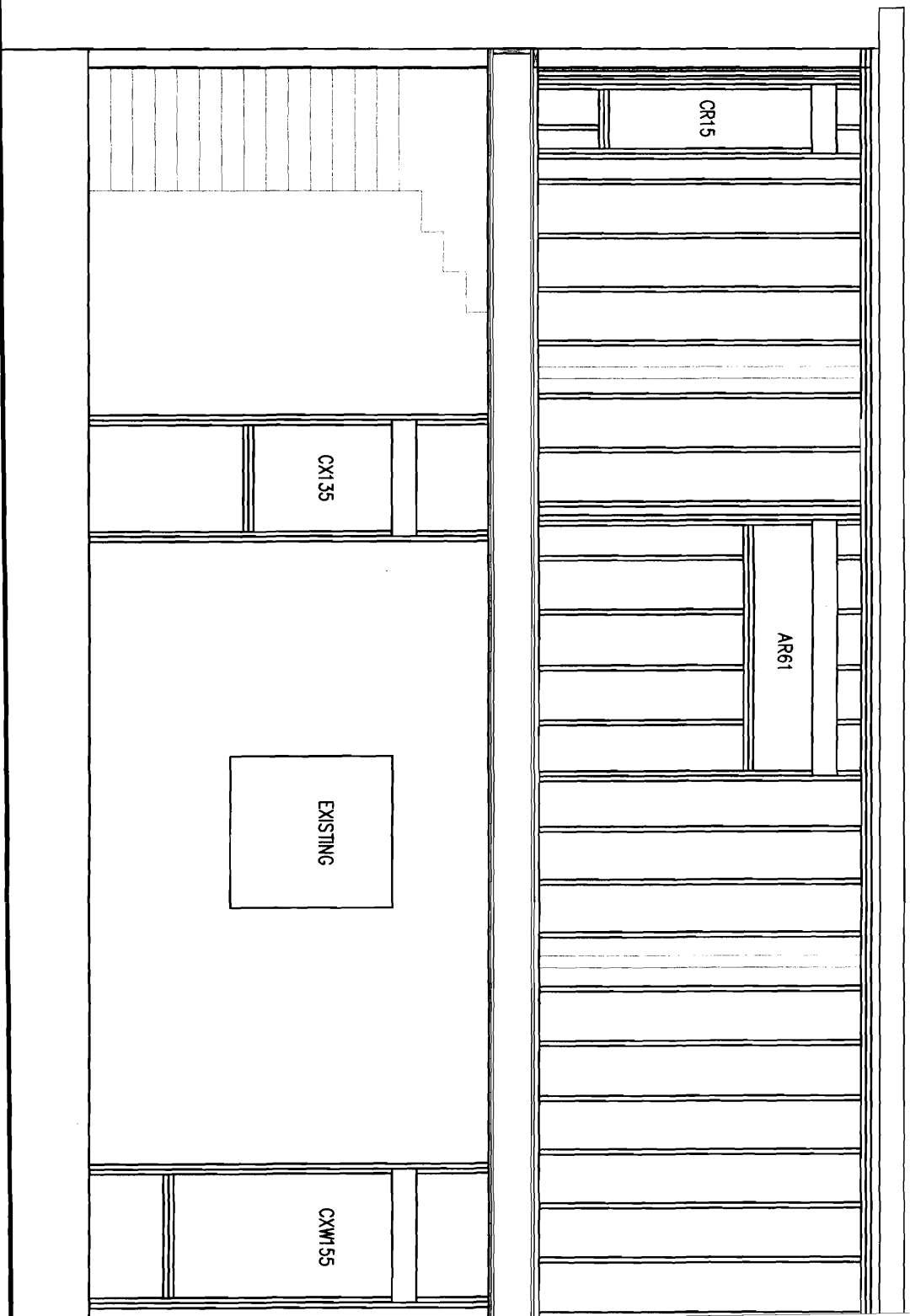




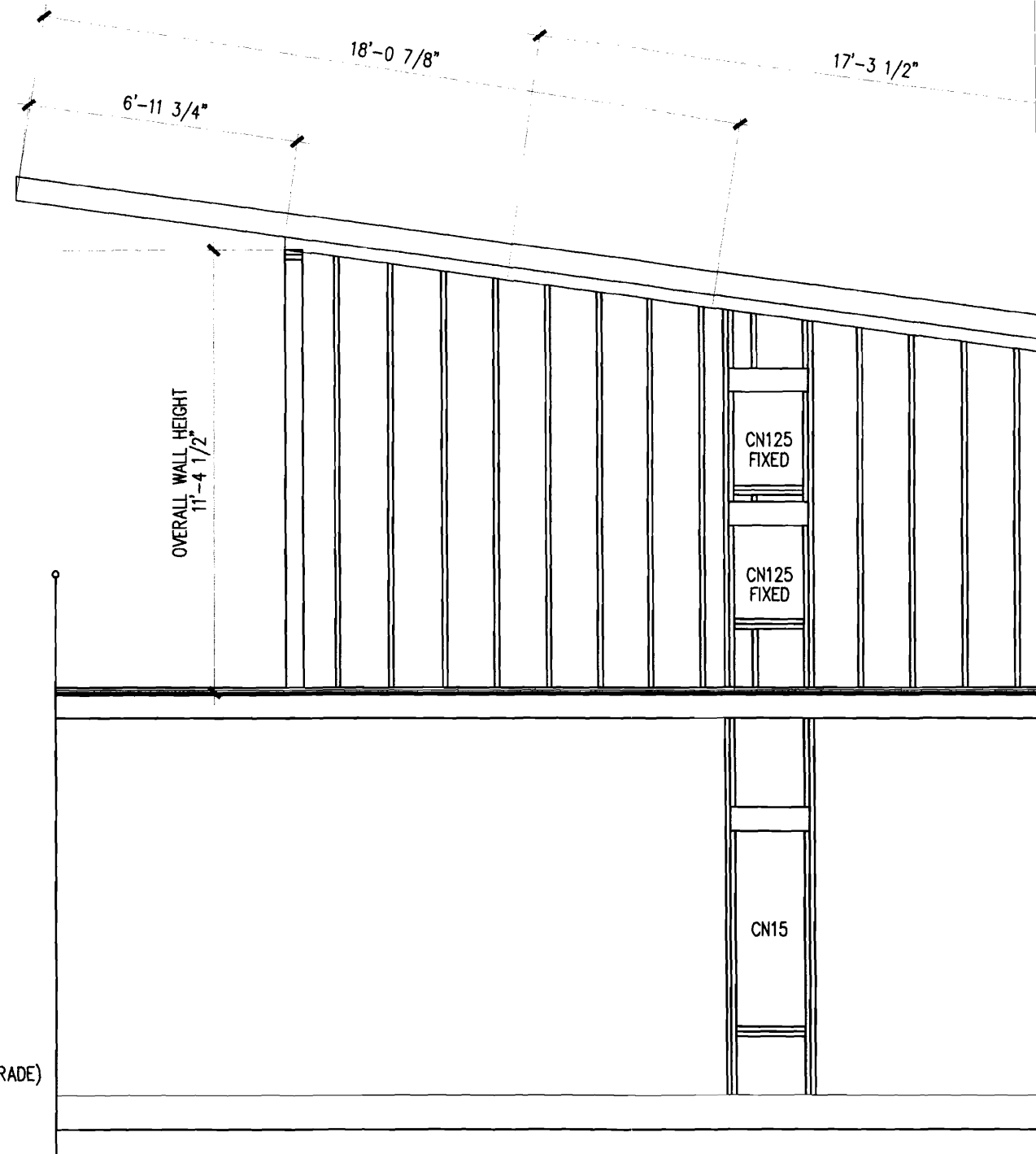
SECOND FLOOR PLAN

SECOND FLOOR JOIST FRAMING PLAN





NORTH ELEVATION



FIRST FLOOR 0'-0"
(APPROX. 22'-1/2" ABOVE GRADE)

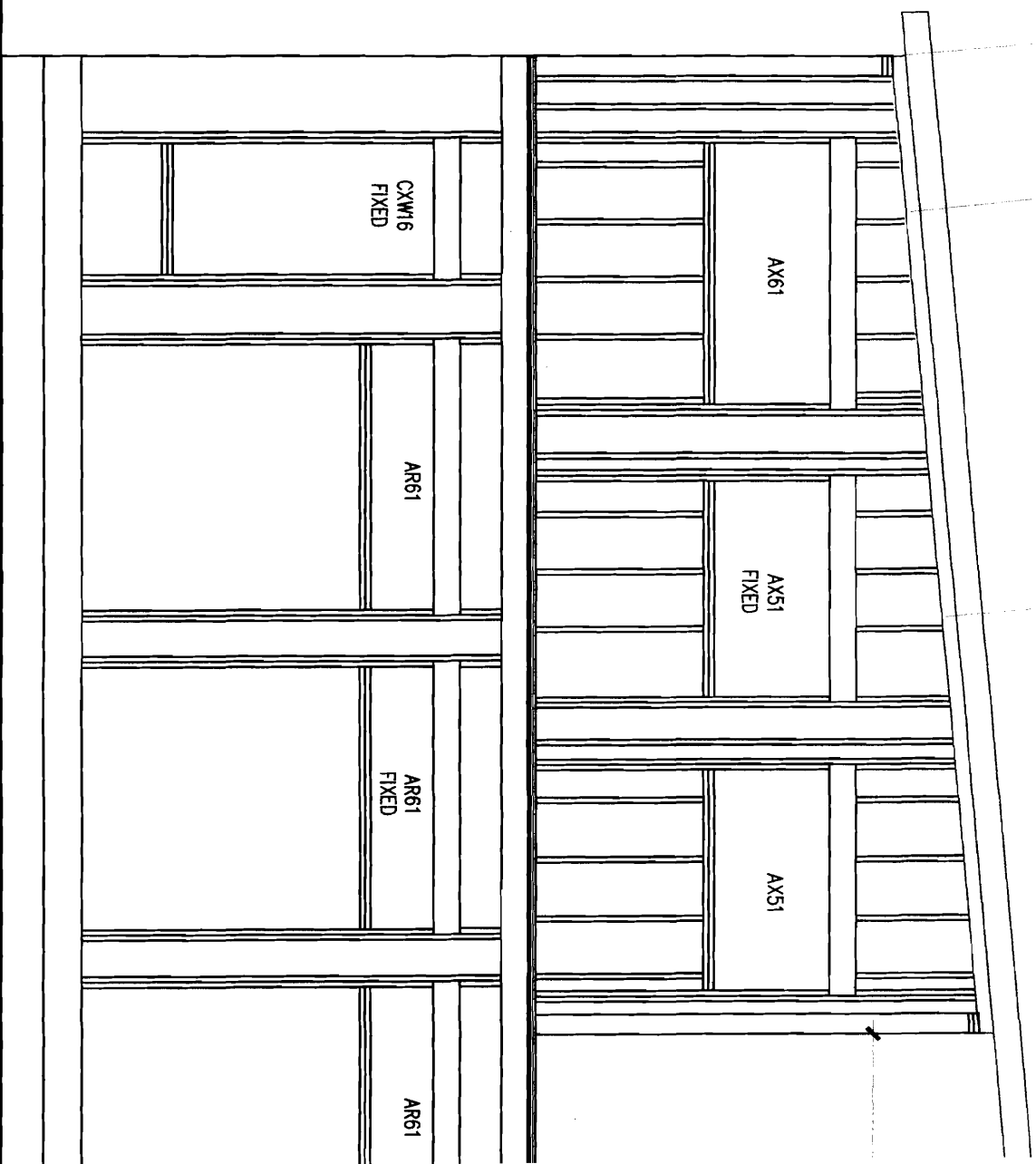
EAST ELEVATION



SOUTH ELEVATION

12'-11 5/16"

25'-11 1/4"



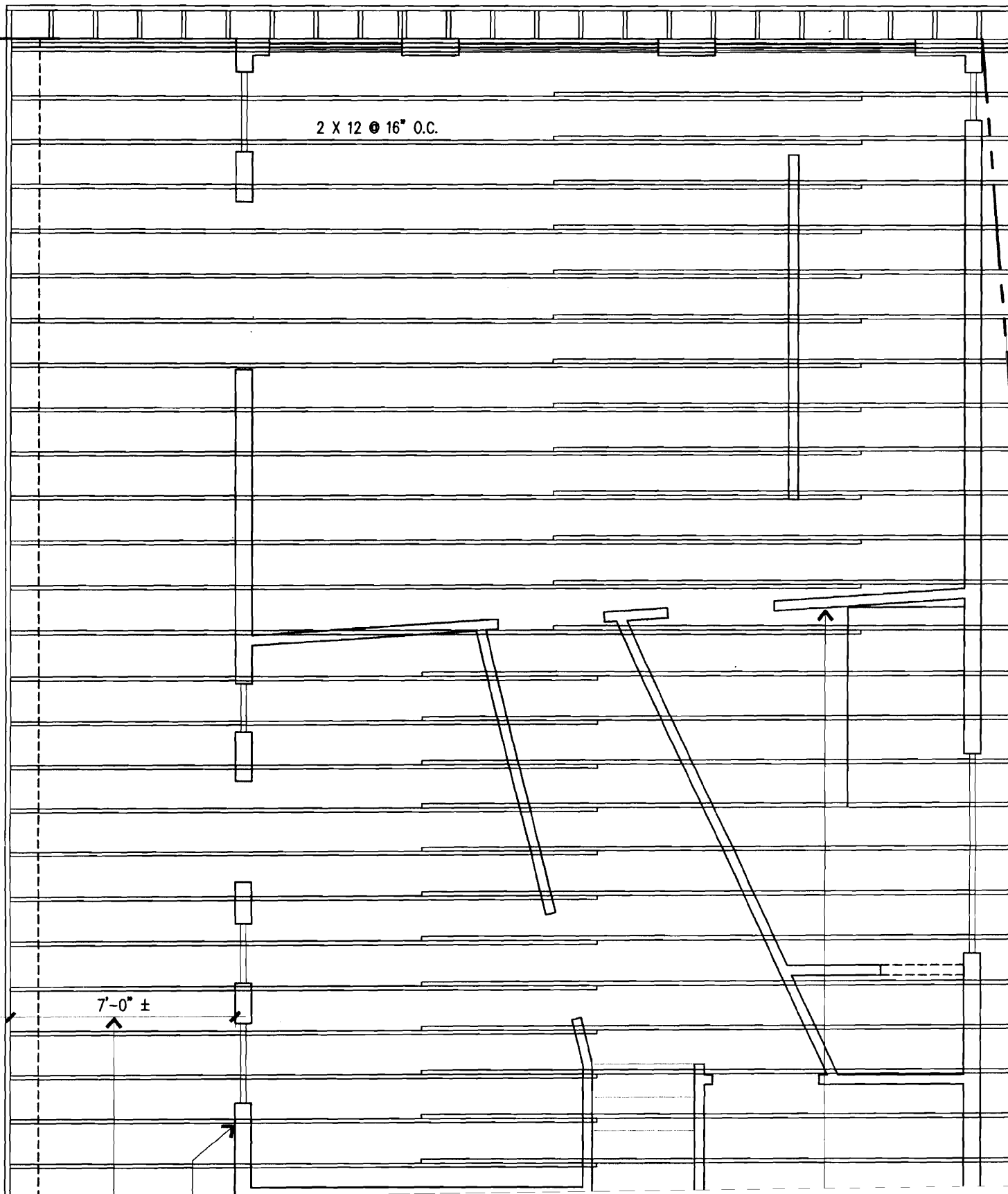
WEST ELEVATION

ROOF FRAMING PLAN

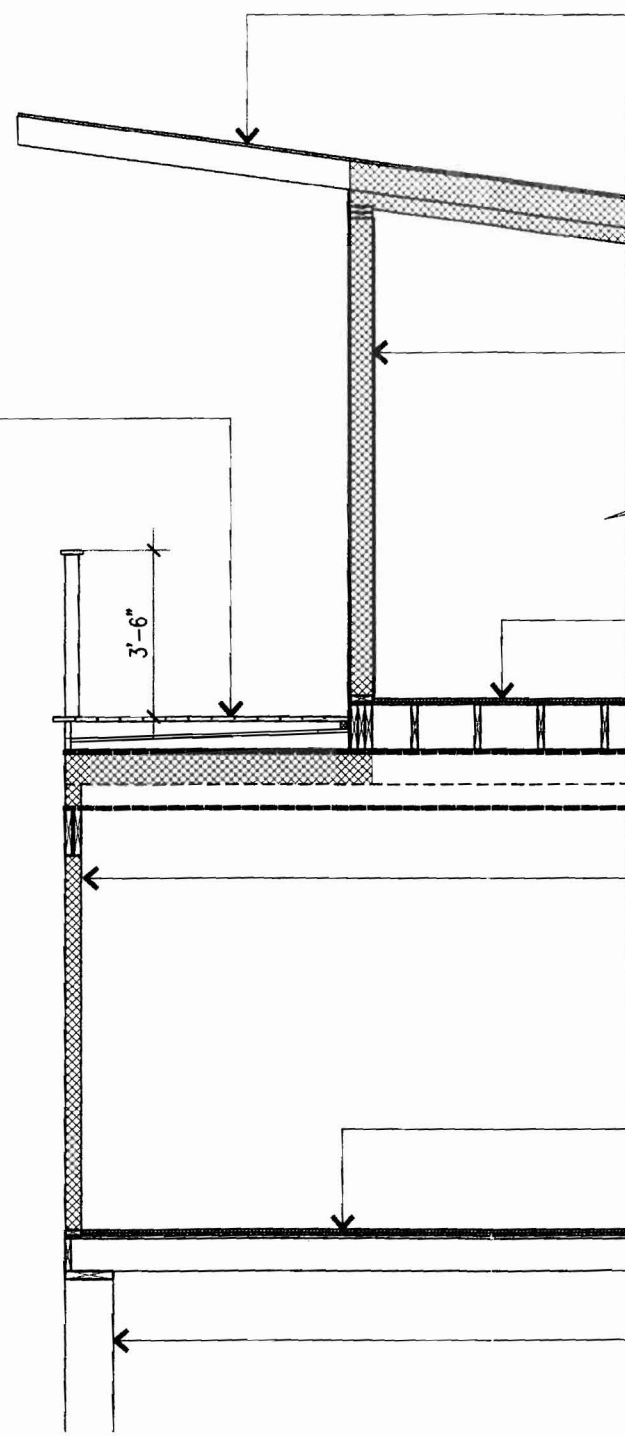
2 X 8 SUB FASCIA AND SOFFIT (TYPICAL)

2 X 12 @ 16" O.C.

7'-0" ±



BALCONY DECK SYSTEM:
 5/4 MERANTI DECKING BOARDS
 4 X 4 X 42" HIGH RAILING WITH 1" SQUARE
 BALUSTERS @ 4" O.C.
 2 X 6 PRESSURE TREATED SLEEPER JOISTS
 @ 16" O.C.
 EPDM MEMBRANE
 3/4" ADVANTEC PLYWOOD SUBFLOOR



NEW ROOF SYSTEM
 24 GAUGE STANDING SEAM
 ICE AND WATER SHIELD
 5/8" CDX SHEATHING
 2 X 12 RAFTERS
 CLOSED CELL SPRAY FOAM
 (R-40 OR BETTER)
 3/4" SPRUCE PINE GABLE WALL BOARD
 1/2" GWB

NEW WALL SYSTEM
 24 GAUGE STANDING SEAM
 1/2" CDX SHEATHING
 30# ASHALT FELT
 2 X 6 STUDS @ 16" O.C.
 CLOSED CELL SPRAY FOAM
 (R-19 OR BETTER)
 1/2" GWB

NEW FLOOR SYSTEM
 3/4" WOOD FLOORING
 3/4" T&G PLYWOOD
 2 X 12 FLOOR JOISTS
 ENGINEERED BEAM
 (SEE DRAWINGS)

RENOVATED WALL SYSTEM
 24 GAUGE STANDING SEAM
 1/2" CDX SHEATHING
 30# ASHALT FELT
 2 X 4 STUDS @ 16" O.C.
 CLOSED CELL SPRAY FOAM
 (R-19 OR BETTER)
 1/2" GWB

RENOVATED FLOOR SYSTEM
 3/4" WOOD FLOORING
 3/4" T&G PLYWOOD
 RADIANT HEAT SYSTEM
 EXISTING 1" SUBFLOOR
 EXISTING 2 X 8 FLOOR JOISTS

EXISTING WOOD SILL
 CONCRETE FOUNDATION

TYPICAL WALL SECTION

STAIR DETAIL

