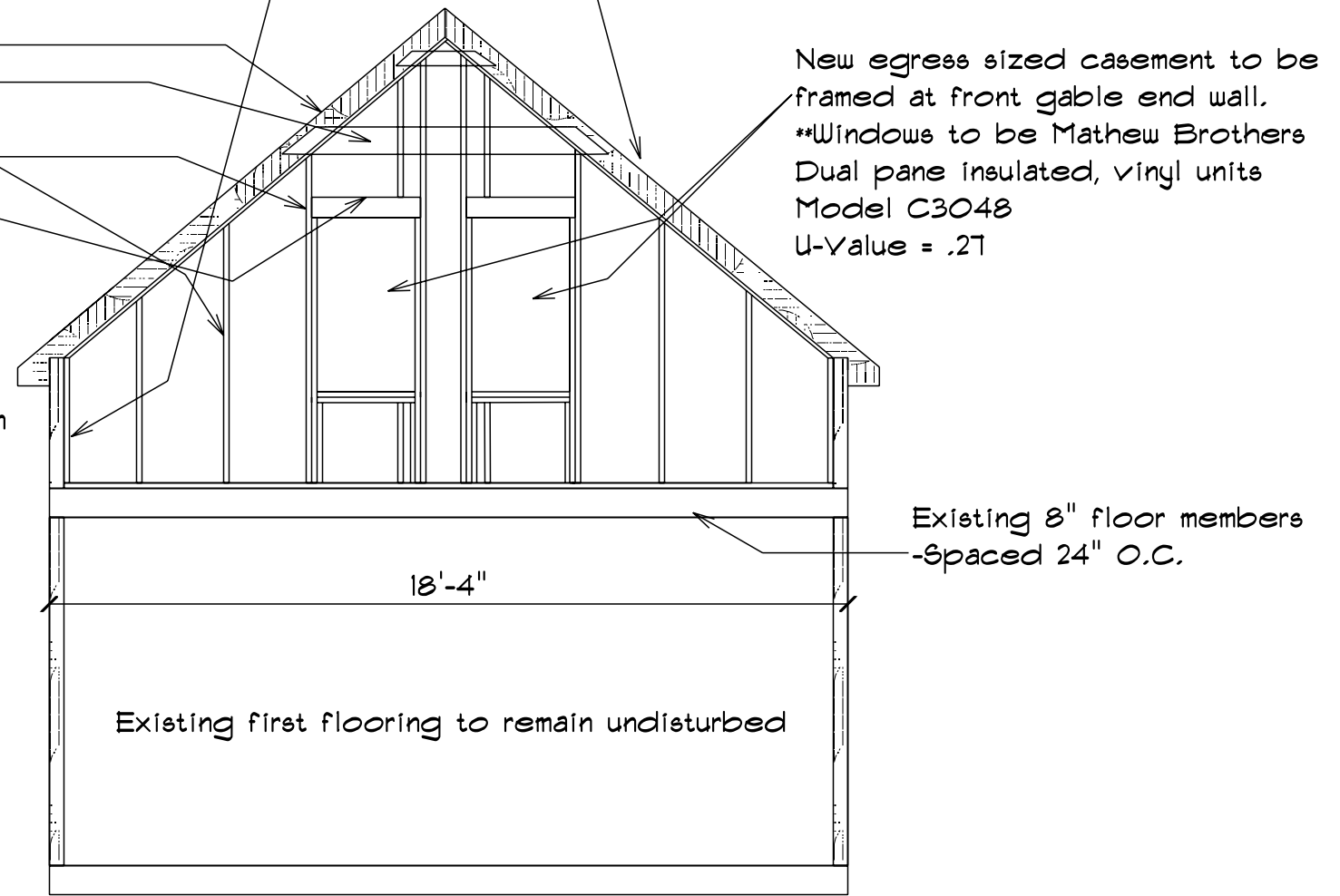


Framing notes:

- Existing rafters true 2x6" spaced 24" O.C.
- New collar ties to be 2x8 spaced 48" O.C.
- Existing second floor wall studs 2x4 spaced 24" O.C.
- New wall framing for new windows to match existing.
- Header above new windows to be (2)2x6 with rigid insulation spacer. Not load bearing in gable end wall.
- All new partition walls at second floor to be 2x4 spaced 16" O.C..
- Rafters to be strapped with 1x3 spruce to accept new drywall.
- Existing rafters to be doubled up at new skylight location

Insulation:

- Roof/cathedral ceiling will be closed cell spray foam
- R 38 Fully air-sealed
- Walls to be closed cell spray foam
- R 21 Fully air-sealed

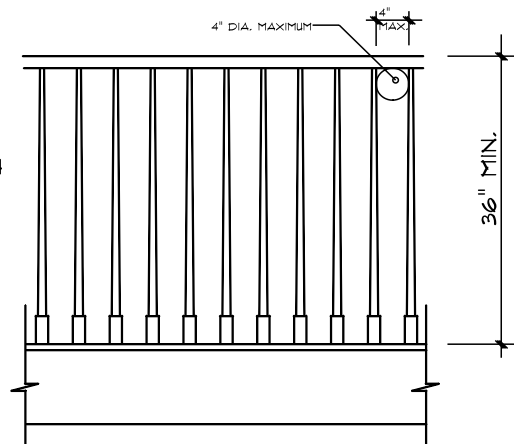


New egress sized casement to be framed at front gable end wall.
 **Windows to be Mathew Brothers Dual pane insulated, vinyl units Model C3048
 U-Value = .27

Existing 8" floor members
 -Spaced 24" O.C.

Proposed stair alterations:

- Existing stairs to remain.
- Upper railing to be brought to code.
- Railing at 36" high
- Balusters spaced with minimum 4" space between



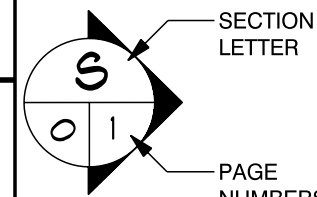
NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

UPPER STAIR RAILING

Joe Lucey Carpentry Inc.

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 North Yarmouth
 ME
 04097

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Ward Willis & Belinda Ray

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 Portland
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PHONE:
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DRAWN BY: Joe Lucey

SCALE: 1/4" = 1'-0"

DATE: Monday, October 10, 2016

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