



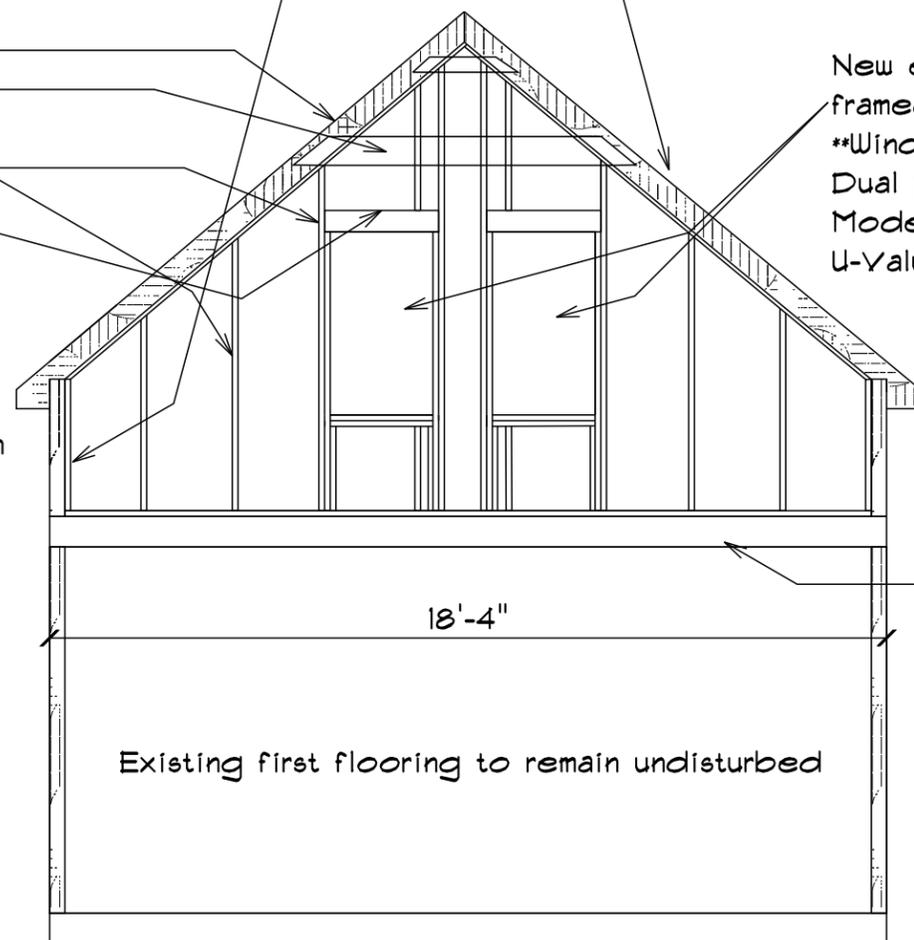
Insulation:

- 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

Framing notes:

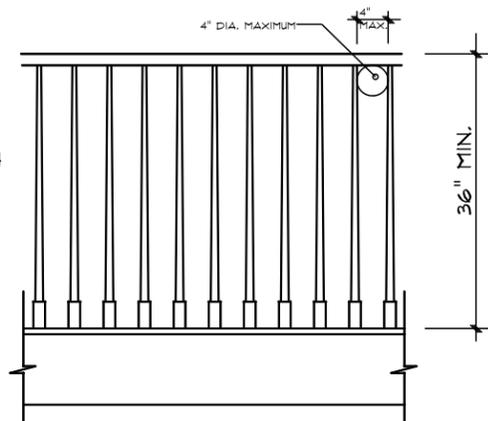
- Existing rafters true 2x6" spaced 24" O.C.
- New collar ties to be 2x8 spaced 48" O.C.
- Existing second floor wall studs 2x4 spaced 24" O.C.
- New wall framing for new windows to match existing.
- Header above new windows to be (2)2x6 with rigid insulation spacer. Not load bearing in gable end wall.
- 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

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



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



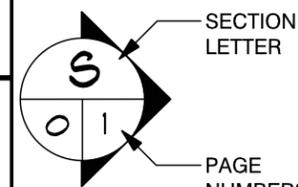
NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

UPPER STAIR RAILING

### Joe Lucey Carpentry Inc.

482 Walnut Hill Rd  
 North Yarmouth  
 ME  
 04097

PHONE: 207-671-4249  
 Joe@joeluceycarpentry.com



### Ward Willis & Belinda Ray

65 East Oxford St.  
 Portland  
 ME  
 04101

PHONE:  
 FAX:

DRAWN BY: Joe Lucey

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

DATE: Monday, October 10, 2016

PAGE:

6 / 6