3 WALL TYPES
NOT TO SCALE

* PROVIDE 2x4 PRESSURE TREATED SILL PLATE @ BASEMENT FLOOR OR IN CONTACT WITH MASONRY OR CONCRETE SURFACES

* ALL INTERIOR FRAMING, EXCEPT BASEMENT CEILINGS, SHALL BE PROTECTED BY A MINIMUM OF ONE LAYER OF 5/8 INCH GYPSUM BOARD.

* PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF GYP. BD. AT ALL FLOOR & WALL TILE LOCATIONS, TUB PLATFORM AND AT SHOWER SEAT.

* PROVIDE WATER RESISTANT (GREEN BOARD) GYP. BD. AT ALL AREAS EXPOSED TO MOISTURE (INCLUDING BATHROOM WALLS & CEILINGS).

* PROVIDE CORNER & J-BEADS AT ALL CORNERS & TERMINATIONS OF GYP. BD.

* PROVIDE SOUND INSULATION AT ALL SHARED BEDROOM WALLS AND AROUND ALL MECH AND BATHROOMS

1 **TYPICAL CONCRETE FLOOR CONSTR:**
- 4" REINFORCED CONC. SLAB (SEE STRUC.)
- EXPANSION JOINT
- 2" THICK CONT. RIGID INSUL. (R-10) 4' WIDE BELOW SLAB PERIMETER
- 6 MIL. POLY VAPOR BARRIER.
- 6" COMPACTED GRAN. FILL

2 **TYPICAL FOUNDATION/FOOTING CONSTR:**
- REINFORCED CONCRETE FOUNDATION - SEE STRUCTURAL.
- EXT. RIGID INSUL.
- DAMPPROOFING (PER SEC.R403.1.6)
- KEYWAY
- 3 1/2" METAL STUDS
- MIN R- 19 INSULATION
- MOISTURE RESISTANT 1/2" GREEN BOARD
- CONCRETE FOOTING - SEE STRUC.
- EXTERIOR 4" DIAMETER PERIMETER (RIGID PVC) DRAIN TILE IN FILTER FABRIC (PER SEC. R405 & R406)

3 **FOUNDATION ANCHORAGE PER R403.1.6**
- 2 X 6 WOLMANIZED SILL PLATE ON SILL SEALER
- 1/2" Ø ANCHOR BOLTS SPACED A MAX. OF 6 FEET O.C. AND SHALL EXTEND A MIN. OF 7 INCHES INTO CONCRETE
- TERMITE SHEILD

4 **FLOOR CONSTRUCTION:**
- SCHEDULED FLOOR FINISH
- 3/4" PLYWOOD SUBFLOOR GLUED & SCREWED
- FLOOR JOISTS/TRUSSES PER STRUCTURAL
- 1/2" METAL RESILIENT CHANNELS @ 16" O.C.
- SOUND INSULATION @ INTERIOR FLOORS
- 5/8" GYP BD. CEILING (TYPE 'X')

1 HOUR RATED U.L. DESIGN #L512

5 **ATTIC/LOFT FLOOR CONSTRUCTION:**
- 3/4" T & G CDX PLYWOOD GLUED & SCREWED; FINISH W/ POLYURETHANE
- FLOOR JOISTS PER STRUCTURAL
- 5/8" GYP BD. CEILING (TYPE 'X")

1 HOUR RATED U.L. DESIGN #L512

6 **EXT WALL CONST @ SHINGLES:**
- WESTERN RED CEDAR SHINGLES TREATED W/ BLEACHING OIL, STRAIGHT COURSING
- WEAVE INSIDE& OUTSIDE CORNERS -ALTERNATE ROWS
- RAIN SCREEN MESH (HOME SLICKER) STAPLED
- 15 LB. BUILDING PAPER
- 1/2" PLYWOOD SHEATHING
- 2 X 6 WOOD STUDS @ 16" O.C.
- R-22 INSULATION
- VAPOR BARRIER
- 5/8" GYP. BOARD

1 HOUR UL #305

11/29/17

7 **EXT. WALL CONST BOARD & BATTEN:**
- JAMES HARDIE VERTICAL SIDING, SMOOTH. JAMES HARDIE BATTEN STRIPS @ 12" O.C. (COVER ANY SEAMS & AT CORNERS)
- HARDIEWRAP WEATHER BARRIER
- 1/2" PLYWOOD SHEATHING
- 2 X 6 WOOD STUDS @ 16" O.C.
- R-22 INSULATION
- VAPOR BARRIER
- 5/8" GYP. BOARD

11/29/17

8 **ROOF CONST @ ASPHALT ROOF SHINGLE**
- TIMBERLINE ULTRA HD - WEATHERED WOOD
- ICE & WATER SHIELD MIN. 3'UP FROM EAVE. (CONT. @ ROOF PITCHES LESS THAN 5:12)
- 30 LB WATER PROOF BUILDING PAPER.
- 5/8" PLYWOOD SHEATHING GLUED & SCREWED TO ROOF TRUSSES
- MIN R- 49 INSULATION

9 **EAVE CONSTRUCTION:**
- DRIP EDGE
- FASCIA: 5/4 X 4 OVER 5/4 X 12 HARDITRIM SMOOTH,
- JAMES HARDIE NON-VENTED SMOOTH SOFFIT BOARD
- VERIFY VENTING CONDITION OF EAVE (COR-A-VENT)
- VERIFY ALL COLORS W/ OWNER

10 **TYP WINDOW CASING @ SIDING**
- FLASH AROUND ALL WINDOW OPENINGS W/ DRAIN PAN
- HEAD: AZEK DRIP CAP OVER 5/4 X 6 HARDIETRIM SMOOTH ,
- JAMB: 5/4 X 4 HARDITRIM SMOOTH, COLORPLUS ARTIC WHITE
- SILL: AZEK HISTORIC SILL AZM-6930

11 **TYP SHINGLE WATERTABLE/FLARE:**
- DOUBLE BOTTOM SHINGLE COURSE
- FLARE SHINGLES OUT OVER 5/4 X 4 HARDIETRIM SMOOTH,. BLOCKING AS REQUIRED W/ FLASHING

12 **FLASHING:**

A EXT WALL SECTION KEY

NOTES:
1. VERIFY ALL COLOR CHOICES WITH OWNERS PRIOR TO ORDERING
2. HARDIE TRIM AND SIDING TO BE SMOOTH, COLORPLUS ARTIC WHITE U.N.O.
3. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1.

MINIMUM INSULATION VAL
LOCATIONS LISTED BELOW :
FOLLOWS (IECC ZONE 6 - 200

CEILING R-VALUE	
WOOD FRAME WALL R-VALUE	
MASS WALL R-VALUE	
FLOOR R-VALUE	
BASEMENT WALL R-VALUE c	
SLAB R-VALUE D, DEPTH	
CRAWLSPACE WALL R-VALUE c	
FENESTRATION U-FACTOR b	
SKYLIGHT U-FACTOR b	
GLAZED FENESTRATION SHGC b, e	

a. R-values are minimums, U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value .
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "15/19"means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
h. "13+5"means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2. i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
j. For impact rated fenestration complying with Section R301.2.1.2 of the IRC or Section 1608.1.2 of the IBC, maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

CITY OF PORTLAND, MAINE
RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/11/17

2 BLDG SEC.@ ENTRY/LIVING/DORMER
3/8" = 1'-0"
0 4 6 FT

1 BUILDING. SEC. @ KITCHEN
3/8" = 1'-0"
0 4 6 FT

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-007277
EXP. DATE 4-30-2017

CARR WARNER ARCHITECTS
3711 N. Ravenswood
Suite 104
Chicago Illinois 60613
p 773 477 9009
f 773 477 6888

FARRELL HOUSE

204 W. SHORE DRIVE
GREAT DIAMOND ISLAND
PORTLAND, ME 04109

AMY FARRELL
OWNER

A-3
DATE: 12.8.17