NEW RAILINGS TO MEET CODE: 36" TOP RAIL HEIGHT; GAPS TO BE LESS THAN 4". PROVIDE GRASPABLE HANDRAIL TO CODE (R311.7.7)

TYPICAL NEW ROOF: ARCHITECTURAL SHINGLES (OR MATCH EXISTING) OVER 1 $\frac{1}{2}$" ZIP R SHEATHING (TO REDUCE THERMAL BRIDGING), ON 2X8 RAFTERS, BAYS INSULATED WITH 7" CLOSED CELL FOAM, WITH PAINTED AIRTIGHT $\frac{1}{2}$" DRYWALL BELOW -VAPOR OPEN TO THE INSIDE. TOTAL R-VALUE APPROX. 52.

9' CEILING: 2X6 CEILING JOISTS

TYPICAL NEW WALL: PAINTED CONCRETE CLAPBOARDS OVER 1 $\frac{1}{2}$" ZIP R SHEATHING (TO REDUCE THERMAL BRIDGING), ON 2X6 STUDS, BAYS INSULATED WITH 5" CLOSED CELL SPRAY FOAM (ALTERNATE: COMBINATION 2" EXTERIOR POLYISO WITH DENSE PACK WALL CAVITY), WITH PAINTED AIRTIGHT $\frac{1}{2}$" DRYWALL BELOW, WALL -VAPOR OPEN TO THE INSIDE.
TOTAL R-VALUE APPROX. 32-39.

TYPICAL SECOND FLOOR: $\frac{3}{4}$" LOW-VOC PREFINISHED HARDWOOD OR LAMINATE, OVER $\frac{3}{4}$" SUBFLOOR, ON 2X8 JOISTS, WITH $\frac{1}{2}$" PAINTED AIR-TIGHT DRYWALL. RIM/BOX JOISTS TO BE INSULATED TO SAME VALUE AS EXTERIOR WALLS.

TYPICAL FIRST FLOOR: $\frac{3}{4}$" LOW-VOC PREFINISHED HARDWOOD OR LAMINATE, OVER $\frac{3}{4}$" SUBFLOOR, ON 2X10 JOISTS. ALL RIM/BOX JOISTS TO BE INSULATED TO SAME VALUE AS EXTERIOR WALLS.

2X8 P.T. SILL PLATE.

TYPICAL FOUNDATION WALL: 8" "SPLIT ROCK FACE" CMU TO MATCH EXISTING (IF AVAILABLE). MAXIMUM WALL HEIGHT 7'-4" AND MAXIMUM BACKFILL HEIGHT 6'-0". INSULATE WITH 3" XPS INSULATION ON INTERIOR, PROTECT WITH INTUMESCENT PAINT OR PAPERLESS DRYWALL (MIN. 15 MINUTE FIRE BARRIER.)

15" WIDE X 8" THICK SPREAD FOOTING.

4" CONCRETE SLAB

A Proposed Cross Section

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

Inspections Division
Date: 11/13/15

Rachel Conly
Architectural Design

26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

DATE	NOTES
2015.09.17	
REVISED 2015.11.02	Removed cantilever

1/4"=1'

PROJECT
Medlen Residence
34 Sterling St.
Peaks Island, ME

A15

Proposed Cross Section