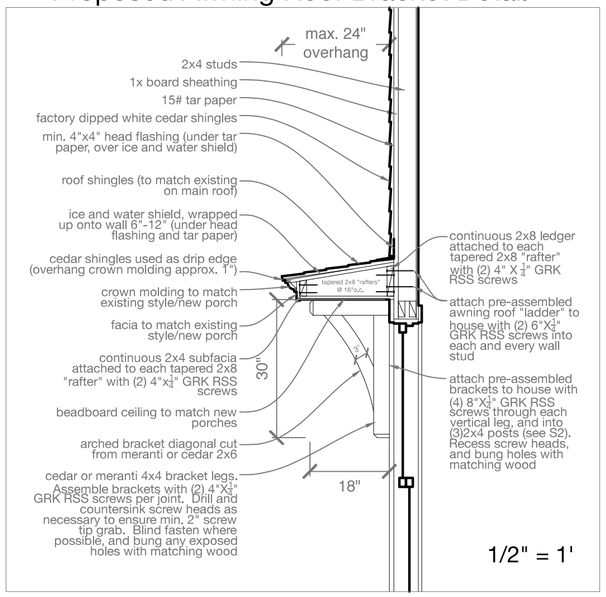
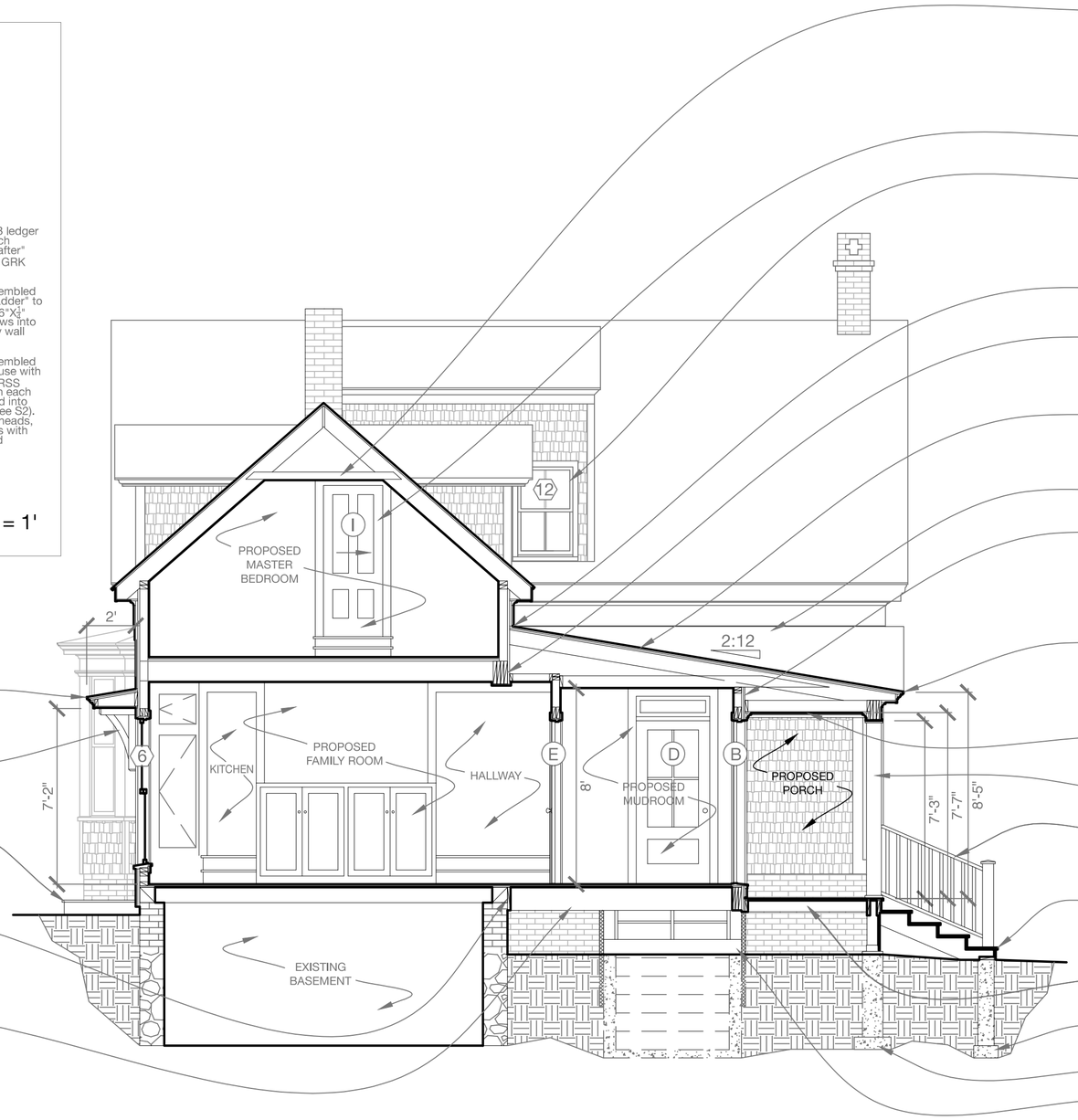
Proposed Awning Roof Bracket Detail



1/2" = 1'



Awning: See detail above. Match existing traditional roof facia trim details.

Brackets: See detail above. Cedar, meranti, or similar rot resistant finish grade material recommended.

Entry Platform: 6'X8' finished dimensions. 5/4 P.T. decking fastened to 2x6 P.T. frame, resting on min. 6" deep bed of crushed stone. Adjust grade as necessary to ensure max 7 3/4" steps from grade to platform, and from platform to top of door threshold.

Joist ledger: Attach P.T. 2x12 ledger to the main structure's sill/girders with (2) 1/2" through-bolts @ 16" o.c. with washers & nuts -over ice and water shield (as capillary break.) Hang deck joists from ledgers with LUS212Z. Adjust height of ledger to ensure that the finished height of the new floor section will match the finished height of the existing floor.

New Mudroom Floor: stone (or through-color ceramic) tile, over electric heat mat, over 1/4" concrete board, glued and screwed to 3/4" plywood subfloor, glued and nailed to 2X12 joists. Insulate bays with spray foam, or air-tight rigid foam, for minimum R42.

Additional ceiling ties are required (before cutting any balloon framed studs on first floor): Assuming existing rafters at 16" o.c.: (2) 2x4 ceiling ties per rafter pair required (one per side) @ existing ceiling height. Screw ties to the rafters with (4) 3" Timberlok screws @ each end of every ceiling tie, for a total of 16 screws per tie pair. (Use 4" Timberlok screws if existing framing is 2" rough-sawn.) If existing rafter spacing >16" o.c., consult Project Engineer.

New door location. Convert existing door into Barn-style slider, hung on hallway side of wall.

New larger window (approximately same size as other existing dormer windows.)

Adjust slope and/or height of new porch roof so that upper edge lands below existing primary frieze boards.

Install new girder to support existing addition, in proposed family room. Support and cut back existing wall studs and second floor joists to position girder as high as possible in floor plane. Hang joists from girder.

Typical Porch/ Mudroom Roof: composite roof shingles (to match) over full and ice-and-water-shield, on 1x shiplap pine sheathing, fastened to 2x8 rafters. insulate mudroom portion to minimum R42 with spray or rigid foam, in bays.

Frame porch gable end "dormer" roof over the top of the primary porch roof. (non-structural)

Typical New Exterior Walls: factory dipped clear face Maibec shingles and painted/preprimed 5/4 pine trim over "Hydro-Gap" WRB, over 1x shiplap pine sheathing, fastened through 1" polyiso rigid insulation onto diagonally braced 2x4 walls. Insulate stud bays with 3" polyiso, and spray foam all edges to create air-tight assembly, with nominal R27 value. Painted GWB interior.

New roof edge proportions and trim to match existing traditional details (facia, soffits, friezes, etc...)

Typical Porch Ceiling: 1x Douglas Fir beadboard T+G boards fastened to 2x6 ceiling joists, and bordered with crown moulding.

6x6 P.T. posts clad with painted/preprimed pine trim. P.T. capitals and plinths.

New railings to meet code: 36" top rail height, gaps to be less than 4". Provide graspable handrail at all stairways to code (R311.7.7) P.T. balusters top/bottom rails, and 6x6 newel posts.

6" Rises, 14" runs, 1" noses (15" treads)

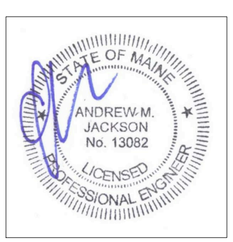
Typical Porch Floor: 5/4 P.T. decking screwed to 2x6 P.T. joists with SS screws.

Typical frost-protected exterior stair footing. (See page S1)

Typical concrete pier/footing. (See page S1)

Keep existing concrete bulkhead stairs (demo existing mudroom slab and frost walls). Build 2x6 P.T. cripple walls to support proposed mudroom girder (see pg. 1), and to enclose stairwell (isolating it from the cold crawlspace.) Insulate exterior of concrete step walls, new cripple walls, and underside of new/additional steps to min. R10 with XPS rigid foam, to min. 2' below grade. Caulk/spray foam all joints in insulation panels to create airtight assembly.

A Proposed Cross Section



Rachel Conly Design LLC
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

NOTES	DATE	REVISED
	2016.07.07	

1/4" = 1'

PROJECT
Carson Residence
71 Luther St..
Peaks Island, ME
04108

A15

Proposed
Cross Section