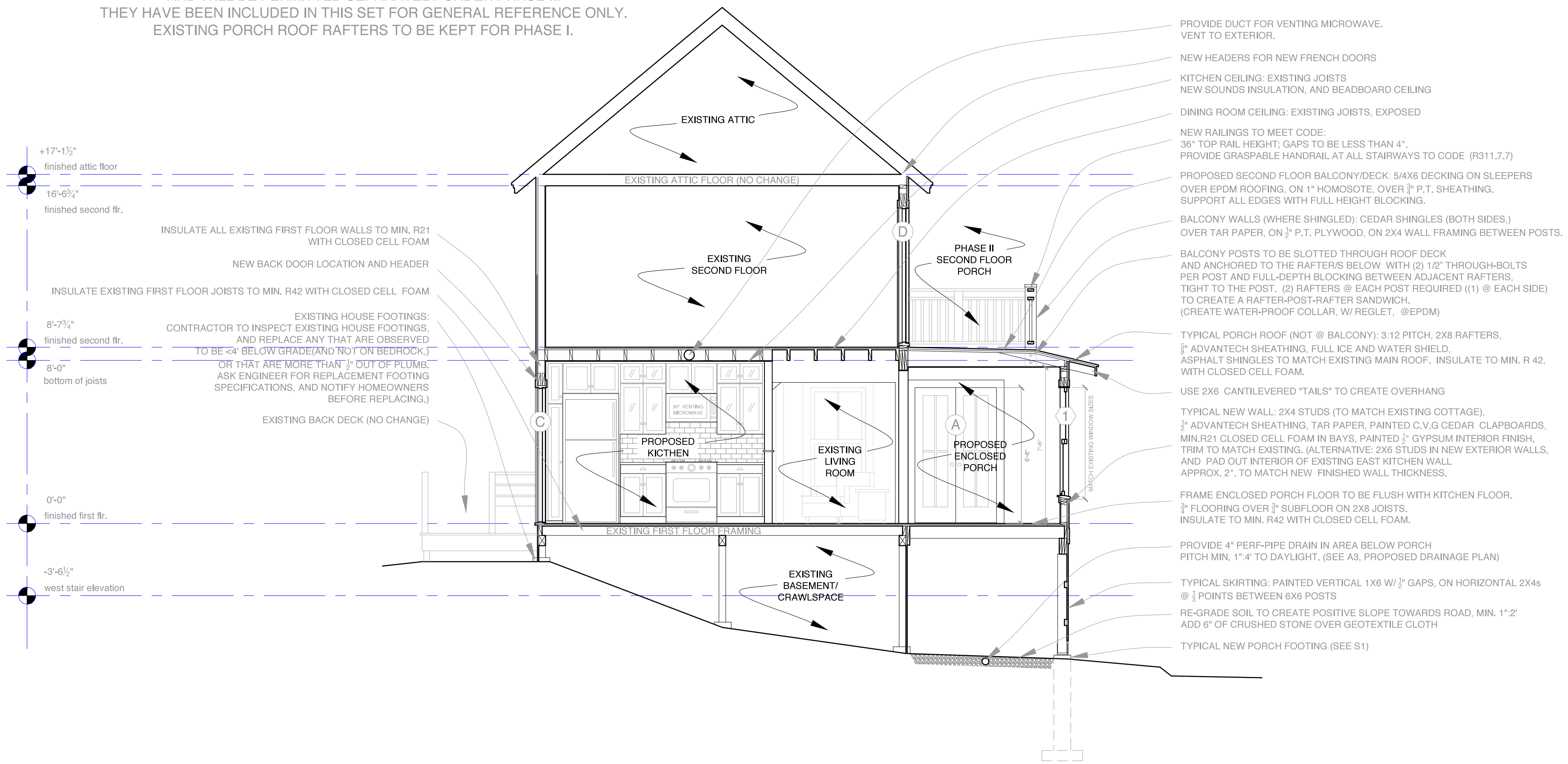


NOTE: THE SECOND FLOOR BALCONY AND NEW PORCH ROOF ARE NOT INCLUDED IN THE CURRENT PROJECT SCOPE, AND WILL BE PERMITTED SEPARATELY UNDER PHASE II. THEY HAVE BEEN INCLUDED IN THIS SET FOR GENERAL REFERENCE ONLY. EXISTING PORCH ROOF RAFTERS TO BE KEPT FOR PHASE I.



- PROVIDE DUCT FOR VENTING MICROWAVE. VENT TO EXTERIOR.
- NEW HEADERS FOR NEW FRENCH DOORS
- KITCHEN CEILING: EXISTING JOISTS
NEW SOUNDS INSULATION, AND BEADBOARD CEILING
- DINING ROOM CEILING: EXISTING JOISTS, EXPOSED
- 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)
- PROPOSED SECOND FLOOR BALCONY/DECK: 5/4X6 DECKING ON SLEEPERS OVER EPDM ROOFING, ON 1" HOMOSOTE, OVER 3/8" P.T. SHEATHING. SUPPORT ALL EDGES WITH FULL HEIGHT BLOCKING.
- BALCONY WALLS (WHERE SHINGLED): CEDAR SHINGLES (BOTH SIDES,) OVER TAR PAPER, ON 1/2" P.T. PLYWOOD, ON 2X4 WALL FRAMING BETWEEN POSTS.
- BALCONY POSTS TO BE SLOTTED THROUGH ROOF DECK AND ANCHORED TO THE RAFTER/S BELOW WITH (2) 1/2" THROUGH-BOLTS PER POST AND FULL-DEPTH BLOCKING BETWEEN ADJACENT RAFTERS, TIGHT TO THE POST. (2) RAFTERS @ EACH POST REQUIRED ((1) @ EACH SIDE) TO CREATE A RAFTER-POST-RAFTER SANDWICH. (CREATE WATER-PROOF COLLAR, W/ REGLET, @ EPDM)
- TYPICAL PORCH ROOF (NOT @ BALCONY): 3:12 PITCH, 2X8 RAFTERS, 5/8" ADVANTECH SHEATHING, FULL ICE AND WATER SHIELD, ASPHALT SHINGLES TO MATCH EXISTING MAIN ROOF. INSULATE TO MIN. R 42, WITH CLOSED CELL FOAM.
- USE 2X6 CANTILEVERED "TAILS" TO CREATE OVERHANG
- TYPICAL NEW WALL: 2X4 STUDS (TO MATCH EXISTING COTTAGE), 1/2" ADVANTECH SHEATHING, TAR PAPER, PAINTED C.V.G CEDAR CLAPBOARDS, MIN. R21 CLOSED CELL FOAM IN BAYS, PAINTED 3/4" GYPSUM INTERIOR FINISH, TRIM TO MATCH EXISTING. (ALTERNATIVE: 2X6 STUDS IN NEW EXTERIOR WALLS, AND PAD OUT INTERIOR OF EXISTING EAST KITCHEN WALL APPROX. 2". TO MATCH NEW FINISHED WALL THICKNESS.
- FRAME ENCLOSED PORCH FLOOR TO BE FLUSH WITH KITCHEN FLOOR. 3/4" FLOORING OVER 3/8" SUBFLOOR ON 2X8 JOISTS. INSULATE TO MIN. R42 WITH CLOSED CELL FOAM.
- PROVIDE 4" PERF-PIPE DRAIN IN AREA BELOW PORCH PITCH MIN. 1":4" TO DAYLIGHT. (SEE A3, PROPOSED DRAINAGE PLAN)
- TYPICAL SKIRTING: PAINTED VERTICAL 1X6 W/ 1/2" GAPS, ON HORIZONTAL 2X4s @ 1/3 POINTS BETWEEN 6X6 POSTS
- RE-GRADE SOIL TO CREATE POSITIVE SLOPE TOWARDS ROAD, MIN. 1":2" ADD 6" OF CRUSHED STONE OVER GEOTEXTILE CLOTH
- TYPICAL NEW PORCH FOOTING (SEE S1)

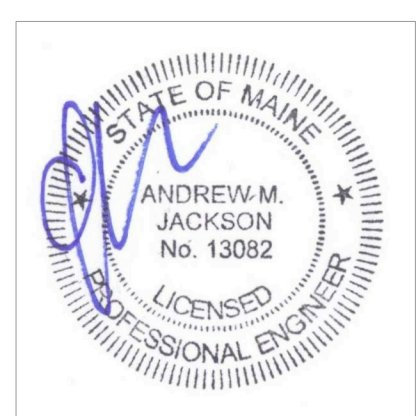
Rachel Conly
Architectural Design
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

NOTES	
DATE	2015.10.14
REVISED	

1/4" = 1'

A Proposed Cross Section

PROJECT
Gray Residence
13 City Point Rd.
Peaks Island, ME
04108



A13
Proposed
Cross Section