



- INSTALL NEW RIDGE BEAM UNDER EXISTING RIDGE BOARD. CARRY LOAD DOWN TO FOOTINGS, AS DETAILED ON PAGES S1, S2, AND S3.
- TYPICAL NEW ROOF: ASPHALT SHINGLES TO MATCH EXISTING, OVER FULL ICE-AND-WATER-SHIELD, ADHERED TO 1/2" PLYWOOD, FASTENED THROUGH MINIMUM 2" POLYISO FOAM INSULATION, ON 5/8" PLYWOOD FASTENED TO 2X8 RAFTERS WITH CELLULOSE IN BAYS, AND DRYWALL BELOW. R40 TOTAL INSULATION VALUE (OVER TOP PLATE.)
- NEW CEILING JOISTS. TIE ACROSS CEILING FROM NEW ADDITION RAFTERS TO EXISTING RAFTERS WHERE POSSIBLE. CAN ALSO BE HUNG FROM NEW RIDGE BEAM WHEN NEW AND EXISTING RAFTERS DO NOT ALLIGN.
- TYPICAL FLOOR IN AREA OF ADDITION: 3/4" HARDWOOD FLOORING OVER 3/4" SUBFLOOR, ON 2X8 JOISTS INSULATED FOR SOUND, WITH 1/2" DRYWALL BELOW.
- TYPICAL BALCONY DECK: REMOVABLE DECKING PANELS ON 2X4 P.T. SLEEPERS OVER EPDM ROOFING ADHERED TO 3/4" P.T. PLYWOOD, FASTENED TO PITCHED P.T. 2X8 JOISTS -INSULATED WITH 7" CLOSED CELL FOAM WHERE OVER INTERIOR SPACES (MIN. R42) WITH 1/2" DRYWALL BELOW.
- NEW RAILINGS TO MEET CODE: 36" TOP RAIL HEIGHT, GAPS TO BE LESS THAN 4".
- WRAP EPDM ROOFING OVER EDGE OF DECK. NOTCH AND THROUGH-BOLT RAILING POSTS OVER EPDM (TO AVOID WATERPROOFING AROUND EACH POST)
- MAXIMUM 24" TOTAL OVERHANG OF CANTILEVER. FRAME BALCONY DECK FOR APPROX. 22" OVERHANG, TO ALLOW FOR THICKNESS OF NOTCHED POSTS.
- REBUILD EXISTING FIRST FLOOR WALLS TO SUPPORT SECOND FLOOR ADDITION AND CANTILEVERED BALCONY. TYPICAL NEW WALL ASSEMBLY: PAINTED CLAPBOARDS OVER RAINSCREEN OVER MIN. 2" POLYISO FOAM INSULATION ON 1/2" PLYWOOD SHEATHING FASTENED TO 2X4 @16" O.C. WALLS WITH CELLULOSE INSULATION IN BAYS, AND A DRYWALL INTERIOR.
- INSPECT EXISTING FOOTINGS IN AREAS BELOW ADDITION AND BALCONY, AND REPLACE IF FOOTINGS DO NOT EXTEND TO MIN. 4' BELOW GRADE, OR TO LEDGE.
- TYPICAL NEW FOOTINGS, 4' BELOW GRADE: 10" "SONOTUBE" CONCRETE PIER ON 18" PRECAST DISC FOOTING (OR PINNED TO BEDROCK). PROVIDE ABU66-Z POST BASES, AND 6X6 P.T. POSTS TO SILLS, ABOVE. APPROXIMATE LOCATIONS NOTED ON PAGE S1. EXACT LOCATIONS TO BE DETERMINED ON SITE, BY TRACING DOWN NEW RIDGE AND GIRDER LOADS, AS DETAILED ON S2 AND S3.

A Proposed Cross Section

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

NOTES	
DATE	2016.07.29
REVISED	
1/4" = 1'	

PROJECT
Sherman Residence
 15 Prince Ave.
 Peaks Island, ME
 04108

A10
 Proposed
 Cross
 Elevation