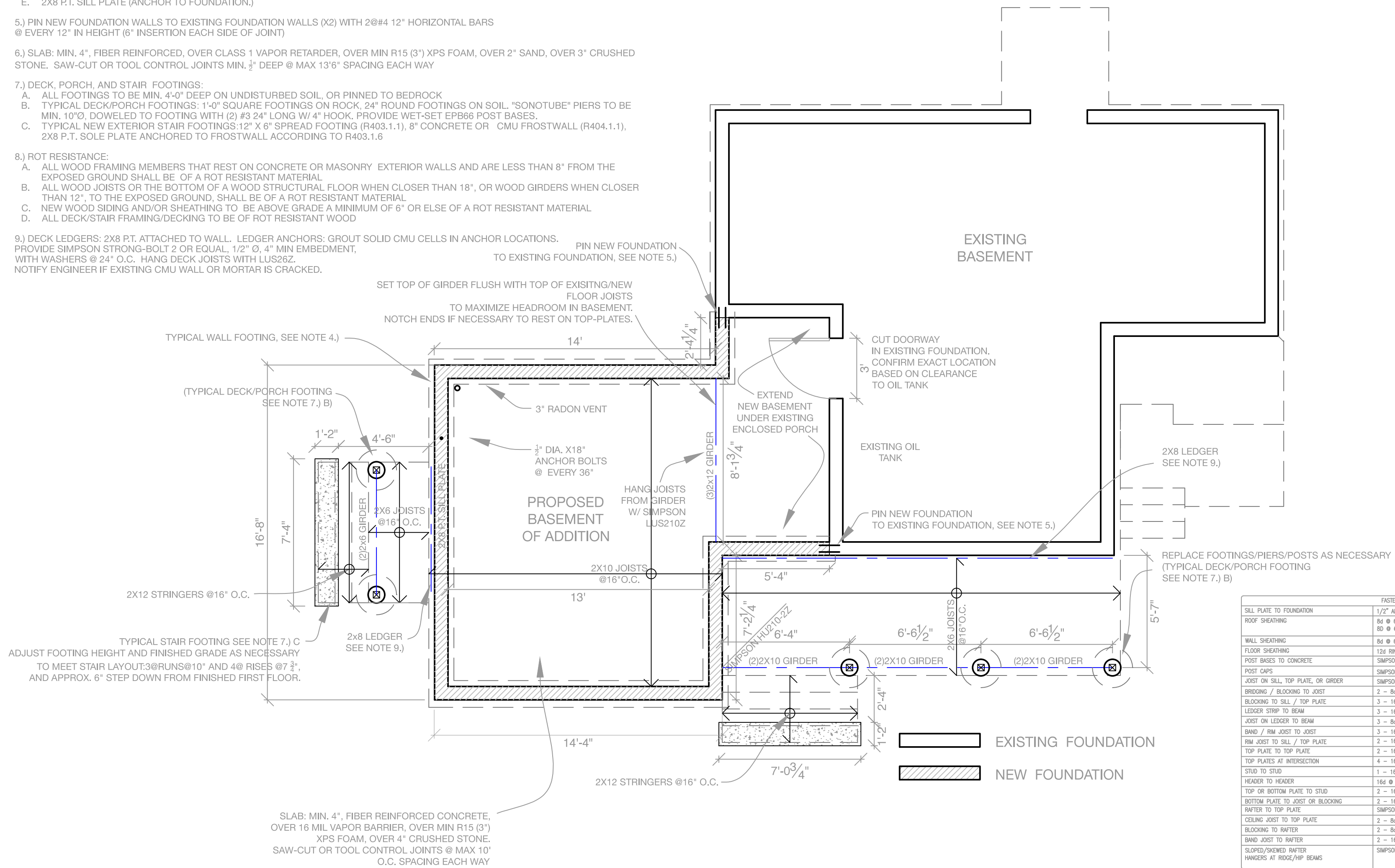


NOTES:

1. ASSUME A HIGH PERFORMANCE MOISTURE CONTROLLED, CONTINUOUS AIR TIGHT AND INSULATED ENVELOPE FOR ADDITION, INCLUDING BASEMENT. INSULATE BASEMENT WALLS WITH MIN. R15 XPS OR ROCKWOOL. PROVIDE FIRE BARRIER TO CODE IF XPS IS APPLIED TO INTERIOR FACE OF WALL.
2. FIRST FLOOR FINISHED FLOOR HEIGHTS, NEW TO EXISTING, MUST MATCH -ADJUST HEIGHTS OF SILL AND SLAB @ NEW ADDITION AS NECESSARY. PROVIDE MINIMUM 7" HEAD HEIGHT IN NEW BASEMENT, AND ALIGN COURSES OF NEW CMU TO EXISTING.
3. FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES:
  - A. PROVIDE FULL PERIMETER FOUNDATION DRAINAGE AROUND ADDITION, TO CODE (R405)
  - B. WATERPROOF FOUNDATION TO CODE (R406)
  - C. BACKFILL AND TAMP TO CODE
4. NEW FOUNDATION WALLS
  - A. 15" WIDE X 8" THICK SPREAD FOOTING REINFORCED WITH 2@#4 BARS (R403)
  - B. 8" "SPLIT ROCK FACE" CMU TO MATCH EXISTING (IF AVAILABLE)
  - C. REINFORCE WITH #4 @ 24" O.C. (GROUT CELLS SOLID AT REBAR LOCATIONS). MAXIMUM WALL HEIGHT 7'-4" AND MAXIMUM BACKFILL HEIGHT 6'-0"
  - D. PIN TO FOOTING WITH 2@#4 BARS EVERY 4'. PROVIDE 1/2" X 12" J-BOLTS @ 3' O.C.
  - E. 2X8 P.T. SILL PLATE (ANCHOR TO FOUNDATION.)
5. PIN NEW FOUNDATION WALLS TO EXISTING FOUNDATION WALLS (X2) WITH 2@#4 12" HORIZONTAL BARS @ EVERY 12" IN HEIGHT (6" INSERTION EACH SIDE OF JOINT)
6. SLAB: MIN. 4", FIBER REINFORCED, OVER CLASS 1 VAPOR RETARDER, OVER MIN R15 (3") XPS FOAM, OVER 2" SAND, OVER 3" CRUSHED STONE. SAW-CUT OR TOOL CONTROL JOINTS MIN. 1/2" DEEP @ MAX 13'6" SPACING EACH WAY
7. DECK, PORCH, AND STAIR FOOTINGS:
  - A. ALL FOOTINGS TO BE MIN. 4'-0" DEEP ON UNDISTURBED SOIL, OR PINNED TO BEDROCK
  - B. TYPICAL DECK/PORCH FOOTINGS: 1'-0" SQUARE FOOTINGS ON ROCK, 24" ROUND FOOTINGS ON SOIL. "SONOTUBE" PIERS TO BE MIN. 10"Ø, DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK. PROVIDE WET-SET EPB66 POST BASES.
  - C. TYPICAL NEW EXTERIOR STAIR FOOTINGS: 12" X 6" SPREAD FOOTING (R403.1.1), 8" CONCRETE OR CMU FROSTWALL (R404.1.1), 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6
8. ROT RESISTANCE:
  - A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL
  - B. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL
  - C. NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL
  - D. ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD
9. DECK LEDGERS: 2X8 P.T. ATTACHED TO WALL. LEDGER ANCHORS: GROUT SOLID CMU CELLS IN ANCHOR LOCATIONS. PROVIDE SIMPSON STRONG-BOLT 2 OR EQUAL, 1/2" Ø, 4" MIN EMBEDMENT, WITH WASHERS @ 24" O.C. HANG DECK JOISTS WITH LUS26Z. NOTIFY ENGINEER IF EXISTING CMU WALL OR MORTAR IS CRACKED.



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DATE	NOTES
2015.09.17	
2015.11.02	Removed cantilever

1/4" = 1'

**Medlen Residence**  
34 Sterling St.  
Peaks Island, ME

**S1**  
Proposed  
Foundation  
& First Floor  
Framing Plan

**A** Proposed Foundation and First Floor Framing Plan

