

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)
- 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)
- 8" "SPLIT ROCK FACE" CMU TO MATCH EXISTING (IF AVAILABLE)
- REINFORCE WITH #4 @ 24" O.C. (GROUT CELLS SOLID AT REBAR LOCATIONS). MAXIMUM WALL HEIGHT 7'-4" AND MAXIMUM BACKFILL HEIGHT 6'-0"
- PIN TO FOOTING WITH 2@#4 BARS EVERY 4'. PROVIDE ½"X12" J-BOLTS @3' O.C.
- 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. ½" 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.
- 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

- 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
- 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

 NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL

ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD

WITH WASHERS @ 24" O.C. HANG DECK JOISTS WITH LUS26Z. NOTIFY ENGINEER IF EXISTING CMU WALL OR MORTAR IS CRACKED.



TO MAXIMIZE HEADROOM IN BASEMENT. NOTCH ENDS IF NECESSARY TO REST ON TOP-PLATES. TYPICAL WALL FOOTING, SEE NOTE 4.) —

(TYPICAL DECK/PORCH FOOTING ~ SEE NOTE 7.) B) NEW BASEMENT

OF ADDITION

13'

3" RADON VENT **UNDER EXISTING**

ਰੇ" DIA. X18" ANCHOR BOLTS @ EVERY 36" PROPOSED FROM GIRDER W/ SIMPSON **BASEMENT**

2x8 LEDGER . TYPICAL STAIR FOOTING SEE NOTE 7.) C SEE NOTE 9.) ADJUST FOOTING HEIGHT AND FINISHED GRADE AS NECESSARY

2X12 STRINGERS @16" O.C. -

TO MEET STAIR LAYOUT:3@RUNS@10" AND 4@ RISES @7 $\frac{3}{4}$ ", AND APPROX. 6" STEP DOWN FROM FINISHED FIRST FLOOR.

> SLAB: MIN. 4", FIBER REINFORCED CONCRETE, OVER 16 MIL VAPOR BARRIER, OVER MIN R15 (3") XPS FOAM, OVER 4" CRUSHED STONE. SAW-CUT OR TOOL CONTROL JOINTS @ MAX 10'

EXISTING FOUNDATION NEW FOUNDATION 2X12 STRINGERS @16" O.C.

6'-6\\2''

(2)2X10 GIRDER

(2)2X10 GIRDER

8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8D @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS) WALL SHEATHING 8d @ 6" O.C. EDGE / 12" O.C. FIELD FLOOR SHEATHING POST BASES TO CONCRETE SIMPSON BC OR LC (MATCH POST SIZE) JOIST ON SILL TOP PLATE, OR GIRDER SIMPSON LUS HANGER OR 4 - 8d (TOENAILED) WHEN JOIST BEARS ON SUPPORT BRIDGING / BLOCKING TO JOIST 3 - 16d (ENDNAILED 2 - 16d PER FOOT BAND / RIM JOIST TO JOIST RIM JOIST TO SILL / TOP PLATE
TOP PLATE TO TOP PLATE 2 - 16d PER FOOT TOP PLATES AT INTERSECTIO 4 - 16d EACH SIDE STUD TO STUD 1 - 16d @ 12" O.C. HEADER TO HEADER TOP OR BOTTOM PLATE TO STUD BOTTOM PLATE TO JOIST OR BLO RAFTER TO TOP PLATE 2 - 16d PER FOOT SIMPSON H1 HURRICANE CEILING JOIST TO TOP PLATI 2 - 8d (TOENAILED) BLOCKING TO RAFTER BAND JOIST TO RAFTER 2 - 16d EACH END SLOPED/SKEWED RAFTER SIMPSON LSU HANGERS AT RIDGE/HIP BEAMS

ROOF SHEATHING

ANDREW-M. JACKSON No. 13082 **Medlen Resic** 34 Sterling St Peaks Island,

Residence

St

Proposed Foundation & First Floor Framing Plan

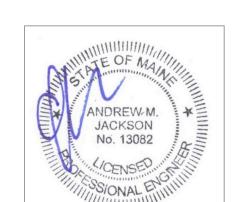
1/4"=1'

Rachel Conly Architectural Design

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Proposed Foundation and First Floor Framing Plan

O.C. SPACING EACH WAY



EXISTING **BASEMENT CUT DOORWAY** IN EXISTING FOUNDATION. CONFIRM EXACT LOCATION BASED ON CLEARANCE TO OIL TANK **ENCLOSED PORCH** EXISTING OIL 2X8 LEDGER TANK SEE NOTE 9.) - PIN NEW FOUNDATION TO EXISTING FOUNDATION, SEE NOTE 5.) REPLACE FOOTINGS/PIERS/POSTS AS NECESSARY (TYPICAL DECK/PORCH FOOTING SEE NOTE 7.) B) SILL PLATE TO FOUNDATION 1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT