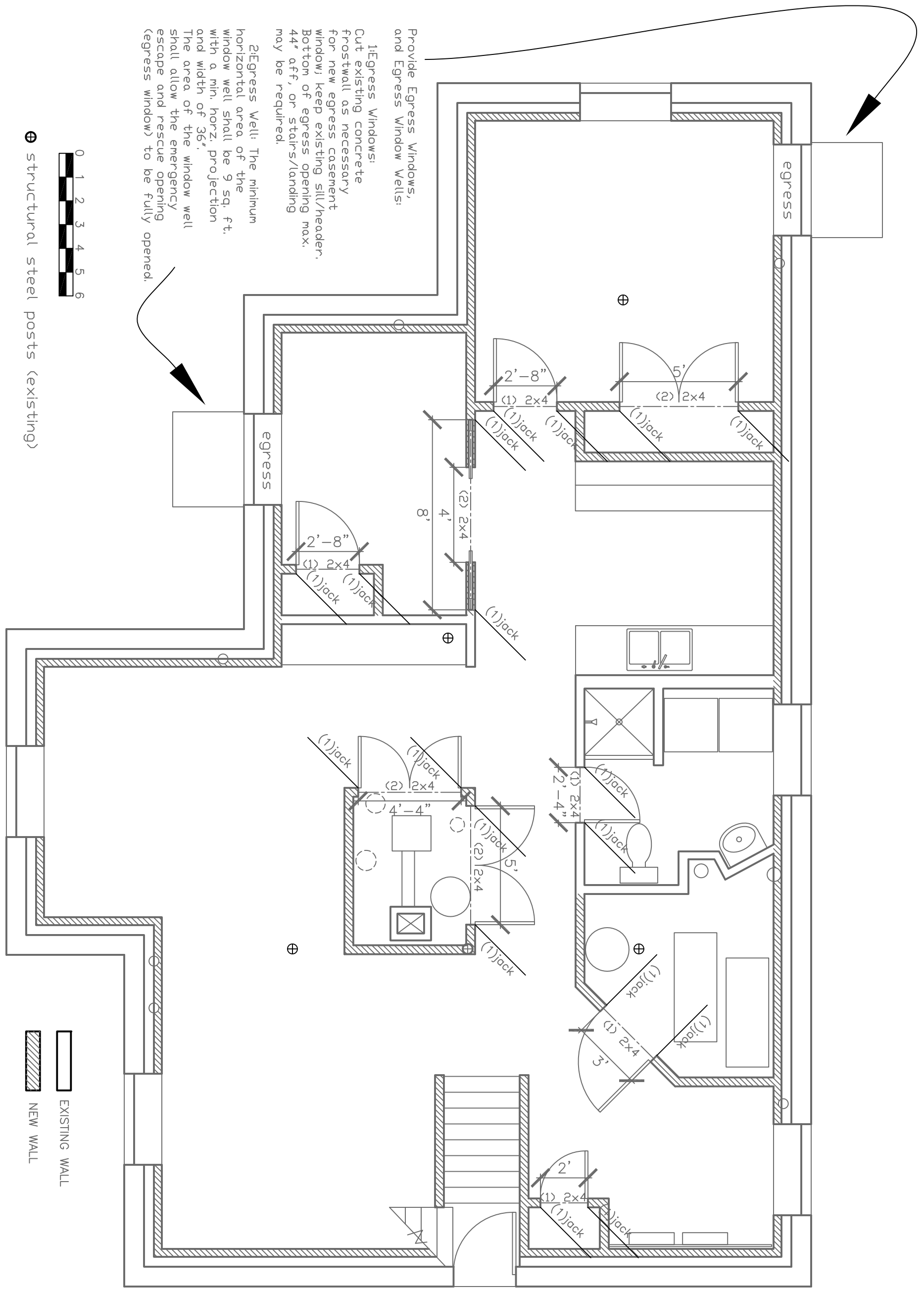


**Rachel Conly**  
 Architectural Design  
 26 Sterling Street  
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**Proposed Basement Framing Plan**



Provide Egress Windows, and Egress Window Wells:  
 1) Egress Windows: Cut existing concrete frostwall as necessary for new egress casement window; keep existing sill/header, 44" o.c., or stairs/landing may be required.  
 2) Egress Well: The minimum horizontal area of the window well shall be 9 sq. ft. with a min. horz. projection and width of 36". The area of the window well shall allow the emergency escape and rescue opening (egress window) to be fully opened.

⊕ structural steel posts (existing)  
 Proposed Basement Foundation Framing  
 1/4" = 1'-0"

EXISTING WALL  
 NEW WALL

- NOTE: 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.
- 1) ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 12" TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.
- 2) NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.
- 4) ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.
- 5) SPECIFICATIONS FOR FOUNDATION WORK:
- A) CONTRACTOR TO SURVEY EXISTING PISTS AND FOOTINGS THAT DO NOT COMPLY WITH ANY OF THE FOLLOWING CRITERIA:  
 1) POST MIN. SIZE 4X4  
 2) POST ND MORE THAN 1/4" OUT OF PLUMB  
 3) POST IS PRESSURE TREATED, OR OF ROT RESISTANT MATERIAL  
 4) POST BASE SIMPSON AB-TYPE OR EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.  
 5) TOP OF FOOTING/PIER IS NO MORE THAN 1/2" OUT OF LEVEL
- B) NEW/REPLACEMENT FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL, OR PINNED TO ROCK WITH 12" SQUARE X 8" THICK FOOTING. PIERS TO BE MIN. 8" SQUARE OR ROUND DOWELED TO FOOTING WITH (2) #3 24" LONG V/2 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOKS AT 8" VERTICAL SPACING

**Maclissac**  
 155 Island Ave.  
 Peaks Island, ME.  
 04108

DATE	11.27.13	REVISED
SCALE	1/4" = 1'-0"	DRAWN BY
NOTES		Harvey

**S1**