

NOTES:  
 1.) 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.  
 2.) 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.  
 3.) 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 POSTS AND FOOTINGS, AND REPLACE THOSE THAT DO NOT COMPLY WITH ANY OF THE FOLLOWING CRITERIA:  
 1) POST MIN. SIZE 4X4  
 2) POST NO MORE THAN 1/4" OUT OF PLUMB  
 3) POST IS PRESSURE TREATED  
 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

5.) SPECIFICATIONS FOR FOUNDATION WORK, CONT'D:

B) NEW/REPLACEMENT PORCH POST FOOTINGS SHALL BE MIN 24"Ø X 8" X 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 24"Ø X 8" THICK FOOTING. PIERS TO BE MIN. 10Ø ROUND, DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOKS AT 8" VERTICAL SPACING, PROVIDE (1) ANCHOR BOLT ACCORDING TO R403.1.6, CENTERED IN FOOTING, FOR USE WITH APPROPRIATE POST BASE HARDWARE

C) INTERIOR FOOTINGS TO BE 20" SQUARE X 12" DEEP WITH CAST-IN PB66 POST BASE

D) TYPICAL NEW EXTERIOR STAIR FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 12" X 6" FOOTING (R403.1.1) 8" HOLLOW CMU FROSTWALL (R404.1.1), 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6 (FULLY GROUT CELLS OF TOP COURSE OF CMU TO HOLD ANCHOR BOLTS)

6.) INSULATION TO MEET CODE: N1102.2, AIR SEALING TO MEET CODE: N1102.4

Typical roof: existing 2x6 rafters and 1x sheathing. Cover with 5/8" "Zip" system sheathing, continuous ice and water shield bituminous membrane, and architectural composition shingles. Hang 2X4 "rafters" (non-structural) below existing rafters with plywood gussets, to create 1 1/2" space for min. R49 insulation: (3" closed cell spray foam against sheathing for R20, "hot roof" and 8 1/2" dense pack cellulose for R-29.5)

Dormer roof: 2x6 rafters, 5/8" "Zip" system sheathing, continuous ice and water shield bituminous membrane, and architectural composition shingles. Strap below, fill with closed cell spray foam for R40 (N1102.2.2) H1 tie rafter to top plate

Typical ceiling: existing ceiling joists, 3/4" strapping, and 1/2" drywall

Dormer exterior wall: double wall: 2x4 studs @16"o.c. 2X3 interior studs @16"o.c., 1/2" "Zip" system sheathing Total wall cavity thickness 7 1/4" for R35: (3" closed cell foam against sheathing for R20 and 4 1/4" dense pack cellulose for R15) 15lb felt and shingle siding @ exterior, 1/2" drywall interior

Second floor assembly: existing 2X6 joists and 3/4" t&g subfloor 3/4" hardwood flooring above, 3/4" strapping and 1/2" drywall below. Sound insulation recommended

Wrapped 6X6 posts, secured to (4)2X12 girders w/ (2)GA-2 clips/post

Typical exterior wall: double wall: existing 2X4 studs and 1x sheathing and offset 2X3 interior studs. Total wall cavity thickness of 6 1/2" for R33: (3" closed cell foam against sheathing for R20, and 3 1/2" dense pack cellulose for R13) Cover with 1/2" "Zip" system sheathing, 1/2" ply & 15lb felt, wood siding @ exterior, 1/2" drywall interior

First floor assembly: existing 2X6 joists and 3/4" t&g subfloor, 3/4" hardwood flooring

Basement insulation/air-sealing: R20 Provide a gasketed/insulated (min. R10) access door @ north side. 3" closed cell foam insulation (R20) over interior of existing walls, continuous from min. 12" below grade to sills/subfloor Lay 20 mil ground vapor barrier over clean dirt, wrap up onto inside of foam, fold up corners, tape all seams, seal any penetrations, secure top edge to walls with 1X3 strapping (or sandwich between "lifts" of spray foam) Point foam with intumescent paint for min. 15 minute fire barrier

Regrade exterior to slope away from foundation, min. 1"/ft, for 10' Alternate: Install perimeter perforated drains leading to a sump pump

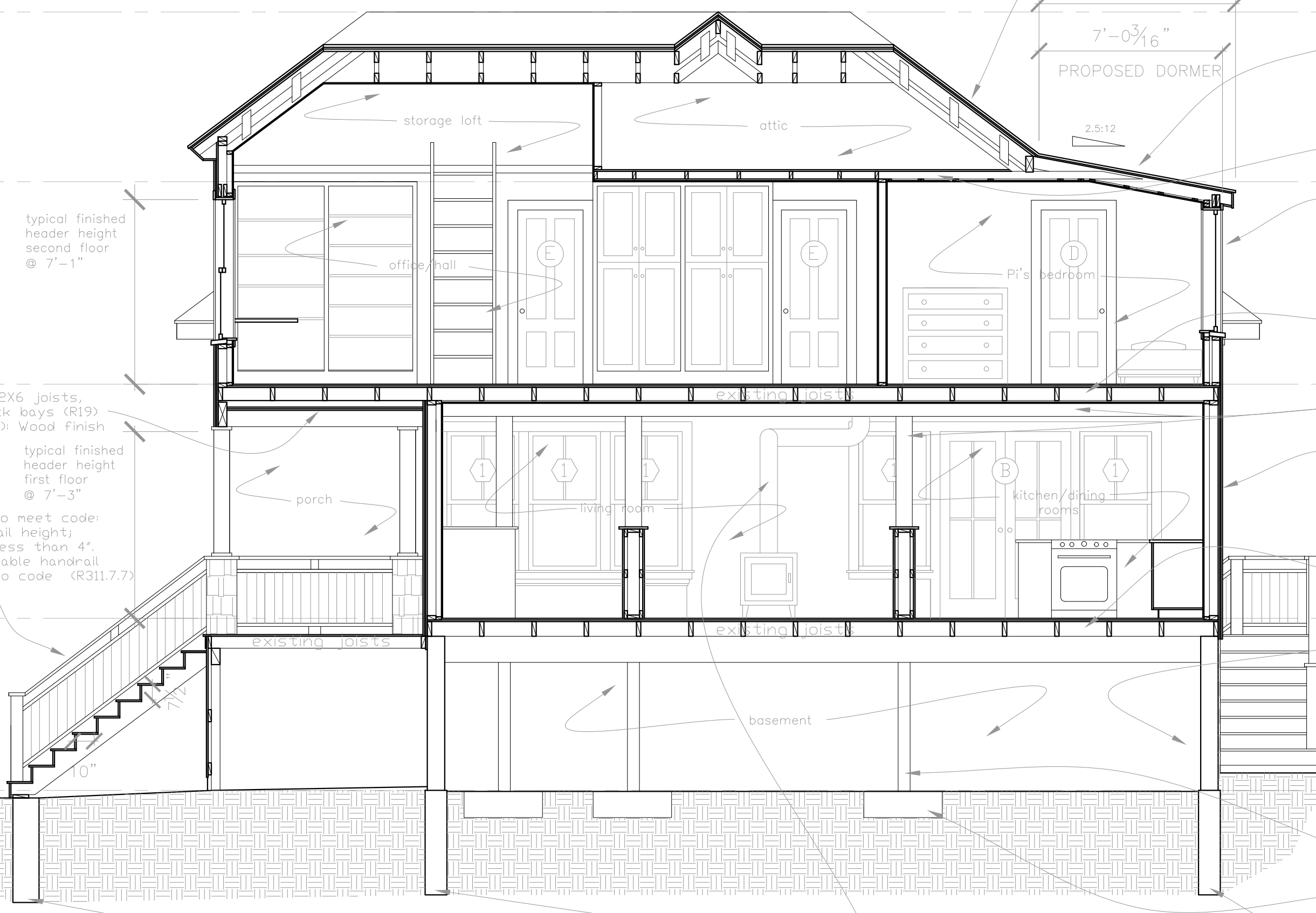
Typical posts: 6X6 P.T. posts secured to footing with Simpson PB66

Typical new interior post footing, see note 5C)

Existing foundation/footings

Install insulated double wall factory chimney to code: R1005 Provide heat shields or meet clearances to combustibles according to manufacturer's specifications. Provide air intake to code: R1006.1 Permit and installation of wood stove (including hearth pad) by others.

- +23'-2 1/2" approx. existing ridge
- +16'-8 1/2" existing second floor ceiling
- +8'-11 1/2" existing second floor
- +0'-0" existing first floor
- 6'-7" approx. existing south grade



A Proposed Cross Section  
 1/4" = 1'-0"



**Rachel Conly**  
 Architectural Design

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**Proposed Cross Section**



PROJECT  
**Crosby Simmonds Residence**  
 92 Central Avenue  
 Peaks Island, Me.  
 04108

DATE 09.09.14	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey

NOTES