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 REISTANT MATERIAL.

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

typical second floor: 2X10 joists

3/4" strapping and 1/2" gypsum

H1 tie rafters to

girder

(4)ply 2X8 girder-

wrapped 6X6 post —

typical first floor: 2X10 joists

R-21 insulation (closed cell foam)

3/4" subfloor, rosin paper 3/4" hardwood flooring

All railings to meet code: 36" top rail height; gaps to be less than 4".

Provide graspable handrail at all stairways to code (R311.7.7)

Typical stair footing: Minimum 4' deep 12" wide X 6" thick concrete spread 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)

beadboard ceiling

3/4" subfloor, rosin paper

3/4" hardwood flooring

+24'-9"

+18'-0"

second floor ceiling

Deck floor: 2X6 joists

3/4" P.T. subfloor

approximate ridge of existing house

+16'-4 1/4"

EPDM roofing 2x4 sleepers

5/4 decking

+10'-0" second floor first floor ceiling

+9'-0"

+0"-0" first floor

-4'-4"

addition ridge

5.) SPECIFICATIONS FOR FOUNDATION WORK:

A) CONTRACTOR TO SURVEY EXISTING POSTS ANDFOOTINGS 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

B) NEW/REPLACEMENT POST FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 24"Ø X 8" THICK FOOTING, PIERS TO BE MIN. 100 ROUND DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOPS AT 8" VERTICAL SPACING

Align porch rafters

directly above roof rafters,

(or provide blocking to support)

2@ 1 3/4" X 11 1/4

2.0E LVL girder

@ 7'-0"

— (4)ply 2X12 gikder

6X6 P.T. post

secured to sonotube with Simpson ABU66

typical finished

xterior first floor header height typical roof 2x8 rafters @ 16" o.c., R-38 insulation (also over top-plate),

and architectual composition shingles

5/8" ply, ice and water shield bitumous membrane

H1 tie rafter to

top plate

@ 1 3/4" X 11 1,

4)ply 2X12 girder

6X6 P.T. post

ecured to sonotube

2.0É LVL girder

(6)

(closed cell foam"hot roof"),

typical

header

@ 6'-

one

0

bedroom

2x10 joists@ 16" o.c

8" concrete

n 8"X15" footing

Typical post footings: 10"ø sonotube

w/ (3) #3 vertical bars

& #3 hoops @ 8" vertical spacing,

doweled to a 24"ø footing

with (2) #3 24" long w/ 4" hook,

min. 4' below grade

finished height

R-21 insulation (closed cell foam

with Simpson ABU66 on 8"X15" footing

8" concrete

foundation

 $_{-}(4)$ ply 2X12 girder

6X6 P.T. post

Rachel Conly Architectural Design

26 Sterling Street Peaks Island, Maine 04108 207.766.5625

> Proposed **Cross Section**

Proposed Cross Section
1, "-1'-0"

Align porch roof eave lines with roof eave lines of exsiting house PROJECT Arnold Residence 398 Island Ave. Peaks Island, ME REVISED 06.02.14 SCALE Rachel & $\frac{1}{4}$ "= 1'-0" Harvey Typical stair footing: Minimum 4' deep 12" wide X 6" thick concrete spread 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)

typical exterior wall: 2"x6" studs @16"o.c.,

(1" closed cell spray foam against sheathing/

R-22 flash & pack insulation

1#2" ply & 15lb felt

typical interior fininsh: 1/2" airtight gypsum

dense packed cellulose balance),