

**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.

**5.) SPECIFICATIONS FOR FOUNDATION WORK:**

A) CONTRACTOR TO SURVEY EXISTING POSTS AND FOOTINGS 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. 10Ø ROUND DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOPS AT 8" VERTICAL SPACING

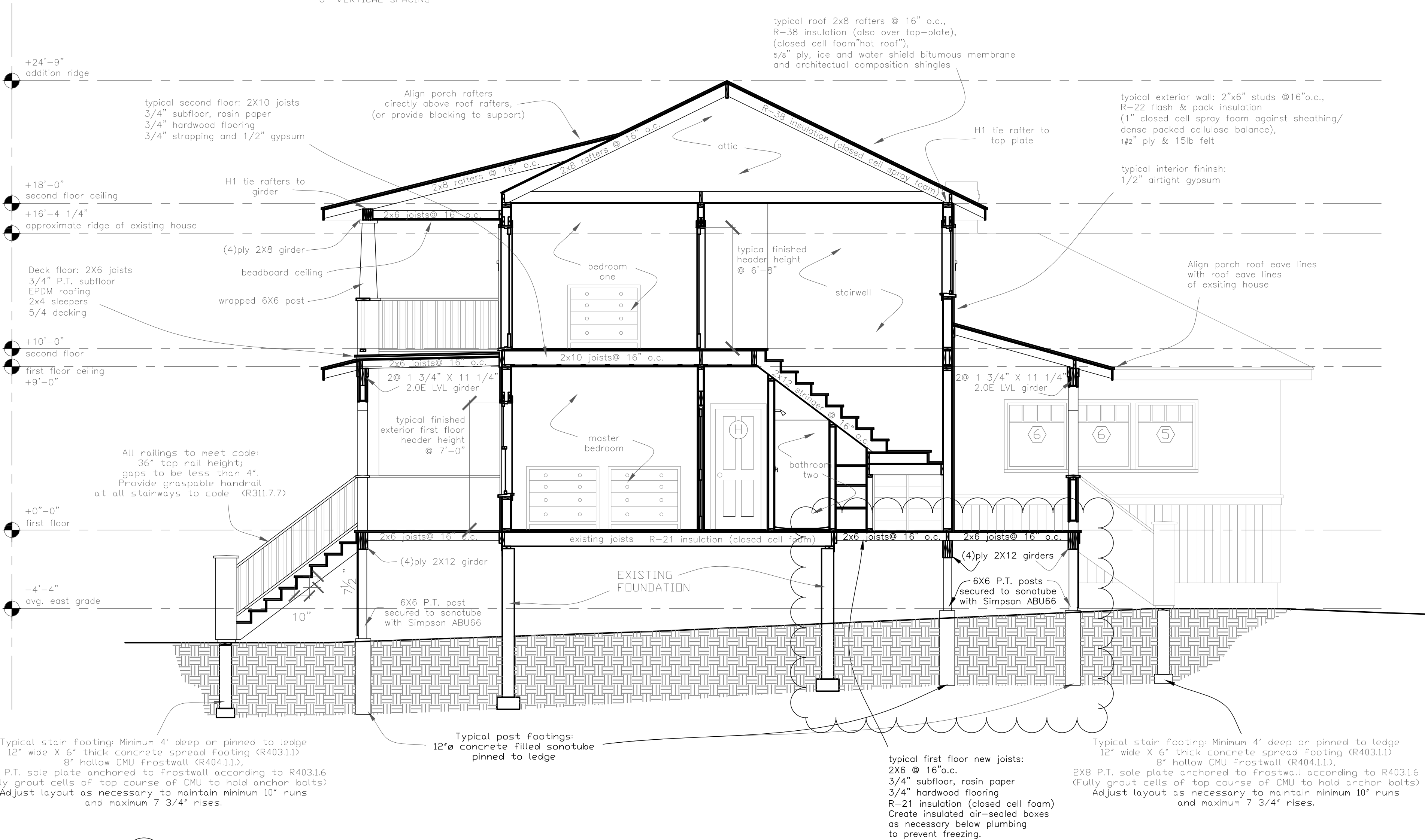
**5.) SPECIFICATIONS FOR FOUNDATION WORK (CONT'D):**

C) 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) ADJUST LAYOUTS AS NECESSARY TO MAINTAIN MIN RUN OF 10" AND MAXIMUM RISE OF 7 3/4"

typical roof 2x8 rafters @ 16" o.c., R-38 insulation (also over top-plate), (closed cell foam "hot roof"), 5/8" ply, ice and water shield bitumous membrane and architectural composition shingles

typical exterior wall: 2"x6" studs @16"o.c., R-22 flash & pack insulation (1" closed cell spray foam against sheathing/dense packed cellulose balance), 1#2" ply & 15lb felt

typical interior finish: 1/2" airtight gypsum



Typical stair footing: Minimum 4' deep or pinned to ledge 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) Adjust layout as necessary to maintain minimum 10" runs and maximum 7 3/4" rises.

Typical post footings: 12"Ø concrete filled sonotube pinned to ledge

typical first floor new joists: 2X6 @ 16"o.c. 3/4" subfloor, rosin paper 3/4" hardwood flooring R-21 insulation (closed cell foam) Create insulated air-sealed boxes as necessary below plumbing to prevent freezing.

Typical stair footing: Minimum 4' deep or pinned to ledge 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) Adjust layout as necessary to maintain minimum 10" runs and maximum 7 3/4" rises.

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

**Rachel Conly**  
 Architectural Design

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**Proposed Cross Section**

PROJECT

**Arnold Residence**  
 398 Island Ave.  
 Peaks Island, ME

DATE 06.02.14 REVISED 12.01.14

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

NOTES

**A13**