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 -

beadboard ceiling

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 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)

+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

second floor

+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" DUT 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/

typical finished

header height

@ 7'-0"

(4)ply 2X12 girder

___6X6 P.T. post secured to sonotube

with Simpson ABU66

Typical post footings: 12"ø concrete filled sonotube

pinned to ledge

exterior first floor

2.0E LVL girder

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

typical

header

@ 6'-

R-21 insulation (closed cell foam

bedroom

one

master

bedroom

EXISTING -

FOUNDATION

0

inished neight

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 LAYDUTS 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 architectual composition shingles

> > stairwell

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), H1 tie rafter to

top plate

2@ 1 3/4" X 11 1/ 2.0E LVL girder

(4)ply 2X12 girders

∕6X6 P.T. posts ─

/secured to sonotube `

⊭ with Simpson ABU66

typical first floor new joists:

3/4" subfloor, rosin paper

R-21 insulation (closed cell foam) Create insulated air-sealed boxes as necessary below plumbing

3/4" hardwood flooring

to prevent freezing.

2X6 @ 16"o.c.

(6)

typical interior fininsh:

1#2" ply & 15lb felt

1/2" airtight gypsum

Align porch roof eave lines with roof eave lines of exsiting house

PROJECT

Arnold Residence 398 Island Ave. Peaks Island, ME

Rachel Conly

Architectural Design

26 Sterling Street

Peaks Island, Maine 04108 207.766.5625

Proposed

Cross Section

REVISED 06.02.14 12.01.14 SCALE Rachel & $\frac{1}{4}$ "= 1'-0" Harvey

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 maximum⁷ 3/4" rises.

Adjust layout as necessary to maintain minimum 10" runs and maximum 7 3/4" rises. Proposed Cross Section

1/4 "=1'-0"