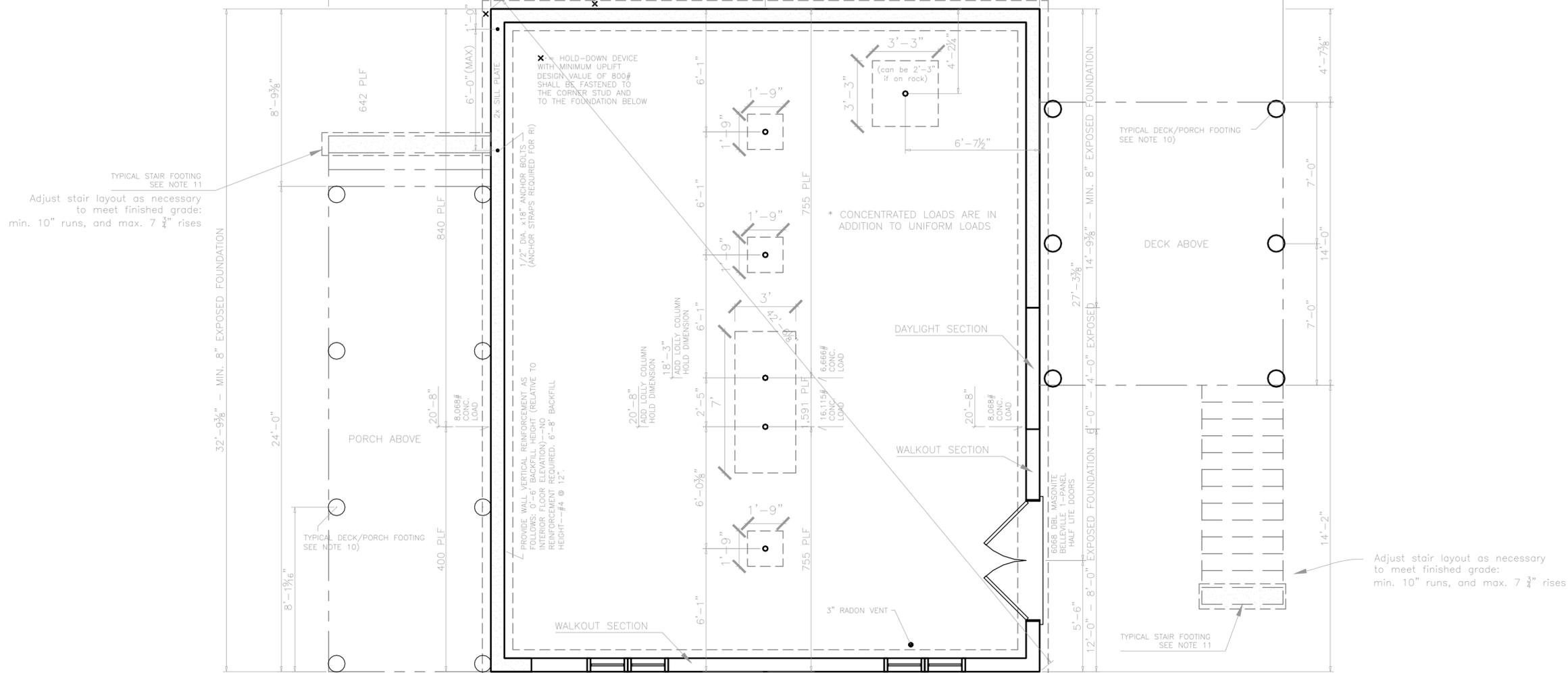


BASEMENT WALLS ARE 8'-0" HIGH, EXCEPT WHERE BEDROCK PROHIBITS

Note: Porch post layout based on dividing porch roof span into thirds. Overall Stair width determined by aligning newel posts with porch posts.



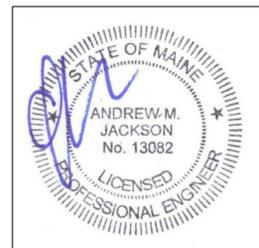
- NOTES:
- 1) BASEMENT WALLS TO BE 8" HIGH, EXCEPT WHERE BEDROCK PROHIBITS AS MEASURED FROM AVERAGE GRADE AT SOUTHEAST CORNER OF BUILDING. ADJUST GRADE AS NECESSARY TO ENSURE MINIMUM 8" WALL HEIGHT ABOVE HIGHEST POINT OF GRADE. THE AMOUNT OF EXPOSED CONCRETE FOUNDATION ABOVE GRADE WILL VARY DUE TO SLOPE OF SITE. NOTE "WALKOUT" AREAS (8" WOOD FRAMED 2x6 WALLS OVER 4" CONCRETE FROSTWALL) AND "DAYLIGHT" AREAS (4" WOOD FRAMED 2x6 WALLS OVER 4" CONCRETE FROSTWALL).
  - 2) PERIMETER STAIR FOOTING TO BE 15" WIDE, AND 8" THICK, WITH (2) #4 HORIZONTAL BARS AND MINIMUM 4" BELOW FINISHED GRADE, OR PINNED TO BEDROCK.
  - 3) STEP FOOTING AS NECESSARY OVER BEDROCK.
  - 4) FOOTINGS AT CENTER BEARING LOCATIONS TO BE 12" THICK, SIZED AND REINFORCED AS NOTED.
  - 5) LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
  - 6) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE W/ ALL APPLICABLE CODES.
  - 7) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION.
  - 8) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE W/ 16d NAILS AT 16" O.C.
  - 9) ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS OR ARE CLOSER THAN 6" TO FINISHED GRADE SHALL BE OF A ROT RESISTANT MATERIAL.
  - 10) 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.
  - 11) 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" CONCRETE OR CMU FROSTWALL (R404.1.1), 2x8 P-TI SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6.
  - 12) PROVIDE FOUNDATION DRAINAGE TO CODE (R405)
  - 13) WATERPROOF FOUNDATION TO CODE (R406)
  - 14) BACKFILLING AND TAMPING TO BE DONE PER CODE
  - 15) 4" CONCRETE SLAB ON 2" SAND + CLASS 1 VAPOR RETARDER + R15 INSULATION + 3" CRUSHED STONE, SAW-CUT OR TOOL CONTROL JOINTS MIN. 1/2" DEEP AT MAX. 13'-6" O.C. SPACING, EACH WAY. STEP SLAB AS NECESSARY OVER LEDGE

FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENAIL) WHEN JOIST BEARS ON SUPPORT
BRODING / BLOCKING TO JOIST	2 - 8d (TOENAIL)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAIL)
LEDGER STRIP TO BEAM	3 - 16d (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAIL)
BAND / RIM JOIST TO JOIST	3 - 16d (TOENAIL)
RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
STUD TO STUD	1 - 16d @ 12" O.C.
HEADER TO HEADER	16d @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 16d
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (TOENAIL)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SHEDED RAFTER HANGERS AT RIDGE/HP BEAMS	SIMPSON L5U

**Rachel Conly**  
 Architectural Design

26 Sterling Street  
 Peaks Island, Maine 04108  
 207.766.5625

Proposed  
 Foundation  
 Plan



PROJECT

Carter Residence  
 19 Merriam St.  
 Peaks Island, ME  
 04106

DATE	12.20.14	REVISED	02.10.15
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SCALE	1/4" = 1'-0"	DRAWN BY	Rachel & Harvey
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NOTES

**A** Proposed Foundation Plan  
 1/4" = 1'-0"



**S1**