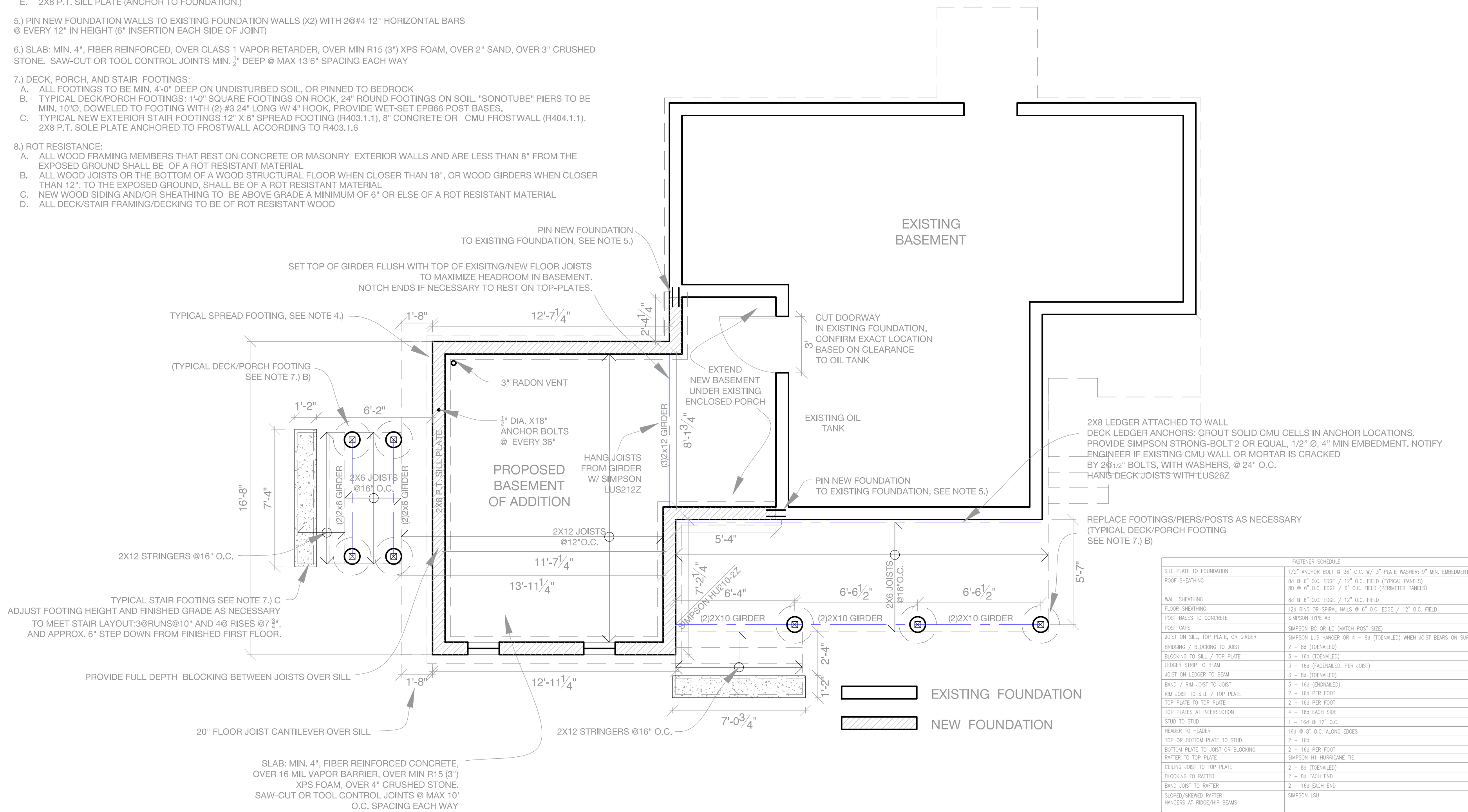


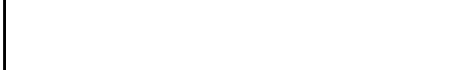
NOTES:

1. ASSUME A HIGH PERFORMANCE MOISTURE CONTROLLED, CONTINUOUS AIR TIGHT AND INSULATED ENVELOPE FOR ADDITION, INCLUDING BASEMENT. INSULATE BASEMENT WALLS WITH MIN. R15 XPS OR ROCKWOOL. PROVIDE FIRE BARRIER TO CODE IF XPS IS APPLIED TO INTERIOR FACE OF WALL.
2. FIRST FLOOR FINISHED FLOOR HEIGHTS, NEW TO EXISTING, MUST MATCH -ADJUST HEIGHTS OF SILL AND SLAB @ NEW ADDITION AS NECESSARY. PROVIDE MINIMUM 7" HEAD HEIGHT IN NEW BASEMENT, AND ALIGN COURSES OF NEW CMU TO EXISTING.
3. FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES:
  - A. PROVIDE FULL PERIMETER FOUNDATION DRAINAGE AROUND ADDITION, TO CODE (R405)
  - B. WATERPROOF FOUNDATION TO CODE (R406)
  - C. BACKFILL AND TAMP TO CODE
4. NEW FOUNDATION WALLS
  - A. 15" WIDE X 8" THICK SPREAD FOOTING REINFORCED WITH 2@#4 BARS (R403)
  - B. 8" "SPLIT ROCK FACE" CMU TO MATCH EXISTING (IF AVAILABLE)
  - C. REINFORCE WITH #4 @ 24" O.C. (GROUT CELLS SOLID AT REBAR LOCATIONS), MAXIMUM WALL HEIGHT 7'-4" AND MAXIMUM BACKFILL HEIGHT 6'-0"
  - D. PIN TO FOOTING WITH 2@#4 BARS EVERY 4'. PROVIDE 1/2" X 12" J-BOLTS @ 3' O.C.
  - E. 2X8 P.T. SILL PLATE (ANCHOR TO FOUNDATION.)
5. PIN NEW FOUNDATION WALLS TO EXISTING FOUNDATION WALLS (X2) WITH 2@#4 12" HORIZONTAL BARS @ EVERY 12" IN HEIGHT (6" INSERTION EACH SIDE OF JOINT)
6. SLAB: MIN. 4", FIBER REINFORCED, OVER CLASS 1 VAPOR RETARDER, OVER MIN R15 (3") XPS FOAM, OVER 2" SAND, OVER 3" CRUSHED STONE. SAW-CUT OR TOOL CONTROL JOINTS MIN. 1/2" DEEP @ MAX 13'6" SPACING EACH WAY
7. DECK, PORCH, AND STAIR FOOTINGS:
  - A. ALL FOOTINGS TO BE MIN. 4'-0" DEEP ON UNDISTURBED SOIL, OR PINNED TO BEDROCK
  - B. TYPICAL DECK/PORCH FOOTINGS: 1'-0" SQUARE FOOTINGS ON ROCK, 24" ROUND FOOTINGS ON SOIL. "SONOTUBE" PIERS TO BE MIN. 10"Ø, DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK. PROVIDE WET-SET EPB66 POST BASES.
  - C. TYPICAL NEW EXTERIOR STAIR FOOTINGS: 12" X 6" SPREAD FOOTING (R403.1.1), 8" CONCRETE OR CMU FROSTWALL (R404.1.1), 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6
8. ROT RESISTANCE:
  - A. 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
  - B. 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
  - C. NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL
  - D. ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD



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 (TOENAILED) WHEN JOIST BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAILED)
LEDGER STRIP TO BEAM	3 - 16d (TOENAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (ENDNAILED)
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
CILING JOIST TO TOP PLATE	2 - 8d (TOENAILED)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU

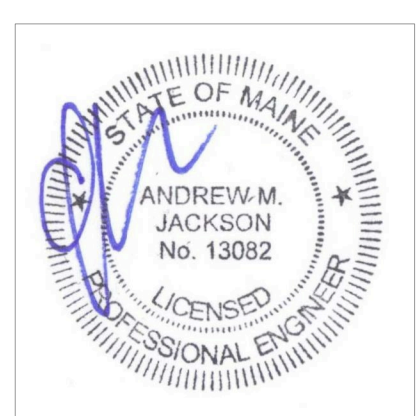
DATE	NOTES
2015.09.17	
	REVISED



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**Medlen Residence**  
34 Sterling St.  
Peaks Island, ME

**S1**  
Proposed Foundation & First Floor Framing Plan



**A** Proposed Foundation and First Floor Framing Plan