NOTES:

1. PROVIDE A HIGH PERFORMANCE MOISTURE CONTROLLED, CONTINUOUS AIR TIGHT AND INSULATED ENVELOPE FOR ADDITION, INCLUDING BASEMENT. BASEMENT WALLS TO BE ICF WITH 5" OF INTEGRAL FOAM FOR R 15. PROVIDE FIRE BARRIER TO CODE AT INTERIOR FACE OF WALL, AND FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSPECT AND ABRASION PROTECTION @ EXTERIOR.

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.

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. 20" WIDE X 8" THICK SPREAD FOOTING REINFORCED WITH 2@#4 BARS (R403)
   B. 6" ICF POURED CONCRETE FOUNDATION.
   C. REINFORCEMENT: VERTICAL: (1)#4 @ 12" O.C.; HORIZONTAL: (1)#4 WITHIN TOP 12" OF WALL & @ MID HEIGHT OF WALL. MAXIMUM WALL HEIGHT 8'-0" AND MAXIMUM BACKFILL HEIGHT 7'-9"
   D. DRILL AND DRIVE 2@#4 X12" PINS INTO CURED FOOTING EVERY 4' TO SECURE WALL TO FOOTING. PROVIDE $\frac{1}{2}$"X12" J-BOLTS @3' O.C. @ TOP OF WALL TO SECURE SILL PLATES.
   E. PROVIDE 2X8 P.T. SILL PLATE (ANCHOR TO FOUNDATION WITH WASHERS AND NUTS.)

5.) COORDINATE DETAIL WITH ENGINEER AFTER EXCAVATION.

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. $\frac{1}{4}$" 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

9.) DECK LEDGERS: 2X8 P.T. ATTACHED TO WALL. LEDGER ANCHORS: GROUT SOLID CMU CELLS IN ANCHOR LOCATIONS. PROVIDE SIMPSON STRONG-BOLT 2 OR EQUAL, 1/2" Ø, 4" MIN EMBEDMENT, WITH WASHERS @ 24" O.C.
HANG DECK JOISTS WITH LUS26Z.
NOTIFY ENGINEER IF EXISTING CMU WALL OR MORTAR IS CRACKED.

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 (FACENAILED, 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
CEILING 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

A Proposed Foundation and First Floor Framing Plan

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

Inspections Division
Date: 11/13/15

Rachel Conly
Architectural Design
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

DATE	NOTES
2015.09.17	
REVISED 2015.11.02	Removed cantilever
2015.11.11	ICF FOUNDATION

1/4"=1'

PROJECT
Medlen Residence
34 Sterling St.
Peaks Island, ME

S1

Proposed Foundation & First Floor Framing Plan