NOTES:

1.) FOUNDATION SPECIFICATIONS: FOUNDATION TO BE FROST PROTECTED REINFORCED MONOLITHIC 6" THICK SLAB-ON-GRADE.

A. FOUNDATION BASE (UNDER FULL EXTENT OF FOAM INSULATION): 6" COMPACTED CRUSHED STONE OVER UNDISTURBED OR COMPACTED SOIL (REMOVE ALL ORGANICS). SOIL COMPACTION FOR DISTURBED SOIL IS WITH A RAMMING COMPACTOR (JUMPING JACK) FOR COHESIVE (CLAYEY) SOILS IN 6" LIFTS OR WITH A VIBRATORY PLATE COMPACTOR FOR GRANULAR (SANDY) SOILS IN 6" LIFTS. ALL EXPOSED EXISTING FILL AND NATIVE SOIL SHOULD BE COMPACTED WITH A MINIMUM OF 2 PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS WITH A VIBRATORY COMPACTOR.

B. PROVIDE PERIMETER FOUNDATION DRAINAGE IN CRUSHED STONE BASE, TO BE IN ACCORDANCE WITH R405. DRAIN TO DAYLIGHT.

C. SLAB HEIGHT TO BE 6" ABOVE FINISHED GRADE, TO INSURE THAT TOP OF DOOR THRESHOLDS < 7¾" ABOVE FINISHED GRADE.

F. OVERALL FOUNDATION WIDTH AND LENGTH DIMENSIONS = OVERALL EXTERIOR BUILDING WIDTH AND LENGTH DIMENSIONS -8". CALCULATION: 2X (1" TRIM/SIDING + 3" SLAB-EDGE FOAM.)

G. SLAB SPECS:
1.) 6" THICK
2.) 4,000 PSI AT 28 DAYS
3.) DRYING SHRINKAGE NO MORE THAN 0.035% WHEN TESTED ACCORDING TO ASTM C157
4.) MAX SLUMP 5"
5.) STEEL FIBERS BY CONCRETE FIBER SOLUTIONS CFS100-2 (OR EQUAL)
a.) 1" LONG +/- 10%, ASPECT RATIO 43 +/- 15%
b.) FIBER DOSAGE: 65 POUNDS OF FIBERS PER CUBIC YARD OF CONCRETE (NO CONTROL JOINTS REQUIRED)
6.) 20-MIL POLYETHYLENE CONTINUOUS SHEET DIRECTLY UNDER SLAB TO REDUCE FRICTION BETWEEN SLAB AND INSULATION LAYER. IF SEAMS ARE REQUIRED, TAPED OR SEALED PER MANUFACTURER'S RECOMMENDATIONS. TAPE ALL HOLES.
7.) VIBRATE WET CONCRETE WITH POKER VIBRATOR THROUGHOUT SLAB AND AT EDGES.
8.) TROWEL THE CONCRETE TO A SMOOTH, HARD, BURNISHED FINISH WITH A POWER TROWEL.

H. WET SET MASA PLATE STRAPS @ 36" O.C. AROUND PERIMETER OF FOUNDATION ACCORDING TO MANUFACTURER'S SPECIFICATIONS, TO SECURE 2X6 P.T. BOTTOM PLATES. NOTE: LOCATION OF STRAPS AFFECTED BY REDUCED BEARING OF 2X6 WALL ON FOUNDATION. (SEE CROSS SECTION)

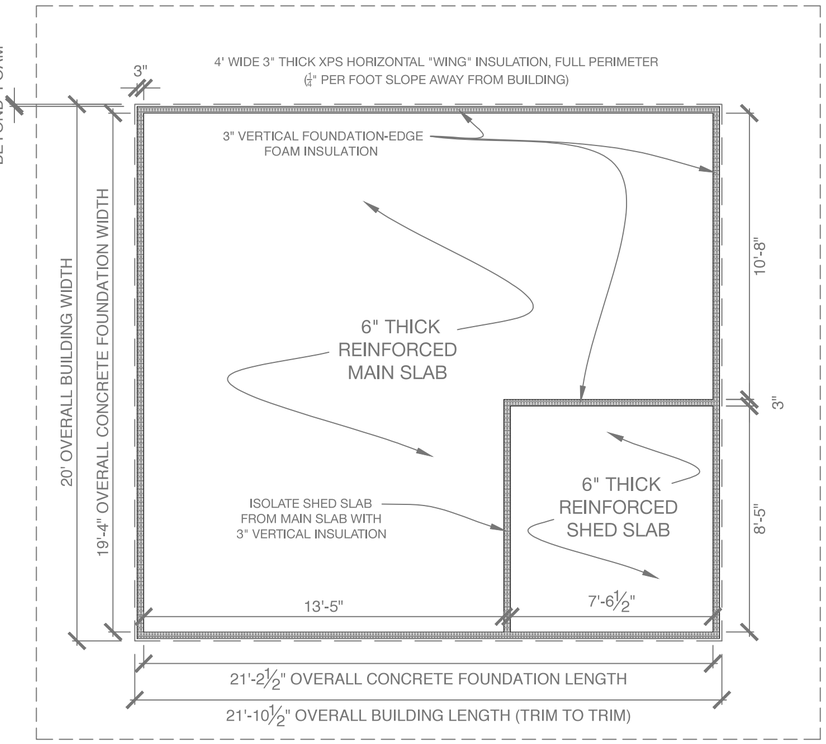
2.) FOUNDATION AIR SEALING, VAPOR BARRIER, AND INSULATION DETAILS.:

A. 8" EPS SUB-SLAB INSULATION, OVER LEVEL AND COMPACTED CRUSHED STONE BASE. OFFSET SHEET JOINTS IF USING MULTIPLE LAYERS. SPRAY FOAM ALL PLUMBING/ELECTRICAL PENETRATIONS.

B. COVER FULL EXTENT OF SUB-SLAB INSULATION AND "WING" INSULATION WITH 20 MIL VAPOR/MOISTURE BARRIER. SEAL ALL PENETRATIONS, SEAMS, AND PUNCTURES TO CREATE CONTINUOUS AIR/VAPOR BARRIER.

C. 3" XPS VERTICAL FOUNDATION EDGE FOAM, SECURELY ANCHORED TO FOUNDATION, AND PROTECTED FROM ABRASION WITH "QUIKRETE FOAM COATING" OR EQUIVALENT, APPLIED PER MANUFACTURER'S SPECIFICATIONS, PRIOR TO BACKFILLING/FRAMING. AIR SEAL ALL JOINTS BETWEEN FOAM, SHEATHING, SLAB, AND SIDING.

D. 3" XPS HORIZONTAL "WING" INSULATION, 4' WIDE AROUND FOUNDATION PERIMETER, TO BE PROTECTED WITH DIRECT-BURIAL RATED ¾" P.T. PLYWOOD



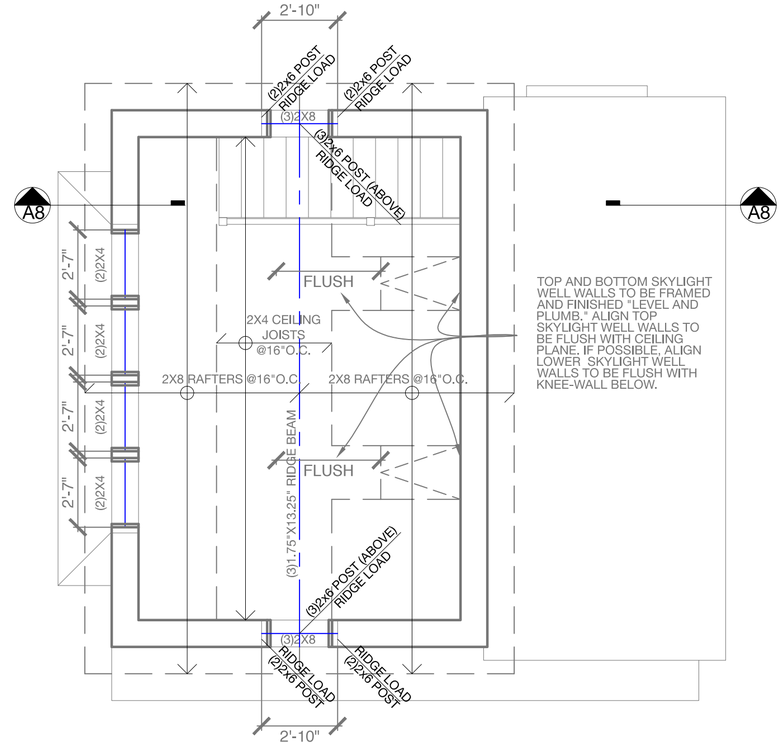
FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 6" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8D @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE ABU
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

NOTE:
A. ELECTRICAL, PLUMBING, AND HVAC SPECIFICATIONS AND PERMITS BY OTHERS.
B. CONTRACTOR RESPONSIBLE FOR MEETING ALL APPLICABLE CODES.

NOTES:

1.) ROT/RUST 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. PROVIDE CAPILLARY BREAK IN ALL CASES.
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
E. ALL EXTERIOR AND BASEMENT HARDWARE TO BE SIMPSON Z-MAX (OR EQUIVALENT), OR STAINLESS STEEL.

2.) JACKS, POSTS, & HEADERS:
A. ALL DOOR AND WINDOW HEADERS TO BE SUPPORTED BY (1) JACK, UNLESS OTHERWISE NOTED.
B. NOTED HEADER LENGTHS ARE APPROXIMATE. FRAME ACCORDING TO WINDOW AND DOOR MANUFACTURERS' SPECIFICATIONS
C. DOUBLE JOISTS AND RAFTERS AROUND STAIR WELL AND SKYLIGHT OPENINGS (UP TO 4' WIDE OPENINGS)
D. INTERIOR STUDS AND RAFTER ARE NOT LOAD BEARING. (2)2X4 HEADERS W/ 1JACK ACCEPTABLE AT ALL LOCATIONS. TIE INTERIOR WALL FRAMING TO EXTERIOR WALL FRAMING AT ALL TOP PLATES, AND DOOR/WINDOW OPENINGS WITH CONTINUOUS ¾" PLYWOOD PLATES (SEE CROSS SECTION.) USE GUSSETS TO HANG INTERIOR RAFTERS FROM MAIN RAFTERS ONLY AS NECESSARY, OR EXPEDIENT.
E. ENSURE CONTINUITY OF RIDGE BEAM LOAD PATHS FROM BEAM DOWN TO FOUNDATION. IN ADDITION TO NOTED POSTS, JACKS, AND HEADERS, PROVIDE SOLID BLOCKING AS NEEDED.



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A Proposed Foundation

B Proposed Second Floor Framing

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

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

NOTES

DATE	REVISED
2016.10.14	

1/4" = 1'

PROJECT

Heselton Clements Bunkhouse/Studio
11 Ocean St.
Peaks Island, ME 04108

S1

Proposed Foundation & 2nd Floor Framing