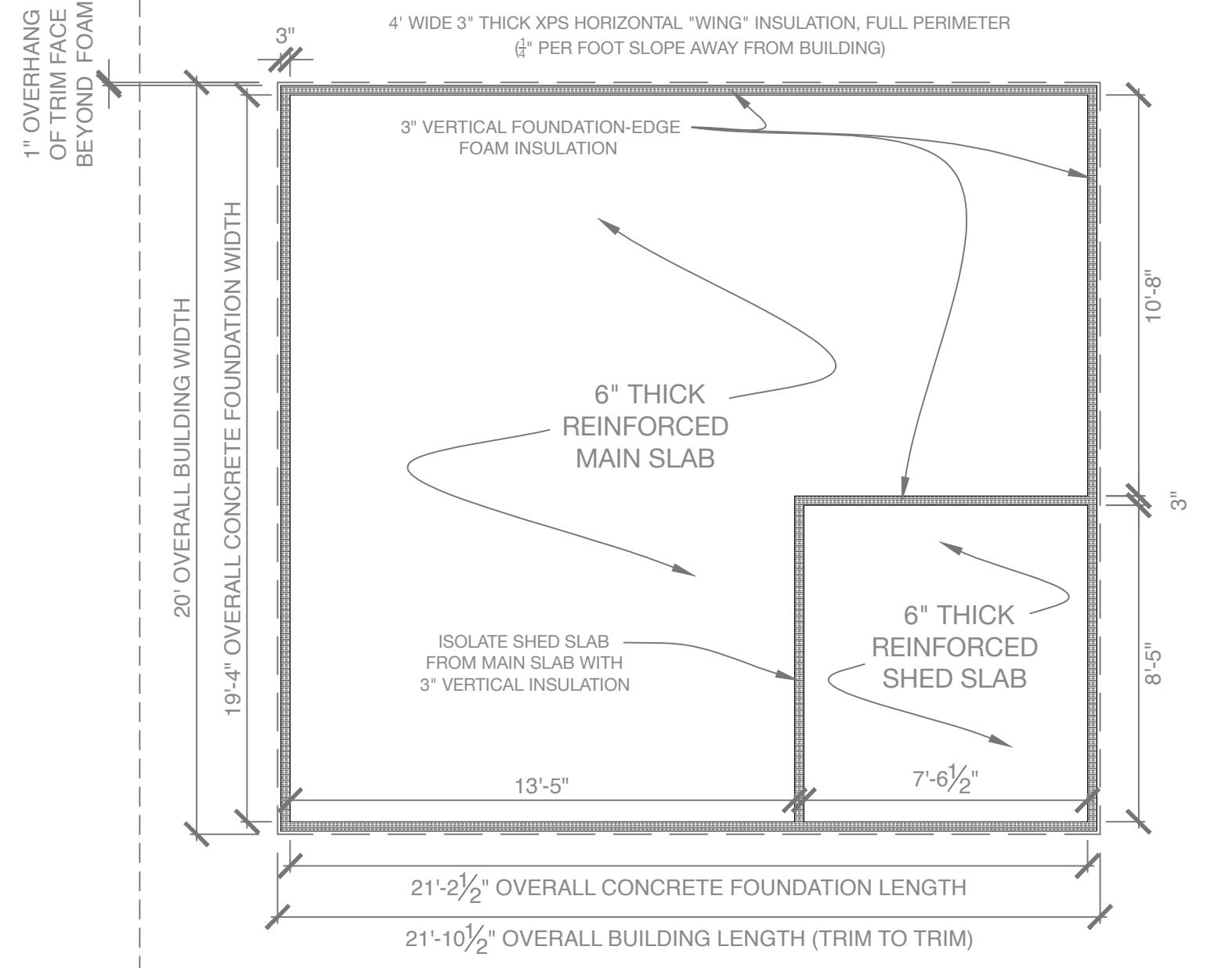


**NOTES:**

- 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 < 7/8" 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 3"
  - 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 3/4" P.T. PLYWOOD

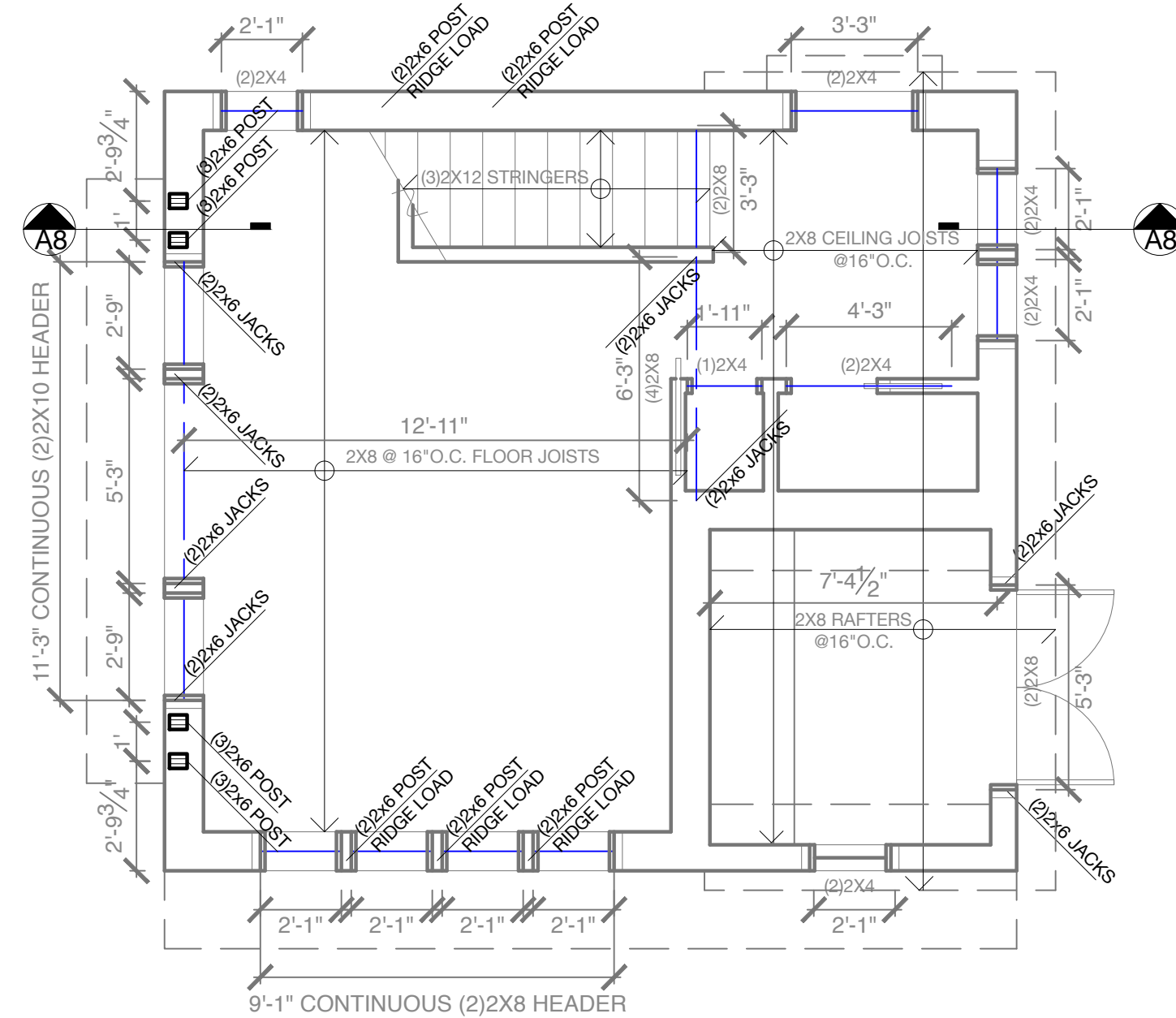


FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 6" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING 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 (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (END NAILED)
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/SKIMED RAFTER HANGERS AT RIDGE/HP 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/ 1 JACK ACCEPTABLE AT ALL LOCATIONS. TIE INTERIOR WALL FRAMING TO EXTERIOR WALL FRAMING AT ALL TOP PLATES, AND DOOR/WINDOW OPENINGS WITH CONTINUOUS 3/4" 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.

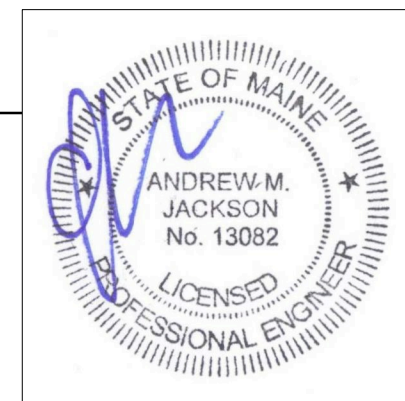


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**A Proposed Foundation**

**B Proposed Second Floor Framing**



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

DATE	NOTES
2016.10.14	
2016.12.16	

1/4" = 1'

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

**S1**  
Proposed  
Foundation &  
2nd Floor Framing