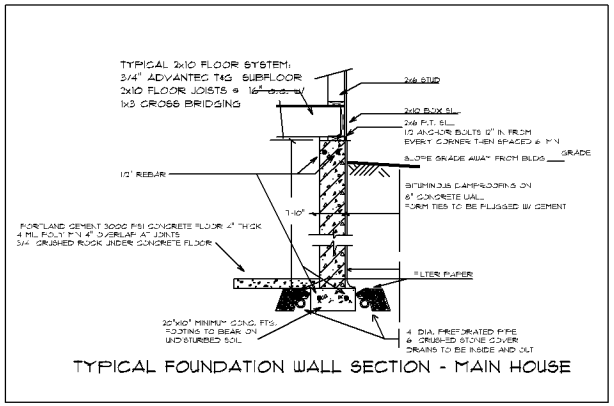
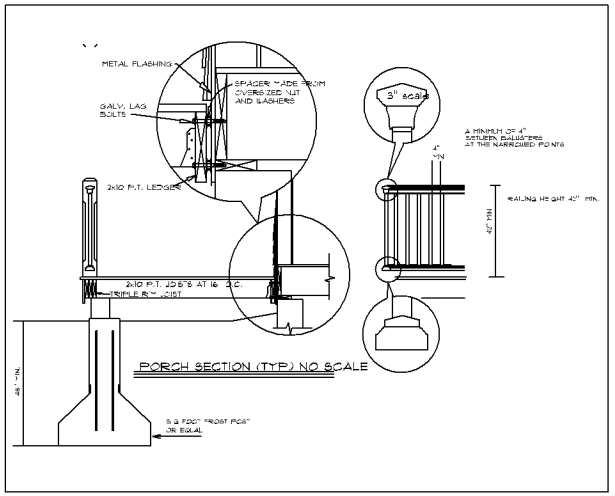
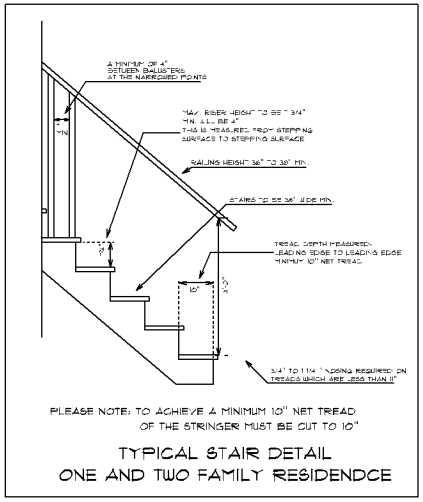


TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

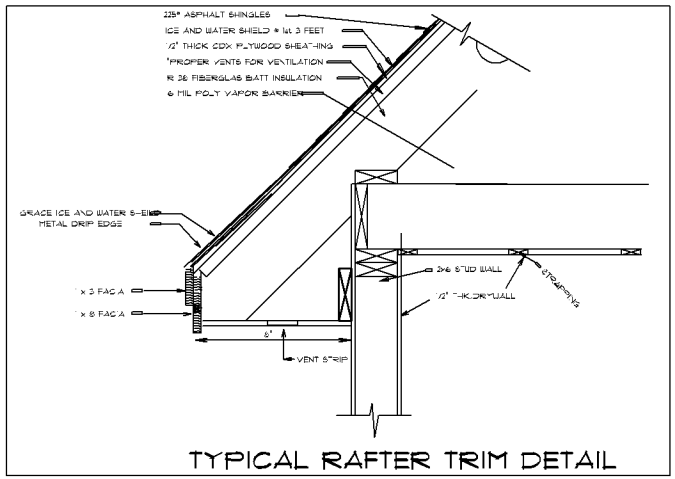


PORCH SECTION (TYP.) NO SCALE



PLEASE NOTE: TO ACHIEVE A MINIMUM 10" NET TREAD OF THE STRINGER MUST BE CUT TO 10"

TYPICAL STAIR DETAIL
ONE AND TWO FAMILY RESIDENDCE



TYPICAL RAFTER TRIM DETAIL

FOUNDATION NOTES:

1. ALL WORK SHALL CONFORM TO THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
2. ALL FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
3. BASEMENT WINDOW LOCATIONS AND ROUGH OPENINGS SHALL BE CHECKED AND VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
4. ALL ANCHOR BOLTS SHALL BE 1/2"x12" HOOKED OR EQUIVALENT, 4'-0" MAX. O.C. 4 "0" MIN. FROM ALL CORNERS.
5. ALL WALLS, COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED AND INSPECTED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
6. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
7. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEADS, ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL BEAMS FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
9. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS & SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
10. DO NOT BACKFILL MORE THAN 3'-0" BEFORE 1ST F.F. FRAMING-IS SET & SUBFLOOR IS COMPLETE.
11. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
12. SEE BUILDING SECTION FOR ADDITIONAL REINFORCING REQUIREMENTS.

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

NOTES	LOCATION	FASTENING	CONNECTION
SEE NOTE: F		8d	PANEL SIDING (TO FRAMING): 5/8"
SEE NOTE: F		6d	PANEL SIDING (TO FRAMING): 1/2" OR LESS
SEE NOTE: C		6d	TO FRAMING: SUBFLOOR-UNDERLAYMENT SINGLE FLOOR COMBINATION 3/4" OR LESS
SEE NOTE: P SEE NOTE: N &c. SEE NOTE: D, 6d. SEE NOTE: C		2" 15 GAGE 2-5/8"x1/2" - 13" NAIL &c OR 6d	& PARTICLE BOARD WOOD STRUCTURAL PANELS 12/32" - 3/4"
SEE NOTE: O SEE NOTE: N SEE NOTE: C, J		1-3/4" 16 GAGE 2-5/8"x1/2" - 13" NAIL 6d	& PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS
	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON	LEDGER STRIP
	FACE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 16d COMMON	JOIST TO BAND JOIST
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	JACK RAFTERS TO HIP
	TOE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 10d COMMON	JACK RAFTERS TO HIP
	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 10d COMMON	COLLAR TIE TO RAFTER
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	BUILT-UP GIRDER & BEAMS
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3" 14 GAGE STAPLE @ 24" O.C. 3"x0.131" NAIL @ 24" O.C. 20d COMMON 32" O.C.	BUILT-UP GIRDER & BEAMS
16" OC 19" OC 24" OC	12" O.C. 16" O.C. 24" OC	3" 14 GAGE STAPLE 3"x0.131" NAIL 16d COMMON	BUILT-UP CORNER STUDS
	FACE NAIL	2 - 3" 14 GAGE STAPLE 2 - 3"x0.131" NAIL 2 - 16d COMMON	EACH STUD & PLATE 1" DIAGONAL BRACE TO
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 16d COMMON	SEE SECT. 2308.10.1, TABLE 2304.10.1) RAFTER TO PLATE
NOTES	LOCATION	FASTENING	CONNECTION

NOTES	LOCATION	FASTENING	CONNECTION
COMMON NAIL - REF TO TABLE 2306.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON MINIMUM	SEE SECT. 2306.10.4.1, TABLE 2306.10.4.1) CEILING JOISTS TO PARALLEL RAFTERS
COMMON NAIL - REF TO TABLE 2306.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON MIN.	SEE SECT. 2306.10.4.1, TABLE 2306.10.4.1) CEILING JOISTS, LAPS OVER PARTITIONS
	TOENAIL	4 - 8d COMMON	CONTINUOUS HEADER TO STUD
	TOE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 8d COMMON	CEILING JOISTS TO PLATE
	16" OC ALONG EDGE	16d COMMON	CONTINUOUS HEADE 2 PCS.
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	AND INTERSECTIONS TOP PLATES LAPS
	TOE NAIL	3" 14 GAGE STAPLE @ 8" O.C. 3"x0.131" NAIL @ 8" O.C. Inc @ 2" O.C.	RIM JOIST TO TOP PLATE
	TOE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JO ISTS
	LAP SPLICE	12 - 3" 14 EDGE STAPLE TYP. FACE NAIL 12 - 3"x0.131" NAIL 8 - 16d COMMON	DOUBLE TOP PLATES
	TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" O.C. 3"x0. 131" NAIL @ 12" O.C. 16d @ 16" O.C.	DOUBLE TOP PLATES
	FACE NAIL	3" 14 GAGE STAPLE @ 8" O.C. 3"x0.131" NAIL @ 8" O.C. 16d @ 24" O.C.	DOUBLE STUDS
	END NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	STUD TO SOLE PLATE
	TOE NAIL	3 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 4 - 8d COMMON	
	END NAIL	3 - 3" 14 GAGE STAPLE 3 - 10 0.131" NAIL 2 - 16d COMMON	TOP PLATE TO STUD
	BRACED WALL PANEL	3" 14 GAUGE STAPLE @ 12" O.C. 3"x0. 131" NAIL @ 12" O.C. 16d @ 16" O.C.	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
	TYPICAL FACE NAIL	3" 14 GAUGE STAPLE @ 12" O.C. 3"x0.131" NAIL @ 8" O.C. 16d @ 16" O.C.	OR BLOCKING SOLE PLATE TO JOIST
	TOENAIL EACH END	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	BRIDGING TO JOIST
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	JOIST TO SILL OR G RDER

(SEE NOTES "A" TO "P" FOR ALL FASTENING NOTES)

GENERAL NOTES:

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THEY ARE NOT, BY THEMSELVES, A COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND SAFETY PRECAUTIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY CHANGES MADE WITHOUT NOTIFICATION TO THE DESIGNER. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING DURING CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.

ALL STRUCTURAL NOTES AND DETAILS ARE SUGGESTIONS ONLY. A LICENSED STRUCTURAL ENGINEER SHALL BE RETAINED TO PROVIDE SITE-SPECIFIC PLANS AND DETAILS AS REQUIRED BY THE LOCAL BUILDING OFFICIAL AND/OR LENDING INSTITUTION. THE CONTRACTOR SHALL REVIEW THE STRUCTURAL PLANS AND DETAILS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND SAFETY PRECAUTIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY CHANGES MADE WITHOUT NOTIFICATION TO THE DESIGNER. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING DURING CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.

CONTRACTOR:

PROJECT NAME:
IRELAND RESIDENCE
WILLOW ST
PORTLAND ME.

REVISIONS

DATE: January 27, 2009

SCALE: AS NOTED

DRAWN:

FILE:

SHEET ___ OF ___