ar:s

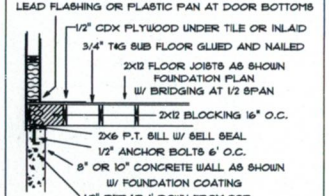
ESTES DEV

THE FOUNDATION, FOOTINGS, FOOTING SIZES, REBAR, AND ANCHOR BOLT LOCATIONS, ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE TOWN OR STATE CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
FULL HEIGHT 8" OR 10" CONCRETE WALL AS SHOWN FOR HOUSE, 8" FROST WALL FOR GARAGE.
1/2" ANCHOR BOLTS 6' O.C. 2x6 P.T. SILLS EXCEPT WHERE 2x8 R.T. SILLS ARE SHOWN.
ANY CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER.
4" CONCRETE FLOOR OVER 6" CRUSHED ROCK WITH POLY LINER
HOUSE TO HAVE INTERIOR AND EXTERIOR POSITIVE DRAINS (EXT W/ DRAIN SOCK) OR DRAINS TO A SUMP HOLE.
J.C.D. RECOMMENDS RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM.
ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER.
ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.
BEAM POCKETS FOR CARRYING TIMBERS SET AT BUILDERS DIRECTION.
ANY DAYLIGHT BASEMENT WALLS OR STEPPED WALLS ARE TO BE FIELD LOCATED.
ALL LALLY COLUMN PADS 12" X 30" X 30" UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
ALL FOOTINGS MIN 10" X 20" KEYED UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
8" FROST WALL IN GARAGE, UNLESS TOWN REQUIREMENTS ARE DIFFERENT.
GARAGE ON AND ENTRY DOOR CUTS TO BE 6" WIDER THAN SIZES SHOWN OR AS THE BUILDER DICTATES.
VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION STARTS.
WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE, HOWEVER, SHOULD ANY ERRORS BE FOUND J.C.D. WILL BE GLAD TO CORRECT THEM BEFORE FOUNDATION IS INSTALLED.

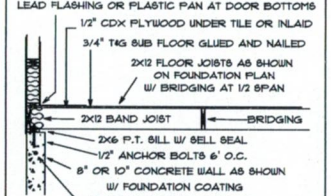
STATE OR LOCAL CODES MAY DICTATE THAT THE BASEMENT IS TO BE INSULATED. SINCE THERE ARE MANY DIFFERENT WAYS TO INSULATE A BASEMENT AND SINCE AT THIS POINT J.C.D. DOESN'T KNOW WHICH WAY IT IS TO BE DONE, THE BUILDER WILL SPECIFY BELOW THE MANNER IN WHICH IT WILL BE DONE.

BASEMENT INSULATION SHALL BE:

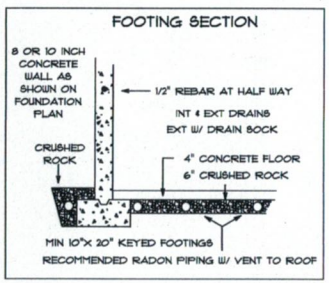
1ST FLOOR SECTION
EXT WALLS PARALLEL TO JOISTS



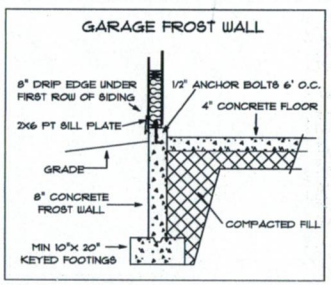
1ST FLOOR SECTION
EXT WALLS PERPENDICULAR TO JOISTS



FOOTING SECTION

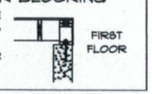


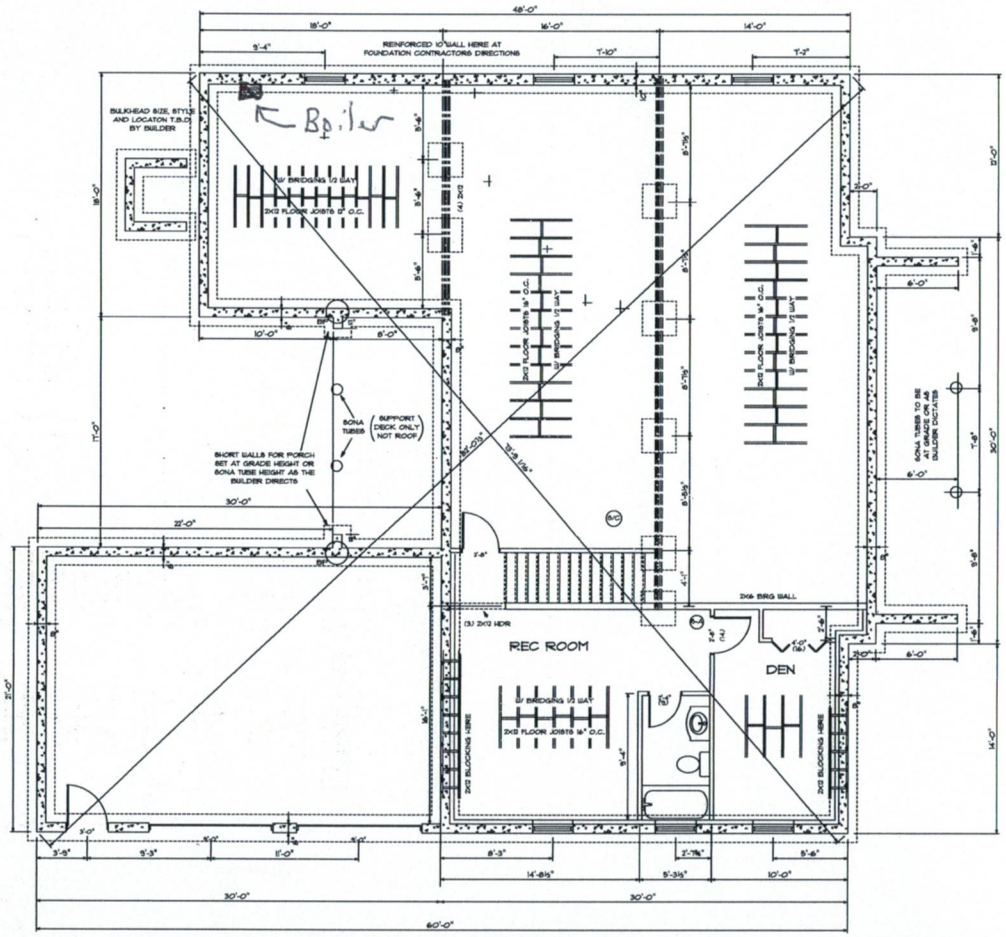
GARAGE FROST WALL



ALTERNATIVE TO FLOOR BLOCKING

WALLS THAT RUN PARALLEL TO THE FLOOR JOISTS ARE TO HAVE WALLS BUILT TO THE HEIGHT OF THE TOP OF THE JOISTS AND THE SUB FLOOR IS TO RUN OVER THEM





C.E.O. - THIS IS A PERMIT SET OF DRAWINGS FOR ONE HOME AT THE BELOW ADDRESS.

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151 ROOSEVELT TRAIL, WINDHAM, ME. 207-892-2810

SCALE	DRAWN BY
1/4" = 1'	J. CALL
1/2016 DATE	3 OF 4 PAGE

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ESTES DEV.
LOT 6 ICE POND RD. PORTLAND, ME.
DRAWING **FOUNDATION**