

Floor:

2 by 10 floor joists
framed 16 on center
no hangers needed as joists will be sitting on 2 by 6 pressure treated plate which sits on sill seal
and all lagged to foundation
2 by 10 blocking down the middle of floor joists
r 30 insulation *Faced*
5/4 advanced for floor sheathing green and nated
1 inch thermax on underside of floor joists for vapor barrier.

Walls:

2 by 6 framed with one bottom plate and 2 top plates with a total height of 8 feet
windows and doors will have 2 by 8 headers, 3 2 by 8's with 1/2 inch plywood in between
Any opening greater than 4 feet will have double jacks and anything under 4 feet headers will have one jack stud
7/16 osb for wall sheathing.
house wrap on entire structure
r 21 insulation in walls Please specify insulation type *Faced*

Roof:

2 by 10 rafters
framed 16 on center with 2 by 6 collar tie creation flat ceiling with hurricane rafter braced from rafters with 1/2" x 1/2" x 1/2"
Proper vent in between rafters for soffit ventilation

Interior stairs

will have 2 pt stringers
6 1/2 rise
11 inch thread
42 inches wide
Railings
36 inches high
ballister spacing at 3.5 inches apart
1 graspable hand rail on both side of stairs
10 inch thread

The bathroom window will have safety and glazing glass.
u values are normal standard u values for maine codes

Foundation

Footing dimensions and depth below grade. Minimum footing dimensions will be 8"x16". 4' minimum depth.

Foundation damp proofing and drainage. I don't have any included in my price. I figured the inside being back filled higher than the outside grade so this wouldn't be required. (see my attached sketch)

Show under floor space ventilation as per IRC Section R408

Crawl space venting sizes/locations. All research now shows that venting crawl spaces causes more moisture when you let the outside air in.

The thought process now, and what people are doing is creating an opening between the existing foundation and the crawl space. This allows your the crawl space to be conditioned to the same level as the basement, and also provides an access point. WE ALREADY HAVE A 2 X 3 OPENING THAT WILL BE BETWEEN CRAWL SPACE AND EXISTING FOUNDATION WHERE A PREVIOUS BASEMENT WINDOW WAS

Anchor bolt size and spacing. 1/2" anchor bolts spaced every 6'.

2x3 vent through Foundation wall
(Replaces existing basement window)