

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

3/4 advanced for floor sheathing glued and nailed

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

Roof:

2 by 10 rafters

framed 16 on center with 2 by 6 collar tie creating flat ceiling with hurricane clips fastened from rafter onto wall top plate.

r 49 insulation in roof

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)

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'.