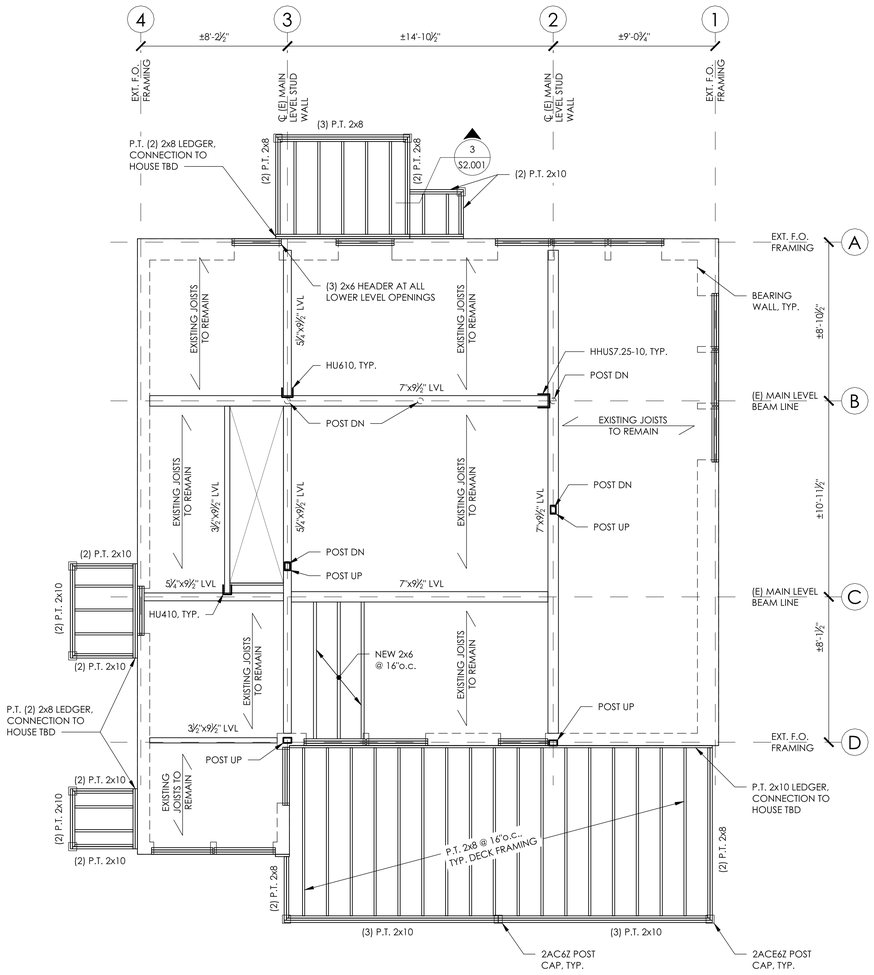


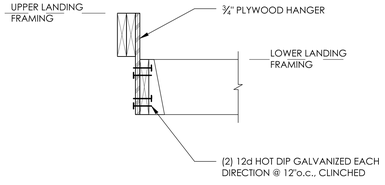
2 MAIN LEVEL FRAMING PLAN

Scale: 1/4" = 1'-0"

0' 1' 3' 7' 15'

PLAN NOTES:

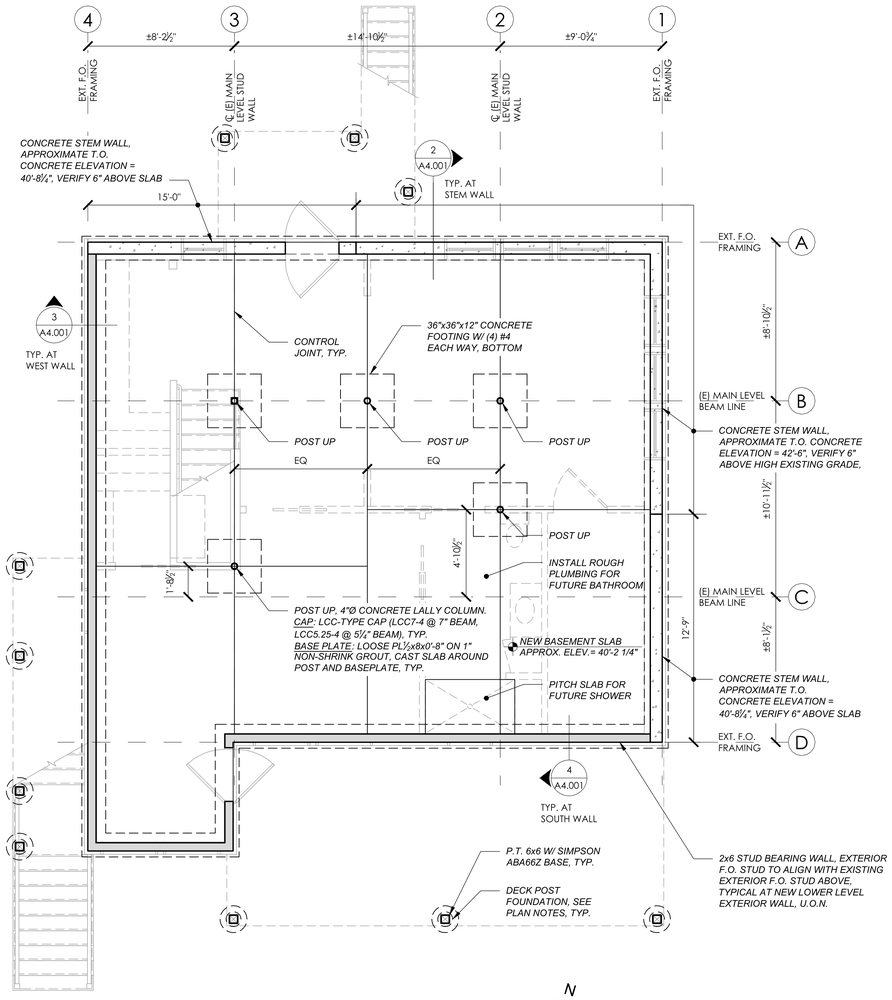
1. SISTER NEW 2x6 JOISTS TO ALL EXISTING JOISTS SPANNING MORE THAN 8'-0".
2. IF NEW SUBFLOOR IS INSTALLED, (E) JOISTS SPANNING LESS THAN 8'-0" NEED NOT BE SISTERED.
3. IF NEW SUBFLOOR IS NOT INSTALLED, SISTER NEW 2x4 JOISTS TO ALL EXISTING JOISTS SPANNING LESS THAN 8'-0". PLACE NEW JOISTS TIGHT TO (E) JOISTS AND (E) SUBLFOOR SUCH THAT SUBFLOOR SPANS ARE LIMITED TO 20".
4. WEAVE FRAMING AT CORNERS OF EXTERIOR DECKS, TYP.



3 HANGER DETAIL

Scale: 1" = 1'-0"

0' 0'-3" 0'-9" 1'-9" 3'-9"



1 BASEMENT/FOUNDATION PLAN

Scale: 1/4" = 1'-0"

0' 1' 3' 7' 15'

PLAN NOTES:

1. TYPICAL FOUNDATION WALL: 8" CONCRETE WALL W/ #4 @ 24"o.c. VERTICAL, CENTERED IN WALL; (2) #4 TOP AND BOTTOM AND 24"o.c. MAX. HORIZONTAL.
2. TYPICAL STRIP FOOTING AT LEDGE: 20" WIDE, MIN. 10" THICK CONCRETE FOOTING W/ (2) #4 CONTINUOUS. SCRAPE LEDGE CLEAN OF ORGANICS AND CHIP AWAY LOOSE MATERIAL. PIN FOOTING TO COMPETENT LEDGE W/ #4 @ 24"o.c. W/ 8" EMBEDMENT W/ SIMPSON 'AT' EPOXY.
3. IF STRIP FOOTING BEARS PARTIALLY ON LEDGE AND PARTIALLY ON SOIL, EXCAVATE SOIL TO 4'-0" BELOW GRADE, INSTALL 24" WIDE, 10" THICK STRIP FOOTING W/ (3) #4 CONTINUOUS.
4. TYPICAL SLAB: 4" CONCRETE SLAB W/ 6x6 W1.4X1.4 WWF IN UPPER THIRD OF SLAB. SECURE RADIANT TUBING AND INSTALL WWF FABRIC ABOVE TUBING.
5. TYPICAL DECK POST FOUNDATION: 10"Ø CONCRETE PIER W/ (1) #4 VERTICAL ON BIGFOOT 18 FOOTING, MIN. 48" BELOW GRADE OR PIN PIER TO CLEAN LEDGE W/ (2) #4 VERTICAL W/ 8" EMBEDMENT WITH SIMPSON 'AT' EPOXY

WINKELMAN ARCHITECT
41 UNION WHARF, SUITE 4, PORTLAND, ME
PH: 207-8

Date: 08/20/13

SCALE: VARIES - AS NOTED
DATE: MAY 17, 2013

PROPOSED BASEMENT PLAN/FRAMING PLANS

ECKEL RESIDENCE
40 SEASHORE AVENUE, PEAKS ISLAND

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