

**Rachel Conly**  
Architectural Design

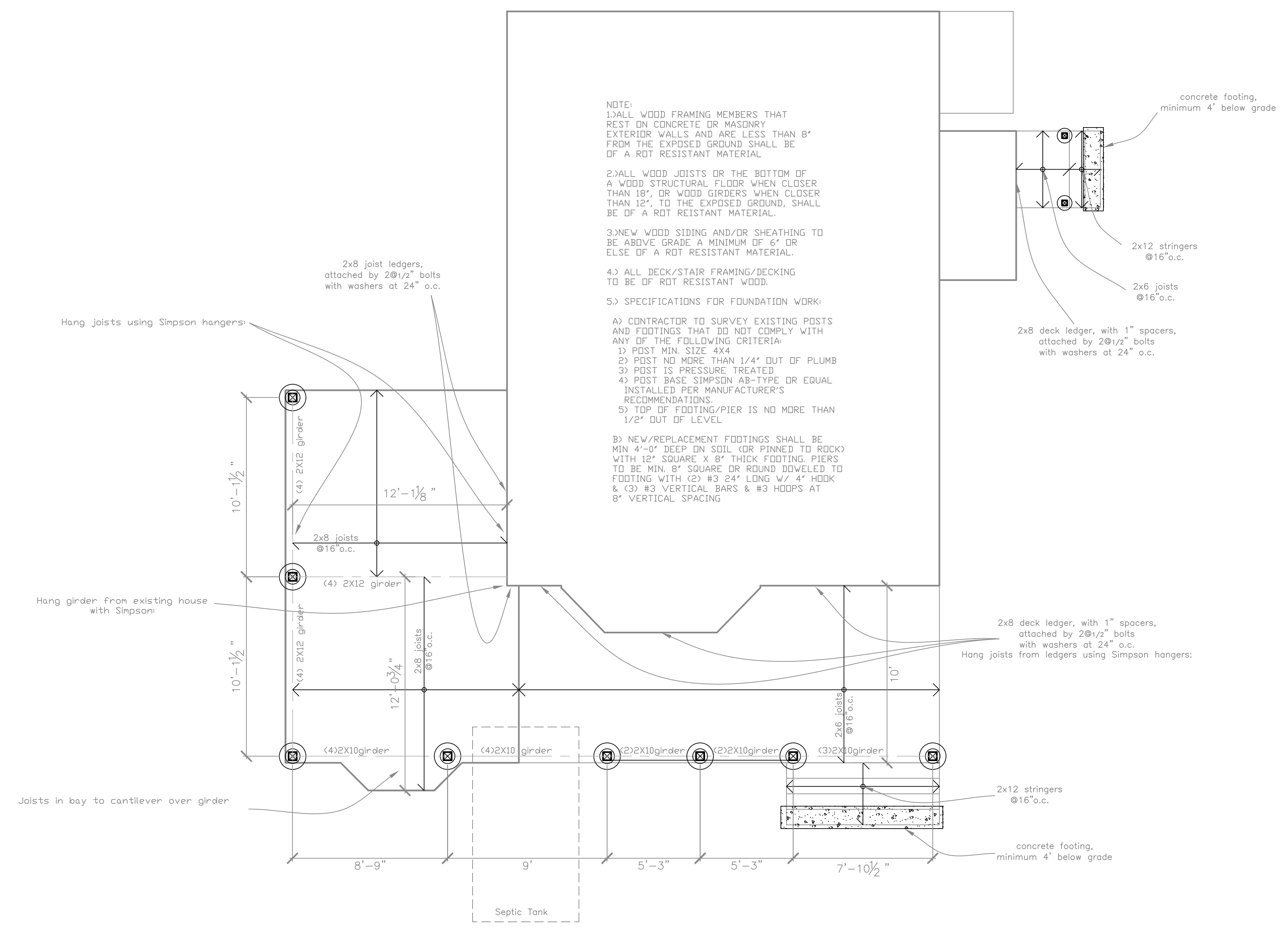
26 Sterling Street  
Peaks Island, Maine 04108  
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**Proposed  
Foundation  
and First Floor  
Framing Plan**

PROJECT  
**Mills Residence**  
**9 Sandpiper Rd.  
Peaks Island, ME**

DATE 03.18.14	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey
NOTES	

NOTE:  
1.) ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8' FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.  
2.) ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12", TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.  
3.) NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.  
4.) ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.  
5.) SPECIFICATIONS FOR FOUNDATION WORK:  
A) CONTRACTOR TO SURVEY EXISTING POSTS AND FOOTINGS THAT DO NOT COMPLY WITH ANY OF THE FOLLOWING CRITERIA:  
1) POST MIN. SIZE 4X4  
2) POST NO MORE THAN 1/4" OUT OF PLUMB  
3) POST IS PRESSURE TREATED  
4) POST BASE SIMPSON AB-TYPE OR EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.  
5) TOP OF FOOTING/PIER IS NO MORE THAN 1/2" OUT OF LEVEL.  
B) NEW/REPLACEMENT FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 12" SQUARE X 8" THICK FOOTING. PIERS TO BE MIN. 8" SQUARE OR ROUND DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOPS AT 8" VERTICAL SPACING



**A** Proposed Foundation/ First Floor Framing  
1/4" = 1'-0"

