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Architectural Design

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**Proposed
Foundation
and First Floor
Framing Plan**

PROJECT

Mills Residence

9 Sandpiper Rd.
Peaks Island, ME

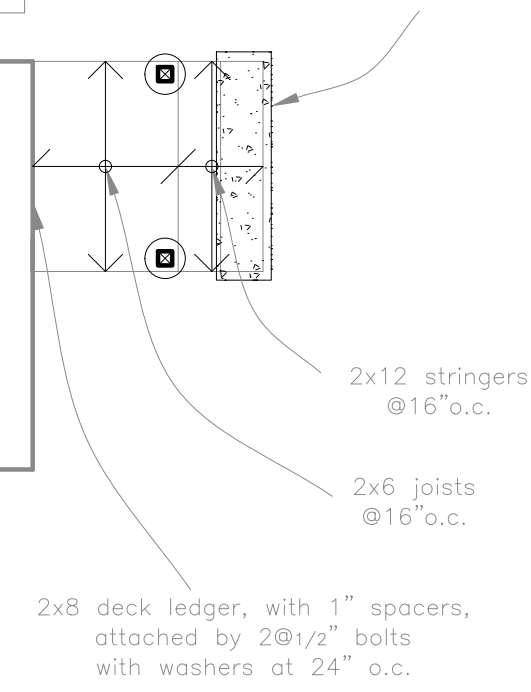
DATE	03.18.14	REVISED	05.09.14
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SCALE	1/4" = 1'-0"	DRAWN BY	Rachel & Harvey
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NOTES

- 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

Typical stair footing: Minimum 4' deep
12" wide X 6" thick concrete spread footing (R403.1.1)
8" hollow CMU Frostwall (R404.1.1),
2X8 P.T. sole plate anchored to frostwall according to R403.1.6
(Fully grout cells of top course of CMU to hold anchor bolts)



2x8 deck ledger, with 1" spacers, attached by 2@1/2" bolts with washers at 24" o.c.
Hang joists from ledgers using Simpson hangers:

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(Fully grout cells of top course of CMU to hold anchor bolts)

typical footing: 6X6 pressure treated post
10"Ø sonotube on 24"Ø footing, min. 4' below grade



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

