

Rachel Conly
Architectural Design

26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

**Proposed
Foundation
and First Floor
Framing Plan**

PROJECT

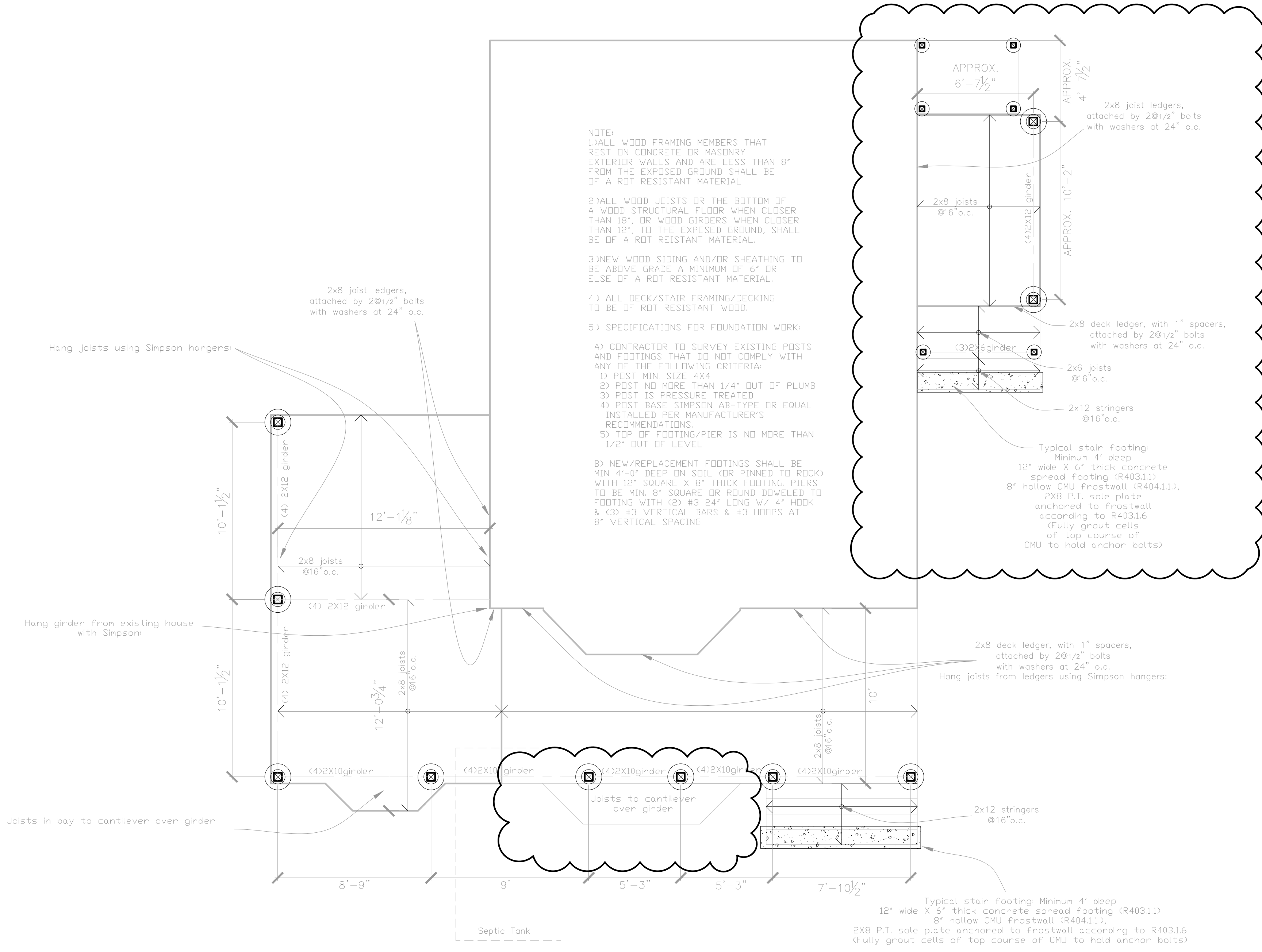
Mills Residence

**9 Sandpiper Rd.
Peaks Island, ME**

DATE 03.18.14 REVISED 05.02.14 09.29.15
09.15.15

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

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



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

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