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 REISTANT 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"Ø sonotube on 24"Ø footing, min. 4' below grade

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

0 1 2 3 4 5 6

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/29/15

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	REVISED
03.18.14	05.02.14 09.29.15 09.15.15
SCALE ¼"=1'-0"	DRAWN BY Rachel & Harvey

NOTES

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