



- NOTES:
- 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 POST FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 24" X 8" THICK FOOTING PIERS TO BE MIN. 10# ROUND, DOVELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOPS AT 8" VERTICAL SPACING.
 - C) TYPICAL NEW EXTERIOR STAIR FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 12" X 6" 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).

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

- Typical posts: 6X6 P.T. posts secured to sonotube with Simpson ABU66. Diagonally brace each post using 2X6 P.T. from lower 1/3 point of each post to center span of girders/box joist above.
- Typical post footings: 10"e sonotube w/ (3) #3 vertical bars & #3 hoops @ 8" vertical spacing, doveled to a 24"Ø footing with (2) #3 24" long w/ 4" hook, min. 4" below grade.

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Proposed Foundation and First Floor Framing Plan

PROJECT

Halliday Residence
 28 3rd St.
 Peaks Island, ME

DATE	REVISION
07.04.14	
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel & Harvey

NOTES

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