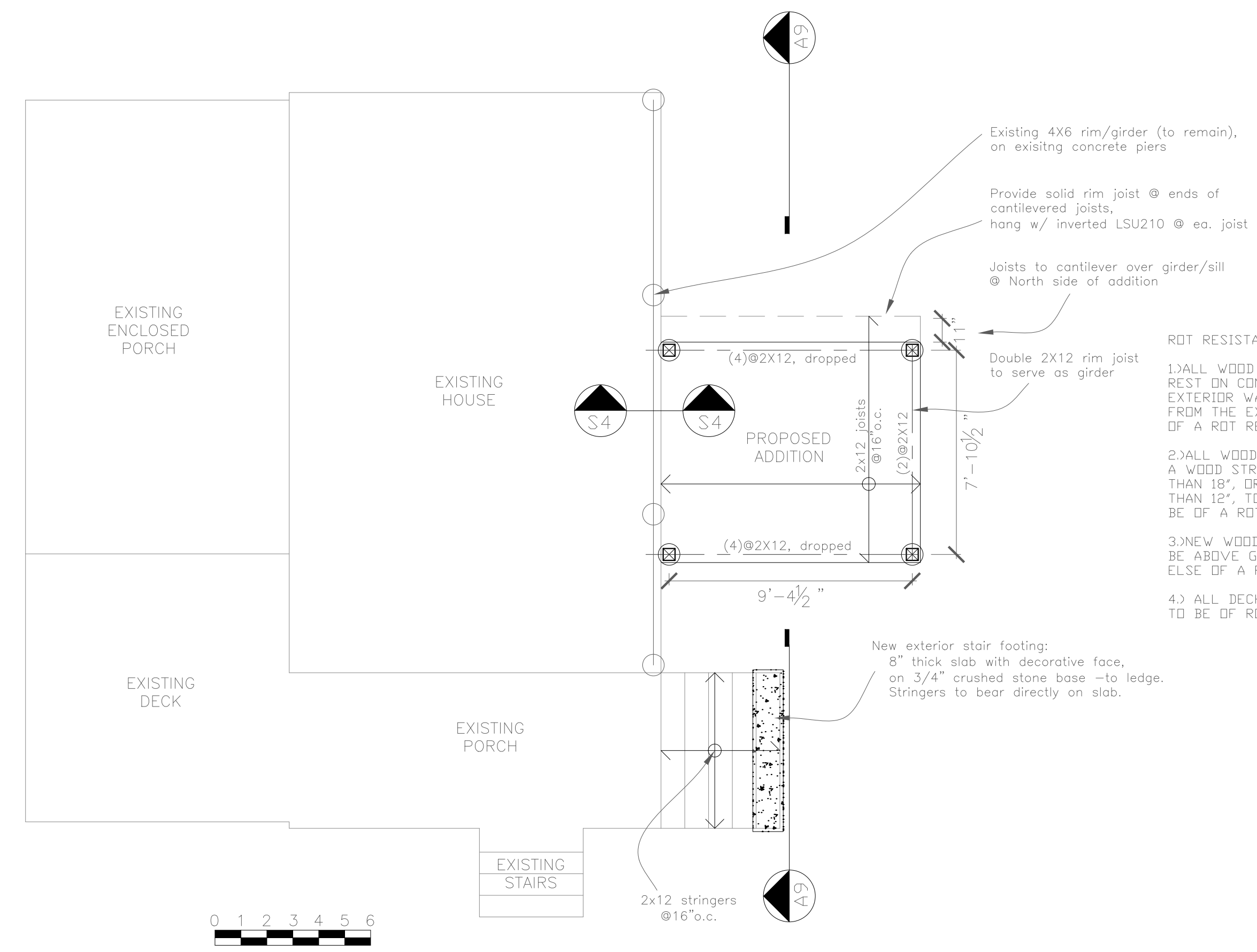


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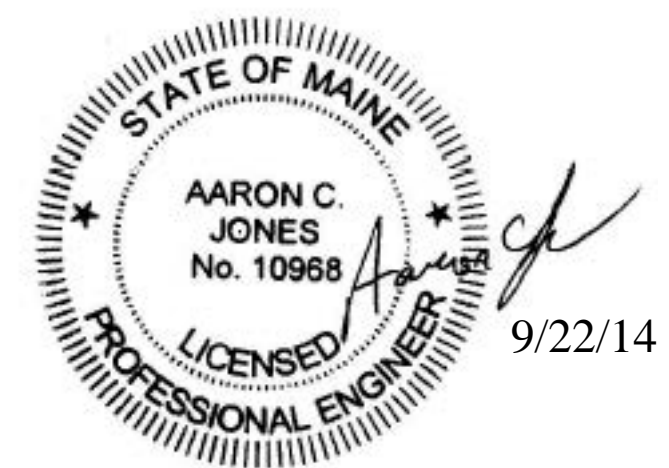
**Proposed
Foundation
and First Floor
Framing Plan**



- ROT RESISTANCE:
- 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.

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

- Typical posts: 6X6 P.T. posts secured to 12"Ø concrete pier with Simpson ABU66-Z
- Diagonally brace each post using 2X6 P.T. from lower 1/3 point of each post to center span of girders/box joist above -typ. (3) side, fasten w/ (4) 1/4"Ø X 4 1/2" Ledgerlok screws @ ea. end.
- Typical post footings: 12"Ø concrete pier w/ (2) #4 vertical bars. Cast to clean/solid ledge, pin w/ (2) #4X18" dowels (epoxy set, w/ min. 4 1/2" embed.) Provide ABU66-Z post base -fasten to concrete with 5/8"Ø X 6" wedge anchor or 5/8"Ø X 12" all thread- wet set



PROJECT

Halliday Residence
28 3rd St.
Peaks Island, ME

DATE	REVISION
07.04.14	07.24.14
	08.11.14
	09.17.14
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel & Harvey

NOTES

S1