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 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.

A Proposed Foundation and First Floor Framing
¼"=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

STATE OF MAINE
AARON C. JONES
No. 10968
LICENSED
PROFESSIONAL ENGINEER
9/22/14

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/23/14

Rachel Conly
Architectural Design

26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

Proposed Foundation and First Floor Framing Plan

PROJECT

Halliday Residence
28 3rd St.
Peaks Island, ME

DATE	REVISED
07.04.14	07.24.14 08.11.14 09.17.14
SCALE ¼"=1'-0"	DRAWN BY Rachel & Harvey

NOTES

S1