Reviewed for Code Compliance
Approved with Conditions
Approved with Conditions
Date: 09/22/14

A Proposed First Floor Framing
¼"=1'-0"

0 1 2 3 4 5 6

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

C.) CONTRACTOR TO SURVEY EXISTING FROST WALL AND VERIFY IT EXTENDS A MINIMUM OF 4' BELOW GRADE.

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Architectural Design

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Peaks Island, Maine 04108
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Proposed Framing Plan

PROJECT

Sellers Residence

89 Pleasant Ave.
Peaks Island, ME.
04108

DATE	REVISED
12.27.13	
SCALE ¼"=1'-0"	DRAWN BY Rachel

NOTES

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