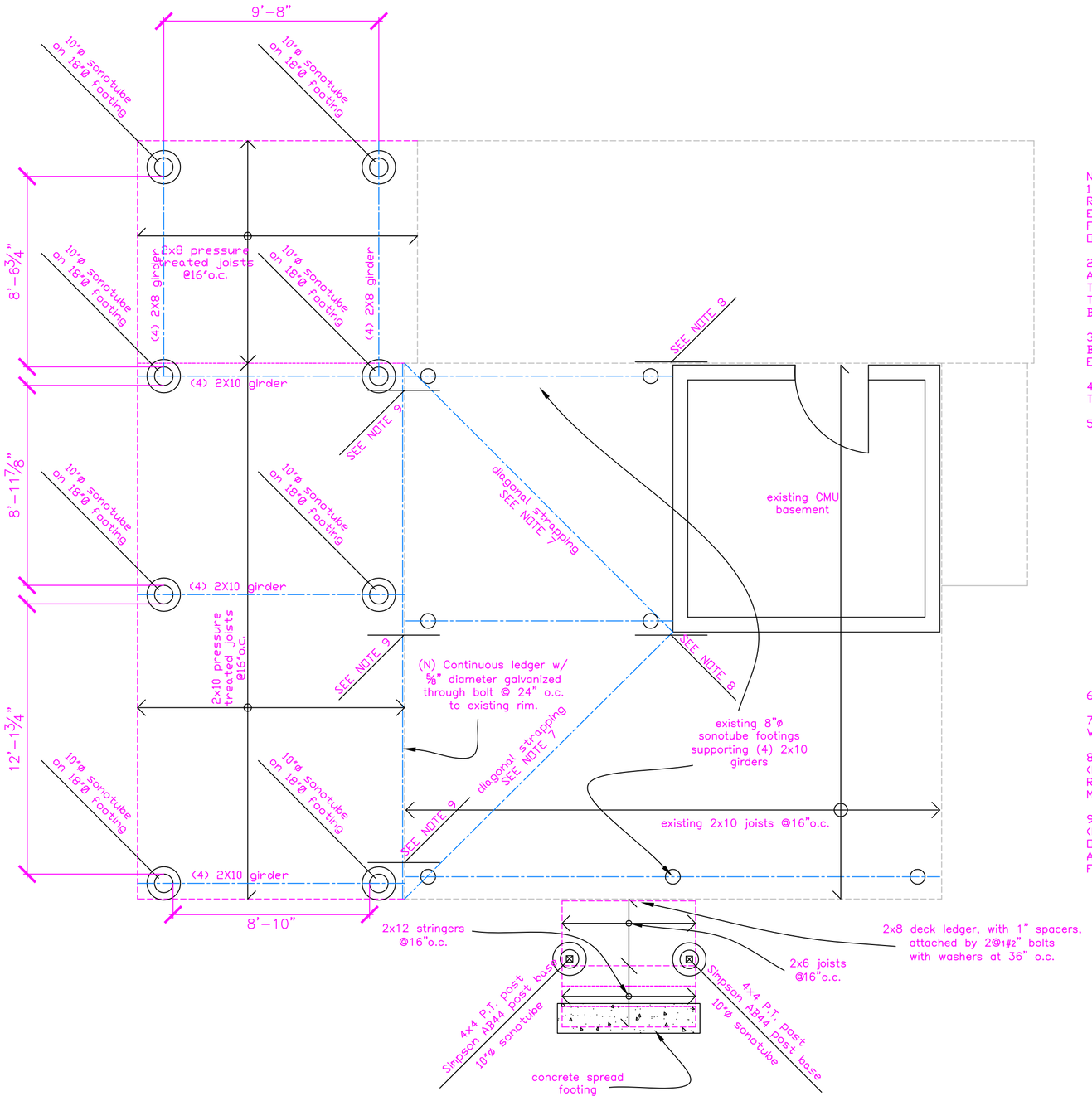

A Proposed Foundation and First Floor Framing
1/4"=1'-0"

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

6.) SEE A11 FOR PIER DESIGN INFORMATION

7.) ADD 2X10 FLAT DIAGONAL UNDER (E) JOISTS WITH (3) 3" TIMBERLO

8.) ADD SIMPSON HST5 STRAP (E) GIRDER TO (E) CMU WALL. GROUT CMU CELLS SOLID AS REQUIRED. ADD BLOCKING AS REQUIRED TO MAINTAIN FLUSH INSTALLATION OF STRAP.

9.) SIMPSON LSTA 30 STRAP (N) GIRDER TO (E) GIRDER (3) LOCATIONS. WHEN GIRDERS OFFSET, ADD BLOCKING BETWEEN JOIST BAYS AND RAFTERS AS REQUIRED TO MAINTAIN FLUSH INSTALLATION OF STRAP.

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Proposed Foundation & Floor Framing Plan

PROJECT

Gulliver Residence

292 Island Avcnue
Peaks Island, ME.
04108

DATE	REVISED
2.28.14	
SCALE	DRAWN BY
1/4"=1'-0"	Rachel/Harvey

NOTES

STATE OF MAINE
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S1