



- 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, AND REPLACE THOSE 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 PORCH POST FOOTINGS SHALL BE MIN 24"Ø X 8" X 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 24"Ø X 8" THICK FOOTING. PIERS TO BE MIN. 10Ø ROUND, DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOKS AT 8" VERTICAL SPACING, PROVIDE (1) ANCHOR BOLT ACCORDING TO R403.1.6, CENTERED IN FOOTING, FOR USE WITH APPROPRIATE POST BASE HARDWARE.
 - C) INTERIOR FOOTINGS TO BE 20" SQUARE X 12" DEEP WITH CAST-IN PB66 POST BASE.
 - D) 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).

-  Typical deck/porch footing, see note 5B) above
-  Typical new interior post footing, see note 5C) above



A Proposed Foundation
 1/4" = 1'-0"

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 Architectural Design

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**Proposed
 Foundation
 Plan**



PROJECT
**Crosby Simmonds
 Residence**
 92 Central Avenue
 Peaks Island, Me.
 04108

DATE 09.09.14	REVISED
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey

NOTES