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**Proposed  
Foundation  
Plan**



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

DATE 09.09.14	REVISED 12.01.14
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey

NOTES

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.

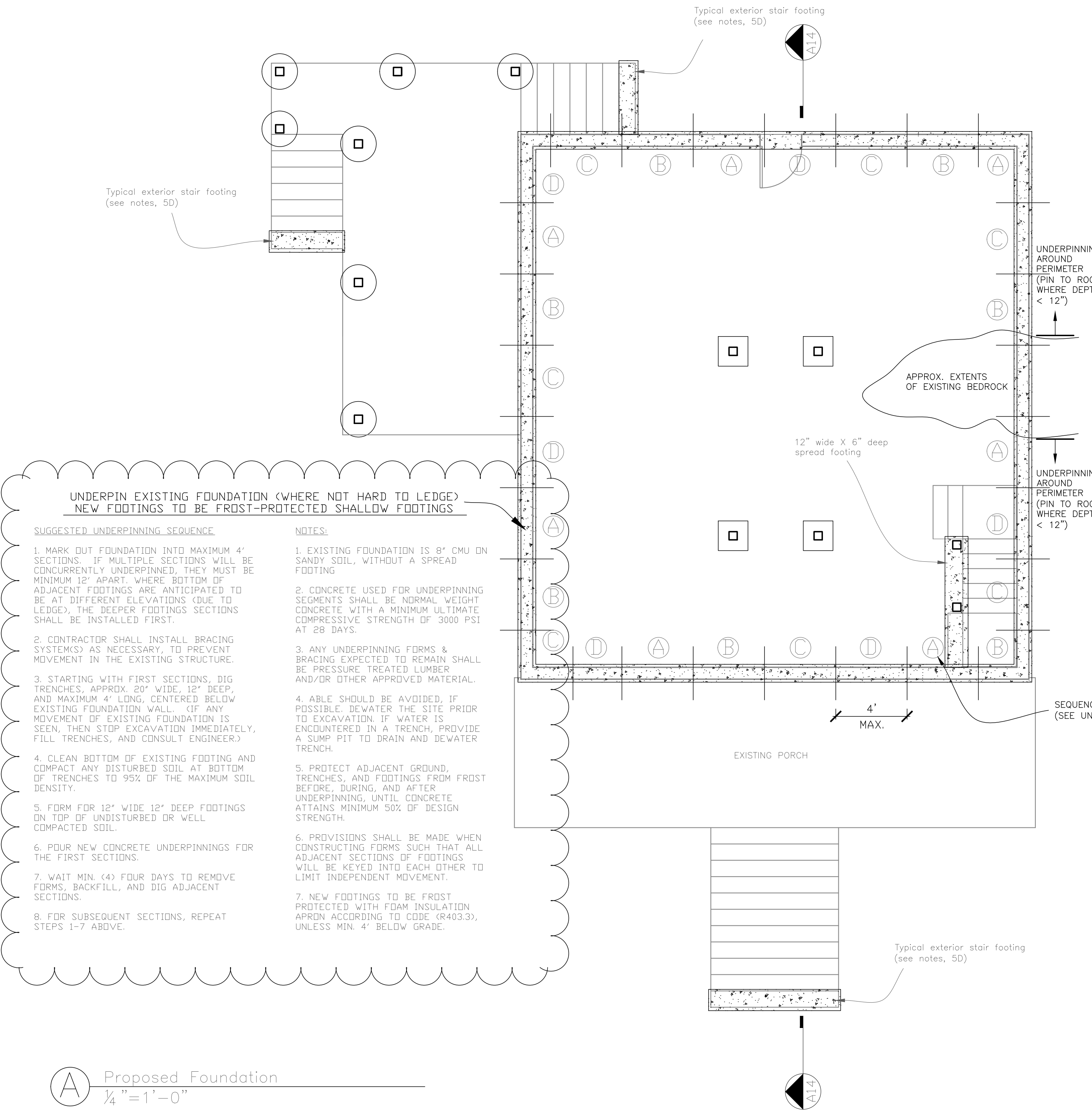
5.) SPECIFICATIONS FOR FOUNDATION WORK:

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 HOOPS 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).



**UNDERPIN EXISTING FOUNDATION (WHERE NOT HARD TO LEDGE)  
NEW FOOTINGS TO BE FROST-PROTECTED SHALLOW FOOTINGS**

SUGGESTED UNDERPINNING SEQUENCE

1. MARK OUT FOUNDATION INTO MAXIMUM 4' SECTIONS. IF MULTIPLE SECTIONS WILL BE CONCURRENTLY UNDERPINNED, THEY MUST BE MINIMUM 12' APART. WHERE BOTTOM OF ADJACENT FOOTINGS ARE ANTICIPATED TO BE AT DIFFERENT ELEVATIONS (DUE TO LEDGE), THE DEEPER FOOTINGS SECTIONS SHALL BE INSTALLED FIRST.
2. CONTRACTOR SHALL INSTALL BRACING SYSTEM(S) AS NECESSARY, TO PREVENT MOVEMENT IN THE EXISTING STRUCTURE.
3. STARTING WITH FIRST SECTIONS, DIG TRENCHES, APPROX. 20" WIDE, 12" DEEP, AND MAXIMUM 4' LONG, CENTERED BELOW EXISTING FOUNDATION WALL. (IF ANY MOVEMENT OF EXISTING FOUNDATION IS SEEN, THEN STOP EXCAVATION IMMEDIATELY, FILL TRENCHES, AND CONSULT ENGINEER.)
4. CLEAN BOTTOM OF EXISTING FOOTING AND COMPACT ANY DISTURBED SOIL AT BOTTOM OF TRENCHES TO 95% OF THE MAXIMUM SOIL DENSITY.
5. FORM FOR 12" WIDE 12" DEEP FOOTINGS ON TOP OF UNDISTURBED OR WELL COMPACTED SOIL.
6. POUR NEW CONCRETE UNDERPINNINGS FOR THE FIRST SECTIONS.
7. WAIT MIN. (4) FOUR DAYS TO REMOVE FORMS, BACKFILL, AND DIG ADJACENT SECTIONS.
8. FOR SUBSEQUENT SECTIONS, REPEAT STEPS 1-7 ABOVE.

NOTES:

1. EXISTING FOUNDATION IS 8" CMU ON SANDY SOIL, WITHOUT A SPREAD FOOTING.
2. CONCRETE USED FOR UNDERPINNING SEGMENTS SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. ANY UNDERPINNING FORMS & BRACING EXPECTED TO REMAIN SHALL BE PRESSURE TREATED LUMBER AND/OR OTHER APPROVED MATERIAL.
4. ABLE SHOULD BE AVOIDED, IF POSSIBLE. DEWATER THE SITE PRIOR TO EXCAVATION. IF WATER IS ENCOUNTERED IN A TRENCH, PROVIDE A SUMP PIT TO DRAIN AND DEWATER TRENCH.
5. PROTECT ADJACENT GROUND, TRENCHES, AND FOOTINGS FROM FROST BEFORE, DURING, AND AFTER UNDERPINNING, UNTIL CONCRETE ATTAINS MINIMUM 50% OF DESIGN STRENGTH.
6. PROVISIONS SHALL BE MADE WHEN CONSTRUCTING FORMS SUCH THAT ALL ADJACENT SECTIONS OF FOOTINGS WILL BE KEYED INTO EACH OTHER TO LIMIT INDEPENDENT MOVEMENT.
7. NEW FOOTINGS TO BE FROST PROTECTED WITH FDM INSULATION APRON ACCORDING TO CODE (R403.3), UNLESS MIN. 4' BELOW GRADE.

UNDERPINNING AROUND PERIMETER (PIN TO ROCK WHERE DEPTH < 12")

UNDERPINNING AROUND PERIMETER (PIN TO ROCK WHERE DEPTH < 12")

SEQUENCE (SEE UNDERPINNING NOTES)

□ Typical deck/porch footing, see note 5B) above

□ Typical new interior post footing, see note 5C) above



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

**S1**