

Rachel Conly
 Architectural Design
 26 Sterling Street
 Peaks Island, Maine 04108
 207.766.5625

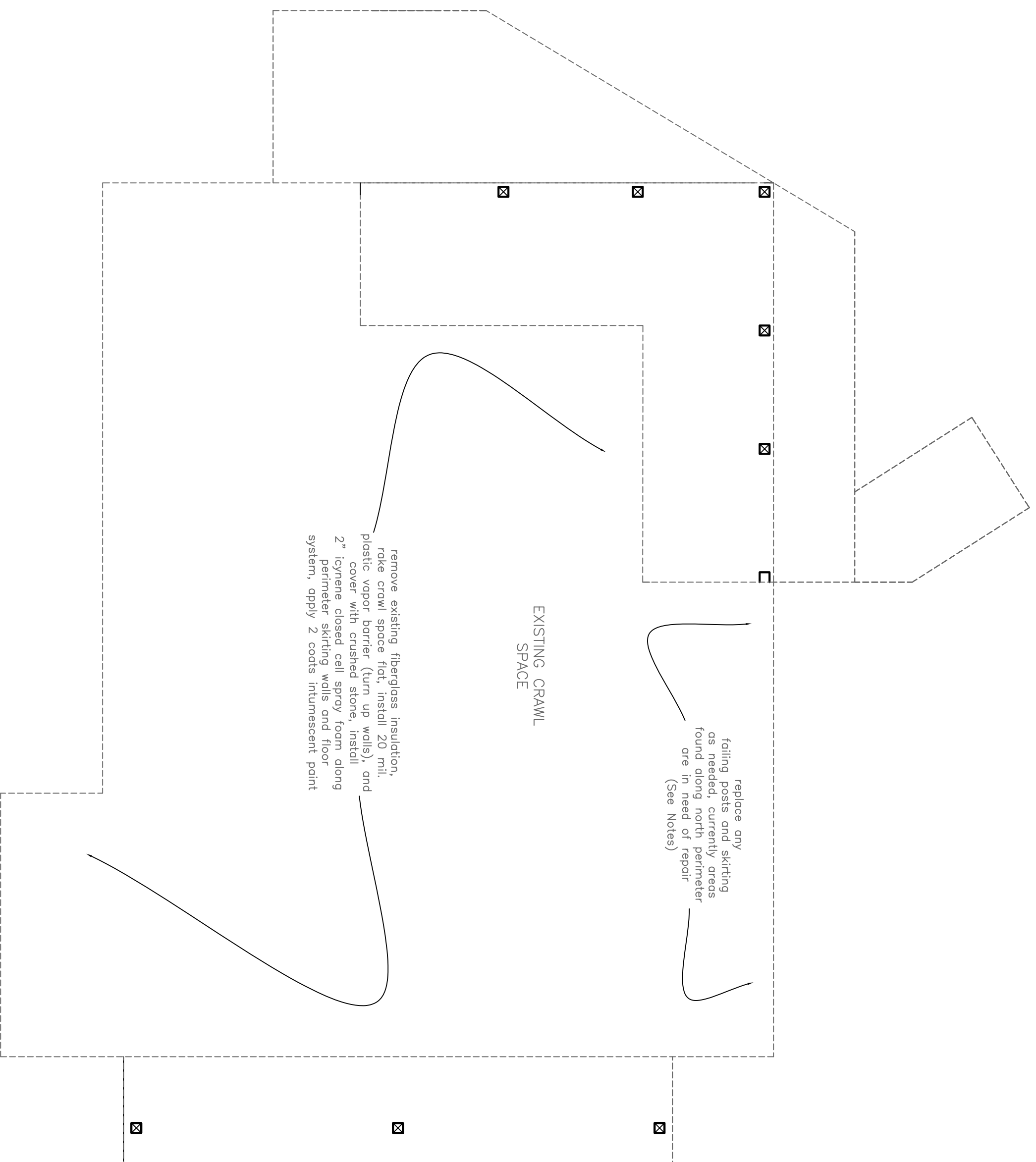
Proposed Foundation

PROJECT
Branson Residence
 5 Beach Road
 Peaks Island, Me.
 04108

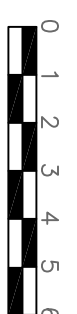
DATE	11.12.13	REVISED	
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
NOTES			

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 GROEDERS 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.) SPECIFICATIONS FOR FOUNDATION WORK:
 A) CONTRACTOR TO SURVEY EXISTING POSTS IN BASEMENT AND REPAIR/REPLACE ALL 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 BETWEEN TOP AND BOTTOM.
 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 5" OUT OF LEVEL.
- 5.) 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.



Proposed Foundation Repair Plan
 1/4" = 1'-0"



EXISTING WALL
 NEW WALL