

10"Ø CONCRETE PIGS FOR DECKS

NOTES:
 OWNER/SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE PROCEEDING.

LOCAL SOIL CONDITIONS AND BUILDING REQUIREMENTS MAY ALLOW/REQUIRE FOOTINGS, FOUNDATION SIZES, AND CONSTRUCTION MATERIALS TO VARY FROM TYPICAL CONSTRUCTION SHOWN ON THIS DRAWING. SITE CONTRACTOR/LOCAL BUILDING AUTHORITIES TO VERIFY THAT ALL ASPECTS OF FOUNDATION DESIGN COMPLY WITH ALL APPLICABLE BUILDING CODES, LOCAL REQUIREMENTS, AND CONDITIONS.

ALL FOOTING LOADS UNDER LALLY COLUMNS BASED ON FOLLOWING INFORMATION: 50 LB GROUND SNOW LOAD, SOIL BEARING CAPACITY OF 2000 PSF & CONCRETE STRENGTH OF 2500 PSI (17 MPA).

ALL FOOTINGS SHALL EXTEND BELOW THE FROSTLINE

STEEL REINFORCEMENT IS RECOMMENDED IN CONCRETE WALL FOR ASSURED STRENGTH.

RETAINING WALLS OR BRACING SHOULD BE USED WHEN PRESSURE OF SOIL COULD DAMAGE WALL DURING BACKFILLING OR HOME INSTALLATION.

IF EXTERIOR INSULATION IS APPLIED TO FOUNDATION WALL, FOUNDATION SIZE MAY REQUIRE ADJUSTMENT - CHECK WITH YOUR BUILDER.

HOME MUST BE TIED TO THE FOUNDATION WITH STEEL STRAPPING OR TOENAILED WITH MIN. 3-1/4" NAILS AT 16" C/C. STEEL STRAPPING MUST SPAN BETWEEN FLOOR FRAMING & 2x6 SILL AT 32" C/C MIN. WITH MIN. 3-1/4" NAILS, ONE AT EACH END OF STRAP. A MORE SECURE METHOD MAY BE REQUIRED IN HIGH WIND AREAS.

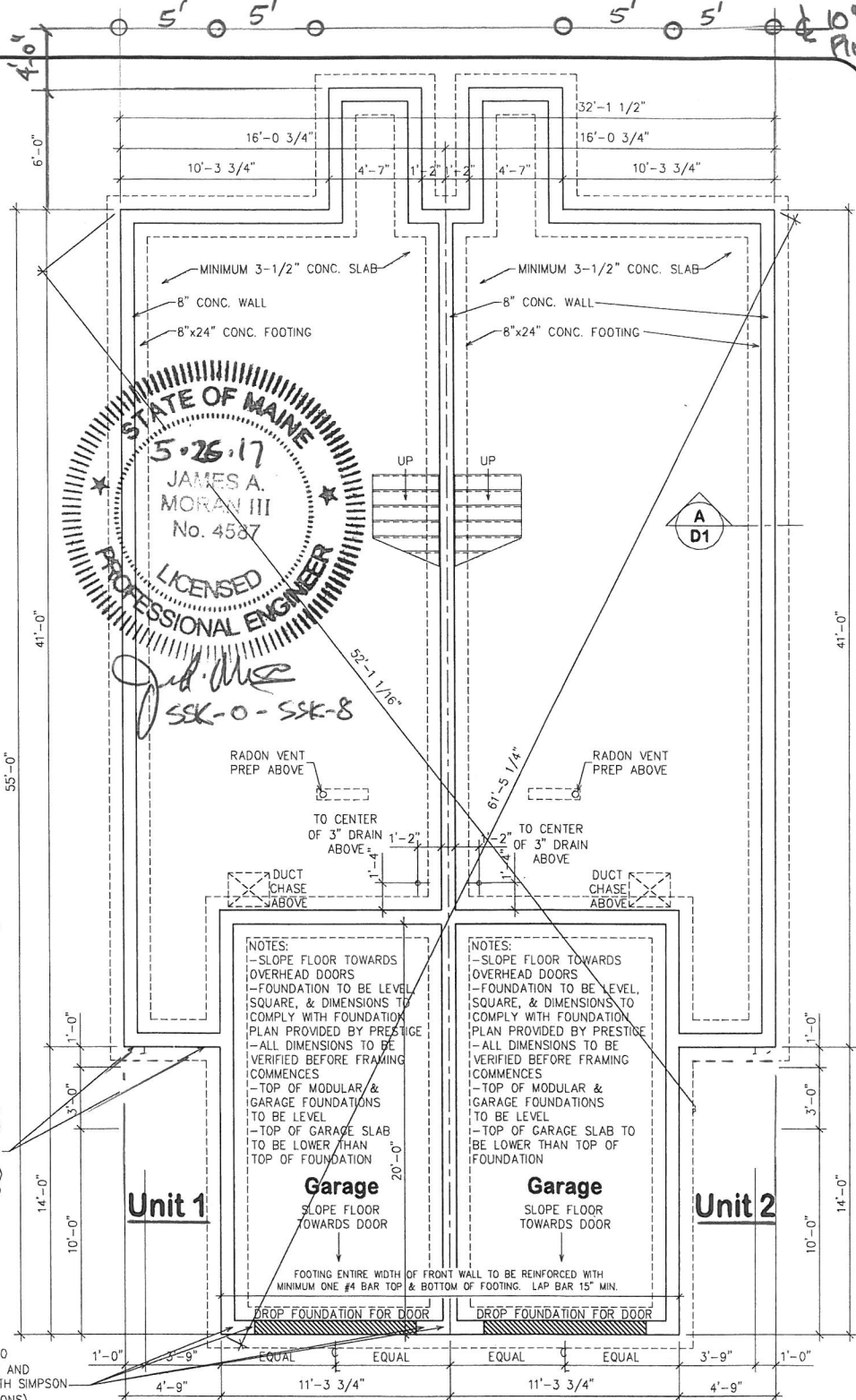
WINDOW AND DOOR LOCATIONS AS PER OWNER.

EGRESS, NATURAL LIGHT AND VENTILATION OF FOUNDATION AREA TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND LOCAL REQUIREMENTS.

IF UNIT IS TO BE SET ON CRAWL SPACE, ACCESS LOCATION & VENTILATION TO BE PROVIDED ON SITE BY BUILDER/OWNER CONTRACTOR.

ALL PLUMBING, HEATING, AND ELECTRICAL IN BASEMENT BY OWNER/CONTRACTOR.

INSTALL (1) LSTA-18 STRAP FROM FOUNDATION TO WALL STUD USING (5) 10D NAILS E.E. AT THIS LOCATION (MIN. 800# HOLD DOWN CAPACITY) (TYPICAL BOTH SIDES)

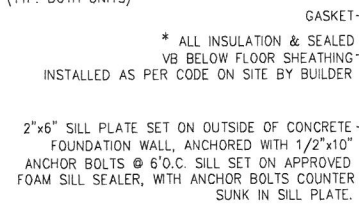


NOTE: ALL SONOTUBE LOCATIONS SHOWN ARE SUGGESTED LOCATIONS ONLY. PLEASE VERIFY WITH FOUNDATION/GENERAL CONTRACTOR ON SITE.

NOTES:
 -SLOPE FLOOR TOWARDS OVERHEAD DOORS
 -FOUNDATION TO BE LEVEL, SQUARE, & DIMENSIONS TO COMPLY WITH FOUNDATION PLAN PROVIDED BY PRESTIGE
 -ALL DIMENSIONS TO BE VERIFIED BEFORE FRAMING COMMENCES
 -TOP OF MODULAR & GARAGE FOUNDATIONS TO BE LEVEL
 -TOP OF GARAGE SLAB TO BE LOWER THAN TOP OF FOUNDATION

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5/8" THREADED ROD EMBEDDED 8" INTO CONCRETE (DRILL 3/4" DIAMETER HOLE AND EPOXY INTO CONCRETE FOUNDATION WITH SIMPSON STRONG TIE EPOXY SET-XP) (4 LOCATIONS) (TYP. BOTH UNITS)



A D1 Foundation Detail
 NOT TO SCALE

* RECOMMENDED INSULATION DETAILS BY BUILDER/OWNER (AS PER BUILDER/OWNER CONTRACT)

ATTENTION: FOOTING SIZES MAY HAVE TO BE INCREASED, DEPENDING ON TYPE OF SOIL & SOIL CONDITIONS.

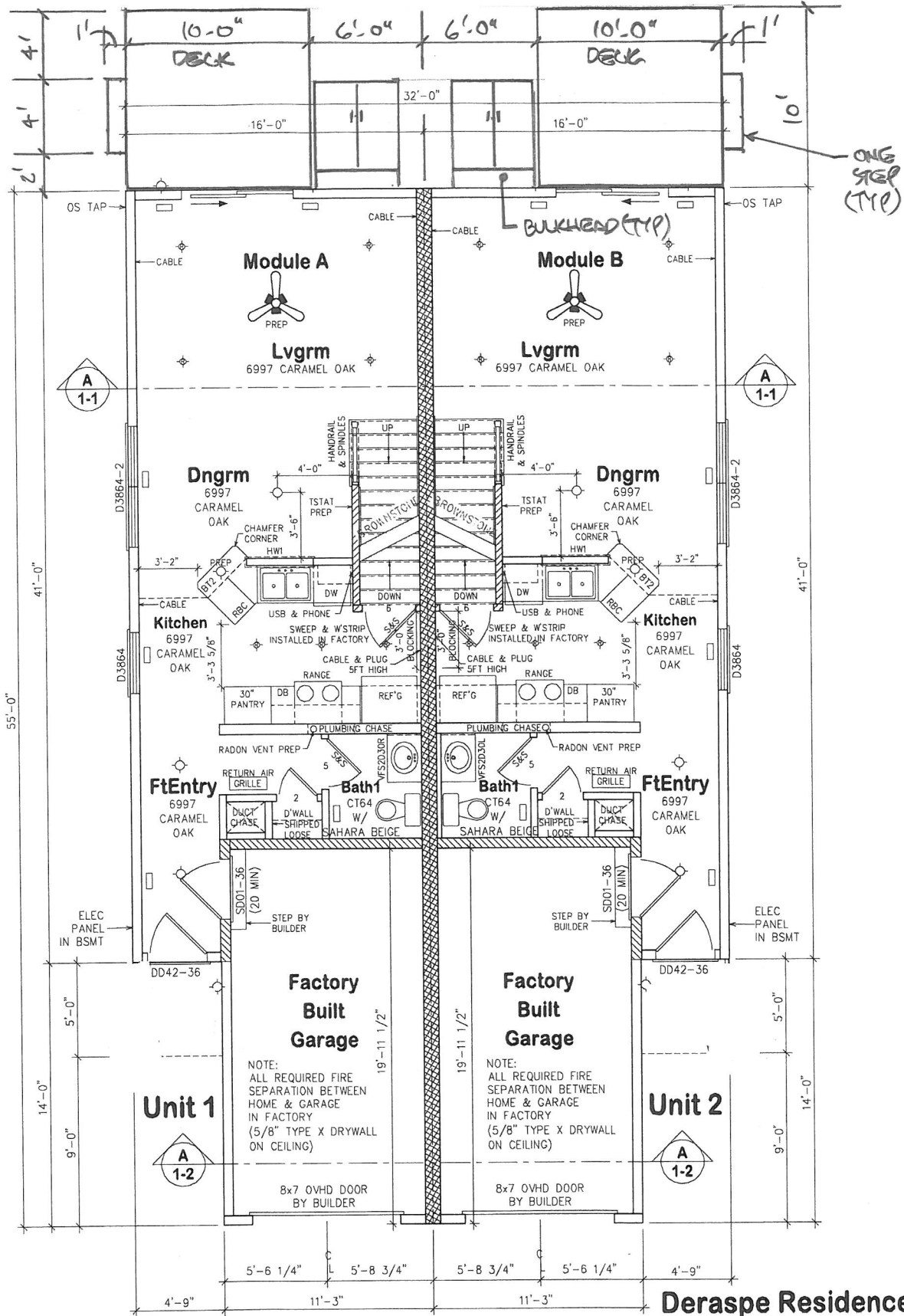
Deraspe Residence by Coastal Builders

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Sheet No.	Drawn By AG		Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4E-2R8 Phone: (506)433-9130 Fax: (506)433-9141	Foundation Plan		Revision Date Mar. 02/17
Original Date	Aug 15/16			12827A	R12859AD1E	Revised by AG
Scale	3/16"=1'-0"					

69 FALL BROOK STREET




SSK 0



**Deraspe Residence
by Coastal Builders**

First Floor Plan

UNLESS NOTED, ALL HEADER JACKS ARE 1~PLY
 1ST FLR HEADER CHART PER WINDOW/DOOR EXT.
 D3864 = 2 PLY 2"x6"
 D3864-2 = 1 PLY 9 1/4" LVL c/w 2 JACKS

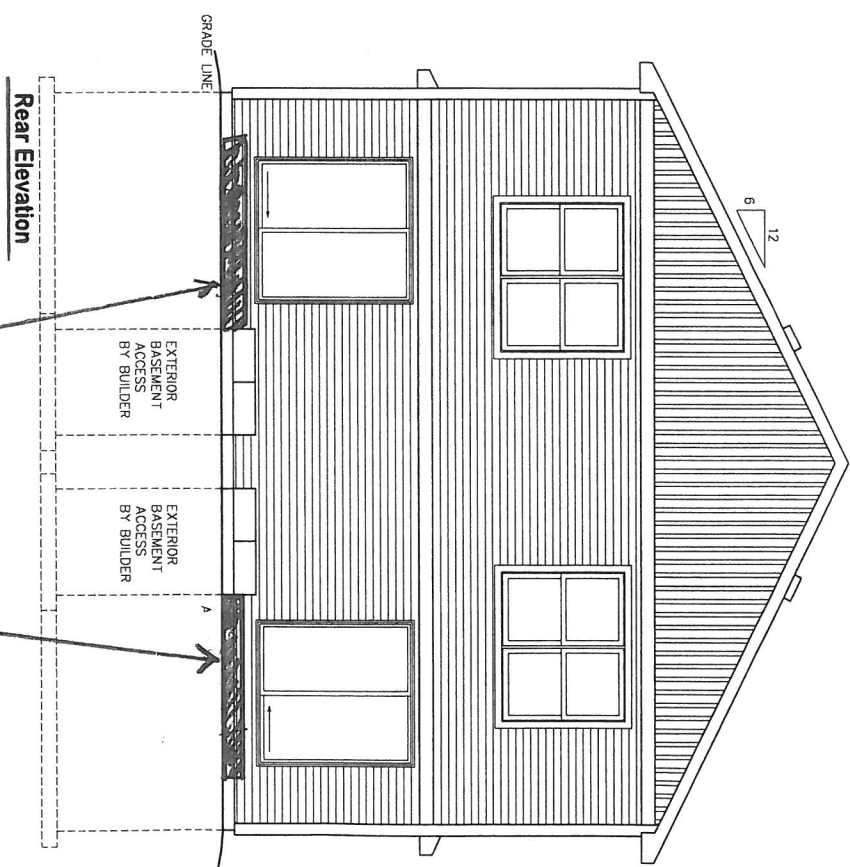
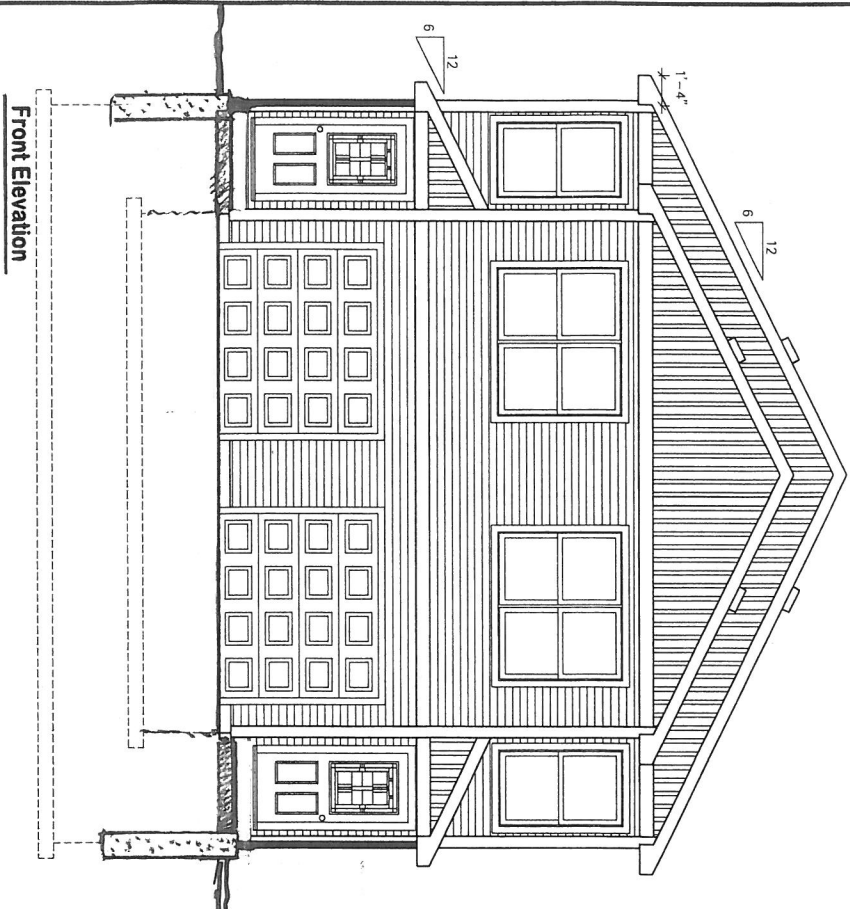
-  FIRE SEPARATION
SEE DETAIL
-  R24 INSULATED
INTERIOR PARTITIONS
(1/2" DRYWALL BOTH SIDES)
-  R12 INSULATED
INTERIOR PARTITIONS

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Sheet No.	Drawn By AG	prestige HOMES <i>We're built differently.</i>	Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4C-2R8 Phone: (506)433-9130 Fax: (506)433-9141	First Floor Plan		Revision Date Rev. 27/17
Original Date May 27/16	Scale 3/16"=1'-0"		12827A	R12859AC1K	Revised by AG	

69 FALL BROOK STREET

SSK 1



**Deraspe Residence
by Coastal Builders**

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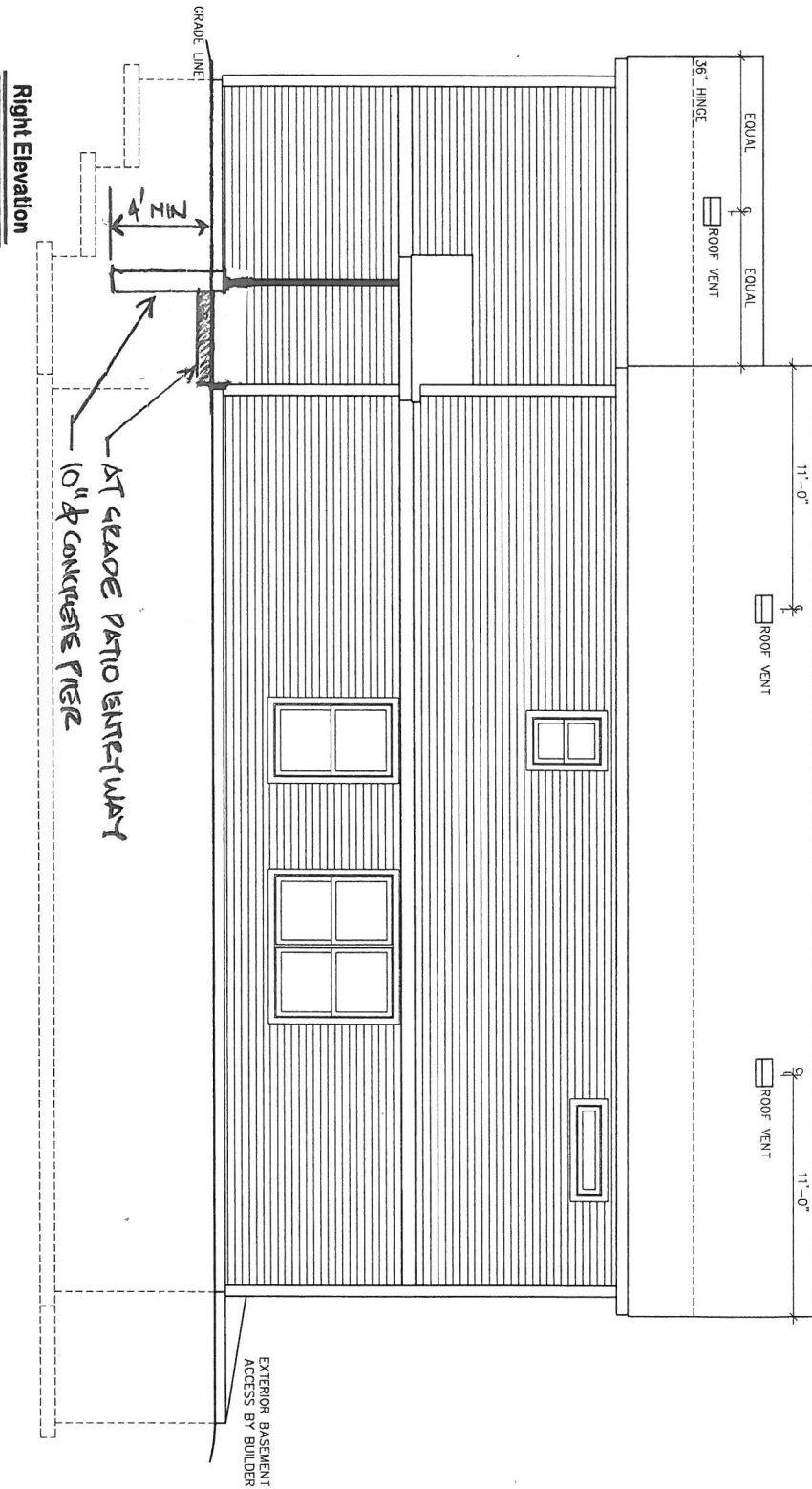
WINDOW GUARDS
BY BUILDER ON SITE

19 INCHES BETWEEN
FINISHED FLOOR &
BOTTOM OF GLASS EDGE
@ ALL 64" WINDOWS

69 FALL BROOK STREET

SSK 2

Sheet No.	Drawn By AG	<p>prestige HOMES</p> <p><i>We're built differently.</i></p>	Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4E-2R8 Phone: (506)433-9130 Fax: (506)433-9141	Elevations		Revision Date Feb. 28/17
Original Date May 27/16	Scale 3/16"=1'-0"			12827A	R12859AB1H	Revised by AG



Deraspe Residence
by Coastal Builders

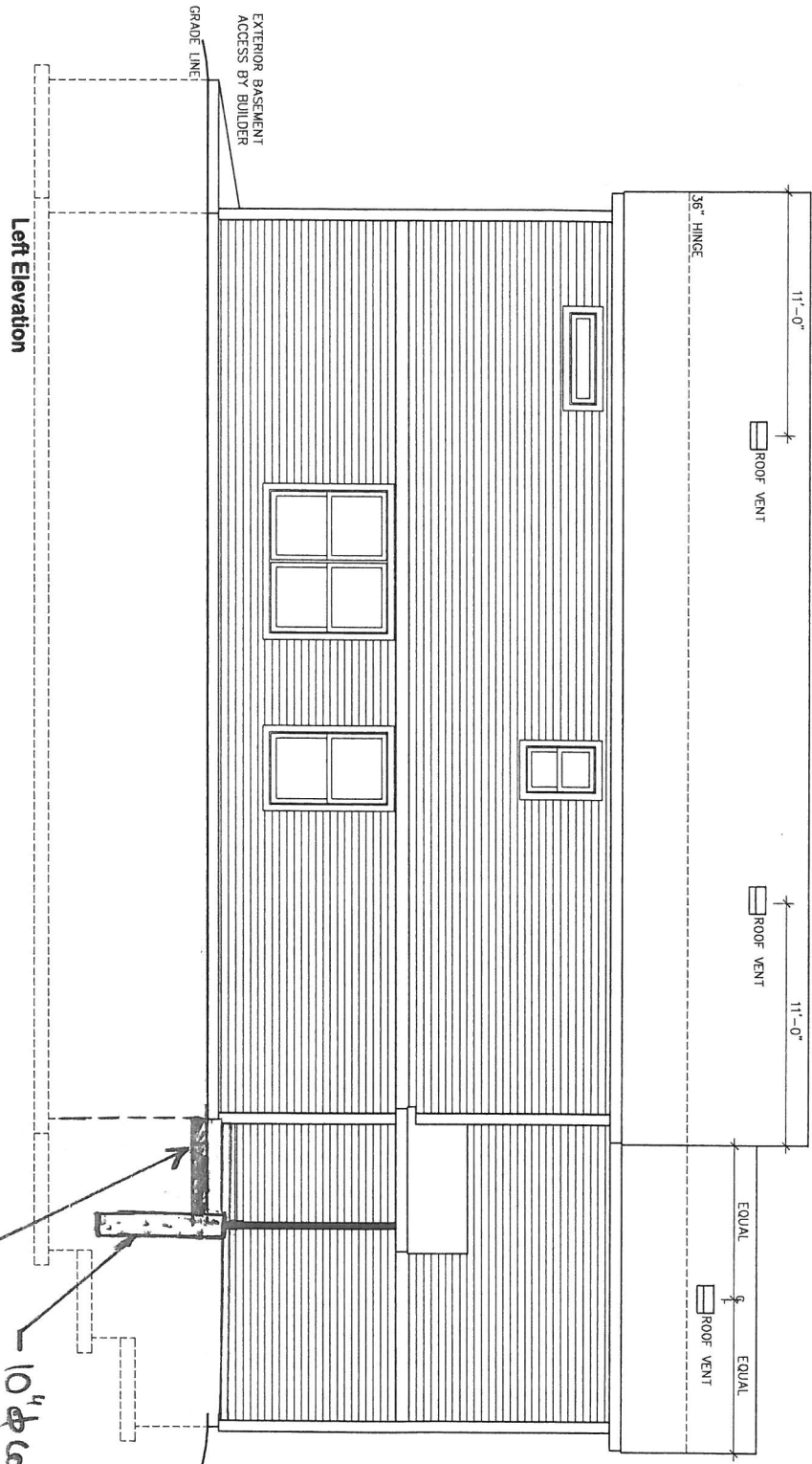
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WINDOW GUARDS
 BY BUILDER ON SITE
 19 INCHES BETWEEN
 FINISHED FLOOR &
 BOTTOM OF GLASS EDGE
 @ ALL 64" WINDOWS

69 FALL BROOK STREET

SSK 3

Sheet No.	Drawn By	AG		Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4C-2R8 Phone: (506)433-9130 Fax: (506)433-9141	Elevations		Revision Date Feb. 27/17 Revised by AG
	Original Date	Aug 18/16			12827A	R12859AB3F	
	Scale	3/16" = 1'-0"					



**Deraspe Residence
by Coastal Builders**

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WINDOW GUARDS
BY BUILDER ON SITE

19 INCHES BETWEEN
FINISHED FLOOR &
BOTTOM OF GLASS EDGE
© ALL 54" WINDOWS

10" diameter concrete pipe
57 grade ratio gutterway

69 FALL BROOK STREET

Sheet No.	Drawn By	AG
	Original Date	Aug 18/16
	Scale	3/16"=1'-0"

prestige *We're built differently.*
HOMES

Prestige Homes Inc.
14 Industrial Drive
Sussex, New Brunswick
E4E-2R8
Phone: (506)433-9130
Fax: (506)433-9141

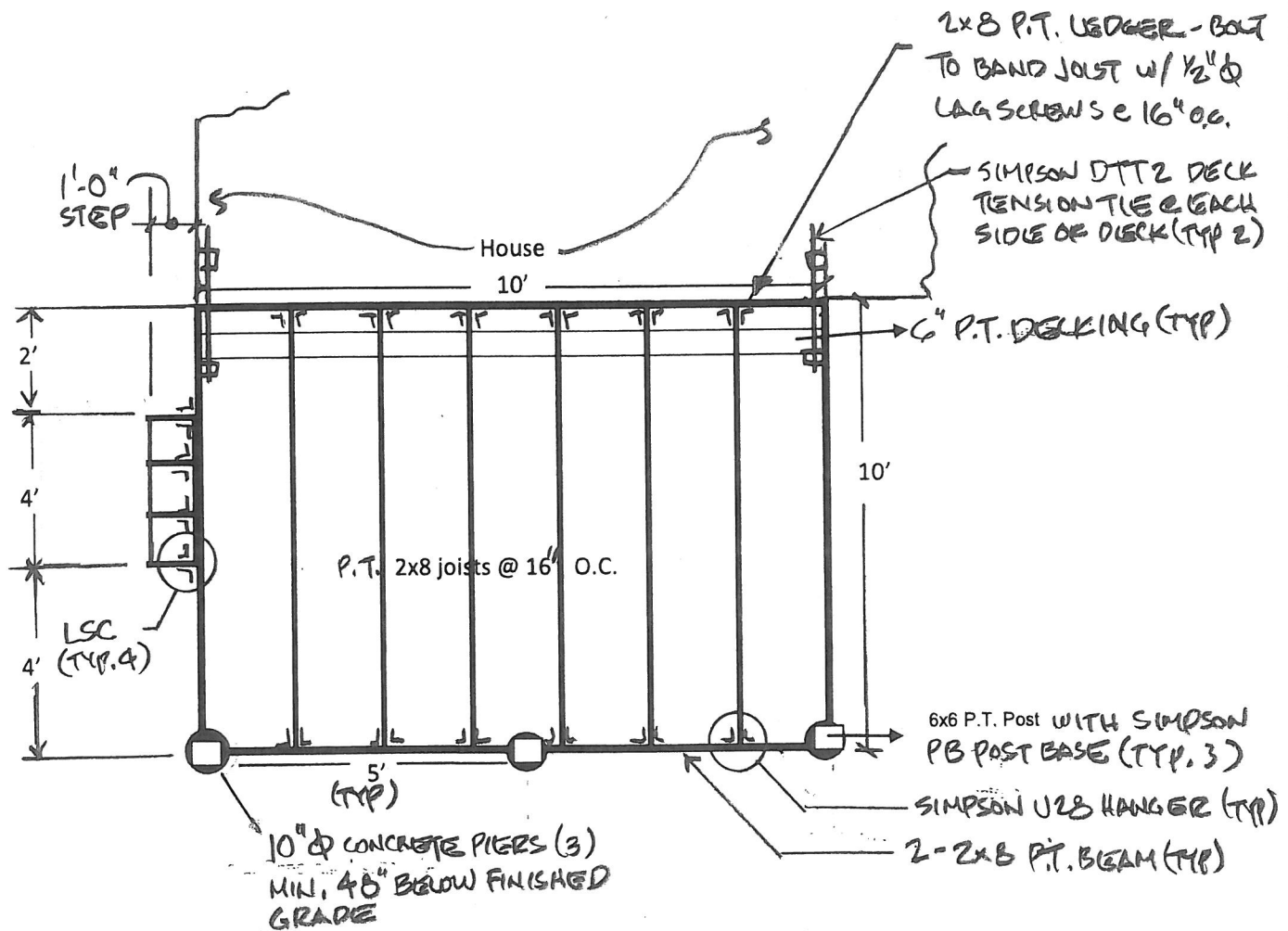
Elevations

12827A

R12859AB2F

Revision Date
Feb. 28/17
Revised by
AG

SSK 4



DECK FRAMING PLAN

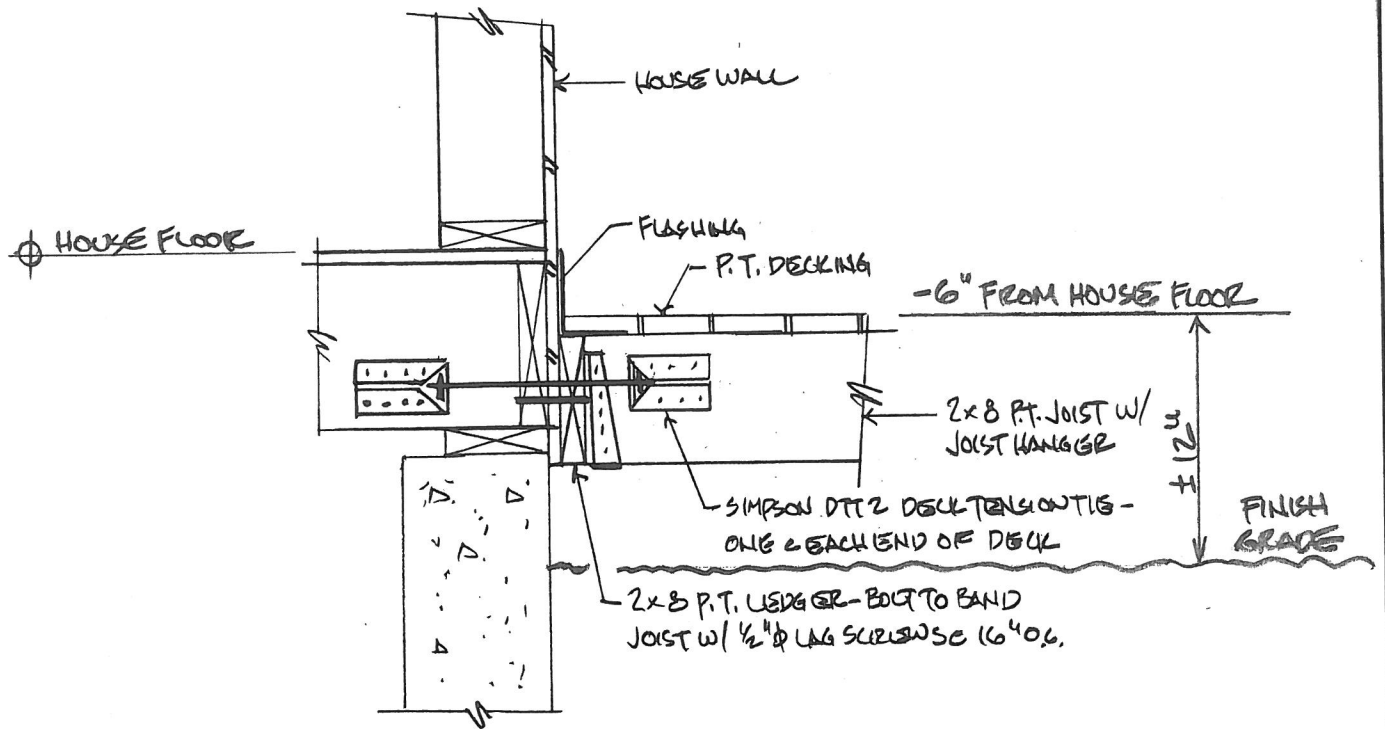
- NOTE: 1. ALL LUMBER SHALL BE SO, PINE P.T.
 2. ALL CONNECTION HARDWARE SHALL BE GALVANIZED



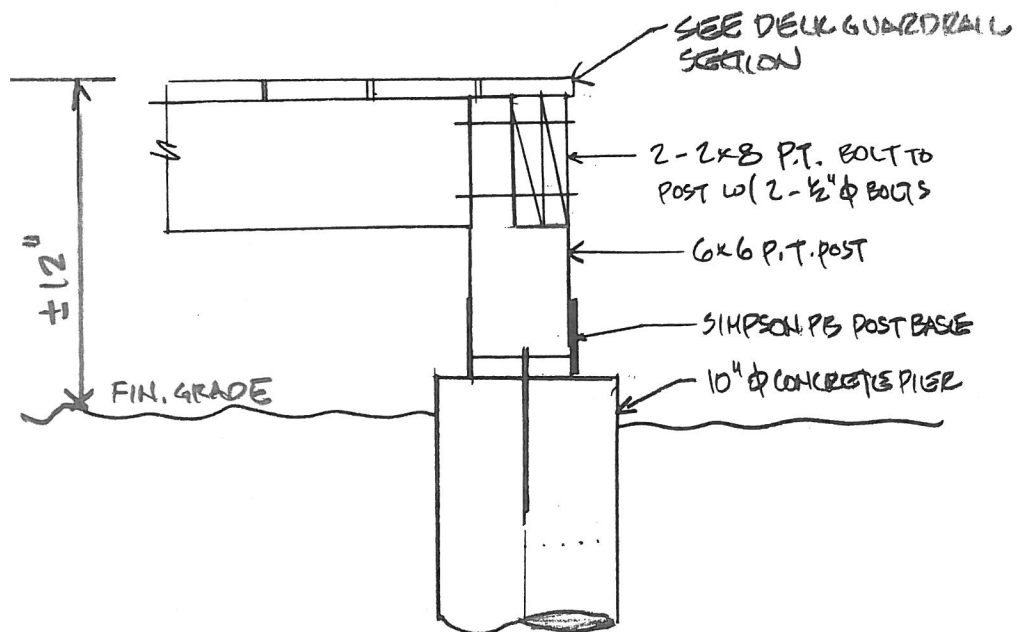
69 FALL BROOK STREET
 PORTLAND, ME

DATE: 5/24/2017
 DESIGN: JAM III
 PROJECT:

SSK - 5



SECTION @ HOUSE WALL



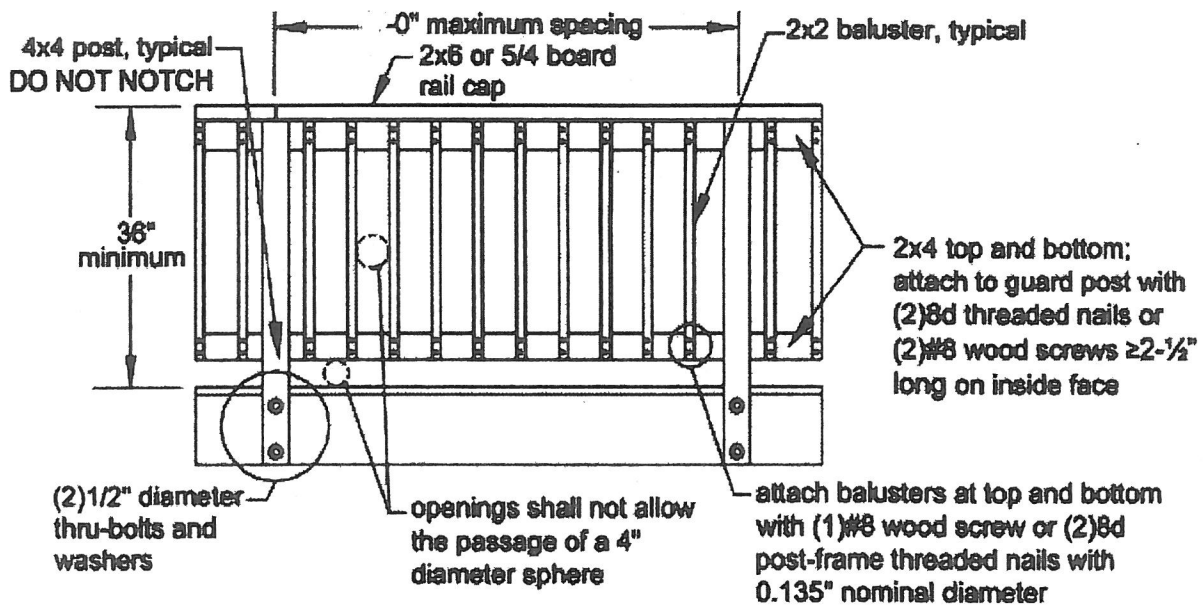
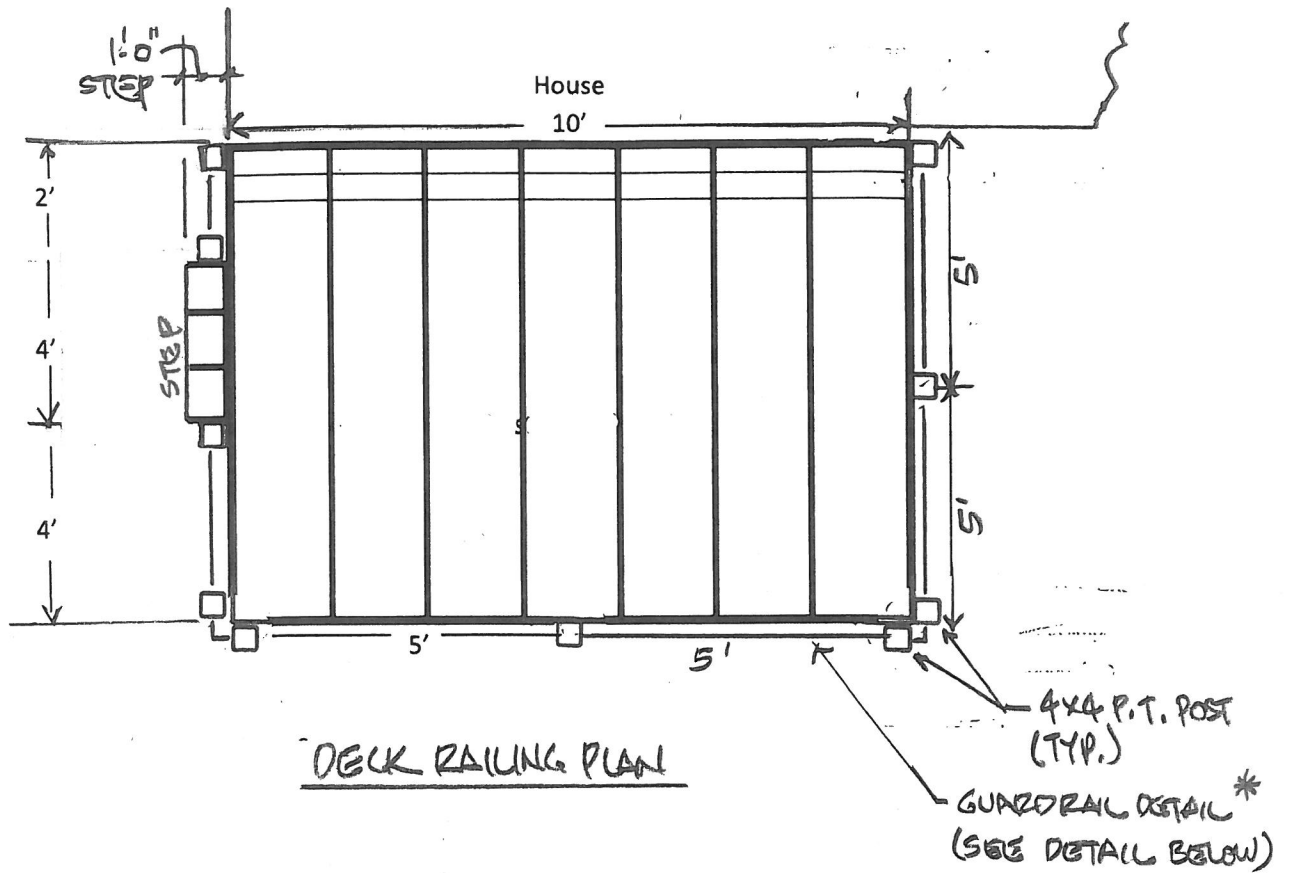
SECTION @ OUTER EDGE OF DECK



69 FALL BROOK STREET
PORTLAND, ME

DATE: 5/24/17
DESIGN: JAM III
PROJECT:

SSK - 6



GUARDRAIL DETAIL*

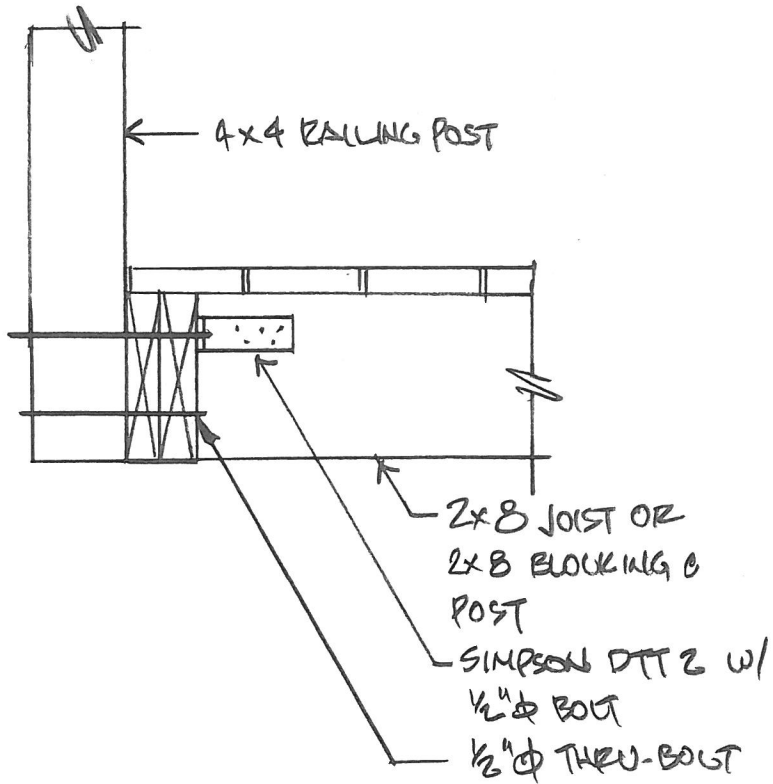
* OPTIONAL - DECK SURFACE
IS LESS THAN 30" ABOVE
FINISHED GRADE (~12")



69 FALLBROOK STREET
PORTLAND, ME

DATE: 5/24/2017
DESIGN: JAM III
PROJECT:

SSK - 7



RAILING POST CONNECTION
(RAILING OPTIONAL)



69 FALLBROOK STREET
PORTLAND, ME

DATE: 5/24/2017
DESIGN: JMM/III
PROJECT:

SSK - 8