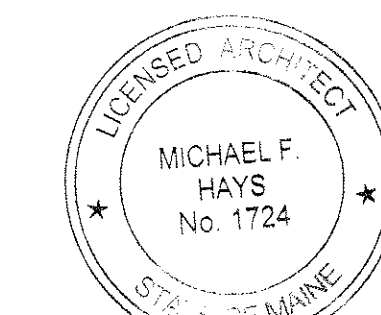




GRANT HAYS
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6175 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SCALE



Michael F. Hays

REV/NO/DATE

20 MAY 2015

DRAWING NAME

OWNER: JASON STANKIEWICZ
NEW DECK
521 CUMBERLAND AVE, UNIT 4
PORTLAND, MAINE 04101

SHEET

FRAMING PLAN
SECTIONS
& DETAILS

DATE
7 APRIL '15

SCALE
AS NOTED

DRAWN
MFH

JOB NO.
150407

SHEET

A.2

COPYRIGHT
REPRODUCTION OR REVISE OF THIS
DOCUMENT WITHOUT WRITTEN
PERMISSION FROM GRANT HAYS/
ASSOCIATES IS PROHIBITED.

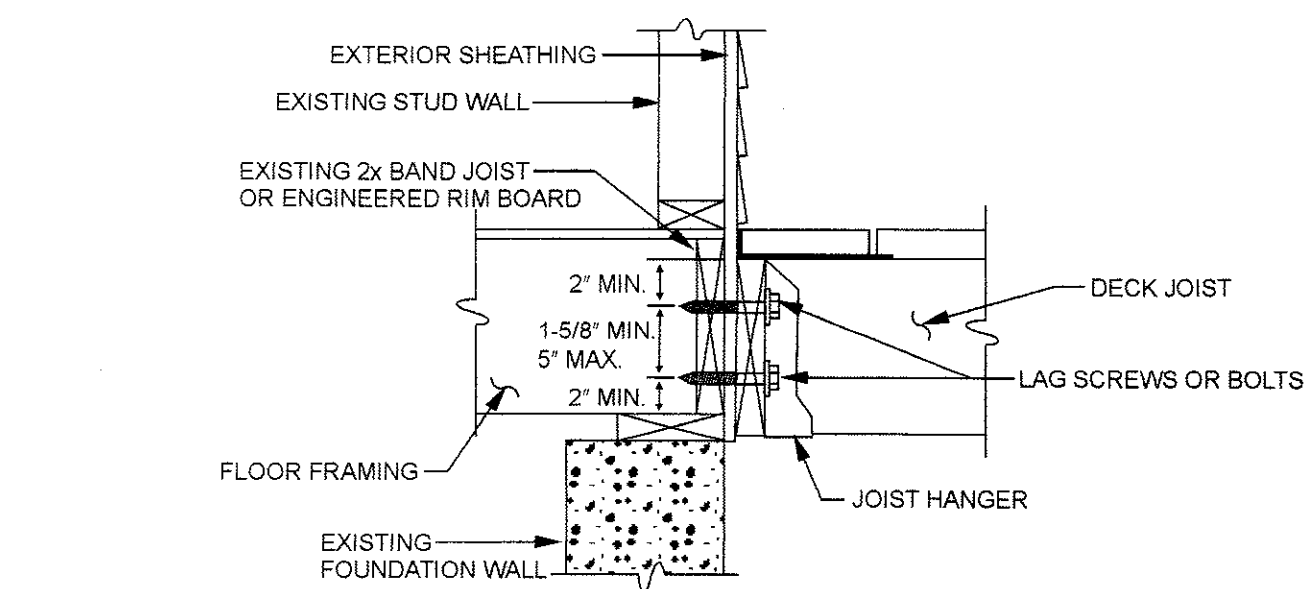


FIGURE R507.2.1(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN BAND JOISTS

TABLE R507.2.1
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS			
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger*	2 inches*	1/4 inch	2 inches*	1 1/4 inches*
Band Joist*	1/4 inch	2 inches	2 inches*	1 1/4 inches*

For SI: 1 inch = 25.4 mm.
a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).
b. Maximum 5 inches.
c. For engineered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).

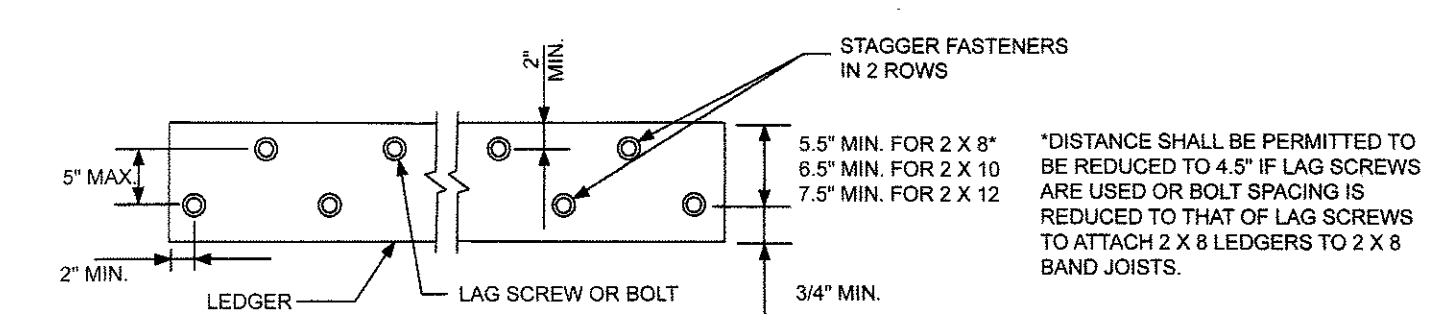


FIGURE R507.2.1(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

2012 INTERNATIONAL RESIDENTIAL CODE® 147

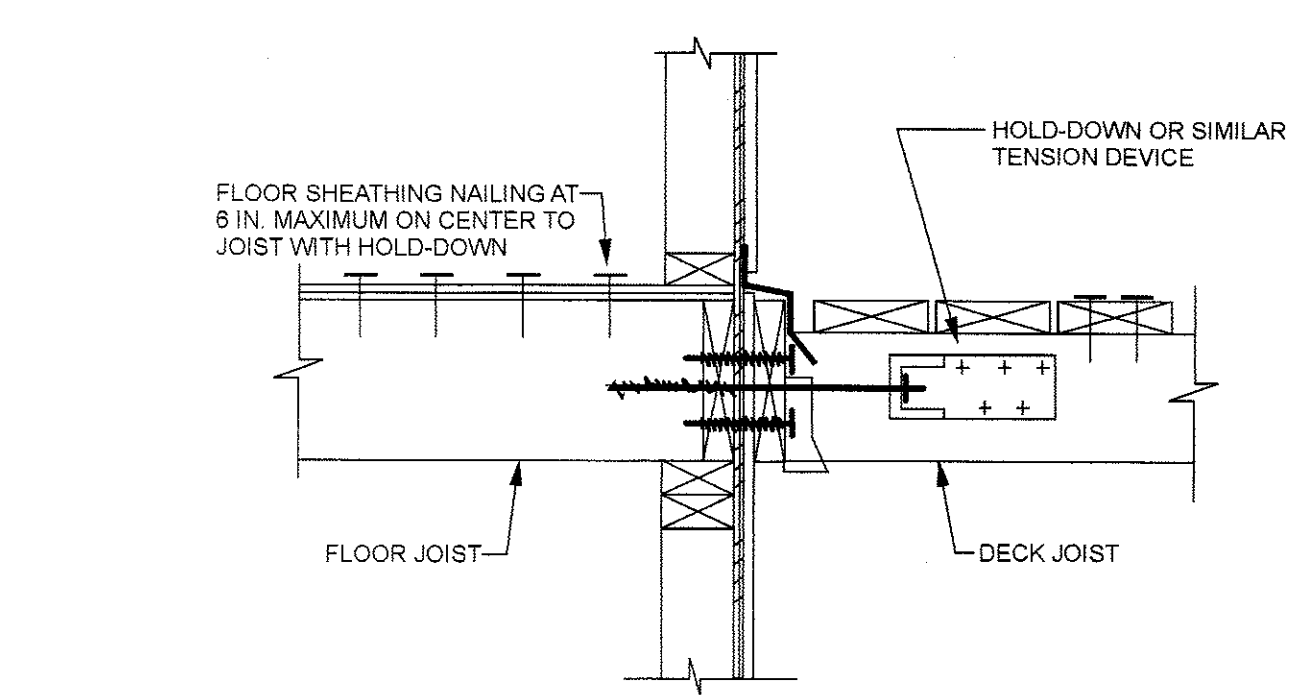
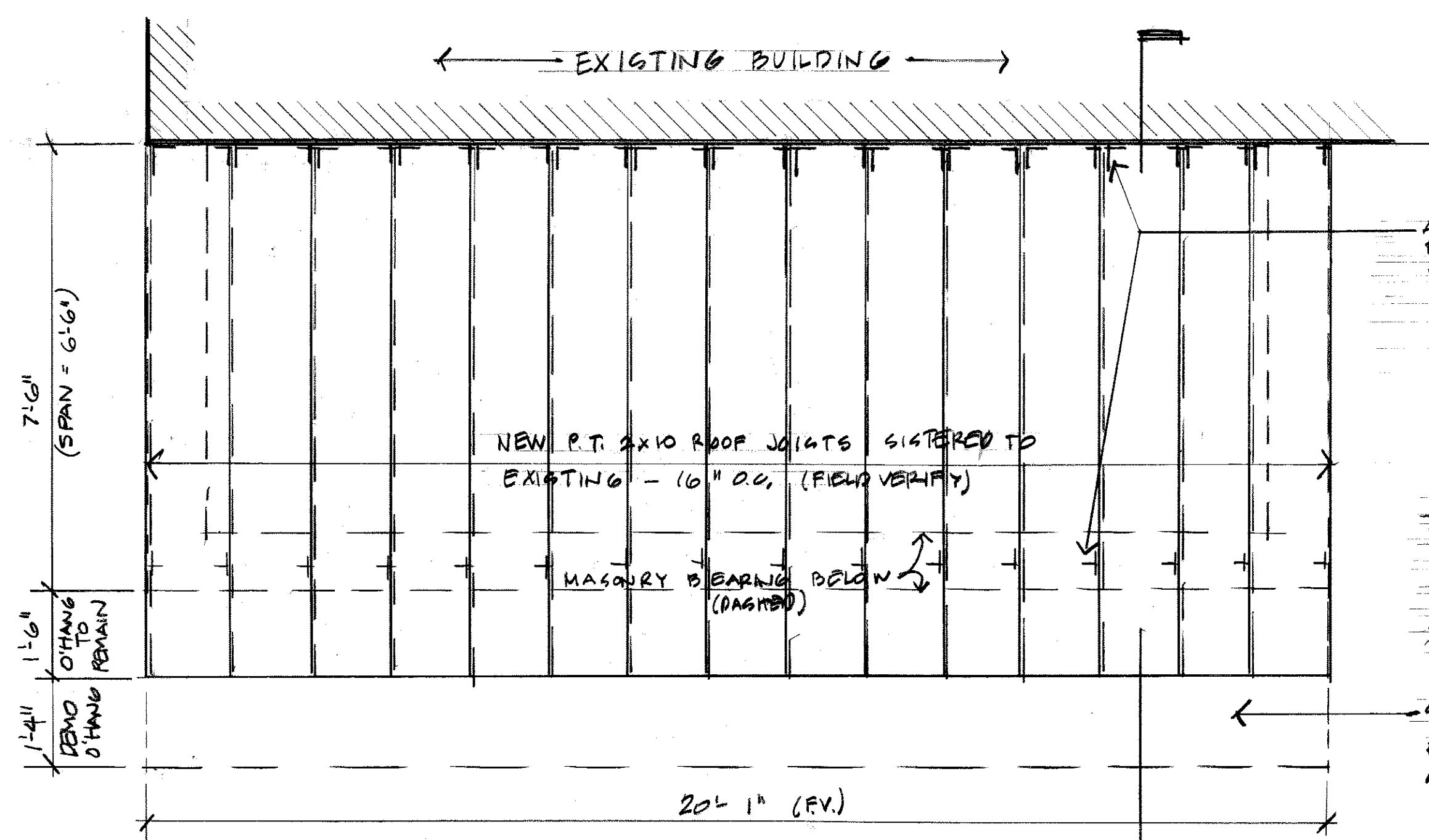


FIGURE 507.2.3
DECK ATTACHMENT FOR LATERAL LOADS
VERIFIED FOR BUILDING CONDITIONS
2012 INTERNATIONAL RESIDENTIAL CODE® 148

IRC R507 ANCHOR DETAILS

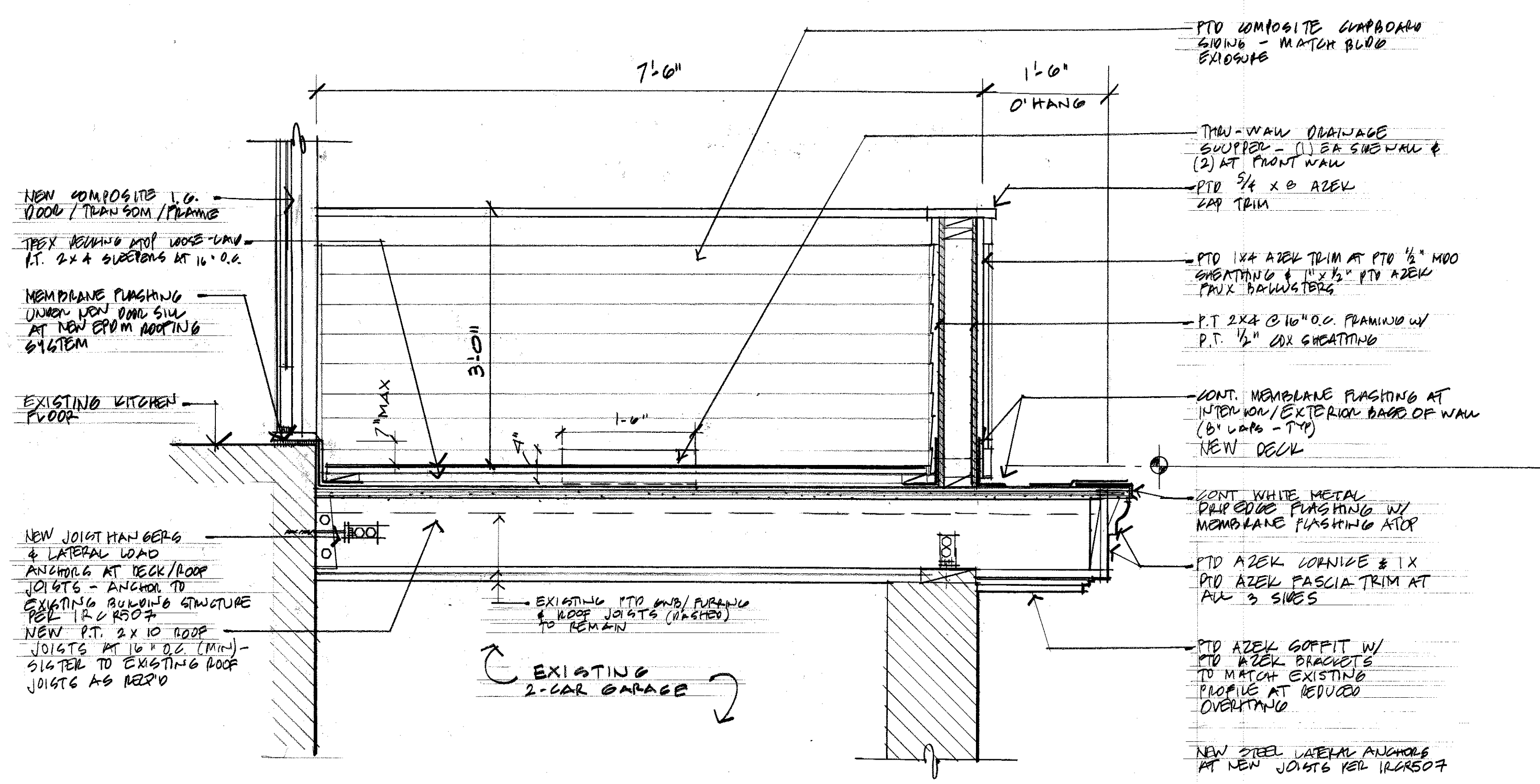


NEW DECK FRAMING PLAN
112" = 140"

ANCHOR NEW & EXISTING ROOF JOISTS TO EXISTING STRUCTURE WITH STEEL DECK ANCHORS PER IRC 507 - SEE DETAIL THIS SHEET

DEMOLITION NOTE:
REMOVE EXISTING EPDM ROOFING, ROOF SHEATHING & ROOF RAFTERS, EXISTING ROOF LEADING JOISTS & MAKE FINISHES BELOW TO REMAIN

CUT DOWN EXISTING OVERHANG & REPLICATE EXISTING SOFFIT BRACKETS AT NEW OVERHANG LENGTH



A TYPICAL SECTION AT NEW DECK
1" = 1'-0"

NEW COMPOSITE I.G. ROOF / TRANSITION / TRIM
DECK RAILING W/ WOOD-LAM. FT. 2x4 SUBSTANS AT 16" O.C.
MEMBRANE FLASHING UNDER NEW ROOF SILL AT NEW EPDM ROOFING SYSTEM
EXISTING KITCHEN FLOOR
NEW JOIST HANGERS & LATERAL LOAD ANCHORS AT DECK / ROOF JOISTS - ANCHOR TO EXISTING BUILDING STRUCTURE PER IRC R507
NEW P.T. 2x10 ROOF JOISTS AT 16" O.C. (MIN) - SISTER TO EXISTING ROOF JOISTS AS REQ'D

PTD COMPOSITE COMPARABLY SOUND - MATCH BUILD EXPOSURE
TRIM-WALL DRAINAGE SOFFIT - (1) EA. SUEL W/ (2) AT FRONT WALL
PTD 3/4" x 0" AZEK CAP TRIM
PTD 1x4 AZEK TRIM AT PTD 1/2" MOO SHEATHING & 1" x 1/2" PTD AZEK PLYX BARKING STOPS
P.T. 2x4 @ 16" O.C. FRAMING W/ P.T. 1/2" OX SHEATHING
CONT. MEMBRANE FLASHING AT INTERIOR / EXTERIOR BASE OF WALL (6" W/ 1" TYP) NEW DECK
CONT. WHITE METAL PAIP EDGE FLASHING W/ MEMBRANE FLASHING AT OP
PTD AZEK CORNICE & 1 X PTD AZEK PASCIA TRIM AT ALL 3 SIDES
PTD AZEK SOFFIT W/ PTD AZEK BRACKETS TO MATCH EXISTING PROFILE AT REDUCED OVERHANG
NEW STEEL LATERAL ANCHORS AT NEW JOISTS PER IRC R507

EXISTING 2-CAR GARAGE