NOTES:

1.) ROT AND RUST RESISTANCE:
- A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY, OR ARE LESS THAN 8" FROM THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL. PROVIDE CAPILLARY BREAK IN ALL CASES.
- B. 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
- C. NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL
- D. ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD
  ALL EXTERIOR AND BASEMENT HARDWARE TO BE SIMPSON Z-MAX (OR EQUIVALENT), OR STAINLESS STEEL

2.) HOUSE HEADERS, GIRDERS, AND SUPPORTS:
- A. VERIFY ASSUMED JOIST ORIENTATIONS IN FIELD
- B. ALL GIRDERS & HEADERS TO BE SUPPORTED BY (1) 2X4 JACK, UNLESS OTHERWISE NOTED.
- C. VERIFY INTERIOR LOAD-BEARING WALL ASSUMPTIONS IN FIELD.
- D. ALL LOADS MUST BE CARRIED TO FOUNDATION/FOOTINGS WITH SOLID BLOCKING/POSTS. ADDITIONAL POSTS/FOOTINGS MAY BE REQUIRED IN BASEMENT IF NEW LOAD BEARING HEADER & GIRDER JACKS DO NOT LAND DIRECTLY OVER EXISTING FOUNDATION OR FOOTINGS. CONSULT ENGINEER IF ADDITIONAL POSTS AND FOOTINGS ARE NECESSARY.
- E. ALL HEADERS SPECIFIED AS __X4 LUMBER, ARE ASSUMED TO BE NON LOAD-BEARING. VERIFY IN FIELD.

3.) DECK AND EXTERIOR STAIR FOOTINGS:
- A. NEW FOOTINGS TO BE FROST PROTECTED TO MIN. 4'-0" DEEP, ON UNDISTURBED SOIL (OR PINNED TO BEDROCK) .
- B. TYPICAL DECK/PORCH FOOTINGS: ON ROCK: MIN. 10"X10" FOOTINGS (BASIC PRECAST PYRAMIDAL PIER); ON SOIL: "PRECAST CONCRETE DELUXE FOOTING" FROM GAGNE AND SONS, WITH INTEGRAL 16"X16" FOOTING SECURE ABU66Z POST BASE TO CAST-IN-PLACE THREADED INSERT @ EACH FOOTING WITH $\frac{1}{2}$" THREADED ROD, NUT AND WASHER.
- C. TYPICAL NEW EXTERIOR STAIR FOOTINGS: 12" X 6" SPREAD FOOTING (R403.1.1), 8" MORTARED SOLID CMU FROSTWALL (R404.1.1) WITH STANDARD LADDER REINFORCEMENT FULL WIDTH OF EACH MORTAR BED. 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6, (DRILL AND EPOXY SET THREADED ROD
  MIN. 6" INSERTION.)

4.) DECK POSTS AND BRACING
- A. SUPPORT ALL NEW DECK/PORCH GIRDERS WITH P.T. 6X6 POSTS. SECURE TO FOOTINGS WITH PROVIDED ABU66Z POST BASES.
- B. DIAGONALLY BRACE EACH POST TO GIRDER ABOVE WITH 2X6 DIAGONALS, FROM LOWER $\frac{1}{3}$ POINT OF POSTS.

5.) AWNING ROOF BRACKETS:
- A. EPOXY LAMINATE ROT-RESISTANT FINISH-GRADE BOARDS TO 4" THICKNESS, ALTERNATING GRAIN DIRECTION EACH LAYER. CUT, SHAPE, SAND TO MATCH PROVIDED DETAILS (T.B.D.). SEAL WITH EPOXY BASED PENETRATING WOOD STABILIZER, ALL SIDES.
- B. PRIME AND PAINT TO MATCH EXTERIOR TRIM.
- C. ATTACH BRACKETS TO HOUSE WITH (4) 8"X$\frac{1}{2}$" GRK RSS SCREWS THROUGH EACH VERTICAL LEG, AND INTO PROVIDED (3)2X4 POSTS (SEE S2), ENSURING MINIMUM 3" SCREW TIP GRAB.
- D. BUNG SCREW HOLES WITH MATCHING WOOD, SEAL, PRIME AND PAINT TO MATCH.

FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8D @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE ABU, or ABW
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENAILED) WHEN BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAILED)
LEDGER STRIP TO BEAM	3 - 16d (FACENAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (ENDNAILED)
RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
STUD TO STUD	1 - 16d @ 12" O.C.
HEADER TO HEADER	16d @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 16d
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (TOENAILED)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU

A Proposed Second Floor Framing Plan

Inspections Division
Date: 10/24/17

Rachel Conly Design LLC
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DATE	NOTES
2017.09.18	
REVISED	

1/4" = 1'

PROJECT
Bates Residence
73 Spruce St. #1
Portland, ME
04102

S2

Proposed Second Floor Framing Plan