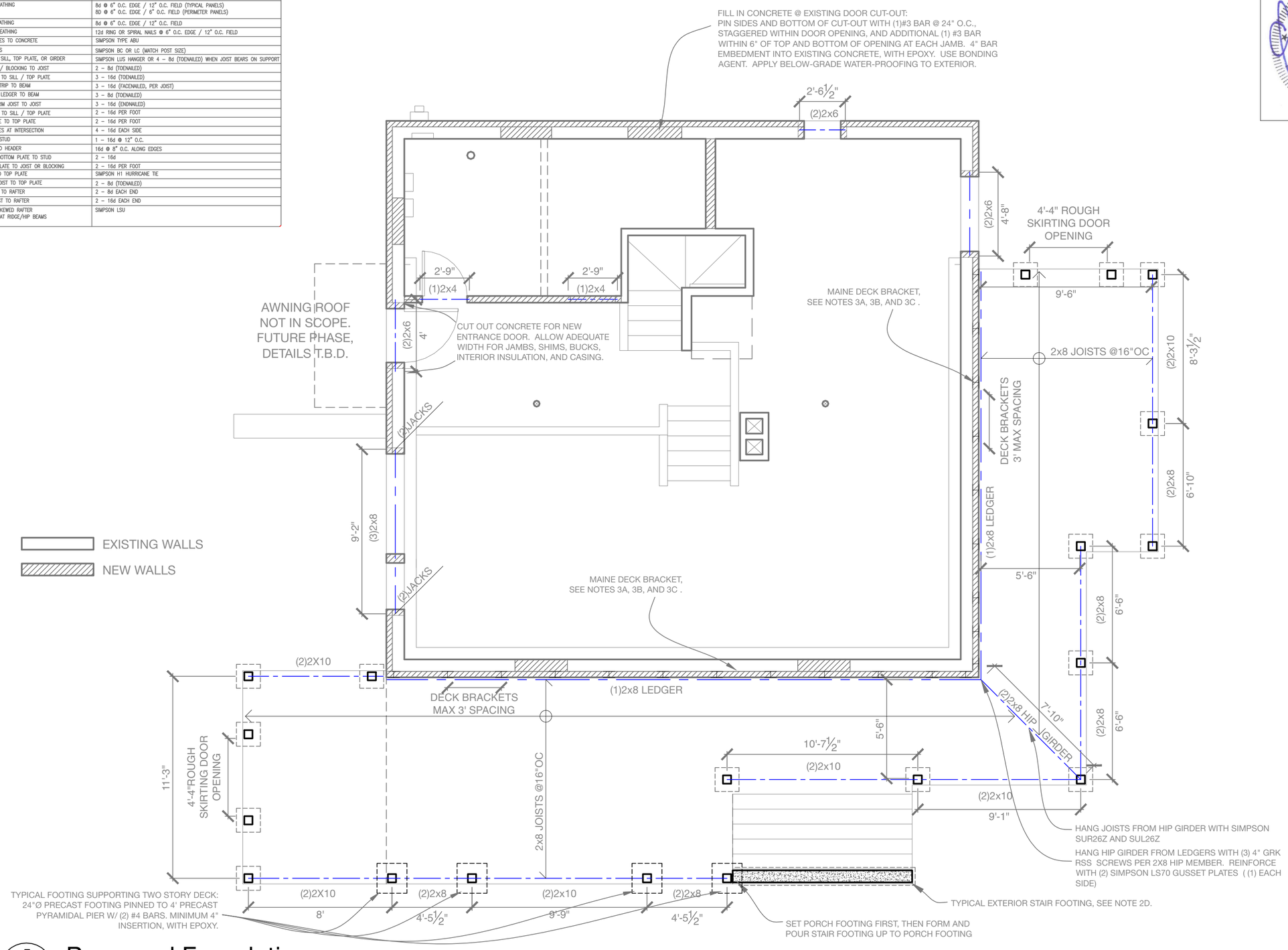
FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8D @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE ABU
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 – 8d (TOENAILED) WHEN JOIST 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 Foundation & First Floor Framing Plan

EXISTING WALLS

NEW WALLS

TYPICAL DECK FOOTING SEE NOTE: 2C

TYPICAL DECK STAIR FOOTING SEE NOTE: 2E

NOTES:

1.) ROT AND RUST RESISTANCE:
- A. 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
- 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
- E. ALL EXTERIOR FASTENERS AND HARDWARE TO BE HOT-DIP GALVANIZED, SIMPSON Z-MAX (OR EQUIV.), OR STAINLESS STEEL.

2.) DECK, PORCH, AND STAIR FOOTINGS:
- A. REMOVE AND DISPOSE OF ALL EXISTING DECK AND STAIR FOOTINGS.
- B. NEW FOOTINGS TO BE FROST PROTECTED TO MIN. 4'-0" DEEP, ON UNDISTURBED SOIL (OR PINNED TO BEDROCK) .
- C. TYPICAL DECK/PORCH FOOTINGS: MIN. 10"X10" FOOTINGS ON ROCK (BASIC PRECAST PYRAMIDAL PIER); "PRECAST CONCRETE DELUXE FOOTING" FROM GAGNE AND SONS, WITH INTEGRAL 16"X16" FOOTING ON SOIL.
- D. SECURE ABU66Z POST BASE TO CAST-IN-PLACE THREADED INSERT @ EACH FOOTING WITH ½" THREADED ROD, NUT AND WASHER.
- E. 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.

3.) DECK LEDGERS:
- A. INSTALL MAINE DECK HANGERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, OVER ICE AND WATER SHIELD. TAPE AROUND BRACKET FLANGE @ EACH LAYER OF INSULATION.
- B. SECURE EXISTING RIM JOISTS, @ EACH BRACKET LOCATION: SOUTH WALL: (2) SIMPSON A21 CLIPS BETWEEN THE RIM AND NEAREST PERPENDICULAR JOIST AT THE TOP AND BOTTOM OF THE JOIST. EAST WALL: ADD SOLID CROSS BLOCKING AT EACH BRACKET LOCATION, BETWEEN RIM JOIST AND NEXT PARALLEL JOIST AND (4) A21 CLIPS PER CROSS BLOCK (ONE PAIR AT THE RIM, ONE MIRROR-IMAGE PAIR AT THE PARALLEL JOIST).
- C. ATTACH (1)2X8 PT DECK LEDGER TO MAINE DECK HANGERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- D. FLASH TOP OF LEDGER WITH PITCHED Z-FLASHING, AND TAPE TO FACE OF POLTISO INSULATION.
- E. HANG DECK JOISTS FROM LEDGERS WITH LU28Z (LUC28Z @ OUTER JOISTS)

4.) POSTS AND BRACING
- A. SUPPORT ALL NEW 1ST FLOOR 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 ⅓ POINT OF POSTS.

4.) HEADERS & JACKS:
- A. (1)JACK AT EACH SIDE OF EACH DOOR/WINDOW HEADER, UNLESS OTHERWISE NOTED
- B. REUSE WALL HEADERS WHEN POSSIBLE, AND AS INDICATED IN PLAN

STATE OF MAINE
ANDREW JAMES LUCAS
No. 9000
LICENSED PROFESSIONAL ENGINEER

CITY OF PORTLAND, MAINE — RESURGAM

Inspections Division

Date: 12/21/16

Rachel Cor
26 Sterling S
Peaks Islan
207.766.562

DATE	NOTES
2016.11.07	
REVISED	

1/4" = 1'

PROJECT
Scott Residence
Peaks Island, ME
04108

S1

Proposed Basement & 1st Floor Framing Plan