

NOTES:

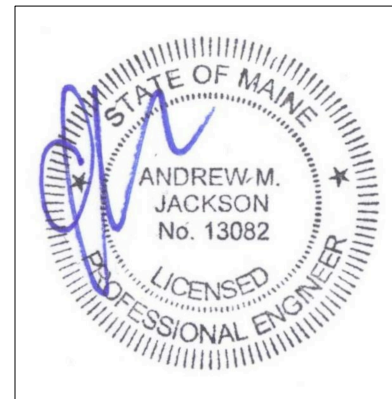
- 1.) EXISTING MUDROOM SLAB AND STAIRS:
 - A. DEMO AND REMOVE EXISTING SLAB AND FROSTWALLS.
 - B. SAVE EXISTING BASEMENT STAIRS AND CONCRETE STAIRWELL WALLS (TO BE USED AS FOOTING FOR NEW ADDITION.)
- 2.) DECK, PORCH, AND STAIR FOOTINGS:
 - A. ALL FOOTINGS TO BE MIN. 4'-0" DEEP ON UNDISTURBED SOIL, OR PINNED TO BEDROCK
 - B. TYPICAL PIER FOOTINGS: 1'-0" SQUARE FOOTINGS ON ROCK, 18" ROUND FOOTINGS ON SOIL. "SONOTUBE" PIERS TO BE MIN. 10"Ø, DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK. PROVIDE ABU66Z POST BASES.
 - C. TYPICAL NEW EXTERIOR STAIR FOOTINGS: 12" X 6" SPREAD FOOTING (R403.1.1), 8" CONCRETE OR CMU FROSTWALL (R404.1.1), 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6
- 3.) POSTS AND BRACING
 - A. SUPPORT ALL NEW PORCH AND ADDITION GIRDERS WITH P.T. 6X6 POSTS. SECURE TO FOOTINGS WITH PROVIDED ABU66Z POST BASES.
 - B. BRACE EVERY POST IN EACH AVAILABLE DIRECTION WITH 2X6 DIAGONALS, FROM LOWER 1/3 POINT OF POST TO GIRDER OR JOISTS ABOVE.
- 4.) DECK LEDGERS:
 - A. ATTACH P.T. 2X8 DECK LEDGERS TO THE MAIN STRUCTURE'S SILL/GIRDERS WITH (2) 1/2" THROUGH-BOLTS @ 16" O.C. WITH WASHERS & NUTS -OVER ICE AND WATER SHIELD FLASH TOP OF LEDGER WITH PITCHED Z-FLASHING. HANG DECK JOISTS FROM LEDGERS WITH LUS26Z.

- 5.) ROT/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 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
 - E. ALL EXTERIOR AND BASEMENT HARDWARE TO BE SIMPSON Z-MAX (OR EQUIVALENT), OR STAINLESS STEEL.
- 6.) JACKS:
 - A. ALL DOOR AND WINDOW HEADERS TO BE SUPPORTED BY (1) JACK, UNLESS OTHERWISE NOTED.
- 7.) ADDITIONAL CEILING TIES ARE REQUIRED BEFORE CUTTING ANY BALLOON FRAMED STUDS. SEE S3 FOR DETAILS.

TYPICAL PIER/FOOTING. SEE NOTE 2.) B
 TYPICAL EXTERIOR STAIR FOOTING. SEE NOTE 2.) C
 EXISTING BRICK FOUNDATION WALLS

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 (TOENAIL) WHEN JOIST BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENAIL)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAIL)
LEDGER STRIP TO BEAM	3 - 16d (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAIL)
BAND / RIM JOIST TO JOIST	3 - 16d (TOENAIL)
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 (TOENAIL)
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 and First Floor Framing Plan



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DATE	NOTES
2016.07.07	
	REVISED

1/4" = 1'

PROJECT
Carson Residence
 71 Luther St.,
 Peaks Island, ME
 04108

S1
 Proposed
 Foundation & 1st Flr.
 Framing Plan