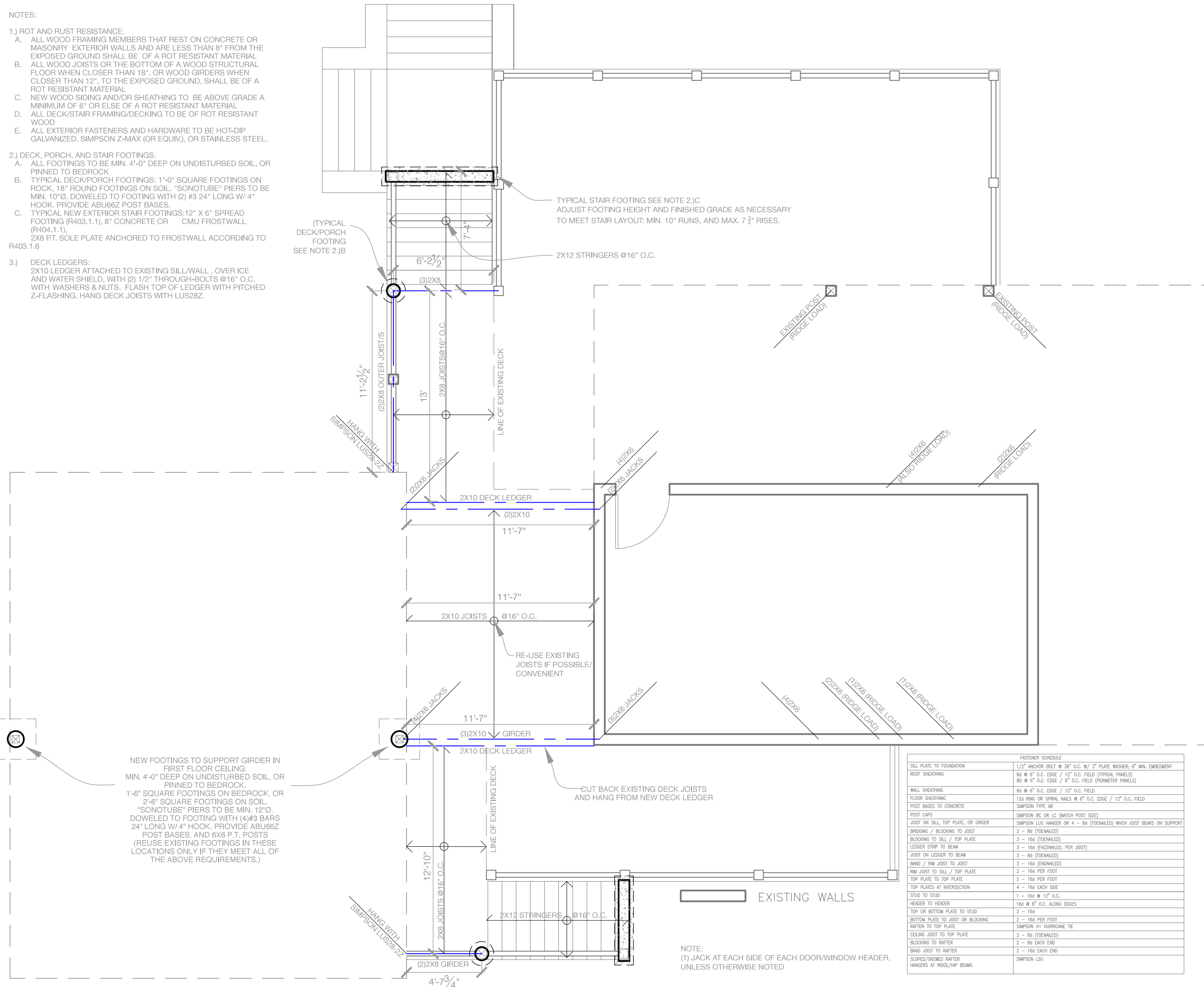


NOTES:

- 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. ALL FOOTINGS TO BE MIN. 4'-0" DEEP ON UNDISTURBED SOIL, OR PINNED TO BEDROCK.
 - B. TYPICAL DECK/PORCH FOOTINGS: 1'-0" SQUARE FOOTINGS ON ROCK, 18" ROUND FOOTINGS ON SOIL. "SONOTUBE" PIERS TO BE MIN. 10' O, 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) DECK LEDGERS:
 - A. 2X10 LEDGER ATTACHED TO EXISTING SILLWALL, OVER ICE AND WATER SHIELD, WITH (2) 1/2" THROUGH-BOLTS @16" O.C. WITH WASHERS & NUTS. FLASH TOP OF LEDGER WITH PITCHED Z-FLASHING. HANG DECK JOISTS WITH LUS28Z.



FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER, 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 4" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS)
WALL SHEATHING	8d @ 4" O.C. EDGE / 12" O.C. FIELD (FRAMER PANELS)
FLOOR SHEATHING	13d RING OR SPIRAL NAILS @ 4" O.C. EDGE / 12" O.C. FIELD
POST BRACES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (DONALD) WHEN JOIST BEARS ON SUPPORT
BIRDING / BLOODING TO JOIST	2 - 8d (DONALD)
BLOODING TO SILL / TOP PLATE	3 - 16d (DONALD)
LEDGER STRIP TO BEAM	3 - 16d (FACE/NAIL, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (DONALD)
BRAG / 19d JOIST TO JOIST	2 - 16d (DONALD)
19d 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
CEAD 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 BLOODING	2 - 16d PER FOOT
BANDER TO TOP PLATE	SIMPSON HT HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (DONALD)
BLOODING TO BANDER	2 - 8d EACH END
BRAG JOIST TO BANDER	2 - 16d EACH END
SLOPED/SHED BANDER	SIMPSON L5U

NOTE:
(1) JACK AT EACH SIDE OF EACH DOOR/WINDOW HEADER, UNLESS OTHERWISE NOTED

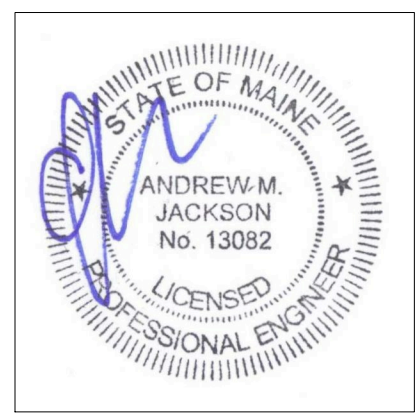
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DATE	NOTES
2015.10.28	
REVISION	

3/16" = 1'

Konzal Residence
5 City Point Rd.
Peaks Island, ME
04108

S1
Proposed
Foundation
& First Floor
Framing Plan



A Proposed Foundation and First Floor Framing Plan