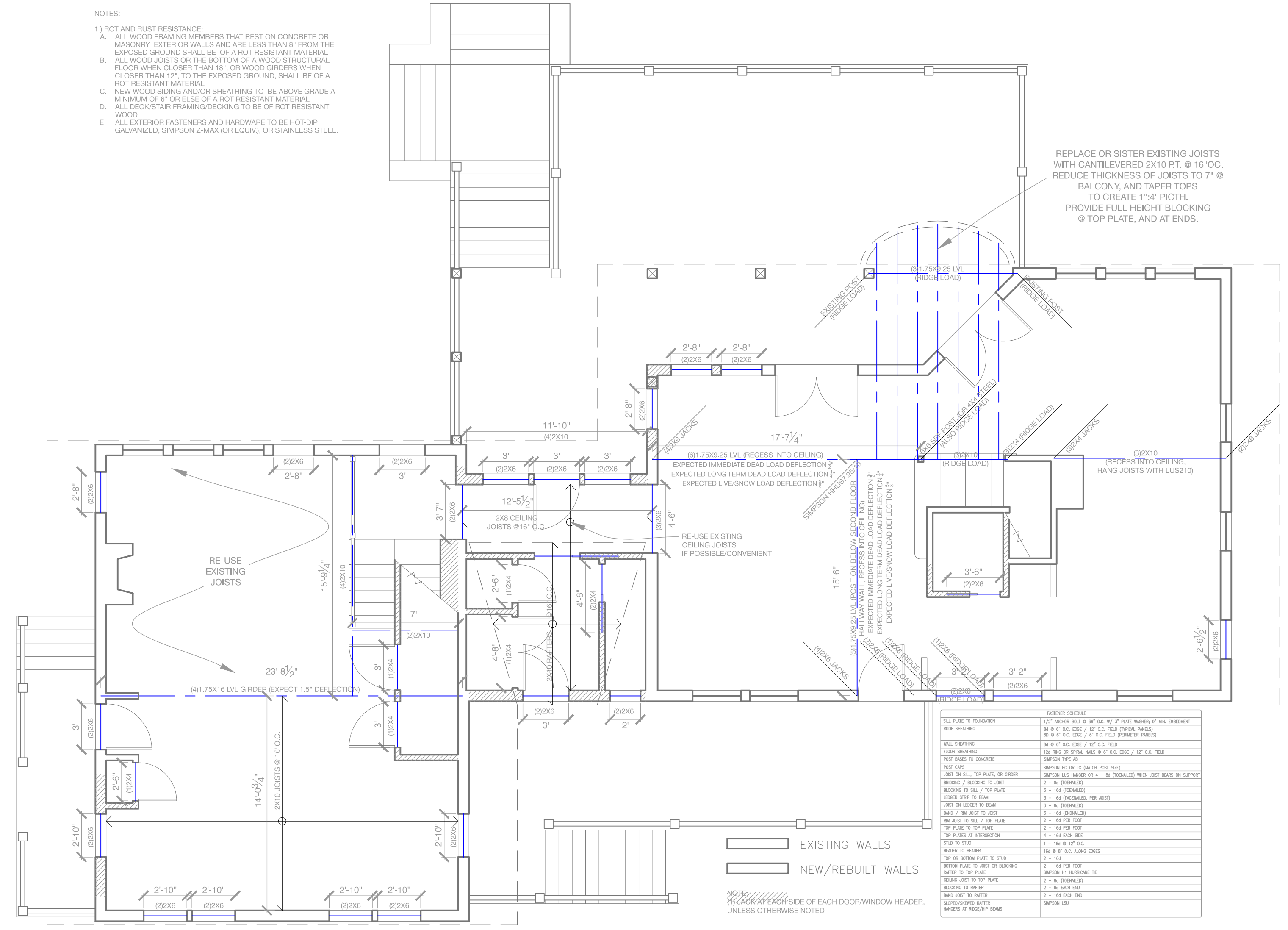


- NOTES:
- 1) ROT AND RUST RESISTANCE:
  - A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.
  - B. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS 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.



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) 8d @ 4" O.C. EDGE / 8" O.C. FIELD (PRIMER PANELS)
WALL SHEATHING	8d @ 4" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	13d RING OR SPIRAL NAILS @ 4" O.C. EDGE / 12" O.C. FIELD
POST BRACES TO CONCRETE	SIMPSON TYPE 46
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
BLOCKING / BLOTTING TO JOIST	2 - 8d (DONALD)
BLOCKING TO SILL / TOP PLATE	3 - 16d (DONALD)
LEADER STRIP TO BEAM	3 - 16d (DONALD, PER JOIST)
JOIST ON LEADER TO BEAM	3 - 8d (DONALD)
BRAD / NAIL JOIST TO JOIST	3 - 16d (DONALD)
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 BLOTTING	2 - 16d PER FOOT
BUTTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
BLOCKING TO JOIST TO TOP PLATE	2 - 8d (DONALD)
BLOCKING TO BUTTER	2 - 8d EACH END
BRAD JOIST TO BUTTER	2 - 16d EACH END
SLOPED/SHEDED BUTTER	SIMPSON L5U
WASHERS AT ROOF/RIP BEAMS	

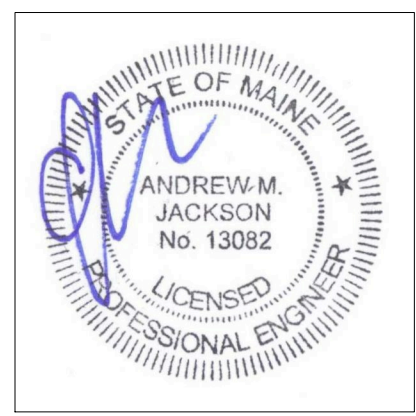
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DATE	NOTES
2015.10.28	
REVISIONS	

3/16" = 1'

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

**S2**  
Proposed  
Second Floor  
Framing Plan



**A** Proposed Second Floor Framing Plan