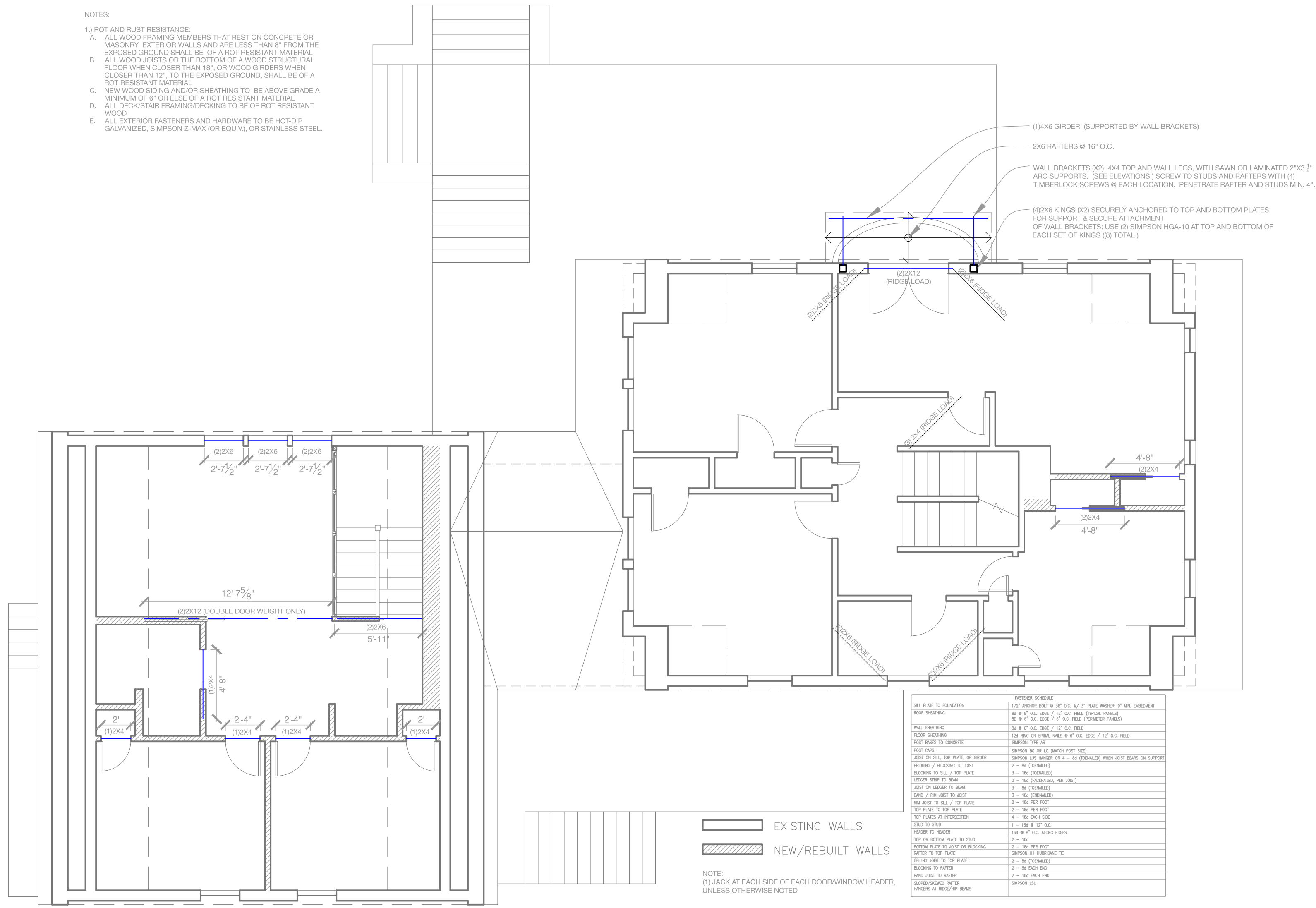


NOTES:

1.) ROT AND RUST RESISTANCE:

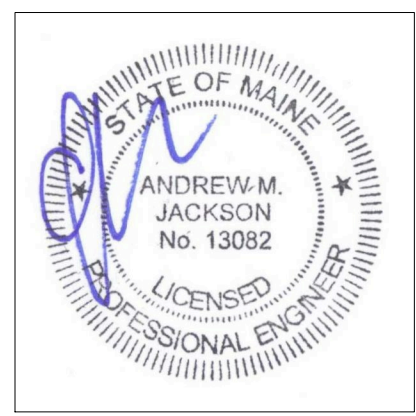
- A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.
- B. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12", TO THE EXPOSED GROUND, 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, 6" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS)
	8d @ 6" O.C. EDGE / 8" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	13d BOND OR SPIRAL NAILS @ 6" 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 LUG WANGERS OR 4 - 8d (DETAILED) WHEN JOIST BEARS ON SUPPORT
BRESSING / BLOSSING TO JOIST	2 - 8d (DETAILED)
BLOSSING TO SILL / TOP PLATE	3 - 16d (DETAILED)
LEADER STRIP TO BEAM	3 - 16d (DETAILED, PER JOIST)
JOIST ON LEISER TO BEAM	3 - 8d (DETAILED)
BRAND / FIN JOIST TO JOIST	3 - 16d (DETAILED)
FIN 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
CEEP 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 BLOSSING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (DETAILED)
BLOSSING TO RAFTER	2 - 8d EACH END
BRAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKEWED RAFTER	SIMPSON LSU
WANGERS AT RIDGE/RIP BEAMS	SIMPSON LSU

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

A Proposed Third Floor Framing Plan



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DATE	NOTES
2015.10.28	
	REVISED
3/16" = 1'	

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

S3
Proposed
Third Floor
Framing Plan