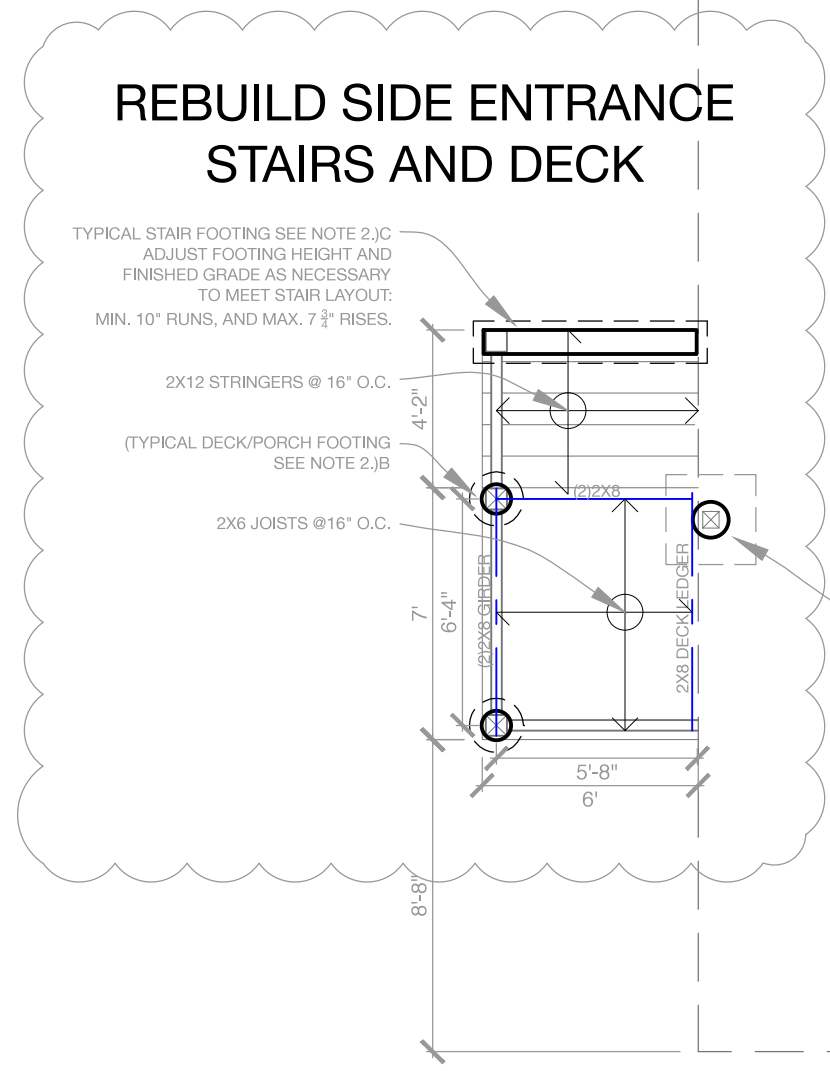
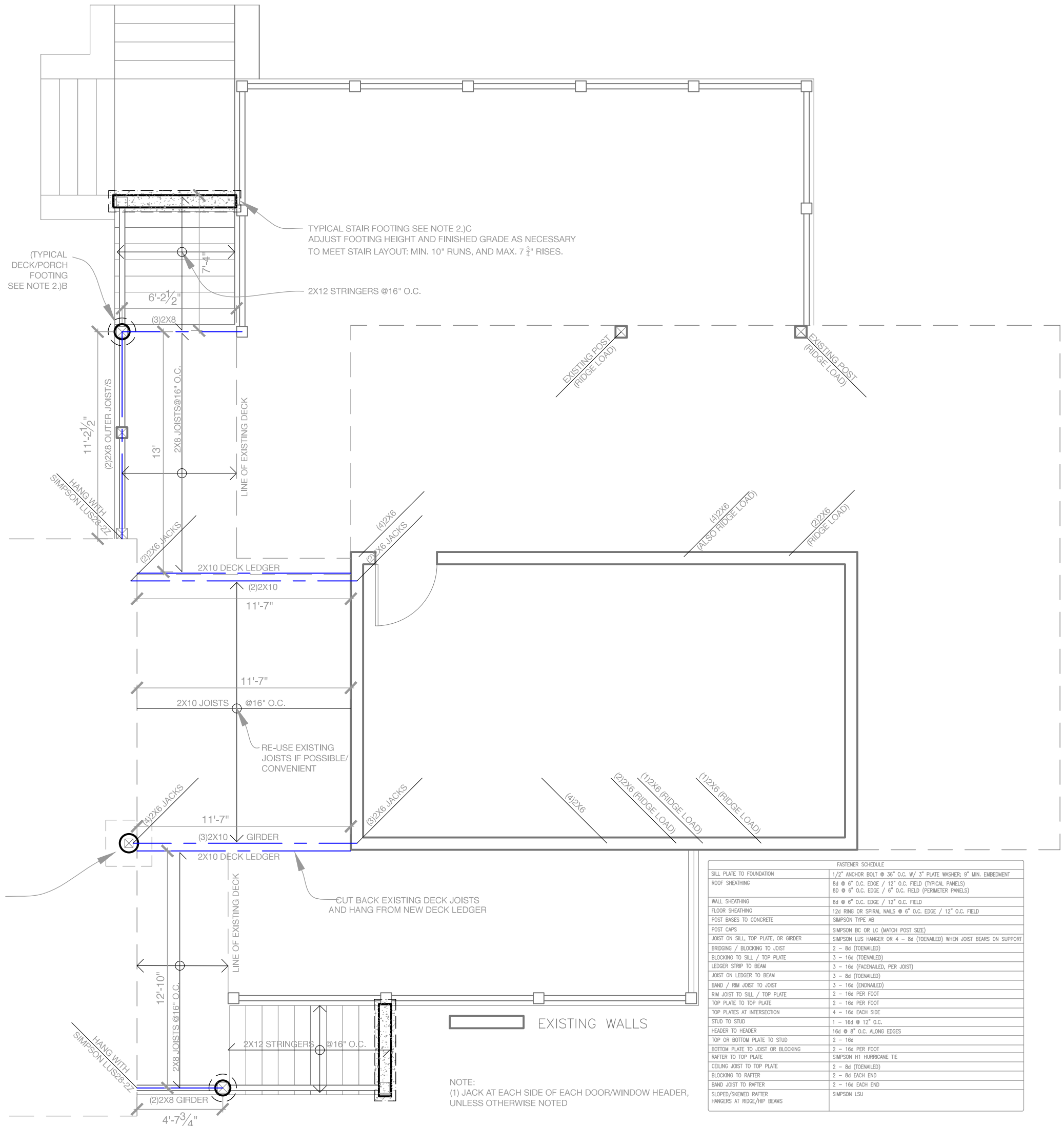


- NOTES:
- 1) ROT AND RUST RESISTANCE:
 - A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.
 - B. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS 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" 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 PT. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6.
 - 3) DECK LEDGERS:
 - A. LEDGERS ATTACHED TO EXISTING SILL/WALL, 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 WASHERS 5" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 8" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS)
WALL SHEATHING	8d @ 8" O.C. EDGE / 12" O.C. FIELD (FORMER PANELS)
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 8" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS WANGERS OR 4 - 8d (DOWELED) WHEN JOIST BEARS ON SUPPORT
BLOCKING / BLOTTING TO JOIST	2 - 8d (DOWELED)
BLOTTING TO SILL / TOP PLATE	3 - 16d (DOWELED)
LEDGER STRIP TO BEAM	3 - 16d (DOWELED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (DOWELED)
BAND / NEW JOIST TO JOIST	3 - 16d (DOWELED)
NEW 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
END TO END	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	1 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON #1 HURRICANE TIE
BLOTTING TO RAFTER	2 - 8d (DOWELED)
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKED RAFTER	2 - 16d EACH END
WANGERS AT ROOF/RIP BEAMS	SIMPSON LBU

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

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DATE	NOTES
2015.10.28	
2016.05.12	Rebuild side entrance stairs and deck

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