

- NOTES:
- 1) ROT AND RUST RESISTANCE:
 - 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.
 - 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.
 - NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.
 - ALL DECK-STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.
 - ALL EXTERIOR FASTENERS AND HARDWARE TO BE HOT-DIP GALVANIZED, SIMPSON Z-MAX (OR EQUIV.), OR STAINLESS STEEL.
 - 2) DECK, PORCH, AND STAIR FOOTINGS:
 - ALL NEW FOOTINGS TO BE FROST PROTECTED TO MIN. 4'-0" DEEP, ON UNDISTURBED SOIL (OR PINNED TO BEDROCK).
 - TYPICAL INDIVIDUALLY FROST PROTECTED DECK/PORCH FOOTINGS: 1'-0" SQUARE FOOTINGS ON ROCK, 18" ROUND FOOTINGS ON SOIL. MIN. 10" Ø SONOTUBE PIERS TO BE DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK. PROVIDE WET-SET 5/8" J-BOLT IN CENTER OF SONOTUBE, TO SECURE ABU66Z POST BASES WITH NUT AND WASHER.
 - TYPICAL DECK FOOTINGS OVER AREA OF FROST-PROTECTING CLEAN CRUSHED STONE BASE: 18" Ø PRECAST DISC FOOTINGS, SET FLUSH TO GRADE. DRILL FOOTING, AND EPOXY-SET 5/8" X6" THREADED ROD. SECURE ABU66Z POST BASE TO ROD WITH WASHER/NUT.
 - TYPICAL NEW EXTERIOR STAIR SOLE PLATE: (1) 2X12 FT. PLATE SET ON TOP OF 4" DEEP CLEAN CRUSHED STONE BASE.
 - CONTRACTOR TO DEMOLISH DECK SKIRTING, RAILING, PLANTERS, AND OTHER NON-STRUCTURAL COMPONENTS IN PREPARATION FOR THE WORK DEFINED IN THIS AMENDMENT. DECK POSTS OR FRAMING IN THE AREA OF WORK THAT HAVE SIGNIFICANT ROT OR SAGGING ARE TO BE REPLACED.
 - SURVEY CONDITION OF EXISTING NORTHWEST DECK FOOTING AND NOTIFY ENGINEER IF <4" BELOW GRADE, LACKING A FOOTING OF MIN. 250 SQ.IN. OR IF THE TOP OF THE PIER IS OUT OF PLUMB BY MORE THAN 1/2" RELATIVE TO THE BOTTOM OF THE PIER. SURVEY CONDITION OF EXISTING NORTHEAST HOUSE FOOTING, AND NOTIFY ENGINEER IF <4" BELOW GRADE, LACKING A FOOTING OF MIN. 450 SQ.IN., OR IF THE TOP OF THE PIER IS OUT OF PLUMB BY MORE THAN 1/2" RELATIVE TO THE BOTTOM OF THE PIER.
 - 3) DECK LEDGERS:
 - ATTACH LEDGERS TO 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.

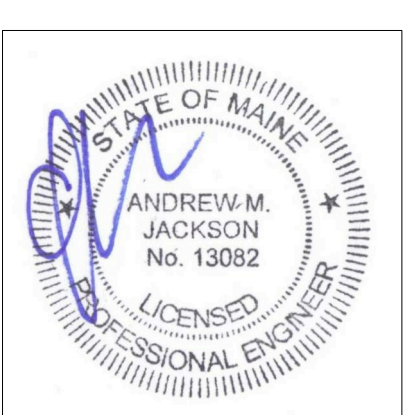
| | FASTENER SCHEDULE |
|--|---|
| SILL PLATE TO FOUNDATION | 1 1/2" ANCHOR BOLT @ 36" O.C. W/ 2" PLATE MIN. 1/2" MIN. EMBEDMENT |
| ROOF SHEATHING | 8d @ 4" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 4" O.C. EDGE / 8" O.C. FIELD (PERIMETER PANELS) |
| WALL SHEATHING | 8d @ 4" O.C. EDGE / 12" O.C. FIELD |
| FLOOR SHEATHING | 15d NING OR SPINA, WASH @ 4" 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 HANGER OR 4 - 8d (DOWELED) WHEN JOIST BEARS ON SUPPORT |
| BLOCKING / BLOCCING TO JOIST | 2 - 8d (DOWELED) |
| BLOCCING TO SILL / TOP PLATE | 3 - 16d (DOWELED) |
| LEADER STRIP TO BEAM | 3 - 16d (DOWELED, PER JOIST) |
| JOIST ON LEDGER TO BEAM | 3 - 8d (DOWELED) |
| BRND / RM JOIST TO JOIST | 3 - 16d (DOWELED) |
| RM JOIST TO SILL / TOP PLATE | 2 - 16d PER FOOT |
| TOP PLATE TO TOP PLATE | 2 - 16d PER FOOT |
| STRIP TO STUD | 1 - 16d @ 12" O.C. |
| HEADER TO HEADER | 15d @ 12" O.C. ALONG EDGES |
| TOP OR BOTTOM PLATE TO STUD | 2 - 16d |
| BOTTOM PLATE TO JOIST OR BLOCCING | 2 - 16d PER FOOT |
| ENTER TO TOP PLATE | SIMPSON HI HANGING TE |
| CEILING JOIST TO TOP PLATE | 2 - 8d (DOWELED) |
| BLOCCING TO INTERIOR | 2 - 8d EACH END |
| BRND JOIST TO INTERIOR | 2 - 16d EACH END |
| SLOPED/STRIKED RAFTER HANGERS AT RIDGE/HIP BEAMS | SIMPSON L5U |

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| DATE | NOTES |
|------------|---------------------------------------|
| 2015.10.28 | |
| 2016.05.12 | Rebuild side entrance stairs and deck |
| 2016.10.17 | Revise front entrance stairs |
| 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