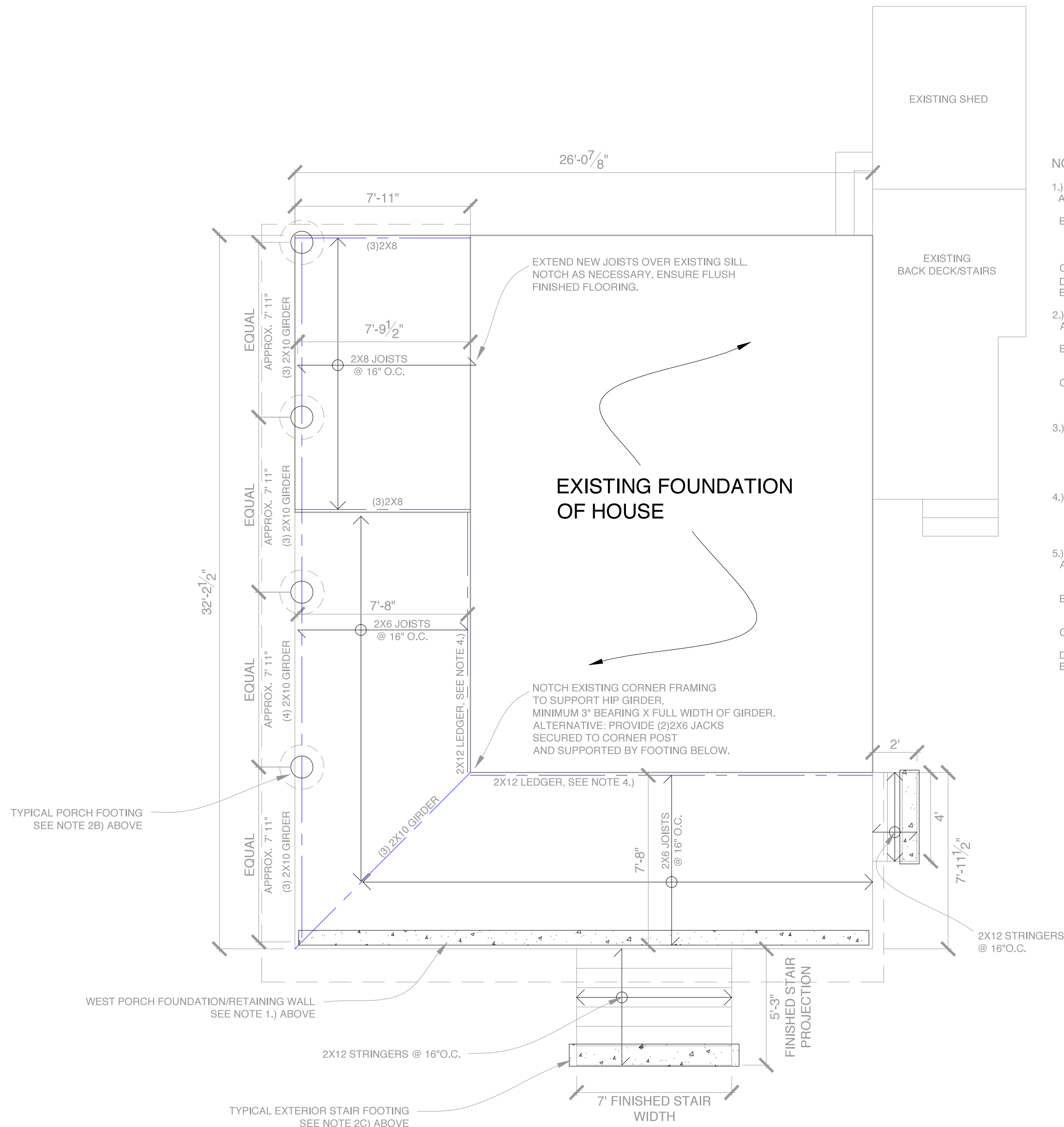


A Proposed Foundation and First Floor Framing Plan



- NOTES:**
- WEST PORCH FOUNDATION/RETAINING WALL:
 - 18" WIDE X 8" THICK SPREAD FOOTING REINFORCED WITH (2)#4 BARS (R403) MINIMUM 5'-0" DEEP OR PINNED TO BEDROCK (NOTE: LOCAL FROST DEPTH >4')
 - 8" THICK FROSTWALL REINFORCED WITH (1)#4 HORIZONTAL BAR W/ TOP 12" AND @ BOTH 1/3 HEIGHTS OF WALL (R 404.1.2(1)). VERTICAL REINFORCEMENT NOT REQUIRED. MAXIMUM WALL HEIGHT 9' AND MAXIMUM UNBALANCED BACKFILL HEIGHT 4'. (R404.1.2(3)).
 - PIN FROSTWALL TO SPREAD FOOTING WITH (2)#4 BARS EVERY 4'.
 - PROVIDE 3/4"x12" J-BOLTS @ TOP OF FROSTWALL @3' O.C.
 - PROVIDE 2X8 P.T. SILL PLATE (ANCHOR TO FROSTWALL WITH J-BOLTS)
 - DECK, PORCH, AND STAIR FOOTINGS:
 - ALL FOOTINGS TO BE MIN. 5'-0" DEEP ON UNDISTURBED SOIL, OR PINNED TO BEDROCK
 - TYPICAL DECK/PORCH FOOTINGS: 1'-0" SQUARE FOOTINGS ON ROCK, 24" 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.
 - TYPICAL NEW EXTERIOR STAIR FOOTINGS: 12" X 6" SPREAD FOOTING (R403.1.1), 8" CONCRETE OR CMU FROSTWALL (R404.1.1).
 - EXISTING HOUSE FOOTINGS:

CONTRACTOR TO INSPECT EXISTING HOUSE FOOTINGS, AND REPLACE ANY THAT ARE OBSERVED TO BE <4' BELOW GRADE (AND NOT ON BEDROCK), OR THAT ARE MORE THAN 3/8" OUT OF PLUMB. ASK ENGINEER FOR REPLACEMENT FOOTING SPECIFICATIONS, AND NOTIFY HOMEOWNERS BEFORE REPLACING.)
 - DECK LEDGERS:

2X12 LEDGER ATTACHED TO EXISTING SILL/WALL WITH (2) 1/2" THROUGH-BOLTS @ 16" O.C. WITH WASHERS & NUTS- OVER ICE AND WATER SHIELD. FLASH TOP OF LEDGER WITH PITCHED Z-FLASHING. HANG DECK JOISTS WITH LUS26Z.
 - ROT/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 AND BASEMENT HARDWARE TO BE SIMPSON Z-MAX (OR EQUIVALENT), OR STAINLESS STEEL.

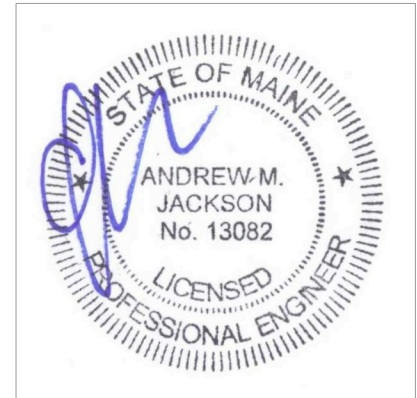
| | FASTENER SCHEDULE |
|---|---|
| SILL PLATE TO FOUNDATION | 1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT |
| ROOF SHEATHING | 8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 8" O.C. FIELD (PERIMETER PANELS) |
| WALL SHEATHING | 8d @ 6" O.C. EDGE / 12" O.C. FIELD |
| FLOOR SHEATHING | 12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD |
| POST BASES TO CONCRETE | SIMPSON TYPE ABU |
| POST CAPS | SIMPSON BC OR LC (MATCH POST SIZE) |
| JOIST ON SILL, TOP PLATE, OR GIRDER | SIMPSON LUS HANGER OR 4 - 8d (TOENailed) WHEN JOIST BEARS ON SUPPORT |
| BRISING / BLOCKING TO JOIST | 2 - 8d (TOENailed) |
| BLOCKING TO SILL / TOP PLATE | 3 - 16d (TOENailed) |
| LEDGER STRIP TO BEAM | 3 - 16d (FACENailed, PER JOIST) |
| JOIST ON LEDGER TO BEAM | 3 - 8d (TOENailed) |
| BAND / RM JOIST TO JOIST | 3 - 16d (ENDNailed) |
| RM 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 BLOCKING | 2 - 16d PER FOOT |
| RAFTER TO TOP PLATE | SIMPSON HI HURRICANE TIE |
| CEILING JOIST TO TOP PLATE | 2 - 8d (TOENailed) |
| BLOCKING TO RAFTER | 2 - 8d EACH END |
| BAND JOIST TO RAFTER | 2 - 16d EACH END |
| SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS | SIMPSON LSU |

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| DATE | NOTES |
|------------|-------|
| 2015.10.14 | |
| REVISED | |
| | |
| | |
| | |

1/4" = 1'

PROJECT
Gray Residence
13 City Point Rd.
Peaks Island, ME
04108



S1
Prop. Foundation
& First Floor
Framing Plan