NOTES:

1.) WEST PORCH FOUNDATION/RETAINING WALL:
- A. 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')
- B. 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)).
- C. PIN FROSTWALL TO SPREAD FOOTING WITH (2)#4 BARS EVERY 4'.
- D. PROVIDE 1/2"X12" J-BOLTS @ TOP OF FROSTWALL @3' O.C.
- E. PROVIDE 2X8 P.T. SILL PLATE (ANCHOR TO FROSTWALL WITH J-BOLTS)

2.) DECK, PORCH, AND STAIR FOOTINGS:
- A. ALL FOOTINGS TO BE MIN. 5'-0" DEEP ON UNDISTURBED SOIL, OR PINNED TO BEDROCK
- B. 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.
- C. TYPICAL NEW EXTERIOR STAIR FOOTINGS:12" X 6" SPREAD FOOTING (R403.1.1), 8" CONCRETE OR CMU FROSTWALL (R404.1.1). 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6

3.) 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 1/2" OUT OF PLUMB. ASK ENGINEER FOR REPLACEMENT FOOTING SPECIFICATIONS, AND NOTIFY HOMEOWNERS BEFORE REPLACING.)

4.) 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.

5.) ROT/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 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 / 6" 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
BRIDGING / 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 / RIM JOIST TO JOIST	3 – 16d (ENDNAILED)
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 BLOCKING	2 – 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 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

A Proposed Foundation and First Floor Framing Plan

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

Inspections Division
Date: 10/29/15

Rachel Conly
Architectural Design
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

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