



NOTES:
 1.) 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.

2.) 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.

3.) NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.

4.) ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.

5.) SPECIFICATIONS FOR FOUNDATION WORK:

- A) CONTRACTOR TO SURVEY EXISTING POSTS AND FOOTINGS, AND REPLACE THOSE THAT DO NOT COMPLY WITH ANY OF THE FOLLOWING CRITERIA:
 1) POST MIN. SIZE 4X4
 2) POST NO MORE THAN 1/4" OUT OF PLUMB
 3) POST IS PRESSURE TREATED
 4) POST BASE SIMPSON AB-TYPE OR EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 5) TOP OF FOOTING/PIER IS NO MORE THAN 1/2" OUT OF LEVEL.

B) NEW/REPLACEMENT PORCH POST FOOTINGS SHALL BE MIN 24"Ø X 8" X 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 24"Ø X 8" THICK FOOTING. PIERS TO BE MIN. 10Ø ROUND, DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK & (3) #3 VERTICAL BARS & #3 HOOPS AT 8" VERTICAL SPACING, PROVIDE (1) ANCHOR BOLT ACCORDING TO R403.1.6, CENTERED IN FOOTING, FOR USE WITH APPROPRIATE POST BASE HARDWARE.

C) INTERIOR FOOTINGS TO BE 20" SQUARE X 12" DEEP WITH CAST-IN PB66 POST BASE.

D) TYPICAL NEW EXTERIOR STAIR FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 12" X 6" FOOTING (R403.1.1) 8" HOLLOW CMU FROSTWALL (R404.1.1), 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6 (FULLY GROUT CELLS OF TOP COURSE OF CMU TO HOLD ANCHOR BOLTS).

2x12 stringers @16"o.c.
 Frame landings w/ 2X6 @16"o.c.

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 / 4" 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 AB
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/HP BEAMS	SIMPSON LSU



☒ pressure treated 6X6 secured to footing with PB66

A Proposed First Floor/Deck Framing
 1/4" = 1'-0"

Rachel Conly
 Architectural Design

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Proposed
 First Floor/
 Deck
 Framing Plan



PROJECT

Crosby Simmonds
 Residence

92 Central Avenue
 Peaks Island, Me.
 04108

DATE
 09.09.14

REVISED

SCALE
 1/4" = 1'-0"

DRAWN BY
 Rachel &
 Harvey

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