Inspections Division
Date: 10/28/16

NOTES:

ROT & RUST RESISTANCE:

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 REISTANT 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.) ALL HARDWARE AND FASTNERS TO BE HOT DIP GALVANIZED, SIMPSON "Z-MAX", OR STAINLESS STEEL.

FOUNDATION PLAN + DETAIL

SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT	BAND / RIM JOIST TO JOIST	3 - 16d (ENDNAILED)
ROOF SHEATHING TO RAFTERS	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8D @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)	RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
		TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD	TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD	STUD TO STUD	1 - 16d @ 12" O.C.
POST BASES ON CONCRETE	SEE PLAN	HEADER TO HEADER	16d @ 16" O.C. ALONG EDGES
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)	TOP OR BOTTOM PLATE TO STUD	2 - 16d
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU	BOTTOM PLATE TO FLOOR JOIST, RIM JOIST, END JOIST, OR BLOCKING	2 - 16d PER FOOT
JOIST HANGERS	SIMPSON LUS (MATCH JOIST SIZE)	RAFTER TO TOP PLATE	RAFTER SPACING UP TO 16": 2 - 8d (TOENAILED) RAFTER SPACING 24": 3 - 8d (TOENAILED)
JOIST BEARING ON SILL, TOP PLATE, OR BEAM	4 - 8d (TOENAILED)		
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENAILED)	CEILING JOIST TO TOP PLATE	2 - 8d (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAILED)	BLOCKING TO RAFTER	2 - 8d EACH END
LEDGER STRIP TO BEAM	3 - 16d (FACENAILED, PER JOIST)	BAND JOIST TO RAFTER	2 - 16d EACH END
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)	RAFTER-TO-RAFTER TENSION STRAP OVER RIDGE BEAM (SLOPE > 6:12)	SIMPSON LSTA-9 OR EQUAL ALT: 1x COLLAR TIE IN UPPER 1/3 OF RAFTER SPAN WITH 4 - 10d EA. SIDE

FASTENER SCHEDULE

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

11 LUTHER STREET
PEAKS ISLAND, ME 04108
207-332-1421

DATE	NOTES
2016.05.09	
REVISED	

PROJECT
Mantsch Residence
0 Central Ave. (Park Ave.)
Peaks Island, ME
04108

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PROPOSED FOUNDATION PLAN