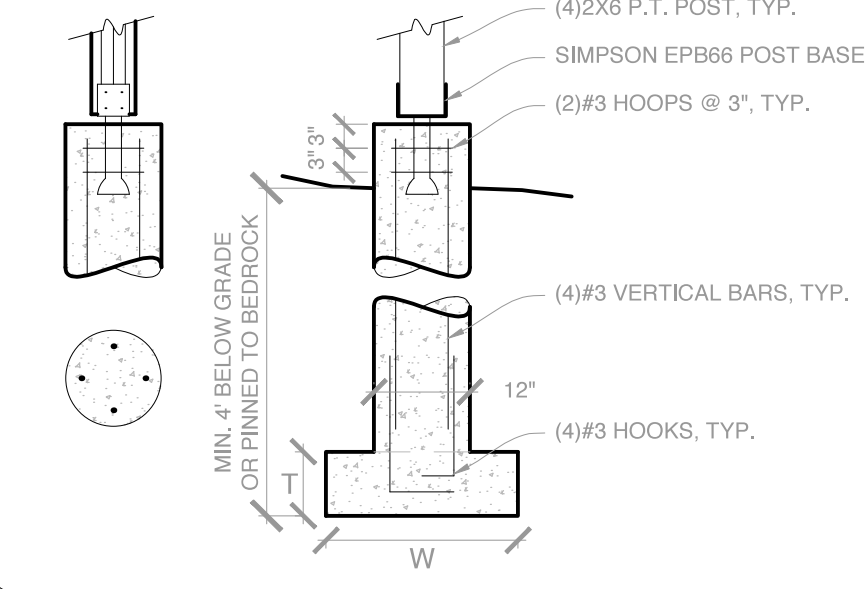


**NOTES:**

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

- FOOTINGS AND PIERS**
- 6.) SEE DETAIL S1.1, AND TABLE S1.1. PIERS TO BE 12Ø ROUND, DOWELED TO FOOTING WITH (4) #3 CONTINUOUS 4' VERTICAL BARS W/ 4" HOOK. PROVIDE EPB66 POST BASE -WET SET IN PIER ACCORDING TO R403.1.6.
  - 7.) 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) 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.) SOIL REFERS TO MATERIALS WITH ASSUMED BEARING PRESSURE OF 1,500 POUNDS PER SQUARE FOOT. ROCK REFERS TO MATERIALS WITH ASSUMED BEARING PRESSURE OF 4,000 POUNDS PER SQUARE FOOT OR GREATER.

**DETAIL S1.1**

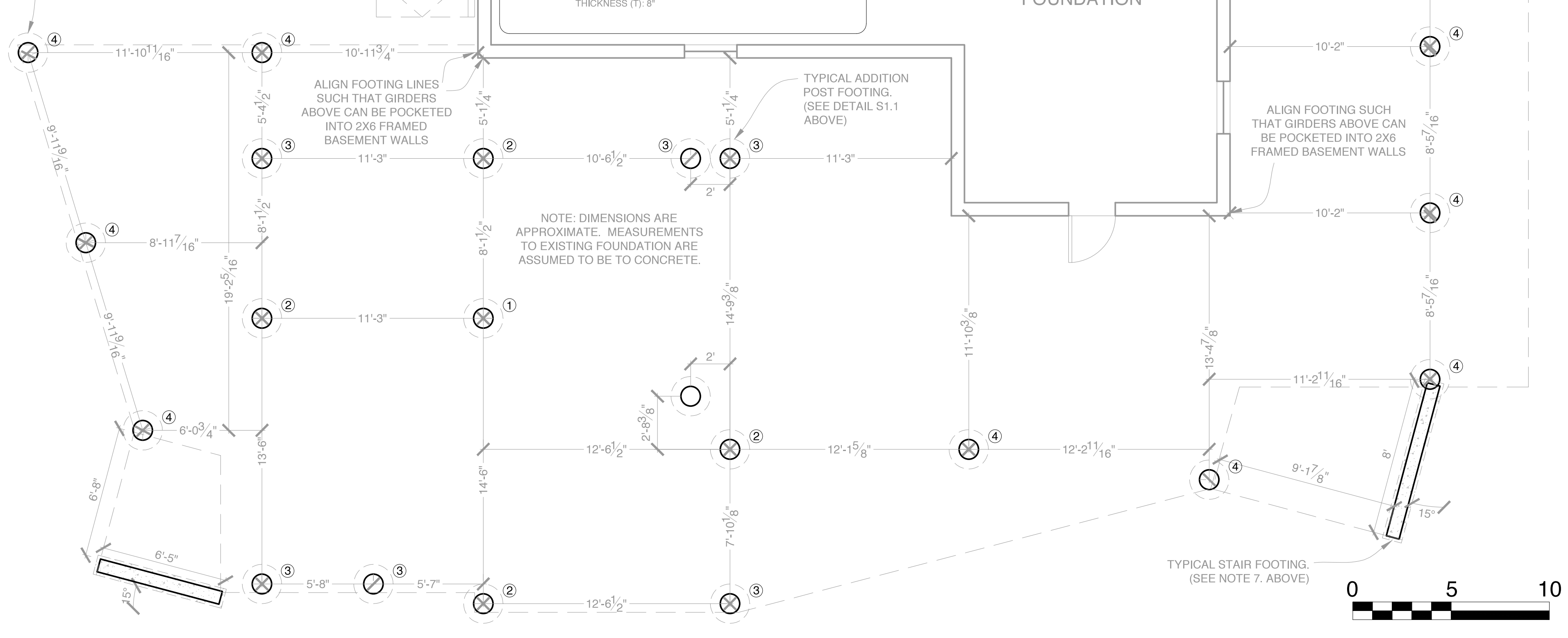


FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER, 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON EPB66
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 (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (TOENAILED)
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
CILING 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 L5U

**TABLE S1.1 -FOOTING TYPES/SIZES**

- TYPE ① WIDTH (W): 3'-3" ON SOIL, 2'-0" ON ROCK THICKNESS (T): 12"
- TYPE ② WIDTH (W): 2'-0" ON SOLD, 1'-3" ON ROCK THICKNESS (T): 8"
- TYPE ③ WIDTH (W): 1'-6" ON SOIL, 1'-0" ON ROCK THICKNESS (T): 8"
- TYPE ④ NO PIER REBAR REQUIRED (TYPE 4 ONLY) WIDTH (W): 2'-3" ON SOIL, 1'-6" ON ROCK THICKNESS (T): 8"

TYPICAL DECK POST FOOTING. (SEE DETAIL S1.1 ABOVE)

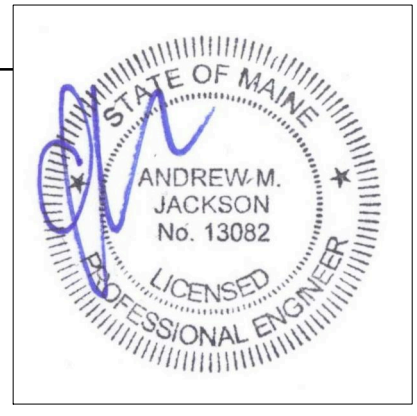


NOTE: DIMENSIONS ARE APPROXIMATE. MEASUREMENTS TO EXISTING FOUNDATION ARE ASSUMED TO BE TO CONCRETE.

EXISTING FOUNDATION

1/4" = 1'-0"

**A Proposed Foundation Plan**



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

DATE	NOTES
2015.06.25	
REVISIONS	

**Cordelia Nicholas LLC House**  
610 Seashore Ave.  
Peaks Island, ME  
04108

Proposed Foundation Plan  
**S1**