

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 FASTNERS TO BE HOT DIP GALVANIZED, SIMPSON "Z-MAX", OR STAINLESS STEEL.
- 6.) (4)2X6 POSTS TO BE BALLOON FRAMED FROM PIERS TO TOP PLATES (SEE SHEARWALL DETAIL S3.) USE CONTINUOUS LENGTH P.T. BETWEEN PIER AND FLOOR. POSTS MAY BE SPLICED ABOVE FLOOR W/ K.D., NO MORE THAN (1) BUTT-JOINT PER 24". SECURE TO PIERS WITH SIMPSON EPB66 POST BASE, INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- 7.) DIAGONALLY BRACE EACH POST IN EACH DIRECTION. (SEE DETAIL S3)
- 8.) SEE S3 FOR SHEARWALL SPECIFICATIONS.

POSTS AND BRACING @ ADDITION:

- 9.) 6X6 P.T. DECK POST TYPICAL. SECURE TO PIERS BELOW WITH SIMPSON EPB66 POST BASE, INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SECURE TO GIRDERS ABOVE WITH (2) SIMPSON GA-2-Z CLIPS PER POST.
- 10.) DIAGONALLY BRACE EACH POST USING 2X6 P.T. FROM APPROX. MIDPOINT OF EACH POST TO EACH GIRDERS/BOX JOIST ABOVE. FASTEN W/ (4) 1/4" X 4 1/2" LEDGERLOK SCREWS @ EA. END.

DECK LEDGERS:

- 11.) DECK LEDGERS TO BE SECURED WITH (2) 5/8" THROUGH-BOLTS WITH WASHERS @ 24" O.C.. PROVIDE FULL RUBBER MEMBRANE UNDER LEDGER, AND Z-FLASHING @ TOP OF LEDGER.

EAST DECK CANTILEVER:

- 12.) (4)2X12 GIRDERS - EXPECT DEFLECTION OF 1/8" AT CANTILEVERED END. USE ALTERNATIVE GIRDER SIZE: (3)1.75 X 11.25 LVL FOR 3/8" DEFLECTION, IF DESIRED

HOT TUB:

- 13.) 3/4" PLYWOOD IN LIEU OF DECKING BELOW HOT TUB. PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER GIRDERS (SEE NOTE 15)

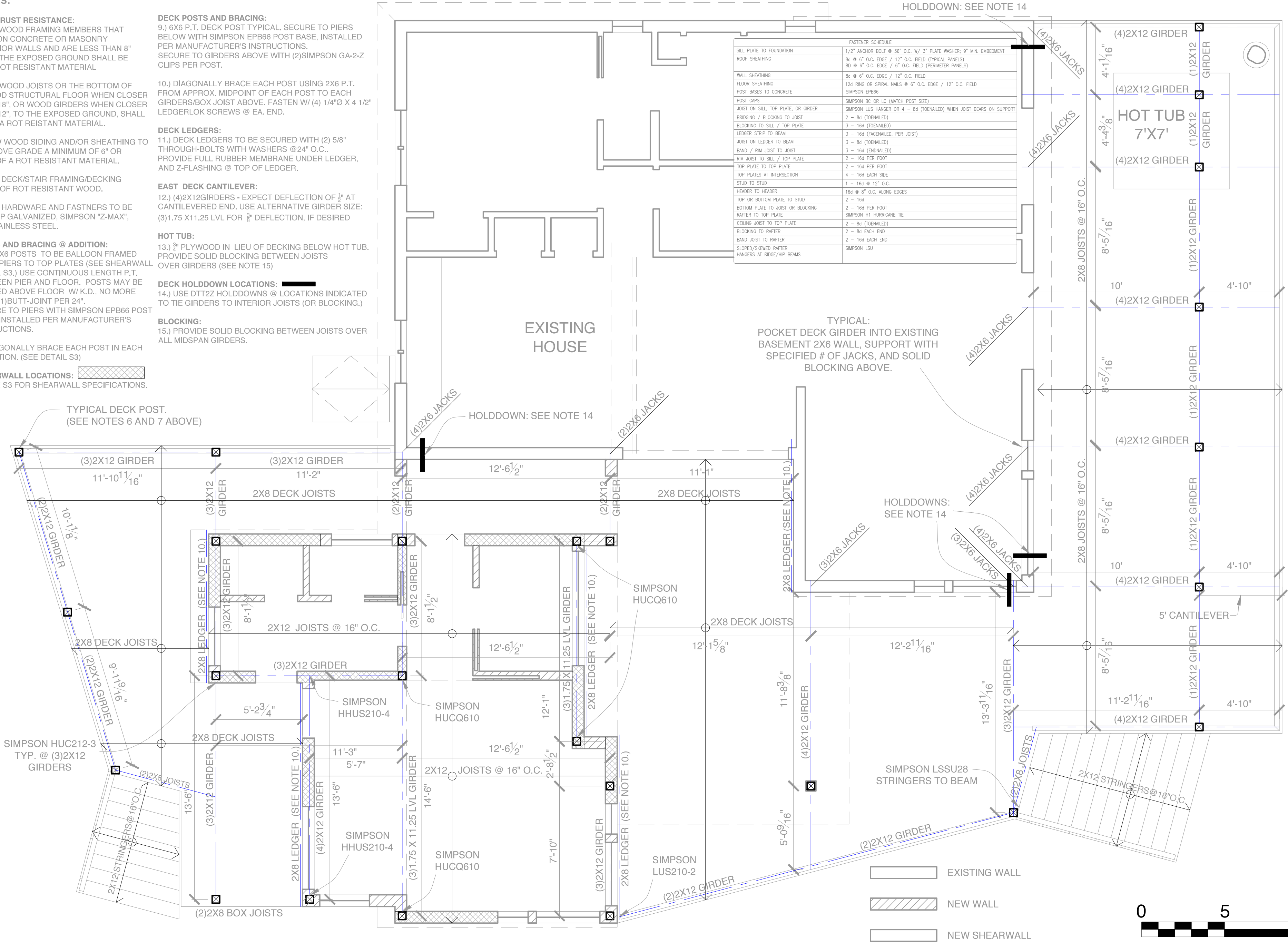
DECK HOLDDOWN LOCATIONS:

- 14.) USE DTT2Z HOLDDOWNS @ LOCATIONS INDICATED TO TIE GIRDERS TO INTERIOR JOISTS (OR BLOCKING.)

BLOCKING:

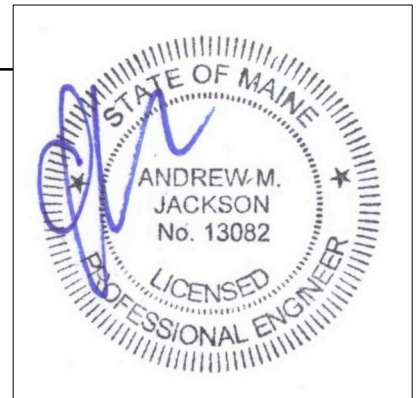
- 15.) PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER ALL MIDSPAN GIRDERS.

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
BRISINGS / 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 (ENDEAILED)
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



A Proposed First floor & Deck Framing Plan

1/4" = 1'-0"



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DATE	NOTES
2015.06.25	
REVISION	

Cordelia Nicholas LLC House
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Proposed
First Floor & Deck
Framing Plan
S2