



NOTES:

- 1.) ROT AND RUST RESISTANCE:
 - A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS SHALL BE OF A ROT RESISTANT MATERIAL
 - B. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" TO THE EXPOSED GROUND, 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 FASTENERS AND HARDWARE TO BE HOT-DIP GALVANIZED, SIMPSON Z-MAX (OR EQUIV.), OR STAINLESS STEEL.
- 2.) DECK, PORCH, AND STAIR FOOTINGS:
 - A. REMOVE AND DISPOSE OF EXISTING SIDE STAIRS AND FOOTING.
 - B. NEW FOOTINGS TO BE FROST PROTECTED TO MIN. 4'-0" DEEP ON UNDISTURBED SOIL (OR PINNED TO BEDROCK).
 - C. TYPICAL PRECAST DECK/PORCH FOOTINGS: MIN. 10"x10" FOOTINGS ON ROCK (BASIC PRECAST PYRAMIDAL PIER); REQUIRED MINIMUM FOOTING SIZES SPECIFIED ON DRAWING. WHERE REQUIRED FOOTING SIZE IS 1'-4" SQUARE, OR LESS, USE "PRECAST CONCRETE DELUXE FOOTING" FROM GAGNE AND SONS, WITH INTEGRAL 16"x16" FOOTING. WHERE REQUIRED FOOTING SIZES ARE GREATER THAN 1'-4" SQUARE, THEN SITE POURED FOOTINGS WILL BE REQUIRED. SEE 2.) D
 - D. TYPICAL SITE-POURED FOOTINGS: REQUIRED FOOTING SIZES ARE LISTED ON DRAWING, AND ASSUME AN 8" THICK FOOTING. REINFORCEMENT: USE (4)#3 HORIZONTAL BARS, IN # ORIENTATION, 1/4" UP FROM BOTTOM OF FOOTINGS. PROVIDE (1) #4 VERTICAL BAR, IN CENTER OF FOOTING, 6" INSERTION WITH 4" HOOK AND MINIMUM 4" PROTRUDING VERTICALLY. FOR TYING TOGETHER THE FOOTING AND A PRECAST CONCRETE PIER. USE GAGNE AND SONS BASIC PRECAST PYRAMIDAL PIER. DRILL HOLE IN THE CENTER OF THE BOTTOM OF PIER TO RECEIVE THE #4 VERTICAL BAR. FILL HOLE WITH EPOXY, AND LOWER PIER ONTO FOOTING/ VERTICAL BAR, INSERTING BAR INTO HOLE.
 - E. SECURE ABU66Z POST BASE TO CAST-IN-PLACE THREADED INSERT @ EACH FOOTING WITH 1/2" THREADED ROD, NUT AND WASHER.
 - F. TYPICAL NEW EXTERIOR STAIR FOOTINGS: 12" X 6" SPREAD FOOTING (R403.1), 8" MORTARED SOLID CMU FROSTWALL WITH STANDARD LADDER REINFORCEMENT FULL WIDTH OF EACH MORTAR BED. 2X8 P.T. SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6. (DRILL AND EPOXY SET THREADED ROD, MIN. 6" INSERTION.)
- 3.) POSTS AND BRACING
 - A. SUPPORT ALL NEW DECK/PORCH GIRDERS WITH P.T. 6X6 POSTS.
 - B. SECURE POSTS TO PIERS WITH PROVIDED ABU66Z POST BASES, PER MANUFACTURER'S SPECIFICATIONS.
 - C. DIAGONALLY BRACE EACH POST TO GIRDER ABOVE WITH 2X6 DIAGONALS, FROM LOWER 1/3 POINT OF POSTS.
- 4.) PORCH ROOF RAFTER LEDGERS
 - A. REMOVE EXISTING SIDING, OUTER LAYER OF SHEATHING, AND INSULATION IN AREA OF LEDGERS, TO ENABLE SECURE ATTACHMENT OF LEDGERS TO HOUSE.
 - B. WHERE NOTED IN PLAN, SECURE (2)2X12 RAFTER LEDGERS TO EXISTING HOUSE FRAMING, WITH (3) 8"x 16" GRK RSS STRUCTURAL SCREWS INTO EACH AVAILABLE STUD (APPROX. 2" O.C.). ENSURE MINIMUM 3" SCREW TIP GRAB INTO STUDS.
 - C. HANG 2X8 RAFTERS FROM LEDGER WITH SIMPSON LSU28Z. HIP AND VALLEY RAFTERS TO BE SECURED TO DOUBLED 2X12 LEDGER WITH (3) 6"x 16" GRK RSS SCREW PER 2X LAYER. COUNTERSINK FOR SCREW HEADS AS NECESSARY, SO THAT THE LAYERS CAN STACK TIGHTLY.
- 5.) HEADERS AND JACKS
 - A. WHEN POSSIBLE, INSULATE HEADERS WITH RIGID FOAM INSULATION, BETWEEN 2X LAYERS
 - B. ALL HEADERS TO BE SUPPORTED BY (2) JACKS, UNLESS OTHERWISE NOTED IN PLAN.

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 (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (END NAILED)
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

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

DATE	NOTES
2017.01.03	Grade Comparison, REVISED
2017.01.17	Simplified Slab, New Girder, Hold-downs, No Skylights
2017.01.19	SK4: no hold-downs; SK5: laundry
2017.01.30	Kitchen Renovations & Porch Extension
2017.03.20	

1/4" = 1'

**Heselton Clements
 Bunkhouse/Studio**
 11 Ocean St.
 Peaks Island, ME 04108

SK11
 Proposed
 2nd Flr &
 Porch Roof
 Framing Plan

A Proposed Second Floor (Main House, Above Kitchen) & Porch Roof Framing Plan

