



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 @ 4" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 4" 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 AB66
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENAIL) WHEN JOIST BEARS ON SUPPORT
BLOCKING / BLOCKING TO JOIST	2 - 8d (TOENAIL)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAIL)
LEDGER STRIP TO BEAM	3 - 16d (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAIL)
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 (TOENAIL)
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

**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.

**FOOTINGS AND PIERS:**

- 6.) NEW PORCH FOOTINGS SHALL BE MIN 24"Ø X 8" SET @ 4'-0" DEEP ON SOIL (OR PINNED TO ROCK). 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
- 7.) NEW STAIR FOOTINGS TO BE PRECAST 4" CONCRETE PIERS WITH MIN 10" SQUARE BASE, SET AT 4' DEPTH.

**POSTS AND BRACING:**

- 8.) NEW/REPLACEMENT POSTS TO BE 6X6 P.T.
- 9.) SECURE POSTS TO PIERS WITH SIMPSON AB66
- 10.) SECURE NEW/REPLACEMENT POSTS TO GIRDERS WITH (2) SIMPSON GA-2 CLIPS/POST.
- 11.) BRACE EACH SIDE OF DECK SUPPORT POSTS TO GIRDER/S ABOVE WITH 2X6 @ 45 DEG. FROM LOWER 1/3 OF POST. FASTEN WITH (3) GRK RSS 5/8" X 5 1/8" STRUCTURAL SCREWS EACH END.

**LEDGERS**

- 12.) ATTACH DECK LEDGERS WITH (2) GRK RSS 5/8" X 5-1/8" STRUCTURAL SCREWS @ 16" O.C.
- 13.) PROVIDE FULL ICE AND WATER SHIELD BEHIND, AND Z-FLASHING OVER THE TOP OF, EACH LEDGER.

DATE	NOTES
2015.07.29	
REVISION	

1/4"=1'

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PROJECT  
**Cartier Residence**  
19 Brook Ln.  
Peaks Island, ME

**A** Proposed Foundation and First Floor Framing Plan

**S1**  
Prop. Foundation  
& 1st Floor  
Framing Plan