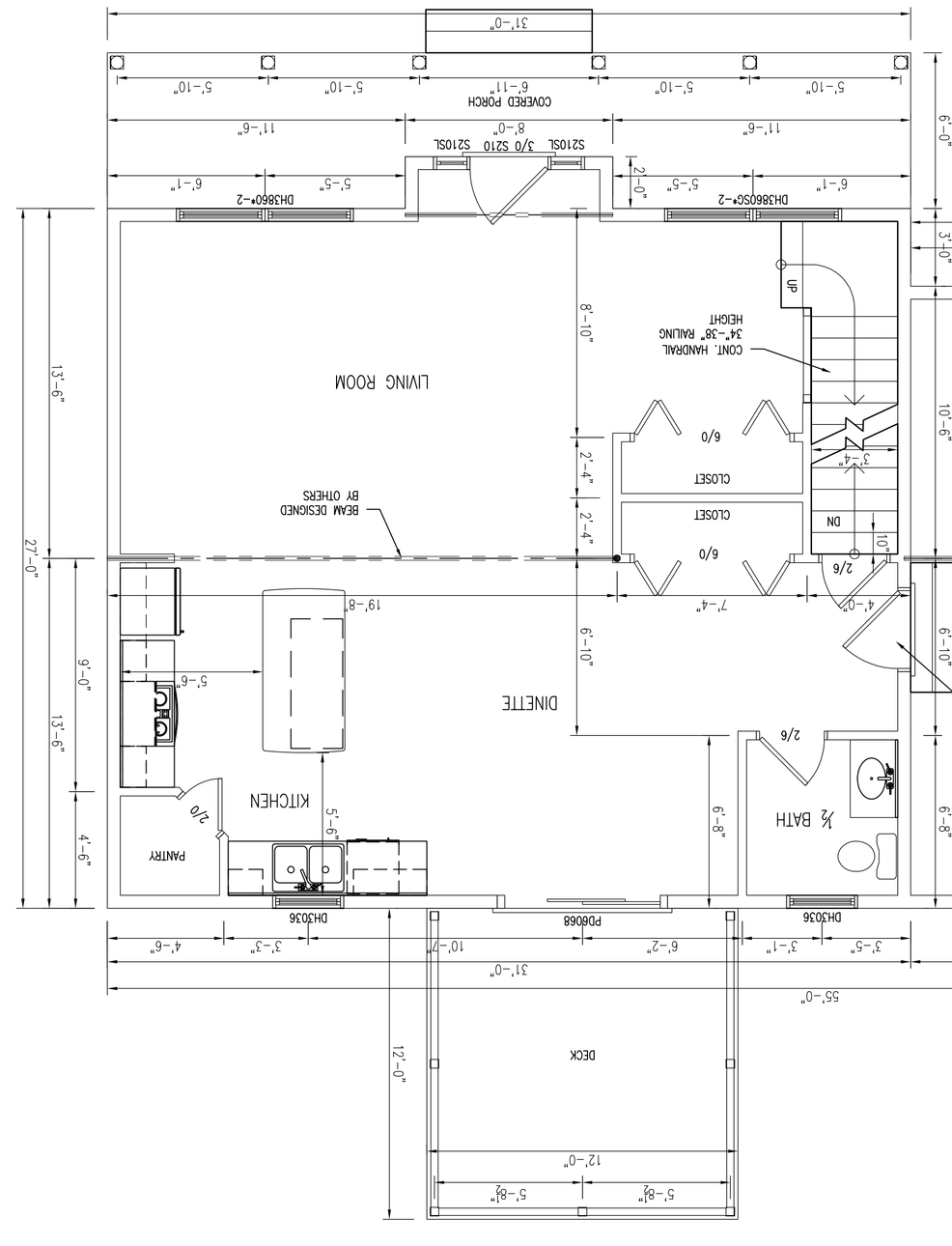

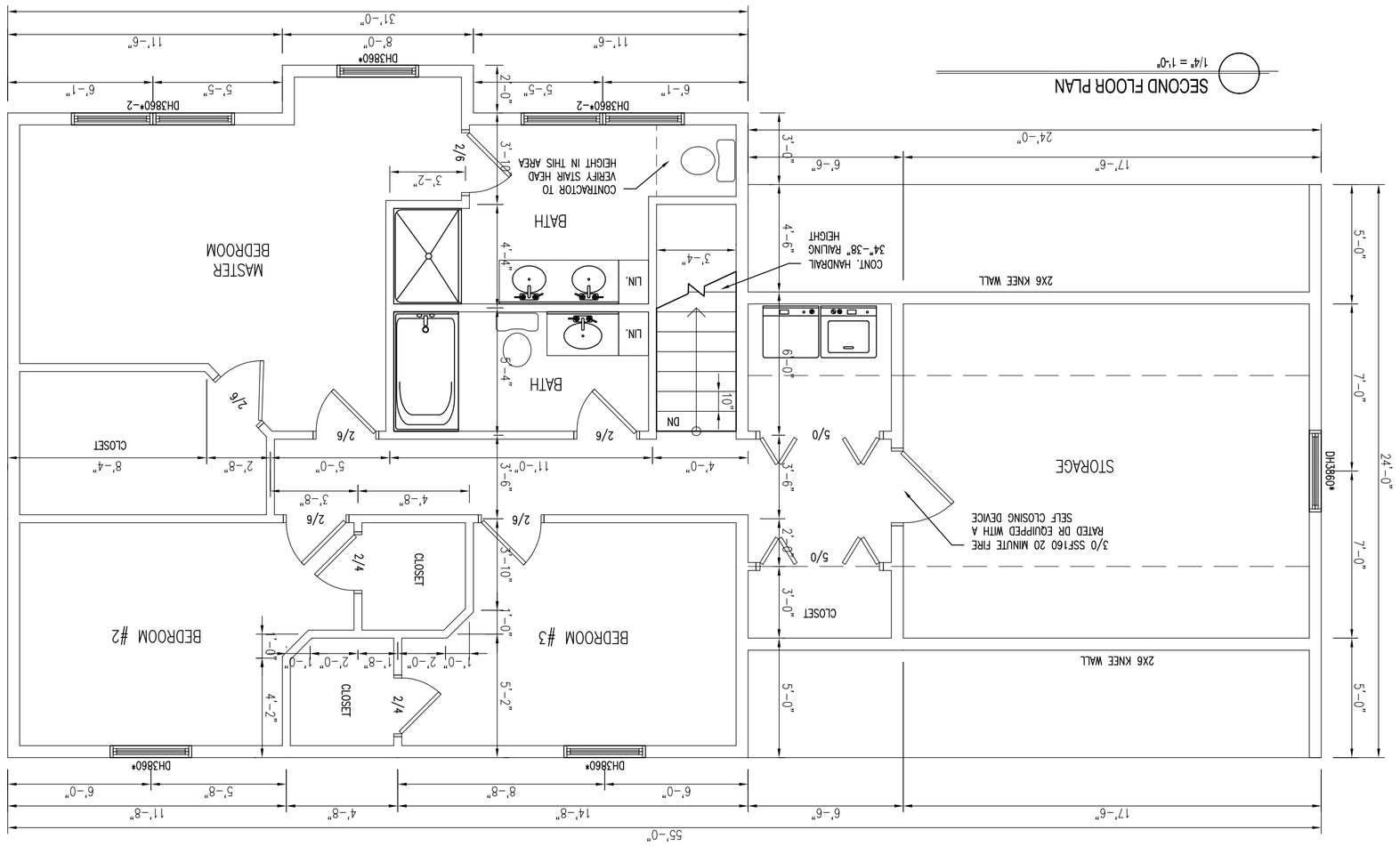

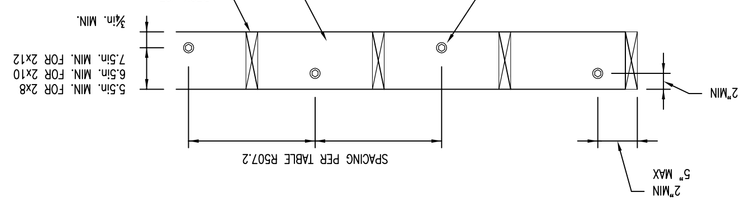

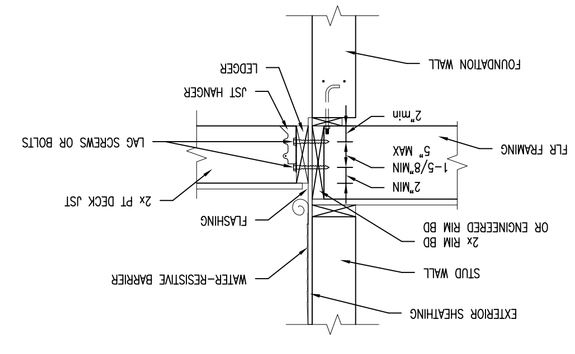

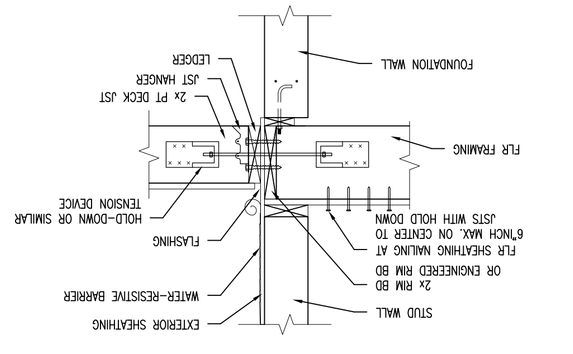

FASTENER SPACING FOR SOUTHERN PINE OR HIM-FIR DECK LEDGER
AND 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST
(DECK LIVE LOAD=40PSF; DECKDEAD LOAD=10PSF)

JOIST SPAN	CONNECTION DETAILS	ON-CENTER SPACING OF FASTENERS					
	½" DIAMETER LAG SCREW WITH ½" MAXIMUM SHEATHING	½" DIAMETER LAG SCREW WITH ½" MAXIMUM SHEATHING	½" DIAMETER LAG SCREW WITH ½" STAGGERED WASHERS	12	16	18	21
6'-0" AND LESS	30	36	36	29	24	21	16
8'-0" AND 8'-1"	23	36	34	29	24	21	19
10'-0" AND 10'-1"	18	29	29	24	21	18	16
12'-0" AND 12'-1"	15	24	24	21	18	16	14
14'-0" AND 14'-1"	13	21	21	18	16	14	12
16'-0" AND 16'-1"	11	18	18	16	14	12	11
18'-0"	10	16	16	14	12	11	10

PER TABLE R507.2]

SMOKE ALARMS

SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS

1. EACH SLEEPING AREA
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
4. FIRE BLOCKING, FIRE RATED FIXTURES & CALULKING
   BETWEEN FLOORS WHEN WHERE REQUIRED. ⅝ TYPE-X FIRE RATED SHEETROCK ON ALL WALLS & CEILINGS SEPARATING FLOORS WHERE REQUIRED. PER TOWN AND LOCAL CODE
5. FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND SIZE FND./FTGS AS REQUIRED PER GRADE. AND SOIL CONDITIONS
7. BASEMENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)
8. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.

* DENOTES EGRESS WINDOW

CARBON MONOXIDE ALARMS.

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES

FOUNDATION NOTES.

1. 4" DIA. CONTINUOUS PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
2. ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
3. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
4. DECK SUPPORTS ASSUMED TO BE 10" DIA. SONOTUBES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
5. FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND SIZE FND./FTGS AS REQUIRED PER GRADE. AND SOIL CONDITIONS
7. BASEMENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)
8. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.

Vella Residence
1st & 2nd FLR plans
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITING PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR BUILDING IN COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC ARE PROVIDED TO OUR CLIENTS WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF SUBCONTRACTORS, ALL DRAWINGS, AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS. DRAFTING & DESIGN ME, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR

Revisions:	
00/00/00	.

Date : 12/07/16
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: CL112316
Sheet Number:
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