



FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	84 @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 80 @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	84 @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	124 RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 84 (TOENAILED) WHEN JOIST BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 84 (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3 - 164 (TOENAILED)
LEDGER STRIP TO BEAM	3 - 164 (FACE-NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 84 (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 164 (END-NAILED)
RIM JOIST TO SILL / TOP PLATE	2 - 164 PER FOOT
TOP PLATE TO TOP PLATE	2 - 164 PER FOOT
TOP PLATES AT INTERSECTION	4 - 164 EACH SIDE
STUD TO STUD	1 - 164 @ 12" O.C.
HEADER TO HEADER	164 @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 164
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 164 PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 84 (TOENAILED)
BLOCKING TO RAFTER	2 - 84 EACH END
BAND JOIST TO RAFTER	2 - 164 EACH END
SLOPED/SKEWED RAFTER	SIMPSON LSU
HANGERS AT RIDGE/HP BEAMS	

NOTE:
(1) Jack at each side of each door/window header, unless otherwise noted

A Proposed Second Floor Framing
1/4" = 1'-0"



EXISTING WALL
NEW WALL

Rachel Conly
Architectural Design

26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

**Proposed
Second Floor
Framing Plan**

PROJECT

Halliday Residence
28 3rd St.
Peaks Island, ME

DATE
07.04.14

REVISED

SCALE
1/4" = 1'-0"

DRAWN BY
**Rachel &
Harvey**

NOTES

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