



Provide horizontal cross blocking on flat between existing studs—16" o.c. vertically,  
 @ location of addition walls—to tie addition to existing: 2- 20d nails each

Attach inner joist to existing framing:  
 (2) 1/4"Ø X 4 1/2" min. Ledgerlok screws @ each stud

| 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)                  |
| WALL SHEATHING                      | 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)                 |
| FLOOR SHEATHING (3/4")              | 12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD             |
| POST BASES TO CONCRETE              | SIMPSON TYPE ABU-Z   |
| POST CAPS                           | SIMPSON ACE (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/SKIMED RAFTER                | SIMPSON LSU  |
| HANGERS AT RIDGE/HIP 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



9/22/14

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 07.24.14  
 08.11.14  
 09.17.14

SCALE 1/4" = 1'-0" DRAWN BY Rachel & Harvey

NOTES

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