Provide horizontal cross blocking on flat between exisitng 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) 8D @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
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 (FACENAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 – 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 – 16d (ENDNAILED)
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

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

(A) Proposed Second Floor Framing
¼"=1'-0"

0 1 2 3 4 5 6

EXISTING WALL

NEW WALL

STATE OF MAINE
AARON C. JONES
No. 10968
LICENSED
PROFESSIONAL ENGINEER

9/22/14

CITY OF PORTLAND, MAINE
RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/23/14

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	REVISED
07.04.14	07.24.14 08.11.14 09.17.14
SCALE ¼"=1'-0"	DRAWN BY Rachel & Harvey

NOTES

S2