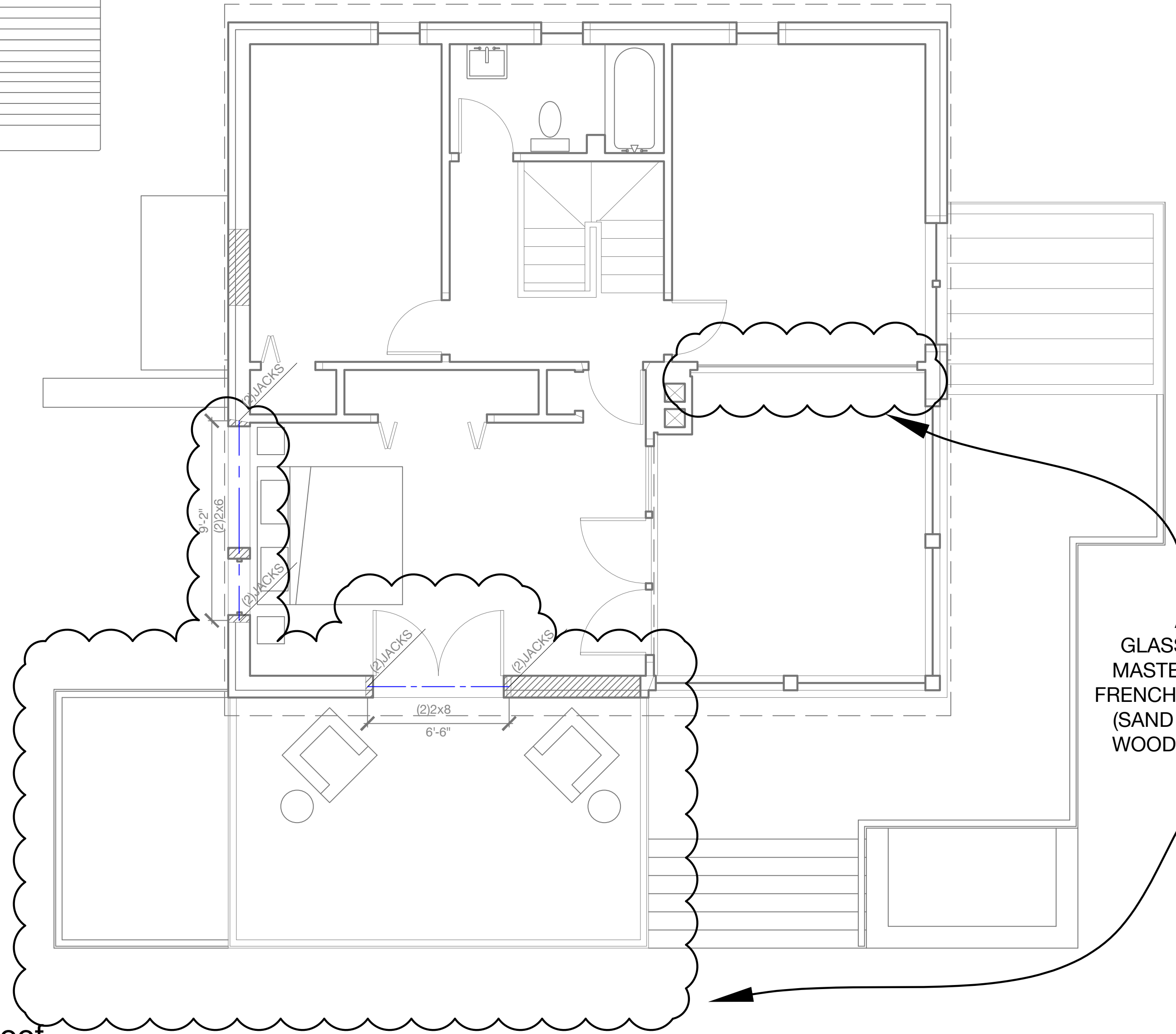
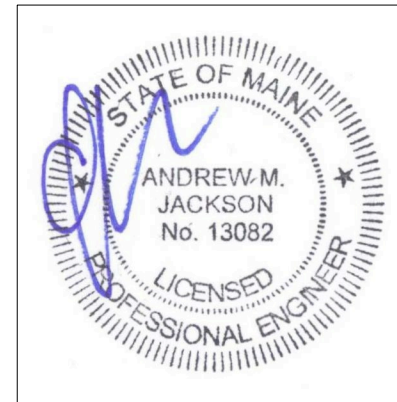


FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	84 @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 80 @ 6" O.C. EDGE / 8" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	84 @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	124 RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE ABU
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 (FACENailed, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 84 (TOENailed)
BAND / RIM JOIST TO JOIST	3 - 164 (ENDNailed)
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 HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU



AREAS OF SCOPE:
GLASS RAILING, DECK, WEST
MASTER BEDROOM WINDOWS,
FRENCH DOORS, SMOKE ALARMS.
(SAND AND REFINISH EXISTING
WOOD FLOORS THROUGHOUT)

A Proposed Roof Framing Plan

EXISTING WALLS
NEW WALLS

- NOTES:
- ROT AND RUST RESISTANCE:
 - 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
 - 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
 - NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL
 - ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD
 - ALL EXTERIOR FASTENERS AND HARDWARE TO BE HOT-DIP GALVANIZED, SIMPSON Z-MAX (OR EQUIV), OR STAINLESS STEEL.
 - HEADERS & JACKS: (1) JACK AT EACH SIDE OF EACH DOOR/WINDOW HEADER, UNLESS OTHERWISE NOTED

Rachel Conly Design LLC
26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

DATE	NOTES
2016.12.06	
REVISION	

1/4" = 1'

PROJECT
Scott Residence
Peaks Island, ME
04108

S1
Proposed
Roof
Framing Plan