

FRAME GABLE-END "DORMER"  
ROOF WITH 2X6 RAFTERS, ON  
TOP OF 2X10 RAFTER HIP ROOF.  
(NON-STRUCTURAL)

EXPECTED DEAD  
LOAD DEFLECTION  $\frac{1}{4}$ ".  
EXPECTED LIVE LOAD  
DEFLECTION  $\frac{1}{2}$ ".

- TYPICAL PORCH POST.  
SEE NOTE 2.) B
- EXISTING WALLS
- NEW WALLS

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	12d RING OR SPIRAL WALLS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BRACES 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 - 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/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU

- NOTES:
- 1.) ROT/RUST RESISTANCE:
    - A. 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. PROVIDE CAPILLARY BREAK IN ALL CASES.
    - B. 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.
    - C. NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.
    - D. ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.
    - E. ALL EXTERIOR AND BASEMENT HARDWARE TO BE SIMPSON Z-MAX (OR EQUIVALENT), OR STAINLESS STEEL.
  - 2.) JACKS AND POSTS:
    - A. ALL DOOR AND WINDOW HEADERS TO BE SUPPORTED BY (1) JACK, UNLESS OTHERWISE NOTED.
    - B. PORCH ROOF GIRDERS TO BE SUPPORTED BY (1) 6X6 P.T. POST, WRAPPED WITH 1X PRE-PRIMED TRIM.
  - 3.) ADDITIONAL CEILING TIES ARE REQUIRED BEFORE CUTTING ANY BALLOON FRAMED STUDS. SEE S3 FOR DETAILS.

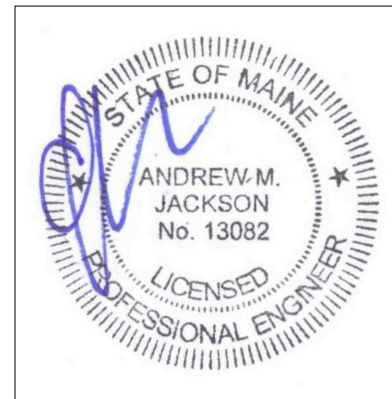
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DATE	NOTES
2016.07.07	
	REVISED

1/4" = 1'

PROJECT  
**Carson Residence**  
71 Luther St.,  
Peaks Island, ME  
04108

**A** Proposed Second Floor and Porch Roof Framing Plan



**S2**  
Proposed 2nd Flr.  
& Porch Roof  
Framing Plan