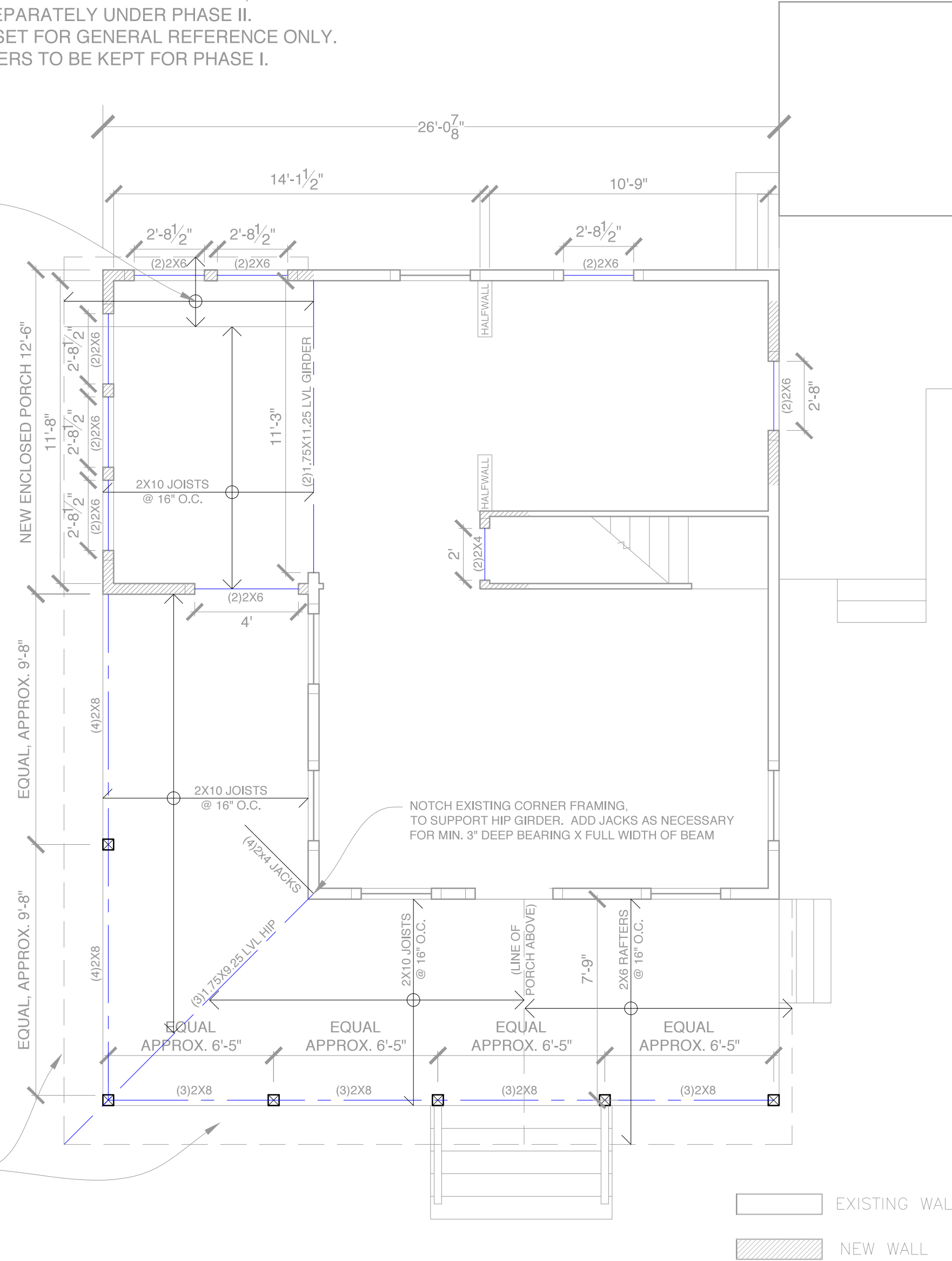


NOTE: THE SECOND FLOOR BALCONY AND NEW PORCH ROOF ARE NOT INCLUDED IN THE CURRENT PROJECT SCOPE, AND WILL BE PERMITTED SEPARATELY UNDER PHASE II. THEY HAVE BEEN INCLUDED IN THIS SET FOR GENERAL REFERENCE ONLY. EXISTING PORCH ROOF RAFTERS TO BE KEPT FOR PHASE I.

THIS SECTION ONLY: 2X6 @ 16" O.C. ROOF RAFTERS, AND 2X10 @ 16" O.C. CEILING RAFTERS



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
 - 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.

NOTCH EXISTING CORNER FRAMING, TO SUPPORT HIP GIRDER. ADD JACKS AS NECESSARY FOR MIN. 3" DEEP BEARING X FULL WIDTH OF BEAM

FRAME PORCH ROOF OVERHANGS WITH 2X6 RAFTERS TAILS @ 2ND FLOOR PORCH (SEE CROSS SECTION)

	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 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 - 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

NOTES

DATE 2015.10.14
REVISED

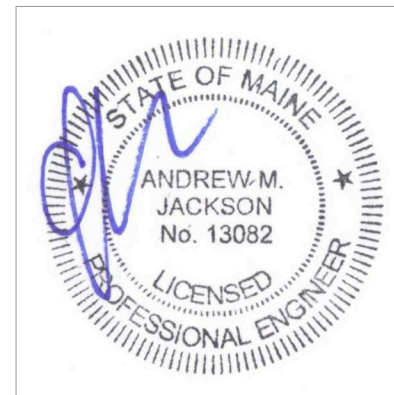
1/4" = 1'

PROJECT
Gray Residence
13 City Point Rd.
Peaks Island, ME
04108

S2

Proposed
Roof
Framing Plan

A Proposed Roof Framing Plan



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