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.

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.

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

A Proposed Roof Framing Plan

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

Inspections Division
Date: 10/29/15

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

NOTES	DATE	REVISED
	2015.10.14	

1/4" = 1'

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

S2
Proposed Roof Framing Plan