



2x12 ledger attached to wall by 2@1/2" bolts, with washers, @ 24" o.c. (or @ each stud). "Rafters" to bear on solid 2X ledger as per R502.6.

Existing 2X6 joists Sister/replace with new 2X6 joists where existing joists are damaged/excessively notched. New 2X6 joists 16" o.c. at previous stairwell location

Support/cut existing floor joists to fit girders up into floor assembly. Hang joists with LSU26, or set on solid 2X ledger as per R502.6

2x12 stringers @16" o.c. Frame landings w/ 2X6 @16" o.c.

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 AB
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 (TOENailed, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENailed)
BAND / RIM JOIST TO JOIST	3 - 16d (TOENailed)
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 @ 6" 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/SHEWED RAFTER	SIMPSON LSU
HANGERS AT RIDGE/HP BEAMS	

EXISTING WALL
NEW WALL



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

6X6 post, secured to girder with (2) Simpson GA-2 clips/post

(A) Proposed Second Floor/Pergola Framing
1/4" = 1'-0"

Rachel Conly
Architectural Design

26 Sterling Street
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**Proposed
Second Floor/
Pergola
Framing Plan**



PROJECT

**Crosby Simmonds
Residence**

**92 Central Avenue
Peaks Island, Me.
04108**

DATE
09.09.14

REVISED

SCALE
1/4" = 1'-0"

DRAWN BY
**Rachel &
Harvey**

NOTES

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