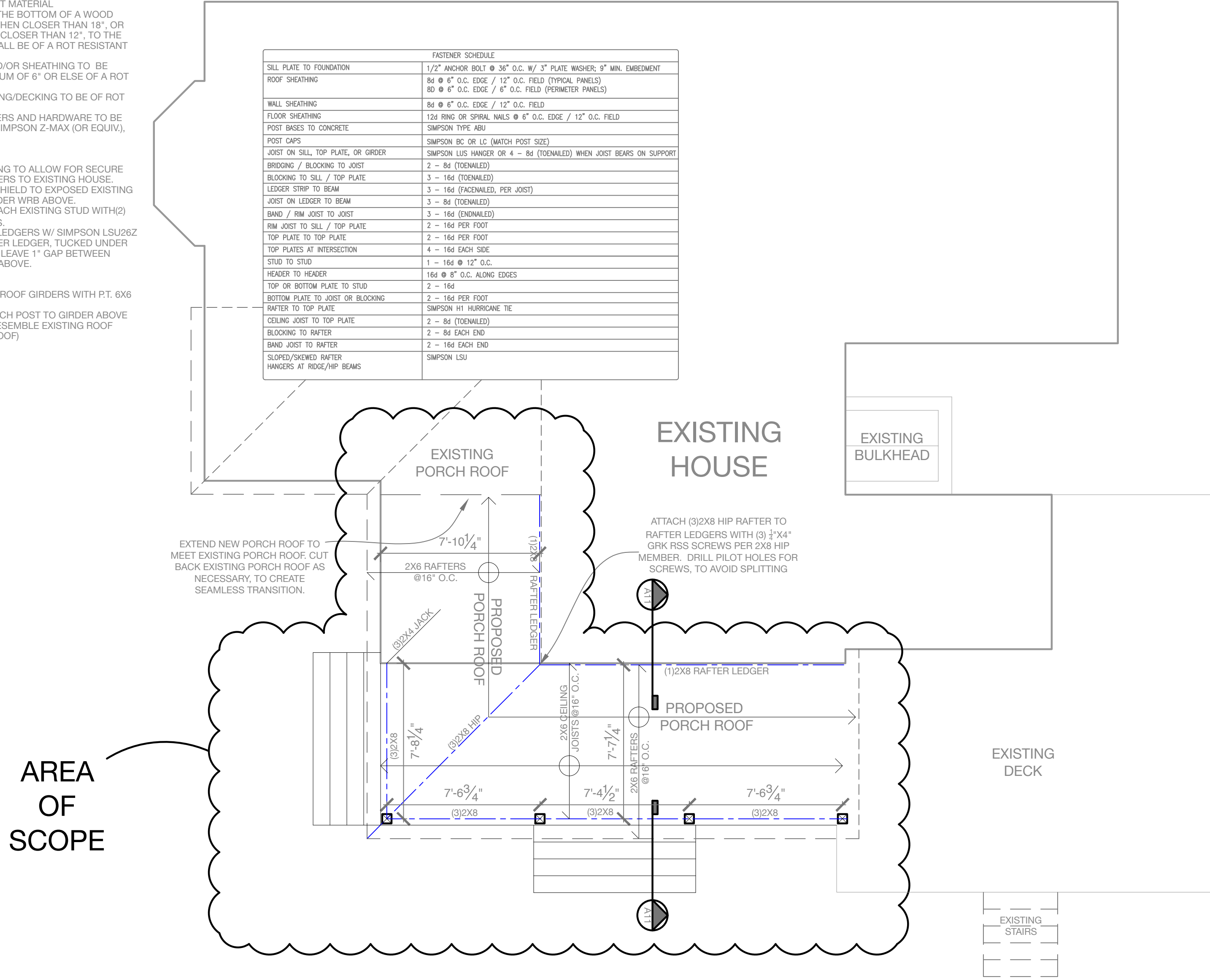


NOTES:

- 1.) ROT AND RUST RESISTANCE:
 - A. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS 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 FASTENERS AND HARDWARE TO BE HOT-DIP GALVANIZED, SIMPSON Z-MAX (OR EQUIV.), OR STAINLESS STEEL.
- 2.) PORCH RAFTER LEDGERS:
 - A. REMOVE EXISTING SIDING TO ALLOW FOR SECURE ATTACHMENT OF LEDGERS TO EXISTING HOUSE. ADHERE ICE & WATER SHIELD TO EXPOSED EXISTING SHEATHING - TUCK UNDER WRB ABOVE.
 - B. FASTEN LEDGERS TO EACH EXISTING STUD WITH(2) GRK RSS 1/2"x5" SCREWS.
 - C. HANG RAFTERS FROM LEDGERS W/ SIMPSON LSU26Z
 - D. PROVIDE FLASHING OVER LEDGER, TUCKED UNDER EXISTING WRB ABOVE. LEAVE 1" GAP BETWEEN FLASHING AND SIDING ABOVE.
- 3.) POSTS AND BRACING
 - A. SUPPORT NEW PORCH ROOF GIRDERS WITH P.T. 6X6 POSTS.
 - B. DIAGONALLY BRACE EACH POST TO GIRDER ABOVE WITH BRACKETS (TO RESEMBLE EXISTING ROOF BRACKETS @ HOUSE ROOF)

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



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

DATE	NOTES
2016.12.14	
REVISED	

1/4" = 1'

PROJECT
Asbjornsen
107 Island Ave.
Peaks Island, ME
04108

A Proposed Porch Roof Framing Plan

S2
 Proposed
 Porch Roof
 Framing Plan