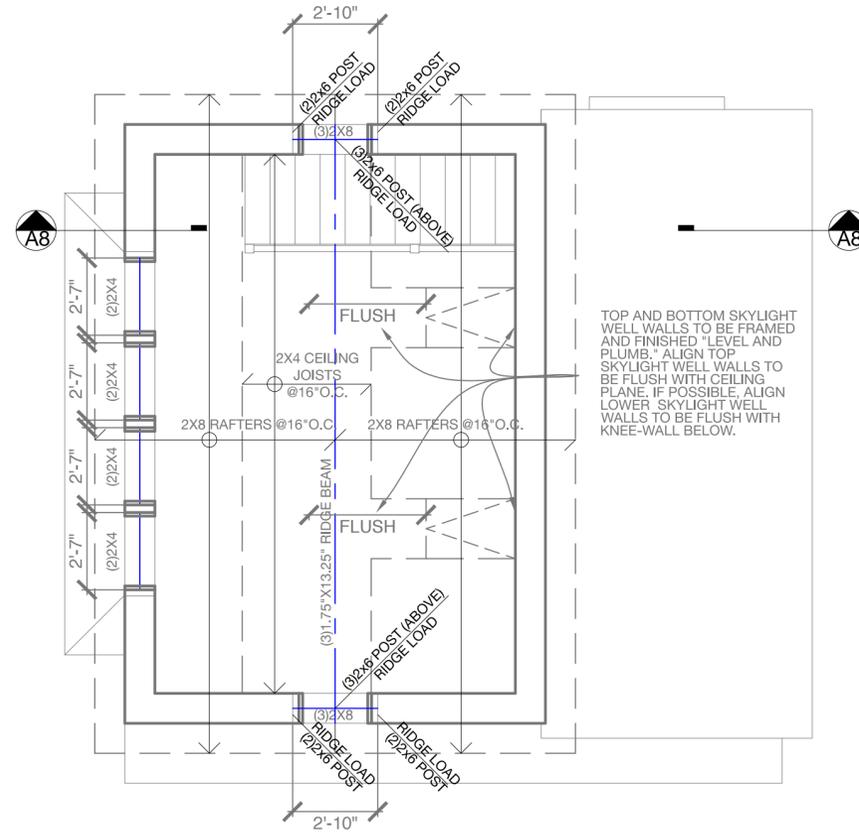


NOTES:

- 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, POSTS, & HEADERS:
 - A. ALL DOOR AND WINDOW HEADERS TO BE SUPPORTED BY (1) JACK, UNLESS OTHERWISE NOTED.
 - B. NOTED HEADER LENGTHS ARE APPROXIMATE. FRAME ACCORDING TO WINDOW AND DOOR MANUFACTURERS' SPECIFICATIONS.
 - C. DOUBLE JOISTS AND RAFTERS AROUND STAIR WELL AND SKYLIGHT OPENINGS (UP TO 4' WIDE OPENINGS).
 - D. INTERIOR STUDS AND RAFTER ARE NOT LOAD BEARING. (2)2X4 HEADERS W/ 1 JACK ACCEPTABLE AT ALL LOCATIONS. TIE INTERIOR WALL FRAMING TO EXTERIOR WALL FRAMING AT ALL TOP PLATES, AND DOOR/WINDOW OPENINGS WITH CONTINUOUS 3/4" PLYWOOD PLATES (SEE CROSS SECTION.) USE GUSSETS TO HANG INTERIOR RAFTERS FROM MAIN RAFTERS ONLY AS NECESSARY, OR EXPEDIENT.
 - E. ENSURE CONTINUITY OF RIDGE BEAM LOAD PATHS FROM BEAM DOWN TO FOUNDATION. IN ADDITION TO NOTED POSTS, JACKS, AND HEADERS, PROVIDE SOLID BLOCKING AS NEEDED.



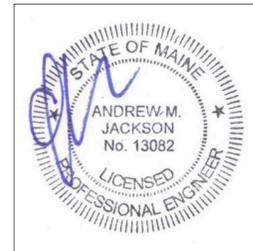
TOP AND BOTTOM SKYLIGHT WELL WALLS TO BE FRAMED AND FINISHED LEVEL AND PLUMB. ALIGN TOP SKYLIGHT WELL WALLS TO BE FLUSH WITH CEILING PLANE. IF POSSIBLE, ALIGN LOWER SKYLIGHT WELL WALLS TO BE FLUSH WITH KNEE-WALL BELOW.

FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 6" 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 (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENailed)
BAND / RM JOIST TO JOIST	3 - 16d (END NAILED)
RM 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

NOTE:

- A. ELECTRICAL, PLUMBING, AND HVAC SPECIFICATIONS AND PERMITS BY OTHERS.
- B. CONTRACTOR RESPONSIBLE FOR MEETING ALL APPLICABLE CODES.

A Proposed Roof Framing



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

DATE	NOTES
2016.10.14	
REVISED	

PROJECT
Heselton Clements
Bunkhouse/Studio
11 Ocean St.
Peaks Island, ME 04108

S2
Proposed
Roof Framing

1/4" = 1'