

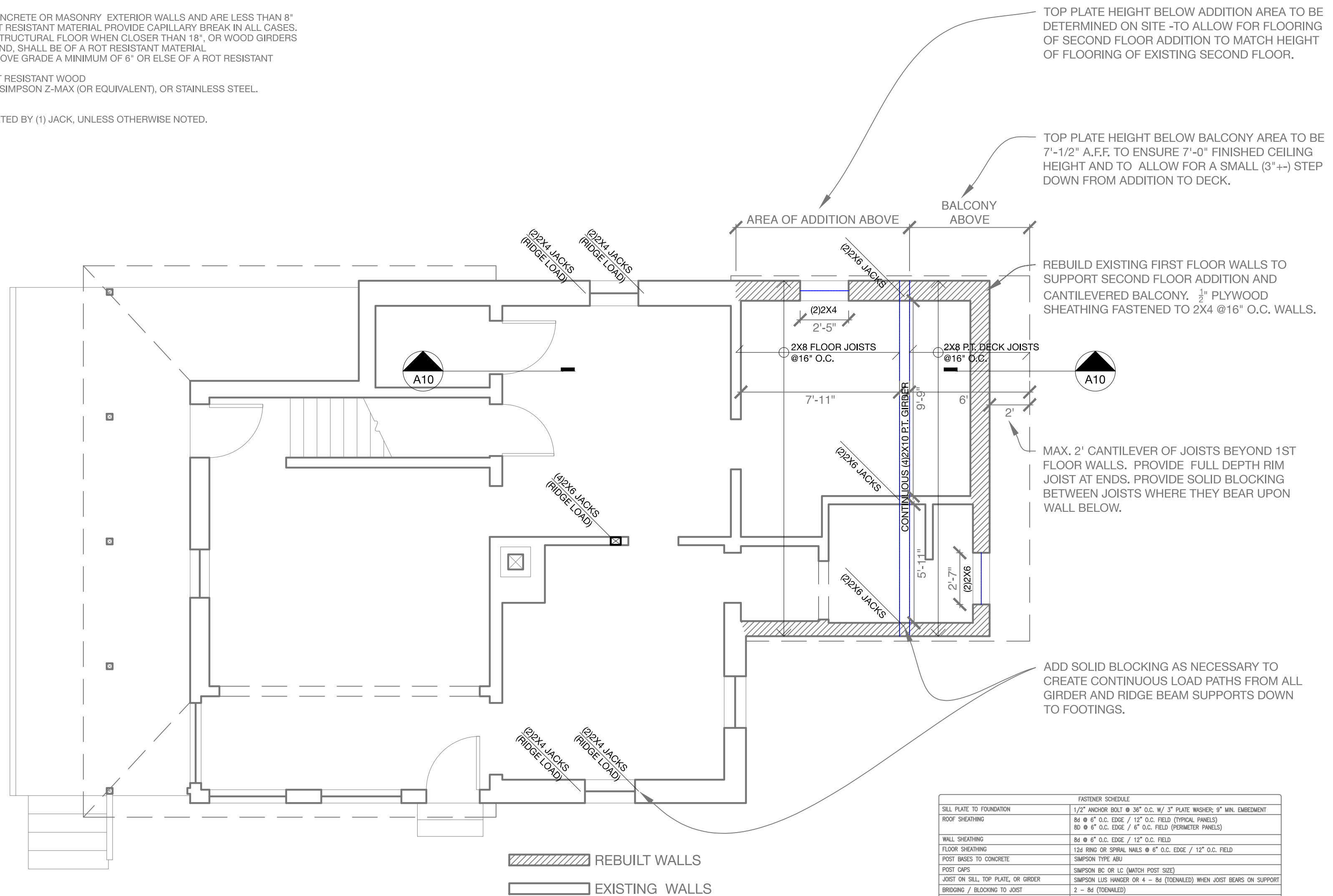
NOTES:

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:

- A. ALL DOOR AND WINDOW HEADERS TO BE SUPPORTED BY (1) JACK, UNLESS OTHERWISE NOTED.



TOP PLATE HEIGHT BELOW ADDITION AREA TO BE DETERMINED ON SITE -TO ALLOW FOR FLOORING OF SECOND FLOOR ADDITION TO MATCH HEIGHT OF FLOORING OF EXISTING SECOND FLOOR.

TOP PLATE HEIGHT BELOW BALCONY AREA TO BE 7'-1/2" A.F.F. TO ENSURE 7'-0" FINISHED CEILING HEIGHT AND TO ALLOW FOR A SMALL (3"+) STEP DOWN FROM ADDITION TO DECK.

REBUILD EXISTING FIRST FLOOR WALLS TO SUPPORT SECOND FLOOR ADDITION AND CANTILEVERED BALCONY. 3/4" PLYWOOD SHEATHING FASTENED TO 2X4 @ 16" O.C. WALLS.

MAX. 2' CANTILEVER OF JOISTS BEYOND 1ST FLOOR WALLS. PROVIDE FULL DEPTH RIM JOIST AT ENDS. PROVIDE SOLID BLOCKING BETWEEN JOISTS WHERE THEY BEAR UPON WALL BELOW.

ADD SOLID BLOCKING AS NECESSARY TO CREATE CONTINUOUS LOAD PATHS FROM ALL GIRDER AND RIDGE BEAM SUPPORTS DOWN TO FOOTINGS.

REBUILT WALLS
EXISTING WALLS

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 (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENailed)
BAND / RIM JOIST TO JOIST	3 - 16d (END NAILED)
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/HP BEAMS	SIMPSON LSU

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

DATE	NOTES
2016.07.29	
	REVISED

1/4" = 1'

Sherman Residence
15 Prince Ave.
Peaks Island, ME
04108

S2
Proposed 2nd Flr.
& Balcony
Framing Plan

A Proposed Second Floor and Balcony Framing Plan