

79 Lincoln street Framing Specs

Roof

Framing will be 2x6 rafters spaced at 16" OC with Hip roof to match existing roof using 16d fasteners And Simpson Brackets where needed in Rafter framing.

Damaged Sheathing on the roof will be replaced with 3/4 Zip System panels Secured with 8d fasteners

Interior/Exterior

Walls that are replaced due to Fire damage in front bedroom adjacent to the 2nd floor deck will be replaced with 2x4 framing spaced 16" OC Fastened with 8d Fasteners

Ceiling

Fire damaged ceiling joists in second floor front will be replaced with 2x6 Framing spaced 16" OC Fastened with 8d Fasteners and Simpson brackets.

Strapping will be used on entire ceiling as well prior to sheetrock install.

Deck 7'X 14'

Ledger will be doubled 2"x8" PT secured to house with 6" Ledger lock Bolts spaced every 16" With Flashing behind the ledger and on top .

Joist for roof and floor will be 2x6 framing with Simpson Joist hangers spaced every 16"

Floor joist will have span of 7' and will have a double rim around entire perimeter

Decking will be 6" PT with Deck screws for fasteners

Support posts will be 4x4 PT anchored with Simpson brackets wrapped with 3/4" pine for finish

Railings will be 2x4 PT with a top rail height of 36" with 2"x2" baluster spaced at 4"