52'-4"

30'-4"

44'-6"

14'-4"

38'-1"

A17

A17

TYPICAL LOAD PATHS FROM NEW ROOF FRAMING:
ALIGN POSTS WITH POSTS ABOVE
—(MAY BE OFFSET
ALONG EAST/WEST LINE OF GIRDERS
UP TO THE DEPTH OF GIRDER).
SECURE POSTS TO HEADERS, GIRDERS,
AND PLATES W/ (2)SIMPSON A34 CLIPS
@ TOP AND BOTTOM OF EACH POST.

(3)2X4

(3)2X4

(3)2X6

(3)2X6

(3)2X6

(3)2X6

2x6
joist
@16"o.c.

REMOVE STAIRS TO BASEMENT,
INFILL FRAME HOLE IN FLOOR

EXISTING HEADERS TO REMAIN
—WILL RECEIVE NEW ROOF POINT LOADS

Make 30" section of "half-wall" guardrail.
Wall cap height to be approx. 2" above
existing section of balustrade.

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) / 80 @ 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 (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
CEILING JOIST TO TOP PLATE	2 — 8d (TOENAILED)
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
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

0 1 2 3 4 5 6

A **Proposed Second Floor Framing Plan**
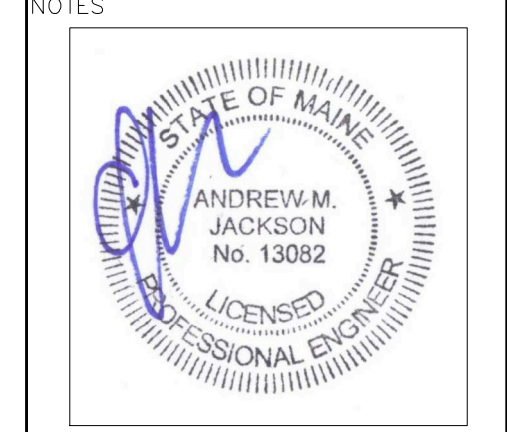1/4" = 1'-0"

Rachel Conly
Architectural Design

26 Sterling Street
Peaks Island, Maine 04108
207.766.5625

Proposed
Second Floor
Framing
Plan

PROJECT

Cunningham
Residence
46 Codman St.
Portland, ME

DATE	REVISED
03.16.15	

SCALE	DRAWN BY
1/4"=1'-0"	Rachel & Harvey

NOTES

S2