NOTES:

1.) CONTRACTOR TO VERIFY, AND NOTIFY ENGINEER IF ANY POST DOES NOT BEAR UPON THE DOUBLE TOP-PLATE OF A FIRST FLOOR WALL, BELOW.

2.) BEAMS MAY BE UPTURNED INTO THE ATTIC SPACE ABOVE -HANG CEILING ASSEMBLY FROM BEAMS WITH SIMPSON MST TYPE HANGERS/STRAPS (OR SIMILAR.)

3.) NOTED HEADER LENGTHS ARE APPROXIMATE.

4.) (1) JACK UNDER EACH END OF HEADERS, UNLESS OTHERWISE SPECIFIED.

5.) CONTRACTOR TO VERIFY BEARING LOCATIONS IN APARTMENT AND BASEMENT BELOW. NOTIFY ENGINEER IF ANY BEARING LOCATIONS DO NOT ALIGN WITH WALLS OR POSTS BELOW.

EXISTING WALLS

NEW 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, or ABW
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENAILED) WHEN 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

A Proposed Ceiling Framing Plan

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/09/18

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

DATE	NOTES
2017.11.28	PERMIT SET
REVISED	

1/4" = 1'

PROJECT
Gilbert Residence
141 Island Avenue, #3
Peaks Island, ME

S1

Proposed Ceiling Framing Plan