NOTES:

1.) NOTED GIRDER & HEADER LENGTHS ARE APPROXIMATE.

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

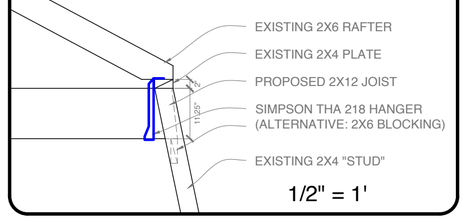
3.) PROVIDE CONTINUITY OF SUPPORT FOR ENDS OF EAST/WEST GIRDER TO FOUNDATION.

a. NOTIFY ENGINEER IF GIRDER SUPPORT CANNOT BE MADE CONTINUOUS TO FOUNDATION.
b. FIRST FLOOR WALLS WILL NEED TO BE OPENED TO INSTALL JACKS, SQUASH BLOCKS, ETC...
c. EXISTING FIRST FLOOR GIRDER -DIRECTLY BELOW WESTERN END OF PROPOSED EAST/WEST GIRDER- WILL NEED TO BE SISTERED WITH (2)1.75X5.5 LVL, FROM NEAREST POST TO FOUNDATION. PROVIDE CAPILLARY BREAK AT FOUNDATION AS NECESSARY.
d. CONTRACTOR TO VERIFY THAT EXISTING BRICK FOUNDATION WALL IS SOUND AT NEW LOAD LOCATIONS, AND IS TO CONTACT ENGINEER IF OTHERWISE.

4.) TOPS OF NEW CEILING/LOFT JOISTS TO ALIGN WITH TOPS OF EXISTING CEILING TIES.

5.) NEW HEADERS/GIRDERS TO BE LOCATED BELOW NEW JOISTS, SO THAT EXISTING CEILING TIES CAN REMAIN UNINTERRUPTED..

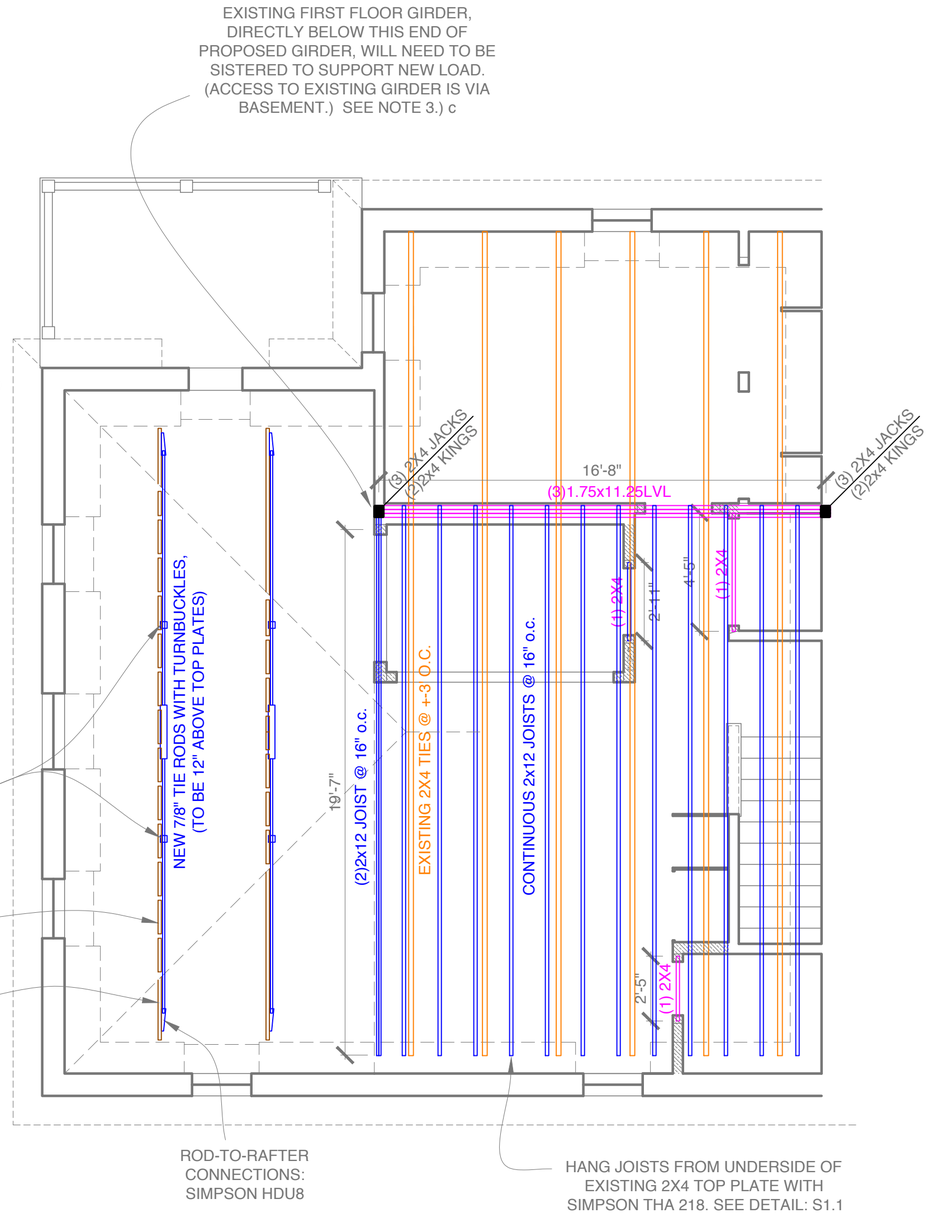
S1.1 PROPOSED JOIST CONNECTION, SOUTH ENDS



SUPPORT TIE RODS @ 9'-3" O.C. MAX USING $\frac{3}{8}$" VERTICAL ROD HANGERS, SUSPENDED FROM RAFTERS WITH MCMASTER PART # 3053T14 OR EQUAL. USE MCMASTER PART # 3064T12 OR EQUAL TO CONNECT $\frac{7}{8}$" TIE RODS TO $\frac{3}{8}$" RODS.

PROVIDE BLOCKING BETWEEN EXISTING PERPENDICULAR RAFTERS, IN LINE WITH TIE RODS.

SISTER (1)2x12 RAFTER TO EXISTING RAFTER @ EACH END OF TIE ROD LOCATIONS, TO ALLOW FOR ADEQUATE FASTENING OF HDU8 ROD BRACKETS.



NEW GIRDERS & HEADERS
NEW CEILING/LOFT JOISTS & TIE RODS
EXISTING CEILING TIES
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

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

NOTES
PERMIT SET

DATE
2017.11.28
REVISED
2018.02.23
LOFT BASED REVISIONS

1/4" = 1'

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

S1
Proposed Ceiling Framing Plan