

CEILING FRAMING PLAN
 1/4" = 1'-0"

FRAMING NOTES:

- THIS DRAWING IS A GRAPHIC REPRESENTATION OF THE DESIGN CONCEPT FOR FRAMING THIS STRUCTURE. IT IS NOT INTENDED TO SHOW EACH INDIVIDUAL FRAMING ELEMENT AND/OR CONNECTOR REQUIRED TO CONSTRUCT THE FRAMING, ACCORDING TO APPLICABLE CODE, CONSISTENT WITH THE INDICATED ALIGNMENT AND CONFIGURATION OF SUCH WORK. SUCH WORK SHALL BE INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER TO CLEAR ALL OBSTRUCTIONS, PERMIT PROPER CLEARANCES FOR THE WORK OF OTHER TRADES, AND PRESENT AN ORDERLY APPEARANCE WHERE EXPOSED.
- CONTRACTOR SHALL NOT SCALE THIS DRAWING FOR THE LOCATION OF FRAMING MEMBERS OR COUNT FRAMING MEMBERS AND/OR HANGERS OR OTHER ITEMS FOR ESTIMATING. REFER TO THE FLOOR PLANS, ELEVATIONS AND SECTIONS FOR DIMENSIONS AND HEIGHTS.
- ANY DISCREPANCIES OR INCONSISTENCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- ALL FLOOR JOISTS, RAFTERS, & CEILING JOISTS @ 16 O.C. UNLESS OTHERWISE NOTED.
- PROVIDE SOLID BLOCKING AT ALL BEARING POINTS THROUGH STRUCTURE TO FOUNDATION.
- DOUBLE ALL JOISTS BELOW PARTITIONS PARALLEL WITH JOISTS.
- PROVIDE MID-SPAN BRIDGING AT ALL SPANS OVER 10'-0".
- PROVIDE DOUBLE JOISTS AT ALL SIDES OF ALL OPENINGS UNLESS OTHERWISE NOTED.
- PROVIDE (2) 2X8 HEADERS AT ALL WINDOWS AND DOORS UNLESS OTHERWISE NOTED.
- ALL FRAMING LUMBER 850 FIBER STRESS, E=1.2 MILLION P.S.I.
- "VERSA-LAM" AND "BCI" SERIES FLOOR JOISTS ARE REGISTERED TRADE MARKS OF BOISE CASCADE, ANY SUBSTITUTIONS OF OTHER BRAND BEAMS AND/OR FLOOR JOISTS MUST BE CHECKED AND VERIFIED BY SUPPLIER.
- ALL 4-PLY OR MORE ENGINEERED WOOD BEAMS MUST BE THROUGH BOLTED PER MANUFACTURER'S RECOMMENDATIONS.
- MANUFACTURER'S SPECIFICATIONS REGARDING INSTALLATION MUST BE FOLLOWED FOR ALL "ENGINEERED WOOD PRODUCTS" AND FASTENERS.
- JOIST HANGERS ARE SHOWN FOR DESIGN INTENT ONLY, AND ARE NOT ALL-INCLUSIVE. CONTRACTOR TO SIZE HANGERS APPROPRIATELY FOR MEMBERS BEING ATTACHED.
- CONSULT ARCHITECT FOR SIZES OF ANY HEADERS, POSTS OR OTHER STRUCTURAL MEMBERS NOT SPECIFICALLY NOTED ON DRAWINGS.
- CONTRACTOR TO PROVIDE HEAVY GAUGE METAL CONNECTORS AT ALL BEAM-TO-POST AND BEAM-TO-BEAM CONNECTIONS.
- CONTRACTOR TO PROVIDE "SIMPSON STRONG-TIE" OR EQUAL JOIST HANGERS AT ALL FLUSH FRAMED JOIST-TO-BEAM CONNECTIONS.

EXISTING CONDITIONS:

- WHERE THE WORK IS TO FIT WITH EXISTING CONDITIONS OR WORK TO BE PERFORMED BY OTHERS, THE CONTRACTOR SHALL FULLY AND COMPLETELY JOIN THE WORK WITH SUCH CONDITIONS OR WORK, UNLESS OTHERWISE SPECIFIED.
- UNLESS SPECIFICALLY AUTHORIZED OR CONFIRMED IN WRITING BY THE OWNER, THE ARCHITECT SHALL NOT BE REQUIRED TO PERFORM OR TO HAVE OTHERS PERFORM DESTRUCTIVE TESTING OR TO INVESTIGATE CONCEALED OR UNKNOWN CONDITIONS. IF THE OWNER DOES NOT PROVIDE DOCUMENTATION OR INFORMATION BEYOND THAT WHICH IS APPARENT BY NON-INTRUSIVE OBSERVATIONS OF THE EXISTING FACILITY AND THE OWNER DOES NOT CONTRACT WITH THE ARCHITECT OR OTHERS TO PERFORM DESTRUCTIVE TESTING OR TO INVESTIGATE CONCEALED OR UNKNOWN CONDITIONS, THE OWNER SHALL ASSUME SOLE RESPONSIBILITY, INCLUDING THE COST OF CHANGE IN SERVICES OR ADDITIONAL SERVICES OF THE ARCHITECT, IF ANY, FOR ALL UNKNOWN OR CONCEALED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE CHANGES IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.

LEGEND:

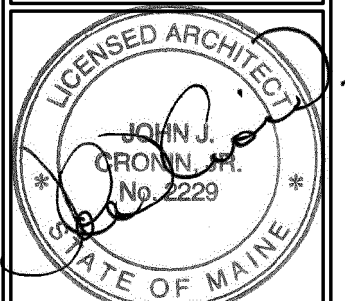
FRAMING MEMBER	—
OVERFRAMED MEMBER	- - - - -
FLUSH BEAM	—+—+—+—
DROPPED BEAM/HEADER	—+—+—+—+—
POST ABOVE	■
POST	□
JOIST HANGER	JL
WALL/PLUMBING ABOVE

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"Beachside"
 60 Oaklawn Road-Peaks Island, Maine

Ceiling Framing Plan
 SCALE: 1/4"=1'-0"

Date / Drawn by
 06/03/15
 Date/Revised by

JOB NO. 5810

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