

CONTRACTOR SHALL REVIEW AND CONSIDER ENTIRE FRAMING SYSTEM AS INDICATED ON THE PLANS WITH RESPECT TO INSTALLING PLUMBING WASTE/SEWER PIPES AND VENT PIPES PER CODES IN SUPPORT OF ALL PLUMBING FIXTURES. CONTRACTOR SHALL TAKE ADEQUATE MEASURES INCLUDING LOCATION AND INSTALLATION OF WASTE/SEWER LINES PRIOR TO FRAMING IN ORDER TO INSURE PLUMBING WASTE & VENT PIPES CAN BE INSTALLED WITHOUT CONFLICT WITH THE FRAMING SYSTEM AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLUMBING SYSTEM AND FRAMING SYSTEM PRIOR TO ANY WORK OR ORDERING MATERIALS.

## HEADER SCHEDULE

(UNLESS NOTED OTHERWISE)  
ALL 4x HEADERS AT BEARING WALLS SHALL BE D.F. NO.1

SPAN	HEADER (AT FLOOR)	HEADER (AT ROOF)
0' TO 4'-0"	4 X 8 MIN.	4 X 6 MIN.
4'-0" TO 6'-0"	4 X 10 MIN.	4 X 8 MIN.

## ROOF TRUSS REFERENCE SYMBOL

INDICATES NUMBER OF TRUSSES  
TRUSS CALC REFERENCE NUMBER, SEE TRUSS CALC.

## FRAMING SCHEDULE

INDICATES DIRECTION OF SPAN  
INDICATES LIMITS OF FRAMING

NOTE: CONTRACTOR SHALL FIELD VERIFY ACTUAL SPANS AND FRAMING CONDITIONS AND PREPARE FINAL ENGINEERED TRUSS CALCULATIONS AND TRUSS LAYOUT PLAN, WHICH SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO ORDERING TRUSSES AND PRIOR TO TRUSS FABRICATION.

- (A) PRE-FABRICATED/PRE-ENGINEERED GABLE/HIP ROOF TRUSS SYSTEM AT 24" O.C. WITH 2'-0" RAFTER ENDS U.O.N. INSTALL, SECURE AND BLOCK ALL TRUSSES AND ASSOCIATED COMPONENTS AS RECOMMENDED BY TRUSS MANUFACTURER AND TRUSS MANUFACTURER'S TRUSS CALC.
- (B) PRE-FABRICATED/PRE-ENGINEERED GABLE ROOF TRUSS SYSTEM AT 24" O.C. WITH 2'-0" RAFTER ENDS U.O.N. INSTALL, SECURE AND BLOCK ALL TRUSSES AND ASSOCIATED COMPONENTS AS RECOMMENDED BY TRUSS MANUFACTURER AND TRUSS MANUFACTURER'S TRUSS CALC.
- (C) "CALIFORNIA FRAME" ON TOP OF ROOF FRAMING/SHEATHING WITH 2x RAFTERS AT 24" O.C. WITH 2x6 CONTINUOUS HORIZONTAL CROSS TIE EACH RAFTER. PROVIDE (4) 16d NAILS AT EACH RAFTER/CROSS TIE CONNECTION OVER DOUBLE TOP PLATE. ALSO PROVIDE 1x6 COLLAR TIE AT 48" O.C. AND TYPICAL CONTINUOUS RIDGE BRACING. BLOCK ALL ENDS. ALL CALIFORNIA FRAMING SHALL COMPLY WITH DETAIL 15/S-4.
- RAFTER SPAN      RAFTER SIZE  
0' TO 8'      2x6  
8' TO 12'      2x8
- (D) PRE-FABRICATED/PRE-ENGINEERED GABLE/HIP "END-JACK" ROOF TRUSS SYSTEM AT 24" O.C. WITH 2'-0" RAFTER ENDS U.O.N. INSTALL, SECURE AND BLOCK ALL TRUSSES AND ASSOCIATED COMPONENTS AS RECOMMENDED BY TRUSS MANUFACTURER AND TRUSS MANUFACTURER'S TRUSS CALC.
- (E) PRE-FABRICATED/PRE-ENGINEERED "STUBBED" GABLE ROOF TRUSS SYSTEM AT 24" O.C. WITH 2'-0" RAFTER ENDS U.O.N. INSTALL, SECURE AND BLOCK ALL TRUSSES AND ASSOCIATED COMPONENTS AS RECOMMENDED BY TRUSS MANUFACTURER AND TRUSS MANUFACTURER'S TRUSS CALC.
- (F) 2x6 ROOF RAFTERS AT 24" O.C. TO FORM 1/2" PER FOOT LOW SLOPE ROOF AREA TO RECEIVE BUILT-UP MODIFIED BITUMEN ROOFING SYSTEM PER PLAN. PROVIDE 2x6 CEILING JOISTS BELOW, AND SECURE RAFTERS AND CEILING WITH FULL BEARING ON DBL TOP PLATES, AND WITH SIMPSON LUS26 HANGERS TO FLUSH BEAMS AND LEDGERS WHERE OCCUR.
- (G) 1 3/4" x 16" 2.0E PARALLAM DECK JOISTS AT 12" O.C. NOTCHED DOWN TO 14 1/4" DEPTH AT OUTER EDGE OF FINISH FLOOR, AND RIPPED 1/4" PER FOOT SLOPE TO DRAIN (MINIMUM JOIST DEPTH = 11" AT OUTER EDGE OF DECK) INSTALL JOISTS WITH FULL BEARING ON DBL TOP PLATES, AND PROVIDE HU11 FACE MOUNT HANGERS NAILED THROUGH WALL SHEATHING & INTO FLUSH BEAMS WHERE OCCUR, TYPICAL AT DECK FRAMING. INSTALL ALL JOISTS AND CONNECTORS PER ALL MANUFACTURER'S RECOMMENDATIONS. INSTALL JOISTS LEVEL. PROVIDE DECK SLOPE WITH TAPERED MUDSET PER PLANS & DETAILS. NOTE: INSTALL DECK JOISTS SO THAT TOP OF FINISHED TILE DECK SURFACE IS 1" BELOW FINISH FLOOR OF ADJACENT HOUSE. SEE DETAIL 12/S-5. COORDINATE ROOF FRAMING WITH DECK SLOPE.
- (H) 16" TJI/PRO 250 FLOOR JOISTS AT 16" O.C. WITH FULL BEARING ON DBL TOP PLATES, AND PROVIDE SIMPSON ITT16 TOP FLANGE HANGER TO FLUSH BEAMS AND P.T. NAILERS ON TOP OF CMU WALLS WHERE OCCUR, U.O.N. INSTALL ALL JOISTS AND CONNECTORS PER ALL MANUFACTURER'S RECOMMENDATIONS.
- (J) 16" TJI/PRO 550 FLOOR JOISTS AT 12" O.C. WITH FULL BEARING ON DBL TOP PLATES, AND PROVIDE SIMPSON MIT16 TOP FLANGE HANGER TO FLUSH BEAMS WHERE OCCUR, U.O.N. INSTALL ALL JOISTS AND CONNECTORS PER ALL MANUFACTURER'S RECOMMENDATIONS.
- (K) NOT USED.
- (L) 2x6 #1 FLOOR JOISTS AT 12" O.C. OVER PORTION OF STAIR BELOW TO PROVIDE INCREASED HEAD CLEARANCE. COVE TRANSITION. SECURE JOISTS TO FLUSH BEAMS WHERE OCCUR WITH SIMPSON LUS26 HANGERS INSTALLED PMR.

## SHEATHING SCHEDULE

SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SHEATHING AND SPECIAL REQUIREMENTS, TYPICAL ALL SHEAR WALLS.

WALL SHEATHING: APA RATED 15/32" STRUC. 1 O.S.B., SPAN RATED AT (24/0) WITH 8d RINGSKANK AT 12" O.C. FIELD NAIL (FN) AND 6" O.C. EDGE NAIL (EN) AND BOUNDARY NAIL (BN). STAGGER ALL JOINTS. ALL NAILING SHALL COMPLY WITH TABLE 23-II-B-1.

NOTE: WALL SHEATHING SHALL BE PROVIDED FOR ALL EXTERIOR WALL SURFACES EXCEPT FOR SPECIFIC SHEAR WALL SHEATHING PER PLAN.

FLOOR SHEATHING: APA RATED 1 1/8" PLYWOOD STURD-I-FLOOR T&G, SPAN RATED AT (48) WITH 12d RINGSKANK AT 12" O.C. FIELD NAIL (FN) AND 6" O.C. EDGE NAIL (EN) AND BOUNDARY NAIL (BN). STAGGER ALL JOINTS. SET SHEATHING AGAINST JOISTS IN BED OF FLOOR SHEATHING ADHESIVE AS RECOMMENDED BY ADHESIVE MANUFACTURER. STAGGER JOINTS, TYP. ALL NAILING SHALL COMPLY WITH TABLE 23-II-B-1.

ROOF & SOFFIT SHEATHING: APA RATED 1/2" O.S.B., SPAN RATED AT (32/16) WITH 8d RINGSKANK AT 12" O.C. FIELD NAIL (FN) AND 6" O.C. EDGE NAIL (EN) AND BOUNDARY NAIL (BN). STAGGER ALL JOINTS.

DECK SHEATHING: APA RATED 1 1/8" PLYWOOD STURD-I-FLOOR SPAN RATED AT (48) WITH 2 1/2" LONG STAINLESS STEEL SCREWS AT 12" O.C. FIELD NAIL (FN) & 6" O.C. EDGE NAIL (EN) AND BOUNDARY NAIL (BN). SET SHEATHING AGAINST JOISTS IN BED OF FLOOR SHEATHING ADHESIVE AS RECOMMENDED BY ADHESIVE MANUFACTURER. STAGGER JOINTS, TYP. BLOCK ALL DECK SHEATHING EDGES. ALL DECK SHEATHING TO RECEIVE DECK WATERPROOFING SHALL BE INSTALLED AS APPROVED BY DECK WATERPROOF SYSTEM MANUFACTURER. INSTALL SHEATHING WITH 1/16" GAP ALL EDGES.

## FRAMING PLAN GENERAL NOTES

- SEE SHEETS GN-1, GN-2, GN-3 FOR MORE INFO.
- ALL NAILING SHALL COMPLY WITH TABLE 23-II-B-1 U.O.N.
- TRUSSES SHALL BE MARKED WITH THE FOLLOWING INFORMATION WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:  
A. TRUSS MANUFACTURER  
B. DESIGN LOAD  
C. SPACING OF THE TRUSSES
- ALL 4x AND 6x BEAMS SHALL BE D.F.#1 OR BETTER.
- PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS:  
A. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES AT CEILINGS AND FLOOR LEVELS AND AT 10' INTERVALS VERT. AND HORIZ.  
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP & COVE CEILINGS, ETC.  
C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND INLINE WITH THE STAIR RUN.  
D. OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH COULD ALLOW PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- FOR STRUCTURAL GLUE-LAMINATED TIMBER MEMBERS PROVIDE AN ATO CERTIFICATION OF CONFORMANCE OR A CERTIFICATION OF CONFORMANCE ISSUED BY A CURRENT ICBO APPROVED QUALITY CONTROL AGENCY.
- PARALLAM BEAMS SHALL BE MANUFACTURED BY "TRUSS JOIST MAC MILLAN", ICBO #4979. BEAMS SHALL BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH ICBO #4979 AND MANUFACTURER'S RECOMMENDATIONS.
- "PSL" INDICATES 1.8E PARALLAM PSL COLUMN BY "TRUSS JOIST MAC MILLAN".
- NAIL ROOF SHEATHING TO ALL ALIGNED TRUSSES AND TO ALL SHEAR BLOCKED TRUSSES WITH BOUNDARY NAILING PER SHEATHING SCHEDULE, SEE DETAILS 20/S-4 AND 24/S-4.
- SELECT FHC = SELECT STRUCTURAL, FREE HEART CENTER.
- ECCO AND CQ INDICATES SIMPSON ECCQSDS2.5 AND SIMPSON CQSDS2.5 RESPECTIVELY. INSTALL PMR.
- DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

## FRAMING PLAN REFERENCE NOTES

- PROVIDE BLOCKING AND SHEAR PANEL PERPENDICULAR TO TRUSSES FROM TOP OF DBL TOP PLATES TO BOTTOM OF ROOF SHEATHING PER DETAIL 20/S-4 FOR ENTIRE SHEAR WALL LENGTH.
- ALIGN/DRAW TRUSS: ALIGN TRUSS ON TOP OF SHEAR WALL. SECURE TRUSS TO DBL TOP PLATE WITH A35s PER SHEAR WALL SCHEDULE. EXTEND SHEAR WALL SHEATHING UP TO BOTTOM OF ROOF FRAMING, AND COMPLY WITH DETAIL 24/S-4. PROVIDE ADDITIONAL TRUSS AS NEEDED.
- GIRDER OR CARRIER TRUSS PER PLAN WITH FULL BEARING ON DBL TOP PLATES WITH TWO SIMPSON TBE, ONE EACH SIDE OF TRUSS TO DBL TOP PLATE. PROVIDE 4x4#1 POST DIRECTLY UNDER TRUSS TIGHT TO BOTTOM OF DBL TOP PLATE.
- GIRDER OR CARRIER TRUSS PER PLAN WITH FULL BEARING ON DBL TOP PLATES WITH TWO SIMPSON TBE, ONE EACH SIDE OF TRUSS TO DBL TOP PLATE. PROVIDE 6x6#1 POST DIRECTLY UNDER TRUSS TIGHT TO BOTTOM OF DBL TOP PLATE.
- NOTCH END OF PARALLAM BEAM 1/4" TO SEAT INTO SIMPSON EGT WITH 1/8" GAP. (DO NOT OVER-NOTCH) INSTALL P.M.R..
- SUPPORT END OF BEAM WITH DBL TRIMMER STUD NAILED TO KING STUD WITH 16ds AT 4" O.C. SECURE TWO BEAM ENDS TOGETHER WITH MST60 STRAP. BEND CORNER. CENTER STRAP AT CORNER.
- CONSTRUCT GIRDER TRUSS WITH 4x VERTICAL SOLID BLOCKING LOCATED TO RECEIVE FULL NAILING FROM TH422. TRUSS SHALL BE ENGINEERED SO AS TO BE CAPABLE OF SUPPORTING A 3000 POUND VERTICAL LOAD FROM BEAM END.
- SUPPORT STEEL BEAM PER PLAN WITH PIPE COLUMN PER DETAIL 26/S-5. COORDINATE BEAM HEIGHT WITH DECK CONSTRUCTION.
- INSTALL CONTINUOUS W10x100 STEEL BEAM WITH 3x10 NAILERS SECURED TO TOP AND BOTTOM FLANGES WITH WELDED STUD BOLTS PER DETAIL 27/S-5.
- SECURE END OF W10x100 STEEL BEAM TO SIDE OF W10x54 BEAM PER 25/S-5. COORDINATE BEAM HEIGHT WITH DECK CONSTRUCTION.
- INSTALL CONTINUOUS W10x54 STEEL BEAM DROPPED TO FIT WITHIN SLOPED DECK JOIST SPACE. COORDINATE HEIGHT OF BEAM WITH DECK CONSTRUCTION.
- NOT USED.
- INSTALL POST INDICATED TIGHT TO BOTTOM OF CONTINUOUS DBL TOP PLATES, AND SECURE COLUMN CAP TO DBL TOP PLATES AND POST BELOW.
- PROVIDE 3x HORIZONTAL SOLID BLOCKING BETWEEN WALL STUDS AND STRAP HEADER TO STUDS AND BLOCKING PER PLAN AT 8' ABOVE FINISH FLOOR WITH CONTINUOUS CMSTC16 STRAP.
- PROVIDE 3x4 FLAT HORIZONTAL SOLID BLOCKING BETWEEN WALL STUDS AND PROVIDE CONTINUOUS CMSTC16 STRAP HORIZONTALLY ACROSS HEADER, STUDS, AND BLOCKING AT 8' ABOVE THE FINISH FLOOR FOR THE ENTIRE WALL LENGTH. NOTE: HOLD BACK STRAPS TO ALLOW FOR PROPER INSTALLATION OF DOORS & WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE 3x4 FLAT SOLID BLOCKING BETWEEN WALL STUDS AND INSTALL TWO CONTINUOUS CMSTC16 HORIZONTAL STRAPS, ONE STRAP ABOVE WINDOW OPENING AND ONE BELOW WINDOW OPENING. SECURE STRAPS TO WINDOW FRAMING, STUDS AND BLOCKING. NOTE: HOLD BACK STRAPS TO ALLOW FOR PROPER INSTALLATION OF DOORS & WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL HORIZONTAL MST60 STRAP FROM DBL TOP PLATE OF SHEAR WALL TO 3x4 FLAT BLOCKING BETWEEN BALLOON FRAMED WALL STUDS. WRAP CORNER AND NAIL TO STUDS AND BLOCKING. CENTER STRAP AT END OF DBL TOP PLATES.
- PROVIDE 3x4 FLAT BLOCKING BETWEEN TRUSS BOTTOM CHORDS TO RECEIVE STRAP NAILING. INSTALL CONTINUOUS CMSTC16 FROM TOP OF DBL TOP PLATE TO BOTTOM OF ALIGNED DBL TRUSS & BLOCKING.
- INSTALL CONTINUOUS CMSTC16 STRAP FROM TOP OF DBL TOP PLATE TO BOTTOM OF ALIGNED DBL TRUSS AND GIRDER TRUSS PER PLAN.
- INSTALL PARALLAM BEAMS DIRECTLY ON TOP OF SIMPSON STRONG WALLS. INSTALL STRONG WALL SCREWS UP THROUGH TOP OF STRONG WALL AND INTO BOTTOM OF PARALLAM BEAMS. COORDINATE WITH DECK HEIGHT, SLOPE AND CONSTRUCTION. SEE 15/S-5.

NOTE: SEE FLOOR PLANS FOR ALL REQUIRED SHEAR WALLS. COORDINATE FRAMING WITH REQUIRED SHEAR WALLS. ALIGN AND/OR PROVIDE ADDITIONAL FRAMING MEMBERS IN ALIGNMENT WITH SHEAR WALLS WHERE INDICATED ON PLAN OR DETAILS.

ALL SIMPSON AC4 & ACE4 POST CAPS SHALL HAVE MAXIMUM NAILING PER SIMPSON RECOMMENDATIONS.

ALL HIP CARRIER TRUSSES, GIRDER TRUSSES, AND BEAMS SHALL BE SUPPORTED BY POSTS PER PLAN, OR IF NO POST IS INDICATED, PROVIDE MINIMUM DBL 2x4 STUD TIGHT TO BOTTOM OF DBL TOP PLATE IN DIRECT SUPPORT OF CARRIER TRUSS OR BEAM ENDS.

NOTE: ALL BEARING POSTS SHALL EXTEND CONTINUOUSLY WITH DIRECT VERTICAL ALIGNMENT DOWN TO CONCRETE FOOTINGS. WHERE POSTS ARE INTERRUPTED BY FLOOR JOISTS, PROVIDE SOLID SQUASH BLOCKS TIGHT BETWEEN JOISTS IN DIRECT ALIGNMENT WITH POSTS.

NOTE: ALIGN FLOOR JOIST OR PROVIDE ADDITIONAL FLOOR JOIST DIRECTLY UNDER INTERIOR UPPER LEVEL NON-BEARING WALLS WHICH ARE PARALLEL WITH FLOOR JOISTS, TYPICAL.



NOTE: ALL HANGERS, STRAPS, & CONNECTORS SHALL BE "SIMPSON STRONG TIE", AND SHALL RECEIVE NAILING AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



NOTE: ALL EXPOSED METAL FASTENERS AND CONNECTORS SHALL HAVE A NON-CORROSIVE FINISH.

NOTE: ALL ROOF TRUSS HANGERS SHALL MEET THE MINIMUM LOADS IMPOSED, AS INDICATED ON THE FINAL ROOF TRUSS CALC., AND SHALL BE APPROVED BY THE TRUSS MANUFACTURER AND TRUSS ENGINEER.

NOTE: CONTRACTOR SHALL COORDINATE ALL ROUGH FRAMING TO INSURE FLOOR JOISTS, FLOOR BEAMS, AND 2nd STORY SHEAR WALLS ARE FRAMED IN ALIGNMENT IN ORDER FOR ALL HOLDOWN STRAPS TO BE INSTALLED PER PLAN AND DETAILS.

ALL FLOOR AND DECK JOISTS TO BE INSTALLED INTO SIMPSON HANGERS SHALL BE INSTALLED IN A BED OF CONSTRUCTION ADHESIVE IN ADDITION TO SIMPSON'S NAILING RECOMMENDATIONS IN ORDER TO AVOID ANY POSSIBLE FLOOR SQUEAKS.

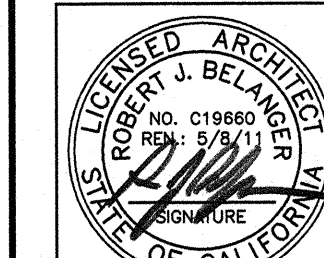
SPECIAL FRAMING NOTE:  
ALL SHEAR WALLS EXCEPT  AND  REQUIRE 3x STUDS SILL PLATES TYPICAL, AND 3x STUDS AT ALL PLYWOOD JOINTS PER SHEAR WALL SCHEDULE SHIT. GN-3. MAINTAIN REQUIRED ANCHOR BOLT AND HOLDOWN EMBEDMENT DEPTH.

SPECIAL FRAMING NOTE:  
ALL SHEAR WALLS EXCEPT  AND  REQUIRE DOUBLE BLOCKING (OR RIM BOARD WITH ADDITIONAL BLOCK) FOR SILL NAILING AT WOOD FRAMED FLOORS PER SHEAR WALL SCHEDULE AND 22/S-4 & 23/S-4.

FOR ALL TJI'S WHICH ARE INSTALLED IN ALIGNMENT TO RECEIVE HOLDOWN STRAPS, PROVIDE BACKER BLOCKING MATERIAL ON BOTH SIDES OF THE JOIST PER 30/S-4 AND PER ALL TJI MANUFACTURER'S RECOMMENDATIONS.

REVISIONS

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THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED ABOVE BY THE ARCHITECT, AND APPROVED BY THE OWNER, AND BEAR THE LOCAL BUILDING AND PLANNING DEPARTMENT APPROVAL STAMPS AND A BUILDING PERMIT HAS BEEN OBTAINED.

DRAWN: RB  
CHECKED: RB  
DATE:  
SCALE: SHOWN  
SHEET  
S-3  
OF SHEETS

SHEAR WALL CLARIFICATION NOTE TO CONTRACTORS: ALL REQUIRED SHEAR WALLS ARE SHOWN ON THE FLOOR PLANS, SHEET A-1 AND A-2. FOR ALL REQUIRED SHEAR WALLS WHICH OCCUR BELOW ROOF FRAMING AREAS THIS SHEET, REFER TO SHEET A-2.

## ROOF FRAMING PLAN

1/4" = 1'-0"

