

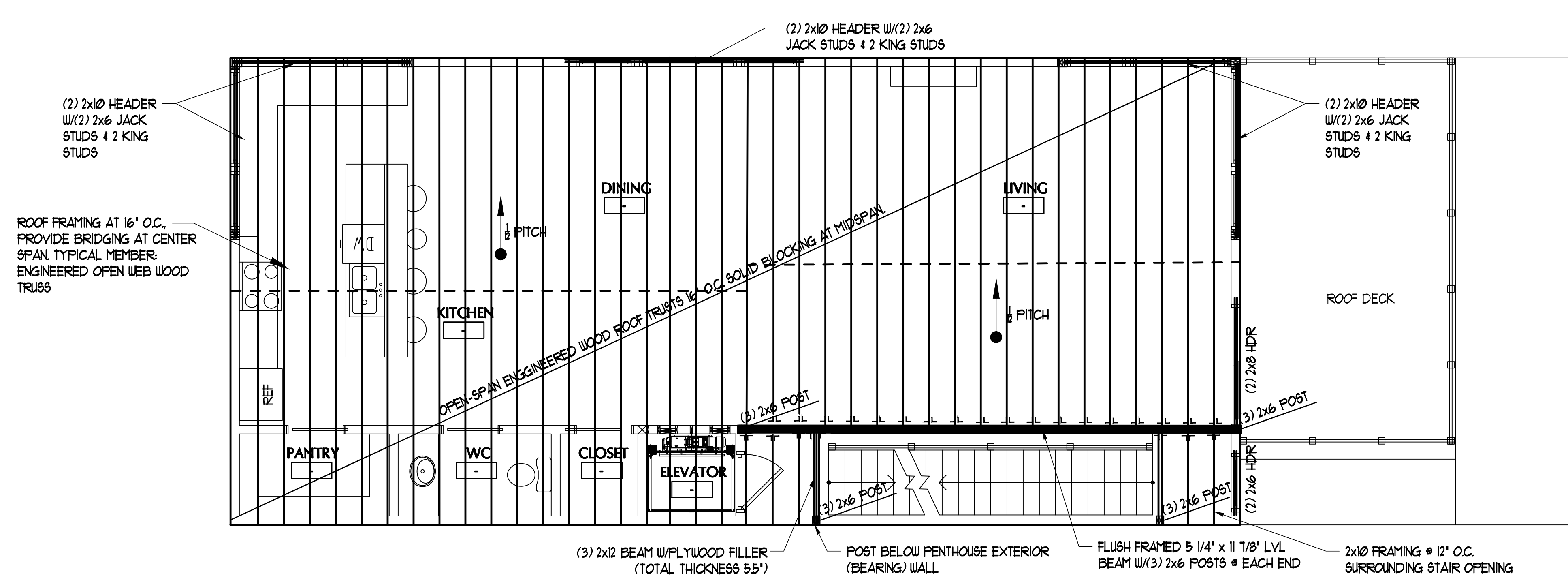
DATE	DESCRIPTION
REVISIONS	
Date Issued	07.09.14
Project Number	142111
Drawing Scale	AS NOTED
SHEET NAME	

**FRAMING PLANS**

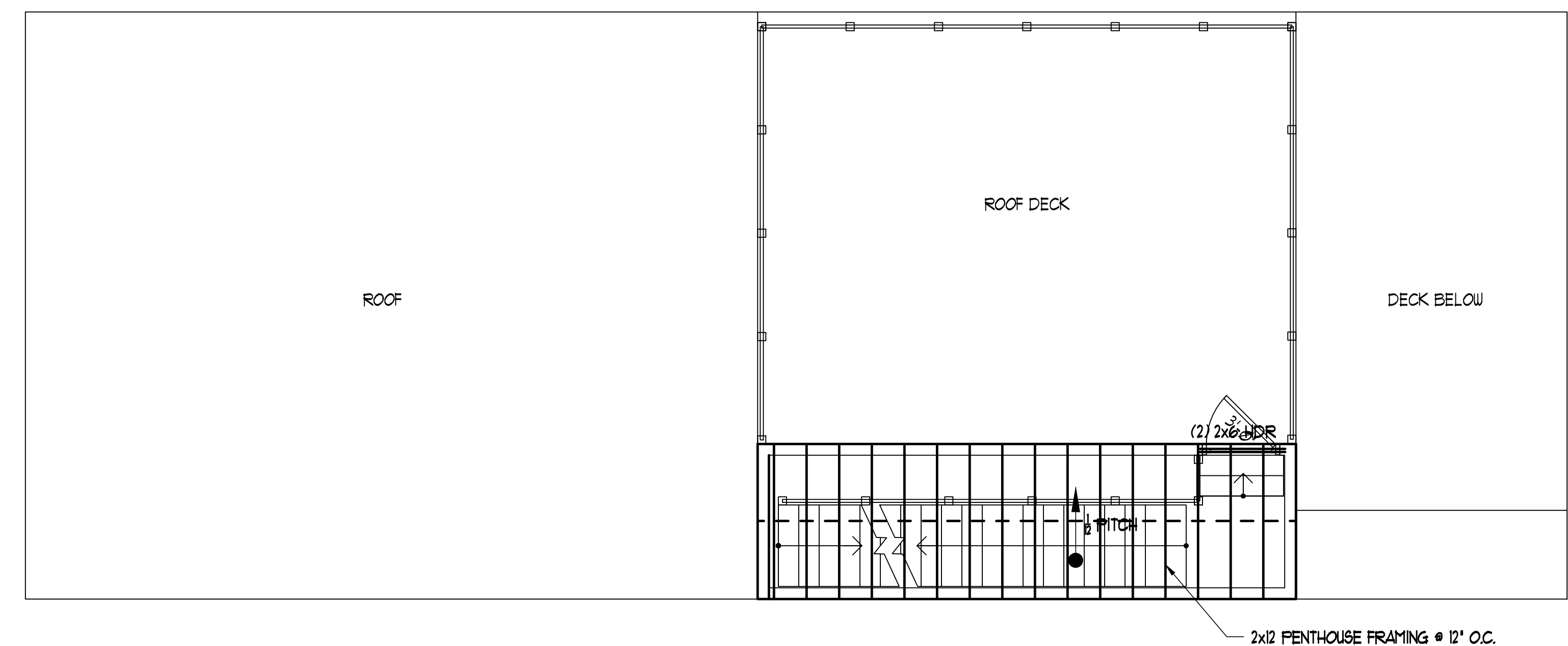
Drawn By  
TJR  
Checked By  
JCC

**S1.3**

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



**1 ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**1 PENTHOUSE FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**STRUCTURAL SPECIFICATION NOTES:**

- 1) FOOTINGS ARE DESIGNED FOR A PRESUMPTIVE SOIL BEARING PRESSURE OF 2,000 PSF, TO BE VERIFIED IN THE FIELD.
- 2) CONCRETE SLAB ON GRADE SHALL BE 4,000 PSI (FC) CONCRETE STRENGTH w/6x6 W4x14 WUF 3" CLR FROM TOP OF SLAB. JOINTS (1/2" WIDE x 1" DEEP) @ MAX. 15'x15' SPACING (225 SF. MAX.) TYP.
- 3) PROVIDE SIMPSON HURRICANE CLIPS AT EACH RAFTER-TO-PLATE CONNECTION
- 4) WALL FRAMING SHALL ALIGN JOISTS ABOVE/BELOW AND ROOF JOISTS.
- 4) WALL SHEATHING SHALL BE APA-RATED 1/2" EXTERIOR SHEATHING. PROVIDE 2x6 SOLID BLOCKING AT ALL PANEL EDGES & FASTEN w/10d NAILS @ 3' O.C. @ PANEL EDGES AND 6' O.C. @ INTERMEDIATE.
- 5) WHEN NON-LOAD BEARING WALLS ABOVE ARE INSTALLED PARALLEL TO THE OPEN JOIST BELOW, TWO METHODS ARE RECOMMENDED. A) ADD A SUPPORTING JOIST UNDER THE WALL ABOVE, OR B) ADD 2x SUPPORT OR LADDER BRACING EVERY 2'-0" O.C. w/SIMPSON Z28 CLIPS, OR EQUIVILLANT.