

REV. 1 082014

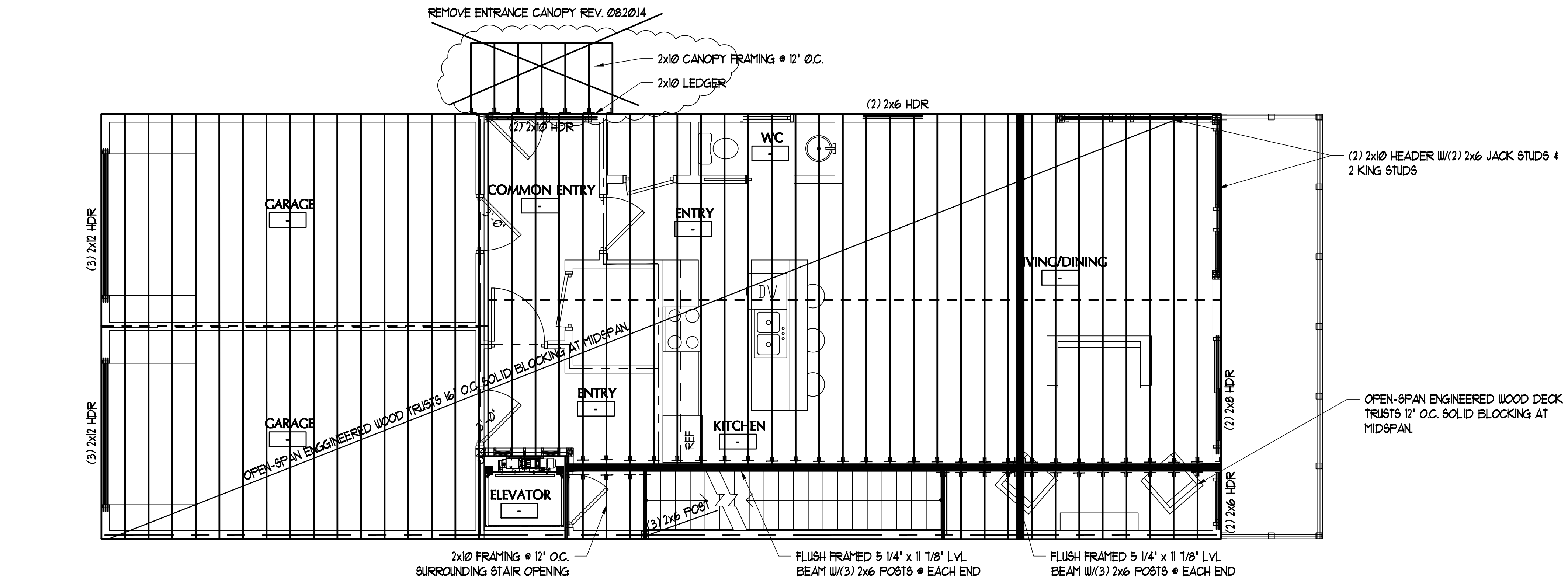
DATE	DESCRIPTION
REVISIONS	
Date Issued	07.09.14
Project Number	142111
Drawing Scale	AS NOTED
SHEET NAME	

FRAMING PLANS

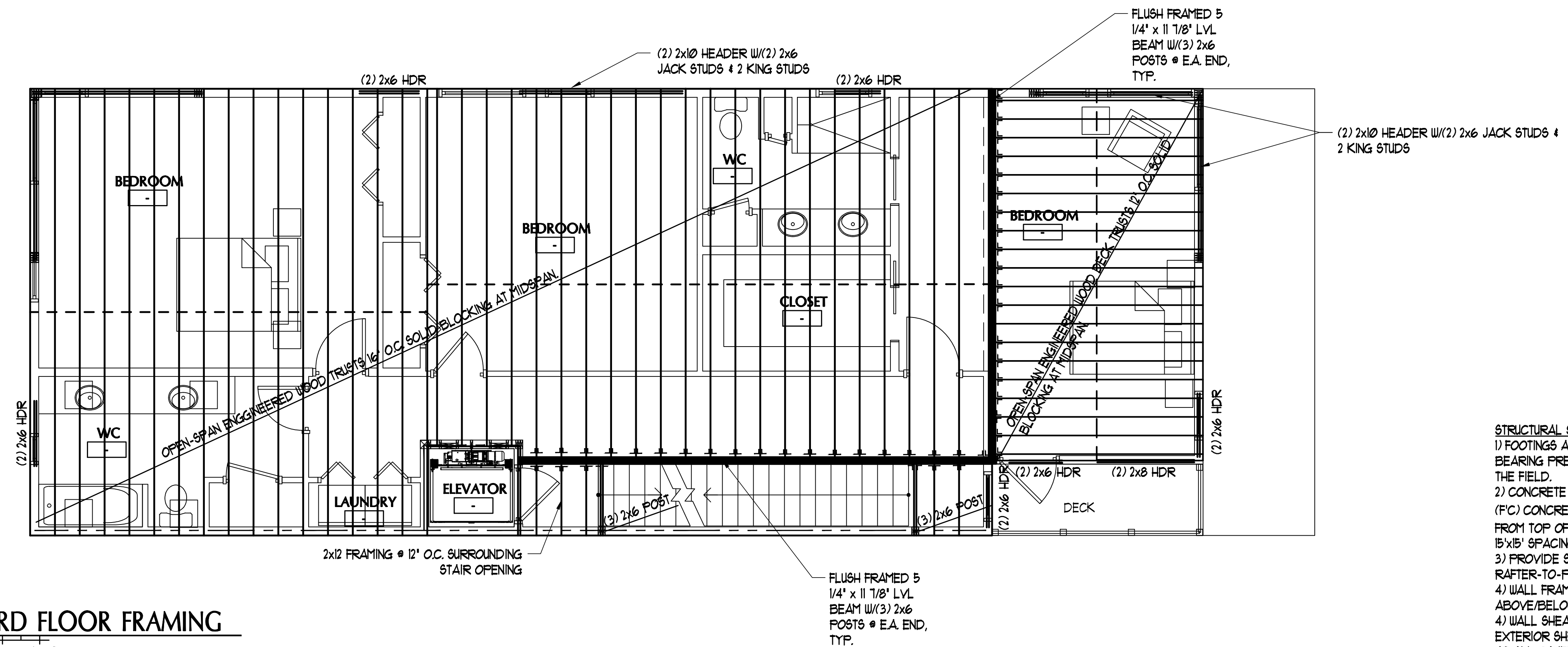
Drawn By
TJR
Checked By
JCC

S1.2

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



SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"



THIRD FLOOR FRAMING
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 W/4x14 W/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 W/FLOOR 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 Z88 CLIPS, OR EQUIVALLANT.