



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE						
MARK	PLYWOOD TYPE	ALLOW. LOAD (PLF)	PLYWOOD NAILING	5/8" SILL PLATE ANCHOR BOLT SPACING & MIN. SILL PLATE THICKNESS	BOTTOM SILL PLATE ATTACHMENT TO RM JOIST OR BLK'G BELOW	TOP PLATE ATTACHMENT TO RM JOIST OR BLK'G ABOVE
0	7/8" THICK STUCCO W/ PORTLAND CEMENT OVER WOVEN WIRE MESH	180	NO. 11 GA. 1-1/2" LONG, 7/16" HEAD @ 6" O/C	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
1	3/8" CDX PLYWOOD	260	8d @ 8" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 48" O.C.	16d @ 8" O.C.	A35 @ 16" O/C OR LTP4 @ 24" O.C.
2	3/8" CDX PLYWOOD	350	8d @ 4" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 32" O.C.	16d @ 6" O.C.	A35 @ 12" O/C OR LTP4 @ 16" O.C.
3	3/8" STRUCTURAL I RATED PLYWOOD	550	8d @ 3" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 24" O.C.	16d @ 3" O.C.	A35 @ 8" O/C OR LTP4 @ 12" O.C.
4	3/8" STRUCTURAL I RATED PLYWOOD	730	8d @ 2" O.C. E.N. & 12 O/C F.N.	2X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
5	15/32" STRUCTURAL I RATED PLYWOOD	870	10d @ 2" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 16" O.C.	16d @ 2" O.C. OR 3/8" dia X 6" LAGS @ 8" O.C.	A35 @ 6" O/C OR LTP4 @ 8" O.C.
6	15/32" STRUCTURAL I RATED PLYWOOD (APPLIED TO BOTH SIDES OF WALL)	1330	10d @ 3" O.C. E.N. & 12 O/C F.N. (1-1/2" MIN. NAIL PENETRATION)	3X SILL PL. W/ A.B.'s @ 12" O.C.	3/8" dia X 6" LAGS @ 6" O.C.	LTP4 @ 5" O.C.

- SHEARWALL SCHEDULE NOTES:**
- ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) & NOT SPACED MORE THAN 6 FEET APART.
 - USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES.
 - 3" x 1/4" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT.
 - PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
 - CONTRACTOR'S OPTION TO USE 5/8" DIA. ALL-THREAD W/ SIMPSON "SET-UP" EPOXY 5" MIN. EMBEDMENT AND EDGE DISTANCE OF 1-3/4" AT SAME SPACING SHOWN HERE IN.
 - FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HAT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
 - BOTTOM PLATES OVER FRAMED FLOORS TO HAVE EITHER NAILS OR LAGS W/ NAIL SPACING OF 3" O.C. OR LESS SHALL PENETRATE INTO SOLID 4X BLK.G. LAGS SHALL PENETRATE AT LEAST 3" INTO BLOCKING BELOW.
 - SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM.
 - ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N.
 - SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS.
 - ALL PLYWOOD PANELS SHALL BE BLOCKED W/ 2X BLOCKING (UNO)
 - PROVIDE 3/8" MINIMUM EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
 - ALL EDGE NAILING SHALL PENETRATE INTO FRAMING 1-3/8" MINIMUM, UNO.
 - PLYWOOD SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST.
 - FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED ALL PLYWOOD EDGES AND SILL PLATE, WHERE ALLOWABLE LOAD IS 350 PLF OR GREATER.
 - WHERE 3X NOMINAL FRAMING IS REQUIRED AT ADJOINING PANEL EDGES, 2-2X STUDS NAILED TOGETHER MAY BE USED IN PLACE OF A SINGLE 3X STUD.
 - WHERE SHEATHING PANELS ARE APPLIED ON BOTH SIDES OF THE SHEARWALL, SHEATHING PANEL JOINTS SHALL OCCUR AT 3X NOMINAL OR THICKER FRAMING MEMBERS. PANEL JOINTS ON EACH SIDE OF WALL SHALL BE STAGGERED.
 - FRAMING CLIPS: A35 OR LTP4 OR APPROVED EQUIVALENT.
 - 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.

SHEATHING SCHEDULE	
ROOF:	15/32" THICK APA RATED SHEATHING, EXPOSURE 1, 24" MINIMUM SPAN RATING WITH 8d COMMON NAILS @ 6" O.C. B.N. & E.N., 8d @ 12" O/C F.N.
FLOOR:	23/32" APA-RATED STURD-1-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.
DECK:	23/32" APA-RATED STURD-1-FLOOR, T & G, 48/24 SPAN RATING, EXP. 1 W/ 10d COMMON NAILS @ 6" O.C. B.N. & E.N., 10d @ 10" O/C F.N.

INTERIOR NON-BEARING HEADER SPANS	
SIZE	ALLOWABLE SPAN
4 x 4 DF #2	FOR SPANS UP TO 5'-0"
4 x 6 DF #2	FOR SPANS UP TO 8'-0"
4 x 8 DF #2	FOR SPANS UP TO 12'-0"
4 x 10 DF #2	FOR SPANS UP TO 14'-0"

- FRAMING NOTES**
- REFERENCE STRUCTURAL NOTES & TYPICAL DETAILS. THESE NOTES & DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR THE FOLLOWING PLAN INFORMATION:
 - A. ALL DIMENSIONS NOT SHOWN.
 - B. ALL OPENINGS NOT SHOWN.
 - C. ALL NON-BEARING WALLS NOT SHOWN.
 - UNDER ALL BEAMS & GIRDER TRUSSES PROVIDE DBL STUDS MINIMUM AT BEARING ENDS (UNO) AND TRACE THEM ALL THE WAY DOWN TO THE FOUNDATION.
 - INSTALL T.J.'S PER MANUFACTURE'S REQUIREMENTS. (WHERE APPLICABLE)
 - PROVIDE DOUBLE JOISTS AT EQUIPMENT SUPPORT OR OPENING, UNO.
 - PROVIDE 2X8 CEILING JOIST @ 32" O/C (UNO), WHERE APPLICABLE PER ARCHITECTURAL DRAWINGS.
 - ALL EXTERIOR AND INTERIOR BEARING AND NON-BEARING WALLS SHALL BE: 2X4 DF #2 STUDS @ 16" O/C TYPICAL (UNO).
 - (E) INDICATES EXISTING HEADERS OR BEAMS TO REMAIN, UNO.
 - ⊠ INDICATES 4X4 DF #2 POST TYPICAL, UNO.
 - ⊞ INDICATES SIMPSON BEAM HANGER PER PLAN.



PROJECT:

BLAKEY'S RESIDENCE
LAKE ASHWOOD AVENUE
SAN DIEGO, CA 92119

- ISSUE DATES:**
- 1. PC CORRECTIONS: 7-18-13
 - 2. PC CORRECTIONS: 8-1-13
 - 3.
 - 4.
 - 5.

PROJECT NUMBER: 13-048
DATE: 06-12-13

SHEET:
STRUCTURAL ROOF FRAMING PLAN
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