

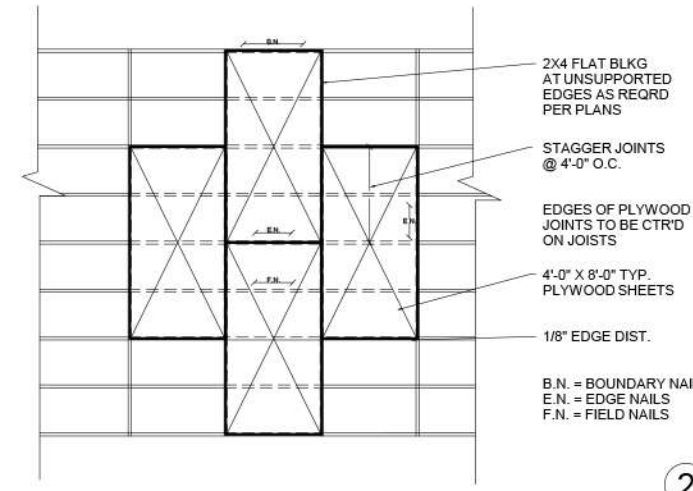
FRAMING NOTES

- FRAMING NOTES:**
- Prior to calling for inspection the contractor shall provide the building official with special inspection reports for all epoxy installation and architect/engineer's approval for any deviation from the approved drawings.
 - Roof truss calculations to be provided by truss manufacturer
 - Framing contractor shall verify plate and beam heights with floor plans, elevations and ceiling plans
 - Use solid blocking to construct cripple walls with a stud height of 14" or less
 - Provide solid blocking between joists/rafters at all bearing points and mid span where joists exceed 14' length
 - All exterior walls to be 2"x6" framing or larger
 - Provide edge/boundary (oce) nailing @ all drags, holddown posts, and diaphragm blocking in line with shear walls
 - Metal connectors refer to simpson strong-tie connectors ref. C-2007. All nail holes require nailing for rated loads
 - Provide stitch nailing (16d @ 12" o.c. staggered) where double framing members are used and at wall intersections.
 - Building top plate lap splice length shall be 7 w/2-16d nails per ft. Splice length may be reduced at end walls to 4 w/2-16d nails per ft.
 - Window headers shall be 4"x8" dfl #2 or better w/1 jack stud and 1 king stud. Window sills shall be 2"x6" dfl.
 - Shear panels shall be installed as shown on plans. Provide nailing per nail schedule for wall type.
 - MST27 and MST37 may be installed on double 2"x framing if centered with equal nails in each member. MST48 requires 4"x framing
 - Use LPT4 or A35 between top plate and rim joists @ 24" O.C w/12-8d X 1-1/2" common nails.
 - Install H2.5A @ 24" O.C. w/5-8d common nails at 2nd floor top plate.
 - Anchor Headers to studs in shear walls with LST21 straps. Nail per manufacturer's instructions.
 - Plywood shall be continuous under California-fill.
 - A certificate of conformance is required prior to framing for glue-laminated wood members.
 - Steel plate washers shall be 3"x3"x.229" used on each bolt; the hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1 3/4", provided a standard cut washer is placed between the plate washer and nut.
 - Sill Plates shall be elevated a minimum 8" above finish grade per Section 2304.11.2.2.
 - Provide firestops:
 - In enclosed vertical and horizontal spaces @ 10' o.c. max
 - At all interconnecting vertical and horizontal spaces
 - In openings around pipes, ducts and fireplaces
 - At openings between chimney chases and attics
 - Fasteners for preservative-treated wood (in all applications) and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper (CBC 2304.9.5)
 - Exception: Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in dry, interior environment
 - Exception: Fasteners other than nails, timber rivets, wood screws, and lag screws may be mechanically deposited zinc-coated steel

- FRAMING MATERIALS (U.O.N.)**
- STUDS: 2"x6" DFL STUD GRADE @ 16" O.C. MAX
 HEADERS: 4"x DFL #1 & BETTER
 6"x DFL #1 & BETTER
 GLULAM BEAMS: 24'-4" D/DF
 RIM JOISTS: 2X12 D.F.#1
 ROOF SHEATHING: 15/32" APA RATED SHEATHING, EXP 1, 24" MIN. SPAN RATING
 FLOOR SHEATHING: 23/32" APA RATED STURD-1-FLOOR, T&G, 48/24 SPAN RATING
 SHEAR PLY: 15/32" STR 1 OSB OR PER SHEAR WALL SCHEDULE

NAILING SCHEDULE

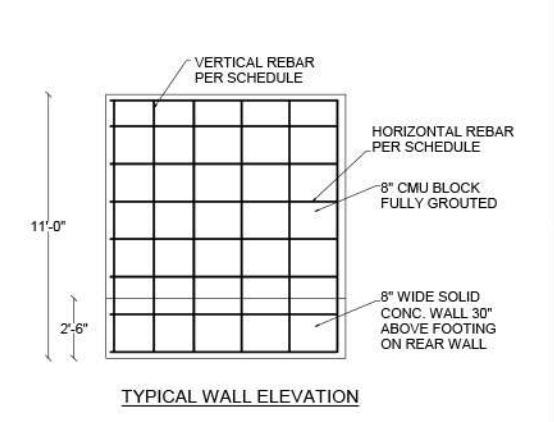
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING OF FASTENERS
1	Blocking between joist or rafter to top plate, toe nail	2-16d (1/2" x 0.1191)	-
2	Ceiling joist to plate, toe nail	2-16d (1/2" x 0.1191)	-
3	Ceiling joist to parallel rafter, toe nail	3-16d (1/2" x 0.1191)	-
4	Ceiling joist to parallel rafter, toe nail	3-16d (1/2" x 0.1191)	-
5	Collar to rafter, toe nail @ 1/2" x 2" gage ridge strap	3-16d (1/2" x 0.1191)	-
6	Collar to rafter, toe nail @ 1/2" x 2" gage ridge strap	3-16d (1/2" x 0.1191)	-
7	Sub-up studs toe nail	10d (1/2" x 0.1205)	24" o.c.
8	Sub-up studs at intersecting wall corners, toe nail	10d (1/2" x 0.1205)	12" o.c.
9	Sub-up header, toe plate with 1/2" spacer	10d (1/2" x 0.1205)	18" o.c. along each edge
10	Continuous header, toe plate	10d (1/2" x 0.1205)	18" o.c. along each edge
11	Continuous header or stud, toe nail	2-16d (1/2" x 0.1191)	-
12	Double studs, toe nail	10d (1/2" x 0.1205)	24" o.c.
13	Double top plates, toe nail	10d (1/2" x 0.1205)	24" o.c.
14	Double top plates, minimum 36 inch offset of end plates, toe nail in lap area	2-16d (1/2" x 0.1191)	-
15	Side plate in joint blocking at broadwall panels	10d (1/2" x 0.1205)	18" o.c.
16	Side plate in joint blocking at broadwall panels	2-16d (1/2" x 0.1191)	-
17	Shear side plate, toe nail	2-16d (1/2" x 0.1191)	-
18	Top or sub plate to stud, toe nail	2-16d (1/2" x 0.1191)	-
19	Top plates, toe and corner and intersections, toe nail	2-16d (1/2" x 0.1191)	-
20	1" x 6" sheathing to each bearing, toe nail	2 staples 1/2"	-
21	1" x 6" sheathing to each bearing, toe nail	2 staples 1/2"	-
22	1" x 6" sheathing to each bearing, toe nail	2 staples 1/2"	-
23	Wider than 1" x 6" sheathing to each bearing, toe nail	4 staples 1/2"	-
24	Joist to sill or grade, toe nail	2-16d (1/2" x 0.1191)	-
25	Rim joist to top plate, toe nail (end application) stud	2-16d (1/2" x 0.1191)	8" o.c.
26	Sill joist to blocking to wall plate, toe nail	2-16d (1/2" x 0.1191)	8" o.c.
27	1" x 6" sheathing to wall plate, toe nail	2 staples 1/2"	-
28	2" x 6" sheathing to wall plate, toe nail	2 staples 1/2"	-
29	2" x 6" sheathing to wall plate, toe nail	2 staples 1/2"	-
30	Sub-up studs and beams, 2 inch lumber layers	10d (1/2" x 0.1205)	at each bearing
31	Ledge strip supporting joist or rafter	2-16d (1/2" x 0.1191)	at each joist or rafter



WALL REINFORCING SCHEDULE

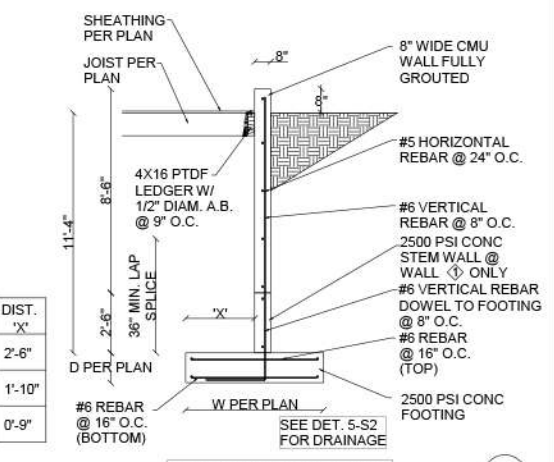
WALL	VERTICAL REBAR SIZE	VERTICAL REBAR SPACING	HORIZONTAL REBAR SIZE	HORIZONTAL REBAR SPACING	TOP OF WALL CONDITION
1	#5	@ 8" O.C.	#5	@ 24" O.C.	CANTILEVER
2	#5	@ 8" O.C.	#5	@ 24" O.C.	RESTRAINED
3	#5	@ 16" O.C.	#5	@ 24" O.C.	RESTRAINED

- MASONRY NOTES**
- ALL CONCRETE MASONRY UNIT BLOCKS MUST BE TYPE 'N' GROUTED SOLID WITH Fm = 1500 PSI
 - CONCRETE MIX DESIGN FOR FOOTINGS SHALL MEET A MINIMUM COMPRESSIVE STRENGTH OF Fc = 2,500 PSI
 - MORTAR MIX FOR BLOCK PLACEMENT SHALL MEET A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI. MORTAR SHALL CONFORM TO ASTM C270 AND SHALL CONFORM TO THE PROPORTIONS SPECIFICATIONS OF CBC TABLE 2103.8(1) OR THE PROPORTION SPECIFICATIONS OF CBC TABLE 2103.8(2).
 - GROUT USED FOR FILLING BLOCK CELLS MUST MEET A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND SHALL CONFORM TO CBC TABLE 2103.12 OR TO ASTM C476.
 - ROD OR VIBRATE GROUT IMMEDIATELY. RE-ROD OR RE-VIBRATE APPROXIMATELY 10 MINUTE AFTER POURING TO ASSURE SOLID CONSOLIDATION. STOP GROUT 2" FROM TOP OF MASONRY UNITS WHEN AN ADDITIONAL GROUT LIFT IS REQUIRED.



CMU/CONC. WALL FOOTING REINFORCEMENT SCHEDULE

WALL	FOOTING SIZE WIDTH x DEPTH	TOP REBAR SIZE	TOP REBAR SPACING	BOTTOM REBAR SIZE	BOTTOM REBAR SPACING	DIST. 'X'
1	5'-11"W X 1'-3"D	#6	@ 16" O.C.	#6	@ 16" O.C.	2'-6"
2	4'-5"W X 1'-3"D	#5	@ 8" O.C.	#5	@ 24" O.C.	1'-10"
3	2'-3"W X 1'-3"D	#5	@ 16" O.C.	#5	@ 24" O.C.	0'-9"



ROOF, FLOOR, DECK SHEATHING

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

SHEAR WALL SCHEDULE

SHEARWALL SCHEDULE (2013 CBC)

MARK	VALUE (PLF)	MATERIAL	NAIL SIZE	B.N. & E.N.	F.N.	SILL PLATE ATTACH. 3/8"Ø A.B. SPACING	BOT. PLATE ATTACH. NAILS & SCREWS	TOP PLATE CLIPS	ADDITIONAL NOTES
A	260	11/32" CDX (24/0)	8d	6"	12"	48" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	-
1	340	15/32" CDX (24/0)	10d	6"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-
2	510	15/32" STR 1 (32/16)	10d	4"	12"	32" O.C.	16d @ 4" O.C.	A35 @ 12" O.C.	-
3	550	11/32" STRUC 1 (32/16)	8d	3"	12"	24" O.C.	1/4"Ø x 8" "SDS" SCREW @ 8" O.C.	A35 @ 8" O.C.	SEE NOTES 13, 14, & 15
4	730	11/32" STRUC 1 (32/16)	8d	2"	12"	16" O.C.	1/4"Ø x 8" "SDS" SCREW @ 4" O.C.	LTP4 @ 8" O.C.	SEE NOTES 13, 14, & 15
5	870	15/32" STRUC 1 (32/16)	10d	2"	12"	16" O.C.	1/4"Ø x 8" "SDS" SCREW @ 4" O.C.	LTP4 @ 8" O.C.	SEE NOTES 13, 14, & 15
6	1340	15/32" STRUC 1 (32/16) (APPLY BOTH SIDES)	10d	2"	12"	8" O.C.	5/8"Ø x 8" LAG SCREW @ 8" O.C.	LTP4 @ 6" O.C.	SEE NOTES 13, 14, 15, & 16

- NOTES:**
- PROVIDE "4-PLY" SHEATHING @ 11/32" THICKNESS & "5-PLY" @ 15/32" SHEATHING. WOOD STRUCTURAL PANELS SHALL COMPLY WITH DOC PSI OR DOC PS2.
 - ONLY COMMON NAILS ARE TO BE USED FOR ALL SHEATHING ATTACHMENT. NAIL GUNS USING "CLIPPED HEAD" OR "SINKER" NAILS ARE NOT ACCEPTABLE.
 - ALL SHEARWALLS TO PENETRATE THROUGH CEILING JOIST AND ATTIC TO BE INTO UPPER HORIZONTAL DIAPHRAGM UNLESS ENGINEERED DRAG MEMBER IS PRESENT.
 - MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING MEMBERS SHALL BE 1/2" FOR 2" NOMINAL RECEIVING MEMBERS AND 1/2" FOR 2" NOMINAL RECEIVING MEMBERS.
 - SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING AT 16" ON CENTER MAXIMUM AND ALL PANEL EDGES SHALL BE BLOCKED WITH MINIMUM 2x BLOCKING, U.N.O.
 - NO PANEL WIDTH LESS THAN 12" SHALL BE USED. SHEARWALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE HORIZONTAL STAGGERED SPOCED JOINTS.
 - STUCCO AND/OR EXTERIOR VENEER OVER A WOOD SHEATHING SHEARWALL SHALL BE WATERPROOFED WITH A MINIMUM OF (2) LAYERS OF 15 LB. FELT PAPER.
 - USE DOUGLAS FIR NO. 2 PRESSURE TREATED SILL PLATES THAT COMPLY WITH THE NDS. ENGINEER TO BE NOTIFIED IF OTHER SPECIES ARE USED OR PART OF EXISTING BUILDING.
 - 3" x 3" x 0.229" (MINIMUM) PLATE WASHERS SHALL BE USED AT ALL SHEARWALL ANCHOR BOLTS. WASHER SHALL EXTEND TO WITHIN 1/2" OF EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. (SIMPSON BPS3 @ 2X4 STUD FRAMING AND BPS6 @ 2X6 AND LARGER STUD FRAMING ACCEPTABLE)
 - ANCHOR BOLTS MUST BE EMBEDDED 7" MINIMUM INTO NEW CONCRETE. MINIMUM EDGE DISTANCE AND CONCRETE PROTECTION SHALL COMPLY WITH CBC AND ACI CODE PROVISIONS.
 - SILL PLATES TO BE ATTACHED USING A MINIMUM OF (2) ANCHOR BOLTS PER PIECE WITH ANCHOR BOLTS LOCATED 4"-3/8" MINIMUM & 12" MAXIMUM FROM EACH END.
 - HOLDOWN ANCHOR IS IN ADDITION TO THE SILL ANCHOR BOLTS.
 - 3x SILL PLATES (BOTTOM PLATES TO REMAIN 2x), 3x BLOCKING & 3x STUDS @ ALL PANEL EDGES REQUIRED.
 - 4x BLOCKING OR BEAM REQUIRED BELOW BOTTOM PLATE SCREW ATTACHMENT. STUDS TO BE STAGGERED.
 - PERIODIC SPECIAL INSPECTION REQUIRED PER CBC CHAPTER 17. CONTRACTOR TO VERIFY ANY EXEMPTIONS PROVIDED BY THE LOCAL BUILDING DEPARTMENT.
 - SHEATHING APPLIED TO EACH FACE OF 2x STUDS @ 16" O.C. STAGGER HORIZONTAL & VERTICAL PANEL JOINTS EACH SIDE OF WALL.
 - ALL NAILS SHALL HAVE A MINIMUM PENETRATION INTO FRAMING MEMBERS OF 1-1/2 INCHES. 8d COMMON = 0.1317x 2-1/2", 10d COMMON = 0.1487x 3".

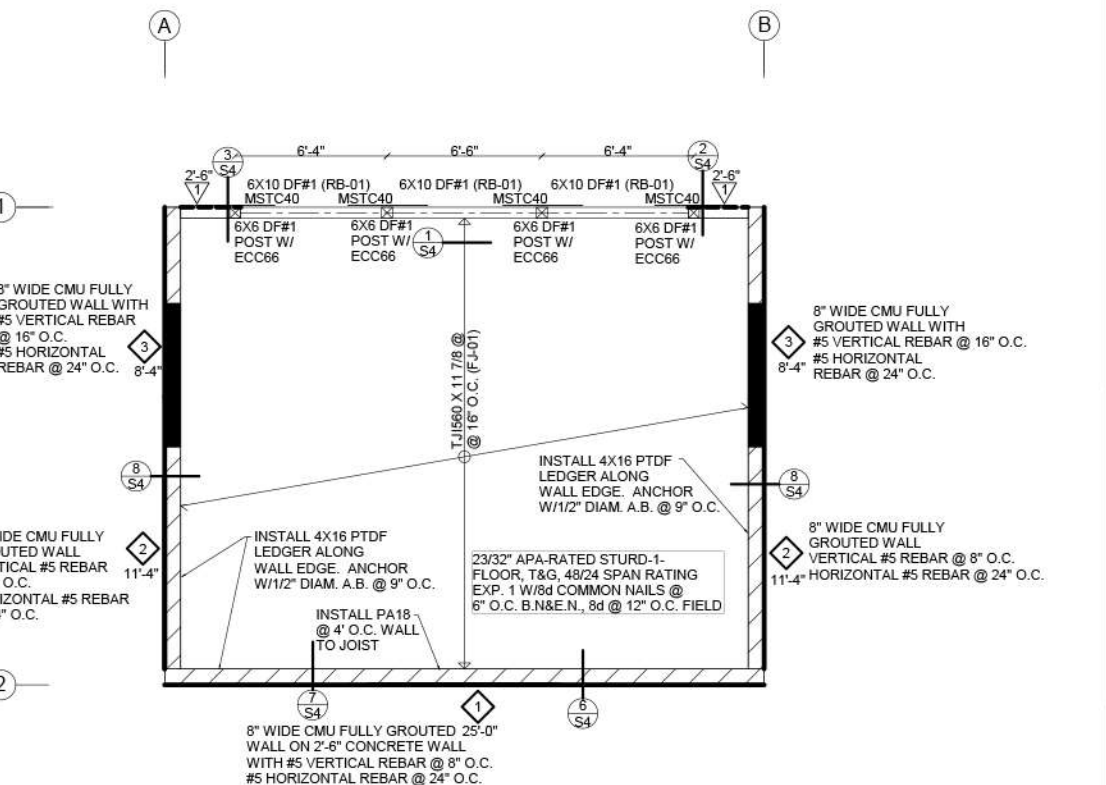
JUNE 24, 2015
 JULY 21, 2015



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S3



PROPOSED ROOF DECK FRAMING PLAN
 SCALE 1/4" = 1'-0"