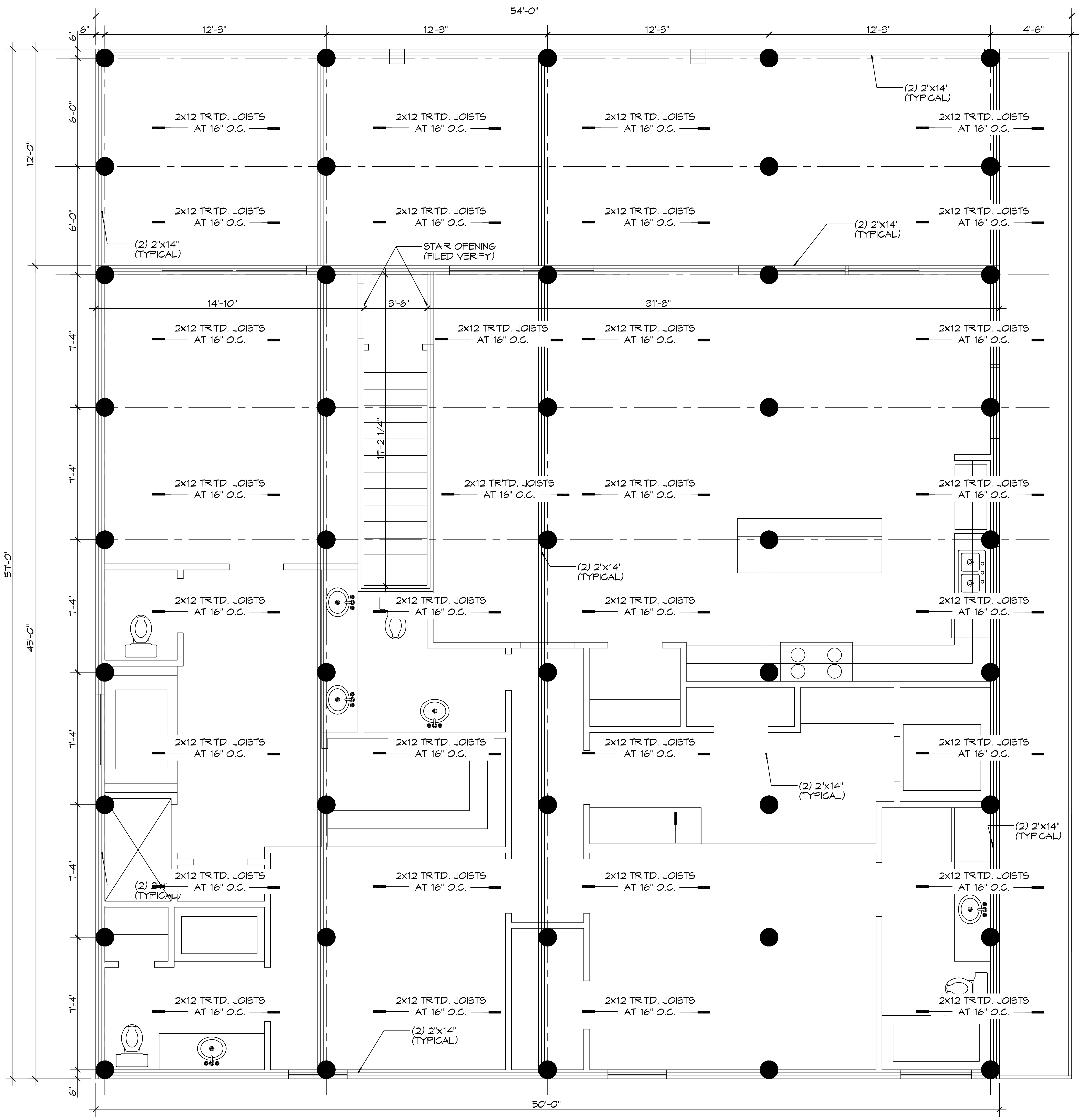

1 S102 S102 FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING PLAN

GENERAL STRUCTURAL NOTES

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING & STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES & SEQUENCE & TO INSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, BUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY DURING CONSTRUCTION.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. GOVERNING CODES: INTERNATIONAL RESIDENTIAL CODE 2012 AND ASCE STANDARD 7-10.
4. UNLESS OTHERWISE SPECIFICALLY SHOWN DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF :
   4.1. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY NFPA.
   4.2. U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   4.3. APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
6. MISCELLANEOUS:
   6.1 USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 4'-0" O.C. MAXIMUM, FOR ALL JOIST AND RAFTERS. USE SOLID BLOCKING AT BEARINGS.
   6.2 USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
   6.3 PLYWOOD SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE STURDYFLOOR. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS. ATTACH SUBFLOORING TO JOIST USING SCREWS.
   6.4 BEFORE APPLYING FINISH FLOORING, SET SCREWS ⅛" BUT DO NOT FILL. LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND WALLS.
   6.10 COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
   6.11 BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1-1/4" AND NOT IN MIDDLE OF SPAN.
   6.12 STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1-1/2" WIDE NO. 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL-SPIKED TO PLATES.
   6.13 PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C. (ON STUD CENTERLINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.
   6.14 STAIR STRINGERS SHALL BE 2x12. INSTALL INTERMEDIATE STRINGER FOR STAIRS OVER 30" WIDE.
   6.16 DOUBLE UP ON FLOOR JOISTS UNDER ALL WALLS.

FOUNDATION & STRUCTURAL DIMENSION LUMBER NOTES

1. PROVIDE STRUCTURAL FRAMING MEMBERS OF THE SIZES INDICATED ON THESE DRAWINGS, UNLESS INSTRUCTED OTHERWISE. USE PRESSURE TREATED SOUTHERN PINE NO. 2 MINIMUM FOR ALL BEAMS, FLOOR JOIST AND BOTTOM SILL PLATES.
   1.1 BEAMS SHALL BE PRESSURE TREATED CONFORMING TO AWPA UC3B USING A WATER BASED TREATMENT. ALL BEAMS SHALL BE GLUED AND NAILED.
2. USE SOUTHERN PINE NO. 2 MINIMUM FOR ALL REMAINING STRUCTURAL MEMBERS.

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JOB No:	2017	DATE:	08-03-17
DRAWN BY:	CKD	CHECKED BY:	BAM

SHEET TITLE:
FRAMING PLAN

DRAWING NUMBER:
S102