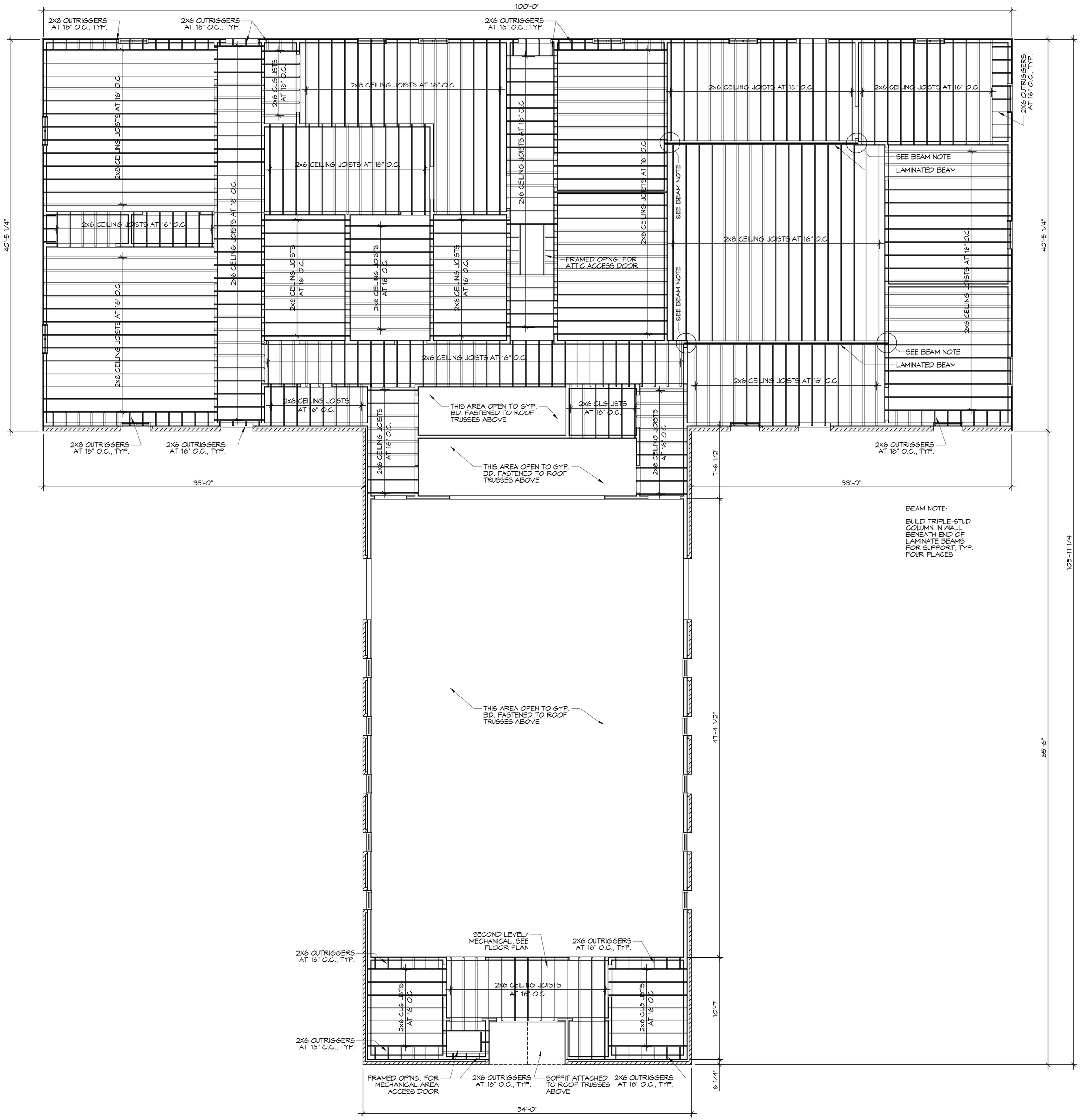

BEAM NOTE:

BUILD TRIPLE-STUD COLUMN IN WALL BENEATH END OF LAMINATE BEAMS FOR SUPPORT. TYP. FOUR PLACES

1 CEILING/SECOND LEVEL FRAMING PLAN

SCALE: 3/16"=1'-0"

GENERAL FRAMING NOTES

1. ANY CONSTRUCTION BELOW BASE FLOOD ELEVATION SHALL BE OF FLOOD RESISTANT MATERIAL OR APPROVED EQUAL.
2. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL BE N ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE.
3. PROVIDE BLOCKING IN WALL TO SECURE MOUNTED MILLWORK, SHELVES, FIXTURES,
4. MIRRORS, TOILET ACCESSORIES AND OTHER ITEMS REQUIRING A PERMANENT ATTACHMENT TO THE WALL.
5. WALLS SHALL BE 2x4 STUDS AT 16" O.C., UNLESS NOTED OTHERWISE. WHERE PLUMBING IS REQUIRED IN WALL, WALL SHALL BE 2x6 STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.
6. BLOCK ALL STUD WALLS AT MID-HEIGHT. FLOOR, ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS.
7. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST EXCEEDS 8'. LOCATE (3)2x12'S BELOW BEARING WALLS OR FLOOR ABOVE AND/OR AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON ENTIRE WIDTH OF BEARING WALL TOP PLATES. LOCATE THREE STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLAN. PROVIDE WOOD COLLAR BRACES AT EACH RAFTER 24" BELOW CROWN OF ROOF.
8. PLYWOOD SUBFLOORING SHALL BE 5/8" THICK TONGUE AND GROOVE STURDYFLOOR. GLUED AND NAILED TO FLOOR JOIST WITH 8d NAILS SPACED AT 6" O.C. PLYWOOD ROOFING SHALL BE APA 24/0, 5/8" THICK. NAIL WITH 8D NAILS SPACED
9. AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLY CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.
10. WIND BRACING-PROVIDE APA RATED 4x8x1/2" PLYWOOD ON ALL NEW EXTERIOR WALLS FROM FLOOR TO UNDERSIDE OF ROOF RAFTERS. NAIL PLYWOOD EDGES WITH 8d NAILS AT 2" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.
11. COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
12. JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.
13. 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. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1-1/2" WIDE NO. 24 GAUGE GALVANIZED
14. STRAPS 18" LONG, BOTH SIDES OF WALL-SPIKED TO PLATES.
15. PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM SHOWN OF 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.
16. ALL SURFACES (INSIDE AND OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF UST INHIBITIVE PAINT EXCEPT FOR STEEL TREATED WITH COATINGS TO PROVIDE RESISTANCE (PER CABO 409.2)
17. EXISTING WALLS NEWLY SUPPORTING A SECOND OR THIRD FLOOR SHALL HAVE EXISTING STUD WALLS AT 16" O.C. SISTERED WITH AN ADDITIONAL 2x4 TRTD STUD. STAIR STRINGERS SHALL BE 2x12. INSTALL INTERMEDIATE STRINGER FOR STAIRS OVER 30" WIDE.
18. HIP RAFTERS, RIDGE BOARDS AND VALLEY RAFTERS SHALL BE ONE SIZE LARGER THAN RAFTERS, UNLESS NOTED OTHERWISE.
19. PROVIDE TERMITE TREATMENT DURING APPROPRIATE STAGE OF CONSTRUCTION.

FLOOR FRAMING NOTES

1. DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS BEFORE CONTINUING WITH CONSTRUCTION. BUILDERS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.
2. JOIST BEARING ELEVATION IS HEIGHT ABOVE SUBFLOOR OR FLOOR SLAB. SEE SECTIONS FOR CLARIFICATION.
3. INSTALL ALL BRIDGING AND PERMANENTLY FASTEN JOISTS INTO PLACE BEFORE APPLYING ANY LOADS EXCEPT THE WEIGHT OF THE ERECTORS.
4. DECKS SHALL BEAR UNIFORMLY ALONG THE TOP CHORDS OF THE JOISTS.
5. FLOOR DECK SHALL BE 3/4" EXPOSURE 1 T&G STURDI-FLOOR PLYWOOD.
6. HOLD FLOOR DECKING PANELS APART AS RECOMMENDED BY DECKING MANUFACTURER.
7. HOLD FLOOR DECK PANELS AWAY FROM ITEMS PENETRATING FLOOR DECK AS RECOMMENDED BY FLOOR DECK MANUFACTURER TO ALLOW FOR EXPANSION AND CONTRACTION OF FLOOR DECK.
8. INSTALL DOUBLE JOISTS UNDER WALLS PARALLEL TO JOISTS. INSTALL SOLID BRIDGING BETWEEN FLOOR JOISTS UNDER WALLS PERPENDICULAR TO JOISTS. PROVIDE X OR SOLID BRACING AT 8'-0" MAX. FOR FLOOR JOISTS, DOUBLE HEADER JOISTS, AND TRIMMERS AT ALL FLOOR OPENINGS WHERE JOISTS TERMINATE.
9. FOR ATTIC/MEZZANINE ACCESS, THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A HALLWAY AND OTHER READILY ACCESSIBLE LOCATION. SEE PLANS FOR LOCATIONS. A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE OR MEZZANINE AREAS SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

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JOB No:	2274	DATE:	05/12/2016
DRAWN BY:	JTL	CHECKED BY:	BAM

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SHEET TITLE:
CEILING
FRAMING PLAN

DRAWING NUMBER:

S101

SHEET No: 4 of 17