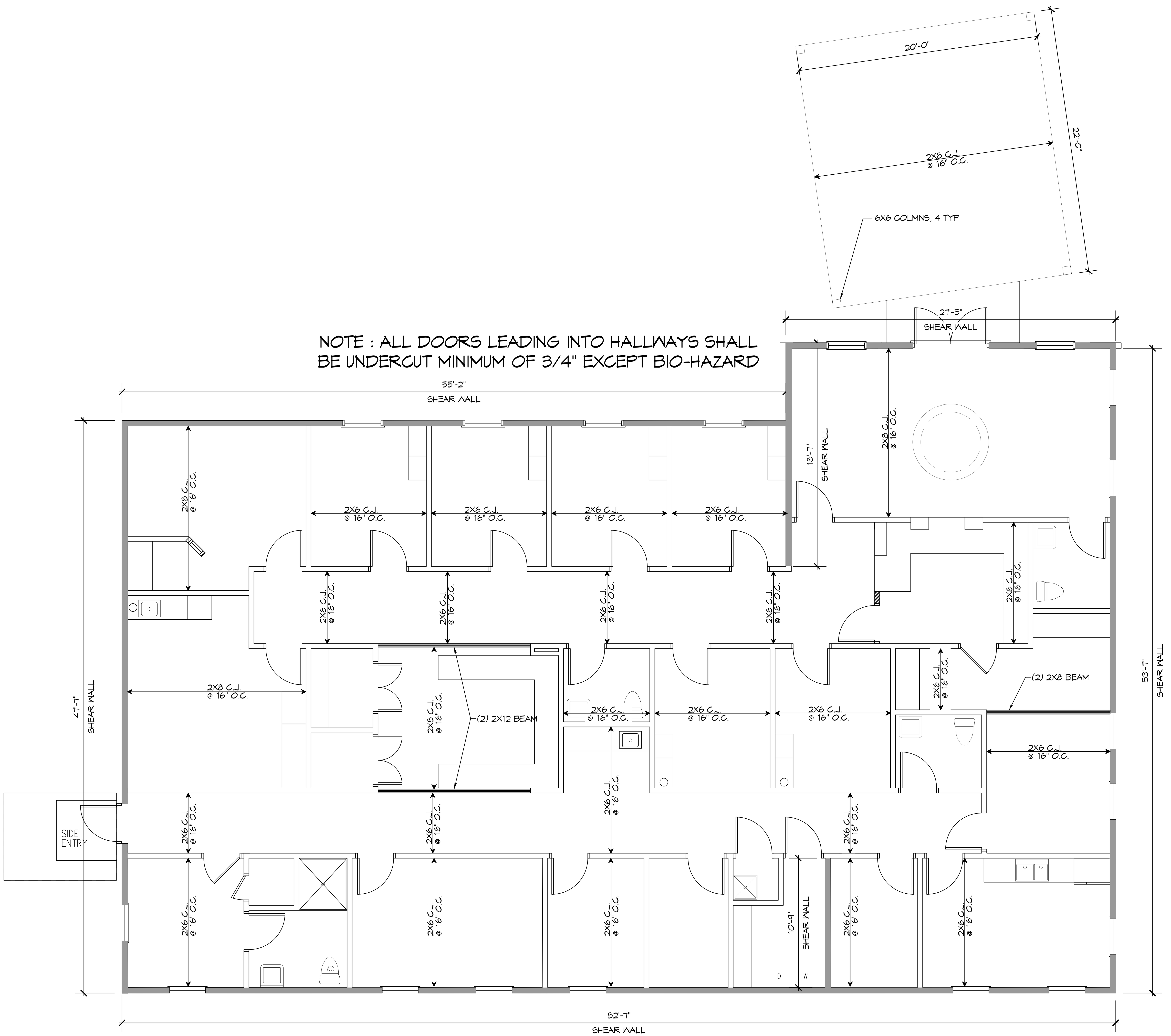

1 FRAMING PLAN
SCALE: 1/4" = 1'-0"

DIMENSIONAL LUMBER FRAMING NOTES

1. SHOP DRAWINGS MUST BE CHECKED BY THE FABRICATOR AND BEAR CHECKER'S INITIALS AND APPROVED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED FOR REVIEW. REVIEW OF SHOP DRAWINGS IS LIMITED TO CHECKING FOR CONFORMANCE WITH DESIGN DRAWINGS, STRENGTH OF DIMENSIONAL MEMBERS, ERRORS AND OMISSIONS IN SHOP DRAWINGS.
2. THE FOLLOWING DEFLECTIONS SHALL APPLY:
   A. EXTERIOR LOAD-BEARING WALL FRAMING: HORIZONTAL DEFLECTION OF 1/240 OF THE WALL HEIGHT.
   B. INTERIOR LOAD-BEARING WALL FRAMING: HORIZONTAL DEFLECTION OF 1/240 OF THE WALL HEIGHT UNDER A HORIZONTAL LOAD OF 5 LBF/SQ. FT.
   C. EXTERIOR NON-LOAD-BEARING FRAMING: HORIZONTAL DEFLECTION OF 1/240 OF THE WALL HEIGHT.
   D. ROOF RAFTER FRAMING: HORIZONTAL DEFLECTION OF 1/180 OF THE HORIZONTALLY PROJECTED SPAN.
   E. CEILING JOIST FRAMING: VERTICAL DEFLECTION OF 1/240 OF THE SPAN.
3. FRAMING SYSTEMS SHALL PROVIDE FOR MOVEMENT OF FRAMING MEMBERS WITHOUT DAMAGE OR OVERSTRESSING, SHEATHING FAILURE, CONNECTION FAILURE, UNDUE STRAIN ON FASTENERS AND ANCHORS, OR OTHER DETRIMENTAL EFFECTS WHEN SUBJECT TO A MAXIMUM AMBIENT TEMPERATURE CHANGE OF 120 DEG F.
4. FRAMING SYSTEM SHALL MAINTAIN CLEARANCES AT OPENINGS, TO ALLOW FOR CONSTRUCTION TOLERANCES, AND TO ACCOMMODATE LIVE LOAD DEFLECTION OF PRIMARY BUILDING STRUCTURE FOR UPWARD AND DOWNWARD MOVEMENT OF 1/2 INCH.
5. KILN-DRY LUMBER AFTER TREATMENT SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%. DO NOT USE MATERIAL THAT IS WARPED OR DOES NOT COMPLY WITH REQUIREMENTS FOR UNTREATED MATERIAL. KILN-DRY PLYWOOD AFTER TREATMENT SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15%.
5. ALL WOOD-PRESERVATIVE-TREATED LUMBER SHALL MEET THE AWPA C2 GUIDELINES EXCEPT WHERE SUCH LUMBER THAT IS NOT IN CONTACT WITH THE GROUND AND IS CONTINUOUSLY PROTECTED FROM LIQUID WATER MAY BE TREATED ACCORDING TO AWPA C31 WITH INORGANIC BORON SBX.
7. ALL WOOD-PRESERVATIVE-TREATED LUMBER SHALL BE MARKED WITH A TREATMENT QUALITY MARK OF AN INSPECTION AGENCY APPROVED BY THE ALSC BOARD OF REVIEW.
8. WOOD-PRESERVATIVE-TREATED LUMBER SHALL BE USED AS INDICATED ON THE DRAWINGS AND ALSO THE FOLLOWING:
   A. WOOD CANTS, NAILERS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
   B. WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
   C. WOOD FRAMING AND FURRING ATTACHED DIRECTLY TO THE INTERIOR OF BELOW-GRADE EXTERIOR CONCRETE WALLS.
   D. WOOD FRAMING MEMBERS THAT ARE LESS THAN 18 INCHES ABOVE THE GROUND IN CRAWLSPACES OR UNEXCAVATED AREAS.
   E. WOOD FLOOR PLATES THAT ARE INSTALLED OVER CONCRETE SLABS-ON-GRADE.
   a. INSTALL SILL PLATE GASKETS AT ALL EXTERIOR WALLS BY ONE OF THE FOLLOWING MANUFACTURERS:
      1) OWENS CORNING FOAM SEAL R
      2) DOW WEATHERMATE SILL SEAL
9. NOT USED.
10. NOT USED.
11. INTERIOR PARTITIONS NOT INDICATED AS LOAD BEARING SHALL BE CONSTRUCTED WITH CONSTRUCTION GRADE OR NO. 2 GRADE SOUTHERN PINE LUMBER.
12. ALL LOAD BEARING INTERIOR AND EXTERIOR PARTITIONS SHALL BE NO. 2 GRADE SOUTHERN PINE.
13. OTHER FRAMING SHALL BE ANY SPECIES AND GRADE WITH A MODULUS OF ELASTICITY OF AT LEAST 1.400,000 AND AN EXTREME FIBER STRESS IN BENDING OF AT LEAST 1000 PSI FOR 2" NOMINAL THICKNESS AND 12" NOMINAL WIDTH FOR SINGLE MEMBER USE.
14. PROVIDE CONSTRUCTION GRADE OR NO 2 GRADE LUMBER OF ANY SPECIES FOR MISCELLANEOUS ITEMS SUCH AS:
   A. BLOCKING
   B. NAILERS.
   C. FURRING.
   D. GROUNDS.
15. FOR CONCEALED BOARDS, PROVIDE LUMBER WITH A 19% MAXIMUM MOISTURE CONTENT OF NO. 2 SOUTHERN PINE.
16. NONE USED
17. FASTENERS:
   A. PROVIDE FASTENERS OF SIZE AND TYPE INDICATED. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN CONTACT WITH THE GROUND, PRESSURE-PRESERVATIVE TREATED, OR IN AN AREA WITH HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153.
   B. POWER-DRIVEN FASTENERS SHALL COMPLY WITH NES ESR-1539
   C. STEEL BOLTS SHALL COMPLY WITH ASTM A 307, GRADE A; HEX NUTS SHALL COMPLY WITH ASTM A 563.
18. PROVIDE GLASS FIBER RESILIENT INSULATION, FABRICATED IN STRIP FORM FOR USE AS A SILL SEALER; 1" NOMINAL THICKNESS, COMPRESSIBLE TO 1/32" OR A CLOSED CELL NEOPRENE FOAM 1/4" THICK.
19. PROVIDE FLEXIBLE FLASHING AS A COMPOSITE, WITH SELF-ADHESIVE, FLASHING PRODUCT CONSISTING OF A PLIABLE, BUTYL RUBBER OR RUBBERIZED-ASPHALT COMPOUND, BONDED TO A HIGH-DENSITY POLYETHYLENE FILM, ALUMINUM FOIL, OR SPUNBONDED POLYOLEFIN TO PRODUCE AN OVERALL THICKNESS OF NOT LESS THAN 0.025".

WOOD SHEATHING

1. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB, FOR EXTERIOR USE, WITH THICKNESS, VENEER GRADES.
   A. ROOF SHEATHING 5/8"
   B. EXTERIOR WALL AND SHEAR WALL SHEATHING 15/32" CDX PLYWOOD.

2. ROOF SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" INSTALL ROOF SHEATHING WITH _" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 8d @ 6" o.c. AT SUPPORTED PANEL AND 12" o.c. AT INTERMEDIATE FRAMING,

3. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEARWALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.

4. ALLOWABLE SHEAR VALUES IN SHEARWALL ARE FOR #2 SOUTHERN PINE FRAMING MEMBERS. NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED.

5. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

6. NAIL SHEAR WALL SHEATHING WITH 10d (3" x 0.148" COMMON or 3" x 0.128 GALV BOX NAILS) @ 4" o.c. EDGES AND 12" o.c. FIELD, U.N.O. OFFSET VERTICAL JOINTS 4'-0"

ANCHOR BOLTS

1. ANCHOR BOLTS TO BE ASTM A307, 1/2" DIA. x 10" EMBEDDED IN FOUNDATION WALLS.

2. EPOXY GROUTED ANCHORS, IF USED, SHALL CONFORM TO HILTI HIT OR HILTI HVA EPOXY SYSTEM OR ENGINEER APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS. WIRE BRUSH AND BLOW OUT HOLES.

3. FOR ANCHOR BOLT SPACING SEE TABLE S104.8 & S104.9

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FINAL PRACTICE
KEVIN DARR, MD
DALWILL DRIVE
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JOB No: 2523 DATE: 3-6-2026
DRAWN BY: TT CHECKED BY: DPD

SHEET TITLE:
FRAMING PLAN

DRAWING NUMBER:
S101

SHEET No: of 22