

UPPER LEVEL FLOOR & LOWER LEVEL ROOF FRAMING
SCALE: 1/4" = 1'-0"

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

FLOOR FRAMING NOTES:

SUBFLOOR:
3/4" PLYWOOD SHEATHING EXPOSURE 1 T & G UNDERLAYMENT GRADE. 4x4 SPAN RATED 24" O.C. OR EQUIVALENT Laid AT RIGHT ANGLES OVER FLOOR JOISTS. STAGGER JOINTS, GLUE & NAIL WITH 10d AT 6" o.c. EDGE 10" o.c. FIELD.

FLOOR JOISTS:
1x8 RESIDENTIAL JOISTS AT 16" o.c. UNO, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. DOUBLE UNDER PARALLEL WALLS. MAINTAIN 18" MIN. CLEARANCE TO SOIL. BLOCK ALL JOISTS AT BEARING POINTS PER MFR. SPECIFICATIONS.

GIRDERS:
4x8 D.F. #2 OVER POSTS. MAINTAIN 12" MIN. CLEARANCE TO SOIL.

POSTS:
4x4 D.F. #2 POSTS (4x6 POST AT SPLICE). MAX. SPAN = 5'-0" o.c. PROVIDE PLYWOOD GUSSETS AT EACH POST (BOTH SIDES AT SPLICE).

RM:
1/4" TIMBERSTRAND L&L OR 2x8

SILLS & PADS:
3x PRESSURE TREATED LUMBER (TYP) UNO.

HEADERS:
USE 6x8 D.F. #1 UNO.

NOTE: SEE STRUCTURAL FLOOR PLANS FOR LOCATION OF HOLDINGS.

FLOOR FRAMING NOTE

SHEAR WALL SCHEDULE

SYMBOL	SHEAR PLY	EN. SPACING	3x STUDS AT ADJOINING PANEL EDGES	16d SPACING AT SHEAR TRANSFER
△ 6	1/2"	8d AT 6"	NO	6" O.C.
△ 4	3/8"	8d AT 4"	NO	4" O.C.
△ 3	3/8"	8d AT 3"	YES	3" O.C. STAG

- USE COMMON NAILS, FIELD NAIL AT 12" O.C. UNO.
- USE 3/8" SHEAR PLY, O8B OR RATED EQUIVALENT UNO.
- EDGE NAIL AT TOP PLATE MUD SILL, ALL POSTS, SOLE PLATES & ALL STUDS W/ HOLDINGS.
- USE (10) 16d NAILS AT ALL TOP PLATE SPLICES (48" LONG) UNO.
- USE SIMPSON 18TC35 TO STRAP TOP PLATES ACROSS BREAKS UNO.
- PROVIDE BLOCKING AT ALL HORIZONTAL EDGES OF SHEAR PLYWOOD.
- SEE STANDARD DETAILS FOR NAILING OF FLYWOOD SHEAR AND SIDING.
- WITH HARDIPANEL OPTION BLOCK WALLS AT 48" O.C. VERTICAL W/ 2X BLOCKING.
- DOUBLE SHEAR WALLS TO HAVE SHEAR PLY BOTH SIDES. (OFFSET PLYWOOD EDGES)

SHEAR WALL SCHEDULE INCLUDES ALL SHEAR OPTIONS. SEE PLAN FOR SPECIFIC REQUIREMENTS.

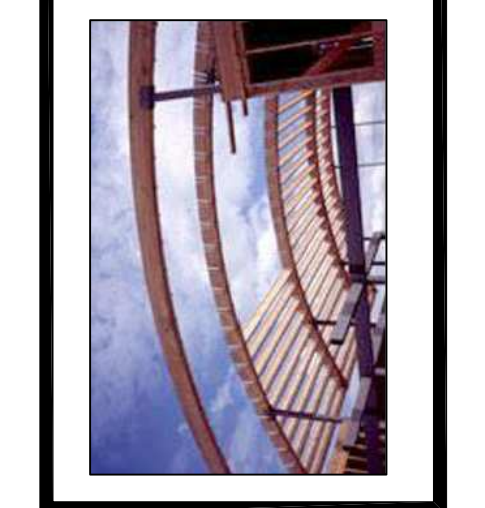
SHEAR SCHED. NOTE

FLOOR FRAMING LEGEND

	WALLS UP AT THIS LEVEL
	WALLS DOWN AT THIS LEVEL
	SHEAR WALL
	FRAMING MEMBERS
	STRAPS
	POST DOWN AT THIS LEVEL
	POST UP AT THIS LEVEL
	STEEL COLUMN (WIDE FLANGE)
	LATERAL ANALYSIS GRID LINES

REVISIONS	BY
1	2/6/09 kba
2	2/9/09 kba
3	3/12/09 kba

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03/27/09

Burleigh
Big Sur California
APN # 419-321-008

DRAWN
LTV:slh
CHECKED
FRG
DATE
Month Year
SCALE
1/4" = 1'-0" UNO
JOB NO.
xxx
SHEET

S2.2