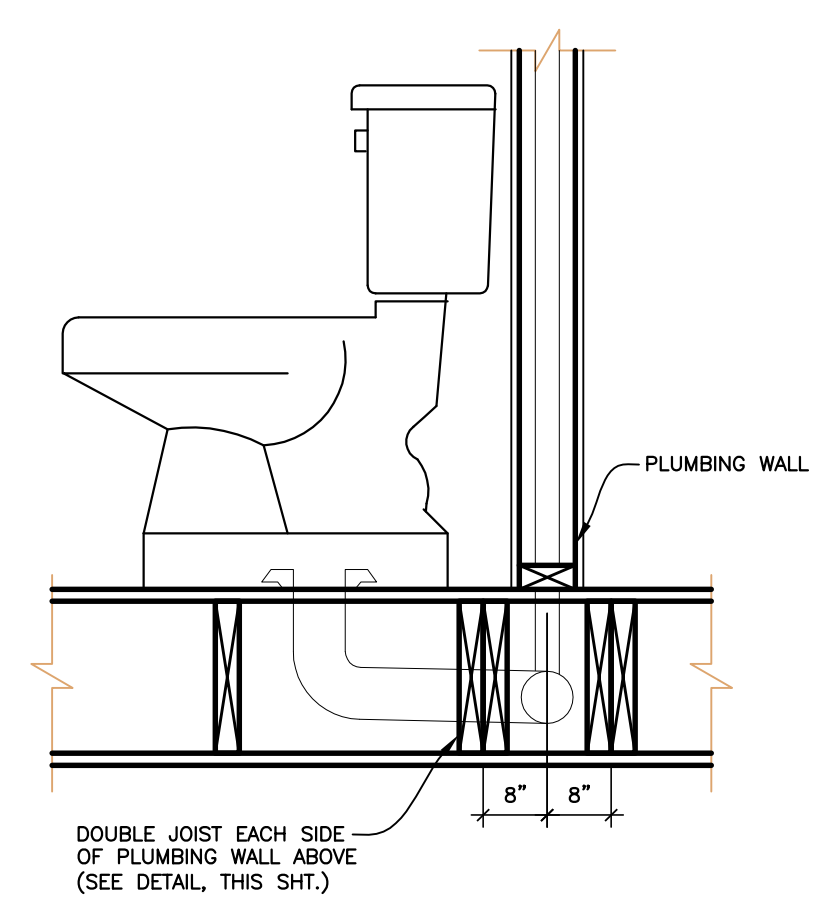


ISSUED FOR	DATE
REVIEW	07-20-07
PERMITS/CONSTR.	08-08-07
BULLETIN 2	08-23-07

2



DOUBLE JOIST DETAIL @ PLUMBING WALL
NOT TO SCALE

SOLID POST NOTE

PROVIDE SOLID POSTS AS REQUIRED UNDER ALL CONCENTRATED LOADS. EXTEND CONTINUOUS TO CONC. FOOTING, SLAB OR BEAM BELOW. DISCONTINUE ALL TOP PLATES OR BLOCKING. POSTS TO TERMINATE ON CONCRETE WALL, SLAB OR BEAM. (TYP)
ALL POSTS SHALL BE SOLID MANUFACTURED LUMBER & SHALL BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

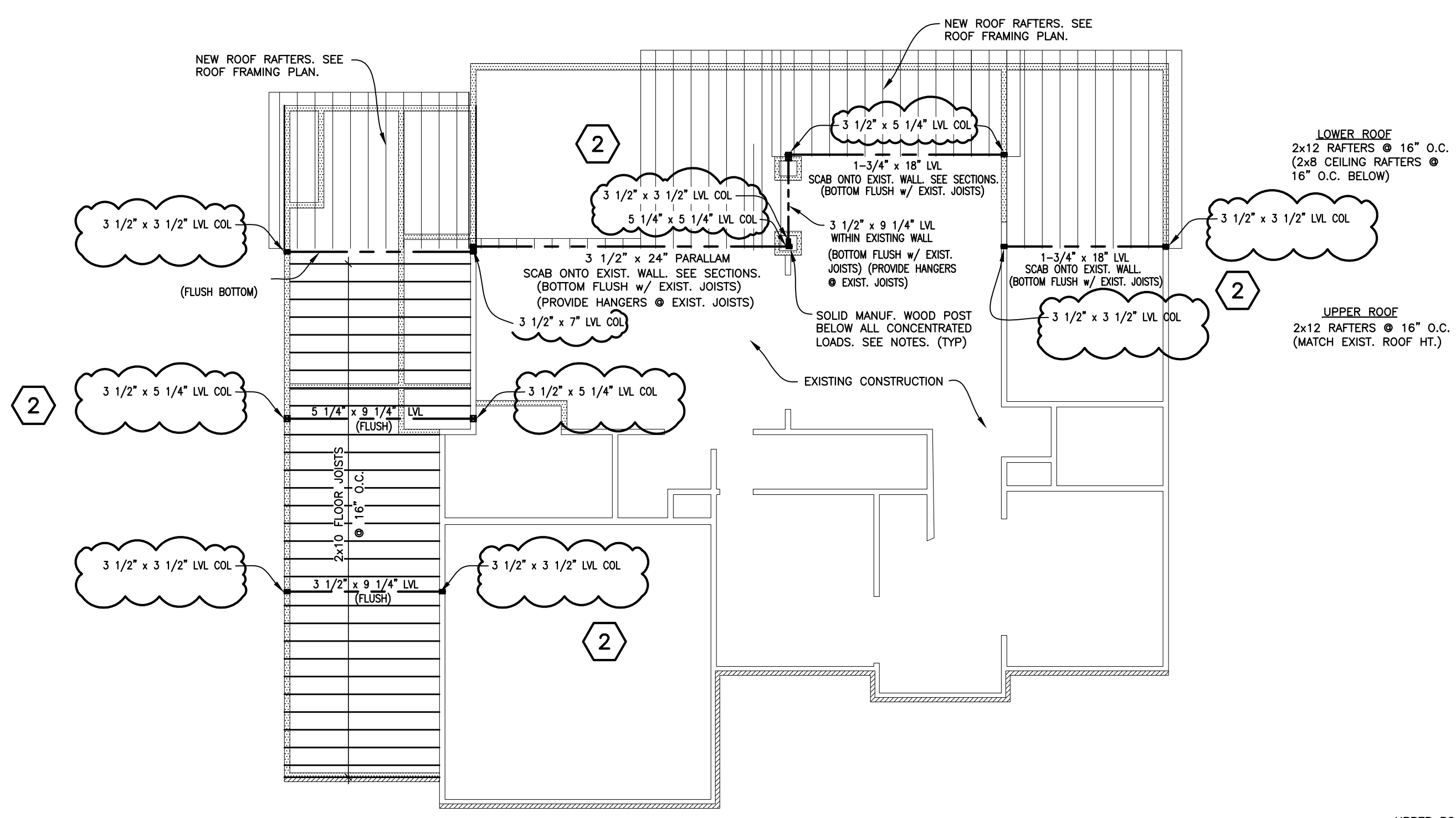
NOTES:

- INDICATES INTERIOR BEARING WALL, BEAM, OR EXTEND WALL UP TO SUPPORT ROOF RAFTERS
- INDICATES POINT OF INTERIOR SOLID SUPPORT POST(S) FOR BEAM SUPPORT. RUN CONT. TO FDN. BELOW. SEE SOLID WOOD POST NOTES.
- ALL ROOF RAFTERS TO BE 2x12 @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL HIP, VALLEY, OR RIDGE MEMBERS TO BE 2x12 UNLESS NOTED OTHERWISE
- PROVIDE 2x4 DIAGONAL BRACING, KNEE WALLS & RIDGE PROPS AS REQUIRED.

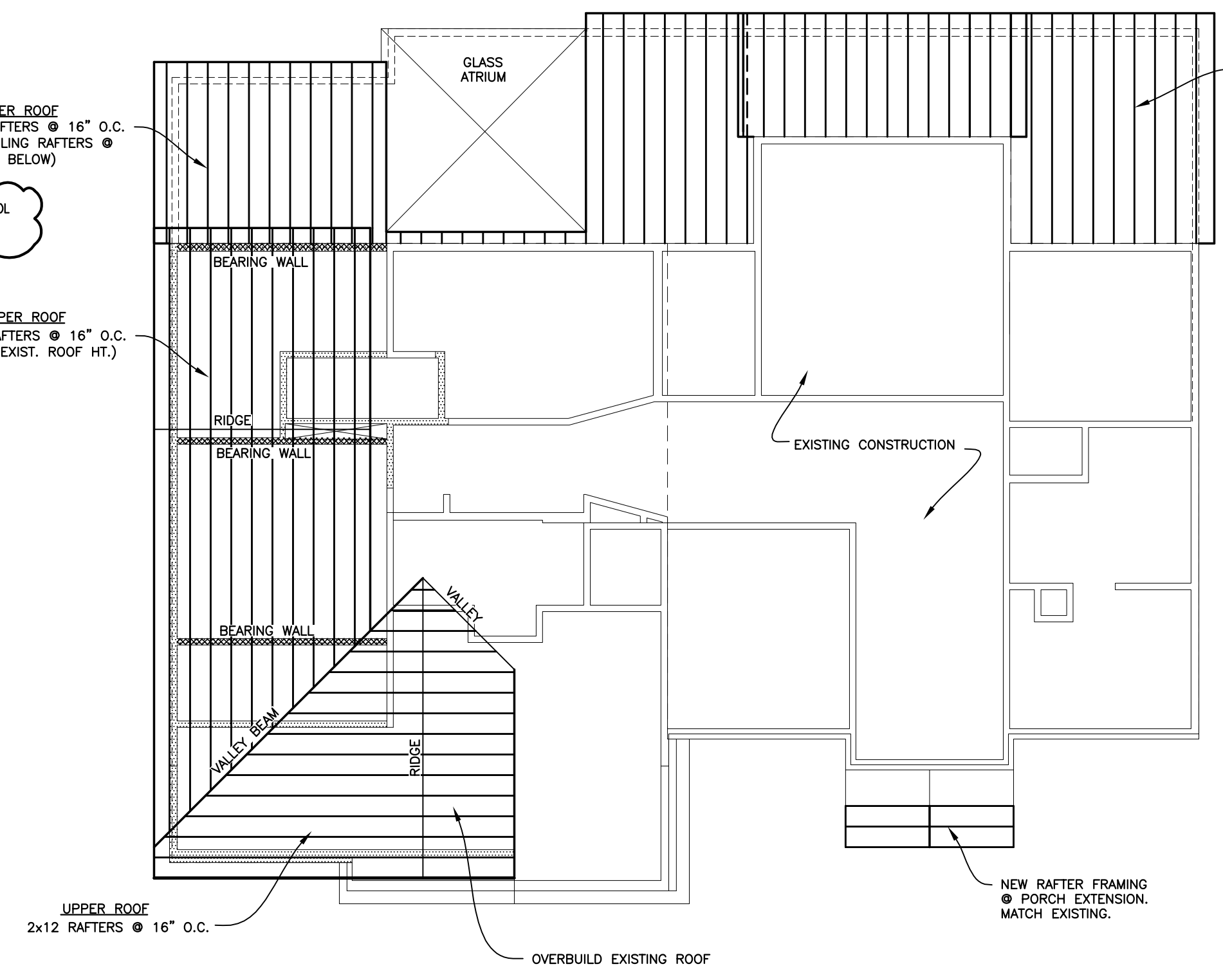
EXTERIOR OPENING SCHEDULE	
OPENING SIZE	HEADER SIZE
< 8'-8"	(2) 2x12+1/2" CONT. PLYWOOD
≥ 8'-8"	3 1/2" x 11 1/4" LVL

NOTE: DIMENSIONS ARE BASED ON FIELD DIMENSIONS PROVIDED BY OWNER AND ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.

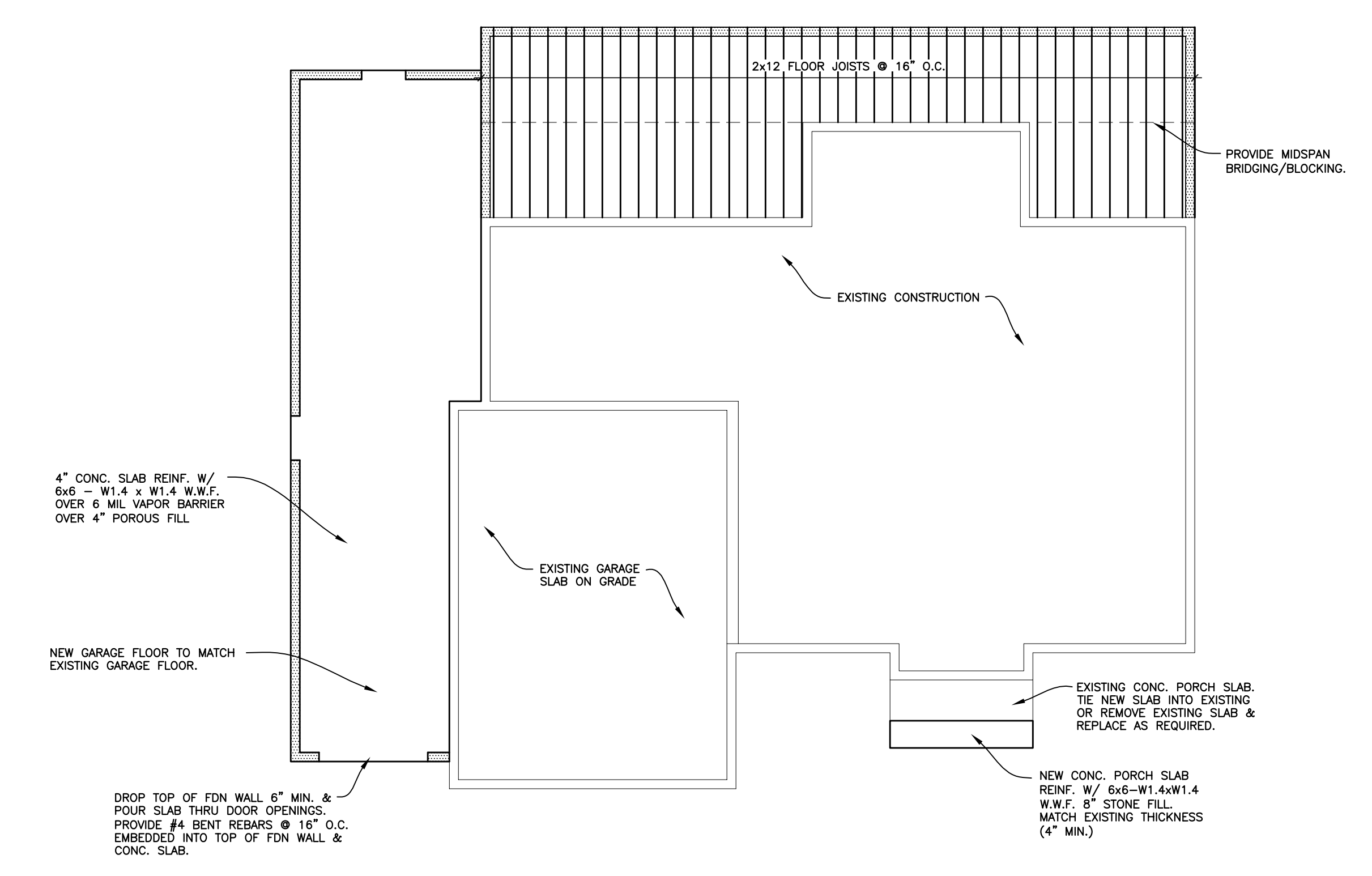
NOTE: ALL HEADERS IN INTERIOR BEARING WALLS TO BE (2) 2x12+1/2" CONT. PLYWOOD.



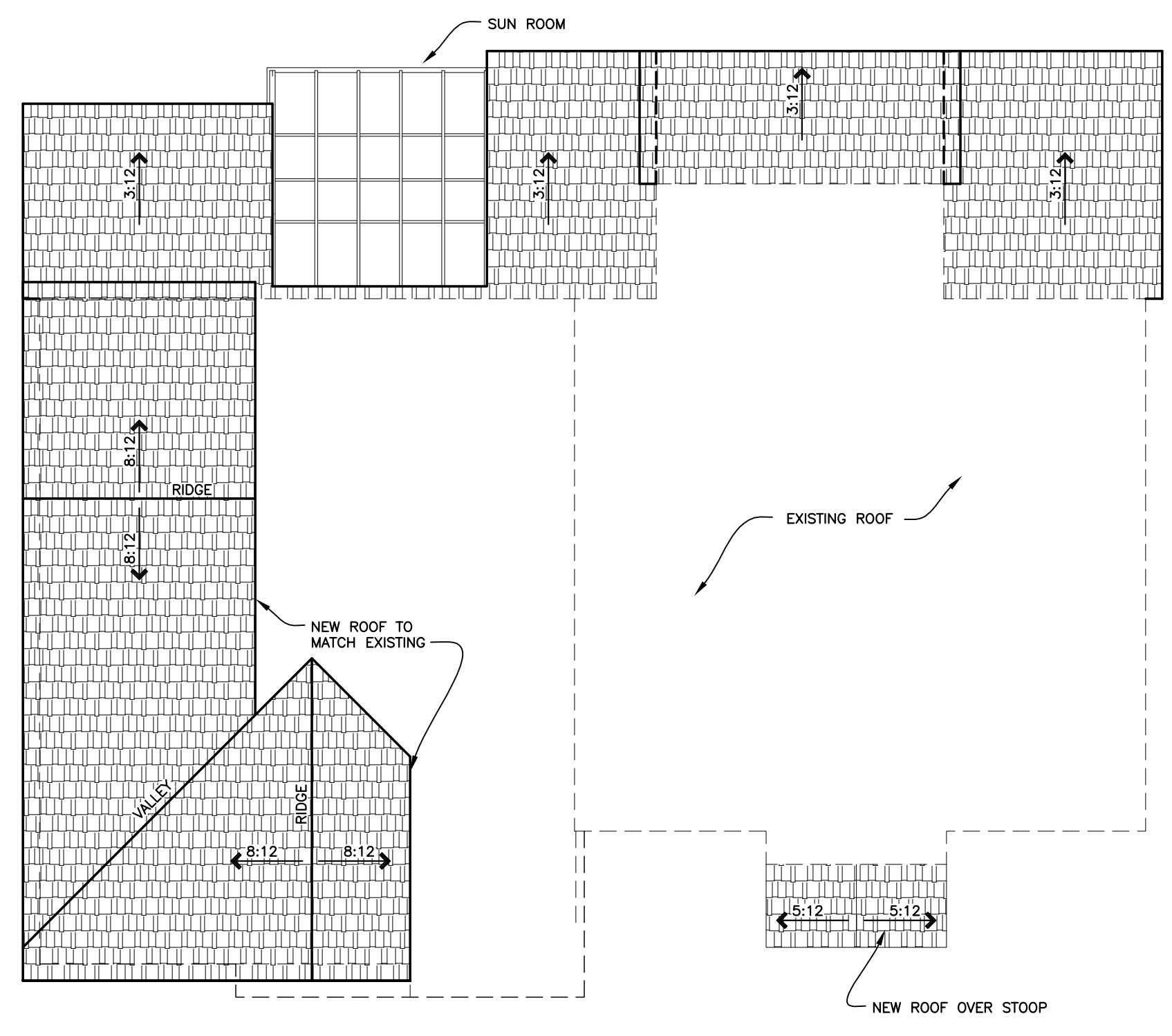
2ND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR SLAB/FRAMING PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL ROOF FRAMING NOTES

- PROVIDE SIMPSON "H4" HURRICANE CLIPS @ EACH RAFTER BEARING.
- VERIFY EXACT DOOR & WINDOW LOCATIONS WITH ARCHITECTURAL PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY HORIZONTAL & DIAGONAL BRIDGING & BRACING AS REQUIRED TO INSURE PROPER SUPPORT OF ROOF RAFTERS FROM OVERTURNING & UPLIFT DURING & AFTER CONSTRUCTION.

STRUCTURAL NOTES:

- LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY SPECIALTY LOADING CONDITIONS WILL NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE YOUR LOCAL BUILDING OFFICIALS FOR VERIFICATION OF YOUR SPECIFIC LOAD DATA, ZONING RESTRICTIONS AND SITE CONDITIONS.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE & QUALITY & MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
- SUBSTITUTION FOR STRUCTURAL MEMBERS SHOULD BE MADE ONLY AFTER CONSULTING A QUALIFIED ENGINEER.
- CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING & STRUCTURAL MEMBERS TO MEET ALL APPLICABLE LOCAL CODES.
- ALL COLUMNS OR SOLID MEMBERS SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR TOP OF CONC. FDN. WALL OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.
- ALL LOAD-BEARING HEADERS IN THE EXTERIOR & INTERIOR WALLS OVER DOORS & WINDOWS SHALL BE (2) 2x12'S WITH CONTINUOUS 1/2" PLYWOOD UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOISTS UNDER PARTITION WALLS WHICH ARE PARALLEL TO THE JOIST DIRECTION.
- ALL 2x8 AND GREATER DIMENSIONAL LUMBER SHALL BE S.P.F. GRADE 2 OR BETTER.
- ALL WALLS SHALL HAVE DOUBLE TOP PLATE.
- MINIMUM JOIST BEARING SHALL BE 1 1/2".
- ANCHOR BOLTS SHALL BE 1/2" DIAMETER, MIN. 12" LONG WITH A 2" LEG, 6'-0" C/C MAX., 12" FROM EVERY CORNER.
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD & CEILING JOISTS AT 4'-0" C/C MAX.
- ALL HIP & VALLEY RAFTERS OVER 20'-0" SPAN ARE TO BE LAMINATED VENEER LUMBER (L.V.L.).
- BEAM POCKET TO BE MIN. 4" DEEP FOR BEAM BEARING OR 3 1/2" WITH METAL SHIMS 6" WIDE. 4" CONCRETE OR SOLID BLOCK BACK OF POCKET. MORTAR POCKET SOLID AND MIN. (2) COURSES BLOCK BELOW BEAM.
- 2x4 STUD WALLS AT 16" C/C THROUGHOUT UNLESS OTHERWISE NOTED. TRAY & CATHEDRAL CEILING AS PER PLANS OR BUILDER.
- PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH BEAMS FOR JOIST CONNECTION.
- ALL FLOOR, CEILING AND ROOF OPENINGS TO BE DOUBLE FRAMED MINIMUM OR AS SHOWN ON THE DRAWINGS.
- TONGUE & GROOVE (TAG) SUBFLOOR TO BE GLUED & NAILED UNLESS OTHERWISE NOTED.
- ALL I-JOISTS SHALL HAVE WEB REINFORCING AT BEARING LOCATIONS AND SHALL BE BRACED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE MINIMUM SOLID DEDBLOCKING UNDER FULL POSTS OR BUILT UP POSTS FROM FOUNDATION WALL OR STEEL BEAM TO ORIGIN OF POST LOADING.
- ALL WOOD TRUSSES ARE TO BE PRE-ENGINEERED BY TRUSS MANUFACTURER.

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DRAWN	GRK
CHECKED	GRK
DATE	07-20-07
SCALE	AS NOTED
JOB NO.	07-162
SHEET	2

OF SHEETS