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SINGLE FAMILY HOUSE
BOWDEN DEVELOPEMENT
1600 HIGHLAND OAKS
ARCADIA, CA 91006
CEILING FRAMING PLAN



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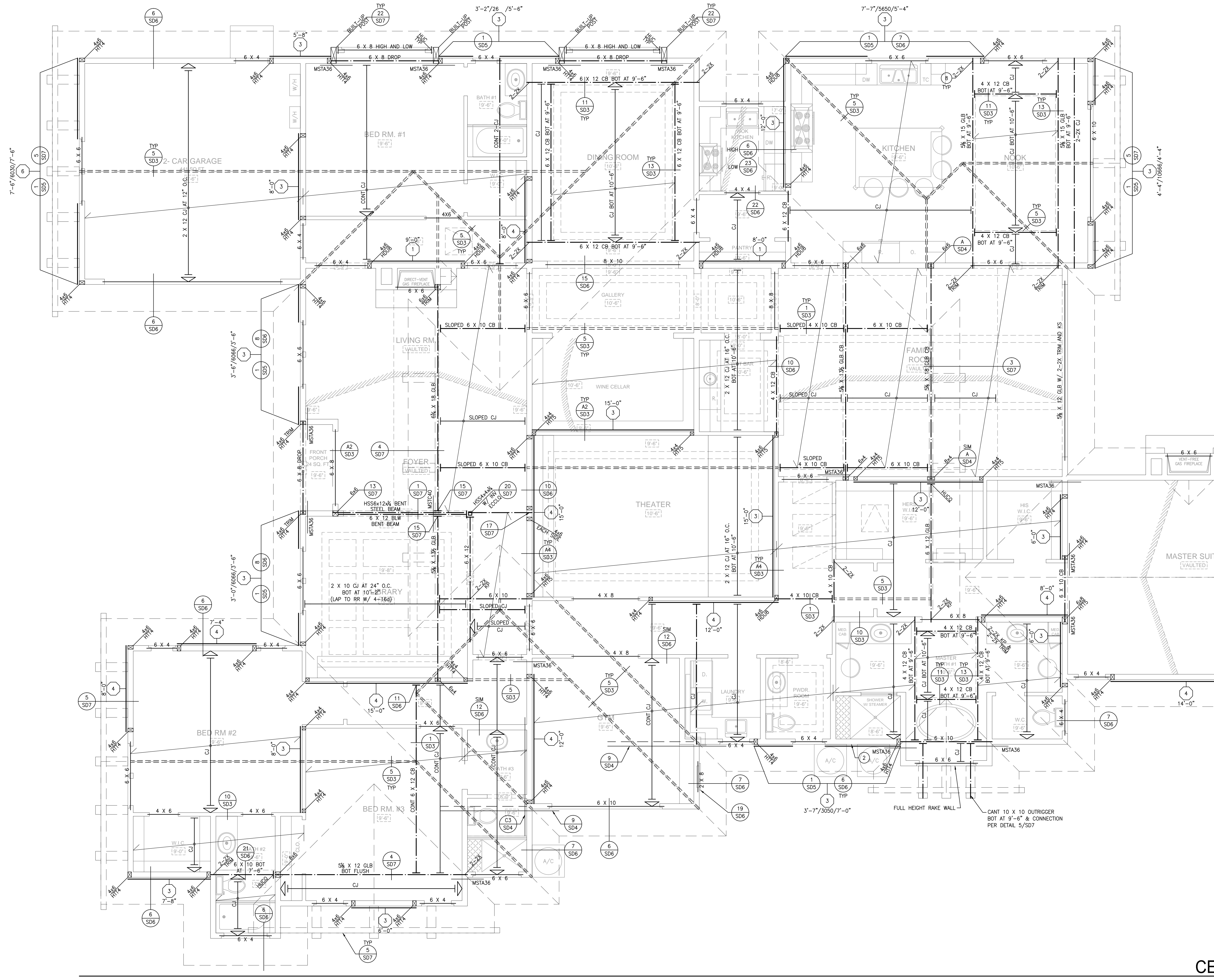
S2

KEY NOTES	
1	DO NOT INSTALL PLUMBING / A/C LINES IN SHEAR WALL. INSTALL IN NON-STRUCTURAL WALL.
2	INSTALL PLUMBING / A/C / ELECTRICAL LINES THROUGH SOFFIT / CHASE AND DO NOT PENETRATE TOP PLATES.
3	ALIGN WITH POST / TRIMMER ABOVE / BELOW.
4	STITCH NAIL 2X MEMBER WITH 16d PER SHEAR SCHEDULE TO ADJACENT POST.
5	INSTALL VERTICAL MSTC2B FROM BEAM / HEADER ABOVE TO POST / TRIMMER BELOW.
6	CARRY ALL BEARING MULTIPLE STUDS OR POSTS FROM UPPER LEVELS DOWN TO FIRST FLOOR OR BEAM BELOW. INSTALL VERTICAL SLOD BLOCKING AT THE INTERMEDIATE FLOOR LEVEL TO MATCH THE SIZE OF THE STUDS OR POSTS ABOVE.
7	DO NOT INSTALL UTILITY PENETRATIONS (MECHANICAL, PLUMBING, ETC) IN SHEAR WALLS. WHERE PENETRATIONS ARE NOT AVOIDABLE, THEY SHALL BE LIMITED PER DETAIL 1/S05, 7/S05, AND 16/S05. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF UTILITY WALLS.
8	HOLES IN JOISTS SHALL NOT EXCEED THOSE ALLOWED BY JOIST MANUFACTURER. NOTCHES AND HOLES IN PLATES AND 2X JOISTS SHALL NOT EXCEED THOSE SHOWN IN DETAIL 7/S05.
9	SHEARING WALLING AND INSTALLATION SHALL NOT BE COVERED PRIOR TO INSPECTION BY THE BUILDING DEPARTMENT.
10	FOR HORIZONTAL COL STRAPS INSTALLED OVER BLOCKING (2X OR 1-JOIST, AS DETAILED), USE NAILS IN EVERY OTHER JOIST.
11	NOT USED.
12	NOT USED.
13	"TYP" BEAMS SHALL BE INSTALLED WITH THE TOP OF BEAM FLUSH WITH THE TOP OF WALL PLATES. SUPPORT PER DETAIL A/S04 AND STRAP PER C6/S04 (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
14	"TUSH" BEAMS SHALL BE INSTALLED WITH THE BOTTOM OF BEAM DIRECTLY OVER THE TOP OF WALL PLATES. SUPPORT PER DETAIL A2/S04 AND STRAP PER C5/S04 (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
15	"TOP FLUSH" BEAMS SHALL BE INSTALLED WITH THE TOP OF BEAM DIRECTLY BELOW THE SHEATHING. SUPPORT PER DETAIL A1/S04 AND STRAP WITH MSTA36 (U.N.O.) AT THE SIDE OF BEAM (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
16	FRAMING FOR PROMINENT FIREPLACE FLUES SHALL BE A MINIMUM OF 2X4 STUDS AT 16" O.C. BRACED AT MID HEIGHT AND AT FLOOR AND ROOF LEVELS. MAXIMUM UNBRACED LENGTH OF STUDS SHALL BE 14" (7' FOR CANTILEVERS).
17	FRAMING FOR INTERIOR FIREPLACE FLUES SHALL BE MINIMUM 2X4 STUDS AT 16" O.C. INSTALL 2-2X4 AT EACH CORNER CONTINUOUS FROM TRUSS BOTTOM CHORD TO TOP OF STACK. CONNECT STUDS TO TOP AND BOTTOM CHORD OF TRUSS WITH 3-16d MINIMUM. ALL MULTIPLE 2X MEMBERS SHALL BE LAMINATED WITH 16d NAILS AT 12" O.C. (ONE ROW FOR UP TO 2X6 MEMBERS, 2 ROWS FOR UP TO 2X10 MEMBERS, 3 ROWS FOR UP TO 2X14 MEMBERS), UNLESS NOTED OTHERWISE.
18	FRAMING PLAN ABBREVIATIONS: PL = 3 1/2" X (DEPTH TO MATCH FLOOR JOISTS) PARALLAM, U.N.O. ML = 1 3/4" X (DEPTH TO MATCH FLOOR JOISTS) MICROLAM, U.N.O. TS = 1 3/4" X (DEPTH TO MATCH FLOOR JOISTS) TIMBERSTRAND, U.N.O. INSTALL TYPE 3/4" SHEATHING W/ 8d AT 6" O.C. U.N.O., AT ALL EXTERIOR WALLS.
19	ALL FRAMING MEMBERS SHALL HAVE FULL BEARING ON THEIR STRUCTURAL SUPPORTS PRIOR TO LOADING THE STRUCTURE. ADD SMS AS NEEDED PRIOR TO LOADING STRUCTURE.

FRAMING LEGEND	
1	** INDICATES REPETITIVE FRAMING MEMBER AS DEFINED BELOW
2	RR - INDICATES MIN 2X10 ROOF RATTERS AT 24" O.C. FOR UP TO 13' SPANS (MEASURE HORIZONTALLY). ADD PURLINS PER 7/S03 AS NEEDED TO REDUCE SPAN. MATCH CJ SPACING IF CJ ARE LESS THAN 16" O.C.
3	CJ - CEILING JOIST PER DETAIL 14/S03 UNLESS NOTED OTHERWISE PER PLAN.
4	CANT. ** INDICATES CANTILEVERED OR CONTINUOUS REPETITIVE FRAMING MEMBER.
5	INDICATES BEARING CONDITION AT REPETITIVE FRAMING MEMBER.
6	INDICATES HANGING CONDITION. REFER TO SECTION 5 ON S05.
7	8'-0" (3) SHEAR WALL CALLOUT INDICATES SHEAR WALL TYPE, LOCATION, AND LENGTH OF SHEAR PANEL. REFER TO DETAIL 1/S05, SHEAR SCHEDULE AND ANCHOR BOLT SCHEDULE FOR MORE INFORMATION.
8	4'-0"/5050/5'-0" (3) MIN. SHEAR LENGTH / MAX. OPENY SIZE / MIN. SHEAR LENGTH
9	INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL, INCLUDING ABOVE AND BELOW WALL OPENING PER DETAIL 1/S05.
10	INDICATES POST AND SIMPSON HOLDOWN ANCHOR/STRAP. INSTALL HOLDOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL SECTION 1/S01.
11	STRUCTURAL DETAIL. REFER TO DETAIL NUMBER AND SHEET NUMBER INDICATED.
12	SHEET #
13	INSTALL SUPPORT FROM ROOF LEVEL TO WALL OR BEAM BELOW
14	HP, RIDGE, VALLEY OR PITCH BREAK SUPPORT MEMBER PER 5/S03 AND 6/S03.
15	SUBPURLIN AT ROOF LEVEL TO SUPPORT RATTERS PER DETAIL 7/S03.
16	STRONG BACK (OR BEAM) AT CEILING LEVEL TO SUPPORT RATTERS PER DETAIL 5/S03.

SHEAR SCHEDULE - 2013 CBC (CUSTOM HOME)						
	NO SHEAR	6	4	3	2	1
FOOTNOTES						
CONSTRUCTION						
APA RATED SHEATHING	N/A	3/8"	3/8"	3/8"	3/8"	1/2"
BOUNDARY / EDGE NAILING (COMMON WALLS)	N/A	8d @ 6"	8d @ 4"	8d @ 3"	8d @ 2"	10d @ 2"
MUD SILL / UPPER FLOOR SOLE	2x/2x	2x/2x	2x/2x	3x/2x	3x/2x	3x/2x
MIN. MEMBER ABOVE & BELOW WALL						
BLOCKING (INTERIOR)	TJI 110	TJI 110	TJI 110	1.5" TS	1.5" TS	1.75" TS
RM (EXTERIOR OR INTERIOR)	1.5" TS	1.5" TS	1.5" TS	1.5" TS	1.5" TS	1.75" TS
CONTINUOUS JOIST (INTERIOR)	TJI 110	TJI 110	TJI 110	1.5" TS	1.5" TS	1.75" TS
CONNECTOR SPACING (O.C.)						
12x	8"	6"	4"	3"	2"	2"
16x	8"	6"	4"	3"	2"	2"
A35	48"	32"	24"	17"	13"	9"
R9C	20"	20"	14"	10"	8"	6"
LP4	44"	27"	20"	14"	11"	8"
LT5	38"	25"	18"	13"	10"	7"
1/4" SDS SCREWS	-	16"	12"	8"	6"	4"
3/16" SIMN SCREWS	-	20"	14"	10"	8"	6"
WALL CAPACITY (PLF)	N/A	260	350	490	640	870

GENERAL NOTES:	
A.	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES (OR LESS) ON CENTER.
B.	APA STRUCT 1 RATED SHEATHING
C.	SOLE PLATE CONNECTIONS SHALL BE STAGGERED WHERE SPACING IS 4" O.C. OR LESS.
D.	NAILING FROM I-JOIST BLOCKING TO WALL PLATES SHALL BE STAGGERED WHERE SPACING IS 4" O.C. OR LESS.
E.	PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS OF THE SHEAR WALL PER 1705.10 & 1705.11, EXCEPT FOR GROUP U OCCUPANCIES THAT ARE IN ACCORDANCE TO A RESIDENTIAL OCCUPANCY, INCLUDING BUT NOT LIMITED TO THOSE LISTED IN SECTION 312.1.
F.	ONE OR TWO FAMILY DWELLINGS NOT EXCEEDING TWO STORES ABOVE GRADE PLANE, PROVIDED THEY DO NOT HAVE TORSIONAL, IRREGULARITY, NON-PARALLEL SYSTEMS, STIFFNESS IRREGULARITY, OR DISCONTINUITY IN CAPACITY.



CEILING FRAMING PLAN
SCALE: 1/4"=1'