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



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S3

KEY NOTES

- DO NOT INSTALL PLUMBING / A/C LINES IN SHEAR WALL. INSTALL IN NON-STRUCTURAL WALL.
- INSTALL PLUMBING / A/C / ELECTRICAL LINES THROUGH SOFFIT / CHASE AND DO NOT PENETRATE TOP PLATES.
- ALIGN WITH POST / TRIMMER ABOVE / BELOW.
- STITCH NAIL 2X MEMBER WITH 16d PER SHEAR SCHEDULE TO ADJACENT POST.
- INSTALL VERTICAL MSTC28 FROM BEAM / HEADER ABOVE TO POST / TRIMMER BELOW.
- BLACK ROOF DIAPHRAGM W/ 8d AT 4" O.C. OR FLOOR DIAPHRAGM W/ 10d AT 4" O.C. PER 16/504.
- INSTALL CS14 WRAPPED AROUND CHIMNEY OVER 2X BLOCKING AND 3"-0" ONTO SIDE OF RR W/ BN.
- CHAMFER BEAM AS REQUIRED TO FIT DIRECTLY BELOW ROOF SHEATHING. (8" HEEL)
- INSTALL HGA FROM BOTTOM OF KING POST TO CEILING BEAM.
- ADD 2X 36" LONG TO SIDE OF RR W/ BN AND STITCH NAIL TO RR W/ 16d AT 3" O.C. STAGGER.

FRAMING NOTES

- THE SPECIFICATIONS AND NOTES ON SHEET S30, THE TYPICAL STRUCTURAL DETAILS ON ALL SHEETS, AND THE FOLLOWING NOTES APPLY TO THE WORK OF THE ROUGH FRAMING. WALL FRAMING SHALL BE PER DETAIL 1/S30.
- NOT USED.
- SHEAR PANEL MAY BE INSTALLED AT EITHER FACE OF WALL AS LONG AS MINIMUM LENGTHS AND MAXIMUM OPENINGS SIZES ARE MAINTAINED.
- CARRY ALL BEARING MULTIPLE STUDS OR POSTS FROM UPPER LEVELS DOWN TO FIRST FLOOR OR BEAM BELOW. INSTALL VERTICAL SOLID BLOCKING AT THE INTERMEDIATE FLOOR LEVEL TO MATCH THE SIZE OF THE STUDS OR POSTS ABOVE.
- DO NOT INSTALL UTILITY PENETRATIONS (MECHANICAL, PLUMBING, ETC) IN SHEAR WALLS, WHERE PENETRATIONS ARE NOT AVOIDABLE, THEY SHALL BE LOCATED PER DETAIL 1/S30, 7/S30, AND 16/S30. SEE ARCHITECTURAL PLANS FOR LIMITATIONS OF UTILITY WALLS. HOLES IN JOISTS SHALL NOT EXCEED THOSE ALLOWED BY JOIST MANUFACTURERS. NOTCHES AND HOLES IN PLATES AND 2X JOISTS SHALL NOT EXCEED THOSE SHOWN IN DETAIL 7/S30.
- SHEARING WALLING AND INSTALLATION SHALL NOT BE EXCEED PRIOR TO INSPECTION BY THE BUILDING DEPARTMENT.
- FOR HORIZONTAL COL STRAPS INSTALLED OVER BLOCKING (2X OR 1-JOIST, AS DETAILED), USE NAILS IN EVERY OTHER JOIST.
- NOT USED.
- NOT USED.
- "TOP" BEAMS SHALL BE INSTALLED WITH THE TOP OF BEAM FLUSH WITH THE TOP OF WALL PLATES. SUPPORT PER DETAIL A2/S34 AND STRAP PER C6/S34 (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
- "TUSH" BEAMS SHALL BE INSTALLED WITH THE BOTTOM OF BEAM DIRECTLY OVER THE TOP OF WALL PLATES. SUPPORT PER DETAIL A2/S34 AND STRAP PER C5/S34 (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
- "TOP FLUSH" BEAMS SHALL BE INSTALLED WITH THE TOP OF BEAM DIRECTLY BELOW THE SHEATHING. SUPPORT PER DETAIL A1/S34 AND STRAP WITH MSTA36 (U.N.O.) AT SIDE OF BEAM (WHERE PARALLEL FRAMING OCCURS), U.N.O. ON PLANS.
- FRAMING FOR PROMINER 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 CANTLEVERS).
- 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.
- 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.
 ALL FRAMING MEMBERS SHALL HAVE FULL BEARING ON THEIR STRUCTURAL SUPPORTS PRIOR TO LOADING THE STRUCTURE. ADD SHIMS AS NEEDED PRIOR TO LOADING STRUCTURE.

FRAMING LEGEND

- INDICATES REPETITIVE FRAMING MEMBER AS DEFINED BELOW
 RR - INDICATES MIN 2X10 ROOF RAFTERS AT 24" O.C. FOR UP TO 13' SPANS (MEASURE HORIZONTALLY), ADD PURLINS PER 7/S30 AS NEEDED TO REDUCE SPAN. MATCH C1 SPACING IF C1 ARE LESS THAN 16" O.C.
 C1 - CEILING JOIST PER DETAIL 14/S30 UNLESS NOTED OTHERWISE PER PLAN.
- CANT. ** INDICATES CANTILEVERED OR CONTINUOUS REPETITIVE FRAMING MEMBER.
- INDICATES BEARING CONDITION AT REPETITIVE FRAMING MEMBER.
- INDICATES HANGING CONDITION. REFER TO SECTION S ON S30.
- 8'-0" (3) SHEAR WALL CALLOUT INDICATES SHEAR WALL TYPE, LOCATION, AND LENGTH OF SHEAR PANEL. REF TO DETAIL 1/S30, SHEAR SCHEDULE AND ANCHOR BOLT SCHEDULE FOR MORE INFORMATION.
- 4'-0"/5050/5'-0" (MIN. SHEAR LENGTH / MAX. OPENING SIZE / MIN. SHEAR LENGTH) (3) INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL, INCLUDING ABOVE AND BELOW WALL OPENING PER DETAIL 1/S30.
- INDICATES POST AND SIMPSON HOLDOWN ANCHOR/STRAP. INSTALL HOLDOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL SECTION 1/S31.
- DETAIL # (10 SD2) STRUCTURAL DETAIL. REFER TO DETAIL NUMBER AND SHEET NUMBER INDICATED.
- INSTALL SUPPORT FROM ROOF LEVEL TO WALL OR BEAM BELOW
- HP, RIDGE, VALLEY OR PITCH BREAK SUPPORT MEMBER PER 3/S30 AND 6/S30.
- SUBPURLIN AT ROOF LEVEL TO SUPPORT RAFTERS PER DETAIL 7/S30.
- STRONG BACK (OR BEAM) AT CEILING LEVEL TO SUPPORT RAFTERS PER DETAIL 5/S30.

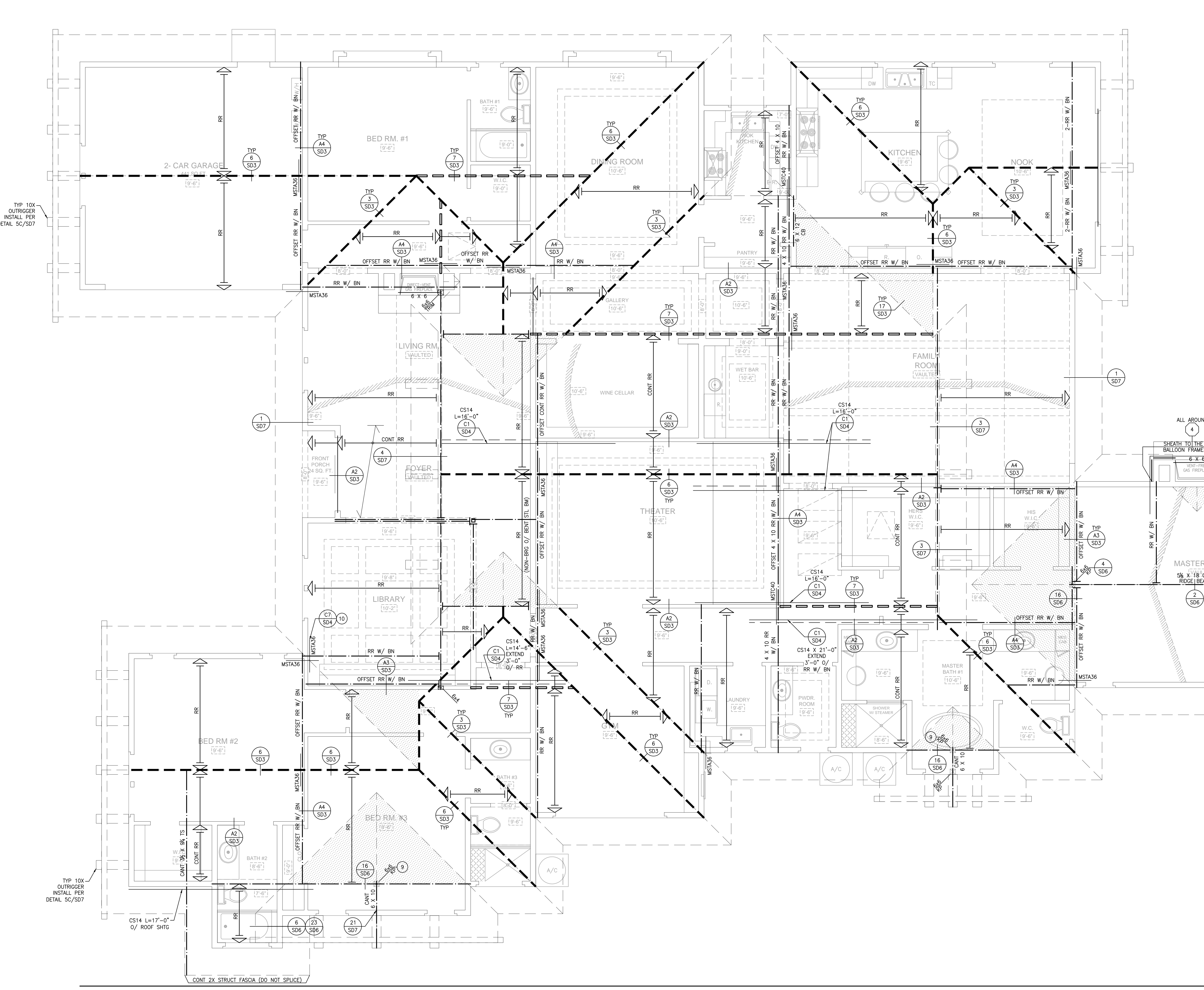
SHEAR SCHEDULE - 2013 CBC (CUSTOM HOME)

	NO SHEAR	6	4	3	2	1
FOOTNOTES			C.D.E	A.C.E	A.C.E	A.B.C.E
CONSTRUCTION						
APA RATED SHEATHING	N/A	3/8"	3/8"	3/8"	3/8"	15/32"
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	TJI 110	TJI 110	TJI 110	1.5" TS	1.5" TS	1.75" TS
BLOCKING (INTERIOR)	1.5" TS	1.5" TS	1.5" TS	1.5" TS	1.5" TS	1.75" TS
RM (EXTERIOR OR INTERIOR)	TJI 110	TJI 110	TJI 110	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.)		8"	6"	4"	3"	2"
12x		8"	6"	4"	3"	2"
16x		48"	32"	24"	17"	13"
A35		20"	20"	14"	10"	8"
R9C		44"	27"	20"	14"	11"
LTP4		38"	25"	18"	13"	10"
LTP5		16"	12"	8"	6"	4"
1/4" SDS SCREWS		20"	14"	10"	8"	6"
3/16" SEMI-SCREWS		N/A	260	350	490	640
WALL CAPACITY (PLF)		N/A	260	350	490	640

GENERAL NOTES:

- COX PLYWOOD REQUIRED AT ALL EXTERIOR WALLS. ALL FIELD NAILING OF PANELS SHALL BE 12" O.C. USE THE "NO SHEAR" TRANSFER SCHEDULE AT ALL NON-SHEAR WALLS. ALL SHEATHING EDGES SHALL BE BLOCKED. AT RISE, MAX. GAP FROM BLOCKING TO TOP PLATE SHALL BE 4".
- 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.
- APA STRUCT 1 RATED SHEATHING
- SOLE PLATE CONNECTIONS SHALL BE STAGGERED WHERE SPACING IS 4" O.C. OR LESS.
- NAILING FROM I-JOIST BLOCKING TO WALL PLATES SHALL BE STAGGERED WHERE SPACING IS 4" O.C. OR LESS.
- 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 ACCESSORY TO A RESIDENTIAL OCCUPANCY, INCLUDING BUT NOT LIMITED TO THOSE LISTED IN SECTION 312.1.
- 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.

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



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