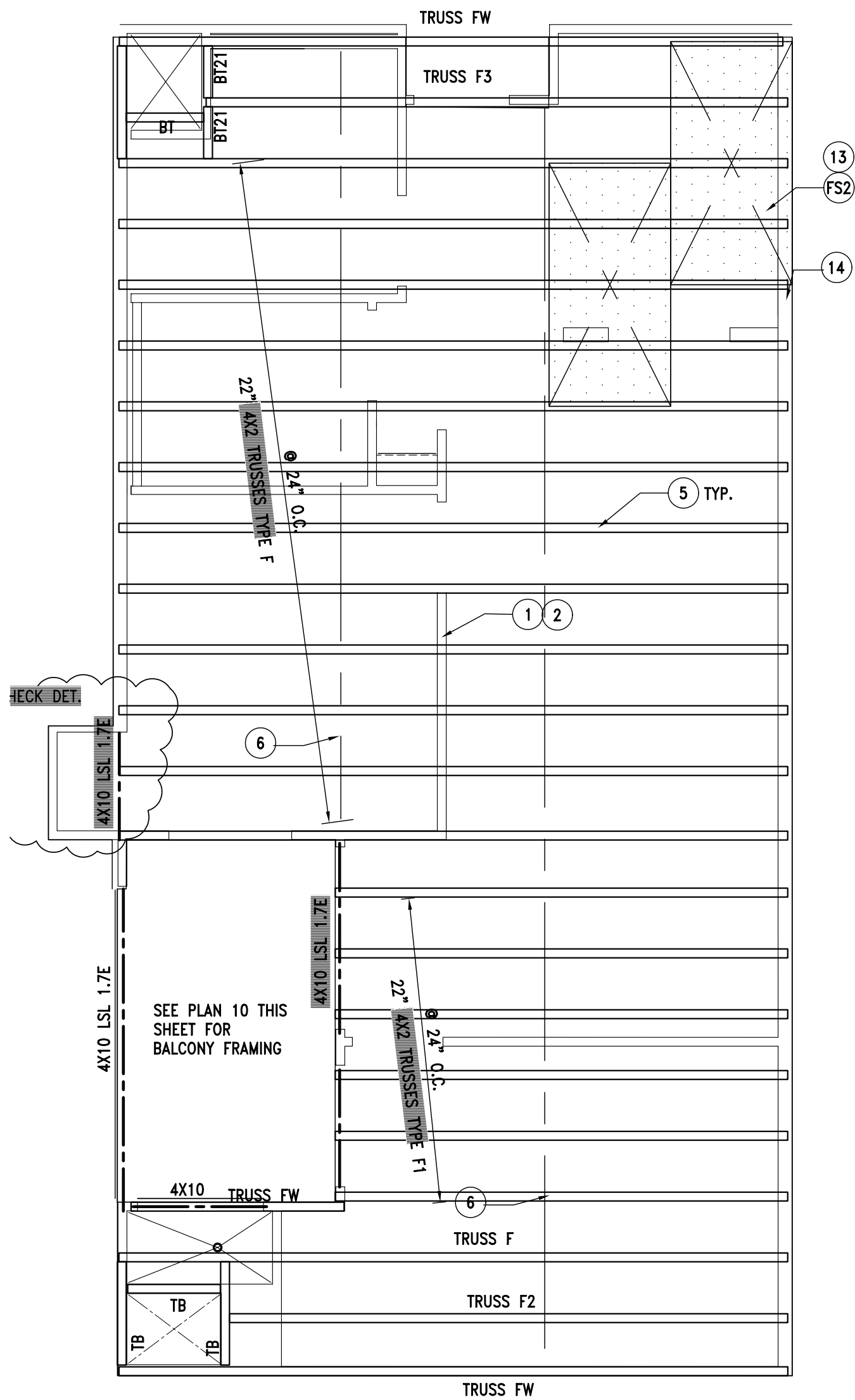
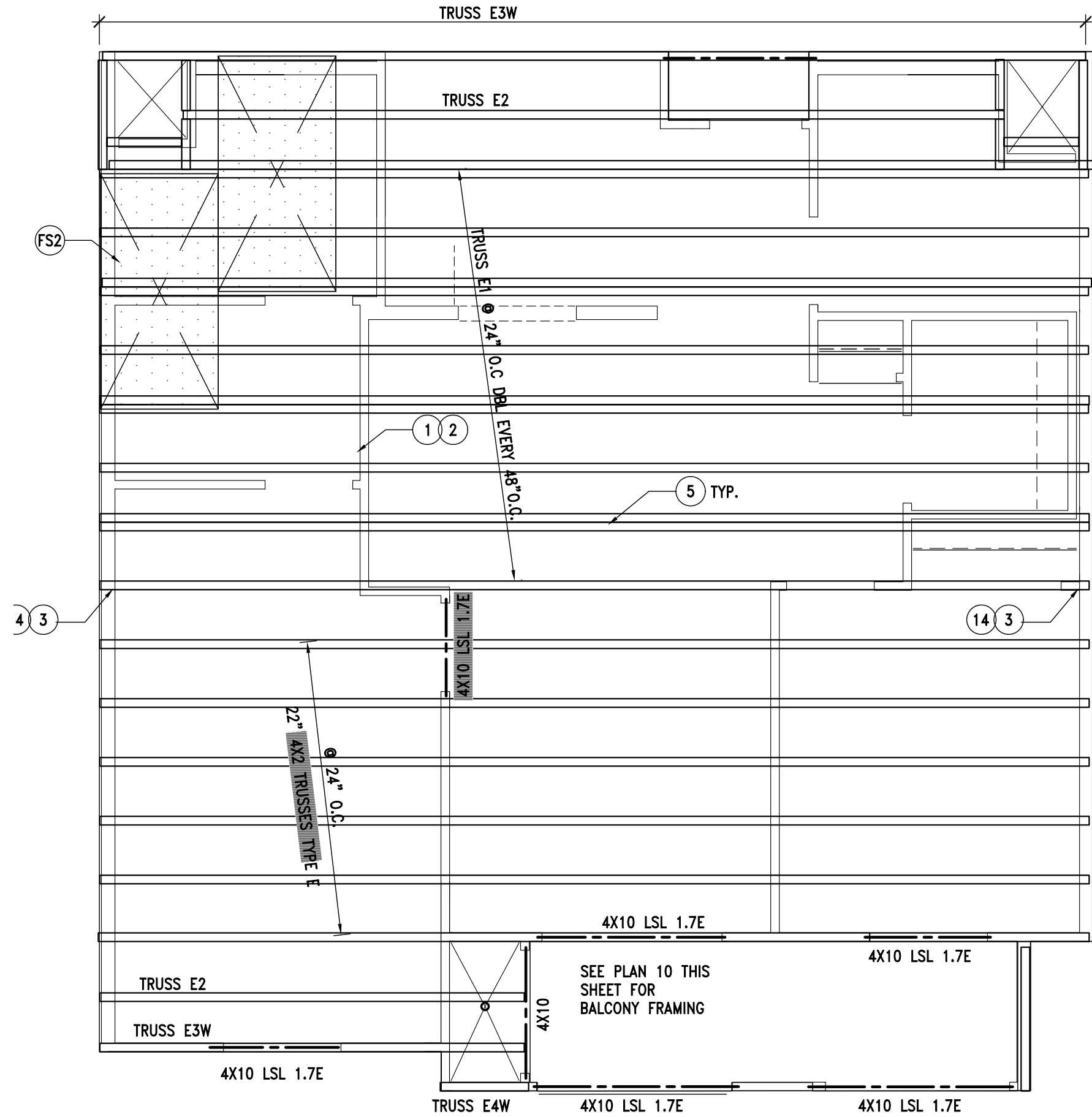


18 UNIT G FLR FRAMING PLAN
1/4"=1'-0"



14 UNIT F FLR FRAMING PLAN
1/4"=1'-0"



6 UNIT E FLR FRAMING PLAN
1/4"=1'-0"

- FLOOR FRAMING PLAN NOTES**
- FRAMED WALLS SHOWN ARE BELOW THE HORIZONTAL FRAMING SHOWN ON THIS DRAWING, SEE S04.0 FOR TYPICAL WALL FRAMING.
 - WALL FRAMING. 2X₁ SOLE PLATE, 2X₂ STUDS AT 16" O/C AND DOUBLE 2X₃ TOP PLATES. FRAM STUDS WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE PLANE OF THE WALL. PROVIDE 3 STUDS MINIMUM AT EACH WALL CORNER. U.N.O. SEE S04.0 FOR TYPICAL WALL FRAMING. U.N.O. WALLS TO 2X4.
 - SPLICE DOUBLE TOP PLATES SEE DTL. 4/SO.4.
 - PIPES IN WALLS. WHEN THE PARTITION IS PARALLEL TO THE JOISTS, DOUBLE THE JOISTS AND SPACE THEM TO ALLOW SUFFICIENT CLEARANCE FOR THE PIPES TO GO THROUGH. WHERE PIPES NOTCH OR WALL PLATES, SPLICE PLATES WITH STRAP, SEE DTL. 3/SO.4. WHERE STUDS NEED TO BE BORED OR NOTCHED FOR PIPES SEE DTL. 11/SO.4.
 - FRAME FLOOR WITH 22" DEEP 4X2 MANUFACTURED TRUSSES AT 24" O.C. U.N.O. ON PLAN, SEE S1 FOR TRUSS SCHEDULE.
 - 2X4 CONT. BRACE. NAIL WITH 2-10d TO TOP OF BTM FLANGE. SPLICE AT MID DIST. OF BTM CHORD.
 - TENSION BRIDGING TB36 (X-TYPE) @ 8'-0" O.C.

11.		JOIST SCHEDULE				
MK	SIZE/MODEL	SPACING (in O.C.)	END HANGER	MAX. SPAN (ft-in)	REMARKS	
J210-16	2x10	16	LUS28, SEE PLAN	9'-6"	AT CORRIDOR	
BJ212-16	2x12	16	LUS210, SEE PLAN	9'-6"	AT BALCONY, RIP 1/4"	

FOOTNOTES
A. BEARING. THE ENDS OF JOISTS SHALL HAVE NO LESS THAN 1 1/2 IN. OF BEARING.
B. LATERAL SUPPORT. SUPPORT JOISTS LATERALLY AT THE ENDS AND AT EACH SUPPORT WITH SOLID BLOCKING. ENDS CONNECTED TO A RIM JOIST OR BEAM WITH HANGERS DO NOT NEED ANY OTHER LATERAL SUPPORT. SOLID BLOCKING TO BE 2X-MINIMUM. JOISTS FRAMING FROM OPPOSITE SIDE OF A BEAM OR PARTITION SHALL BE LAPPED 12" AND NAILED W/6-16d.
C. HANGERS. PROVIDE HANGERS AS NOTED ON THE DRAWING TO JOISTS FRAMING INTO A BEAM.
D. FRAMING AROUND OPENINGS. ADD ONE HALF THE NUMBER OF JOISTS CUT AT EACH SIDE OF THE OPENING. DOUBLE THE HEADER JOIST FOR OPENINGS WIDER THAN 4 FT.
E. JOISTS UNDER PARTITIONS. DOUBLE THE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING (2X MINIMUM) UNDER PARTITIONS PERPENDICULAR TO JOISTS.
F. NOTCHING AND BORING. DO NOT CUT, BORE OR NOTCH JOISTS EXCEPT WHERE SHOWN ON THE PLAN OR IN ACCORDANCE WITH THE TYPICAL DETAILS. NOTIFY THE ENGINEER FOR REVIEW AND APPROVAL.

12.		LEDGER SCHEDULE					
MK	JOIST SPAN < or = (ft-in)	MIN. LEDGER SIZE	NUMBER O/NAILS	NUMBER O/SCREWS	8d SPACING (O.C.) SW TO LEDGER	REMARKS	
LC6	6-0	2X10	16	3	6	-	
L8	8-0	2X8	4	2	6	-	
L12	12-0	2X12	6	3	6	-	
L16	16-0	2X14	-	3	6	-	

FOOTNOTES
A. THE DEPTH OF THE LEDGER TO MATCH THE DEPTH OF THE JOIST, OR THE FACE MOUNT HANGER.
B. NAILS TO BE 0.148" MINIMUM SHANK DIAMETER AND PENETRATE 1.75" THE STUD. SPACE NAILS 16" O.C. ALONG THE LEDGER, CENTER ON STUD, SPACE NAILS 1.75" O.C. VERTICALLY.
C. SDS SCREWS INDICATE 1/4"Ø SIMPSON SDS SCREW LONG ENOUGH TO PENETRATE STUD 2". SPACE NAILS 16" O.C. ALONG THE LEDGER, CENTER ON STUD, SPACE SCREWS 1.75" O.C. VERTICALLY. PRE-DRILL LEDGER.

13.		SHEATHING SCHEDULE					
MK	AREA	THICKNESS (in) SPAN RATING	BOUNDARY NAIL (BN) (in O.C.)	EDGE NAIL (EN) (in O.C.)	CONT. EDGE NAIL (CEN) (in O.C.)	FASTENERS	EDGE SUPPORT
FS1	FLOOR	7/8"	10d @ 6	10d @ 6	NONE	RING SHANK	T. & G. GLUED & N
FS2	FLOOR	PLYTANIUM STURD-I-FLOOR WITH WATER REPELLANT	10d @ 6	10d @ 6	10d @ 6	RING SHANK	2X4, T & G GLUED
FS3	FLOOR	PLYWOOD W/ SPAN RTNG 24 oc	10d @ 4	10d @ 4	10d @ 6	RING SHANK	2X4, T & G GLUED

FOOTNOTES
A. NAIL SPACING AT INTERMEDIATE SUPPORTS SHALL BE 12" O.C.
B. FRAMING AT ADJOINING PANEL EDGES TO BE 4X NOMINAL AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED LESS THAN 4 INCHES ON CENTER.
C. FOR SHEATHING NAILING SEE TYP. DTLS AND STRUCTURAL NOTES.

14.		DRAG STRUT/COLLECTOR SPLICE SCHEDULE					
MK	N OR W END		S OR E END		SIZE O/FRMG.	CAPACITY (LBS.)	DTL.
	ANCHOR	FASTENERS	ANCHOR	FASTENERS			
T1	CS-16 x 1'-6"	14-8d	CS-16 x 1'-6"	14-8d	2x	1650	-
T2	CMSTC-16 x 2'-1"	32-16d	CMSTC-16 x 2'-1"	32-16d	2x	4690	-
T3	CMST14 X 7'-6"	38-16d	MST60	38-16d	4X	6490	-
T4	PHD2	10-SDS3	-	-	2-2x	3600	-

PLAN LEGEND

4x8 . . . INDICATES SAWN S4S LUMBER, SEE CARPENTRY NOTES SHEET S0.2

3/4 x 1 1/8 OR 3/4 x 1 1/8 VL . . . INDICATES MANUFACTURED BEAM WITH MODULUS OF ELASTICITY OF 2.0E AND 3100F ALLOWABLE BENDING AS MANUFACTURED BY BOISE CASCADE OR EQUAL.

THEOPHANOUS
STRUCTURAL ENGINEERS
BUILDINGS, BRIDGES, AND RELATED STRUCTURES
ANALYSIS • DESIGN • PLAN CHECKING

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CLIENT:

FRUITVALE COMMONS
1242 35th Ave Oakland, CA 94601

PROJECT TITLE:

FRAMING PLANS - UNIT E - G

SHEET TITLE:

REVISIONS

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JOB NUMBER: J2002.060

DRAWN BY: TD CHECKED BY: NCT

SCALE (H.O.N.): AS SHOWN

DATE: 2/8/08

SHEET NUMBER: S1.9

9 OF 1 SHEETS