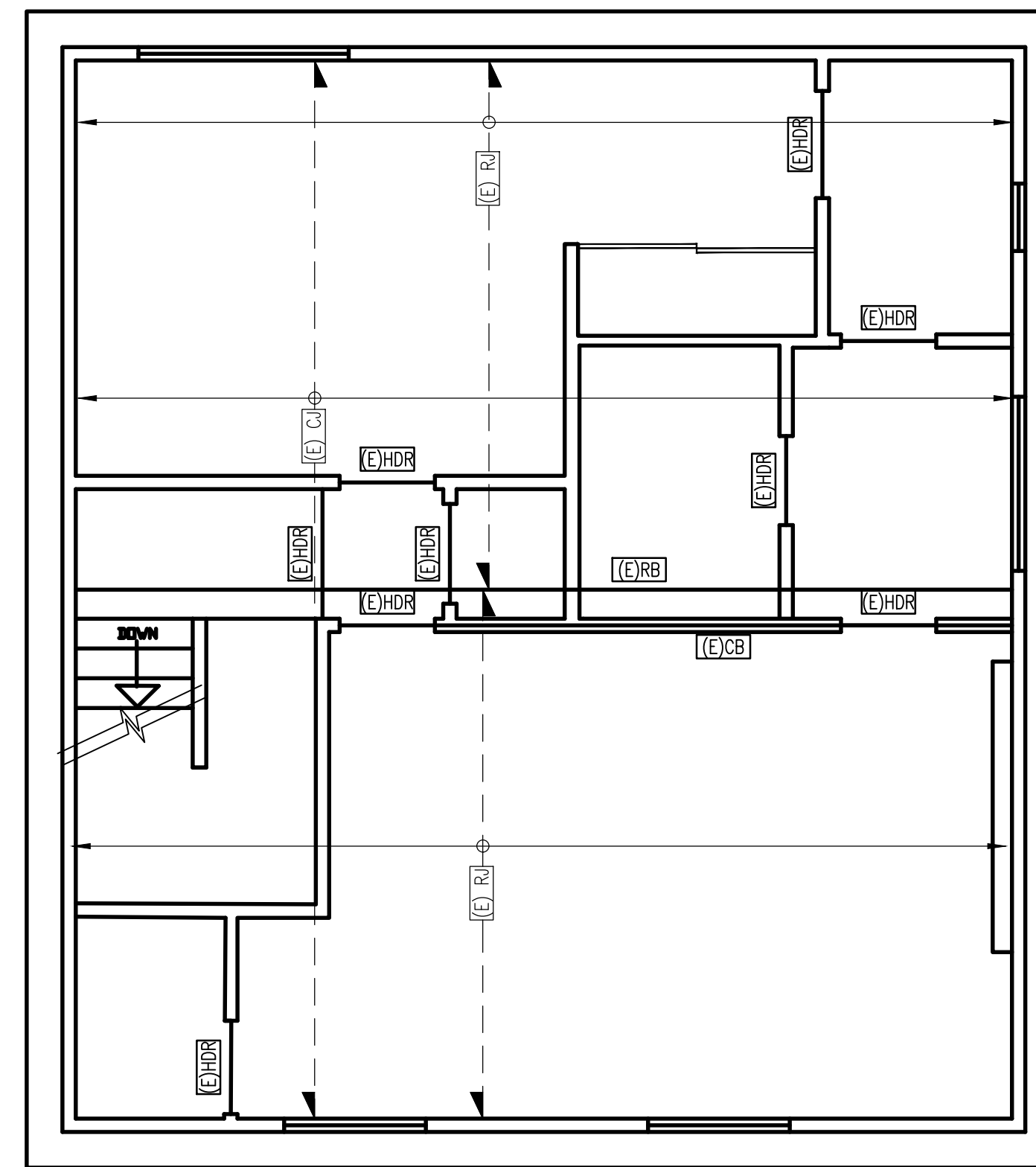


1 SECOND FLOOR AND LOW ROOF FRAMING PLAN
1/4" = 1'-0"



2 HIGH ROOF FRAMING PLAN
1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL REVIEW ALL SPECIFICATIONS ON SHEET S0.0 PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. ACCURACY OF THE DIMENSIONS & FINAL FIT OF BUILDING SHALL BE REVIEWED BY THE ARCHITECT AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVIEW STRUCTURAL DWGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF PROFESSIONAL ENGINEER IN WRITING. PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR INCURRED COST RELATED TO ISSUES FOUND AFTER THE FACT.

FRAMING NOTES

- INDICATES JOIST SPAN DIRECTION.
- INDICATES CONT. JOIST/BEAM WITH INTERMEDIATE BEARING POINT.
- INDICATES CONT. JOIST/BEAM WITH INTERMEDIATE BEARING POINT.
- INDICATES NEW WALL ABOVE.
- INDICATES NEW WALL BELOW.
- INDICATES EXISTING WALL ABOVE.
- INDICATES EXISTING WALL BELOW.
- INDICATES PLYWOOD SHEAR WALL.
- V.I.F. INDICATES "VERIFY IN FIELD".
- INDICATES SHEAR WALL TYPE.
- INDICATES SHEARWALL LENGTH.
- INDICATES SHEAR WALL ON CALCULATIONS.
- INDICATES SHEATHING PER SHEARWALL SCHEDULE.
- INDICATES 2x BLOCKING U.N.O.
- NOT USED.
- INDICATES HANGER—SEE PLANS OR DETAILS.
- FOR TOP OF WALL ELEVATIONS & FRAMING HEIGHTS, SEE ARCH. DRAWINGS.
- FOR FINISH FLOOR ELEVATIONS & FRAMING HEIGHTS, SEE ARCH. DRAWINGS.
- FOR INTERIOR NON-BEARING STUD WALL FRAMING SEE DETAIL 1 S3.0
- FOR EXTERIOR & INTERIOR BEARING STUD WALL FRAMING SEE DETAIL 2 S3.0
- INDICATES NEW FOOTING.
- INDICATES EXISTING FOOTING.

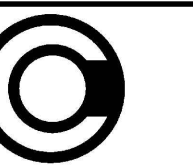
FOUNDATION NOTES

- CONTRACTOR TO VERIFY EMBEDMENT DISTANCE, EDGE AND END DISTANCES ARE PER PLAN AND MANUFACTURER'S SPECIFICATIONS.
- REQUIRED SHEAR AND HOLDOWN HARDWARE SHALL BE IN PLACE AND SECURED PRIOR TO FOUNDATION INSPECTION.
- ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" (U.N.O.) INTO CONCRETE OR MASONRY, PER IBC SECTION 1805.6.
- PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED EA ANCHOR BOLT TO THE PLATE, PER IBC SECTION 1805.6.

FRAMING SCHEDULE

DESIGNATION	SIZE & SPACING
B1	5.25x18 PSL 2.2E BEAM
B2	3.5x18 PSL 2.2E BEAM
E.B	EXISTING BEAM
E.F.J	EXISTING FLOOR JOIST
E.RJ	EXISTING ROOF JOIST
E.CJ	EXISTING CEILING JOIST
E.RB	EXISTING RIDGE BEAM
E.CB	EXISTING CEILING BEAM
E.HDR	EXISTING HEADER

RESIDENCE REMODEL
PROJECT'S ADDRESS



OC CONSULTING

300 SPECTRUM CENTER DRIVE, SUITE 400
IRVINE, CA 92618
(949) 734-2826

SHEET TITLE

FRAMING PLAN

S2.0

SHEET 7 OF 8