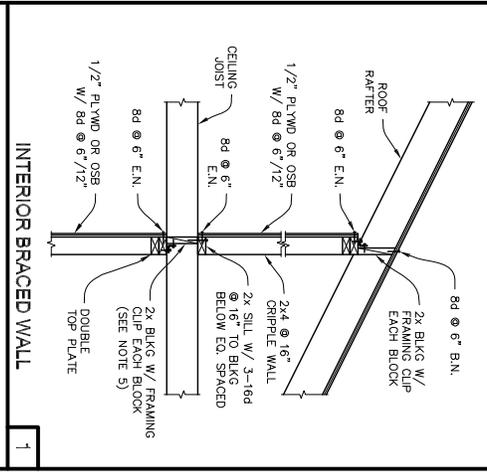
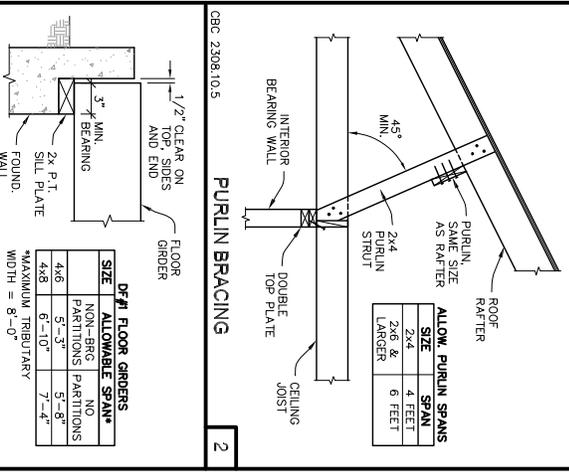


# SINGLE STORY CONVENTIONAL WOOD-FRAME CONSTRUCTION SHEET



1



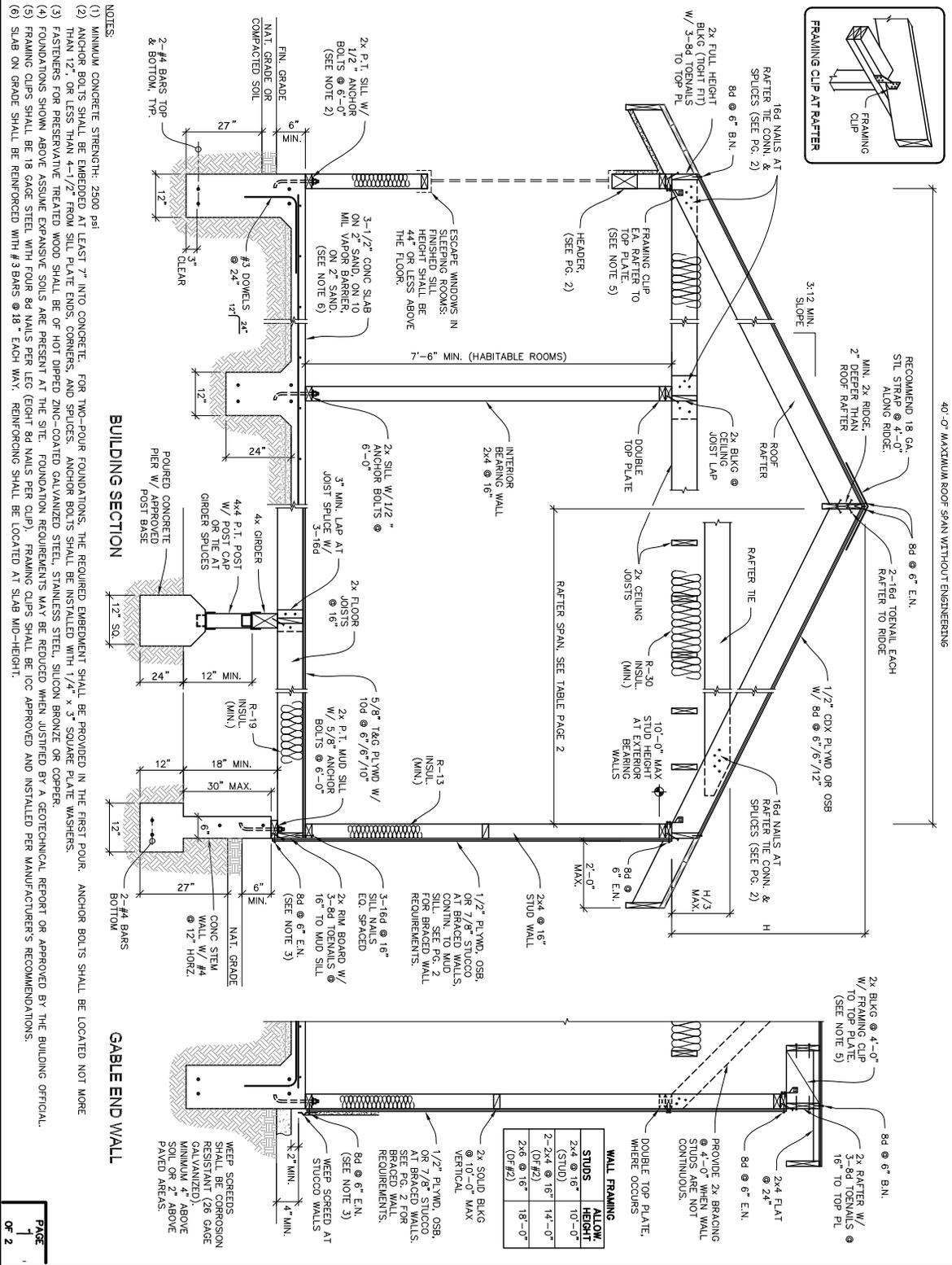
2

**DF#1 FLOOR GIRDERS**

SIZE	ALLOWABLE SPAN	NON-BRG PARTITIONS	NO PARTITIONS
4x6	6'-10"	5'-8"	7'-4"
4x8	6'-10"	5'-8"	7'-4"

MAXIMUM TRIANGULAR WIDTH = 8'-0"

3



- NOTES:**
- (1) MINIMUM CONCRETE STRENGTH: 2500 psi
  - (2) ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" INTO CONCRETE. FOR TWO-POUR FOUNDATIONS, THE REQUIRED EMBEDMENT SHALL BE PROVIDED IN THE FIRST POUR. ANCHOR BOLTS SHALL BE LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM SILL PLATE ENDS, CORNERS, AND SPLICES. ANCHOR BOLTS SHALL BE INSTALLED WITH 1/4" x 3" SQUARE PLATE WASHERS.
  - (3) FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
  - (4) FOUNDATIONS SHOWN ABOVE ASSUME EXPANSIVE SOILS ARE PRESENT AT THE SITE. FOUNDATION REQUIREMENTS MAY BE REDUCED WHEN JUSTIFIED BY A GEOTECHNICAL REPORT OR APPROVED BY THE BUILDING OFFICIAL.
  - (5) FRAMING CLIPS SHALL BE 18 GAGE STEEL WITH FOUR 8d NAILS PER LEG (EIGHT 8d NAILS PER CLIP). FRAMING CLIPS SHALL BE ICC APPROVED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - (6) SLAB ON GRADE SHALL BE REINFORCED WITH #3 BARS @ 18" EACH WAY. REINFORCING SHALL BE LOCATED AT SLAB MID-HEIGHT.

## TYPE V SHEET/ LIGHT FRAME CONSTRUCTION

HELP FOR THE HOMEOWNER SEAL BEACH BUILDING & SAFETY



**Darik Doggett**  
 Building Official: \_\_\_\_\_ Date: 2/23/10  
 Date: 1/31/08 Sheet 1 of 2 B800

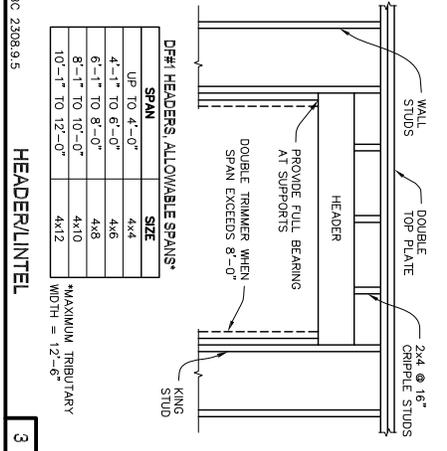
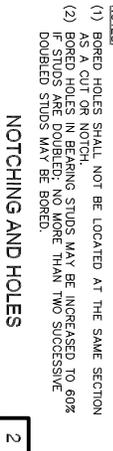
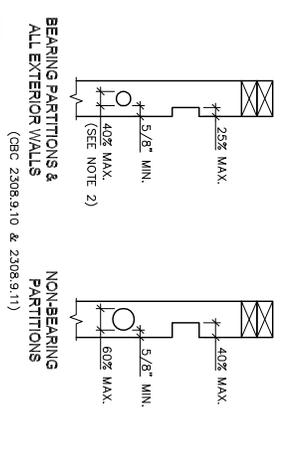
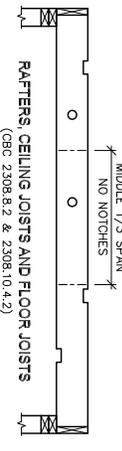
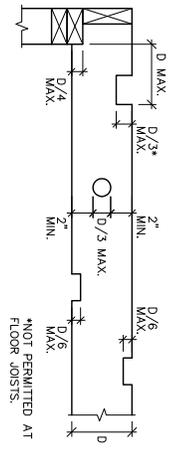
**THIS SHEET IS A SUMMARY OF SECTION 2308 OF THE 2007 CBC FOR USE WITH SINGLE-STORY CONSTRUCTION ONLY. DEAD LOAD SHALL NOT EXCEED 15 PSF FOR AVERAGE ROOF AND CEILING, OR EXTERIOR WALLS OR FLOORS AND PARTITIONS. FLOOR LIVE LOAD SHALL NOT EXCEED 40 PSF. THIS SHEET IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.**

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**WALL FRAMING**

STUDS	ALLOW. HEIGHT
2x4 @ 16" (STUD)	10'-0"
2-2x4 @ 16" (TOP#2)	14'-0"
2x6 @ 16" (TOP#2)	18'-0"

# SINGLE STORY CONVENTIONAL WOOD-FRAME CONSTRUCTION SHEET



NOTES:  
 (1) BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION  
 (2) BORED HOLES IN BEARING STUDS MAY BE INCREASED TO 60%  
 IF STUDS ARE DOUBLED; NO MORE THAN TWO SUCCESSIVE  
 DOUBLED STUDS MAY BE BORED.

**GENERAL NOTES:**

- SEE FASTENING SCHEDULE (CBC TABLE 2304.9.1) FOR NAILING NOT SHOWN.
- BEARING WALLS AND BRACED WALLS REQUIRE CONTINUOUS FOOTINGS.
- "DF" ON THESE SHEETS REFERS TO DOUGLAS FIR-LARCH, SAWN LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING OR INSPECTION AGENCY PER CBC SEC. 2302.1.1.
- "DL" AND "LL" ON THESE SHEETS INDICATES "DEAD LOAD" AND "LIVE LOAD," RESPECTIVELY.
- WOOD MEMBERS SHALL BE OF SUFFICIENT SIZE TO PREVENT SPLITTING DUE TO NAILING. SPLIT MEMBERS SHALL BE REMOVED AND REPLACED.
- "P-1" ON THESE SHEETS INDICATES PRESERVATIVE-TREATED WOOD.
- WALLS BY MEANS OF DRAG TRUSSES OR TRUSS BLOCKING.

**DF#2 RAFTERS, ALLOWABLE SPANS\***

RAFTER SPAN	2x4	2x6	2x8	2x10	2x12
12'	9'-10"	15'-6"	20'-5"	25'-8"	-
16'	8'-11"	14'-1"	18'-2"	22'-3"	25'-9"
24'	7'-10"	11'-9"	14'-10"	18'-2"	21'-0"

\*DATA FROM CBC TABLE 2308.10.3(2).

**DF#2 CEILING JOISTS, ALLOWABLE SPANS\***

JOIST SPACING	2x4	2x6	2x8	2x10	2x12
12"	12'-5"	19'-6"	25'-8"	-	-
16"	11'-3"	17'-8"	23'-0"	-	-
24"	9'-10"	14'-10"	18'-9"	22'-11"	27'-2"

\*DATA FROM CBC TABLE 2308.10.2. ATTICS WITH STORAGE ARE THOSE WHERE THE CLEAR HEIGHT CEILING DEAD LOAD SHALL NOT EXCEED 5 PSF.

**DF#2 RAFTERS, ALLOWABLE SPANS\***

RAFTER SPAN	2x4	2x6	2x8	2x10	2x12
12'	12'-5"	19'-6"	25'-8"	-	-
16'	11'-3"	17'-8"	23'-0"	-	-
24'	9'-10"	14'-10"	18'-9"	22'-11"	27'-2"

\*DATA FROM CBC TABLE 2308.10.2. ATTICS WITH STORAGE ARE THOSE WHERE THE CLEAR HEIGHT CEILING DEAD LOAD SHALL NOT EXCEED 5 PSF.

**DF#2 CEILING JOISTS, ALLOWABLE SPANS\***

JOIST SPACING	2x4	2x6	2x8	2x10	2x12
12"	12'-5"	19'-6"	25'-8"	-	-
16"	11'-3"	17'-8"	23'-0"	-	-
24"	9'-10"	14'-10"	18'-9"	22'-11"	27'-2"

\*DATA FROM CBC TABLE 2308.10.2. ATTICS WITH STORAGE ARE THOSE WHERE THE CLEAR HEIGHT CEILING DEAD LOAD SHALL NOT EXCEED 5 PSF.

**RAFTER-TIE CONNECTIONS, #18d COMMON WALLS, SEE NOTE 6(1)**

TIE SPACING	ROOF PITCH					
	3:12	4:12	5:12	7:12	9:12	12:12
12'	3	3	3	3	3	3
16'	4	4	4	4	4	4
24'	5	5	5	5	5	5
32'	7	11	13	5	8	3
48'	10	16	19	7	12	15

\*CBC TABLE 2308.10.4.1 VALUES ADJUSTED FOR DF#2 FRAMING. THE NUMBER OF NAILS SPECIFIED IN THE TABLE ARE PROVIDED. RAFTER-TIE CONNECTIONS SHALL BE REDUCED PROPORTIONAL TO THE REDUCTION IN RAFTER SPAN; NO LESS THAN 3 NAILS SHALL BE PROVIDED AT EACH CONNECTION. NO SNOW LOAD.

**DF#2 FLOOR JOISTS, ALLOWABLE SPANS\***

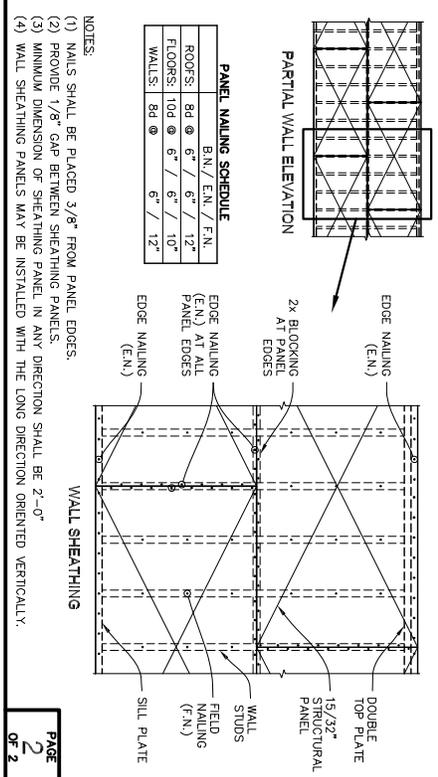
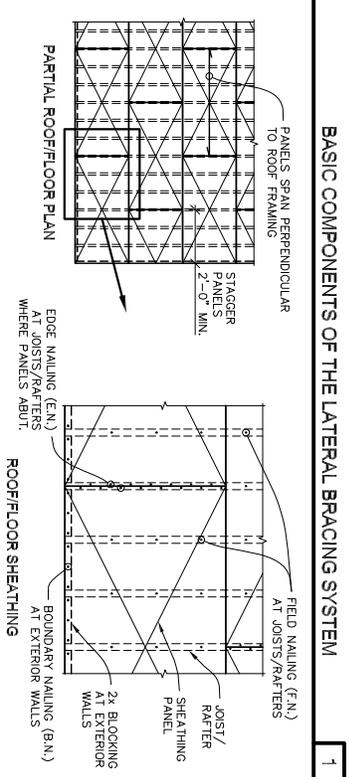
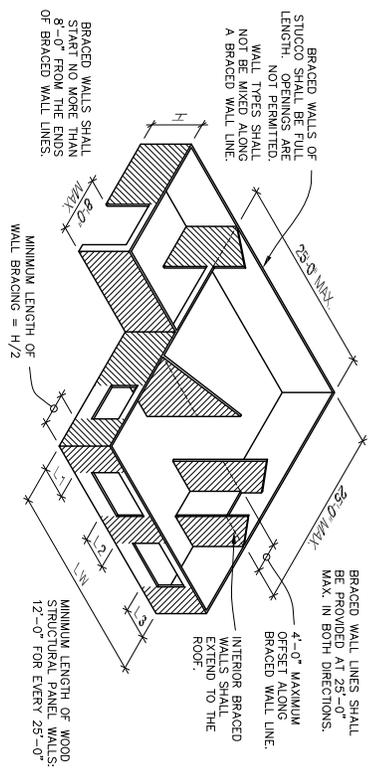
JOIST SPACING	DL=10 PSF, LL=40 PSF	DL=20 PSF, LL=60 PSF
12"	10'-9"	14'-2"
16"	9'-9"	12'-7"
24"	8'-1"	10'-3"

\*DATA FROM CBC TABLE 2308.8(2).

**PLYWOOD OR OSB FLOOR AND ROOF SHEATHING, ALLOWABLE SPANS\***

SHEATHING GRADES	ROOF			FLOOR		
	MAX. SPAN (in.)	TOTAL LOAD (psf)	LIVE LOAD (psf)	PANEL EDGES WITH 18g JOISTS OR MAX. SPAN (in.)	TOTAL LOAD (psf)	LIVE LOAD (psf)
24/0	7/16, 1/2	24	20	40	40	40
24/16	7/16, 1/2	24	24	50	50	50
32/16	15/32, 1/2, 5/8	32	28	40	40	16
40/20	19/32, 5/8, 3/4, 7/8	40	32	40	30	20
48/24	23/32, 3/4, 7/8	48	36	45	45	24

\*DATA FROM CBC TABLE 2304.7(3). SHEATHING PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS AND PERPENDICULAR TO SUPPORTS. FOR 1/2" SHEATHING, MAXIMUM SPAN SHALL BE 24". EDGE SUPPORT MAY BE PROVIDED BY TONGUE AND GROOVE EDGES, 2X BLOCKING, OR PANEL EDGE CLIPS.



NOTES:  
 (1) NAILS SHALL BE PLACED 3/8" FROM PANEL EDGES.  
 (2) PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS.  
 (3) MINIMUM DIMENSION OF SHEATHING PANEL IN ANY DIRECTION SHALL BE 2'-0"  
 (4) WALL SHEATHING PANELS MAY BE INSTALLED WITH THE LONG DIRECTION ORIENTED VERTICALLY.