ONE STORY HOUSE FRAMING DETAILS

CITY OF HAWTHORNE

DEPARTMENT OF BUILDING AND SAFETY

SOLD BLOCKING

37 MN. CLEARANCE SAVE TO PROPERTY LINE

2X4 BRACE TO BEARING PARTITION

BEARING PARTITION CEILING

4'-E TOP PLATE LAP

METHOD OF WALL BRACING (11to_ell¢fl 't

N 12 MRR. PITCH FOR WOOD SHINGLES

ROOF SHEATHING

ROOF RAFTERS USED IN THIS TABLE ARE DESIGNED FOR ASPHALT ROOF SHINGLES ONLY

Framing lumber to be Douglas Fir-Larch #2

All framing lumber to be grade marked.

Lumber in contact with concrete or masonry shall be pressure treated or foundation grade redwood

Concrete mix 1 part cement, 3 parts sand and 4 parts rock max. 7 1/2 gals. water per sack of cement.

Screened underfloor vent, 1 sq. ft. for ea. 150 square feet of underfloor area.

Walls and partitions shall be effectively fire stopped with 2" material the full width of the studs at the floor, ceiling, spacing of coved ceilings, and between floor and ceiling at intervals not to exceed 10' vertically.

Water closet space shall not be less than 30" in width and 24" clr. in the front

For foundation details, see reverse side.

RAFTER AND JOIST TABLE FOR LIGHT FRAME CONSTRUCTION

<table>
<thead>
<tr>
<th>SIZE (STUD)</th>
<th>SPACE (IN.)</th>
<th>FLOOR JOISTS</th>
<th>CEILING JOISTS</th>
<th>COME RATTER: CEIL JOIST LESS THAN 4N 12</th>
<th>ROOF RAFTERS: SLOPE LESS THAN 3N 12</th>
</tr>
</thead>
<tbody>
<tr>
<td>2X4 (STUD)</td>
<td>12</td>
<td>10-8&quot;</td>
<td></td>
<td>13-1&quot;</td>
<td>14-3&quot;</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>9-4&quot;</td>
<td></td>
<td>11-11&quot;</td>
<td>13-0&quot;</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>8-6&quot;</td>
<td></td>
<td>10-5&quot;</td>
<td>11-4&quot;</td>
</tr>
<tr>
<td>2X8 (#2)</td>
<td>12</td>
<td>10-11&quot;</td>
<td>17-0&quot;</td>
<td>13-4&quot;</td>
<td>14-3&quot;</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>9-1&quot;</td>
<td>16-5&quot;</td>
<td>11-3&quot;</td>
<td>13-0&quot;</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>8-5&quot;</td>
<td>15-6&quot;</td>
<td>9-2&quot;</td>
<td>11-4&quot;</td>
</tr>
<tr>
<td></td>
<td>2X8 (#2)</td>
<td>12</td>
<td>14-5&quot;</td>
<td>22-5&quot;</td>
<td>17-1&quot;</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>13-1&quot;</td>
<td>20-4&quot;</td>
<td>14-10&quot;</td>
<td>17-4&quot;</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>11-1&quot;</td>
<td>17-5&quot;</td>
<td>12-1&quot;</td>
<td>13-8&quot;</td>
</tr>
<tr>
<td>2X10 (#2)</td>
<td>12</td>
<td>17-3&quot;</td>
<td>28-0&quot;</td>
<td>21-10&quot;</td>
<td>22-6&quot;</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>15-0&quot;</td>
<td>25-0&quot;</td>
<td>18-11&quot;</td>
<td>20-6&quot;</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>12-0&quot;</td>
<td>22-0&quot;</td>
<td>15-5&quot;</td>
<td>21-10&quot;</td>
</tr>
<tr>
<td></td>
<td>2X12 (#2)</td>
<td>12</td>
<td>20-0&quot;</td>
<td>34-0&quot;</td>
<td>26-0&quot;</td>
</tr>
<tr>
<td></td>
<td>16</td>
<td>17-6&quot;</td>
<td>31-0&quot;</td>
<td>23-4&quot;</td>
<td>24-0&quot;</td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>14-3&quot;</td>
<td>26-0&quot;</td>
<td>20-2&quot;</td>
<td>19-6&quot;</td>
</tr>
</tbody>
</table>

For construction not consistent with the framing methods shown above, approval for code conformance must be obtained from Hawthorne Building Division.
5%" TYPE "X" DRYWALL SHALL BE INSTALLED BETWEEN GARAGE AND DWELLING ON THE GARAGE SIDE.
SELF-CLOSING 20 MIN. LABEL FIRE DOOR ASSEMBLY SHALL BE INSTALLED BETWEEN GARAGE AND DWELLING.

PROVIDE WINDOW AREA NOT LESS THAN 1/10 OF FLOOR AREA FOR EACH HABITABLE ROOM FOR CODE
REQUIRED NATURAL LIGHT AND ALSO PROVIDE OPENABLE WINDOW AREA NOT LESS THAN 1/20 OF THE
FLOOR AREA FOR CODE REQUIRED VENTILATION. PROVIDE MIN. 10 AND 5 SQ. FEET WINDOW AREA FOR
CODE REQUIRED NATURAL LIGHT AND VENTILATION REGARDLESS THE FLOOR AREA THE WINDOW
SERVED.

ALL NEW WINDOWS SHALL BE DOUBLE PANE.

PROVIDE ESCAPE WINDOW FOR EACH SLEEPING ROOM. MIN. NET CLEAR OPENABLE AREA SHALL
BE 5.7 SQ. FEET. MIN. NET OPENABLE HEIGHT SHALL BE 24". MIN. NET OPENABLE WIDTH SHALL BE
20". THE HEIGHT MEASURED FROM FLOOR TO WINDOW SILL PLATE SHALL NOT MORE THAN 44".

MIN. 36" IN WIDTH (MEASURED VERTICAL TO THE DOOR) LANDING SHALL BE PROVIDED ON EACH SIDE
OF NEW EXTERIOR DOOR

PROVIDE WEEP SCREED BELOW FOUNDATION PLATE LINE AND 4" ABOVE GRADE ON ALL NEW EXTERIOR
STUD WALLS.

USE 5%" Ø X 12" ANCHOR BOLTS @ 4'-0" O. C. MAX WI/2 1/2" X 1/4" SQUARE WASHERS.

EXPANSIVE SOIL CONDITIONS SHALL BE USED WHEN A SOILS ENGINEER HAS NOT BEEN CONSULTED

NOTE:
1.- EXTERIOR AND EXTERIOR BEARING WALL FOOTING SHALL BE CONTINUOUS.
2.- PIERs SHALL NOT SUPPORT BEARING WALLS. PIERs MAY SUPPORT NON-BEARING PARTITIONS AND FIRST FLOOR.
3.- ABOVE DETAILS SHALL BE USED FOR ONE STORY SINGLE FAMILY DWELLING ONLY