

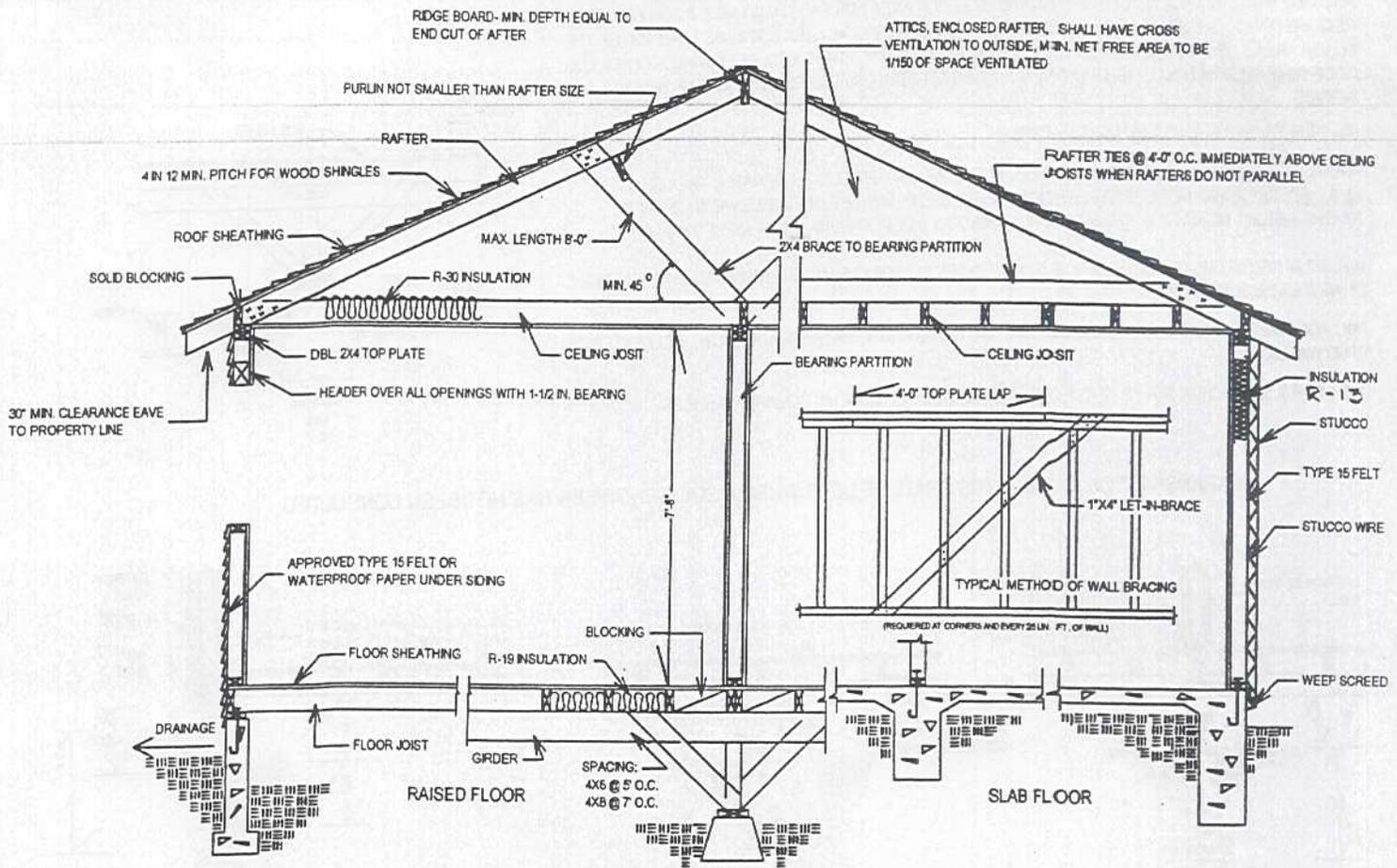
# ONE STORY HOUSE FRAMING DETAILS

CITY OF HAWTHORNE



4455 West 126th Street • Hawthorne, California 90250-4482

DEPARTMENT OF BUILDING AND SAFETY



FOR FOUNDATION DETAILS, SEE REVERSE SIDE.

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 UNDER FLOOR AREA.

WALLS AND PARTITIONS SHALL BE EFFECTIVELY FIRE STOPPED WITH 2" MATERIAL THE FULL WIDTH OF THE STUDS AT THE FLOOR, CEILING, SPACING OF COVERED 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

RAFTER AND JOIST TABLE FOR LIGHT FRAME CONSTRUCTION

DOUGLAS FIR-LARCH #2 GRADE

SIZE (GRADE)	SPACE (IN.)	FLOOR JOISTS	CEILING JOISTS	COMB. RAFTER-CEL. JOIST LESS THAN 4 IN 12	ROOF RAFTERS	
					SLOPE : 3 IN 12 OR LESS	SLOPE GREATER THAN 3 IN 12
2 X 4 (STUD)	12	-	10'-6"	-	-	-
	16	-	9'-6"	-	-	-
	24	-	8'-6"	-	-	-
2 X 6 (#2)	12	10'-11"	17'-0"	13'-0"	13'-1"	14'-3"
	16	9'-11"	15'-5"	11'-3"	11'-11"	13'-0"
	24	8'-5"	13'-6"	9'-2"	10'-5"	11'-4"
2 X 8 (#2)	12	14'-5"	22'-5"	17'-1"	17'-3"	18'-10"
	16	13'-1"	20'-4"	14'-10"	15'-8"	17'-1"
	24	11'-1"	17'-9"	12'-1"	13'-8"	14'-11"
2 X 10 (#2)	12	17'-3"	28'-0"	21'-10"	22'-0"	24'-0"
	16	15'-0"	25'-0"	18'-11"	20'-0"	21'-10"
	24	12'-0"	22'-0"	15'-5"	17'-6"	19'-1"
2 X 12 (#2)	12	20'-0"	34'-0"	25'-9"	26'-0"	27'-6"
	16	17'-6"	31'-0"	23'-4"	24'-0"	25'-0"
	24	14'-3"	26'-0"	20'-2"	19'-6"	20'-6"

FOR CONSTRUCTION NOT CONSISTENT WITH THE FRAMING METHODS SHOWN ABOVE, APPROVAL FOR CODE CONFORMANCE MUST BE OBTAINED FROM HAWTHORNE BUILDING DIVISION

5/8" 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.

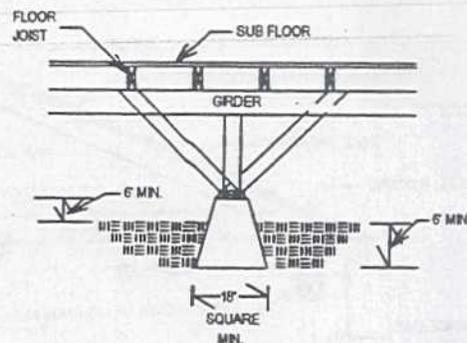
ALL NEW WINDOWS SHALL BE DOUBLE PANE.

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".

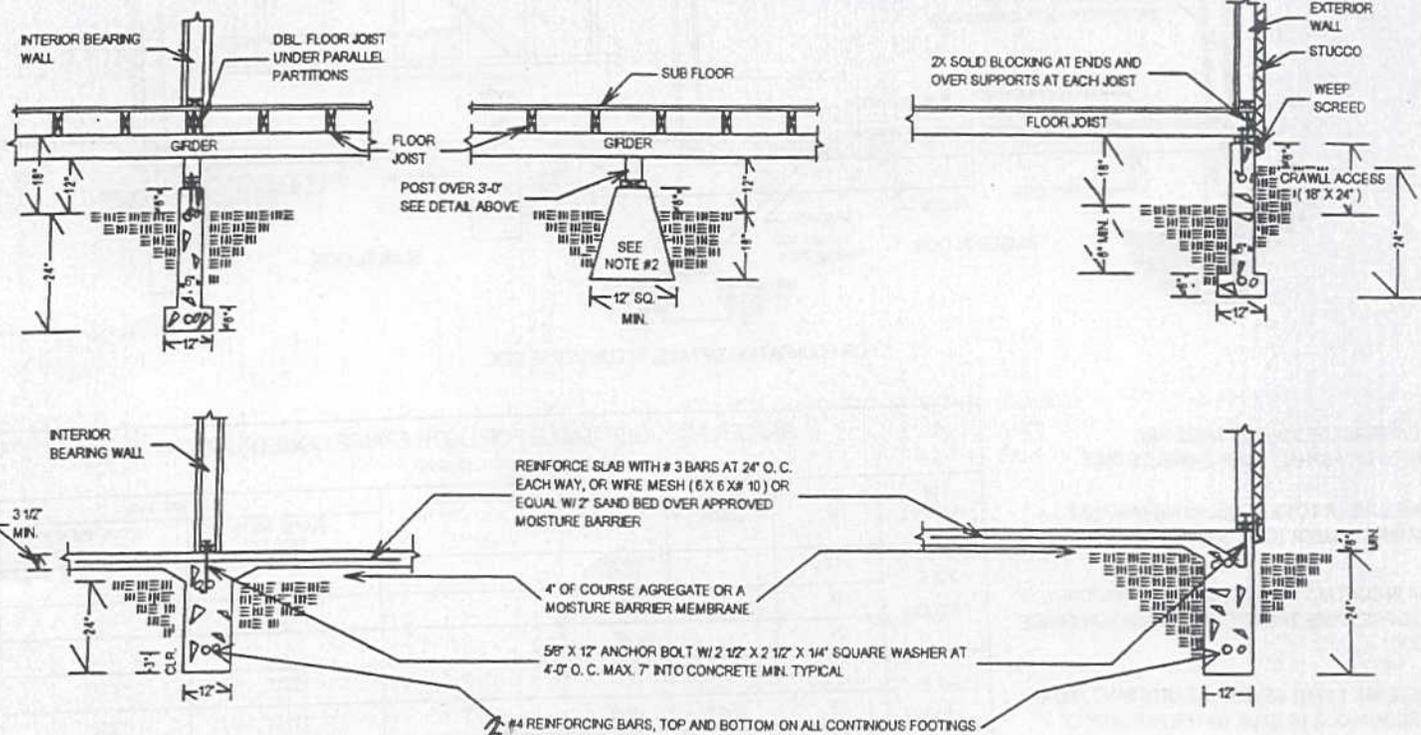
MIN. 36" IN WIDTH (MEASURED VERTICAL TO THE DOOR) LANDING SHALL BE PROVIDED ON EACH SIDE OF NEW EXTERIOR DOOR

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

USE 5/8"  $\phi$  X 12" ANCHOR BOLTS @ 4'-0" O. C. MAX. W/ 2 1/2" X 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