

**PHOENIX OFFICE:**  
19820 North 7th Street, Suite 210  
Phoenix, Arizona 85024  
(623) 869-0601 Telephone  
(623) 869-0603 Facsimile

**CORPORATE OFFICE:**  
555 Anton Boulevard, Suite 850  
Costa Mesa, California 92626  
(714) 513-1800 Telephone  
(714) 513-1858 Facsimile

E-Mail: webmail@borm.com  
www.borm.com

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**REFER TO BN SHEETS FOR ALL NOTES AND SPECIFICATIONS PROJECT:**  
**Broadway at San Marcos**

**OWNER/DEVELOPER:**  
Liberty Homes

**ARCHITECT/DESIGNER:**  
MDW Designs

**SHEET:**  
AZ-NV

**GENERAL FRAMING DETAILS (1 thru 30)**

**REFERENCE DATE:** 03-28-07

**ISSUED FOR:**

**CLIENT DELIVERY:** 03-29-07

**ENGINEER OF RECORD:**

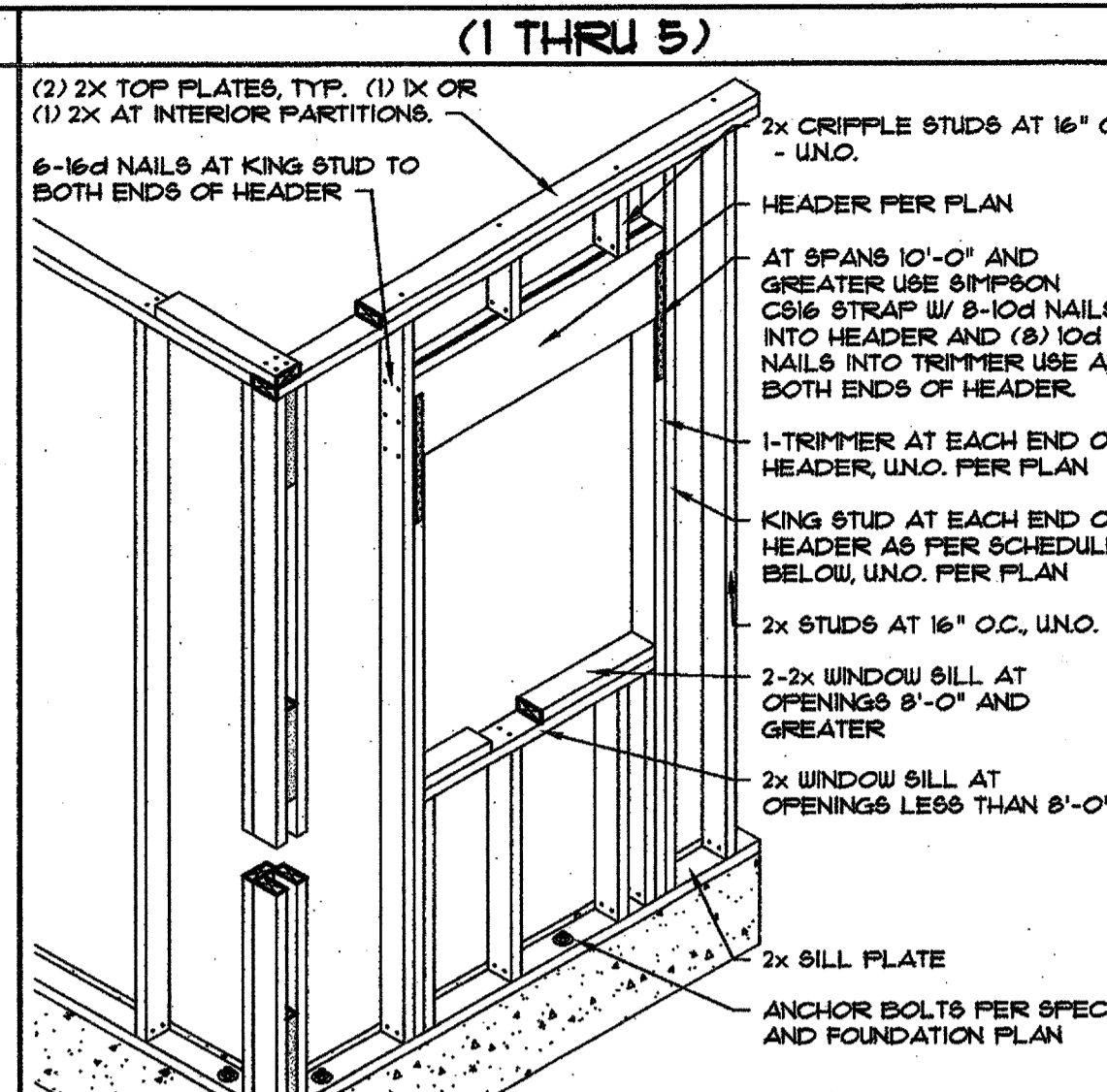
**CONTACTS:**  
For design questions regarding these plans and specifications contact the Project Manager:  
**Steve Damer**  
Telephone: (623) 869-0601 ext. 233  
Facsimile: (623) 869-0603  
Email: sdamer@borm.com

For scheduling site observation and for field changes contact the Construction Administrator:  
**Alissa Engle**  
Telephone: (623) 869-0601 ext. 232  
Facsimile: (623) 869-0603  
Email: alissae@borm.com

FILE NO.: 12564  
CAD NO.: 12564 8D2-0  
DRAWN BY: KER  
ENGINEER: HJ  
SCALE: 1/4" = 1'-0"

**SHT NO. 3D2.0**

**ENGINEER OF RECORD:**  
MICHAEL ERIC WILLIAMS  
Professional Engineer  
No. 35750  
Arizona, U.S.A.



**KING STUD SCHEDULE**

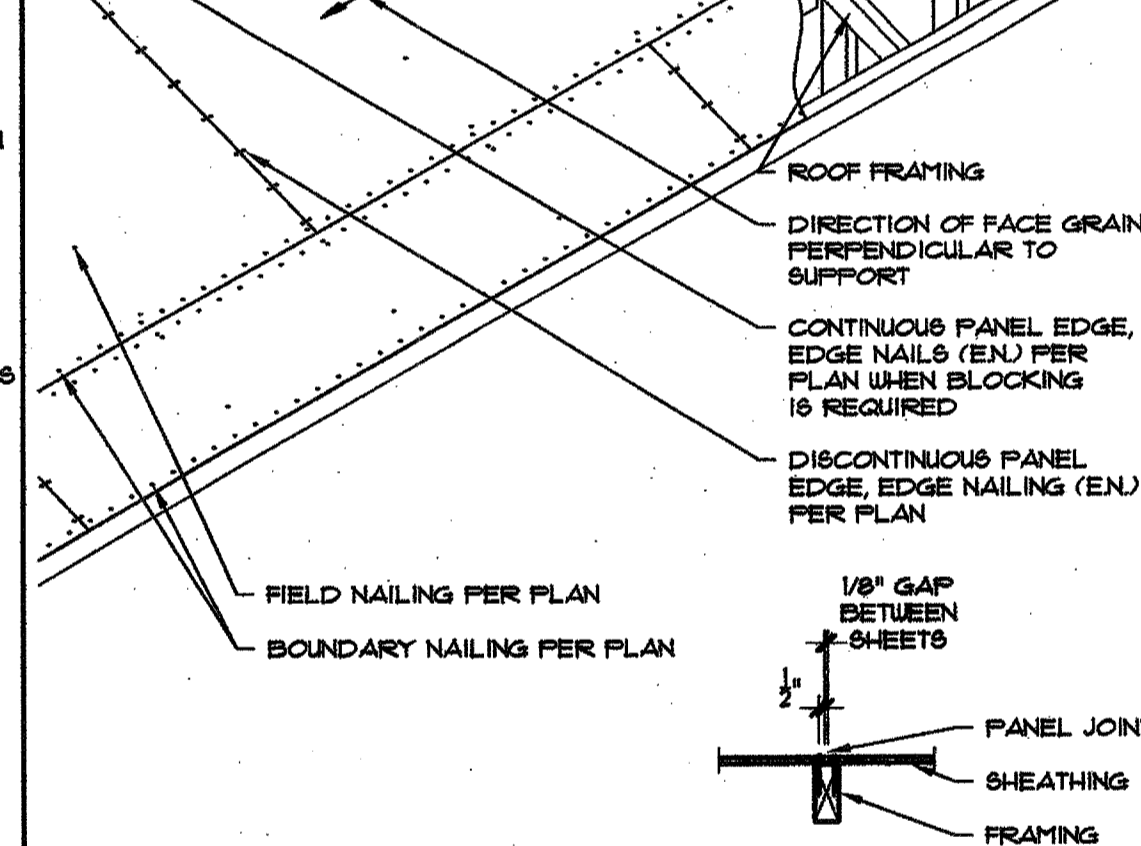
WALL	OPENING	8'-11"	10'-11"	12'-11"
2x	0'-0" - 6'-0"	1	1	1
	6'-11" - 11'-11"	1	2	2
2x	0'-0" - 12'-0"	2	2	3
	12'-0" - 17'-11"	1	1	1
2x	0'-0" - 12'-0"	2	2	2
	12'-0" - 17'-11"	2	2	2

**NOTE:** 2-2x FULL HEIGHT STUDS ARE REQUIRED AT ALL HOLDOWN LOCATIONS

**NOTE:** SEE SPECS. FOR ALL STANDARD WALL NAILING CONDITIONS

SCALE: 1/2" = 1'-0"  
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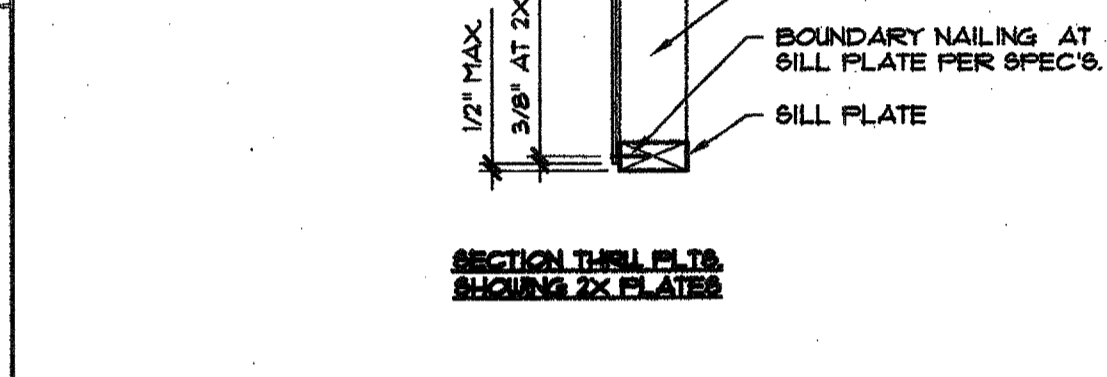
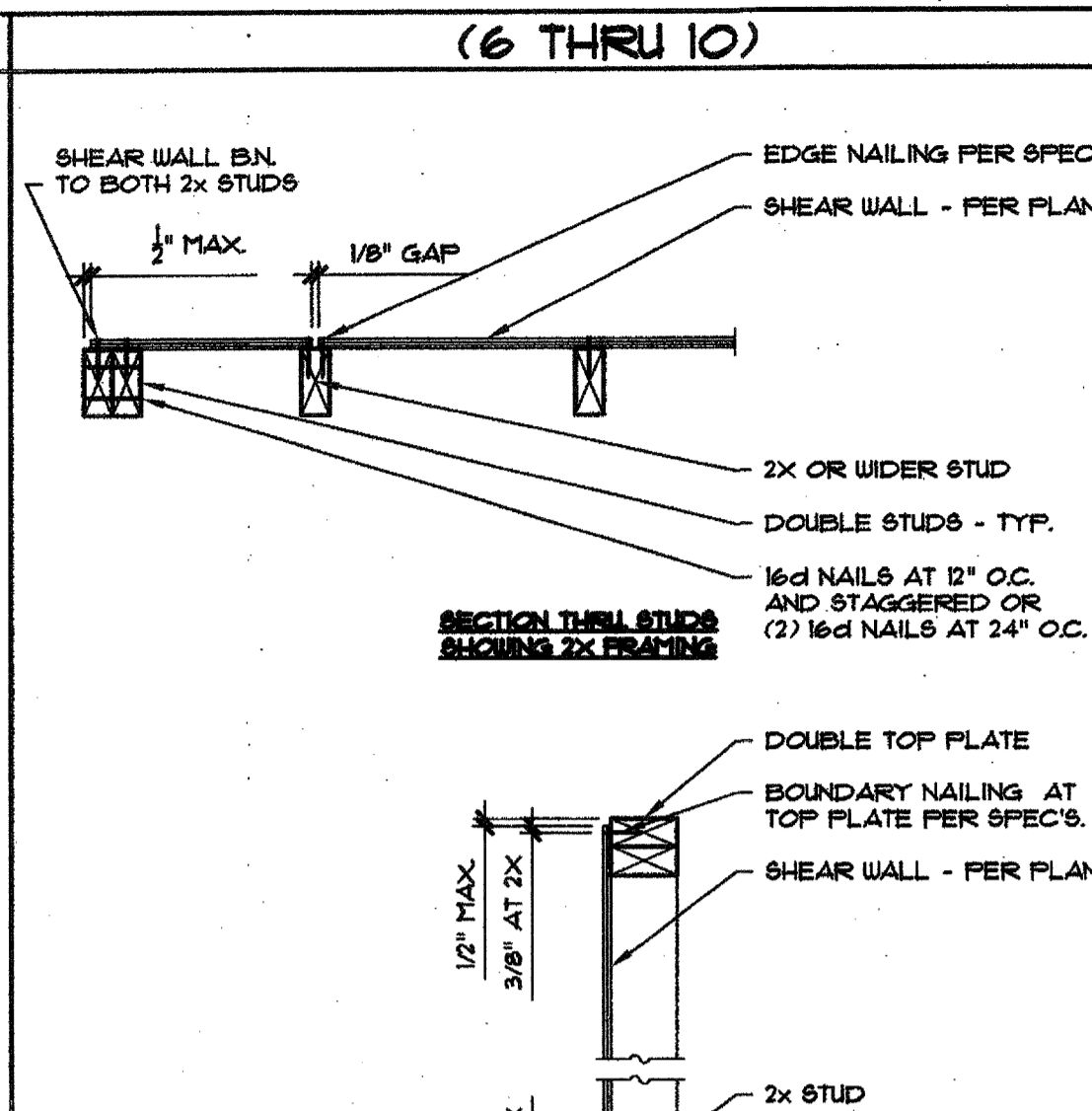
**WALL FRAMING 1**



**NOTE:**  
1. OCCASIONAL CONDITIONS WILL CAUSE WOOD SPLITTING. SHOULD THIS OCCUR NOTIFY STRUCTURAL ENGINEER.  
2. TO PREVENT SPLITTING OF WOOD, PLANS MAY REQUIRE OTHER THAN 2x FRAMING.  
3. PROVIDE BLOCKING AT ALL PANELS EDGES WHEN NOTED ON PLANS.  
4. STAGGER NAILS THAT ARE SPACED 3" O.C. OR CLOSER.  
5. MIN. SIZE OF SHEET SHALL BE 2ft. x 4ft. AND SPAN CONTINUOUS ACROSS (2) OR MORE TRUSSES.  
6. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.  
7. TOLERANCE ON NAILING SHALL BE 1/32" WITH THE AVERAGE NAIL SPACING OVER ANY 4 FOOT LENGTH BEING AT LEAST THAT NOTED ON THE PLAN.

SCALE: 1/2" = 1'-0"  
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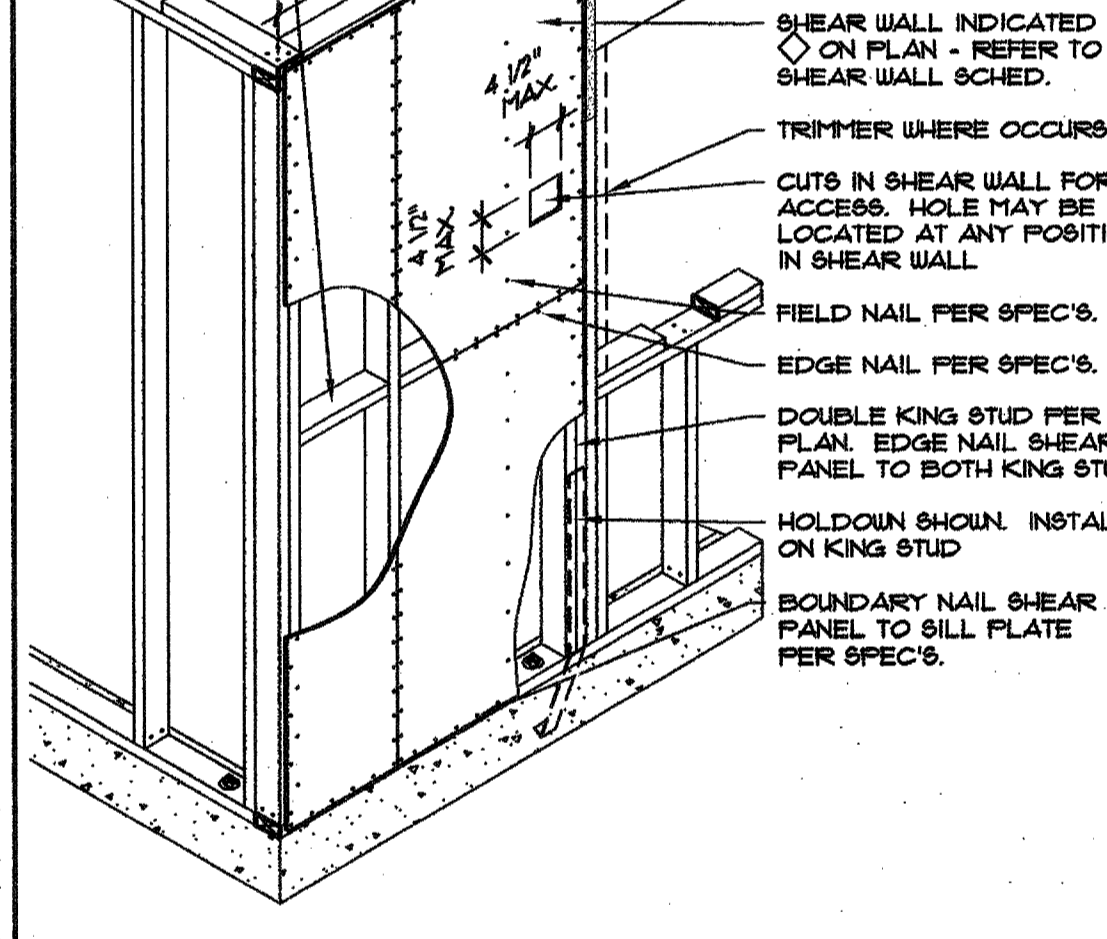
**SHT'G LAYOUT AND NAILING 2**



**NOTE:** BEAM AND POST SIZES - PER PLAN

SCALE: 1/2" = 1'-0"  
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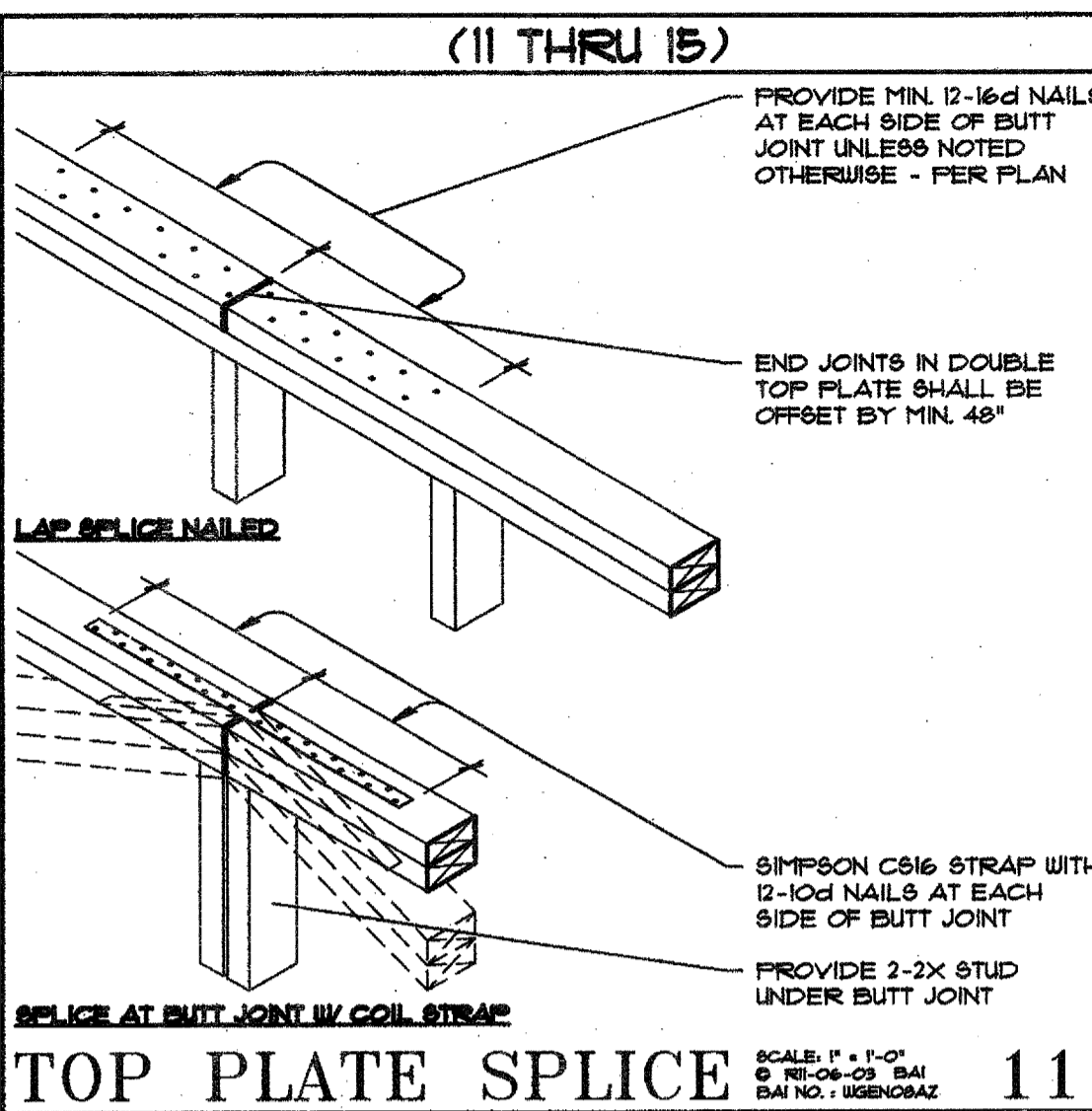
**SHEAR WALLS 6**



**NOTE:**  
1. OCCASIONAL CONDITIONS WILL CAUSE WOOD SPLITTING. SHOULD THIS OCCUR NOTIFY STRUCTURAL ENGINEER.  
2. TO PREVENT SPLITTING OF WOOD, PLANS MAY REQUIRE OTHER THAN 2x FRAMING.  
3. PROVIDE BLOCKING AT ALL PLYWOOD EDGES.  
4. STAGGER NAILS THAT ARE SPACED 3" O.C. OR CLOSER.  
5. SILL MUST BE ONE PIECE IF WALL IS 4'-0" OR SHORTER IN LENGTH.  
6. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.  
7. TOLERANCE ON NAILING SHALL BE 1/32" WITH THE AVERAGE NAIL SPACING OVER ANY 4 FOOT LENGTH BEING AT LEAST THAT NOTED ON THE PLAN.

SCALE: 1/2" = 1'-0"  
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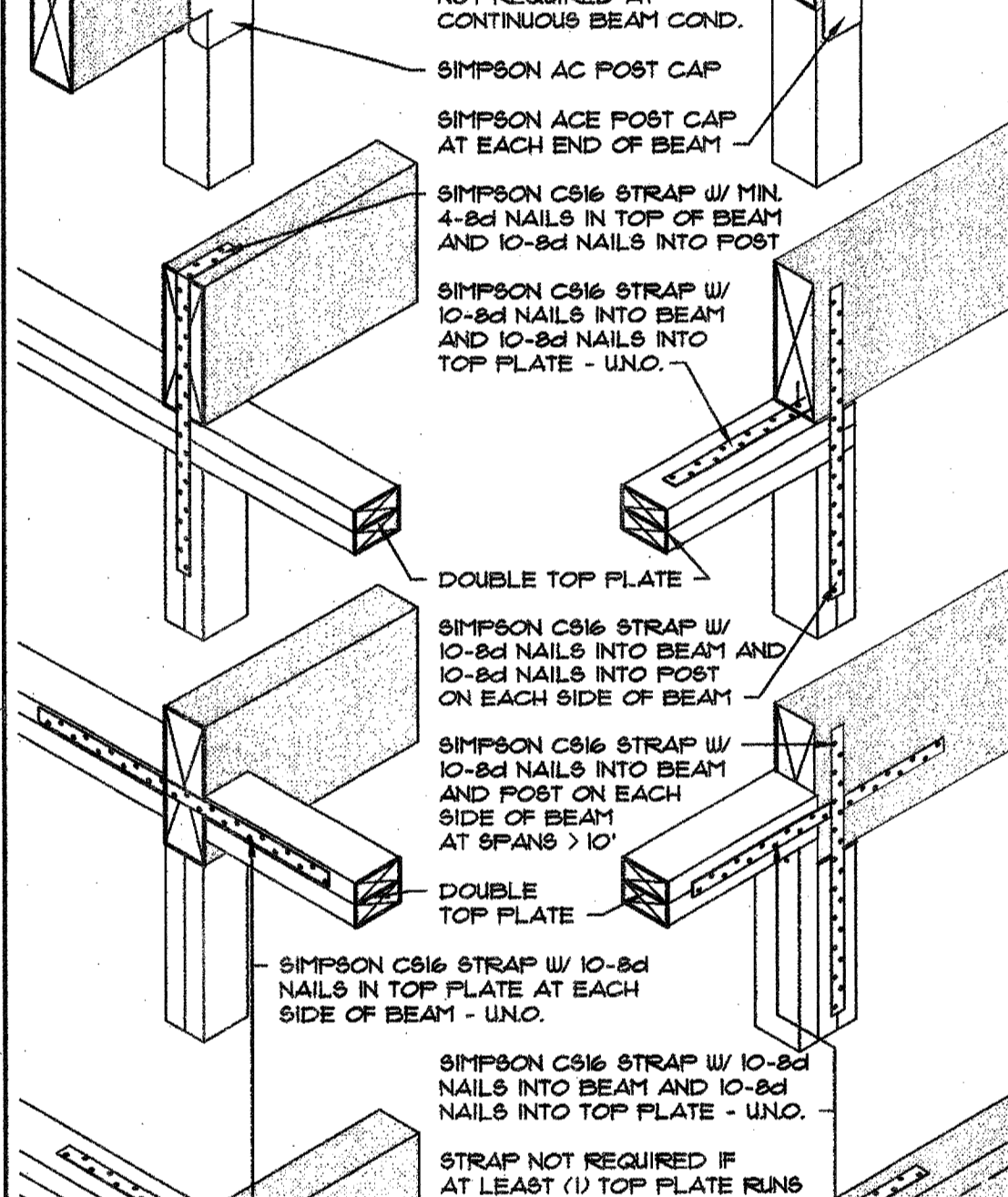
**SHEAR WALLS 6**



**NOTE:** BEAM AND POST SIZES - PER PLAN

SCALE: 1/2" = 1'-0"  
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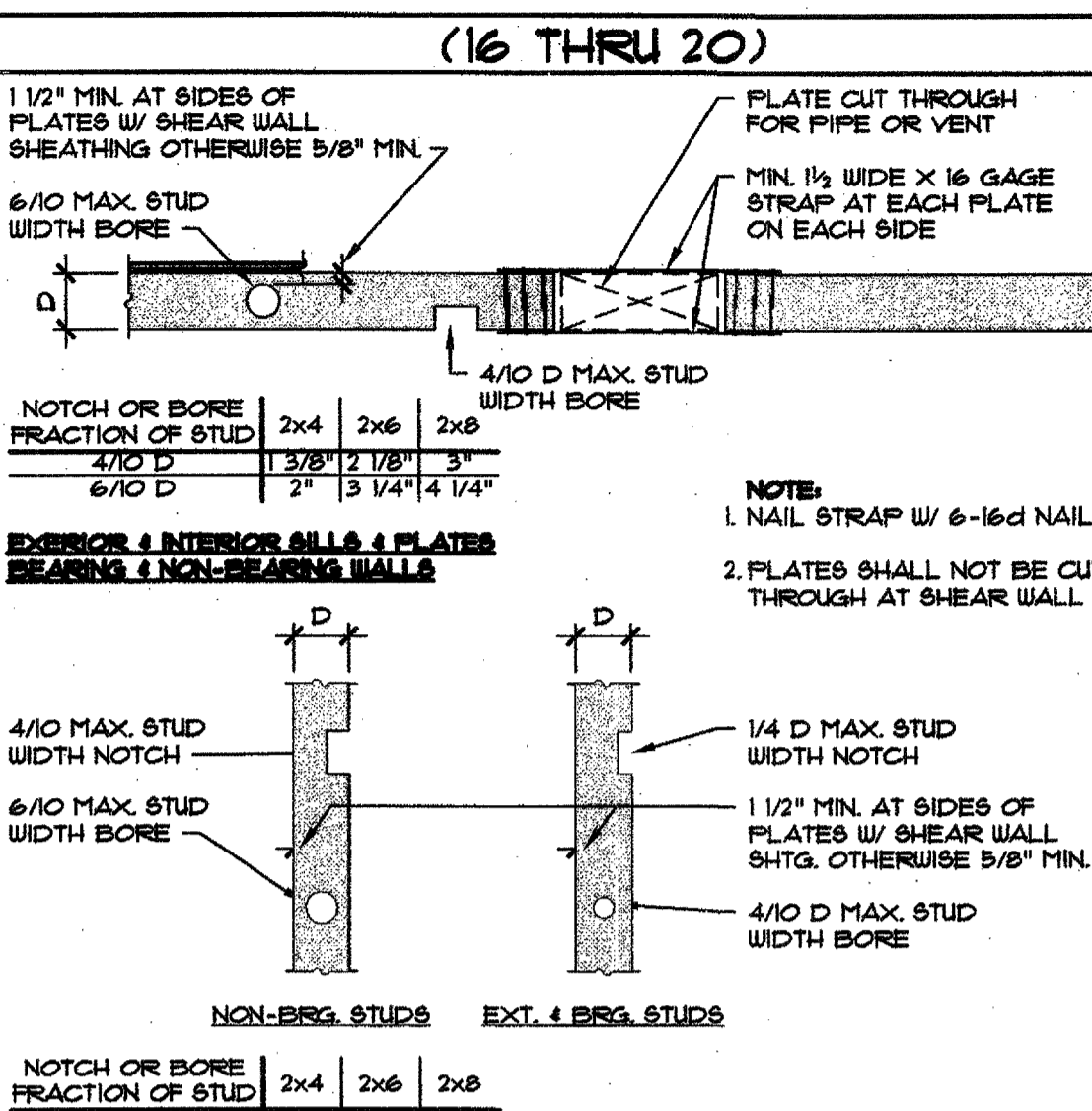
**BEAM TO POST 12**



**NOTE:** SHEATHING MAY BE NOTCHED AROUND TOP AND BOTTOM PLATES OF INTERSECTING STUD WALL

SCALE: 1/2" = 1'-0"  
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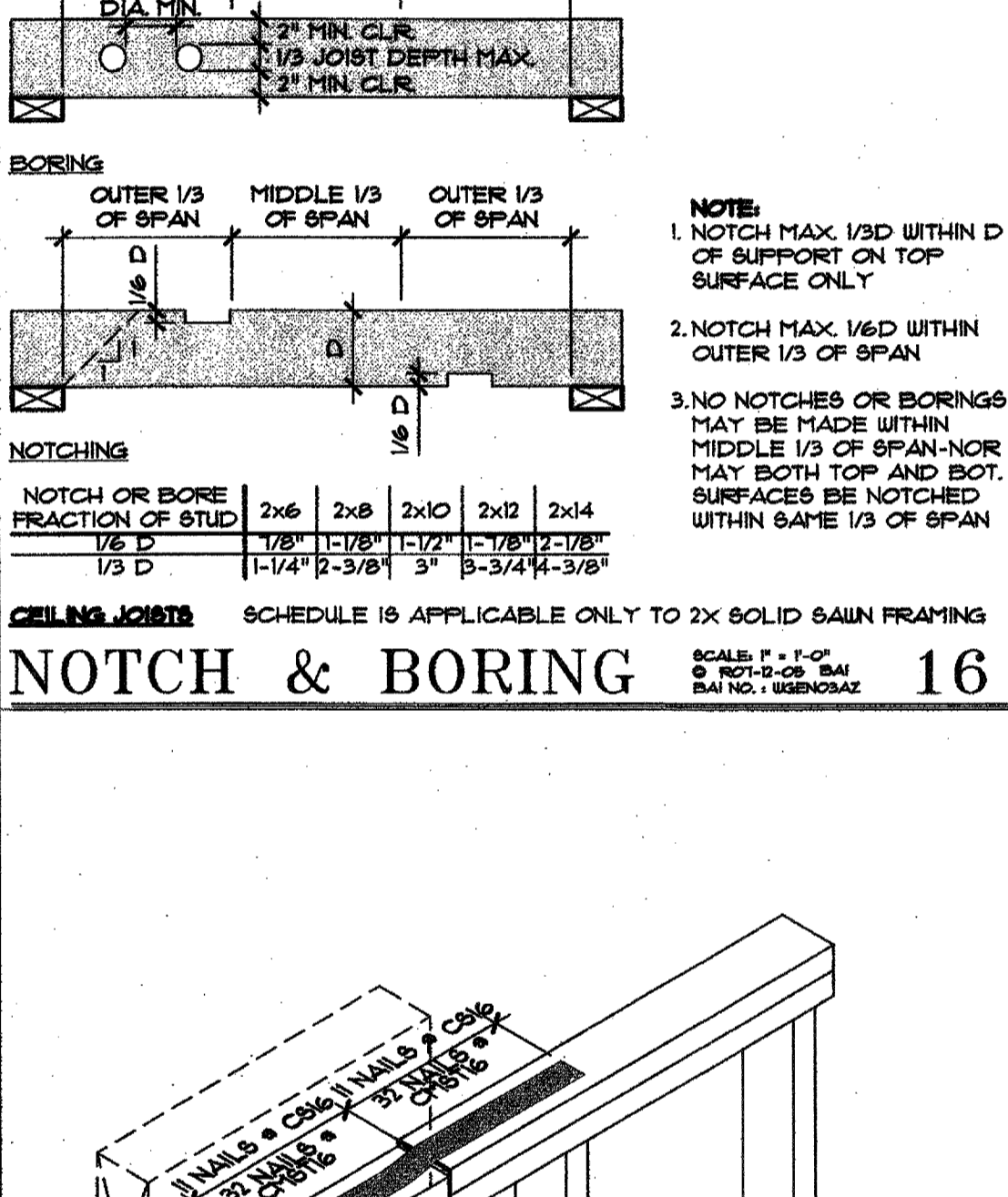
**SHT'G THRU. WALL 7**



**NOTE:** NOTCH AND BORE SHALL NOT OCCUR ON SAME STUD WITHIN 4' OF EACH OTHER

SCALE: 1/2" = 1'-0"  
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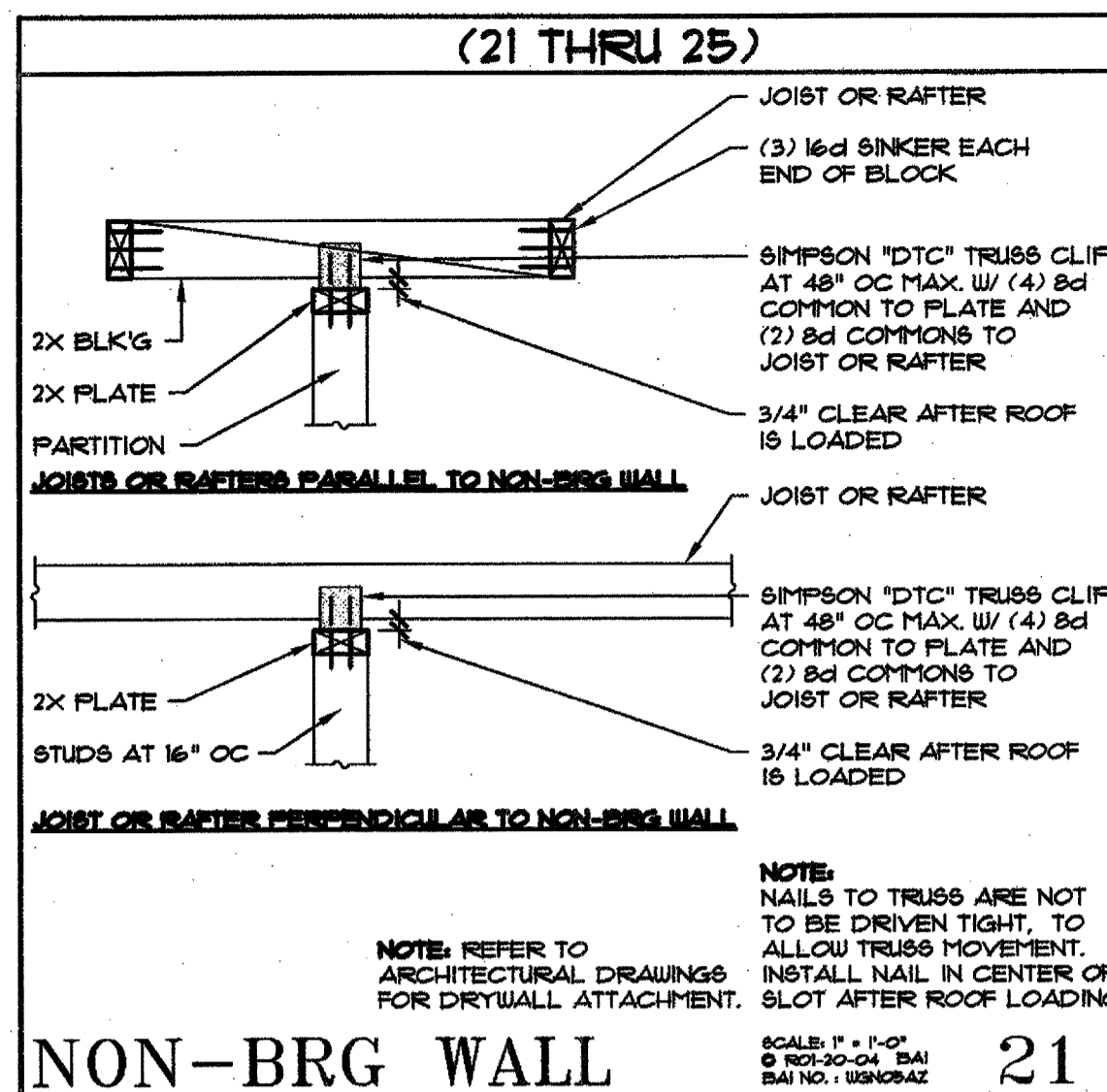
**NOTCH & BORING 16**



**NOTE:** VALLEY SET TRUSSES MAY BE USED IN LIEU OF CONVENTIONAL OVERFRAMING

SCALE: 1/2" = 1'-0"  
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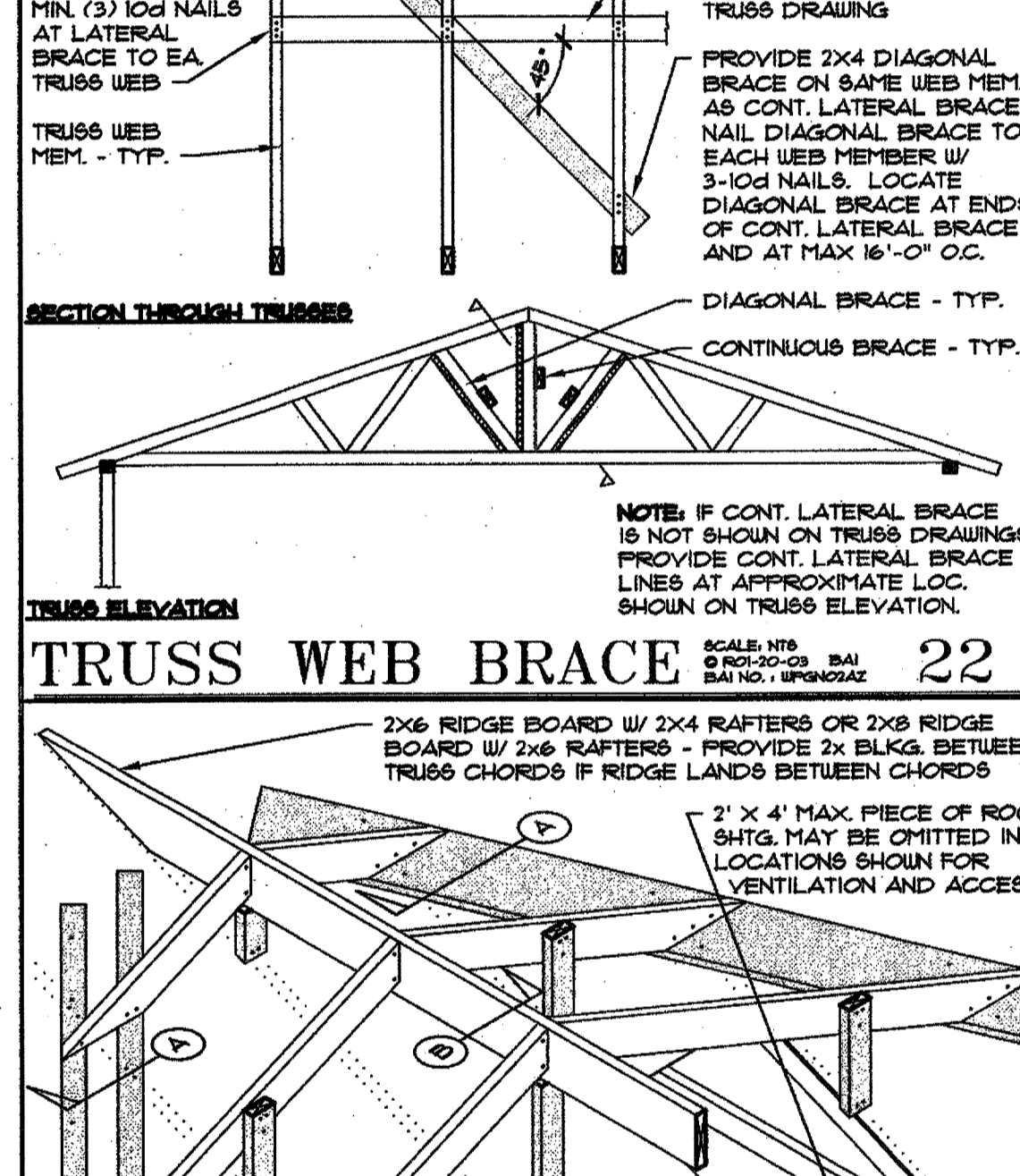
**DRAG TO BEAM 17**



**NOTE:** NAILS TO TRUSS ARE NOT TO BE DRIVEN TIGHT, TO ALLOW TRUSS MOVEMENT. INSTALL NAIL IN CENTER OF SLOT AFTER ROOF LOADINGS

SCALE: 1/2" = 1'-0"  
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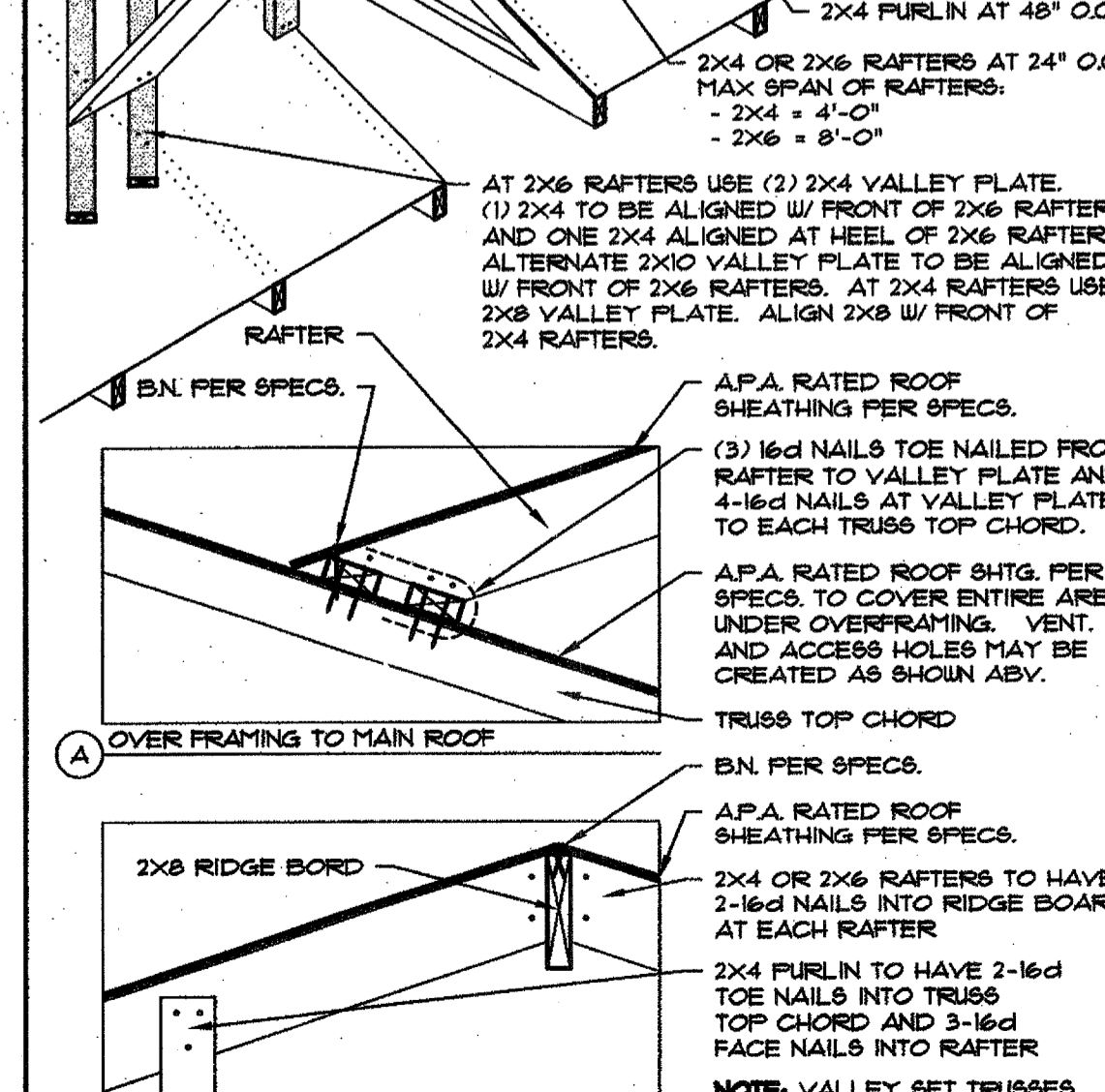
**NON-BRG WALL 21**



**NOTE:** IF CONT. LATERAL BRACE IS NOT SHOWN ON TRUSS DRAWINGS, PROVIDE CONT. LATERAL BRACE LINES AT APPROXIMATE LOC. SHOWN ON TRUSS ELEVATION.

SCALE: 1/2" = 1'-0"  
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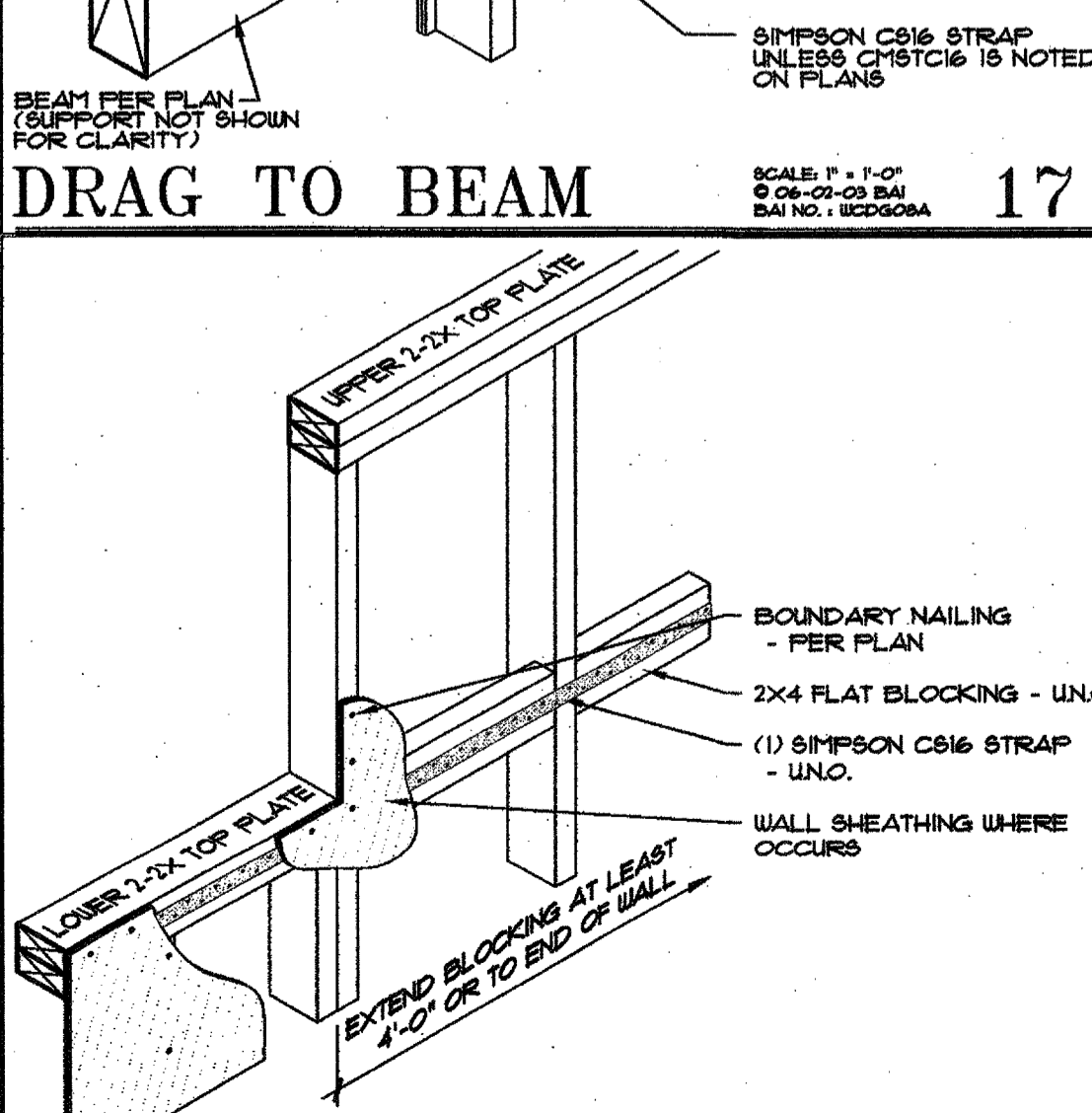
**TRUSS WEB BRACE 22**



**NOTE:** VALLEY SET TRUSSES MAY BE USED IN LIEU OF CONVENTIONAL OVERFRAMING

SCALE: 1/2" = 1'-0"  
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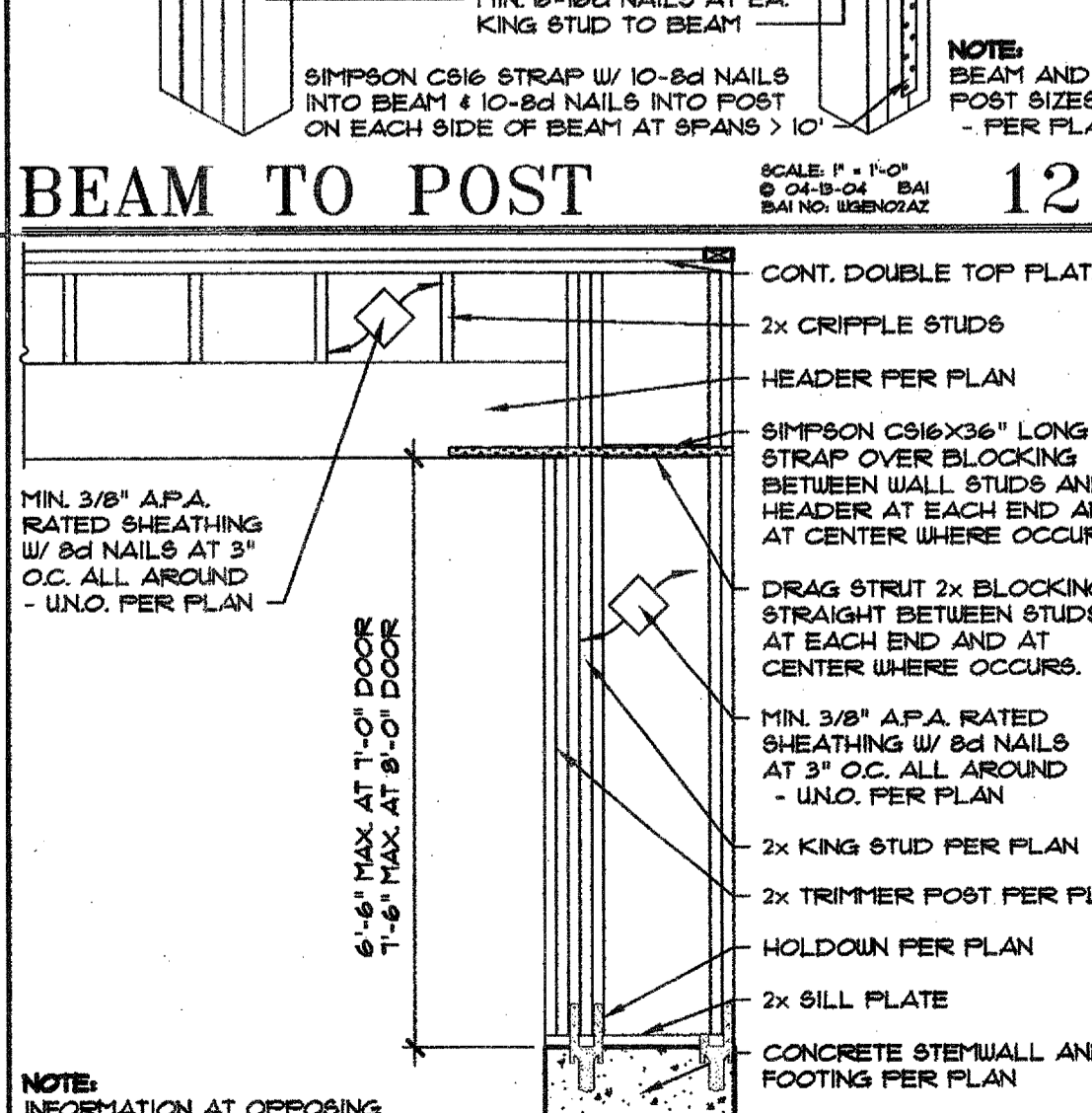
**OVERFRAMING 23**



**NOTE:** INFORMATION AT OPPOSING SIDE AND CENTER PORTIONS OF GARAGE SIMILAR

SCALE: 1/2" = 1'-0"  
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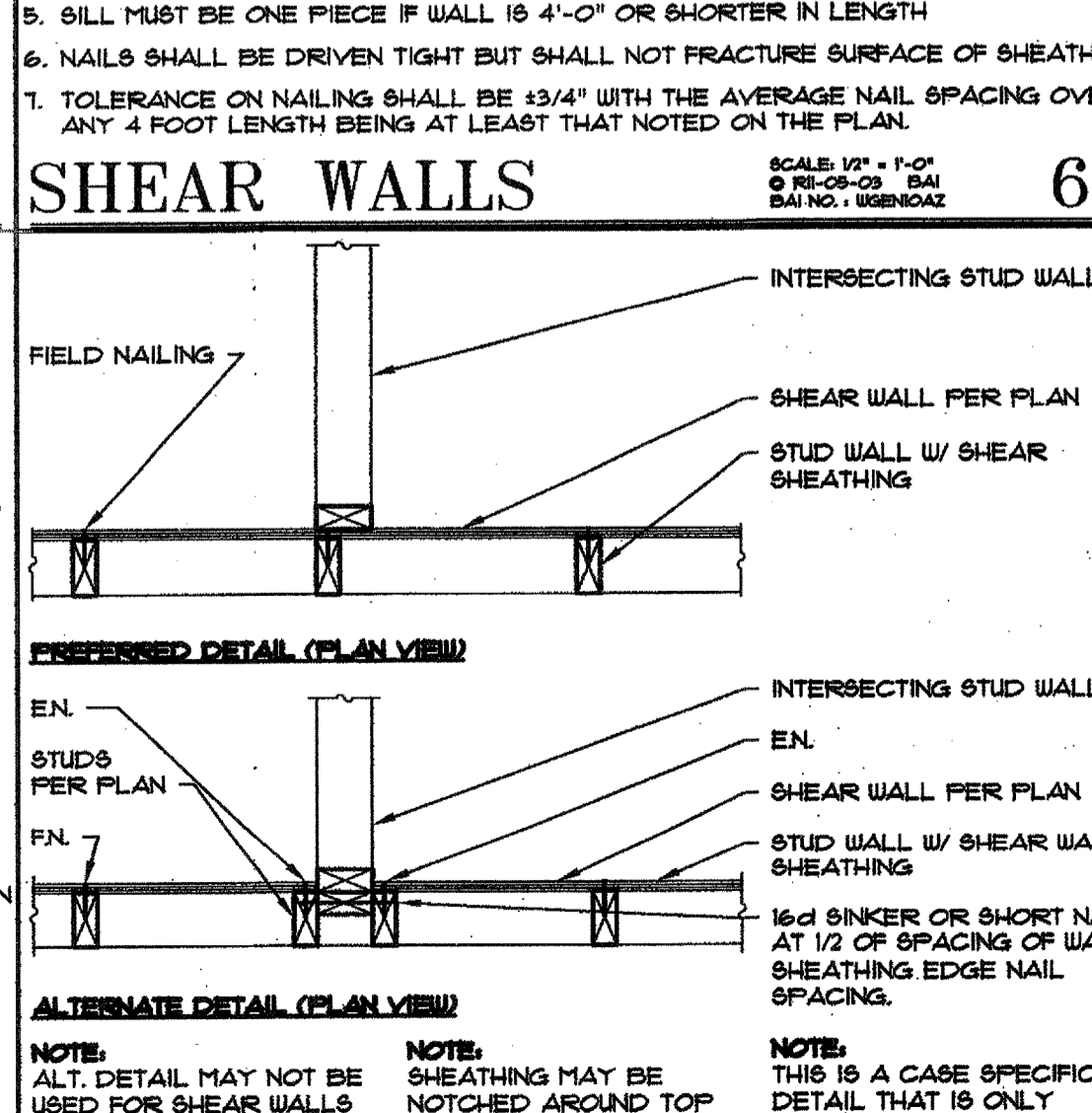
**DRAG TO WALL AT GARAGE FRONT 13**



**NOTE:** SHEATHING MAY BE NOTCHED AROUND TOP AND BOTTOM PLATES OF INTERSECTING STUD WALL

SCALE: 1/2" = 1'-0"  
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BAI NO. 1, 8CD09AZ

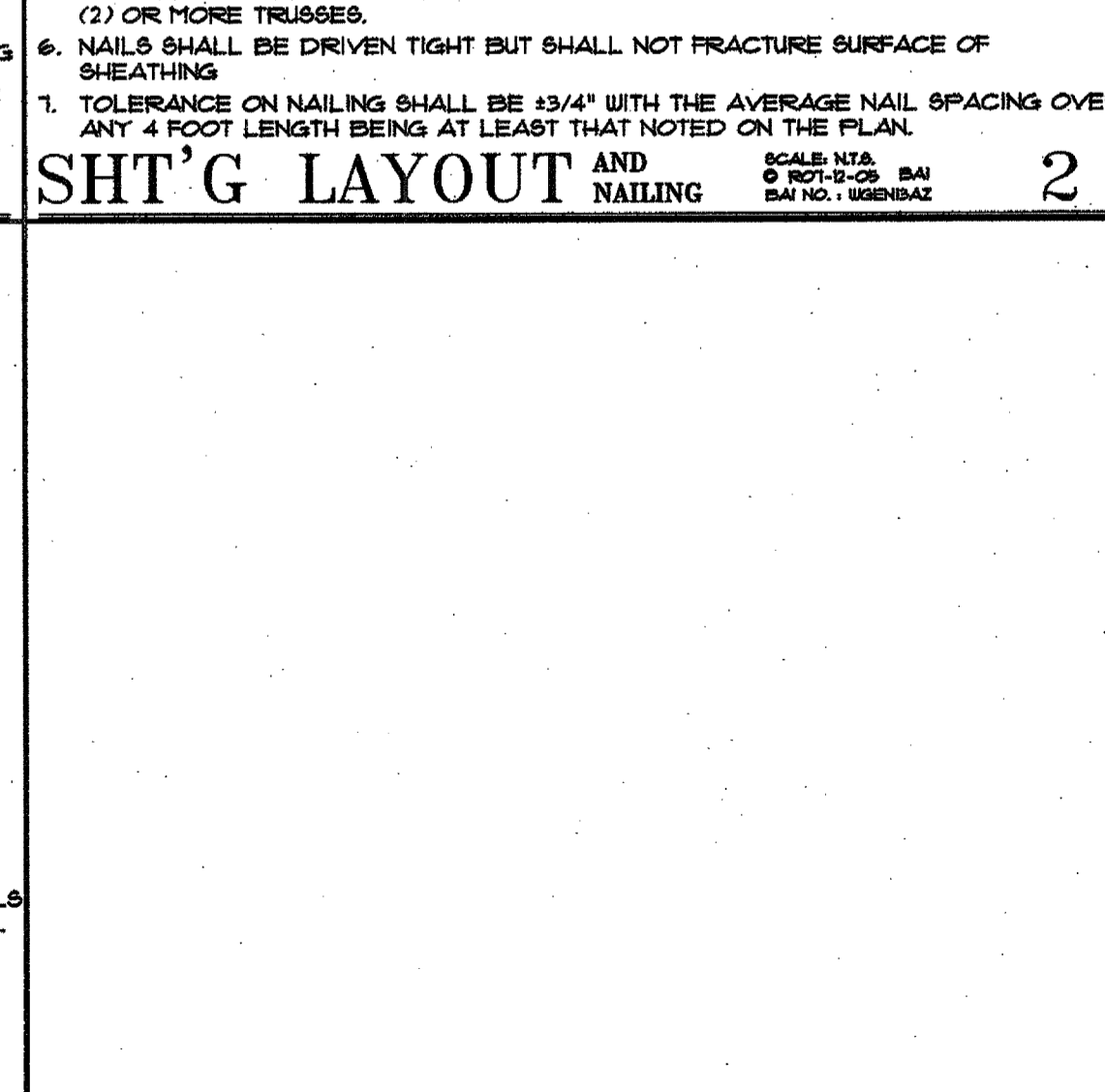
**DRAG TO HIGHER WALL 18**



**NOTE:** SHEATHING MAY BE NOTCHED AROUND TOP AND BOTTOM PLATES OF INTERSECTING STUD WALL

SCALE: 1/2" = 1'-0"  
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**DRAG TO WALL AT GARAGE FRONT 13**



**NOTE:** SHEATHING MAY BE NOTCHED AROUND TOP AND BOTTOM PLATES OF INTERSECTING STUD WALL

SCALE: 1/2" = 1'-0"  
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**DRAG TO HIGHER WALL 18**