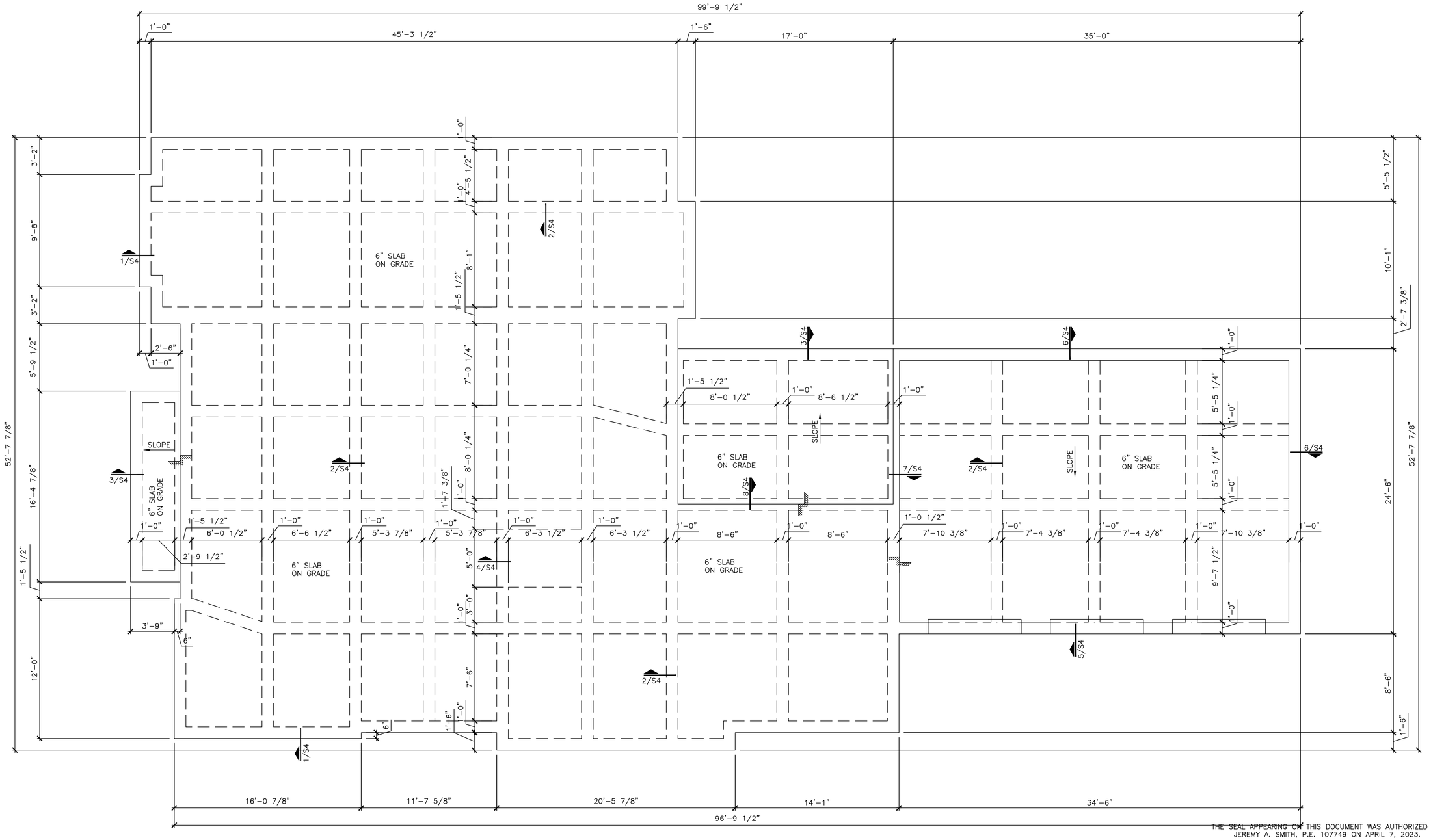

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1 FOUNDATION PLAN

SCALE: 1/4"=1'-0"

NOTE:

1. MULTIPLE WOOD BEAMS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH STAGGERED SPLICES OVER SUPPORTS

LMAN: 1FLOOR
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Jeremy Smith

STATE OF TEXAS
JEREMY A. SMITH
107749
LICENSED
PROFESSIONAL ENGINEER

FOUNDATION PLAN

3025 BRYN MAWR

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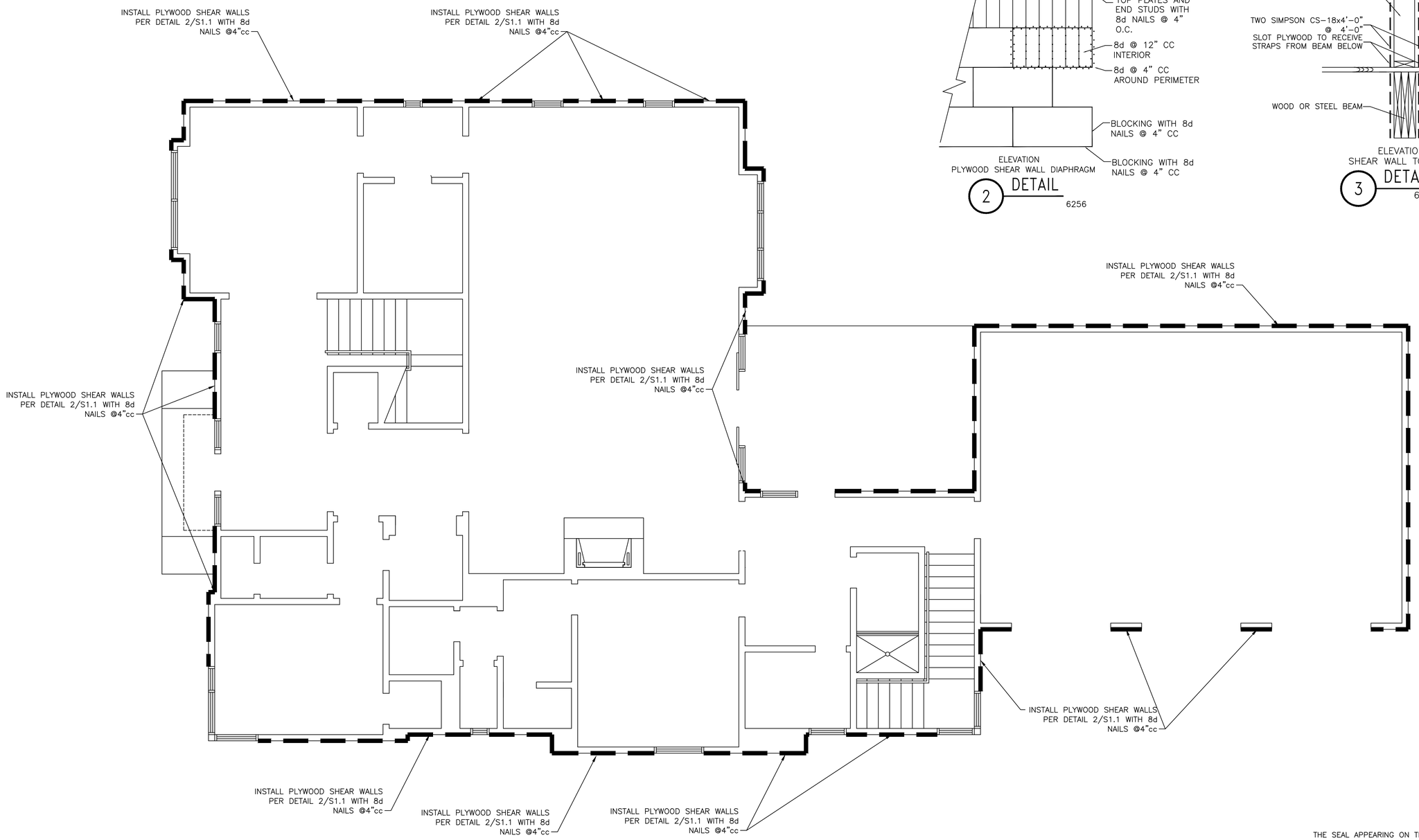
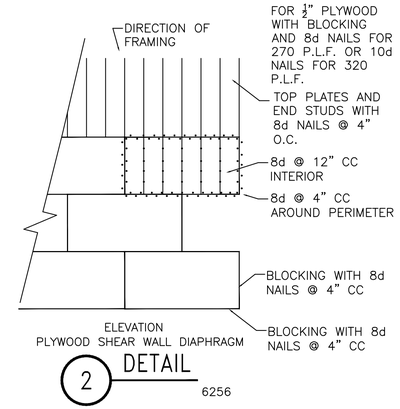
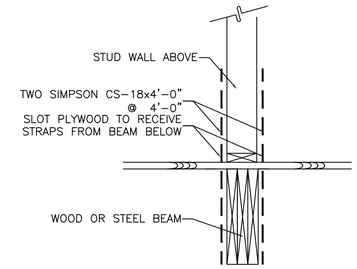
UNIVERSITY PARK, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAS	JAS	04/07/23	1/4"=1'-0"		J2307	S1







ELEVATION
PLYWOOD SHEAR WALL DIAPHRAGM

2 DETAIL
6256

ELEVATION
SHEAR WALL TO BEAM

3 DETAIL
6264

1 FIRST FLOOR SHEAR WALL PLAN

SCALE: 1/4"=1'-0"

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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAS	JAS	04/07/23	1/4"=1'–0"		J2307	S1.1

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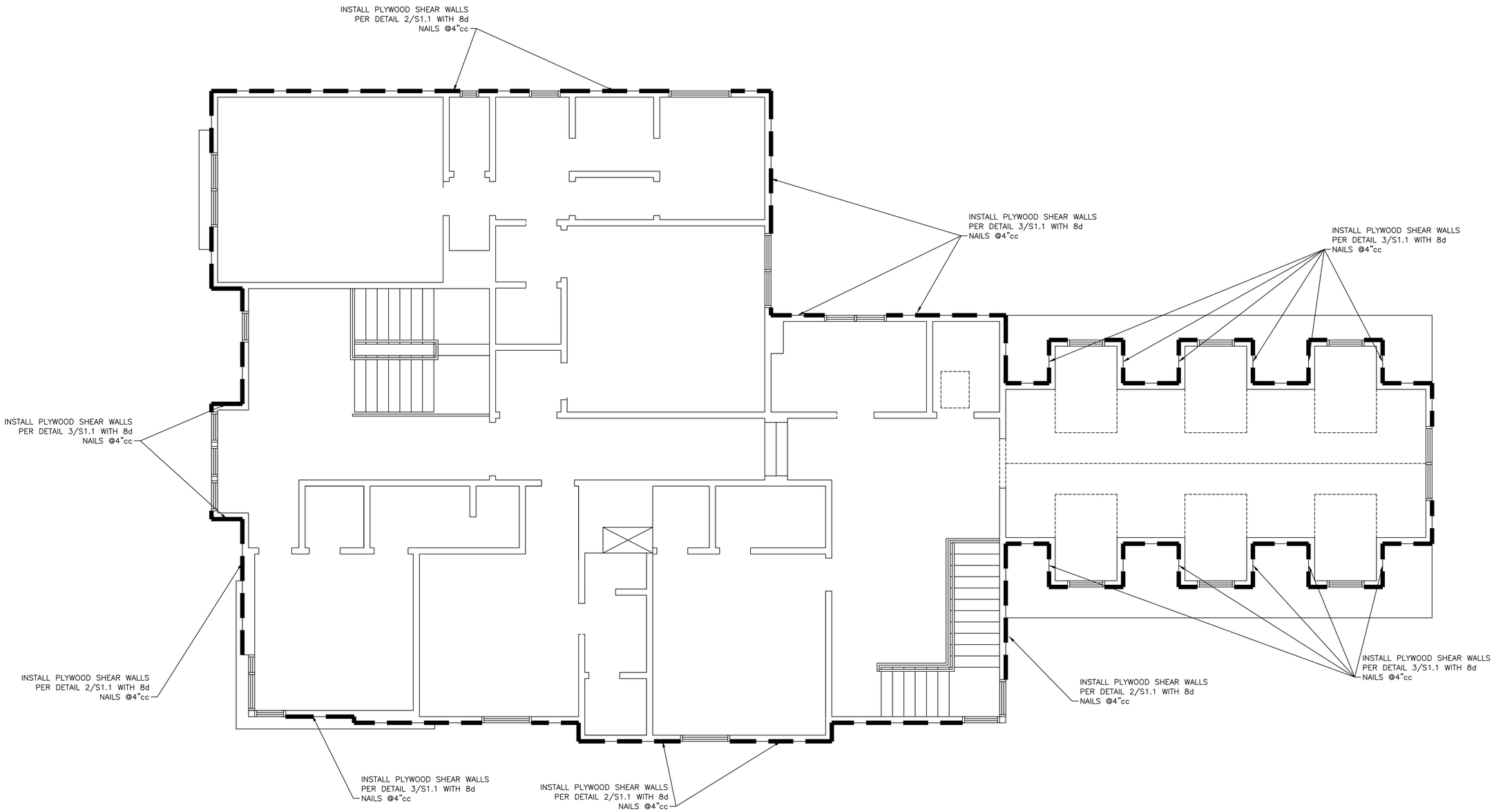

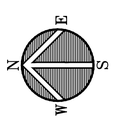

① SECOND FLOOR SHEAR WALL PLAN
SCALE: 1/4"=1'-0"

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SECOND FLOOR SHEAR WALL PLAN

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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAS	JAS	04/07/23	1/4"=1'-0"		J2307	S2.1

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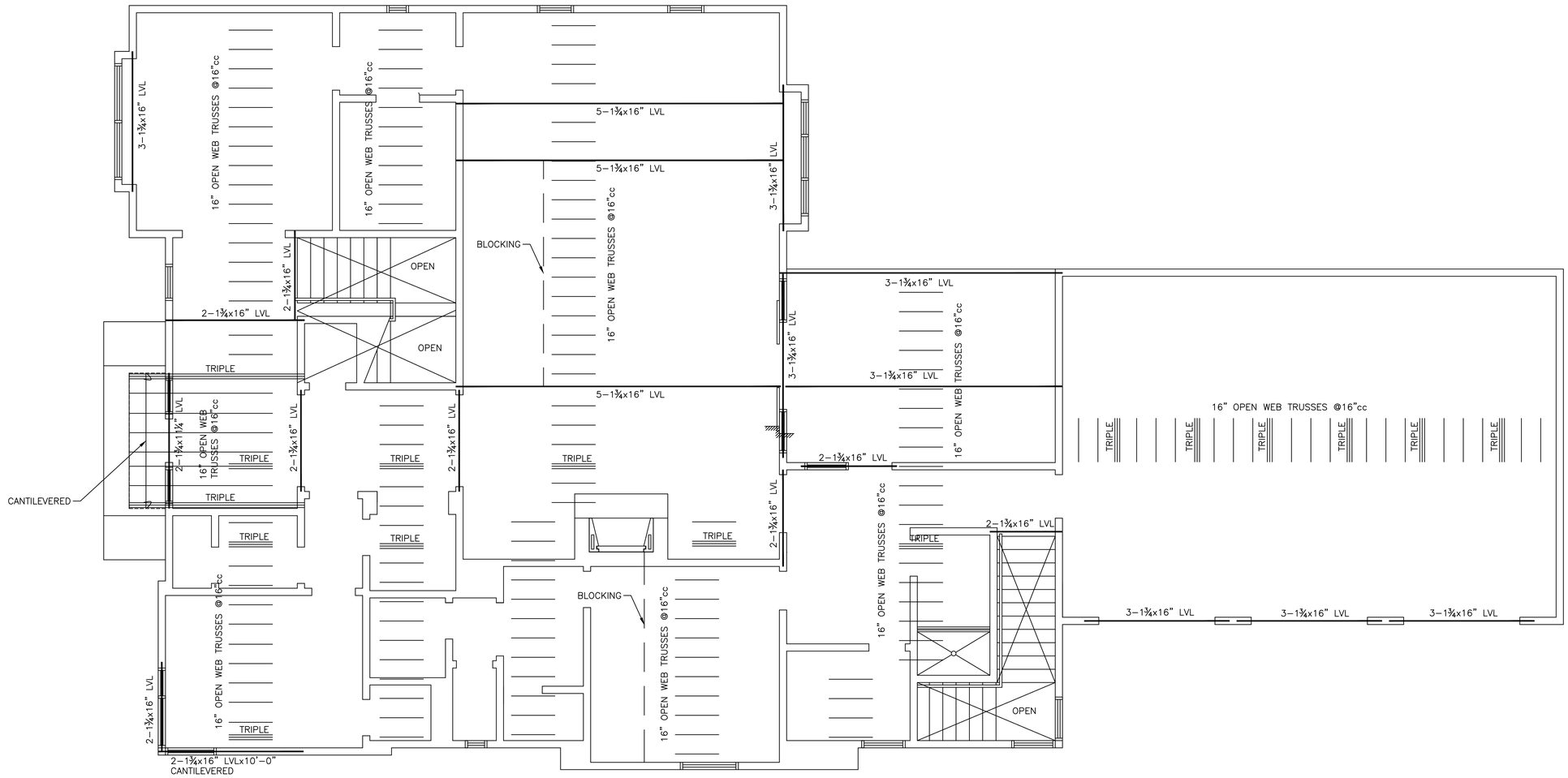
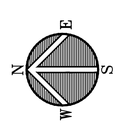


LEGEND:

FFE = FINISH FLOOR ELEVATION
TOS = TOP OF STEEL



1 SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

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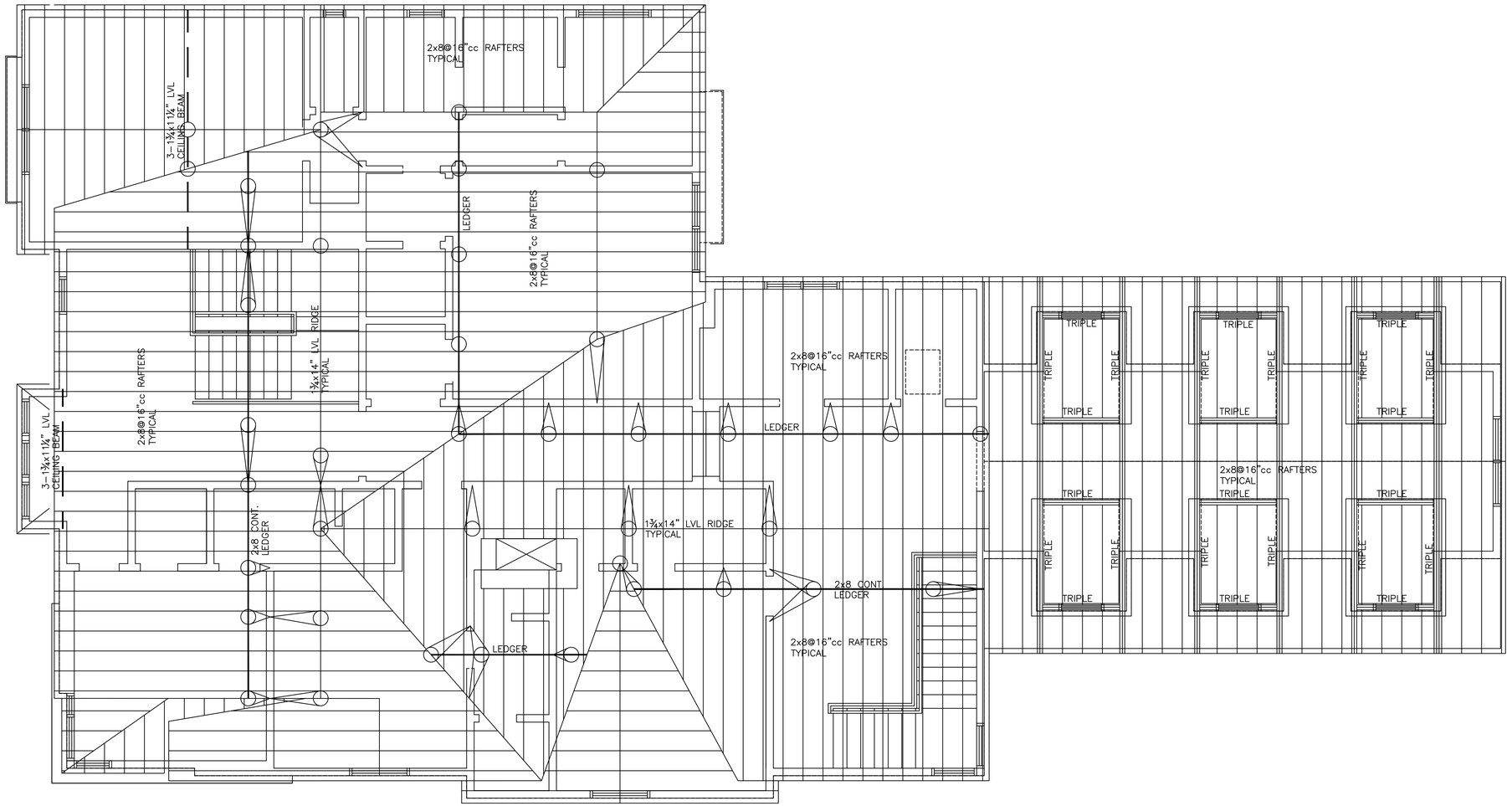
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JAS	JAS	04/07/23	1/4"=1'-0"		J2307	S2



ROOF PLAN NOTES:

1. REFER TO "FRAMING NOTES" ON DETAIL SHEETS FOR BRACING REQUIREMENTS NOT SHOWN ON ROOF PLAN.
2. AT BUILDING CORNERS, GLUE AND NAIL HIPS AND VALLEYS TO TOP PLATE WHICH IS GLUED AND NAILED TO TOP WALL PLATE AT CORNER.

LEGEND:

N E S W

1 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

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ROOF FRAMING PLAN

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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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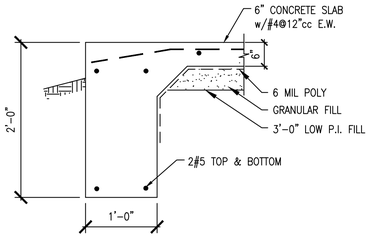
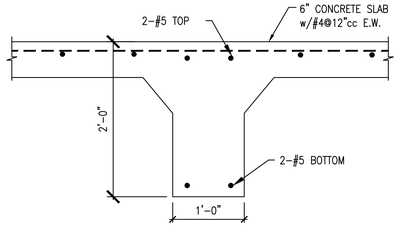
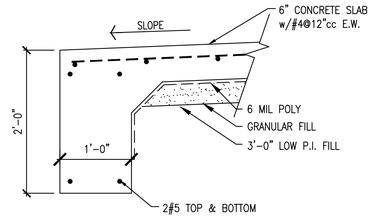


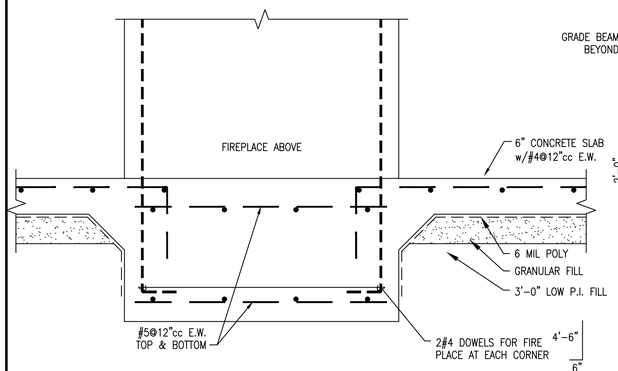
ELEVATION
SUSPENDED SLAB TO BEAM
DETAIL 1 — 2315



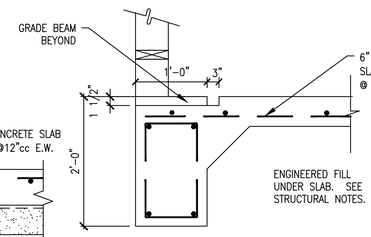
ELEVATION
STIFFENER BEAM
DETAIL 2 — SCALE: 1" = 1'-0"



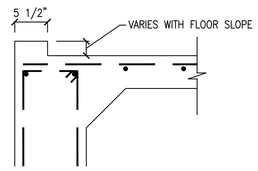
ELEVATION
EXTERIOR PATIO
SECTION 3 — 3318



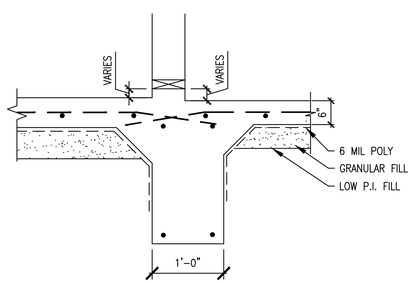
ELEVATION
FIRE PLACE FOUNDATION
SECTION 4 — 3316



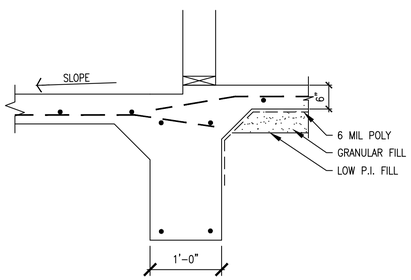
ELEVATION
BEAM DROP @ GARAGE
DETAIL 5 — 3134



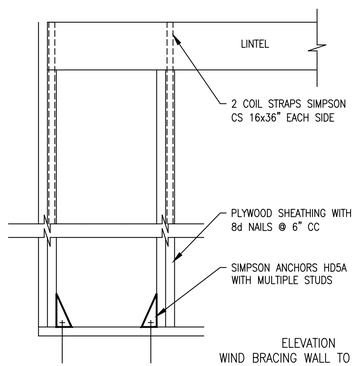
ELEVATION
SLAB AT GARAGE WALL
DETAIL 6 — 3135



ELEVATION
SUSPENDED SLAB DROP AT BEAM
DETAIL 7 — 2315



ELEVATION
SUSPENDED SLAB DROP AT BEAM
DETAIL 8 — 2315



ELEVATION
WIND BRACING WALL TO HEADER
DETAIL 9 — 6216

GENERAL

1. ROOF: ROOF SLOPE 1/4: PER FT..... 20 PSF
   ROOF SLOPE 4+IN 12..... 16 PSF
2. FLOOR: RESIDENTIAL..... 40 PSF
3. WIND LOADS (0'-30')..... 25 TO 30 PSF
4. TRUSSES MIN. TOTAL LOAD..... 100 PSF
5. ALL WORK TO CONFORM TO CITY BUILDING CODES, 2015 UBC AND OSHA REGULATIONS.
6. CONTRACTOR TO PREPARE SHOP DRAWINGS FOR STRUCTURAL FRAMING DETAILS AND SITE CONDITIONS FOR REVIEW BY ENGINEER.
7. FIELD MEASURE EXISTING SITE CONDITIONS TO VERIFY DIMENSIONS BEFORE CONSTRUCTION COMMENCE.

FLOOR SLAB-ON-GRADE NOTES:

1. FLOOR SLAB SHALL BE A 6" THICK CONCRETE SLAB LAID ON A 10 MIL POLYETHYLENE FILM ON A 4" GRANULAR BASE OVER A MINIMUM OF 3'-0" LOW P.I. FILL.
2. REMOVE EXISTING CLAY TOPSOIL AND PRIOR TO THE PLACEMENT OF THE SELECT FILL THE TOP 12 INCHES OF SUBGRADE SOIL SHOULD BE THOROUGHLY SCARIFIED AND RECOMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT.
3. EXCAVATE CLAY MATERIAL AND INSTALL 3 FEET OF LOW P.I. FILL BELOW ALL SLABS ON GRADE.
4. FILL UNDER THE SLAB SHALL BE SELECT ENGINEERED FILL HAVING A LIQUID LIMIT LESS THAN 30 AND A P.I. BETWEEN 3 AND 12. SELECT FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS, COMPACTED TO MINIMUM OF 95% MAXIMUM DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT.
5. REINFORCE SLAB WITH #4 @ 12" o.c.e.w. PLACED 1-1/2" BELOW TOP OF SLAB. BEAMS SHALL BE 12" WIDE x 24" DEEP WITH TWO #5 TOP AND BOTTOM. BEAMS TO BE SPACED A MAXIMUM OF 12'-0" EACH WAY.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH A.C.I. STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-99).
2. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS, WITH 1" MAXIMUM AGGREGATE SIZE, A MAXIMUM SLUMP OF 4 INCHES, AND HAVE 3 TO 5% AIR-ENTRAINMENT. USE 1-1/2" MAXIMUM AGGREGATE SIZE FOR CONCRETE IN DRILLED PIERS. 3" COVER OF REINFORCEMENT AT GROUND POURS, 2" COVER WHERE EXPOSED TO WEATHER, AND 1" COVER AT INTERIOR SURFACES.
3. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. "A-615 GRADE 60". WELDED REINFORCING SHALL BE ASTM A706.
4. REINFORCING BARS AND BAR SUPPORTS SHALL BE DETAILED AND SPACED IN ACCORDANCE WITH A.C.I. STANDARD "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
5. PROVIDE "CORNER BARS" AT ALL CORNERS AND INTERSECTIONS. STAGGER REINFORCING SPLICES.
6. ALL GRADE AND WALL STEEL TO BE CONTINUOUS WHERE POSSIBLE. TOP BARS SHALL BE SPLICED AT CENTER OF SPAN, BOTTOM BARS OVER SUPPORTS, AND OTHER HORIZONTAL AND TEMPERATURE BARS AS REQUIRED. MINIMUM SPLICE LENGTH TO BE 36 BAR DIAMETERS.
7. ALL CONSTRUCTION JOINTS IN BEAMS AND SUPPORTED SLABS SHALL BE MADE AT QUARTER SPAN. ROUND OPENINGS SHALL BE CONFINED TO THE MIDDLE THIRD OF BEAM DEPTH.
8. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, AND FOR ALL SLAB LEAVE-OUTS. ADD 2 #4 EACH FACE AROUND OPENINGS EXTENDING 2'-0" BEYOND OPENING WITH REPLACEMENT OF CUT REINFORCING FOR WALLS AND SLABS.
9. EXCAVATE CLAY MATERIAL AND INSTALL TWO FEET OF LOW P.I. FILL BELOW ALL SLABS ON GRADE. P.I. TO BE BETWEEN 3 AND 12, WITH L.L. LESS THAN 30.
10. INSTALL 3'-0" WIDE CLAY PLUG IN ALL UTILITY TRENCHES AT THE FACE OF THE CONCRETE FOUNDATION.

MASONRY NOTES:

1. ALL MASONRY UNITS SHALL BE LAID PLUMB AND TRUE IN FULL HEAD AND BED MORTAR JOINTS. THE ENDS OF BRICK UNITS SHALL BE BUTTERED WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS.
2. MASONRY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I.
3. MORTAR FOR STRUCTURALLY SUPPORTED BRICK SHALL CONFORM WITH A.S.T.M. C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 P.S.I. VERTICAL REINF.. #5 @48" AND ATTACHED TO ALL OPENINGS AND AT CORNER.
4. REINFORCEMENT FOR STRUCTURALLY SUPPORTED MASONRY SHALL CONFORM WITH "STANDARD SPECIFICATION FOR COLD DRAWN STEEL WIRE FOR CONCRETE REINFORCEMENT" A.S.T.M. A82.
5. STRUCTURALLY SUPPORTED MASONRY SHALL BE REINFORCED HORIZONTALLY WITH EXTRA HEAVY 3/16 DUR-O-WALL TRUSS TYPE REINFORCEMENT AT 16"cc. WITH SPLICES SHALL BE LAPPED 6" AND STAGGERED ACROSS WALL. MINIMUM VERTICAL REINFORCING SHALL BE #5@48" C.C. OF 6'-8" MINIMUM LENGTHS WITH SPLICES LAPPED 1'-8" AND STAGGERED UP WALL.
6. MASONRY SHALL BE ANCHORED TO STUD BACKING WITH VENEER ANCHORS @ 16" VERTICALLY AND HORIZONTALLY.
7. SHORING REQUIRED OF STRUCTURALLY SUPPORTED BRICK MASONRY SHALL REMAIN IN PLACE UNTIL MORTAR HAS HARDENED SUFFICIENTLY TO SUPPORT ITS OWN WEIGHT AND ALL OTHER REASONABLE TEMPORARY LOADS IT MAY BE REQUIRED TO SUPPORT DURING CONSTRUCTION.
8. ALL MASONRY PERFORMED IN TEMPERATURES BELOW 40 F DEGREES SHALL CONFORM TO THE RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION.
9. PROVIDE CONTROL JOINTS AT 26'-0" O.C. MAXIMUM SPACING AND AT ALL JOINTS WHERE MASONRY CHANGES FROM BEARING ON GRADE BEAMS TO BEARING ON STRUCTURAL STEEL. PLACE WEEP HOLES AT 16"O.C.
10. ONE HALF OF THE HORIZONTAL REINFORCEMENT SHALL BE STOPPED OFF OR CUT EXACTLY AT THE LINE OF THE CONTROL JOINT AND NO LAPPING OF BARS WILL BE PERMITTED AT THE JOINT.
11. SUPPORT MASONRY WITH STEEL LINTEL AS NOTED ON DRAWINGS, OR L 6x4x5/16 FOR SPANS UP TO 9'-0", OR L 7x4x3/8 FOR SPANS UP TO 18'-0", WITH A MINIMUM OF 8" BEARING EACH END. EXTEND THE DUR-O-WAL 4' PAST THE OPENING OR TO WALL EDGE. PLACE FOUR ROWS OF EXTRA HEAVY DUR-O-WAL IN EACH COURSE AT BOTTOM, THEN AT 16" O.C. CANTILEVER MASONRY WALLS SHALL HAVE 4 ROWS OF DUR-O-WALL AT TOP.
12. REINFORCED MASONRY WALLS SHALL HAVE MINIMUM REINFORCING OF #5 @ 48" VERTICAL, #5 EACH FACE AROUND OPENINGS WITH 3'-0" EXTENSIONS, #5 @ CORNERS, 16" DEEP BOND BEAM AT TOP WITH #5 TOP AND BOTTOM, DOWELS FROM FOUNDATION TO MATCH VERTICAL BARS, AND HORIZONTAL EXTRA HEAVY DUR-O-WALL AT 16" C.C.
13. PER ASTM LIME MORTAR SHALL CONSIST OF 1 PART WHITE PORTLAND CEMENT, 1/2 PART HYDRATED LIME AND 3 PARTS OF SAND. USE FOR LIME MORTAR FOR INSTALLATION OF THE EXTERIOR STONE WORK. FOR THE INSTALLATION OF CMU, MORTAR SHALL CONSIST OF 1 PART PORTLAND CEMENT, ¼ TO ½ PARTS HYDRATED LIME AND 3 PARTS SAND PER ASTM C270.

STRUCTURAL STEEL NOTES:

1. WIDE FLANGES STEEL A992 GRADE 50, CHANNELS, ANGLES AND PLATES GRADE A36. WELDING E70XX. CONFORM TO AISC CODE FOR DETAILING, FABRICATION AND ERECTION. BOLTS 3/4" A325.
2. COLUMNS SHALL BE TUBES HSS 3.5x3.5x3/16, ASTM A500 GRADE B, WITH BASE PLATES PL 1/2x5x8 WITH 4-1/2"X8" EXPANSION BOLTS ON 6" GAGE AND 1" GROUT OR WELDED TO EMBEDDED PLATE AS NOTED ELSEWHERE.
3. STEEL BEAMS OVER COLUMNS SHALL HAVE STIFFENER PLATES ⅜" EACH SIDE OF WEB AT COLUMN LOCATIONS.

WOOD FRAMING NOTES:

1. ALL FLOOR AND ROOF FRAMING MEMBERS SHALL BE #2 K.D. SOUTHERN PINE OR STANDARD GRADE DOUGLAS FIR HAVING AN ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 975 TO 1500 P.S.I. (2x12 THRU 2x4) UNLESS NOTED OTHERWISE ON PLANS. #1 K.D. FRAMING MEMBERS SHALL HAVE ALLOWABLE BENDING STRESS OF 1250 TO 1850 P.S.I. (2x12 THRU 2x4).
2. PLACE A PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. STILL PLATES SHALL BE BOLTED OR SHOT TO THE FOUNDATION BEAM AT A MAXIMUM OF 48" O.C. FOR ½"x8" ANCHOR BOLTS, AND 16" O.C. FOR POWER DRIVEN NAILS. INSTALL ½"8" AT 2'-0" CC ANCHOR BOLTS AT SILL PLATES ON TOP OF BASEMENT WALLS. INSTALL BOLTS AT 2'-0" E.W AT BASEMENT WALLS.
3. ALL STUDS SHALL BE #2 DOUGLAS FIR OR FINGER JOINTED #2 SOUTHERN YELLOW PINE WITH AN ALLOWABLE FLEXURAL STRESS OF 875 PSI. FOR BEARING WALLS, INSTALL 2x4 STUDS TO 10' HEIGHT, 2x6 STUDS TO 14' HEIGHT, 2x8 STUDS TO 18' HEIGHT, AND C8x14 GAGE TO 24' HEIGHT. STUDS SHALL BE INSTALLED AT A SPACING OF 16" cc, AND STUDDING SHALL BE DOUBLED AT ALL ANGLES, CORNERS, AND AROUND ALL OPENINGS.
4. INSTALL 3 OR MORE JOISTS BELOW ALL WALLS RUNNING PARALLEL TO SPAN. FOUR OR MORE JOISTS SHALL BE INSTALLED AT ALL LOCATIONS SUPPORTING SIGNIFICANT UPPER FLOOR OR ROOF LOADS. INSTALL SOLID BLOCKING BETWEEN JOISTS AT LOAD BEARING WALLS. INSTALL CONTINUOUS BEAMS WITH STAGGERED SPLICES OVER SUPPORTS.
5. WOOD LINTELS LOADED OVER OPENINGS 4'-0" OR LESS SHALL BE DOUBLE 2x8 HEADERS, DOUBLE 2x12 HEADERS FOR SPANS FROM 4'-0" TO 7'-0", 3.5"x11.25" PARALLAMS FOR OPENINGS UP TO 9'-0", AND HAVE NOT LESS THAN 3" BEARING AT EACH END OF LINTEL.
6. FLOOR AND ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS) USE TYPE "LU" JOIST HANGERS AS MANUFACTURED BY THE SIMPSON COMPANY OR TYPE "FW" JOIST HANGERS AS MANUFACTURED BY ALPINE ENGINEERED PRODUCTS, INC. THE HANGER SIZE USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER PER JOIST SIZE.
7. PROVIDE 1x4 BRIDGING IN ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0". INSTALL TREATED PLATES ON CONCRETE OR EXPOSED STEEL.
8. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE BRACED AT EACH END AND AT 20'-0" O.C. WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE.
9. ALL OUTSIDE AND INSIDE CORNERS AND CONTINUOUS EXTERIOR WALLS SHALL BE PLYWOOD BRACED WITH CONTINUOUS 4'x8'x1/2" SHEETS OF EXTERIOR GRADE PLYWOOD, CONTINUOUS FROM FOUNDATION TO ROOF. INSTALL ON EXTERIOR FACE. SEE PLAN FOR ADDITIONAL LOCATIONS OF PLYWOOD WALL SHEATHING. NAIL WITH 8d @4" O.C. AT PANEL EDGES AND @12" O.C. AT INTERMEDIATE SUPPORT MEMBERS.
10. PLACE SIMPSON HOLDOWN ANCHORS, TYPE "HIT5" WITH BOLTS ⅝"x8" MIN., OR EQUAL, AT THE CORNERS OF ALL EXTERIOR WALLS AND AT THE ENDS OF ALL BRACED OR SHEAR WALLS. SECURELY NAIL ANCHORS TO 4x4 OR 4x6 END STUDS. INSTALL ADDITIONAL RAMSET POWER DRIVEN NAILS THROUGH WASHERS AT 2'-0" CENTERS ALONG WOOD BASE PLATES WITH 1" PENETRATION BY THE 0.140" DIAMETER FASTENERS. INSTALL H2 CLIPS @ 4'-0" CC TO TIE RAFTERS TO STUDS.
11. GYPSUM WALLBOARD DIAPHRAGMS AS LOCATED ON THESE DRAWINGS SHALL BE FASTENED AT ALL STUDS, TOP AND BOTTOM PLATES WITH 5d COOLER NAILS @ 7" O.C. GLUE AND SCREW CURVED WALLS.
12. AT THREE STORY BUILDINGS, GROUND FLOOR SHALL HAVE 2x6 OR 3x4 STUDS @ 16" O.C. WITH SECOND FLOOR TRUSSES DIRECTLY ABOVE WALL STUD.
13. FLITCH BEAMS SHALL BE BOLTED TOGETHER WITH TWO 3/4" BOLTS PLUS 4 - 4" SHEAR PLATES @ 6" GAGE AND LOCATED 4" FROM EACH END OF BEAM. MINIMUM OF 3-#2 STUDS SHALL BE PLACED BELOW FLITCH BEAM AT ALL SUPPORTS OR AS NOTED OTHERWISE ON THESE DRAWINGS.
14. WHERE MULTIPLE TRUSSES OR JOISTS OCCUR, A STUD SHALL SUPPORT EACH MEMBER OF THE BEAM CONTINUOUS TO FOUNDATION.
15. MULTIPLE WOOD BEAMS CONSISTING OF 3 OR MORE MEMBERS SHALL BE BOLTED WITH 3/4" BOLTS TOP AND BOTTOM OVER SUPPORTS, AND 1/2" BOLTS AT 2'-0" O.C. STAGGERED TOP AND BOTTOM. ALL BOLTS SHALL HAVE HEAVY DUTY WASHERS.
16. ALL PLYWOOD SHEATHING SHALL BE 1/2" PLYWOOD (C-D EXTERIOR GLUE, A.P.A.), ATTACHED DIRECTLY TO THE EXTERIOR FACE OF STUD WALL WITH 8d GALVANIZED BOX NAILS @ 4" O.C. ALONG PLYWOOD PANEL EDGES AND 12" O.C. @ INTERMEDIATE FRAMING MEMBERS. SHEATHING SHALL BE CONTINUOUS FROM FOUNDATION TO ROOF.
17. PLYWOOD WALL DIAPHRAGM TO BE INSTALLED WITH 8' LENGTH HORIZONTAL STAGGER JOINTS, WITH 2x BLOCKING & CONTINUOUS TOP & BOTTOM PLATES.
18. GLULAMS, MICROLLAMS AND PARALLAMS SHALL HAVE ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 2,400 PSI, 2,600 PSI AND 2,900 PSI, RESPECTIVELY.
19. INSTALL SOLID BLOCKING BELOW LOAD BEARING JAMBS. INSTALL 3/4"x6"x6" STEEL SHIMS IN PLANE OF PLYWOOD AT HEAVILY LOADED JAMBS.
20. MULTIPLE WOOD BEAMS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH STAGGERED SPLICES OVER SUPPORTS.
21. RIM JOISTS OR 2x HEADERS SHALL BE INSTALLED AROUND THE FRAMING PERIMETER.
22. UNLESS SPECIFIC HEADER DEFLECTION LIMITS HAVE BEEN PROVIDED BY THE BUILDER, ARCHITECT, OR OWNER'S REPRESENTATIVE, AT THE TIME OF DESIGN, ALL WINDOW, DOOR AND SLIDING DOOR HEADERS HAVE BEEN SIZED FOR AN ALLOWABLE DEFLECTION OF L/360 (L=HEADER SPAN, IN INCHES). ROUGH OPENING HEIGHTS SHALL BE ADJUSTED ACCORDINGLY TO ACCOMMODATE THE ALLOWABLE HEADER DEFLECTION AND ANY MANUFACTURER MINIMUM HEAD CLEARANCE REQUIREMENTS FOR WINDOW, DOOR, OR SLIDING DOORS.

FRAMING NOTES:

1. UPPER FLOOR JOISTS SHALL BE 16" OPEN WEB TRUSSES @ 16" cc AND 16" MULTIPLE MICROLLAMS AND STEEL BEAMS BELOW LOAD BEARING WALLS. SUBMIT SHOP DRAWINGS OF TRUSSES FOR LOADING OF TOP CHORD: 60 PSF LIVE + 30 PSF DEAD; BOTTOM CHORD 10 PSF DEAD. CONFORM TO THE 2012 IRC. TOTAL LOAD DEFLECTION OF L/480.
2. ATTIC FLOOR JOISTS SHALL BE 2x12 @ 16" cc, WITH 3 OR MORE JOISTS BELOW LOAD BEARING WALLS. CONNECT JOISTS AT SLOPING RAFTERS WITH GLUE, NAILS AND TWO 1/2" BOLTS. DOUBLE RAFTERS AT LOADPOINT.
3. ROOF RAFTERS SHALL BE 2x8 @ 16"cc. BRACE AND SUPPORT RAFTERS WITH 2x8 LEDGERS AND 2-2x4 BRACES @ 6'-0" cc MAXIMUM SPACING TO LIMIT RAFTER SPANS TO 11'-0". INSTALL 1 3/4 x 11¾" MICROLLAMS AT HIPS/VALLEYS/RIDGES FOR SPANS UP TO 10'. INSTALL 2x6+2x4 DIAGONAL T-POSTS AT 15'-0" MAX. UNBRACED LENGTH TO SUPPORT HIPS/VALLEYS/RIDGES TO LIMIT SPAN TO 8 FEET WHERE POSSIBLE AND INSTALL 2x10 OR 2x8 COLLAR TIES AT EACH RAFTER. ATTIC FLOOR AREAS TO HAVE 2x12 CEILING JOISTS.
4. ROOF TRUSSES DESIGNED FOR LOADING OF TOP CHORD 20 PSF LL + 15 PSF DL; BOTTOM CHORD 10 PSF DL.

PLYWOOD DECK NOTES:

1. ROOF DECK SHALL BE 5/8" PLYWOOD (C-D EXTERIOR GLUE, A.P.A) WITH A PANEL SPAN RATING OF 24/16 AND PANEL CLIP EDGE SUPPORTS BETWEEN EACH SUPPORT MEMBER. NAIL WITH 8d @ 4" O.C. AT PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORT MEMBERS.
2. FLOOR DECK SHALL BE 1 1/8" PLYWOOD (STURD-I-FLOOR, A.P.A.) WITH TONGUE & GROOVE EDGE SUPPORTS. NAIL WITH 8d DEFORMED SHANKED NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND WITH 8d DEFORMED SHANK NAILS @ 12" O.C. AT ALL OTHER PANEL EDGES AND INTERIOR FRAMING MEMBERS. A BEAD OF GLUE SHALL BE PLACED ON FRAMING MEMBERS PRIOR TO APPLYING PLYWOOD DECK. ADHESIVE SHALL CONFORM WITH A.P.A. SPECIFICATION "AFG-01". (OR 3/4" +3/4" PLYWOOD).
3. ALL PLYWOOD DECKING SHALL BE INSTALLED WITH FACE GRAIN ACROSS FRAMING MEMBERS AND CUT SUCH THAT ENDS OF SHEETS ARE CENTERED OVER FRAMING MEMBERS. OFFSET HORIZONTAL JOINTS BETWEEN ADJACENT SHEETS.

CONSTRUCTION NOTES:

1. INSTALL TWO #4 BARS IN EACH CORNER OF FIREPLACES WITH DOWELS EXTENDING FROM FOUNDATION AND REINFORCING CONTINUOUS TO TOP OF CHIMNEY. STAGGER 24" LONG LAPS IN REINFORCING AND GROUT MASONRY AROUND REINFORCING BARS.
2. SUPPORT MASONRY WITH STEEL FRAMING AND ANGLES L7x4x3/8 WITH WELDED CONNECTION EXTENDED INTO MASONRY, 1/2"x4" LAG BOLTS INTO STUDS @ 16" CC, AND 3 ROWS OF EXTRA HEAVY DUR-O-WAL PROVIDING CANTILEVER SUPPORT.
3. SPRAY PLYWOOD FLOOR DECK WITH THOMPSON'S WATER SEAL IMMEDIATELY AFTER INSTALLATION OF DECK. SWEEP OFF EXCESS WATER AFTER RAIN. SEAL TO MINIMIZE SQUASHING, SHRINKING OR BUCKLING OF PLYWOOD FLOOR DECK.
4. AT HEAVY STUD LOADS WHICH ARE SUPPORTING HEADERS, INSTALL STEEL PLATE 3/4"x6x6 IN PLANE OF FLOOR DECK TO DISTRIBUTE LOAD TO BEAMS OR SOLID BLOCKING BELOW. ADD SHIM PLATES TO FLOOR DECKING BELOW.
5. GAS FIRE PLACE TO BE U.L. LISTED WITH FIXED GLASS, LOGS & BURNER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: JEREMY A. SMITH, P.E. 107749 ON APRIL 7, 2023.

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TYPICAL DETAILS AND NOTES

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