

FOUNDATION NOTES:

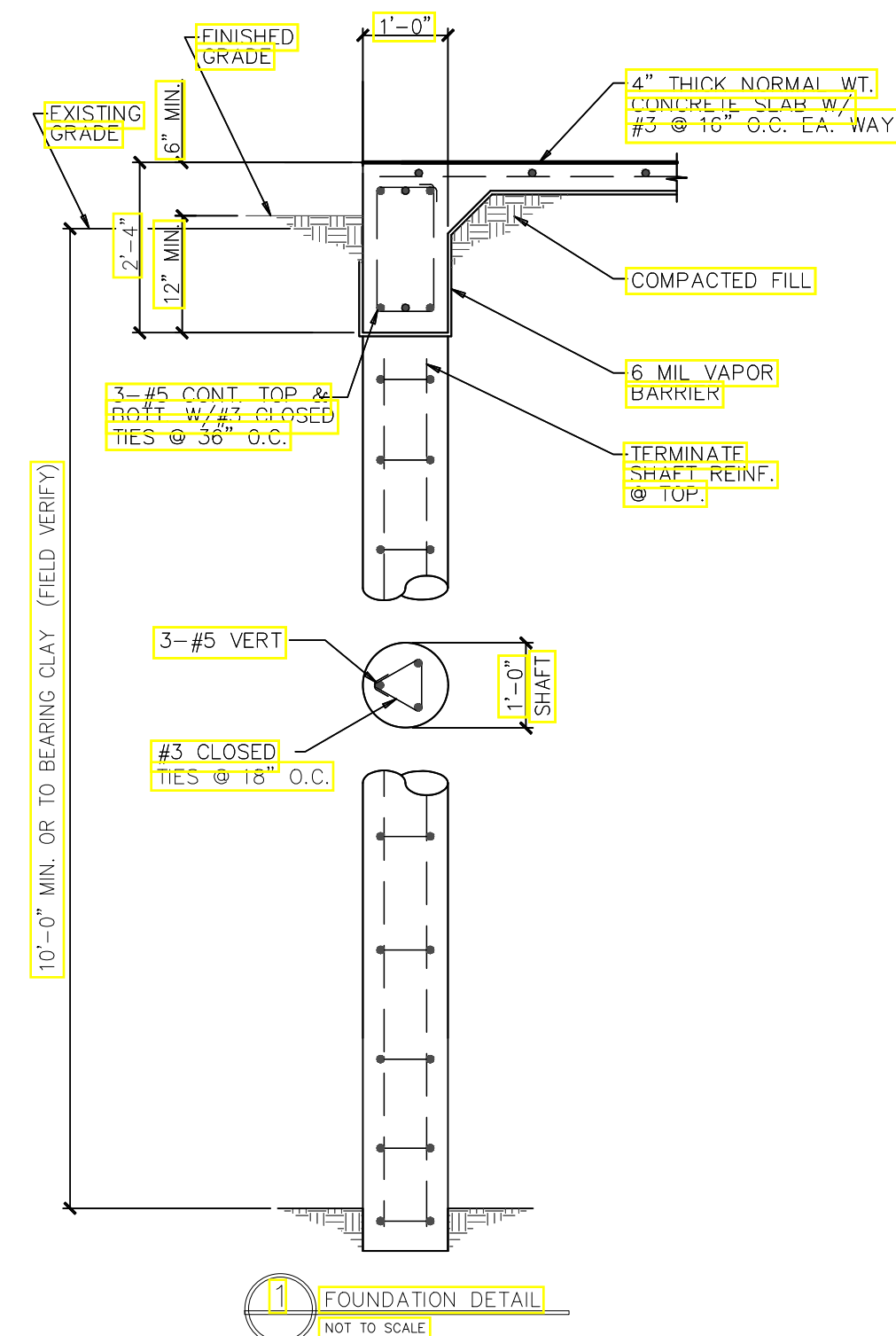
1. GENERAL NOTES:
 - A. THESE NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS (U.N.O.).
 - B. ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (U.N.O.).
 - C. GRAVITY LOADS: ROOF DL - 10 PSF CLG DL - 5 PSF FLOOR DL - 10 PSF
ROOF LL - 20 PSF CLG LL - 10 PSF FLOOR LL - 40 PSF
 - D. WIND SPEED - 133 MPH, 3 SECOND GUST
2. FOUNDATION NOTES:
 - A. STRUCTURAL FILL SOIL SHALL BE PLACED IN LOOSE 8" LIFT AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY ASTM D 398.
 - B. STRUCTURAL FILL SHALL HAVE PLASTICITY INDEX (PI) FROM 10 TO 20.
 - C. SEE FOUNDATION PLAN FOR NET TOTAL LOAD AND NET SUSTAINED LOAD SOIL BEARING CAPACITY, DEPTH OF FOOTING.
 - D. ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
 - E. OVER EXCAVATION OF MATERIALS SHALL BE BACK FILLED WITH CONCRETE.
 - F. ALL BACK FILL AROUND FOOTINGS, BEHIND WALLS, AND UNDER SLABS SHALL BE COMPACTED TO NO LESS THAN 95% RELATIVE DENSITY.
 - G. BACK FILLING AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE FOUNDATION HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.
 - H. STEP FOOTINGS AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" (U.N.O.).
 - I. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR, AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.
 - J. ANY UNUSUAL SITE CONDITIONS (E.G. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.
 - K. CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
 - L. ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID DEPTH OF GRADE BEAM. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER (EXCEPT WATER SERVICE LINE AND FLOOR DRAIN).
3. REINFORCED CONCRETE
 - A. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE SBC AND ACI STANDARD 318.
 - B. ALL CONCRETE USED IN FOUNDATION AND SLAB ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI.
 - C. THE MAXIMUM SLUMP SHALL NOT EXCEED 6 INCHES.
 - D. PROVIDE #3 @ 16" O.C. EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM THE TOP OF SLAB, SUPPORTED BY CHAIRS AT 48" O.C. EACH WAY (U.N.O.).
 - E. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (U.N.O.).
 - F. POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
 - G. PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (U.N.O.). CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
 - H. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
4. REINFORCING STEEL
 - A. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (U.N.O.), EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
 - B. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
 - C. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
 - D. LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS (U.N.O.). SPLICE TOP BARS AT MID SPAN. SPLICE BOTTOM BARS OVER SUPPORTS.
 - E. BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS (U.N.O.).
 - F. PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3. (U.N.O.).
 - G. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL: CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 3/4"
5. MASONRY (EXCEPT VENEER WALLS):
 - A. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE N.
 - B. MORTAR FOR CONCRETE UNITS SHALL CONFORM TO ASTM C279 TYPE S.
 - C. GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH SBC. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI.
 - D. ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 FEET UNLESS APPROPRIATE CLEAN OUT HOLES ARE PROVIDED IN ACCORDANCE WITH THE SBC.
 - E. PROVIDE BOND BREAKER AT MASONRY BEARING OF ALL CAST-IN-PLACE SLABS WITH BUILDING PAPER OR AS OTHERWISE DETAILED.
6. MISCELLANEOUS STRUCTURAL STEEL:
 - A. ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A36.
 - B. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B OR ASTM 501.
 - C. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B.
 - D. ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
 - E. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING WELDED AND BE PERFORMED BY CERTIFIED WELDERS.
 - F. ALL BOLTS SHALL BE UNFINISHED ASTM A307, (U.N.O.).
 - G. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCLOSED IN CONCRETE SHALL RECEIVE ONE SHOP COAT APPROVED PRIMER PAINT.
7. MISCELLANEOUS STRUCTURES:

TEMPORARY CONSTRUCTION BRACING, FORM WORK, CHIMNEYS, STAIRS, BUILT-IN CABINET WORK, AND FIXTURES HAVE NOT BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD, FOR LOAD CARRYING CAPACITY, STABILITY, RESISTANCE TO LATERAL LOADS (INCLUDING WIND AND SEISMIC), AND CONNECTIONS TO SUPPORT ELEMENTS.

NOTE:
- ALLOWABLE SOIL BEARING CAPACITY ASSUMED FOR SLAB ON GRADE: 1,500 PSF ACCORDING WITH THE IBC 2015 TABLE 1806.2 (CLASS OF MATERIAL #5, CLAY, SILTY CLAY, CLAYEY SILT, AND SANDY SILT, FOR ALLOWABLE FOUNDATION PRESSURE)

SUBGRADE PREPARATION AND FILL NOTES:

1. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS.
2. FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
3. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY.
4. ALL FILL SHALL BE SELECT MATERIALS FOLLOWS:
CLEAN SANDY CLAY, FREE OF ORGANIC MATTER.
PLASTICITY INDEX (PI) : 7 TO 20% LIQUID LIMIT 28 TO 40%
5. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFT OF 8 INCHES AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT).
6. PROVIDE 5-8" LOOSE LIFTS OF COMPACTED FILL (TOTAL COMPACTED FILL THICKNESS = 30") AND 2" LEVELING SAND. (NOTE THAT EXISTING GRADE MAY HAVE TO BE CUT TO ACHIEVE THE COMPACTED FILL DEPTH SPECIFIED HEREIN.)

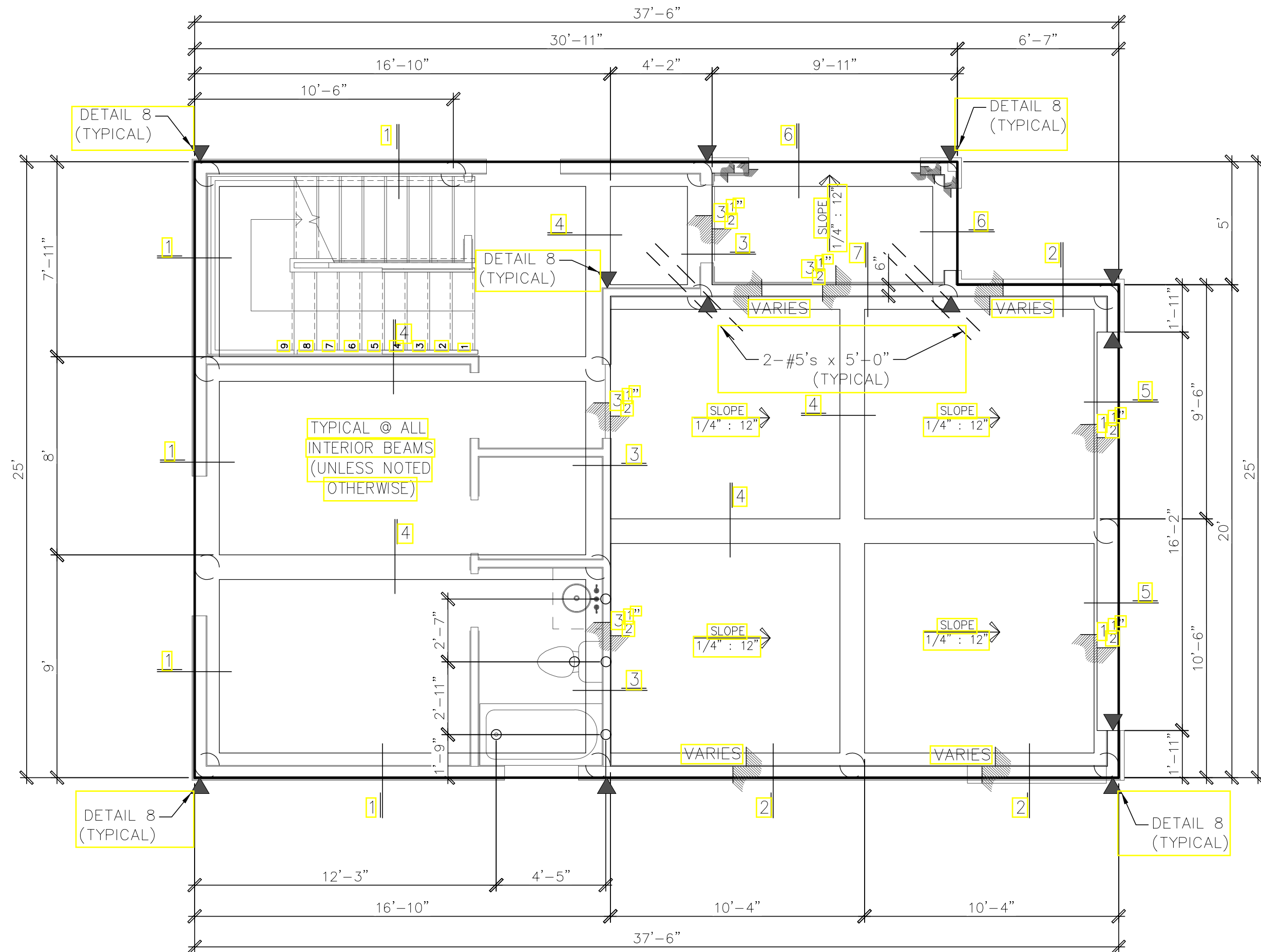


NOTE:
VERIFY LOCATION OF PLUMBING LINES BEFORE POURING CONCRETE.

NOTE:
PROVIDE 90° WIDE SWEEP ELBOW FOR WATER SUPPLY CONDUIT AND ELECTRICAL CONDUIT.

NOTE:
CONTRACTOR IS TO VERIFY ELEVATION HEIGHTS AND STEPS OF FOUNDATION BEFORE POURING CONCRETE.

THIS PROJECT WAS DESIGNED IN COMPLIANCE WITH IRC 2015 APPENDIX L FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION FOR 133 MPH, 3-SECOND GUST AS PER SECTION 1609.3 OF THE AMENDED 2015 INTERNATIONAL RESIDENTIAL CODE.



FOUNDATION PLAN

1/4"=1'-0" 1

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Revisions:

Chimuzo Engineering & Construction

Firm # F-15826



07-21-2023

Sheet Title:

Scale:

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Rev. Date:

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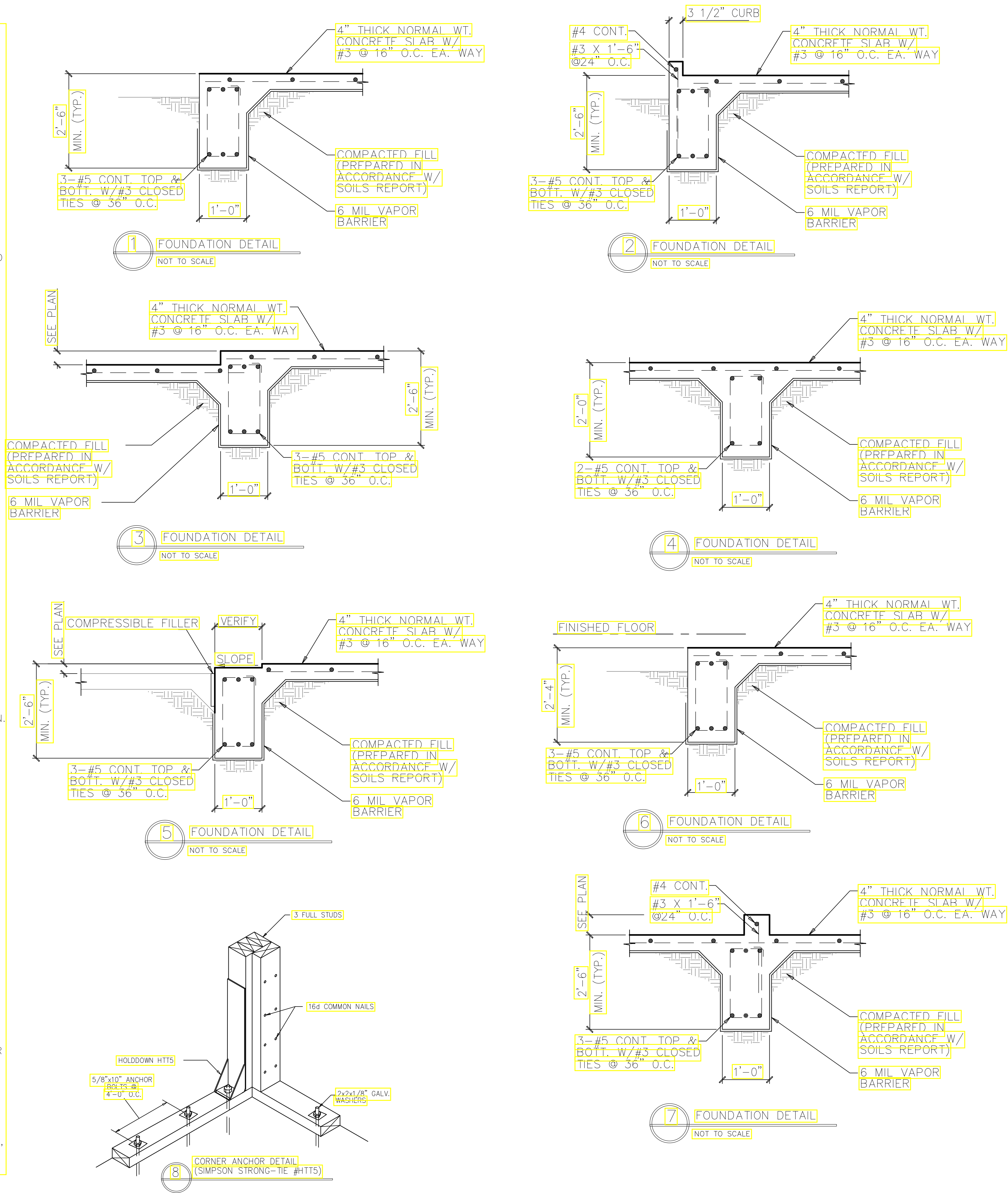
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THIS PROJECT WAS DESIGNED IN COMPLIANCE WITH IRC 2015 APPENDIX L FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION FOR 133 MPH, 3-SECOND GUST AS PER SECTION 1609.3 OF THE AMENDED 2015 INTERNATIONAL RESIDENTIAL CODE.

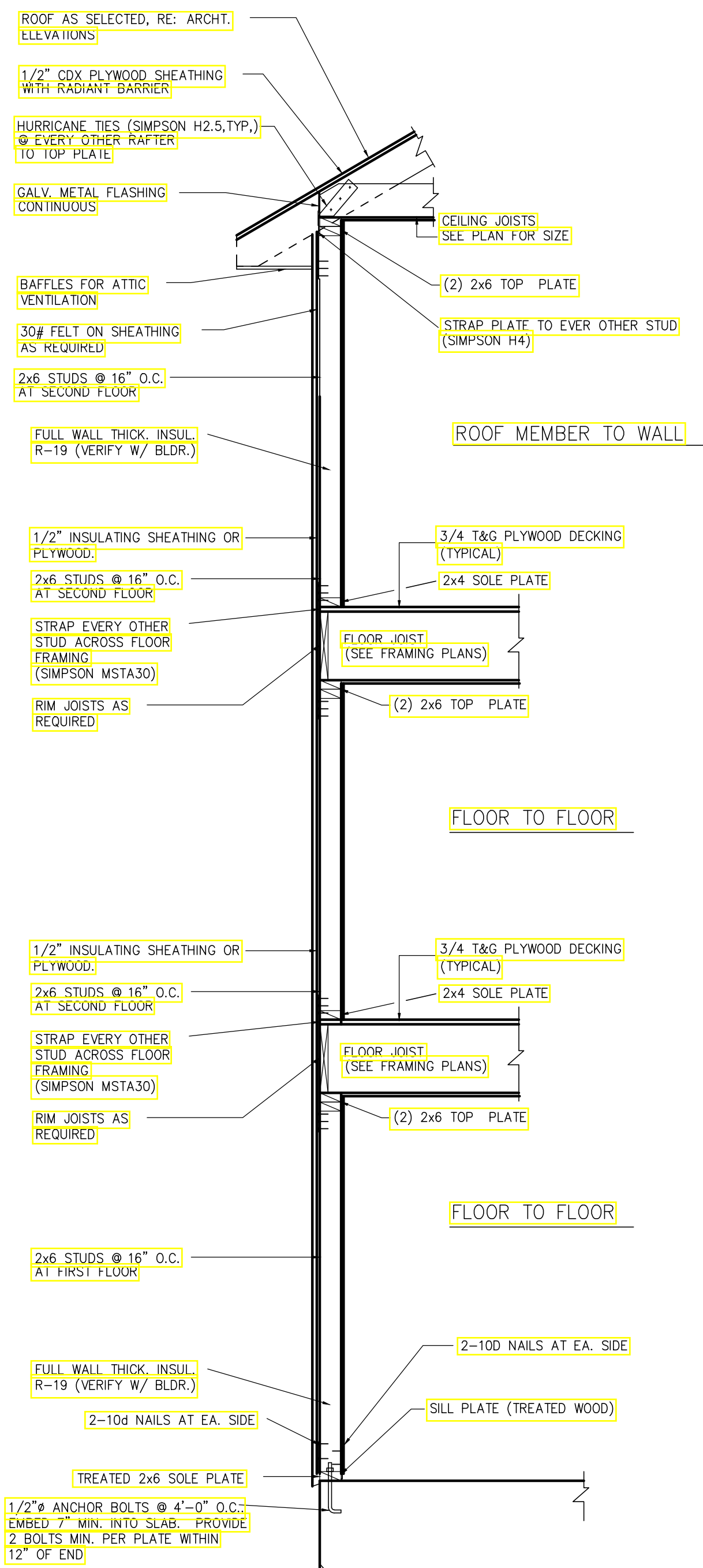
FRAMING NOTES:

- ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
- DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.
- PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 15'-0". STRONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT. RUN PERPENDICULAR TO JOISTS AND SHALL TO EACH JOIST.
- PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT 8'-0" MAXIMUM FOR SPANS OVER 10'-0".
- PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) AT FACE OF STUDS FROM TOP TO BOTTOM PLATES AT EACH CORNER OF BUILDING AND MAJOR OFF SETS.
- PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PARALLEL WITH JOIST AND BLOCK IF PARTITION ABOVE IS A PLUMBING WALL.
- PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PERPENDICULAR TO JOIST SPAN. BLOCKING SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND SHALL MATCH DEPTH OF JOISTS.
- THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
- TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED.
- ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (U.N.O.).
- ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER NATIONAL FOREST PRODUCTS ASSOCIATION. (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY.)

STUDS	#3 OR BETTER
BEAMS, GIRDERS	#2 OR BETTER
ALL OTHER LUMBER	#3 OR BETTER
- HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:

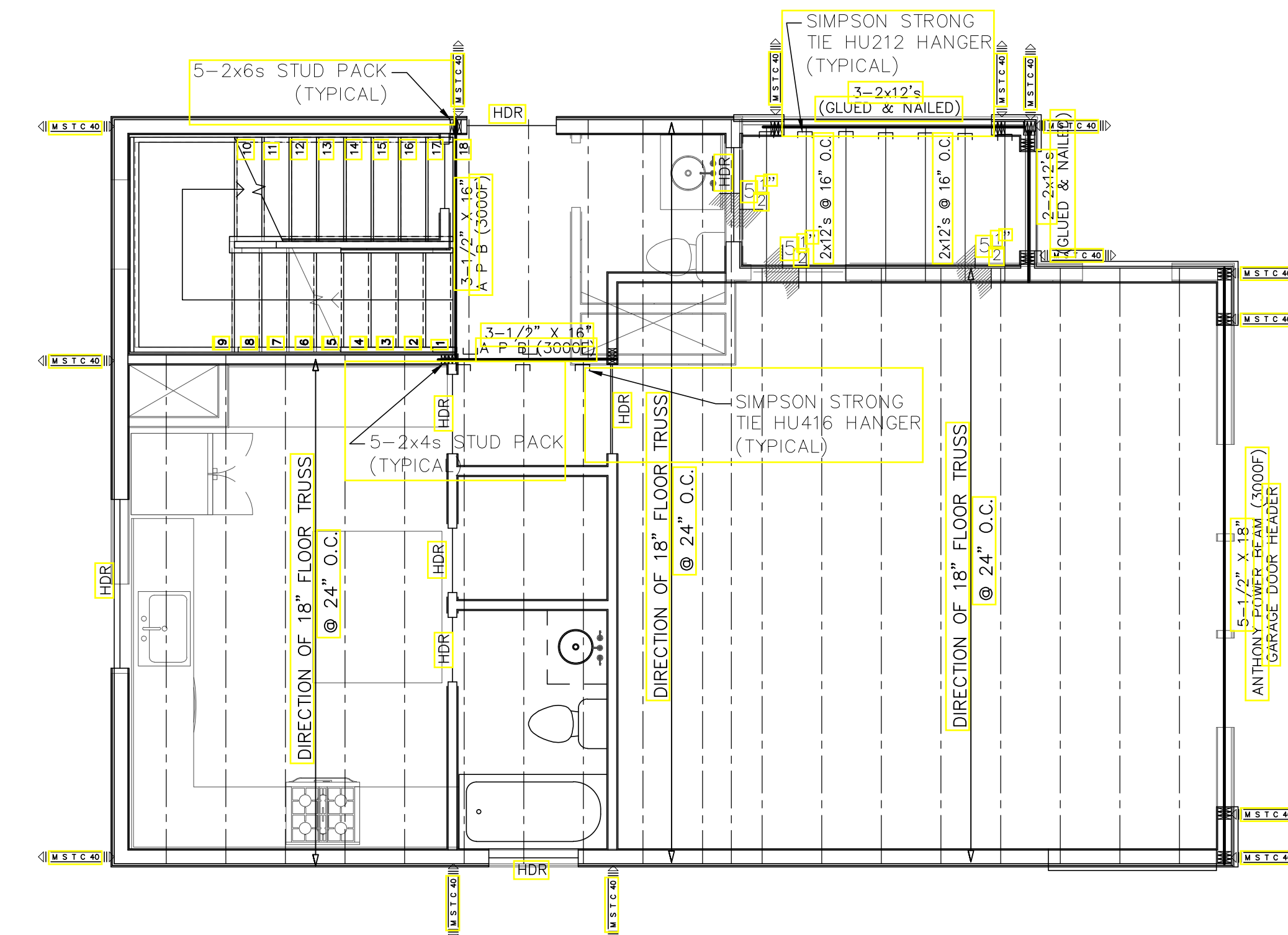
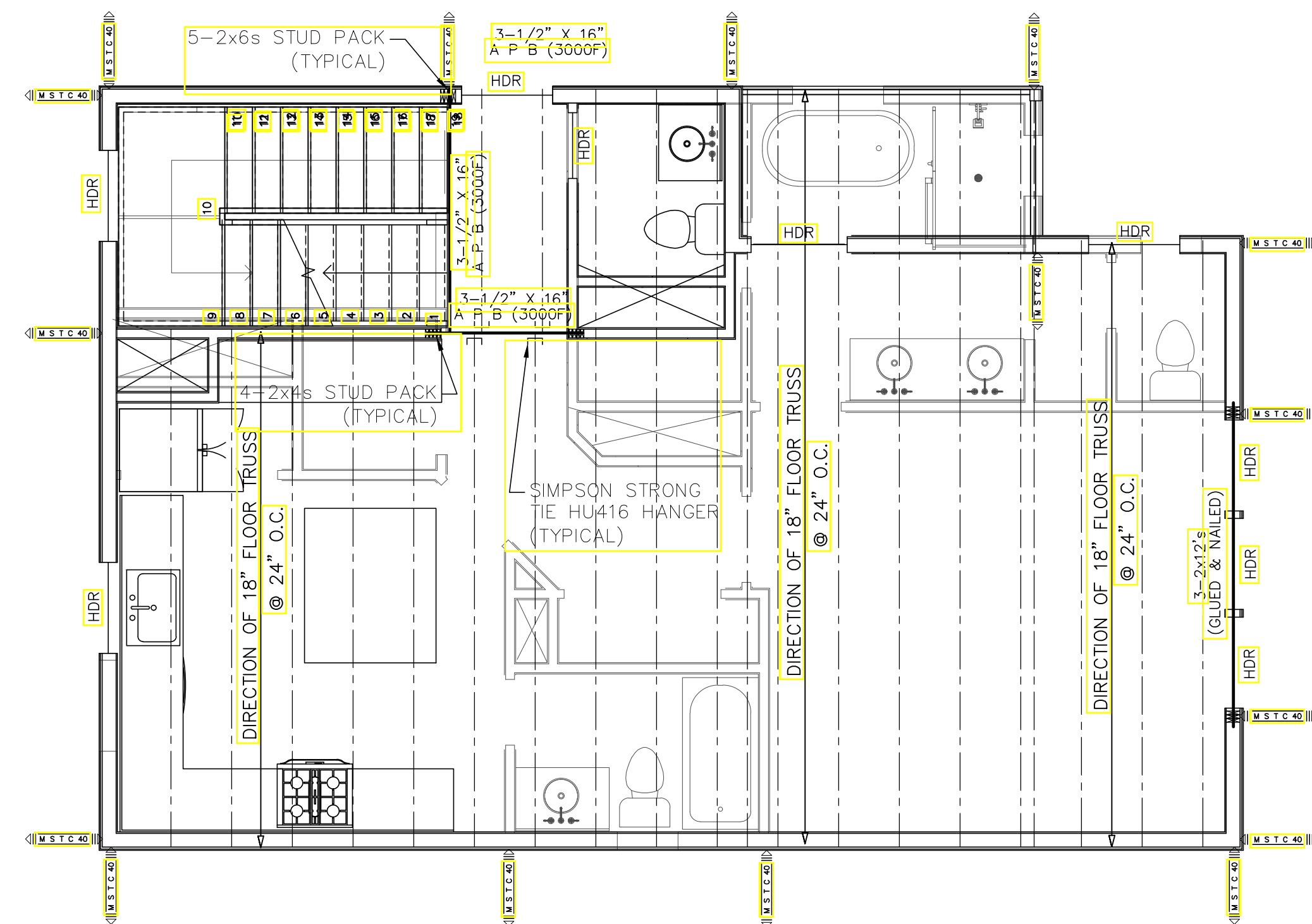
WIDTH OF ROOF STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 26'-0"	2-2x8	6'-0"
	2-2x10	7'-6"
	2-2x12	9'-0"
26'-0" to 32'-0"	2-2x6	4'-0"
	2-2x8	5'-4"
	2-2x10	6'-10"
	2-2x12	8'-3"
- THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.
- GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF FELT IN ROOF CEMENT OR COVER BY 15# FELT OR 4 MIL. BLACK POLYETHYLENE.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 4'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.
- ALL EXTERIOR & PARTY WALL PLATES TO BE SET IN SEALANT.
- ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED LUMBER.
- PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" HORIZONTALLY & 16" VERTICALLY.
- PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE.
- PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR CLUE (USE TONGUE & GROOVE PLYWOOD IF CALLED FOR ON WALL SECTIONS). ALL PLYWOOD SHALL BEAR AN APPROVED STAMP. NAIL WITH 8D COMMON NAILS 6" O.C. AT EDGES & 10" O.C. IN THE FIELD.
- FOR 3 STORY CONSTRUCTION: ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING SHALL BE 2-2x4 STUDS AT 16" O.C. OR 2x6 STUDS AT 16" O.C.
- USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2x6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").
- ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.
- DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.
- USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.
- RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.
 - CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.
 - WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.
- PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.
- PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

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1 TYPICAL WALL SECTION
SCALE: NOT TO SCALE

NOTE:
GLUE AND NAIL ALL STUD PACKS.
VERIFY STAIRCASE AND STAIRCASE OPENING WITH ARCHITECTURAL PLANS.



FIRST FLOOR & SECOND FLOOR CEILING FRAMING PLAN

1/4" = 1'-0" 1

NOTE: ALTERATION, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED BY ANYONE OTHER THAN PEREZ GROUP

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FRAMING NOTES:

- ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
- DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.
- PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 15'-0". STRONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT. RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.
- PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT 8'-0" MAXIMUM FOR SPANS OVER 10'-0".
- PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) AT FACE OF STUDS FROM TOP TO BOTTOM PLATES AT EACH CORNER OF BUILDING AND MAJOR OFF SETS.
- PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PARALLEL WITH JOIST AND BLOCK IF PARTITION ABOVE IS A PLUMBING WALL.
- PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PERPENDICULAR TO JOIST SPAN. BLOCKING SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND SHALL MATCH DEPTH OF JOISTS.
- THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
- TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED.
- ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (U.N.O.).
- ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER NATIONAL FOREST PRODUCTS ASSOCIATION. (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY.)

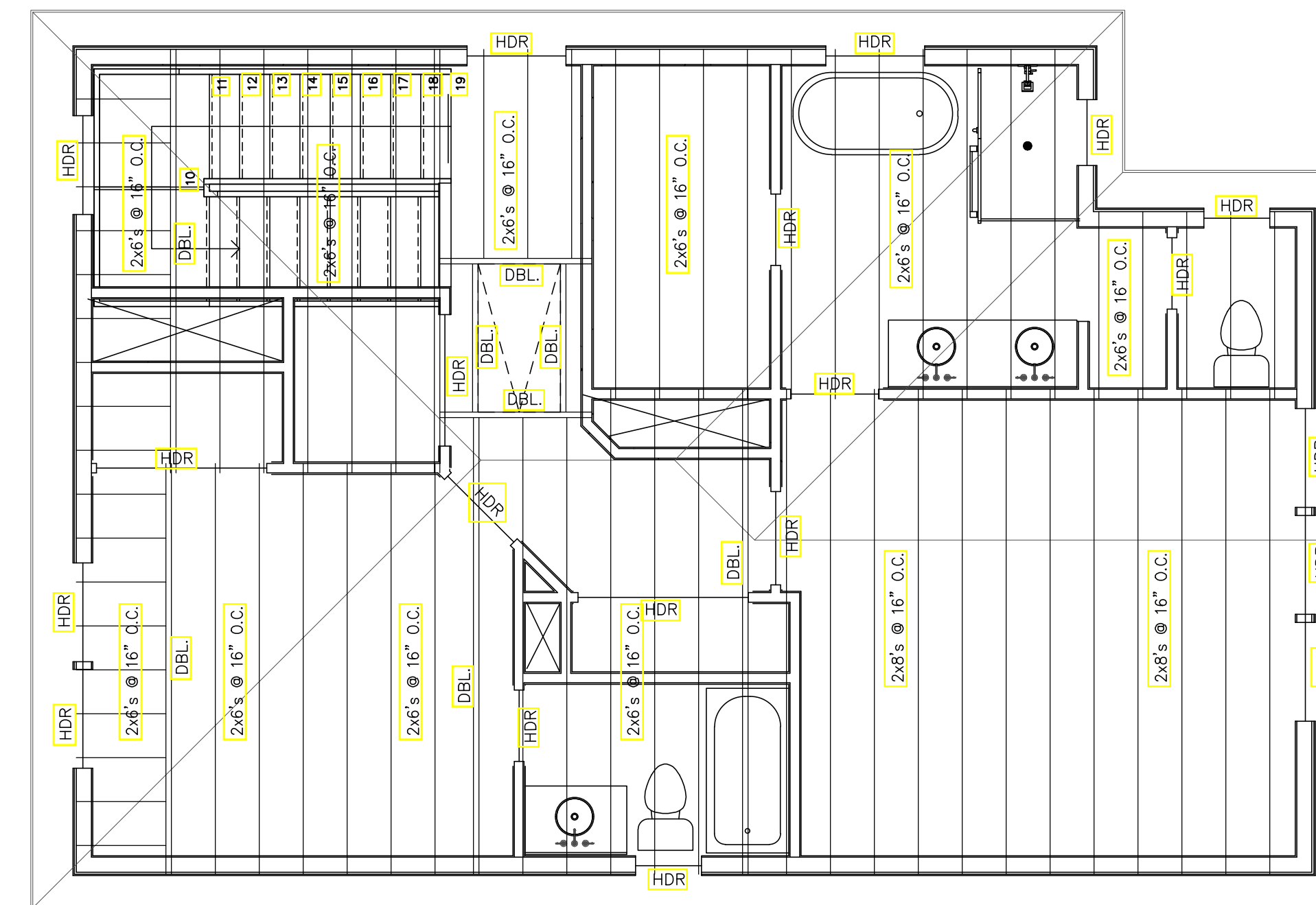
STUDS	#3 OR BETTER
BEAMS, GIRDERS	#2 OR BETTER
ALL OTHER LUMBER	#3 OR BETTER
- HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:

WIDTH OF ROOF STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 26'-0"	2-2x8	6'-0"
	2-2x10	7'-6"
	2-2x12	9'-0"
26'-0" to 32'-0"	2-2x6	4'-0"
	2-2x8	5'-4"
	2-2x10	6'-10"
	2-2x12	8'-3"

WIDTH OF FLOOR STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 24'-0"	2-2x6	3'-6"
	2-2x8	4'-6"
	2-2x10	5'-10"
	2-2x12	7'-2"

THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.
- GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF FELT IN ROOF CEMENT OR COVER BY 15# FELT OR 4 MIL. BLACK POLYETHYLENE.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 4'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.
- ALL EXTERIOR & PARTY WALL PLATES TO BE SET IN SEALANT.
- ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED LUMBER.
- PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" HORIZONTALLY & 16" VERTICALLY.
- PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE.
- PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE (USE TONGUE & GROOVE PLYWOOD IF CALLED FOR ON WALL SECTIONS). ALL PLYWOOD SHALL BEAR AN APPROVED STAMP. NAIL WITH 8D COMMON NAILS 6" O.C. AT EDGES & 10" O.C. IN THE FIELD.
- FOR 3 STORY CONSTRUCTION; ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING SHALL BE 2-2x4 STUDS AT 16" O.C. OR 2x6 STUDS AT 16" O.C.
- USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2x6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").
- ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.
- DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.
- USE 2x6 @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.
- RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.
 - CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.
 - WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.
- PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.
- PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

THIS PROJECT WAS DESIGNED IN COMPLIANCE WITH IBC 2015 APPENDIX L FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION FOR 133 MPH, 3-SECOND GUST AS PER SECTION 1609.3 OF THE AMENDED 2015 INTERNATIONAL BUILDING CODE.



The drawings and specifications are instruments of service and shall remain the property of the Designer. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Designer. Contractor is responsible for confirming and verifying dimensions at job site; the Designer will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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Firm # F-15826



Sheet Title:

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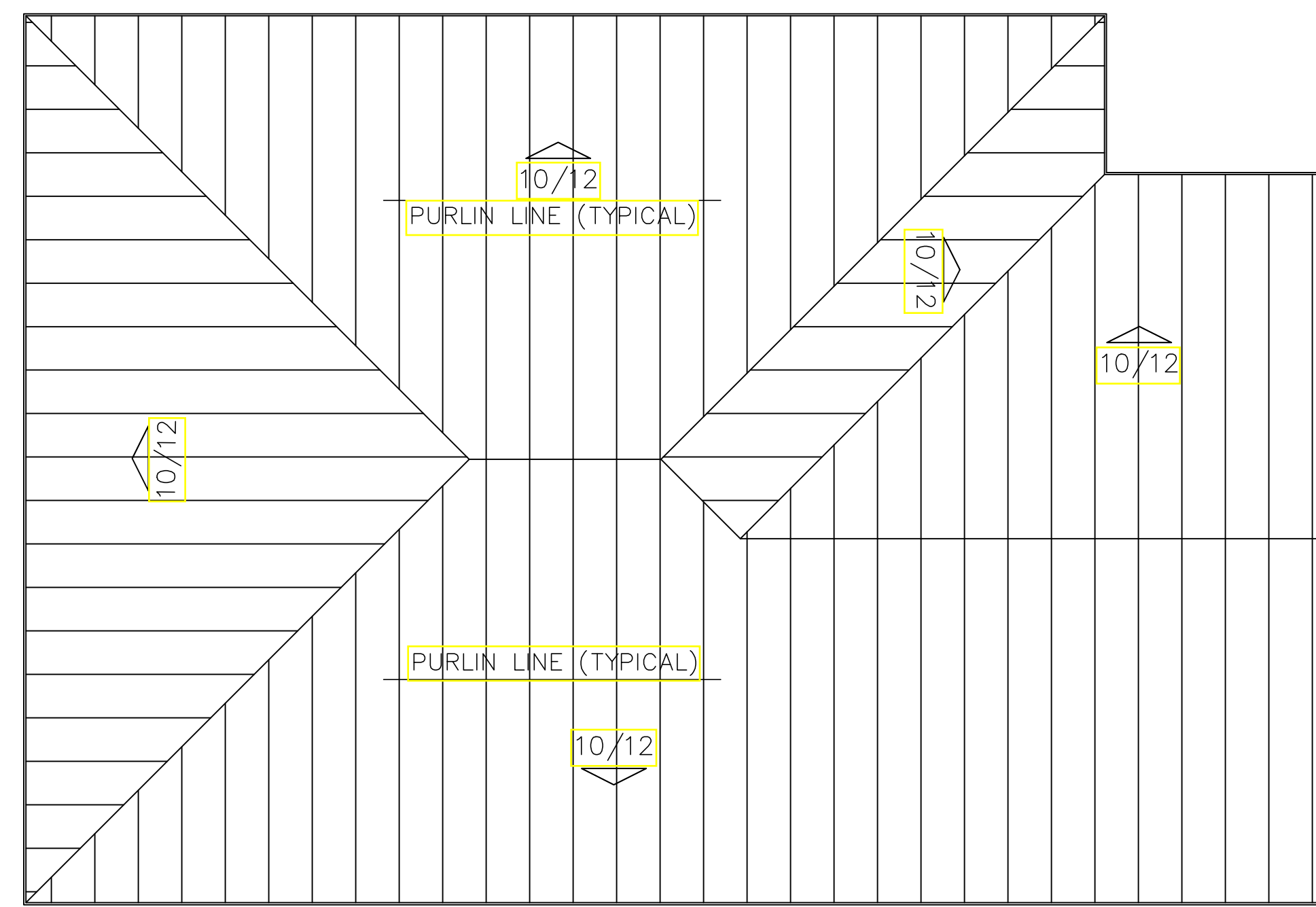
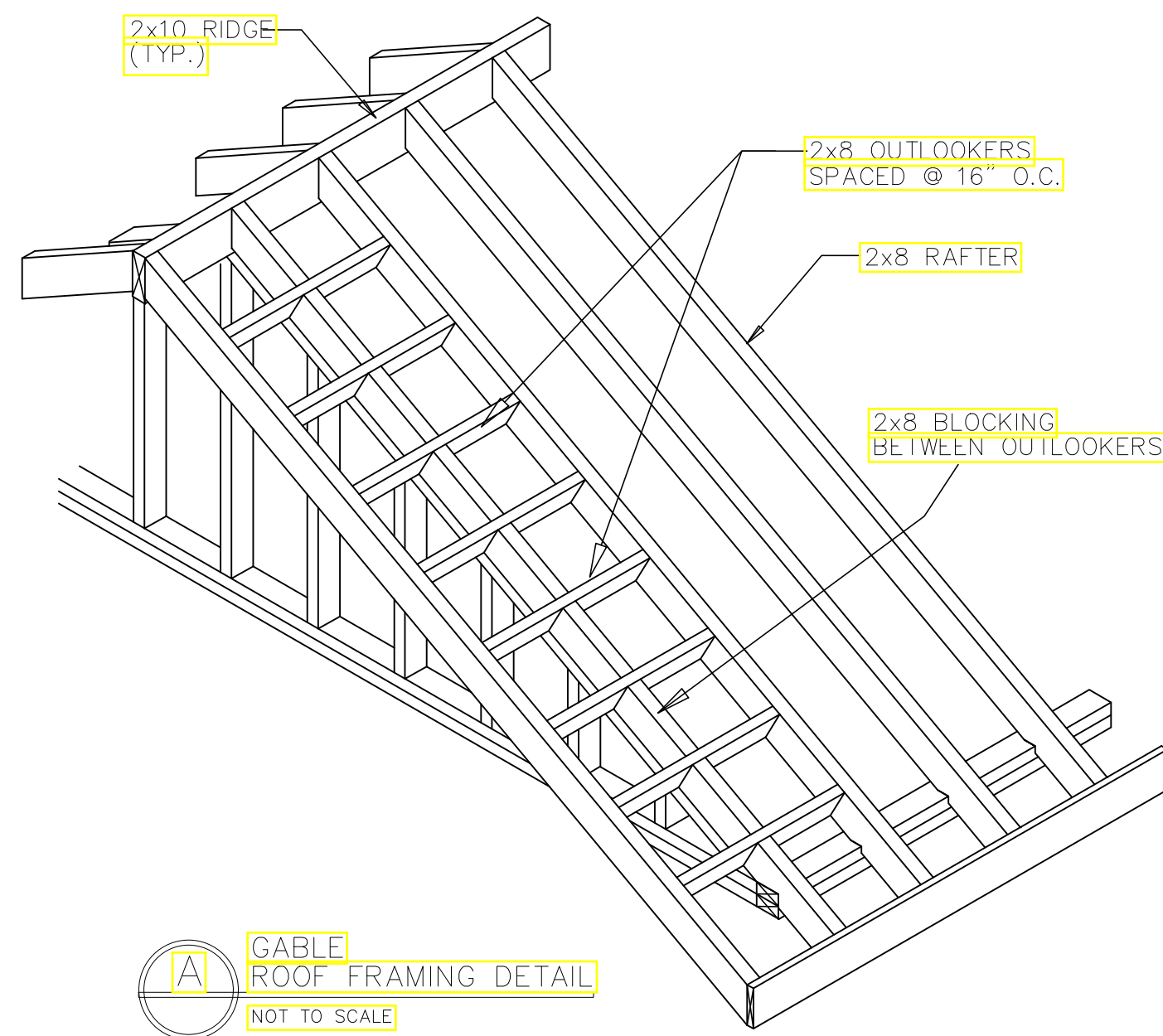
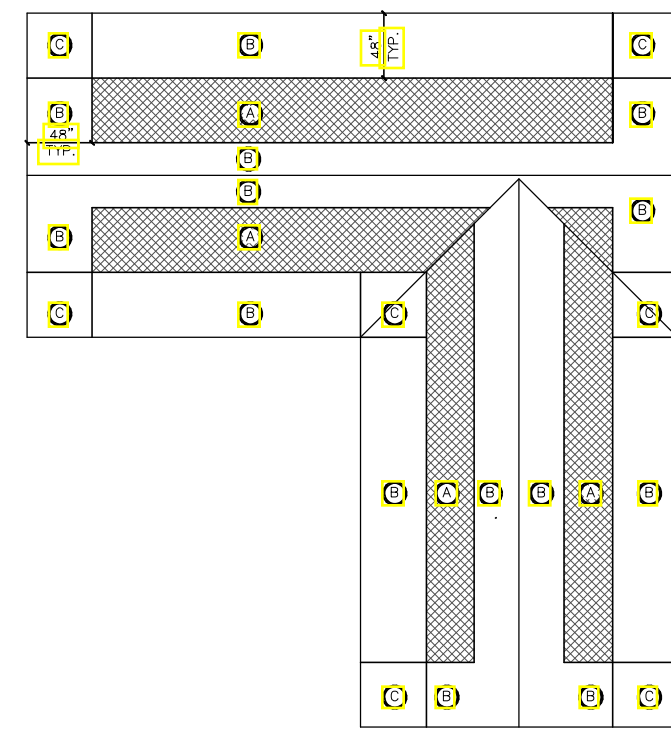
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- ROOF FRAMING NOTES:**
- USE 2x8 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2x6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").
 - ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.
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 - USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.
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 - PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.
 - SHEATHING FASTENING:
 - 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. 8d x 2 1/2" (0.131) COMMON NAILS.
 - 4" O.C. ALONG PANEL EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. 8d x 2 1/2" (0.131) COMMON NAILS.
 - 4" O.C. ALONG PANEL EDGES AND 4" O.C. ALONG INTERMEDIATE FRAMING. 8d x 2 1/2" (0.131) COMMON NAILS.

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