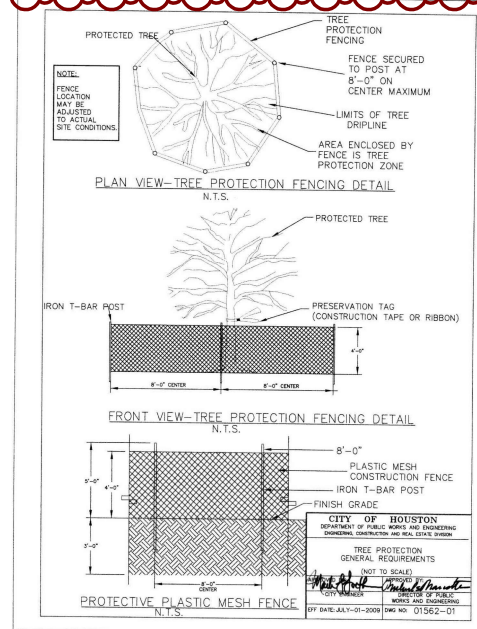
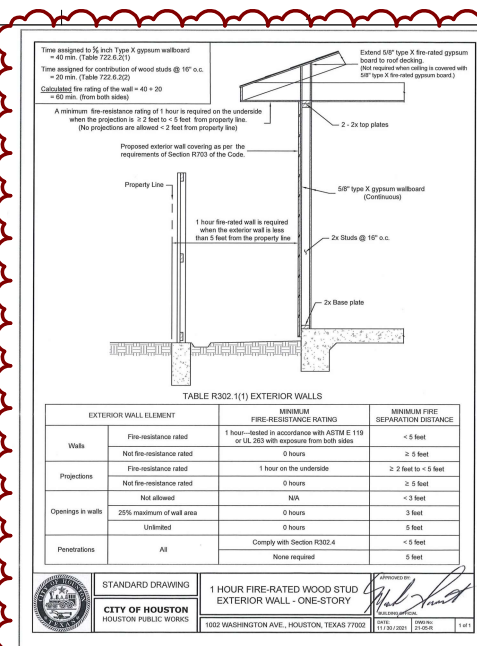
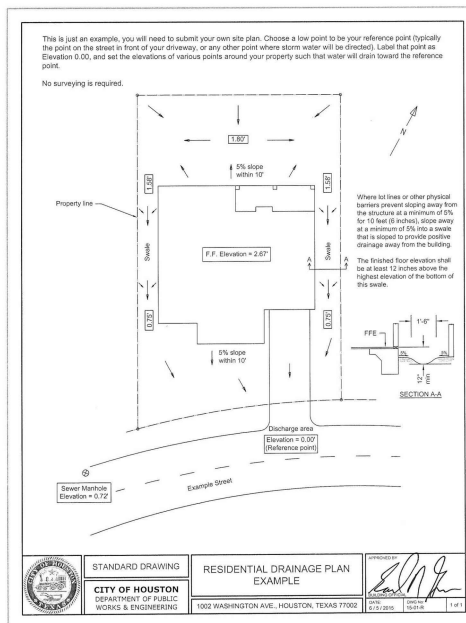
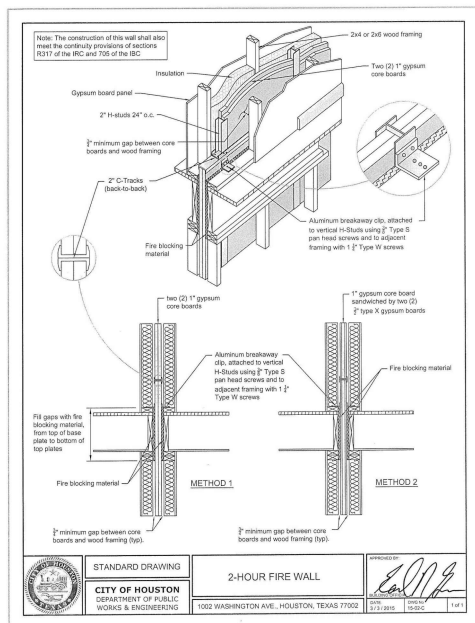


DUPLEX REMODEL

6710 W FUQUA A & B
MISSOURI CITY TX 77489

REVISION HISTORY:		
1	PERMIT REVISION 1	4/29/2024
	DESCRIPTION	DATE
DESIGNED BY: EJONES		
DRAWN BY: EJONES		
REVIEWED BY: EJONES		
PROJECT MANAGER: EJONES		
PROJECT NUMBER: 2024-006R		
APPROVALS		
PERMIT APPROVAL:		OWNER APPROVAL:
		CONTRACTOR APPROVAL:

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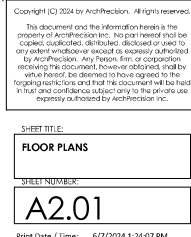
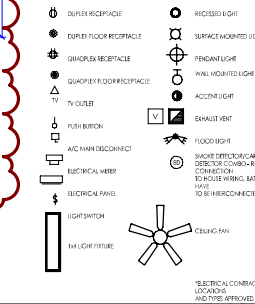
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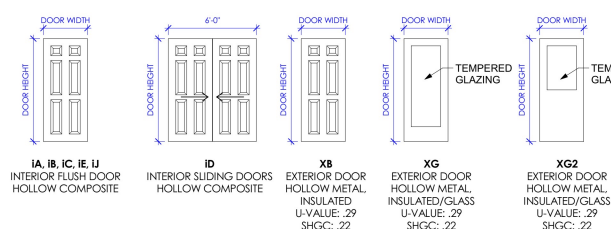
**CITY OF HOUSTON STANDARD
DETAILS**

SHEET NUMBER

A1.01

Print Date / Time: 4/29/2024 2:26:21 PM





HW SET: 01 ENTRY DOORS AND
BALCONY DOORS
3 BUTT HINGES
1 LEVER WITH LOCK
1 CYLINDER LOCK
1 FLOOR STOP
1 CLOSER
1 WEATHER SEAL

HW SET: 02 BATHROOM/BEDROOM
3 BUTT HINGES
1 LEVER WITH LOCK
1 BASEBOARD STOP

HW SET: 03 CLOSET/PANTRY
3 BUTT HINGES
1 LEVER WITH LOCK
1 BASEBOARD STOP

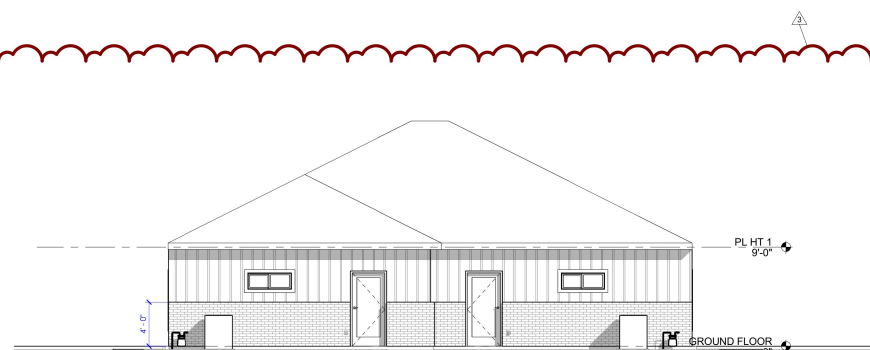
- *NEW GLAZING TO BE:
- LOW-E
- DOUBLE PANE CLEAR GLASS
- VINYL FRAME
- U-VALUE: 0.29
- SHCG: 0.25
- ENERGY STAR QUALIFIED SOUTH/CENTRAL ZONE

1. AT HAZARDOUS LOCATIONS INCLUDING SHOWER ENCLOSURES, PROVIDE TEMPERED GLAZING PER IRC R308.
2. PROVIDE CEMENT BOARD TRIM AROUND WINDOWS AT EXTERIOR CEMENT BOARD SIDING ONLY. OMIT CEMENT BOARD TRIM AT BRICK VENEER EXTERIOR.
3. REFER TO PLANS FOR WINDOW SIZES AND LOCATIONS. ALL WINDOW SIZES SHOWN ON SCHEDULE MAY NOT BE ON THE PLANS.

1. ALL EXTERIOR DOORS TO INSULATED PANEL DOORS WITH THRESHOLD AND WEATHER SEAL
2. ALL EXTERIOR DOORS TO HAVE A STC RATING OF 40 MINIMUM

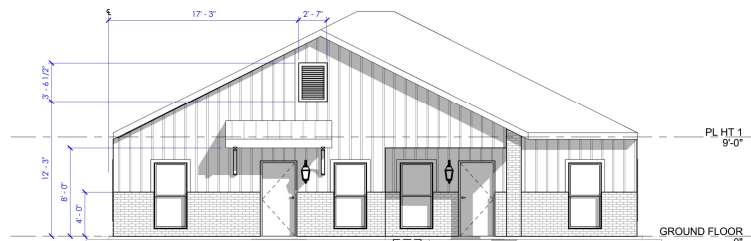
$$1/4'' = 1'-0''$$

DOOR TYPE SCHEDULE									
Type Mark	Width	Height	Rough Width	Rough Height	Count	Door Material	Frame Material	Fire Rating	Comments
1A	2'-8"	6'-8"	3'-0"	7'-0"	6	WOOD COMPOSITE	WOOD		
1B	2'-0"	6'-8"	2'-4"	7'-0"	14	WOOD COMPOSITE	WOOD		
1B	3'-0"	6'-8"	3'-4"	7'-0"	2	WOOD COMPOSITE/INSULATED	WOOD		
1C?	3'-0"	6'-8"	3'-4"	7'-0"	2	WOOD COMPOSITE/INSULATED	WOOD		



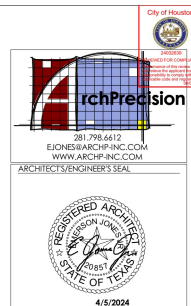
4 BUILDING ELEVATION

3 BUILDING ELEVATION



5 BUILDING ELEVATION

2 BUILDING ELEVATION



CONSULTANTS

DUPLEX REMODEL

710 W FUQUA A & B
MISSOURI CITY, TX 77489

REVISION HISTORY:

3	PERMIT REVISION 3	6/7/2024
1	PERMIT REVISION 1	4/29/2024
0	FOR OWNER REVIEW	4/5/2024
△	DESCRIPTION	DATE

DESIGNED BY:	EJONES
DRAWN BY:	EJONES
REVIEWED BY:	EJONES
PROJECT MANAGER:	EJONES

PROJECT NUMBER:
2024-006R

APPROVALS

--	--

PERMIT APPROVAL:	OWNER APPROVAL:
	CONTRACTOR APPROVAL:

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SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A2.70

Print Date / Time: 6/7/2024 1:25:03 PM



LP NOVA CORE™ THERMAL INSULATED SHEATHING

LP NovaCore™ Thermal Insulated Sheathing combines OSB structural sheathing with continuous insulation for faster installation to provide protection against cold and heat.

Industry leaders joining forces: LP NovaCore sheathing made with Owens Corning® FOAMULAR® NGX® XPS foam provides continuous insulation without the long-term R-value deterioration associated with other foam insulation products.

Combat cold and heat: The continuous insulation from LP NovaCore sheathing can reduce potential heat gain or loss through the studs, making a more comfortable house for homeowners.



FEATURES & BENEFITS

- The sheathing's dual-layered design is made up of 1" of XPS foam adhered to nominal 7/16 OSB giving the overall product an R-Value of R-5.1²
- Comes in nominal 4'x8', 4'x9', and 4'x10' sizes.²
- 2-in-1 sheathing that cuts and installs like OSB to provide a solid nailing substrate for a variety of facades and a layer of continuous insulation.
- Sheathing is installed with the foam facing towards the studs (i.e., the OSB facing the outside).
- LP NovaCore sheathing is backed by a 20-year limited warranty.³

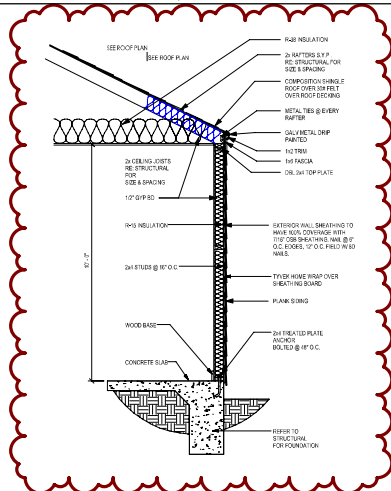
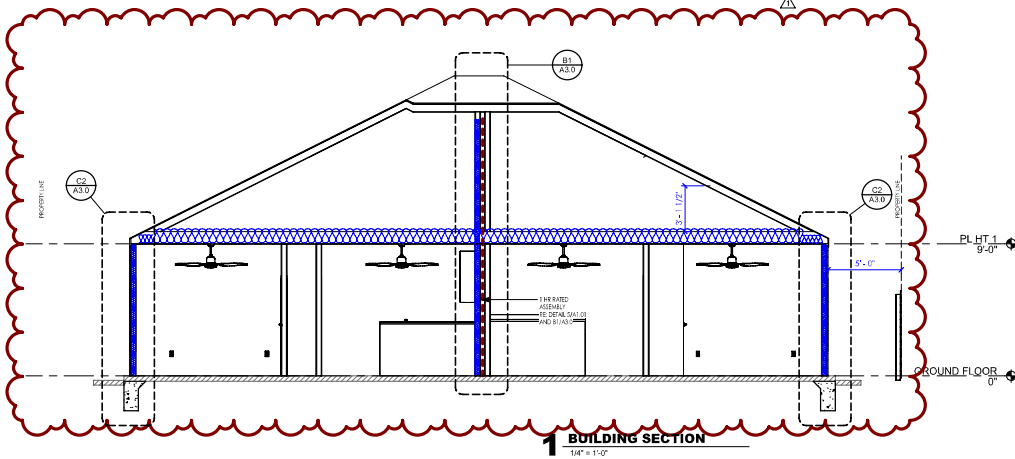


Visit LPcorp.com/NovaCore today!

For 5/8 inch = 25.4mm 1/4" ASTM C591 Compliance Type 4, Compressive strength 25 PSI. 2. Dimensions are reduced 1/8" for proper spacing during installation. 3. Visit LPcorp.com/warranty for details.

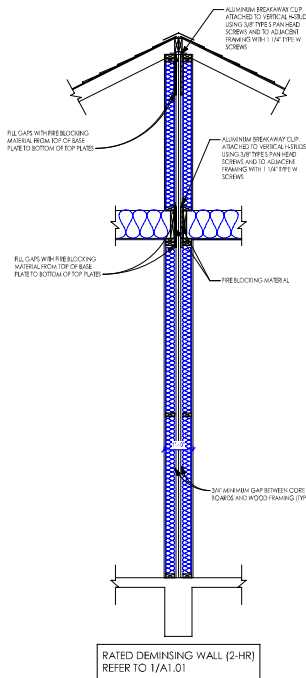
2 (EXT) SHEATHING SPEC

1/2" = 1'-0"



C2 TYP WALL SECTION SIDING

1/2" = 1'-0"



B1 RATED WALL SECTION - 1 STORY

1/2" = 1'-0"

281.795.6672
EJONES@ARCHPREVISION.COM
WWW.ARCHPREVISION.COM

ARCHITECTURAL ENGINEER'S SEAL

4/5/2024

CONSULTANTS

DUPLEX REMODEL

6710 W FLUQUA A & B
MISSOURI CITY, TX 77489

REVISION HISTORY:			
NO.	DESCRIPTION	DATE	BY
3	PERMIT REVISION 3	6/7/2024	
1	PERMIT REVISION 1	4/29/2024	
0	FOR OWNER REVIEW	4/5/2024	

DESIGNED BY:	EJONES
DRAWN BY:	EJONES
REVIEWED BY:	EJONES
PROJECT MANAGER:	EJONES
PROJECT NUMBER:	2024-006R

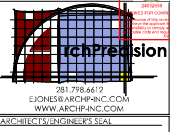
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	CONTRACTOR APPROVAL:

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SHEET TITLE:
SCHEDULES AND WALL SECTIONS

SHEET NUMBER:
A3.0

Print Date / Time: 6/7/2024 1:25:27 PM



CONSULTANTS

6710 W. FUQUA A & B
MISSOURI CITY, TX 77489

REVISION HISTORY:

NO.	DESCRIPTION	DATE

DESIGNED BY: E. JONES
DRAWN BY: E. JONES
REVIEWED BY: E. JONES
PROJECT MANAGER: E. JONES
PROJECT NUMBER: 2024-006R

APPROVALS

PERMIT APPROVAL: OWNER APPROVAL:
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SHEET TITLE:

EXTERIOR DETAILS

SHEET NUMBER:

A5.02

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EXTERIOR DETAIL NOTES

- *NOT ALL NOTES ARE USED
1. SYNTHETIC STONE VENEER.
 2. PLASTER & MTL. LATH. 1/2" THK. TYP. (3/8" THK. BEHIND SYN. STONE).
 3. EIFS TRIM, PROJECTED 3/4" FROM FACE OF STONE.
 4. EIFS TRIM, PROJECTED 1 1/2" FROM FACE OF STONE.
 5. EIFS TRIM PROJECTED 3/4" FROM FACE OF PLASTER.
 6. EIFS TRIM PROJECTED 1 1/2" FROM FACE OF PLASTER.
 7. PAINTED CEMENTITIOUS SIDING VENEER (3/8" THK. SMOOTH WHERE NOTED).
 8. BRACKET 'A' (4X WD PT. MILLED CEDAR. (ALT. AZEK) RE: A10.1).
 9. BRACKET 'B' (4X WD PT. MILLED CEDAR. (ALT. AZEK) RE: A10.1).
 10. BRACKET 'C' (4X WD PT. MILLED CEDAR. (ALT. AZEK) RE: A10.1).
 11. FRIZZE TRIM (AT PLASTER). HARDTRIM 1X4 OVER 2X4 BLOCKING ABOVE EIFS TRIM PROJECTED 1" FROM FACE OF PLASTER.
 12. GUTTER COMPOSITION SHINGLES ON 1-LAYER 15# FELT OVER 15/32" THICK STRUCTURAL WOOD PANEL. ROOF DECK, NAILED TO FRAMING.
 13. GUTTER: PREFINISHED METAL, WITH DOWNSPOUTS AS REQUIRED (NOT SHOWN AT ELEVATIONS FOR CLARITY).
 14. PAINTED HOLLOW METAL TUBE GUARDRAIL: 1 1/2"W. X 3"H. TOP RAIL. 1"X1" BOTTOM RAIL. 1/2" X 1/2" PICKETS AT 4" O.C. W/ DECORATIVE COLLARS AT EVERY SECOND PICKET. END MOUNT WHERE POSSIBLE. 1" SQ. POSTS ONLY WHERE REQUIRED. 42" H. TYPICAL.
 15. METAL STAIRS: PTD. MTL. STRINGERS WITH PRECAST CONCRETE. TREADS. PROVIDE 42" H. PTD. MTL. GUARD RAILINGS (1 1/2" SQ. TOP RAIL, 1" SQ. BOTTOM RAIL, 1/2" SQ. PICKETS AT 4" O.C.) AND 1 1/2" SQ. HANDRAILS 34" ABOVE NOSINGS. PROVIDE PTD. BENT GALV. EXPANDED METAL RISERS BOLTED WITH TREAD (NO WELDING).
 16. DOOR (RE: DOOR SCHEDULE).
 17. WINDOW (RE: WINDOW SCHEDULE).
 18. TRANSOM WINDOW, CASED W/TH DOOR. (RE: WINDOW SCHEDULE).
 19. FRIZZE TRIM (AT SIDING): 1X4 OVER 1X10 HARDTRIM (1X8 AT GABLES) OVER 7/16" BLOCKING OVER SHEATHING.
 20. BALCONY FASCIA: 3" ALUMINUM T-BAR OVER 1X10 OVER 1X12 HARDTRIM AT TRUSSES. 3" T-BAR OVER 1X10 OVER 1X10 AT CONVENTIONAL FRAMING.
 21. 1X HARDTRIM, PTD.
 22. 1X2 WD. PT. TRIM, TREATED.
 23. 1X4 HARDTRIM, PTD.
 24. 1X6 HARDTRIM, PTD.
 25. 1X8 HARDTRIM, PTD.
 26. 1X10 HARDTRIM, PTD.
 27. 1X12 HARDTRIM, PTD.
 28. EIFS TRIM, PROJECTED 2 1/4" FROM FACE OF PLASTER.
 29. BRACKET 'D' (6X WD PT. MILLED CEDAR. ALTERNATE AZEK RE: A10.1).
 30. PAINTED GALVANIZED METAL CHIMNEY CAP.
 31. 6"W. X 10"H. MILLED CEDAR PERGOLA BEAM (ALT. AZEK) WITH END TO MATCH BRACKET 'D'.
 32. 4"W. X 6"H. MILLED CEDAR TRELIS (ALT. AZEK) NOTCHED AT PERGOLA BEAM. WOOD STAIRS: 2X12 STRINGERS, 2X TREADS W/ CARPET AND 1/2" PLYWD. RISERS.
 33. 2X TREATED WOOD, PAINTED.
 34. 7/16" THICK HARDTRIM BLOCKING.
 35. 11/16" WD. PT. SILL WITH WOOD TRIM BELOW.
 36. WOOD, PAINTED. DOOR CASING.
 37. WOOD, PAINTED. DOOR FRAME.
 38. WOOD, PAINTED. BASE BOARD: 3 1/2" HIGH UNLESS NOTED.
 39. MDF CROWN MOLDING: 3 5/8" HIGH UNLESS NOTED. REFER TO FINISH SCHEDULE FOR LOCATIONS.
 40. STAIR RAIL: 1 1/2" DIAMETER W/ MOUNTED WD. ST.
 41. WALL CAP RAIL: 1X WD PT. WOOD CASING BELOW.
 42. CAULK/SEALANT.
 43. PAINTED METAL EDGE FLASHING WITH 1 1/2" TURN DOWN WITH DRIP EDGE.
 44. METAL FLASHING, (COUNTER FLASH ROOF AT WALL).
 45. PT. MTL. "Z" FLASHING (RUN BEHIND VAPOR BARRIER) AT ALL WINDOW & DOOR HEADERS & AT EXPOSED HORIZ. WD. TRIM CONDITIONS.
 46. PRESSURE TREATED 2X10 @ 16" O.C. TAPERED 1 1/2". JOIST HUNG TO 2-2X12 EDGE BEAM.
 47. FLOOR DRAFTSTOP: 2X4, 1/2" PLYWD. OR 1/2" GYP. BD. AS REQ'D.
 48. MTL. FLASHING OVER PLYWD. DECK. UP STEP INTO DOOR THRESHOLD.
 49. BITUMINOUS MEMBRANE OF DECK TO OVERLAP FLASHING.
 50. ALUMINUM THRESHOLD SET IN SEALANT.
 51. ADHESIVE FLASHING TAPE (6" WIDTH).
 52. FLEXIBLE WATERPROOF MEMBRANE.
 53. R-38 BLOWN INSULATION. PROVIDE INSULATION DAMS (STAPLE-ON R-30 BATT) AT ATTIC INTAKE VENTS & ACCESS PANELS. AS REQ'D.
 54. 5/8" GYP. BOARD (EXTERIOR GRADE AT EXTERIOR LOCATIONS).
 55. R-15 BATT INSULATION (R-11 AT PARTY WALLS, GARAGE CEILINGS UNDER LIVING SPACE, AND CEILINGS BELOW TILE FLOORS).
 56. 1/2" GYPSUM BOARD.
 57. 5/8" FIRE CODE TYPE "X" GYPSUM BOARD (EXTERIOR GRADE AT EXTERIOR LOCATIONS).
 58. SIDING: BOARD AND BATTEN.
 59. SHEATHING: 1" EXTERIOR SHEATHING, TYP. MANUFACTURER, LP FURRING CHANNELS.
 60. SOFFIT: 1/4" THK. NON-VENTED CEMENTITIOUS SOFFIT BOARD (HARDIE OR EQUAL), WITH 2" WIDE CONT. STRIP SCREENED SOFFIT VENT. NO VENT AT RAKED SOFFIT AT GABLES.
 61. LIGHTWEIGHT CONCRETE (RE: PLANS FOR SLOPE TO 1 1/2" MIN. AT EDGE) ON 60 MIL. SINGLE PLY BITUMINOUS MEMBRANE ON 23/32" O.S.B. T.&G. DECK (SLOPE AWAY FROM SIDE WALLS).
 62. 3/4" THICK GYPCRETE SUBFLOOR.
 63. 23/32" T.&G. OSB DECK.
 64. CONCRETE SIDEWALK.
 65. 1X6 REDWOOD EXPANSION JOINT, DOWELED.
 66. CONCRETE FOUNDATION (RE: STRUCTURAL).
 67. ANCHOR BOLTS. (RE: STRUCTURAL).
 68. 2X4 PLATE (TREATED WOOD SET IN SEALANT AT BOTTOM PLATE).
 69. 2-2X4 TOP PLATE.
 70. 2X6 PLATE (TREATED WOOD SET IN SEALANT AT BOTTOM PLATE).
 71. 2-2X6 TOP PLATE.
 72. 2X8 TOP PLATE.
 73. PREFABRICATED ROOF TRUSSES AT 24" O.C. (FOR ACTUAL SPAN DIRECTION AND SPACING RE: STRUCTURAL).
 74. PREFABRICATED FLOOR TRUSSES AT 24" O.C. (FOR ACTUAL SPAN DIRECTION AND SPACING RE: STRUCTURAL).
 75. 2X4 TOP PLATE.
 76. BEAM (RE: STRUCTURAL).
 77. FRAMING HEADER. (RE: STRUCTURAL).
 78. 2X4 FRAMING. (RE: STRUCTURAL).
 79. 2X6 FRAMING. (RE: STRUCTURAL).
 80. 1X4, 2X4, 2X6 OR BLOCKING AS REQ'D, PRES. TRTD.
 81. BRICK VENEER.
 82. BRICK TIES AT 24" EACH WAY, MAXIMUMUM.
 83. WEEP HOLES AT 24" OC. MAX.
 84. BRICK ROWLOCK.

3 (EXT) INSIDE CORNER DETAIL-STONE-SIDING 2 (EXT) OUTSIDE CORNER DETAIL-SIDING 1 (EXT) INSIDE CORNER DETAIL-SIDING

3' = 1'-0" 3' = 1'-0" 3' = 1'-0"

4 (EXT) STAIR DETAIL A

1 1/2" = 1'-0"

8 (INT) WASHER HOOKUP

1 1/2" = 1'-0"

7 (INT) DRAFTSTOP ACCESS DOOR

1 1/2" = 1'-0"

6 (INT) WATER LINE IN ATTIC

1 1/2" = 1'-0"

5 (EXT) STAIR DETAIL B

1 1/2" = 1'-0"

10 (EXT) BALCONY DETAIL

1 1/2" = 1'-0"

12 (EXT) BALCONY DETAIL 2

1 1/2" = 1'-0"

11 (INT) ATTIC ACCESS HATCH

1 1/2" = 1'-0"

15 (EXT) FLASHING DETAIL

1 1/2" = 1'-0"

14 (EXT) STAIR DETAIL C

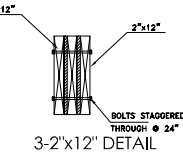
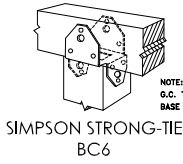
1 1/2" = 1'-0"

9 (INT) ATTIC ACCESS HATCH/C FURDOWN DETAIL

1 1/2" = 1'-0"

13 (EXT) WINDOW FLASHING DETAIL

1 1/2" = 1'-0"



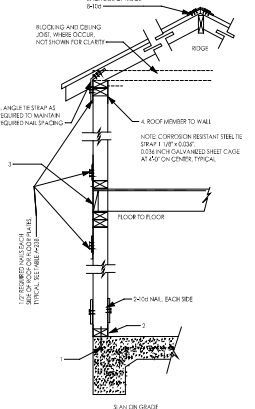
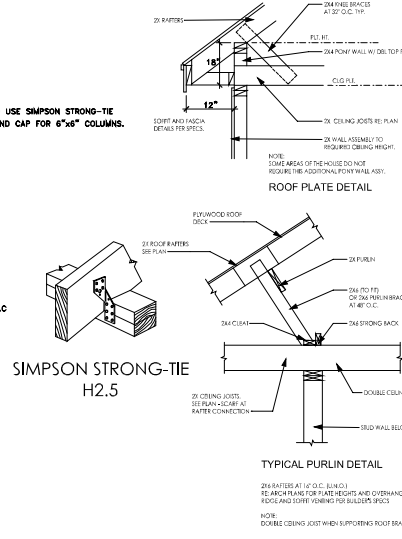
A.P.B. = ANTHONY'S POWER BEAM
3000 PSI OR EQUAL

NOTE:
O.C. TO USE SIMPSON STRONG-TIE
BASE AND CAP FOR 6"x6" COLUMNS.

NOTE:
3-2"x12" U.N.O. UNDER ALL
5-1/2" A.P.B. U.N.O.
WALL LOCATION.

PARTITIONS ABOVE
PARTITIONS LOAD 150 PLF U.O.N.

PARTITIONS BELOW

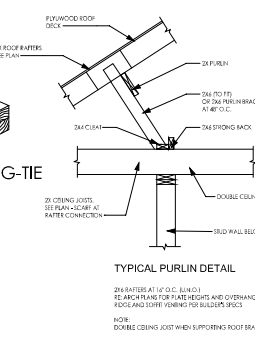
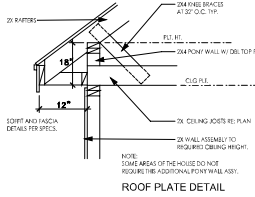


NOTE: THE STRAPPING PLAN MUST BE CONTINUOUS FROM THE RAFTER TO THE FOUNDATION.

- FOUNDATION (S.O.) PLAN FOR INTERIOR WALLS: 12" x 12" x 12" MINIMUM INCREMENTS.
- STUD TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.
- PLATE TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.
- RAFTER TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.
- RAFTER TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.
- RAFTER TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.

RAFTER CONNECTIONS:

- RAFTER TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.
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- RAFTER TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.
- RAFTER TO STUD CONNECTIONS: SIMPSON IAB AT 24" O.C.



ROOF FRAMING NOTES

1. 100% OF ROOFING SHALL BE COVERED WITH THE RAFTER FRAMING IN IT.
2. 100% OF ROOFING SHALL BE COVERED WITH THE RAFTER FRAMING IN IT.
3. 100% OF ROOFING SHALL BE COVERED WITH THE RAFTER FRAMING IN IT.
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18. 100% OF ROOFING SHALL BE COVERED WITH THE RAFTER FRAMING IN IT.
19. 100% OF ROOFING SHALL BE COVERED WITH THE RAFTER FRAMING IN IT.
20. 100% OF ROOFING SHALL BE COVERED WITH THE RAFTER FRAMING IN IT.

FLOOR AND CEILING FRAMING NOTES

1. SEE SHEAR WALL AND FRAMING DETAIL SHEETS FOR FRAMING NOTES, DETAILS AND SECTIONS.
2. ALL ARCHITECTURAL FURR DOWNS OR OTHER CEILING TREATMENTS SHALL BE FRAMED WITH 2x4 @ 24" X P AND THE SPACING SHALL BE AS REQUIRED ON THE ARCHITECTURAL DRAWINGS.
3. HVAC EQUIPMENT, WATER HEATERS, OR OTHER ITEMS PLACED IN THE ATTIC SHALL BE SUPPORTED ON DOUBLE CEILING JOISTS.
4. NOT USED
5. ALL ENGINEERED TIMBER BEAMS USED IN THIS PROJECT SHALL BE PS LVL BEAMS WITH (FBI) 2000 PSI OR AFB BEAMS WITH (FBI) 3000 PSI. (SEE TIMBER BEAM SCHEDULE)
6. ALL STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING MATERIAL SPECIFICATIONS:
W-PILES, CHANNELS AND ANGLES ASTM A-36 OR A-992
RECTANGULAR & ROUND HSS ASTM A-500 GRADE B.
ALL WELDING STANDARDS SHALL CONFORM TO AWS D1.1.
7. ALL ENGINEERED BEAMS PARALLEL TO THE FLOOR JOIST CAN BE REPLACED BY AN ENGINEERED JOIST. THE NEW MEMBER MUST CARRY ANY LOADING SUPPORTED BY THE ENGINEERED BEAM BEING REPLACED.
8. ALL HEADERS SUPPORTING A FLOOR ABOVE SHALL BE #2 S.Y.P. (2)2X8 UNLESS NOTED OTHERWISE. SPACER BETWEEN 2X5 SHALL BE CONTINUOUS 1/2" STRUCTURAL PANEL (OSB OR PLYWOOD).
9. IF DURING CONSTRUCTION IT IS DISCOVERED THAT THERE IS A DISCREPANCY BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, NOTIFY THE ARCHITECT AND ENGINEER AT ONCE.
10. ABBREVIATIONS USED IN THE DRAWING:
BLK = BLOCKING
BRNC = BRACING
CANT = CANTILEVER
CHG = CHANGING HEIGHT
DB = DROP BEAM
DDBL = DOUBLE
FB = FLUSH BEAM
FRB = FOR ROOF BRACE
CWB = COVER WALL BELOW
OWT = OPEN WEB TRUSS BY OTHERS
PLF = POUNDS PER LINEAR FOOT
RSD = RAISED BEAM
TJI = TRUSS JOIST BY OTHERS
TPL = TRIPLE
UNCD = UNLESS NOTED OTHERWISE
UPL = UNDER POINT LOAD
UWA = UNDER WALL ABOVE

WALL FRAMING NOTES

1. SEE STRUCTURAL FRAMING DETAIL SHEETS FOR FRAMING NOTES, DETAILS AND SECTIONS.
2. ALL WOOD SOLE PLATES SHALL:
A) MATCH THE SIZE OF THE STUDS WHICH BEAR ON THE SOLE PLATE.
B) BE TREATED WITH AN APPROVED CHEMICAL TO RESIST DECAY AND INSECT ATTACK.
3. ANCHORAGE OF ALL EXTERIOR SOLE PLATES:
A) PROVIDE A 1/2 DIA. GALVANIZED OR STAINLESS STEEL ANCHOR BOLT OR EQUAL STRAP. USE 5/8" DIA IN WIND AREA.
B) PROVIDE 10" EMBEDMENT (MINIMUM)
C) PLACE AT 12" FROM ENDS OF SOLE PLATE AND NOT MORE THAN 34" ON CENTER, BUT NOT LESS THAN TWO (2) ANCHORS PER SOLE PLATE.
4. ALL EXTERIOR WALLS AND INTERIOR LOADEDBEARING WALLS SHALL:
A) BE #2 GRADE STUDS. SEE FRAMING DETAIL SHEET FOR ALLOWABLE LENGTH OF EXTERIOR WALL STUDS.
B) HAVE A DOUBLE TOP PLATE MATCHING THE STUD SIZE.
C) NOT BE DRILLED OR NOTCH MORE THAN 25% OF ITS WIDTH.
5. INTERIOR NON-BEARING WALLS SHALL NOT BE DRILLED OR NOTCHED MORE THAN 40% OF ITS WIDTH.
6. HORIZONTAL JOINTED STUDS SHALL NOT BE USED AS PART OF SHEAR WALL END POST.
7. BALLOON WALL FRAMING SHALL BE CONSTRUCTED OF CONTINUOUS STUDS FROM THE SOLE PLATE TO THE TOP OF THE CEILING OR ROOF. USE 2X6 STUDS (MINIMUM) AND TRIMMER JOINTED STUDS.
8. ALL EXTERIOR TIMBER POST SHALL BE 4X6 (MINIMUM) AND SHALL BE TREATED #2 SOUTHERN YELLOW PINE. DO NOT BEAR TIMBER POST ON SOLE PLATE. USE SIMPSON "AB" SERIES BASE OR THE SIMPSON BASE SHOWN ON THE PLAN OR DETAIL.
9. ALL INTERIOR TIMBER POST SHALL BE 4X6 (MINIMUM) AND SHALL BE TREATED #2 SOUTHERN YELLOW PINE. DO NOT BEAR TIMBER POST ON SOLE PLATE. USE SIMPSON "AB" SERIES BASE OR THE SIMPSON BASE SHOWN ON THE PLAN OR DETAIL.
10. EXTERIOR WALL SHEATHING TO HAVE 100% COVERAGE WITH 7/16" OSB SHEATHING, NAIL @ 6" O.C. ROOFS, 12" O.C. FIELD W/ 8D NAILS.

FLOOR AND CEILING FRAMING MATERIALS TABLE

MEMBER	SIZE	TIMBER GRADE	SPACING
FLOOR JOIST (U.N.O.)	2X12	#2	16"
CEILING JOIST (U.N.O.)	2X8	#2	16"
HEADER SUPPORTING A FLOOR AND ROOF	(2)2X12	#2	-
HEADERS SUPPORTING 2 FLOORS AND ROOF	(2)2X12	#2	-
HEADER SUPPORTING A ROOF	(2)2X8	#2	-
SAWN TIMBER BEAM	MULTIPLE 2X6	#2	-

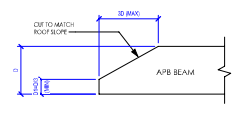
TIMBER BEAM SCHEDULE (10-2900 PSI)

BEAM MARK	ACTUAL SIZE	SIMPSON HANGER (WHERE REQUIRED)
(2) 2X6	(2) 1-1/2" X 5-1/2"	HU2-2
(2) 2X8	(2) 1-1/2" X 5-1/4"	HU2-2
(2) 2X10	(2) 1-1/2" X 5-1/4"	HU2-2
(2) 2X12	(2) 1-1/2" X 5-1/4"	HU2-2
(3) 2X6	(3) 1-1/2" X 5-1/2"	HU2-3
(3) 2X8	(3) 1-1/2" X 5-1/4"	HU2-3
(3) 2X10	(3) 1-1/2" X 5-1/4"	HU2-3
(3) 2X12	(3) 1-1/2" X 5-1/4"	HU2-3

ENGINEERED BEAMS (ANTHONY POWER BEAMS) (FBI 3000 PSI)

BEAM MARK	ACTUAL SIZE	SIMPSON HANGER (WHERE REQUIRED)
APB411	APB 3-1/2" X 11-1/4" HGU5412	
APB412	APB 3-1/2" X 11-1/4" HGU5412	
APB414	APB 3-1/2" X 11-1/4" HGU5414	
APB416	APB 3-1/2" X 11-1/4" HGU5414	
APB418	APB 3-1/2" X 11-1/4" HGU5414	
APB411	APB 5-1/2" X 11-1/4" HGU5512	
APB412	APB 5-1/2" X 11-1/4" HGU5512	
APB414	APB 5-1/2" X 11-1/4" HGU5514	
APB416	APB 5-1/2" X 11-1/4" HGU5514	
APB418	APB 5-1/2" X 11-1/4" HGU5514	
APB711	APB 7" X 11-1/4" HGU5514	
APB712	APB 7" X 11-1/4" HGU5514	
APB714	APB 7" X 11-1/4" HGU5514	
APB716	APB 7" X 11-1/4" HGU5514	
APB718	APB 7" X 11-1/4" HGU5514	
APB719	APB 7" X 11-1/4" HGU5514	

- NOTES:
1. SAWN TIMBER - SOUTHERN YELLOW PINE SHALL BE THE GRADE SPECIFIED ON THE FRAMING DRAWINGS AND SHALL HAVE A MINIMUM CONTENT OF 10% MOISTURE.
 2. SAWN TIMBER BEAMS USED AS HEADERS SHALL HAVE A 1/2 INCH PLYWOOD OR OSB PANEL PLACED BETWEEN THE TWO MEMBERS.
 3. AFB - LAMINATED BEAMS SHALL BE MANUFACTURED BY ANTHONY POWER PRODUCTS CO., EL DORADO, ARKANSAS
 4. PROVIDE BEARING AT EACH END OF ANY TIMBER BEAM LISTED ABOVE MINIMUM.
 5. HANDERS SHALL BE INSTALLED PER MANUFACTURER'S MOST RECENTLY PRINTED LITERATURE.
 6. SEE DETAIL ON THIS SHEET FOR TAPERED END CUTS.
 7. NO SUBSTITUTION SHALL BE ALLOWED FOR THE AFB BEAMS SHOWN ON THIS DRAWING. IF SUBSTITUTIONS ARE TO BE MADE PLEASE NOTIFY THE ENGINEER FOR A NEW DESIGN.



APB - TAPERED END CUT

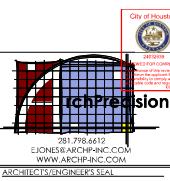
NOTE: SEE STRUCTURAL FRAMING PLAN FOR VALUE OF "D" FOR A SPECIFIC BEAM IF REQUIRED.

1 FRAMING NOTES

12" = 1'-0"

2 (STUCT) ROOFING DETAILS

12" = 1'-0"



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