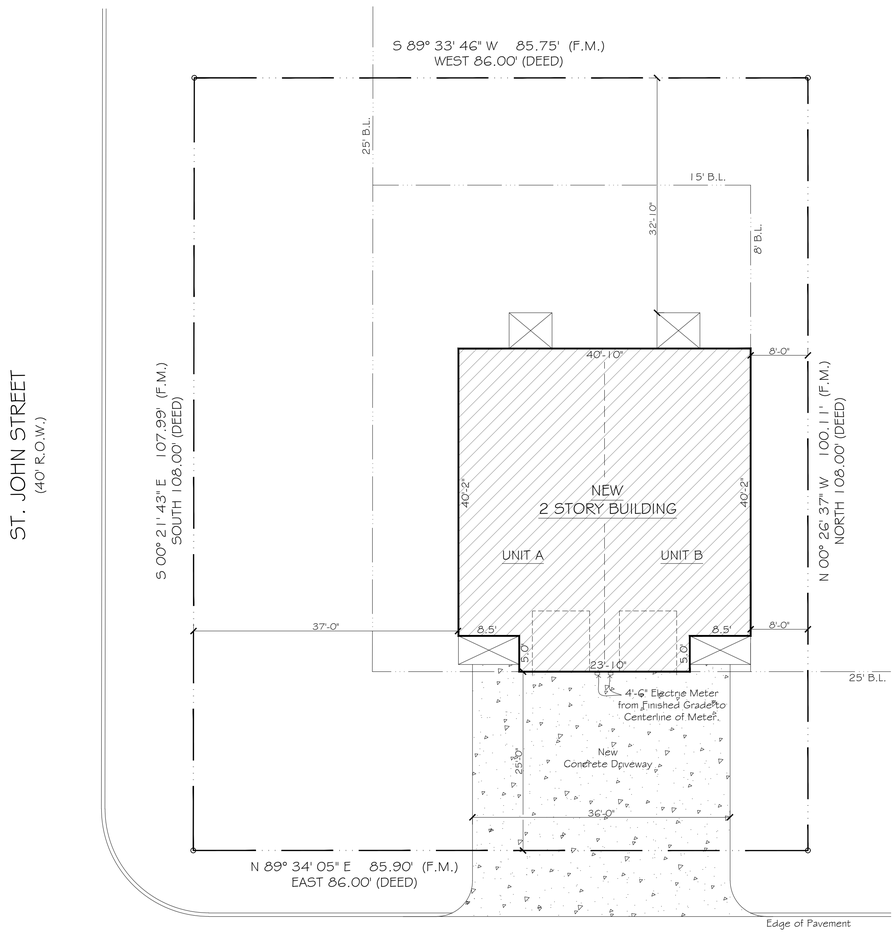


GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK IS TO COMPLY WITH THE 2021 IRC, 2021 IPC, 2021 IMC, 2021 NEC, 2021 IFC AND THE 2021 IECC AND THEIR AMENDMENTS.

3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

6.CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

SITE PLAN INFORMATION

LOT SIZE	9,269 S.F.
BUILDING AREA	1,887 S.F.
PERCENT LOT COVERED	20.3%

A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES OR CONDITIONS MAY REQUIRE MINOR CHANGES. IF A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS, METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2705 HEMPHILL STREET

Block 34 Lot 5A, 5B

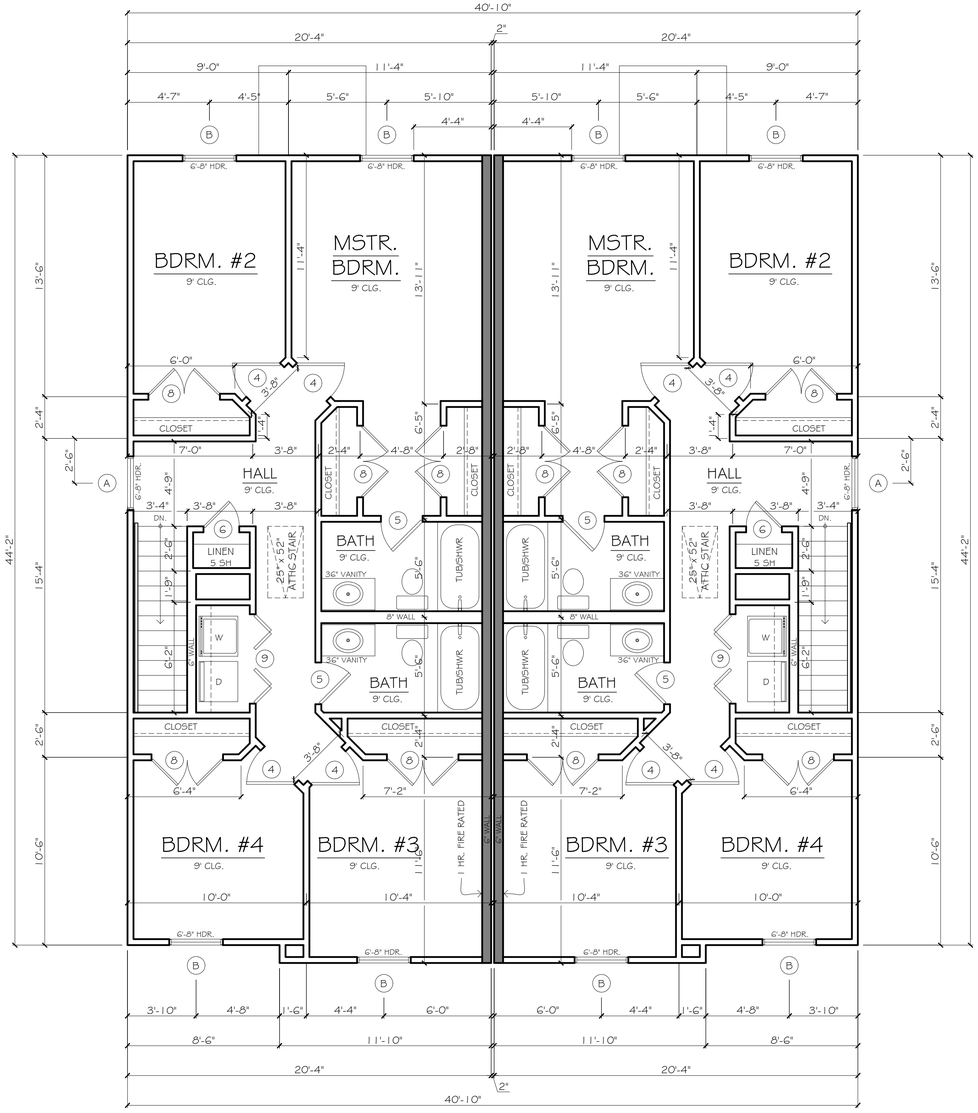
Greenville, Texas 75401

Date
MARCH, 2024

Sheet Title
SITE PLAN

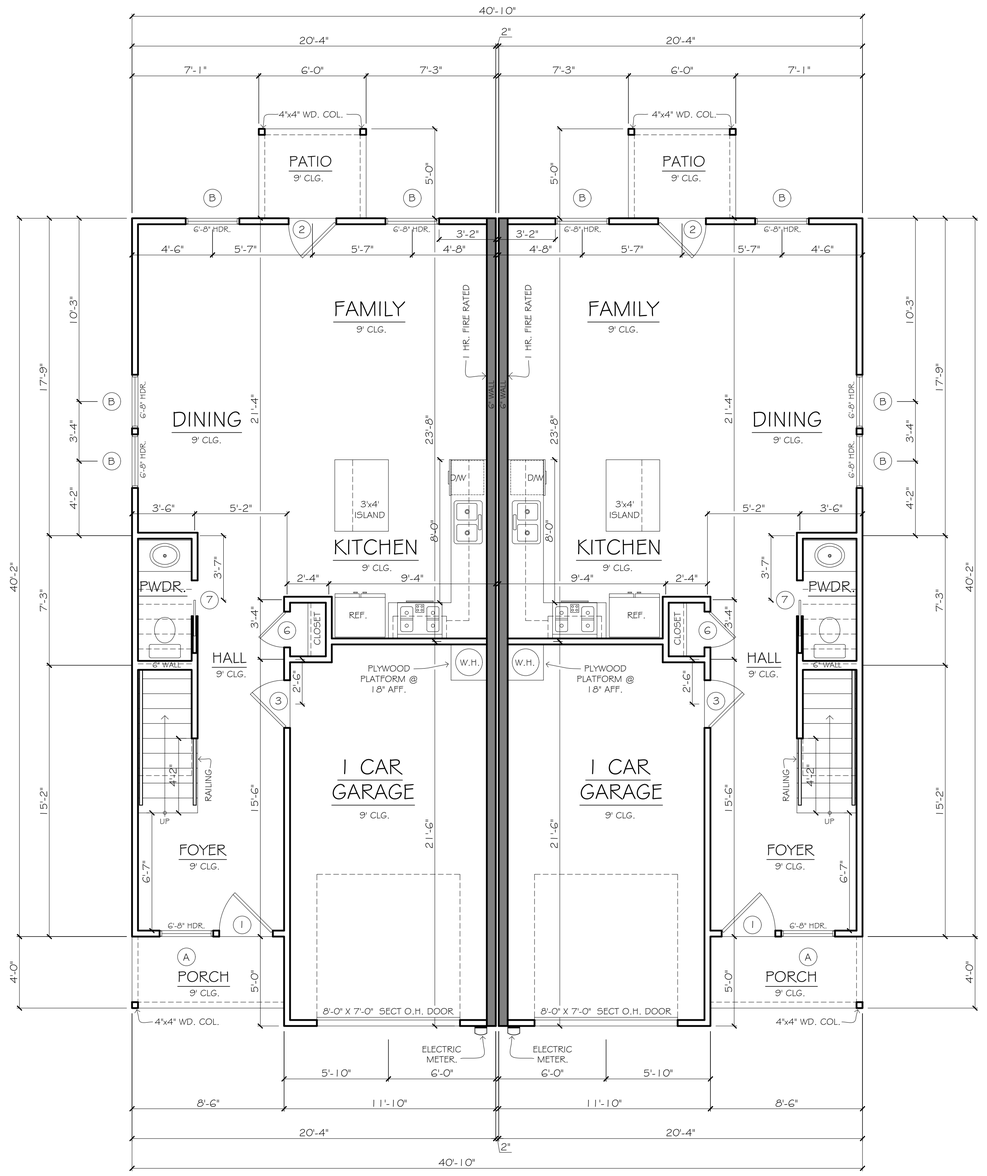
Scale
1" =10'-0"

Sheet No.
A0.00



2ND. FLOOR PLAN

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



1ST. FLOOR PLAN

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

GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/ OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURES SPECIFICATIONS & INDUSTRY STANDARDS.
3. ALL WORK IS TO COMPLY WITH THE 2021 IRC, 2021 IPC, 2021 IMC, 2021 NEC, 2021 IFC AND THE 2021 IECC AND THEIR AMENDMENTS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
7. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
8. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ ARCHITECT PRIOR TO CONSTRUCTION.
9. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
10. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
11. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
12. PROVIDE FIRE-RATED SHEETROCK AT UTILITY/GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.

DOOR SCHEDULE

MK.	SIZE	DESCRIPTION
1	3'-0"x6'-8"	EXT. FRONT DOOR
2	2'-8"x6'-8"	EXT. FRENCH
3	2'-8"x6'-8"	EXT. METAL
4	2'-8"x6'-8"	INT. S.C.
5	2'-4"x6'-8"	INT. S.C.
6	2'-0"x6'-8"	INT. S.C.
7	2'-0"x6'-8"	INT. POCKET DOOR
8	2-2'-0"x6'-8"	INT. DBL., S.C.
9	5'-0"x6'-8"	INT. BI-FOLD

WINDOW SCHEDULE

MK.	SIZE	DESCRIPTION
A	3'-0"x5'-0"	S.H., TEMP. GLASS
B	3'-0"x5'-0"	S.H.

SQUARE FOOTAGE

UNIT A	
LIVING AREA	1,501 S.F.
FIRST FLOOR	626 S.F.
SECOND FLOOR	875 S.F.
PORCH / C. PATIO	64 S.F.
GARAGE	249 S.F.
UNIT B	
LIVING AREA	1,501 S.F.
FIRST FLOOR	626 S.F.
SECOND FLOOR	875 S.F.
PORCH / C. PATIO	64 S.F.
GARAGE	249 S.F.
TOTAL UNDER ROOF	3,002 S.F.
OVERALL WIDTH	40'-10"
OVERALL DEPTH	50'-2"

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS CONSTRUCTION.
ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS, SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES AS REQUIRED. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED TO COMPLY WITH THESE CODES AND/OR LOCAL AMENDMENTS. IF A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
BUILDER IS RESPONSIBLE FOR CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2705 HEMPHILL STREET

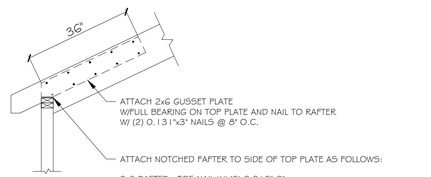
Block 34 Lot 5A, 5B
Greenville, Texas 75401

Date
MARCH, 2024

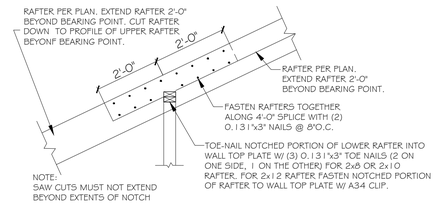
Sheet Title
FLOOR PLAN

Scale
1/4" = 1'-0"

Sheet No.
A1.00

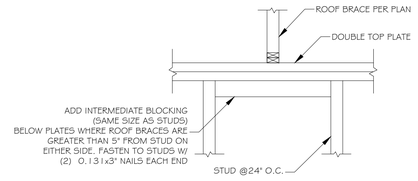


D1 TYPICAL OVER-NOTCHED RAFTER REPAIR N.T.S.



D2 UNEQUAL RAFTER DEPTH SPLICE DETAIL N.T.S.

PURLIN OR WALL LOCATION



D4 TOP PLATE BLOCKING @24" O.C. STUDS N.T.S.

GOVERNING CODE: 2015 IRC

ALL ROOF BRACES SHALL BEAR WITHIN 5 INCHES OF A STUD, AT 24" O.C. STUD SPACING ONLY, OR ADD TOP PLATE BLOCKING UNDER ROOF BRACES AS REQUIRED PER DETAIL D4.

SPLICES SHALL OCCUR OVER SUPPORTS AND HAVE A 2'-0" OVERLAP AT EACH SIDE OF SUPPORT.

PER SECTION R802.3.1 OF THE INTERNATIONAL RESIDENTIAL CODE, RAFTER TIES OR SOME OTHER METHOD OF RESISTING OUT THRUST SHALL BE INSTALLED OTHERWISE NOT CONNECTED TO RAFTERS. SEE FRAMING DETAIL SHEET FOR TYPICAL INSTALLATION DETAILS.

ALL RAFTERS SHALL BE #2 GRADE SYP 2x6's @24" O.C. UNLESS NOTED OTHERWISE.

HIPS, VALLEYS AND RIDGES SHALL BE #2 GRADE SYP 2x8's, UNLESS NOTED OTHERWISE. FINGER JOINTED LUMBER OF THE SAME GRADE AND SPECIES MAY BE USED TO AVOID SPLICES. FINGER JOINTED RAFTERS SHALL BE RATED FOR HORIZONTAL USE.

GENERAL NOTES

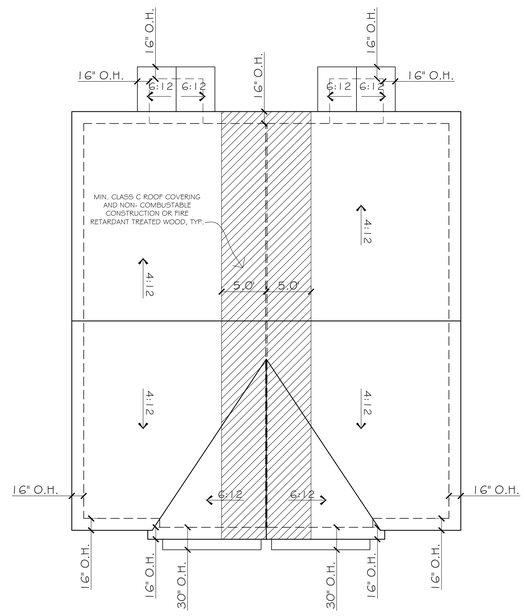
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURES SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK IS TO COMPLY WITH THE 2021 IRC, 2021 IPC, 2021 IMC, 2021 NEC, 2021 IFC AND THE 2021 IECC AND THEIR AMENDMENTS.
3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
6.CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

ROOF FRAMING NOTES - TYPICAL

RIDGES	2 X 8
HIP/VALLEY	2 X 8
RAFTERS @ 24" O.C.	2 X 6
HEADERS*	
UNDER 5'-0" LENGTH	2-2 X 6
OVER 5'-0" LENGTH	2-2 X 12

*2 STORY PLAN - ALL HEADERS TO BE 2-2X12 @ 1ST. FLOOR OPENINGS MINIMUM.

ALL CITY CODES AND SUBSEQUENT ENGINEERING TO TAKE PRECEDENT OVER ROOF FRAMING NOTES.



ROOF PLAN SCALE: 1/8"=1'-0"

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE.
ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES AS REQUIRED.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES AND RESTRICTIONS MUST BE FOLLOWED. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

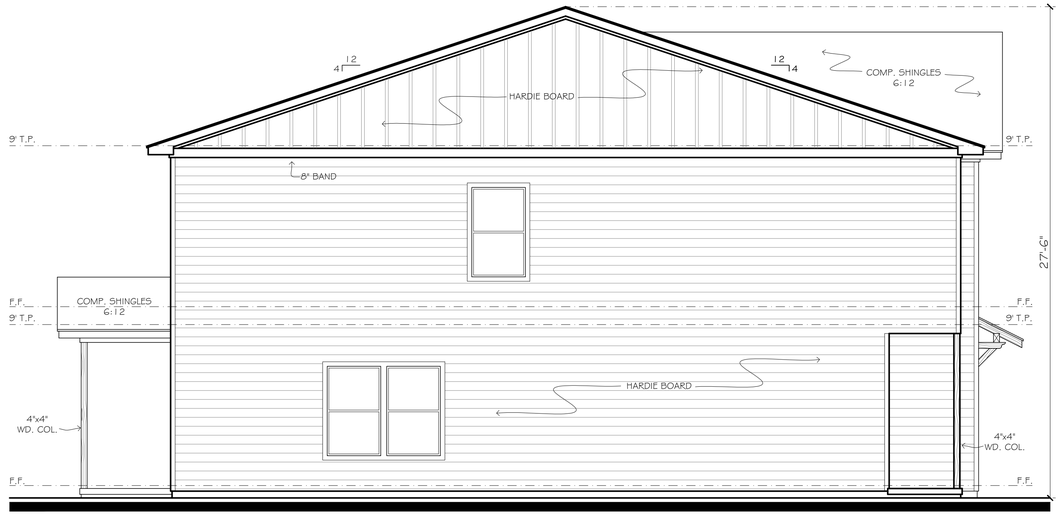
2705 HEMPHILL STREET
Block 34 Lot 5A, 5B
Greenville, Texas 75401

Date
MARCH, 2024

Sheet Title
ROOF PLAN

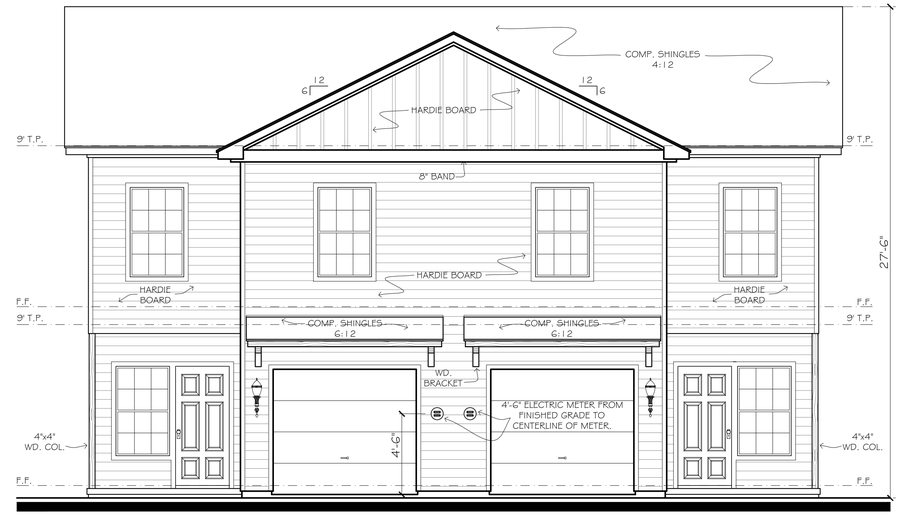
Scale
1/8" = 1'-0"

Sheet No.
A1.01



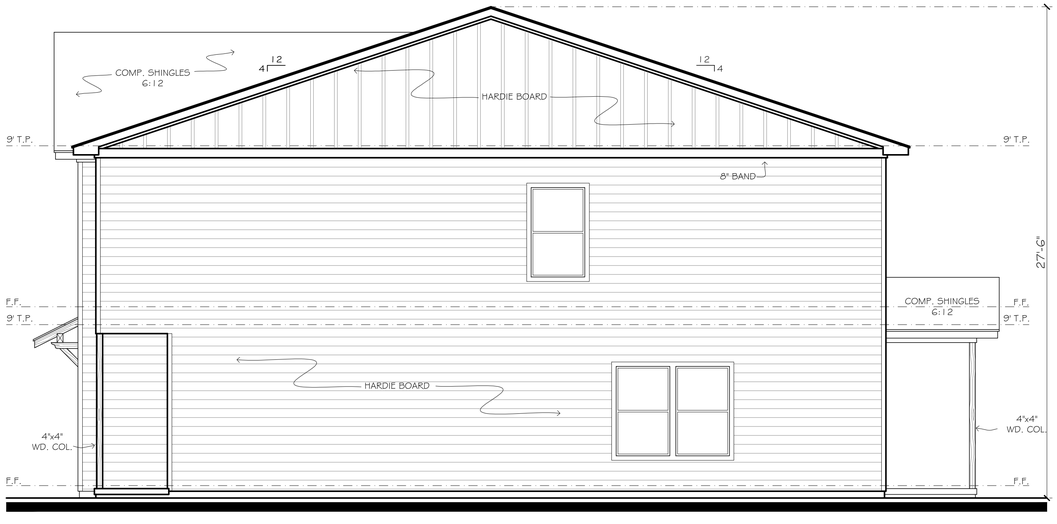
LEFT ELEVATION

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



FRONT ELEVATION

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



RIGHT ELEVATION

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

REAR ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE.
ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, MUST COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. EXISTING CONDITIONS AND DIMENSIONS MUST BE VERIFIED. IF A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
IT IS THE RESPONSIBILITY OF THE CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2705 HEMPHILL STREET

Block 34 Lot 5A, 5B

Greenville, Texas 75401

Date

MARCH, 2024

Sheet Title

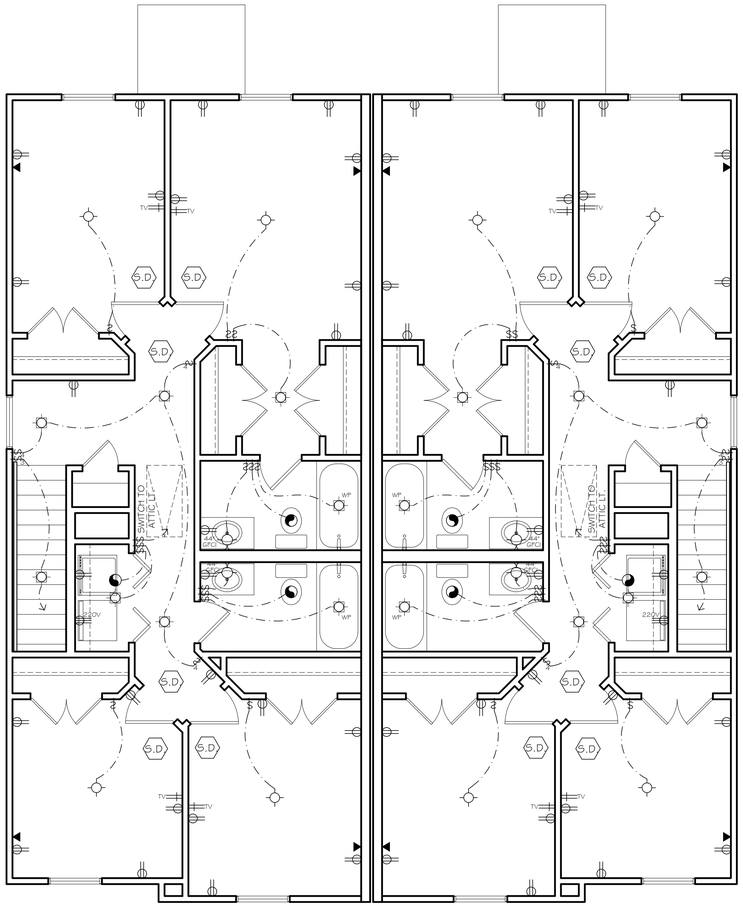
ELEVATIONS PLAN

Scale

INDICATES

Sheet No.

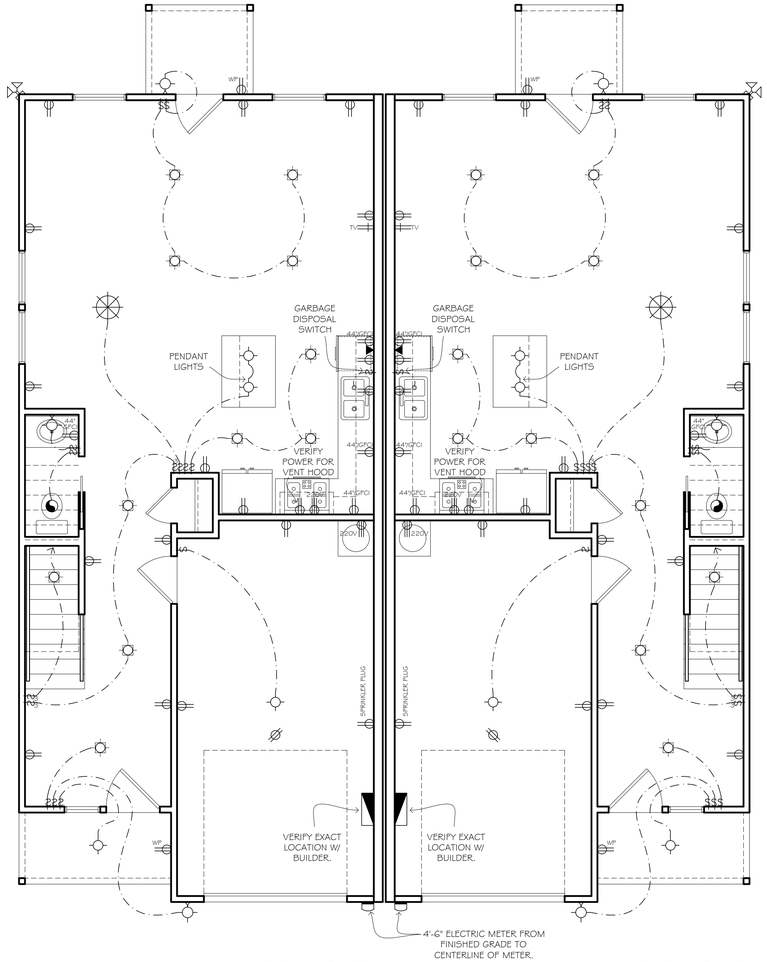
A2.00



(UNIT A) (UNIT B)

2ND. FLOOR ELECTRICAL PLAN

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



(UNIT A) (UNIT B)

1ST. FLOOR ELECTRICAL PLAN

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

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.
6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.
7. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
8. PATIO LIGHTS TO BE 6'-6" TO CTR ABOVE PATIO FLOOR U.N.O.
9. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.
10. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
11. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
12. WATER PIPES FOR SHOWERHEAD TO BE STUBBED OUT AT 6'-6" A.F.F.
13. ALL DRYER VENTS TO BE 6" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.
14. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/BATT BACKUP.
15. CUSTOMER NOTE: THE EXACT LOCATION OF S, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.
16. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP COMPLY WITH NFPA.
22. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.

ELECTRICAL LEGEND

- $ — SWITCH
- $3 — THREE-WAY SWITCH
- $4 — FOUR-WAY SWITCH
- $S — STACKED SWITCH
- DUPLEX
- CEILING DUPLEX
- WP — WATER PROOF
- PHONE OUTLET
- TV — TV OUTLET
- S.D — SMOKE DETECTOR
- 220V — 220 VOLT OUTLET
- EXHAUST
- INCANDESCENT CEILING LIGHT
- RECESSED CEILING LIGHT
- WALL MOUNT LIGHT
- CHANDELIER
- FAN/LT — CEILING FAN WITH LIGHT
- FLOODLIGHT W/ MOTION SENSOR
- ELECTRIC PANEL
- ELECTRIC METER

OUTLETS IN RESTROOM WILL BE PROVIDED WITH GROUND FAULT INTERRUPTER (GFCI).
ALL OTHERS AREAS WILL BE ARC FAULTS OUTLETS (AFCI).

North

2705 HEMPHILL STREET

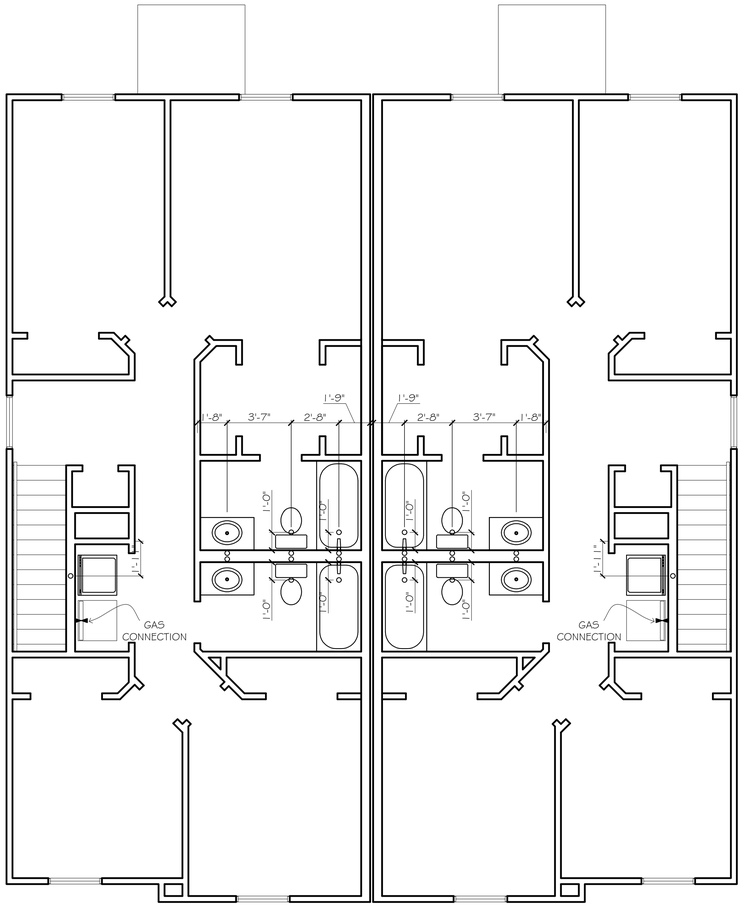
Block 34 Lot 5A, 5B
Greenville, Texas 75401

Date
MARCH, 2024

Sheet Title
ELECTRICAL PLAN

Scale
1/4" = 1'-0"

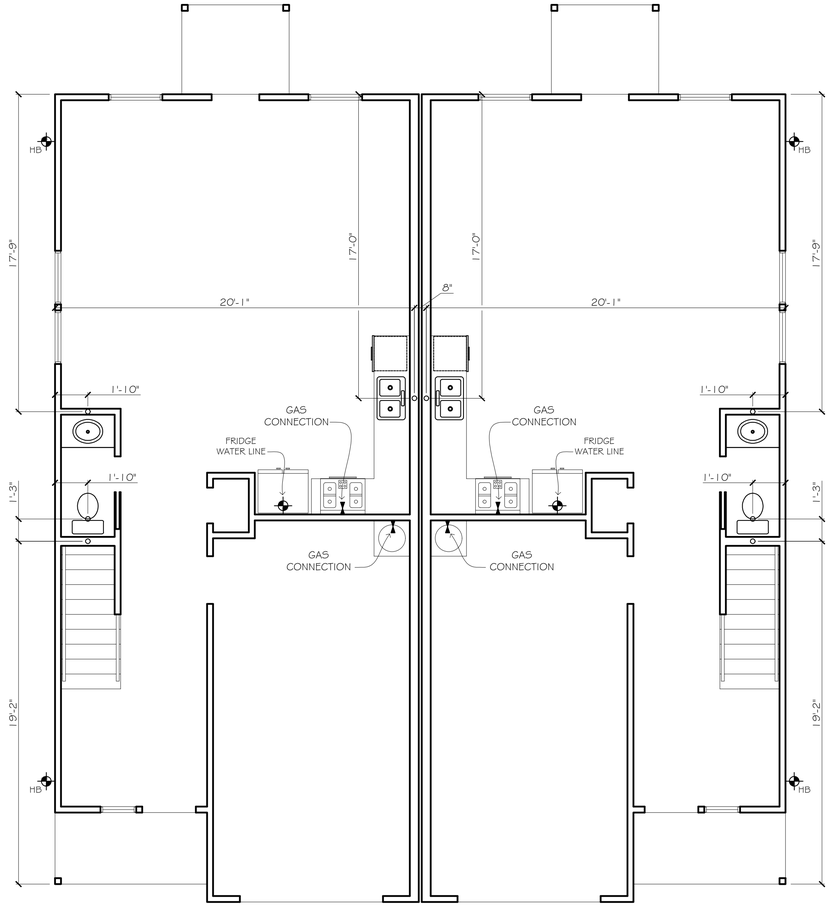
Sheet No.
E2.01



(UNIT A) (UNIT B)

2ND. FLOOR PLUMBING PLAN

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



(UNIT A) (UNIT B)

1 ST. FLOOR PLUMBING PLAN

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

GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK IS TO COMPLY WITH THE 2021 IRC, 2021 IPC, 2021 IMC, 2021 NEC, 2021 IFC AND THE 2021 IECC AND THEIR AMENDMENTS.

3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

6.CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

North

2705 HEMPHILL STREET

Block 34 Lot 5A, 5B

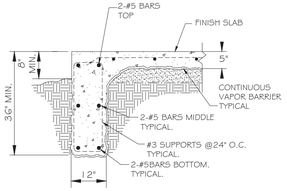
Greenville, Texas 75401

Date
MARCH, 2024

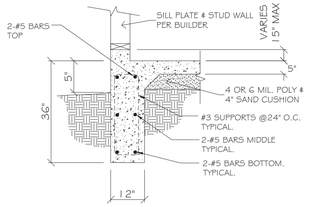
Sheet Title
PLUMBING PLAN

Scale
1/4" = 1'-0"

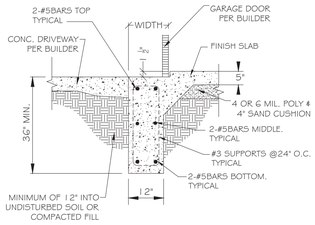
Sheet No.
P2.01



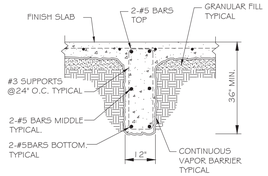
A SECTION N.T.S.



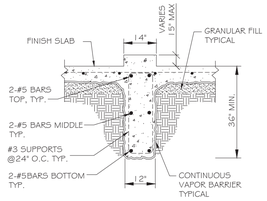
B SECTION N.T.S.



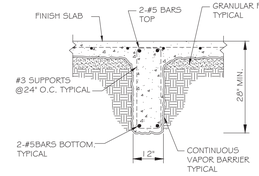
C SECTION N.T.S.



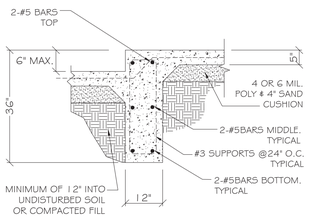
D SECTION N.T.S.



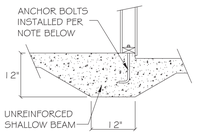
E SECTION N.T.S.



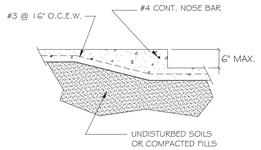
F SECTION N.T.S.



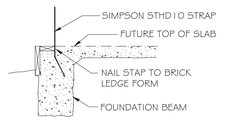
G SECTION N.T.S.



H SECTION N.T.S.



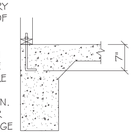
J SECTION N.T.S.



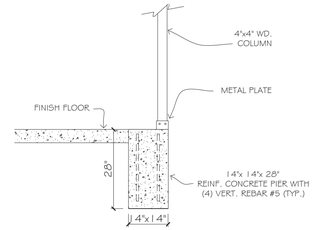
SIMPSON STHD10

1/2" DIAMETER ANCHOR BOLTS EXTENDING A MINIMUM OF 7" INTO CONCRETE SHALL BE PLACED WITHIN 12" OF EACH END OF EACH EXTERIOR PLATE LINE AND AT 6' MAX SPACING BETWEEN ENDS.

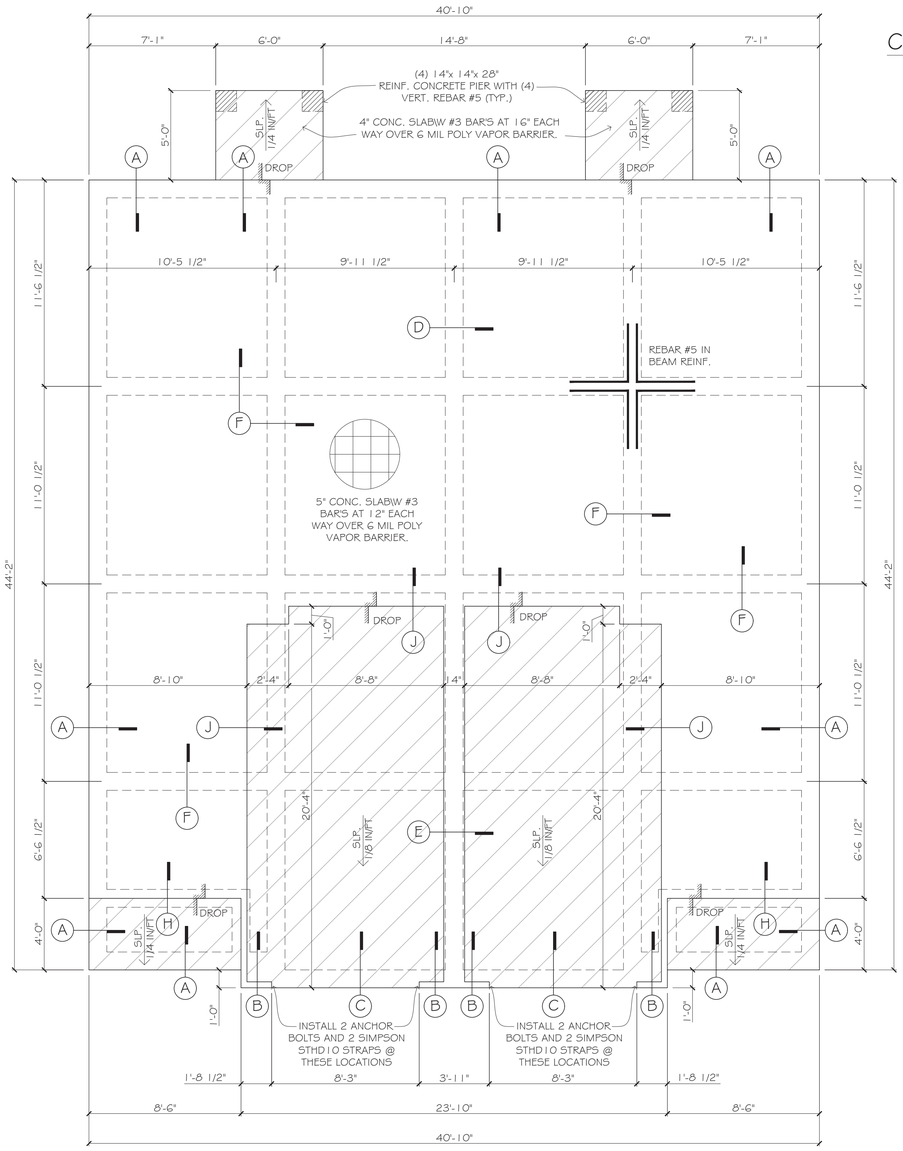
MINIMUM 1/2" DIAMETER ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6'-0" O.C. MAX. AND WITHIN 12" OF EACH CORNER EMBEDDED MIN 7" INTO CONCRETE. ATTACHMENT IS REQUIRED WITHIN 4"-12" OF EACH BUTT JOINT IN THE BOTTOM PLATE OF ALL EXTERIOR WALLS NOT MORE THAN 12" OR 7 BOLT DIA. FROM EACH END OF EACH PLATE SECTION. REFER TO BRACED WALL PLAN FOR INTERIOR BRACED WALL ANCHORAGE TO SLAB.



ANCHOR BOLT DETAIL WITH OUT BRICK LEDGE
(ONLY IF CODE REQUIRES ANCHOR BOLTS)



COLUMN DETAIL N.T.S.



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

GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK IS TO COMPLY WITH THE 2021 IRC, 2021 IPC, 2021 IMC, 2021 NEC, 2021 IFC AND THE 2021 IECC AND THEIR AMENDMENTS.

3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

6.CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

FOUNDATION NOTES

1. CONCRETE FLOOR AND FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
2. CONCRETE STRENGTH SHALL EXCEED 3000 PSI AFTER CURING 28 DAYS (3000 PSI/28 DAY STRENGTH). REINFORCING BARS SHALL BE NEW BILLET STEEL GRADE 60.
3. PAD SITE SHALL BE COMPACTED TO A LEVEL PLANE AT THE ELEVATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE SOIL STRENGTH SHALL EXCEED 1500 PSF WITH PLASTICITY INDEX TO BE AT LEAST 15, BUT NOT TO EXCEED 40.
4. THE LOT SLOPES, GRADES AND ELEVATIONS SHALL COMPLY WITH THE CURRENT CODES. SLOPES AND GRADES THAT EXCEED THE MAXIMUM ALLOWED BY CODE MAY BE STABILIZED BY RETAINING WALLS OR METHODS DESIGNED BY EXPERIENCED PROFESSIONAL ENGINEERS.
5. GEO-TECHNICAL REPORT WAS NOT PROVIDED BY THE CLIENT FOR THE PURPOSE OF DESIGNING THIS FOUNDATION. A SITE-SPECIFIC REPORT WOULD PROVIDE MORE INFORMATION THAT MAY BE NECESSARY FOR AN APPROPRIATE DESIGN AT THIS SITE. THE PROJECT OWNER SHOULD BE AWARE OF THE LIMITATIONS OF THE SOILS INFORMATION AND THIS DESIGN.
6. IT IS CRITICAL THAT CONSTANT AND EVEN MOISTURE CONDITIONS BE MAINTAINED IN THE SOILS NEAR THE FOUNDATION, BEFORE, DURING AND AFTER CONSTRUCTION, TO PREVENT UNANTICIPATED MOVEMENTS IN THE FOUNDATION.

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE.
ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS, SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES AS REQUIRED. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. IN THE EVENT A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
BUILDER IS RESPONSIBLE FOR CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2705 HEMPHILL STREET

Block 34 Lot 5A, 5B

Greenville, Texas 75401

Date
MARCH, 2024

Sheet Title
INDICATES

Scale
INDICATES

Sheet No.
S1

MAXIMUM CLEAR SPAN FOR CEILING JOIST – W./ GYPSUM CLG. 10 LBS LIVE , 5 LBS DEAD (NO ATTIC STORAGE)					
12" O.C.		16" O.C.		24" O.C.	
2x4	12'–5"	2x4	11'–3"	2x4	9'–10"
2x6	19'–6"	2x6	17'–8"	2x6	15'–6"
2x8	25'–8"	2x8	23'–4"	2x8	20'–1"
2x10	XX'–X"	2x10	XX'–X"	2x10	23'–11"

#2 YP. (IRC 2009)

MAXIMUM CLEAR SPAN FOR CEILING JOIST – W./ GYPSUM CLG. 20 LBS LIVE , 10LBS DEAD (ATTIC STORAGE)					
12" O.C.		16" O.C.		24" O.C.	
2x4	9'–10"	2x4	8'–11"	2x4	7'–8"
2x6	15'–6"	2x6	13'–6"	2x6	11'–0"
2x8	20'–1"	2x8	17'–5"	2x8	14'–2"
2x10	23'–11"	2x10	20'–9"	2x10	16'–11"

#2 YP. (IRC 2009)

.CEILING FRM. NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6's #2 Y.P. AT 24" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. FRAMING UNDER HVAC TO BE 2x8's #2 YP AT 24" O.C. W/ 3/4" PLYWD. PAD AS REQRD.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

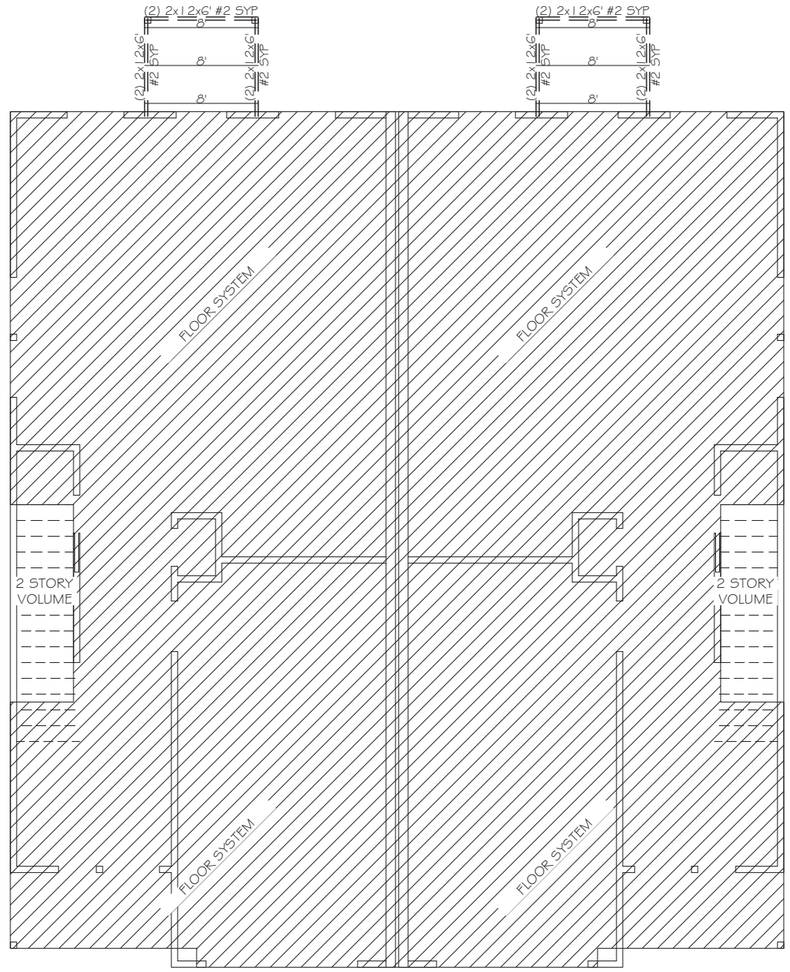
: USE BLOCKING WHERE REQUIRED BY 2009 IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO 2009 IRC.

: ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES, RUNNING THE LENGTH OF THE APPLIANCE.

NOTE:
MATERIAL TO BE USED MOST BE CITIFIED AND ADHERE TO THE AMERICAN WOOD COUNCIL CODES OR EQUAL.

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2009 SPAN CHARTS.



1 FIRST FLOOR CEILING JOIST
SCALE: 1/4" = 1'–0"

L.A. Escamilla
04/15/2024
STATE OF TEXAS
LUIS ARMANDO ESCAMILLA
108570
LICENSED PROFESSIONAL ENGINEER
F#-18123 RR-24170 REDLINE ENGINEERING

04/10/2024

CEILING FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street
PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

S–01

MAXIMUM CLEAR SPAN FOR CEILING JOIST – W./ GYPSUM CLG. 10 LBS LIVE , 5 LBS DEAD (NO ATTIC STORAGE)					
12" O.C.		16" O.C.		24" O.C.	
2x4	12'–5"	2x4	11'–3"	2x4	9'–10"
2x6	19'–6"	2x6	17'–8"	2x6	15'–6"
2x8	25'–8"	2x8	23'–4"	2x8	20'–1"
2x10	XX'–X"	2x10	XX'–X"	2x10	23'–11"

#2 YP. (IRC 2009)

MAXIMUM CLEAR SPAN FOR CEILING JOIST – W./ GYPSUM CLG. 20 LBS LIVE , 10LBS DEAD (ATTIC STORAGE)					
12" O.C.		16" O.C.		24" O.C.	
2x4	9'–10"	2x4	8'–11"	2x4	7'–8"
2x6	15'–6"	2x6	13'–6"	2x6	11'–0"
2x8	20'–1"	2x8	17'–5"	2x8	14'–2"
2x10	23'–11"	2x10	20'–9"	2x10	16'–11"

#2 YP. (IRC 2009)

.CEILING FRM. NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6's #2 Y.P. AT 24" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. FRAMING UNDER HVAC TO BE 2x8's #2 YP AT 24" O.C. W/ 3/4" PLYWD. PAD AS REQRD.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: USE BLOCKING WHERE REQUIRED BY 2009 IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO 2009 IRC.

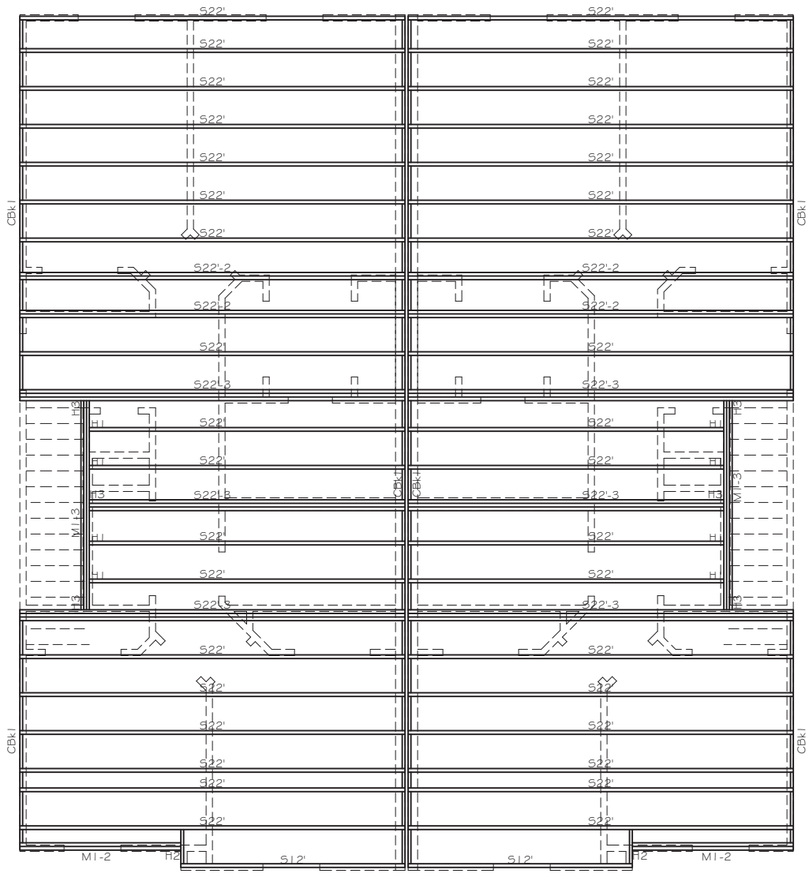
: ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES, RUNNING THE LENGTH OF THE APPLIANCE.

NOTE:
MATERIAL TO BE USED MOST BE CITIFIED AND ADHERE TO THE AMERICAN WOOD COUNCIL CODES OR EQUAL.

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2009 SPAN CHARTS.

Products				
PlotID	Length	Product	Plies	Net Qty
CBk1	155' 0"	14" TJI 110 joist	1	1
S12'	12' 0"	14" TJI 360 joist	1	2
S22'	22' 0"	14" TJI 360 joist	1	32
S22'-2	22' 0"	14" TJI 360 joist	2	4
S22'-3	22' 0"	14" TJI 360 joist	3	6
M1-2	08' 0"	1 3/4" x 24" 2.0E Microllam LVL	2	2
M1-3	11' 0"	1 3/4" x 24" 2.0E Microllam LVL	3	2

Framing Connector Summary			
PlotID	Qty	Manuf	Product
H1	8	Simpson	MIU4.75/14
H2	2	Simpson	IUS2.37/14
H3	6	User	HHUS7.25/10

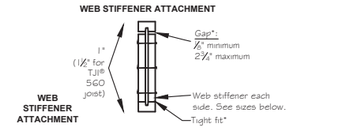


1 FIRST FLOOR SYSTEM
SCALE: 1/4" = 1'–0"

L.A.Escamilla 04/15/2024
STATE OF TEXAS
LUIS ARMANDO ESCAMILLA
108570
LICENSED PROFESSIONAL ENGINEER
F#-18123 RR-24170 REDLINE ENGINEERING

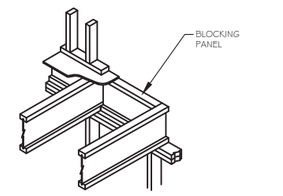
APPROVED MATERIAL SUBSTITUTIONS			
IJOIST A	A	TRUS JOIST BOISE CASCADE LOUISIANNA PACIFIC	TJI 110 BCI 4500s LPI 18
IJIOST B	B	TRUS JOIST BOISE CASCADE LOUISIANNA PACIFIC	TJI 210 BCI 5000s LPI 20Plus
IJOIST C	C	TRUS JOIST BOISE CASCADE LOUISIANNA PACIFIC	TJI 230 BCI 6000s LPI 32Plus
IJOIST D	D	TRUS JOIST BOISE CASCADE LOUISIANNA PACIFIC	TJI 360 BCI 60s LPI 42Plus
LSL TS	TS	TRUS JOIST BOISE CASCADE LOUISIANNA PACIFIC	TIMBERSTRAND 1.55E VERSA-LAM 1.7E/2.1E SOLIDSTART 1.55E/1.7E
LVL M	M	TRUS JOIST BOISE CASCADE LOUISIANNA PACIFIC	MICROLLAM 2.0E VERSA-LAM 2.1E SOLIDSTART 2.0E
PSL P	P	TRUS JOIST ANTHONY FOREST	PARALLAM (PSL) 2.0E POWER BEAM (APB) 2.1E

WEB STIFFENER ATTACHMENT

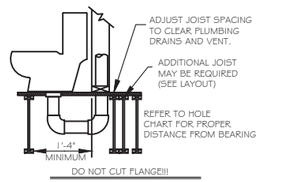


TJI Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements		
			Type	Number Nails End	Number Nails Intermediate
110 210 230 & 360	All All All	⅜" x 2½" ⅞" x 2½" 1⅛" x 2½"	8d (0.113" x 2½")	3	3
560	All	2x4	16d (0.135" x 3½")		

W * With point load from above, install web stiffener tight to top flange (gap at bottom flange) when there is no support below.

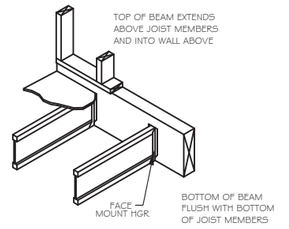


A1



WC WATER CLOSET DETAIL

MULTIPLE MEMBER CONNECTIONS FOR TOP-LOADED BEAMS (1)



US **UP-SET BEAM DETAIL**

04/10/2024

CEILING FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street

PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

S-02

MAXIMUM CLEAR SPAN FOR CEILING JOIST – W./ GYPSUM CLG. 10 LBS LIVE , 5 LBS DEAD (NO ATTIC STORAGE)					
12" O.C.		16" O.C.		24" O.C.	
2x4	12'–5"	2x4	11'–3"	2x4	9'–10"
2x6	19'–6"	2x6	17'–8"	2x6	15'–6"
2x8	25'–8"	2x8	23'–4"	2x8	20'–1"
2x10	XX'–X"	2x10	XX'–X"	2x10	23'–11"

#2 YP. (IRC 2009)

MAXIMUM CLEAR SPAN FOR CEILING JOIST – W./ GYPSUM CLG. 20 LBS LIVE , 10LBS DEAD (ATTIC STORAGE)					
12" O.C.		16" O.C.		24" O.C.	
2x4	9'–10"	2x4	8'–11"	2x4	7'–8"
2x6	15'–6"	2x6	13'–6"	2x6	11'–0"
2x8	20'–1"	2x8	17'–5"	2x8	14'–2"
2x10	23'–11"	2x10	20'–9"	2x10	16'–11"

#2 YP. (IRC 2009)

.CEILING FRM. NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6's #2 Y.P. AT 24" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. FRAMING UNDER HVAC TO BE 2x8's #2 YP AT 24" O.C. W/ 3/4" PLYWD. PAD AS REQRD.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

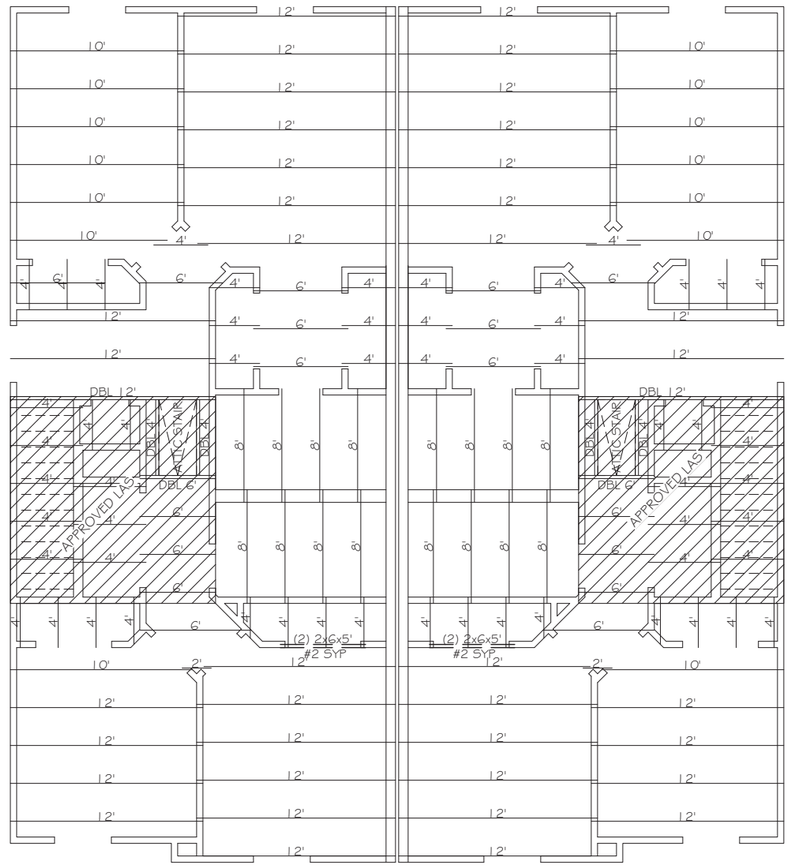
: USE BLOCKING WHERE REQUIRED BY 2009 IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO 2009 IRC.

: ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES, RUNNING THE LENGTH OF THE APPLIANCE.

NOTE:
MATERIAL TO BE USED MOST BE CITIFIED AND ADHERE TO THE AMERICAN WOOD COUNCIL CODES OR EQUAL.

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2009 SPAN CHARTS.



1 SECOND FLOOR CEILING JOIST
SCALE: 1/4" = 1'–0"

L.A. Escamilla
04/15/2024
STATE OF TEXAS
LUIS ARMANDO ESCAMILLA
108570
LICENSED PROFESSIONAL ENGINEER
F#-18123 RR-24170 REDLINE ENGINEERING

04/10/2024

CEILING FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street
PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'–0"

S–03

MAXIMUM CLEAR SPAN FOR RAFTERS WITH CEILING NOT ATTACHED TO RAFTERS – STANDARD ROOF COVERING 20 LBS LIVE , 10 LBS DEAD					
12" O.C.		16" O.C.		24" O.C.	
2x6	17'–0"	2x6	15'–1"	2x6	12'–3"
2x8	22'–5"	2x8	19'–5"	2x8	15'–10"
2x10	XX'–X"	2x10	23'–2"	2x10	18'–11"
2x12	XX'–X"	2x12	XX'–X"	2x12	22'–2"

#2 YP. (IRC 2009)

MAXIMUM CLEAR SPAN FOR RAFTERS WITH CEILING ATTACHED TO RAFTERS – STANDARD ROOF COVERING 20 LBS LIVE , 20 LBS DEAD					
12" O.C.		16" O.C.		24" O.C.	
2x6	15'–1"	2x6	13'–0"	2x6	10'–8"
2x8	19'–5"	2x8	16'–10"	2x8	13'–9"
2x10	23'–2"	2x10	20'–1"	2x10	16'–5"
2x12	XX'–X"	2x12	23'–7"	2x12	19'–3"

#2 YP. (IRC 2009)

ROOF FRM. NOTES:

: U.N.O. ALL RAFTERS TO BE 2x6's #2 Y.P. AT 24" O.C. W/ 2x8 HIPS AND VALLEYS AND 2x10 RIDGE RAFTERS.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: PURLIN BRACING AS REQUIRED TO BE IN ACCORDANCE WITH 2009 IRC.

: NAIL ALL CONNECTIONS IN ACCORDANCE WITH 2009 IRC.

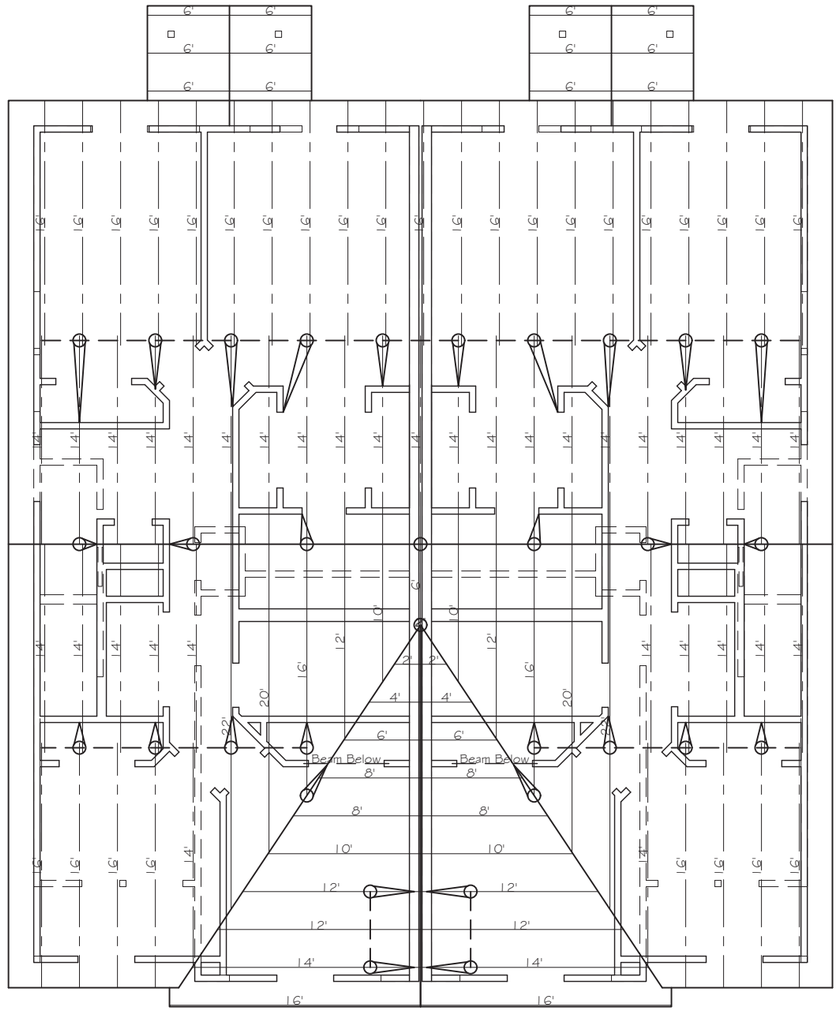
: PROVIDE 2x4 RAFTER TAILS AS NEEDED

INDICATES A SPLICE

INDICATES A STRUT

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2009 SPAN CHARTS.

NOTE:
MATERIAL TO BE USED MOST BE CITIFIED AND ADHERE TO THE AMERICAN WOOD COUNCIL CODES OR EQUAL.



1 ROOF PLAN
SCALE: 1/4" = 1'–0"

L A Escamilla
04/15/2024
F#-18123 STATE OF TEXAS RR-24170
LUIS ARMANDO ESCAMILLA
108570
LICENSED PROFESSIONAL ENGINEER
REDLINE ENGINEERING

04/10/2024

ROOF FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street
PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

S-04

MAXIMUM CLEAR SPAN FOR RAFTERS WITH CEILING NOT ATTACHED TO RAFTERS – STANDARD ROOF COVERING 20 LBS LIVE , 10 LBS DEAD					
12" O.C.		16" O.C.		24" O.C.	
2x6	17'–0"	2x6	15'–1"	2x6	12'–3"
2x8	22'–5"	2x8	19'–5"	2x8	15'–10"
2x10	XX'–X"	2x10	23'–2"	2x10	18'–11"
2x12	XX'–X"	2x12	XX'–X"	2x12	22'–2"

#2 YP. (IRC 2009)

MAXIMUM CLEAR SPAN FOR RAFTERS WITH CEILING ATTACHED TO RAFTERS – STANDARD ROOF COVERING 20 LBS LIVE , 20 LBS DEAD					
12" O.C.		16" O.C.		24" O.C.	
2x6	15'–1"	2x6	13'–0"	2x6	10'–8"
2x8	19'–5"	2x8	16'–10"	2x8	13'–9"
2x10	23'–2"	2x10	20'–1"	2x10	16'–5"
2x12	XX'–X"	2x12	23'–7"	2x12	19'–3"

#2 YP. (IRC 2009)

ROOF FRM. NOTES:

: U.N.O. ALL RAFTERS TO BE 2x6's #2 Y.P. AT 24" O.C. W/ 2x8 HIPS AND VALLEYS AND 2x10 RIDGE RAFTERS.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: PURLIN BRACING AS REQUIRED TO BE IN ACCORDANCE WITH 2009 IRC.

: NAIL ALL CONNECTIONS IN ACCORDANCE WITH 2009 IRC.

: PROVIDE 2x4 RAFTER TAILS AS NEEDED

——·—— INDICATES A SPLICE

INDICATES A STRUT

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2009 SPAN CHARTS.

NOTE:
MATERIAL TO BE USED MOST BE CITIFIED AND ADHERE TO THE AMERICAN WOOD COUNCIL CODES OR EQUAL.

FRONT ELEVATION

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

L Escamilla
04/15/2024

F#-18123 · STATE OF TEXAS · RR-24170 · LUIS ARMANDO ESCAMILLA · 108570 · LICENSED PROFESSIONAL ENGINEER · REDLINE ENGINEERING

04/10/2024

ELEVATION FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street

PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

S–05

GENERAL STRUCTURAL NOTES

1.0 APPLICABLE DESIGN CODES AND LOADS
1.1CODES AND STANDARDS: INTERNATIONAL RESIDENTIAL CODE (IRC), LATEST EDITION.
INTERNATIONAL BUILDING CODE (IBC), LATEST EDITION.
1.2DESIGN LOADS

	LL	DL
ROOF (RAFTERS)	30 PSF	10 PSF
CEILING JOISTS		
LIMITED STORAGE	20 PSF	10 PSF
NO STORAGE	10 PSF	5 PSF

1.3DEFLECTION LIMITS (BASED ON LIVE LOAD, EXCEPT MASONRY)

RAFTERS GREATER THAN 3:12	L/180
CEILINGS	L/240
FLOORS	L/360
MASONRY VENEER	L/600

2.0 GENERAL CONDITIONS
2.1THE ENGINEER'S BASIC RESPONSIBILITY IS FOR MEMBER SIZE AND STRENGTH, NOT DIMENSION CONTROL OR FIT AND FINISH. SPECIAL CONDITIONS OR LOADS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER.
2.2THESE STRUCTURAL PLANS ARE BASED ON INFORMATION PROVIDED. THE ENGINEER SHALL BE ENTITLED TO RELY ON THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IN THE PREPARATION OF THE CONSTRUCTION DOCUMENTS.
2.3THESE PLANS, NOTES, AND DETAILS ARE BASED ON THE MINIMUM CODE REQUIREMENTS AND ACCEPTED LOCAL STANDARD OF CARE FOR TYPICAL SINGLE FAMILY CONSTRUCTION PRACTICES. MORE STRINGENT INSTALLATION MAY BE REQUIRED BY A LOCAL JURISDICTION OR INCREASED PERFORMANCE EXPECTATIONS. ALL SPECIAL OR NON-STANDARD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER. WHERE APPLICABLE, INSTALLATION SHALL COMPLY WITH ALL TEXAS DEPARTMENT OF INSURANCE REQUIREMENTS.
2.4THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT AND/OR ENGINEER PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
2.5THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND/OR SUPPORTS THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS OR SEQUENCES.
2.6 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS.
2.7 THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY SCHEDULING OF ALL REQUIRED PRODUCT SUBMITTALS, INSPECTIONS, AND ANY OTHER CONSTRUCTION DOCUMENTATION.
2.8 NOTES, DETAILS, AND SCHEDULES HEREIN ARE TYPICAL AND MAY APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED OR SHOWN. NOT ALL SECTIONS, SCHEDULES OR NOTES MAY APPLY TO EACH PROJECT.
2.9 INFORMATION ON THE STRUCTURAL PLANS MAY SUPERCEDE GENERAL NOTES AND DETAILS.

3.0 MATERIALS
3.1 WOOD
1. DIMENSIONAL LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS), LATEST EDITION.
2. ALL LUMBER SHALL BE SPRUCE-PINE-FIR (SPF), SOUTHERN YELLOW PINE (SYP), OR DOUGLAS FIR-LARCH (DF-L), UNO. REFER TO PLANS FOR GRADE AND SPECIES OF STRUCTURAL MEMBERS.
BRACING/BLOCKING: UTILITY GRADE
WALL STUDS: STUD GRADE (#2 GRADE AT BALLOON FRAMING)
PLATES: #2 GRADE
3. ALL WOOD FRAMING MEMBERS TO HAVE 19% OR LESS MOISTURE CONTENT.
4. ALL SILLS ON CONCRETE SLABS SHALL BE TREATED LUMBER.
5. ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER OR OTHERWISE PROTECTED.
6. FINGER-JOINTED LUMBER MAY BE USED FOR STUDS (SAME GRADE AND SPECIES), EXCEPT FOR BALLOON FRAMING. ALL OTHER FINGER JOINTED LUMBER SHALL BE RATED FOR HORIZONTAL USE.
7. MANUFACTURED WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL WOOD BEAMS AND I-JOISTS) SHALL BE FABRICATED, HANDLED, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. PLYWOOD, ORIENTED-STRAND BOARD (OSB), OR WAFERBOARD SHALL COMPLY WITH US DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD (PS2).
11. ALL WOOD PRODUCTS SHALL BE GRADE MARKED FOR IDENTIFICATION.
12. ALTERNATE MATERIALS ARE ACCEPTABLE IF THEY HAVE EQUIVALENT STRUCTURAL CAPACITY AND PERFORMANCE, AS ESTABLISHED BY APPLICABLE CODE EVALUATION REPORTS.

3.3 CONNECTORS
1. ALL NAILS, LAG SCREWS, AND BOLTS SHALL COMPLY WITH NDS, CHAPTERS 10 AND 11.
2. ALL NAILS SHALL BE COMMON NAILS, UNO. PNEUMATIC FASTENERS ARE PERMITTED, PROVIDED THEY HAVE THE SAME LENGTH AND SHANK DIAMETER, OR OTHERWISE HAVE EQUIVALENT STRUCTURAL CAPACITY.
3. SPECIFIED HOLD-DOWNS, HANGERS, STRAPS, ETC. ARE BY SIMPSON STRONG-TIE, UNO. PRODUCTS BY OTHER MANUFACTURERS MAY BE USED, PROVIDED THEY HAVE EQUIVALENT STRUCTURAL CAPACITY AND HAVE A VALID ICC REPORT. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
4. ALL CONNECTORS EXPOSED TO WEATHER OR USED IN CONJUNCTION WITH FIRE-RETARDANT LUMBER SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION.

4.0 CONVENTIONAL WOOD FRAMING
4.1FRAMING SHALL CONFORM WITH THE IRC OR THE IBC AND THE WOOD FRAME CONSTRUCTION MANUAL (WFCM), PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
4.2 FRAMING SHALL BE ADEQUATE TO PROVIDE A CONTINUOUS LOAD PATH TO TRANSFER ALL VERTICAL AND LATERAL LOADS FROM THE ROOF, WALL, AND FLOOR SYSTEMS TO THE FOUNDATION.
4.3 ROOF-CEILING CONSTRUCTION
1. RAFTERS SHALL BE SIZED AND SPACED PER THE RAFTER SPAN SCHEDULE. REFER TO IRC SECTION R802.11 FOR WIND UPLIFT RESISTANT REQUIREMENTS.
2. PROVIDE PURLINS SAME SIZE AS RAFTERS AND BRACE WITH MIN 2X4 BRACE AT NOT MORE THAN 48 INCHES ON CENTER TO WALL, HEADER, OR ELEVATED BEAM BELOW. THE SLOPE OF STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM HORIZONTAL. STRUTS LONGER THAN 8' SHALL BE 2X4 T-BRACE OR 2X6. AT WIND SPEEDS GREATER THAN 100 MPH, USE 2X4 T-BRACE. STRUTS LARGER THAN 8' SHALL BE 2X6 T-BRACE.
3. RIDGE STRAPS OR COLLAR TIES INSTALLED IN THE UPPER 1/3 OF THE ATTIC SPACE SHALL NOT BE SPACED MORE THAN 48 INCHES ON CENTER U.N.O.
4. HIPS, VALLEYS, AND RIDGES SHALL PROVIDE FULL END-CUT BEARING FOR SUPPORTED RAFTERS, NOT LESS THAN ONE DIMENSIONAL SIZE LARGER.
5. ROOF SHEATHING SHALL BE MINIMUM 7/16" THICKNESS WITH 40/20 SPAN RATING FOR ROOF COVERING WEIGHING MORE THAN 1000 LBS PER SQUARE. ROOF FRAMING SPACING SHALL BE LIMITED TO NOT MORE THAN 24 INCHES ON CENTER.
6. CEILING JOISTS SHALL BE SIZED AND SPACED PER THE CEILING JOIST SPAN SCHEDULE.
7. ALL CEILINGS ARE DESIGNED FOR LIMITED ATTIC STORAGE UNLESS NOTED OTHERWISE, EXCEPT FOR CATHEDRAL TYPE CEILINGS WHERE NO ATTIC STORAGE IS PERMITTED. CEILINGS ARE NOT DESIGNED FOR FUTURE ROOMS, UNLESS NOTED OTHERWISE.
8. RAFTERS AND CEILING JOISTS SHALL HAVE MINIMUM 1 1/2 INCHES OF BEARING AND OPPOSING CEILING JOISTS SHALL BE LAPPED A MINIMUM OF 3 INCHES AT INTERIOR BEARING WALLS. RAFTERS AND JOISTS SHALL BE FACE NAILED TOGETHER AND BOTH SHALL BE TOE NAILED TO THE PLATE. AT VAULTED CEILINGS, CRIPPLE RAFTERS SHALL BE ADDED, TO ACHIEVE FULL BEARING AND TOE NAILING AT THE PLATE.
9. WHERE CEILING JOISTS RUN PERPENDICULAR TO RAFTERS OR WHERE CEILING JOISTS DO NOT TIE INTO RAFTERS, RAFTER TIES OR SOME OTHER METHOD OF RESISTING OUT THRUST SHALL BE INSTALLED. REFER TO TYPICAL RAFTER TIE DETAIL. CRIPPLE JOISTS AND RAFTERS SHALL BE ADDED TO ALLOW FULL BEARING AND TOE NAILING AT THE TOP PLATE.
10. RAFTER AND CEILING JOISTS WITH A DEPTH:THICKNESS RATIO GREATER THAN 5:1 SHALL HAVE LATERAL POINTS LOCKING AT BEARING POINTS TO PREVENT ROTATION. WHERE SOLID SAWN RAFTERS AND JOISTS ARE PARALLEL AND FACE NAILED TOGETHER, THE COMBINED THICKNESS MAY BE USED.
11. RAFTERS AND CEILING JOISTS WITH A DEPTH:THICKNESS RATIO GREATER THAN 6:1 SHALL HAVE INTERMEDIATE LOCKING AT INTERVALS NOT EXCEEDING 8 FEET.
12. NOTCHES IN SAWN LUMBER RAFTERS AND JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD THE DEPTH OF THE MEMBER, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
13. HOLES IN SAWN LUMBER RAFTERS AND JOISTS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER AND SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM EDGE OF THE MEMBER, A NOTCH, OR ANOTHER HOLE.

4.5 WALL CONSTRUCTION
1. LOAD BEARING STUDS SHALL BE SIZED AND SPACED PER THE WALL STUD SCHEDULES, UNLESS OTHERWISE NOTED ON THE PLANS. INTERIOR NON-LOAD BEARING WALLS MAY BE 2X4S @ 24 INCHES ON CENTER UP TO 14' HEIGHT AND 2X6S @ 24 INCHES ON CENTER UP TO 19'8" HEIGHT.
2. NOTCHING IN ANY STUD IN A NONBEARING WALL SHALL NOT EXCEED 40 PERCENT OF ITS WIDTH. NOTCHING OF ANY STUD IN AN EXTERIOR OR LOAD BEARING WALL SHALL NOT EXCEED 25 PERCENT OF ITS WIDTH.
3. HOLES IN ANY STUD IN A NONBEARING WALL SHALL NOT EXCEED 60 PERCENT OF ITS WIDTH. HOLES IN ANY STUD IN AN EXTERIOR OR LOAD BEARING WALL SHALL NOT EXCEED 40 PERCENT OF ITS WIDTH. HOLE DIAMETER MAY BE INCREASED TO 60 PERCENT OF THE STUD WIDTH IF THE STUDS ARE DOUBLED AND NOT MORE THAN TWO SUCCESSIVE STUDS ARE SO BORED. HOLES MAY NOT BE LOCATED WITHIN 5/8 INCH OF THE EDGE OF THE STUD OR IN THE SAME SECTION AS A NOTCH. APPROVED STUD SHOES MAY ALSO BE USED.
4. LOAD BEARING WALLS SHALL HAVE MINIMUM ONE BOTTOM PLATE AND TWO TOP PLATES, HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS. THE DOUBLE TOP PLATE SHALL OVERLAP AT CORNERS AND INTERSECTIONS OF BEARING WALLS. END JOINTS AND SPLICES SHALL BE OFFSET AT LEAST 24 INCHES, UNLESS NOTED OTHERWISE.
5. THE SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED PER THE SILL PLATE ANCHORAGE SCHEDULE, WITH AT LEAST TWO BOLTS IN EACH SECTION OF SILL PLATE SPACED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM THE END. BOLTS SHALL BE 5/8" DIAMETER AND SHALL EXTEND AT LEAST 7 INCHES INTO THE FOUNDATION. THE SILL PLATE AT INTERIOR BEARING WALLS SHALL BE POSITIVELY CONNECTED TO THE FOUNDATION WITH APPROVED FASTENERS. ADDITIONAL BOLTS MAY BE REQUIRED PER THE SHEATHING SCHEDULE OR OTHER CONNECTIONS. AT WIND SPEEDS IN EXCESS OF 100 MPH IN HURRICANE PRONE REGIONS, ALL ANCHOR BOLTS SHALL HAVE A 2X2X1/4 THICK PLATE WASHER OR (2) 2 X 2 X 1/8 PLATE WASHERS. AT WIND SPEEDS LESS THAN OR EQUAL TO 100 MPH, ALL ANCHORS BOLTS SHALL HAVE A STANDARD WASHER. EQUIVALENT FASTENERS ARE PERMITTED.
6. SINGLE TOP PLATE MAY BE USED, EXCEPT THAT 3"X6" 20 GA GALVANIZED PLATES SHALL BE USED AT CORNERS, INTERSECTIONS, AND JOINTS. RAFTERS OR JOISTS SHALL BE CENTERED OVER STUDS WITH A TOLERANCE OF NOT MORE THAN 1 INCH.
7. IF DRILLING OR NOTCHING OF THE TOP PLATE EXCEEDS 50 PERCENT OF ITS WIDTH, A 1-1/2" X 16GA GALVANIZED METAL TIE SHALL BE USED ACROSS THE OPENING.
8. HEADERS OR BEAMS AT OPENINGS SHALL BE PER IRC TABLE R502.5 OR IBC TABLES 2308.9.5 AND 2308.9.6 AND WFCM TABLE 3.23, UNLESS OTHERWISE NOTED ON THE PLANS.
9. THE ENDS OF FLUSH BEAMS AND GIRDERS BEARING ON THE TOP PLATE SHALL BE SUPPORTED BY A FULL-HEIGHT STUD PACK. DROPPED HEADERS SHALL BE SUPPORTED BY JACK STUDS. FOR CONVENTIONAL LUMBER, STUD PACK OR JACK STUDS SHALL BE NOT LESS THAN 1 FOR 2X6 AND 2X8 MEMBERS AND NOT LESS THAN 2 FOR 2X10 AND 2X12 MEMBERS. FOR MANUFACTURED LUMBER AND TRUSSES, STUDS SHALL PROVIDE FULL BEARING AND SHALL BE NOT LESS THAN 1 FOR UP TO 7 1/4 DEPTH AND 2 FOR UP TO 11 7/8 DEPTH. THESE ARE MINIMUMS - ADDITIONAL STUDS MAY BE REQUIRED BASED ON ACTUAL LOADS. AT UPPER FLOORS, STUD PACKS AND JACK STUDS WITH 2 OR MORE STUDS SHALL BE CONTINUED AT LOWER FLOORS TO THE FOUNDATION, TO INCLUDE BLOCKING THROUGH SUBFLOOR AS NECESSARY.
10. AT DROPPED HEADERS, ALL JACK STUDS SHALL HAVE NOT LESS THAN ONE FULL-HEIGHT KING STUD. ADDITIONAL KING STUDS MAY BE REQUIRED AT EXTERIOR WALLS SUBJECT TO WIND LOADS. REFER TO WFCM TABLES 3.23C AND 3.23D. KING STUDS MAY REPLACE REQUIRED JACK STUDS IF A MECHANICAL CONNECTOR IS USED TO FASTEN THE HEADER TO THE KING STUD.
11. WALL BRACING SHALL BE PER THE IRC SECTION R602.10 OR IBC SECTION 2308.9.3. FRAMING PERPENDICULAR TO BRACED WALL LINES SHALL BE BLOCKED IN THE PLANE OF THE WALL AS REQUIRED BY THE IRC/IBC. FRAMING PARALLEL TO BRACED WALL LINES SHALL HAVE A STRUCTURAL MEMBER IN THE PLANE OF THE WALL. ALL BRACED WALL LINES SHALL BE ANCHORED TO THE CONCRETE FOUNDATION. THESE PLANS MAY CONTAIN A LAYOUT OF BRACED WALL LINES AND PANELS, INCLUDING PORTIONS OF THE STRUCTURE WHICH HAVE BEEN DESIGNED PER IRC SECTION R602.10.10 OR IBC SECTION 2308.4. REFER TO THE SHEATHING SCHEDULE/SHEAR CONNECTION SCHEDULE.

4.6 COVERINGS, OPENINGS AND VENEERS
1. WALL COVERINGS SHALL COMPLY WITH IRC CHAPTER 7. ROOF COVERINGS SHALL COMPLY WITH IRC CHAPTER 9. COVERINGS, WINDOWS AND OTHER OPENINGS SHALL BE RATED FOR THE COMPONENTS AND CLADDING LOADS OF IRC TABLE R301.2(2) OR IBC TABLE 1609.6.2.1(2).
2. WINDOWS AND OTHER OPENINGS IN WIND BORNE DEBRIS REGIONS SHALL BE PROTECTED PER IRC TABLE R301.2.1.2 OR IBC TABLE 1609.1.2, OR PER THE TDI AS APPLICABLE

5.0 CONSTRUCTION DOCUMENTATION
5.1 SUBMITTALS: REVIEW OF SUBMITTALS IS FOR GENERAL CONFORMANCE WITH THE STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS, NOT FOR DIMENSION CONTROL. THE ENGINEER SHALL BE ENTITLED TO RELY ON THE ACCURACY AND COMPLETENESS OF INFORMATION PROVIDED BY THE CONTRACTOR, THE ARCHITECT, OR OTHER THIRD PARTY. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS, PROJECT SPECIFICATIONS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SHEATHING AND CLADDING ATTACHMENT SCHEDULE

	Max Framing Spacing	Min Sheathing Thickness	APA Span Rating	Interior Zone (Edge/Field)	Perimeter Edge Zone - Fastener Spacing (Edge/Field)									
					90 mph		100 mph		110 mph		120 mph		130 mph	
					B	C	B	C	B	C	B	C	B	C
ROOF SHEATHING[1]	16" O.C.	7/16"	24/16	6/12	6/12	6/12[7]	6/12	6/6	6/12	6/6	6/6	6/8[8]	6/6	6/8[8]
	24" O.C.	7/16"	24/16	6/12[5]	6/12	6/6	6/6	6/8[8]	6/8[8]	6/8[8]	6/8[8]	8/49	6/8[8]	8/49
GABLE ENDWALL RAKE		7/16"	24/16		6/8[8]	4/4	6/8[8]	4/9[9]	6/8[8]	4/9[9]	4/4	4/9[9]	4/9[9]	3/10[3/10]
EXTERIOR WALL SHEATHING	16" O.C.	7/16"	24/16	6/12[6]	6/12	6/12	6/12	6/12	6/12	6/12	6/12	6/12[7]	6/12	6/12[7]
FLOOR SHEATHING[2]	24" O.C.	23/32"	48/24	6/12										

1. PERIMETER EDGE ZONE SHALL BE USED AT ROOFS WITHIN 4 FEET OF EITHER THE ROOF EDGE OR ROOF PEAK. IT SHALL ALSO BE USED AT WALLS WITHIN 4 FEET OF OUTSIDE OR RE-ENTRANT CORNERS.
2. SHEATHING SHALL BE OSB OR APA RATED SHEATHING. ALTERNATE SHEATHING MATERIALS MAY BE USED, PROVIDED THEY HAVE CODE APPROVAL FOR SUITABILITY FOR THE ANTICIPATED WIND PRESSURES.
3. THESE ARE MINIMUM REQUIREMENTS FOR CLADDING LOADS. REFER TO NOTES AND PLANS FOR WALL BRACING OR SHEAR WALL REQUIREMENTS.
4. REFER TO WFCM TABLES 3.10 THROUGH 3.14
5. REDUCE FIELD SPACING TO 6" OC FOR 120 MPH EXP C, AND 130 MPH EXP C FOR FRAMING MEMBERS WITH SPECIFIC GRAVITY BETWEEN 0.42 AND 0.49
6. REDUCE FIELD SPACING TO 6" OC FOR 110 MPH, EXP C, 120 MPH EXP C, AND 130 MPH EXP C FOR FRAMING MEMBERS WITH SPECIFIC GRAVITY BETWEEN 0.42 AND 0.49
7. REDUCE SPACING TO 6" OC FOR FRAMING MEMBERS WITH SPECIFIC GRAVITY BETWEEN 0.42 AND 0.49
8. REDUCE SPACING TO 4" OC FOR FRAMING MEMBERS WITH SPECIFIC GRAVITY BETWEEN 0.42 AND 0.49
9. REDUCE SPACING TO 3" OC FOR FRAMING MEMBERS WITH SPECIFIC GRAVITY BETWEEN 0.42 AND 0.49
10. REDUCE SPACING TO 2" OC FOR FRAMING MEMBERS WITH SPECIFIC GRAVITY BETWEEN 0.42 AND 0.49
11. FOR INTERMEDIATE WIND SPEEDS, USE THE HIGHER WIND SPEED.
12. ROOF SHEATHING SHALL BE FASTENED WITH 8D COMMON NAILS OR EQUIVALENT.
13. FLOOR SHEATHING SHALL BE FASTENED WITH 10D COMMON NAILS OR EQUIVALENT.

WALL STUD SCHEDULES

LOAD BEARING WALLS (EXCERPT IRC TABLE R602.3.1)			
MAXIMUM ALLOWABLE LENGTH & SPACING OF LOAD BEARING WALL STUDS			
STUD HEIGHT (FEET)	ROOF + CEILING	ROOF, CEILING AND ONE FLOOR	ROOF, CEILING AND TWO FLOORS
<10	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
12	2x4 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
14	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
16	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 12" o.c.
18	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 12" o.c.
20	2x6 @ 8" o.c.	2x6 @ 8" o.c.	2x6 @ 8" o.c.
22	2x6 @ 8" o.c.	2x6 @ 8" o.c.	SEE ENGINEER
24	2x6 @ 8" o.c.	2x6 @ 8" o.c.	SEE ENGINEER

1. ASSUMES SPF STUD GRADE OR BETTER.
2. BALLOON FRAMES OR TALL WALLS (GREATER THAN 12' MAX) SHALL BE #2 GRADE OR BETTER.
3. FOR EXTERIOR WALLS EXPOSED TO WIND, STUD LENGTHS SHALL BE LIMITED BY THE FOLLOWING.

MAXIMUM EXTERIOR STUD LENGTH
(EXCERPT FROM WFCM TABLE 3.20A)

		MAXIMUM STUD LENGTH 16" O.C.				
		90 MPH	100 MPH	110 MPH	120 MPH	130 MPH
2x4	Stud	12'-0"	10'-8"	9'-8"	8'-10"	8'-1"
	#2	13'-6"	12'-7"	11'-9"	11'-1"	10'-5"
2x6	Stud	18'-0"	16'-1"	14'-6"	13'-3"	12'-2"
	#2			18'-0"	17'-1"	15'-8"

THIS TABLE ASSUMES SPF OR EQUIVALENT. FOR OTHER MATERIAL, SIZE, OR SPACING COMBINATIONS, REFER TO THE WFCM.

* - ALLOWABLE STUD LENGTH EXCEEDS 20 FEET.

MAXIMUM EXTERIOR STUD LENGTH
(FOR WALLS WITH WOOD STRUCTURAL SHEATHING)
(EXCERPT FROM WFCM TABLE 3.20B)

		MAXIMUM STUD LENGTH 16" O.C.				
		90 MPH	100 MPH	110 MPH	120 MPH	130 MPH
2x4	Stud	12'-10"	11'-4"	11'-2"	10'-2"	9'-4"
	#2	13'-6"	12'-7"	11'-9"	11'-1"	10'-5"
2x6	Stud	19'-8"	17'-6"	15'-10"	14'-5"	13'-3"
	#2			18'-10"	17'-9"	16'-9"

THIS TABLE ASSUMES SPF OR EQUIVALENT. FOR OTHER MATERIAL, SIZE, OR SPACING COMBINATIONS, REFER TO THE WFCM.

* - ALLOWABLE STUD LENGTH EXCEEDS 20 FEET.

NAILING SCHEDULE

IBC TABLE 2304.9.1	IRC TABLE R602.3(1)	FASTENING LOCATION
JOIST TO SILL OR GIRDER	3 - 8D (TOENAIL)	3-3" X 0.131" NAILS (TOENAIL)
BRIDGING TO JOIST	2 - 8D (TOENAIL EACH END)	2-3" X 0.131" NAILS (TOENAIL EACH END)
SOLE PLATE TO JOIST OR BLOCKING	3 - 16D @ 16" OC (FACENAIL)	3" X 0.131" NAILS @ 8" OC (FACENAIL)
TOP PLATE TO STUD	2 - 16D (ENDNAIL)	3-3" X 0.131" NAILS (ENDNAIL)
STUD TO SOLE PLATE	3 - 8D OR 2 - 16D (TOENAIL)	4-3" X 0.131" NAILS (TOENAIL) OR 2-3" x 0.131" (Endnail)
DOUBLE STUDS	10D @ 24" OC (FACENAIL)	3" X 0.131" NAILS @ 8" OC (FACENAIL)
DOULE TOP PLATES	10D @ 24" OC (FACENAIL)	3" X 0.131" NAILS @ 12" OC (FACENAIL)
TOP PLATES LAPS & INTERSECTIONS	2 - 10D (FACENAIL)	3-3" X 0.131" NAILS (FACENAIL)
CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EACH EDGE	----------
CEILING JOIST TO PLATE	3-8D (TOENAIL)	5-3" X 0.131" NAILS (TOENAIL)
CONTINUOUS HEADER TO STUD	4 - 8D (TOENAIL)	----------
4-3" X 0.131" NAILS (FACENAIL)	3 - 10D (FACENAIL)	CEILING JOIST, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS	3 - 10D (FACENAIL)	4-3" X 0.131" NAILS (FACENAIL)
BUILT - UP CORNER STUDS	10D @ 24" OC	3" X 0.131" NAILS @16" OC
BUILT - UP GIRDERS & BEAMS	10D @ 32" OC TOP, BOT & STAGGERED - 2 NAILS @ ENDS & EACH SPLICE	3" X 0.131" NAILS @ 24" OC (FACE NAIL) AT TOP AND BOTTOM AND STAGGERED 3- 3" X 0.131" NAILS (FACE NAIL) at Ends and at each splice
BUILT - UP WOOD COLUMNS	16D @ 8" OC (2X4'S); 2 ROWS 16D @ 8" OC FOR 2X6 OR GREATER	----------
ROOF OR FLOOR TRUSS TO PLATE	3 - 8D (TOENAIL)	3-3" X 0.131" NAILS (TOENAIL)
LEDGER STRIP	3 - 16D (FACENAIL)	4-3" X 0.131" NAILS
BLOCKING @ JOISTS/RAFTERS TO TOP PLATE	3 - 8D (TOENAIL)	3-3" X 0.131" NAILS (TOENAIL)
RIM JOIST TO TOP PLATE	8D @ 6" OC (TOENAIL)	3" X 0.131" NAILS @ 6" OC (TOENAIL)
RAFTER TO PLATE	2 - 16D (TOENAIL)	3-3" X 0.131" NAILS (TOENAIL)
COLLAR TIE TO RAFTER	3 - 10D (FACENAIL)	4-3" X 0.131" NAILS (FACENAIL)
JACK RAFTER TO HIP	4 - 16D (TOENAIL)/3 - 16D (FACENAIL)	4-3" X 0.131" NAILS (TOENAIL) & 3-3" X 0.131" NAILS (FACENAIL)
ROOF RAFTER TO 2X RIDGE BM	4 - 16D (TOENAIL)/3 - 16D (FACENAIL)	3-3" X 0.131" NAILS (TOENAIL) & 3-3" X 0.131" NAILS (FACENAIL)
RAFTER TIES TO RAFTERS	3 - 8D (FACENAIL)	----------
JOIST TO BAND JOIST	3 - 16D (FACENAIL)	4-3" X 0.131" NAILS

1. ON SHEAR WALLS AND DIAPHRAGMS, NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM THE PANEL EDGE.

IBC TABLE 2304.9.1 FASTENING LOCATION
JOIST TO SILL OR GIRDER 3-3" X 0.131" NAILS (TOENAIL)
BRIDGING TO JOIST 2-3" X 0.131" NAILS (TOENAIL EACH END)
SOLE PLATE TO JOIST OR BLOCKING 3" X 0.131" NAILS @ 8" OC (FACENAIL)
TOP PLATE TO STUD 3-3" X 0.131" NAILS (ENDNAIL)
STUD TO SOLE PLATE 4-3" X 0.131" NAILS (TOENAIL) OR

DOUBLE STUDS 3" X 0.131" NAILS @ 8" OC (FACENAIL)
DOULE TOP PLATES 3" X 0.131" NAILS @ 12" OC (FACENAIL)
3-3" X 0.131" NAILS (FACENAIL) TOP PLATES LAPS & INTERSECTIONS
---------- CONTINUOUS HEADER, TWO PIECES
CEILING JOIST TO PLATE 5-3" X 0.131" NAILS (TOENAIL)
---------- CONTINUOUS HEADER TO STUD
4-3" X 0.131" NAILS (FACENAIL) CEILING JOIST, LAPS OVER PARTITIONS
4-3" X 0.131" NAILS (FACENAIL) CEILING JOISTS TO PARALLEL RAFTERS
BUILT - UP CORNER STUDS 3" X 0.131" NAILS @16" OC
BUILT - UP GIRDERS & BEAMS 3" X 0.131" NAILS @ 24" OC (FACE NAIL)

BUILT - UP WOOD COLUMNS

ROOF OR FLOOR TRUSS TO PLATE 3-3" X 0.131" NAILS (TOENAIL)
4-3" X 0.131" NAILS LEDGER STRIP
3-3" X 0.131" NAILS (TOENAIL)
RIM JOIST TO TOP PLATE 3" X 0.131" NAILS @ 6" OC (TOENAIL)
RAFTER TO PLATE 3-3" X 0.131" NAILS (TOENAIL)
COLLAR TIE TO RAFTER 4-3" X 0.131" NAILS (FACENAIL)
JACK RAFTER TO HIP 4-3" X 0.131" NAILS (TOENAIL) &

ROOF RAFTER TO 2X RIDGE BM 3-3" X 0.131" NAILS (TOENAIL) &

---------- RAFTER TIES TO RAFTERS
JOIST TO BAND JOIST 4-3" X 0.131" NAILS

THE PANEL EDGE.

04/10/2024

GENERAL FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street
PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

S-06

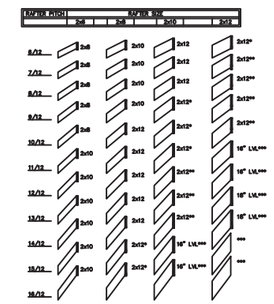
UPLIFT CONNECTION SCHEDULE

	≤ 100 MPH EXP. B	101 TO 115 MPH EXP. B	110 TO 115 MPH EXP. C	116 TO 130 MPH EXP. C
RAFTER TO EXTERIOR WALL	CONNECTIONS GOVERNED BY IRC OR IBC PRESCRIPTIVE GUIDELINES. REFER TO NAILING SCHEDULE FOR CONNECTION REQUIREMENTS.	(3) 0.131"X3" TOENAILS	H2.5A + (3) 0.131"X3" TOENAILS	H2.5A + (3) 0.131"X3" TOENAILS
- PLATE TO STUD		-	H2.5A (EVERY THIRD STUD)	H2.5A (EVERY OTHER STUD)
- THROUGH SUB-FLOOR		-	CS22 W/8" LAP (EVERY THIRD STUD)	CS22 W/8" LAP (EVERY THIRD STUD)
- STUD TO BOTTOM PLATE		-	H2.5A (EVERY THIRD STUD)	H2.5A (EVERY OTHER STUD)
RAFTER TO CEILING JOIST		(4) 0.131"X3" FACE NAILS	(6) 0.131"X3" FACE NAILS	(8) 0.131"X3" FACE NAILS
BRACE TO RAFTER		(6) 0.131"X3" FACE NAILS	(6) 0.131"X3" FACE NAILS	(6) 0.131"X3" FACE NAILS
PURLIN TO BRACE		(3) 0.131"X3" FACE NAILS	(3) 0.131"X3" FACE NAILS	(3) 0.131"X3" FACE NAILS
BRACE TO TOP PLATE OF INTERIOR WALL OR PERPENDICULAR BEAM		H2.5A	H2.5A	H2.5A
BRACE TO CEILING JOIST/BEAM		(7) 0.131"X3" TOE NAILS	(4) 0.131"X 3" TOE NAILS + LSTA9 STRAP	(4) 0.131"X 3" TOE NAILS + LSTA9 STRAP
TYPICAL CEILING JOIST TO WALL CONNECTION		(5) 0.131"X3" TOE NAILS	(5) 0.131"X3" TOE NAILS	(5) 0.131"X3" TOE NAILS
CEILING JOIST/BEAM TO TOP PLATE OF INTERIOR WALL (SUPPORTING 1 BRACE)		H2.5A	H2.5A	H2.5A
- TOP PLATE TO STUD		-	-	-
- THROUGH SUB-FLOOR		-	-	-
- STUD TO BOTTOM PLATE		-	-	-
CEILING JOIST/BEAM TO TOP PLATE OF INTERIOR AND EXTERIOR WALL (SUPPORTING 2 BRACES)		H2.5A	H2.5A	(2) H2.5A
- PLATE TO STUD		H2.5A	H2.5A	(2) H2.5A
- THROUGH SUB-FLOOR		CS22 W/8" LAP	CS22 W/8" LAP	CS22 W/8" LAP OR FSC
- STUD TO BOTTOM PLATE		H2.5A	(2) H2.5A	(2) H2.5A
- BOTTOM PLATE TO FOUNDATION		(2) HILTI X-CP 72	(4) HILTI X-CP 72	(5) HILTI X-CP 72
CEILING JOIST/BEAM TO TOP PLATE OF INTERIOR AND EXTERIOR WALL (SUPPORTING 3+ BRACES)		(2) H2.5A	(3) H2.5A	(3) H2.5A
- PLATE TO STUD		(2) H2.5A	(3) H2.5A	(3) H2.5A
- THROUGH SUB-FLOOR		CS22 W/8" LAP	CS16 W/12" LAP	CS16 W/12" LAP OR FSC
- STUD TO BOTTOM PLATE		(2) H2.5A	(4) H2.5A	(4) H2.5A
- BOTTOM PLATE TO FOUNDATION		(4) HILTI X-CP 72	(7) HILTI X-CP 72	(7) HILTI X-CP 72

1. HILTI X-CP 72 "SHOTS" OR EQUIVALENT SHALL HAVE MIN. ALLOWABLE TENSION CAPACITY OF 165 LBS. SHOTS SHALL BE SPACED AT 2-3/4" O.C. WITH THE FIRST FASTENER SPACED 2" FROM STUD OR POST. SPLIT TOTAL NUMBER OF SHOTS EQUALLY ON BOTH SIDES OF STUD OR POST WHERE POSSIBLE. SHOTS CALLED FOR IN THIS TABLE SHALL BE IN ADDITION TO OTHER ANCHORAGE CALLED FOR IN OTHER NOTES, SCHEDULES, TABLES, OR DETAILS IN THE STRUCTURAL DRAWINGS.
2. CS22 W/8" LAP MAY BE SUBSTITUTED FOR LSTA9 AND (2)CS22 W/ 8" LAP MAY BE SUBSTITUTED FOR CS16 W/ 12" LAP.
3. REFER TO DETAIL 11 CONNECTION NOTES FOR CONNECTOR SUBSTITUTIONS AT 45 DEGREE ANGLE CONNECTIONS

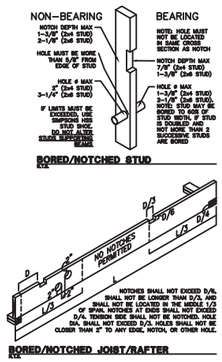
SILL PLATE ANCHORAGE SCHEDULE

ANCHORAGE OPTIONS	SHEAR WALL						NON-SHEAR WALL													
	A	B	C	D	E	F	90 mph		100 mph		105 mph		110 mph		115 mph		120 mph		125 mph		130 mph	
							B	C	B	C	B	C	B	C	B	C	B	C	B	C	B	C
½" Ø ANCHOR BOLTS[5]	28"	34"	72"	46"	72"	72"	72"	72"	72"	66"	72"	60"	72"	56"	70"	50"	64"	46"	56"	44"	54"	40"
MASA ANCHORS[5]	15"	18"	34"	24"	32"	32"	72"	72"	72"	56"	72"	50"	66"	46"	60"	42"	52"	38"	46"	36"	44"	34"
HILTI X-CP 72(EXTERIOR WALLS[4])	8"	7"	48"	14"	48"	48"**	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
HILTI X-CP 72 (INTERIOR WALLS)	4"	5"	12"	7"	12"	18"	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



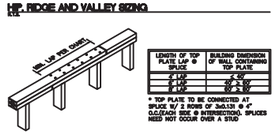
1. ALL PITCHES BELOW 8/12 ARE TO BE ONE BOARD SIZE LARGER THAN THE RAFTER
* SCAB 2x6 OR EQUIVALENT TO 2x12 MEMBER W/ 3x0.131"x 8'-0" O.C. U.N.O.
** SCAB 2x6 OR EQUIVALENT TO 2x12 MEMBER W/ 3x0.131"x 8'-0" O.C., U.N.O.
*** USE LVL OR CONTACT ENGINEER FOR ALTERNATE SOLUTION

HIP, RIDGE AND VALLEY SIZING
4/LC



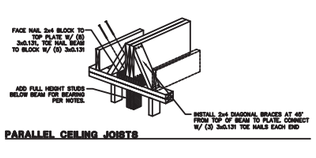
BORED/NOTCHED STUD
4/LC

BORED/NOTCHED JOIST/RAFTER
4/LC



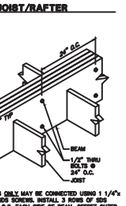
* TOP PLATE TO BE CONNECTED AT SPLICE W/ 2 ROWS OF 3x0.131 @ 4" O.C./EACH SIDE @ INTERSECTIONS. SPLICES NEED NOT OCCUR OVER A STUD

TOP PLATE SPLICE DETAIL
4/LC



PARALLEL CEILING JOISTS
4/LC

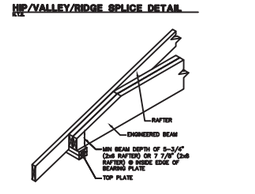
BORED/NOTCHED JOIST/RAFTER
4/LC



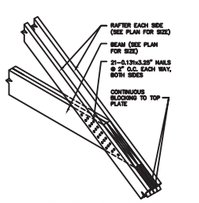
* 4 PLY BEAMS ONLY MAY BE CONNECTED USING 3 1/4" x 6" SIMPSON'S SDS SCREWS. INSTALL 3 ROWS OF SDS SCREWS @ 24" O.C. EACH SIDE OF BEAM, OFFSET OUTER ROWS 1 1/2" FROM TOP AND BOTTOM EDGES AND STAGGER EACH FACE.

4" AND 6 PLY BEAM BOLTING
4/LC

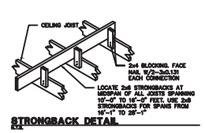
HIP/VALLEY/RIDGE SPLICE DETAIL
4/LC



TYP NOTCHED BEAM DETAIL
4/LC



RAFTER SUPPORTED BEAM (RSB)
4/LC



STRONGBACK DETAIL
4/LC

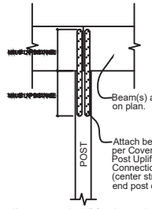
UPLIFT CONNECTIONS AT OPENINGS SCHEDULE

CONNECTION TYPE		HARDWARE OPTION 1	HARDWARE OPTION 2
TOP PLATE TO JACK STUD(S)		CS22 W/8" LAP	CS22 W/8" LAP
THROUGH SUBFLOOR		CS22 W/8" LAP	CS22 W/8" LAP
JACK STUD(S) TO SILL PLATE		H2.5A	(2) H2.5A
SILL PLATE TO FOUNDATION		(2) HILTI X-CP 72	(1) HILTI X-CP 72
WIND SPEED	EXP.	OPENING WIDTH	OPENING WIDTH
≤100	B	-	-
	C	5ft - 9ft	> 9ft - 18ft
105	B	7ft - 13ft	> 13ft - 25ft
	C	5ft - 7ft	> 7ft - 16ft
110	B	6ft - 11ft	> 11ft - 21ft
	C	4ft - 7ft	> 7ft - 14ft
115	B	5ft - 9ft	> 9ft - 18ft
	C	3ft - 6ft	> 6ft - 12ft
120	B	4ft - 8ft	> 8ft - 16ft
	C	0ft - 5ft	> 5ft - 11ft
125	B	4ft - 7ft	> 7ft - 14ft
	C	0ft - 4ft	> 4ft - 10ft
130	B	3ft - 6ft	> 6ft - 12ft
	C	0ft - 4ft	> 4ft - 10ft

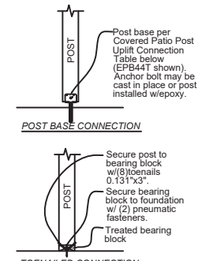
1. HILTI X-CP 72 "SHOTS" OR EQUIVALENT SHALL HAVE MIN. ALLOWABLE TENSION CAPACITY OF 165 LBS. SHOTS SHALL BE SPACED AT 2-3/4" O.C. WITH THE FIRST FASTENER SPACED 2" FROM STUD OR POST. SPLIT TOTAL NUMBER OF SHOTS EQUALLY ON BOTH SIDES OF STUD OR POST WHERE POSSIBLE. SHOTS CALLED FOR IN THIS TABLE SHALL BE IN ADDITION TO OTHER ANCHORAGE CALLED FOR IN OTHER NOTES, SCHEDULES, TABLES, OR DETAILS IN THE STRUCTURAL DRAWINGS.
2. FOR UPLIFT CONNECTION REQUIREMENTS AT COVERED PATIOS REFER TO COVERED PATIO POST UPLIFT CONNECTION TABLE.
3. UPLIFT CONNECTIONS PER TABLE ABOVE NOT REQUIRED FOR HEADERS IN PORTAL FRAMES. PORTAL FRAME DETAIL REQUIREMENTS RESOLVE UPLIFT FORCES.
4. UPLIFT CONNECTIONS FROM TOP PLATE DOWN TO HEADER(THROUGH CRIPPLE STUDS) SHALL BE PER THE UPLIFT CONNECTION SCHEDULE.
5. (2)CS22 W/ 8" LAP MAY BE SUBSTITUTED FOR CS16 W/ 14" LAP.
6. (2)2X2X1/8 WASHERS MAY BE USED AS AN ALTERNATE.

UPLIFT CONNECTION TABLE BEAM TO POST AT COVERED PATIO

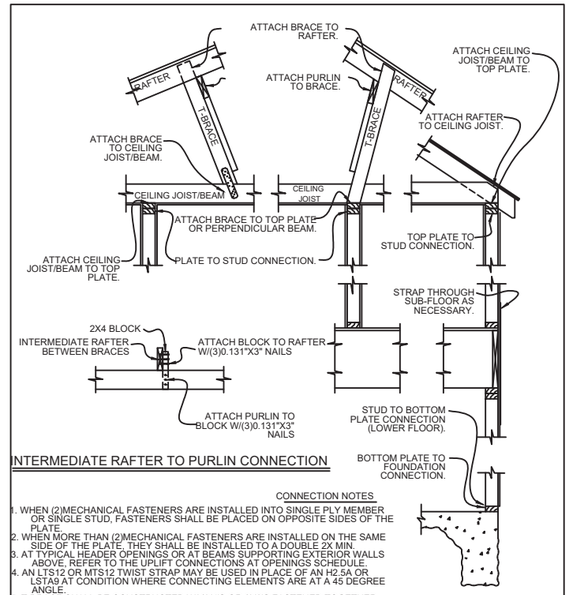
Wind Speed	Exposure	Connection	≤10ft beam(s)		≤12ft beam(s)		≤15ft beam(s)	
			END POST	CENTER POST	END POST	CENTER POST	END POST	CENTER POST
115 mph	B	Beam to Post	(4) 0.131"x3" Toenails	CS22 w/6" Lap	(5) 0.131"x3" Toenails	CS22 w/6" Lap	CS22 w/6" Lap	CS22 w/6" Lap
		Post to Foundation	(8) 0.131"x3" Toenails	EPB44 EPB66	(8) 0.131"x3" Toenails	EPB44 EPB66	EPB44 EPB66	EPB44 EPB66



(2 straps required if Continuous beam or End to End condition is installed.)



Covered Patio Post to Foundation Connection



INTERMEDIATE RAFTER TO PURLIN CONNECTION

CONNECTION NOTES
1. WHEN (2)MECHANICAL FASTENERS ARE INSTALLED INTO SINGLE PLY MEMBER OR SINGLE STUD, FASTENERS SHALL BE PLACED ON OPPOSITE SIDES OF THE PLATE.
2. WHEN MORE THAN (2)MECHANICAL FASTENERS ARE INSTALLED ON THE SAME SIDE OF THE PLATE, THEY SHALL BE INSTALLED TO A DOUBLE 2X MIN.
3. AT TYPICAL HEADER OPENINGS OR AT BEAMS SUPPORTING EXTERIOR WALLS ABOVE, REFER TO THE UPLIFT CONNECTIONS AT OPENINGS SCHEDULE.
4. AN LTS12 OR MTS12 TWIST STRAP MAY BE USED IN PLACE OF AN H2.5A OR LSTA9 AT CONDITION WHERE CONNECTING ELEMENTS ARE AT A 45 DEGREE ANGLE.
5. T-BRACE SHALL BE CONSTRUCTED W/ 2X4'S OR 2X6'S FASTENED TOGETHER W/(6.131"X3" NAILS AT 12"O.C.

1 TYPICAL ROOF FRAMING AND BRACING DETAILS

L.A. Escamilla
04/15/2024
STATE OF TEXAS
LUIS ARMANDO ESCAMILLA
108570
LICENSED PROFESSIONAL ENGINEER
RR-24170
F#-18123
REDLINE ENGINEERING

04/10/2024

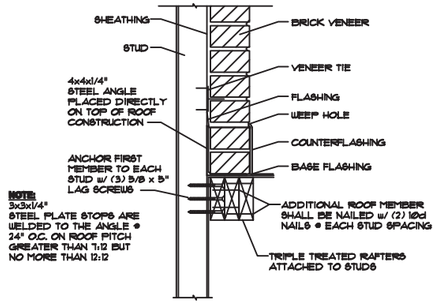
GENERAL FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street

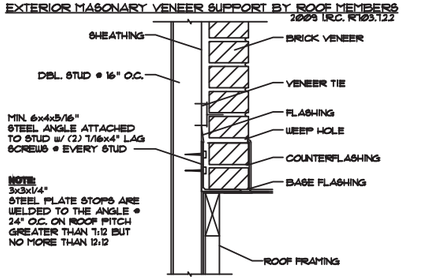
PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

S-07

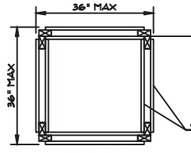


EXTERIOR MASONARY VENEER SUPPORT BY ROOF MEMBERS
2009 I.R.C. R103.1.2.2

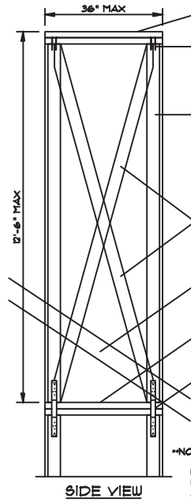


EXTERIOR MASONARY VENEER SUPPORT BY STEEL ANGLE
2009 I.R.C. R103.1.2.1

2009 TYP BRICK ON WOOD CONDITIONS

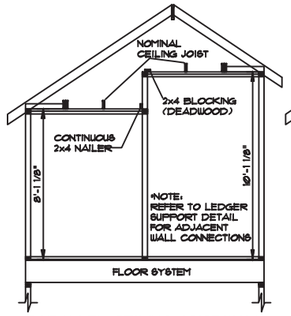


TOP VIEW

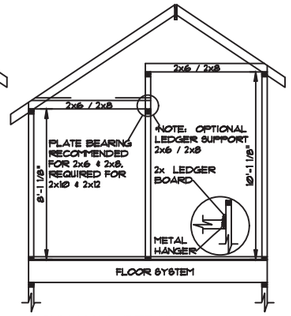


SIDE VIEW

CHIMNEY WIND BRACING DETAIL



PARALLEL CEILING JOIST/WALL MULTIPLE CEILING HEIGHT



PONY WALL DETAIL PLATE BEARING

CEILING JOIST AND RAFTER CONNECTIONS

THE FOLLOWING BRACING REQUIREMENTS MAY BE USED TO STRENGTHEN THE RIDGE RAFTERS AND PROVIDE RESISTANCE TO RAFTER THRUST WHEN CEILING JOISTS ARE NOT PARALLEL TO THE RAFTERS, AS OUTLINED IN SECTION R802.3.1 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC). RAFTERS MAY BE BRACED TO A WALL OR TO A STRUCTURAL BEAM.

BRACING FOR RIDGE RAFTERS

SIZE OF RIDGE BEAM	MAX. SPAN BETWEEN BRACES
2x8	6'-8"
2x10	8'-5"
2x12	10'-4"
2-2x12	14'-3"
1 3/4x12 LVL	17'-9"

THE ABOVE REQUIREMENTS APPLY ONLY TO RIDGE RAFTERS, NOT HIP OR VALLEY RAFTERS. BRACING THE RIDGE RAFTER IN THIS MANNER ELIMINATES THE NEED FOR ADDITIONAL METAL OR WOOD RAFTER TIES.

* RIDGE MEMBERS FOR EXISTING STRUCTURES MAY BE STRENGTHENED BY ADDING ADDITIONAL BRACING TO REDUCE THE SPAN LENGTHS OR BY PLACING ADDITIONAL DOUBLE 2x12 MEMBERS DIRECTLY UNDER THE EXISTING RIDGE MEMBERS.

THE BRACING NOTES ABOVE, SATISFY ALL THE REQUIREMENTS OF SECTION IRC - R802.3.1 RAFTER TIES

*2 Y.P. HEADERS SCHEDULE (IRC 2009)
BUILDING WIDTH OF 28' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS				
	ROOF and CEILING	ROOF, CEILING and ONE CENTER BEARING FLOOR	ROOF, CEILING and ONE CLEAR SPAN FLOOR	ROOF, CEILING and TWO CENTER BEARING FLOORS
2-2x4	3'-6"	3'-1"	2'-8"	2'-1"
2-2x6	5'-5"	4'-6"	3'-11"	3'-3" *
2-2x8	6'-10"	5'-8" *	4'-11" *	4'-3" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-3" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *

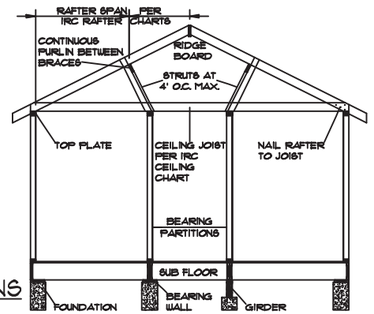
FOR INTERIOR LOAD BEARING WALLS			
	ONE STORY	TWO STORY	THREE STORY
2-2x4	3'-6"	3'-1"	2'-2"
2-2x6	5'-5"	4'-6"	3'-2" *
2-2x8	6'-10"	5'-9" *	4'-1" *
2-2x10	8'-5" *	7'-0" *	4'-11" *
2-2x12	9'-9" *	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24".

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END

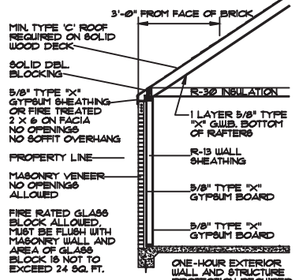
L Escamilla 04/15/2024
STATE OF TEXAS
LUIS ARMANDO ESCAMILLA
108570
LICENSED PROFESSIONAL ENGINEER
F#-18123 RR-24170
REDLINE ENGINEERING

04/10/2024

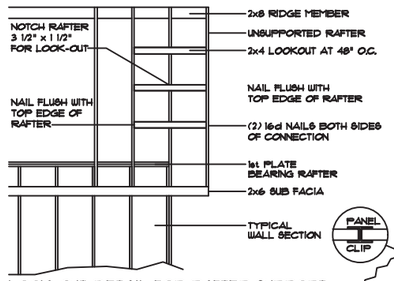


BRACED RAFTER CONSTRUCTION

1-HOUR FIRE RATED ASSEMBLY (TYP.)
(WHERE WALL FACE OF HOUSE IS LESS THAN 3'-0" FROM PROPERTY LINE)



NOTE:
NO THRU-WALL OR ROOF VENTING ALLOWED WITHIN 3'-0" OF FACE OF MASONRY
*NO METERS ALLOWED AT THE FACE OF THIS WALL

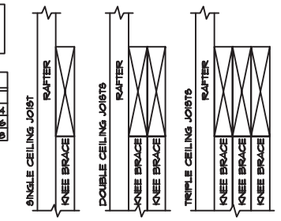


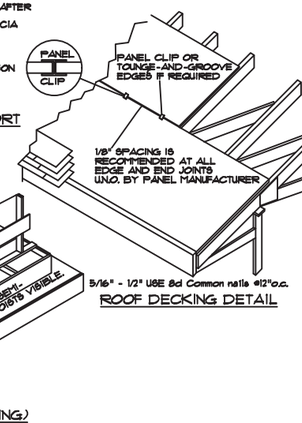
LOOK-OUT DETAIL FOR RAFTER SUPPORT

NOTES:
ALL MULTIPLE PLY BEAMS SHALL INCLUDE 3 ROWS OF 16D NAILS @ 12"O.C. BEAMS WITH 3 TO 4 LAYERS SHALL HAVE NAILING PATTERN ON BOTH SIDES.

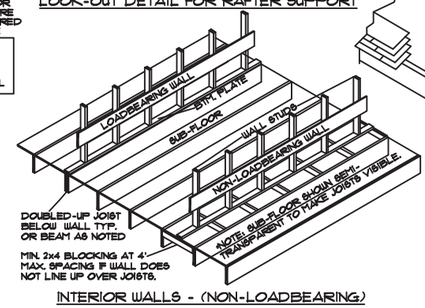
ROOF BRACING SCHEDULE

	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1 - 10 FT.	2X4 "T" BRACING	2x4 2x4
	11 - 20 FT.	2X6/2X4 "T" BRACING	2x4 2x6
	21 - 30 FT.	2X8/2X6 "T" BRACING	2x6 2x8



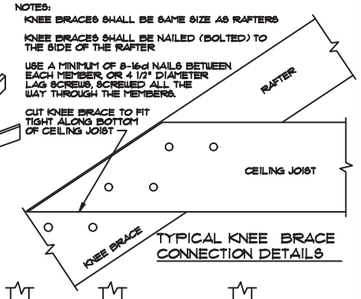


ROOF DECKING DETAIL

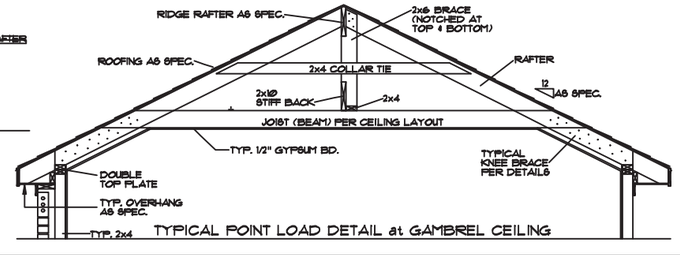


INTERIOR WALLS - (NON-LOADBEARING)

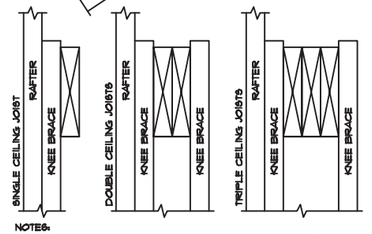
NOTES:
KNEE BRACES SHALL BE SAME SIZE AS RAFTERS
KNEE BRACES SHALL BE NAILED (BOLTED) TO THE SIDE OF THE RAFTER
USE A MINIMUM OF 8-16d NAILS BETWEEN EACH MEMBER OR 4 1/2" DIAMETER LAG SCREWS, SCREWED ALL THE WAY THROUGH THE MEMBERS.
CUT KNEE BRACE TO FIT TIGHT ALONG BOTTOM OF CEILING JOIST



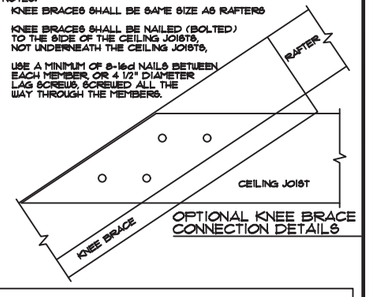
TYPICAL KNEE BRACE CONNECTION DETAILS



TYPICAL POINT LOAD DETAIL at GAMBREL CEILING



NOTES:
KNEE BRACES SHALL BE SAME SIZE AS RAFTERS
KNEE BRACES SHALL BE NAILED (BOLTED) TO THE SIDE OF THE CEILING JOISTS, NOT UNDERNEATH THE CEILING JOISTS.
USE A MINIMUM OF 8-16d NAILS BETWEEN EACH MEMBER OR 4 1/2" DIAMETER LAG SCREWS, SCREWED ALL THE WAY THROUGH THE MEMBERS.

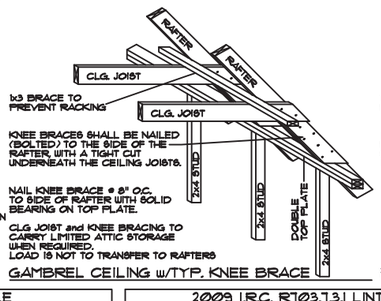


OPTIONAL KNEE BRACE CONNECTION DETAILS

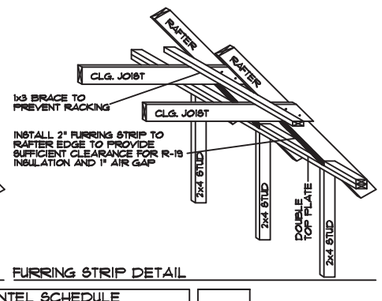
DOVE CUT

ANGLE CUT

OVERLAP



GAMBREL CEILING w/TYP. KNEE BRACE



FURRING STRIP DETAIL

ALTERNATE LINTEL SCHEDULE

CLEAR SPAN (FEET)	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"
STEEL ANGLE SIZE (INCH)	3 1/2x3x1/4	6x4x5/16	6x4x3/8	6x4x1/2	8x4x1/2		
MIN. BEARING (INCH)	3"	4"	6"			8"	9"

NOTES: 1. ALL LINTELS INDICATED ARE LONG LEG VERTICAL (LLV) AND SHOULD BE A36 STEEL U.N.O.
2. ALL LINTELS OVER 16'-0" SPAN NEEDS TO BE CALCULATED.

2009 I.R.C. R103.7.3.1 LINTEL SCHEDULE

SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	MIN. BEARING
3x3x1/4	6'-0"	3'-0"	3'-0"	4"
4 x 3 x 1/4	8'-0"	4'-6"	4'-6"	6"
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	6"
6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	6"
2-6 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	9"

NOTES: 1. ALL LINTELS INDICATED ARE LONG LEG VERTICAL (LLV) AND SHOULD BE A36 STEEL U.N.O.

EXTERIOR WINDOWS AND GLASS DOORS

2009 I.R.C. R613.2 WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS.
EXCEPTIONS: 1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION 2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2090.

FLOOR SHEATHING

APA RATED SHEATHING, SPANNING A MAXIMUM OF 24" O.C. THE MATERIAL MAY BE EITHER PLYWOOD OR OSB. THE MINIMUM THICKNESS SHALL BE 3/4" AND THE EDGES SHALL BE "TONGUE AND GROOVE". THE SHEATHING SHALL BE ATTACHED TO THE FLOOR JOISTS WITH A MINIMUM OF 8d NAILS (OR EQUIVALENT) SPACED AT 6" O.C. AT EDGE AND AT 12" O.C. AT INTERMEDIATE SUPPORTS. THE SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO THE FLOOR JOISTS, AND WITH EACH END NAILED TO A FLOOR JOIST OR SAME DEPTH BLOCKING. IT IS RECOMMENDED THAT, IN ADDITION TO THE NAILS, THE SHEATHING BE ATTACHED WITH 1 1/4" (MIN.) SCREWS AND WOOD GLUE.

ROOF SHEATHING / DECKING

LUMBER SHEATHING USED AS ROOF DECKING SHALL BE APA RATED SHEATHING, SPANNING A MAXIMUM OF 24" O.C. THE MATERIAL MAY BE EITHER PLYWOOD OR OSB, WITH A MINIMUM THICKNESS OF 7/16". THE SHEATHING SHALL BE ATTACHED TO THE FLOOR JOISTS WITH A MINIMUM OF 8d NAILS SPACED AT 6" O.C. AT THE EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS. THE SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO THE RAFTERS, WITH EACH END NAILED TO THE RAFTER. THE EDGES MAY BE "TONGUE AND GROOVE" OR FLAT. IF FLAT, A METAL "CLIP" SHALL BE ADDED ALONG THE LONGITUDINAL EDGES BETWEEN EACH RAFTER.

NOTE:

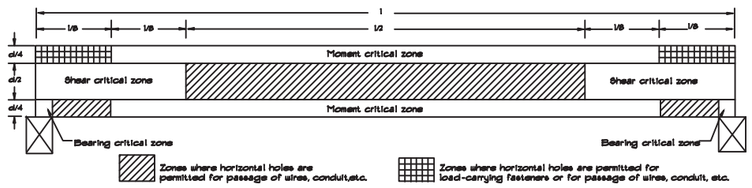
THE TABULATED RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS ON THE BEARING WALLS, SUCH AS RAFTER TIES, IS PROVIDED AT THAT LOCATION. WHEN CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE RAFTER SPANS SHALL BE MULTIPLIED BY THE FACTORS GIVEN AS FOLLOWS: IF Hc/Hr IS 1/3 THEN RAFTER SPAN ADJUSTMENT FACTOR IS 0.67, IF Hc/Hr IS 1/4 THEN RAFTER SPAN ADJUSTMENT FACTOR IS 0.76, IF Hc/Hr IS 1/5 THEN RAFTER SPAN ADJUSTMENT FACTOR IS 0.83, IF Hc/Hr IS 1/6 THEN RAFTER SPAN ADJUSTMENT FACTOR IS 0.90, IF Hc/Hr IS 1/13 OR LESS THEN RAFTER SPAN ADJUSTMENT FACTOR IS 1.00 WHERE Hc = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS AND Hr = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

GENERAL FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

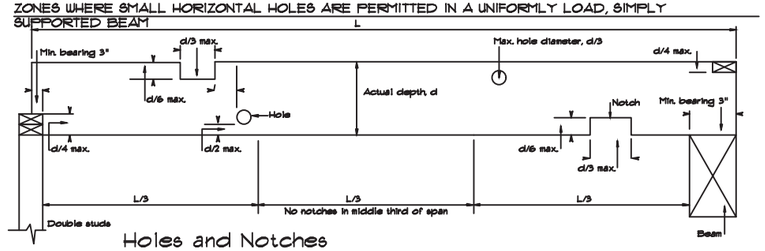
CUSTOM HOMES
2705 Hemphill Street
ADDRESS: 2705 Hemphill Street
LOT: 1 BLOCK: A
CITY:
PLAN: SS05
JOB NO: DIF24-001
DRAWN BY: JM
CHECKED BY: RR

SCALE: 1/8"=1'-0"

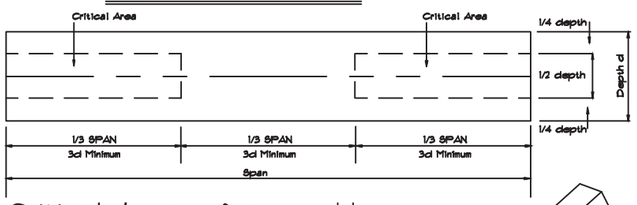
S-08



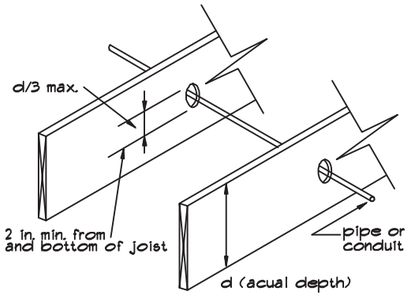
ZONES WHERE SMALL HORIZONTAL HOLES ARE PERMITTED IN A UNIFORMLY LOAD, SIMPLY SUPPORTED BEAM



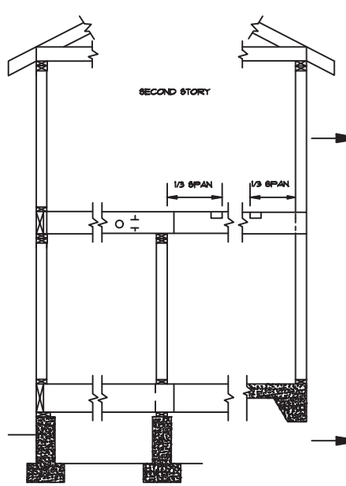
Holes and Notches

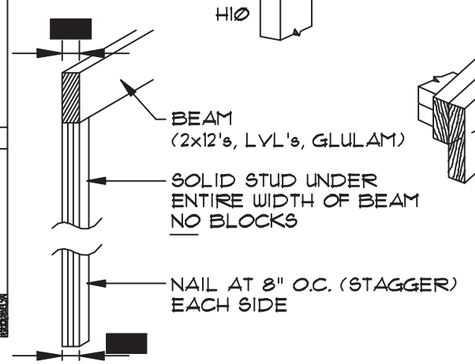


Critical Areas of a wood beam

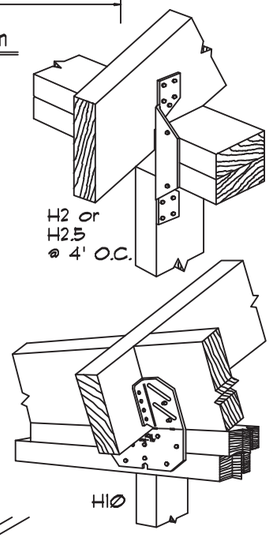


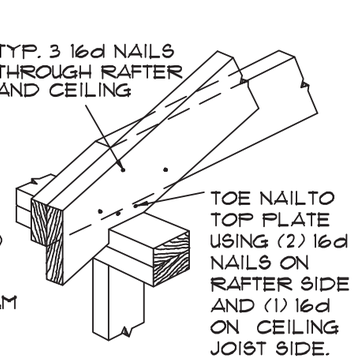
CUTTING, NOTCHING AND DRILLING



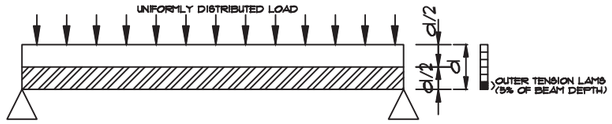


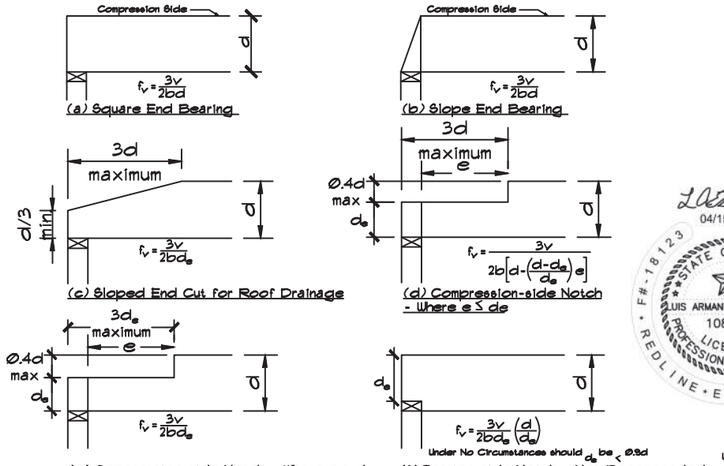
BEAM SUPPORT DETAIL





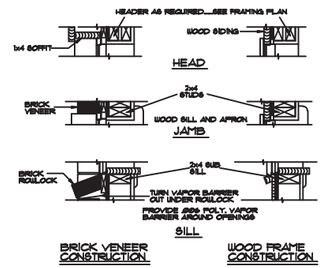
H2, H2.5, OR H10 TIE TO BE INSTALLED IF CEILING JOIST IS PERPENDICULAR TO RAFTER OR DOES NOT MATE WITH RAFTER AT TOP PLATE. TIES MAY BE INSTALLED TO EITHER EXTERIOR OR INTERIOR FACE





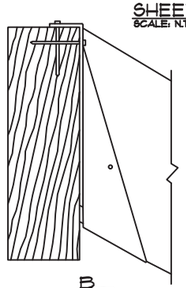
fv = shear stress (psi) | V = shear force at notch location (lb) | b = width of beam
d = depth of beam | de = effective depth as shown (in.) | e = length not as shown (in.)

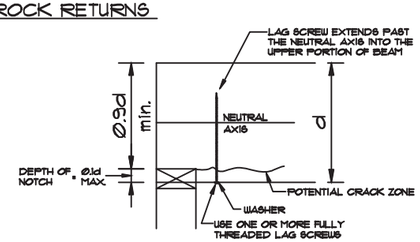
SHEAR DESIGN EQUATIONS FOR NOTCHED AND TAPERED BEAMS



SHEETROCK RETURNS

SCALE: N.T.S.



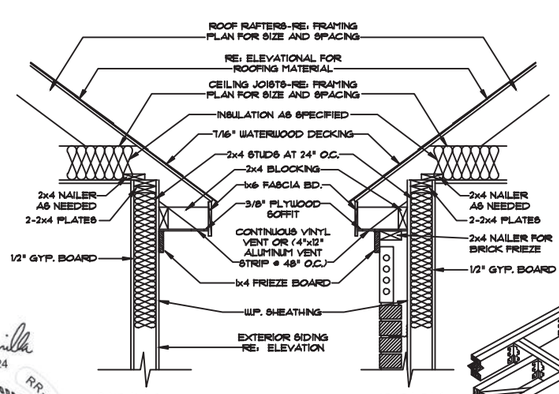


WOOD COLUMN BASE DETAIL

WHEN WOOD STRUCTURAL COLUMNS ARE USED, SIMPSON BASE AB SERIES (OR EQUIVALENT) TO BE USED TO PREVENT LATERAL DISPLACEMENT AND WOOD DECAY.

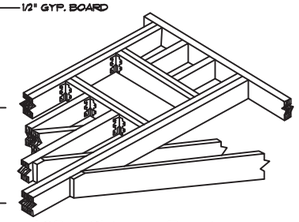
ANCHOR BOLT DETAIL

ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6' O.C. MAX. AND WITHIN 12" OF EACH CORNER. EMBEDDED MIN. 7" INTO CONCRETE. ATTACHMENT IS REQUIRED WITHIN 4"-12" OF EACH BUTT JOINT IN THE PLATE. MINIMUM 1/2" DIAMETER.

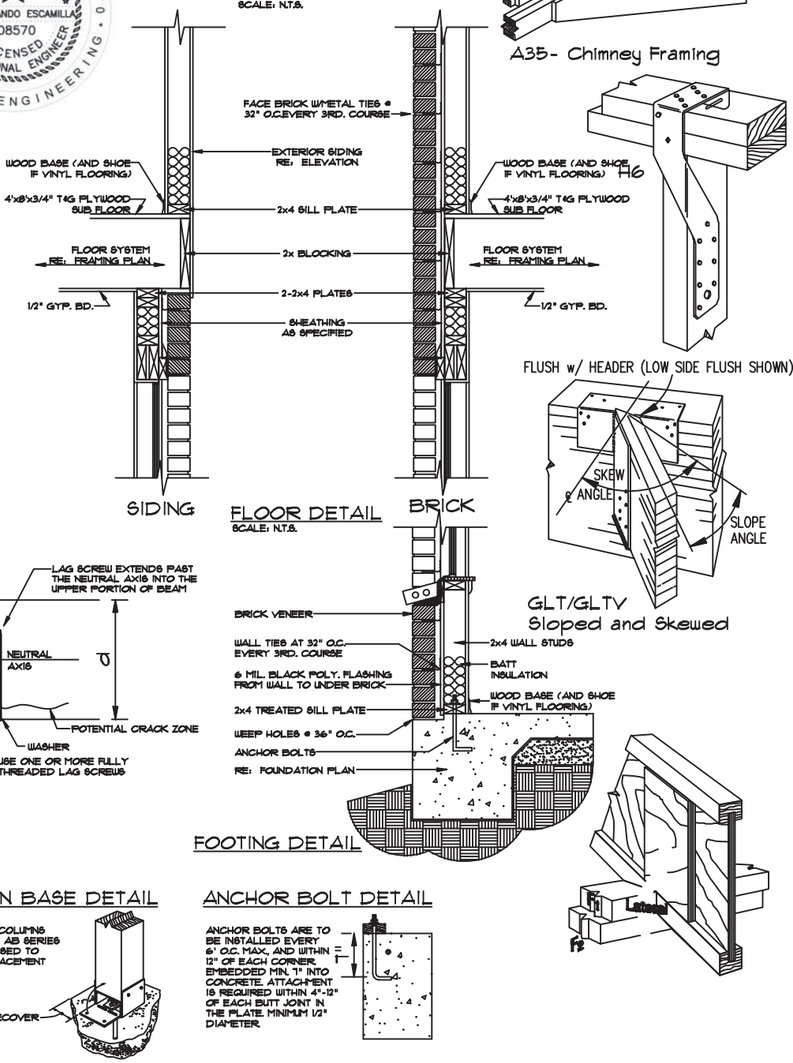


SOFFIT DETAIL

SCALE: N.T.S.



A35- Chimney Framing



FLOOR DETAIL

SCALE: N.T.S.

GLT/GLTV Sloped and Skewed

FOOTING DETAIL

L.Escamilla
04/15/2024
F#-18123 · STATE OF TEXAS · LUIS ARMANDO ESCAMILLA 108570 LICENSED PROFESSIONAL ENGINEER · RR-24170 · REDLINE ENGINEERING

04/10/2024

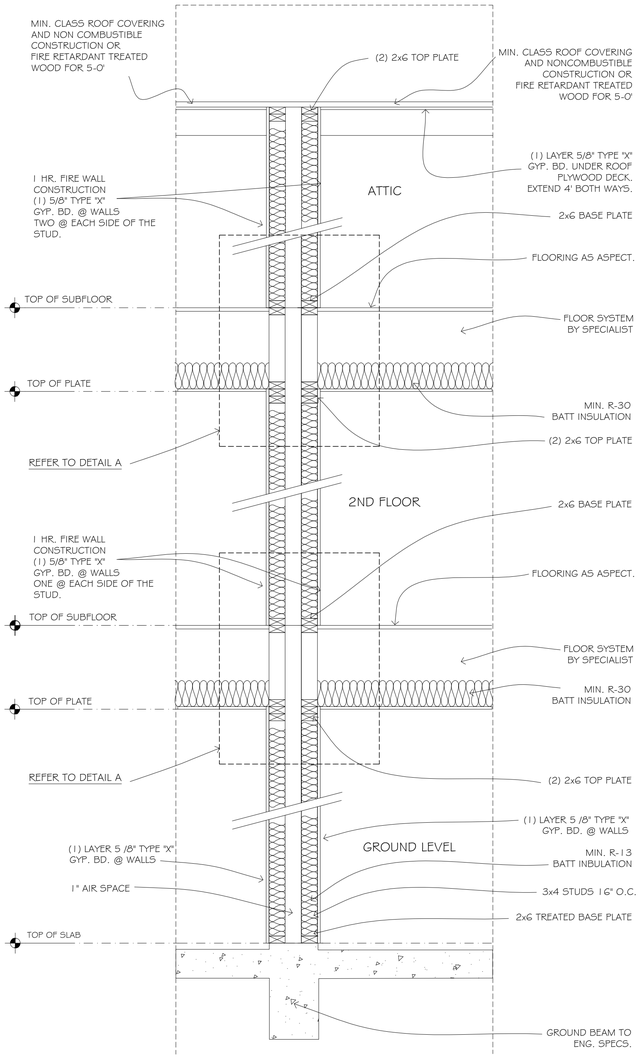
GENERAL FRAMING NOTES
ENGINEERED FOR:
2705 Hemphill Street
CUSTOM HOME

CUSTOM HOMES
2705 Hemphill Street

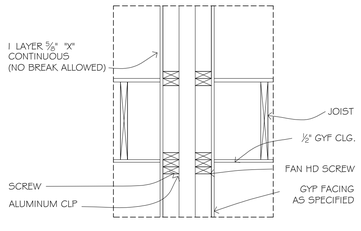
PLAN: SS05
JOB NO: DIF24-001
ADDRESS: 2705 Hemphill Street
DRAWN BY: JM
LOT: 1
BLOCK: A
CHECKED BY: RR
CITY:

SCALE: 1/8"=1'-0"

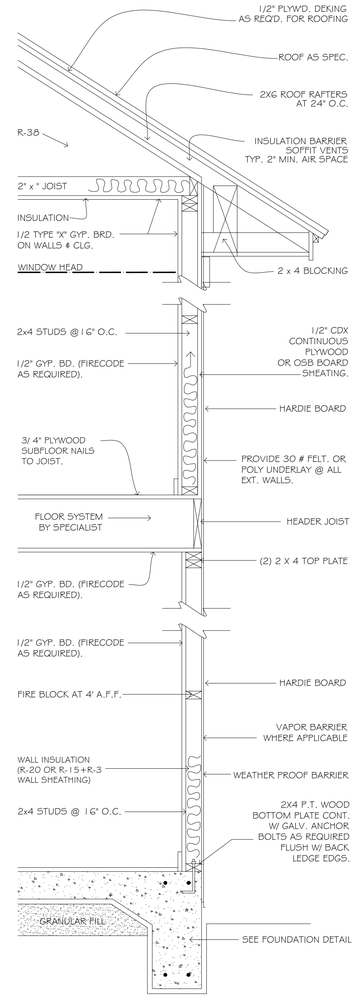
S-09



1 HR. FIRE RATED WALL (UL U419) N.T.S.



DETAIL A



WALL SECTION N.T.S.

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE.
ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, IS TO BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND NATIONAL CODES.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CONDITIONS MAY REQUIRE MODIFICATIONS. BUILDER SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2705 HEMPHILL STREET
Block 34 Lot 5A, 5B
Greenville, Texas 75401

Date
MARCH, 2024

Sheet Title
WALL SECTIONS

Scale
N.T.S.

Sheet No.
W1