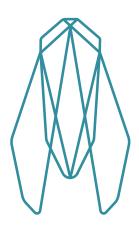


NAPOLEON RESIDENCE

PERMIT DOCUMENTS // 06/24/2023



CICADA

^m Please note that only the amount of demolition indicated in the HDLC reviewed drawings is authorized. Please contact dennis.murphy@nola.gov directly should existing conditions necessitate review of additional demolition or re-framing work. Demolishing additional square footage without the proper approvals can result in costly delays and fines.

RTMENT OF SAFETY AND PEI PLAN REVIEW DIVISION

orescribed in Section 109.2 of the New Orlea Iternational Building Code and/or revocation the building permit.

Α

Any changes to or deviation from approved plan immediately reported to the Department of Safety a work must stop until the revised plans have been approved.

Jay P. Dufour, AIA Chief Plans Examiner

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SHEET LIST

1 - GENERAL		
G0.01	TITLE SHEET	1 - GENERAL
6 - STRUCTURAL		
S1.0	GENERAL NOTES	6 - STRUCTURAL
S2.0	FOUNDATION AND FIRST FLOOR FRAMING PLAN	6 - STRUCTURAL
S2.1	SECOND FLOOR AND CEILING JOIST FRAMING PLAN	6 - STRUCTURAL
S3.0	SECTIONS AND DETAILS	6 - STRUCTURAL
S3.1	SECTIONS AND DETAILS	6 - STRUCTURAL
8 - ARCHITECTURAL		
A0.01	OVERALL SITE PLAN	8 - ARCHITECTURAL
A1.01	FIRST FLOOR PLAN	8 - ARCHITECTURAL
A1.02	SECOND FLOOR PLAN	8 - ARCHITECTURAL
A2.01	BUILDING ELEVATIONS	8 - ARCHITECTURAL
A3.01	BUILDING SECTIONS	8 - ARCHITECTURAL

CICADA SYMBOL LEGEND

E	CALLOUT HEAD	I SIM
	AREA TAG	<u>Room name</u> 150 SF
	DOOR TAG	101
F	ELEVATION MARKER	1 Ref 1 A101 1 1 Ref
	GRID MARKER	0
G	LEVEL HEAD	Name Elevation
	NORTH ARROW	
	ELEVATION	•
н	STAIR ANNOTATION	20 R @ 7 1/2"

GENERAL NOTES

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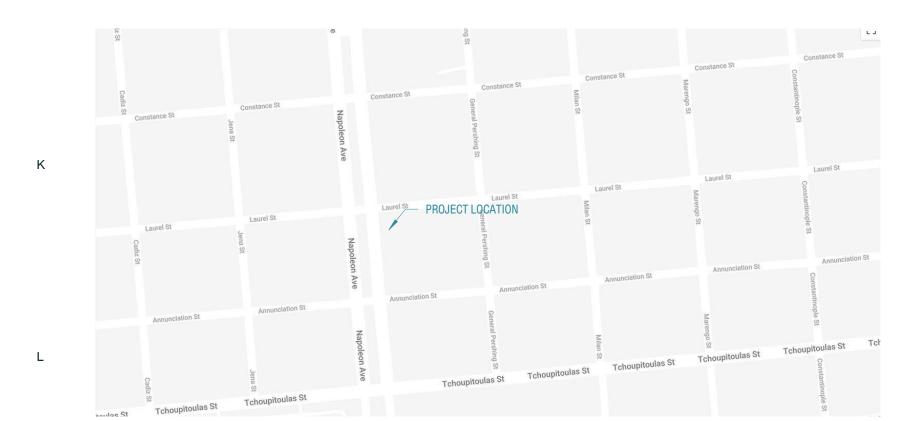
- DESIGN CRITERIA INTERNATIONAL RESIDENTIAL BUILDING CODE {IRC} 2015 EDITION
- DESIGN WIND SPEED 130 MPH EXPOSER CATEGORY "B" IN ACCORDANCE WITH SECTION R301.2.1.4, IRC 2009. SEE WALL STRAPING DETAILS & LOAD TABLES FOR CONTINUOUS LOAD PATH CONSTRUCTION ON ATTACHED STRUCTURAL DRAWINGS.
- ALL DIMENSIONS ON THE FLOOR PLANS ARE FROM STUD TO STUD UNLESS NOTED OTHERWISE •
- ELECTRICAL SYSTEM, HVAC SYSTEMS AND PLUMBING SYSTEMS TO BE DESIGNED AND BUILT BY THE APPROPRIATE SUBCONTRACTOR AND IN ACCORDANCE WITH THE PROPER CODES. •
- ALL MATERIALS, SYSTEMS AND BUILDING COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. •
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE, APPLY & PAY FOR ALL PERMITS, INSPECTIONS AND/OR CERTIFICATIONS FROM THE APPROPRIATE AGENCIES. •
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND REQUIRED SAFETY PRECAUTIONS TO ACCOMPLISH THE WORK.
- GC TO PROVIDE 20 MIL VAPOR BARRIER ON TOP OF SOIL, AND UNDER CRAWLSPACE. BASIS OF DESIGN: STEGO INDUSTRIES CLASS A VAPOR BARRIER OR APPROVED EQUAL. •
- PROVIDE TERMITE PROTECTION IN COMPLIANCE WITH SEC. R318 IRC 2009 ED • •
- SYSTEM & BASE. ALL ROOF & EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND WATERPROOFED PER APPLICABLE CODES AND MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. •
- THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING, DURING THE BIDDING PERIOD (IF BIDDED), OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR • SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ARCHITECT WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ARCHITECT.
- FIRESTOPPING & DRAFTSTOPPING SHALL BE PER LOCAL BUILDING CODES. •

PROJECT INFO

PROJECT ADDRESS: ZONING: INTERIOR SIDE YARD SETBACK: REAR YARD SETBACK:

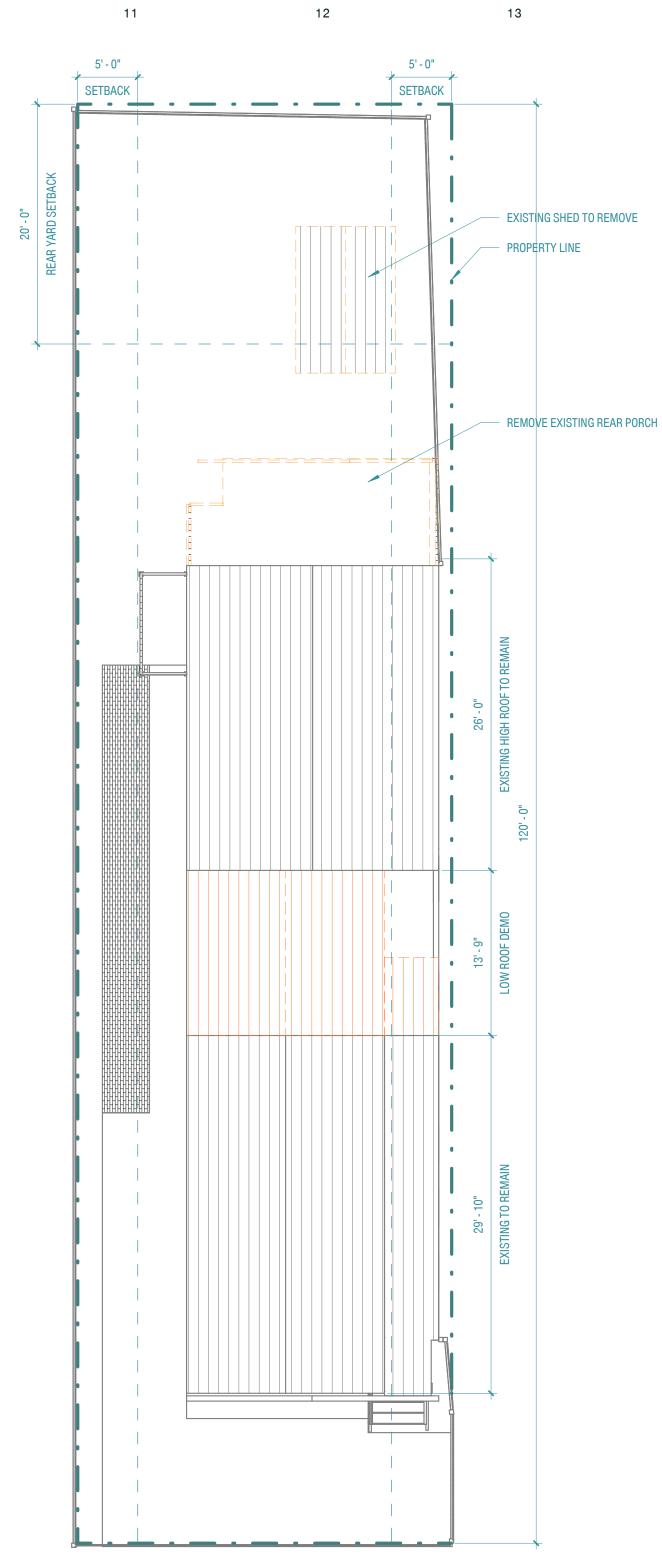
627 Napolean Avenue, New Orleans, LA 70115 HU-RD2 - Historic Urban Two-Family Residential 3'-0" MIN 15'-0" MIN.

VICINITY MAPS (NTS)





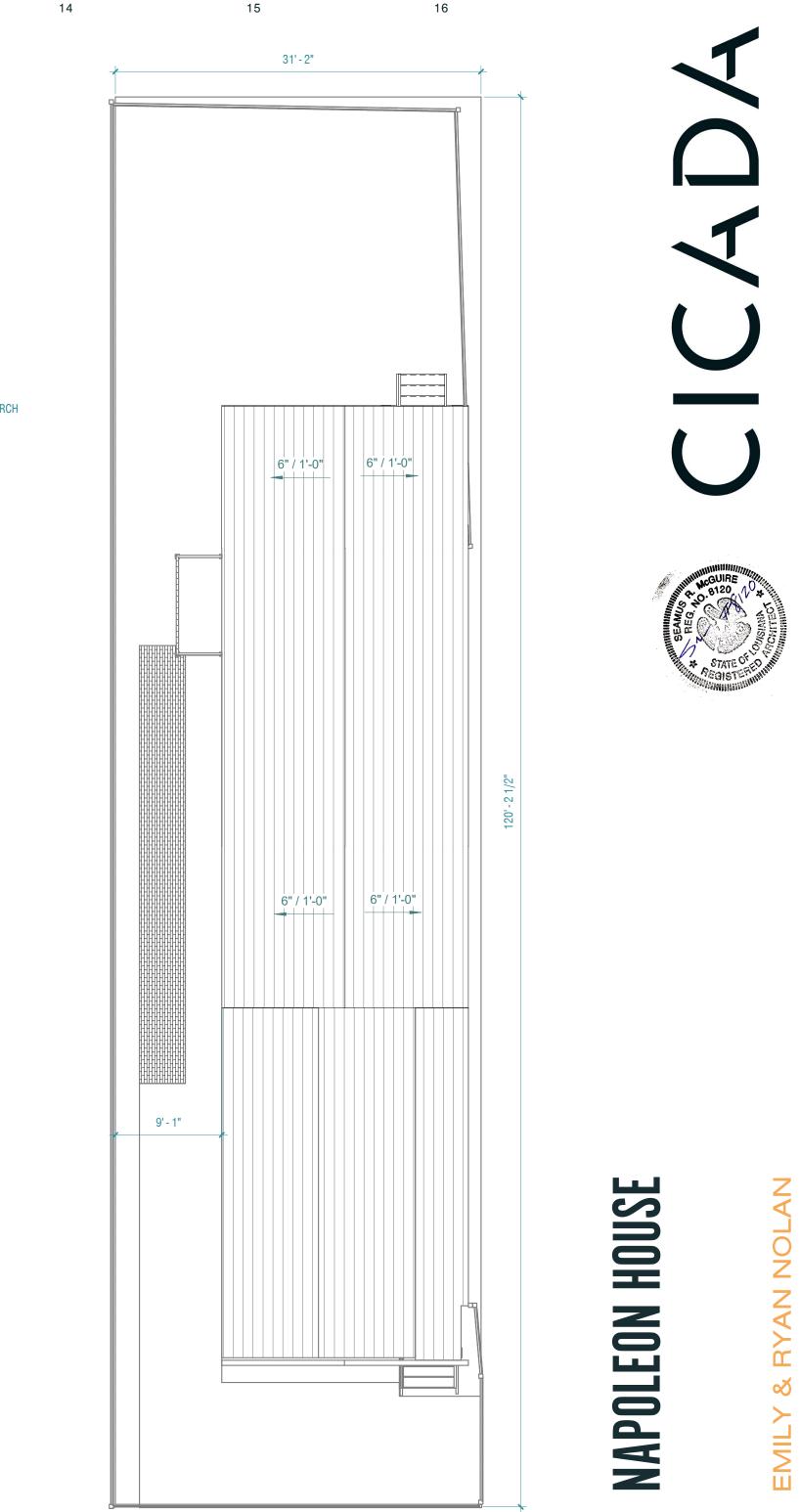
ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION TO AVOID DAMAGE FROM ADJACENT WORK, EQUIPMENT AND SOIL OR FILL BEING PILED ON OR AGAINST ROOT



2 SITE & ROOF PLAN DEMO 1/8" = 1'-0"







3 SITE & ROOF PLAN PROPOSED 1/8" = 1'-0"

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ISSUED FOR:	
DATE:	06/24/22

OVERALL SITE PLAN





PARTMENT OF SAFETY AND PERMITS PLAN REVIEW DIVISION

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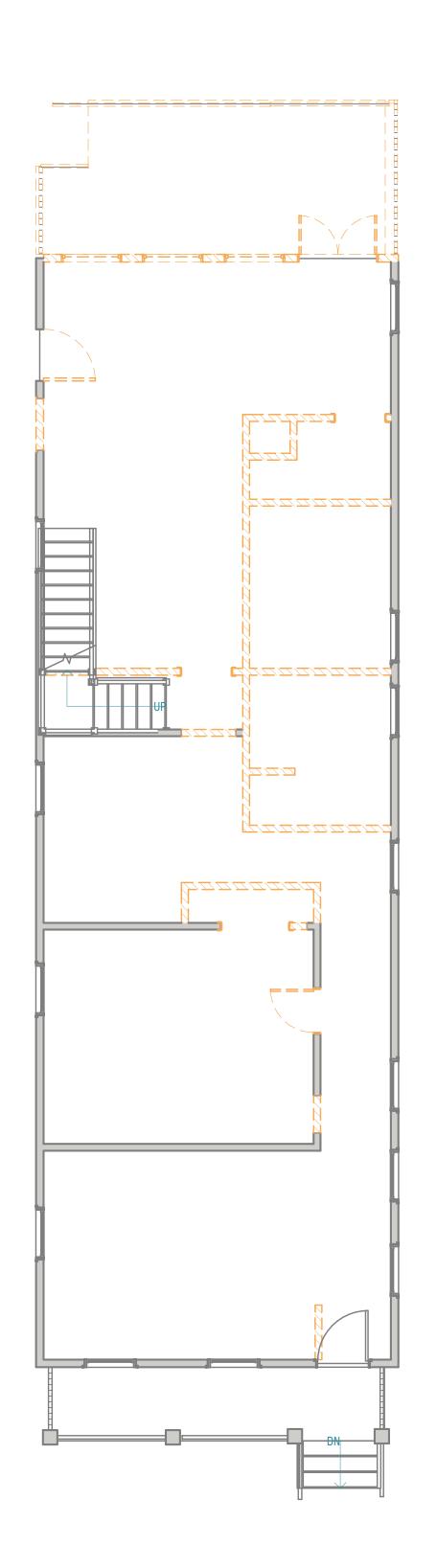
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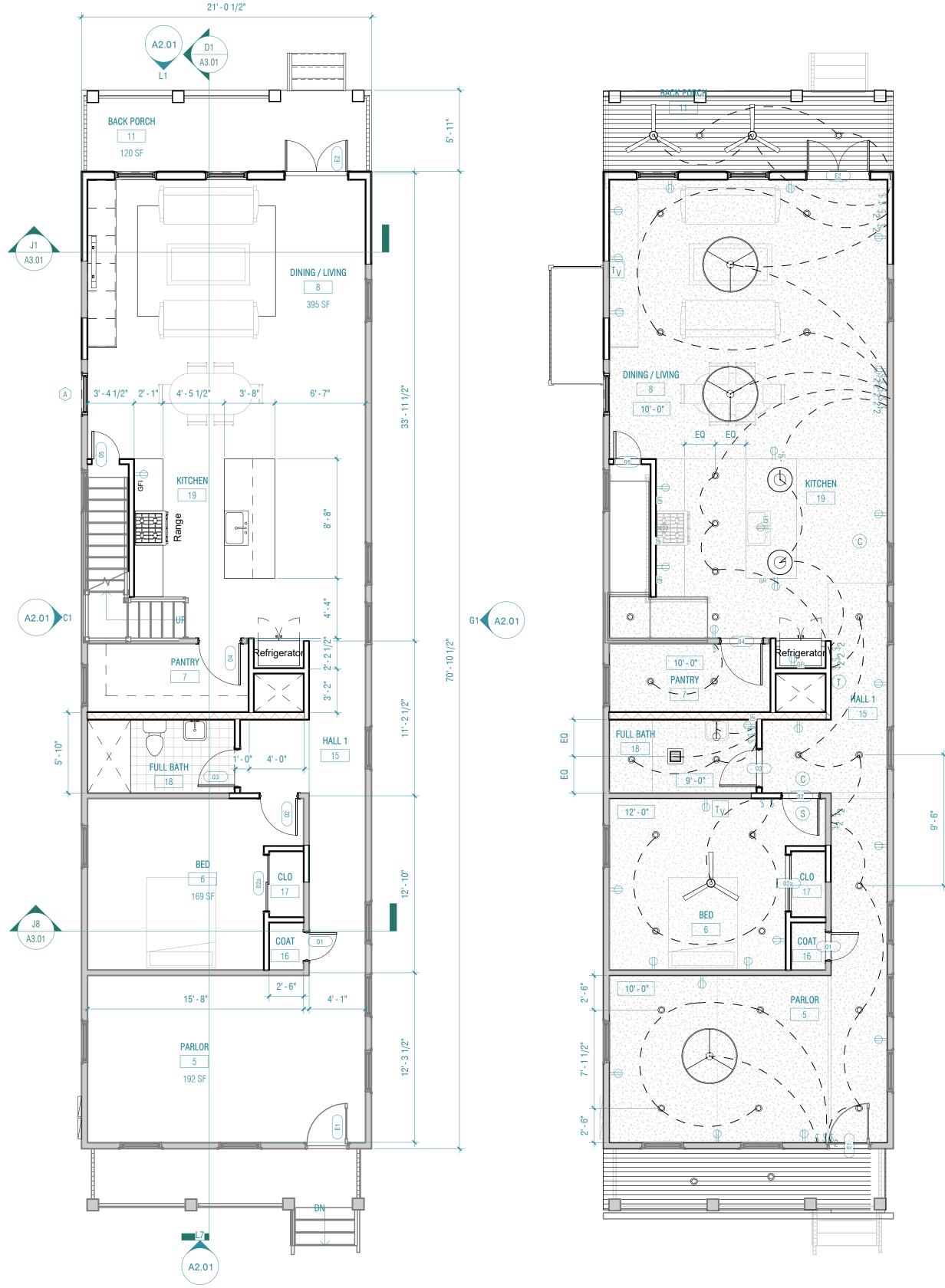
L

B

[New Orleans Code Sections 26-1/

Any changes to or deviation mmediately reported to the Dep work must stop until the revise





1 Level 1 Demolition 3/16" = 1'-0"

2 Level 1 - Proposed

FINISH NOTES

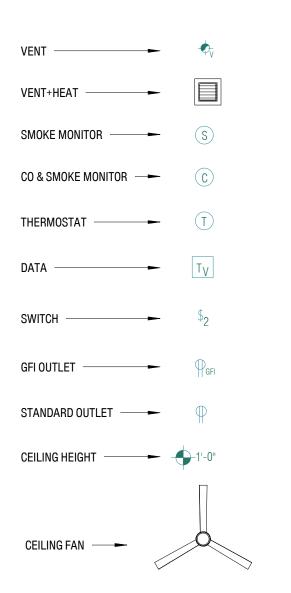
11

• ALL TUB AND SHOWER SURROUNDS TO RECEIVE CEMENT TILE BACKER BOARD •

12

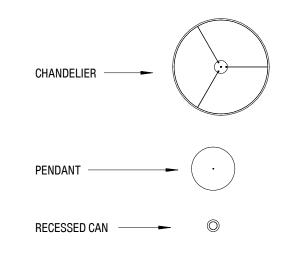
- ALL TUB AND SHOWER AREAS TO RECEIVE TILE ON ALL WALL TO CEILING / MOLDING; TYP. ALL PLUMBING FIXTURES & HARDWARE WILL BE KOHLER
 SELECTED, UNLESS OTHERWISE SPECIFIED BY OWNER.
- UPPER AND LOWER CABINETS TO BE ALL WOOD BOX W/ EASY • CLOSE HINGED DRAWERS UNLESS OTHERWISE SPECIFIED BY OWNER.
- CONTRACTOR IS TO FIELD VERIFY ALL MEASUREMENTS FOR DOORS PRIOR TO ORDERING. •
- WINDOWS ABOVE BATHTUBS TO RECEIVE SAFETY GLAZING IN COMPLIANCE WITH IRC.R 308.3 •
- PROVIDE 1X6 BASE W/ SHOE MOLDING THROUGHOUT; TYP.
- PROVID 4 5/8" CROWN MOLDING THROUGHOUT; TYP.

RCP SYMBOL LEGEND



			GICADA DOUR SCHEDULE				
#	FINISH	WIDTH	HEIGHT	THICKNESS	OPERATION	Level	TO ROOM
01		2' - 0"	7' - 0"	0' - 1 3/8"		Level 1	HALL 1
02		2' - 8"	8' - 0"	0' - 1 3/8"		Level 1	BED
02a		4' - 0"	8' - 0"	0' - 1 3/8"		Level 1	CLO
03		2' - 8"	8' - 0"	0' - 1 3/8"		Level 1	FULL BATH
04		3' - 0"	7' - 0"	0' - 1 3/8"		Level 1	PANTRY
05		2' - 0"	6' - 8"	0' - 2"		Level 1	DINING / LIVING
6		2' - 6"	7' - 0"	0' - 1 3/8"		Level 1	CLO
7		4' - 0"	8' - 0"			Level 1	BED
8		3' - 0"	8' - 0"			Level 1	KITCHEN
9		3' - 0"	8' - 0"			Level 1	DINING / LIVING
10		3' - 0"	6' - 8"	0' - 2"		Level 1	DINING / LIVING
11		4' - 6"	6' - 8"	0' - 1 3/8"		Level 1	DINING / LIVING
19		4' - 6"	6' - 8"	0' - 1 3/8"		Level 1	DINING / LIVING
27		3' - 0"	7' - 0"	0' - 1 3/8"		Level 1	HALL 1
E1		3'-17/16"	8' - 8"	0' - 1 3/4"		Level 1	HALL 1
E2		4' - 6"	6' - 8"	0' - 1 3/8"		Level 1	BACK PORCH

3 Level 1 Ceiling Plan $\frac{3}{16''} = 1'-0''$



ALL LIGHTS SHALL BE ON DIMMERS, TYP. •

UL APPROVED SMOKE / CARBON MONOXIDE DETECTOR TO BE HARDWIRED TO BUILDING POWER AND INTERCONNECTED W/ OTHER SMOKE ALARMS • SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS, TYP.

COMMENTS

- ALL CEILINGS TO BE 1/2" PAINTED GYP BD., EXCEPT FOR BATHROOMS, WHICH ARE TO BE 1/2" MOISTURE RESISTANT GYPSUM BOARD.
- SEE WALL SECTIONS FOR SOFFIT & EAVE DETAILS •
- PROVIDE UNDERCABINET LIGHTING, TYP. •

CICADA DOOR SCHEDULE

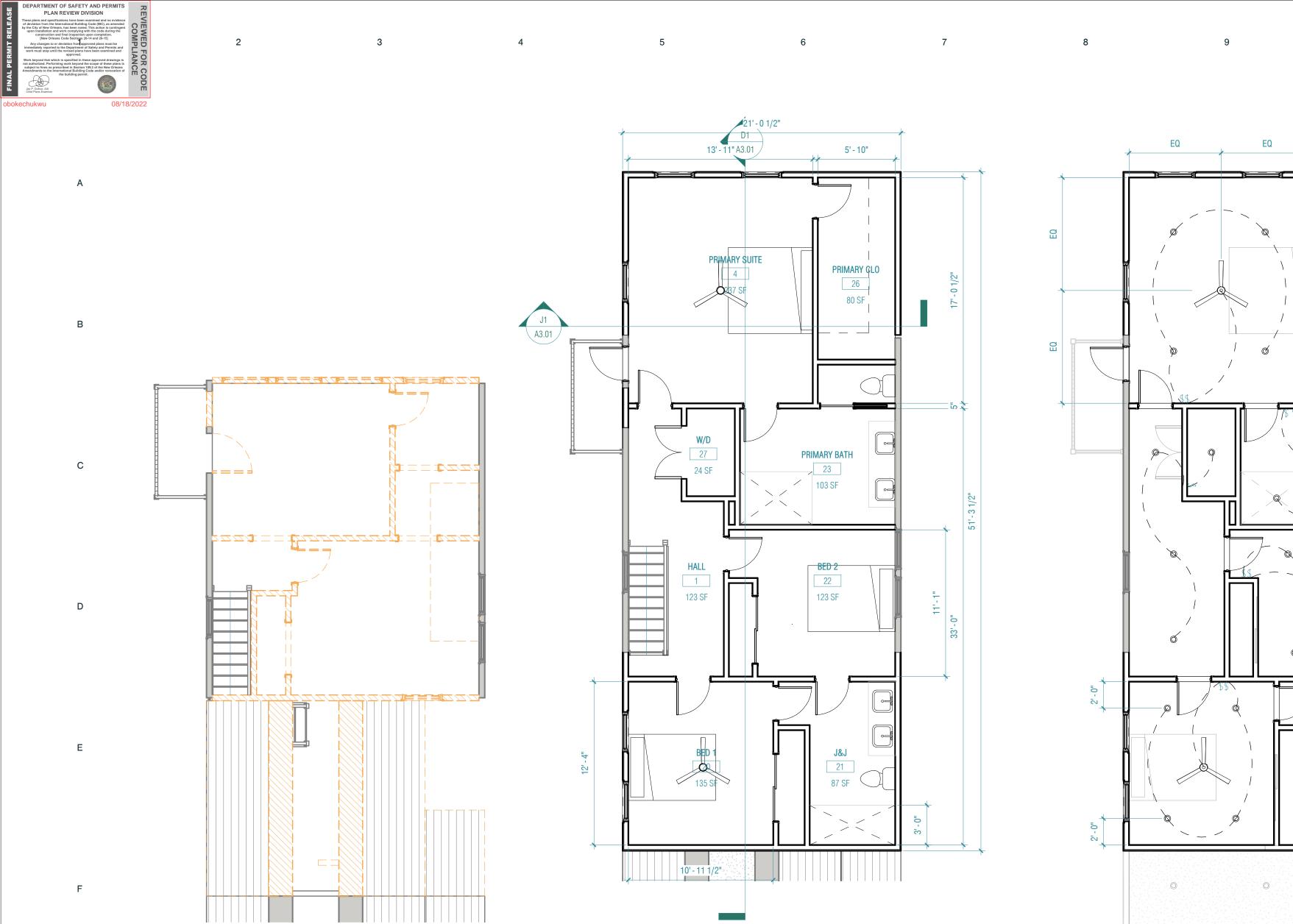




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FIRST FLOOR PLAN





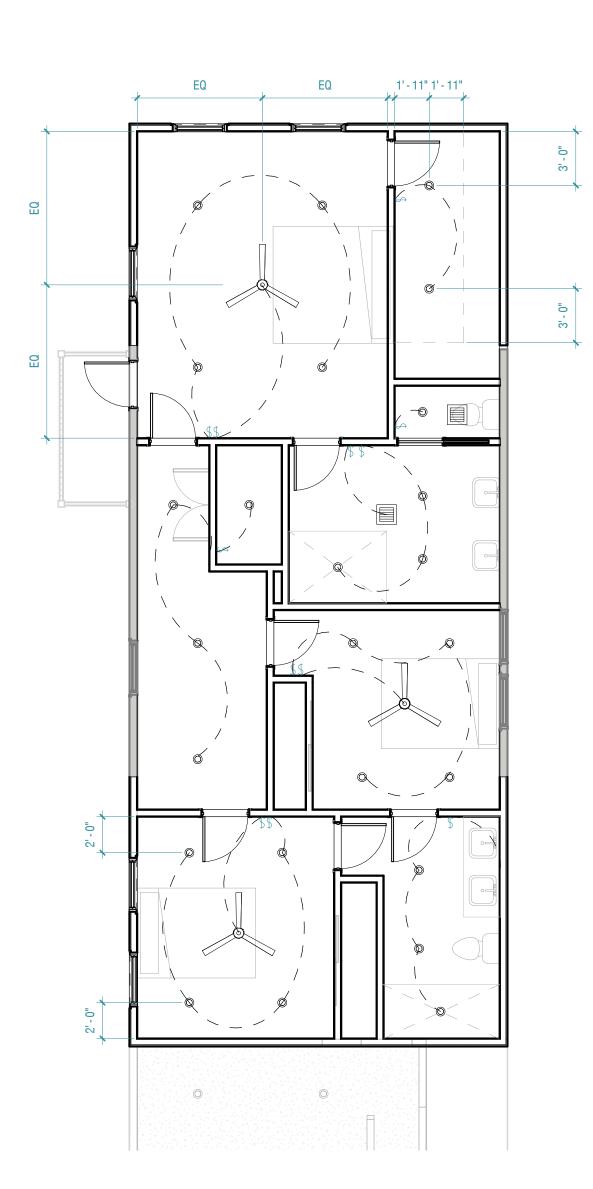
2 Level 2 - Proposed 3/16" = 1'-0"

1 Level 2 - Demo 3/16" = 1'-0"

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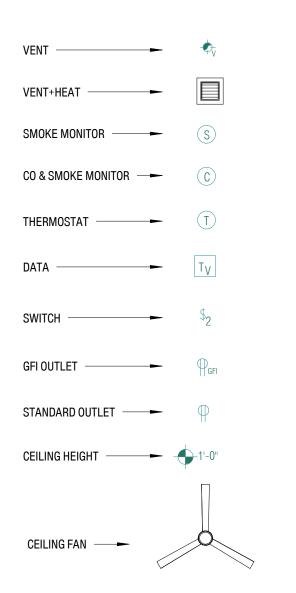


3 Level 2 FF 3/16" = 1'-0"

FINISH NOTES

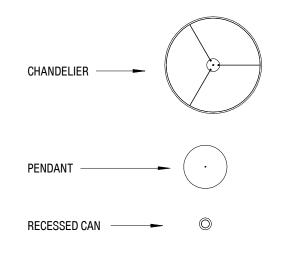
- ALL TUB AND SHOWER SURROUNDS TO RECEIVE CEMENT TILE BACKER BOARD ALL TUB AND SHOWER AREAS TO RECEIVE TILE ON ALL WALL TO
- CEILING / MOLDING; TYP. ALL PLUMBING FIXTURES & HARDWARE WILL BE KOHLER
 SELECTED, UNLESS OTHERWISE SPECIFIED BY OWNER.
- UPPER AND LOWER CABINETS TO BE ALL WOOD BOX W/ EASY • CLOSE HINGED DRAWERS UNLESS OTHERWISE SPECIFIED BY OWNER.
- CONTRACTOR IS TO FIELD VERIFY ALL MEASUREMENTS FOR DOORS PRIOR TO ORDERING.
- WINDOWS ABOVE BATHTUBS TO RECEIVE SAFETY GLAZING IN • COMPLIANCE WITH IRC.R 308.3
- PROVIDE 1X6 BASE W/ SHOE MOLDING THROUGHOUT; TYP.
- PROVID 4 5/8" CROWN MOLDING THROUGHOUT; TYP.

RCP SYMBOL LEGEND



#	FINISH	WIDTH	HEIGHT
12		2'-6"	7' - 0"
13		2' - 6"	7' - 0"
14		3' - 0"	8' - 0"
15		3' - 0"	8' - 0"
16		4' - 0"	8' - 0"
17		3' - 0"	6' - 8"
18		3' - 0"	8' - 0"
37		2' - 6"	8' - 0"
42		2' - 6"	8' - 0"
54		2' - 6"	8' - 0"
55		2' - 6"	8' - 0"
56		2' - 6"	8' - 0"
57		2' - 6"	8' - 0"
58		2' - 6"	8' - 0"
59		2' - 6"	8' - 0"
60		4' - 0"	6' - 8"
61		2' - 6"	8' - 0"
62		5' - 0"	7' - 0"
63		5' - 0"	7' - 0"

11



• ALL LIGHTS SHALL BE ON DIMMERS, TYP.

- UL APPROVED SMOKE / CARBON MONOXIDE DETECTOR TO BE HARDWIRED TO BUILDING POWER AND INTERCONNECTED W/ OTHER SMOKE ALARMS • SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS, TYP.
- ALL CEILINGS TO BE 1/2" PAINTED GYP BD., EXCEPT FOR BATHROOMS, WHICH ARE TO BE 1/2" MOISTURE RESISTANT GYPSUM BOARD.
- SEE WALL SECTIONS FOR SOFFIT & EAVE DETAILS
- PROVIDE UNDERCABINET LIGHTING, TYP. •

CICADA DOOR SCHEDULE THICKNESS OPERATION Level TO ROOM

COMMENTS

0' - 1 3/8"	Level 2 FF
0' - 1 3/8"	Level 2 FF
	Level 2 FF PRIMARY BATH
	Level 2 FF PRIMARY BATH
	Level 2 FF HALL
0' - 2"	Level 2 FF
	Level 2 FF W/D
0' - 1 3/8"	Level 2 FF PRIMARY CLO
0' - 1 3/8"	Level 2 FF BED 1
0' - 1 3/8"	Level 2 FF J&J
0' - 1 3/8"	Level 2 FF J&J
0' - 1 3/8"	Level 2 FF BED 2
0' - 1 3/8"	Level 2 FF PRIMARY BATH
0' - 1 3/8"	Level 2 FF PRIMARY SUITE
0' - 1 3/8"	Level 2 FF
0' - 2"	Level 2 FF HALL
0' - 1 3/8"	Level 2 FF
0' - 1 3/8"	Level 2 FF BED 2
0' - 1 3/8"	Level 2 FF BED 1







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SECOND FLOOR PLAN



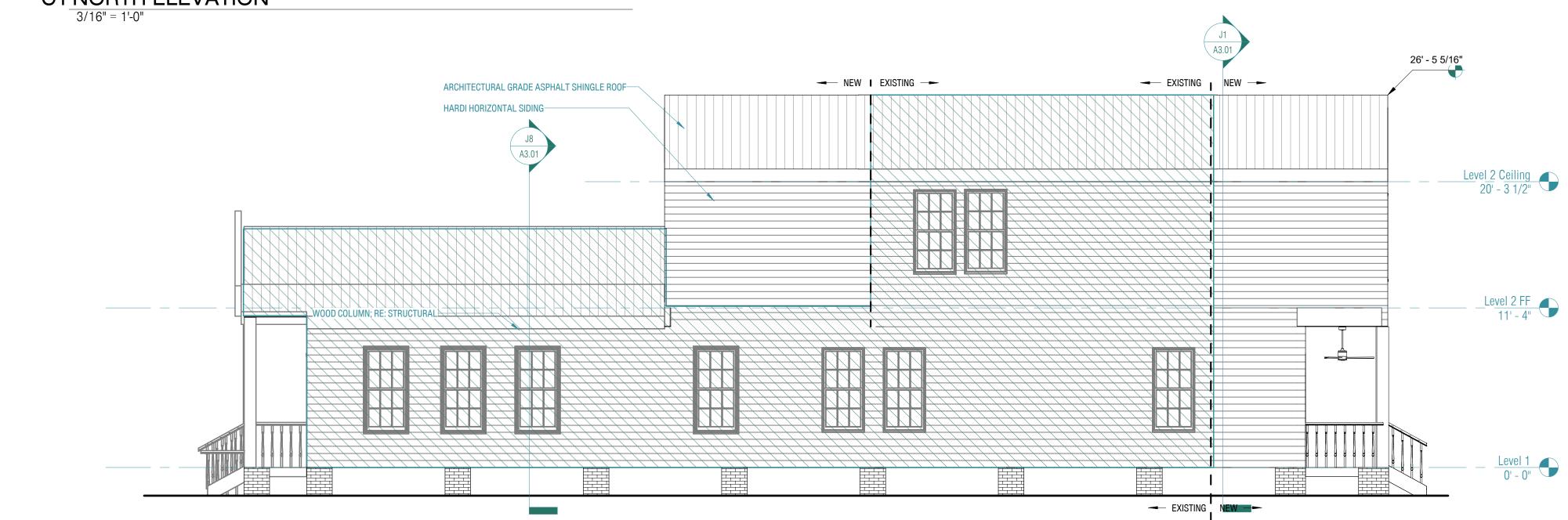


C1 NORTH ELEVATION 3/16" = 1'-0"

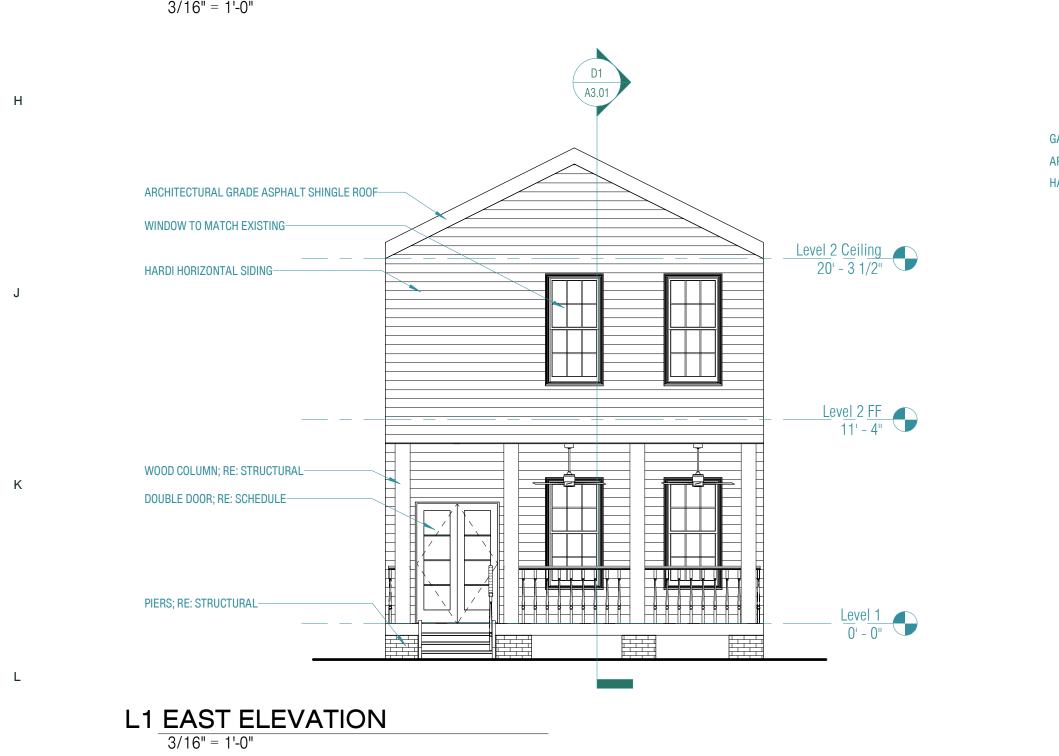
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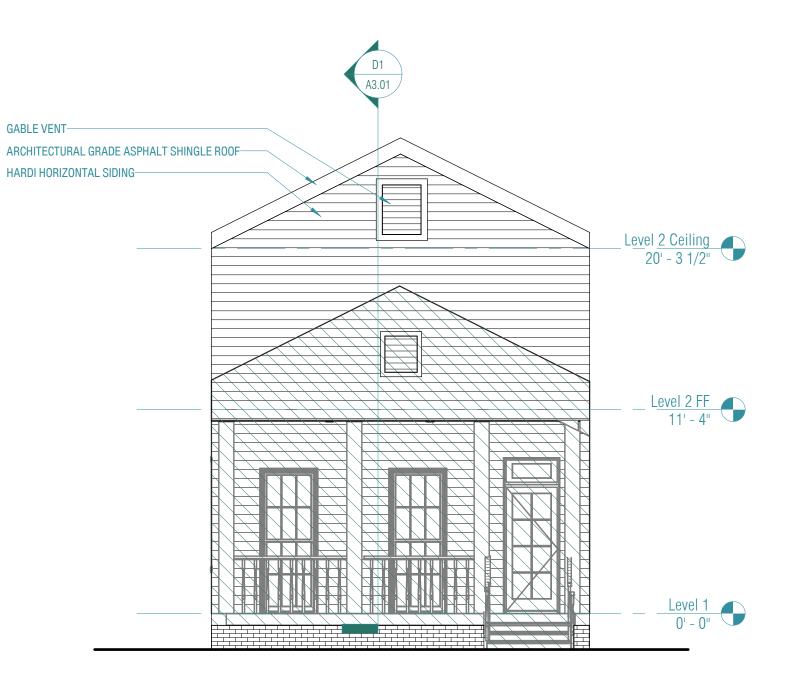
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G1 SOUTH ELEVATION 3/16" = 1'-0"





L7 WEST ELEVATION 3/16" = 1'-0"



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NAPOLEON HOUSE

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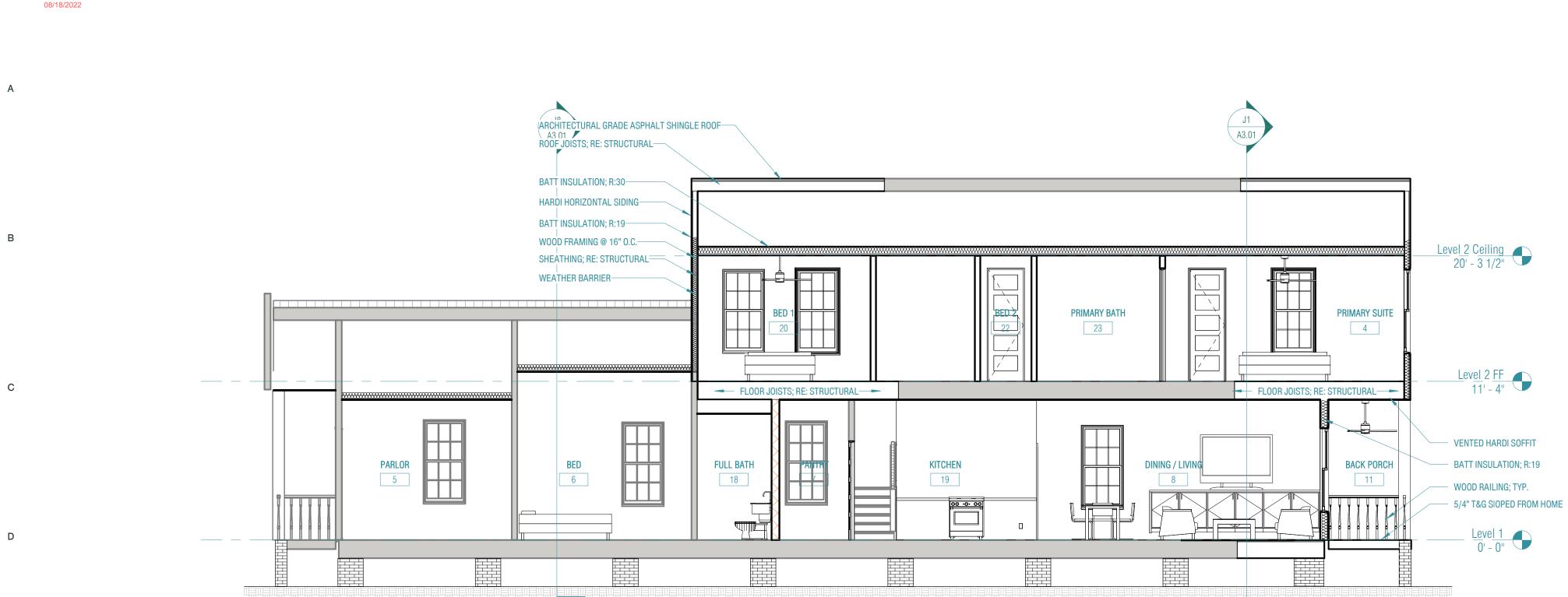
BUILDING ELEVATIONS



16 14 15

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D1 Section 3 3/16" = 1'-0"

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DEPARTMENT OF SAFETY AND PERMITS PLAN REVIEW DIVISION

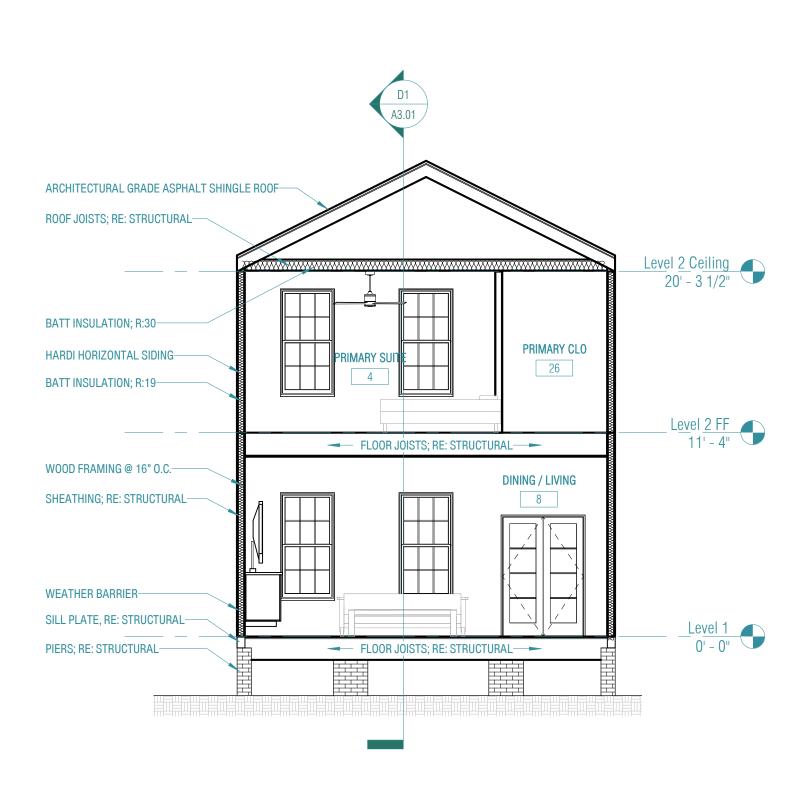
Construction and final inspection upon complexit [New Orleans Code Sections 26-14 and 26-15]

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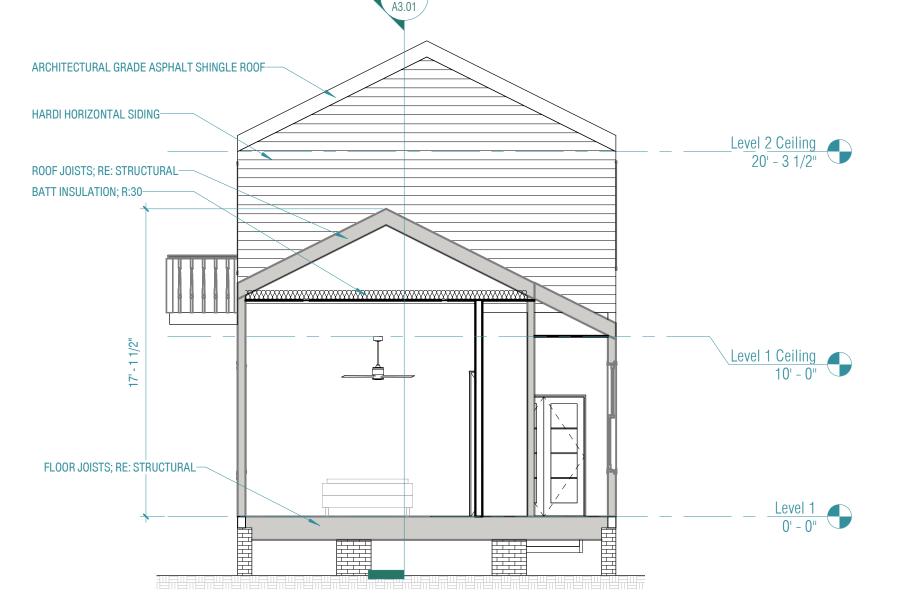
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P. Dufour, AIA lef Plans Examiner 







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NAPOLEON HOUSE

PROJECT NO:	122011
PHASE:	PERMIT DOCS
ISSUED FOR:	
DATE:	06/24/22

BUILDING SECTIONS



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GENERAL NOTES

PLAN REVIEW DIVISION

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18/18/20 ESIGN CODES AND GENERAL CRITERIA:

- A. 2015 INTERNATIONAL RESIDENTIAL CODE.
- B. ACI 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- C. ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

	0.	ASCE 7-10 MINIMUM DESIGN ECADS FOR BOILDINGS AND OT	ILIX STRUCTURES.
2.		IGN LOADS: ERIMPOSED DEAD LOADS FLOORS	_12psf
	LIVE	ELOADS (RESIDENTIAL) FLOOR	
		HABITABLE ATTICS AND SLEEPING AREAS	_ 30psf
		ALL OTHER AREAS EXCEPT STAIRS	40psf
		ONE AND TWO FAMILY DWELLING STAIRS & EXIT WAYS	40psf
	WIN	D LOADS BASIC WIND SPEED, (V-ULT. 3 SECOND GUST) RISK CATEGORY INTERNAL PRESSURE COEFFICIENT, GCpi COMPONENT AND CLADDING DESIGN LOAD PER	. II . +0.18/-0.18
	SEIS	SMIC DESIGN SEISMIC IMPORTANCE FACTOR, IE MAPPED SPECTRAL RESPONSE ACCELERATIONS	_ 1.0
		Ss	0.092

SEISMIC DESIGN CATEGORY EXISTING CONDITIONS: EACH BIDDER SHALL VISIT THE JOB SITE AS REQUIRED TO 4. DETERMINE AND/OR VERIFY EXISTING CONDITIONS. ANY EXCEPTIONS TO EXISTING CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

0.057

_ 0.098

_ 0.092

_ D (DEFAULT)

- SEE ARCHITECTURAL DRAWINGS FOR ROOF & FLOOR ELEVATIONS, SLOPES AND 5. LOCATIONS OF DEPRESSED FLOOR AREAS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES
- CONTRACTOR PROPOSED ALTERNATES TO THE REQUIREMENTS OF THE PLANS WILL BE CONSIDERED IF THEY RESULT IN A SUBSTANTIAL SAVINGS TO THE OWNER WITHOUT ADVERSELY IMPACTING THE INTEGRITY AND FUNCTION OF THE STRUCTURE. ANY REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF THE SAVINGS INCLUDING ALL BACKUP DATA AND ENGINEERING CALCULATIONS NECESSARY TO EVALUATE THE MERITS OF THE PROPOSED ALTERNATE. ADDITIONAL ENGINEERING AND ARCHITECTURAL REVIEW COST MAY ALSO IMPACT THE VIABILITY OF ANY PROPOSED ALTERNATE.
- G.C. TO REVIEW ALL EXISTING CONDITIONS AND REPORT ANY DEVIATIONS FROM WHAT 7. IS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS TO ARCHITECTURAL, CIVIL 8. AND MEP. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- BRACING AND SHORING: 9.

SITE CLASS_

SDS_ SD1

SPECTRAL RESPONSE COEFFICIENTS

- A. ALL EXISTING FRAMING SHALL BE COMPLETELY BRACED UNTIL THE FRAMING SUPPORT SYSTEMS ARE IN PLACE AND COMPLETE.
- B. ALL STRUCTURAL FRAMING SHALL BE PROPERLY GUYED AND BRACED UNTIL GRAVITY AND LATERAL LOAD RESISTING FRAMING SYSTEMS ARE IN PLACE AND COMPLETE.
- ALL CONTRACTOR DESIGNED ELEMENTS SHALL BE DESIGNED BY STRUCTURAL 10. ENGINEERS LICENSED IN THE STATE OF THE PROJECT. CONTRACTORS SHALL SUBMIT CERTIFICATION THAT ELEMENTS WERE DESIGNED FOR LOADS SPECIFIED ON DRAWINGS AND/OR IN THE BUILDING CODE.
- SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT A MINIMUM OF EIGHT SETS OF PRINTS 11. FOR ALL SHOP DRAWINGS SUBMITTED FOR THE ARE ARCHITECT/ENGINEER REVIEW, UNLESS THE ARCHITECTURAL SPECIFICATIONS CALL FOR ADDITIONAL SETS TO BE ISSUED. REPRODUCTIONS OF CONTRACT DRAWINGS SHALL NOT BE USED FOR SHOP DRAWINGS. ELECTRONIC FILES ARE NOT AVAILABLE FOR USE BY SUBCONTRACTORS.

	<u> </u>	<u>OUNDATION NOTES</u>	
G	1.	FOUNDATION ARE DESIGNED FOR A MAXIMUM ALLOWABLE BEARING CAPACITY OF 900PSF.	2
		NO SETTLEMENT ANALYSIS WAS PERFORMED AND THIS OFFICE CANNOT GUARANTEE OR MAKES ANY WARRANTY TO THE OWNER THAT SETTLEMENT RELATED ISSUES WILL NOT IMPACT THE STRUCTURE. IT IS POSSIBLE THAT THE OWNER WILL HAVE TO PERFORM MAINTENANCE ON THE STRUCTURE TO ADDRESS SETTLEMENT ISSUES AND THIS IS BEYOND THE CONTROL OF THIS OFFICE AND THIS OFFICE ACCEPTS NO LIABILITY FOR THE COSTS ASSOCIATED OR LIABILITY FOR SUCH REPAIRS OR TIME DELAYS RELATED TO SUCH ISSUES AT THE TIME OF CONSTRUCTION OR ANY TIME IN THE FUTURE. A GEOTECHNICAL INVESTIGATION IS REQUIRED TO VERIFY MINIMUM BEARING CAPACITY PRIOR TO CONSTRUCTION TO VERIFY ASSUMED VALUE.	2
Н	2.	EARTHWORK: ALL DEBRIS, VEGETATION AND TOPSOIL CONTAINING ORGANIC MATERIALS SHALL BE CLEARED AND GRUBBED FROM THE BUILDING SITE. EXCAVATE FROM EXISTING GRADE AS REQUIRED. SLOPE FINAL CUT OF EXCAVATED SURFACE TO ALLOW	2
	3.	DRAINAGE OF ANY WATER UNDER FOUNDATION & OR FILL ON 1%. SELECT FILL: SELECT FILL SHALL BE USED AS REQUIRED FOR POSITIVE DRAINAGE OR AS SHOWN ON PLANS. SELECT FILL SHALL CONSIST OF PUMPED RIVER SAND. ALL FILL SHALL BE FREE OF ORGANIC MATTER AND DEBRIS.	2
	4.	SELECT FILL COMPACTION: SELECT FILL SHALL BE PLACED IN SIX (6) TO EIGHT (8) INCH THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM SPECIFICATION D698.	2
J	5.	POSITIVE SURFACE DRAINAGE AWAY FROM THE STRUCTURES SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION. WATER SHALL NOT BE ALLOWED TO COLLECT NEAR THE BUILDING SITE OR IN ANY OPEN EXCAVATION AT ANY TIME.	
	6.	FINISH GRADES OF FILL: THE FINISH GRADES OF FILL AGAINST GRADE BEAMS SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF SIX (6) INCHES IN SIX (6) FEET. CARE SHALL BE TAKEN THAT NO LOW SPOTS EXIST IN FILL THAT ALLOWS WATER TO COLLECT.	2
	<u>CO</u>	NCRETE NOTES	
	1.	ALL STRUCTURAL CONCRETE SHALL BE CLASSIFIED AS NORMAL WEIGHT CONCRETE WITH A UNIT WEIGHT OF 145 LBS/CU. FT. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL THE SPECIFIED CONCRETE STRENGTH HAS BEEN ACHIEVED. AT THE CONTRACTOR'S OPTION, HIGH EARLY STRENGTH CONCRETE MAY BE SUPPLIED TO ACCELERATE SCHEDULE.	2
K	2.	MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH AND SLUMP: STRENGTH: SI UMP: AIR CONTENT: AGG, SIZE:	3

	FASTENING	SCH
	CONNECTION	
1.	JOIST TO SILL GIRDER	3-8d c 3-3"x0
2.	BRIDGING TO JOIST	2-8d c 2-3"x0
4.	1"X6" SUBFLOOR OR LESS TO EACH JOIST WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST 2" SUBFLOOR TO JOIST OR GIRDER	2-8d c 3-8d c 2-16d
		16d at
Э.	SOLE PLATE TO JOIST OF BLOCKING	3"x0.1
	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d 4-3"x (
7.	TOP PLATE TO STUD	2-16d 3-3"x0
3.	STUD TO SOLE PLATE	4-8d c
		4-3"x0 2-16d
		3-3"x0
9.	DOUBLE STUDS	16d at 3"x0.1
0.	DOUBLE TOP PLATES	16d at 3"x0.1
	DOUBLE TOP PLATES	8-16d 12-3"x
1.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d c 3-3"x0
2.	RIM JOIST TO TOP PLATE	8d at 6 3"x0.1
3.	TOP PLATES, LAPS AND INTERSECTIONS	2-16d 3-3"x0
4.	CONTINUOUS HEADER, TWO PIECES	16d cc
	CEILING JOISTS TO PLATE	3-8d c 5-3"x0
6	CONTINUOUS HEADER TO STUD	4-8d c
7.	CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d 4-3"x0
	CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d 4-3"x0
	RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d co 3-3"x0
0.	1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d co 2-3"x0
1.	1"X8" SHEATHING TO EACH BEARING WALL	2-8d c
	wider than 1"x8" sheathing to each bearing	3-8d c
3.	BUILT-UP CORNER STUDS	16D cc 3"x0.13
4.	BUILT-UP GIRDER AND BEAMS	3" 14 g
		3"x0.1
		2-20d 3-3"x0
	2" PLANKS	16d co
6.	COLLAR TIE TO RAFTER	3-10D 4-3"x0
7.	JACK RAFTER TO HIP	3-10d 4-3"x0
		2-16d 3-3"x0
8.	ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d 3-3"x0
		2-16d 3-3"x0
9.	JOIST TO BAND JOIST	3-16D 5-3"x0

. LEDGER STRIP

5

6

2.	MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH AND	SLUMP:
	STRENGTH: SLUMP:	AIR CONTENT: AGG. SIZE

	UNLINGT	MIN./MAX	(.	17.00. (2
GRADE BEAMS/FOOTINGS	—4000 psi	3IN./5IN.	3% - 5%	3 ₄ "	
SLABS ON GRADE	—4000 psi	2IN./4IN.	1.5%± 1.5%	34"	
ALL OTHER CONCRETE	—4000 psi	3IN./5IN.	3% - 5%	3 ₄ "	
CONCRETE MIX DESIGNS FROM THE	CONCRETE \$		AND TEST RE	SULTS F	F

THE TESTING LAB SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR EVALUATION AND APPROVAL. ALL EXTERIOR EXPOSED CONCRETE SLABS AND SIDEWALKS SHALL HAVE POLYPROPYLENE FIBERS ADDED TO THE MIX AT A RATE OF 1.5LBS PER CY.

- FLY ASH AND/OR BLAST FURNACE SLAG CEMENT SHALL NOT BE USED IN ANY CONCRETE. ALL CAST-IN-PLACE CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, LATEST EDITION.
- ALL DETAILING, FABRICATION AND INSTALLATION OF STEEL REINFORCEMENT SHALL BE
- IN ACCORDANCE WITH ACI 315 AND ACI 318 (LATEST EDITIONS).
- CONCRETE REINFORCING: REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 BARS.

7 10 11 9

7	8
SCHEDULE	
FASTENING	LOCATION
3-8d common 3-3"x0.131" nails	toenail
2-8d common 2-3"x0.131" nails	toenail each end
2-8d common	face nail
3-8d common 2-16d common	face nail blind and face nail
16d at 16" o.c. 3"x0.131" nails at 8" o.c.	typical face nail
3-16d at 16" 4-3"x 0.131"nails at 16"	braced wall panels
2-16d common 3-3"x0.131"nails	end nail
4-8d common 4-3"x0.131" nails	toenail
2-16d common 3-3"x0.131"nails	end nail
16d at 24" o.c. 3"x0.131" nails at 8" o.c.	face nail
16d at 16" o.c. 3"x0.131" nails at 12" o.c.	typical face nail
8-16d common 12-3"x0.131"nails	lap splice
3-8d common 3-3"x0.131" nails	toenail
8d at 6" (152mm) o.c. 3"x0.131" nail at 6" o.c.	toenail
2-16d common 3-3"x0.131"nails	face nail
16d common 3-8d common	16" o.c. along edge
5-3"x0.131"nails	toenail
4-8d common 3-16d common minimum	toenail
4-3"x0.131"nails	face nail
3-16d common minimum 4-3"x0.131"nails	face nail
3-8d common 3-3"x0.131"nails	toenail
2-8d common 2-3"x0.131"nails	face nail
2-8d common	face nail
3-8d common	face nail 24" o.c.
16D common 3"x0.131"nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
20d common 32" o.c. 3"x0.131" nails at 24" o.c.	face nail at top and bottom staggered on opposite sides
2-20d common 3-3"x0.131"nails	face nail at ends at each splice
16d common 3-10D common	at each bearing
4-3"x0.131"nails	face nail
4-3"x0.131" nails	toenail
2-16d common 3-3"x0.131"nails 2-16d common	face nail
3-3"x0.131" nails	toenail
2-16d common 3-3"x0.131"nails	face nail
3-16D common 5-3"x0.131"nails	face nail
3-16D common 4-3"x0.131"nails	face nail

FASTENING	SCHEDUL	E	
CONNECTION	FA	STENING ^{0,m}	LOCATION
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD; SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" and less	6d ^{°,1} 2¾"x0.113" nail _^	
	¹⁹ 32" to ³ 4"	8d or 6d ି 23ୃ8"x0.113" nail ୨	
	8" to 1"	8d [°]	
;	11/8" TO 11/4" 34" and less 6" to 1" 18" to 11/4"	10d ^d or 8đ 6d ^e 8d ^e 10d ^d or 8đ	
32. PANEL SIDING (TO FRAMING)	1/2" or less	6d ^f 8d ^f	
33. FIBERBOARD SHEATHING:	12" 2532"	No. 11 gage roofing nail 6d common nail No. 11 gage roofing nail 8d common nail	
34. INTERIOR PANELING	1/4" 3/8"	4d ^j 6d ^k	

FOOT NOTES:

COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEARWALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING. COMMON OR DEFORMED SHANK.

OMMON DEFORMED SHANK

ORROSION-RESISTANT SIDING OR CASING NAIL FASTENERS SPACES 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES O.C. AT INTERMEDIATE SUPPORTS. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2-INCH HEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.

- CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT NTERMEDIATE SUPPORTS. ASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR
- AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS

TIMBER NOTES

- EACH PIECE OF STRUCTURAL LUMBER, SHEATHING AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES.
- ALL LUMBER. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES. SPLICES WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR AS DIRECTED BY THE ENGINEER.
- ROUGH HARDWARE, JOIST HANGERS, STRAPS, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY "SIMPSON" COMPANY OR APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.
- BLOCKING AND FIRESTOPPING TO BE INSTALLED AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND BUCKS. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS (AS REQUIRED BY BUILDING OFFICIAL AND ARCHITECT).
- BOLTS (IF APPLICABLE) SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NUTS SHALL BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED MEMBERS. COUNTER BORE FOR BOLTED HEADS OR NUTS ONLY WHERE SO INDICATED ON THE DRAWINGS AND THEN TO SUFFICIENT DEPTH TO HOUSE THE BOLT HEAD OR NUT AND WASHER. CUT OFF EXCESSIVE BOLT PROJECTION WHERE NECESSARY. NICK THREADS TO PREVENT LOOSENING.
- LAG SCREWS (IF APPLICABLE) SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. LAG SCREWS FASTENING ONE WOOD MEMBER TO ANOTHER SHALL HAVE A PENETRATION INTO FAR MEMBER OF NOT LESS THAN (2/3) OF THE LENGTH OF THE LAG SCREW MEASURED UNDER THE HEAD U.O.N. IN PLACING LAG SCREWS IN WOOD, A HOLE SHALL FIRST BE BORED OF THE SAME DIAMETER AND DEPTH OF THE SHANK OF THE SCREW. AFTER WHICH THE HOLE SHALL BE CONTINUED TO A DEPTH EQUAL TO THE LENGTH OF THE LAG SCREW WITH A DIAMETER EQUAL TO THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.
- COMMON NAILS SHOULD BE USED WHEN NAILING IS SPECIFIED ON THESE PLANS (U.O.N.), SUCH AS AT SHEARWALLS AND DIAPHRAGMS. ALL OTHER NAILING MAY BE OF THE "BOX OR SINKER" TYPE.
- SHEATHING GRADE SHALL BE CD-X WITH EXTERIOR GLUE P.S. 1-83, U.O.N. ON PLANS:

DESCRIPTION	REQUIREMENTS (UNLESS MORE RESTRICTIVE ON SCHEDULE)
ROOF SHEATHING	5/8" APA RATED SHEATHING. NAIL W/ 10d @ 4" O.C. BOUNDARY/EDGES AND 8" O.C. FIELD. 3' FROM EDGES DECREASE EDGE NAILING TO 3" (U.O.N. ON SHEARWALL SCHEDULE) SPAN INDEX = 48/24
FLOOR SHEATHING	3/4" APA RATED T&G PLYWOOD FLOOR SHEATHING. NAIL W/ 10d @ 6" O.C. BOUNDARY/EDGES AND 12" O.C. FIELD. (U.O.N. ON SHEARWALL SCHEDULE) SPAN INDEX = 48/24
WALL SHEATHING	1/2" APA RATED PLYWOOD WALL SHEATHING. NAIL W/ 10d @ 4" O.C. BOUNDARY/EDGES AND 10" O.C. FIELD. (U.O.N. ON SHEARWALL SCHEDULE).

• NOTES:

-THE NAIL EDGE DISTANCE FOR 3" NOMINAL (2-1/2" ACTUAL) WIDE MEMBERS ON WHICH SHEETS ARE SPLICED SHALL BE 3/4" MIN.

-THE NAIL EDGE DISTANCE FOR 2" NOMINAL (1-1/2" ACTUAL) WIDE MEMBERS ON WHICH SHEETS ARE SPLICED SHALL BE 3/8" MIN.

CARE SHALL BE MADE NOT TO SPLIT THE MEMBERS.

-NAILS MAY BE SLANT DRIVEN TO MAINTAIN MINIMUM EDGE DISTANCE.

12

- YELLOW PINE.

TYPE

SAWN LUMB

LVL'S	

I-JOIST

*1.0X10^6 (PSI)

• "GANG-NAIL" PRE-ENGINEERED TRUSSES ARE TO BE CONSTRUCTED WITH METAL PLATE CONNECTORS AND DESIGNED AND MANUFACTURED BY OTHERS. DESIGN, CONSTRUCTION, AND INSTALLATION SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND OF THE TRUSS PLATE INSTITUTE. PROVIDE ALL REQUIRED BLOCKING AND BRACING REQUIRED BY THE MANUFACTURER FOR CONSTRUCTION AND ERECTION IN ADDITION TO BLOCKING SHOWN ON THE STRUCTURAL DETAILS. MEMBERS OF A COMPLETED TRUSS ARE NEVER TO BE NOTCHED OR CUT. THE TRUSS MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER (CONTRACTED BY TRUSS MANUFACTURER) FOR REVIEW PRIOR TO FABRICATION. THE DESIGN SHALL ACCOUNT FOR ALL UNIFORM LOADS AND EQUIPMENT LOADS. CONTACT THE STRUCTURAL ENGINEER FOR UNIFORM LOADING AND REQUIREMENTS IF REQUIRED.

TRUSS SHOP DRAWINGS SHALL SHOW THE TRUSS DESIGN LOADS, SIZE AND GRADE OF THE CHORDS AND WEBS, LOCATIONS OF THE JOINTS AND CONNECTIONS, SIZE AND TYPE OF METAL PLATES AND ALL BRACING AND BLOCKING REQUIREMENTS.

— ROOF AND FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA: × SEE DESIGN LOADS. × STRESS INCREASE FOR DURATION OF LOAD - ROOF (15%)

MANUFACTURER'S DESIGN SHALL BE INDICATED ON EACH TRUSS BY PAINT MARKING.

WHERE PARALLAM "PSL" MEMBERS ARE INDICATED ON THE PLANS AND SCHEDULES THEY SHALL BE MANUFACTURED BY TRUSS-JOIST MACMILLAN (NER-482 & ICBO ER-4979), OR BE AN APPROVED EQUAL PRODUCT. MEMBERS SHOWN ON THE PLANS AND SCHEDULES ARE DETERMINED FROM MANUFACTURER SUPPLIED INFORMATION AND SHOULD BE REVIEWED FOR COMPLIANCE BY THE MANUFACTURER'S CIVIL OR STRUCTURAL ENGINEER. LOADING INFORMATION MAY BE PROVIDED UPON REQUEST. NOTCHES, HOLES OR CUTS SHOWN IN THE TYPICAL DETAILS ARE ALLOWED WITHOUT ADDITIONAL APPROVAL; ALL OTHER MEMBER MODIFICATIONS ARE TO BE APPROVED BY THE ARCHITECT.

 PLYWOOD WEB I-JOISTS NOTED 2nd FLOOR FRAMING PLAN ARE TO BE MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL. PROVIDE BLOCKING, WEB STIFFENERS, AND BRACING OVER THE SPAN PER THESE STRUCTURAL DRAWINGS AND ALL MANUFACTURER'S RECOMMENDATIONS FOR PLYWOOD WEB I-JOISTS NOTED ON PLAN. TOP AND BOTTOM FLANGES OF JOISTS ARE NEVER TO BE CUT AND ALL HOLES THROUGH THE JOIST WEB ARE TO BE SPECIFICALLY APPROVED BY ARCHITECT.



CLEAR OPENING
TO 4'
>4' TO 6'
>6' TO 8'
PROVIDE MIN. (3) KING S

15

 ALL ROUGH CARPENTRY WILL PRODUCE JOINTS TRUE AND TIGHT AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS SHORT STUDS, TRIMMERS, HEADERS OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE STRAIGHT, PLUMB AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH THE PLACING OF BOLTS, OR PROPER NAILING OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER FOR EXCESSIVE WARP, TWIST, BOW OR CROOK, MILDEW, FUNGUS OR MOLD AS WELL AS FOR IMPROPER GRADE MARKINGS, DEFECTS WHICH WILL RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION SHALL BE DISCARDED.

[°] UNLESS OTHERWISE NOTED ON PLANS, LUMBER SHALL BE AT LEAST OF THE GRADES SHOWN IN THE TABLE BELOW. ALL LUMBER SHALL BE SURFACED AND FREE OF HEART CENTER. LUMBER SHALL MEET SPECIES AND COMMERCIAL GRADE AS INDICATED ON THE PLANS AND THE DESIGN VALUES FOR VISUALLY GRADED LUMBER IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, WHICHEVER IS GREATER. BASED VALUES SHOWN MAY BE ADJUSTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION. "SYP" INDICATES SOUTHERN

MINIMUM LUMBER GRADES (PER NDS LATEST ED.)								
	PRIMARY USE	SIZES (IN)	MINIMUM GRADE	MIN. BASE VALUES (PSI)		ES		
				Fb	Fν	*E	Fc//	Fc(perp)
	STUDS	2x	SYP #2	1,100	175	1.4	1,450	565
	JOISTS	2x	SYP #2	750	175	1.4	1,450	565
BER	BEAMS/ POSTS	5"x5" & 6"x6"	SYP #2	750	175	1.4	1,400	565
	BEAMS/ POSTS	8" & WIDER	SYP #2	750	175	1.4	1,350	565
	BEAMS	12" TO 24"	APA RATED	3100	285	2.1	-	850
	JOISTS	BASIS OF DESIGN 14" BOISE CASCADE I-JOIST FLOOR JOIST WITH VALUES PER MANUF PRODUCT MANUAL						

----- LOCATION OF TRUSS BRACING REQUIRED BY THE PLANS OR TRUSS

(1) 16d TOENAILED EACH SIDE-NEW & EXISTING RAFTERS/TRUSS

SIMPSON H2.5A EVERY RAFTER W/ (5)-8d **RAFTER &** (5)-8d TOP PLATE

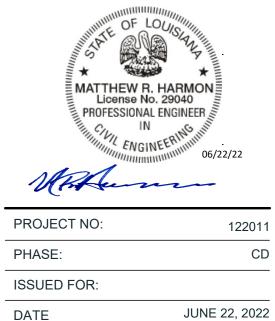
- FASTEN PER SCHEDULE -SIMPSON SSP EVERY OTHER STUD

TYPICAL STUD TO TOP PLATE CONNECTION

TYPICAL RAFTER TO TOP PLATE CONNECTION

TYPICAL HEADER SCHEDULE FOR WALLS (UNLESS NOTED OTHERWISE): MINIMUM REQ'D HEADER 2X4 WALL (2) 2x8s W/ 1/2" PLY (2) 2x10s W/ 1/2" PLY (2) 2x12s W/ 1/2" PLY STUDS ON EITHER SIDE OF HEADERS UON

MINIMUM REQ'D HEADER 2X6 WALL (3) 2x8s W/ (2) 1/2" PLY (3) 2x10s W/ (2) 1/2" PLY (3) 2x12s W/ (2) 1/2" PLY



GENERAL	NOTES

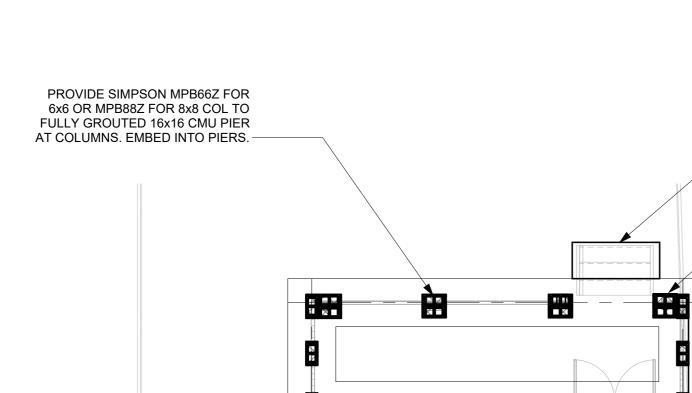


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- - 🖃 MAX 4 - REI · REPAIR/REBUILD ALL EXISTING-MASONRY PIERS
 - 1/S3.1 8-B
 - Ph-
- 2 FOUNDATION PLAN 3/16" = 1'-0"

-PROVIDE MIN. 4" 3000 PSI CONC. PAD WITH 4x4-W4.0xW4.0 WWF 1.5" FROM TOP WITH 12"WIDE x8" DEEP TURN DOWN BEAM AT EDGES BELOW STAIR FOR LANDING PAD. COORD. WITH FFE ELEVATION. -PROVIDE SINGLE CELL 8"x16"x16" CMU

PIERS AT COL. LOCATIONS. PROVIDE (4) #4 VERTICAL W/ STD. HK'S TO FND AND (4)#3 TIES

-NOTIFY EOR IF FTG REQUIRES OFFSET DUE TO PROPERTY LINE LOCATION. GC TO VERIFY PROPERTY LINE LOCATION PRIOR TO CONSTRUCTION. GC TO UTILIZE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.

-CONT. 2'-6" WIDE 3000 PSI FOOTING. SEE SECTIONS 1 AND 2/S3.1. PENETROMETER TEST IS RECOMMENDED TO VERIFY BEARING CAPACITY. REPORT TO EOR. ASSUMED 900 PSF.

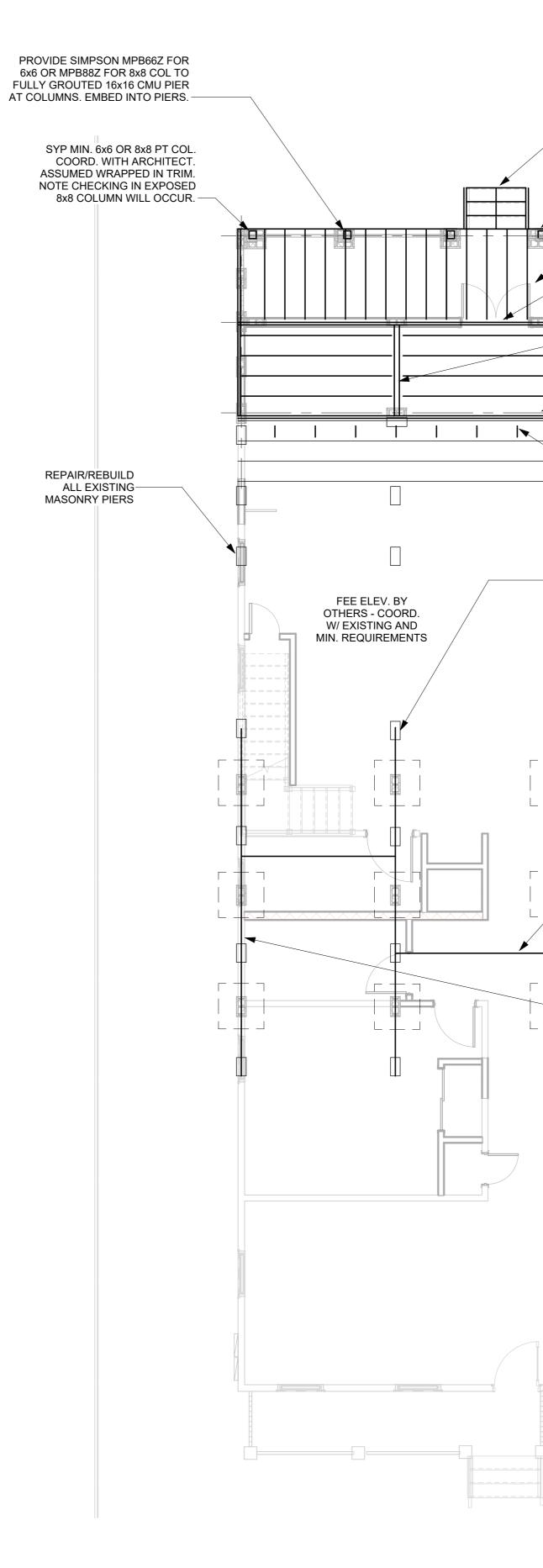
-8"x8"x16"CMU PIERS TYPICAL EXCEPT AT COLUMN LOCATIONS. SEE TYPICAL SECTIONS 1 AND 2/S3.1. INSTALL NEW PIERS ADJACENT TO EXISTING PIERS, AND OFFSET FOUNDATION. NOTIFY EOR FOR INSPECTION ONCE EXISTING FOUNDATION IS EXPOSED FOR SPECIFIC DIRECTION ON POTENTIAL OFFSET OF NEW FOUNDATION. TYPICAL.

-REPAIR/REBUILD ALL EXISTING

MASONRY PIERS

-NEW 3'x3' FTG. BTW EX. PIERS TYP. AT NEW 2ND FLOOR ADDITION OF EXISTING HOUSE. NOTIFY EOR IF NEW FTG'S CONFLICT WITH EXISTING. SEE SECTION

-ALIGN WITH NEW GABLE END WALL LOCATION



1 FIRST FLOOR FRAMING PLAN 3/16" = 1'-0"

16

-COORD. STAIR FRAMING WITH FFE ELEVATION.

—PT2x12 BAND WITH SOLID BLOCKING BTW EVERY JOIST

— PT 2x12's. RIPPED 3/4" FOR SLOPE TO EXTERIOR

-DBL PT 2x12 BAND. IF UPSTAIRS JOISTS ARE RUN PLAN N/S PROVIDE (3) PT 2x12. ----PT 2x12 @ 16" OC MAX W/ MID-PT SOLID BLOCKING.

-(2)PT 2x12's NAIL LAMINATED TO EXISTING 2x12 BAND JOIST. REPLACE EXISTING IF DAMAGED. EXISTING WALL TO BE REPLACED AND HOUSE TO BE SHORED AND BRACED.

-PROVIDE SOLID BLOCKING @ 48" OC @ FIRST ROW OF EXISTING JOISTS.

-REPAIR/REBUILD ALL EXISTING MASONRY PIERS

-NEW SILL BEAM. SEE SECTION 1/S3.1 FOR ADDITIONAL INFORMATION ON STUD STRENGTHENING ,ETC. AT FIRST FLOOR.

-NEW 3'x3' FTG. BTW EX. PIERS. NOTIFY EOR IF NEW FTG'S CONFLICT WITH EXISTING. SEE SECTION 1/S3.1

> -SISTER NEW MIN. 2x12 (MATCH EXISTING) UNDER NEW WALLS OR IF PARALLEL PROVIDE SOLID BLOCKING @ 32" OC. REPAIR DAMAGED JOISTS BY SISTERING 2x12's PER ARCHITECTURAL DIRECTION.

-NEW 1/2" WALL SHEATHING REQ'D @ 1ST AND 2ND FLOORS. FASTEN PER SCHEDULE

-ALL LOAD BEARING 1ST FLOOR 2x4 WALLS TO BE SISTERED AT NEW ADDITION.

-ALIGN WITH GABLE END WALL AND STUD COLUMN.

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ISSUED FOR:	
DATE	JUNE 22, 2022

FOUNDATION AND FIRST FLOOR FRAMING PLAN





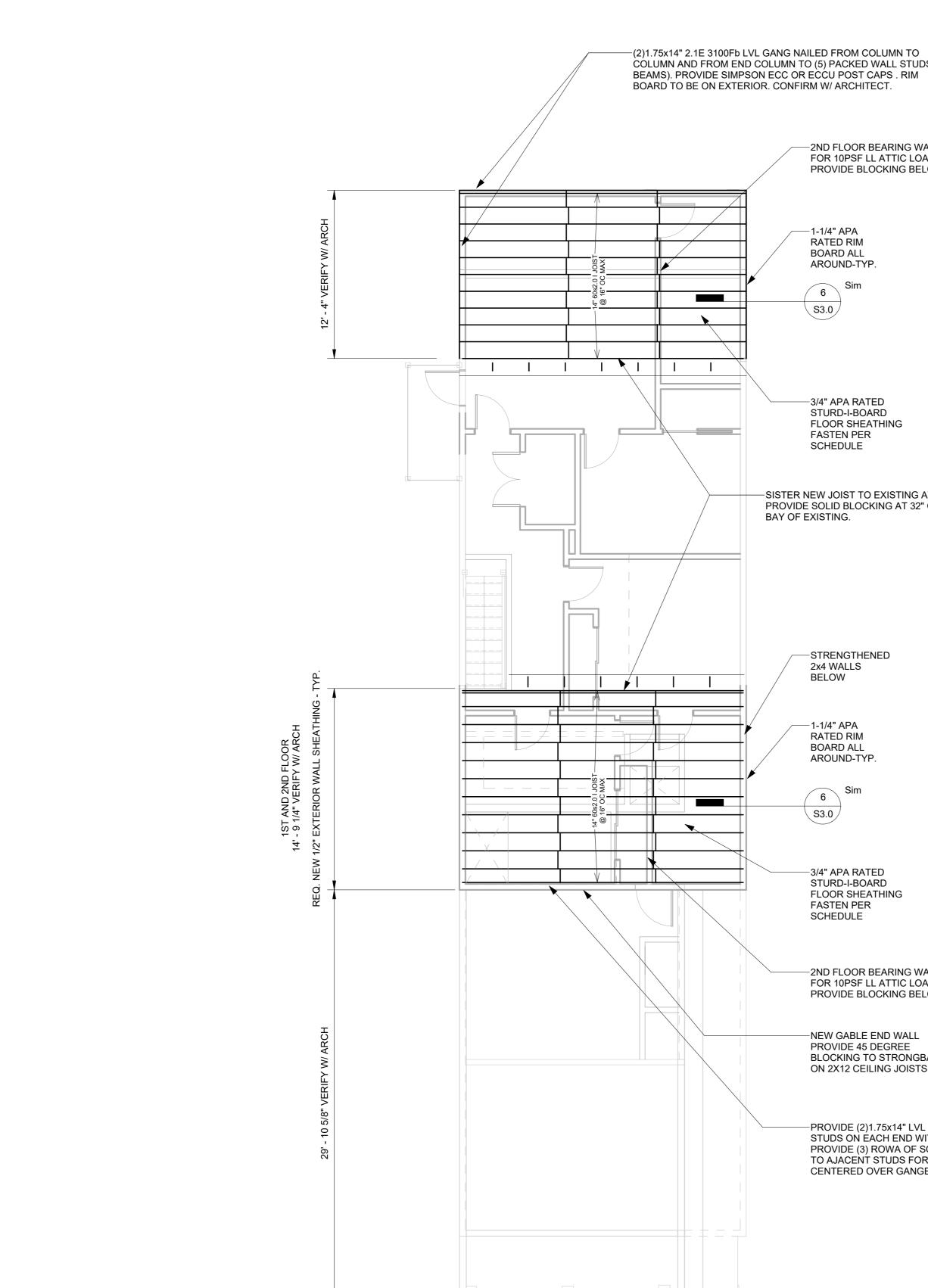


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1 SECOND FLOOR FRAMING PLAN 3/16" = 1'-0"

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2 3 4 5 6 7 8 9 10 11 12 13 14

COLUMN AND FROM END COLUMN TO (5) PACKED WALL STUDS (3)

-2ND FLOOR BEARING WALL BELOW FOR 10PSF LL ATTIC LOAD ON JOISTS. PROVIDE BLOCKING BELOW WALL

—1-1/4" APA RATED RIM BOARD ALL AROUND-TYP.

Sim 6 S3.0

> -3/4" APA RATED STURD-I-BOARD FLOOR SHEATHING FASTEN PER SCHEDULE

-SISTER NEW JOIST TO EXISTING AT TIE IN AND PROVIDE SOLID BLOCKING AT 32" OC MAX IN FIRST BAY OF EXISTING.

> 2x4 WALLS BELOW

RATED RIM BOARD ALL AROUND-TYP.

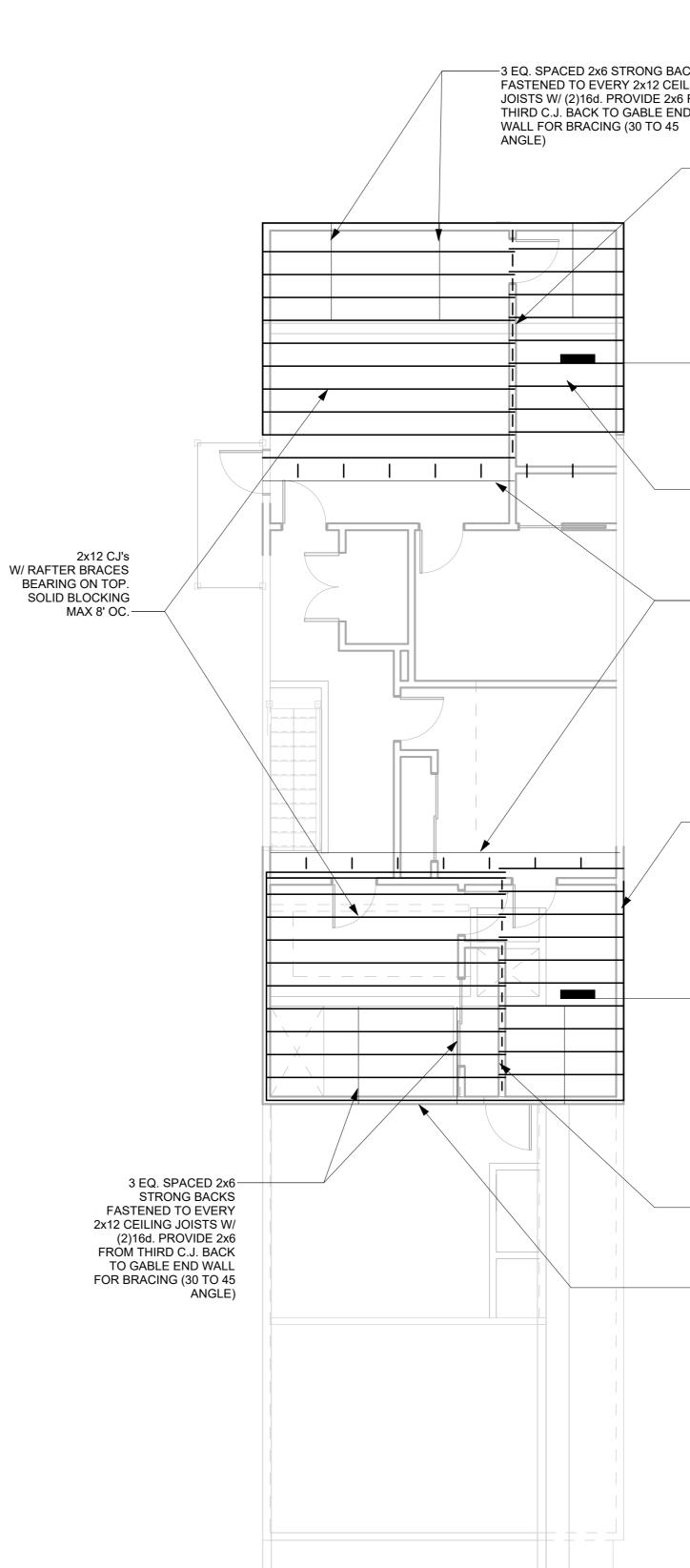
> 6 Sim S3.0

-3/4" APA RATED STURD-I-BOARD FLOOR SHEATHING FASTEN PER SCHEDULE

-2ND FLOOR BEARING WALL BELOW FOR 10PSF LL ATTIC LOAD ON JOISTS. PROVIDE BLOCKING BELOW WALL

-NEW GABLE END WALL PROVIDE 45 DEGREE BLOCKING TO STRONGBACKS ON 2X12 CEILING JOISTS IN ATTIC LEVEL

-PROVIDE (2)1.75x14" LVL WITH (4) GANGED POST STUDS ON EACH END WITH SIMPSON POST CAPS. PROVIDE (3) ROWA OF SOLID BLOCKING ON EACH FLOOR TO AJACENT STUDS FOR 2 STUD BAYS. AND PROVIDE NEW PLYWOOD CENTERED OVER GANGED STUDS.



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-3 EQ. SPACED 2x6 STRONG BACKS FASTENED TO EVERY 2x12 CEILING JOISTS W/ (2)16d. PROVIDE 2x6 FROM THIRD C.J. BACK TO GABLE END



Sim 6 S3.0

> -PROVIDE SOLID **BLOCKING BELOW** RAFTER BRACES

-REPAIR ANY EXISTING CJ'S. SISTER FIRST NEW CJ TO EXISTING CJ AND PROVIDE BLOCKING AT 32" OC ON EACH SIDE. TYPICAL

AT ADDITION AND EXISTING.

____SEE WALL SCHEDULE

Sim 6 S3.0

-2ND FLOOR BEARING WALL BELOW FOR 10PSF LL ATTIC LOAD ON JOISTS. PROVIDE BLOCKING BELOW WALL

-NEW GABLE END WALL PROVIDE 45 DEGREE BLOCKING TO STRONGBACKS

ON 2X12 CEILING JOISTS IN ATTIC LEVEL. SEE NOTE. ON NEW ADDITION. SIDE.

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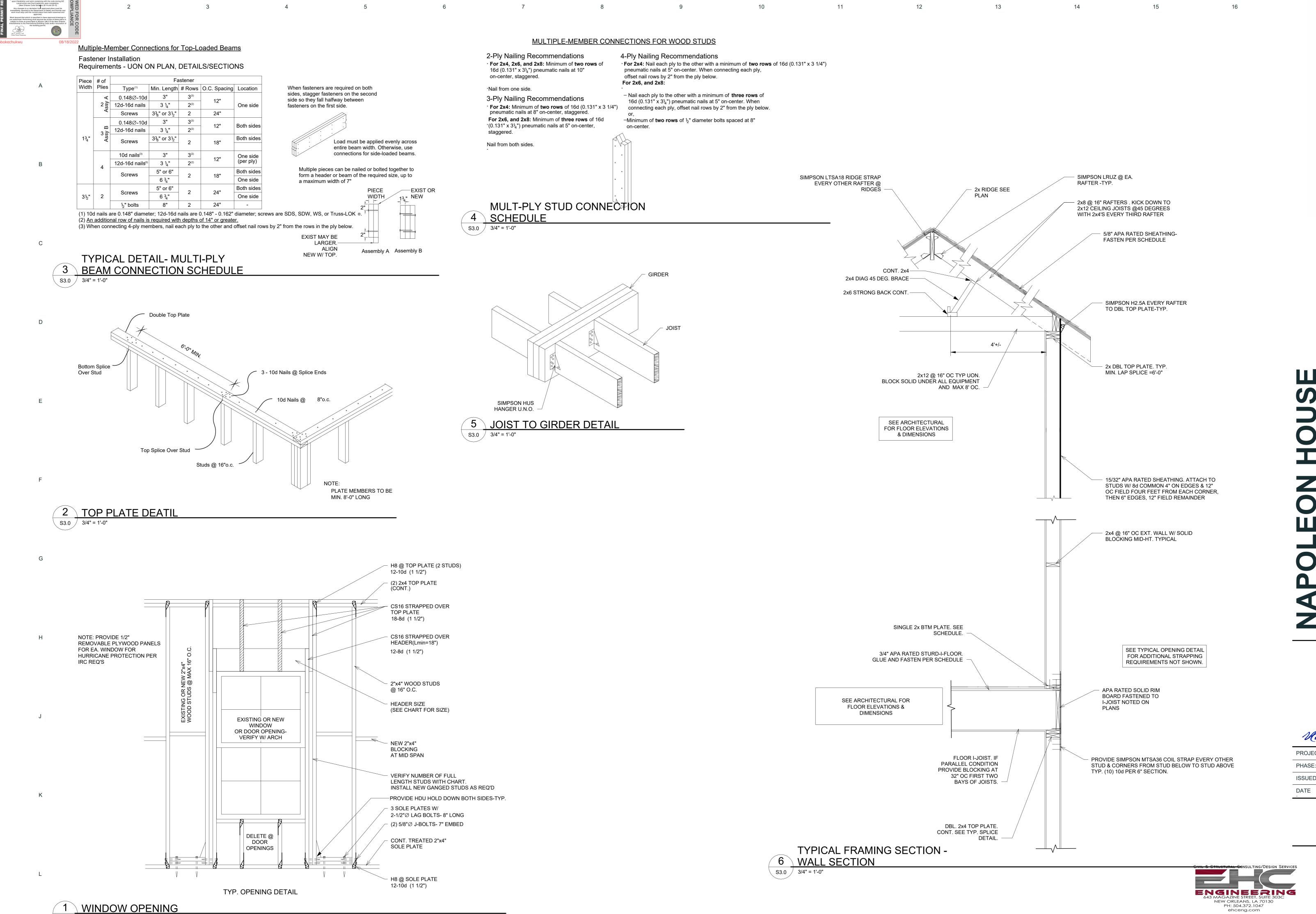
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SECOND FLOOR AND CEILING JOIST FRAMING PLAN







S3.0 3/4" = 1'-0"

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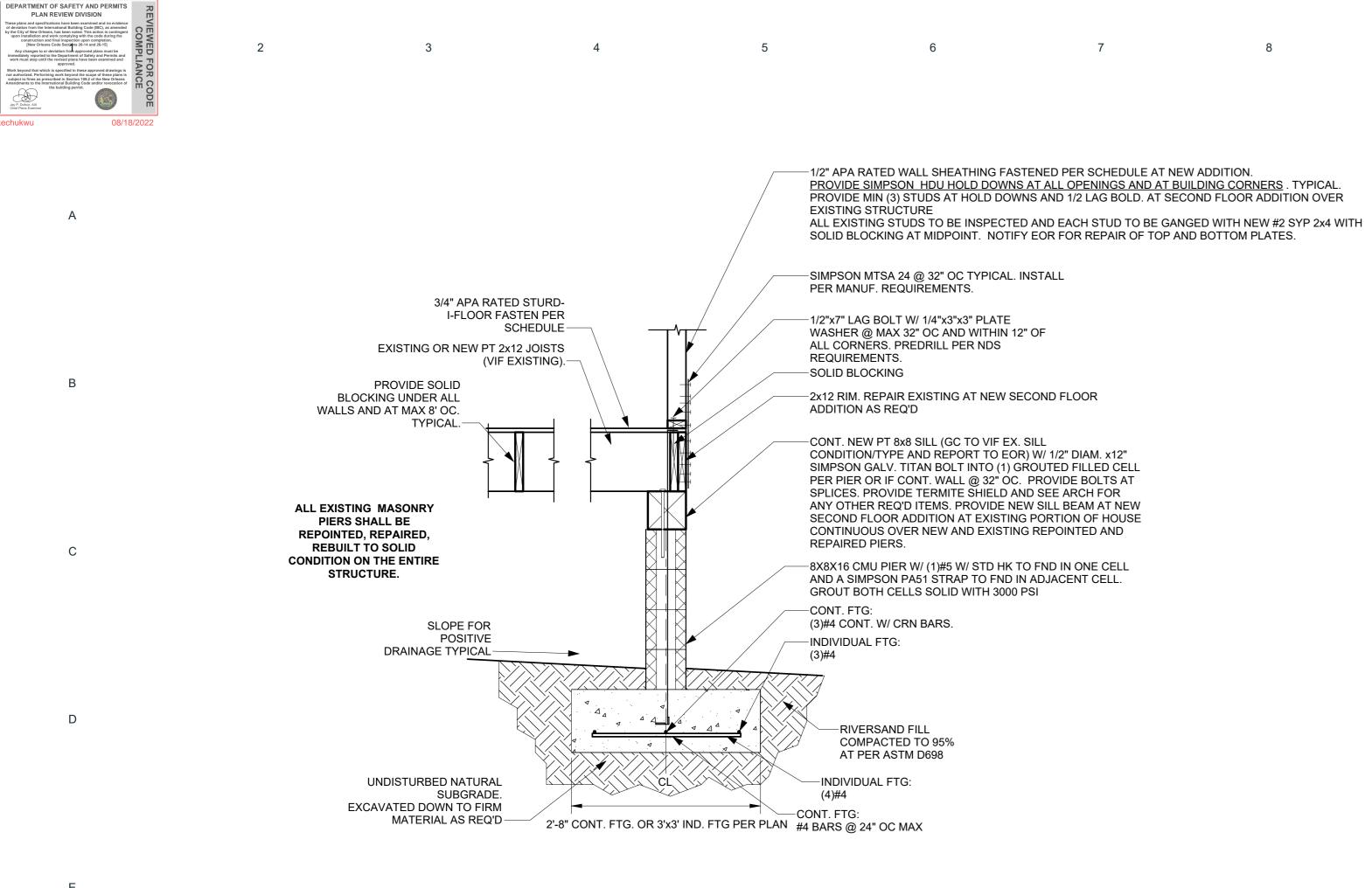
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PHASE:	CD
ISSUED FOR:	
DATE ·	JUNE 22, 2022

SECTIONS AND DETAILS







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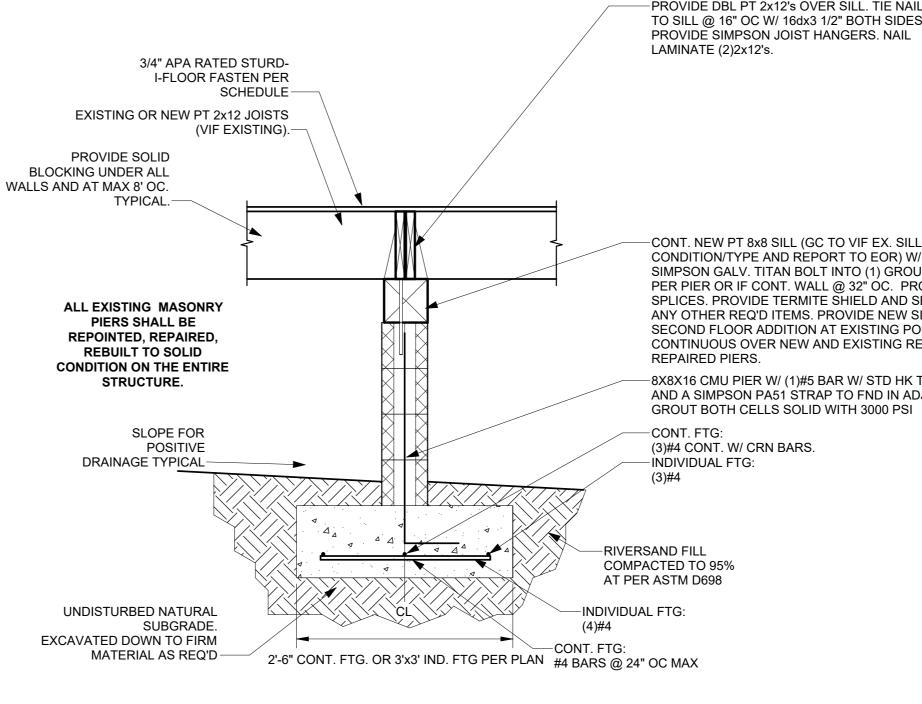
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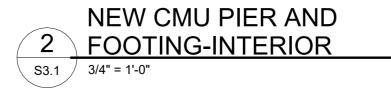
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1/2" APA RATED WALL SHEATHING FASTENED PER SCHEDULE AT NEW ADDITION. PROVIDE SIMPSON HDU HOLD DOWNS AT ALL OPENINGS AND AT BUILDING CORNERS . TYPICAL.

PROVIDE MIN (3) STUDS AT HOLD DOWNS AND 1/2 LAG BOLD. AT SECOND FLOOR ADDITION OVER

SOLID BLOCKING AT MIDPOINT. NOTIFY EOR FOR REPAIR OF TOP AND BOTTOM PLATES.





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-CONT. NEW PT 8x8 SILL (GC TO VIF EX. SILL CONDITION/TYPE AND REPORT TO EOR) W/ 1/2" DIAM. x12" SIMPSON GALV. TITAN BOLT INTO (1) GROUTED FILLED CELL PER PIER OR IF CONT. WALL @ 32" OC. PROVIDE BOLTS AT SPLICES. PROVIDE TERMITE SHIELD AND SEE ARCH FOR ANY OTHER REQ'D ITEMS. PROVIDE NEW SILL BEAM AT NEW SECOND FLOOR ADDITION AT EXISTING PORTION OF HOUSE CONTINUOUS OVER NEW AND EXISTING REPOINTED AND REPAIRED PIERS.

-8X8X16 CMU PIER W/ (1)#5 BAR W/ STD HK TO FND. IN ONE CELL AND A SIMPSON PA51 STRAP TO FND IN ADJACENT CELL. GROUT BOTH CELLS SOLID WITH 3000 PSI

(3)#4 CONT. W/ CRN BARS.

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SECTIONS AND DETAILS



