

GENERAL STRUCTURAL NOTES

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING & STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE & SEQUENCE & TO INSURE THE SAFETY OF THE BUILDING & ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, CHAINS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
 - APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
- CONNECTIONS:
 - JOISTS TO BEAMS - 14 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
- MISCELLANEOUS:
 - USE ON LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 4'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT BEARINGS.
 - USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS.
 - USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
 - APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
 - BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
 - PROVIDE BRIDGING AS PER LOCAL CODES.

PLYWOOD SHEATHING AND UNDERLAYMENT

- ROOF SHEATHING: AMERICAN PLYWOOD ASSOCIATION (APA) 24/0 MINIMUM SPAN RATING, 23/32 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH LONG PANEL LENGTH PERPENDICULAR TO ROOF TRUSSES AND RAFTERS, STAGGER JOINTS. SPACE PANELS 1/8 INCH AT ENDS, 1/4 INCH AT EDGES. FASTEN TO ROOF TRUSSES WITH 10d NAILS AT 4 INCH MAXIMUM EDGE SPACING 12 INCH MAXIMUM SPACING AT INTERMEDIATE SUPPORTS. EDGE BLOCKING NOT REQUIRED UNLESS INDICATED ON THE DRAWINGS.
- EXTERIOR WALL SHEATHING AND SHEAR WALLS: AMERICAN PLYWOOD ASSOCIATION (APA) 24/0 MINIMUM SPAN RATING, 23/32 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH 1/8 INCH SPACING BETWEEN PANELS. BLOCK UNSUPPORTED ENDS. FASTEN ALL EDGES WITH 8d NAILS AT 4", 12" MAX. SPACING AT INTERMEDIATE SUPPORTS.
- SUB-FLOOR: AMERICAN PLYWOOD ASSOCIATION (APA) 48/24 MINIMUM SPAN RATING, TONGUE & GROOVE, 1 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH LONG PANEL LENGTH PERPENDICULAR TO FLOOR JOISTS, STAGGER JOINTS. SPACE PANELS 1/8 INCH AT ENDS, 1/4 INCH AT EDGES. GLUE WITH ADHESIVE CONFORMING TO APA SPECIFICATION AFO-01, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, PLUS 6d RING OR SCREW SHANK NAILS AT 6" MAXIMUM NAIL SPACING 12" MAXIMUM INTERMEDIATE SPACING. USE CCA TREATED SUBFLOOR AT ALL DECKS AND PORCHES WHERE PLYWOOD IS INDICATED.
- FLOOR UNDERLAYMENT: APA UNDERLAYMENT, 11/32 INCH MINIMUM THICKNESS, C-C PLUGGED OR EXPOSURE 1. STAGGER ALL JOINTS RELATIVE TO SUBFLOOR. SPACE PANELS 1/8 INCH AT ENDS AND 1/8 INCH AT EDGES. FASTEN TO SUBFLOOR WITH 4d NAILS AT 6 INCH MAXIMUM EDGE SPACING AND AT INTERMEDIATE SUPPORTS.

NAILING SCHEDULE

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3-8d (1)
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL	16d @ 16" o.c.
FACE NAIL SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d per 16" o.c.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d toenail, or 2-16d end nail
DOUBLED STUDS, FACE NAIL	16d @ 24" o.c.
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" o.c.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" o.c. along each edge
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" o.c.
BUILT-UP GIRDER AND BEAMS	20d @ 32" o.c. @ top and bottom and staggered, 2-20d @ ends and @ each splice
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: (2) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	8d (4) or 6d (5) 10d (4) or 8d (5)
19/32" - 3/4" 1 1/8" - 1 1/4"	
PANEL SIDING (TO FRAMING):	6d (6) 8d (6)

HEADER TABLE

SPAN	HEADER SIZE	
	SUPPORTING FLOOR LOADS	SUPPORTING ATTIC/ROOF ONLY
UP TO 3 FEET	(2)-2x8	(2)-2x6
3 TO 5 FEET	(3)-2x8	(2)-2x8
5 TO 7 FEET	(3)-2x10	(2)-2x10
7 TO 9 FEET	(3)-2x12	(3)-2x10
OVER 9 FEET	CONTACT ENGINEER	CONTACT ENGINEER

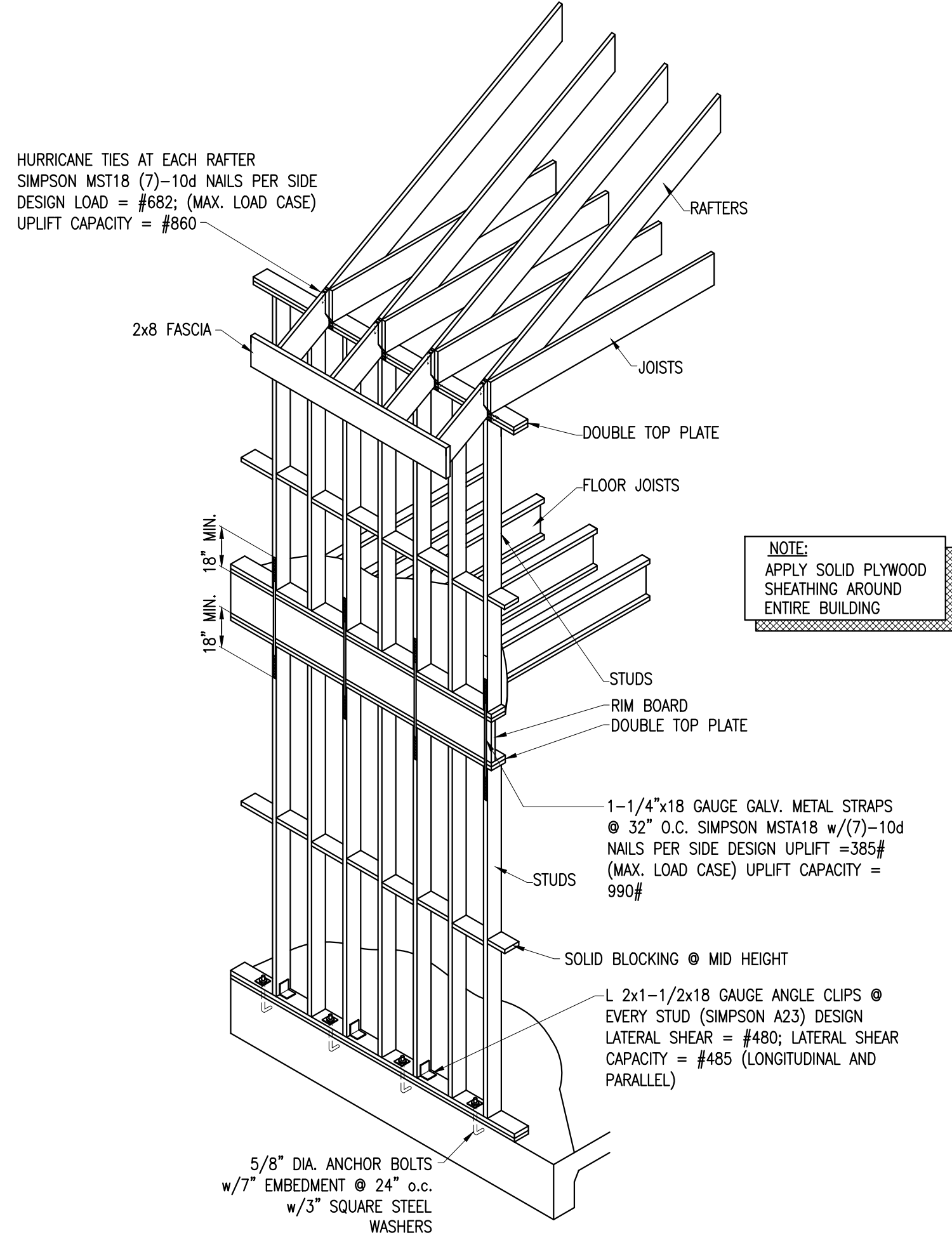
HEADER SIZES UNLESS OTHERWISE NOTED ELSEWHERE

IF ANY PROVISIONS IN THE PLANS AND DETAILS CONFLICT WITH PROVISIONS IN THE NOTES SECTIONS, THE STRICTEST PROVISION SHALL APPLY.

STRUCTURAL TIMBER FRAMING

- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
 - APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
- STRUCTURAL LUMBER:
 - JOIST, BEAMS & LOAD BEARING STUDS (SOUTHERN PINE NO. 2 MIN.): LAMINATED VENEER LUMBER (LVL): PROVIDE MIN. SIZE AS SHOWN ON PLAN.
- PROVIDE STRUCTURAL FRAMING MEMBERS OF THE SIZES INDICATED ON THESE DRAWINGS, UNLESS INSTRUCTED OTHERWISE. PROVIDE SPRUCE-PINE-FIR NO. 2 OR SOUTHERN YELLOW PINE FOR ALL NON-LOAD BEARING WALLS.
- USE APA RATED PLYWOOD SHEATHING, EXPOSURE 1, C-D GRADE VENEER; THICKNESS AS INDICATED.
- PROVIDE ENGINEERED LUMBER PRODUCTS AS MANUFACTURED BY GEORGIA-PACIFIC, TRUS JOIST MACMILLAN, OR APPROVED EQUAL. JOIST SERIES AND SIZE AS INDICATED ON THESE DRAWINGS.
- STUD SPACING SCHEDULE (TO BE USED UNLESS OTHER SPACING SPECIFICALLY INDICATED IN PLAN).

2-STORY	BEARING WALL	NON-BEARING WALL
1st. FLOOR	16" O.C.	16" O.C.
2nd. FLOOR	16" O.C.	16" O.C.
- ALL DECK FRAMING, SOFFIT OUTLOOKERS, RAFTER EDGE BOARDS, PORCH SUBFLOORING, AND ALL LUMBER NOT IN THE ATTIC OR IN AIR-CONDITIONED SPACE TO BE CCA TREATED (0.80 PCF).
- RAFTER TAILS SHALL BE TREATED WOOD AT EXPOSED ENDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- ALL BEAMS SHALL BE SUPPORTED BY 3 PACKING STUDS AT EACH END AND ALL HEADERS SHALL BE SUPPORTED BY 2 PACKING STUDS AT EACH END UNLESS OTHERWISE NOTED.
- EACH PLY IN A BEAM SHALL BE GLUED AND SCREWED TOGETHER TO FUNCTION AS ONE STRUCTURAL MEMBER. NOMINAL LUMBER 2-PLY BEAMS SHALL BE SCREWED TOGETHER w/ SDW22300 Simpson Strong-Tie® SCREWS. 3-PLY BEAMS SHALL BE SCREWED TOGETHER w/ SDW224384 Simpson Strong-Tie® SCREWS. 4-PLY BEAMS SHALL BE SCREWED TOGETHER w/ SDW226005 Simpson Strong-Tie® SCREWS. ALL SCREWS SHALL BE STAGGERED @ 16" o.c. TOP & BOTTOM UNLESS OTHERWISE NOTED.
- ALL EXTERIOR HEADERS SHALL BE MINIMUM 2"x10" SOUTHERN PINE.
- ALL INTERIOR HEADERS SHALL BE MINIMUM 2"x6" SOUTHERN PINE.
- ALL BOTTOM PLATES SHALL BE PRESSURE TREATED LUMBER. INSTALL A CONTINUOUS LAYER OF 1/2" FOAM GASKET OR EQUIVALENT MOISTURE AND AIR BARRIER PROTECTION BETWEEN THE SILL AND CONCRETE SLAB. APPLY A BEAD OF WATER RESISTANT CAULK ALONG THE PERIMETER WHERE THE SILL PLATE MEETS THE CONCRETE SLAB. FOLLOW MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
- FLOOR JOISTS UNDER WALLS SHALL BE DOUBLED IF NO BEAM IS SPECIFIED.
- ALL ROOF RIDGES, HIPs AND VALLEYS SHALL BE 2"x8" SOUTHERN PINE, UNLESS OTHERWISE NOTED AND SHALL BE BRACED PROPERLY DOWN TO BEARING WALLS OR BEAMS INSTALLED FOR THAT PURPOSE.
- ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD WITH PLYWOOD CLIPS. 15# ASPHALT SATURATED FELT PAPER SHALL BE APPLIED TO ROOF SHEATHING. REFLECTIVE FOIL INSULATION, HOUSE WRAP OR APPROVED EQUAL SHALL BE APPLIED TO EXTERIOR WALL SHEATHING.
- HURRICANE CLIPS SHALL BE FASTENED TO EACH RAFTER AT TOP PLATE ON THE EXTERIOR SIDE OF THE WALL.
- ALL CONSTRUCTION WORK INCLUDING ELECTRICAL, MECHANICAL, PLUMBING, AND AIR CONDITIONING SHALL COMPLY WITH LOCAL AND NATIONAL CODES.
- ANY EXPOSED EXTERIOR LUMBER SHALL BE TREATED. ANY FASTENERS, HANGERS & CLIPS SHALL BE CORROSION RESISTANT.



(A) Typical Exterior Section
N.T.S.

Project Information: Zoning Information:

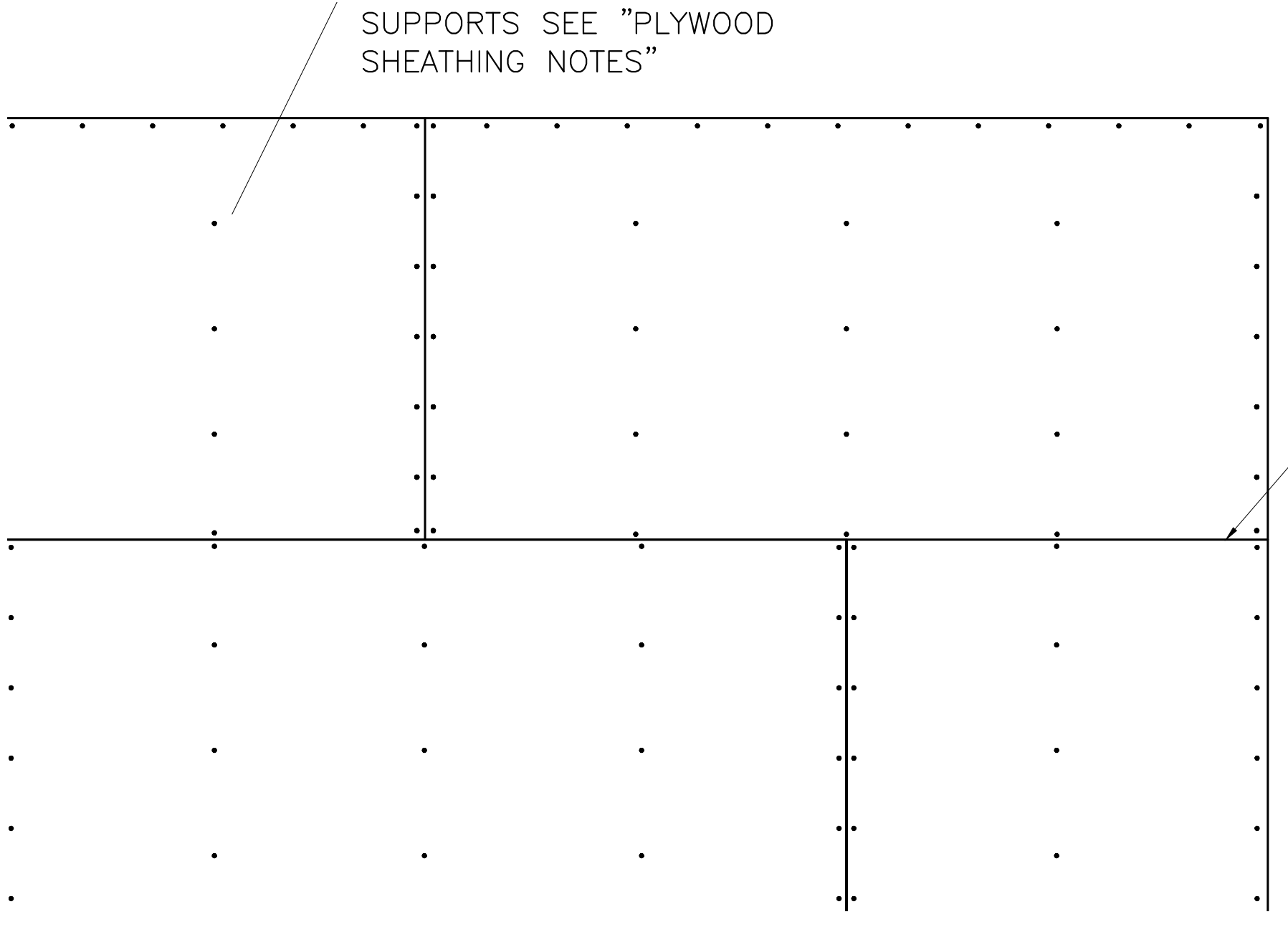
Project Address: **4868 Francis St. New Orleans, LA 70126**
Zoning Designation: **S-RD Suburban Two-Family Residential District**

Project Description: **The project consists of an interior renovation of a residential dwelling and structural repairs.**
Setback Requirements: **All existing setbacks and building heights are to be maintained. Existing parking spaces are to be maintained. Existing front yard impervious surface percentage to be maintained. Existing permeable open space to be maintained.**

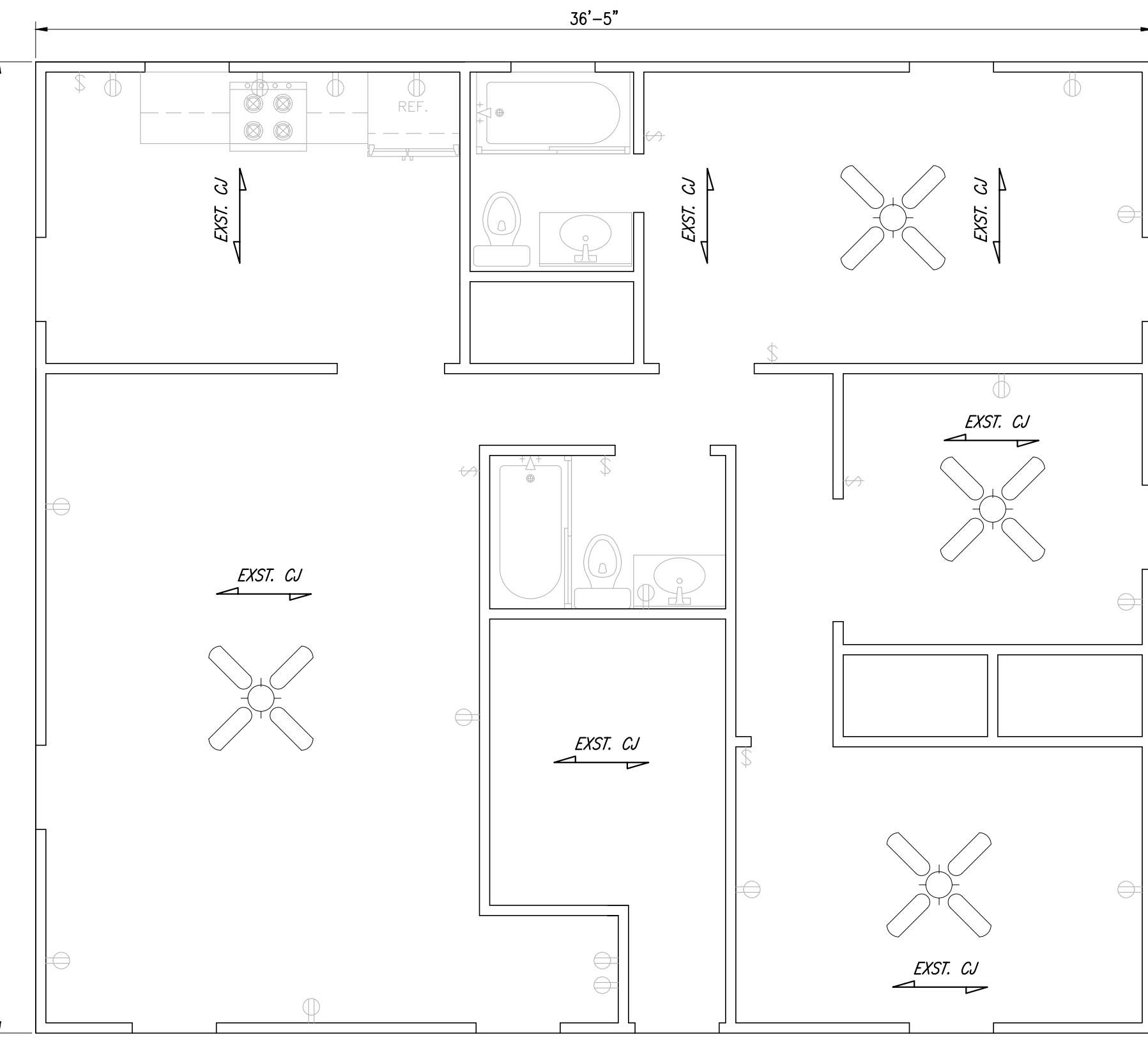
Code Information:

Applicable Code: **2015 International Residential Code**

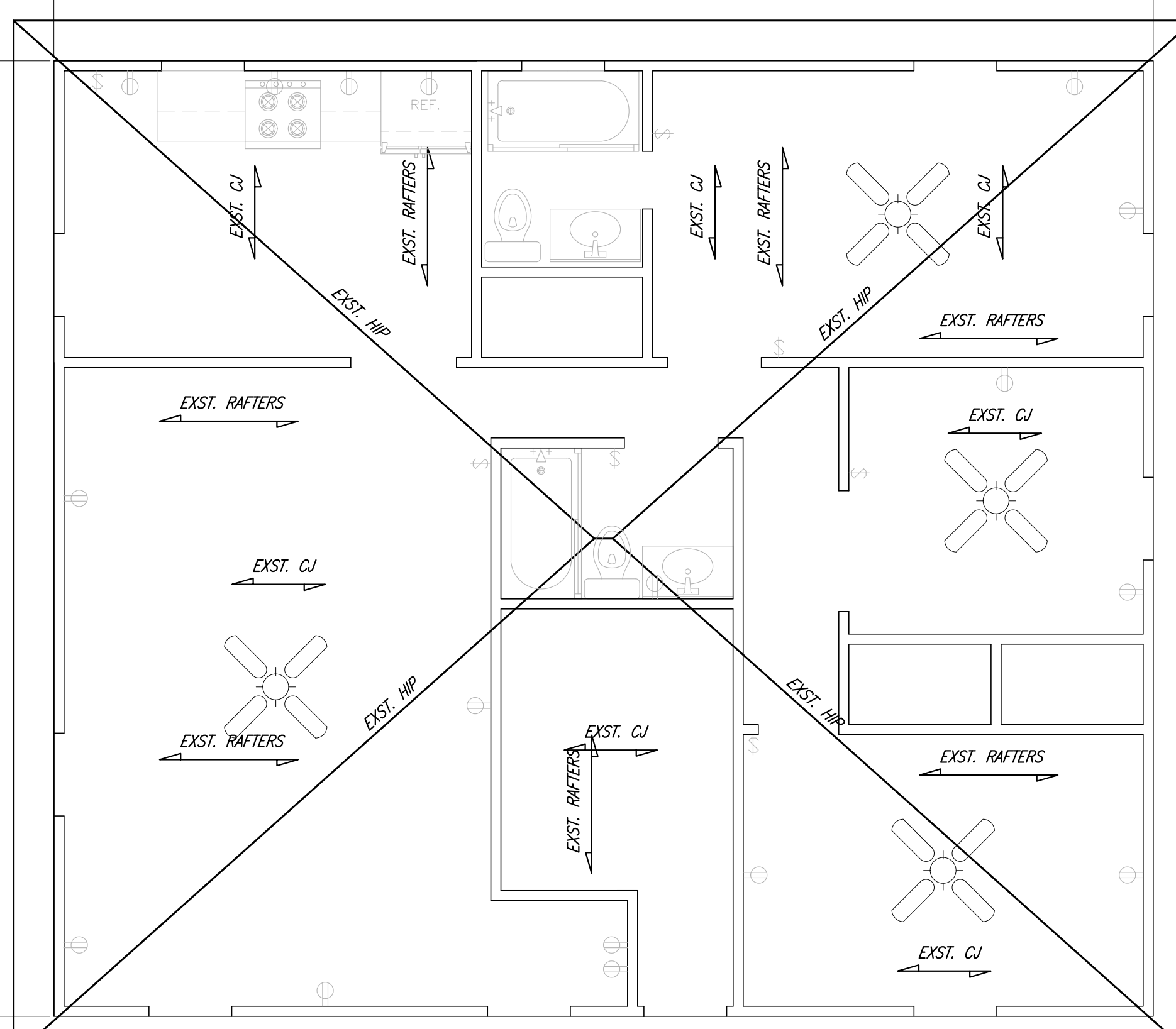
Authority Having Jurisdiction: **New Orleans Safety and Permit City of New Orleans 1300 Perdido St. 7th Floor New Orleans, La 70115**



(B) Typical Detail - Plywood Sheathing
N.T.S.



(1) Level 1 Ceiling Framing Plan
1/4" = 1'-0"

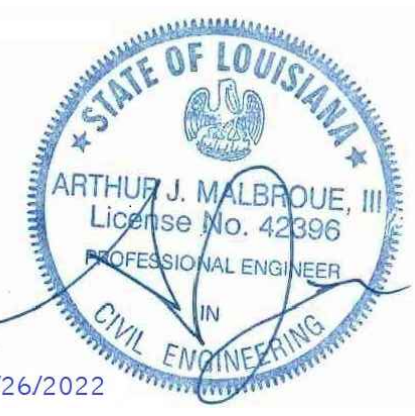


(2) Level 2 Ceiling and Roof Framing Plan
1/4" = 1'-0"



MALBROUE CONSULTING, LLC
2711 CREOLE CT.
MARRERO LA, 70072
D: 504.301.8049
E: ARTHUR@MALBROUECONSULTING.COM

THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH ALL APPLICABLE CODES. I WILL NOT SUPERVISE THE WORK.



10/26/2022

Residential Repairs
4868 Francis Dr, New Orleans, LA 70126

PROJECT NUMBER:	2022-10-010	
DESIGN BY:	AM	
CHECKED BY:	AM	
PRINT DATE:	26October2022	
REVISION RECORD:		
No.	Date	Description

SHEET TITLE:
Framing Plans & Details

SHEET NUMBER:

S1