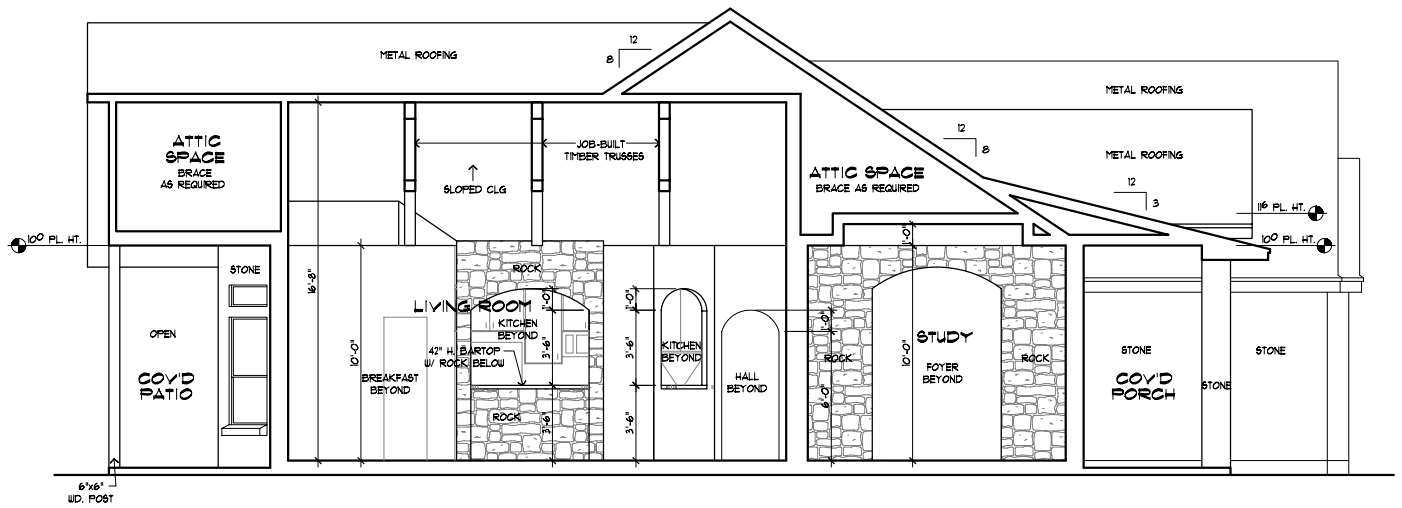


2 SECTION A

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

NOTE:
JOISTS SPANS BASED ON SOUTHERN PINE SPAN TABLES IN THE IRC SECTION R802.4 TABLES R802.4(1) & R802.4(2).
CONTRACTOR/OWNER WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
• STUDS TO BE 2x4's @ 16" o.c. (U.N.O.) STUD GRADE LUMBER
• ALL JOISTS no. 2 S.Y.P. (U.N.O.)

FRAMING NOTES: (UNLESS NOTED OTHERWISE: U.N.O)

1. ALL BEAM AND HEADER MATERIAL SHALL BE no.2 S.Y.P. ALL JOIST AND RAFTER MATERIAL SHALL BE , no. 2 SYP UNLESS OTHERWISE NOTED (U.N.O.).
2. ALL WALL STUDS ARE no.3 STUD GRADE S.Y.P. @ 16" O.C., BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1 X 4 LET-IN AT EACH END, AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR BASE PLATE SHALL BE TREATED LUMBER.
3. ALL STEEL SHALL CONFORM TO ASTM A-36. STEEL COLUMNS SHALL HAVE MIN. 1/2 " CAP AND BASE PLATES WITH MIN. 2-5/8"Ø ANCHORE BOLTS EMBED MIN. 4 1/2" INTO SOLID CONCRETE. THE STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOUS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY):

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
5'0"	L3 1/2 X 3 1/2 X 5/16	8"
7'0"	L4 X 3 1/2 X 5/16	8"
8'0"	L5 X 3 1/2 X 3/8	8"
9'0"	L5 X 3 1/2 X 3/8	9"
10'0"	L6 X 3 1/2 X 3/8	10"

4. ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 1 X 6 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2 x 6 BRACES = 45 deg FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2 X 6 BRACES = 8'. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 2 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.). PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.). RIDGE BEAMS AND PERLINS TO BE SUPPORTED EVERY 6'
5. RAFTER SPANS SHALL BE BASED ON SECTION R802.5.1 OF THE IRC. IT IS ASSUMED 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 BELOW:

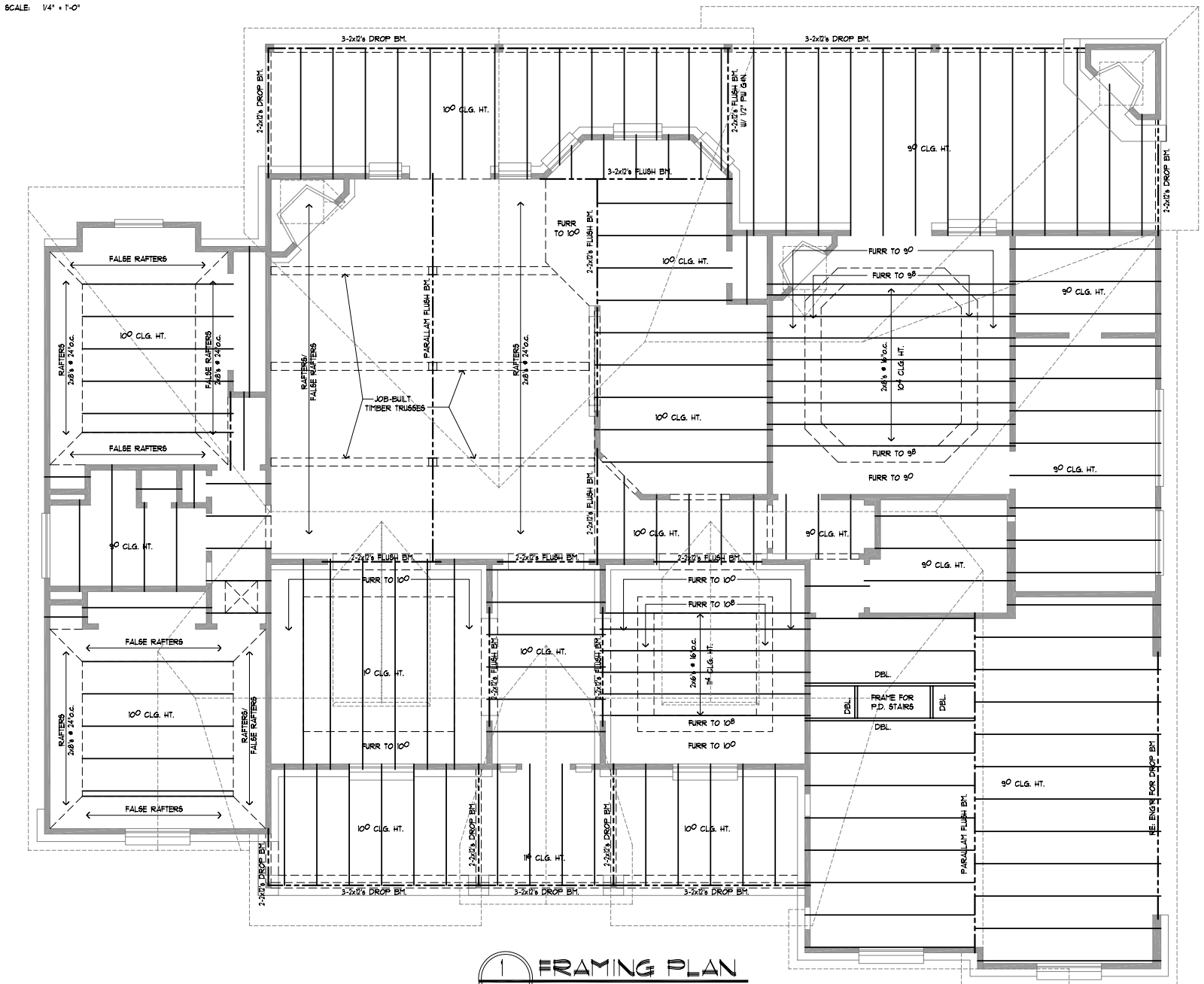
Hc/Hip	RAFTER SPAN ADJUSTMENT FACTOR
1/3 OR GREATER	0.50
1/0	0.36
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/15 AND LESS	1.00

Hc = HEIGHT OF CEILING JOIST OR RAFTER TIES MEASURED VERTICALLY ABV. THE TOP OF THE RAFTER SUPPORT WALLS.
Hip = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABV. THE TOP OF THE RAFTER SUPPORT WALLS.

6. ROOF LIVE LOAD = 16 PSF.
6. ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR WAFERBOARD APA RATED SHEATHING (24/0).
7. STEEL FLITCH BEAMS TO BE CONSTRUCTED WITH TWO ROWS OF 1/2"ø BOLTS SPACED AT 24" o.c. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16"ø AND DRILLED. EDGE CLEARANCE SHALL BE 1 1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS "TEED" INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON ES9 HANGER. EDGE CLEARANCE SHALL BE 1-1/2" FOR ALL BOLTS. WOOD SHALL BE no.2 S.Y.P. AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
8. ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.N.O.).
9. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2 X 4 OR (2) 2 X 6 STUDS UNLESS OTHERWISE NOTED.
10. HEADER SCHEDULE AS FOLLOUS (USE (2) 2 X 12's WITH 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADERS):

SIZE	MAXIMUM SPAN	SIZE	MAXIMUM SPAN
2-2 X 6	4' - 6"	2-2 X 10	7' - 6"
2-2 X 8	6' - 0"	2-2 X 12	9' - 0"

11. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE R602.3 OF THE IRC IS APPLICABLE (U.N.O.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10D NAILS 24" O.C. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16D NAILS 12" O.C. THERE SHALL BE NO SPLICES.
12. STUD WALLS 12' OR HIGHER SHALL HAVE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C.
13. GLUED LAM. BEAMS TO BE DOUGLAS-FIR AND INSTALLED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FY = 2400 PSI, Fv = 165 PSI, E = 1800 PSI.
14. CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. ALL FRAMING AND STRUCTURAL DESIGN TO 90 m.p.h. WIND CRITERIA AS PER SECTION R3012.1.1 AND TABLE R3012(4) OF THE IRC.



1 FRAMING PLAN

SCALE: 1/4" = 1'-0"
9'-0" PLATE HEIGHT
7'-8" HEADER HEIGHT (U.N.O.)

NOTE:
ALL CEILING JOISTS TO BE 2x6's no.2 S.Y.P. @ 24" o.c.
UNLESS NOTED OTHERWISE

AKA	12-19-06	PRELIM.
AKA	1-8-07	CHK. SET

These drawings are incomplete and may not be used for regulatory approval, permit or construction.For review only. Brent R Anderson, AIA; Registered Architect; State of Texas; 17241.

ARCHITECTS
MSA
OF SAN ANTONIO, INC.
16607 BLANCO ROAD
SUITE 602
SAN ANTONIO
TEXAS 78232
210 408 7553 VOICE
210 408 7543 FAX
WWW.MSAOFSA.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.

MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, UNDERACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, UNDERACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, UNDERACING AND FOUNDATION DESIGNS FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS MAY ARISE.

DANCO BUILDERS

ROGER CROSSWHITE

RIVER MOUNTAIN RANCH

FRAMING PLAN
SECTION A

GR-3-2301

/BACKUPS/CUSTOM/R2301-CROSSWHITE.ZIP

© COPYRIGHT 2004 MSA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED