

IMPORTANT - PLEASE READ BEFORE CONSTRUCTION
Framing Notes

1. ALL FRAMING MUST COMPLY WITH ALL THE FOLLOWING ITEMS AND ALL FRAMING MUST COMPLY WITH THE FOLLOWING ITEMS.
2. ALL BEAMS, POSTS AND BEAMS MUST MATCH THESE CONSTRUCTION DOCUMENTS. ALL SIZES AND SPECIFICATIONS MUST HAVE A CLEARANCE OF 1/8" FROM THE SURFACE OF THE MEMBER TO THE JOINTS. ALL JOINTS MUST BE PROTECTED TO VOUCHER DRAFTING INC. BEFORE CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH 2009 IBC. ALL EXT. WALLS MUST BE BRICK MIN. 4" # EACH CORNER FOR WIND RESISTANCE. ALL CORNER JOINTS MUST BE 4" x 4" x 4" O.C. INTO CORNER. MAX. 12" FROM CORNER. NO STRIPS SHALL BE PERMITTED.
4. BRICK LAYOUT SCHEDULE:

5. BRICK LAYOUT SCHEDULE:
6. ALL JOIST SHALL HAVE BLOCKING OR CROSS BRACING AND SPAN ALL SPANS OVER 16 FEET SHALL HAVE BLOCKING & MIN. OF 8 BEAMS & E.E.
7. REFER TO PLANS FOR AN STRUCTURAL INFORMATION FIRST. DIFFERENT LANDING CONDITIONS.
8. ALL STRIPS AND BRISSES ARE TO HAVE HERRICANE STRIPS FASTENED TO TOP PLATE OF WALL.
9. ALL PRE-MANUFACTURED FLOOR SYSTEMS SHALL BE DESIGNED BY MANUFACTURER AND CONTAIN ALL CONNECTION DETAILS FOR JOISTS, BEAMS, BLOCKING, AND DECKS.
10. ALL CONVENTIONAL LUMBER SHALL BE A MINIMUM OF 1-1/2" x 10" x 16" PER 1700 PSI / 1700 PSI / 1700 PSI / 1700 PSI UNLESS NOTED OTHERWISE.
11. GENERAL:
12. ALL JACKS & STUDBS TO BE DULLED & WALLED W/ 1/4" WALLS.
13. ALL JACKS TO HAVE FULL BEARING ON TOTAL NUMBER OF JACKS. ALL WALLS OVER 10' SHALL BE STUDBS ABOVE STUD WALL MIN. OF 2x6 STUD WALL @ 16" O.C.
14. ALL INTERIOR AND EXTERIOR WALLS SHALL CONTAIN BLOCKING SHALL CONTAIN 2 ROWS OF BLOCKING.
15. ALL PLUMBING TRAP OR MECHANICAL CHANGE LOCATIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION. CONTRACTOR TO MODIFY FLOOR OR ROOF LAYOUT AS NECESSARY TO ACCOMMODATE MECHANICAL CHANGES.
16. PROVIDE SOLID BLOCKING UNDER ALL ROOFS ABOVE TO SOLID BEAMS.

JACK SCHEDULE

NOTE: REFER TO PLAN FOR ALL HEADERS, JACKS AND STUDBS. JACKS AND STUDBS NOT ON PLAN - REFER TO CHART BELOW.

OPENINGS SIZE	ROOF ONLY	ROOF + 1 FLOOR	ROOF + 2 FLOORS
10'3" x 10'	10'3" x 10'	10'3" x 10'	10'3" x 10'
10'3" x 12'	10'3" x 12'	10'3" x 12'	10'3" x 12'
10'3" x 14'	10'3" x 14'	10'3" x 14'	10'3" x 14'
10'3" x 16'	10'3" x 16'	10'3" x 16'	10'3" x 16'
10'3" x 18'	10'3" x 18'	10'3" x 18'	10'3" x 18'
10'3" x 20'	10'3" x 20'	10'3" x 20'	10'3" x 20'
10'3" x 22'	10'3" x 22'	10'3" x 22'	10'3" x 22'
10'3" x 24'	10'3" x 24'	10'3" x 24'	10'3" x 24'
10'3" x 26'	10'3" x 26'	10'3" x 26'	10'3" x 26'
10'3" x 28'	10'3" x 28'	10'3" x 28'	10'3" x 28'
10'3" x 30'	10'3" x 30'	10'3" x 30'	10'3" x 30'
10'3" x 32'	10'3" x 32'	10'3" x 32'	10'3" x 32'
10'3" x 34'	10'3" x 34'	10'3" x 34'	10'3" x 34'
10'3" x 36'	10'3" x 36'	10'3" x 36'	10'3" x 36'
10'3" x 38'	10'3" x 38'	10'3" x 38'	10'3" x 38'
10'3" x 40'	10'3" x 40'	10'3" x 40'	10'3" x 40'
10'3" x 42'	10'3" x 42'	10'3" x 42'	10'3" x 42'
10'3" x 44'	10'3" x 44'	10'3" x 44'	10'3" x 44'
10'3" x 46'	10'3" x 46'	10'3" x 46'	10'3" x 46'
10'3" x 48'	10'3" x 48'	10'3" x 48'	10'3" x 48'
10'3" x 50'	10'3" x 50'	10'3" x 50'	10'3" x 50'

2x4 WALLS WALLS PER AND STUDS

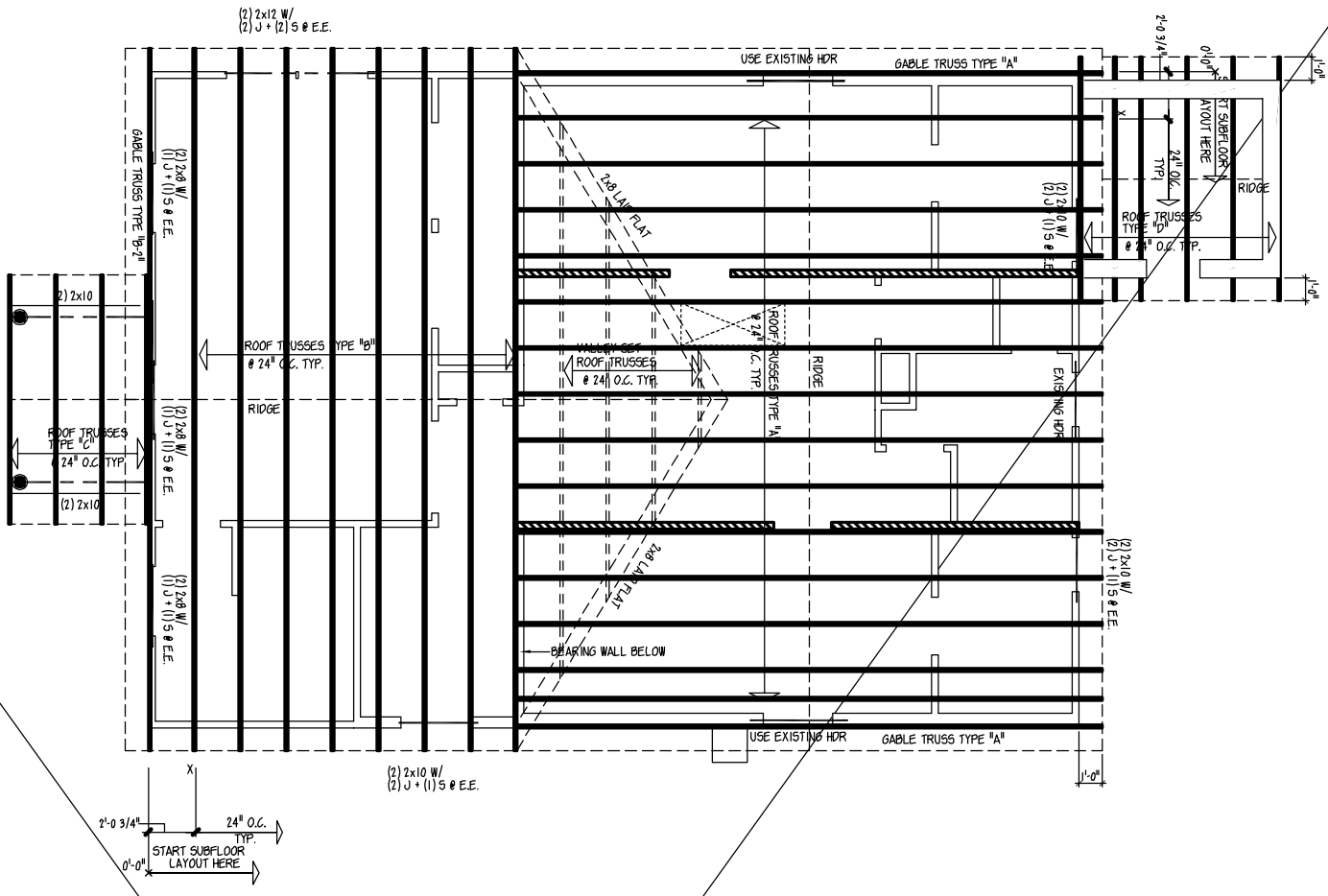
FLOOR	FLOOR	FLOOR	FLOOR
10'3" x 10'	10'3" x 10'	10'3" x 10'	10'3" x 10'
10'3" x 12'	10'3" x 12'	10'3" x 12'	10'3" x 12'
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ROOF TRUSS TE DOWN STRIP SCHEDULE

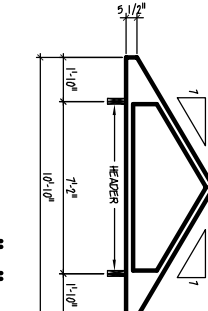
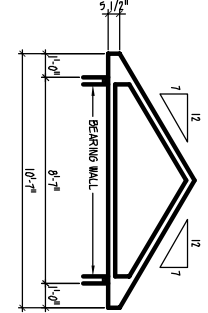
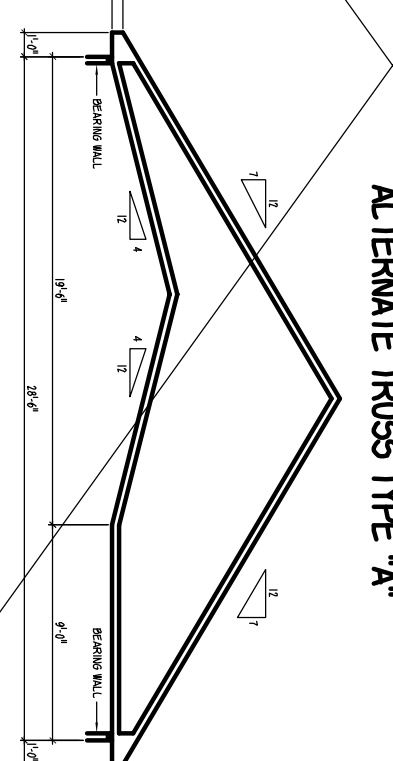
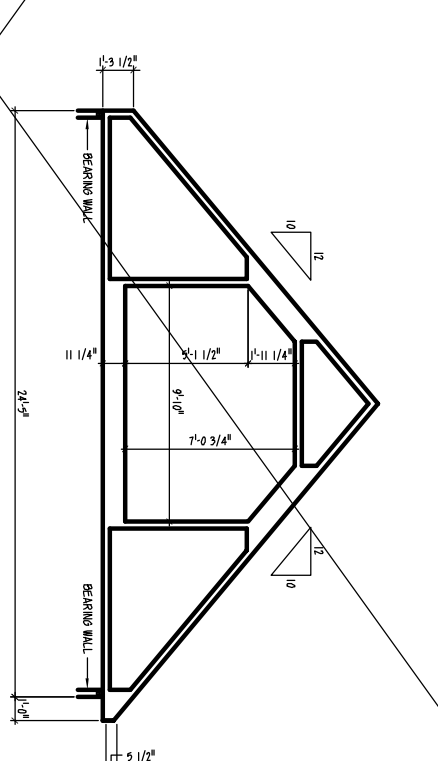
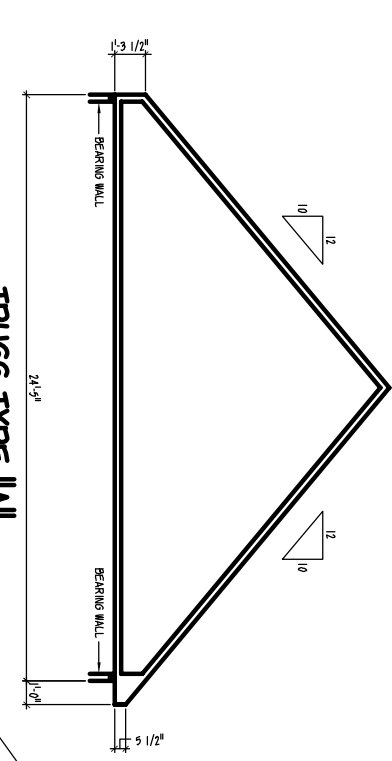
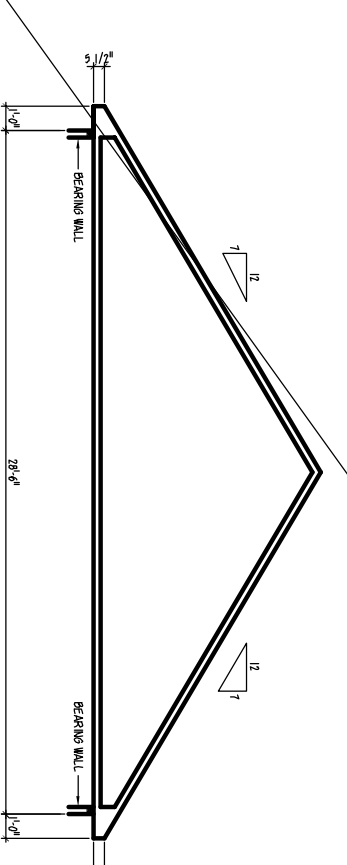
Light Load (Not to Exceed)	Fastener (Simpson or Equal)	to rafters	to plates
100 lbs.	1/2" x 6"	1/2" x 6"	1/2" x 6"
340 lbs.	1/2" x 5"	1/2" x 5"	1/2" x 5"
680 lbs.	1/2" x 3"	1/2" x 3"	1/2" x 3"
800 lbs.	1/2" x 3"	1/2" x 3"	1/2" x 3"
1250 lbs.	1/2" x 3"	1/2" x 3"	1/2" x 3"
1480 lbs.	1/2" x 3"	1/2" x 3"	1/2" x 3"
1640 lbs.	1/2" x 3"	1/2" x 3"	1/2" x 3"
2900 lbs.	1/2" x 3"	1/2" x 3"	1/2" x 3"

Roof Truss Notes

1. TIMBER TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH N.E.P.A. STANDARD CONDITIONS. ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM ALLOWABLE LOAD PER SQUARE INCH OR WALL. ALLOWABLE EDGE DISTANCE, ALLOWABLE END DISTANCE, LOAD TEST DATA, AND OTHER INFORMATION AS NECESSARY SHALL BE SUBMITTED TO LOCAL AUTHORITIES FOR APPROVAL PRIOR TO FABRICATION. EACH TRUSS SHALL BE SECURED AT BEAMS WITH ONE 1/2" O.C. OR EQUIVALENT BRACING MEMBER AT EACH END.
2. SCISSOR TRUSSES - MANUFACTURER TO CALCULATE HORIZONTAL BRACING WITH TRUSSES SUBMITTED TO DESIGN LOADS AND TO PROVIDE THIS INFORMATION WITH SHOP DRAWINGS.
3. EACH TRUSS TO BE SECURED AT ONE END WITH A 1/2" O.C. APPROVED EQUAL BRACING MEMBER AND A SCISSOR TRUSS CONNECTOR (LEVEL AND OR APPROVED EQUAL) AT THE OTHER END TO THE DOWN TO MOVE OUTWARD WITHIN BUCKLING THE WALL.
4. TRUSS SHIP DRAWINGS INDICATING CALCULATED LOADS, LOAD TEST DATA, HORIZONTAL THRUST AND AN OTHER INFORMATION REQUIRED SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE CONSTRUCTION IS TO BE DONE.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2. TRUSS DIAGRAMS SHOW DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY ALL SPANS, DIMENSIONS, MEMBER SIZES, FITTINGS, ETC. TRUSS SHIP DRAWINGS INDICATING CALCULATED LOADS, LOAD TEST DATA, HORIZONTAL THRUST AND AN OTHER INFORMATION REQUIRED SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION WHERE CONSTRUCTION IS TO BE DONE.

LAST UPDATE: 4/1/10