

GENERAL NOTES FOR WOOD FRAMING

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.)

TIMBER GRADES

CEILING AND FLOOR JOISTS:—NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
 BEAMS & HEADERS:—NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
 STUDS:—STUD GRADE (SYP) OR EQUAL
 WOOD POSTS:—NO. 2 SYP, SURFACE GREEN.

JOISTS

- JOIST BLOCKING**
 - JOISTS SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THICKNESS AND SHALL MATCH THE DEPTH OF THE JOIST.
 - PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
 - PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
- JOIST BRIDGING**
 PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
- JOIST HOLES AND NOTCHES**
 - NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
 - HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.

BEAMS AND HEADERS

- AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
- ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS: FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
 2-2x12 — 16d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
 3-2x12 — 20d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
 4-2x12 (OR MORE) — 5/8" @ BOLTS @ 12" TOP & BOTTOM, STAGGER
 BOLTS SHALL BE 5/8" LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE.
- ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENING) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
 FLOOR FRAMING: 2-2x12
 CEILING FRAMING: 2-2x8
 MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3-1/2"

STUD WALLS

- STUDS SHALL BE AS FOLLOWS:
 2x4 @ 16"
- PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0", FULL HEIGHT OF WALL (KING STUDS).
- MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
 2x4 STUDS @ 16" O.C. 10'-0"
 2x6 STUDS @ 16" O.C. 13'-0"
 2x8 STUDS @ 16" O.C. 13'-0" TO 18'-0"
- BLOCKING & LATERAL BRACING
 - PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
 - MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN (10) FEET OF STUD HEIGHT.
 - MINIMUM BLOCKING:
 - 1 ROW FOR STUD HEIGHT UP TO 9'-0";
 - 2 ROWS FOR STUD HEIGHT UP TO 15'-0";
 - 3 ROWS FOR STUD HEIGHT OVER 15'-0".

PLYWOOD FLOOR DECK:

- PLYWOOD SHALL BE 1-1/8" THICKNESS AND SHALL BE RATED STURO-I-FLOOR (2-4-1) EXPOSURE 1.
- LAY PANELS IN A STAGGERED PATTERN.
- BLOCK ALL EDGES W/ 2-2x4 BLOCKING.
- GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
 - GLUE SHALL CONFORM TO APA SPECIFICATION AF6-01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - ALL NAILS SHALL BE 8# RING OR SCREW SHANK. NAIL SPACING SHALL BE 4" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.

CONNECTORS

- CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., DUBLIN, CA. OR APPROVED EQUAL. NAIL ALL NAIL HOLES.
- CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS, AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURER-DESIGNATED FASTENERS.
- CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED).
- THE FOLLOWING CONNECTORS SHALL BE PROVIDED AND SHALL BE CONSIDERED THE MINIMUM:
 SAWN-LUMBER JOISTS — U SERIES
 I-JOISTS — IUS SERIES
 MULTIPLE-JOIST/BEAMS — HUS SERIES
 PSL & LVL BEAMS — LBV SERIES
 LSL (GLU-LAM) BEAMS — H0US SERIES

FASTENERS

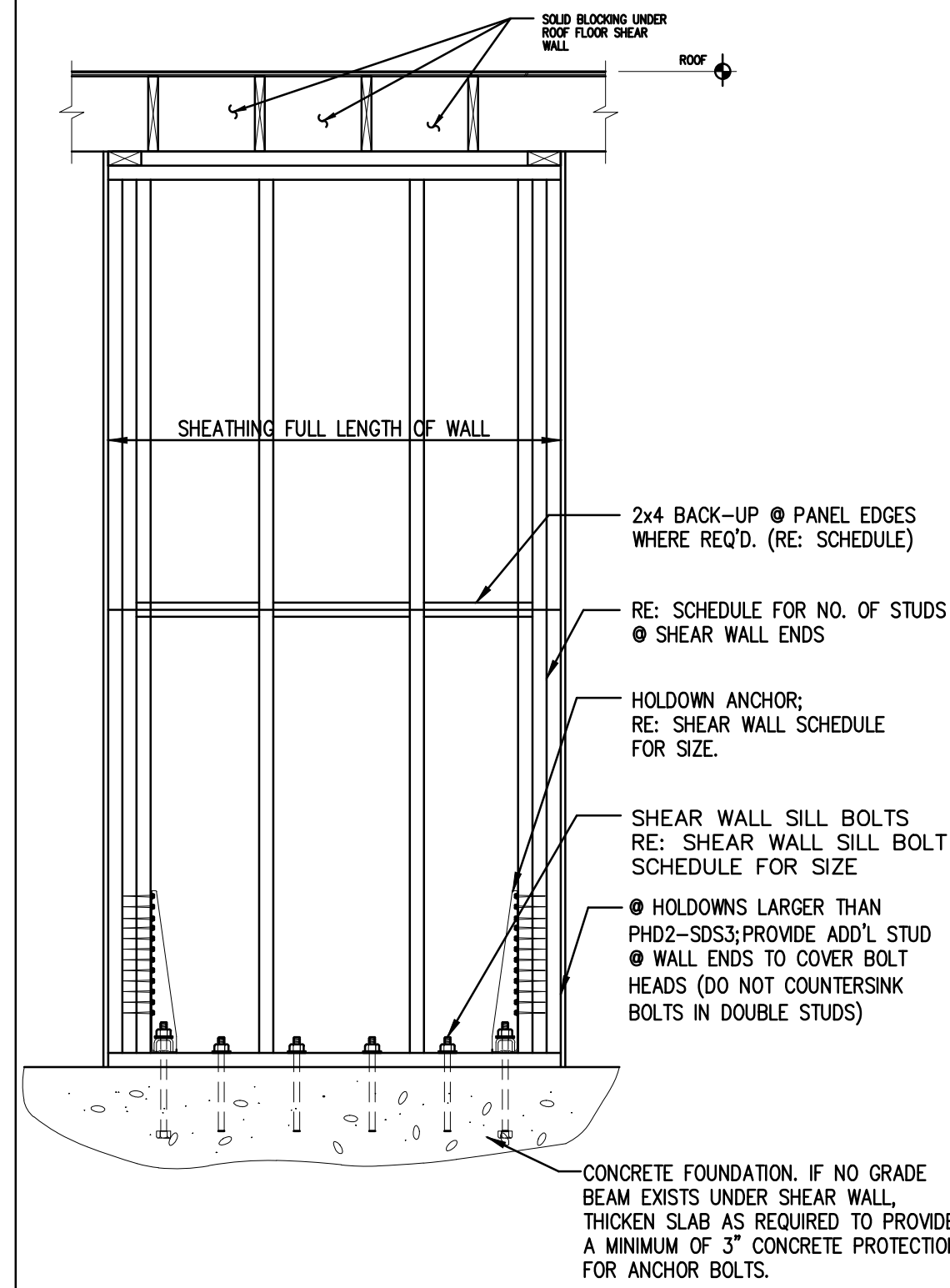
- BOLTS**
 - USE ASTM A-307 BOLTS, WITH STANDARD WASHERS AT ALL CONTACT SURFACES.
 - PROVIDE 1/2" x 0'-10" LONG ANCHOR BOLTS @ 3'-0" O.C. AT ALL EXTERIOR WALL SILL PLATES, WITH 2" PROJECTION AND 1" THREAD.
 - ALL BOLTS, NUTS, AND WASHERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
 - ALL BOLTS, NUTS, AND WASHERS IN CONTACT W/ TREATED WOOD SHALL BE GALVANIZED.
- ADHESIVE ANCHORS**
 - USE HILTI HIT RESOQ ANCHORS, OR APPROVED EQUAL.
 - INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- POWDER-ACTUATED PINS**
 - USE HILTI X-EDM (0.145" SHANK) OR APPROVED EQUAL.
 - INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

HURRICANE CLIPS:

ALL HURRICANE CLIP AND NAILS IN CONTACT WITH PRESSURE TREATED WOOD MEMBER SHALL BE GALVANIZED.

MISCELLANEOUS:

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.



SHEAR WALL SCHEDULE						
MARK	SHEATHING MATERIAL	BLOCKING	NAILING PATTERN	STUD POST EACH END	HOLD-DOWN MARK	HOLD-DOWN BOLT #
PA	3/8" PLYWOOD C-C	YES	8D COMMON @ 6"	2-2x4	PHD2-SDS3	5/8"
PA	3/8" PLYWOOD C-C	YES	8D COMMON @ 4"	2-2x4	PHD2-SDS3	5/8"
PA	1/2" PLYWOOD C-C	YES	10D COMMON @ 4"	2-2x4	PHD5-SDS3	5/8"
PA	1/2" PLYWOOD C-C	YES	10D COMMON @ 3"	2-2x4	PHD6-SDS3	5/8"
PA	5/8" PLYWOOD C-C	YES	10D COMMON @ 2"	3-2x4	HDQ8-SDS3	5/8"
GA	1/2" GYPBOARD	NO	5D COOLER @ 7"	2-2x4	PHD2-SDS3	5/8"
GA	1/2" GYPBOARD	YES	5D COOLER @ 4"	2-2x4	PHD2-SDS3	5/8"
GA	5/8" GYPBOARD	YES	6D COOLER @ 4"	2-2x4	PHD2-SDS3	5/8"

SHEAR WALL SILL BOLTS SCHEDULE		
MARK	SILL PLATE BOLTING FOR SHEAR WALL	MIN. EMBEDMENT
PA	5/8" @ 2'-6" O.C.	6"
PA	5/8" @ 2'-0" O.C.	6"
PA	5/8" @ 2'-0" O.C.	6"
PA	5/8" @ 1'-6" O.C.	6"
PA	5/8" @ 1'-0" O.C.	6"

SHEAR WALL NOTES:

- WHERE "BLOCKING" IS INDICATED, PROVIDE 2x4 BACK-UP AT ALL GYPBOARD OR PLYWOOD PANEL EDGES.
 - NAILING PATTERN APPLIES AT ALL PANEL EDGES. AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 12" O.C. USING CORRESPONDING NAIL SIZE.
 - SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY. WHERE A SHEAR WALL IS CALLED OUT ON A PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENGTH OF THAT WALL.
 - PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF.
 - HOLD-DOWN CONNECTORS:
 - CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CA OR APPROVED EQUAL.
 - THE FOLLOWING SUBSTITUTIONS MAY BE MADE:
- | HOLD-DOWN MARK | SUBSTITUTION | |
|----------------|------------------------|-----------------|
| | @ SLAB / FOUNDATION | @ FLOOR FRAMING |
| PHD2-SDS 3 | HD2A OR STD10 OR HTT16 | HST2 OR M5TC40 |
| PHD5-SDS 3 | HD5A OR STD14 OR HTT22 | HST3 OR M5TC52 |
| PHD6-SDS 3 | HD6A OR HTT22 | HST3 OR M5TC66 |
- ALL HOLD-DOWNS MUST BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURER'S INSTRUCTIONS, USING BOLT & NAIL NUMBERS, SIZES & LENGTHS AS SPECIFIED BY MANUFACTURER.
 - WHERE PLYWOOD IS SHOWN ON BOTH FACES OF A SHEAR WALL:
 - DOUBLE STUDS OR 3" WIDE STUDS MUST BE USED.
 - STAGGER PLYWOOD JOINTS AT WALL FACES.
 - USE 4x4 WOOD POSTS @ EA. END TO BOLT HOLD-DOWNS.
 - PROVIDE DOUBLE 2x SILL PLATE W/ 1/2" ANCHOR BOLTS @ 24" c. IN ADDITION TO HOLD-DOWN ANCHOR BOLTS.
 - SIMPSON "WEDGE-ALL" WEDGE ANCHORS MAY BE USED IN LIEU OF SCHEDULED ANCHOR BOLTS TO MATCH (DIAMETERS). MINIMUM EMBEDMENT LENGTHS AS SUGGESTED BY MANUFACTURER.
 - BOLTS SPECIFIED FOR THIS TABLE MUST BE A490 RATED BOLTS

TYPICAL SHEAR WALL DETAILS

NAILING SCHEDULE (FLOOR & ROOF DECK)

DECK TYPE & THICKNESS	NAIL SIZE	NUMBER OR NAILING PATTERN
PLYWOOD OR PARTICLE BOARD		
1/2" OR LESS	8D COMMON OR EQUAL	6" O.C. @ PANEL EDGES
19/32" THRU 3/4"	8D COMMON OR EQUAL	10" O.C. @ INTERMEDIATE SUPPORTS TYPICAL (TYPICAL)
7/8" THRU 1" (FLR.)	8D COMMON OR EQUAL	
1 1/8" THRU 1 1/4" (FLR.)	10D COMMON OR EQUAL	

NAILING SCHEDULE (FRAMING MEMBERS)

CONNECTED MEMBERS	NAIL SIZE	NUMBER OR NAILING PATTERN
BRIDGING TO JOIST	8D COMMON	2 TOE NAIL EA. END
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	@ 16" O.C. FACENAIL
TOP PLATE TO STUD	16D COMMON	2 END NAIL
STUD TO SOLE PLATE	8D COMMON OR 16D COMMON	4 TOE NAIL 2 END NAIL
DOUBLE STUDS	16D COMMON	@ 24" FACE NAIL
DOUBLED TOP PLATES	16D COMMON	@ 16" FACE NAIL
TOP PLATES: LAPS & INTERSECTIONS	16D COMMON	2 FACE NAIL
CONTINUOUS HEADER, TWO PIECE	16D COMMON	@ 16" FACE NAIL ALONG EA. EDGE
CEILING JOISTS TO PLATE	8D COMMON	3 TOE NAIL
CONTINUOUS HEADER TO STUD	8D COMMON	4 TOE NAIL
CEILING JOISTS, LAPS OVER PARTITIONS	16D COMMON	3 FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	16D COMMON	3 FACE NAIL
RAFTER TO PLATE	8D COMMON	3 TOE NAIL
1" BRACE TO EACH STUD & PLATE	8D COMMON	2 FACE NAIL
BUILT UP CORNER STUDS	16D COMMON	@ 24" FACE NAIL
CONTINUOUS HEADER, 3 OR MORE PIECE & BUILT UP GRIDDERS OR BEAMS	BOLTS	RE: GEN. NOTES.

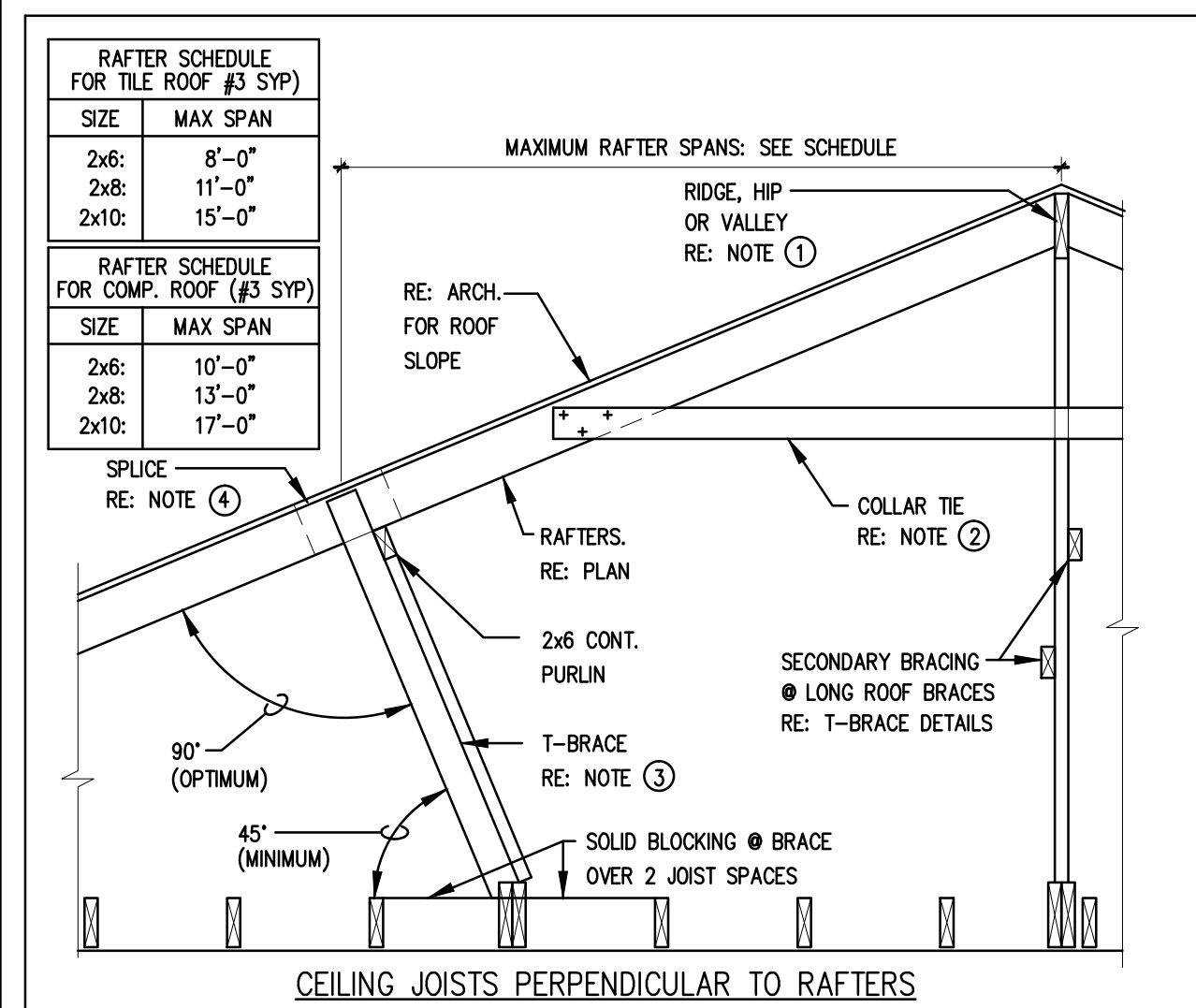
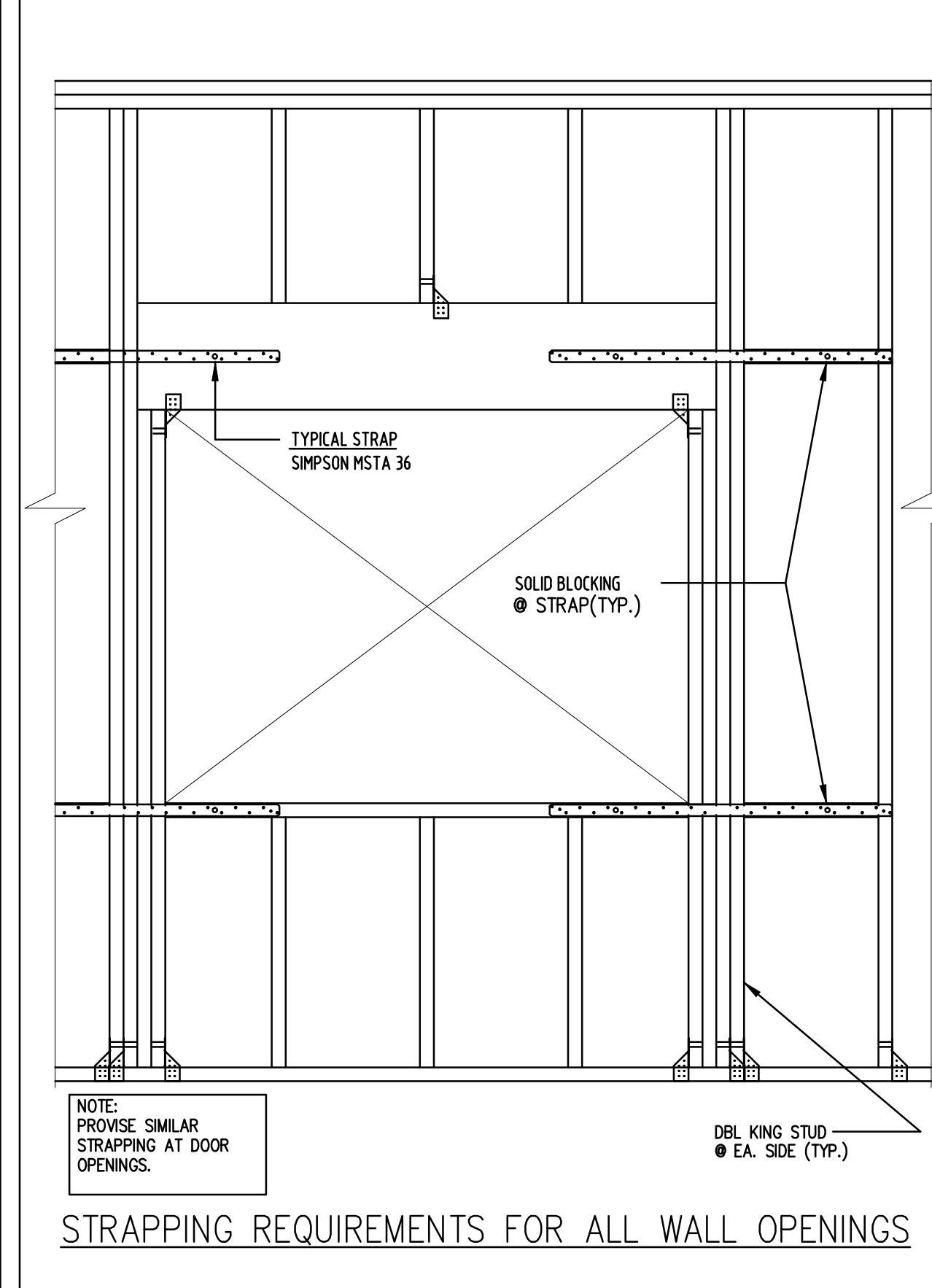
NAILING SCHEDULE (WALL SHEATHING AND SIDING)

SHEATHING TYPE & THICKNESS	FASTNER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		
LESS THAN 1/2"	6D COMMON OR EQUAL	6" O.C. @ PANEL EDGES
1/2" THRU 3/4"	8D COMMON OR EQUAL	12" O.C. @ INTERMEDIATE SUPPORTS
FIBERBOARD		
1/2" OR LESS	6D COMMON OR EQUAL	6" O.C. @ PANEL EDGES
25/32"	8D COMMON OR EQUAL	12" O.C. @ INTERMEDIATE SUPPORTS
GYP-SUM SHEATHING		
1/2" OR 5/8"	12 GA. (4) OR EQUAL	4" O.C. @ EDGES 6" O.C. @ INTERMEDIATE SUPPORTS
GYP-SUM WALLBOARD		
1/2"	1 3/8" DRYWALL NAILS	7" O.C. @ CEILINGS
5/8"	1 1/2" DRYWALL NAILS	8" O.C. @ WALLS
PANEL SIDING (TO FRAMING)		
1/2" OR LESS	6D COMMON OR EQUAL	1 EACH PANEL
5/8"	8D COMMON OR EQUAL	

NOTES ON "NAILING--WALL SHEATHING & SIDING"

- CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF IRC
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC
- CORROSION-RESISTANT, LARGE HEAD.

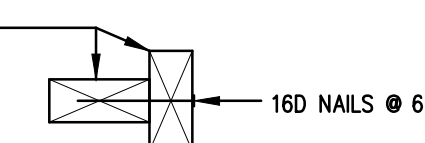
TYPICAL NAILING SCHEDULE



DETAIL KEYED NOTES

- RIDGE BEAM, HIP RAFTER, OR VALLEY RAFTER**
 DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
 A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2 x LUMBER)
 B. DEPTH OF CUT END OF RAFTER.
- COLLAR TIES**
 2x6; LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY OTHER RAFTER
- T-BRACE**
 A. RE: TYPICAL DETAILS BELOW
 B. MAXIMUM SPACING AS FOLLOWS:
 4'-0" @ 2x6 CONT. PURLIN
 5'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
 C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, 2 SIZES LARGER THAN JOIST) RE: FRAMING PLAN.
- RAFTER & RIDGE SPLICES**
 A. LOCATE SPLICE OVER A PURLIN, OR PROVIDE ADDITIONAL BRACE @ SPLICE
 B. MINIMUM LAP = 12" NAIL W/ 6-16d NAILS.

SIZE OF EA. MEMBER
 LENGTHS UP TO 7'-0" = 2x4
 LENGTHS UP TO 10'-0" = 2x6
 LENGTHS > 10'-0" = 2x6 W/ 2x6



TYPICAL ROOF T-BRACE DETAILS

TYPICAL ROOF BRACING DETAILS

GENERAL NOTES

OPTIMUM PERSONAL CARE

1110 LAKEVIEW DRIVE
 SUGAR LAND, TX 77478

ISSUE HISTORY

DATE	ISSUED FOR
	CLIENT REVIEW
	PERMIT
	CONSTRUCTION

09/03/13

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