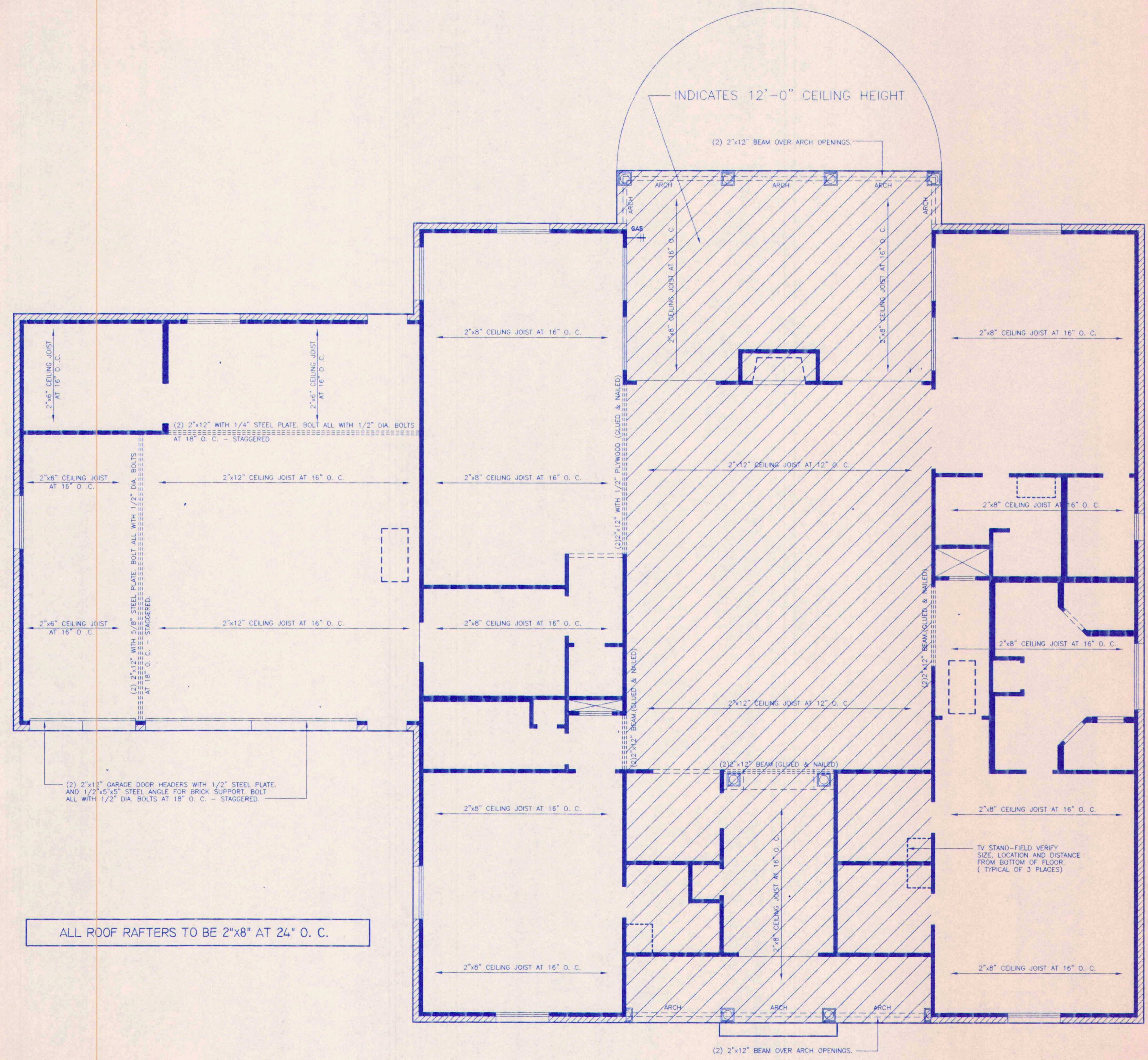
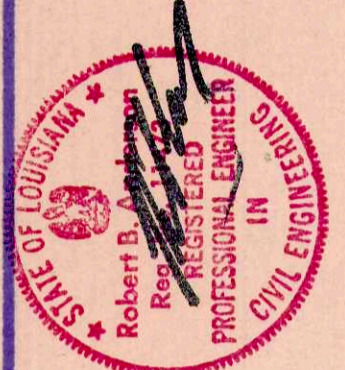


(DRAFTER - T.D.M.) DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE DRAWINGS HAVE BEEN CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK.

REVISION:	
DRAWN BY:	T. D. M.
FILE NO.:	RBA-97
DATE:	9-5-97
CHECKED BY:	R. B. A.
JOB NO.:	BYTDM
SCALE:	AS SHOWN



ALL ROOF RAFTERS TO BE 2"x8" AT 24" O. C.

ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NEPA. THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTING SCHEDULE OF THE STANDARD BUILDING CODE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.

ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S, NO.2 MAXIMUM MOISTURE CONTENT 15%. STUD WALLS AND PARTITIONS SHALL BE SIZED AS FOLLOWS:

EXTERIOR WALL - 2"x4" STUDS AT 16" O. C.
FIRST FLOOR PARTITIONS - 2"x4" STUDS AT 16" O. C.
WET WALL - 2"x6" STUDS AT 16" O. C.

BLOCK ALL STUD WALLS AT MID-HEIGHT. RAMSET BOTTOM PLATE OF STUD WALLS TO CONCRETE WITH 1/4" RAMSETS AT 16" O. C. PROVIDE 1/2" DIA. x 12" STEEL ANCHOR BOLTS AT 48" O. C. WITH 2" WASHERS EMBEDDED A MINIMUM OF 8" IN CONCRETE WITH 1 1/2" HOOK. LOCATE (2) ANCHOR BOLTS AT ALL INSIDE AND OUTSIDE CORNERS OF FRAMING WALLS.

FLOOR, ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPAN EXCEEDS EIGHT (8) FEET. LOCATE (3) 2" x 12" BEAMS BELOW BEARING WALLS OFF FLOOR ABOVE AND/OR AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON ENTIRE WIDTH OF BEARING WALL TOP PLATE. LOCATE THREE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLAN (SEE FRAMING NOTE NO. 14). PROVIDE WOOD COLLAR BRACES AT EACH ROOF RAFTER 24" BELOW CROWN OF ROOF.

PLYWOOD ROOFING - APA 24/0, 5/8" THICK. NAIL WITH 8d NAILS SPACED AT 6" O. C. AT PANEL EDGES AND 12" O. C. AT INTERMEDIATE SUPPORTS. PROVIDE PLYCLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.

WIND BRACING - PROVIDE APA RATED 4' x 8' x 1/2" PLYWOOD ON ALL EXTERIOR WALL CORNERS AND A MAXIMUM OF 20'-0" ON CENTER ALONG EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF ROOF RAFTERS. NAIL PLYWOOD EDGES WITH 8d NAILS AT 4" O. C. AT PANEL EDGES AND 12" O. C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

COORDINATE FRAMING WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.

CEILING HEIGHTS:

FIRST FLOOR - 10' OR 12' - SEE PLANS.

JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.

BRICK LINTELS ABOVE OPENINGS SHALL BE 5"x3 1/2"x1/4" STEEL ANGLES WITH 8" MINIMUM BEARING EACH SIDE UNLESS NOTED OR DETAILED OTHERWISE ON THE DRAWINGS.

OPENING HEADER SCHEDULE:

FIRST FLOOR - (2) 2" x 10" 's AT 3'-0" TO 6'-0" OPENINGS.
(2) 2" x 6" 's AT OPENING LESS THAN 3'-0".

BORED HOLES - 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1 1/4" IN DIAMETER AND NOT IN MIDDLE OF SPAN.

STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE NO. 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL - SPIKED TO PLATES.

PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE TOP AND BOTTOM.

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PROJECT: **FRAMING FLOOR PLAN**
KASTNER RESIDENCE
ST. TAMMANY PARISH, LOUISIANA
FOR : MR. & MRS. RALPH KASTNER

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