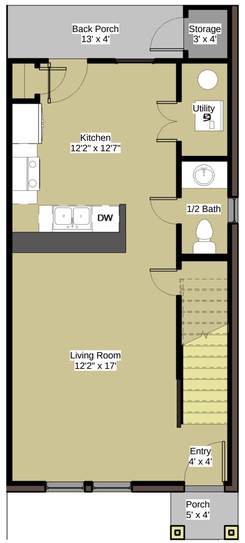
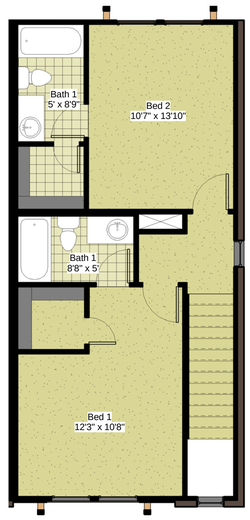
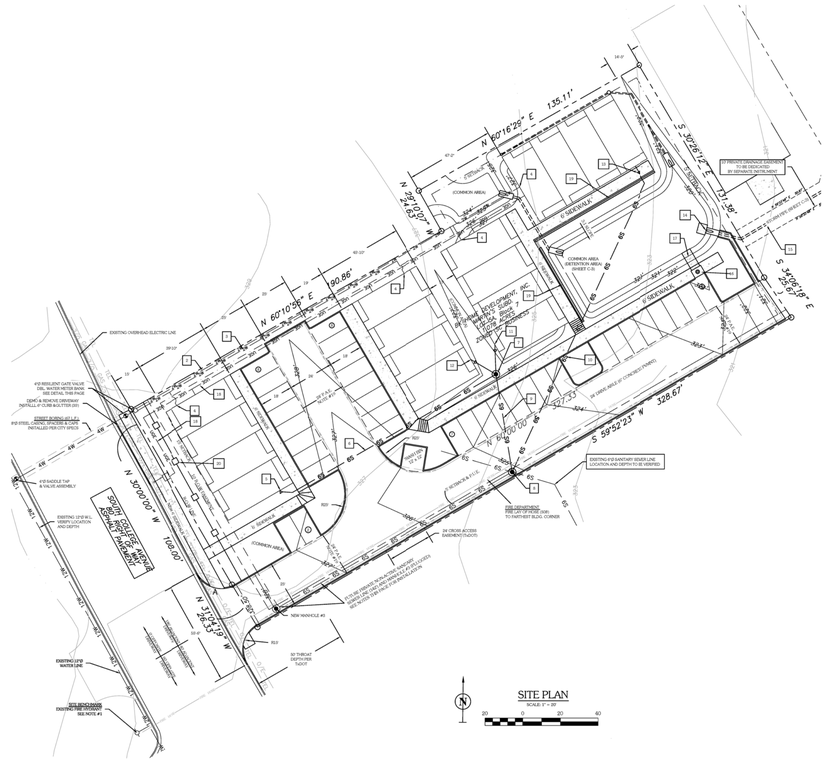


First Floor Plan

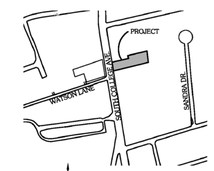


2nd Floor Plan

Floor Plan Specifications	
1st Floor Area	535 sf
2nd Floor Area	538 sf
Total Heated Area	1,073 sf



SITE PLAN
SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE

Site & Landscape Information reference from Gattis Engineering Construction Drawing Set and are NOT TO SCALE

Front Perspective

Sheet List	
Sheet Number	Sheet Name
A1	Cover Sheet
A2	Dimension Plans & Specs
A3	Electrical & framing Plans
A4	Elevations
A5	Framing Details
A6	Plumbing Plans

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Consultant:
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Steve
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Consultant:

No.	Description	Date

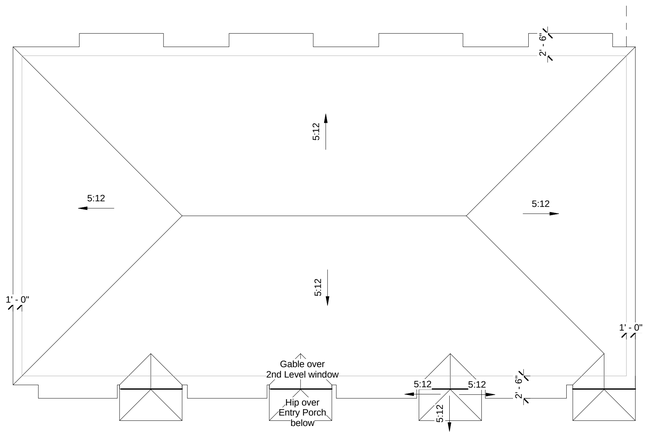
South College Condomeniums
3411 South College Avenue Bryan, TX

Cover Sheet

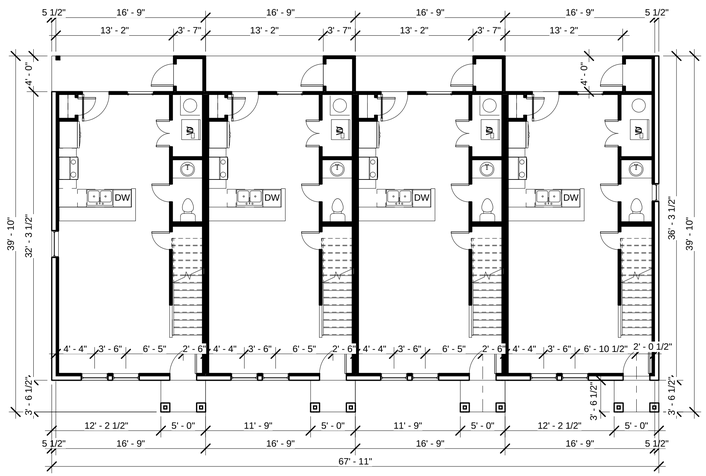
Project number	JCW 16-04-03
Date	4/08/16
Drawn by	Author
Checked by	Checker

A1

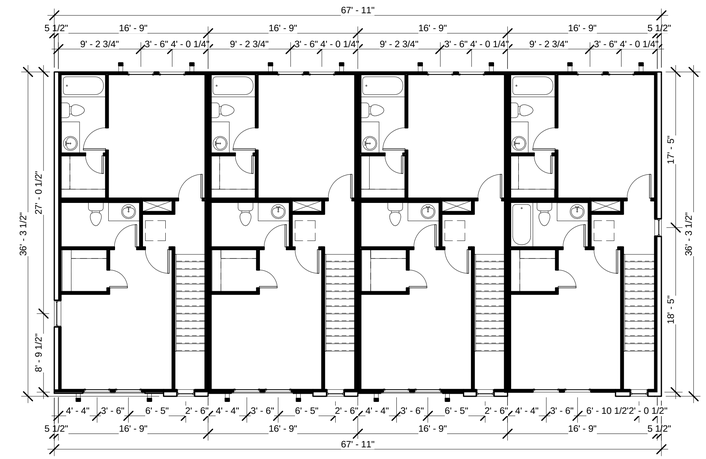
Scale	3/16" = 1'-0"



4 Roof Plan
1/8" = 1'-0"



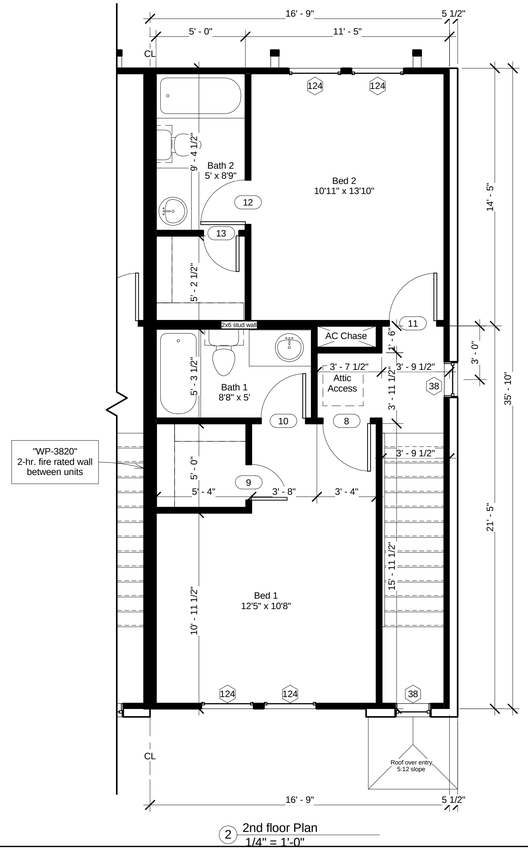
3 1st Floor Ext. Dimensions
1/8" = 1'-0"



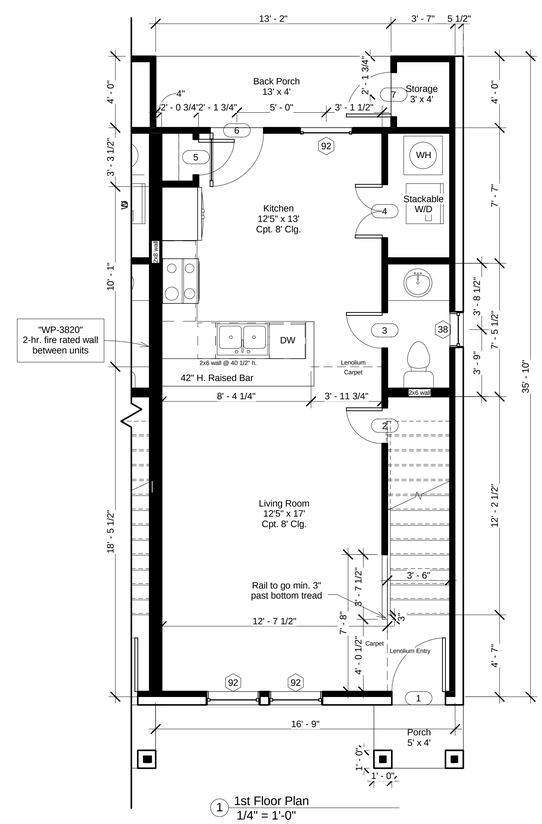
5 2nd Floor Ext. Dimensions
1/8" = 1'-0"

Condo Perimeter Area Information
Bldgs 1 - 4 Total Footprint Area = 10,184 sf

Footprint Total Slab	= 2,546 sf
Main Building Slab	= 2,252 sf
Back Porch Ttl Areas	= 214 sf
Front Porch Ttl Areas	= 80 sf



2 2nd floor Plan
1/4" = 1'-0"



1 1st Floor Plan
1/4" = 1'-0"

Window Schedule				
Type Mark	Rough Opening Width	Rough Opening Height	Head Height	Comments
38	2' - 0"	4' - 0"	7' - 0"	
92	3' - 0"	5' - 0"	7' - 0"	
124	3' - 0"	4' - 10"	7' - 0"	

Door Schedule			
Door Number	Width	Height	Finish Comments
1	3' - 0"	6' - 8"	Ext. Solid Dr.
2	2' - 0"	6' - 8"	
3	2' - 0"	6' - 8"	
4	3' - 0"	6' - 8"	Dbl. Pop
5	2' - 0"	6' - 8"	
6	3' - 0"	6' - 8"	Ext. Full Light
7	2' - 6"	6' - 8"	Exterior Dr.
8	2' - 8"	6' - 8"	
9	2' - 0"	6' - 8"	
10	2' - 6"	6' - 8"	
11	2' - 8"	6' - 8"	
12	2' - 6"	6' - 8"	
13	2' - 0"	6' - 8"	

Floor Plan Specifications	
Area Information	
1st floor heated sf	535 sf
2nd floor heated sf	538 sf
Total heated sf	1,073 sf
Front Porch	20 sf
Back Porch	53 sf

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South College Condomeniums
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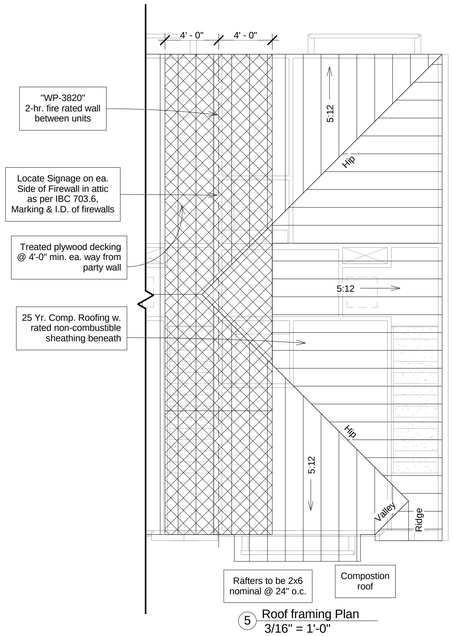
Dimension Plans & Specs

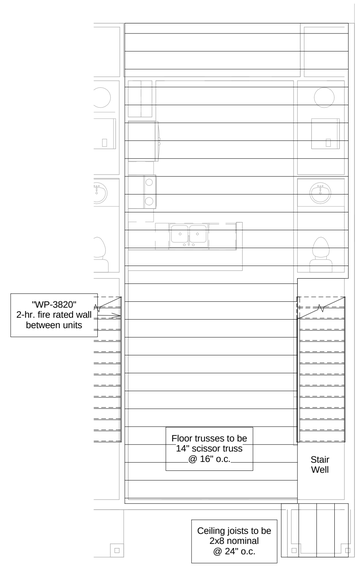
Project number	JCW 16-04-03
Date	4/08/16
Drawn by	Author
Checked by	Checker

A2

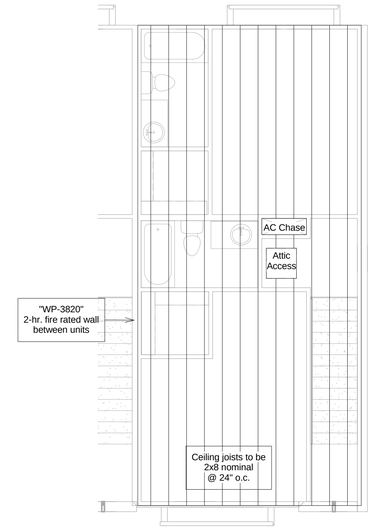
Scale	As indicated



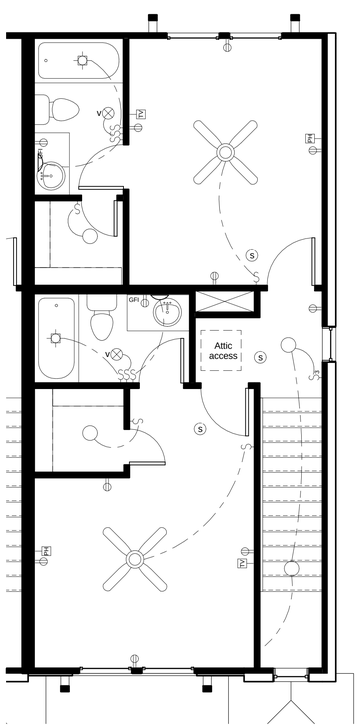
5 Roof framing Plan
3/16" = 1'-0"



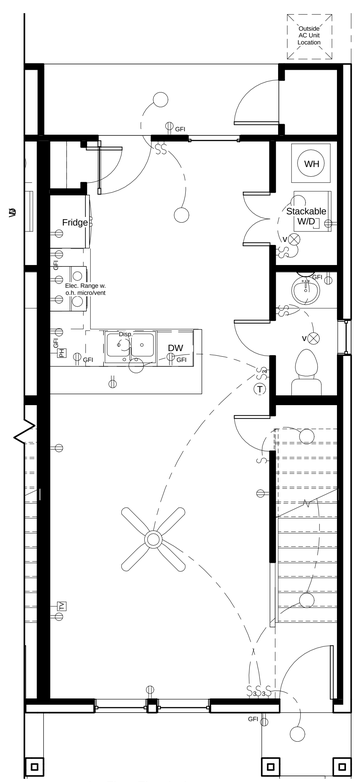
3 1st Floor Framing Plan
3/16" = 1'-0"



4 2nd Floor Framing Plan
3/16" = 1'-0"



2 2nd Floor Electrical
1/4" = 1'-0"

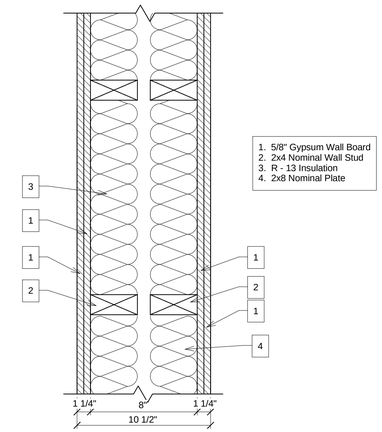


1 1st Floor Electrical
1/4" = 1'-0"

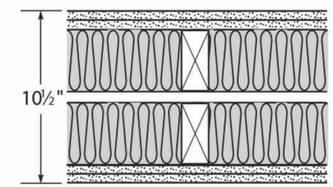
Electrical Symbol Legend	
	Ceiling Fan w. Light
	Coach Light
	Pendant Light
	Wall Light
TV	Cable Outlet
	Duplex
GFI	GFI Duplex
PH	Phone Jack
S	Single Switch
S3	Three Way Switch
S	Smoke Detector
V	Vent

Electrical Symbol Legend
1/4" = 1'-0"

"WP-3820" 2-Hour fire rated wall detail between units from Foundation to Roof Deck



USG DESIGN STUDIO



GA WP-3820

Area Separation Wall -Wood Stud (Loadbearing)

Fire Rating	2 hour
STC	58
Sound Test	GA-NGC-3056
System Thickness	10-1/2"

Detailed Description **Quick Description**

- **Gypsum Board** - Two layers of 5/8 in. thick gypsum board applied vertically or horizontally. - **SHEETROCK Brand UltraLight Firecode X Gypsum Panels**
- **Wood Studs** - 2x4 wood studs spaced max 16 in. OC
- **Batts and Blankets** - 3-1/2 in. mineral wool batt insulation
- **Air Cavity** - air cavity layer
- **Wood Studs** - 2x4 wood studs spaced max 16 in. OC
- **Batts and Blankets** - 3-1/2 in. mineral wool batt insulation
- **Gypsum Board** - Two layers of 5/8 in. thick gypsum board applied vertically or horizontally. - **SHEETROCK Brand UltraLight Firecode X Gypsum Panels**

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Electrical & framing Plans

Project number	JCW 16-04-03
Date	4/08/16
Drawn by	Author
Checked by	Checker

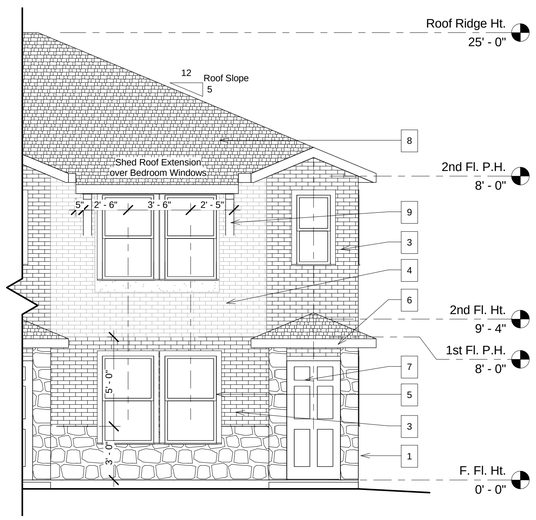
A3

Scale	As indicated

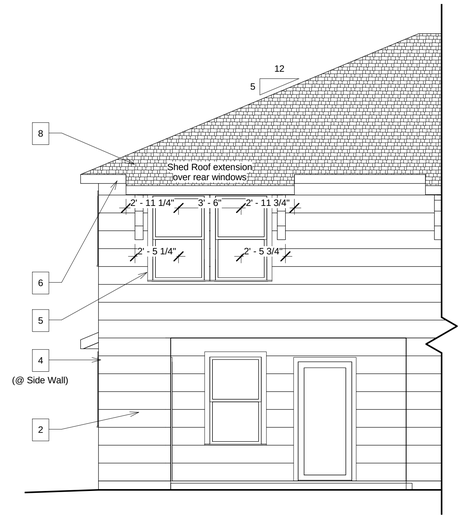
Exterior Color Schedule

as per Sherwin Williams Color Wheel - www.sherwin-williams.com/visualizer

Color Name	Paint #	Location
Black Bean	6006	Shutters, Eaves, Facia
Arresting Auburn	6034	Front Door
Tony Taupe	7037	Primary Siding Finish
Urbane Bronze	7048	All Trim (Door, Window, etc.)



2 Front Elevation - Typical
1/4" = 1'-0"



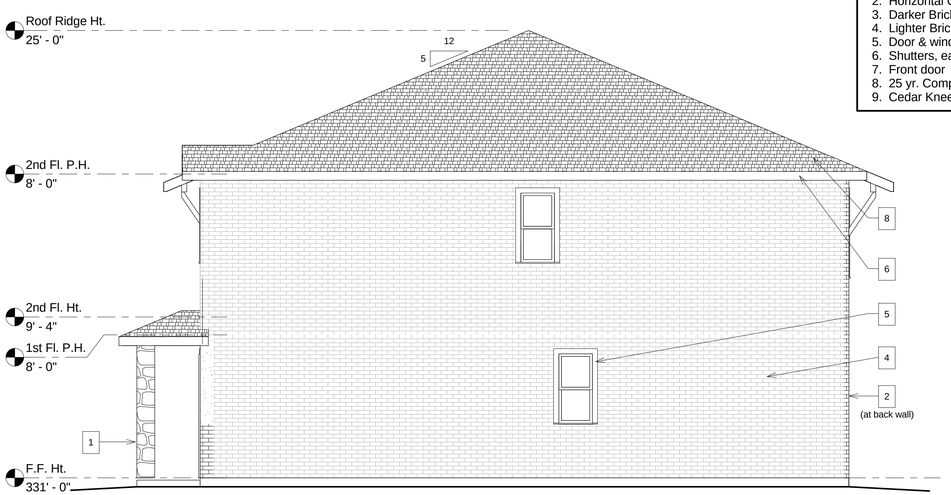
4 Rear Elevation - Typical
1/4" = 1'-0"

5 Full Rear Elevation Typical
1/8" = 1'-0"

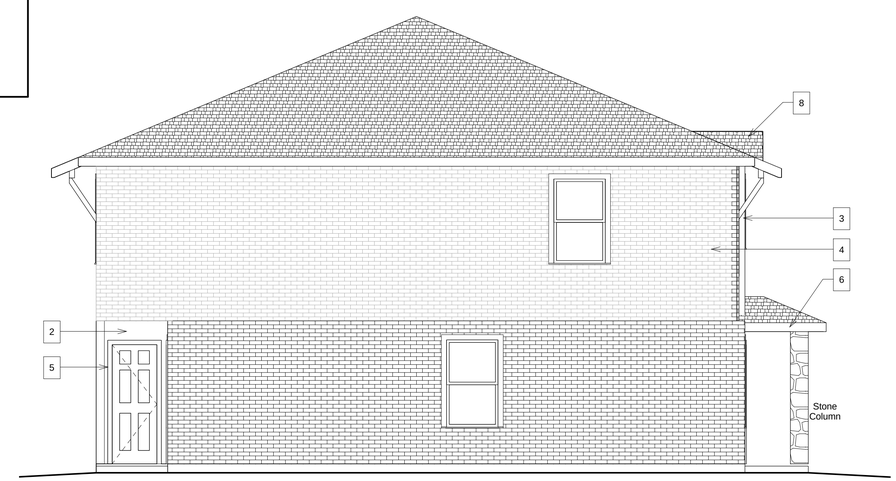
6 Full Front Elevation Typical
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
Wall area - sf		Percentages	
Stone	554	Stone	24%
Siding	0	Siding	0%
Total	2,305	Total	100%

1. Fieldstone
2. Horizontal Conc. board siding
3. Darker Brick
4. Lighter Brick
5. Door & window trim
6. Shutters, eaves & facia
7. Front door
8. 25 yr. Composition roofing
9. Cedar Knee Braces



3 Right Elevation - Typical
1/4" = 1'-0"



1 Left Elevation - Typical
1/4" = 1'-0"

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No.	Description	Date

South College Condomeniums
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Elevations

Project number	JCW 16-04-03
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Drawn by	Author
Checked by	Checker

A4

Scale	As indicated

GENERAL NOTES:

PLEASE USE AND REFERENCE THE 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL MECHANICAL CODE, 2009 INTERNATIONAL PLUMBING CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE, 2009 INTERNATIONAL FIRE CODE AND THE 2011 NEC

GENERAL FRAMNG NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.

2. FRAMING PLANS ARE BASED ON #2 S.Y. PINE WITH E = 1.6M AND F = 1500 PSI, 40 PSI LIVE LOAD FLOORS, 20 PSI LIVE LOAD ROOFS.

3. INSULATION AND VENTILATION OF FLOOR AND CRAWL SPACE (IF ANY) AND ATTIC SPACE TO LOCAL CODE.

4. SECOND FLOOR FRAMING (IF ANY) MINIMUM 14" DEEP ENGINEERED TRUSSES AS ALTERNATE TO CONVENTIONAL FRAMING IF SHOWN OR REQUIRED.

5. DOUBLE FLOOR JOISTS UNDER WALLS PARALLEL TO JOISTS

6. BRIDGING/BLOCKING AT MIDSPAN MIN., 8'-0" MAX FOR FLOOR AND CEILING JOIST/TRUSSES.

7. 2x6 RAFTERS @ 24" O.C. W. 2x6 CONT. PURLINS @ MIDSPAN OF RAFTERS OR 11'-6" MAX (8'-6" FOR 40#/S.F. L.L. & D.L.) EXCEPTIONS TO INCLUDE 2x8 RAFTERS WHERE CEILING JOISTS FRAME INTO RAFTERS

8. CEILING JOISTS TO BE 2x8 @ 24" O.C. UNLESS OTHERWISE NOTED.

9. 2x6 COLLAR TIES @ 4' O.C.

10. 2x4 (MIN) STRUTS @ 48" O.C. FROM PURLINS TO BEARING WALLS @ 45 DEGREE MIN. ANGLE.

11. RIDGES, VALLEYS, HIPS TO BE 2x8's OR FULL VERTICAL DEPTH OF FRAMING MEMBERS.

12. ADDITIONAL BRACING REQUIRED FOR 23' SPANS AND ABOVE

13. MAX. SILL HGT. @ BDRM. WDWS. TO BE 43" FROM FIN. FLR.

14. ALL FRAMING DESIGNED IN ACCORDANCE TO 2009 IBC.

15. 2x8's AT ALL SLOPED CEILINGS

16. DOUBLE JOISTS AT A/C PLATFORMS

17. ROOF BRACES NOT TO BEAR ON CEILING JOISTS.

GENERAL NOTES:

1. NO CHANGES SHALL BE MADE WITHOUT APPROVAL FROM PLAN REVIEW.

2. WALLS OF GARAGE SHALL BE 1 HOUR FIRE RATED ASSEMBLY INCLUDING CEILINGS (2 STORY) & COMMON WALL TO LIVING AREAS IF 1 STORY.

3. MIN R-13 INSULATION UNDER FLOOR OVER GARAGE AREA (2 STORY).

4. SAFETY GLASS IN ALL SHOWER DOORS AND TUBS.

5. SAFETY GLASS IN DOORS IF GREATER THAN 3" DIA OR WITHIN 2' OF DOOR OPENING.

6. HALF WALLS AT STAIRS 36" H. MIN.

7. HAND RAILS TO BE 34" - 36" ABOVE STAIR NOSINGS & GUARD RAILS AT 36" MIN.

8. MIN. 5.7 SQ. FT. MIN. FOR SECONDARY EXIT FROM A BEDROOM WITH MIN. DIM. OF 20" HORZ. & 24" VERT.

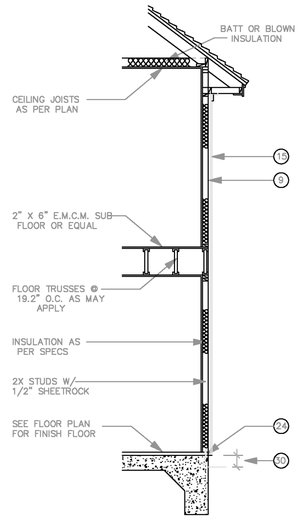
9. FIREPLACE MIN 20" HEARTH PLUS 20" IN FRONT OF AND 12" EACH SIDE OF OPENING IF 6 SQ. FT. OR MORE.

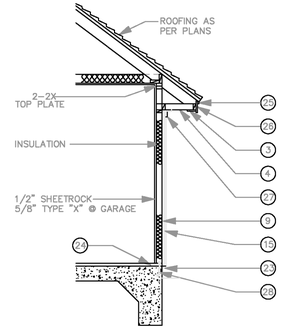
10. ROOF/FLOOR/CEILING CONSTRUCTION SHALL COMPLY WITH 2009 IBC OR HAVE ENG. SPEC. ON SITE FOR INSPECTOR'S REVIEW.

12. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF IT'S SERVICE OPENING.

13. R/A OPENINGS SHALL BE LOCATED MIN 10' FROM ANY GAS FIRED APPLIANCE OR ITS ENCLOSURE'S OPENING.

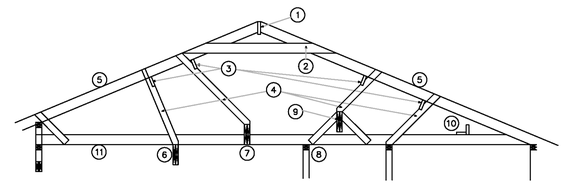
OPENING HEADER SIZE	CABINET BLOCKING (CONC. FLR. TO BOTTOM OF BLOCK)
3' (MAX) 2-2x6's	
4' (MAX) 2-2x8's	
5' (MAX) 2-2x10's	VANITY 26"/32"
8' (MAX) 2-2x12's	WALL 55" & 80.5"
AVOVE 8' ENG'D BEAM	BASE 32"





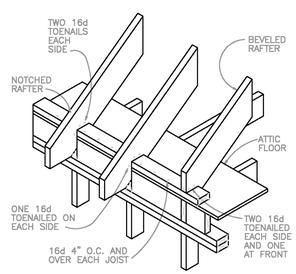
SECTION LEGEND		
1. 1"X2" SHINGLE MOULD	13. 30 LB. FELT ON SHELF BELOW BRICK AND 12" UP WALL BEHIND GYP.	24. 30 LB. FELT BELOW SOLE PLATE AND 12" UP WALL BEHIND GYP.
2. 1"X6" FASCIA BOARD	14. 2" X 4" OUTLOOKER AND NAILER	25. 1" X 4" TRIM BOARD
3. 1"X6" SOFFIT OR EXT. GRADE PLYWD.	15. SIDING, SEE NOTE ABOVE	26. 1" X 8" FASCIA BOARD U.N.O.
4. 8 M. SCREEN VENT	16. 2" X 6" SOLE PLATE	27. 1" X 2" OR 1" X 4" FRIEZE BOARD
5. METAL WALL TIES AT (*SEE NOTE)	17. JOIST HANGER	28. 1/2" X 10" ANCHOR BOLTS AT 60" O.C.
6. 2-2X6 CONTINUOUS TOP PLATE	18. SEAL OPEN'G W/ CAULKING	29. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, & A SMOKE DENSITY NOT TO EXCEED 450, SMOKE DENSITY AT DUCTS & AIR PLENUMS NOT TO EXCEED 100
7. FACE BRICK VENEER	19. 1" X 4" CORNER BRACE AT 45 DEG., OR PLYWD.	30. TOP OF FOUNDATION SHALL BE A MIN. OF 6" ABV. FINISH GRADE
8. HEADER AS PER OPENING	20. 1/2" SHEETROCK	
9. 1/2" INSULATING SHEATHING	21. WEEP HOLES AT 33" O.C. FIRST COURSE	
10. AIR SPACE	22. 1" X 3" CROSS BRIDGING	
11. 2-2"X6" SILL AT OPENING	23. 2" X 6" TREATED SOLE PLATE	
12. FELT OR VISQUEEN BARRIER		

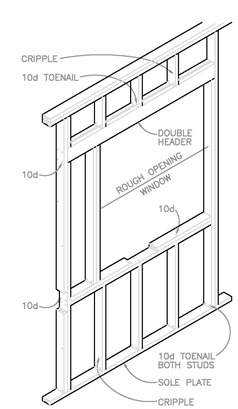
CEILING JOIST MAX. SPAN	FLOOR JOIST MAX. SPAN	RAFTER MAX. SPAN	HEADER SCHEDULE	
LIMITED ATTIC STORAGE	40 PSF LIVE LOAD	SLOPES OVER 3 / 12	BEAM	MAX SPAN
2" X 6" AT 16" O.C. 13'-6"	2" X 12" AT 12" O.C. 21'-9"	2" X 6" AT 16" O.C. 15'-2"	2-2" X 4" ON EDGE	3'-6"
2" X 8" AT 16" O.C. 17'-5"	2" X 12" AT 16" O.C. 18'-10"	2" X 6" AT 24" O.C. 12'-5"	2-2" X 6" ON EDGE	4'-6"
2" X 10" AT 16" O.C. 20'-9"	2" X 12" AT 24" O.C. 15'-4"	2" X 8" AT 16" O.C. 19'-8"	2-2" X 8" ON EDGE	6'-0"
DO NOT EXCEED GIVEN DIM.	DO NOT EXCEED GIVEN DIM.	20 PSF LIVE LD. - 7 PSF DEAD LD.	2-2" X 10" ON EDGE	7'-6"
GRADE NO. 2 FIR OR Y.P.		SPECIFICATIONS FROM SOUTHERN FOREST PRODUCTS		



NOTCHED OR BEVELED RAFTERS

RESTING ON PLATE:





ROOF FRAMING DIAGRAM & LEGEND

(RE: TYPICAL ROOF FRAMING DETAILS, SHEET S2.1)

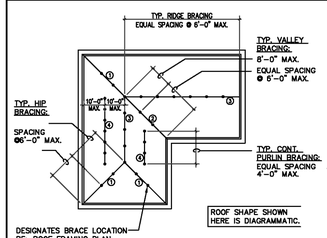


DIAGRAM: TYPICAL BRACE LOCATIONS

(NOT TO SCALE)

FRAMING LEGEND

1. HIP
2. VALLEY
3. RIDGE
4. 2x6 CONTINUOUS PURLIN
5. ROOF BREAK
6.

ROOF BRACING LEGEND

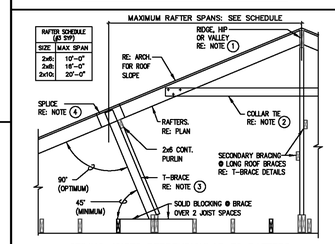
1. DESIGNATES BRACE (APPROXIMATELY IN THE INDICATED DIRECTION)
2. INDICATES A VERTICAL (OR NEARLY VERTICAL) BRACE TO SUPPORTING MEMBER BELOW
3. BRACE SUPPORT DESIGNATION: (ALL BRACING TO WALLS UNLESS OTHERWISE NOTED)
   - BW BRACE TO WALL
   - BS BRACE TO STRONGBACK
   - BM BRACE TO BEAM
   - BJ BRACE TO DOUBLE JOIST (ONE SIZE LARGER THAN CLG JOIST)
4. WHERE USED, STRONGBACK SHALL BE 2-2x12, SPANNING OVER A MINIMUM OF 3 CEILING JOISTS, & INSTALLED PARALLEL TO THE AXIS OF THE BRACE.

PLAN NOTES

ROOF FRAMING IS DESIGNED FOR COMPOSITION SHINGLES @ 3.5 PSF.

1. ALL RAFTERS ARE 2x6 @3 S.Y.P. AT 16" O.C. U.O.N.
2. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTER TIES SHALL BE SPACED NOT MORE THAN 48" O.C.
3. PROVIDE 2x6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
4. DEPTH OF RIDGE BEAM, HIP OR VALLEY RAFTER:
   A. SHALL BE ONE SIZE WIDER THAN THE LARGEST RAFTER FRAMING INTO IT (EX. 2x8 BEAM FOR 2x6 RAFTER);
   B. SHALL MATCH OR EXCEED THE CUT END OF THE RAFTER.
5. PROVIDE DOUBLE FRAMING @ EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
6. PROVIDE DOUBLE RAFTERS UNDER ALL DORMER WALLS (U.O.N.).
7. ROOF DECKING TO BE 7/16" OSB RADIANT BARRIER WITH PANEL SPAN RATING OF 24-0. RE: GENERAL NOTES FOR OTHER REQUIREMENTS.
8. RE: SHEETS A3.2 THROUGH A3.4 FOR ROOF SLOPES.
9. H2.5A HURRICANE CLIPS SHALL BE INSTALLED AT EVERY OTHER RAFTER TO PLATE CONNECTION.
10. LSTA36 STRAPS SHALL BE INSTALLED AT ALL COMMON RAFTER TO RIDGE CONNECTIONS.
11. RE. TO FASTENER SCHEDULES AND ADDITIONAL FRAMING NOTES AS OUTLINED ON SHEET C01.4 FOR CLARIFICATION.

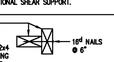
TYPICAL WOOD FRAMING DETAILS



DETAIL KEYED NOTES

1. 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.
2. COLLAR TIES
   2x4; LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY THIRD RAFTER OR 5'-0" (WHICHEVER SMALLER).
3. T-BRACE
   A. RE: TYPICAL DETAILS BELOW
   B. MAXIMUM SPACING AS FOLLOWS:
      4'-0" @ 2x6 CONT. PURLIN
      6'-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.
4. RAFTER & RIDGE SPLICES
   A. LOCATE SPLICE OVER A PURLIN, OR PROVIDE ADDITIONAL BRACE @ SPLICE
   B. MINIMUM LAP = 12" NAIL W/ 4-16d NAILS.
   C. A MINIMUM OF A 4'-0" PIECE OF 7/16" OSB SHALL BE NAILED ON EITHER SIDE OF THE SPLICE FOR ADDITIONAL SHEAR SUPPORT.

SIZE OF EA. MEMBER
LENGTHS UP TO 6'-0" = 2x4
LENGTHS UP TO 12'-0" = 2x6
LENGTHS ≥ 12'-0" = 2x6 W/ 2x4 CONT. @ 6'-0" MAXIMUM SPACING BRACED DIAGONALLY TO CEILING



TYPICAL ROOF T-BRACE DETAILS

TYPICAL ROOF BRACING DETAILS

RIDGE BEAM, HIP & VALLEY RAFTER, & PURLIN

NOT TO SCALE

TYPICAL NAILING SCHEDULE

(CONTINUED...)

NAILING SCHEDULE--WALL SHEATHING AND SIDING

SHEATHING TYPE & THICKNESS	FASTNER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		
LESS THAN 1/2"	8d COMMON OR DEFORMED SHANK OR STAPLE	6" O.C. @ PANEL EDGES 12" O.C. @ INTERMEDIATE SUPPORTS
1/2" THRU 3/4"	8d COMMON OR DEFORMED SHANK	
FIBERBOARD		
1/2" OR LESS	6d COMMON NAILS, OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. STAPLES (3) OR,	3" O.C. @ PANEL EDGES 6" O.C. @ INTERMEDIATE SUPPORTS
25/32"	8d COMMON NAILS OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. STAPLES (3)	
GYPSUM SHEATHING		
1/2" OR 5/8"	12 GA. (4)	4" O.C. @ EDGES & 8" O.C. @ INTERMEDIATE SUPPORTS
GYPSUM WALLBOARD		
1/2"	1 3/8" DRYWALL NAILS	7" O.C. @ CEILINGS
5/8"	1 1/8" DRYWALL NAILS	8" O.C. @ WALLS
PANEL SIDING (TO FRAMING)		
1/2" OR LESS	6d (1)	1 EACH PANEL
5/8"	8d (1)	

NOTES ON "NAILING--WALL SHEATHING & SIDING"
1. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF IRC 2006.
2. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH IN LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC 2006.
3. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC 2006.
4. CORROSION-RESISTANT, LARGE HEAD.

TYPICAL NAILING SCHEDULE

NAILING SCHEDULE--FRAMING MEMBERS

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

NOTES: ALL NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.

NAILING SCHEDULE--FLOOR & ROOF DECK

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

NOTES: (1) CORROSION-RESISTANT STAPLES

GENERAL NOTES: WOOD FRAMING SYSTEM

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

CEILING AND FLOOR JOISTS:——NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
BEAMS & HEADERS:——NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
STUDS:——STUD GRADE, SYP, KD, S4S.
WOOD POSTS:——NO. 2 SYP, SURFACE GREEN.

BEAMS AND HEADERS

1. 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.
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS: FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
   - 2-2x12 — 16-d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   - 3-2x12 — 20-d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   - 4-2x12 (OR WIDER) — # BOLTS @ 12" TOP & BOTTOM, STAGGER (W/ STD. WASHERS)

   BOLTS SHALL BE 3/4"Ø, LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE.
3. 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
4. MINIMUM BEARING OF ANY BEAM OR HEADER AT S STUD WALL IS 3".

JOISTS

1. JOIST BLOCKING
   A) 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.
   B) PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
   C) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. JOIST BRIDGING
   PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
3. JOIST HOLES AND NOTCHES
   A) 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.
   B) 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.

PLYWOOD FLOOR DECK:

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

GENERAL NOTES: WOOD FRAMING SYSTEM

(CONTINUED...)

PARALLEL STRAND LUMBER (PSL), LAMINATED STRUCTURAL LUMBER (LSL) & LAMINATED VENEER LUMBER (LVL)

WHERE SHOWN ON DRAWINGS, THESE PRODUCTS SPECIFICATIONS SHALL CONFORM TO THE FOLLOWING SCHEDULE:

PRODUCT NAME	PARALLEL STRAND LUMBER (PSL)	LAMINATED STRUCTURAL LUMBER (LSL)	LAMINATED VENEER LUMBER (LVL)
TRADE NAME MANUFACTURER	"PARALLAM" WEYERHAUSER (FORMAL WA. 2000)	"ANTHONY POWER BEAM" ANTHONY FOREST PRODUCTS (BLOOMAND, AR. 71733)	"VERSA-LAM" PACIFIC ETHANOL (NAMPA IDT, BOISE IDAHO)
FLEXURAL STRESS: (Fb)	2,900 PSI	3,000 PSI	2,640 PSI
HORIZ. SHEAR STRESS: (Fv)	290 PSI	290 PSI	285 PSI
MODULUS OF ELASTICITY: (E)	2,000,000 PSI	2,100,000 PSI (W/ CAMBER TO OFFSET DEFLECTION)	2,000,000 PSI

CONNECTORS AND FASTENERS

CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CA. OR APPROVED EQUAL. NAIL ALL NAIL HOLES.
PROVIDE BASE AND CAP CONNECTORS AT ALL COLUMNS 4x4 OR LARGER, AS FOLLOWS:
- COLUMN BASE CONNECTOR: CB SERIES
- COLUMN CAP CONNECTOR: PC SERIES (OR EPC AT BM ENDS)
- USE APPLICABLE COLUMN/BEAM MODEL NUMBERS.

WHERE REQUIRED, JOIST HANGERS SHALL BE 16 GA., GALVANIZED "U-STANDARD" JOIST HANGERS, APPLICABLE TO CORRESPONDING SIZE, INCLUDING DOUBLED OR TRIPLED JOISTS. WHERE REQUIRED, BEAM/PURLIN HANGER SHALL BE 12 GA., GALVANIZED, "B-SERIES" APPLICABLE TO CORRESPONDING SIZE.
PROVIDE 1/2" DIAMETER ANCHOR BOLTS AT 4'-0" MAXIMUM SPACING AT ALL EXTERIOR STUD WALL SILL PLATES. BOLTS SHALL BE 10" LONG, ASTM A-307.
WHERE CALLED OUT, ALL THROUGH BOLTS SHALL BE ASTM A-307. PROVIDE STANDARD WASHERS AT ALL WOOD SURFACES.
ALL BOLTS, NUTS, WASHERS, NAILS & OTHER FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.

STUD WALLS

STUDS SHALL BE AS FOLLOWS:
- 2x4 @ 16" — AT ALL FLOORS IN ONE- OR TWO- STORY STRUCTURES.
- DBL 2x4 OR 2x6 @ 16" — AT ALL STUD WALLS AT FIRST FLOOR ABOVE DIRECTLY BELOW A THIRD FLOOR.

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"

LATERAL SUPPORT MUST BE PROVIDED @ STUD WALLS EXCEEDING THESE HEIGHTS.

HURRICANE CLIPS:

PROVIDE HURRICANE CLIPS @ EVERY OTHER ROOF TRUSS OR RAFTER.
(SIMPSON H1 OR APPROVED EQUAL)

MISCELLANEOUS:

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

WOODHILL STUDIOS Inc.
P.O. Box 655
Millican, TX 77866
Sean Eubanks - President & C.E.O.
(979) 255-9943 sean@woodhill-studios.com
www.woodhill-studios.com

WOODHILL STUDIOS MAY NOT BE HELD RESPONSIBLE AND ASSUMES NO LIABILITY FOR ANY CONSTRUCTION BASED ON THESE PLANS.

WALL REAL ESTATE AND DEVELOPMENT

Consultant:
Gattis Engineering
Joe Gattis
979-575-5022

Consultant:
AGTM Engineering
Steve
214-334-2467

Consultant:

No.	Description	Date

South College Condomeniums
3411 South College Avenue Bryan, TX

Framing Details

Project number	JCW 16-04-03
Date	4/08/16
Drawn by	Author
Checked by	Checker

A5

Scale

2 2nd Floor Plumbing Plan
1/4" = 1'-0"

1 1st Floor Plumbing Plan
1/4" = 1'-0"

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Scale	1/4" = 1'-0"