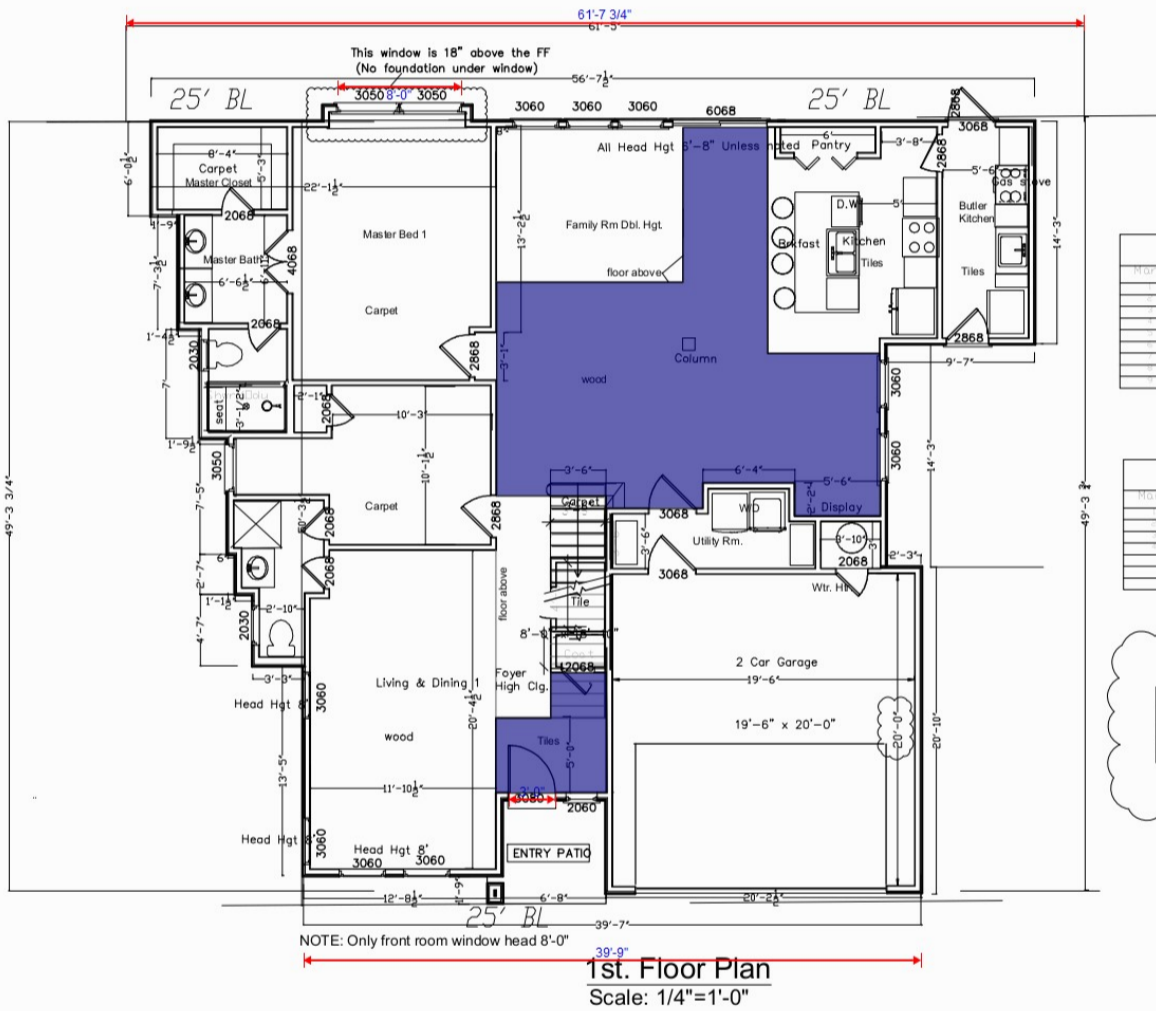


Project Number:



Door Schedule				
NO.	SIZE	Description	Count	Notes
1	6'-0" x 8'-0"	FR. Entry door	1	ENTRY
2	6'-0" x 8'-0"	FR. Master Bed door	1	MASTER BED
3	6'-0" x 8'-0"	FR. Kitchen door	1	KITCHEN
4	6'-0" x 8'-0"	FR. Living & Dining door	1	LIVING & DINING
5	6'-0" x 8'-0"	FR. Utility Rm. door	1	UTILITY RM.
6	6'-0" x 8'-0"	FR. 2 Car Garage door	1	2 CAR GARAGE
7	6'-0" x 8'-0"	FR. Entry door	1	ENTRY
8	6'-0" x 8'-0"	FR. Master Bed door	1	MASTER BED
9	6'-0" x 8'-0"	FR. Kitchen door	1	KITCHEN
10	6'-0" x 8'-0"	FR. Living & Dining door	1	LIVING & DINING
11	6'-0" x 8'-0"	FR. Utility Rm. door	1	UTILITY RM.
12	6'-0" x 8'-0"	FR. 2 Car Garage door	1	2 CAR GARAGE

Window Schedule				
NO.	SIZE	Description	Count	Notes
1	6'-0" x 8'-0"	FR. Entry window	1	ENTRY
2	6'-0" x 8'-0"	FR. Master Bed window	1	MASTER BED
3	6'-0" x 8'-0"	FR. Kitchen window	1	KITCHEN
4	6'-0" x 8'-0"	FR. Living & Dining window	1	LIVING & DINING
5	6'-0" x 8'-0"	FR. Utility Rm. window	1	UTILITY RM.
6	6'-0" x 8'-0"	FR. 2 Car Garage window	1	2 CAR GARAGE
7	6'-0" x 8'-0"	FR. Entry window	1	ENTRY
8	6'-0" x 8'-0"	FR. Master Bed window	1	MASTER BED
9	6'-0" x 8'-0"	FR. Kitchen window	1	KITCHEN
10	6'-0" x 8'-0"	FR. Living & Dining window	1	LIVING & DINING
11	6'-0" x 8'-0"	FR. Utility Rm. window	1	UTILITY RM.
12	6'-0" x 8'-0"	FR. 2 Car Garage window	1	2 CAR GARAGE

Area Table:	
1st Fl without Garage:	1,798 SF
2nd Floor:	1,600 SF
Garage:	402 SF
Covered Area:	3,800 SF

Extra Ceiling Only 412.3 SQ FT

DESIGNER AND DEVELOPER
ALUX CONSTRUCTION &
DEVELOPMENT, LLC

Original Date:
December 2022

Issue Log:
07/05/2023

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OWNER:
Janel Choudhury
4228 W. Northgate
Apt 203
Irving, TX 75062

Address:
1400 Hard Rock Rd
Lot 10
Hardrock Ridgeview
Irving, TX 75061

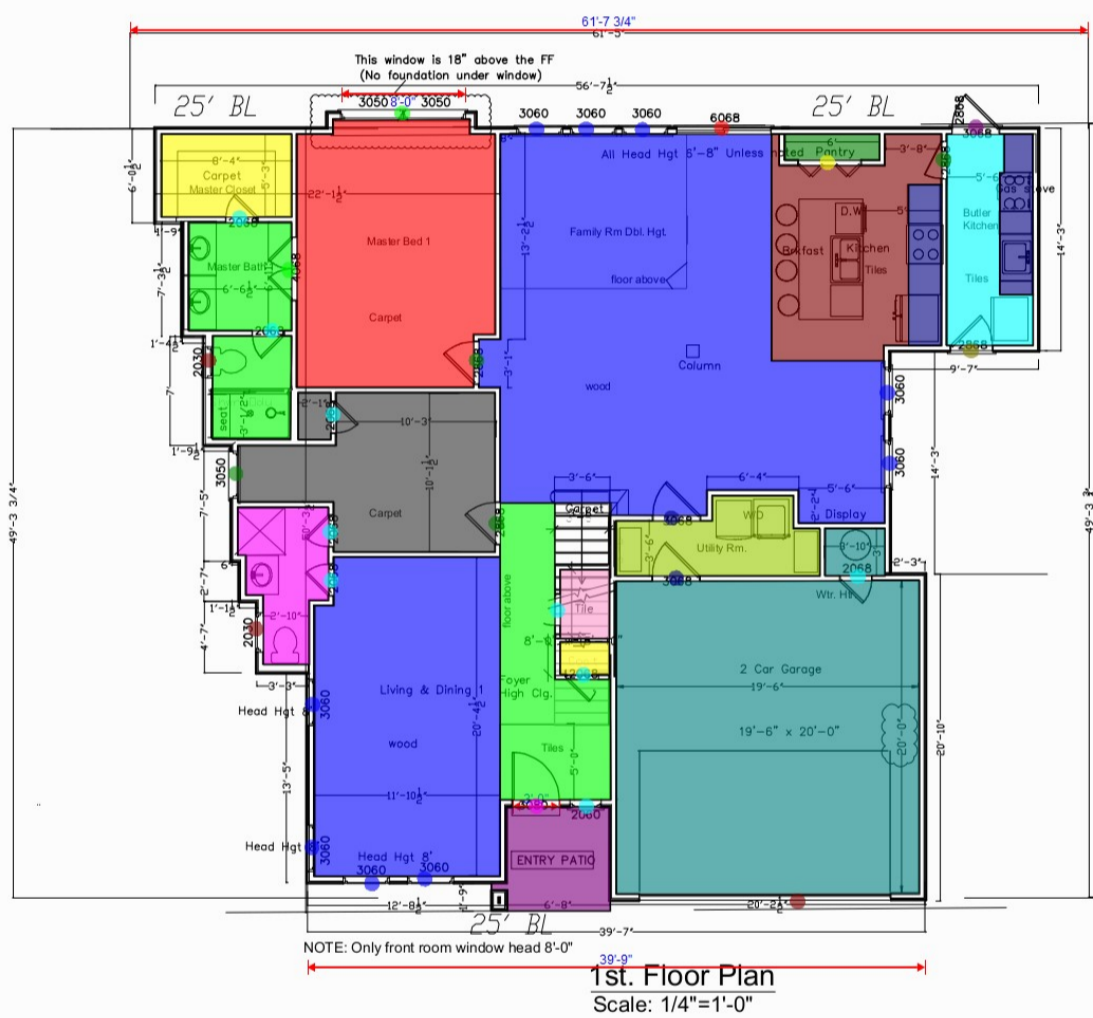
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






























1st Floor Plan

Scale: As Shown

Sheet Number:
A1.00

Project Number:



- | | | | |
|---|-------------------------------|-------------|---|
|  | Floor Finish @ 2 C... | 404.7 SQ FT |  |
|  | Carpet Flooring @ ... | 211.3 SQ FT |  |
|  | Floor Finish @ Mast... | 78.9 SQ FT |  |
|  | Carpet Flooring @ ... | 44.5 SQ FT |  |
|  | Wood Flooring @ L... | 240.9 SQ FT |  |
|  | Floor Finish @ Bath | 45.1 SQ FT |  |
|  | Tile Flooring @ Butl... | 53.9 SQ FT |  |
|  | Tile Flooring @ Kitc... | 120.2 SQ FT |  |
|  | Floor Finish @ Pantry | 10.2 SQ FT |  |
|  | Extra Ceiling Only | 43.6 SQ FT |  |
|  | Floor Finish @ Entry... | 45.0 SQ FT |  |
|  | Floor Finish @ Utilit... | 54.0 SQ FT |  |
|  | Carpet Flooring @ ... | 134.7 SQ FT |  |
|  | Tile Flooring Only @... | 94.8 SQ FT |  |
|  | Floor Finish @ Coat | 6.6 SQ FT |  |
|  | Wood Flooring Onl... | 491.3 SQ FT |  |
|  | Tile Flooring @ Stor... | 14.0 SQ FT |  |
|  | (3'-0" W x 8'-0" H) Exter... | 1.0 EA |  |
|  | (2'-8" W x 6'-8" H) Exter... | 1.0 EA |  |
|  | (3'-0" W x 6'-8" H) Exter... | 1.0 EA |  |
|  | (6'-0" W x 6'-8" H) Exter... | 1.0 EA |  |
|  | (16'-0" W x 9'-0" H) Ext... | 1.0 EA |  |
|  | (2'-0" W x 6'-8" H) Interi... | 8.0 EA |  |
|  | (2'-8" W x 6'-8" H) Interi... | 3.0 EA |  |
|  | (3'-0" W x 6'-8" H) Interi... | 2.0 EA |  |
|  | (4'-0" W x 6'-8" H) Interi... | 1.0 EA |  |
|  | (4'-0" W x 6'-8" H) Interi... | 1.0 EA |  |
|  | (3'-0" W x 6'-0" H) Hung... | 9.0 EA |  |
|  | (2'-0" W x 6'-0" H) Fixed... | 1.0 EA |  |
|  | (2'-0" W x 3'-0" H) Hung... | 2.0 EA |  |
|  | (3'-0" W x 5'-0" H) Hung... | 1.0 EA |  |
|  | (8'-0" W x 5'-0" H) Hung... | 1.0 EA |  |



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

Mark
1
2

Mark
1
2
3
4
5

**ALUX CONSTRUCTION &
DEVELOPMENT, LLC**
2071 NORTH COLLINS BLVD.
SUITE 200, RICHMOND
VA 23133
703.341.1100
www.aluxva.com

Original Date:
December 2022

Issue Log:

ANY COMMENTS

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OWNER:
Jamil Choudhury
4238 W Northgate
Apt# 263
Irving, TX 75062

3327 Obladiah Ct
Lot 10
Hardrock Ridgeview
Irving, TX 75061

Dwg Title:
Plan-2nd Fl

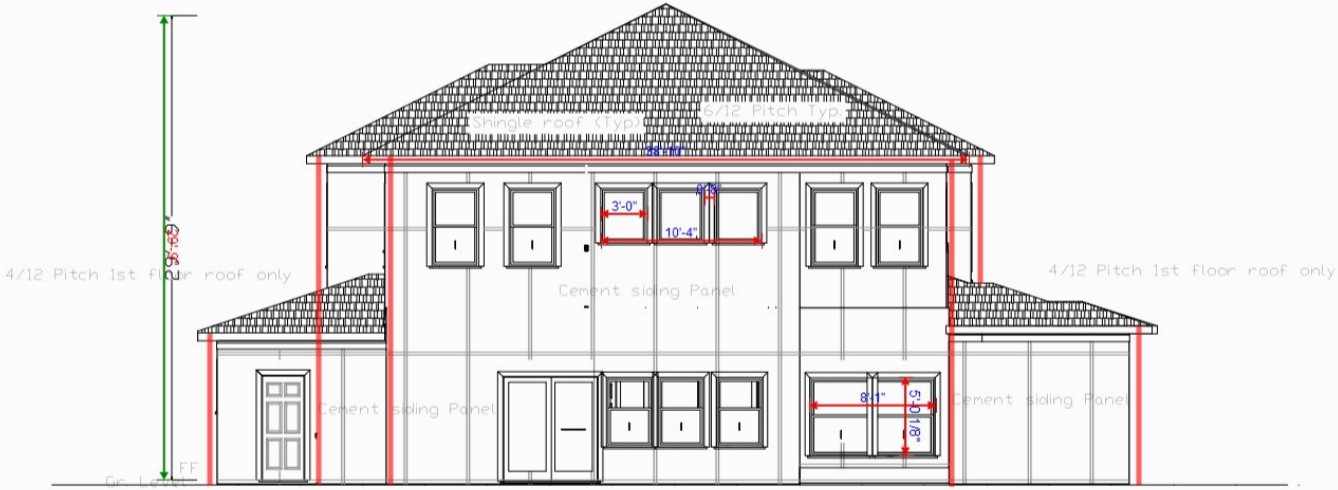
Scale: As Shown

Sheet Number:
A1.01

Project Number:



Front (North) Elevation
Scale: 1/4"=1'-0"



Rear (South) Elevation
Scale: 1/4"=1'-0"

Downsp... 174.3 FT

DESIGNER AND DEVELOPER:
ALUX CONSTRUCTION & DEVELOPMENT, LLC
2000 North Central Expressway
Suite 100
Dallas, Texas 75201
Phone: (214) 400-1000
Fax: (214) 400-1001

Original Date:
December 2022

Issue Log:
01/01/2023

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OWNER:
Joni Chaudhary
4208 W. Northgate
Apt. 203
Irving, TX 75062

Address:
1827 Obelisk Ct
Lot 10
Hardrock Ridgeview
Irving, TX 75061

1. All dimensions are in feet and inches unless otherwise noted.
2. All dimensions are to the center of the element unless otherwise noted.
3. All dimensions are to the finished surface unless otherwise noted.
4. All dimensions are to the exterior face of the element unless otherwise noted.
5. All dimensions are to the center of the element unless otherwise noted.
6. All dimensions are to the finished surface unless otherwise noted.
7. All dimensions are to the exterior face of the element unless otherwise noted.
8. All dimensions are to the center of the element unless otherwise noted.
9. All dimensions are to the finished surface unless otherwise noted.
10. All dimensions are to the exterior face of the element unless otherwise noted.

Dwg Title:
Elev-Front-Rear

Scale: As Shown

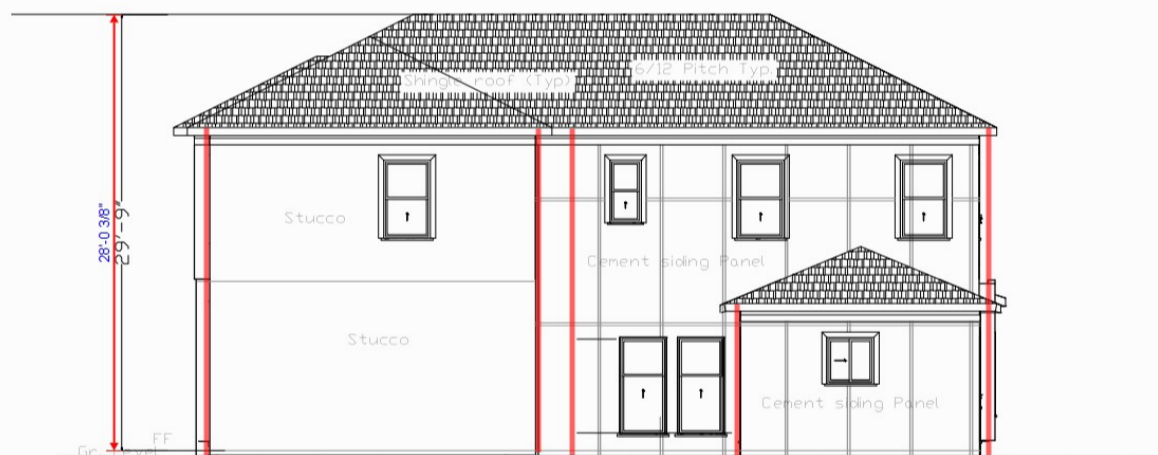
Sheet Number:
A2.00

Project Number:



Left (East) Elevation

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

Right (West) Elevation

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



**ALUX CONSTRUCTION &
DEVELOPMENT, LLC**
DESIGNER AND DEVELOPER
2071 NORTH COLLINS BLVD.
SUITE 100, RICHMOND
VA 23261
TEL: 804.771.1100
WWW.ALUXCONSTRUCTION.COM

Original Date:
December 2022

Issue Log:

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OWNER:
Jenell Choudhury
4238 W Northgate
Apt# 263
Irving, TX 75062

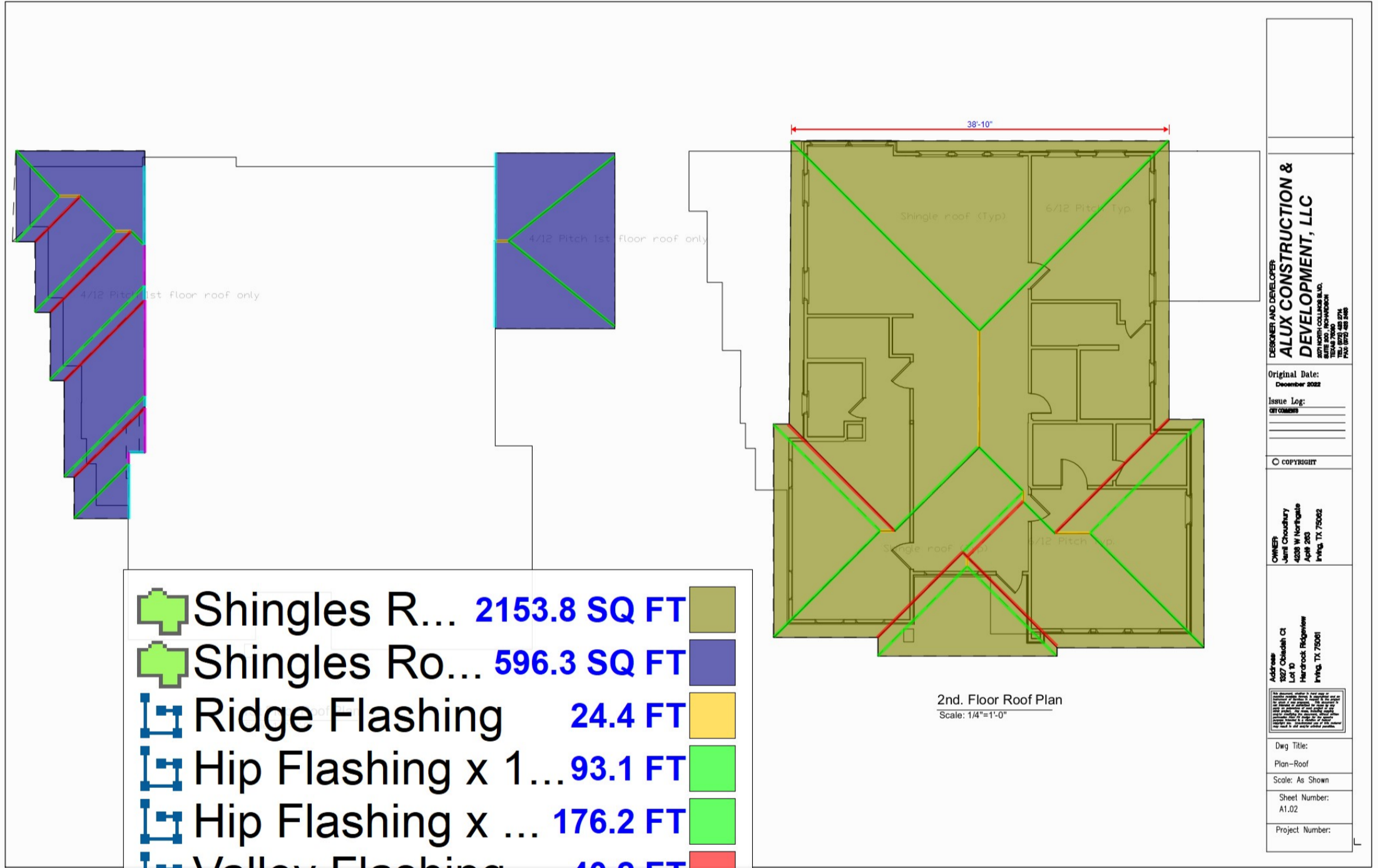
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Lot 10
Hardrock Ridgeview
Irving, TX 75061

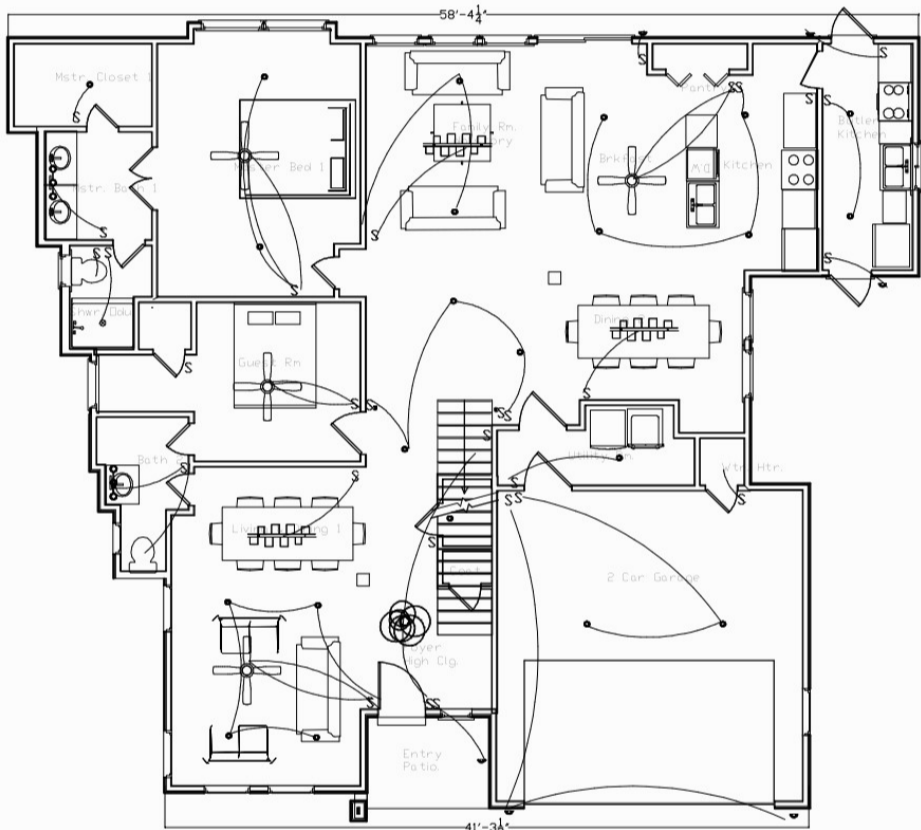
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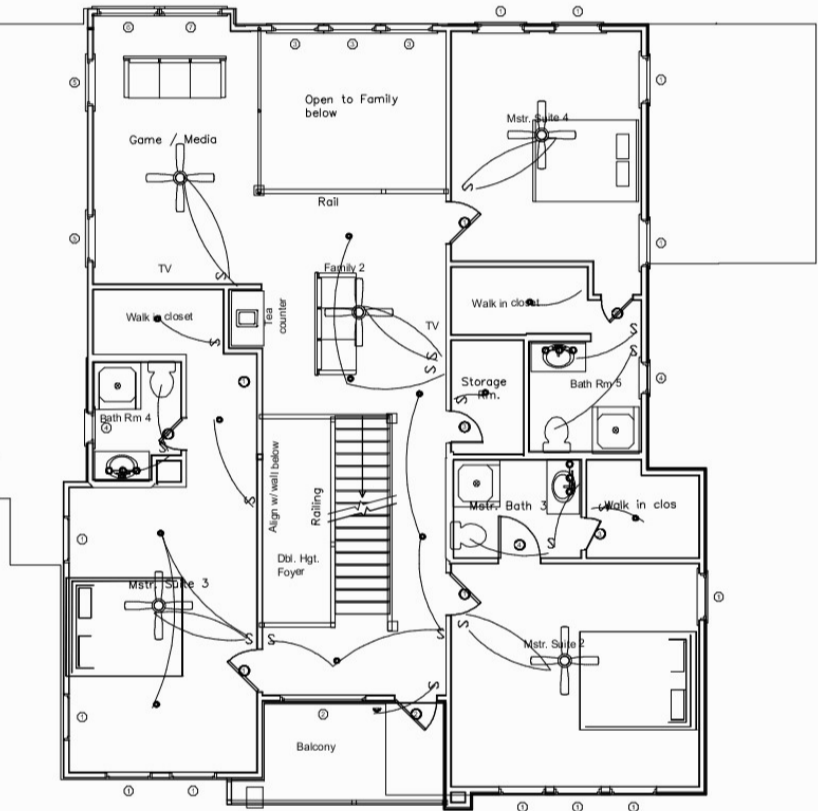
Sheet Number:
A2.01

Project Number:





Electrical Plan-1st Floor
Scale: 1/4"=1'-0"



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

DESIGNER AND DEVELOPER
ALUX CONSTRUCTION & DEVELOPMENT, LLC

Original Date:
December 2022

Issue Log:

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OWNER:
Jamil Choudhury
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Address:
1327 Oldland Ct
Lot 10
Harrocks Ridgeview
Irving, TX 75061

Drw Title:

Elect Plan-1st-2nd Fl

Scale: As Shown

Sheet Number:
E1.00

Project Number:

PDELTA JOB NUMBER
NT-220782

ALUX CONSTRUCTION AND DEVELOPMENT LLC

LOT:10 BLOCK:0

HARD ROCK
1327 OBAIDAH CT
IRVING, TEXAS

PLAN
JAMIL CHOUDHURY RESIDENCE

DESIGN CRITERIA

GENERAL NOTE FOR JOB:
The foundation and framing for this project have been designed using accepted engineering principles and practices in accordance with the codes and ordinances of the City of: IRVING and the following:
INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
AMERICAN CONCRETE INSTITUTE
POST-TENSION INSTITUTE
AMERICAN SOCIETY OF CIVIL ENGINEERS
AMERICAN WOOD COUNCIL
AMERICAN SOCIETY OF STEEL CONSTRUCTION
DESIGN LOADS:
BASIC WIND SPEED: 115mph (3-SECOND GUST)
SNOW LOAD: 5psf
FLOOR LIVE LOAD: 40psf
ATTIC LIVE LOAD: 10psf (U.N.O.)

DATE	REVISION	SHEETS
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DRAWING INDEX

SHEET CS	COVER SHEET
SHEET S1.0	GENERAL NOTES & FOUNDATION DETAILS
SHEET S1.1	FOUNDATION PLANS
SHEET S2.0	SHEAR WALL LAYOUT 1st FLOOR
SHEET S2.1	SHEAR WALL LAYOUT 2nd FLOOR
SHEET S3.0	CEILING JOIST LAYOUT 1st FLOOR
SHEET S3.1	CEILING JOIST LAYOUT 2nd FLOOR
SHEET S4.0	ROOF BRACING
SHEET S6.0	SHEAR WALL DETAILS
SHEET S6.1	ROOF BRACING DETAILS

REQUIRED SPECIAL INSPECTIONS

- ☐ FILL COMPACTION TEST
- ☐ PIER PRE-POUR INSPECTION
- ☒ FOUNDATION PRE-POUR
- ☐ CONCRETE COMPRESSION TEST
- ☐ POST-TENSION ELONGATION
- ☒ SHEAR WALL INSTALLATION
- ☐ FIELD WELD CERTIFICATIONS
- ☐ CERAMIC ROOFING INSTALLATIONS
- ☒ FRAMING INSTALLATION



12/19/2022

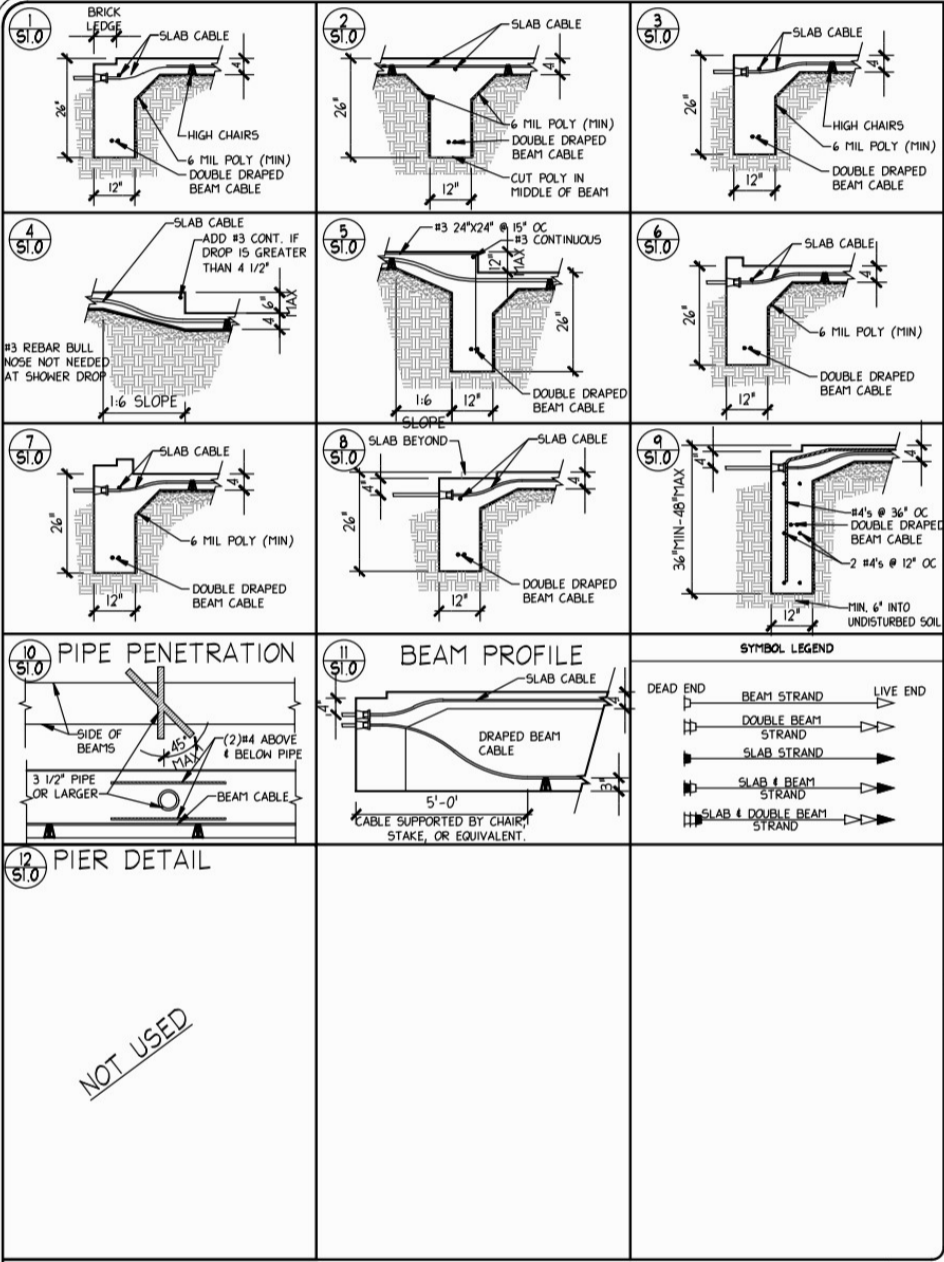
COVER SHEET

BA, 55

JOB NO.
NT-220782

DATE: 12/13/2022

SHEET
CS OF 10



Foundation General Notes

DESIGN:

1. This slab-on-ground has been designed using accepted engineering principles and practices in accordance with appropriate recommendations as set forth by the Post Tensioning Institute, the American Concrete Institute, the International Residential Code, 2021 edition, and codes and ordinances of the City of IRVING. Slab is designed to support a structure provided by ALUX CONSTRUCTION AND DEVELOPMENT LLC. Design Loads as shown on the Cover Sheet. Maximum frost depth is 12". Soil parameters were determined from GeoScience report no. 16-DG8230 dated 07/07/2016 as follows:

Allowable Bearing Pressure: 1500psf PVR: 4.54in. PI: 53%

2. Beam sizes and spacing, strand quantities and locations shown are minimum requirements for the system to adequately meet the performance requirements of the Post Tensioning Institute. It should be noted the design goal is not to eliminate all foundation movement, but to limit slab flexure so that differential movement will not cause unreasonable distress.

3. This design does not allow for improper drainage, trees located closer than their mature height to the foundation, improper maintenance, or errors and neglect by the person/persons contracted to follow this design (Improper maintenance is defined as not maintaining consistent soil moisture contents or strengths on all sides of the foundation, whether it be from ponding, erosion, excessive discharge from downspouts or gutters, planter edging, or clogged drainage lines. See note D.4 below).

GENERAL:

1. Form boards are to be set by a surveyor using dimensions from the architectural drawings, ONLY. Dimensions shown on this drawing are for location, size, and quantity of slab stiffening beams and reinforcing placement. P-DELTA ENGINEERING AND MATERIALS, LLC, shall not be held liable for improper form board placement.

2. Contractor shall verify all dimensions, offsets, drops, openings, inserted items and field conditions before construction of slab by coordinating between the architectural drawings and the foundation plans.

3. Anchor locations may be moved up to 6" to provide proper clearance from plumbing pipes, HVAC systems and electrical conduits.

4. Slab shall be final stressed approximately seven days after pour. Partial stressing 36 hours after pour will reduce (not eliminate) cracks from concrete shrinkage.

5. Plans may be reversed in field.

MATERIALS:

1. Post-tensioning steel shall be 1/2" diameter 270ksi, A.S.T.M. A416 compliant seven wire strand, greased with 0.25 mil thickness (minimum) plastic sheathing. Strands shall be stressed to 33,000 lbs. and anchors and wedges set to 28,400 lbs.

2. All anchorage hardware shall meet test criteria established by the Post Tensioning Institute's "Guide Specifications for Post Tensioning Materials."

3. Concrete shall have a compressive strength of 3,000 psi at 28 days (minimum). Admixtures may have a harmful effect on the post-tensioning steel or cement. Chlorides, sulfites and nitrates should not be used.

4. Conventional rebar to meet A.S.T.M. A615 Grade 60 (minimum).

CONSTRUCTION:

1. All beams should be excavated as follows unless specified otherwise by the geotechnical engineer:

a. All beams must extend 12" (minimum) into undisturbed soil or properly compacted fill.

b. All fill must be compacted to 95 % of standard proctor density A.S.T.M. -D698 and conform to FHA sheet 79G. All fill under slab shall be placed in accordance with geotechnical engineer's specifications. Proper fill compaction shall be verified by the geotechnical engineer.

c. Beams bearing on competent rock may be founded at a depth not less than 12" below finished grade. Portions of beams not bearing on competent rock shall be excavated to the design depth or 12" into undisturbed soil, whichever is greater. Boulders, stones, gravel and excavatable materials are not considered competent rock.

d. Beams shall be clean and free from water and loose debris.

2. Partial piercing of foundation is not allowed. Only piers specified and shown on the plans are to be installed. Refer to pier details and schedules for size, depths and reinforcing required. Pier tops should be clean and exposed to the beam. Pier reinforcing shall be flush with the top of the pier and shall not extend into the bottom of the beams unless noted otherwise.

3. All final grading shall be done using sand or low plasticity material.

4. Site grading shall attain 5% minimum fall away from structure for first 5' around slab perimeter. Grading and drainage shall be maintained to prevent water collection or ponding adjacent to slab. Builder shall advise home owner of proper foundation maintenance. Moisture content fluctuations to be minimized by appropriate irrigation and landscaping considering seasonal climatic changes of temperature and precipitation.

5. Trenches for deep plumbing lines should not be located directly under beams. Tamping of back fill at plumbing lines is required prior to final grading.

6. To prevent bonding of strands to concrete, damaged plastic sleeves exceeding 3" in length shall be repaired. Maximum of 12" exposed at dead end is acceptable.

7. Concrete must be well consolidated and vibrated around all end anchors to prevent bearing failures during stressing.

8. Wood sole plates at all exterior walls, interior braced wall panels and all wood sill plates shall be anchored to the foundation with anchor bolts spaced at 6 feet (maximum) on center. Bolts shall be 1/2 inch in diameter (minimum) and shall be imbedded 7 inches (minimum) into concrete. A nut and washer shall be tightened in each anchor bolt, with two bolts (minimum) per plate section. End bolts to be located between 4 and 12 inches from each end of a braced wall panel shall be anchored with approved fasteners.

POST-TENSION STRAND INSTALLATION:

1. All anchors shall be installed 4" (minimum) below top of concrete at edge of slab and 6" (minimum) from corners.

2. Anchors with pocket formers must be securely fastened to form boards in a manner that prevents cement paste from encroaching into wedge canals (20d nails recommended). Fixed anchors should be attached with 3/4" clearance from form board. Secure wiring of anchors is acceptable.

3. Plastic sheathing shall be removed up to 3" (maximum) behind live end and anchor assemblies.

4. Strand intersections to be tied starting at dead end to live end, removing slack to minimize movement during pour.

5. Support strands and rebar on chairs at 4" (maximum) o.c.e.w.

6. Final stressing shall not occur until concrete strength attains 2,000 psi (minimum).

7. Stressing pockets should be grouted within 7 days of final stressing operation to prevent corrosion of the anchor and wedge assembly.

NOTE:

The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse or disclosure by any method in whole or in part is prohibited. These specifications contain proprietary information and title remains with P-DELTA ENGINEERING AND MATERIALS, LLC.

P-delta ENGINEERING
P-delta Engineering, LLC
Ability+Integrity=Quality
6230 N. Beltline Rd, Suite 300, Irving, TX 75063
Mailing Address: P.O. Box 167631, Irving, TX 75016
Office: 214-496-0575 Fax: 214-496-0577
Texas Firm Registration Number 14814

PLAN
JAMIL CHOUDHURY
RESIDENCE
BUILDER
ALUX CONSTRUCTION AND DEVELOPMENT LLC

ADDRESS
LOT:10 BLOCK:0
HARD ROCK
UBAIDAH COURT
IRVING, TEXAS

12/19/2022

STATE OF TEXAS
ROBERT EDWARD KRAMM
89360
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT E. KRAMM, P.E. 89360

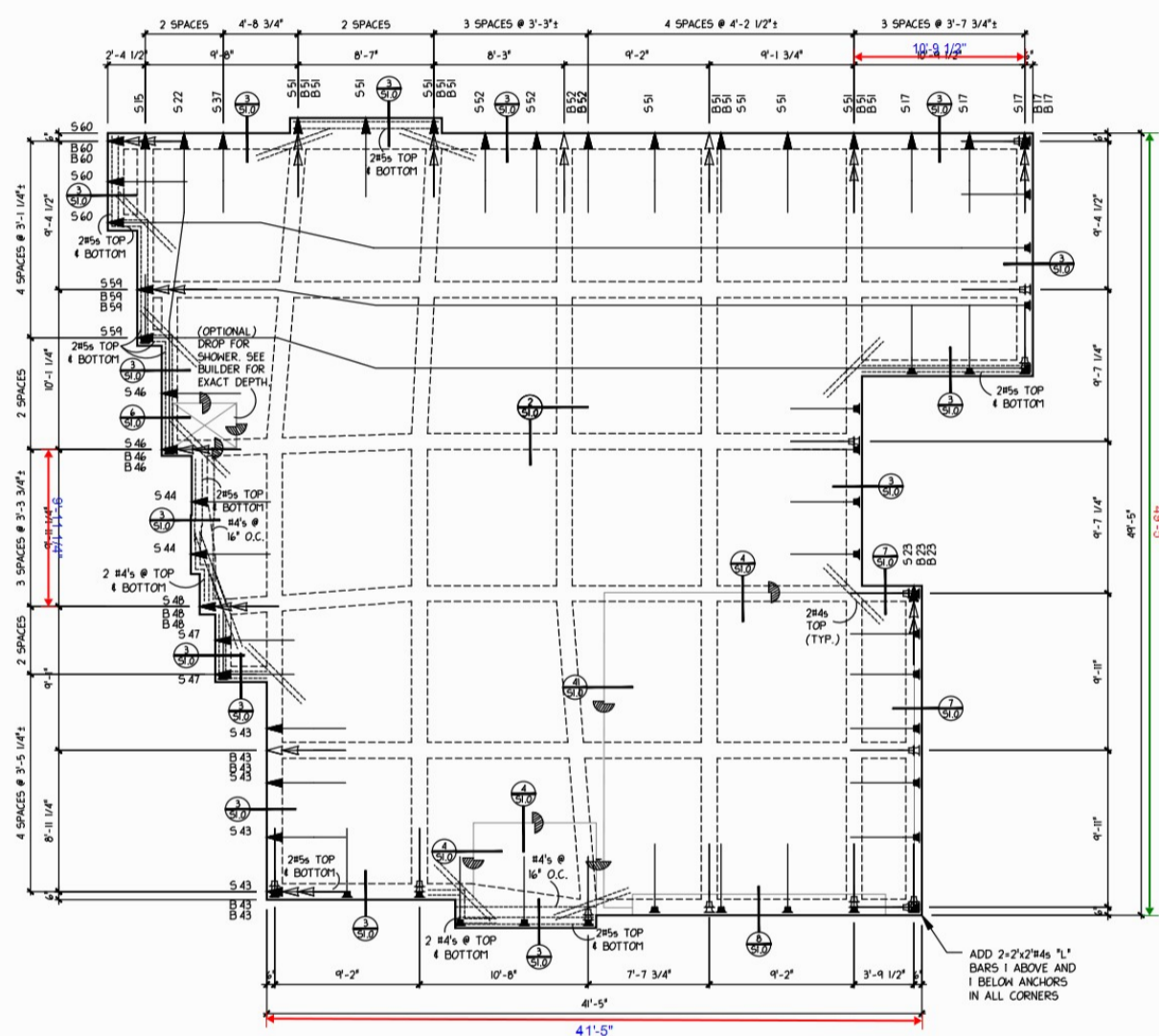
FOUNDATION DETAILS
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 SI.0 OF 10

SLAB=2337 SQ/FT		BEAM SCHEDULE		SLAB THICKNESS=4	
	WIDTH (in)	DEPTH (in)	QTY BOTTOM CABLES	COMMENTS	
EXTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL EXTERIOR BEAMS.	
INTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL INTERIOR BEAMS.	

SOIL TREATMENT NOTE:
6 FEET MOISTURE CONDITIONING

NOTE:
REFER TO SOILS REPORT FOR SITE GRADING AND DRAINAGE.
GEOSCIENCE (REPORT NO. 16-DG8230, DATED 07/07/2016 PAGE 11-12)

QTY.	LG.	T.LG.
1	15	15
5	17	85
1	22	22
3	23	69
1	37	37
8	43	344
2	44	88
4	46	184
2	47	94
3	48	144
15	51	765
5	52	260
4	59	236
5	60	300
59	TOTAL	2643



SLAB=2337 SQ/FT		BEAM SCHEDULE		SLAB THICKNESS=4
	WIDTH (in)	DEPTH (in)	QTY BOTTOM CABLES	COMMENTS
EXTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL EXTERIOR BEAMS.
INTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL INTERIOR BEAMS.

FOUNDATION LAYOUT

SCALE 1/8" = 1'-0"

NOTE:
REFER TO SOILS REPORT FOR SITE GRADING AND DRAINAGE.
GEOSCIENCE (REPORT NO. 16-DG8230, DATED 07/07/2016 PAGE
11-12)



PLAN
JAMIL CHOUDHURY
RESIDENCE
BUILDER
ALUX CONSTRUCTION AND
DEVELOPMENT LLC

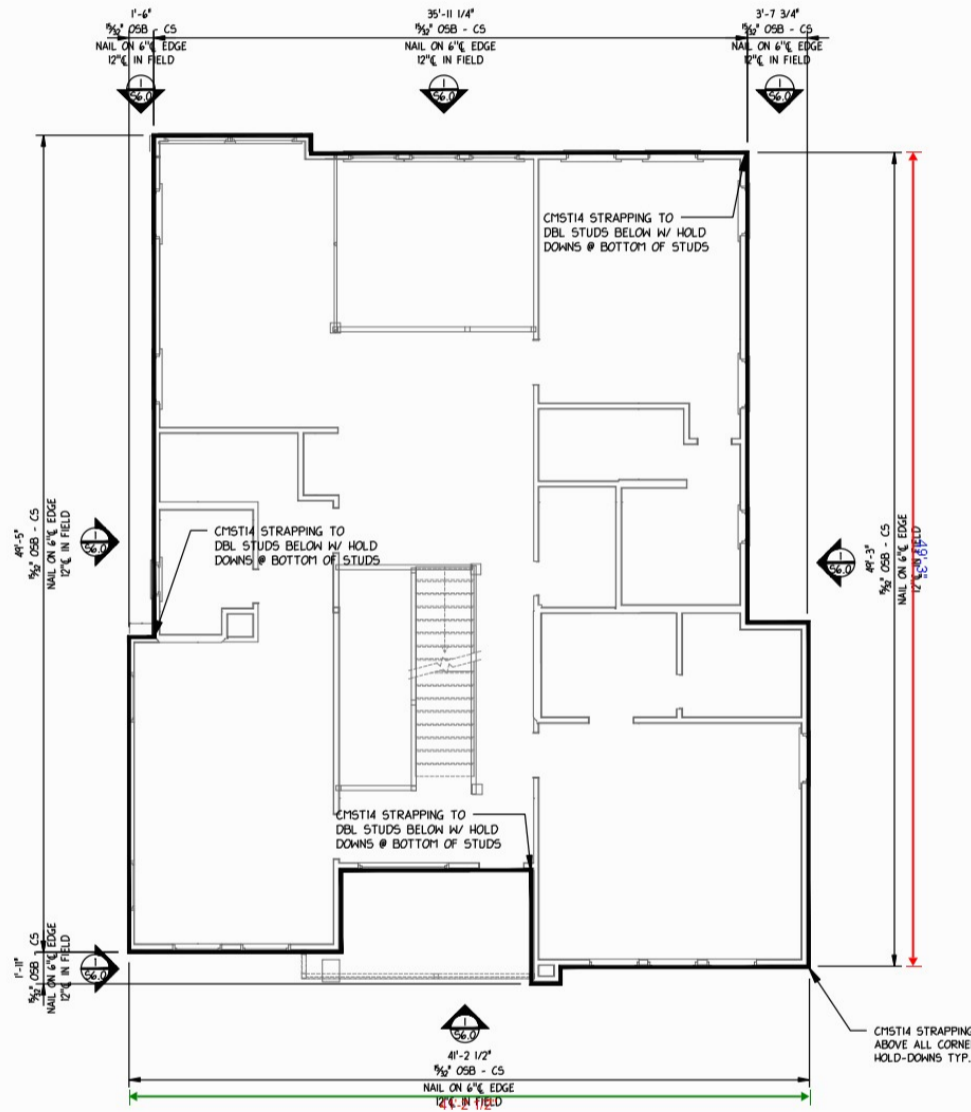
ADDRESS
LOT:10 BLOCK:0
HARD ROCK
UBAIDAH COURT
IRVING, TEXAS

12/19/2022



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ROBERT E. KRAMM, P.E. 89360

FOUNDATION PLAN	
BA, 55	DATE: 12/13/2022
JOB NO. NT-220782	SHEET 51.1 OF 10



- NOTES:**
- BRACING METHOD USED: WOOD STRUCTURAL PANEL (WSP) AS PER 2021(IRC) FOR A BASIC WIND SPEED OF 115 mph (3 SECOND GUST).
 - DENOTES MINIMUM AMOUNT OF SHEATHING NEEDED AT LOCATION FROM BOTTOM PLATE TO TOP PLATE. SEE NOTE 4. EXTERIOR WALL BRACING FOR NAILING PATTERNS.
 - STUDS TO BE SPACED @ 16" O.C. UNLESS NOTED OTHERWISE.
 - ADD BLOCKING BETWEEN ALL STUDS AT SHEATHING JOINTS.
 - ALL HOLD DOWNS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 - ALTERNATIVE HOLD DOWN FOR SHEARWALLS (SIMPSON STRONG TIE "STHDIO")

1
S2.1

SHEAR WALL LAYOUT 2nd FLOOR

SCALE 1/8" = 1'-0"

▲ SIMPSON STHDIO OR HTT4 W/ 5/8" DIA ANCHOR BOLTS;
INSTALL BOLT W/ SIMPSON SET EPOXY, 7" EMBEDMENT.
△ INSTALL SIMPSON "TITEN HD" 1/2"x5" BOLTS
CS-WSP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL)
REQUIRES ALL SURFACES FROM BOTTOM PLATE TO TOP
PLATE HAVE SHEATHING NAILED AT 6" O.C. OR UNLESS
OTHERWISE NOTED.
PFH (PORTAL FRAME WITH HOLD-DOWNS)
WSP (WOOD STRUCTURAL PANEL)
GP (GYPSUM BOARD)
CS-SFB (STRUCTURAL FIBER BOARD)



PLAN
JAMIL CHOUDHURY
RESIDENCE
BUILDER
ALUX CONSTRUCTION AND
DEVELOPMENT LLC
ADDRESS
LOT:10 BLOCK:0
HARD ROCK
UBAIDAH COURT
IRVING, TEXAS

12/19/2022



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SHEAR WALL LAYOUT
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 S2.1 OF 10

NOTES

1. REFER TO SHEET 56.0 4 56.1 (LATERAL BRACING) FOR FRAMING GENERAL NOTES.
2. SEE PLAN FOR SIZE & SPACING FOR ALL CEILING JOISTS.
3. ALL CEILING JOIST MUST BE NAILED TO TOP PLATE W/9-16d COMMON NAILS.
4. ALL CEILING JOIST MUST BE NAILED TO RAFTER W/9-16d COMMON NAILS.
5. JOIST AND BEAM HANGERS, WHERE SPECIFIED, SHALL BE FULLY NAILED PER MANUFACTURER'S CATALOG SPECIFICATIONS.
6. MULTIPLE-STUD COLUMN SUPPORTS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 10d COMMONS @ 9" O.C. (2 ROWS OF NAILS REQUIRED FOR 2x6 STUDS).
7. DECKING FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE SHALL BE MINIMUM 5/8" PLYWOOD OR OSB, WITH A SPAN RATING THAT MEETS OR EXCEEDS THE CEILING JOIST SPACING.
8. MULTIPLE-PLY BEAMS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 2 ROWS OF 16d COMMONS @ 12" O.C. (3 ROWS OF NAILS REQUIRED FOR BEAMS EXCEEDING 12" MIN DEPTH).
9. ALL MULTIPLE-PLY BEAM CALLOUTS ON PLANS SHALL BE #2 SOUTHERN PINE UNLESS NOTED OTHERWISE.
10. STRONG BACKS MUST BE SAME SIZE AS CEILING JOIST.

REF: INTERNATIONAL RESIDENTIAL CODE 2021

CEILING JOISTS: UNINHABITABLE ATTICS WITH LIMITED STORAGE,
DL = 5psf LL = 10psf, Δ = L/240
DL = 10psf LL = 20psf, Δ = L/240

SPAN CHART FOR #2 D-FIR

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10					CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20				
	12"	16"	19.2"	24"		12"	16"	19.2"	24"	
2 x 4	12'-5"	11'-3"	10'-7"	9'-10"	9'-10"	8'-9"	8'-9"	7'-2"	7'-2"	
2 x 6	19'-6"	17'-8"	16'-7"	14'-10"	14'-10"	11'-9"	11'-9"	10'-6"	10'-6"	
2 x 8	25'-8"	23'-0"	21'-0"	18'-9"	18'-9"	16'-3"	14'-10"	13'-3"	13'-3"	
2 x 10	Note-A	Note-A	25'-8"	22'-11"	22'-11"	19'-10"	18'-2"	16'-3"	16'-3"	

SPAN CHART FOR #2 SOUTHERN PINE

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10					CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20				
	12"	16"	19.2"	24"		12"	16"	19.2"	24"	
2 x 4	11'-10"	10'-9"	10'-2"	9'-3"	9'-3"	8'-0"	7'-4"	6'-7"	6'-7"	
2 x 6	18'-8"	16'-11"	15'-7"	13'-11"	13'-11"	12'-0"	11'-9"	9'-10"	9'-10"	
2 x 8	24'-7"	21'-7"	19'-8"	17'-7"	17'-7"	15'-3"	13'-11"	12'-6"	12'-6"	
2 x 10	26'-0"	25'-7"	23'-5"	20'-11"	20'-11"	18'-1"	16'-6"	14'-9"	14'-9"	
2 x 12	26'-0"	26'-0"	25'-4"	23'-0"	23'-0"	20'-3"	18'-8"	16'-10"	16'-10"	

Note-A:
SPANS ARE LIMITED TO 26' IN LENGTH.

HEADER SPAN ALLOWANCE
(MAXIMUM)

(PLY) SIZE	LOAD BEARING	NON-LOAD BEARING
2=2x6's	-	4ft
2=2x8's	4ft	6ft
2=2x10's	6ft	8ft
2=2x12's	8ft	10ft

LOAD BEARING HEADERS GREATER
THAN 8'-0" NEED TO BE SIZED

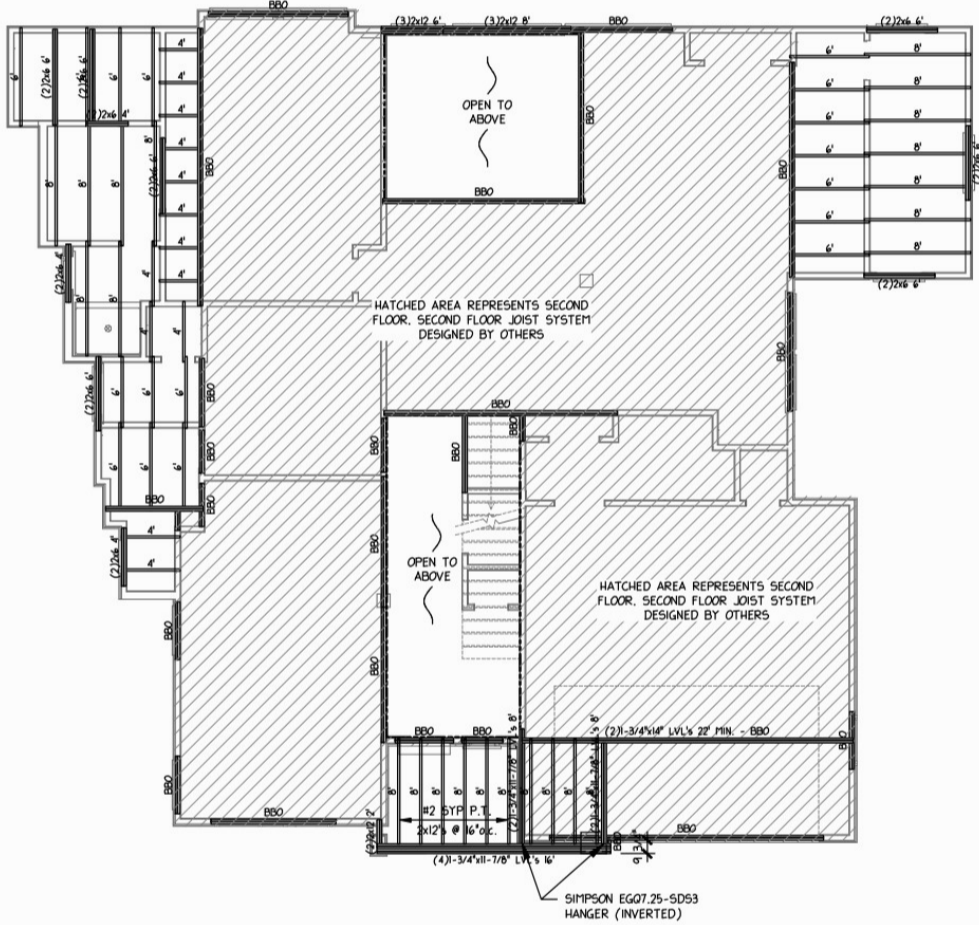


X = NUMBER OF STUDS

53.0

CEILING JOIST LAYOUT 1st FLOOR

SCALE 1/8" = 1'-0"



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12/19/2022
STATE OF TEXAS
ROBERT EDWARD KRAMM
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PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ROBERT E. KRAMM, P.E. 89360

CEILING JOIST LAYOUT
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 53.0 OF 10

NOTES

1. REFER TO SHEET 56.0 & 56.1 (LATERAL BRACING) FOR FRAMING GENERAL NOTES.
2. SEE PLAN FOR SIZE & SPACING FOR ALL CEILING JOISTS.
3. ALL CEILING JOIST MUST BE NAILED TO TOP PLATE W/9-16d COMMON NAILS.
4. ALL CEILING JOIST MUST BE NAILED TO RAFTER W/9-16d COMMON NAILS.
5. JOIST AND BEAM HANGERS, WHERE SPECIFIED, SHALL BE FULLY NAILED PER MANUFACTURER'S CATALOG SPECIFICATIONS.
6. MULTIPLE-STUD COLUMN SUPPORTS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 10d COMMONS @ 9" O.C. (2 ROWS OF NAILS REQUIRED FOR 2x6 STUDS).
7. DECKING FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE SHALL BE MINIMUM 5/8" PLYWOOD OR OSB, WITH A SPAN RATING THAT MEETS OR EXCEEDS THE CEILING JOIST SPACING.
8. MULTIPLE-PLY BEAMS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 2 ROWS OF 16d COMMONS @ 12" O.C. (3 ROWS OF NAILS REQUIRED FOR BEAMS EXCEEDING 12" MIN DEPTH).
9. ALL MULTIPLE-PLY BEAM CALLOUTS ON PLANS SHALL BE #2 SOUTHERN PINE UNLESS NOTED OTHERWISE.
10. STRONG BACKS MUST BE SAME SIZE AS CEILING JOIST.

REF: INTERNATIONAL RESIDENTIAL CODE 2021

CEILING JOISTS: UNINHABITABLE ATTICS WITH LIMITED STORAGE,
DL= 5psf LL = 10psf, Δ= L/240
DL= 10psf LL = 20psf, Δ= L/240

SPAN CHART FOR #2 D-FIR

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10				CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2 x 4	12'-5"	11'-3"	10'-7"	9'-10"	9'-10"	8'-9"	8'-0"	7'-2"
2 x 6	19'-6"	17'-8"	16'-7"	14'-10"	14'-10"	12'-10"	11'-9"	10'-6"
2 x 8	25'-8"	23'-0"	21'-0"	18'-9"	18'-9"	16'-3"	14'-10"	13'-3"
2 x 10	Note-A	Note-A	25'-8"	22'-11"	22'-11"	19'-10"	18'-2"	16'-3"

SPAN CHART FOR #2 SOUTHERN PINE

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10				CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2 x 4	11'-10"	10'-9"	10'-2"	9'-3"	9'-3"	8'-0"	7'-4"	6'-7"
2 x 6	18'-8"	16'-11"	15'-7"	13'-11"	13'-11"	12'-0"	11'-0"	9'-10"
2 x 8	24'-7"	21'-7"	19'-8"	17'-7"	17'-7"	15'-3"	13'-11"	12'-6"
2 x 10	26'-0"	25'-7"	23'-5"	20'-11"	20'-11"	18'-1"	16'-6"	14'-9"
2 x 12	26'-0"	26'-0"	25'-4"	23'-0"	23'-0"	20'-3"	18'-8"	16'-10"

Note-A:
SPANS ARE LIMITED TO 26' IN LENGTH.

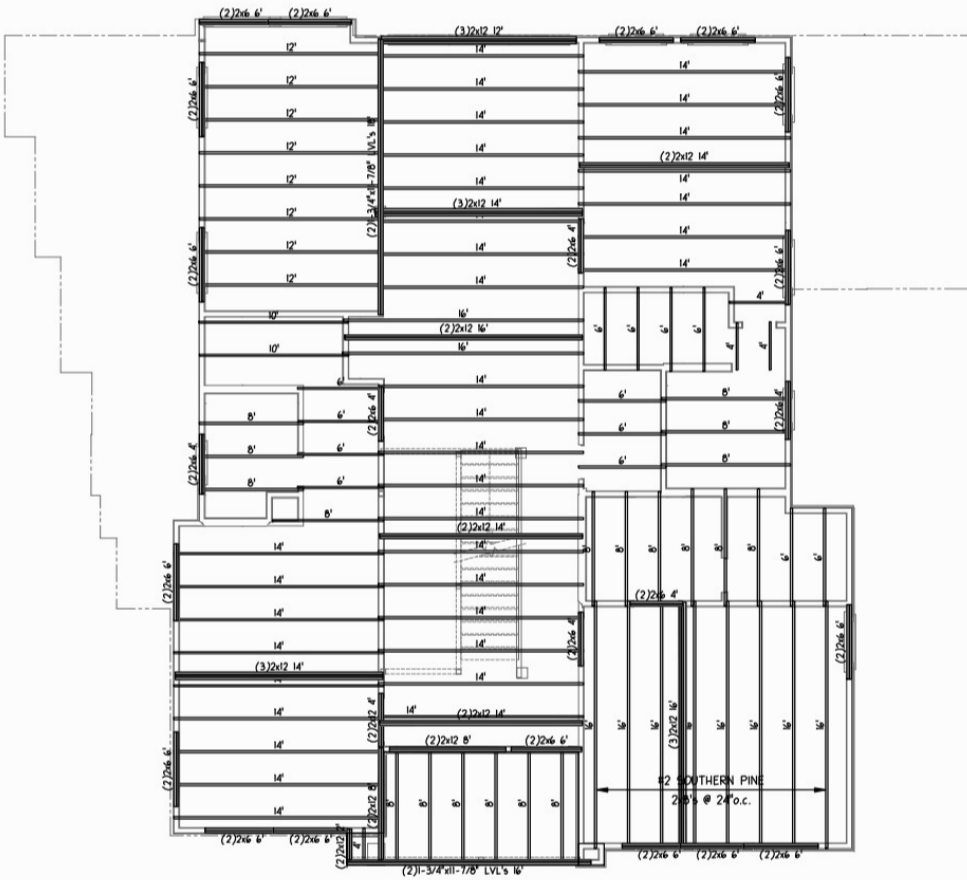
HEADER SPAN ALLOWANCE
(MAXIMUM)

(PLY) SIZE	LOAD BEARING	NON-LOAD BEARING
2=2x6's	-	4ft
2=2x8's	4ft	6ft
2=2x10's	6ft	8ft
2=2x12's	8ft	10ft

LOAD BEARING HEADERS GREATER
THAN 8'-0" NEED TO BE SIZED



X = NUMBER OF STUDS



1
53.1

CEILING JOIST LAYOUT 2nd FLOOR

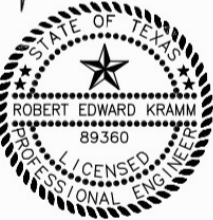
SCALE 1/8" = 1'-0"

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CEILING JOIST LAYOUT
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 53.1 OF 10

NOTES: ROOF BRACING

1. REFER TO SHEET S6.0 & S6.1 (LATERAL BRACING) FOR FRAMING GENERAL NOTES.
2. RAFTERS, RIDGES, HIP AND VALLEYS SHALL BE #2 SOUTHERN PINE OR EQUAL.
3. RIDGE, HIP, VALLEY, AND PURLIN LOADS SHALL BE DISTRIBUTED TO WALLS OR BEAMS BELOW BY "T" BRACES OF (2)2x6'S. THE "T" BRACES SHALL BE INSTALLED AT AN ANGLE GREATER THAN 45 DEGREES WITH THE HORIZONTAL. BRACE PURLINS AT 4'-0" O.C.
4. RAFTER SPANS EXCEEDING 11'-0" WITH THE HORIZONTAL SHALL BE BRACED WITH A 2x6 PURLIN.
5. USE 2x6 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE. ALTERNATIVELY, USE THE SPAN CHARTS PROVIDED.
6. NAIL RAFTERS TO RIDGE, VALLEY, AND HIP USING 4x16d COMMON TOE NAILED OR 3x16d COMMON FACE NAILED MINIMUM.
7. TOE NAIL ALL CEILING JOIST TO TOP PLATE USING 3 10d COMMON. NO MORE THAN 2 NAILS SHALL BE INSTALLED ON EACH SIDE OF A JOIST WITH 2x4 TOP PLATE AND NO MORE THAN 3 NAILS INSTALLED ON EACH OF JOIST WITH A 2x6 TOP PLATE.
8. ALL SPLICED RAFTERS SHALL BE SPLICED AND BRACED AT PURLIN LOCATION.

LEGEND:

- SUPPORT BRACE REQUIRED FOR HIP, VALLEY, OR RIDGE MEMBER AT THIS LOCATION.
- LOCATION OF OFFSET LOAD BEARING WALL, BEAM OR POST BELOW (WHEN APPLICABLE)
- ROOF SUPPORT BRACE LOCATION
- LINE OF BEAM BELOW. REFER TO CEILING FRAMING PLAN FOR SIZE
- LINE OF ROOF PURLIN

RAFTER SPAN CHART (COMPOSITE SHINGLES)

REFERENCE = INTERNATIONAL RESIDENTIAL CODE 2021

RAFTERS: CEILING NOT ATTACHED TO RAFTERS,
DL = 10 PSF, LL = 20 PSF, $\Delta = L/180$

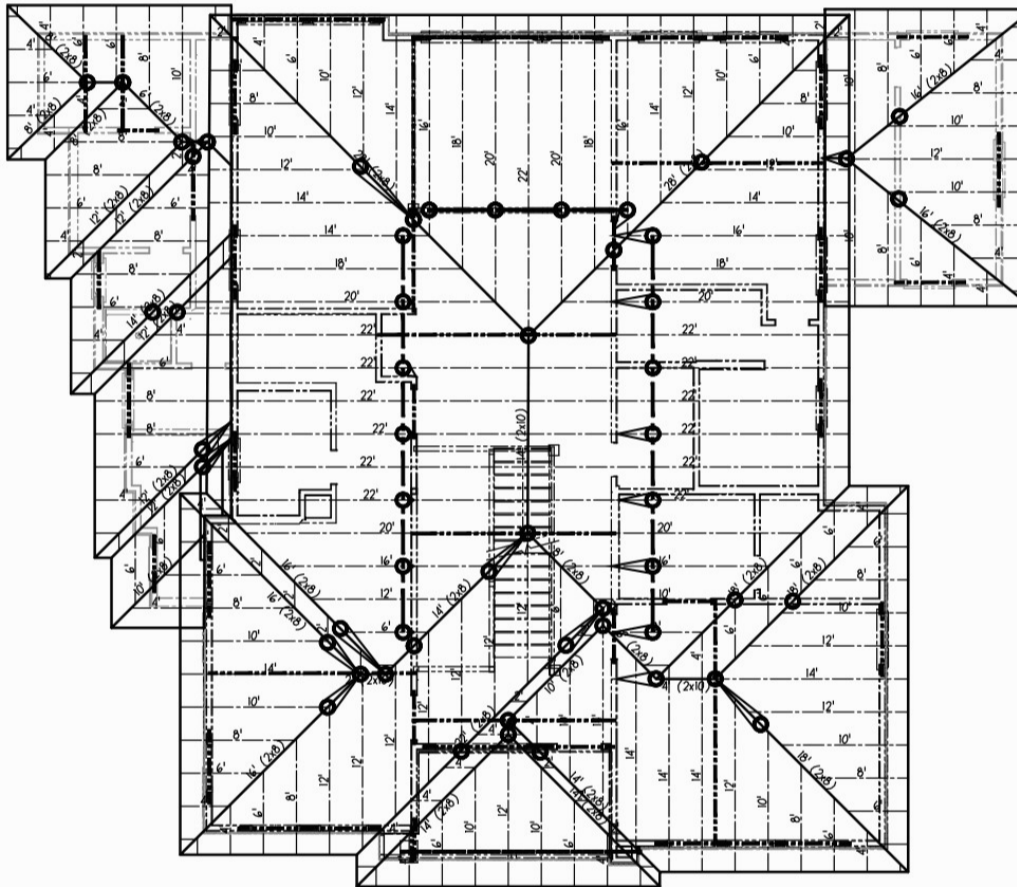
RAFTERS: CEILING ATTACHED TO RAFTERS,
DL = 10 PSF, LL = 20 PSF, $\Delta = L/240$

SPAN CHART FOR #2 D-FIR

	RAFTERS CEILING NOT ATTACHED TO RAFTERS				RAFTERS CEILING ATTACHED TO RAFTERS			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2 X 4	10'-0"	9'-0"	8'-11"	8'-0"	9'-10"	8'-11"	8'-5"	7'-10"
2 X 6	16'-7"	14'-4"	13'-1"	11'-0"	15'-6"	14'-1"	13'-1"	11'-0"
2 X 8	21'-0"	18'-2"	16'-7"	14'-10"	20'-5"	18'-2"	16'-7"	14'-10"
2 X 10	25'-8"	22'-3"	20'-2"	18'-2"	25'-8"	22'-3"	20'-3"	18'-2"
2 X 12	29'-6"	25'-9"	23'-6"	21'-0"	26'-0"	23'-9"	21'-0"	19'-0"

SPAN CHART FOR #2 SOUTHERN PINE

	RAFTERS CEILING NOT ATTACHED TO RAFTERS				RAFTERS CEILING ATTACHED TO RAFTERS			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2 X 4	10'-4"	9'-0"	8'-2"	7'-4"	9'-5"	8'-7"	8'-1"	7'-4"
2 X 6	15'-7"	13'-6"	12'-3"	11'-0"	14'-9"	13'-5"	12'-3"	11'-0"
2 X 8	19'-8"	17'-1"	15'-7"	13'-11"	19'-6"	17'-1"	15'-7"	13'-11"
2 X 10	23'-5"	20'-3"	18'-6"	16'-6"	23'-5"	20'-3"	18'-6"	16'-6"
2 X 12	26'-0"	23'-10"	21'-9"	19'-6"	26'-0"	23'-10"	21'-9"	19'-6"



1
54.0

ROOF BRACING

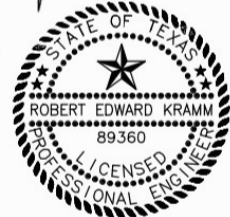
SCALE 1/8" = 1'-0"



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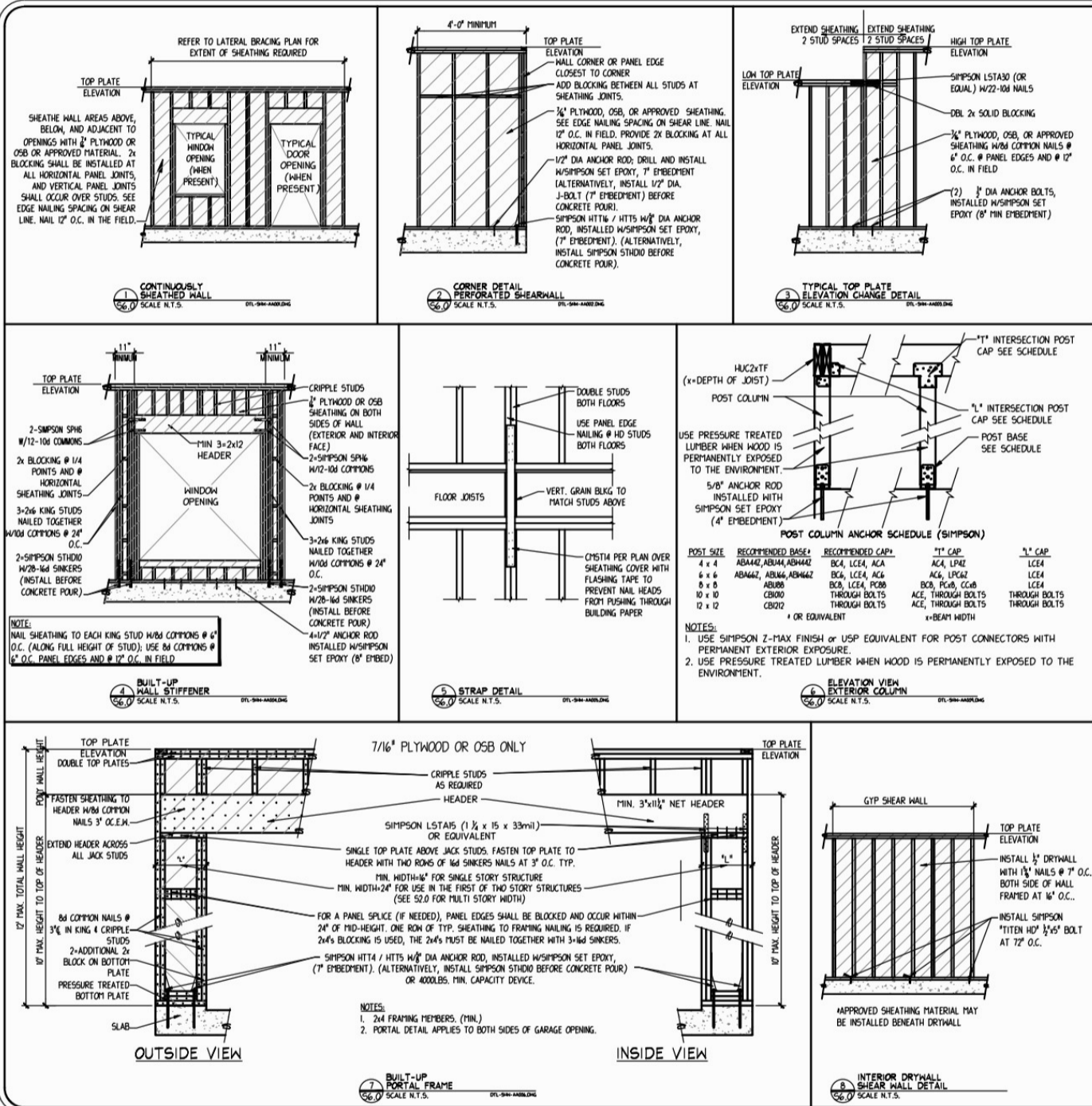
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ROOF BRACING

BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 54.0 OF 10



GENERAL NOTES

1. ENGINEERED DESIGN

- THE ENGINEERED DESIGN OF THIS STRUCTURE IS INTENDED TO MEET THE FRAMING ENGINEERED DESIGN REQUIREMENTS BY THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- PER IRC R301.1 THE EXTENT OF THE ENGINEERED DESIGN "SHALL ONLY DEMONSTRATE COMPLIANCE OF THESE NONCONVENTIONAL ELEMENTS WITH OTHER APPLICABLE PROVISIONS AND SHALL BE COMPATIBLE WITH THE PERFORMANCE OF THE CONVENTIONAL FRAMED SYSTEMS."
- ITEMS NOT COVERED ON THESE DRAWINGS SHALL MAINTAIN STRICT COMPLIANCE WITH THE 2015 IRC.

2. WOOD SPECIFICATIONS

- ALL STUDS SHALL BE SPF STUD GRADE OR EQUIVALENT.
- BOTTOM PLATES SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.
- TOP PLATES, RAFTERS, AND JOISTS SHALL BE SOUTHERN YELLOW PINE #2 WITH A MODULUS OF ELASTICITY, $E=1,600,000$ psi UNLESS NOTED OTHERWISE.

3. EXTERIOR WALL BRACING

- THIS SHEET REPRESENTS THE EXTENT OF THE LATERAL BRACING WHICH NEEDS TO BE INSTALLED TO COMPLY WITH SECTION R602.10.2 OF THE IRC. THERE ARE AREAS WHICH DO NOT CONFORM TO THIS SECTION. ENGINEERED SOLUTIONS AS SHOWN ARE PROVIDED TO ENSURE ADEQUATE PERFORMANCE WITH THE SYSTEM.
- ALL STRUCTURAL PANEL SHEATHING, LOCATED AS SHOWN ON THE PLAN, SHALL BE 7/16" THICK PLYWOOD OR OSB. PANELS SHALL BE SECURED TO FRAMING WITH 8d COMMONS SPACED AT 4" O.C. AROUND THE EDGE AND 12" O.C. IN THE FIELD. UNLESS NOTED OTHERWISE.
- A 2x HORIZONTAL BLOCKING MEMBER SHALL BE INSTALLED AT ALL HORIZONTAL JOINTS FOR STRUCTURAL PANEL WOOD SHEATHING (1/2"x16d COMMON NAILS AT EACH END). THE BRACING PLAN AS SHOWN ON THIS SHEET SHALL BE REFERRED TO FOR THE BRACING LOCATIONS.
- IF SIMPSON STRONGWALLS ARE TO BE USED, CONSIDERATION SHALL BE GIVEN TO PLACING THE ORDER WITH APPROPRIATE LEAD TIME (POSSIBLY AS MUCH AS 2 WEEKS) AS ALL PRODUCTS MAY NOT BE IN STOCK.
- WHEN DRILLING INTO THE SLAB FOR HOLD DOWNS OR ANCHOR BOLTS, CARE SHOULD BE TAKEN TO AVOID DAMAGE OF POST-TENSIONED CABLES.
- ALL OTHER EXTERIOR WALL SHEATHING MAY BE OF ANY APPROVED MATERIAL. REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1 OR DOC PS 2 OR, WHEN MANUFACTURED IN CANADA, CSA 0437 OR CSA 0325. ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
- WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT RESIDENTIAL INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER. BOLTS SHALL BE AT LEAST 1/2" INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.

NOTE: THE ELEVATIONS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER FROM ACTUAL CONDITIONS

NOTES:

- BRACING METHOD USED: WOOD STRUCTURAL PANEL (WSP) AS PER 2015 IRC R602.10.2
 - DENOTES MINIMUM AMOUNT OF SHEATHING NEEDED AT LOCATION FROM BOTTOM PLATE TO TOP PLATE. SEE NOTE 4. EXTERIOR WALL BRACING FOR NAILING PATTERNS.
 - ADD BLOCKING BETWEEN ALL STUDS AT SHEATHING JOINTS.
 - ALL HOLD DOWNS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 - ALTERNATIVE HOLD DOWN FOR SHEARWALLS (SIMPSON STRONG TIE "STHDIO")
- CS-WSP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL) REQUIRES ALL SURFACES FROM BOTTOM PLATE TO TOP PLATE HAVE SHEATHING NAILED AT 6" O.C. OR UNLESS OTHERWISE NOTED.
- PPH (PORTAL FRAME WITH HOLD-DOWNS)
- WSP (WOOD STRUCTURAL PANEL)
- GP (GYPSUM BOARD)



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12/19/2022



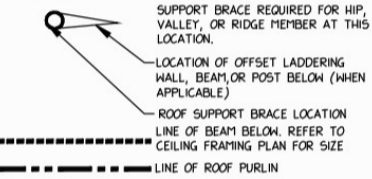
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BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 S6.0 OF 10

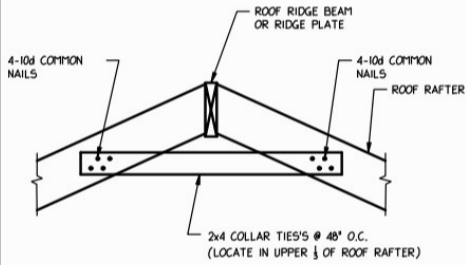
NOTES: ROOF BRACING

1. REFER TO SHEET S6.0 (LATERAL BRACING DETAILS) FOR FRAMING GENERAL NOTES.
2. RAFTERS, RIDGES, HIPs AND VALLEYS SHALL BE #2 SOUTHERN PINE OR EQUAL.
3. RIDGE, HIP, VALLEY, AND PURLIN LOADS SHALL BE DISTRIBUTED TO WALLS OR BEAMS BELOW BY "T" BRACES OF (2)2x6's. THE "T" BRACES SHALL BE INSTALLED AT AN ANGLE GREATER THAN 45 DEGREES WITH THE HORIZONTAL. BRACE PURLINS AT 4'-0" O.C.
4. RAFTER SPANS EXCEEDING 12'-0" WITH THE HORIZONTAL SHALL BE BRACED WITH A 2x6 PURLIN.
5. USE 2x6 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE. ALTERNATIVELY, USE THE SPAN CHARTS PROVIDED.
6. T-BRACES ARE TO BE BUILT IN ACCORDANCE W/ THE T-BRACE CHART ON S6.1.

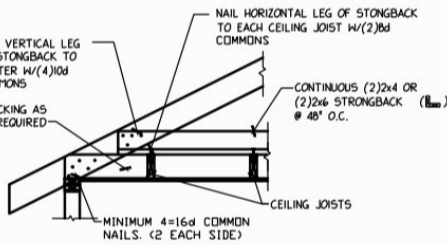
LEGEND:



SIMPSON STRONG-TIE JOIST HANGAR SCHEDULE					
STANDARD					
JOIST SIZE	HANGER SIZE	JOIST SIZE	HANGER SIZE	JOIST SIZE	HANGER SIZE
2x6	U26, LU26	(2)2x6	HUS26-2	(3)2x6	LUS26-3
2x8	U26, LU28	(2)2x8	HUS28-2	(3)2x8	LUS28-3
2x10	U210	(2)2x10	HUS210-2	(3)2x10	LUS210-3
2x12	U210	(2)2x12	HUS212-2	(3)2x12	LUS212-3
LVL's					
JOIST SIZE	HANGER SIZE	JOIST SIZE	HANGER SIZE	HGU5 62-SDS	
(2) 1 3/4 x 11 7/8 LVL's	HB3.56/11.88	(3) 1 3/4 x 11 7/8 LVL's			
(2) 1 3/4 x 14 LVL's	HB3.56/14	(3) 1 3/4 x 14 LVL's			
(2) 1 3/4 x 16 LVL's	HB3.56/16	(3) 1 3/4 x 16 LVL's			
(2) 1 3/4 x 18 LVL's	HB3.56/18	(3) 1 3/4 x 18 LVL's			
(2) 1 3/4 x 20 LVL's	HB3.56/20	(3) 1 3/4 x 20 LVL's			
(2) 1 3/4 x 24 LVL's	HB3.56/24	(3) 1 3/4 x 24 LVL's			

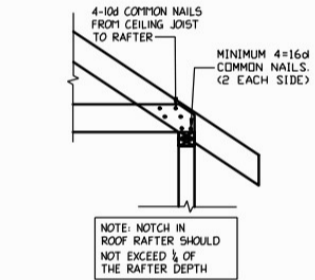


1 TYPICAL COLLAR TIE CONNECTION DETAIL
SCALE N.T.S. DTL-RFB-AA001.DWG

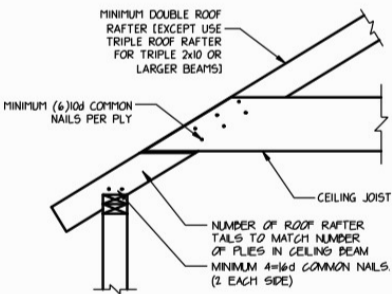


2 CEILING JOIST PERPENDICULAR TO ROOF RAFTERS
SCALE N.T.S. DTL-RFB-AA002.DWG

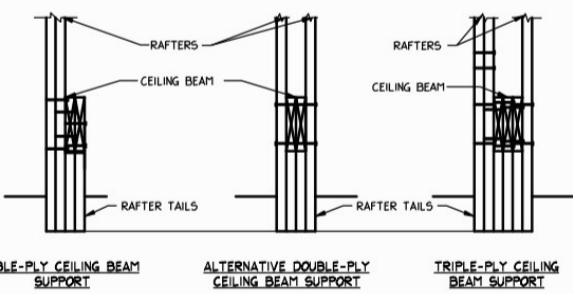
T-BRACE		
UNBRACED LENGTH	FLANGE SIZE	WEB SIZE
UP TO 6'-0"	---	2x4
UP TO 10'-0"	2x4	2x4
UP TO 16'-0"	2x4	2x6
UP TO 20'-0"	2x6	2x6
UP TO 26'-0"	2x6	(2)2x6



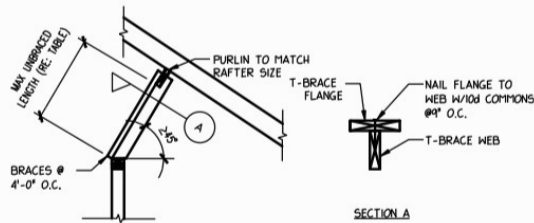
3 TYPICAL ROOF RAFTER ATTACHMENT TO TOP PLATE
SCALE N.T.S. DTL-RFB-AA003.DWG



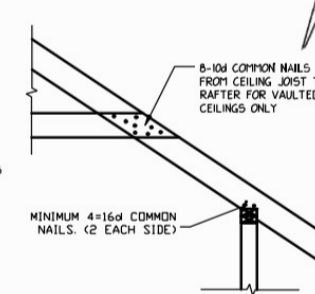
4 ROOF SUPPORT JOIST DETAIL
SCALE N.T.S. DTL-RFB-AA004.DWG



ALTERNATIVE DOUBLE-PLY CEILING BEAM SUPPORT



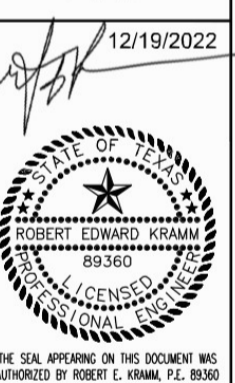
5 TYPICAL "T" BRACE ROOF PURLIN SUPPORT DETAIL
SCALE N.T.S. DTL-RFB-AA005.DWG



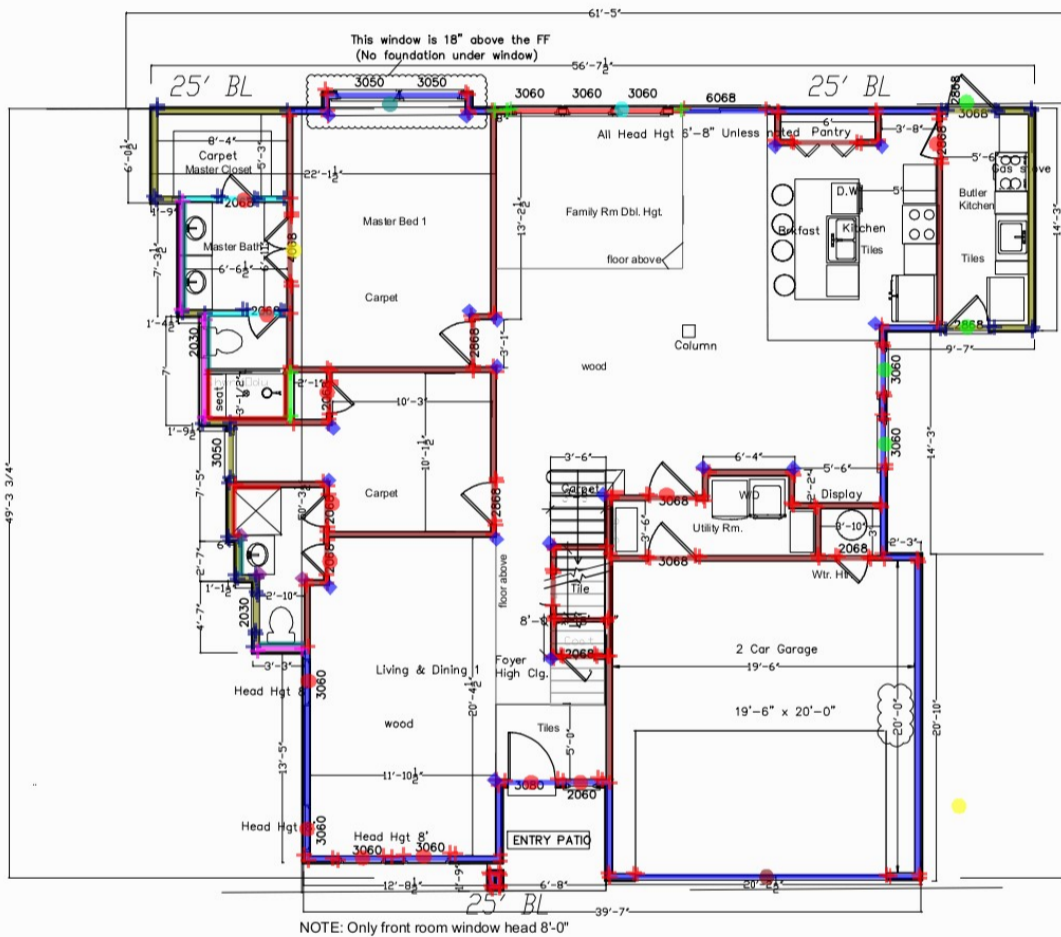
7 TYPICAL DETAIL AT VAULTED CEILING
SCALE N.T.S. DTL-RFB-AA007.DWG

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BA: S5 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 S6.1 OF 10



1st. Floor Plan
Scale: 1/4"=1'-0"

Exterior 2x4 ...	61.1 FT	
Interior 2x4 ...	12.0 FT	
Exterior 2x4...	139.4 FT	
Interior 2x4 ...	196.5 FT	
Exterior 2x4 ...	12.2 FT	
Exterior 2x6 ...	17.3 FT	
Interior 2x6 ...	3.3 FT	
2x4 Extra St...	47.0 EA	
2x6 Extra Stu...	6.0 EA	
2x4 Extra S...	165.0 EA	
2x6 Extra Stu...	2.0 EA	
2x4 Extra Stu...	4.0 EA	
Corner bead ...	3.0 EA	
Corner bead...	18.0 EA	
MR Gypsum...	15.9 FT	
Wall tile @ ...	17.9 FT	
36" High raili...	1.2 FT	
(2) 2x12 #2 S...	1.0 EA	
(2) 2x10 #2 S...	1.0 EA	
(2) 2x8 #2 SY...	2.0 EA	
(2) 2x6 #2 SY...	1.0 EA	
(2) 2x6 #2 S...	13.0 EA	
(2) 2x6 #2 SY...	4.0 EA	

DESIGNER AND DEVELOPER
ALUX CONSTRUCTION & DEVELOPMENT, LLC
301 NEW YORK AVE.
SUITE 200, HOUSTON, TX
77002-5000
TEL: 281.573.0888
FAX: 281.573.0888

Original Date:
December 2022
Issue Log:
3/1/2023

© COPYRIGHT

OWNER:
Jani Choudhury
4228 W Northgate
Apt 203
Irving, TX 75062

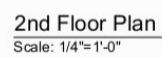
Address:
1400 Hard Rock Rd
Lot 10
Hardrock Ridgeview
Irving, TX 75061

Draw Title:
1st Floor Plan

Scale: As Shown











Sheet Number:
A1.00

Project Number:



- | | |
|------|-------|
| Mark | |
| 1 | 3' |
| 2 | 5'-6' |
| 3 | 3'-6' |
| 4 | 2'-6' |
| 5 | 3'-6' |
| | |
| | |

Project Number:

	Cement sidin...	1070.9 SQ FT	
	4" Wide trim boar...	154.0 FT	
	4" Wide trim boar...	37.0 FT	
	2" Wide sill for wi...	41.3 FT	
	5 1/2" Wide eav...	137.0 FT	



Front (North) Elevation

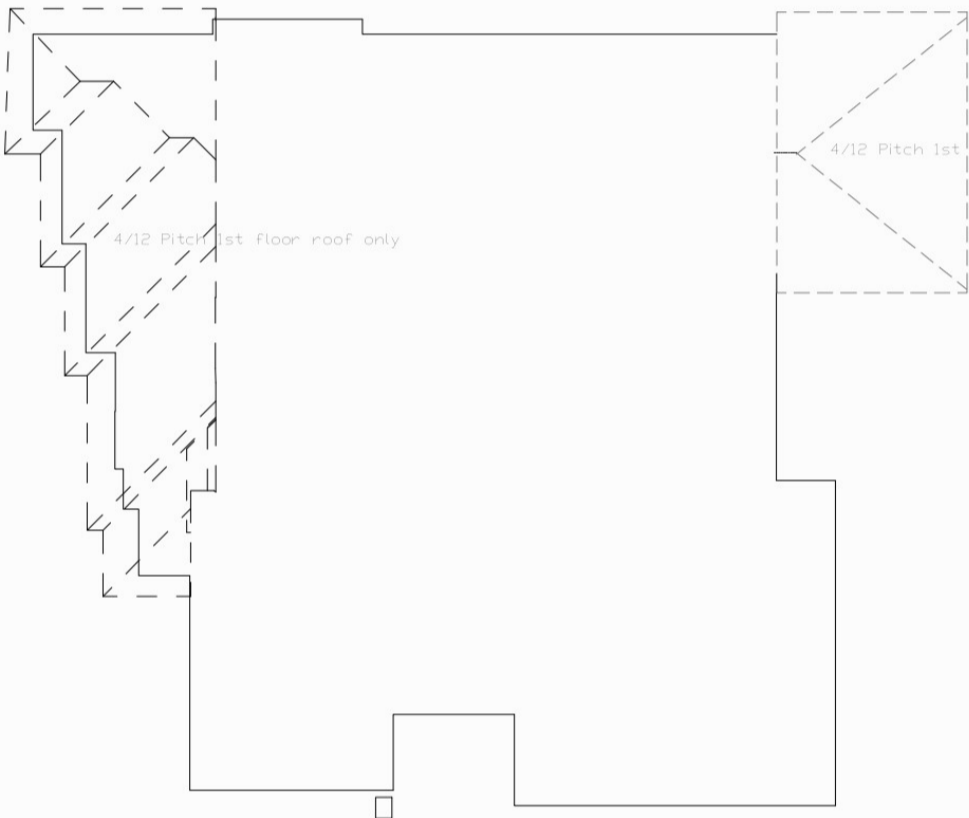
Scale: 1/4"=1'-0"



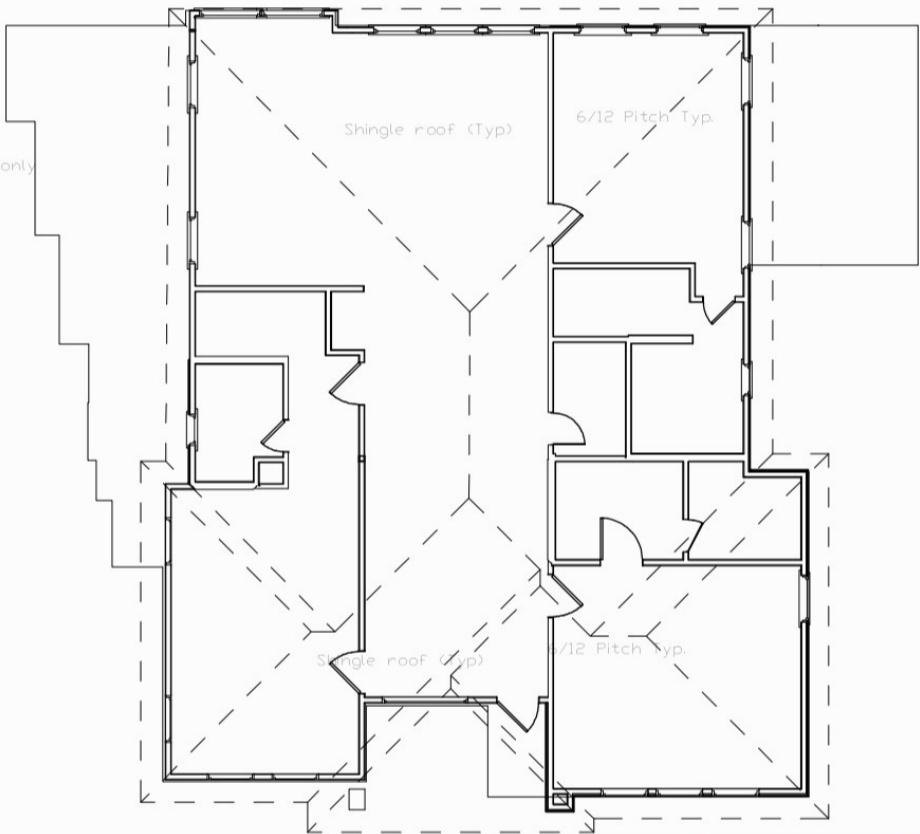
Rear (South) Elevation

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

DESIGNER AND DEVELOPER	
ALUX CONSTRUCTION & DEVELOPMENT, LLC	
10000 W. HIGHTWAY 100, SUITE 100 DALLAS, TEXAS 75243 PHONE: (214) 400-8888 FAX: (214) 400-8888	
Original Date: December 2022	
Issue Log: 01/01/2023	
<input type="radio"/> COPYRIGHT	
OWNER: Jami Chaudhury 4208 W. Hightway Apt 203 Irving, TX 75062	
Address: 1827 Oakdale Ct Lot 10 Harbortown Ridgeview Irving, TX 75061	
<div><p>THIS DRAWING IS THE PROPERTY OF ALUX CONSTRUCTION & DEVELOPMENT, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALUX CONSTRUCTION & DEVELOPMENT, LLC.</p></div>	
Dwg Title:	Elev-Front-Rear
Scale:	As Shown
Sheet Number:	A2.00
Project Number:	

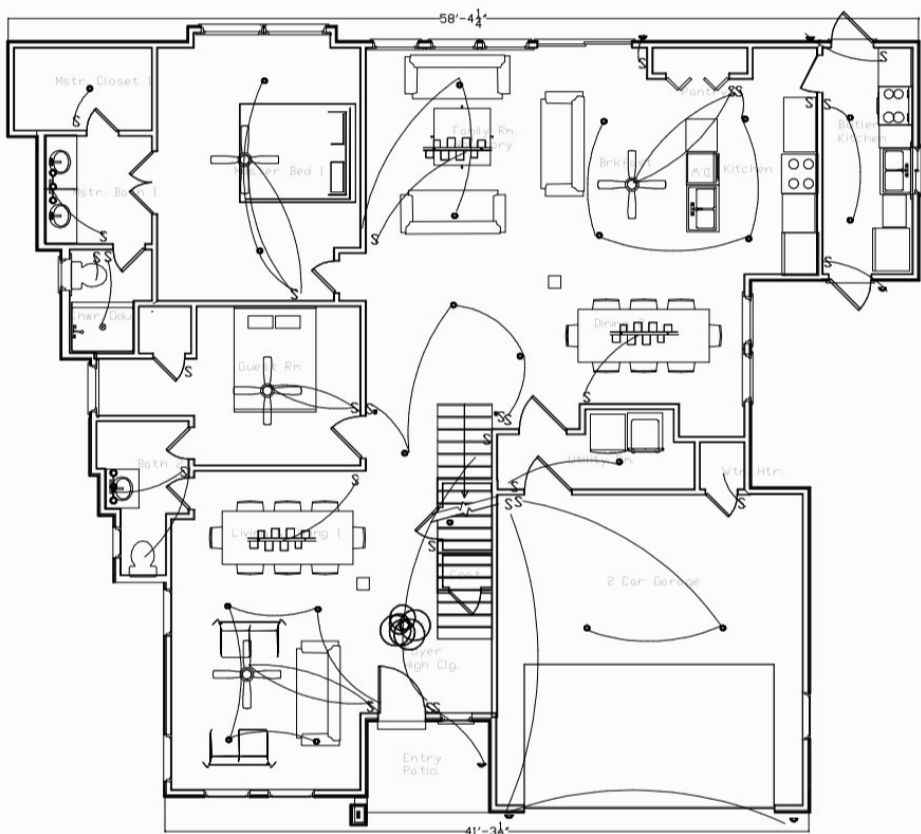


1St Floor Roof Plan
Scale: 1/4"=1'-0"

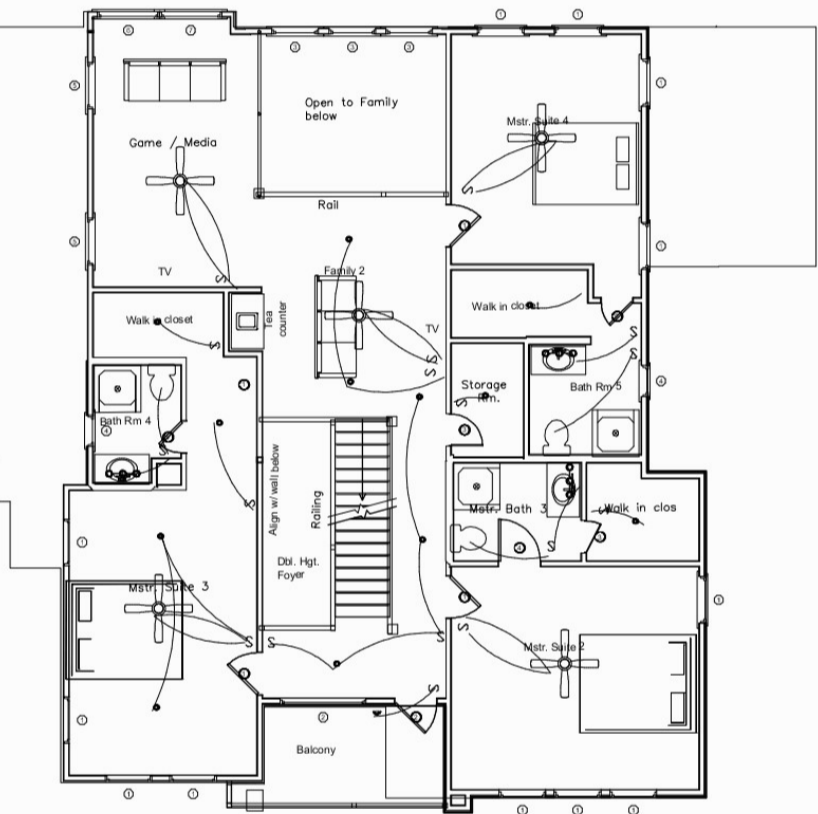


2nd. Floor Roof Plan
Scale: 1/4"=1'-0"

DESIGNER AND DEVELOPER ALUX CONSTRUCTION & DEVELOPMENT, LLC 2000 North Central Expressway Suite 100 Dallas, Texas 75201 Phone: (214) 400-1000 Fax: (214) 400-1001	
Original Date: December 2022	
Issue Log: 01/01/2023	
0 COPYRIGHT	
OWNER: Joni Chaudhary 4228 W. Northgate Apt 203 Irving, TX 75062	Address: 1827 Oakdale Ct Lot 10 Hardrock Ridgeview Irving, TX 75061
<div><div></div><div><p>THIS DOCUMENT IS THE PROPERTY OF ALUX CONSTRUCTION & DEVELOPMENT, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALUX CONSTRUCTION & DEVELOPMENT, LLC.</p></div></div>	
Dwg Title: Plan-Roof	
Scale: As Shown	
Sheet Number: A1.02	
Project Number:	



Electrical Plan-1st Floor
Scale: 1/4"=1'-0"



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

DESIGNER AND DEVELOPER
ALUX CONSTRUCTION & DEVELOPMENT, LLC

Original Date:
December 2022

Issue Log:

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OWNER:
Jamil Choudhury
4238 W. Northgate
Apt# 283
Irving, TX 75062

Address:
1327 Oldland Ct
Lot 10
Harrocks Ridgeview
Irving, TX 75061

Drw Title:

Elect Plan-1st-2nd Fl

Scale: As Shown

Sheet Number:
E1.00

Project Number:

PDELTA JOB NUMBER
NT-220782

ALUX CONSTRUCTION AND DEVELOPMENT LLC

LOT:10 BLOCK:0

HARD ROCK
1327 OBAIDAH CT
IRVING, TEXAS

PLAN
JAMIL CHOUDHURY RESIDENCE

DESIGN CRITERIA

GENERAL NOTE FOR JOB:

The foundation and framing for this project have been designed using accepted engineering principles and practices in accordance with the codes and ordinances of the City of: IRVING and the following:

INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
AMERICAN CONCRETE INSTITUTE
POST-TENSION INSTITUTE
AMERICAN SOCIETY OF CIVIL ENGINEERS
AMERICAN WOOD COUNCIL
AMERICAN SOCIETY OF STEEL CONSTRUCTION

DESIGN LOADS:

BASIC WIND SPEED: 115mph (3-SECOND GUST)
SNOW LOAD: 5psf
FLOOR LIVE LOAD: 40psf
ATTIC LIVE LOAD: 10psf (U.N.O.)

DATE	REVISION	SHEETS
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DRAWING INDEX

SHEET CS	COVER SHEET
SHEET S1.0	GENERAL NOTES & FOUNDATION DETAILS
SHEET S1.1	FOUNDATION PLANS
SHEET S2.0	SHEAR WALL LAYOUT 1st FLOOR
SHEET S2.1	SHEAR WALL LAYOUT 2nd FLOOR
SHEET S3.0	CEILING JOIST LAYOUT 1st FLOOR
SHEET S3.1	CEILING JOIST LAYOUT 2nd FLOOR
SHEET S4.0	ROOF BRACING
SHEET S6.0	SHEAR WALL DETAILS
SHEET S6.1	ROOF BRACING DETAILS

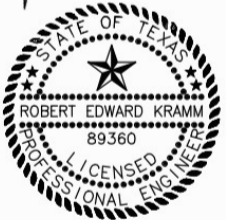
REQUIRED SPECIAL INSPECTIONS

- ☐ FILL COMPACTION TEST
- ☐ PIER PRE-POUR INSPECTION
- ☒ FOUNDATION PRE-POUR
- ☐ CONCRETE COMPRESSION TEST
- ☐ POST-TENSION ELONGATION
- ☒ SHEAR WALL INSTALLATION
- ☐ FIELD WELD CERTIFICATIONS
- ☐ CERAMIC ROOFING INSTALLATIONS
- ☒ FRAMING INSTALLATION



Texas Firm No. 14814

12/19/2022

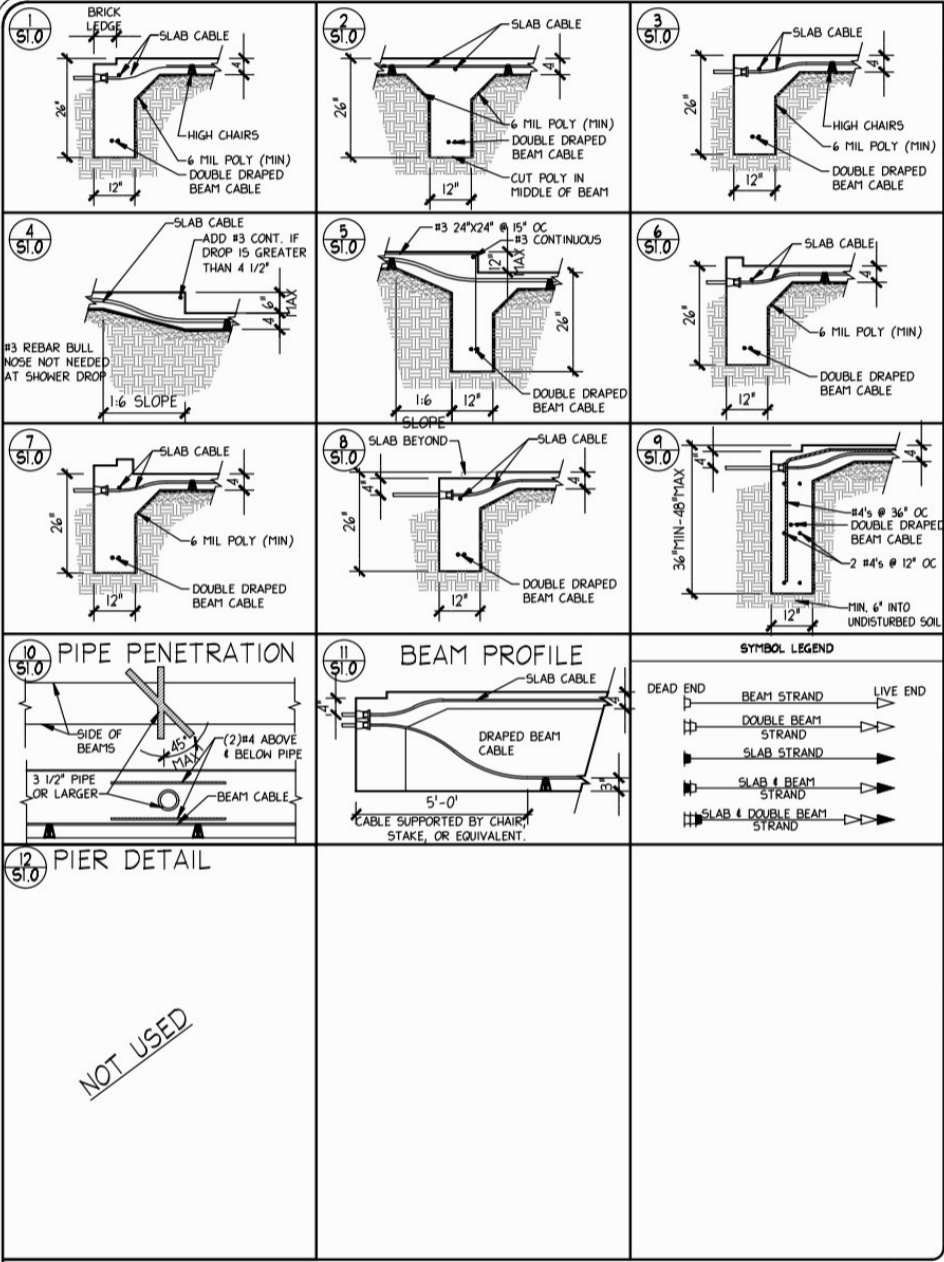


THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ROBERT E. KRAMM, P.E. 89360

COVER SHEET

BA, 55	DATE: 12/13/2022
JOB NO. NT-220782	SHEET CS OF 10

6230 N. Beltline Rd. Suite 300, Irving, TX 75063 - Mailing Address: P.O. Box 167631, Irving, TX 75016 - PH: 214-496-0575 - Fax: 214-496-0577 - info@pdelta.net



Foundation General Notes

DESIGN:
1. This slab-on-ground has been designed using accepted engineering principles and practices in accordance with appropriate recommendations as set forth by the Post Tensioning Institute, the American Concrete Institute, the International Residential Code, 2021 edition, and codes and ordinances of the City of IRVING. Slab is designed to support a structure provided by ALUX CONSTRUCTION AND DEVELOPMENT LLC. Design Loads as shown on the Cover Sheet. Maximum frost depth is 12". Soil parameters were determined from GeoScience report no. 16-DG8230 dated 07/07/2016 as follows:

Allowable Bearing Pressure: 1500psf PVR: 4.54in. PI: 53%

2. Beam sizes and spacing, strand quantities and locations shown are minimum requirements for the system to adequately meet the performance requirements of the Post Tensioning Institute. It should be noted the design goal is not to eliminate all foundation movement, but to limit slab flexure so that differential movement will not cause unreasonable distress.
3. This design does not allow for improper drainage, trees located closer than their mature height to the foundation, improper maintenance, or errors and neglect by the person/persons contracted to follow this design (Improper maintenance is defined as not maintaining consistent soil moisture contents or strengths on all sides of the foundation, whether it be from ponding, erosion, excessive discharge from downspouts or gutters, planter edging, or clogged drainage lines. See note D.4 below).

GENERAL:
1. Form boards are to be set by a surveyor using dimensions from the architectural drawings, ONLY. Dimensions shown on this drawing are for location, size, and quantity of slab stiffening beams and reinforcing placement. P-DELTA ENGINEERING AND MATERIALS, LLC, shall not be held liable for improper form board placement.
2. Contractor shall verify all dimensions, offsets, drops, openings, inserted items and field conditions before construction of slab by coordinating between the architectural drawings and the foundation plans.
3. Anchor locations may be moved up to 6" to provide proper clearance from plumbing pipes, HVAC systems and electrical conduits.
4. Slab shall be final stressed approximately seven days after pour. Partial stressing 36 hours after pour will reduce (not eliminate) cracks from concrete shrinkage.
5. Plans may be reversed in field.

MATERIALS:
1. Post-tensioning steel shall be 1/2" diameter 270ksi, A.S.T.M. A416 compliant seven wire strand, greased with 0.25 mil thickness (minimum) plastic sheathing. Strands shall be stressed to 33,000 lbs. and anchors and wedges set to 28,400 lbs.
2. All anchorage hardware shall meet test criteria established by the Post Tensioning Institute's "Guide Specifications for Post Tensioning Materials."
3. Concrete shall have a compressive strength of 3,000 psi at 28 days (minimum). Admixtures may have a harmful effect on the post-tensioning steel or cement. Chlorides, sulfites and nitrates should not be used.
4. Conventional rebar to meet A.S.T.M. A615 Grade 60 (minimum).

CONSTRUCTION:
1. All beams should be excavated as follows unless specified otherwise by the geotechnical engineer:
a. All beams must extend 12" (minimum) into undisturbed soil or properly compacted fill.
b. All fill must be compacted to 95% of standard proctor density A.S.T.M. -D698 and conform to FHA sheet 79G. All fill under slab shall be placed in accordance with geotechnical engineer's specifications. Proper fill compaction shall be verified by the geotechnical engineer.
c. Beams bearing on competent rock may be founded at a depth

not less than 12" below finished grade. Portions of beams not bearing on competent rock shall be excavated to the design depth or 12" into undisturbed soil, whichever is greater. Boulders, stones, gravel and excavatable materials are not considered competent rock.
d. Beams shall be clean and free from water and loose debris.
2. Partial piercing of foundation is not allowed. Only piers specified and shown on the plans are to be installed. Refer to pier details and schedules for size, depths and reinforcing required. Pier tops should be clean and exposed to the beam. Pier reinforcing shall be flush with the top of the pier and shall not extend into the bottom of the beams unless noted otherwise.
3. All final grading shall be done using sand or low plasticity material.
4. Site grading shall attain 5% minimum fall away from structure for first 5' around slab perimeter. Grading and drainage shall be maintained to prevent water collection or ponding adjacent to slab. Builder shall advise home owner of proper foundation maintenance. Moisture content fluctuations to be minimized by appropriate irrigation and landscaping considering seasonal climatic changes of temperature and precipitation.
5. Trenches for deep plumbing lines should not be located directly under beams. Tamping of back fill at plumbing lines is required prior to final grading.
6. To prevent bonding of strands to concrete, damaged plastic sleeves exceeding 3" in length shall be repaired. Maximum of 12" exposed at dead end is acceptable.
7. Concrete must be well consolidated and vibrated around all end anchors to prevent bearing failures during stressing.
8. Wood sole plates at all exterior walls, interior braced wall panels and all wood sill plates shall be anchored to the foundation with anchor bolts spaced at 6 feet (maximum) on center. Bolts shall be 1/2 inch in diameter (minimum) and shall be imbedded 7 inches (minimum) into concrete. A nut and washer shall be tightened in each anchor bolt, with two bolts (minimum) per plate section. End bolts to be located between 4 and 12 inches from each end of a braced wall panel shall be anchored with approved fasteners.

POST-TENSION STRAND INSTALLATION:
1. All anchors shall be installed 4" (minimum) below top of concrete at edge of slab and 6" (minimum) from corners.
2. Anchors with pocket formers must be securely fastened to form boards in a manner that prevents cement paste from encroaching into wedge canals (20d nails recommended). Fixed anchors should be attached with 3/4" clearance from form board. Secure wiring of anchors is acceptable.
3. Plastic sheathing shall be removed up to 3" (maximum) behind live end and anchor assemblies.
4. Strand intersections to be tied starting at dead end to live end, removing slack to minimize movement during pour.
5. Support strands and rebar on chairs at 4" (maximum) o.c.e.w.
6. Final stressing shall not occur until concrete strength attains 2,000 psi (minimum).
7. Stressing pockets should be grouted within 7 days of final stressing operation to prevent corrosion of the anchor and wedge assembly.

NOTE:
The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse or disclosure by any method in whole or in part is prohibited. These specifications contain proprietary information and title remains with P-DELTA ENGINEERING AND MATERIALS, LLC.

SOIL TREATMENT NOTE:
6 FEET MOISTURE CONDITIONING

NOTE:
REFER TO SOILS REPORT FOR SITE GRADING AND DRAINAGE. GEOSCIENCE (REPORT NO. 16-DG8230, DATED 07/07/2016 PAGE 11-12)

SLAB=2337 SQ/FT		BEAM SCHEDULE		SLAB THICKNESS=4	
	WIDTH (in)	DEPTH (in)	QTY BOTTOM CABLES	COMMENTS	
EXTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL EXTERIOR BEAMS.	
INTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL INTERIOR BEAMS.	

P-delta
ENGINEERING
P-delta Engineering, LLC
Ability+Integrity=Quality
6230 N. Beltline Rd, Suite 300, Irving, TX 75063
Mailing Address: P.O. Box 167631, Irving, TX 75016
Office: 214-496-0575 Fax: 214-496-0577
Texas Firm Registration Number 14814

PLAN
JAMIL CHOUDHURY
RESIDENCE
BUILDER
ALUX CONSTRUCTION AND DEVELOPMENT LLC

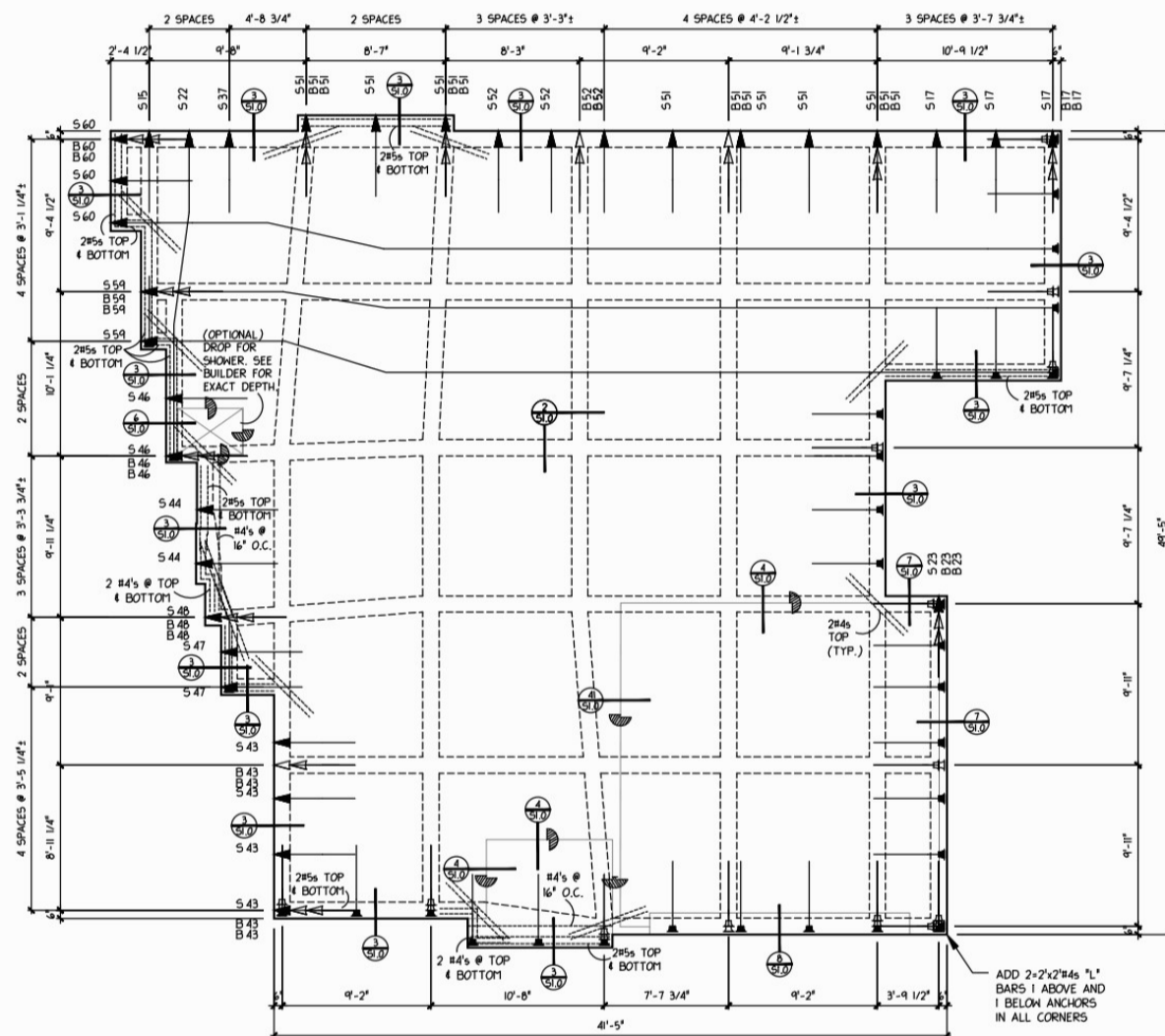
ADDRESS
LOT:10 BLOCK:0
HARD ROCK
UBAIDAH COURT
IRVING, TEXAS

12/19/2022

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT E. KRAMM, P.E. 89360

FOUNDATION DETAILS
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 SI.0 OF 10

QTY.	LG.	T.LG.
1	15	15
5	17	85
1	22	22
3	23	69
1	37	37
8	43	344
2	44	88
4	46	184
2	47	94
3	48	144
15	51	765
5	52	260
4	59	236
5	60	300
59	TOTAL	2643



SLAB=2337 SQ/FT		BEAM SCHEDULE		SLAB THICKNESS=4
	WIDTH (in)	DEPTH (in)	QTY BOTTOM CABLES	COMMENTS
EXTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL EXTERIOR BEAMS.
INTERIOR	12"	26"	2	2 CABLES BOTTOM OF ALL INTERIOR BEAMS.

SCALE 1/8" = 1'-0"

NOTE:
REFER TO SOILS REPORT FOR SITE GRADING AND DRAINAGE.
GEOSCIENCE (REPORT NO. 16-DG8230, DATED 07/07/2016 PAGE
11-12)



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 Mailing Address: P.O. Box 167631, Irving, TX 75016
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 Texas Firm Registration Number 14814

PLAN
JAMIL CHOUDHURY
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DEVELOPMENT LLC

ADDRESS
LOT:10 BLOCK:0
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IRVING, TEXAS

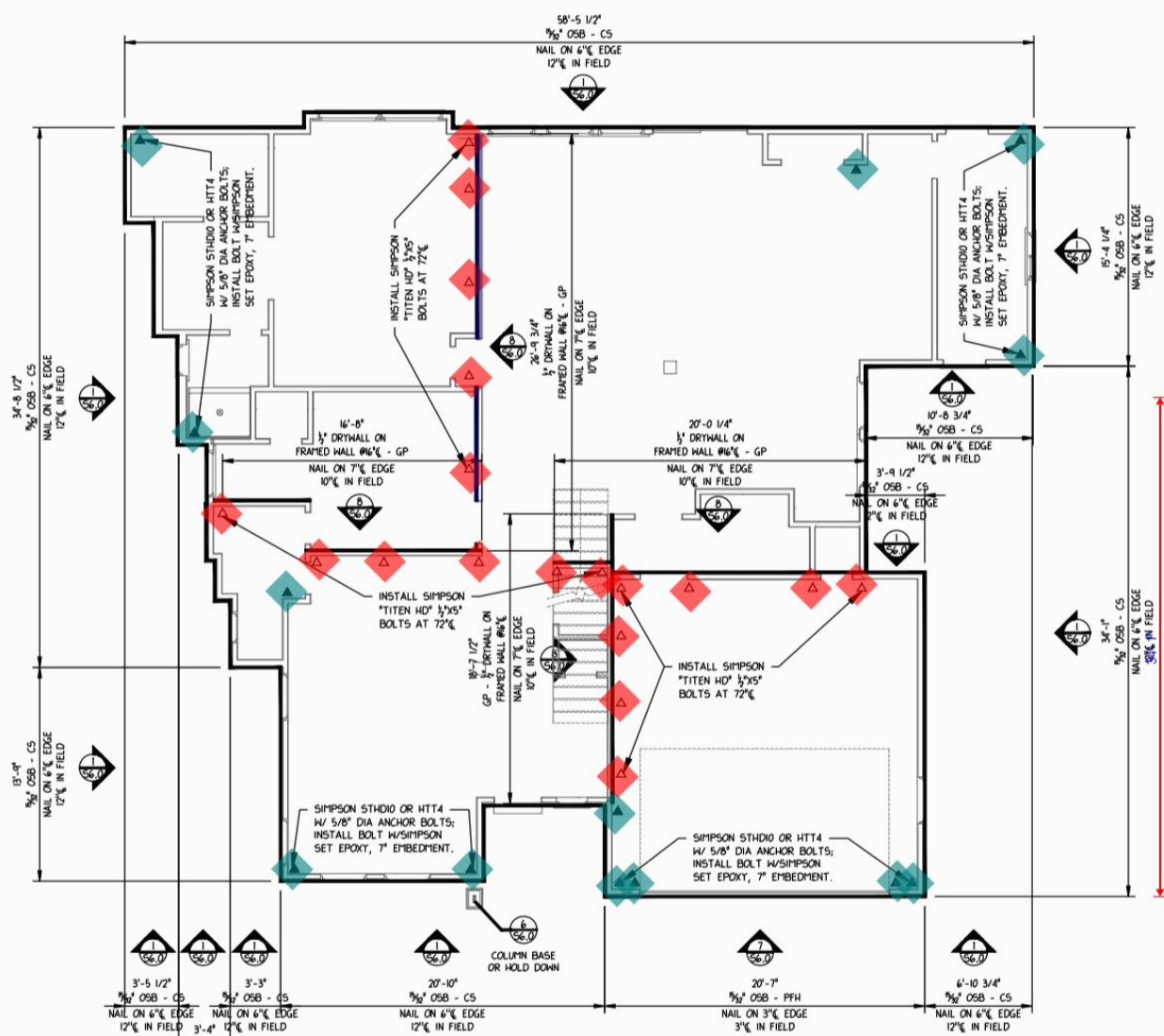
2/19/2022



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FOUNDATION PLAN

BA, 55	DATE: 12/13/2022
JOB NO. NT-220782	SHEET 51.1 OF 10



- NOTES:**
1. BRACING METHOD USED: WOOD STRUCTURAL PANEL
 2. STUD TO BE CHECKED IN FIELD: UNLESS NOTED
 3. STUD TO BE CHECKED IN FIELD: UNLESS NOTED
 4. ADD BLOCKING BETWEEN ALL STUDS AT SHEATHING JOINTS
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Simpson STHD10 13.0 EA

Simpson Titen H... 18.0 EA

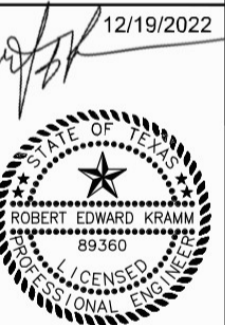
15/32" OSB she... 22.0 FT

LAYOUT 1st FLOOR
SCALE 1/8" = 1'-0"

- ▲ SIMPSON STHD10 OR HTT4 W/ 5/8" DIA ANCHOR BOLTS;
INSTALL BOLT W/SIMPSON SET EPOXY, 7" EMBEDMENT.
- △ INSTALL SIMPSON "TITEN HD" 1/2"x5" BOLTS
- CS-WSP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL)
REQUIRES ALL SURFACES FROM BOTTOM PLATE TO TOP
PLATE HAVE SHEATHING NAILED AT 6" O.C. OR UNLESS
OTHERWISE NOTED.
- PFH (PORTAL FRAME WITH HOLD-DOWNS)
- WSP (WOOD STRUCTURAL PANEL)
- GP (GYPSUM BOARD)
- CS-SFB (STRUCTURAL FIBER BOARD)

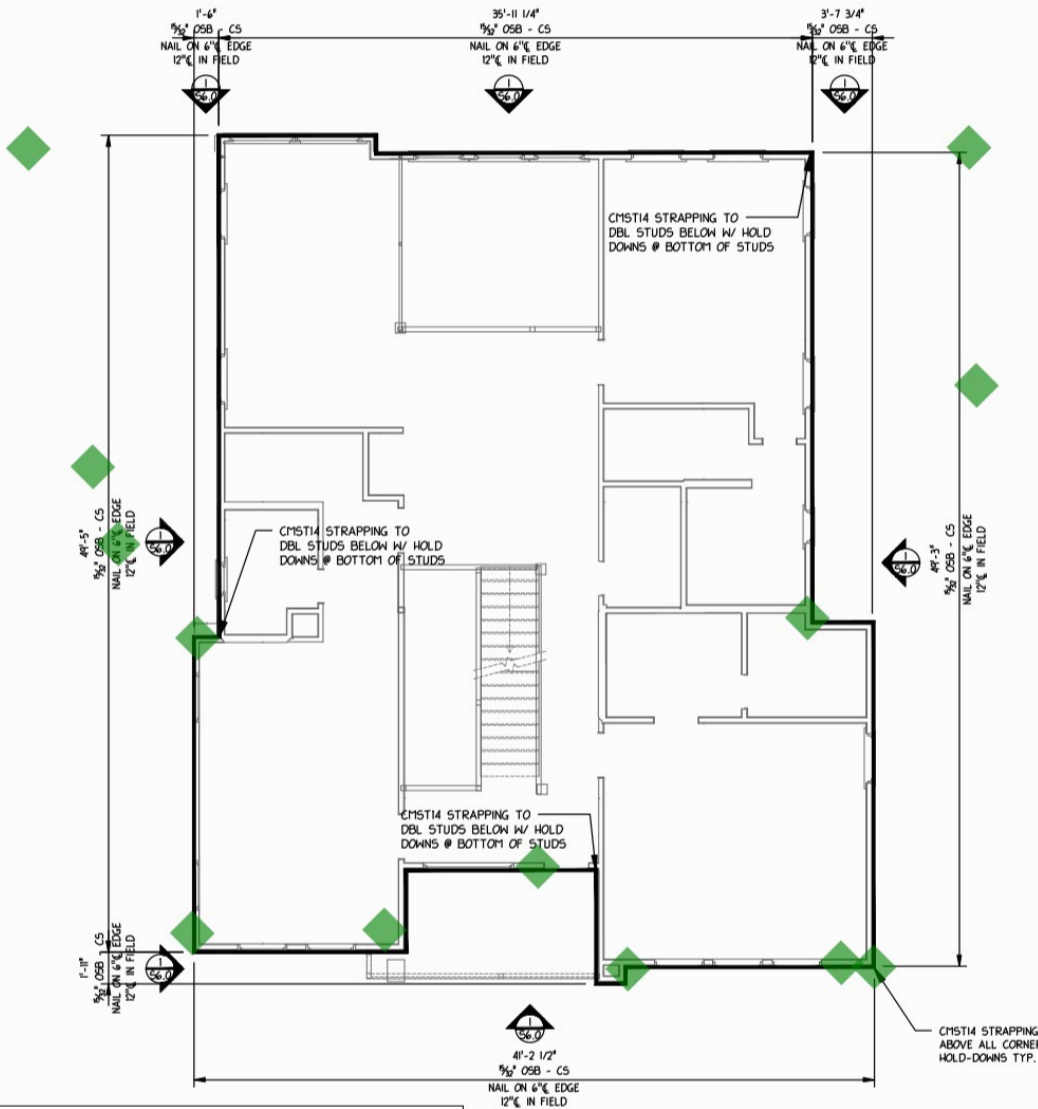


PLAN
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ADDRESS
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SHEAR WALL LAYOUT
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 S2.0 OF 10



NOTES

1. BRACE (WSP) OF IIS

2. DENOT LOCAT NOTE PATTE

3. METHOD: WOOD STRUCTURAL PANEL

4. FROM BOTTOM PLATE TO TOP PLATE - SEE EXTERIOR WALL BRACING FOR NAILING

5. ALL HOLD DOWNS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

6. ALTERNATIVE HOLD DOWN FOR SHEARWALLS (SIMPSON STRONG TIE STD10)

CMST14 - 36" 13.0 EA

6'-0"

52.1

SHEAR WALL LAYOUT 2nd FLOOR

SCALE 1/8" = 1'-0"

▲ SIMPSON STD10 OR HTT4 W/ 5/8" DIA ANCHOR BOLTS; INSTALL BOLT W/SIMPSON SET EPOXY, 7" EMBEDMENT.
△ INSTALL SIMPSON "TITEN HD" 1/2"x5" BOLTS
CS-WSP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL) REQUIRES ALL SURFACES FROM BOTTOM PLATE TO TOP PLATE HAVE SHEATHING NAILED AT 6" O.C. OR UNLESS OTHERWISE NOTED.
PFH (PORTAL FRAME WITH HOLD-DOWNS)
WSP (WOOD STRUCTURAL PANEL)
GP (GYPSUM BOARD)
CS-SFB (STRUCTURAL FIBER BOARD)

P-delta

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P-delta Engineering, LLC

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IRVING, TEXAS
12/19/2022

STATE OF TEXAS

ROBERT EDWARD KRAMM

89360

LICENSED PROFESSIONAL ENGINEER

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SHEAR WALL LAYOUT

BA, 55 DATE: 12/13/2022

JOB NO. SHEET

NT-220782 S2.1 OF 10

NOTES

1. REFER TO SHEET 56.0 4 56.1 (LATERAL BRACING) FOR FRAMING GENERAL NOTES.
2. SEE PLAN FOR SIZE & SPACING FOR ALL CEILING JOISTS.
3. ALL CEILING JOIST MUST BE NAILED TO TOP PLATE W/9-16d COMMON NAILS.
4. ALL CEILING JOIST MUST BE NAILED TO RAFTER W/9-16d COMMON NAILS.
5. JOIST AND BEAM HANGERS, WHERE SPECIFIED, SHALL BE FULLY NAILED PER MANUFACTURER'S CATALOG SPECIFICATIONS.
6. MULTIPLE-STUD COLUMN SUPPORTS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 10d COMMONS @ 9" O.C. (2 ROWS OF NAILS REQUIRED FOR 2x6 STUDS).
7. DECKING FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE SHALL BE MINIMUM 5/8" PLYTHICK OR OSB, WITH A SPAN RATING THAT MEETS OR EXCEEDS THE CEILING JOIST SPACING.
8. MULTIPLE-PLY BEAMS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 2 ROWS OF 16d COMMONS @ 12" O.C. (3 ROWS OF NAILS REQUIRED FOR BEAMS EXCEEDING 12" MIN DEPTH).
9. ALL MULTIPLE-PLY BEAM CALLOUTS ON PLANS SHALL BE #2 SOUTHERN PINE UNLESS NOTED OTHERWISE.
10. STRONG BACKS MUST BE SAME SIZE AS CEILING JOIST.

REF: INTERNATIONAL RESIDENTIAL CODE 2021

CEILING JOISTS: UNINHABITABLE ATTICS WITH LIMITED STORAGE,
DL = 5psf LL = 10psf, Δ = L/240
DL = 10psf LL = 20psf, Δ = L/240

SPAN CHART FOR #2 D-FIR

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10					CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20				
	12"	16"	19.2"	24"		12"	16"	19.2"	24"	
2 x 4	12'-5"	11'-3"	10'-7"	9'-10"	9'-10"	8'-9"	8'-0"	7'-4"	7'-2"	
2 x 6	19'-6"	17'-8"	16'-7"	14'-10"	14'-10"	12'-10"	11'-9"	10'-6"	10'-6"	
2 x 8	25'-8"	23'-0"	21'-0"	18'-9"	18'-9"	16'-3"	14'-10"	13'-3"	13'-3"	
2 x 10	Note-A	Note-A	25'-8"	22'-11"	22'-11"	19'-10"	18'-2"	16'-3"	16'-3"	

SPAN CHART FOR #2 SOUTHERN PINE

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10					CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20				
	12"	16"	19.2"	24"		12"	16"	19.2"	24"	
2 x 4	11'-10"	10'-9"	10'-2"	9'-3"	9'-3"	8'-0"	7'-4"	6'-7"	6'-7"	
2 x 6	18'-8"	16'-11"	15'-7"	13'-11"	13'-11"	12'-0"	11'-0"	9'-10"	9'-10"	
2 x 8	24'-7"	21'-7"	19'-8"	17'-7"	17'-7"	15'-3"	13'-11"	12'-6"	12'-6"	
2 x 10	26'-0"	25'-7"	23'-5"	20'-11"	20'-11"	18'-1"	16'-6"	14'-9"	14'-9"	
2 x 12	26'-0"	26'-0"	25'-4"	23'-0"	23'-0"	20'-3"	18'-8"	16'-10"	16'-10"	

Note-A:
SPANS ARE LIMITED TO 26' IN LENGTH.

HEADER SPAN ALLOWANCE
(MAXIMUM)

(PLY) SIZE	LOAD BEARING	NON-LOAD BEARING
2=2x6's	-	4ft
2=2x8's	4ft	6ft
2=2x10's	6ft	8ft
2=2x12's	8ft	10ft

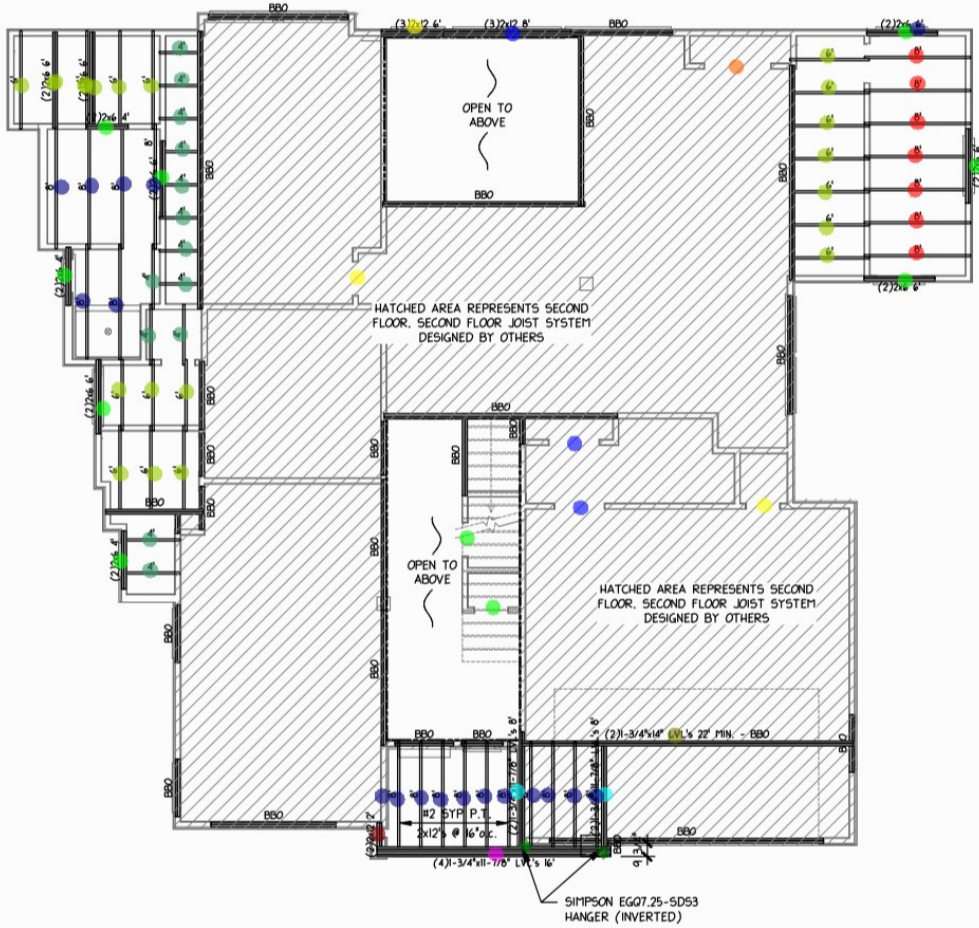
LOAD BEARING HEADERS GREATER
THAN 8'-0" NEED TO BE SIZED



X = NUMBER OF STUDS

CEILING JOIST LAYOUT 1st FLOOR

SCALE 1/8" = 1'-0"



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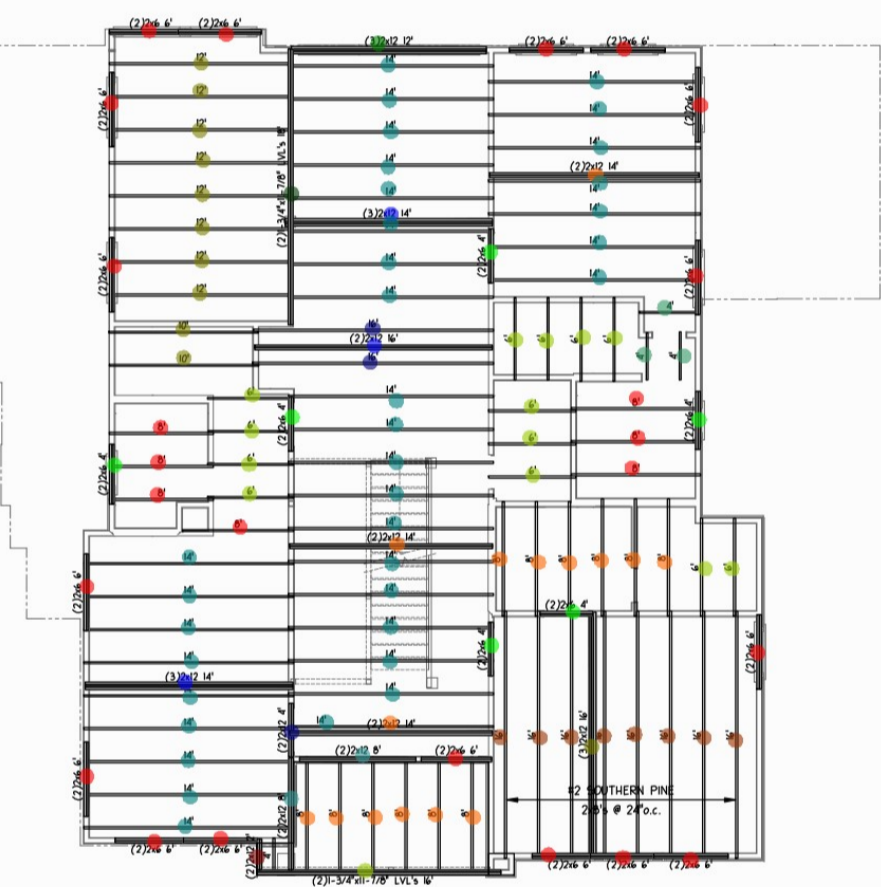
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CEILING JOIST LAYOUT
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 S3.0 OF 10

NOTES

- 1. REFER TO SHEET 56.0 & 56.1 (LATERAL BRACING) FOR FRAMING GENERAL NOTES.
- 2. SEE PLAN FOR SIZE & SPACING FOR ALL CEILING JOISTS.
- 3. ALL CEILING JOIST MUST BE NAILED TO TOP PLATE W/3x8d COMMON NAILS.
- 4. ALL CEILING JOIST MUST BE NAILED TO RAFTER W/9x16d COMMON NAILS.
- 5. JOIST AND BEAM HANGERS, WHERE SPECIFIED, SHALL BE FULLY NAILED PER MANUFACTURER'S CATALOG SPECIFICATIONS.
- 6. MULTIPLE STUD COLUMN SUPPORTS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 10d COMMONS @ 9"

(3) 2x12 #2 SY...	1.0 EA	
(2) 2x12 #2 SY...	2.0 EA	
(2) 2x12 #2 SY...	1.0 EA	
(2) 2x6 #2 SYP...	17.0 EA	
(2) 2x6 #2 SYP ...	6.0 EA	
(2) 1-3/4x11-7/8...	1.0 EA	
(2) 1-3/4x11-7/8...	1.0 EA	
(3) 2x12 #2 SY...	1.0 EA	
(3) 2x12 #2 SY...	2.0 EA	
(2) 2x12 #2 SY...	3.0 EA	
(2) 2x12 #2 SY...	1.0 EA	
(2) 2x12 #2 SY...	1.0 EA	
2x12 #2 SYP ce...	2.0 EA	
2x10 #2 SYP c...	35.0 EA	
2x8 #2 SYP ceil...	8.0 EA	
2x8 #2 SYP ce...	10.0 EA	
2x6 #2 SYP ceil...	7.0 EA	
2x6 #2 SYP ce...	12.0 EA	
2x6 #2 SYP ce...	13.0 EA	
2x6 #2 SYP ceil...	3.0 EA	

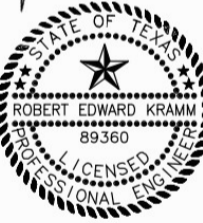


1
53.1
CEILING JOIST LAYOUT 2nd FLOOR
SCALE 1/8" = 1'-0"

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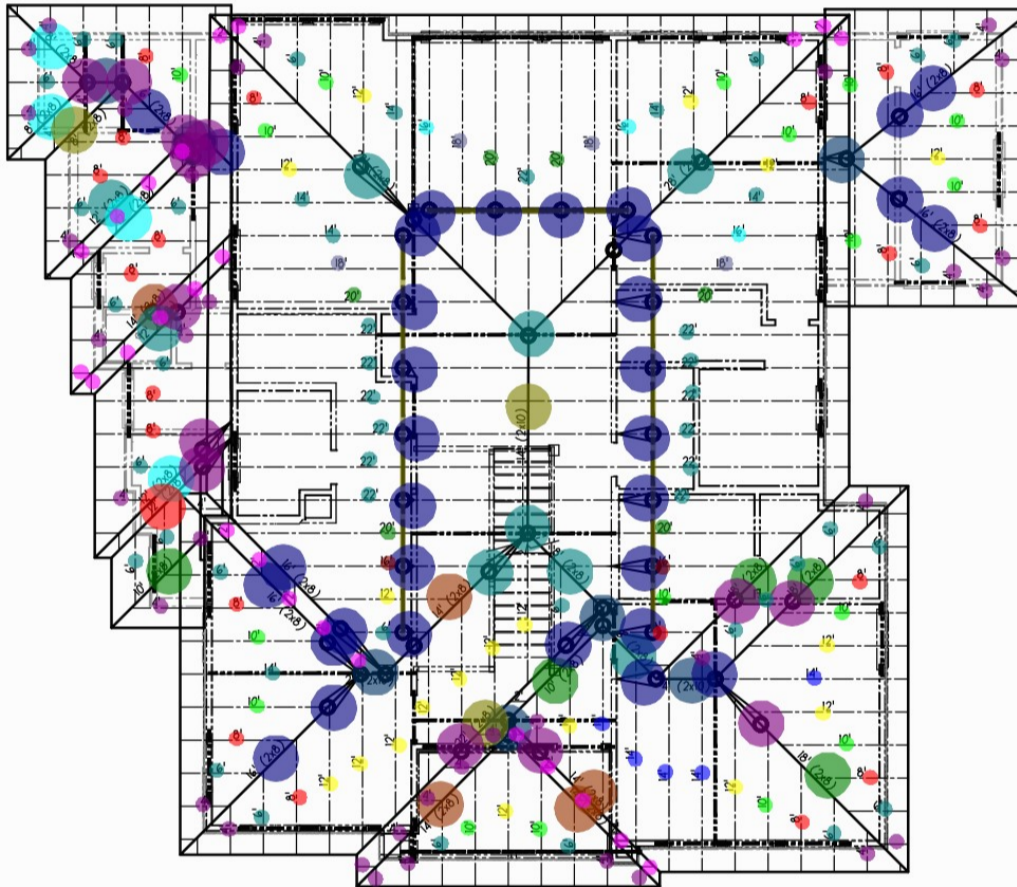
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CEILING JOIST LAYOUT	
BA, 55	DATE: 12/13/2022
JOB NO. NT-220782	SHEET 53.1 OF 10

NOTES: ROOF BRACING

1. REFER TO SHEET S4.0 & S6.1 (LATERAL BRACING) FOR FRAMING GENERAL NOTES.
2. RAFTERS, RIDGES, HIP AND VALLEYS SHALL BE #2 SOUTHERN PINE OR EQUAL.
3. RIDGE, HIP, VALLEY AND PURLIN LOADS SHALL BE

2x10 #2 SY...	1.0 EA	
2x10 #2 SY...	7.0 EA	
2x8 #2 SYP...	3.0 EA	
2x8 #2 SYP...	2.0 EA	
2x8 #2 SYP...	5.0 EA	
2x8 #2 SYP...	5.0 EA	
2x8 #2 SYP...	2.0 EA	
2x8 #2 SYP...	4.0 EA	
2x8 #2 SYP...	2.0 EA	
2x8 #2 SYP...	2.0 EA	
2x8 #2 SYP...	2.0 EA	
2x8 #2 SYP...	1.0 EA	
2x8 #2 SYP...	1.0 EA	
2x8 #2 SYP...	1.0 EA	
2x6 purlin	65.0 FT	
(2) 2x6 bra...	26.0 EA	
(2) 2x6 bra...	13.0 EA	
(2) 2x6 brac...	3.0 EA	
2x10 #2 SY...	3.0 EA	
2x8 #2 SY...	13.0 EA	
2x8 #2 SYP...	6.0 EA	
2x8 #2 SYP...	4.0 EA	
2x8 #2 SYP...	6.0 EA	
2x8 #2 SY...	18.0 EA	
2x6 #2 SYP...	2.0 EA	
2x6 #2 SYP...	5.0 EA	
2x6 #2 SY...	17.0 EA	
2x6 #2 SY...	20.0 EA	
2x6 #2 SY...	29.0 EA	
2x6 #2 SY...	36.0 EA	
2x6 #2 SY...	25.0 EA	



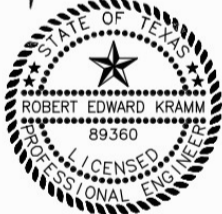
ROOF BRACING

SCALE 1/8" = 1'-0"



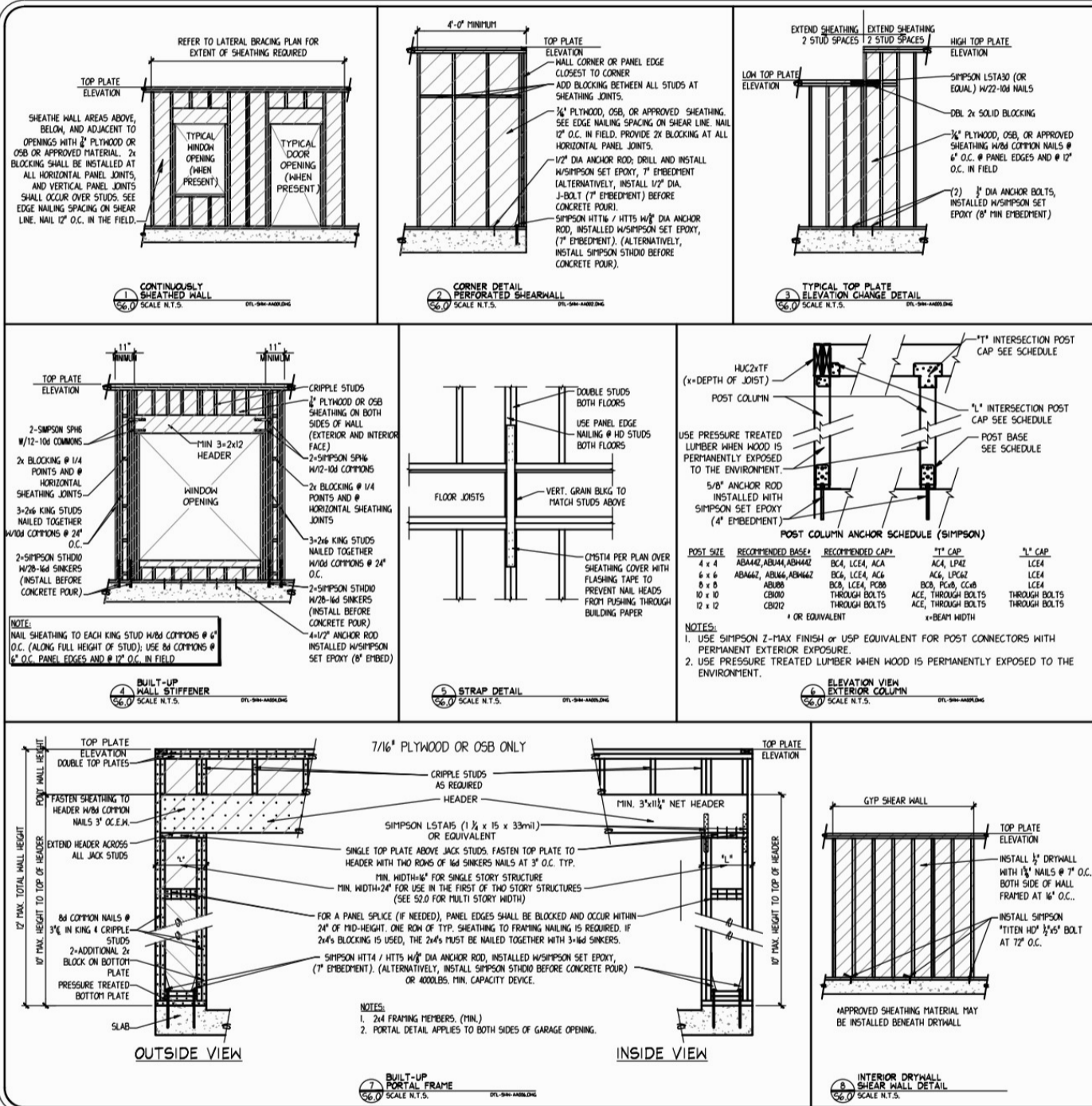
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ROOF BRACING
BA, 55 DATE: 12/13/2022
JOB NO. SHEET
NT-220782 S4.0 OF 10



GENERAL NOTES

1. ENGINEERED DESIGN

- THE ENGINEERED DESIGN OF THIS STRUCTURE IS INTENDED TO MEET THE FRAMING ENGINEERED DESIGN REQUIREMENTS BY THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
- PER IRC R301.1 THE EXTENT OF THE ENGINEERED DESIGN "SHALL ONLY DEMONSTRATE COMPLIANCE OF THESE NONCONVENTIONAL ELEMENTS WITH OTHER APPLICABLE PROVISIONS AND SHALL BE COMPATIBLE WITH THE PERFORMANCE OF THE CONVENTIONAL FRAMED SYSTEMS."
- ITEMS NOT COVERED ON THESE DRAWINGS SHALL MAINTAIN STRICT COMPLIANCE WITH THE 2015 IRC.

2. WOOD SPECIFICATIONS

- ALL STUDS SHALL BE SPF STUD GRADE OR EQUIVALENT.
- BOTTOM PLATES SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.
- TOP PLATES, RAFTERS, AND JOISTS SHALL BE SOUTHERN YELLOW PINE #2 WITH A MODULUS OF ELASTICITY, $E=1,600,000$ psi UNLESS NOTED OTHERWISE.

3. EXTERIOR WALL BRACING

- THIS SHEET REPRESENTS THE EXTENT OF THE LATERAL BRACING WHICH NEEDS TO BE INSTALLED TO COMPLY WITH SECTION R602.10.2 OF THE IRC. THERE ARE AREAS WHICH DO NOT CONFORM TO THIS SECTION. ENGINEERED SOLUTIONS AS SHOWN ARE PROVIDED TO ENSURE ADEQUATE PERFORMANCE WITH THE SYSTEM.
- ALL STRUCTURAL PANEL SHEATHING, LOCATED AS SHOWN ON THE PLAN, SHALL BE 7/16" THICK PLYWOOD OR OSB. PANELS SHALL BE SECURED TO FRAMING WITH 8d COMMONS SPACED AT 4" O.C. AROUND THE EDGE AND 12" O.C. IN THE FIELD. UNLESS NOTED OTHERWISE.
- A 2x HORIZONTAL BLOCKING MEMBER SHALL BE INSTALLED AT ALL HORIZONTAL JOINTS FOR STRUCTURAL PANEL WOOD SHEATHING (1/2"x16d COMMON NAILS AT EACH END). THE BRACING PLAN AS SHOWN ON THIS SHEET SHALL BE REFERRED TO FOR THE BRACING LOCATIONS.
- IF SIMPSON STRONGWALLS ARE TO BE USED, CONSIDERATION SHALL BE GIVEN TO PLACING THE ORDER WITH APPROPRIATE LEAD TIME (POSSIBLY AS MUCH AS 2 WEEKS) AS ALL PRODUCTS MAY NOT BE IN STOCK.
- WHEN DRILLING INTO THE SLAB FOR HOLD DOWNS OR ANCHOR BOLTS, CARE SHOULD BE TAKEN TO AVOID DAMAGE OF POST-TENSIONED CABLES.
- ALL OTHER EXTERIOR WALL SHEATHING MAY BE OF ANY APPROVED MATERIAL. REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1 OR DOC PS 2 OR, WHEN MANUFACTURED IN CANADA, CSA 0437 OR CSA 0325. ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
- WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT RESIDENTIAL INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER. BOLTS SHALL BE AT LEAST 1/2" INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES INTO CONCRETE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.

NOTE: THE ELEVATIONS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER FROM ACTUAL CONDITIONS

NOTES:

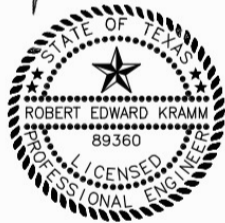
- BRACING METHOD USED: WOOD STRUCTURAL PANEL (WSP) AS PER 2015 IRC R602.10.2
 - DENOTES MINIMUM AMOUNT OF SHEATHING NEEDED AT LOCATION FROM BOTTOM PLATE TO TOP PLATE. SEE NOTE 4. EXTERIOR WALL BRACING FOR NAILING PATTERNS.
 - ADD BLOCKING BETWEEN ALL STUDS AT SHEATHING JOINTS.
 - ALL HOLD DOWNS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 - ALTERNATIVE HOLD DOWN FOR SHEARWALLS (SIMPSON STRONG TIE "STHDIO")
- CS-WSP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL) REQUIRES ALL SURFACES FROM BOTTOM PLATE TO TOP PLATE HAVE SHEATHING NAILED AT 6" O.C. OR UNLESS OTHERWISE NOTED.
- PPH (PORTAL FRAME WITH HOLD-DOWNS)
- WSP (WOOD STRUCTURAL PANEL)
- GP (GYPSUM BOARD)



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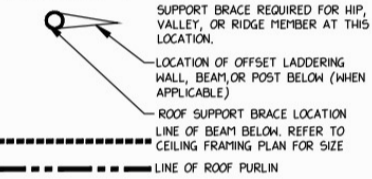
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NT-220782 S6.0 OF 10

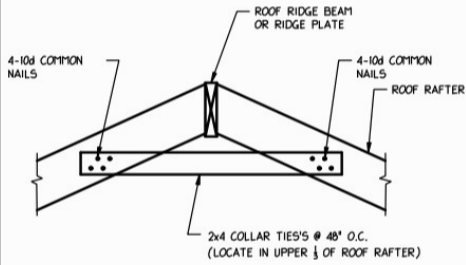
NOTES: ROOF BRACING

- REFER TO SHEET S6.0 (LATERAL BRACING DETAILS) FOR FRAMING GENERAL NOTES.
- RAFTERS, RIDGES, HIPs AND VALLEYS SHALL BE #2 SOUTHERN PINE OR EQUAL.
- RIDGE, HIP, VALLEY, AND PURLIN LOADS SHALL BE DISTRIBUTED TO WALLS OR BEAMS BELOW BY "T" BRACES OF (2)2x6'S. THE "T" BRACES SHALL BE INSTALLED AT AN ANGLE GREATER THAN 45 DEGREES WITH THE HORIZONTAL. BRACE PURLINS AT 4'-0" O.C.
- RAFTER SPANS EXCEEDING 12'-0" WITH THE HORIZONTAL SHALL BE BRACED WITH A 2x6 PURLIN.
- USE 2x6 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE. ALTERNATIVELY, USE THE SPAN CHARTS PROVIDED.
- T-BRACES ARE TO BE BUILT IN ACCORDANCE W/ THE T-BRACE CHART ON S6.1.

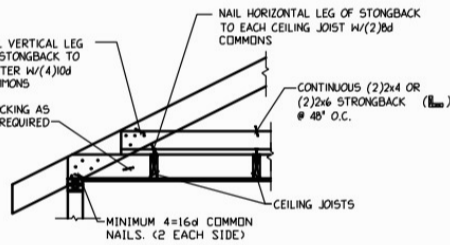
LEGEND:



SIMPSON STRONG-TIE JOIST HANGER SCHEDULE					
STANDARD					
JOIST SIZE	HANGER SIZE	JOIST SIZE	HANGER SIZE	JOIST SIZE	HANGER SIZE
2x6	U26, LU26	(2)2x6	HUS26-2	(3)2x6	LUS26-3
2x8	U26, LU28	(2)2x8	HUS28-2	(3)2x8	LUS28-3
2x10	U210	(2)2x10	HUS210-2	(3)2x10	LUS210-3
2x12	U210	(2)2x12	HUS212-2	(3)2x12	LUS212-3
LVL's					
JOIST SIZE	HANGER SIZE	JOIST SIZE	HANGER SIZE	HGU5 62-SDS	
(2) 1 3/4 x 11 7/8 LVL's	HB3.56/11.88	(3) 1 3/4 x 11 7/8 LVL's			
(2) 1 3/4 x 14 LVL's	HB3.56/14	(3) 1 3/4 x 14 LVL's			
(2) 1 3/4 x 16 LVL's	HB3.56/16	(3) 1 3/4 x 16 LVL's			
(2) 1 3/4 x 18 LVL's	HB3.56/18	(3) 1 3/4 x 18 LVL's			
(2) 1 3/4 x 20 LVL's	HB3.56/20	(3) 1 3/4 x 20 LVL's			
(2) 1 3/4 x 24 LVL's	HB3.56/24	(3) 1 3/4 x 24 LVL's			

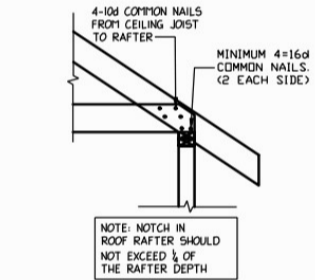


1 TYPICAL COLLAR TIE CONNECTION DETAIL
SCALE N.T.S. DTL-RFB-AA001.DWG

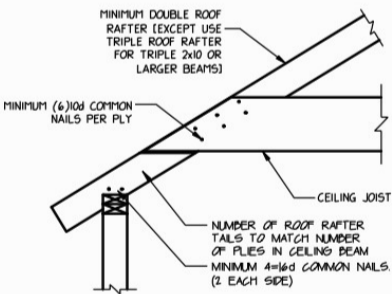


2 CEILING JOIST PERPENDICULAR TO ROOF RAFTERS
SCALE N.T.S. DTL-RFB-AA002.DWG

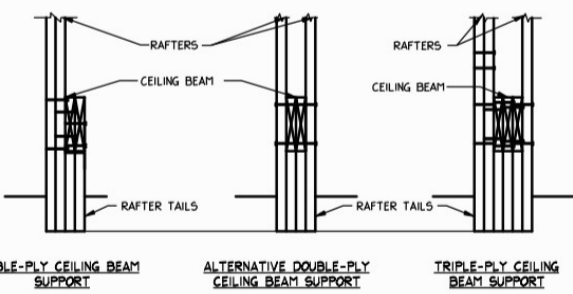
T-BRACE		
UNBRACED LENGTH	FLANGE SIZE	WEB SIZE
UP TO 6'-0"	---	2x4
UP TO 10'-0"	2x4	2x4
UP TO 16'-0"	2x4	2x6
UP TO 20'-0"	2x6	2x6
UP TO 26'-0"	2x6	(2)2x6



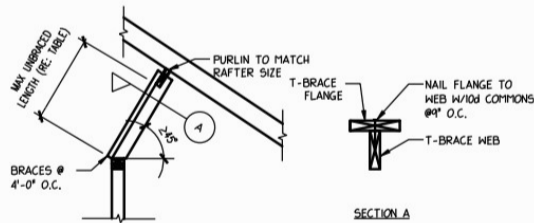
3 TYPICAL ROOF RAFTER ATTACHMENT TO TOP PLATE
SCALE N.T.S. DTL-RFB-AA003.DWG



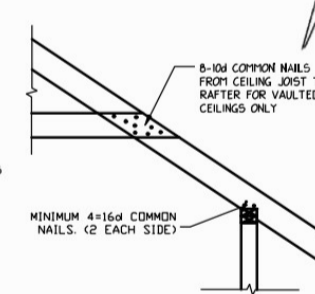
4 ROOF SUPPORT JOIST DETAIL
SCALE N.T.S. DTL-RFB-AA004.DWG



ALTERNATIVE DOUBLE-PLY CEILING BEAM SUPPORT



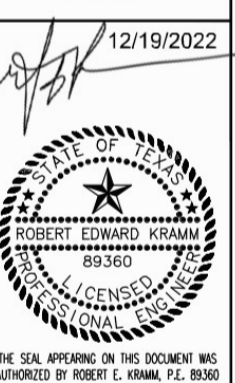
5 TYPICAL "T" BRACE ROOF PURLIN SUPPORT DETAIL
SCALE N.T.S. DTL-RFB-AA005.DWG



7 TYPICAL DETAIL AT VAULTED CEILING
SCALE N.T.S. DTL-RFB-AA007.DWG



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