LEGEND

CEILING JOIST

WOOD BEAM

FLOOR SYSTEM BY OTHERS

NOTE:

ALL CEILING JOISTS ARE S.P. #2, 2X6 @ 16" O.C, U.N.O.

TRUSS NOTES:

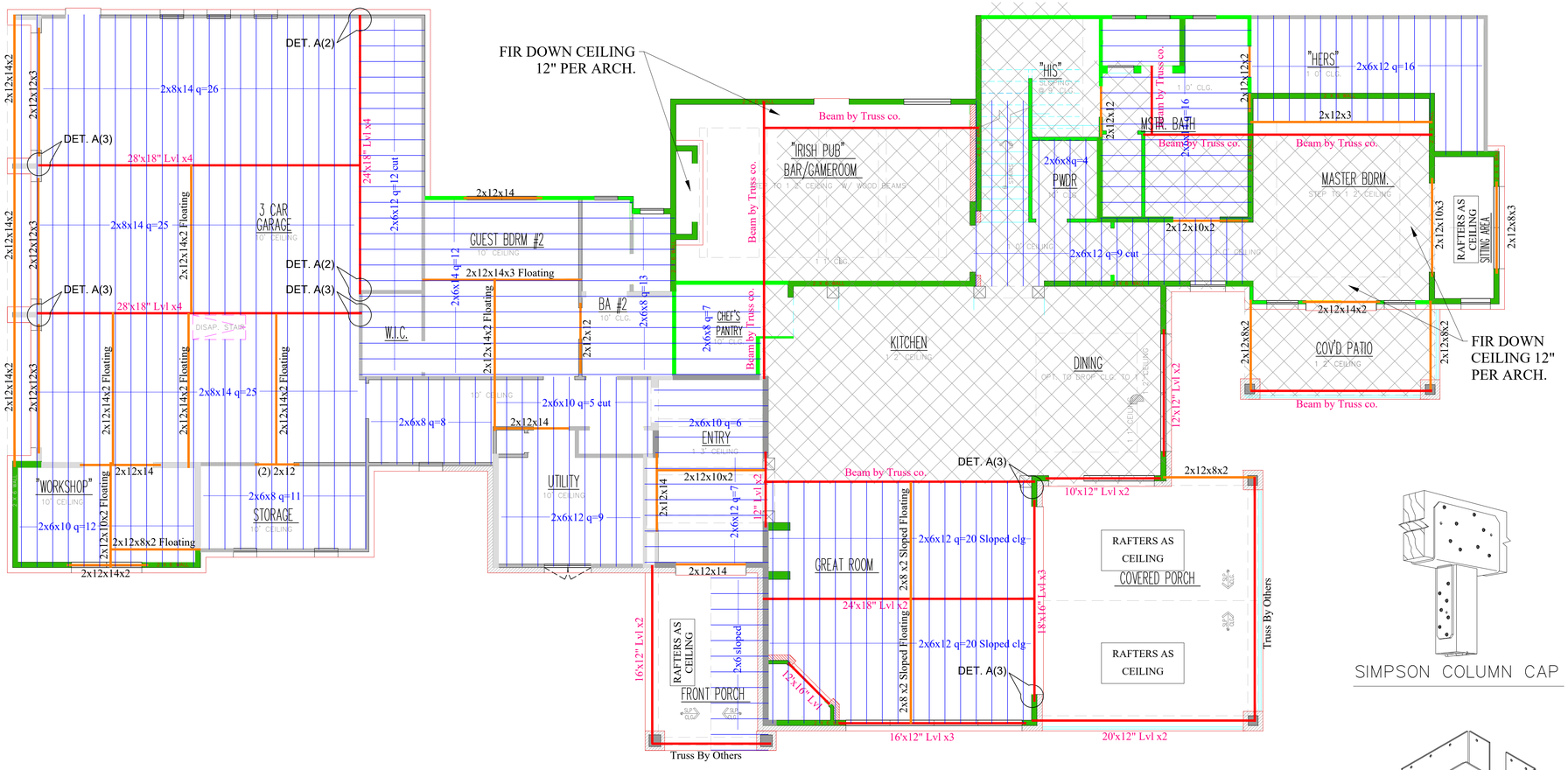
1) ALL FLOOR JOISTS SHALL BE 16" DEEP PRE-ENGINEERED OPEN WEB TRUSSES BY TRUSS CO., @ 16" O.C, U.N.O.

2) FLOOR TRUSS DESIGNER SHALL DESIGN TRUSSES TO SUPPORT THE UPPER LEVEL FLOOR LOAD BEARING WALLS

3) BUILDER TO PROVIDE FINAL FLOOR SYSTEM LAYOUT & DESIGN FOR ENGINEER'S REVIEW AND APPROVAL

DESIGN LOADS

1. DEAD LOADS:
   - FLOORS 15 PSF
   - ROOF 10 PSF, METAL
   - CEILING 5 PSF, 10 PSF GARAGE
2. LIVE LOADS:
   - FLOORS 40 PSF
   - ROOF 20 PSF
   - CEILING 10 PSF, 20 PSF GARAGE



1st FLOOR CEILING FRAMING PLAN

SCALE: 3/16"=1'-0"

GENERAL NOTES:

1. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWING.
2. WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 15/32" OSB PANELS, FROM BOTTOM OF SILL PLATE TO TOP OF TOP PLATE.
3. SILL PLATES OF EXTERIOR WALLS TO BE ANCHORED AT 36" SPACING.
4. EXTERIOR STUDS TO BE 2"X NOMINAL OF S.P.F. STUD GRADE, SPACED 16" TYPICAL. FOR WALLS HAVING A PLATE HEIGHT OF 12' OR GREATER, THE GRADE OF THE STUD MATERIAL MUST BE #2 OR BETTER, AND MUST BE SHEATHED WITH 15/32" THICK OSB OR PLYWOOD PANELS.
5. ROOF SHALL BE SHEATHED WITH 19/32" OSB PANELS, WITH EDGE CLIPS.
6. RAFTERS SHALL BE CONNECTED TO TOP PLATE AND RIDGE BEAM WITH SIMPSON CONNECTORS.
7. WALL SHEATHING SHALL BE NAILED WITH 8d COMMON NAILS AT FOLLOWING SPACING:
   a. 4" ALONG TOP AND SILL PLATES
   b. 4" ALONG STUD EDGES
   c. 12" INTERIOR STUDS
7. INSTALL BLOCKING SAME SIZE AS THE STUDS AT ALL HORIZONTAL SHEATHING PANELS FOR SHEATHING ATTACHMENT.
8. LVL BEAMS SHALL BEAR UPON CONTINUOUS WOOD POSTS THAT MEASURE 3.5" x 3.5" UP TO 9.5" BEAMS AND 3.5"x5.5" FOR LARGER BEAMS.
9. HIP, VALLEY AND RIDGE RAFTERS SHALL BE 2" NOMINALLY DEEPER THAN THE RAFTERS THAT FRAME INTO THEM UNLESS NOTED OTHERWISE (U.N.O.).
9. SPANS OF CEILING JOISTS AND ROOF RAFTERS SHALL COMPLY WITH THE TABLES FOUND IN THE INTERNATIONAL RESIDENTIAL CODE.
10. ALL 2 PLY LAMINATED BEAMS SHALL BE NAILED WITH 3 ROWS OF 16d NAILS @ 12" O.C. FROM SINGLE FACE. 3 PLY BEAMS SHALL BE NAILED WITH SAME SPACING, FROM BOTH FACES. REFER TO MULTIPLE MEMBER CONNECTORS TABLE ON THIS SHEET.
11. REFER TO THE DOOR/WINDOW HEADER SCHEDULE ON S2.0 FOR HEADER SIZES NOT SHOWN ON PLAN.

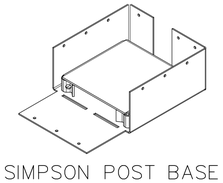
CEILING NOTES:

1. U.N.O. ALL CEILING JOIST TO BE 2X6'S #2 SOUTHERN PINE @ 24" O.C.
2. U.N.O. FRAMING UNDER HVAC TO BE #2 2X10 @ 16" O.C. W/ ½" PLYWOOD PAD AS REQUIRED.
3. USE BLOCKING WHERE REQUIRED BY THE 2015 IRC.
4. ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO THE 2015 IRC.
5. ALL BEAMS SUPPORTING ROOF TO BE FLOATING BEAMS AS SITUATION PERMITS.
6. BRACE ALL ROOF SUPPORT BEAMS TO PREVENT ROTATION ACCORDING TO THE 2015 IRC.
7. ALL 2 PLY LAMINATED BEAMS SHALL BE NAILED WITH 3 ROWS OF 16d NAILS @ 12" O.C. FROM SINGLE FACE. 3 PLY BEAMS SHALL BE NAILED WITH SAME SPACING, FROM BOTH FACES. REFER TO THE MULTIPLE MEMBER CONNECTORS TABLE ON THIS SHEET.
8. WHERE THE CEILING JOISTS ARE PERPENDICULAR TO THE RAFTERS, PROVIDE LOOKOUTS, SAME SIZE AS THE CEILING JOISTS, TO ATTACH TO EACH RAFTER AT THE TOP OF THE WALL.

FLOOR NOTES:

1. ALL LUMBER TO BE #2 SOUTHERN PINE, 19% M.C. U.N.O.
2. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS; OR BY ATTACHMENT OF A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHER WISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
3. NAIL ALL CONNECTIONS IN ACCORDANCE WITH 2015 IRC.
4. ALL 2 PLY LAMINATED BEAMS SHALL BE NAILED WITH 3 ROWS OF 16d NAILS @ 12" O.C. FROM SINGLE FACE. 3 PLY BEAMS SHALL BE NAILED WITH SAME SPACING, FROM BOTH FACES. REFER TO THE MULTIPLE MEMBER CONNECTORS TABLE ON THIS SHEET.

SIMPSON COLUMN CAP



SIMPSON POST BASE

HANGER SCHEDULE

MEMBER	HANGER	REACTION (LBS.)
2x DIMENSIONAL LUMBER		
(1) 2x	HU SERIES	500 MAX.
(2) 2x10	HUS210-2	2,010
(2) 2x12	HUS212-2	2,510
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
LSL, LVL & PSL: (2) PLY		
3 1/2" x 9 1/4"	HUS410	2,010
3 1/2" x 11 7/8"	HUS412	2,510
3 1/2" x 14"	HU416	2,680
3 1/2" x 16"	HGUS410	8,780
3 1/2" x 18"	HGUS412	9,155
LSL, LVL & PSL: (3) PLY		
5 1/4" x 9 1/4"	HU610	1,875
5 1/4" x 11 7/8"	HHUS5.50/10	5,190
5 1/4" x 14"	HHUS5.50/10	5,190
5 1/4" x 16"	HHUS5.50/10	5,190
5 1/4" x 18"	HGUS5.50/14	11,180

MULTIPLE MEMBER CONNECTORS

For top loaded beams and beams with side loads with less than those shown:

Plies	Depth	Nailing	Maximum Uniform Load From One Side
(2)-1½" plies	11⅞" & less	2 rows 16d box/sinker nails 12" o.c.	400 plf
	14" – 18"	3 rows 16d box/sinker nails 12" o.c.	600 plf
(3)-1½" plies	11⅞" & less	2 rows 16d box/sinker nails 12" o.c.	470 plf
	14"	3 rows 16d box/sinker nails 12" o.c.	525 plf
	16" – 18"	2 rows ½" dia. bolts (or SDW22500 screws) @ 24" O.C., staggered	375 plf
	20" – 24"	3 rows ½" dia. bolts (or SDW22500 Screws) @ 24" O.C., staggered every 8"	565 plf
(4)-1½" plies & (2)- 3½" plies	18" & less	2 rows ½" dia. bolts (or SDW22634 Screws) @ 24" O.C., staggered	335 plf
	20" – 24"	3 rows ½" dia. bolts (or SDW22634 Screws) @ 24" O.C., staggered every 8"	505 plf

DOOR / WINDOW HEADER SCHEDULE

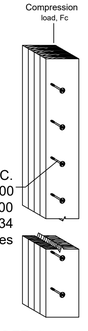
BEAM SIZE	MAX. CLEAR WIDTH OF OPENING	
	ONE STORY	TWO STORY
(2) 2x6	3'-0"	2'-6"
(2) 2x8	4'-0"	3'-6"
(2) 2x10	5'-6"	4'-6"
(2) 2x12	7'-0"	6'-0"

HEADER NOTES:

1. ALL HEADERS SHALL BE S.P #2 (OR) EQUAL.
2. NO POINT LOADS ARE ALLOWED ABOVE HEADER
3. THIS SCHEDULE IS ADDRESS SPECIFIC USE ONLY
4. MAX. LOADS CONSIDERED
   ROOF: 20 PSF LIVE LOAD & 10 PSF DEAD LOAD
   CEILING: 10 PSF LIVE LOAD & 5 PSF DEAD LOAD
5. TRIBUTARY WIDTH SHALL NOT EXCEED 20 FEET

NOTES:

1. ALL HIP, VALLEY, AND RIDGE MEMBERS SHALL BE 2X8 S.Y.P. NO. 2, UNLESS NOTED OTHERWISE
2. VERIFY ROOF PITCH ON SITE
3. PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE SUPPORTED @ 4'-0" O.C. MAX.
4. SEE "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS



1 row of SDW screws @ 8" O.C.
(1) - For (3)2x studs, use SDW22400
(2) - For (4)2x studs, use SDW22600
(3) - For (5)2x studs, use SDW22634
(4) - For (6)2x studs, use SDW22634, both sides

DETAIL A
BUILT-UP COLUMNS

UNIVERSAL
STRUCTURAL ENGINEERS, LLC
4414 CENTERVIEW DR., SUITE 136
SAN ANTONIO, TX 78228
PH.: (210) 437 3175
TBPE FIRM REGISTRATION#: F-18467

STATE OF TEXAS — WAYNE LEAKE — 133083 — LICENSED PROFESSIONAL ENGINEER

Wayne Leake III

HENRY WAYNE LEAKE III, P.E.

11/29/2021
DATE

BASH RESIDENCE
TA FRENCH CUSTOM BUILDER
FRAMING DESIGNS

ADDRESS: 1023 COMANCHE RIDGE
LOT: 114 BLOCK: N.C.B.:
SUBDIVISION: WAGGENER RANCH
CITY: NEW BRAUNFELS, TX
COUNTY: COMAL

JOB#: = USE21-301
DRAWN BY: AC
CHECKED BY: RC/WL
DATE: 10-14-21

REVISION 1: REVISED GREAT ROOM CEILING
BY: WL
DATE: 11-29-21

REVISION 2:
BY:
DATE:

S2.0

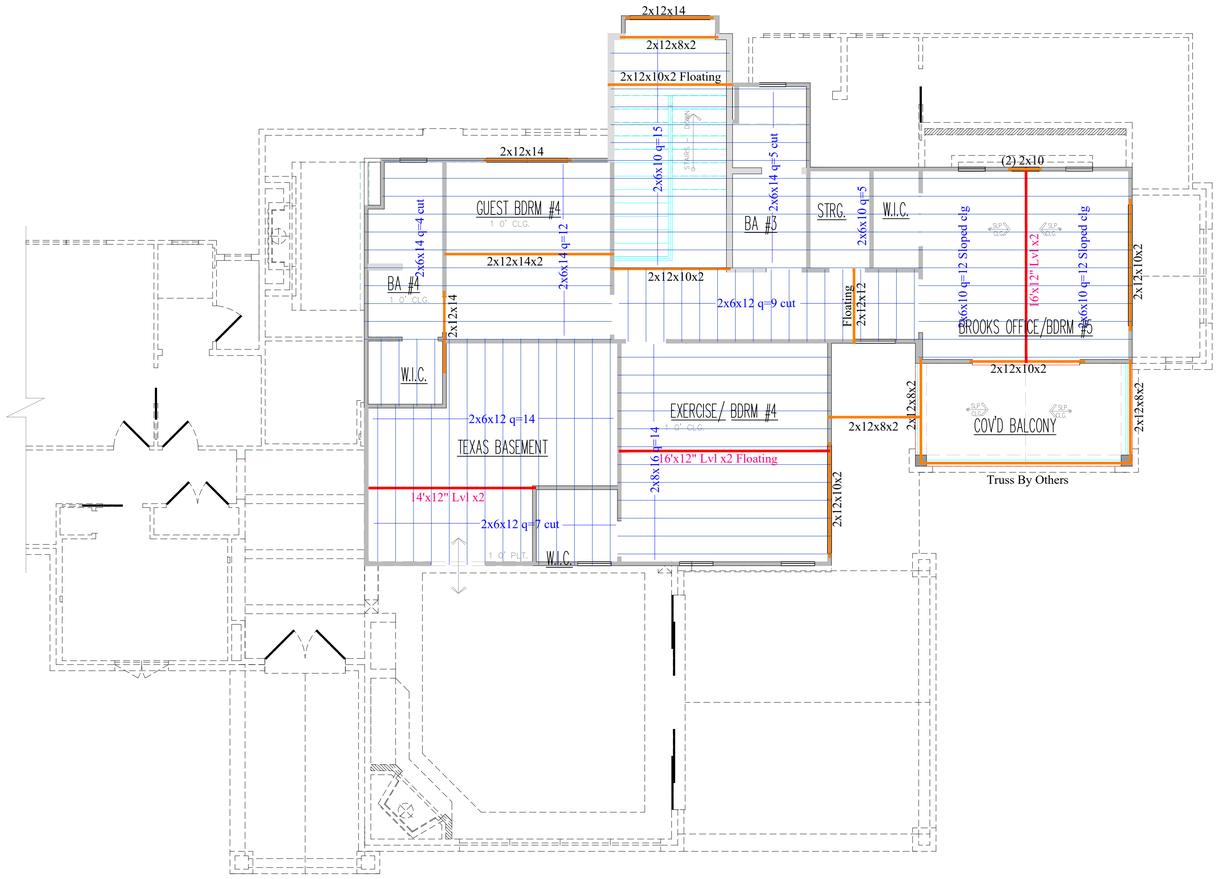
LEGEND

CEILING JOIST

WOOD BEAM

NOTE:

ALL CEILING JOISTS ARE S.P. #2, 2X6 @ 16" O.C, U.N.O.



2nd FLOOR CEILING FRAMING PLAN

SCALE: 3/16"=1'-0"

DESIGN LOADS

1. DEAD LOADS:
   - FLOORS 10 PSF
   - ROOF 10 PSF, METAL
   - CEILING 5 PSF, 10 PSF GARAGE
2. LIVE LOADS:
   - FLOORS 40 PSF
   - ROOF 20 PSF
   - CEILING 10 PSF, 20 PSF GARAGE

GENERAL NOTES:

1. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWING.
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3. SILL PLATES OF EXTERIOR WALLS TO BE ANCHORED AT 36" SPACING.
4. EXTERIOR STUDS TO BE 2"X NOMINAL OF S.P.F. STUD GRADE, SPACED 16" TYPICAL. FOR WALLS HAVING A PLATE HEIGHT OF 12' OR GREATER, THE GRADE OF THE STUD MATERIAL MUST BE #2 OR BETTER, AND MUST BE SHEATHED WITH 15/32" THICK OSB OR PLYWOOD PANELS.
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CEILING NOTES:

1. U.N.O. ALL CEILING JOIST TO BE 2X6'S #2 SOUTHERN PINE @ 24" O.C.
2. U.N.O. FRAMING UNDER HVAC TO BE #2 2X10 @ 16" O.C. W/ ½" PLYWOOD PAD AS REQUIRED.
3. USE BLOCKING WHERE REQUIRED BY THE 2015 IRC.
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DATE: 10-14-21

REVISION 1: REVISED GREAT ROOM CEILING
BY: WL
DATE: 11-29-21

REVISION 2:
BY:
DATE:

S2.1

HANGER SCHEDULE

MEMBER	HANGER	REACTION (LBS.)
2x DIMENSIONAL LUMBER		
(1) 2x	HU SERIES	500 MAX.
(2) 2x10	HUS210-2	2,010
(2) 2x12	HUS212-2	2,510
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
LSL, LVL & PSL: (2) PLY		
3 1/2" x 9 1/4"	HUS410	2,010
3 1/2" x 11 7/8"	HUS412	2,510
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MULTIPLE MEMBER CONNECTORS

For top loaded beams and beams with side loads with less than those shown:

Plies	Depth	Nailing	Maximum Uniform Load From One Side
(2)-1½" plies	11⅞" & less	2 rows 16d box/sinker nails 12" o.c.	400 plf
	14" – 18"	3 rows 16d box/sinker nails 12" o.c.	600 plf
(3)-1½" plies	11⅞" & less	2 rows 16d box/sinker nails 12" o.c.	470 plf
	14"	3 rows 16d box/sinker nails 12" o.c.	525 plf
	16" – 18"	2 rows ¾" dia. bolts (or SDW22500 screws) @ 24" O.C., staggered	375 plf
	20" – 24"	3 rows ¾" dia. bolts (or SDW22500 Screws) @ 24" O.C., staggered every 8"	565 plf
(4)-1½" plies & (2)- 3½" plies	18" & less	2 rows ¾" dia. bolts (or SDW22634 Screws) @ 24" O.C., staggered	335 plf
	20" – 24"	3 rows ¾" dia. bolts (or SDW22634 Screws) @ 24" O.C., staggered every 8"	505 plf

DOOR / WINDOW HEADER SCHEDULE

BEAM SIZE	MAX. CLEAR WIDTH OF OPENING	
	ONE STORY	TWO STORY
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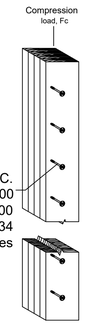
(2) 2x12	7'-0"	6'-0"

HEADER NOTES:

1. ALL HEADERS SHALL BE S.P #2 (OR) EQUAL.
2. NO POINT LOADS ARE ALLOWED ABOVE HEADER
3. THIS SCHEDULE IS ADDRESS SPECIFIC USE ONLY
4. MAX. LOADS CONSIDERED
   ROOF: 20 PSF LIVE LOAD & 10 PSF DEAD LOAD
   CEILING: 10 PSF LIVE LOAD & 5 PSF DEAD LOAD
5. TRIBUTARY WIDTH SHALL NOT EXCEED 20 FEET

NOTES:

1. ALL HIP, VALLEY, AND RIDGE MEMBERS SHALL BE 2X8 S.Y.P. NO. 2, UNLESS NOTED OTHERWISE
2. VERIFY ROOF PITCH ON SITE
3. PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE SUPPORTED @ 4'-0" O.C. MAX.
4. SEE "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS



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DETAIL A
BUILT-UP COLUMNS

LEGEND

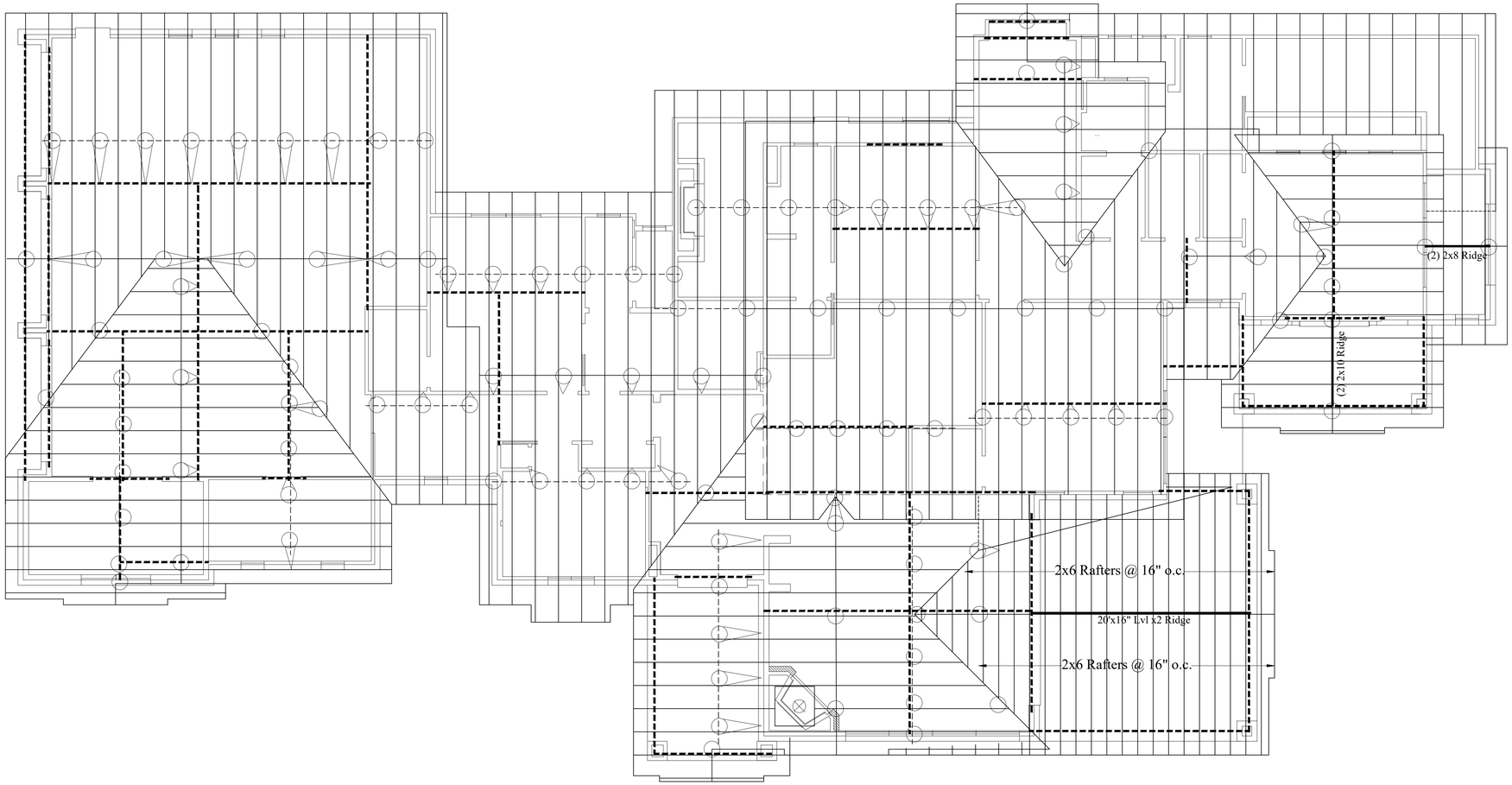
ROOF RAFTER ——————

WOOD BEAM - - - - - -

PURLIN -

NOTE:

ALL RAFTERS ARE 2X6 S.P #2 @ 24" O.C, U.N.O.



ROOF FRAMING PLAN

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HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS.)
2x DIMENSIONAL LUMBER		
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MULTIPLE MEMBER CONNECTORS

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Plies	Depth	Nailing	Maximum Uniform Load From One Side
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NOTES:

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2. VERIFY ROOF PITCH ON SITE
3. PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE SUPPORTED @ 4'-0" O.C. MAX.
4. SEE "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS

DESIGN LOADS

1. DEAD LOADS:
   - FLOORS 10 PSF
   - ROOF 10 PSF, METAL
   - CEILING 5 PSF, 10 PSF GARAGE
2. LIVE LOADS:
   - FLOORS 40 PSF
   - ROOF 20 PSF
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11. REFER TO THE DOOR/WINDOW HEADER SCHEDULE ON S2.0 FOR HEADER SIZES NOT SHOWN ON PLAN.

ROOF NOTES:

1. ALL LUMBER TO BE #2 SOUTHERN PINE, 19% M.C. U.N.O.
2. ALL HIPS, RIDGES AND VALLEYS TO BE ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING U.N.O.
3. TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION UNLESS NOTED OTHERWISE.
4. BRACE (OR) PURLIN ALL RAFTERS TO LOAD BEARING WALLS OR BEAMS, IF SPAN IS GREATER THAN MAX., ACCORDING TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
5. ALL RAFTERS SPLICES SHALL BE BRACED.
6. PURLINS ARE TO BE THE SAME DEPTH AS THE RAFTERS THEY ARE SUPPORTING. U.N.O.
7. NAIL ALL CONNECTIONS IN ACCORDANCE WITH 2015 IRC.
8. U.N.O. ALL RAFTERS ARE TO BE 2X6'S #2 SP AT 24" O.C. W/ 2X8 HIP, RIDGE AND VALLEY RAFTERS.
9. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
10. PROVIDE COLLAR TIES AT EVERY OTHER RAFTER SPACING ON ALL RIDGES.

ROOF BRACING SCHEDULE			
TYPICAL ROOF BRACING	HEIGHT	REQUIREMENTS	SECTION
	1-6 FT.	2X4/2x4 "I" BRACING	2x4 2x4
	7-10 FT.	2x6/2x4 "I" BRACING	2x6 2x4
	11-14 FT.	2x8/2x6 "I" BRACING	2x8 2x6

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TBPE FIRM REGISTRATION#: F-18467

STATE OF TEXAS — HENRY WAYNE LEAKE III — 133083 — LICENSED PROFESSIONAL ENGINEER

Wayne Leake III

HENRY WAYNE LEAKE III, P.E.

11/29/2021
DATE

BASH RESIDENCE

TA FRENCH CUSTOM BUILDER

FRAMING DESIGNS

ADDRESS: 1023 COMANCHE RIDGE
LOT: 114 BLOCK: N.C.B.:
SUBDIVISION: WAGGENER RANCH
CITY: NEW BRAUNFELS, TX
COUNTY: COMAL

JOB#: = USE21-301
DRAWN BY: AC
CHECKED BY: RC/WL
DATE: 10-14-21

REVISION 1: REVISED GREAT ROOM CEILING
BY: WL
DATE: 11-29-21

REVISION 2:
BY:
DATE:

S2.2