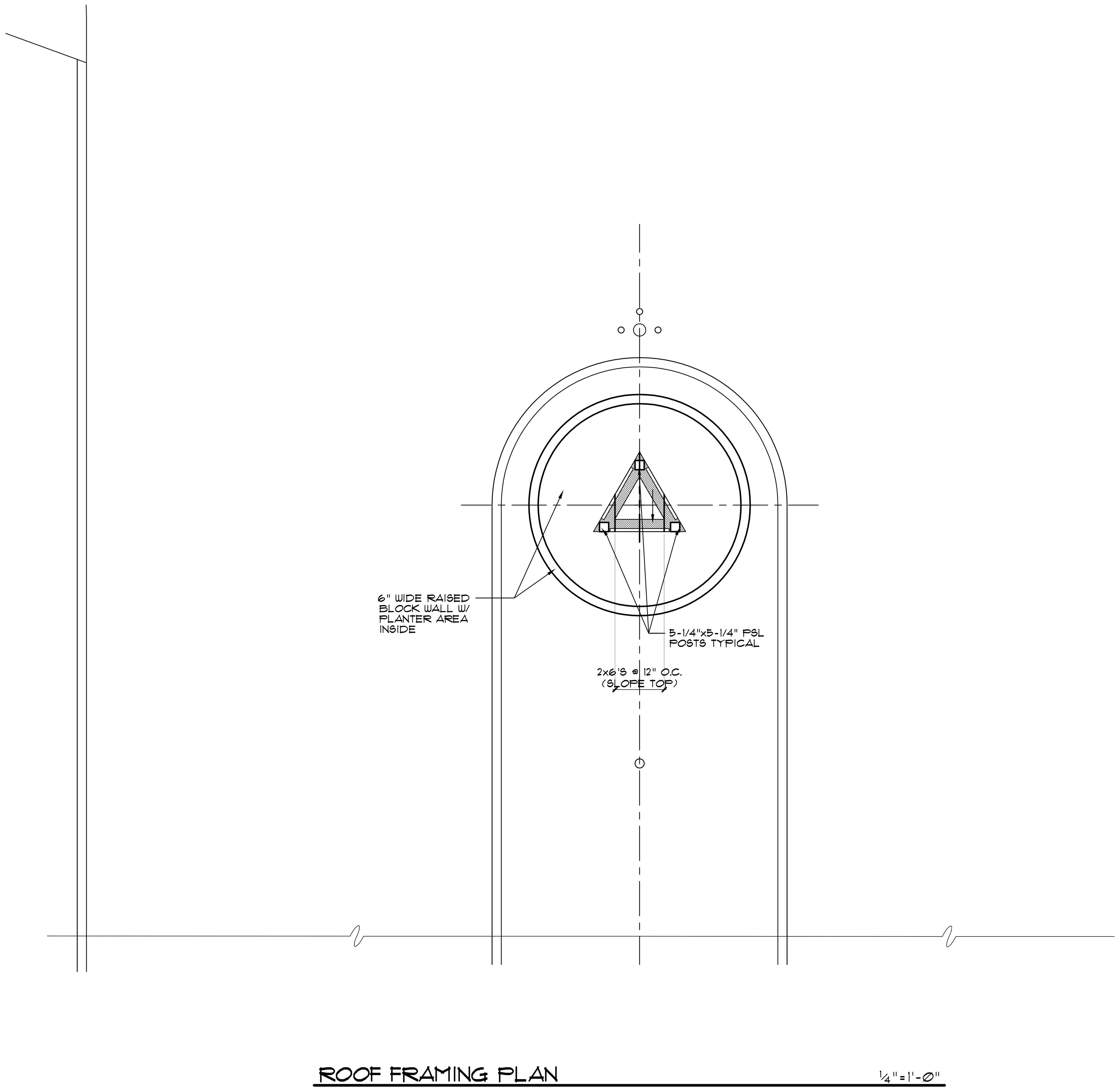


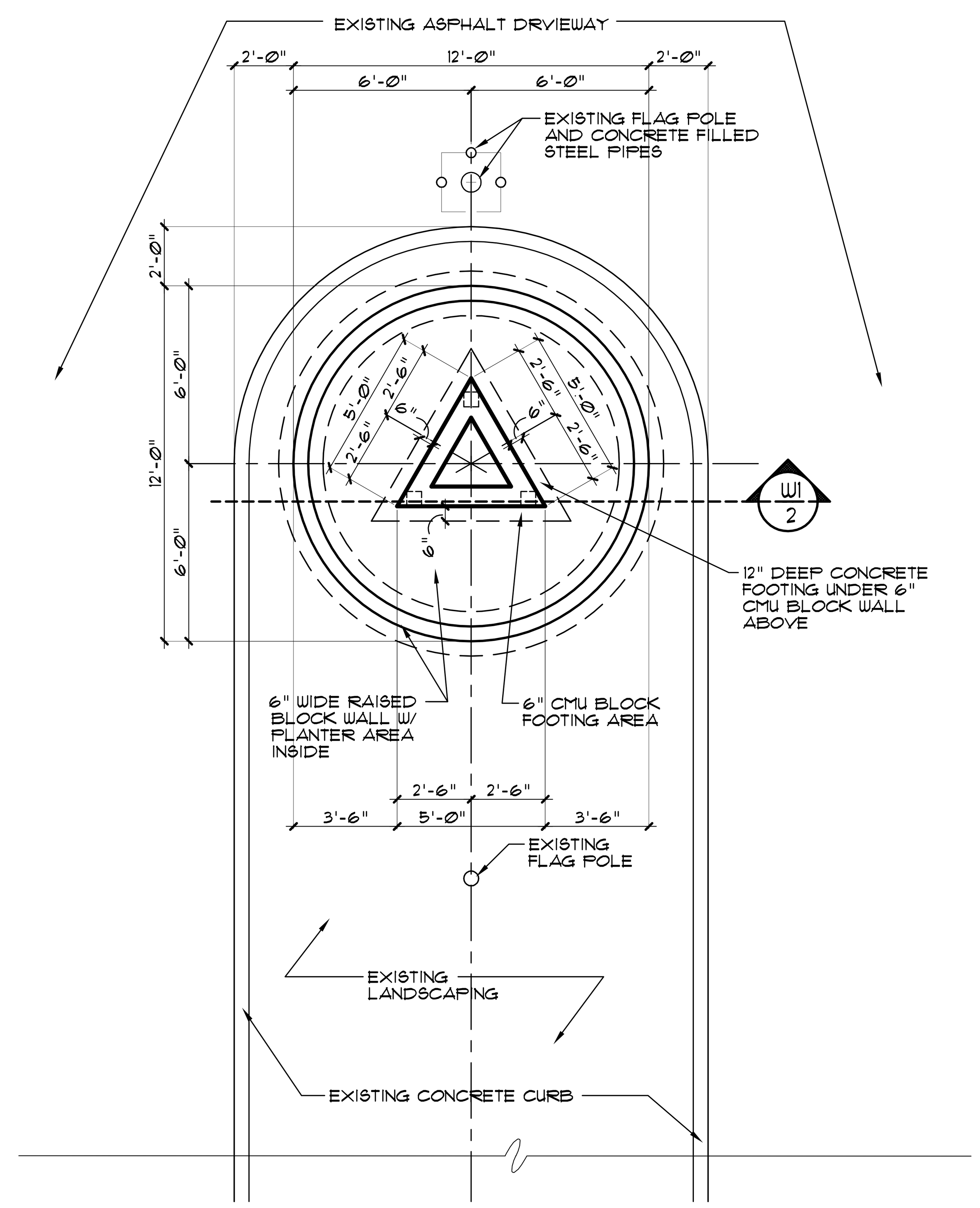
ROOF FRAMING PLAN ¼"=1'-0"

UPLIFT HANGER NOTE:
ALL TRUSSES WITH UPLIFT OF 535 lb TO 1071 USE H2.5A HANGER ON EACH SIDE TRUSS POINT. ANY UPLIFT OF 1071 lb. TO 1785 lb. USE LGT2 HANGER. ANY UPLIFT ABOVE 1785 lb. REFER TO TRUSS COMPANY ON WHAT TO USE.

ROOF FRAMING NOTES:

INTERNATIONAL BUILDING CODE = IBC

1. EXTERIOR WALLS TO BE 2"x6" @ 12" O.C. (SPF #2) OR BETTER UNLESS OTHERWISE NOTED, UP TO 12'-0".
2. SHEATHING IS TO BE NAILED IN ACCORDANCE WITH THE IBC.
3. PLYWOOD/ WAFERWOOD ROOF AND WALL SHEATHING SHALL BE STRUCTURAL AND MANUFACTURED WITH EXTERIOR GLUE. STAGGER JOINTS.
4. LATERAL BRACING IS TO BE INSTALLED IN ACCORDANCE WITH TPI-HIB STRANDARDS
5. ALL ROOF ASSEMBLY TO MEET IBC.
6. PROVIDE SIMPSON HANGER H2.5A ON ALL JOISTS AND TRUSSES TO TOP PLATE TYPICAL.
7. ALL SILL PLATES ON CONCRETE SLAB WHICH IS DIRECT CONTACT WITH THE GROUND TO BE PRESERVATIVE TREATED LUMBER TYP.

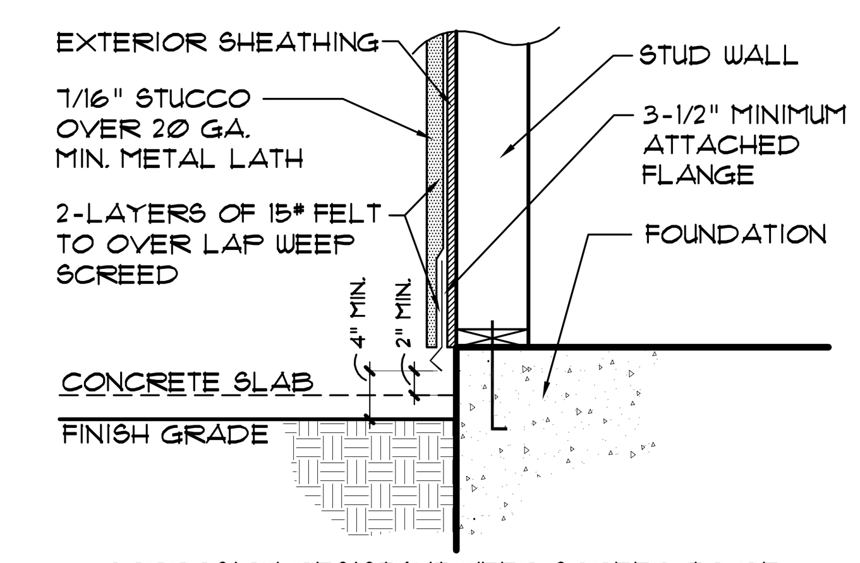


FOUNDATION PLAN ¼"=1'-0"

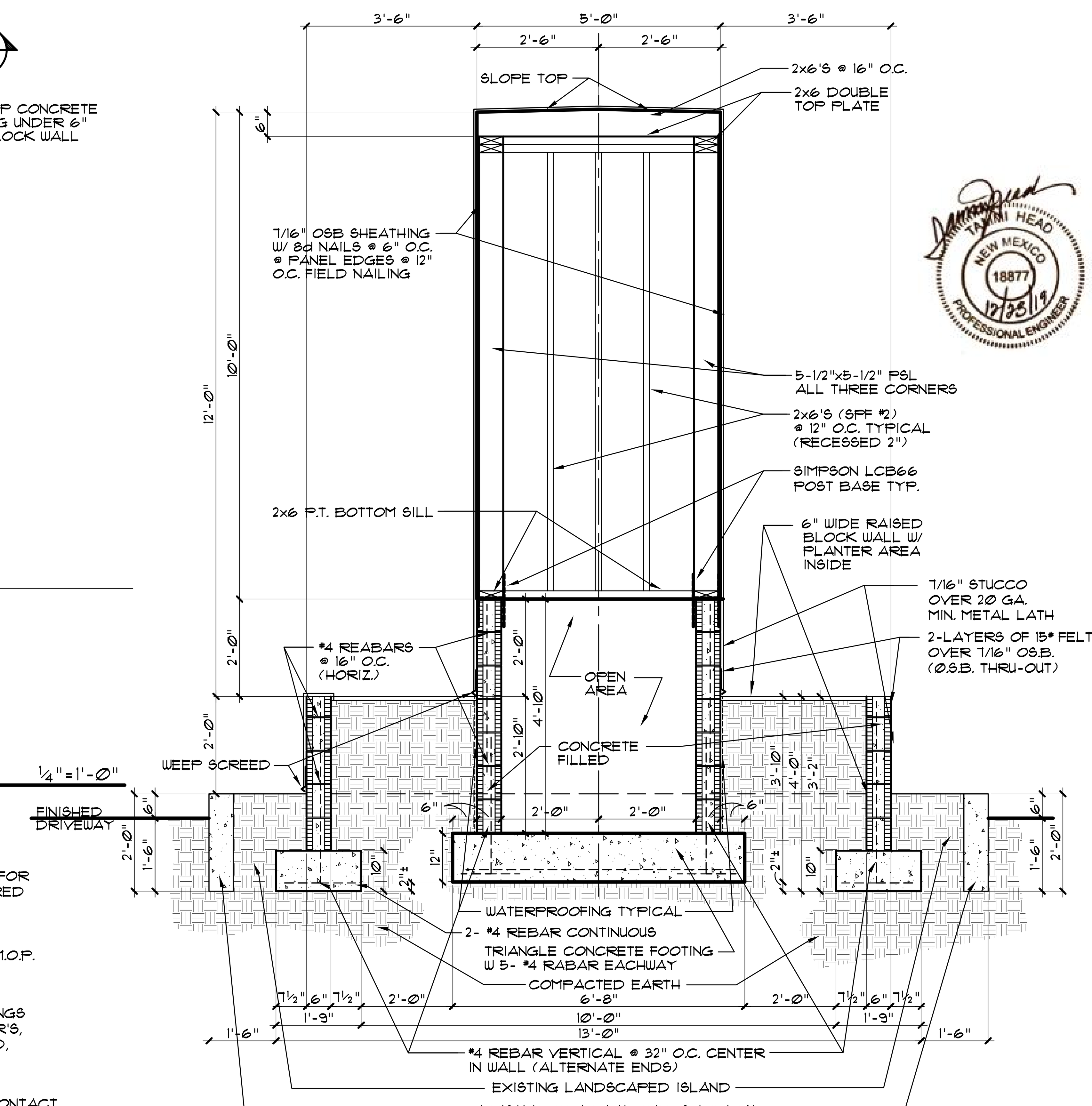
FOUNDATION NOTES:

INTERNATIONAL BUILDING CODE = IBC

1. CONCRETE STRENGTH 3,000 PSI MINIMUM, 3-1/2" MINIMUM SLAB THICKNESS OVER COMPACTED GRADE. PER IBC.
2. DIMENSIONS WIDTH, THICKNESS, STEM, SPOT FOOTING, DEPTH BELOW FROSTLINE: 18" WEST OF MOUNTAIN AND 21" EAST OF MOUNTAIN MINIMUM ON ALL EXTERIOR FOOTINGS.
3. CMU WALL WIDTH, BOND BEAM, GIRDER POCKET, JOINT REINFORCEMENT @ 16" O.C., VERTICAL REINFORCEMENT @ 48" O.C. MAXIMUM @ 16" O.C., VERTICAL REINFORCEMENT @ 48" O.C.
4. FOUNDATION ANCHORS, 1/2"x10" MIN. BOLTS @ 6'-0" O.C. MAXIMUM AND WITHIN 12" FROM END OF PLATE/ RAMSET @ 24" O.C. - INTERIOR BEARING. RAM-SETTING NOT ALLOWED OVER CMU BLOCK WALLS. ALL ANCHORS MUST MEET IBC.
5. REBAR SIZES, 40 BAR DIAMETER SPLICES @ 20" MINIMUM FOR #4 (1/2) MINIUMUM COVERAGE OF 3", REINFORCEMENT SECURED IN PLACE. MINIUMUM COVERAGE OF 3", REINFORCEMENT SECURED IN PLACE.
6. INTERIOR BEARING FOOTINGS, PROVIDE AT LOCATIONS AM.O.P. OFFICE SET, ANCHORING METHOD. FOR ALL ADOBE WALLS.
7. EXCAVATIONS AND FOUNDATION TO CONFORM TO IRC ASCENDING/ DESCENDING SLOPES, CUTS, CUT/FILLS, FOOTINGS MUST EXTEND OF 12" INTO UNDISTURBED SOIL OR ENGINEER'S, CERTIFICATION WILL BE REQUIRED S.I.R. MAY BE REQUIRED.
8. ALL FOUNDATION CONSTRUCTION TO MEET IBC.
9. ALL SILL PLATES ON CONCRETE SLAB WHICH IS DIRECT CONTACT WITH THE GROUND TO BE PRESERVATIVE TREATED LUMBER TYP.



WEEP SCREED DETAIL 3/4"=1'-0"



W1 WALL/ FOOTING SECTION 1/2"=1'-0"

REVIEW ANY QUESTIONS W/ GENERAL CONTRACTOR

Tomenstock llc
25 Years of Service
Computer Designed Homes & Drafting Services
P.O. BOX 14897 Albuquerque, New Mexico 87191
Phone 505-239-2151
Fax 505-299-2348

ALL MEASUREMENTS & DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER AND CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER

ROOF FRAMING AND FOUNDATION PLAN

AYA APARTMENTS
PROPOSED NEW SIGN
5324 SAN MATEO BLVD. N.E.
CITY OF ALBUQUERQUE, NEW MEXICO

REVISIONS	0
TB	12/8/19
	12/12/19
	12/23/19

FINAL SET

SHEET No.
2 OF 2

DATE:
12/23/19

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