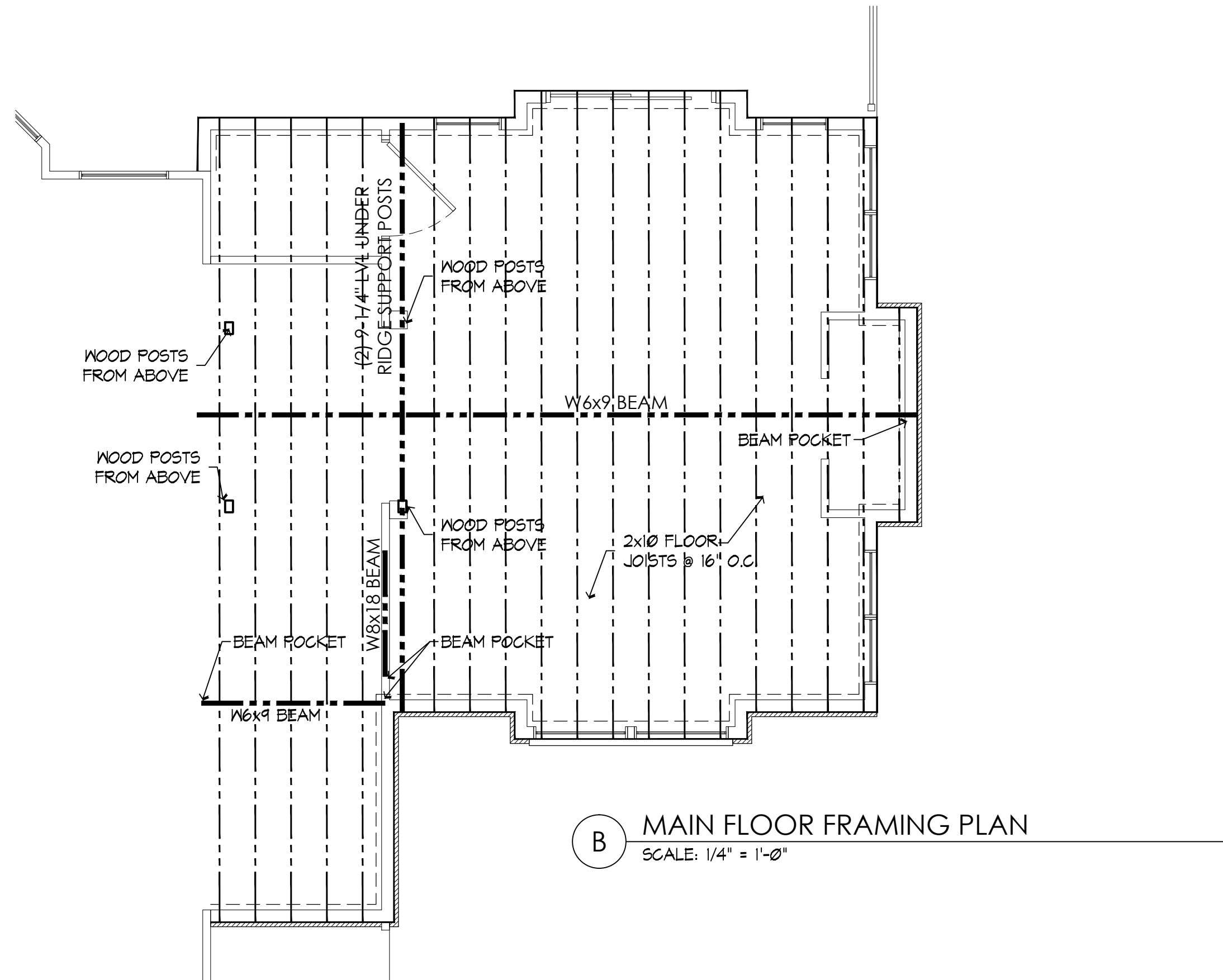
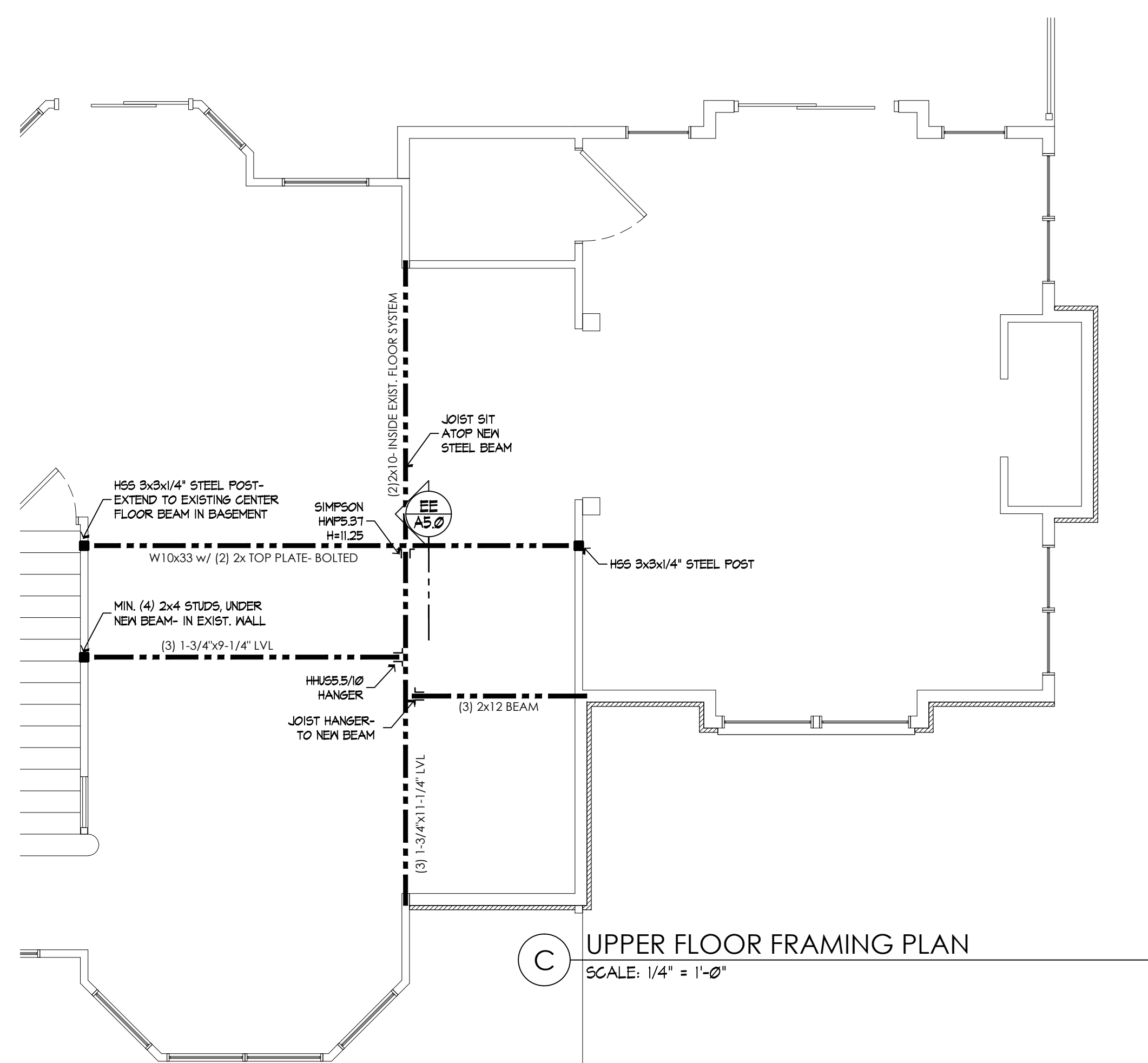


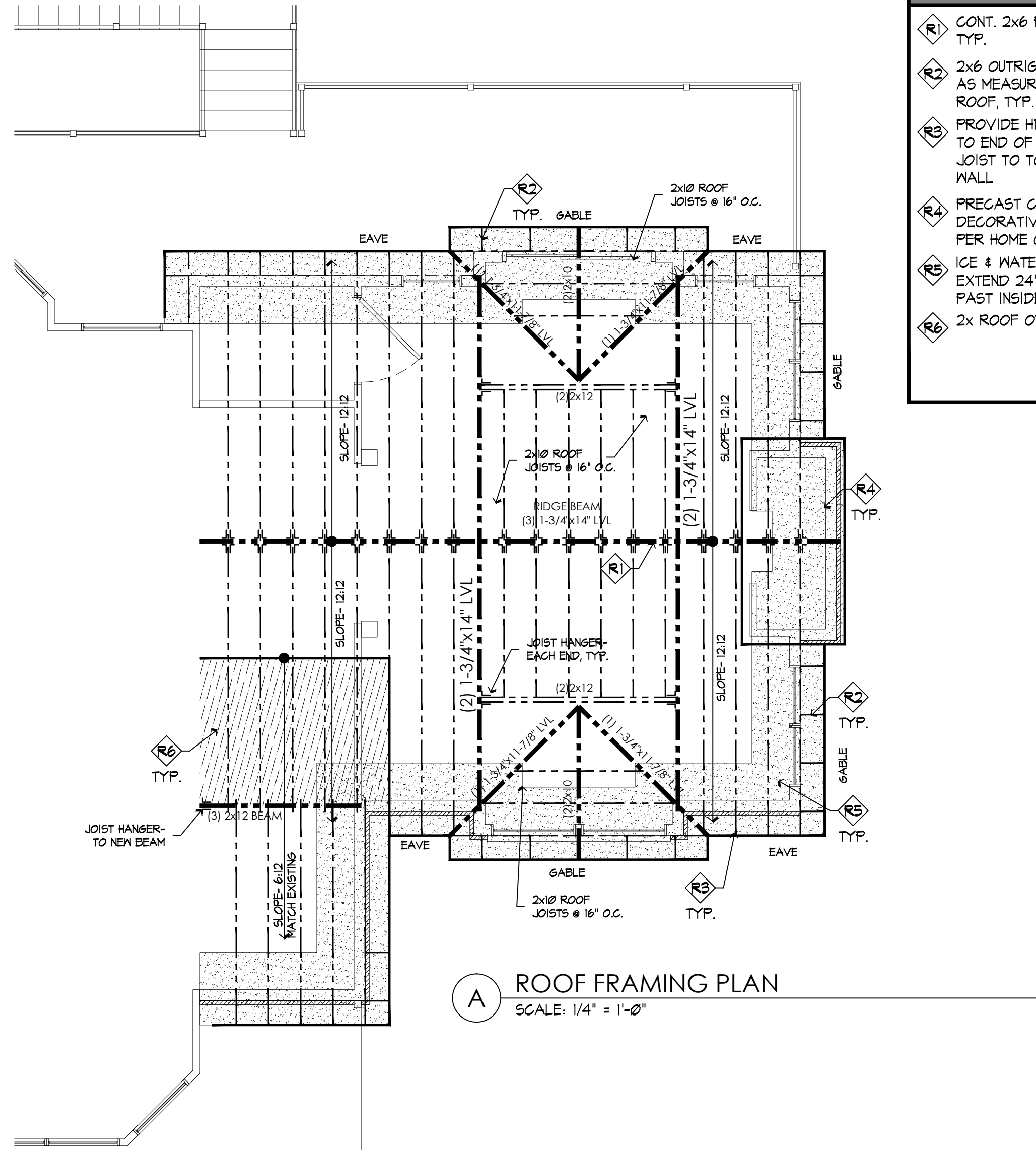
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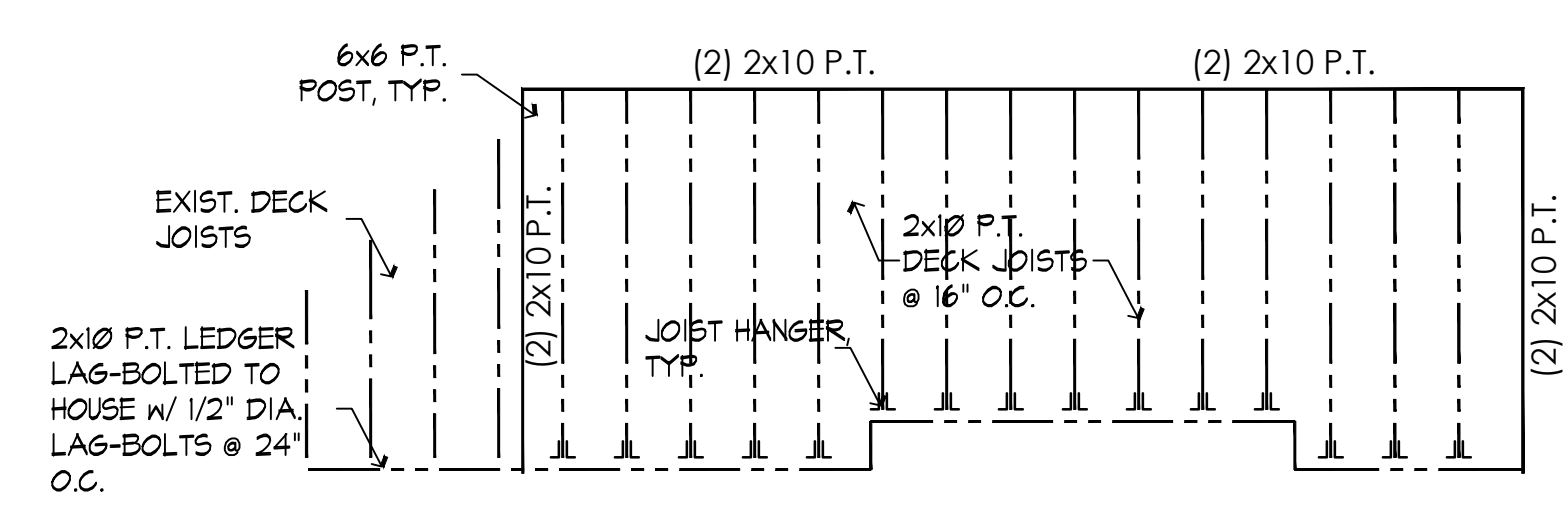
B MAIN FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



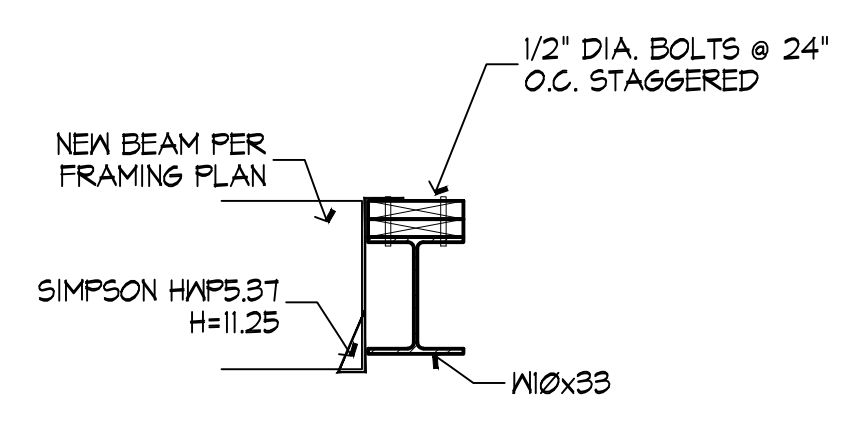
C UPPER FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



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



EE FRAMING DETAIL
SCALE: 3/4" = 1'-0"

- ROOF KEYED NOTES**
- (R1) CONT. 2x6 RIDGE BLOCKING, TYP.
 - (R2) 2x6 OUTRIGGERS AT 24" O.C., AS MEASURED IN PLANE OF ROOF, TYP.
 - (R3) PROVIDE HI SIMPSON TIE TO END OF EACH ROOF JOIST TO TOP FLATE OF WALL
 - (R4) PRECAST CHIMNEY CAP WITH DECORATIVE CHIMNEY FLUES PER HOME OWNERS SELECTION
 - (R5) ICE & WATER SHIELD TO EXTEND 24" MIN. PAST INSIDE FACE OF WALL
 - (R6) 2x ROOF OVERBUILD

- FRAMING GENERAL NOTES**
1. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR JOISTS & ROOF RAFTERS.
 2. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
 3. OFFSET AT BEARING PARTITIONS SHALL NOT EXCEED JOIST DEPTH.
 4. USE SIMPSON MST21 AT ALL SPLICES.
 5. TYPICAL FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE PLYWOOD GLUED AND SCREWNED TO FLOOR JOISTS BELOW.
 6. FRAMING CONTRACT SHALL INCLUDE ALL BLOCKING, BACKING, AND FURRING REQUIRE TO COMPLETE THIS JOB.

- FLOOR FRAMING GENERAL NOTES**
1. SOLID BLOCKING REQUIRED AT ALL BEARING POINTS OF FLOOR JOISTS & ROOF RAFTERS.
 2. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
 3. OFFSET AT BEARING PARTITIONS SHALL NOT EXCEED JOIST DEPTH.
 4. USE SIMPSON MST21 AT ALL SPLICES.
 5. 1-1/4"-TIMBERSTRAND RIM-JOIST ON PERIMETER CONTINUOUS OR (2) 3/4" OSB RIM-JOIST.
 6. TYPICAL FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE PLYWOOD GLUED AND SCREWNED TO FLOOR JOISTS BELOW.
 7. ALL HEADERS TO BE (2) 2x10, TYP. U.N.O.
 8. SEE GENERAL STRUCTURAL NOTES ON SHEET S2.3 FOR ADDITIONAL FRAMING NOTES.
 9. FRAMING CONTRACT SHALL INCLUDE ALL BLOCKING, BACKING, AND FURRING REQUIRE TO COMPLETE THIS JOB.

LEGEND

DOWN SPOUT	□ D.S.
WALLS BELOW	▨
ROOF TRUSSES	▨
BEAMS	▨
SUPPORT POST	□
(1) 2x4 MIN. U.N.O.	□
ICE & WATER SHIELD (EXTEND MIN. 2'-0" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING)	▨
OVERBUILT AREA	▨

PERMIT SET



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WARNING: IT IS A VIOLATION OF SECTION 2009 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY, PLANS, SPECIFICATIONS OR REPORTS TO WHICH THE SEAL OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER HAS BEEN APPROVED.

DOCUMENT STATUS

- PRELIMINARY
 - BID SET
 - PERMIT SET
 - FINAL FOR CONSTRUCTION
- ISSUED BY JACOB FLITTON ARCHITECT PLLC

GERACE RES.
11240 Hiller Road
Akron NY 14001

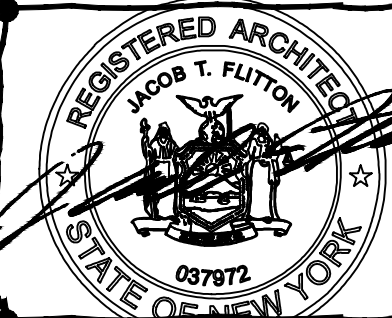
Job # 19-012

Revisions

Date: 2020.03.30

Title: Framing Plans

TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL PLANS, DRAWINGS, SPECIFICATIONS, ETC., INCLUDED IN THIS DRAWING & PERMIT PACKAGE ARE IN COMPLIANCE WITH THE MOST CURRENT NYC 2015 (AS ADOPTED BY NEW YORK STATE) ENERGY CODE.



Sheet: **A5.0**