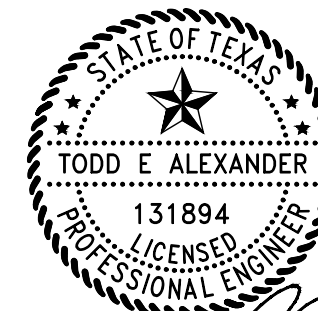


DEMOLITION PLAN

1/4" = 1'-0"



Todd E. Alexander

11/15/2019

DEMOLITION PLAN

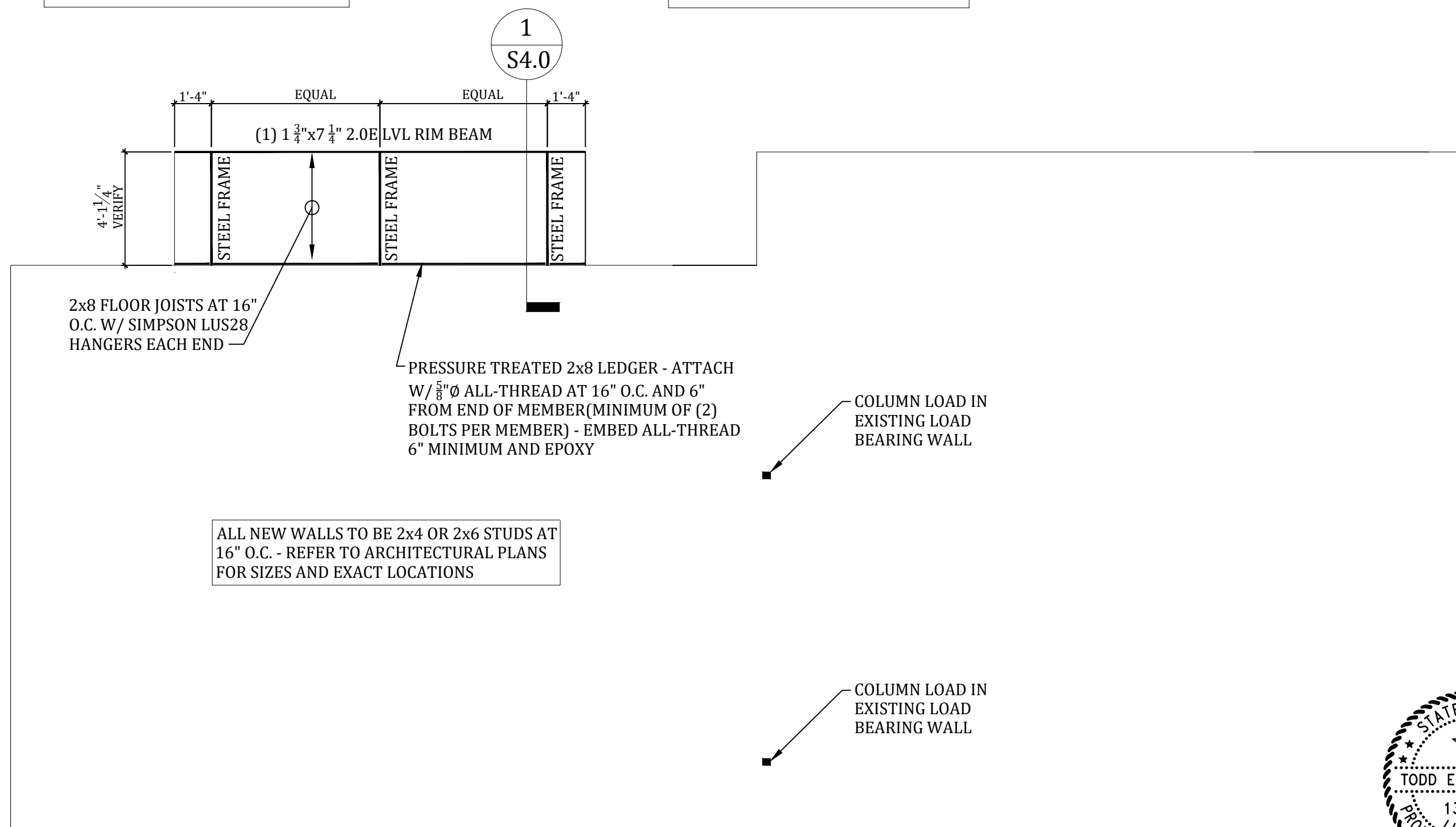
Project No: 14190
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 Print Date:
 Submittal 11/15/2019

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ALL NEW FLOOR SHEATHING SHALL BE 1/2" PLYWOOD OR OSB TYPICAL UNLESS NOTED OTHERWISE - ATTACH W/ 8d RS NAILS AT 6" O.C. ALONG ALL EDGES AND 12" O.C. IN FIELD

ALL EXTERIOR WALL SHEATHING SHALL BE 1/2" PLYWOOD OF 7/16" OSB W/ 8d RS NAILS AT 6" O.C. ALONG ALL EDGES AND 12" O.C. IN FIELD - BLOCK ALL EDGES



2x8 FLOOR JOISTS AT 16" O.C. W/ SIMPSON LUS28 HANGERS EACH END

PRESSURE TREATED 2x8 LEDGER - ATTACH W/ 5/8" Ø ALL-THREAD AT 16" O.C. AND 6" FROM END OF MEMBER (MINIMUM OF (2) BOLTS PER MEMBER) - EMBED ALL-THREAD 6" MINIMUM AND EPOXY

COLUMN LOAD IN EXISTING LOAD BEARING WALL

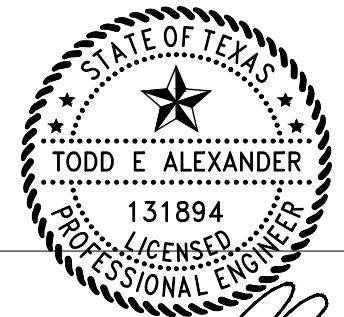
COLUMN LOAD IN EXISTING LOAD BEARING WALL

ALL NEW WALLS TO BE 2x4 OR 2x6 STUDS AT 16" O.C. - REFER TO ARCHITECTURAL PLANS FOR SIZES AND EXACT LOCATIONS

1
S4.0

FLOOR FRAMING PLAN

1/4" = 1'-0"



Todd E. Alexander

11/15/2019

FLOOR FRAMING PLAN

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OF: 4

GREENWORKS
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Dallas, Texas 75201
(855) 349-6757
Texas Eng. Firm : 20170

ROOF SHEATHING SHALL BE $\frac{1}{2}$ " PLYWOOD OF $\frac{7}{16}$ " OSB W/ 8d RS NAILS AT 6" O.C. ALONG SUPPORTED EDGES AND 12" O.C. IN FIELD

2x6 CEILING LEDGER CONTINUOUS W/ (2) 16d RS NAILS AT 8" O.C. INTO TOP PLATES

2x6 CEILING JOISTS AT 24" O.C. W/ (3) 16d RS NAILS TOE-NAILED EACH END

(1) 2x4 BEARING STUD AND (3) 2x4 KING STUDS

MINIMUM OF (3) 2x4 COLUMN

(2) 2x6 MINIMUM

(2) 2x6 MINIMUM

(3) $1\frac{3}{4}$ "x $9\frac{1}{4}$ " 2.0E LVL- FLUSH BOTTOM W/ (3) 2x BEARING STUDS EACH END

INFILL WALL WITH 2x STUDS 16" O.C.

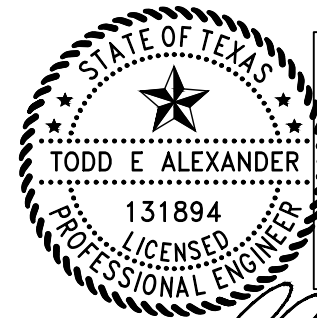
ALL NEW WALLS TO BE 2x4 OR 2x6 STUDS AT 16" O.C. - REFER TO ARCHITECTURAL PLANS FOR SIZES AND EXACT LOCATIONS

(2) $1\frac{3}{4}$ "x $9\frac{1}{4}$ " 2.0E LVL- DROPPED W/ (2) 2x4 BEARING STUDS EACH END

EXISTING COLUMNS

NEW WINDOW IN EXISTING OPENING

NEW DOORS IN EXISTING OPENING



Todd E. Alexander

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EXISTING BEAM

EXISTING BEAM

EXISTING COLUMNS

(2) 2x8

(2) 2x8

(2) 2x8

INFILL WALL WITH 2x STUDS 16" O.C.

INFILL WALL WITH 2x STUDS 16" O.C.

INFILL WALL WITH 2x STUDS 16" O.C.

INFILL WALL WITH 2x STUDS 16" O.C.

NEW DOOR

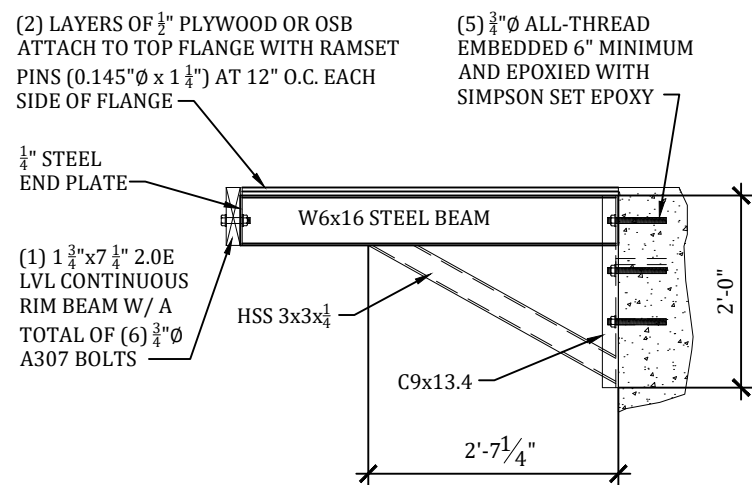
ALL NEW WINDOW FRAMING SHALL CONSIST OF (2) 2x6 HEADER WITH (1) 2x BEARING STUD AND (1) 2x KING STUD EACH END - TYP U.N.O.

REMOVE WALL FRAMING ABOVE TOP OF OPENINGS TO BOTTOM OF ROOF RAFTERS

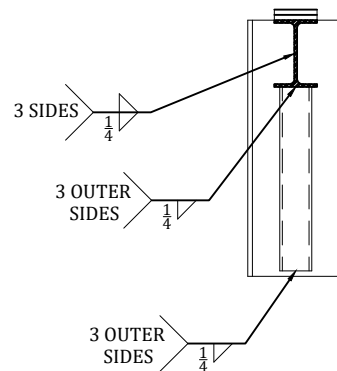
EXISTING COLUMNS SUPPORTING EXISTING ROOF BEAMS TO REMAIN IN PLACE AND UNDAAGED

ROOF FRAMING PLAN

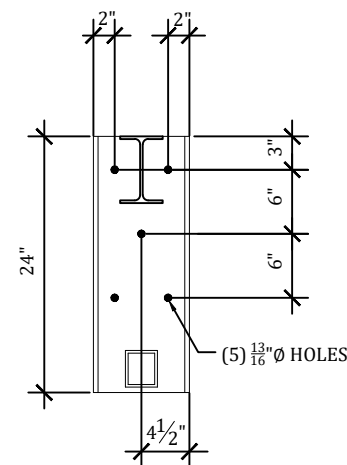
$\frac{1}{4}$ " = 1'-0"



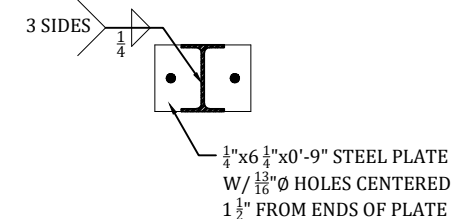
SECTION



CONNECTIONS



BOLT HOLES IN CHANNEL



STEEL END PLATE

DETAIL - 1

VARIES

COORDINATION:

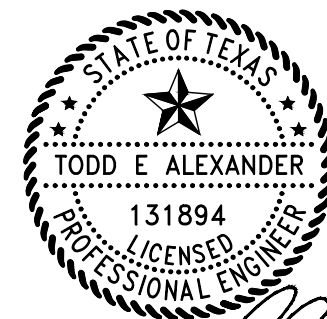
- A. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering and Consulting in written form as a change for inclusion into these plans. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions on structural drawings shall be checked against architectural drawings and any discrepancies shall be brought to the attention of the Architect and Engineer immediately. Refer to mechanical, electrical and architectural drawings for openings not shown on structural drawings.
- B. These construction documents were prepared with information about the existing building provided from architectural plans for 410 Buckeye Trail by Ingrid Nunez dated November 2019. If the contractor discovers existing conditions which vary from those shown on these documents he shall notify GreenWorks Engineering and Consulting immediately for guidance on necessary changes to be made.
- C. All temporary shoring shall be the responsibility of the contractor.
- D. Design is void after two years from original date of issue, unless updated to acceptable codes and practices at that time.

WOOD:

- A. Framing lumber shall be Hem Fir (unless noted otherwise) and as follows or better:

2x4 studs	Stud Grade
2x6 or larger studs.	#2 Grade
Plates.	#3 Grade
Joists and Rafters	#2 Grade
2x and 4x Beams	#2 Grade
6x or larger Beams	#1 Grade Beam and Stringer
Laminated Veneer Lumber.	2.0E
Posts.	#1 Grade Post and Timber
- B. All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.

- C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the Building Code. All sheathing must be nailed. Adhesives SHALL NOT be used in place of nailing.
- E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- G. Wood roof and floor trusses shall be designed by others unless noted otherwise. Calculated live load deflection of trusses shall not exceed 1/360 for floors and 1/240 for roof of the overall span length. The truss supplier shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Colorado for review by the Engineer of Record to verify they conform to requirements of the basic structure. These shop drawings shall show the locations of all trusses, connection plate sizes & capacity and the size & grade of lumber to be used. Truss fabrication shall not proceed until completion of shop drawing review by the Engineer of Record. Truss manufacturer or contractor shall provide blocking at bearing locations and bridging/lateral bracing as required for truss stability.



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11/15/2019

ROOF FRAMING PLAN

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