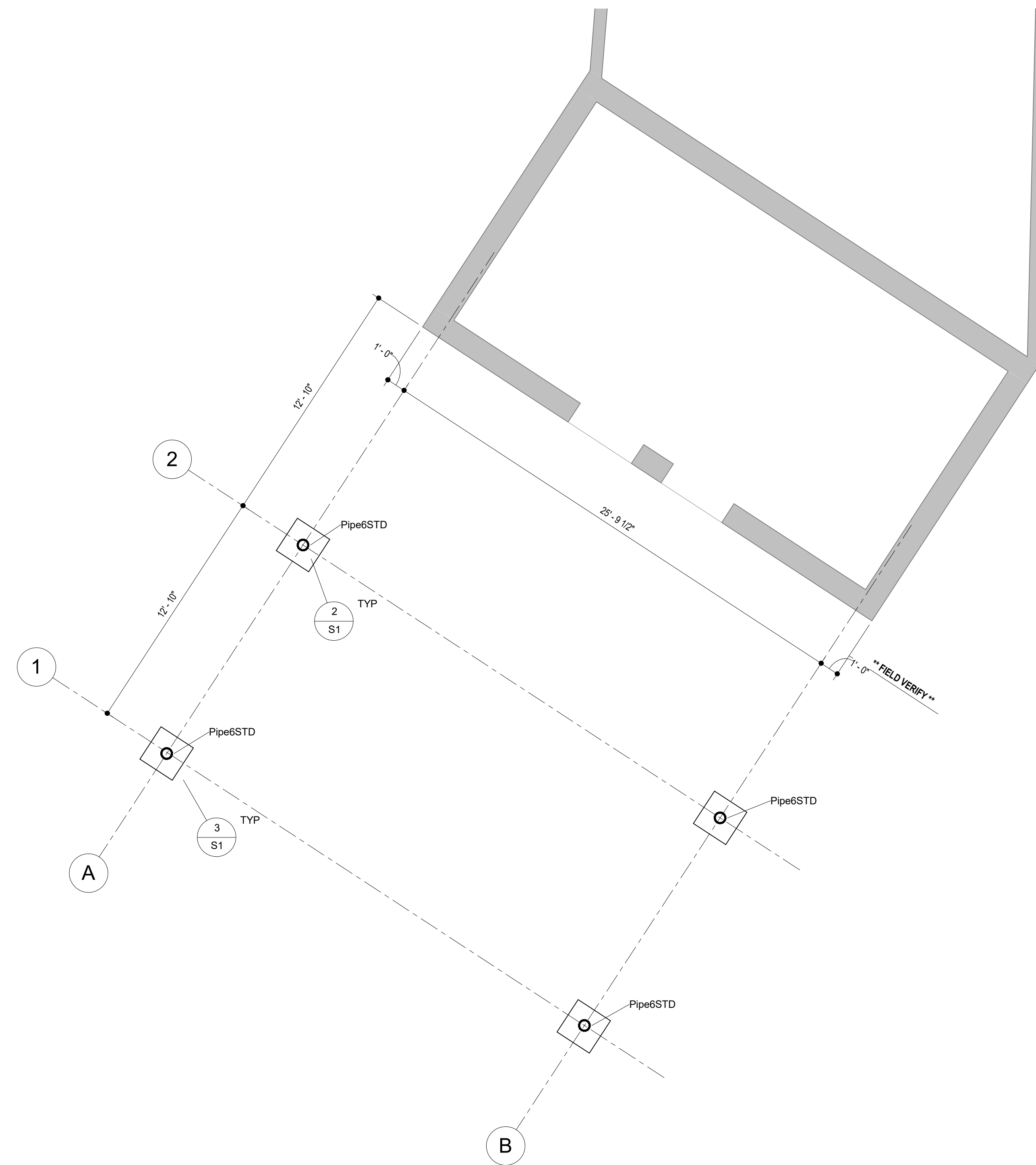
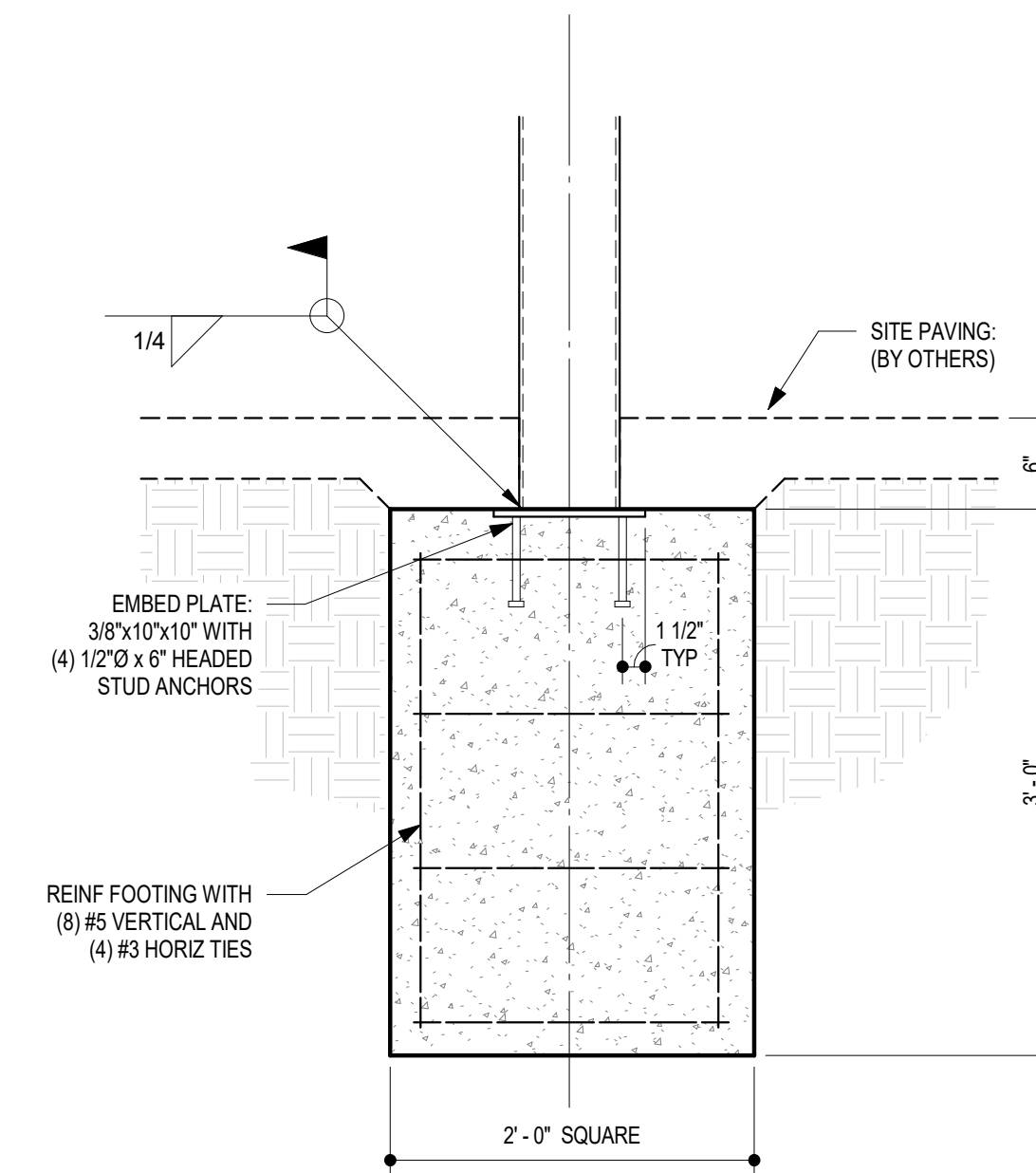


REVISIONS

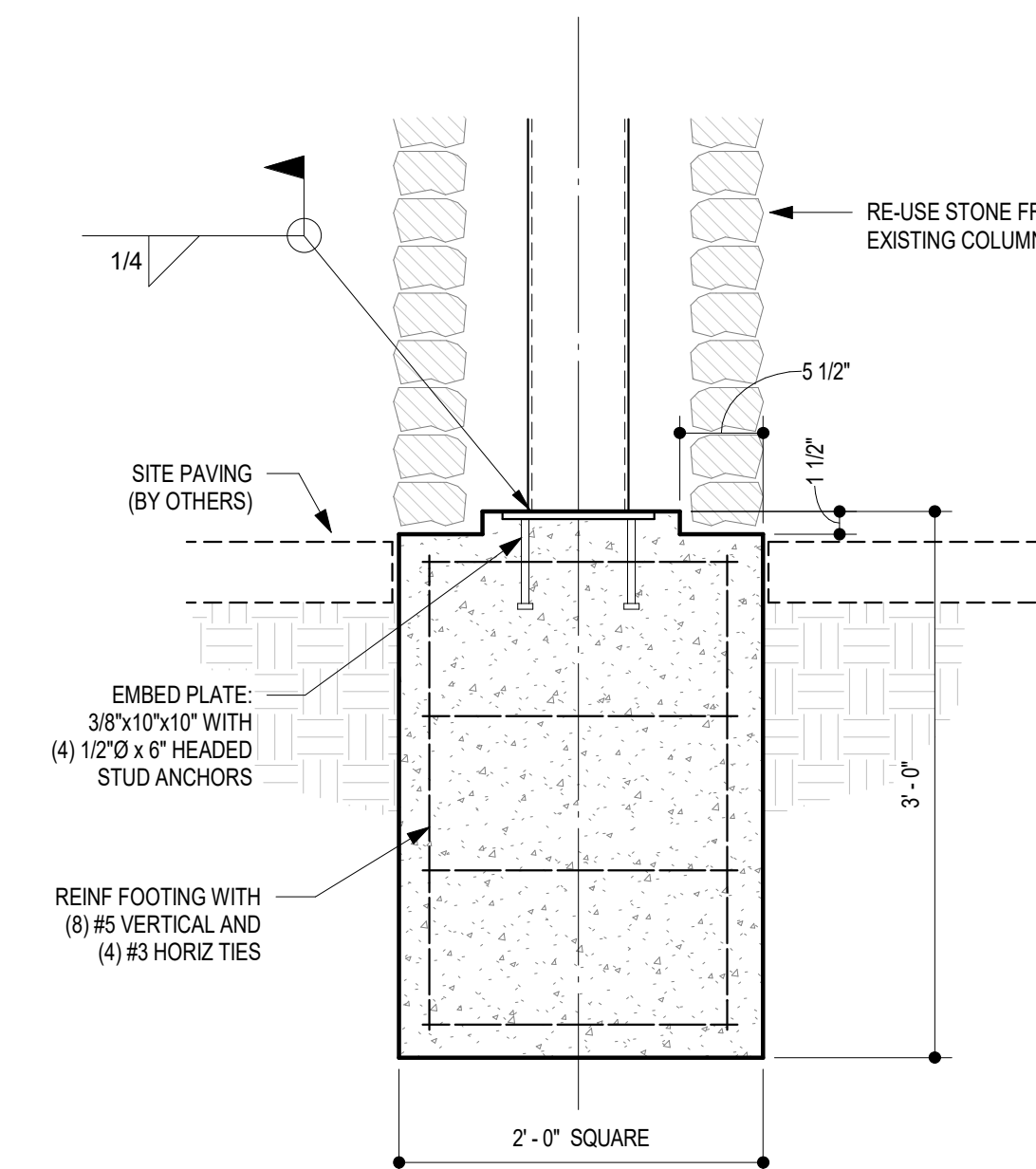
No.	Description	Date



① FOUNDATION PLAN
 1/4" = 1'-0"



② TYPICAL EXPOSED STEEL COLUMN FTG
 1" = 1'-0"



③ TYP STONE COVERED COLUMN FTG
 1" = 1'-0"

CROSSROADS STUDIO RENOVATION

5301 Houghton Avenue
 Fort Worth, TX 761077



DATE: March 12, 2022

JOB No. 2015.048

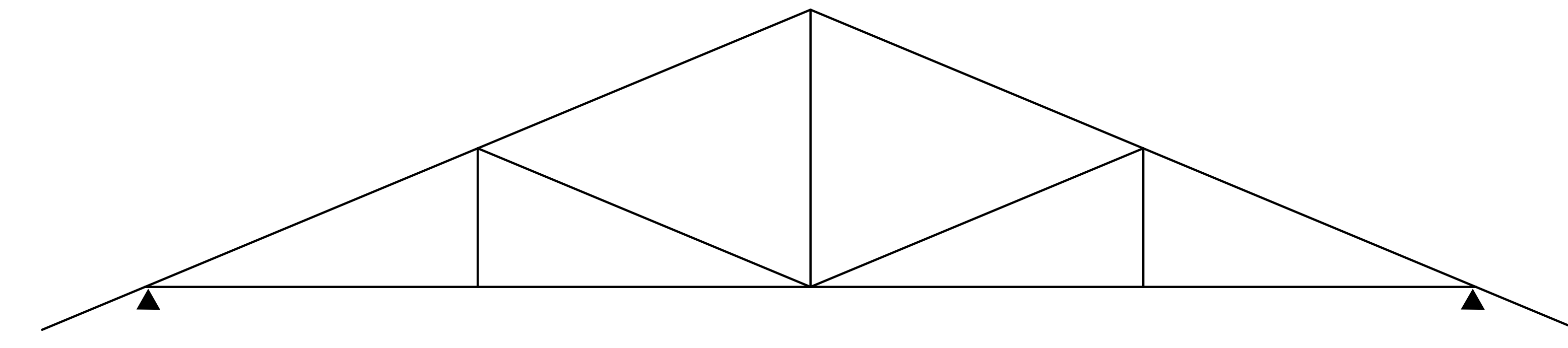
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 Foundation Plan
 & Details

SHEET:

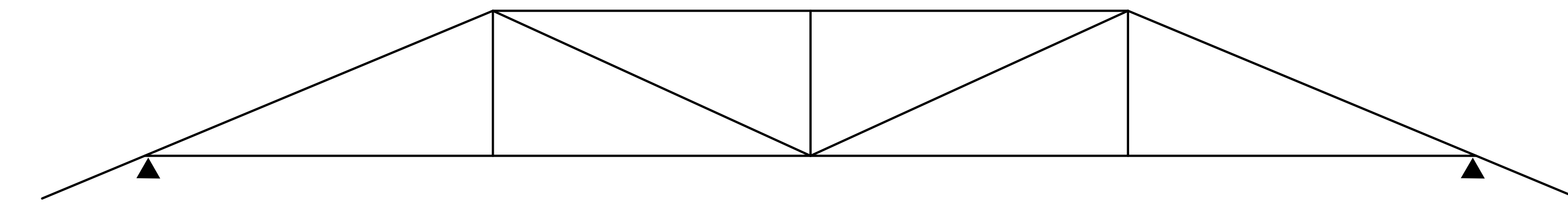
S1

REVISIONS

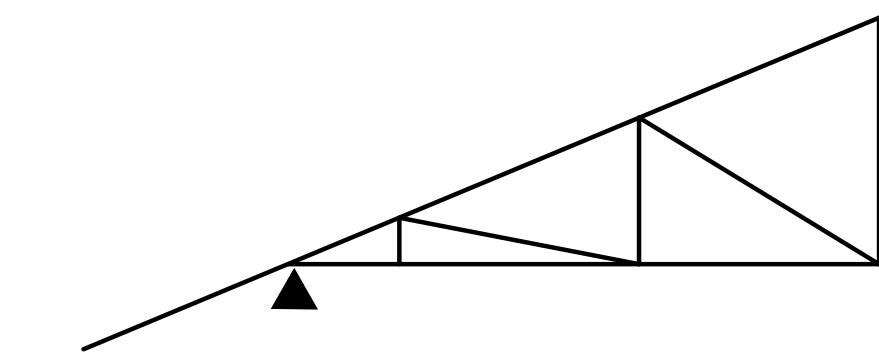
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T1 SCHEMATIC TRUSS PROFILE
 NTS

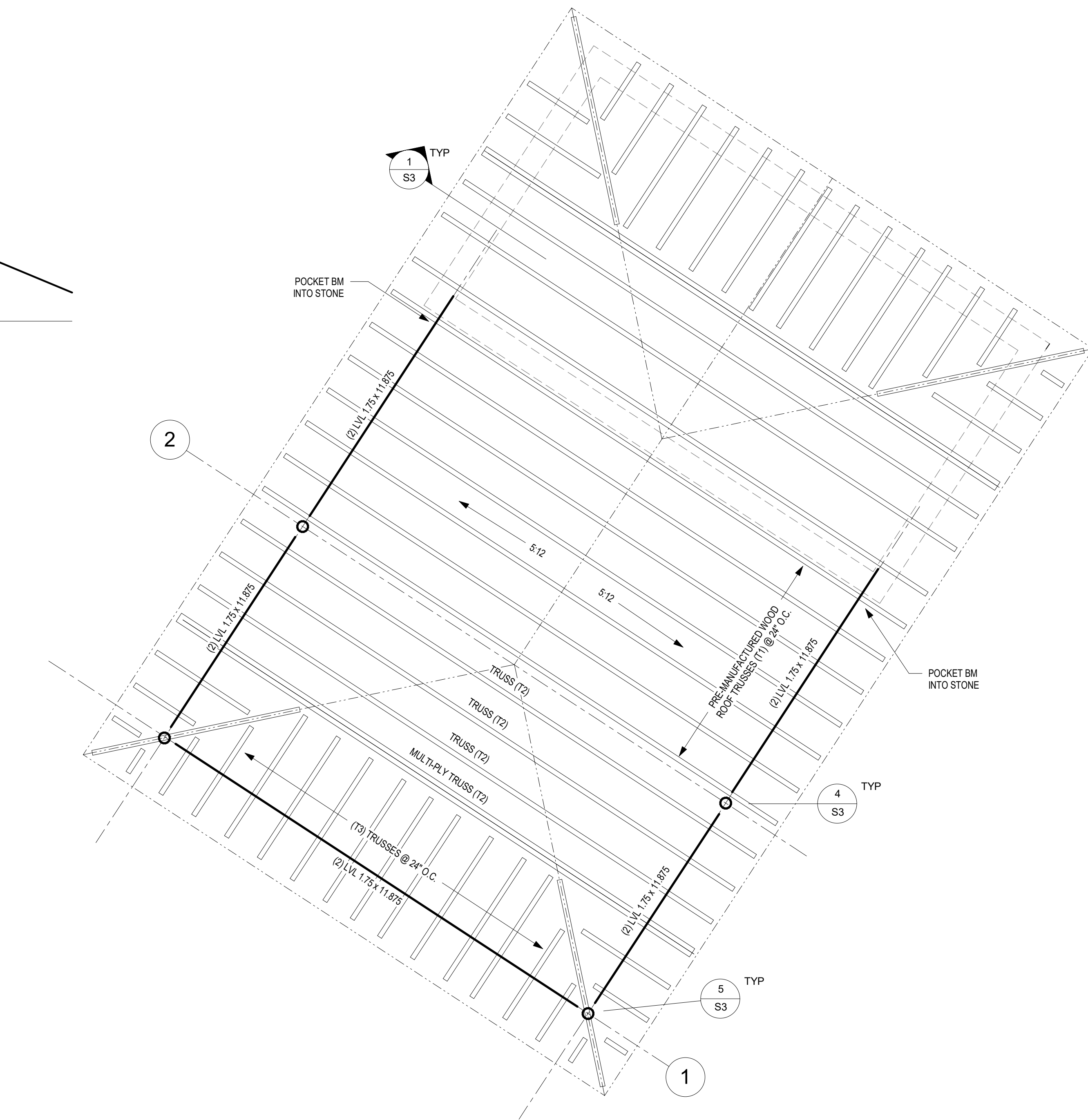


T2 SCHEMATIC TRUSS PROFILE
 NTS



T3 SCHEMATIC TRUSS PROFILE
 NTS

TRUSS PROFILE NOTES	
1.	▲ INDICATES SUPPORT POINTS FOR ROOF TRUSSES.
2.	WEB CONFIGURATIONS SHOWN ARE SCHEMATIC. FINAL WEB CONFIGURATION IS TO BE DETERMINED BY THE TRUSS DESIGNER/SUPPLIER.
3.	REFERENCE GENERAL NOTES FOR TRUSS DESIGN LOADS AND REQUIREMENTS.



1 ROOF FRAMING PLAN
 1/4" = 1'-0"

CROSSROADS STUDIO RENOVATION

5301 Houghton Avenue
 Fort Worth, TX 761077



3.12.22

DATE: March 12, 2022

JOB No. 2015.048

SHEET NAME:
 Roof Framing Plan &
 Truss Profiles

SHEET:

S2

REVISIONS		
No.	Description	Date

CROSSROADS STUDIO RENOVATION

5301 Houghton Avenue
 Fort Worth, TX 76107



3.12.22

DATE: March 12, 2022

JOB No. 2015.048

SHEET NAME:
General Notes & Framing Details

SHEET:

S3

GENERAL NOTES

BUILDING CODE:
 This project shall meet all requirements of the 2015 International Building Code and the City of Fort Worth, Texas and applicable amendments.

DESIGN LIVE LOADS:
 Roof 20 psf (reducible)

GENERAL:
 The structure has been designed to resist design loads only as a completed structure. Applications of construction loads to the partially completed structure shall be considered by the contractor and so included in the design of shoring, bracing, formwork, and any other supporting elements provided for construction of the structure. During erection and until all permanent connections are made, the contractor must provide temporary bracing to brace the structure in all directions.

The engineer shall not have control or charge of, and shall not be responsible for, construction means, methods techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omission of the contractor, subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.

The Contractor shall verify all existing conditions prior to the start of work. On-site survey is required to verify as-built dimensions, structural conditions, and dimensional requirements for supplied equipment prior to fabrication of any new elements. Notify Architect/Engineer of any potential conflicts arising from the as-built survey.

Shop Drawings: All work is to be done using material from approved shop drawings. Submit two prints and one reproducible set of shop drawings for all proposed material for Engineer's review. Work may begin using materials from shop drawings marked "no exceptions taken" or "exceptions as noted" only.

CONCRETE:
 Unless noted otherwise, all concrete shall be normal weight, with a maximum aggregate size of 1", a maximum slump of 5", and a 28 day compressive strength equal to 3500 psi.

Provide normal weight concrete with cured density of 145 ± 5 pcf, and aggregate conforming to ASTM C33, UNO.

All concrete work shall conform to the requirements of the latest edition of ACI 301 Specification for Structural Concrete and ACI 318 Building Code Requirements for Structural Concrete unless noted otherwise in the Contract Documents.

REINFORCING STEEL:
 Reinforcing steel shall be new deformed billet steel conforming to ASTM A615, Grade 60.

Detailing of reinforcing steel and accessories shall conform to ACI 315.

WOOD FRAMING:
 All framing members shall be visually graded structural lumber which provides a minimum allowable extreme fiber stress of 1000 psi. Provide bridging for all spans over 5'-0".

All exterior lumber, sill plates, and any lumber in contact with concrete or masonry shall be pressure treated.

All exterior exposed framing members shall be pressure treated, visually graded structural lumber, which provides a minimum allowable extreme fiber stress of 1200 psi. Provide bridging for all spans over 5'-0".

STRUCTURAL GLUE LAMINATED VENEER LUMBER (LVL):
 Veneers used for laminating shall be of such stress grade to provide glue laminated members with an allowable bending stress of 2600 psi for dry condition of service.

Members shall be laminated in a press with all grain parallel with the length of the member. Adhesives shall be of the waterproof type conforming to the requirements of ASTM-2559.

Appearance shall be Framing Appearance Grade or better.

PLYWOOD OR ORIENTED STRAND BOARD:
 Roof sheathing shall be Plywood or Oriented Strand Board APA-RATED EXT1 sheathing installed in accordance with the latest APA recommendations for roof construction. Provide minimum 5/8" thick roof deck.

Long panel dimension shall be placed perpendicular to supports and shall be continuous over two or more spans.

Provide a minimum 1/8" space between panels along all edges unless noted otherwise by panel manufacturer.

Unless indicated otherwise, nail sheathing w/ 8d common nails @ 6" o.c. along panel edges and @ 12" o.c. along intermediate framing members.

PREFABRICATED WOOD TRUSSES:
 Prefabricated wood trusses and their connectors shall be designed by a registered professional engineer in accordance with the latest edition of the National Forest Products Association - Design Specification for Wood Construction.

Truss members shall be designed, with a maximum allowable stress increase, for the following loads:

ROOF TRUSSES:	
Top Chord	DL = 15 psf LL = 20 psf (reducible)
Bottom Chord	DL = 10 psf

The truss manufacturer shall submit the following certifications, sealed by the Engineer in responsible charge of the work:

Certification of the rated load capacity of the connectors used to secure the members by an independent testing agency.

Certification that the manufacturer is licensed to fabricate trusses utilizing the connector system proposed.

Certification that the trusses are designed to meet the load criteria requirements specified herein.

Fabrication and installation drawing shall be submitted to the Contractor for approval of size, shape, and layout, prior to fabrication of materials.

Bridging for trusses shall be provided as required for in-place loads as well as stability for safe erection. Bridging shall be designed in accordance with the National Forest Products Association - National Design Specification for Wood Construction.

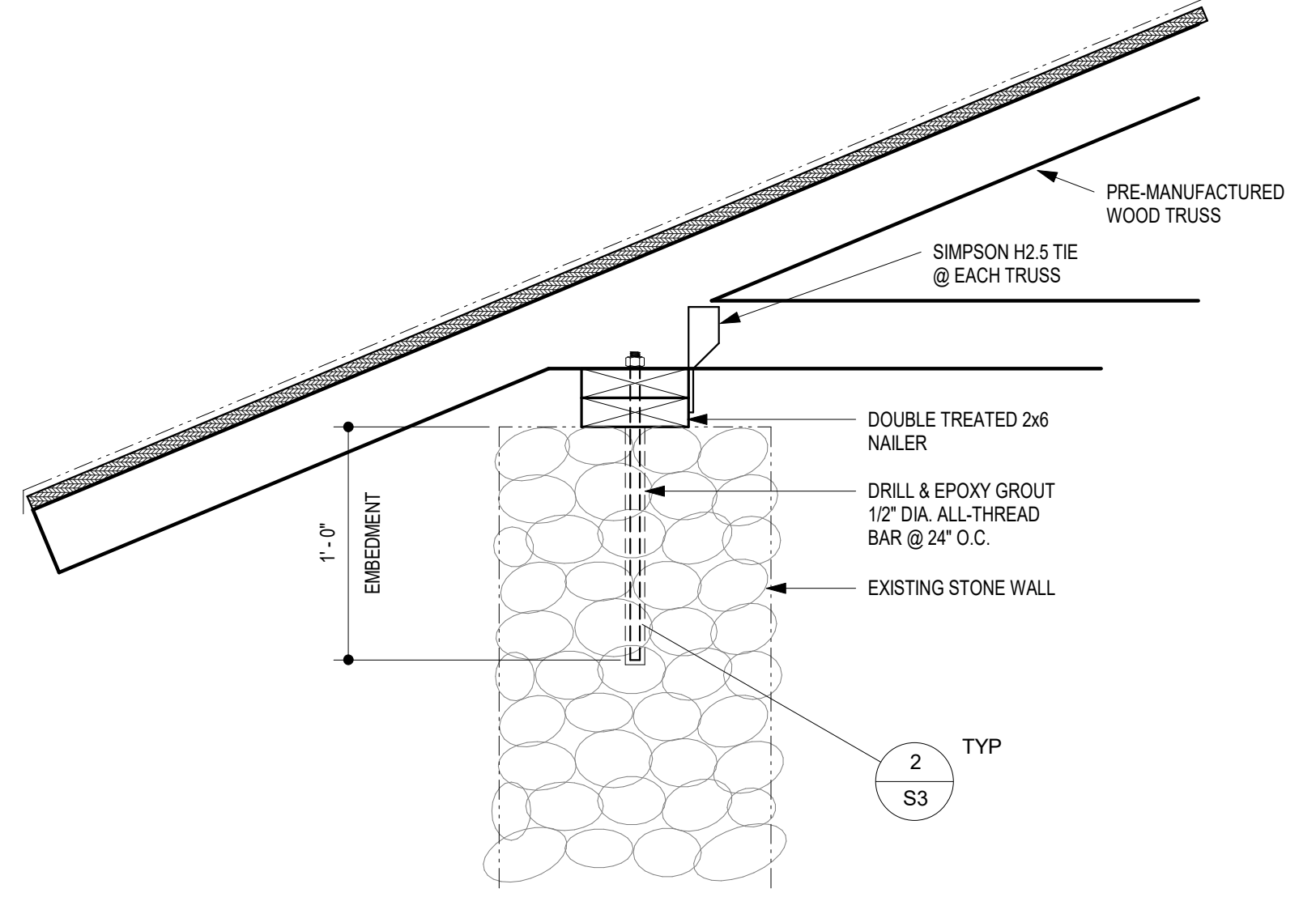
It is the responsibility of the installer (builder, building contractor, licensed contractor, erector, or erection contractor) to safely install and brace metal connected wood trusses to protect life and property. All temporary bracing shall comply with the latest edition of Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses published by the Truss Plate Institute.

Truss manufacturer shall be responsible for calculating anchorage forces to resist code required uplift for roof trusses and shall recommend the appropriate hold down clip adequate for the required anchorage. Contractor shall install the recommended hold down clips with the required number of nails to fully develop the recommended clip.

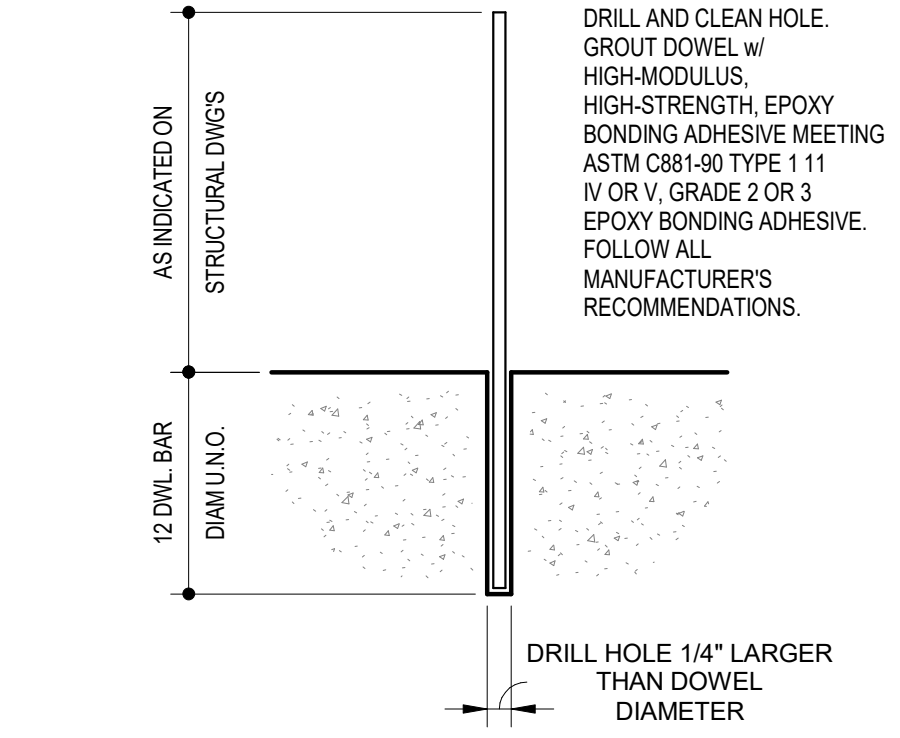
Prior to fabrication of wood trusses obtain all required mechanical opening requirements from the General Contractor and/or the Mechanical Contractor. Provide final trusses designed, detailed, and fabricated with the required mechanical openings.

MINIMUM NAILING SCHEDULE		
CONNECTION	FASTENING	LOCATION
TRUSS TO SILL OR GIRDER	(3) 0.131" x 3" NAILS	TOENAIL
BRIDGING TO JOIST	(2) 0.131" x 3" NAILS	TOENAIL EA. END
SOLE PLATE TO JOIST OR BLOCKING	0.131" x 2.5" @ 8" O.C. (3) 0.131" x 3" NAILS	TYPICAL FACE NAIL
TOP PLATE TO STUD	(2) 0.162" x 3.5" NAILS (4) 0.131" x 3" NAILS	END NAIL
STUD TO SOLE PLATE	(2) 0.162" x 3.5" NAILS (4) 0.131" x 3" NAILS	END NAIL TOENAIL
DOUBLE STUDS FACE NAIL	2X4 2X6, 2X8 0.131" x 3" @ 8" O.C. 0.131" x 3" @ 8" O.C. TWO ROWS	FACE NAIL FACE NAIL
DOUBLE TOP PLATES	0.313" x 3" @ 12" O.C. 14-0.131" x 3" NAILS	FACE NAIL LAP SPLICE
TOP PLATE AT INTERSECTIONS	(3) 0.131" x 3" NAILS	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	0.136" x 3.5" @ 16" O.C.	ALONG EACH EDGE
CEILING JOISTS TO PLATE	(5) 0.131" x 3" NAILS	TOENAIL
CONTINUOUS HEADER TO STUD	(4) 0.131" x 3" NAILS	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(4) 0.131" x 3" NAILS	FACE NAIL
CEILING JOISTS, PARALLEL RAFTERS	(4) 0.131" x 3" NAILS	TOENAIL
RAFTER OR TRUSS TO PLATE	(3) 0.313" x 3" NAILS	TOENAIL
BUILD-UP CORNER STUDS	(3) 0.313" x 3" NAILS	@ 16" O.C.
BUILD-UP WOOD COLUMNS	2X4 2X6, 2X8 0.313" x 3" @ 8" O.C. 0.131" x 3" @ 8" O.C. TWO ROWS	FACE NAIL FACE NAIL
BUILD-UP GIRDER	REFER TO THE TRUSS MANUFACTURER'S DESIGN REQUIREMENTS AS PER THE ENGINEERED DESIGN SHEETS	FACE NAIL
NAILING LEDGER FOR ROOF JACK TRUSSES OF 8'-0" OR LESS	(3) 0.313" x 3" @ 6" O.C.	FACE NAIL
NAILING AND BOLTING FOR TREATED PLATES (TP)	ALL FASTENERS, NAILS, BOLTS, ANCHORS IN CONTACT WITH TP SHALL BE HOP-DIPPED GLAV. REFER TO PLANS FOR SIZE AND SPACING	

* - SUPPLY RATED CLIPS OR STRAPS FOR UPLIFT FORCES OVER 200 LBS. AS NOTED BY THE ROOF TRUSS MANUFACTURER ON THE SUBMITTED DESIGN SHEETS.

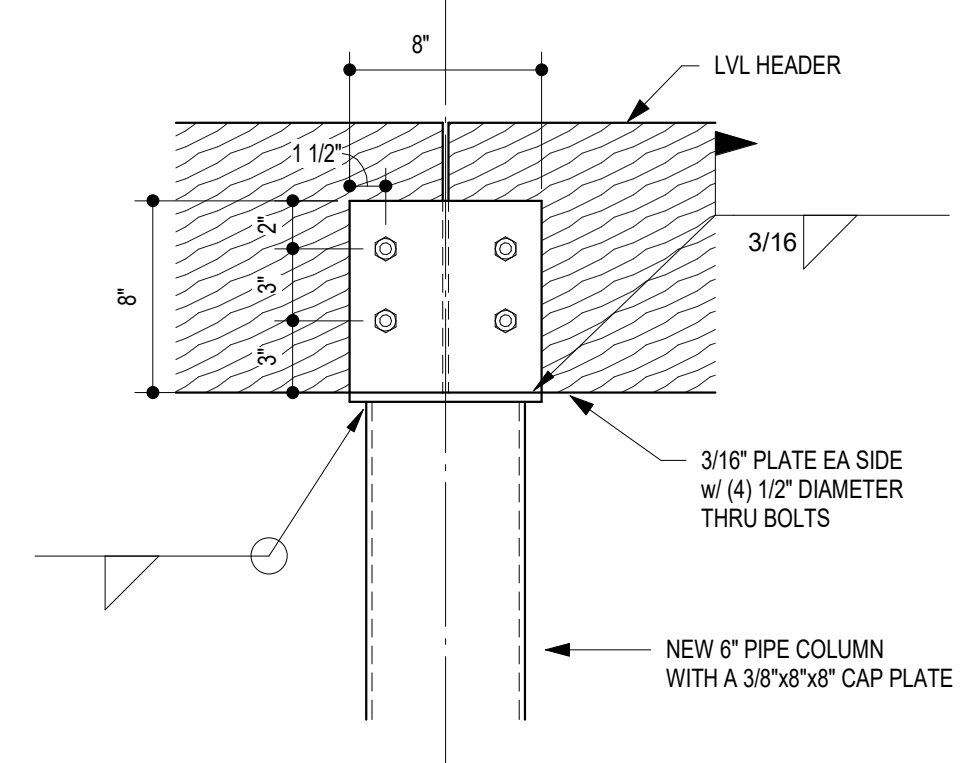


1 SECTION
 1 1/2" = 1'-0"

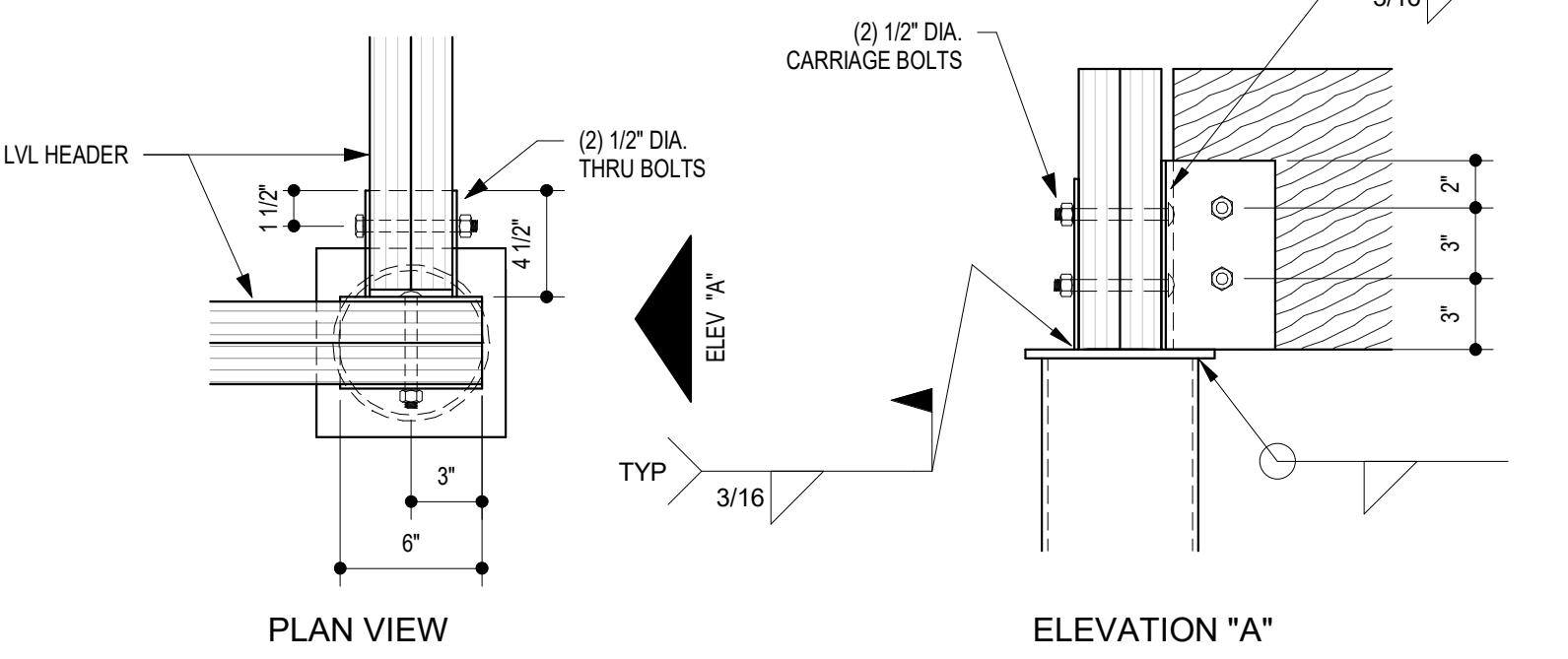


2 TYPICAL EPOXY GROUT DETAIL
 NTS

3 MINIMUM NAILING SCHEDULE
 NTS



4 DETAIL
 1 1/2" = 1'-0"



5 TYPICAL LVL TO COL CONNX
 NTS

STRUCTURAL STEEL:

Materials:		
Wide Flange Shapes	ASTM A992	Fy = 50 ksi
Other Rolled Shapes and Plates	ASTM A36	Fy = 36 ksi
Structural Pipe	ASTM A53	Fy = 35 ksi
Anchor Rods	ASTM F1554 Gr. 36	Fy = 36 ksi
Headed Stud Anchors	ASTM 108	Fu = 65 ksi
Welding Electrodes	AWS D1.1	E70XX

ABOVE FINISHED FLOOR..... AFF	CAST-IN-PLACE..... C.I.P.	DRAWING (S)..... DWG (S)	FIELD VERIFY..... F.V.	INFORMATION..... INFO	MECHANICAL..... MECH	POUNDS PER SQUARE FOOT..... PSF	SCHEDULE (D)..... SCHED	TOP OF BEAM..... TOP/BM
ADDITIONAL..... ADDL	CEILING..... CLG	DOUBLE..... DBL	FINISHED (ED)..... FIN	INSIDE DIAMETER..... I.D.	MEZZANINE..... MEZZ	POUNDS PER SQUARE INCH..... PSI	SECTION..... SECT	TOP OF FOOTING..... TOP/FTG
ADJACENT..... ADJ	CENTERLINE..... CL	DOWEL (S)..... DWL (S)	FINISHED FLOOR..... FIN FL	INTERIOR..... INT	MIDDLE..... MID	POWDER ACTUATED FASTENER..... PAF	SHEET..... SHT	TOP OF PIER..... TOP/PIER
AND..... &	CONX Design Specialty Engineer..... CDSE	EACH..... EA	FLANGE..... FLG	JOINT..... JT	MISCELLANEOUS..... MISC	PRECAST CONCRETE..... PIC	SIMILAR..... SIM	TOP OF PIER CAP..... TOP/PIER CAP
ANGLE..... L	CLEAR..... CLR	EDGE OF DECK..... EOD	FLOOR..... FL	JOIST (S)..... JST (S)	NOMINAL..... NOM	PRE ENGINEERED METAL BUILDING..... PEMB	SPECIFICATION (S)..... SPEC (S)	TOS..... TOS
APPROXIMATE..... APPROX	COLUMN..... COL	ELECTRICAL..... ELEC	FLOOR DRAIN..... FD	KIP (1000 LBS)..... K	NOT TO SCALE..... NTS	PREFABRICATED..... PREFAB	SQUARE FOOT (FEET)..... SF	TOW..... TOW
ARCHITECT..... ARCH	CONCRETE..... CONC	ELEVATION..... ELEV	FOOTING..... FTG	KIP PER LINEAR FOOT..... KLF	NUMBER..... No. OR #	PRELIMINARY..... PRELIM	STANDARD..... STD	TYPICAL..... TYP
ARCHITECTURAL..... ARCHL	CONCRETE MASONRY UNIT..... CMU	EMBEDMENT..... EMBED	GAGE OR GAUGE..... GA	KIP PER SQUARE FOOT..... KSF	ON CENTER..... OC	PROJECTION..... PROJ	STEEL..... STL	UNLESS NOTED OTHERWISE..... UNO
AT..... @	CONNECTION (S)..... CONNX	ENGINEER..... ENGR	GALVANIZE (D)..... GALV	LIGHTWEIGHT CONCRETE..... LWT CONC	OPPOSITE..... OPP	RADIUS..... R	STIFFENER..... STIFF	VERTICAL..... VERT
AIR CONDITIONER..... AC	CONTINUOUS..... CONT	EQUAL..... EQ	GLUE LAMINATED WOOD BEAM..... GLB	LIVE LOAD..... LL	OPPOSITE HAND..... OH	REFERENCE (REFER TO)..... REF	STIRRUPS..... STIR	WELDED WIRE REINFORCING..... WWF
AIR HANDLING UNIT..... AHU	CONSTRUCTION JOINT..... CJ	EQUIPMENT..... EQUIP	GRADE..... GR	LONG LOAD..... LL	OUTSIDE DIAMETER..... O.D.	REINFORCE (ING) (ED) (MENT)..... REINF	STRUCTURE..... STRUCT	WIND LOAD..... WL
BEAM..... BM	DETAIL..... DET	EXPANSION..... EXP	GRADE BEAM..... GR BM	LONG LEG HORIZONTAL..... LLH	PERPENDICULAR..... PERP	REQUIRED..... REQ'D	STRUCTURAL..... STRUCTL	WITH..... W/
BEARING..... BRG	DEAD LOAD..... DL	EXISTING..... EXIST	HEADED STUD ANCHOR..... HSA	LONG LEG VERTICAL..... LLV	PLYWOOD..... PLYWD	ROOF DRAIN..... RD	SYMMETRICAL..... SYM	WORK POINT..... WP
BELOW FINISHED FLOOR..... BFF	DEFORMED BAR ANCHOR..... DBA	EXTERIOR..... EXT	HEIGHT..... HT	MANUFACTURER..... MFR	ROUND..... RND	ROOF OPENING..... R.O.	SUBCONTRACTOR..... SUBCONTR	WOOD..... WD
BETWEEN..... BTW	DIAGONAL..... DIAG	EXTRA STRONG..... X-STR	HOLLOW STRUCTURAL SECTION..... HSS	MAXIMUM..... MAX	SAWN JOINT..... SJ	ROOM..... RM	TEMPERATURE..... TEMP	WIDE FLANGE..... WF
BOTTOM..... BOT	DIAMETER..... DIA		HORIZONTAL..... HORIZ			ROUND..... RND	THK..... THK	
BUILDING LINE..... B.L	DIMENSION (S)..... DIM (S)		HOOK..... HK			TONGUE AND GROOVE..... T & G	TOP OF BEAM..... TOP/BM	