CLIMATE ZONES	FENESTRATION U-FACTOR[b,h]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,h]	CEILING[m] R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c,g] WALL R-VALUE	SLAB[d] R-VALUE AND DEPTH	CRAWL SPACE[c] WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5[h]	5/13 or 5/10 cont	19	5/13[f]	0	5/13
4	0.35	0.55	0.30	38 or 30 cont[j]	15 or 13 + 2.5[h]	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont[j]	19[k] or 13 + 5[h] or 15 + 3[h]	13/17 or 13/12.5 cont	30[g]	10/15	10	10/19

TABLE N1102.1 CLIMATE ZONES 3-5

NO SCALE

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDED SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.

c. "10/18" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24" BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

e. DELETED

f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.

g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.

h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. "15+3" MEANS R-15 CAVITY INSULATION PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED. WHERE THE STRUCTURAL SHEATHING IS USED, IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. "13 + 2.5" MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.

i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.

j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.

m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF; THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.

n. R -19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 x 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2X4 WALL IS NOT DEEMED TO COMPLY.

o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

LIMITED CONSTRUCTION LICENSE FOR BLUEPRINTS

UPON CONSTRUCTION OF THIS HOME THE PLAN PURCHASER DOCUMENTED BELOW AGREES TO THE FOLLOWING TERMS:

THE ORIGINAL PURCHASER OF THE PROJECT NUMBER 2025-61 IS GRANTED A LIMITED, NON-EXCLUSIVE AND NON TRANSFERABLE LICENSE TO BUILD (1) AND ONLY (1) HOME SHOWN IN THESE PLANS. USE THE PLANS TO BUILD MORE THAN (1) HOME OR MODIFIED VERSION OF THIS HOME IS STRICTLY PROHIBITED BY FEDERAL COPYRIGHT LAWS(C)

Residential Designer will not be responsible for structure. Details & Notes are provided for reference only. Consult with a licensed structural engineer to verify all construction details, footing sizes, point loads, joist size and direction, etc. Plans shall be reviewed and approved by Builder and/or homeowner before construction begins. Residential designer has made every attempt to address code to the best of their ability but will not accept any liability related to code compliance, etc.

DRAWING INDEX

C COVER SHEET
1.0 BASEMENT FLOOR PLAN
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3.0 SECOND FLOOR PLAN
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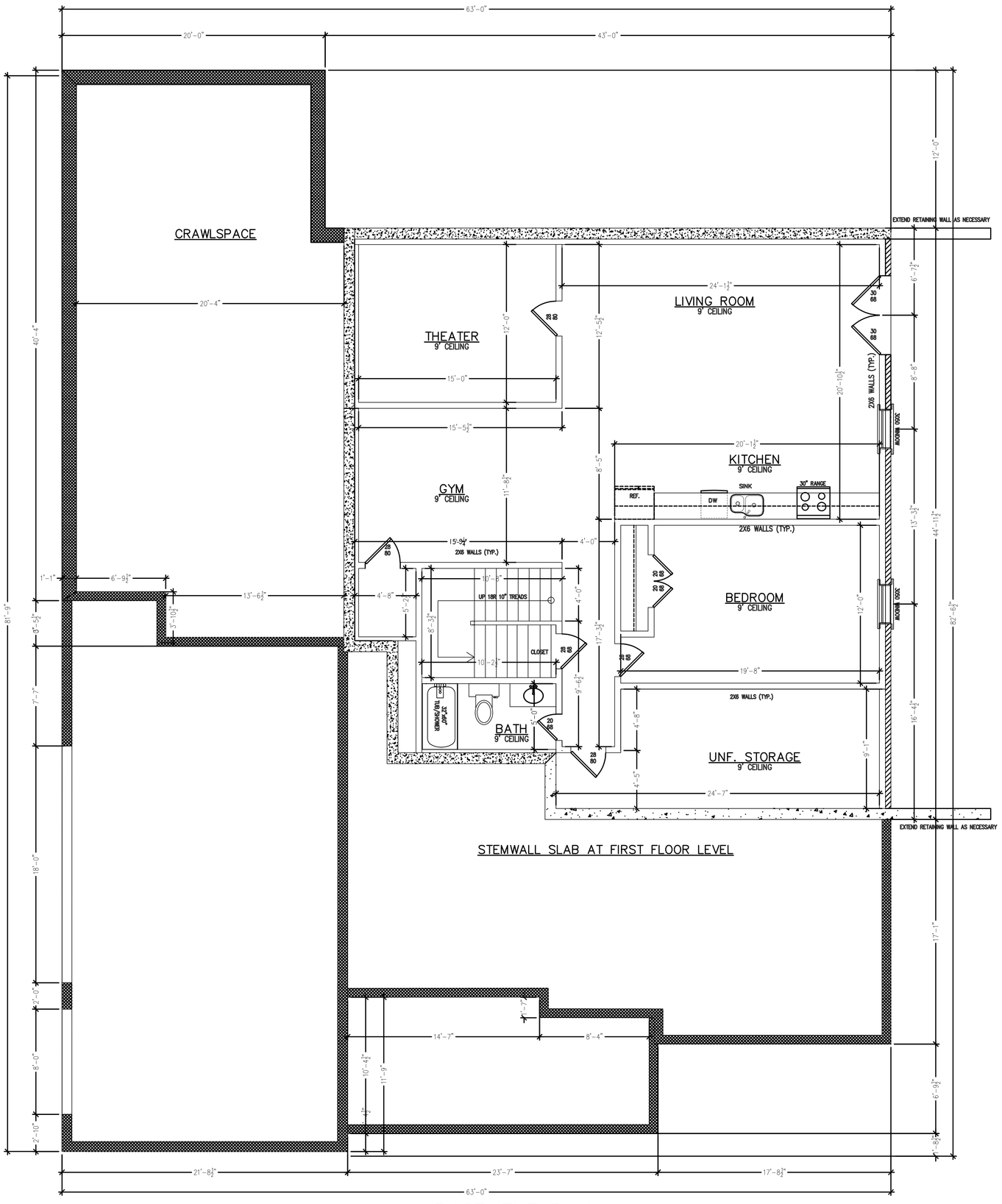
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BASEMENT PLAN

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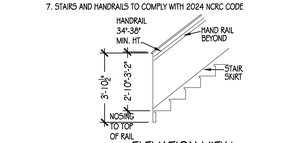
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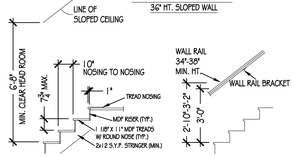
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1. STAIRWAYS SHOULD BE NO LESS THAN 36" IN WIDTH
2. THE LENGTH OF RUN AND HEIGHT OF RISER SHALL NOT VARY MORE THAN $\frac{3}{8}$" IN ENTIRE RUN OF STAIRS
3. STAIRS ARE REQUIRED TO BE ILLUMINATED
4. OPEN RISERS PERMITTED IF OPENING IS LESS THAN 4"
5. GUARDRAIL REQUIRED ON DECKS AND STAIRWAYS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW
6. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 $\frac{1}{4}$" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 $\frac{1}{4}$"WITH A CROSSS SECTION DIMENSION OF NOT MORE THAN 2 $\frac{1}{4}$". EDGE SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCHES.
7. STAIRS AND HANDRAILS TO COMPLY WITH 2024 NCRC CODE

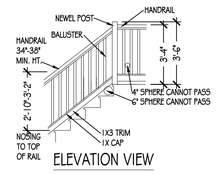


ELEVATION VIEW
36" HT. SLOPED WALL



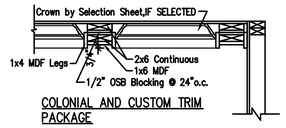
ELEVATION VIEW
STANDARD TREAD DTL.

ELEVATION VIEW
STANDARD HAND RAIL

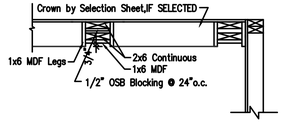


ELEVATION VIEW

SQUARE FOOTAGE BLOCK		
FIRST FLOOR	3,375	SQ. FT.
SECOND FLOOR	1,465	SQ. FT.
FINISHED BASEMENT	1,470	SQ. FT.
TOTAL HEATED	6,310	SQ. FT.
FRONT PORCH	237	SQ. FT.
COVERED PORCH	516	SQ. FT.
3 CAR GARAGE	834	SQ. FT.
BASEMENT STORAGE	221	SQ. FT.
TOTAL UNDER ROOF	8,118	SQ. FT.



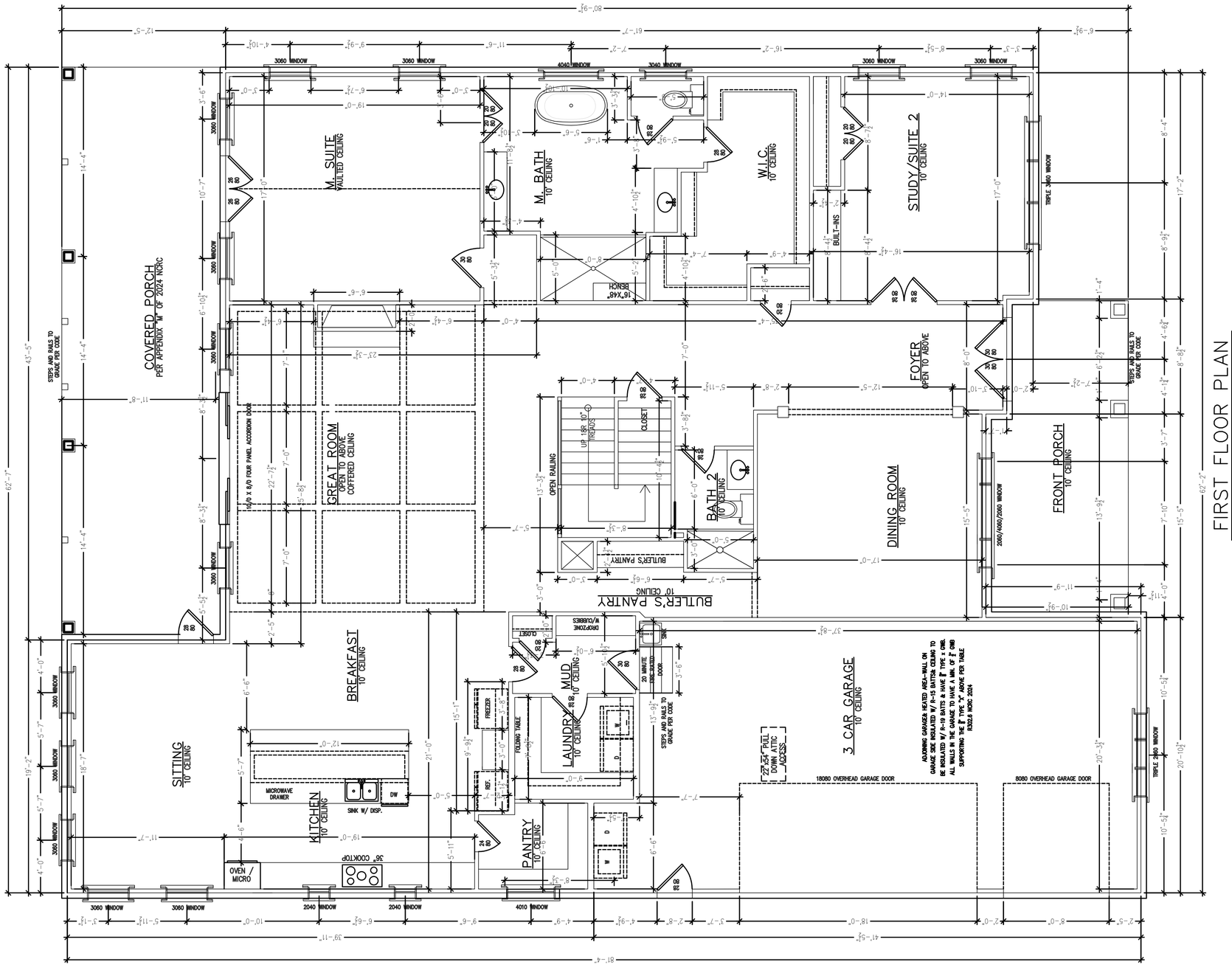
COLONIAL AND CUSTOM TRIM PACKAGE



ASSEMBLY FOR COFFER WITH 4 5/8" CROWN
1x4x16' MDF for Coffer Legs
1x6x16' MDF for Base of Coffer
2x6x16' SYP Continuous Top and Bottom
7/16" OSB Blocking at 24"o.c.
BC 47 4 5/8"x16' Crown

ASSEMBLY FOR COFFER WITH NO CROWN
1x6x16' MDF for Coffer Legs
1x6x16' MDF for Base of Coffer
2x6x16' SYP Continuous Top and Bottom
7/16" OSB Blocking at 24"o.c.

6" COFFERED CEILING DETAIL



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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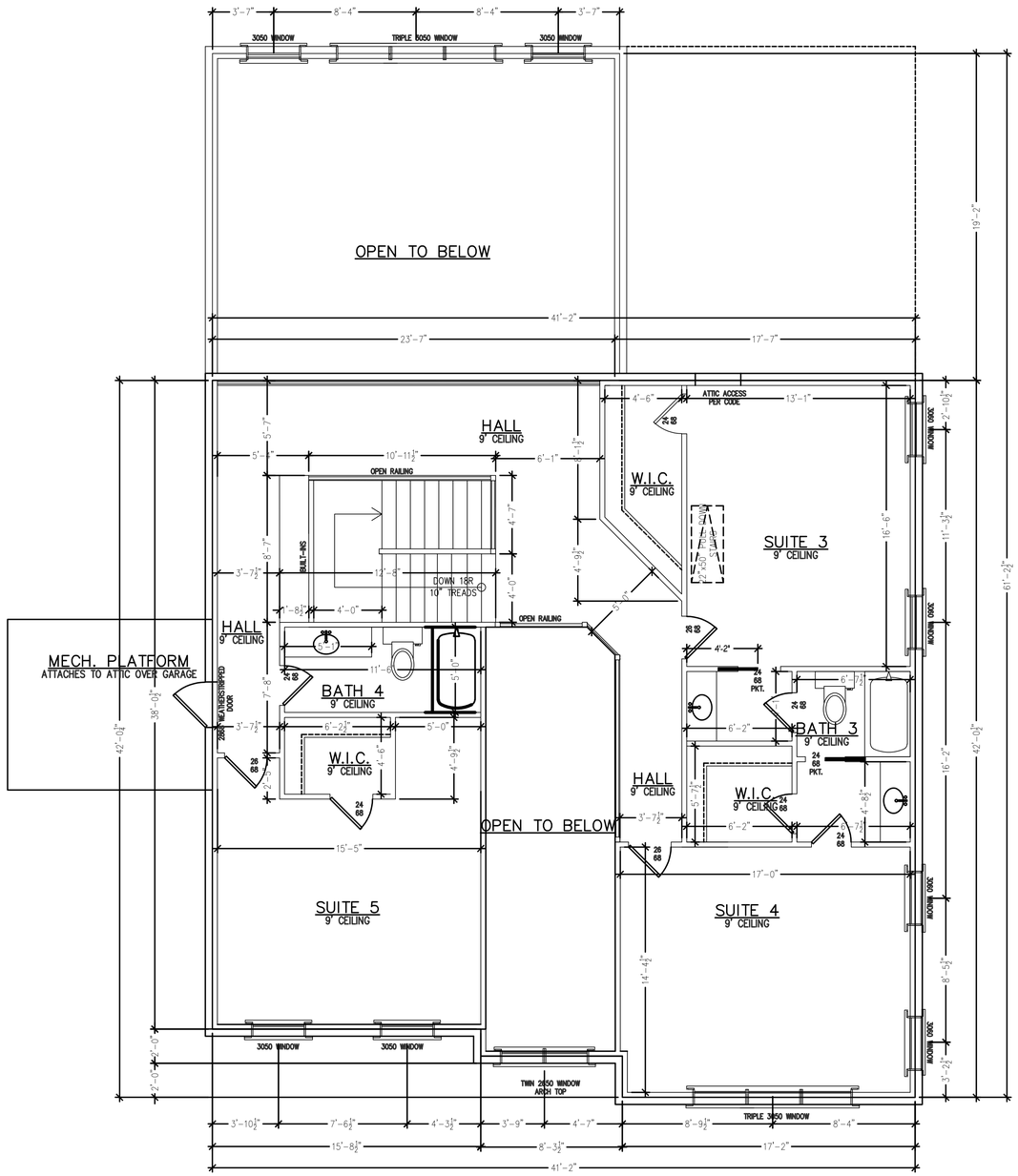
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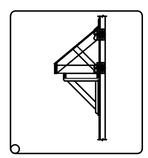
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ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD. GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY BUILDER.
3. ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE DOWNSPOUTS NOT SHOWN FOR CLARITY.
4. CONTRACTOR TO VERIFY LOCATIONS W/ OWNER
5. ALL CONSTRUCTION TO COMPLY WITH WITH NCRC 2024 RESIDENTIAL CODE

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.





FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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RIGHT ELEVATION

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REAR ELEVATION

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LEFT ELEVATION

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DESIGN LOADS AND GENERAL:

1) DESIGN LOADS ARE ALL DEAD LOADS PLUS: (LL - LIVE LOADS)
   A) SLEEPING ROOMS (LL) .... 30 PSF
   B) ALL OTHER ROOMS (LL) .... 40 PSF
   C) DECKS/BALCONIES (LL) .... 40 PSF
   D) ATTIC FLOOR UNIFORM LIVE LOADING WITH THE FOLLOWING:
      i) AREA ACCESSIBLE BY FIXED STAIRS (LL) .... 30 PSF
      ii) UNINHABITABLE ATTICS W/ STORAGE (LL) .... 20 PSF
      iii) UNINHABITABLE ATTICS W/O STORAGE (LL) .... 10 PSF
   E) ROOF (LL) .... 20 PSF OR AS REQ'D BY CODE
   G) WIND LOAD .... 115 MPH, EXPOSURE B (ASCE7-10)
   H) SNOW LOAD (LL) .... 20 PSF
2) ALL DESIGNS ARE IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE (NCRC) 2018 EDITION AND THE 2015 INTERNATIONAL RESIDENTIAL CODE. REFER TO THE RELEVANT CODE FOR ANY ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES OR THE DESIGNS.
3) ENGINEERING DESIGNS ARE FOR STRUCTURAL INFORMATION ONLY. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR DIMENSION ERRORS, ARCHITECTURAL ERRORS, DETAILING OF WATERPROOFING, PLUMBING, ELECTRICAL, MECHANICAL INFORMATION OR CONSTRUCTION PRACTICES, OR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION THEREIN.
4) THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS, DETAILS AND OTHER CONTRACT DRAWINGS AND REPORT ANY DESCREPANCIES WITH THE ENGINEER OF RECORD AND PLAN DESIGNER/ARCHITECT PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL ELEMENTS.
5) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED BRACING AND SHORING APPLICATIONS DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE STRUCTURE IS COMPLETED AND ALL NECESSARY CONCRETE CURING HAS BEEN MET.
6) SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW, APPROVE AND SIGN EACH SHEET PRIOR TO SUBMISSION. THE STRUCTURAL ENGINEER'S REVIEW SHALL BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO SUBMISSION. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC.
7) WHERE CONFLICTS OCCUR BETWEEN GENERAL NOTES AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
8) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
9) LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADS USED FOR THE DESIGN OF THE STRUCTURE ARE INDICATED IN THE GENERAL NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY INSTALLED AND ALL TEMPORARY BRACING IS IN PLACE.
10) WHERE DIMENSIONS ARE NOT INDICATED, BEAMS THAT RUN PARALLEL TO FLOOR JOISTS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.
11) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WATERPROOFING MATERIALS AND INSTALLATION METHODS FOR WATER TIGHT CONDITIONS. REFER TO CURRENT CODE REQUIREMENTS AND ALL MANUFACTURER'S INSTALLATION GUIDELINES PER APPLICATION.

CONCRETE GENERAL NOTES:

1) EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 CODE. CONCRETE SHALL BE 3,000 PSI IN 28 DAYS FOR FOOTINGS AND 3,000 PSI FOR WALLS, BEAMS AND COLUMNS, UNLESS NOTED OTHERWISE.
2) BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C94 REQUIREMENTS. CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO RE-HANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
3) CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 15 FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED.
4) CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50°F AND NOT ABOVE 90°F. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.
5) FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
   - PONDING OR CONTINUOUS SPRINKLING
   - ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET
   - WATERPROOF PAPER CONFORMING TO ASTM C171
   - APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND
6) THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OF DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50°F HAS TOTALED SEVEN. DURING CURING THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION OR DAMAGE TO FINISHED SURFACES.
7) REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM A615-78 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
   - EXPOSED TO EARTH .... 3"
   - EXPOSED TO WEATHER .... 1-1/2"
   - SLABS NOT EXPOSED TO WEATHER .... 3/4"
   - BEAMS AND COLUMNS .... 1-1/2"

FOUNDATION GENERAL NOTES:

1) SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD SHOULD ANY SOILS BE DEEMED UNSUITABLE IN MEETING THIS MINIMUM BEARING CAPACITY. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SOIL TESTING TO ENSURE ALL APPLICABLE SOILS MEET OR EXCEED 2,000 PSF BEARING CAPACITY.
2) ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLAB WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
3) ALL FIL REQUIRES A MINIMUM COMPACTION OF 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-1557), OTHERWISE USE SELF-COMPACTING CLEAN WASHED #57 STONE.
4) ALL SOILS AND FILL UNDER FLOORS WITHIN AND/OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
5) ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
6) ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE LESS THAN THEIR HORIZONTAL DISTANCE LESS ONE FOOT. DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE USUALLY WHERE A PIER FOOTING IN A CRAWLSPACE OR GARAGE FOOTINGS ARE ADJACENT BASEMENT WALL FOOTINGS.
7) ANY DEEP OR NON-CONVENTIONAL SHALLOW FOUNDATION SYSTEM REQUIRES SPECIAL DESIGN CONSIDERATIONS PER SITE CONDITIONS. CONSULT ENGINEER OR RECORD FOR DIRECTIVES.
8) CHIMNEY FOOTINGS ARE TO BE 12" LARGER THAT THE CHIMNEY FOOTPRINT AND 12" THICK.
9) FOR RETAINING WALLS WITHOUT FRAMING OR ANY FOUNDATION WALL WITHOUT LATERAL SUPPORT AT THE TOP EDGE, CONSULT ENGINEER OF RECORD FOR DIRECTIVES.
10) SHIM MATERIALS INSTALLED BETWEEN MASONRY PIERS AND WOOD GIRDERS SHOULD CONSIST OF EITHER SOLID WOOD OR MULTIPLE STACKED SOLID STEEL SHIMS EQUAL TO OR GREATER IN WIDTH TO THE GIRDER AND FULLY CONTACT AT LEAST 6" IN GIRDER LENGTH AND BELOW ANY SQUASH BLOCKS. ANY GIRDER SPLICES SHOULD BE CENTERED ALONG PIER AND EACH SUPPORTED A MINIMUM OF 6".
11) FOR UNRESTRAINED RETAINING WALLS SEE SPECIAL DESIGNS ON DRAWINGS.
12) ALL MASONRY FOUNDATION WALL EXTENSIONS, WING-WALLS AND MASONRY STAIRS TO HAVE MINIMUM 8" DEEP FOOTING WITH 4" PROJECTION U.N.O.
13) FOUNDATION WALLS BACKFILLED WITH DIRT/SELF-COMPACTING STONE WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:
   A) FOR EARTH FILL UP A MAXIMUM HEIGHT OF 4': USE 8" CMU OR 8" BRICK WITH BITUTHENE MEMBRANE WATERPROOFING ON EXTERIOR.
   B) FOR EARTH FILL 4' TO A MAXIMUM HEIGHT OF 9': USE 8"x 24" FOOTING WITH #4 REBAR AT 16" O.C. WITH DOWLS HOOKED INTO FOOTING AND PROJECTION 18" ABOVE FOOTING TOP. USE 12" CMU WALLS WITH #4 VERTICAL REBAR AT 16" O.C. LOCATD 4" FROM NON-DIRT FILL FACE, LAP ALL SPLICES 12" AND USE DURA-WIRE HORIZONTAL REINFORCEMENT EVERY 8" IN CMU JOINTS. INSTALL (1) #3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS. I.E. #3 CORNER BARS AT 16" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE S OR TYPE M MORTAR OR FILL WITH MINIMUM 2500 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUIVALENT.
   C) IN LIEU OF THE PRECEDING DESIGN, BASEMENT WALLS MAY BE CONSTRUCTED IN ACCORDANCE WITH R404 OF THE CODE. HOWEVER, 24'x 24", #3 CORNER BARS SHALL BE INSTALLED AT 16" O.C. VERTICALLY REGARDLESS OF WALL HEIGHT.
14) ALL RESTRAINED BASEMENT WALL TOP EDGES MUST EXTEND TO SILL PLATE BELOW FLOOR FRAMING ABOVE WHEN UNBALANCED FILL IS GREATER THAN 48".

ERECT ALL FRAMING BEFORE PROCEEDING WITH ANY BACKFILLING.

MASONRY GENERAL NOTES:

15) MASONRY WALL ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530.
16) HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-I UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-I OR S-I UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR PARTITIONS.
17) CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-I OR S-I EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-I.
18) MORTAR: ASTM S270-95, TYPE S PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE PARTS SAND PER ON PART MIX.
19) REINFORCING STEEL: ASTM A615 GRADE 60 STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24" O.C. TO MAINTAIN THE BARS LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS ±2 INCHES ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF THE BAR SHALL NOT EXCEED ± 1/2".
20) MORTAR PROTRUSION SHALL BE LESS THAN 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING.
21) HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A153). IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875" IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0.1483" IN DIAMETER AT A MAXIMUM OF 16" O.C. JOINT REINFORCEMENT SHALL BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 12".
22) EXECUTION: MASONRY UNITS MUT BE LAID IN A RUNNING BAND PATTERN U.N.O. WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN TOLERANCES SPECIFIED IN ACI 530.1-88, SECTION 2.3.3.2. IF NON-STANDARD DIMENSIONS ARE ENCOUNTERED, BLOCKS SHALL BE CLEANLY CUT WITH A MASONRY SAW TO FIT, AND NOT BE STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK TO ALLOW FOR JOINING WITH NEW WORK. TOOTHING IS NOT PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. ANY DAMAGED UNITS MUST BE CLEANLY CUT OUT AND NEW UNITS SET IN PLACE.
23) THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C476-91. GROUT FOR MASONRY TO HAVE MINIMUM COMPRESSIVE STRESS OF 2,000 PSI AND SLUMP RANGE OF 8" TO 11". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH REINFORCED CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CELL SHALL BE CLEANED OF ANY MORTAR DROPPINGS. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM 5' LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE ANY VOIDING OF APPLIED GROUT. RECONSOLIDATE EACH LIFT BY VIBRATING SEVERAL INCHES INTO THE PRECEDING LIFT BEFORE PLASTICITY IS LOST. RECONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGE.

LUMBER GENERAL NOTES:

24) ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:

MATERIAL	FB(psi)	FT(psi)	FC(psi)(PERP)	E(ksi)
#2 SOUTHERN PINE(SP#2)	1000	600	565	1,400
#2 SPRUCE PINE FUR(SPF#2)	875	450	425	1,400

25) ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	FB(psi)	FC(psi)(PARALLEL)	FC(psi)(PERP.)	E(ksi)
GIRDERS & BEAMS (LVL)	3,300	2,700	575	2,000
COLUMNS (LSL) & RIMBOARDS	1,700	1,835	710	1,300
COLUMNS (PSL)	2,500	2,500	545	1,800

26) ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	FB(psi)	FC(psi)(PARALLEL)	FC(psi)(PERP.)	E(ksi)
GIRDERS & BEAMS	2,400	1,700	740	1,700

FRAMING CONSTRUCTION - OTHER THAN ROOF:

1) REFERENCE TABLE R602.3 (1) OF THE CODE FOR A FASTENER SCHEDULE FOR ALL STRUCTURAL MEMBERS.
2) TO MITIGATE QUESTIONABLE CRACKING/SEPERATION IN HARDWOOD FLOORS OVER GIRDERS, USE THE FOLLOWING PROCEDURES:
   A) TOENAIL JOISTS TO GIRDERS WITH (3) 8D COMMON NAILS (NO END NAILING THROUGH GIRDER/BAND IS PERMITTED)
   B) LAP JOISTS FULLY OVER DROPPED GIRDERS AND SIDE NAIL WITH (3) 16D NAILS AT EACH END OF EACH JOIST. APPLY BLOCKING PANELS BELOW ALL LOAD BEARING WALLS.
   C) BUILT UP GIRDERS/BEAMS SHALL BE FASTENED PER TABLE R602.3(1) ALL GIRDERS SHALL FULLY SPAN WITHOUT SPLICES IN OPEN SPANS
   D) INSTALL BRIDGING AT 6FT O.C. TO A MINIMUM OF (6) JOIST SPACINGS BEYOND ANY JOIST DIRECTIONAL CHANGES. THIS WILL ASSIST IN SHRINKAGE DISTRIBUTION TO MITIGATE ACCUMULATION AT GIRDERS.
3) WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE INTERSECTING INTO BEAMS OR LEDGERS. SEE HANGER SCHEDULE OR PLAN SPECIFIC CONDITION. ALL HANGERS/FASTENERS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND NAILING PATTERN REQUIREMENTS. NAIL/SCREW FASTENERS MUST ADHERE TO THE MANUFACTURER'S DIRECT SPECIFICATIONS PER CORRESPONDING HANGER.
4) WALL STUD SPACING SHALL BE PER SECTION R602.3 FOR BEARING AND NON-BEARING WALL APPLICATIONS UNLESS NOTED OTHERWISE PER PLAN.
5) ALL STRUCTURAL FRAMING LUMBER DIRECTLY EXPOSED TO WEATHER OR BEARING DIRECTLY ON MASONRY/CONCRETE SHALL BE TREATED PER AWPA U1 USE CATEGORY STANDARDS FOR MATERIAL CONDITIONS (E.G. ABOVE GROUND, GROUND CONTACT). ALL CORRESPONDING FASTENERS SHALL BE IN ACCORDANCE WITH SECTION R317.3.1 FOR PRESERVATIVE-TREATED WOOD.
6) MINIMUM EXTERIOR WALL FRAMING:
   A) UP TO 10' (2X4 SPF#2 @ 16" O.C. U.N.O.)
   B) 10'-11' (2X4 SPF#2 @ 12" O.C. U.N.O.)
   C) 11'-18' (2X6 SPF#2 @ 16" O.C. U.N.O.)
   D) HGT. > 18' (CONSULT ENGINEER)
   E) ALL EXTERIOR WALLS AT STAIR OPENINGS SHALL BE BALLOON FRAMED PER ABOVE OR AS SPECIFIED ON PLANS.
7) LOWER STUD WALL FOR BUILDINGS OVER TWO STORIES, BUT NOT MORE THAN THREE STORIES'
   A) LOAD BEARING .... 2 X 4 @ 12" O.C.
   B) NON LOAD BEARING .... 2 X 4 @ 16" O.C.
8) HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:
   A) INTERIOR OR EXTERIOR:
      i) SPANS UP TO 2'-6" .... 2-2 X 6's
      ii) SPANS 2'-6" TO 3'-6" .... 2-2 X 8's
      iii) SPANS 3'-6" TO 6'-6" .... 2-2 X 10's
      iv) SPANS 6'-6" OR MORE .... SEE PLAN
   B) EXTERIOR HEADERS SHALL HAVE (1) KING STUD PER 3FT OF OPENING.
9) ALL EXTERIOR WALLS AT STAIR OPENINGS SHALL BE BALLOON FRAMED PER ABOVE OR AS SPECIFIED ON PLANS.
10) AT ALL STAIRS, EVERY STRINGER MUST BE NAILED TO EACH STUD WITH A MINIMUM OF (3) 16D NAILS. THIS WILL MITIGATE CRACKING BETWEEN WALLBOARDS AND TOP OF BASE MOLDING DUE TO OSCILLATION OF STAIR STRINGERS. ANY SELF-SUPPORTING STAIR SYSTEM IS PER THE MANUFACTURER AND SUCH SHALL NOTIFY THE E.O.R. OF ANY CORRESPONDING LOADING CONDITIONS PRIOR TO CONSTRUCTION.
11) ALL EXTERIOR WALL OPENINGS SHALL RECEIVE (1) KING STUD PER 3' OF OPENING WIDTH. KING STUDS ARE TO BE FULL HEIGHT MEMBERS FROM SILL PLATE TO TOP PLATE. ATTACH INITIAL KIN STUD ADJACENT OPENING SIDES TO EACH PLY OF HEADER WITH (4) 16D NAILS. ADDITIONAL KING STUDS SHALL BE ATTACHED PER R602.3(1).
12) 2X_WOOD BEAMS SHALL HAVE A MINIMUM OF (2) 2X4 SUPPORT STUDS OR THE EQUIVALENT AMOUNT OF STUDS REQUIRED TO SUPPORT ALL PLIES U.N.O. PER PLAN.
13) LVL AND GLU-LAM BEAM SHALL HAVE A MINIMUM OF (3) 2X4 SUPPORT STUDS OR THE EQUIVALENT STUD COUNT TO SUPPORT THE FULL BEAM WIDTH U.N.O. PER PLAN.
14) STEEL BEAMS SHALL HAVE A MINIMUM OF (3) 2X4 OR (4) 2X6 SUPPORT STUDS. U.N.O. PER PLAN. SEE STUD CLUSTER CONNECTION DETAIL.
15) ALL STEEL COLUMNS SHALL DIRECTLY SUPPORT STEEL BEAMS AND HAVE A 1/4" FILLET WELD CONNECTION. U.N.O., ALL STEEL COLUMNS SHAVE HAVE 5/8"x3 1/2"x12" BASE PLATE (2X4 WALLS) OR 5/8"x5 1/2"x12" BASE PLATE (2X6 WALLS). SEE STEEL GENERAL NOTES FOR FURTHER DIRECTIVES.
16) WHEN LVL MULTI-PLY CONNECTIONS ARE REQUIRED, SEE BELOW:

LVL PLY-TO-PLY CONNECTIONS:

2-PLY - (16D (3.5") NAILS AT 12" O.C.) — # OF ROWS — EDGE/END DIST.
LVL DEPTH:
- 9-1/4" TO 11-7/8" — (2) ROWS STAGGERED — 2"/3"
- 14" TO 18" — (3) ROWS STAGGERED — 2"/3"
- 24" — (4) ROWS STAGGERED — 2"/3"

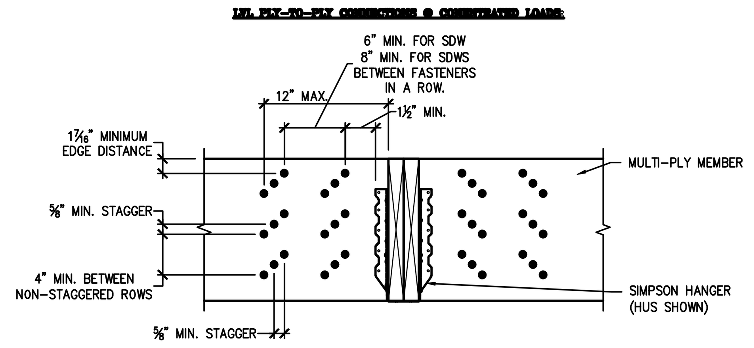
3-PLY - (SIMPSON SDWS22500 AT 16" O.C.) — # OF ROWS
LVL DEPTH:
- 9-1/4" TO 11-7/8" — (2) ROWS STAGGERED — 2"/6"
- 14" TO 24" — (3) ROWS STAGGERED — 2"/6"

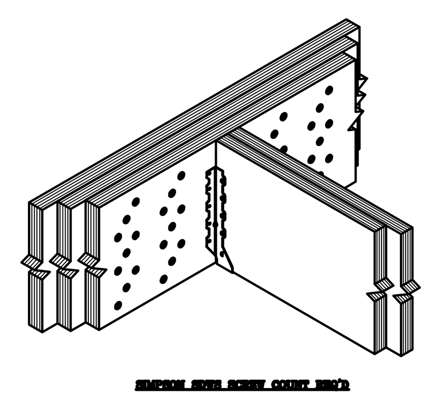
4-PLY - (SIMPSON SDWS22634 AT 16" O.C.) — # OF ROWS
LVL DEPTH:
- 9-1/4" TO 11-7/8" — (2) ROWS STAGGERED — 2"/6"
- 14" TO 24" — (3) ROWS STAGGERED — 2"/6"

5-PLY - 5/8" THROUGH BOLTS @ 16" O.C.) — # OF ROWS
LVL DEPTH:
- 9-1/4" TO 11-7/8" — (2) ROWS STAGGERED — 2"/6"
- 14" TO 24" — (3) ROWS STAGGERED — 2"/6"

ALL THROUGH BOLT HOLES TO BE DRILLED WITH MAX 1/16" LARGER DIAMETER DRILL BIT.
ALL BOLTS TO RECEIVE WASHERS/NUT APPLICATION.

LVL PLY-TO-PLY CONNECTIONS @ CONCENTRATED LOADS:





HANGER SERIES — **SIMPSON SDWS SCREW COUNT REQ'D**

	2PLY LVL (SDWS22338)	3PLY LVL (SDWS22500)	4PLY LVL (SDWS22634)	5PLY LVL (SDWS22800)
MIU or HU	(6)	(8)	(8)	(16)
HHUS	(8)	(10)	(12)	(24)
HGUS	(18)	(24)	(26)	(36)
HHGUS	(24)	(30)	(36)	(36)

SCREW APPLICATION

- 2PLY - 4PLY LVLS (HANGER SIDE - SEE DETAIL)
- 5PLY LVLS (BOTH SIDES - SEE DETAIL - STAGGER SCREWS FROM OPPOSING SIDE TO AVOID IMPACTING FASTENERS)

PLIES MUST BE HELD TOGETHER THRU CLAMPING OR OTHER METHODS TO AVOID GAPS PRIOR TO SCREW INSTALLATION

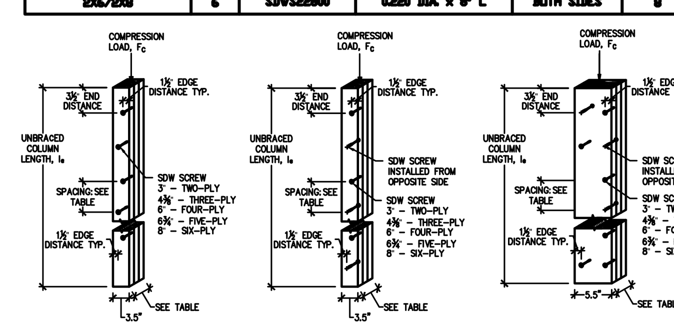
MASONRY GENERAL NOTES:

15) WHERE PARTITION WALL SPALL BETWEEN FLOOR JOISTS OR TRUSSES, 2X4 LADDER FRAMING AT 16" O.C. SHALL BE INSTALLED PERPENDICULAR TO THE JOISTS TO SUPPORT THE FLOOR DECKING. LADDER MATERIALS SHOULD BE SUPPORTED WITH SIMPSON "Z" CLIPS OR WITH SIMILAR DEVICE. A DOUBLE JOISTS CAN BE SUBSTITUTED BELOW PARTITION WALLS OF 5' LENGTH OR GREATER. SEPARATE D.J. BELOW THE WIDTH OF WALL ABOVE TO ALLOW FOR TRADE MATERIAL FLOOR PENETRATIONS. A SINGLE JOIST CAN BE USED WHEN NO TRADE INTERFERENCES ARE APPLICABLE.
16) ALL I-JOIST AND OPEN WEB FLOOR TRUSSES ARE TO BE BRACED PER THE MANUFACTURER'S GUIDELINES AND DETAIL SPECIFIC CONDITIONS. LOAD BEARING PARTITION WALLS, JACK STUDS, BEAMS AND COLUMNS MUST BE SOLID BLOCKED THROUGH ALL FLOORS WITH AN EQUAL AMOUNT OF SUPPORTS. TRUSSES, I-JOIST BLOCKING, PLYWOOD AND RIM-BOARD SHALL NOT SUPPORT CONCENTRATED POINT LOADS.

17) ALL POINT LOADS FROM ROOF BRACES, JACK STUDS OR ANY TYPE BEAM CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR GREATER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE TRANSFERRED THROUGH ALL LEVELS OF CONSTRUCTION TO THE FOUNDATION. MUST BE TRANSFERRED TO FOUNDATIONS OR PIERS WITH ADEQUATE BLOCKING OR BEAMS.
18) FOR PRE-MANUFACTURED WALL PANELS, ATTACH EACH ADJACENT PANEL USING (1) ROW OF 1/4" x 3" SIMPSON SDS SCREW OR EQUIVALENT AT 12" O.C. AND APPLY 16" LONG HORIZONTAL CS-16 STRAPS TO EVENLY CONNECT PLATE MEMBERS. THIS WILL MITIGATE VERTICAL CRACKING IN PANEL JOINTS DUE TO HORIZONTAL OSCILLATION AND POTENTIAL SHRINKAGE.
19) UNLESS OTHERWISE DETAILED, ALL STICK-BUILT CHIMNEYS SHALL BE CONSTRUCTED WITH 2x6 STUDS @ 16" O.C. BALLOON FRAMED FROM THE ATTIC CEILING LEVEL. FASTEN 15/32" CDX PLYWOOD ON ALL SIDES OF CHIMNEY ALONG THE FULL LENGTH OF STUDS WITH 8D NAILS @ 6" O.C.. STRAP EACH STUD TO THE SUPPORTING BEAM OR CEILING JOIST WITH (1) 24" LONG SIMPSON CS-16 OR EQUIVALENT.
20) ALL EXTERIOR WALL SHEATHING SHALL BE MINIMUM 7/16" OSB OR EQUIVALENT PLYWOOD FASTENED TO FRAMING WITH 8D NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE/FIELD MEMBERS. REFERENCE TABLES R602.3(1)/(2) FOR ALTERNATIVE SHEATHING TO LAP FOUNDATION SILL PLATE MEMBERS FOR 6" O.C. PANEL EDGE CONNECTION. INSTALL 2X4 SEAM BLOCKING AT HORIZONTAL PANEL EDGES FOR FASTENERS.
21) BUILT-UP STUD COLUMNS OR STUD CLUSTER CONNECTION REQUIREMENTS PER TABLE:

BUILT-UP COLUMN/STUD CLUSTER CONNECTON TABLE

NOMINAL LUMBER SIZE (IN.)	# OF STUDS	FASTENER	FASTENER SIZE	INSTALLTION	SPACING (IN.)
2X4	2	10D COMMON	0.148 DIA. x 3" L	BOTH SIDES	6
2X6/2X8	2	10D COMMON	0.148 DIA. x 3" L	BOTH SIDES	8
2X4	3	SDW22438	0.220 DIA. x 4-3/8" L	ONE SIDE	6
2X6/2X8	3	SDW22438	0.220 DIA. x 4-3/8" L	BOTH SIDES	8
2X4	4	SDW22600	0.220 DIA. x 6" L	ONE SIDE	6
2X6/2X8	4	SDW22600	0.220 DIA. x 6" L	BOTH SIDES	8
2X4	5	SDW22634	0.220 DIA. x 6-3/4" L	BOTH SIDES	8
2X6/2X8	5	SDW22634	0.220 DIA. x 6-3/4" L	BOTH SIDES	8
2X4	6	SDWS22800	0.220 DIA. x 8" L	BOTH SIDES	8
2X6/2X8	6	SDWS22800	0.220 DIA. x 8" L	BOTH SIDES	8

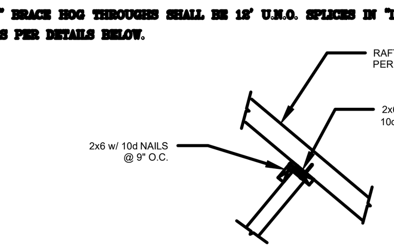


ROOF CONSTRUCTION:

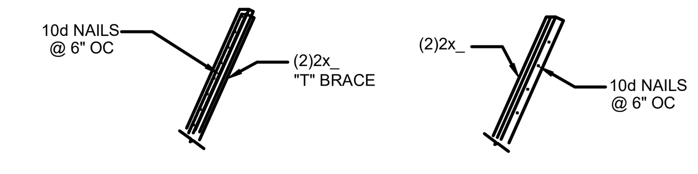
1) ALL ROOF TRUSSES SHALL BE INSTALLED PER THE ROOF TRUSS MANUFACTURER'S INSTALLATION DIRECTIVES AND WTCA/BCSI GUIDELINES. ALL CONNECTIONS, INCLUDING UPLIFT, ARE THE TRUSS MANUFACTURER'S RESPONSIBILITY U.N.O.. WHEN TRUSS MANUFACTURER'S DO NOT PROVIDE THE REQUIRED CONNECTORS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE E.O.R. FOR DIRECTIVES. A MINIMUM OF (1) SIMPSON H2.5A CLIP IS RECOMMENDED AT EACH END OF COMMON TRUSSES.
2) IN ADDITION TO THE CODES'S FASTENER SCHEDULE, UNLESS NOTED PER PLAN, ROOF MEMBERS SHALL BE TIED DOWN WITH METAL FASTENERS AS FOLLOWS:
   A) STICK FRAME RAFTERS EXCEEDING 10' IN LENGTH MEASURED HORIZONTAL SPAN AND ALL OTHER ROOF UNENCLOSED AREAS SUCH AS PORCHES USE SIMPSON H2.5A CLIPS EVERY 48" O.C. OR AT EVERY 3RD RAFTER TO FASTEN THE LOWER RAFTER END TO THE BEARING PLATE.
   B) ALL LOWER ENDS OF VALLEY/HIP MEMBERS WHICH BEAR ON TOP PLATE USE SIMPSON HCP OR EQUIVALENT CONNECTION.
3) ALL RAFTERS SHALL BE 2X8 SPF#2 @ 16" O.C. @ UP TO 12' HORIZONTAL SPAN FOR SHINGLES U.N.O. WITH MINIMUM 7/16" OSB SHEATHING AND UNDERLAYMENT PER R905.2.2./R905.2.3 TILE, SLATE AND OTHER HEAVY COVERINGS REQUIRE 2X8 SPF#2 @ 16" O.C. WITH MINIMUM 5/8" OSB SHEATHING AND UNDERLAYMENT PER R905.2.2 OR AS DIRECTED PER THE COVERING MANUFACTURER'S SPECIFICATIONS. ALL RAFTERS SHALL BE CUT INTO HIPS, VALLEYS, RIDGES ETC. U.N.O. RAFTERS SHALL BE INSTALLED IN ALIGNMENT AT OPPOSING SIDES OF RIDGE, HIP, VALLEY ETC. U.N.O.. REFERENCE TABLE R602.3(1) FOR RAFTER AND COLLAR TIE CONNECTIONS. COLLAR TIES SHALL CONSIST OF 2X6 SP/SPF#2 APPLIED @ 1/3H OF ROOF HEIGHT BELOW ALL RIDGES @ 48" O.C. OR EVERY 3RD RAFTER. VAULTED CEILING REQUIRE SPECIAL COLLAR TIE DETAILS OR STRUCTURAL RIDGE BEAMS. SEE FIGURE R802.4.5 AND RAFTER HOG DETAILS UNLESS OTHERWISE DETAILED PER PLAN. RAFTERS MAY BE SPLICED OVER HOG BRACES IN OVERLAP FORM.
4) ALL HIPS, VALLEYS AND RIDGE MEMBERS ARE TO BE MINIMUM 2X10 SPF#2 U.N.O.
5) GABLE END WALLS MUST BE BRACED PARALLEL TO RIDGES WITH 2X6 DIAGONAL BRACING @ 6' O.C. ALONG GABLE WALL FACE TO INTERIOR CEILING JOISTS. BRACES SHALL BE APPLIED AT 45° TO APPOXIMATE MID-HEIGHT OF GABLE FRAMING TO BEAR ON (2) 2X6 HOG BRACE.
6) WHEN CEILING JOISTS ARE INSTALLED PARALLEL TO GABLE WALLS, INSTALL 2X4 (8ft) STRONG-BACKS BUTTED INTO GABLE FACE AND ALONG TOP OF CEILING JOIST MEMBERS. ATTACH WITH (3) 8D NAILS TO GABLE AND OVERLAPPED CEILING JOISTS.
7) CEILING JOIST INSTALLED PARALLEL TO RAFTERS SHALL BE "SISTERED" TO RAFTERS AND FASTENED PER R602.3(1). WHERE CEILING JOIST CANNOT BE "SISTERED" AND A KNEE-WALL IS USED, RAFTERS MUST BE TIED BACK TO THE CEILING JOISTS USING 2X4 ANGLE RAFTER TIES @ 48" O.C. MAX OR EVERY 3RD RAFTER.

ROOF PLAN LEGEND:

A) ⊗ REFERENCE TABLE R602.3 (1) OF THE CODE FOR A FASTENER SCHEDULE FOR ALL STRUCTURAL MEMBERS.
B) ⊗→ ARROW AWAY FROM BRACE POINTS INDICATE DIRECTION AND LOCATION OF BRACE TO PARTITION WALL, BEAM OR OTHER BRACE POINT BELOW.
C) ⊗← ARROW INTO BRACE POINTS INDICATE A VERTICAL OR MOSTLY VERTICAL BRACE TO PARTITION WALL, BEAM OR OTHER BRACE POINT BELOW.
D) ROOF BRACES UNDER 6' ARE (2) 2X4 NAILED TOGETHER WITH (1) ROW OF 10D NAILS @ 6" O.C. ALONG FULL BRACE LENGTH. BRACES LONGER THAN 6' SHALL BE (2) 2X6 WITH BRACES LONGER THAN 8' BEING HORIZONTALLY BRACED IN TWO DIRECTIONS AT MID-HEIGHT.
E) BRACE MEMBERS ARE CONTINUOUS FROM HOG TO BRACE POINTS WITHOUT SPLICE CONDITIONS. INSTALL A MINIMUM OF (2) STUDS BELOW BRACES AT WALL SUPPORT LOCATIONS.
F) MAXIMUM BRACE MEMBER SPACING IS 4' O.C. U.N.O.
G) ALL BRACING SHALL BE APPLIED AT NOT LESS THAN 45° ANGLE FROM HORIZONTAL FRAMING BRACE POINT LOCATION BELOW.
H) "L" BRACE HOG THROUGHS SHALL BE 12' U.N.O. SPLICES IN "L" BRACE MUST BE BRACED AT ENDS AS PER DETAILS BELOW.



(2) 2x6 RAFTER HOG DETAIL
(SEE BRACE LEG DETAILS)



(2) 2x_ BRACE LEG
- 2-2x4 (1FT - 6FT) (NAILS - 1 ROW)
- 2-2x6 (6FT - 12FT) (NAILS - 1 ROW)

(2) 2x_ BRACE LEG
- 2-2x4 (1FT - 6FT) (NAILS - 1 ROW)
- 2-2x6 (6FT - 12FT) (NAILS - STAGGERED 2 ROWS)

STEEL GENERAL NOTES:

1) ALL STEEL SHALL CONFORM TO ASTM STANDARDS BELOW.

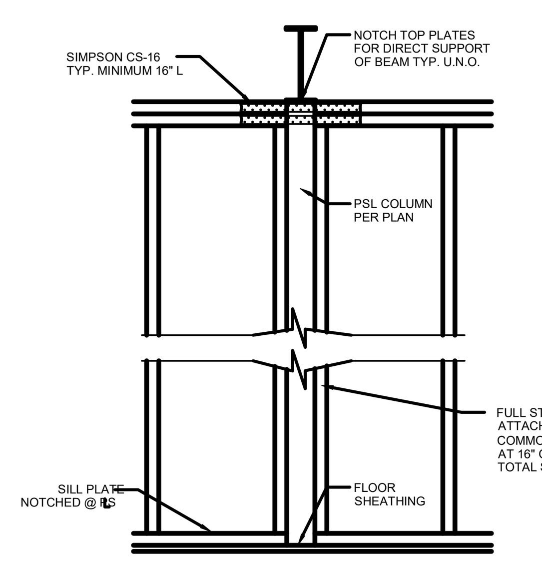
STEEL PROPERTIES

TYPE	ASTM	YIELD STRENGTH (PSI) MIN.
WIDE-FLANGE (W-SHAPE)	A992	50,000
HSS TUBE (SQUARE/RECT.)	A500	46,000 GRADE B
HSS TUBE (ROUND)	A500	42,000 GRADE B
OTHER SHAPES	A36	36,000
BOLT CONNECTIONS	A325	120,000
ANCHOR BOLTS/TIE RODS	A307	36,000 GRADE C

2) ALL STEEL COLUMNS WHERE BEARING ON CONCRETE OR MASONRY, U.N.O., SHALL BE SUPPORTED BY 3-1/2"x8"x5/8" STEEL BASE PLATE TO SPREAD THE COLUMN LOAD ACROSS THE BEARING SURFACE. RECTANGULAR BASE PLATES SHALL RECEIVE A MINIMUM OF (2) 1/2" ANCHORS CENTERED IN END TABS WHILE SQUARE BASE PLATES RECEIVE (4) 1/2" ANCHORS APPLIED AT BASE PLATE CORNERS WITH EQUAL EDGE TO COLUMN SPACING. ALL SUCH ANCHORS ARE TO HAVE A MINIMUM OF 7" EMBEDMEN INTO CONCRETE OR SOLID FILLED MASONRY UNITS U.N.O.
3) ALL WELDS SHALL BE FILLET TYPE AND WITH A MINIMUM 1/4" LEG. WELDING ELECTRODES SHALL BE E70XX TYPE HAVING A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI. WELDING MATERIALS AND APPLICATIONS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE AWS D.1.
4) FABRICATION OF SPECIALTY OR PLAN SPECIFIC ITEMS IS THE SOLE RESPONSIBILITY OF THE STEEL FABRICATOR IN COMPLIANCE WITH THE VISUAL SCHEMATIC RENDERINGS SHOWN ON THE STRUCTURAL DRAWINGS. ANY SCHEMATICS PROVIDED ARE FOR VISUAL REPRESENTATIONS FOR MATERIAL SUPPORTS OR CONNECTIONS ONLY
5) ALL WELDING FOR SHOP OR FIELD APPLICATIONS MUST BE PERFORMED BY AN AWS CERTIFIED WELDER AND ADHERE TO ALL AWS STANDARDS.
6) WIDE-FLANGE BEAM WEBS, WHERE FRAMING MEMBERS INTERSECT, MUST BE PACKED OUT TO MEET THE FLANGE WIDTH WITH 2X_MEMBERS CUT TO FIT TIGHT BETWEEN FLANGES. ALL PACK-OUT BLOCKING SHALL BE FASTENED THROUGH THE STEEL BEAM VERTICAL FLANGE WITH (2) ROWS OF 1/2" THROUGH BOLTS @ 24" O.C. STAGGERED TO NET 12" O.C. TOTAL BOLT SPACING U.N.O. PER PLAN. THROUGH BOLTS SHALL MAINTAIN A 2" CLEARANCE FROM TOP/BOTTOM FLANGES AND BE SECURED WITH WASHERS/NUTS. ANY INTERSECTING FRAMING MEMBERS MUST HAVE A FACE MOUNT HANGER CONNECTION AT STEEL BEAM CONDITIONS U.N.O..

CONCENTRATED LOADS:

1) ALL POINT/CONCENTRATED LOADS FROM ABOVE MUST BE TRANSFERRED THROUGH ALL LEVELS OF FRAMING TO FOUNDATION OR BEAM SUPPORTS BELOW WITH AN EQUAL AMOUNT OF FRAMING/STUD MATERIALS.
2) ALL PSL COLUMNS TO BE CONTINUOUS FROM FLOOR SHEATHING THROUGH ALL PLATE MATERIAL FOR DIRECT SUPPORT OF BEAM MATERIALS ABOVE PER DETAIL BELOW U.N.O.



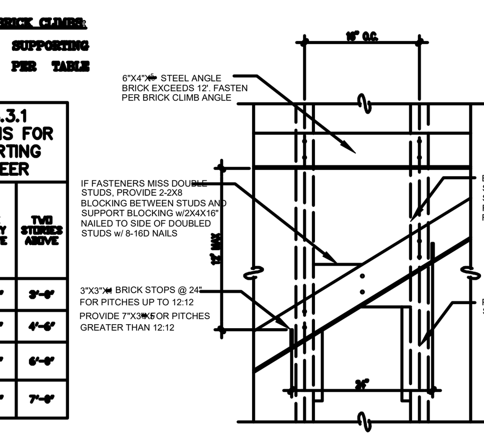
PSL COLUMN DETAIL

MASONRY LINTELS AND BRICK CLIMBS:

1) ALLOWABLE SPANS SUPPORTING MASONRY VENEER PER TABLE BELOW:

TABLE R703.8.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF STEEL ANGLE (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3X3X1/4	6'-0"	4'-6"	3'-0"
4X3X1/4	8'-0"	6'-0"	4'-6"
5X3-1/2X5/16	10'-0"	8'-0"	6'-0"
6X3-1/2X5/16	14'-0"	9'-6"	7'-6"



BRICK CLIMB DETAIL

2) LINTELS ABOVE GARAGE DOOR OPENINGS UP TO 18'-3" SHALL BE MINIMUM 6"x4"x5/16" STEEL ANGLE AND EXTEND A MINIMUM OF 12" BEYOND EACH SIDE OF THE OPENING. FASTEN STEEL ANGLE TO STRUCTURAL WOOD HEADER WITH (2) ROWS OF 1/2"X4" LAG SCREWS AT 16" O.C. MAXIMUM AND SHORED UP A MINIMUM OF 7 DAYS AFTER INSTALLATION.
3) SEE BRICK CLIMB DETAIL FOR ALL BRICK VENEER CONDITIONS OVER LOWER ROOF SECTION.

EXTERIOR WALL STUD REQUIREMENTS

EXT. STUD HEIGHT (h) NOTE: HEIGHT IS FOR STUDS ONLY AND DOES NOT INCLUDE TOP PLATE	MIN. STUD SIZE AND SPACING U.N.O. IN FRAMING NOTES OR ON FRAMING PLANS
h ≤ 10'-0"	SEE FRAMING NOTES
10'-0" < h ≤ 11'-0"	2X4 @ 12" O.C.
11'-0" < h ≤ 18'-0"	2X6 @ 16" O.C.
h > 18'-0"	CONSULT ENGINEER

EXTERIOR KING STUD CHART

OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 EACH END
3' < W ≤ 6'	2 EACH END
6' < W ≤ 9'	3 EACH END
9' < W ≤ 12'	4 EACH END
12' < W ≤ 15'	5 EACH END
15' < W ≤ 18'	6 EACH END
18' < W ≤ 21'	7 EACH END

TYPICAL HANGERS

MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS210
(2) 2X8	HUS28-2
(2) 2X10	HUS210-2
(2) 2X12	HUS212-2
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS210-3
(2) 9¼" / (2) 11⅞" LVL	HGUS410
(2) 14" / (2) 16" / (2) 18" LVL	HGUS414
(3) 9¼" LVL	HGUS5.50/10
(3) 11⅞" LVL	HGUS5.50/12
(3) 14" / (3) 16" / (3) 18" LVL	HGUS5.50/14
(4) 9¼" LVL	HGUS7.25/10
(4) 11⅞" LVL	HGUS7.25/12
(4) 14" / (4) 16" / (4) 18" LVL	HGUS7.25/14

EXTERIOR WALL STUD

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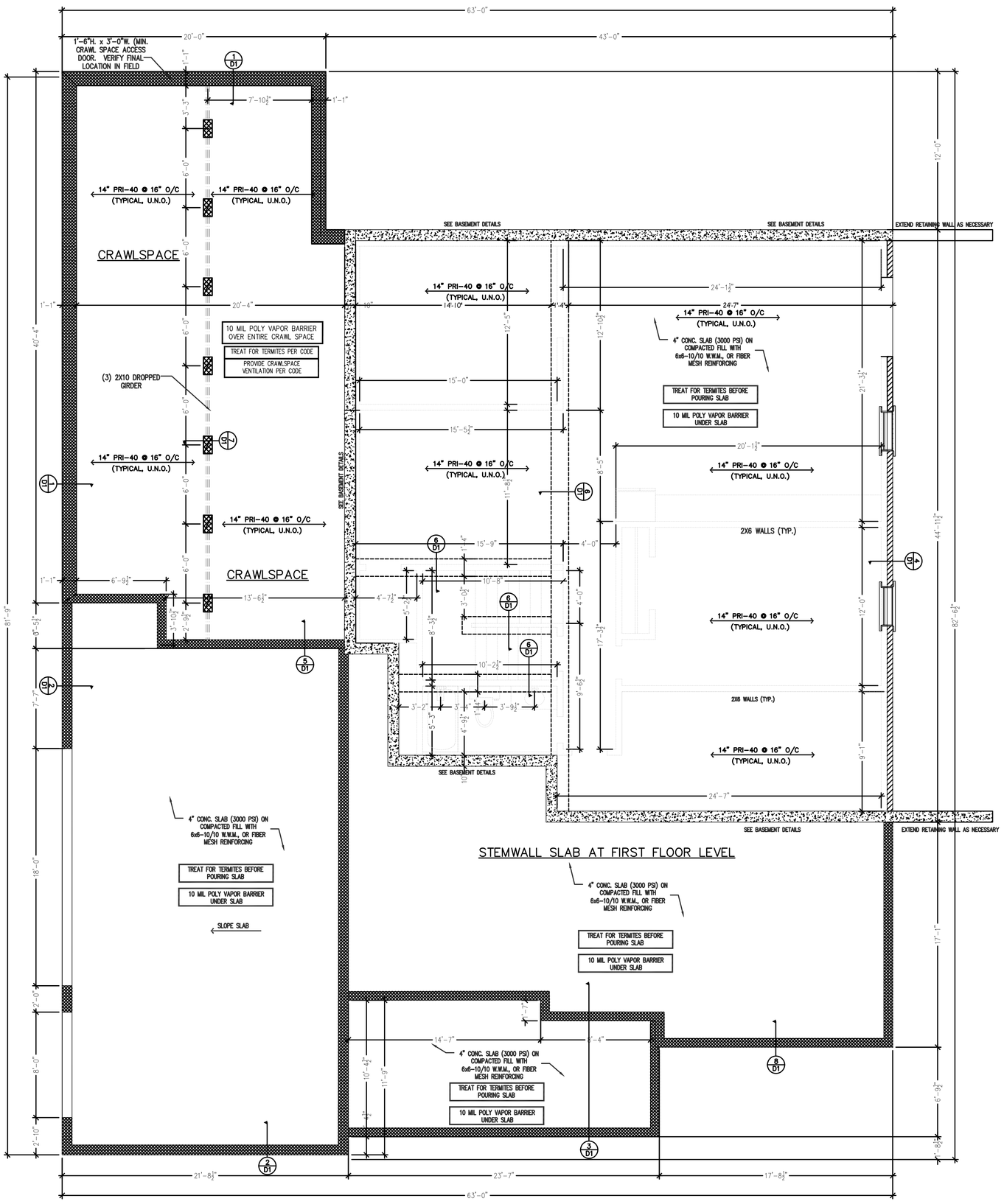
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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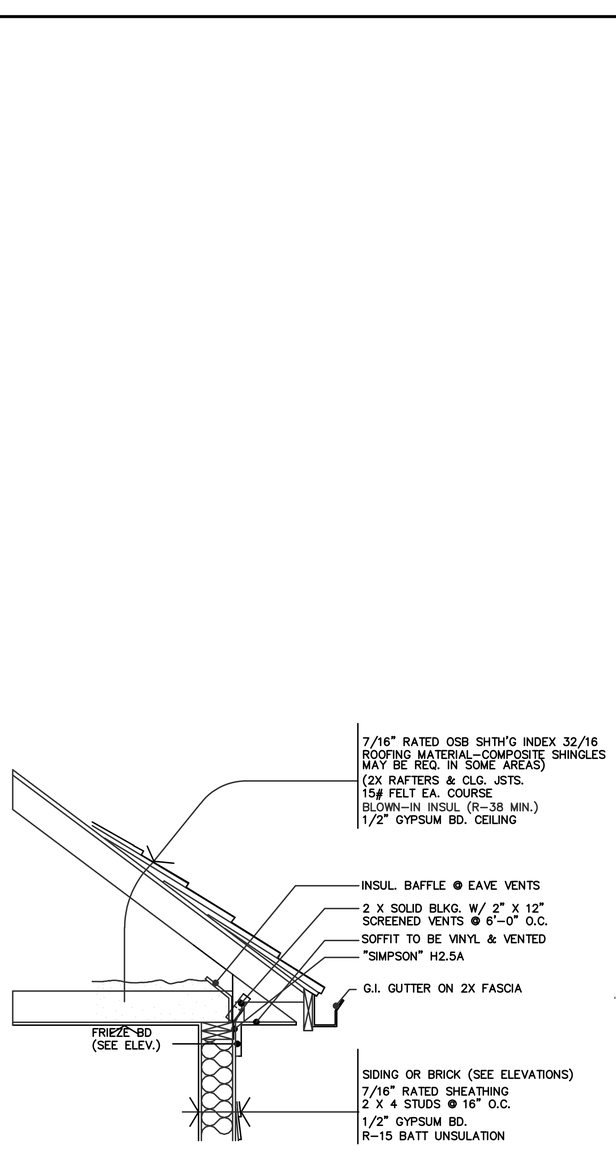
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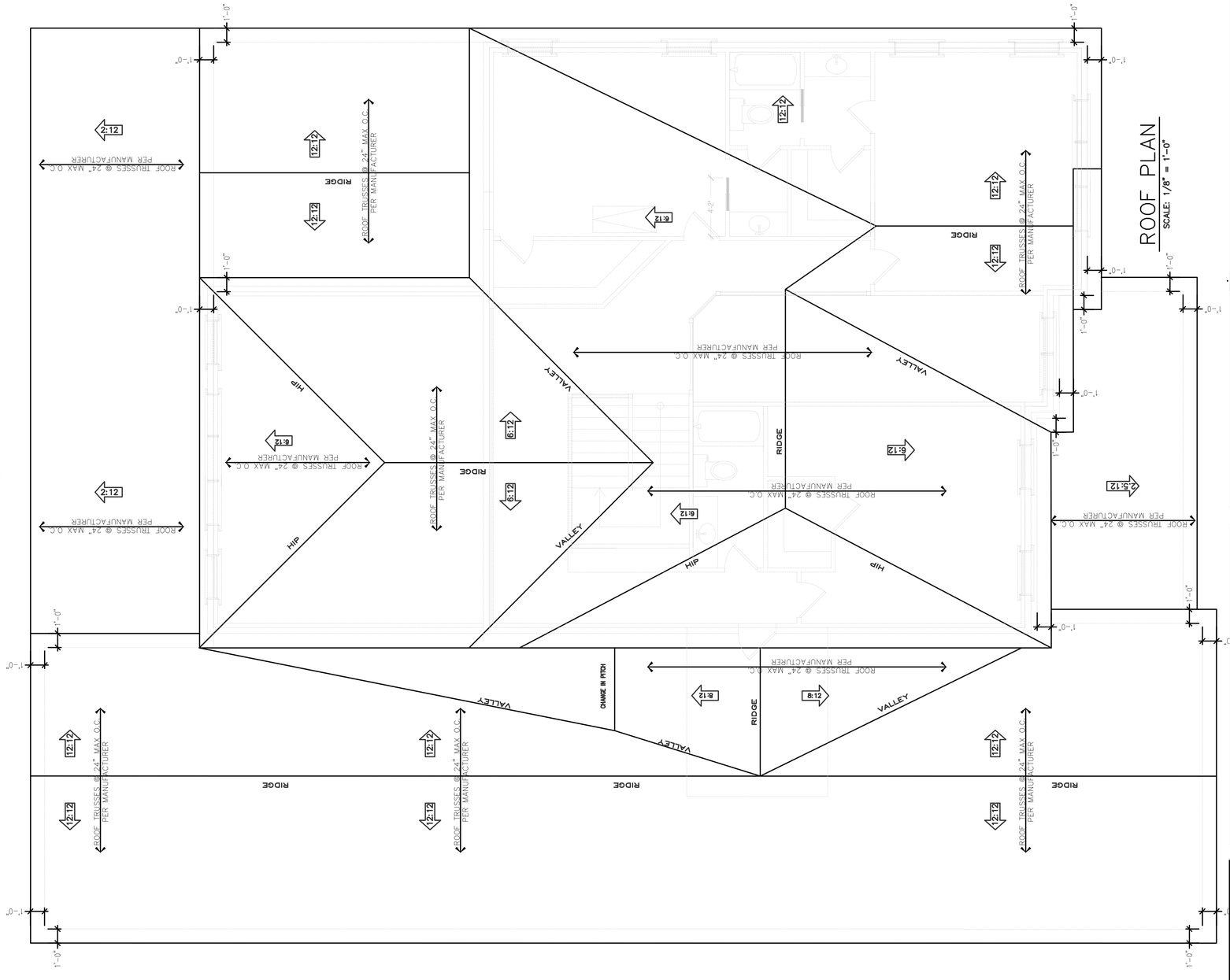
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ALL OVERHANGS TO BE 1'–0" U.N.O.

SHINGLE ROOF

LOW PITCH APPLICATION PER R905.2.7–PROVIDE (2)LAYERS OF UNDERLAYMENT WITH LESS THAN 4:12 PITCH WHERE ASPHALT SHINGLES ARE USED.



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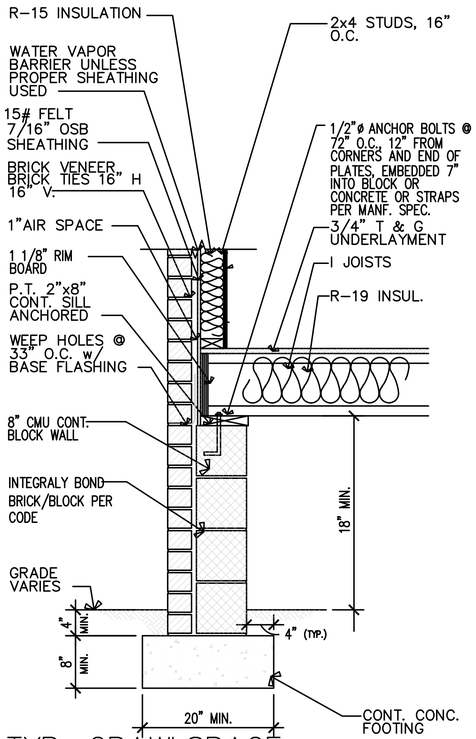
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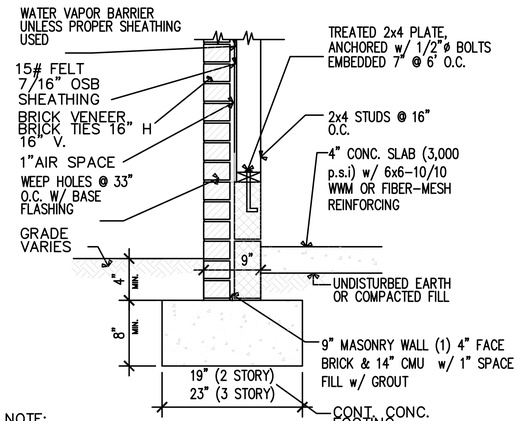
DATE: 12.15.2025

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S2

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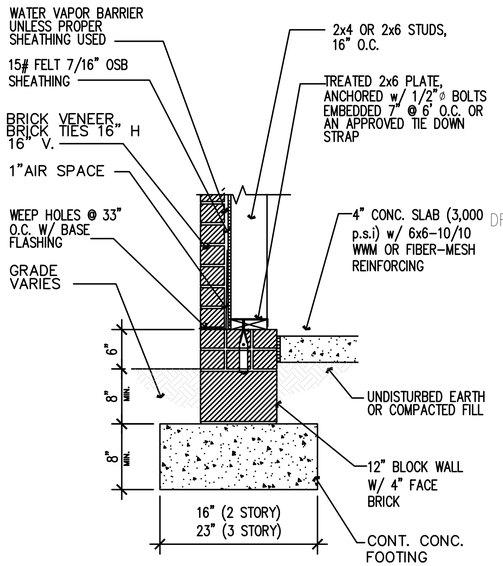


1 TYP. CRAWLSPACE SECTION W/ BRICK
DO NOT SCALE DETAIL N.T.S.

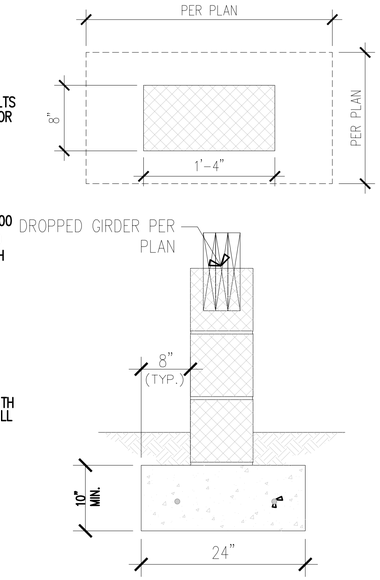


NOTE:
BOND ADJACENT WYTHES W/ STRUCTURAL TIES MAX. SPACING 16" O.C. VERT. & 24" O.C.

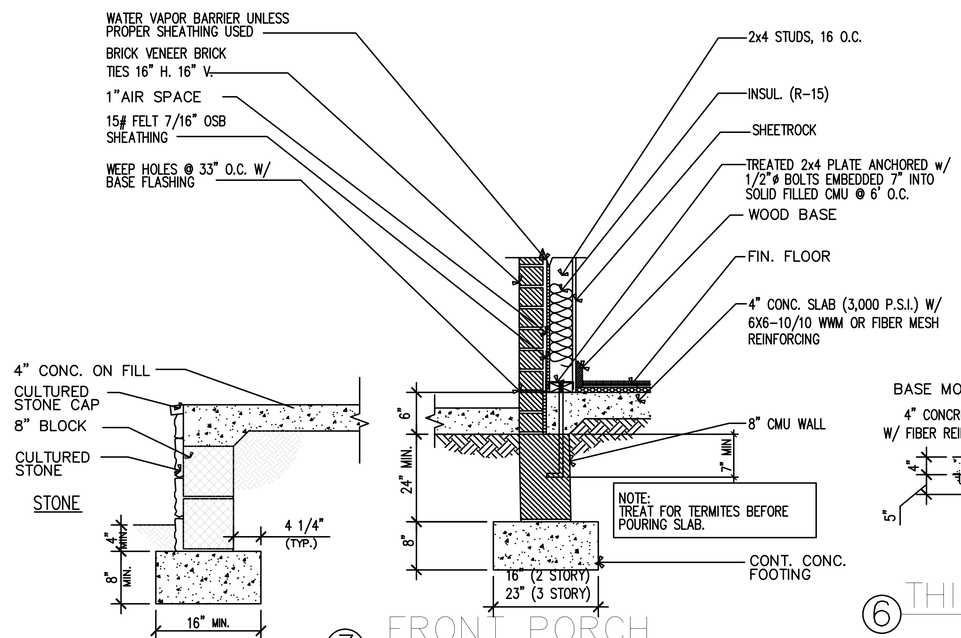
2 TYP. STEM SLAB @ GARAGE SECTION W/ BRICK
DO NOT SCALE DETAIL N.T.S.



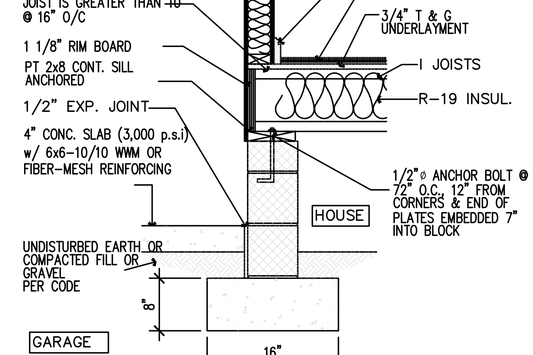
4 WALKOUT BASEMENT WALL SECTION W/ BRICK
DO NOT SCALE DETAIL N.T.S.



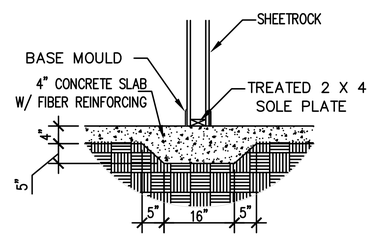
7 DROPPED PIER DETAIL



3 FRONT PORCH

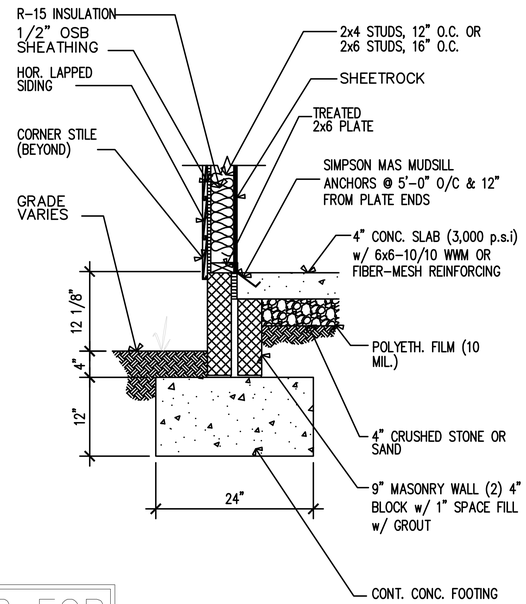


5 GARAGE TO HOUSE AT CRAWL
DO NOT SCALE DETAIL N.T.S.



6 THICKENED SLAB

SEE SHEET D2 FOR BASEMENT DETAILS



8 STEMWALL SLAB
DO NOT SCALE DETAIL

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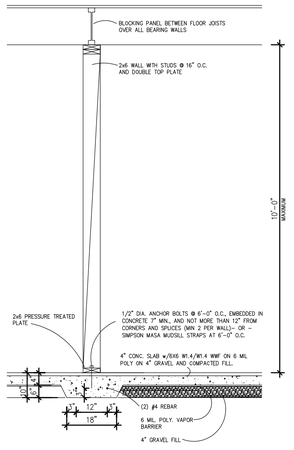
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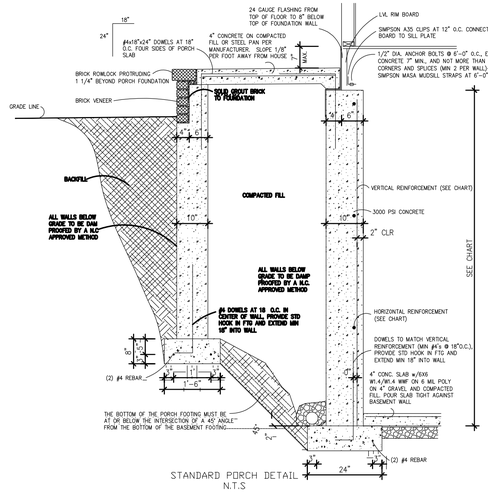
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INTERIOR BEARING WALL DETAIL
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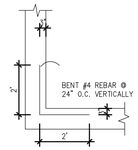
ALL FRAMING DEAD LOADS TO BE IN PLACE PRIOR TO PLACING BACKFILL



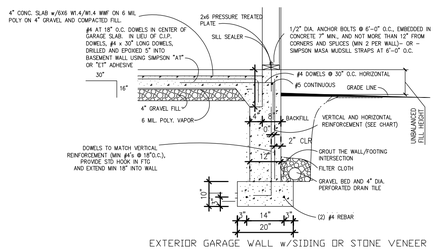
STANDARD PORCH DETAIL
N.T.S

10" Poured Concrete Foundation Wall Vertical Reinforcement									
	8'-0"	8'-4"	9'-0"	9'-6"	10'-0"	10'-6"	11'-0"	11'-6"	12'-0"	12'-6"	13'-0"
Backfill Height											
4'-0"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
4'-6"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
5'-0"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
5'-6"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
6'-0"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
6'-6"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
7'-0"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
7'-6"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
8'-0"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
8'-6"	None	None	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"
9'-0"			#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#4@16"	#5@16"	#4@12"	#4@12"
9'-6"				#4@16"	#4@16"	#5@16"	#4@12"	#4@12"	#4@12"	#4@12"	#4@12"
10'-0"					#4@12"	#4@12"	#4@12"	#4@12"	#4@12"	#5@16"	#5@16"
10'-6"						#4@12"	#4@12"	#5@16"	#5@16"	#5@12"	#5@12"
11'-0"							#5@16"	#5@16"	#5@16"	#5@12"	#5@12"
11'-6"								#5@12"	#5@12"	#5@12"	#5@12"
12'-0"									#5@12"	#5@12"	#5@12"
12'-6"										#5@12"	#5@12"
13'-0"											#5@12"

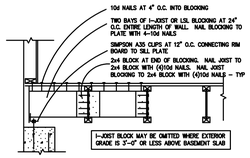
* Horizontal Reinforcement 'H' for 10-inch Wall #4 @ 16" o.c.
* Bent Dowel w/18" Projection into Foundation Wall for 10-inch Walls (Match Vertical Rebar)
* Continuous Rebar @ Bottom Third of Footing for 10-inch Walls (#4 Rebar)



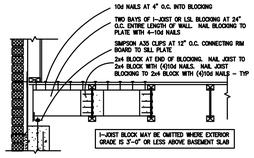
CORNER BAR DETAIL
N.T.S.



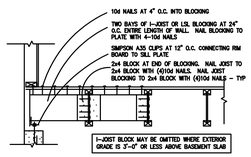
EXTERIOR GARAGE WALL w/SIDING OR STONE VENEER



JOISTS PARALLEL TO WALL

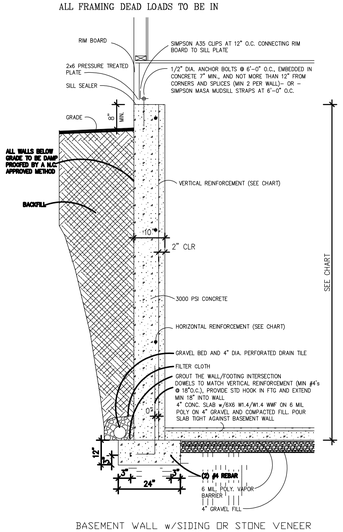


JOISTS PARALLEL TO WALL



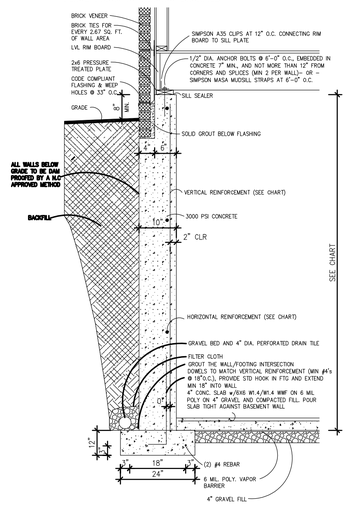
JOISTS PARALLEL TO WALL

PLACE PRIOR TO PLACING BACKFILL
ALL FRAMING DEAD LOADS TO BE IN

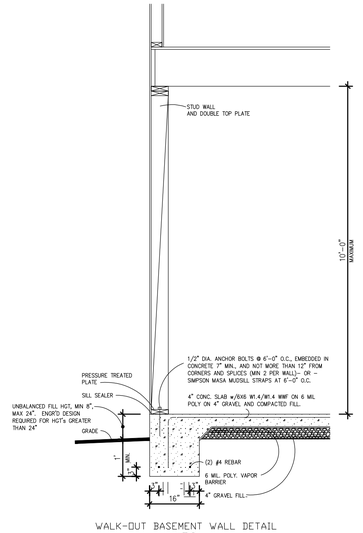


BASEMENT WALL w/SIDING OR STONE VENEER
N.T.S.

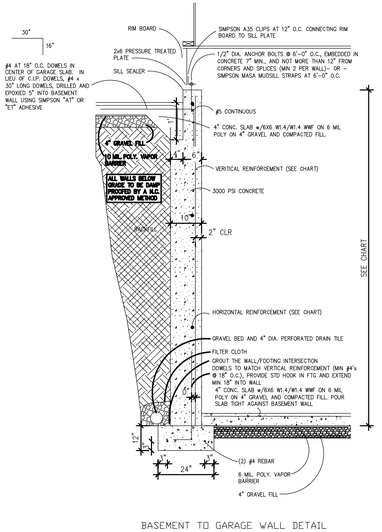
ALL FRAMING DEAD LOADS TO BE IN PLACE PRIOR TO PLACING BACKFILL



BASEMENT WALL WITH BRICK/STONE VENEER
N.T.S.



WALK-OUT BASEMENT WALL DETAIL
N.T.S.



BASEMENT TO GARAGE WALL DETAIL
N.T.S.

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