

A. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL.

B. NO ADMINISTRATION PROVIDED UNDER THIS SEAL

- C. ALL WORK/MATERIAL SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- D. REVIEW & SEAL OF PLANS BY THE ENGINEER IS FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CODES LISTED BELOW.
- E. NOT ALL SPECIFICATIONS ARE EXPRESSLY LISTED ON OUR PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH ALL LISTED CODES
- F. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES & THE ARCHITECTURAL DWGS. THESE NOTES SHALL GOVERN

DESIGN CRITERIA

CODES: 2015 INTERNATIONAL RESIDENTIAL CODE ASCE 7-10 2015 WOOD FRAME CONSTRUCTION MANUAL ACI 318-11 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NFPA

LOADS

LIVE LOADS: ATTICS, UNINHABITABLE ------ = 10 PSF ATTICS ------- = 20 PSF ROOFS _____ = 20 PSF RESIDENTIAL FLOORS — = 40 PSF

WIND LOADS: BASIC WIND SPEED, V = 144 MPH RISK CATEGORY = I EXPOSURE B ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, GcPi = ± 0.18

SITE WORK

- A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE. B. GRADE LOT FOR PROPER DRAINAGE AWAY FROM THE HOUSE.
- C. CONTRACTOR SHALL COMPLY WITH ALL FILL REQUIREMENTS, INCLUDING PERCENT COMPACTION OF DESIGN ENGINEER AND OF LOCAL AUTHORITIES.
- D. U.N.O. FILL TO BE COMPACTED IN 6" LIFTS TO 95% OF ITS STANDARD PROCTOR DENSITY.

CONCRETE & MASONRY

A. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

- B. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY
- ASSOCIATION STANDARDS & THE BUILDING CODE. C. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE
- SPACES AT 30 FEET MAX. D. TIES SHALL BE SPACED A MAXIMUM OF 16" O.C. BOTH WAYS. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2" INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8" TO THE
- OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED AND SPACES AT A MAXIMUM OF 3' O.C. WITHIN 12" OF THE OPENING.

E. BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C652 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FIRED,

- SOLID UNITS) OR ATSM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. F. UNIT MASONRY MORTAR SHALL CONFORM TO ASTM C270
- SPECIFICATIONS.

G. WEEPHOLES WITH SASH CORD WICK SHALL BE PROVIDED IN THE OUTSIDE WYTHE @ BASE OF BRICK WALL & ABOVE EACH STEEL LINTEL OF MASONARY WALLS @ A MAX. SPACING OF 33" O.C. PER R703.7.6.

H. THE MAX. UNSUPPORTED HEIGHT OF MASONRY PEIRS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION PER R606.5.

GENERAL NOTES UPLIFT ANCHORS

A. ALL ANCHOR BOLTS SHALL BE ASTM A307 BOLTS GALV. WITH STANDARD HOOKS AND SHALL HAVE A MINIMUM EMBEDMENT OF 7". EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER

EXTERIOR OPTIONS

1: 5/8"Ø A.B. @ 24" O.C. & WITHIN 12" OF EACH BLDG. CORNER

2: SIMPSON MASA ANCHORS @ 24" O.C.

NOTE: SEE PLAN & DETAILS FOR ADDITIONAL ANCHORS REQUIRED AT SHEAR WALLS

WOOD

A. STRUCTURAL TIMBER WITH THE EXCEPTION OF STUDS AND TOP PLATES SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH A 19% MAXIMUM MOISTURE CONTENT

B. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED MIN. 0.40 PCA.

C. FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOCIATION'S LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DOUBLE FLOOR JOISTS UNDER BEARING WALLS OR A BEAM IS REQUIRED. INSTALL 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH 120x3" (8d) NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS.

. MIN. 2x TO MATCH STUDS. FIRE BLOCKING SHALL BE PROVIDED IN ALL WALL FRAMING AT INTERVALS TO NOT EXCEED 10'-0".

WOOD CONNECTORS

A. SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED WHEN CONNECTING HEAVILY TREATED WOOD FRAMING. CONTRACTOR TO VERIFY

- B. UPLIFT CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS.
- C. CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

D. ALL STRAPPING SHALL BE INSPECTED PRIOR TO SHEATHING INSTALLATION.

E. TOP PLATE SPLICE SHALL BE WITHIN THE MIDDLE THIRD OF THE WALL SECTION AND SHALL BE A MINIMUM LENGTH OF 48". CONNECT WITH 16d NAILS @ 3" O.C. OR 2 ROWS OF 8d WIRE NAILS @ 3" O.C.

F. JOIST HANGER DEPTH SHALL BE AT LEAST 60% OF JOIST DEPTH. SEE SIMPSON LUS & HUS TABLES.

ENGINEERED WOOD **BEAMS & JOISTS**

A. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MINIMUM 3-STUD COLUMN EACH END.

B. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING.

C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL

ENGINEERED BEAMS/JOISTS SHOWING ALL REQUIRED CONNECTORS, BLOCKING AND SUPPORT REQUIREMENTS FOR APPROVAL.

D. CONTRACTOR TO SUBMIT ENGINEERED WOOD SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

SHEATHING

A. USE 7/16" APA EXPOSURE 1 RATED SHEATHING ON ALL EXTERIOR WALLS, SHEAR WALLS, AND ROOF, UNLESS NOTED OTHERWISE ON PLAN. PLYWOOD IS AN ACCEPTABLE ALTERNATE FOR APA EXPOSURE RATED SHEATHING.

- B. ROOF SHEATHING SHALL BE FASTENED WITH 8d RING SHANK NAILS @ 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE
- NAILS @ 4" O.C. WITHIN 5'-0" OF GABLE END WALLS, ROOF EDGES, HIPS, & VALLEYS.
- C. FLOOR SHEATHING TO BE APA RATED, 3/4" THICK MINIMUM C-D TONGUE & GROOVE GLUE & NAIL TO FLOOR JOISTS WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. AT
- INTERMEDIATE JOISTS. 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH .120x3 (8d) WIRE NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS.
- ENSURE TIGHT FIT AT TOP & BOTTOM.
- D. NAILING PATTERN FOR NON-SHEAR WALL SHEATHING:
- 8d NAILS @ 8" O.C. @ ALL EDGES/PERIMETER 8d NAILS @ 12" O.C. @ ALL INTERIOR STUDS
- E. SEE SHEAR WALL DETAIL FOR FURTHER INFORMATION.

THERMAL & MOISTURE PROTECTION

A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL

CONFORM TO LOCAL, STATE AND FEDERAL CODES. B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM

INSULATION (AS APPLICABLE)

- i. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
- ii. CEILING, STANDARD: R-30 BLOWN
- iii. CEILING, VAULTED: R-19 BATT
- iv. FLOORS (2-STORY SPACES ONLY): R-19 BATT
- v. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
- C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT
- & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. **INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS &** RECOMMENDATIONS
- D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS &
- RECOMMENDATIONS

STEEL

A. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 IN FLAT SHEETS

- B. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
- C. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
- 0' TO 4' OPENINGS: L4x3-1/2x3/8
- >4' TO 6' OPENINGS: L5x3-1/2x3/8
- >6' TO 8' OPENINGS: L6x3-1/2x3/8
- >8' TO 10' OPENINGS: L7x4x1/2
- >10' TO 12' OPENINGS: L8x4x1/2
- >12' TO 16' OPENINGS: L9x4x5/8
- D. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
- E. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL F. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DRAWING & GOVERNING BUILDING CODES.
- G. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE)
- H. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O (IF APPLICABLE)

DOORS & WINDOWS

A. ALL WINDOWS SHALL MEET SECTION R301.2.1.2. GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MINIMUM PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENT OF R301.2.1.2.

- B. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM
- FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATION'S AND RECOMMENDATIONS.
- C. ALL EXTERIOR DOORS AND WINDOWS AND ROOF TRUSSES SHALL
- BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-10.
- D. ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.75 & A SOLAR HEAT GAIN COEFFICIENT RATING OF 0.40.



NOTES:









TYPICAL WINDOW OPENING DETAIL ALL EXTERIOR WALLS SHALL TO BE SHEATHED, NOT SHOWN. SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN. RAFTERS AND ANCHOR BOLTS NOT SHOWN FOR CLARITY. CLIPS SHOWN ARE BASED UPON WINDOW LOCATION WITHIN 4FT FROM CORNER SAME FRAMING REQUIRED FOR DOORWAYS



TYPICAL SHEARWALL @ GARAGE DOOR OPENING DETAIL ALL EXTERIOR WALLS SHALL BE SHEATHED



FOR 8x8 POST: FOR 4x4 POST:

FLOOR TO FLOOR HOLD DOWN AT EVERY OTHER STUD BETWEEN 1ST & 2ND FLOOR





USE SIMPSON ABU88, W/(2)-5/8" ANCHORS AND 18-16d NAILS IN POST FOR 6x6 POST: USE SIMPSON ABU66, W/5/8" ANCHOR AND 12-16d NAILS IN POST USE SIMPSON ABU44, W/5/8" ANCHOR AND 12-16d NAILS IN POST





