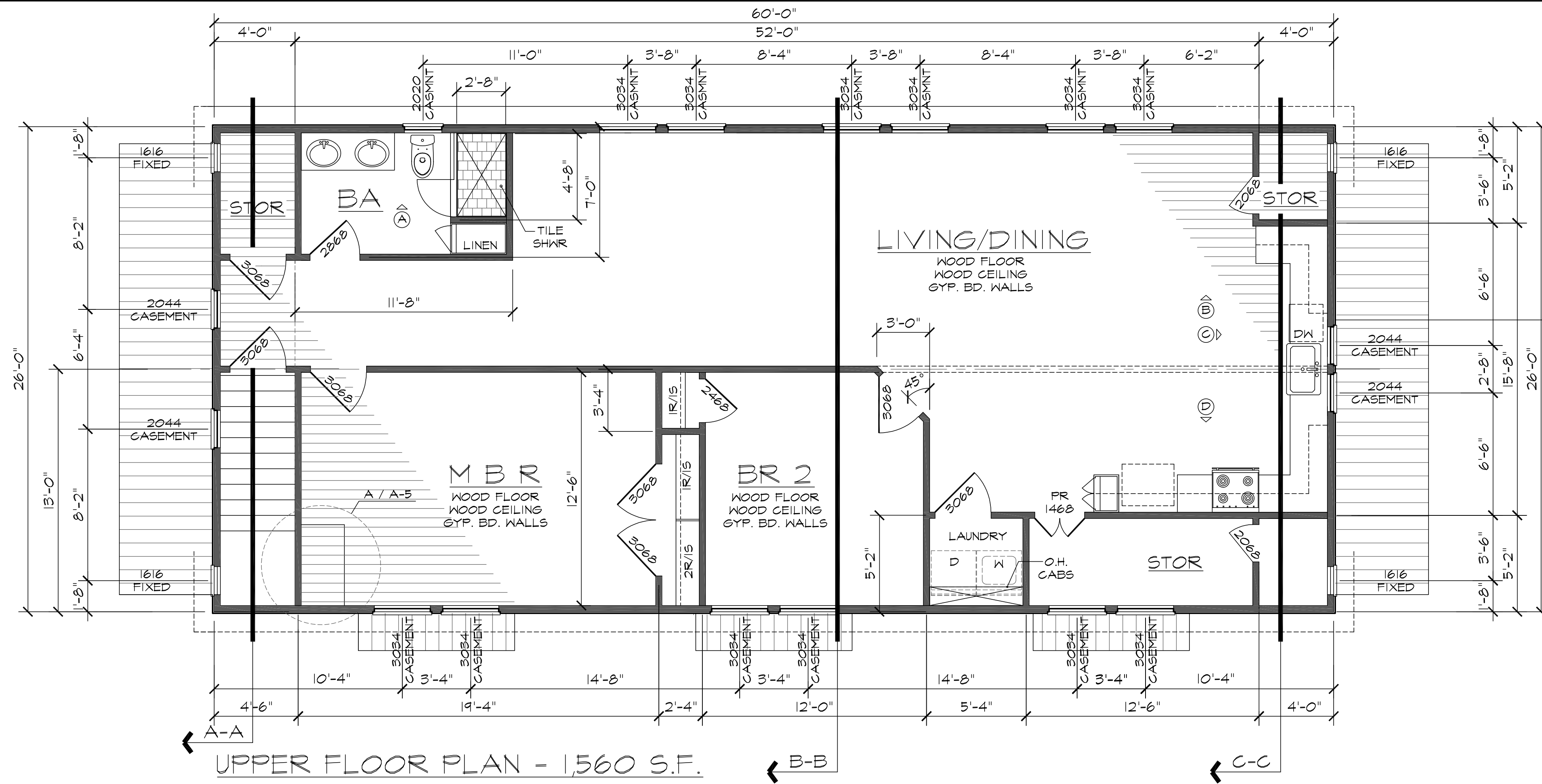
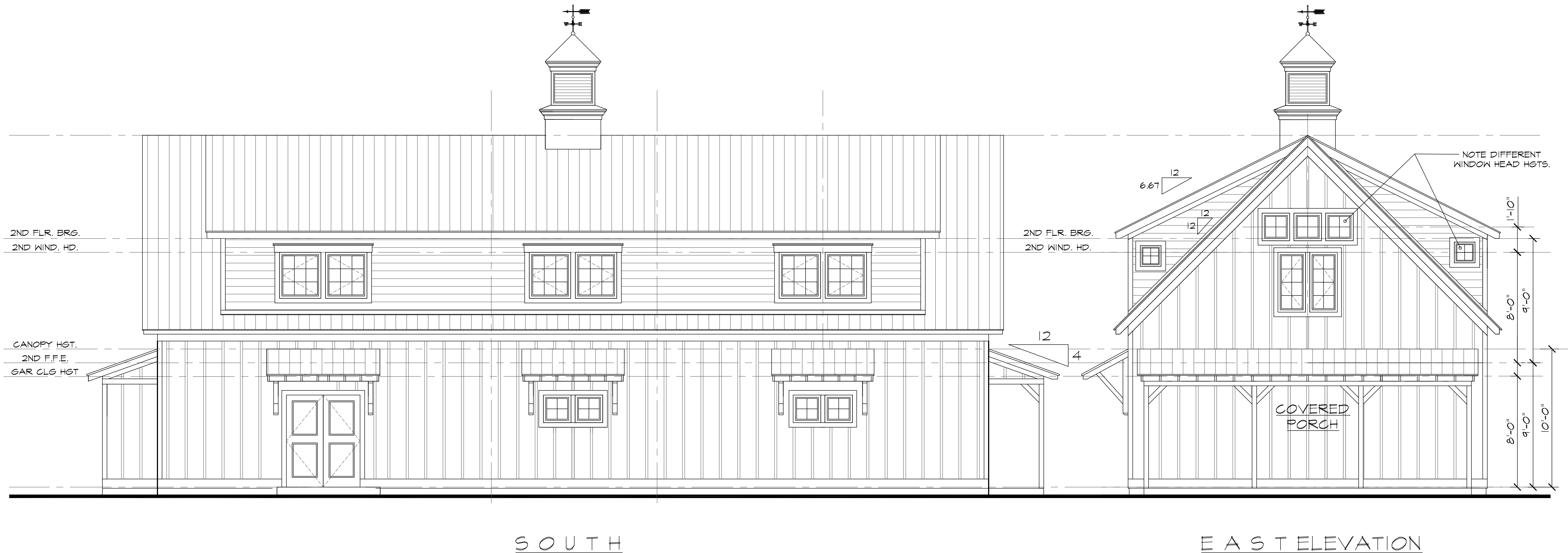




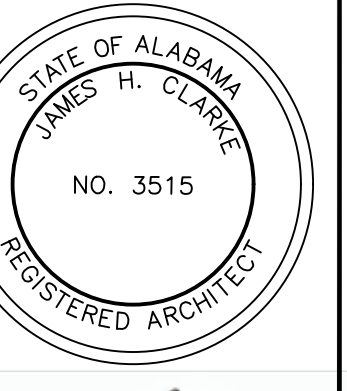
GENERAL NOTE:
ALL EXTERIOR WINDOWS AND DOORS (INCLUDING GARAGE DOORS) SHALL BE LARGE MISSILE IMPACT RATED ALL EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH IECC (ENERGY CODE) REQUIREMENTS FOR CLIMATE ZONE 2.

ALL WINDOWS AND DOORS MANUFACTURER AND DESIGN TO BE SELECTED BY OWNER

SEE EAST ELEVATION FOR 3 (THREE) EACH 2020 FIXED WINDOWS ABOVE



CONCEPT FLOOR PLANS
SCALE 1/4" = 1'-0"



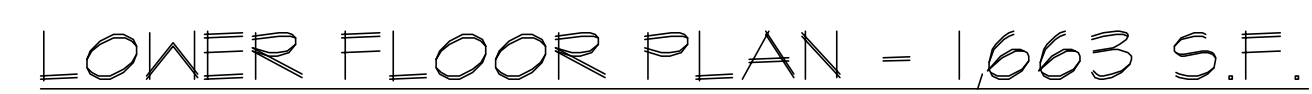
CARRIAGE HOUSE for:
FRUITION DEVELOPMENT, INC.
FOLEY, ALABAMA

REV.	DATE	BY	REVISION DESCRIPTION

DATE: 9-5-2023
JOB NUMBER: 23-26

SHEET TITLE:

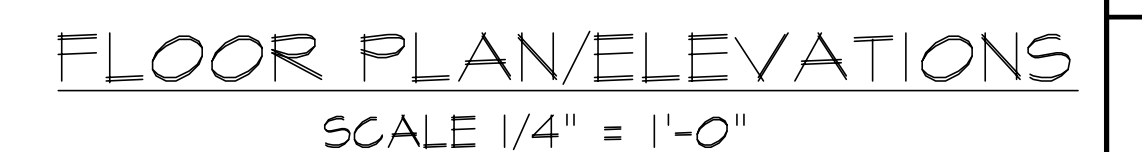
A-1



REVISED



CARRIAGE HOUSE for:
FRUITON DEVELOPMENT, INC.
FOLEY, ALABAMA

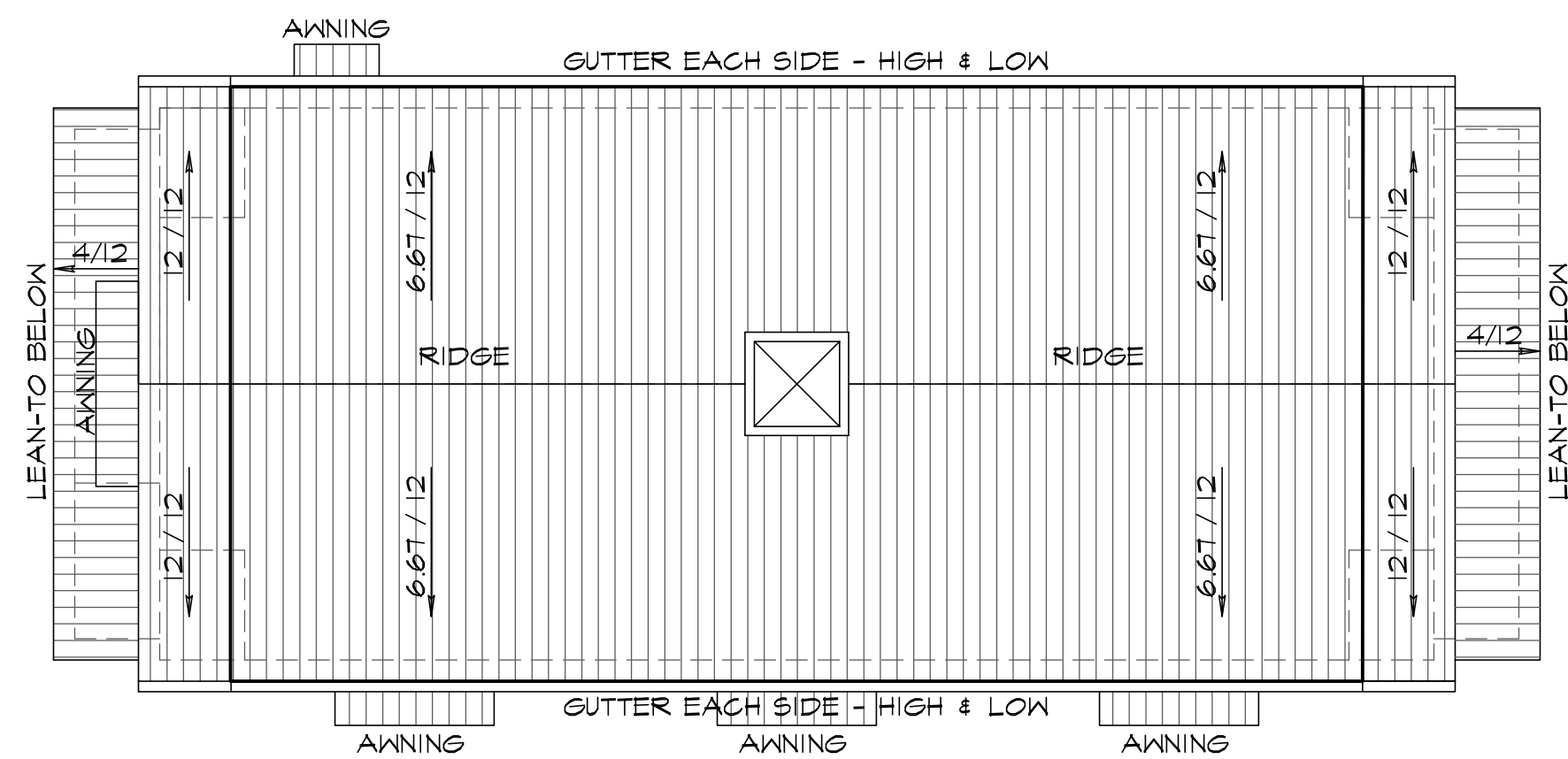
ET TITLE: _____

A-2

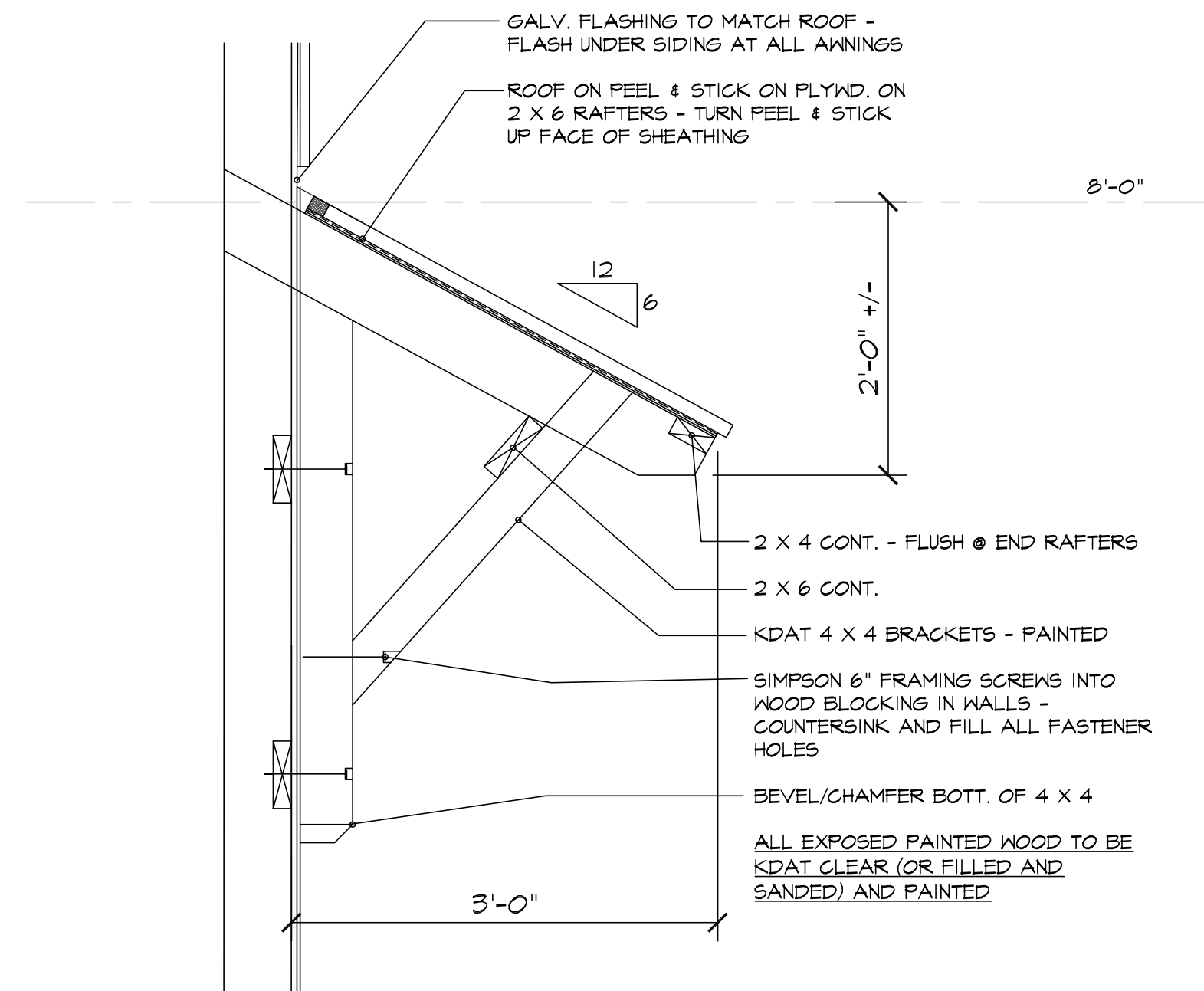
REV.	REVISION DESCRIPTION	BY	DATE

JOB NUMBER: 23-26

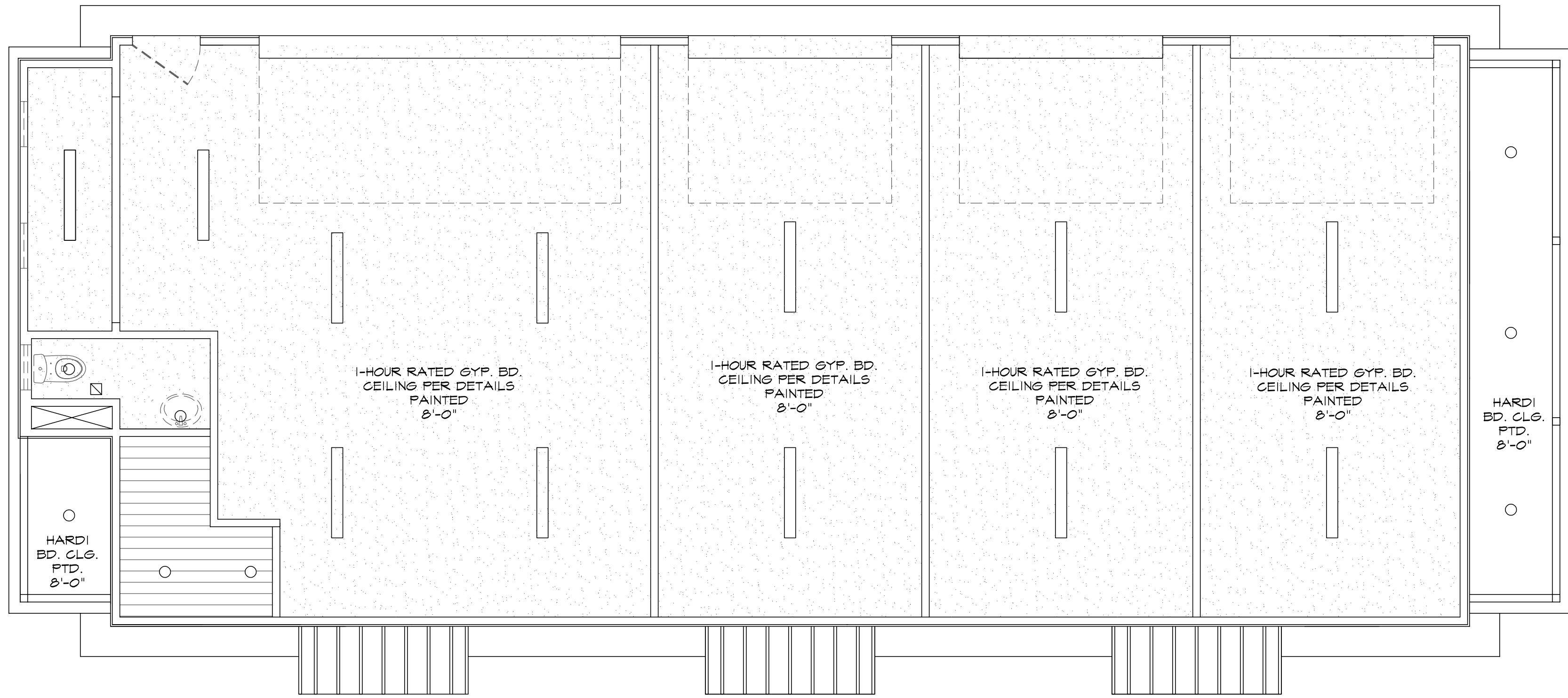
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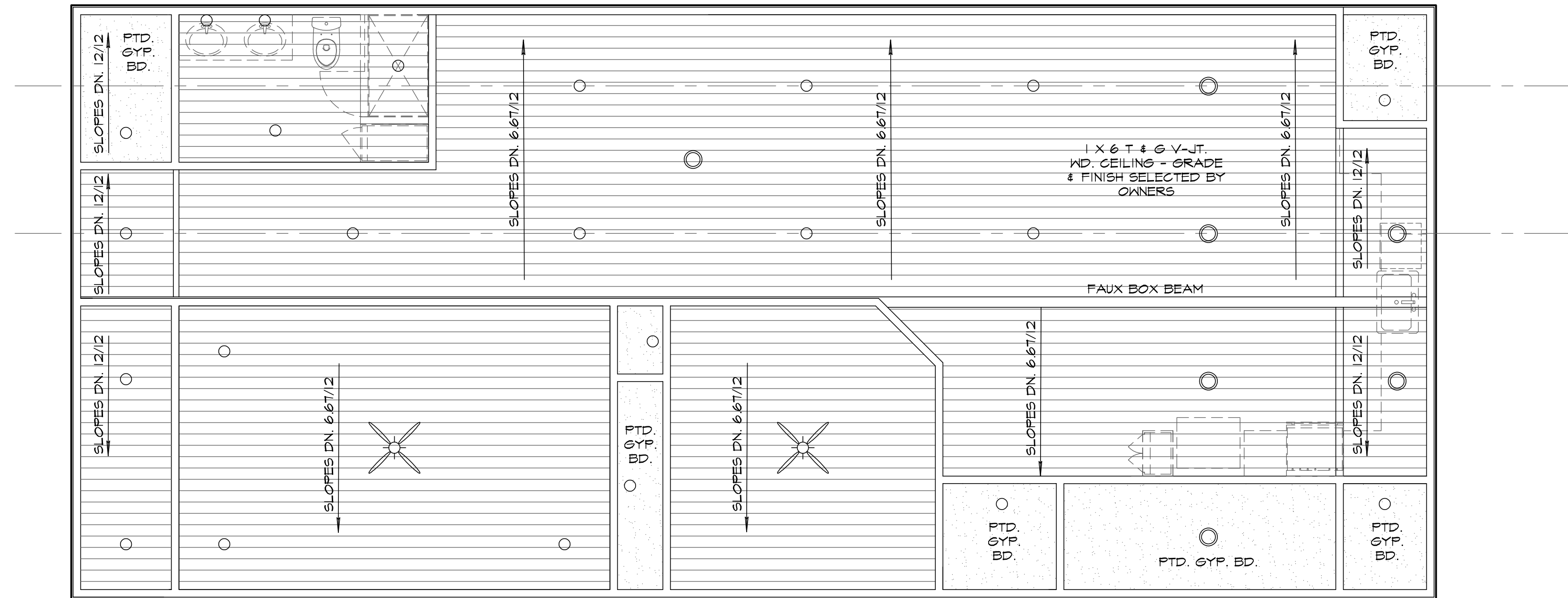
ROOF PLAN



AWNING DETAIL
1" = 1'-0"



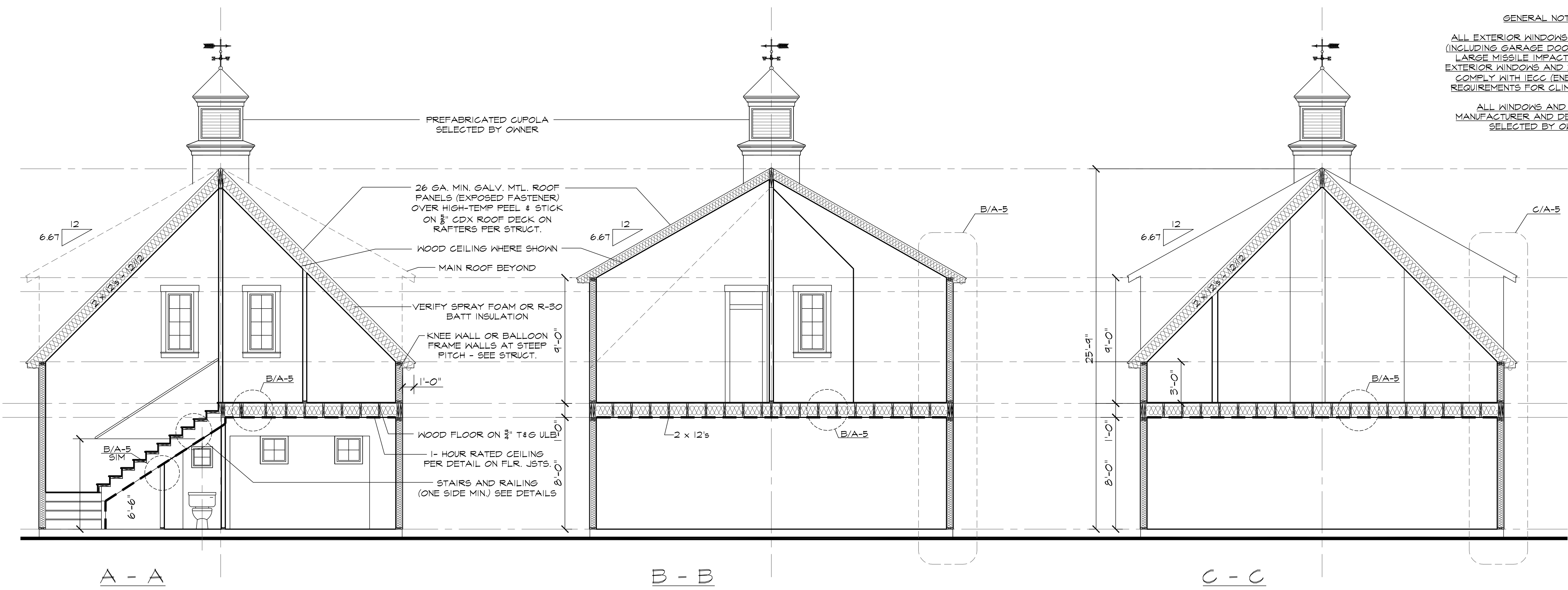
LOWER FLOOR R C P



UPPER FLOOR R C P

REVISED

GENERAL NOTE:
ALL EXTERIOR WINDOWS AND DOORS (INCLUDING GARAGE DOORS) SHALL BE LARGE MISSILE IMPACT RATED. ALL EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH IECC (ENERGY CODE) REQUIREMENTS FOR CLIMATE ZONE 2.
ALL WINDOWS AND DOORS MANUFACTURER AND DESIGN TO BE SELECTED BY OWNER



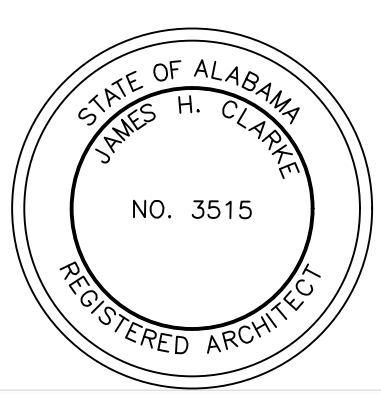
GENERAL NOTE:
SEE STRUCTURAL AS SOME FRAMING
MEMBERS MAY VARY - STRUCTURAL
SHALL GOVERN ALL MEMBER SIZES,
TYPES, SPACING, ETC.
SEE STRUCTURAL FOR FOUNDATION
DESIGN

BUILDING SECTIONS
SCALE 1/4" = 1'-0"



INTERIOR ELEVATIONS
SCALE 3/8" = 1'-0"

GENERAL NOTE:
ALL EXTERIOR WINDOWS AND DOORS
(INCLUDING GARAGE DOORS) SHALL BE
LARGE MISSILE IMPACT RATED ALL
EXTERIOR WINDOWS AND DOORS SHALL
COMPLY WITH IECC (ENERGY CODE)
REQUIREMENTS FOR CLIMATE ZONE 2.
ALL WINDOWS AND DOORS
MANUFACTURER AND DESIGN TO BE
SELECTED BY OWNER



James H. Clarke

CARRIAGE HOUSE for:
FRUITION DEVELOPMENT, INC.
FOLEY, ALABAMA

REV.	REVISION DESCRIPTION	BY	DATE

DATE: 9-5-2023
JOB NUMBER: 23-26

SHEET TITLE:

A-4

ELECTRICAL LEGEND

INSTALL ALL ELECTRICAL DEVICES PER CODE AND OWNER - LAYOUT IS DIAGRAMMATIC

COMM - INTERNET/CABLE TV/PHONE

STD. DUPLEX OUTLET (GFI NEAR WET LOCATIONS)

240V DRYER OUTLET

CEILING, WALL, MTD. OR HANGING PENDANT FIXTURE SELECTED BY OWNER

LED DIMMABLE RECESSED CAN

FAN SELECTED BY OWNER
F = FAN ONLY, FL = FAN + LIGHT

LED UNDER CABINET LIGHT

CLG. MTD. L E D W/ LENS

EXHAUST FAN

HANGING LIGHT/CHANDELIER SELECTED BY OWNER

OTHER ELECTRICAL NOT NOTED:
*ALL APPLIANCE REQUIREMENTS
*FIREPLACE CONTROLS (IF APPLICABLE)
*EXTERIOR LIGHTING PER OWNER
*HVAC POWER
*GARAGE DOOR OPENERS
*SECURITY SYSTEM POWER
*WH, VACUUM SYSTEM, ETC. POWER

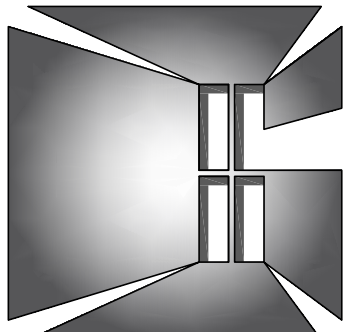
ALL FIXTURE SELECTIONS BY OWNER - BLDG. TO FURNISH ALLOWANCE AND CUT SHEETS TO OWNER FOR APPROVAL PRIOR TO ORDERING

LOWER FLOOR ELECTRICAL

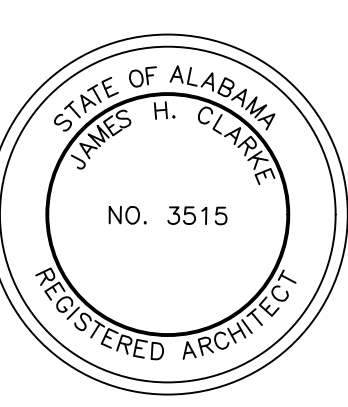
UPPER FLOOR ELECTRICAL

NOTES:
VERIFY ALL TV LOCATIONS - ADD RECEPT. @ 60" A.F.F.
VERIFY SERVER/ROUTER LOCATION
VERIFY COMM. CABLING (IF ANY) WITH OWNER
VERIFY FLOOR RECEPT. LOCATIONS
ALL FIXTURE SELECTIONS BY OWNER

REVISED



CLARKITECTS, P.C.
ARCHITECTURE
(251) 680-7131



STATE OF ALABAMA
JAMES H. CLARKE
NO. 3515
REGISTERED ARCHITECT



CARRIAGE HOUSE for:
FRUITION DEVELOPMENT, INC.
FOLEY, ALABAMA

REV.	REVISION DESCRIPTION	BY	DATE

DATE: 9-5-2023
JOB NUMBER: 23-26

SHEET TITLE:

E-1

GENERAL NOTES

1. ALL DESIGN (INCLUDING WIND LOADS) AND CONSTRUCTION SHALL COMPLY FULLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE AND TWO FAMILY DWELLINGS, LOCAL CODES, ORDINANCES AND AMENDMENTS. THE DESIGN CRITERIA FOR ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE CODE. FOR REFERENCES TO THE CODE THROUGHOUT THE GENERAL NOTES REFER TO THE INTERNATIONAL RESIDENTIAL CODE.

2. APPLICABILITY OF THESE HURRICANE RESISTANT RESIDENTIAL STANDARDS SHALL BE LIMITED TO THE FOLLOWING CONDITIONS.

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

DESIGN LOADS: WIND LOADS DETERMINED IN ACCORDANCE WITH SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE, IN ACCORDANCE WITH THE PROVISIONS OF THE FOLLOWING:

MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES (ASCE 7), AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM), SBC HIGH WIND EDITION, SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANCE RESIDENTIAL CONSTRUCTION (SSD1 10).

DESIGN LOADS

LIVE LOADS:		
ATTICS W/STORAGE	20	PSF
ATTICS W/O STORAGE	10	PSF
DECKS	40	PS
BALCONIES	60	PSF
FIRE ESCAPES	40	PSF
GUARDRAILS		
UNIFORM LOAD	50	PLF
CONCENTRATED LOAD (TOP OF HANDRAIL)	200	LBF
HANDRAILS		
UNIFORM LOAD	50	PLF
CONCENTRATED LOAD (TOP OF HANDRAIL)	200	LBF
GUARDRAIL (IN FILL COMPONENTS)	50	PSF
PASSENGER VEHICLE GARAGES	50	PSF
ROOM OTHER THAN SLEEPING AREA	40	PSF
SLEEPING ROOMS	30	PSF
STAIRS	100	PSF

ROOF LIVE LOAD:		
FLAT OR SLOPE LESS THAN 4:12	20	PSF
SLOPE 4:12 TO LESS THAN 12:12	16	PSF
SLOPE EQUAL TO OR GREATER THAN 12:12	14	PSF

WIND LOAD: THE FOLLOWING LOAD CRITERIA AND FACTORS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE:

WIND CODE PER SECTION R301	ASCE 7-16
BASIC WIND SPEED 3-SECOND GUST	160 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C

3. EXTERIOR WALL FRAMING SHALL BE OF THE GRADE, SIZE, SPACING, AND SPECIES OF MATERIAL AS SPECIFIED BELOW, BASED ON THE TYPE OF EXTERIOR FINISH. ALL STUDS TO BE BLOCKED MIN. MID HEIGHT.

WALLS

STUD HEIGHT	GRADE	STUD X	SPACING	WOOD SPECIES
8'-0"	NO. 2 OR "STUD"	2x4 @ 16"	o/c	SPRUCE-PINE
EXTERIOR ZONE	NO. 2 OR "STUD"	2x4 @ 16"	o/c	SOUTHERN-PINE
INTERIOR ZONE	NO. 2 OR "STUD"	2x4 @ 16"	o/c	SOUTHERN-PINE
9'-0"	NO. 2 OR "STUD"	2x6 @ 16"	o/c	SPRUCE-PINE
EXTERIOR ZONE	NO. 2 OR "STUD"	2x4 @ 16"	o/c	SOUTHERN-PINE
INTERIOR ZONE	NO. 2	2x4 @ 16"	o/c	SOUTHERN-PINE
10'-0"	NO. 2 OR "STUD"	2x6 @ 16"	o/c	SPRUCE-PINE
EXTERIOR ZONE	NO. 2 OR "STUD"	2x6 @ 16"	o/c	SOUTHERN-PINE
INTERIOR ZONE	NO. 2 OR "STUD"	2x6 @ 16"	o/c	SOUTHERN-PINE

4. ALL 12 FOOT EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2x6 SOUTHERN PINE NO. 2 GRADE OR BETTER FRAMING MATERIAL AT A MAXIMUM SPACING OF 16" O.C. AND SHALL MEET THE MINIMUM PROPERTIES AS SET FORTH IN THE INCLUDED TIMBER CONSTRUCTION NOTES.

5. INSTALL FULL DEPTH BLOCK (MATCH RAFTER DEPTH) @ 48" O/C. IN FIRST TWO FRAMING SPACES OF ROOF SYSTEM AT ALL GABLE ENDS OF ROOF. INSTALL BLOCKING AT PANEL EDGES OF ROOF DECK AND FASTEN WITH 80 COMMON NAILS @ 6" O/C. INTO BLOCKING.

6. INSTALL FULL DEPTH BLOCK (MATCH CEILING JOIST DEPTH) @ 24" O/C. IN FIRST TWO FRAMING SPACES OF CEILING JOIST WHERE CEILING JOIST RUN PARALLEL TO EXTERIOR WALL. INSTALL FULL DEPTH BLOCKING AND FASTEN AS NOTED IN FASTENER SCHEDULE UNLESS NOTED OTHERWISE.

7. AS A MINIMUM, ANCHOR REQUIREMENTS AND NAILING FOR ALL FRAMING TO COMPLY WITH "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS" OF THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE UNLESS NOTED OTHERWISE.

8. DOORS, WINDOWS, AND OTHER COMPONENTS THAT FORM THE EXTERIOR ENVELOPE OF THE BUILDING SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED TO MEET THE COMPONENT AND CLADDING MINIMUM WIND LOADS (SEE CHART). WIND PRESSURES SPECIFIED SHALL BE APPLIED PERPENDICULAR TO THE SURFACE OF THE COMPONENT UNDER CONSIDERATION. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE SURFACES, RESPECTIVELY.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE AND ORGANIZED JOB SITE. THE ENGINEER SHALL ASSUME NO LIABILITY IN REGARD TO SAFETY.

10. IF UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONSULT THE ENGINEER.

11. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURE AND FOUNDATION ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL SUPPORT TO MAINTAIN STABILITY PRIOR TO COMPLETION.

12. AS A MINIMUM, ALL CONCRETE OR MASONRY FOOTERS TO COMPLY WITH MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTERS OF THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE UNLESS NOTED OTHERWISE.

13. AS A MINIMUM, ALL FLOOR JOISTS SHALL COMPLY WITH OF THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE UNLESS NOTED OTHERWISE.

GENERAL NOTES (CONT):

14. THE AREA OF THE FLOOR FOR GARAGES AND/OR CAR PORTS USED FOR PARKING AUTOMOBILES OR VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

15. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

16. EXTERIOR FOUNDATION WALLS THAT RETAINED EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISH GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS, 55 POUND ROLL ROOFING, 6 MIL POLYVINYL CHLORIDE, 6 MIL POLYETHYLENE OR 40 MIL POLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED OR SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE.

17. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH ⅝" MINIMUM TO ½" MAXIMUM OPENINGS.

18. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDE BY EAVE OR CORNICE VENTS.

19. WOOD FRAMING AND COLUMNS 5"x5" AND LARGER SHALL BE NO.1 STRESS RATED SOUTHERN PINE OR EQUIVALENT WITH THE MINIMUM FOLLOWING PROPERTIES:

Fb = 1350 PSI Ft = 900 PSI Fv = 90 PSI
Fc = 375 PSI Fc|| = 825 PSI E = 1,500,000 PSI

20. ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE NO. 2 GRADE OR BETTER. STUDS SHALL BE AS FOLLOWS:

2x4 WALL STUD AND PLATES

SPRUCE PINE: SHALL BE NO. 3 GRADE OR BETTER STUD GRADE MATERIAL WITH THE MINIMUM FOLLOWING PROPERTIES:

Fb = 675 PSI Ft = 350 PSI Fv = 70 PSI
Fc = 425 PSI Fc|| = 725 PSI E = 1,200,000 PSI

2x6 WALL STUD AND PLATES

SPRUCE PINE: SHALL BE NO. 3 GRADE OR BETTER STUD GRADE MATERIAL WITH THE MINIMUM FOLLOWING PROPERTIES:

Fb = 675 PSI Ft = 350 PSI Fv = 70 PSI
Fc = 425 PSI Fc|| = 725 PSI E = 1,200,000 PSI

21. ALL ENGINEERED WOOD BEAMS SHALL BE SIZED, MANUFACTURED, INSTALLED AND BRACED TO COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.

22. LAMINATED VENEER LUMBER BEAMS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES/CONDITIONS:

MANUFACTURER TRUSS JOIST McMILLIAM

LAMINATED VENEER LUMBER (LVL)		PARALLEL STRAND LUMBER (PSL)	
E = 2.0x10 ⁶	psi	E = 2.0x10 ⁶	psi
Fb = 2600	psi	Fb = 2900	psi
Fv = 285	psi	Fv = 290	psi
Fc = 2510	psi	Fc = 2900	psi
Fc = 750	psi	Fc = 620	psi

MANUFACTURER TRUSS - BOISE CASCADE

VERSA-LAM LUMBER (LVL)		GLULAM LUMBER (PSL)	
E = 2.1x10 ⁶	psi	E = 1.8x10 ⁶	psi
Fb = 3100	psi	Fb = 2400	psi
Fv = 285	psi	Fv = 265	psi
Fc = 3000	psi	Fc = 1650	psi
Fc = 750	psi	Fc = 650	psi

MINIMUM END BEARING = 3⅝"x4½" OR (3) 2x STUD PACK.

23. ALL BUILT-UP STUD PACKS SHALL BE NAILED IN STRICT ACCORDANCE TO NATIONAL DESIGN SPECIFICATION (NDS) CURRENTLY ADOPTED EDITION AND REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.

24. ALL BUILT-UP BEAMS AND JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENTLY EDITION OF THE AF&PA'S (AMERICAN FOREST & PAPER ASSOCIATION), NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND INTERNATIONAL BUILDING CODE. MULTIPLE PLIES SHALL BE NAILED TOGETHER WITH TWO ROWS OF 20d NAILS - ONE ROW NEAR THE TOP EDGE AND ANOTHER AT THE BOTTOM. NAILS IN EACH ROW SHALL NOT EXCEED 12" APART. END JOINTS OF THE NAILED LUMBER SHALL OCCUR OVER THE SUPPORTING STUD PACK (COLUMN).

25. ALL CONCRETE AND REINFORCING STEEL SHALL FOLLOW THE PRACTICES AND STANDARDS DESCRIBED IN THE EDITION IN EFFECT OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318 STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

26. ALL CONCRETE SHALL CONFORM TO ASTM C-94, LATEST EDITION, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAY CURE. CONCRETE PLACED WITHIN A CMU WALL SHALL CONTAIN PEA GRAVEL AGGREGATE.

27. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, LATEST EDITION, AND SHALL BE NEW BILLET, DEFORMED BARS OF 60 KSI GRADE.

28. WOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED WOOD.

29. ALL WOOD CONSTRUCTION SHALL COMPLY FULLY WITH SECTIONS R502, R602 AND R802 OF THE IRC CODE.

GENERAL NOTES (CONT):

30. ALL WOOD ROOF TRUSSES SHALL BE DESIGNED AND INSTALLED TO COMPLY FULLY WITH APPLICABLE SECTIONS OF THE CURRENTLY ADOPTED BUILDING CODE. IN ADDITION, THE DESIGN, HANDLING, INSTALLATION, AND BRACING OF THE ROOF TRUSSES SHALL COMPLY FULLY WITH THE "METAL PLATE CONNECTED WOOD TRUSSES" GUIDELINES OF THE CURRENTLY ADOPTED NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION. ADDITIONALLY, THE ANALYSIS, DESIGN, BRACING AND INSTALLATION SPECIFICATIONS SHALL BE IN STRICT ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (TPI).

31. CONCRETE COVER OVER REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318, UNLESS NOTED OTHERWISE:

BELOW GRADE (UNFORMED) = 3"
BELOW GRADE FORMED = 2"
WALLS AND SLABS = 1½"

32. ALL CMU BLOCK SHALL BE CONSTRUCTED IN RUNNING BOND AND SHALL HAVE HORIZONTAL WIRE REINFORCEMENT EVERY OTHER COURSE. CONCRETE WITHIN CMU BLOCK SHALL CONTAIN PEA GRAVEL.

33. ALL MORTAR SHALL BE PORTLAND CEMENT TYPE S.

34. VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.

35. ALL ANCHOR BOLT MATERIAL SHALL BE ASTM F1554 UNLESS NOTED OTHERWISE.

36. ⅝"ø x 8" lg. TITEN HB ANCHORS BY SIMPSON STRONG-TIE MAY BE USED IN LIEU OF THE SPECIFIED SILL ANCHOR BOLTS IN APPROVED LOCATIONS. THE ANCHOR SHALL HAVE AN EMBEDMENT INTO THE CONCRETE OF 6" MINIMUM AND BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TITEN HB ANCHORS MAY BE USED WITH 3"x3"x¼" PLATE WASHERS OR SIMPSON BP½ -3 PLATE WASHERS PLACED AT A MAXIMUM OF 24" CENTER - CENTER.

OPENING PROTECTION:

1. WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS.

2. GLAZED OPENINGS PROTECTION FOR WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886.

3. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF ⅝" AND A MAXIMUM SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRE-CUT TO COVER GLAZED OPENINGS AND STORED ON SITE WITH ATTACHMENT HARDWARE WITH SUFFICIENT CAPACITY TO RESIST COMPONENT & CLADDING LOADING AS DESCRIBED ON DRAWING 50

ATTIC ACCESS

1. ATTIC ACCESS SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT POINT ABOVE THE ACCESS OPENING.

2. FOR ATTICS WITH ABOVE CEILING PLUMBING OR MECHANICAL EQUIPMENT, A FIXED LADDER OR INDUSTRIAL GRADE DISAPPEARING STAIRWAY SHALL BE PROVIDED.

FOUNDATION NOTES:

1. A GEOTECHNICAL EVALUATION OF THE SUITABILITY OF THE EXISTING LOAD BEARING SOILS HAS NOT BEEN PERFORMED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONSULT A GEOTECHNICAL ENGINEER AND PROPERLY PREPARE THE SOIL FOR THE FOUNDATION DESIGN LOADING.

2. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. A QUALIFIED REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SOIL BEARING CONDITIONS PRIOR TO CONSTRUCTION.

3. THE REGISTERED GEOTECHNICAL ENGINEER OF RECORD SHALL BE RETAINED DURING CONSTRUCTION TO INSPECT FOUNDATION EXCAVATION, INSPECT AND MONITOR PLACEMENT OF PILINGs AND COMPACTED FILL, AND TO MONITOR PROOF ROLLING OPERATIONS, AS REQUIRED.

4. SHOULD RECOMMENDATIONS OF GEOTECHNICAL ENGINEER DIFFER FROM THOSE OUTLINE ABOVE IMMEDIATELY NOTIFY ENGINEER OF RECORD PRIOR TO PROCEEDING.

TYPICAL CONNECTOR SUMMARY

1. CONNECTOR REFERENCED NUMBERS ARE SIMPSON STRONG-TIE COMPANY OR UNITED STEEL PRODUCTS COMPANY (USP) LUMBER CONNECTORS.

2. MANUFACTURERS OF CONNECTION HARDWARE OTHER THAN THOSE SPECIFIED ON THE REFERENCE DRAWINGS MAY BE SUBSTITUTED UNDER THE FOLLOWING CONDITIONS:

A. DOCUMENTATION IS SUBMITTED TO THE BUILDING OFFICIAL AND/OR ENGINEER OF RECORD, WHICH INDICATE THAT THE ALTERNATE PRODUCTS HAVE COMPARABLE DESIGN PROPERTIES AND ALLOWABLE CAPACITIES TO THOSE SPECIFIED.

B. ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE BUILDING OFFICIAL AND/OR THE ENGINEER OF RECORD PRIOR TO MAKING SUBSTITUTIONS.

3. ALL CONNECTORS AND HARDWARE SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATION'S. SIZE, QUANTITY, AND LOCATION OF ALL NAILS AND FASTENERS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED LITERATURE.

4. WOOD TRUSS/RAFTERS @ 16" o.c. SHALL BE ANCHORED TO THE WALL DOUBLE TOP PLATE WITH SIMPSON STRONG-TIE H10A OR USP CONNECTOR RT16 (U.N.O.) USING (8) 10dX1½" NAILS IN TRUSS/RAFTER AND (8) 8d NAILS IN TOP PLATE UNLESS NOTED OTHERWISE. WHERE TRUSS/RAFTER IS ALIGNED WITH A WALL STUD, USE AN MTS12/MTW12 CONNECTOR NAILED TO BOTH THE STUD AND THE TRUSS/RAFTER WITH A TOTAL OF (14) 10d NAILS PER CONNECTOR UNLESS NOTED OTHERWISE.

5. WOOD TRUSS/RAFTERS @ 24" o.c. SHALL BE ANCHORED TO THE WALL DOUBLE TOP PLATE WITH SIMPSON STRONG-TIE H10A OR USP CONNECTOR RT16A (U.N.O.) USING (9) 10dX1½" NAILS IN TRUSS/RAFTER AND (9) 8d NAILS IN TOP PLATE UNLESS NOTED OTHERWISE. WHERE TRUSS/RAFTER IS ALIGNED WITH A WALL STUD, USE AN HTS16/HTW16 CONNECTOR NAILED TO BOTH THE STUD AND THE TRUSS/RAFTER WITH A TOTAL OF (16) 10d NAILS PER CONNECTOR UNLESS NOTED OTHERWISE.

6. RIDGE, VALLEY & HIP RAFTERS (i.e. TRUSSES SUPPORTING THE LOAD OF PERPENDICULAR RAFTERS) SHALL BE ANCHORED TO THE TOP PLATE AND CORNER WALL STUDS WITH A (2) HTS16/HTW16 U.N.O. USING (8) 10dX1½" NAILS PER CONNECTOR IN RAFTER AND (8) 10dX1½" NAILS PER CONNECTOR IN TOP PLATE/STUD CORNER.

7. GIRDER TRUSSES (i.e. TRUSSES SUPPORTING THE LOAD OF PERPENDICULAR TRUSSES) OR TRUSSES WITH UPLIFT REACTIONS GREATER THAN 1000 LBS SHALL BE ANCHORED TO THE WALL WITH A CONNECTOR SPECIFIED BY THE TRUSS MANUFACTURER. THE DESIGN GROUP ENGINEER OF RECORD SHALL BE NOTIFIED OF THESE CONDITIONS PRIOR TO INSTALLATION IN ORDER TO VERIFY THAT THE WALL/FOUNDATION SYSTEM WILL SUPPORT THE APPLIED LOADING.

8. SIMPSON SPH4/SPH6 OR USP SPHT4/SPHT6 CONNECTORS AT BOTTOM OF EXTERIOR STUDS AT 32" O/C MAXIMUM UNLESS NOTED OTHERWISE.

9. CONCRETE SLAB ON GRADE FOUNDATION (HOUSE) - ⅝"ø x 10" LONG ANCHOR BOLT WITH 3"x3"x¼" PLATE WASHERS AT 24" O/C, PROVIDE (4) ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS, WITHIN 8" OF WINDOW AND DOOR OPENINGS, AND WITHIN 12" OF EACH END OF EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS UNLESS NOTED OTHERWISE.

10. CONCRETE SLAB ON GRADE FOUNDATION (GARAGE) - ⅝"øx10" LONG ANCHOR BOLT OR APPROVED EQUAL MIN 12½" EMBEDMENT WITH 3"x3"x¼" PLATE WASHERS AT 24" O/C, PROVIDE (4) ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS, WITHIN 8" OF WINDOW AND DOOR OPENINGS, AND WITHIN 12" OF EACH END OF EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS UNLESS NOTED OTHERWISE.

11. CORNER HOLD DOWN ANCHORS - PROVIDE SIMPSON STRONG-TIE HD05 OR USP TDX5 HOLD DOWN ANCHOR AT EACH CORNER UNLESS NOTED OTHERWISE. USE SIMPSON ⅝"ø SSTB16 ANCHOR BOLT OR APPROVED EQUAL MIN 12½" EMBEDMENT 3x3¼ PLATE WASHERS @ ALL HOLD-DOWN LOCATIONS. BP½ -3 OR BP5½ -3 BEARING PLATE WASHERS BY SIMPSON OR APPROVED EQUAL MAY BE USED IN LIEU OF 3x3¼ PLATE WASHERS. A 2" ROUND WASHER MUST BE PROVIDED WITH ALL BP5½ -3 BEARING PLATE WASHERS OR SLOTTED WASHERS.

12. WINDOW AND DOOR OPENINGS - TWO FULL LENGTH STUDS EACH SIDE OF OPENING. MINIMUM ONE JACK STUD EACH SIDE FOR OPENINGS UP TO 4'-0" WIDE, MINIMUM TWO JACK STUDS EACH SIDE FOR OPENINGS UP TO 8'-0".

SIMPSON SPH4/SPH6 OR USP SPHT4/SPHT6 CONNECTORS AT BOTTOM OF EXTERIOR STUDS AT 32" O/C MAXIMUM, NOT INCLUDING CRIPPLE STUDS UNDER WINDOW, BUT INCLUDING FULL LENGTH AND HEADER STUDS AT WINDOW AND DOOR OPENINGS UNLESS NOTED OTHERWISE.

HEADER TO JACK STUDS

OPENINGS 1' to 4' - LSTA9 CONNECTORS AT TOP OF EACH JACK STUD UNLESS NOTED OTHERWISE.

OPENINGS 4' to 6' - LSTA9 CONNECTORS AT TOP OF EACH JACK STUD UNLESS NOTED OTHERWISE. (2) MIN.

OPENINGS 6' to 8' - LSTA12 CONNECTORS AT TOP OF EACH JACK STUD UNLESS NOTED OTHERWISE. (2) MIN.

SIMPSON SPH4/SPH6 OR USP SPHT4/SPHT6 CONNECTORS AT BOTTOM OF EACH FULL LENGTH KING STUD AND JACK STUD AT WINDOW AND DOOR OPENINGS UNLESS NOTED OTHERWISE.

13. FRONT AND REAR PORCHES - 8"x8" PORCH COLUMNS SHALL BE ANCHORED TO THE BEAM ABOVE WITH SIMPSON STRONG-TIE PC8B OR EQUIVALENT USING (12) 16d NAILS UNLESS NOTED OTHERWISE. THE COLUMN SHALL BE ANCHORED USING (12) ½"x2" SDS SCREWS AND ANCHORED IN THE CONCRETE WITH A SIMPSON TYPE CBS08B-SDS2 COLUMN BASE ANCHOR UNLESS NOTED OTHERWISE.

14. FRONT AND REAR PORCHES - 6"x6" PORCH COLUMNS SHALL BE ANCHORED TO THE BEAM ABOVE WITH SIMPSON STRONG-TIE PC6B OR EQUIVALENT USING (10) 16d NAILS UNLESS NOTED OTHERWISE. THE COLUMN SHALL BE ANCHORED USING (14) ½"x2" SDS SCREWS AND ANCHORED IN THE CONCRETE WITH A SIMPSON TYPE CBS06B-SDS2 COLUMN BASE ANCHOR UNLESS NOTED OTHERWISE.

15. GARAGE DOOR SHALL BE DESIGN BY MANUFACTURER FOR DESIGN WIND REQUIREMENTS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

16. ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE AND ITS RELATED REFERENCES.

17. THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE AND ITS FASTENER SCHEDULE TABLE FOR STRUCTURAL MEMBERS SHALL BE STRICTLY ADHERED TO FOR NAILING OF ALL WOOD FRAMING CONNECTIONS.

SHEATHING NOTES:

1. ALL EXTERIOR WALL SHEATHING SHALL BE ⅝" OSB BOARD. THE OSB BOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 10d NAILS AT 6"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BLOCKED.

2. BOTH THE EXTERIOR AND INTERIOR OF THE GARAGE DOOR WALL SHALL BE SHEATHED WITH ⅝" OSB BOARD. NAILING PATTERN SHALL BE THE SAME AS EXTERIOR WALL SHEATHING.

3. ALL PORCH AND GARAGE CEILINGS SHALL BE 1½" PLYWOOD OR ⅝" OSB ATTACHED WITH 8d COMMON NAILS AT 6"o.c. AT EDGES AND FIELD NAILING AT 12"o.c. UNLESS NOTED OTHERWISE. PROVIDE FULL DEPTH BLOCKING AT ALL SHEATHING EDGES, PERPENDICULAR TO BOTTOM CHORD OF ROOF TRUSSES/RAFTERS, PORCH CEILING JOIST AND IN FIRST TWO FRAMING SPACES, SPACED 24"o.c.

GENERAL ROOF NOTES:

1. ROOF DECK SHALL BE MINIMUM ⅝2" OSB OR ⅝6" PLYWOOD ATTACHED WITH 8d RING SHANK NAILS AT 6"o.c. AT PERIMETER EDGES AND 6"o.c. AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD FOR INTERIOR ZONES AND AT 4"o.c. AT PERIMETER EDGES AND 4"o.c. AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD FOR PERIMETER EDGE ZONES. SEE SECTION R601 OF THE CODE FOR SPECIAL NAILING REQUIREMENTS WITHIN 4'-0" OF GABLE END WALLS. INSTALL SIMPSON PSC CLIPS OR USP MODEL PC SHEATHING CLIPS AT ALL UNSUPPORTED EDGES OF ROOF DECK (TWO PER SPAN).

2. SEALED ROOF DECK

2.1. OPTION 1 - ENTIRE ROOF DECK SHALL BE COVERED WITH A FULL LAYER OF SELF-ADHERING POLYMER MODIFIED BITUMEN MEMBRANE (PEEL & STICK) MEETING ASTM D1970 REQUIREMENTS. FOR OSB ROOF DECKING OR WHERE REQUIRED BY MANUFACTURER, APPLY A PRIMER TO PANEL TO ENSURE PROPER ATTACHMENT OF SELF-ADHERING MEMBRANE TO SHEATHING.

2.1.1. A BOND BREAK, SUCH AS A 15-Lb ASTM D226, TYPE I UNDERLAYMENT, SHALL BE INSTALLED BETWEEN THE "PEEL & STICK" MEMBRANE AND ASPHALT SHINGLES, METAL ROOF PANELS AND/OR OTHER ROOF COVERINGS.

2.2. OPTION 2 - A SELF-ADHERING POLYMER MODIFIED BITUMEN FLASHING (PEEL & STICK) TAPE MEETING ASTM D1970, MINIMUM 4" WIDE OR ACRYLIC AAMA 711-13 LEVEL 3 COMPLIANT SELF-ADHERING FLEXIBLE FLASHING (PEEL & STICK) TAPE, MINIMUM 3½" WIDE, SHALL BE INSTALLED DIRECTLY TO ROOF DECK (OR PRIMED IF REQUIRED BY MANUFACTURER) OVER ALL WOOD ROOF PANEL SEAMS, COVERED BY A COMPLAINT UNDERLAYMENT OVER THE ENTIRE ROOF. FOR OSB ROOF DECKING APPLY A PRIMER TO OSB PANEL TO ENSURE PROPER ATTACHMENT OF SELF-ADHERING MEMBRANE TO SHEATHING.

2.2.1. UNDERLAYMENT - ENTIRE ROOF SHALL BE COVERED WITH EITHER TYPE II FELT CODE COMPLIANT #30 ASTM D226 TYPE II OR ASTM D4839 TYPE IV UNDERLAYMENT. A REINFORCED SYNTHETIC UNDERLAYMENT WHICH HAS ICC APPROVAL AND HAS PASSED ASTM D4869 SECTION 8.6 LIQUID WATER TRANSMISSION TEST MAY BE AS AN ALTERNATE TO ASTM D226 TYPE II FELT PAPER. THE SYNTHETIC UNDERLAYMENT SHALL HAVE A MINIMUM TEAR STRENGTH OF 20 LBS PER ASTM D5034 OR ASTM D4533.

2.2.1. UNDERLAYMENT SHALL BE ATTACHED USING ANNUALR RING OR DEFORMED SHANK ROOFING FASTENERS WITH A MIN. 1 INCH DIAMETER CAPS AT 6 INCHES ON CENTER SPACING ALONG ALL LAPs AND 12 INCHES ON CENTER IN THE FIELD UNLESS A MORE STRINGENT FASTENER SCHEDULE IS REQUIRED BY MANUFACTURER FOR HIGH WIND INSTALLATION.

2.2.1.1. FOR WIND SPEEDS LESS THAN 140 MPH SECURE THE UNDERLAYMENT USING ANNUALR RING OR DEFORMED SHANK NAILS WITH 1 INCH DIAMETER PLASTIC BUTTON CAP NAILS.

2.2.1.2. FOR DESIGN WIND SPEED OF 140 MPH OR GREATER SECURE UNDERLAYMENT USING ANNUALR RING OR DEFORMED NAILS WITH 1" DIAMETER METAL DISKS (TINCAPS).

2.2.2. MINIMUM HORIZONTAL OVERLAP BETWEEN ROLLS (SIDE LAP) IS 2 INCHES. MINIMUM OVERLAP AT END OF ROLLS IS 6 INCHES.

2.3. OPTION 3 - TWO (2) LAYERS OF ASTM D226 TYPE II (#30) OR ASTM D4869 TYPE III OR TYPE IV (#30) UNDERLAYMENT SHALL BE INSTALLED IN A SHINGLE FASHION, LAPPED 19 INCHES ON HORIZONTAL SEAMS AND 6 INCHES ON VERTICAL SEAMS.

2.3.1. INSTALLATION OF FIRST COURSE SHALL BE INSTALLED AS DESCRIBED BELOW:

2.3.1.1. CUT 17 INCHES OFF ONE SIDE OF ROLL AND INSTALL THE REMAINING 19 INCH STRIP OF UNDERLAYMENT ALONG THE EAVE. SAFETY TACK IN PLACE. CAREFULLY INSTALL A 36 INCH WIDE ROLL OF UNDERLAYMENT OVER THE 19 INCH WIDE COURSE. FOLLOW SAME PROCEDURE FOR EACH, OVERLAPPING THE SHEETS 19 INCHES.

2.3.1.2. FASTEN UNDERLAYMENT AT APPROXIMATELY 6 INCHES o.c. ALONG ALL LAP EDGES AND AT APPROXIMATELY 12 INCHES o.c. IN THE FIELD BETWEEN THE SIDE LAPs.

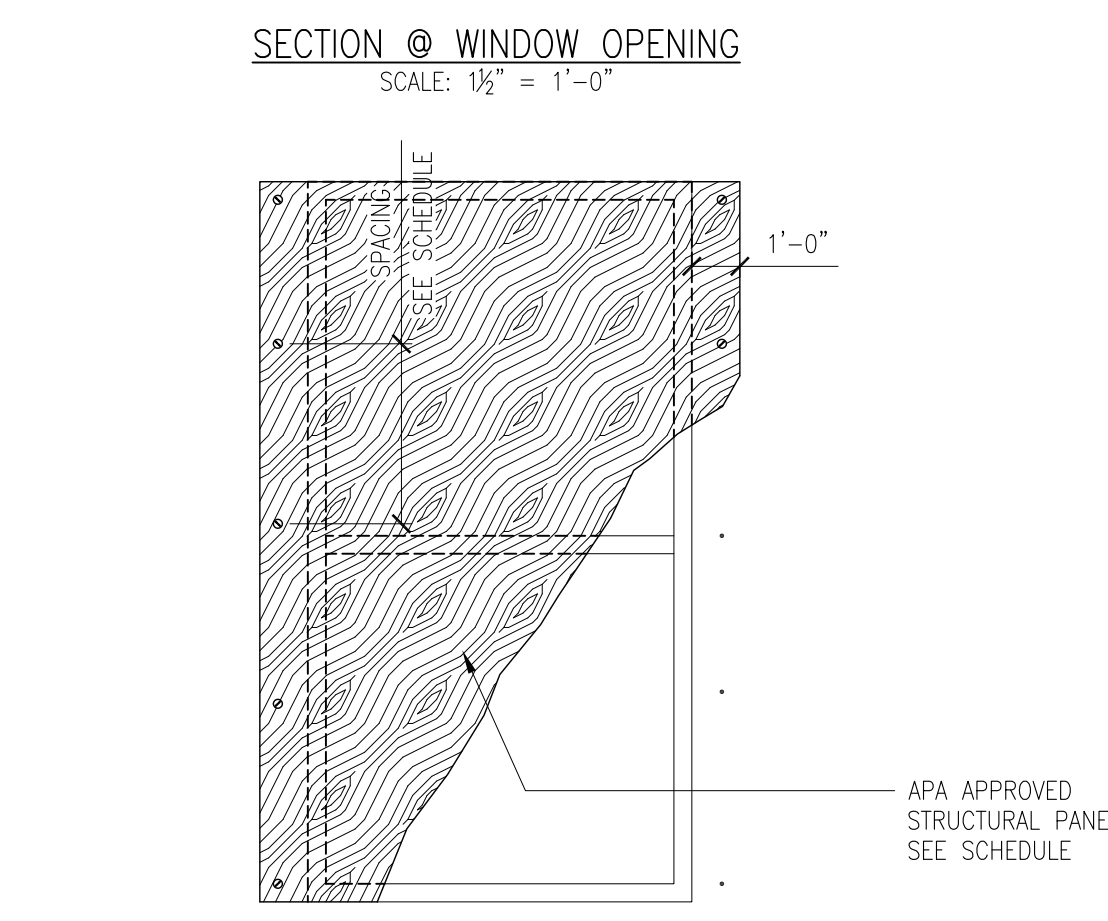
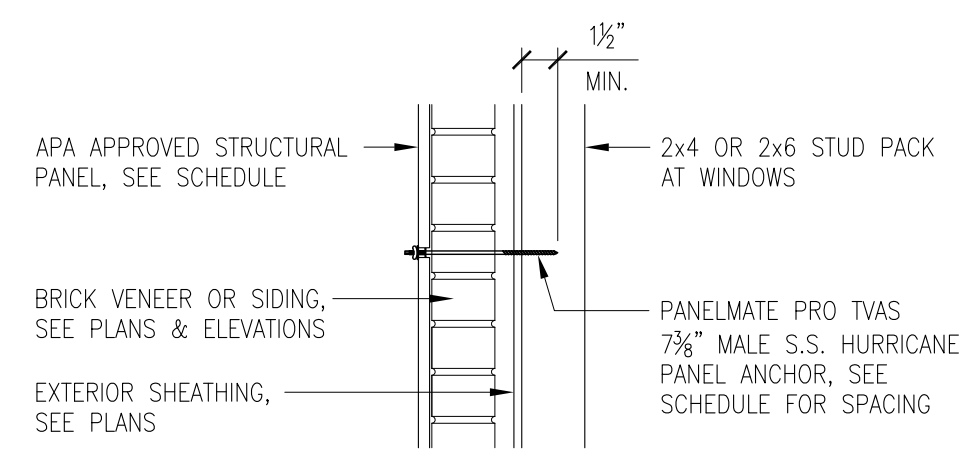
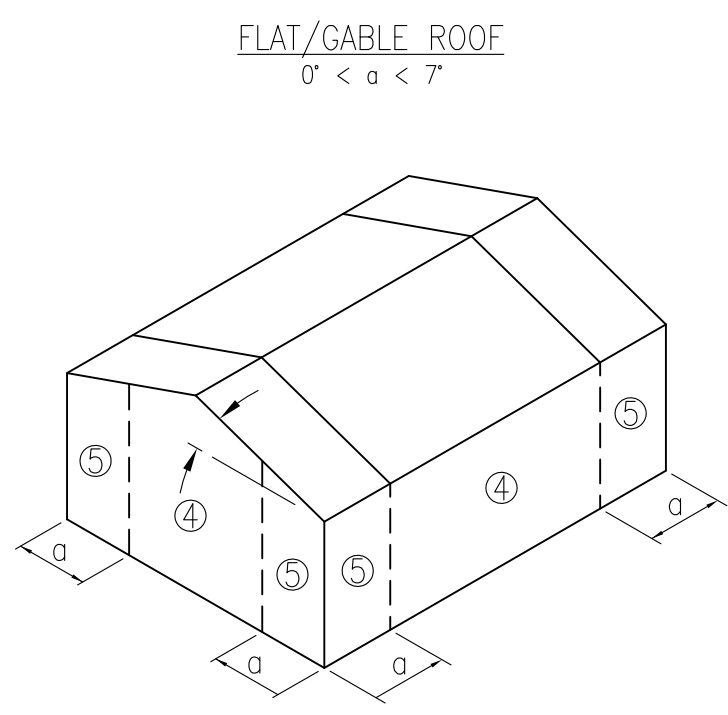
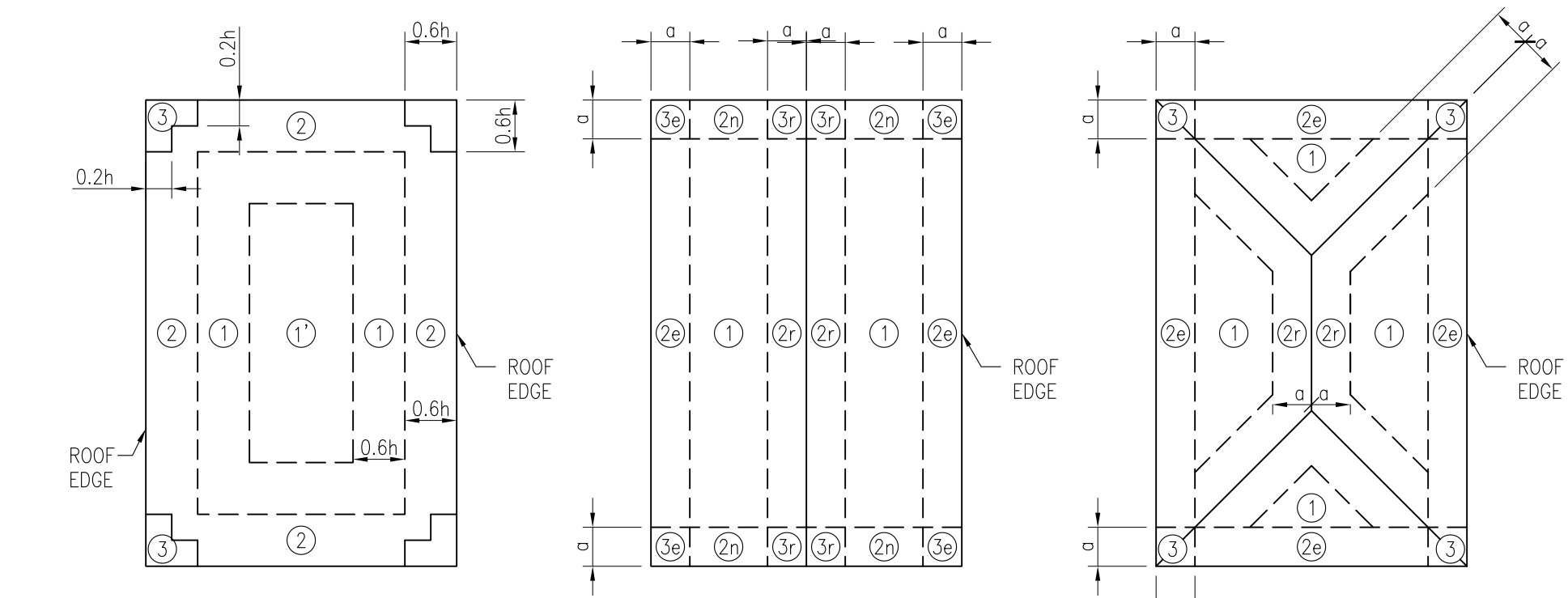
2.3.1.2.1. FOR WIND SPEEDS LESS THAN 140 MPH SECURE THE UNDERLAYMENT USING ANNUALR RING OR DEFORMED SHANK NAILS WITH 1 INCH DIAMETER PLASTIC BUTTON CAP NAILS.

2.3.1.2.2. FOR DESIGN WIND SPEED OF 140 MPH OR GREATER SECURE UNDERLAYMENT USING ANNUALR RING OR DEFORMED NAILS WITH 1 INCH DIAMETER METAL DISKS (TINCAPS).

2.4. DRIP EDGE SHALL BE INSTALLED AT ALL EAVES AND GABLES.

2.4.1. INSTALL CODE COMPLIANT, MINIMUM GAUGE METAL DRIP EDGE AT ALL EAVES AND GABLES.

2.4.2. OVERLAP A MINIMUM OF 3 INCHES AT



1. THE ABOVE DETAIL IS PROVIDED TO MEET THE WIND-BORNE DEBRIS PROTECTION REQUIREMENTS AS REQUIRED BY THE 2018 IRC, WHICH STATES THAT WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE REGION SHALL BE PROTECTED FROM WINDBORNE DEBRIS.

2. THE DETAIL PROVIDED ONLY APPLIES TO OPENINGS UP TO EIGHT (8) FEET IN WIDTH. OPENINGS GREATER THAN EIGHT (8) FEET IN WIDTH SHALL BE PROTECTED BY OTHER MEANS.

ULTIMATE COMPONENT & CLADDING LOADS						
ZONE	10 SF (PSF)	20 SF (PSF)	50 SF (PSF)	100 SF (PSF)		
1	58.94	-108.22	52.36	-91.70	43.68	-70.00
2a	58.94	-108.22	52.36	-91.70	43.68	-70.00
2b	58.94	-119.14	52.36	-106.40	43.68	-89.74
2c	58.94	-108.22	52.36	-91.70	43.68	-70.00
3a	58.94	-146.02	52.36	-129.50	43.68	-107.52
3b	58.94	-119.14	52.36	-106.40	43.68	-89.74
4	64.54	-70.00	61.60	-67.06	57.68	-63.14
5	64.54	-86.38	61.60	-80.50	57.68	-72.80

COMPONENTS AND CLADDING – ULTIMATE EXTERNAL WIND PRESSURES CABLE ROOF SLOPE 12:12

NOTE:
LOADS SHOWN IN TABLE ARE ULTIMATE WIND LOADS. WHEN ALLOWABLE STRESS DESIGN IS USED IN THE DESIGN OF THE COMPONENT OR ASSEMBLY, THE TABULATED WIND LOAD SHALL BE MULTIPLIED BY 0.60.

ULTIMATE COMPONENT & CLADDING LOADS						
ZONE	10 SF (PSF)	20 SF (PSF)	50 SF (PSF)	100 SF (PSF)		
1	39.06	-91.84	35.28	-81.84	30.10	-77.98
2a	39.06	-91.84	35.28	-81.84	30.10	-77.98
2b	39.06	-146.44	35.28	-128.24	30.10	-104.16
2c	39.06	-146.40	35.28	-128.24	30.10	-104.16
3a	39.06	-146.44	35.28	-128.24	30.10	-104.16
3b	39.06	-146.44	35.28	-128.24	30.10	-104.16
4	64.54	-70.00	61.60	-67.06	57.68	-63.14
5	64.54	-86.38	61.60	-80.50	57.68	-72.80

COMPONENTS AND CLADDING – ULTIMATE EXTERNAL WIND PRESSURES CABLE ROOF SLOPE 6:12

NOTE:
LOADS SHOWN IN TABLE ARE ULTIMATE WIND LOADS. WHEN ALLOWABLE STRESS DESIGN IS USED IN THE DESIGN OF THE COMPONENT OR ASSEMBLY, THE TABULATED WIND LOAD SHALL BE MULTIPLIED BY 0.60.

WIND-BORNE DEBRIS PROTECTION SCHEDULE			
OPENING SIZE	MINIMUM STRUCTURAL PANEL REQUIREMENTS	MINIMUM ANCHOR SPACING REQUIREMENTS	
LESS THAN 48" WIDE	3/8" APA RATED EXPOSURE 1 OSB	16" o.c. MAX.	
48" TO 60" WIDE	3/8" APA RATED EXPOSURE 1 OSB	16" o.c. MAX.	
60" TO 96" WIDE	3/8" APA RATED EXPOSURE 1 OSB	12" o.c. MAX.	

NOTES:

- THE ABOVE TABLE IS BASED ON A MAXIMUM 140MPH WIND SPEED (EXPOSURE B) AND A MAX. BUILDING MEAN ROOF HEIGHT OF 30'.
- PANEL ANCHOR SHALL BE PANELMATE PRO TVAS/CS NX330 CARBON STEEL W/ SILVER STALGARD FINISH. PANELMATE TVAS/SS NX430 W/ PASSIVATED AND WAXED FINISH SHALL BE REQUIRED WITHIN ONE MILE OF COASTLINE.
- MINIMUM 3/4" DIA. WASHER OR WASHERED WING-NUT REQUIRED AT OUTSIDE PANEL ATTACHMENT.
- MINIMUM 2" ANCHOR EMBEDMENT IN STUD PACK AT WINDOW OPENING IS REQUIRED.
- PANEL ANCHOR LENGTH AS REQUIRED TO ACHIEVE REQUIRED ENGAGEMENT INTO WALL FRAMING, INSTALLATION OF REQUIRED PANEL AND FULL THREAD ENGAGEMENT OF NUT AND WASHER.
- STRUCTURAL PANELS SPECIFIED ARE MINIMUM NOMINAL THICKNESS ONLY. PANELS MAY BE EITHER OSB OR CDX PROVIDED THE PANELS ARE APA RATED STRUCTURAL PANELS.
- PANEL ANCHOR SHALL BE INSTALLED AT OPPOSING SIDES OF WOOD STRUCTURAL PANEL. FASTENER SHALL BE LOCATED A MINIMUM OF 1" FROM PANEL EDGES.
- PANELS SHALL BE PRE-CUT AND DRILLED SO THAT THEY CAN BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING. ATTACHING HARDWARE AND ANY NECESSARY INSTRUCTIONS SHALL BE PROVIDED TO THE HOMEOWNER.
- THE HOMEOWNER SHALL BE RESPONSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE OF PANEL SYSTEM TO ENSURE FUNCTIONALITY FOR THE INTENDED PURPOSE DURING A HURRICANE. PANELS SHALL ONLY BE INSTALLED AS NECESSARY FOR PROTECTION DURING A HURRICANE TO ENSURE ADEQUATE EGRESS IS PROVIDED FOR THE STRUCTURE.
- THE BUILDER SHALL PROVIDE ADEQUATE PROTECTION (COVERINGS) FOR THE EXPOSED ANCHOR STUDS WHEN THE PANELS ARE NOT IN PLACE.
- FOR WINDOW OPENINGS GREATER THAN 48", THE WOOD PANEL SHALL BE SPLICED IN THE HORIZONTAL POSITION. MAXIMUM OF ONE SPLICE PER OPENING. NO VERTICAL SPLICES WILL BE ACCEPTED. PROVIDE SINGLE 2x4, 3/8" EDGE CENTERED ON SPLICE. ATTACH OSB PANELS TO 2X4 WITH #8 x 1 1/2" GALV. BUGLE HEAD DECK SCREWS AT 12" O.C. WITH TWO SCREWS LOCATED AT EACH END OF 2X4.
- FOR WINDOW OPENINGS GREATER THAN 48", PROVIDE 2X4 STIFFENERS AT 24" O.C. VERTICAL SPACING. 3/8" EDGE PARALLEL TO PANEL. ATTACH OSB PANELS TO 2X4 STIFFENERS WITH #8 x 1 1/2" GALV. BUGLE HEAD DECK SCREWS AT 12" O.C. WITH TWO SCREWS LOCATED AT EACH END OF 2X4.

ROOF SHEATHING ATTACHMENT REQUIREMENTS			
THREE SECOND QST. 160 MPH ULTIMATE WIND SPEED		STRUCTURAL SHEATHING ATTACHMENTS WITH 8d RING SHANK NAILS	
LOCATION	RAFTER/TRUSS SPACING	EDGE NAILING	FIELD NAILING
INTERIOR ZONE	16" o.c.	6" o.c	6" o.c
PERIMETER/EXTERIOR ZONE	16" o.c.	4" o.c.	4" o.c.
GABLE END WALL, RAKE OR RAKE TRUSS WITH LOOKOUT BLOCK		4" o.c.	4" o.c.

WINDOW/DOOR DP RATINGS FOR DESIGN WIND SPEEDS							
WINDOW/DOOR LOCATION – CENTER OF WALL							
WINDOW AREA	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH	170 MPH	
10 SF	DP -25	DP -30	DP -35	DP -40	DP -45	DP -60	
20 SF	DP -25	DP -30	DP -35	DP -40	DP -45	DP -55	
50 SF	DP -25	DP -30	DP -30	DP -35	DP -40	DP -55	
100 SF	DP -25	DP -25	DP -30	DP -35	DP -40	DP -50	
500 SF	DP -20	DP -25	DP -30	DP -30	DP -35	DP -45	
WINDOW/DOOR LOCATION – WITHIN 4' OF CORNER							
WINDOW AREA	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH	170 MPH	
10 SF	DP -30	DP -35	DP -45	DP -50	DP -55	DP -70	
20 SF	DP -30	DP -35	DP -40	DP -45	DP -55	DP -65	
50 SF	DP -25	DP -30	DP -30	DP -35	DP -50	DP -60	
100 SF	DP -25	DP -30	DP -35	DP -40	DP -45	DP -55	
500 SF	DP -20	DP -25	DP -30	DP -30	DP -35	DP -45	

BRICK VENEER LINTEL SPAN			
STEEL ANGLE SIZE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3"x3"x1/4"	6'-0"	4'-6"	3'-0"
4"x3"x1/4"	8'-0"	6'-0"	4'-6"
5"x3 1/2"x3/8"	10'-0"	8'-0"	6'-0"
6"x3 1/2"x3/8"	14'-0"	9'-6"	7'-0"
(2) 6"x3 1/2"x3/8"	20'-0"	12'-0"	9'-6"

JOIST SPAN TABLE			
FLOOR JOIST – 40 PSF LL, 10 PSF DL, L/360			
	12" o.c.	16" o.c.	24" o.c.
2x6	10'-3"	9'-4"	7'-7"
2x8	13'-6"	11'-10"	9'-8"
2x10	16'-2"	14'-0"	11'-5"
2x12	19'-1"	16'-6"	13'-6"
CEILING JOIST – 10 PSF LL, 5 PSF DL, L/240			
	12" o.c.	16" o.c.	24" o.c.
2x6	18'-8"	16'-11"	13'-11"
2x8	24'-7"	21'-7"	17'-7"
2x10	26'-0"	25'-7"	20'-11"
2x12	26'-0"	26'-0"	24'-8"
CEILING JOIST – 20 PSF LL, 10 PSF DL, L/240			
	12" o.c.	16" o.c.	24" o.c.
2x6	13'-11"	12'-0"	9'-10"
2x8	17'-7"	15'-3"	12'-6"
2x10	20'-11"	18'-1"	14'-9"
2x12	24'-8"	21'-4"	17'-5"
ROOF RAFTERS – 20 PSF LL, 10 PSF DL, L/360			
	12" o.c.	16" o.c.	24" o.c.
2x6	14'-9"	12'-11"	10'-7"
2x8	18'-11"	16'-4"	13'-4"
2x10	22'-5"	19'-5"	15'-10"
2x12	26'-0"	22'-10"	18'-8"

SPANS BASED ON SOUTHERN PINE NO.2 GRADE MAXIMUM SPAN TABLES – SOUTHERN FOREST PRODUCTS ASSOCIATION, 2013 EDITION

HANGER SCHEDULE	
BEAM BEING HUNG	SIMPSON CONNECTOR
2x6	LUS26
2x8	LUS28
2x10	LUS210
2x12	LUS210
(2) 2x6	HUS26-2
(2) 2x8	HUS28-2
(2) 2x10	HUS210-2
(2) 2x12	HUS212-2
(3) 2x12	HUS212-3
(2) 1 1/4"x1 1/4" LVL	HU412
(3) 1 1/4"x11 1/4" LVL	HU612
1 1/8" I-JOIST (1 1/4")	IUS1.81/11.88
1 1/8" I-JOIST (2 1/8")	IUS2.37/11.88
1 1/8" I-JOIST (2 1/2")	IUS2.56/11.88
1 1/8" I-JOIST (3 1/2")	IUS3.56/11.88
(2) 1 1/4"x14" LVL	HU414
(3) 1 1/4"x14" LVL	HU614
14" I-JOIST (1 1/4")	IUS1.81/14
14" I-JOIST (2 1/8")	IUS2.37/14
14" I-JOIST (2 1/2")	IUS2.56/14
14" I-JOIST (3 1/2")	IUS3.56/14
(2) 1 1/4"x16" LVL	HU416
(3) 1 1/4"x16" LVL	HU616
16" I-JOIST (1 1/4")	IUS1.81/16
16" I-JOIST (2 1/8")	IUS2.37/16
16" I-JOIST (2 1/2")	IUS2.56/16
16" I-JOIST (3 1/2")	IUS3.56/16

NAILING SCHEDULE – (USE FOLLOWING MINIMUM NAILING SCHEDULE U.N.O.)					
ROOF FRAMING	JOINT DESCRIPTION	METHOD	COMMON NAILS	BOX NAILS	NAIL SPACING
	RAFTER TO TOP PLATE CEILING JOIST TO TOP PLATE CEILING JOIST LAPS OVER PARTITIONS COLLAR TIE TO RAFTER BLOCKING TO RAFTER RIM BOARD TO RAFTER	TOE-NAILED TOE-NAILED FACE NAILED FACE NAILED FACE NAILED TOE-NAILED END NAILED	4-8d 4-8d 4-16d 4-16d 5-8d 2-8d 2-16d	4-10d 4-10 4-40d 4-40d 5-10d 2-10d 3-16d	PER RAFTER PER JOIST EA. LAP EA. LAP PER TIE EA. END EA. END
WALL FRAMING					
	TOP PLATE TO TOP PLATE TOP PLATE INTERSECTION STUD TO STUD HEADER TO HEADER TOP PLATE TO STUD BTM PLATE TO STUD BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING	FACE NAILED FACE NAILED FACED NAILED FACED NAILED END NAILED END NAILED FACE NAILED	2-16d 4-16d 2-16d 16d 2-16d 2-16d 2-16d	2-16d 5-16d 2-16d 16d 2-40d 2-40d 2-16d	PER FOOT JOINT – EA. SIDE 24" o.c. 16" o.c. ALONG EDGES PER STUD PER STUD PER FOOT
FLOOR FRAMING					
	JOIST TO SILL, TOP PLATE OR GIRDER BRIDGING TO JOIST BLOCKING TO JOIST BLOCKING TO SILL OR TOP PLATE LEDGER STRIP TO BEAM JOIST ON LEDGER BEAM BAND JOIST TO JOIST BAND JOIST TO SILL OR TOP PLATE	TOE-NAILED TOE-NAILED TOE-NAILED TOE-NAILED FACE NAILED TOE-NAILED END NAILED TOE-NAILED	4-8d 2-8d 2-8d 3-16d 3-16d 3-8d 3-16 2-16d	4-10d 2-10d 2-10d 4-16d 4-16d 3-10d 4-16d 3-16dP	PER JOIST EA. END EA. END EA. BLOCK EA. JOIST PER JOIST PER JOIST ER FOOT
ROOF SHEATHING					
	STRUCTURAL PANELS INTERIOR ZONE PERIMETER EDGE ZONE DIAGONAL BOARD SHEATHING 1"x6" 1"x8" 1"x10" OR WIDER		8d RING SHANK 8d RING SHANK 2-8d 2-8d 3-8d	10d 10d 2-10d 2-10d 3-10d	6" EDGE/6" FIELD 4" EDGE/4" FIELD PER SUPPORT PER SUPPORT PER SUPPORT
CEILING SHEATHING					
	GYPSUM WALLBOARD		5d COOLER 5d COOLER	5d COOLER 5d COOLER	7" EDGE/10" FIELD
WALL SHEATHING					
	STRUCTURAL PANELS FIBERBOARD PANELS 7/8" FIBERBOARD 3/2" FIBERBOARD GYPSUM WALL BOARD HARDBOARD PARTICLEBOARD PANELS DIAGONAL BOARD SHEATHING 1"x6" 1"x8" 1"x10" OR WIDER		10d 6d 8d 8d 5d 8d 8d 2-8d 2-8d 3-8d	10d – – – 5d 8d 10d 2-10d 2-10d 3-10d	4" EDGE/12" FIELD 3" EDGE/6" FIELD 3" EDGE/6" FIELD 7" EDGE/10" FIELD 6" EDGE/12" FIELD 4" EDGE/12" FIELD PER SUPPORT PER SUPPORT PER SUPPORT PER SUPPORT PER SUPPORT PER SUPPORT
FLOOR SHEATHING					
	STRUCTURAL PANELS 1" OR LESS GREATER THAN 1" DIAGONAL BOARD SHEATHING 1"x6" 1"x8" 1"x10" OR WIDER		8d 10d 2-8d 2-8d 3-8d	10d 16d 2-10d 2-10d 3-10d	6" EDGE/12" FIELD 6" EDGE/6" FIELD PER SUPPORT PER SUPPORT PER SUPPORT PER STUD MAX 16" o.c. PER STUD MAX 16" o.c. PER STUD MAX 16" o.c. PER STUD MAX 16" o.c.
EXTERIOR WALL FINISHES					
	STRUCTURAL PANELS HARDBOARD/FIBERBOARD LAP SIDING HORIZONTAL 7/8" HARDBOARD/FIBERBOARD 3/2" HARDBOARD/FIBERBOARD 1"x6" 1"x8" 1"x10" OR WIDER VINYL SIDING		8d 2-6d 2-8d 2-8d 2-8d 3-8d 10d	10d – – 2-10d 2-10d 3-10d 10d	6" EDGE/12" FIELD PER STUD MAX 16" o.c. PER STUD MAX 16" o.c. PER STUD MAX 16" o.c. PER STUD MAX 16" o.c. PER STUD MAX 16" o.c.

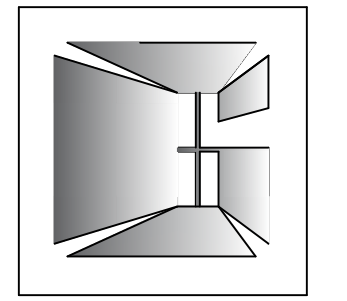
BRICK TIES:

- INSTALL TIES AS THE BRICK IS LAID SO THAT THE TIES ARE PROPERLY ALIGNED WITH THE MORTAR JOINTS.
- INSTALL BRICK TIES VERTICAL IN ACCORDANCE WITH SPACING IN TABLE 1. BRICK TIES SHALL BE INSTALLED AT EACH STUD AND SHALL BE INSTALLED AT 16" o.c. MAX. ATTACHED TIES INTO STUDS SPACED @ 16" o.c. WITH 8d – 2 1/2" RING-SHANK NAILS w/2" MINIMUM EMBEDMENT.
- LOCATE TIES WITHIN 8" OF DOOR AND WINDOW OPENINGS AND WITHIN 12" OF THE TOP OF VENEER SECTIONS.
- BEND TIES AT 90-DEGREE ANGLE AT THE NAIL HEAD IN ORDER TO MINIMIZE THE FLEXING WHEN THE TIES ARE LOADED.
- EMBED TIES IN JOINTS SO THAT MORTAR COMPLETELY ENCAPSULATES THE TIES. EMBED A MINIMUM OF 1.5 INCHES INTO THE BED JOINT, WITH A MINIMUM MORTAR COVER OF 3/8" TO OUTSIDE FACE OF WALL.

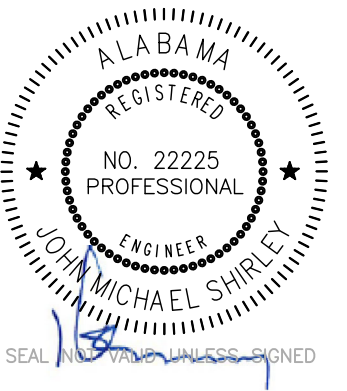
TABLE 1 – BASED ON ASCS 7-10 METHOD 1		
WIND SPEED (MPH)	WIND PRESSURE (PSF)	MAXIMUM VERTICAL TIE SPACING (INCHES)
110	-29.1	20.3
115	-31.9	18.5
120	-34.7	17.0
130	-40.7	14.5
140	-47.2	12.5
150	-54.2	10.9
160	-61.7	9.6

MULTIPLY SPACING IN TABLE BY PROPER FACTORS FOR HEIGHTS GREATER THAN 30 FEET AND EXPOSURES OTHER B.

REINFORCEMENT LAB DETAIL	
F'c = 2500/3000 PSI Fy = 60,000PSI	
#4	23"
#5	36"
#6	43"
#7	62"
#8	71"
#9	80"
#10	89"



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08/28/23

Fruition Carriage House Foley, Alabama

DATE: 08-17-23

JOB NO.

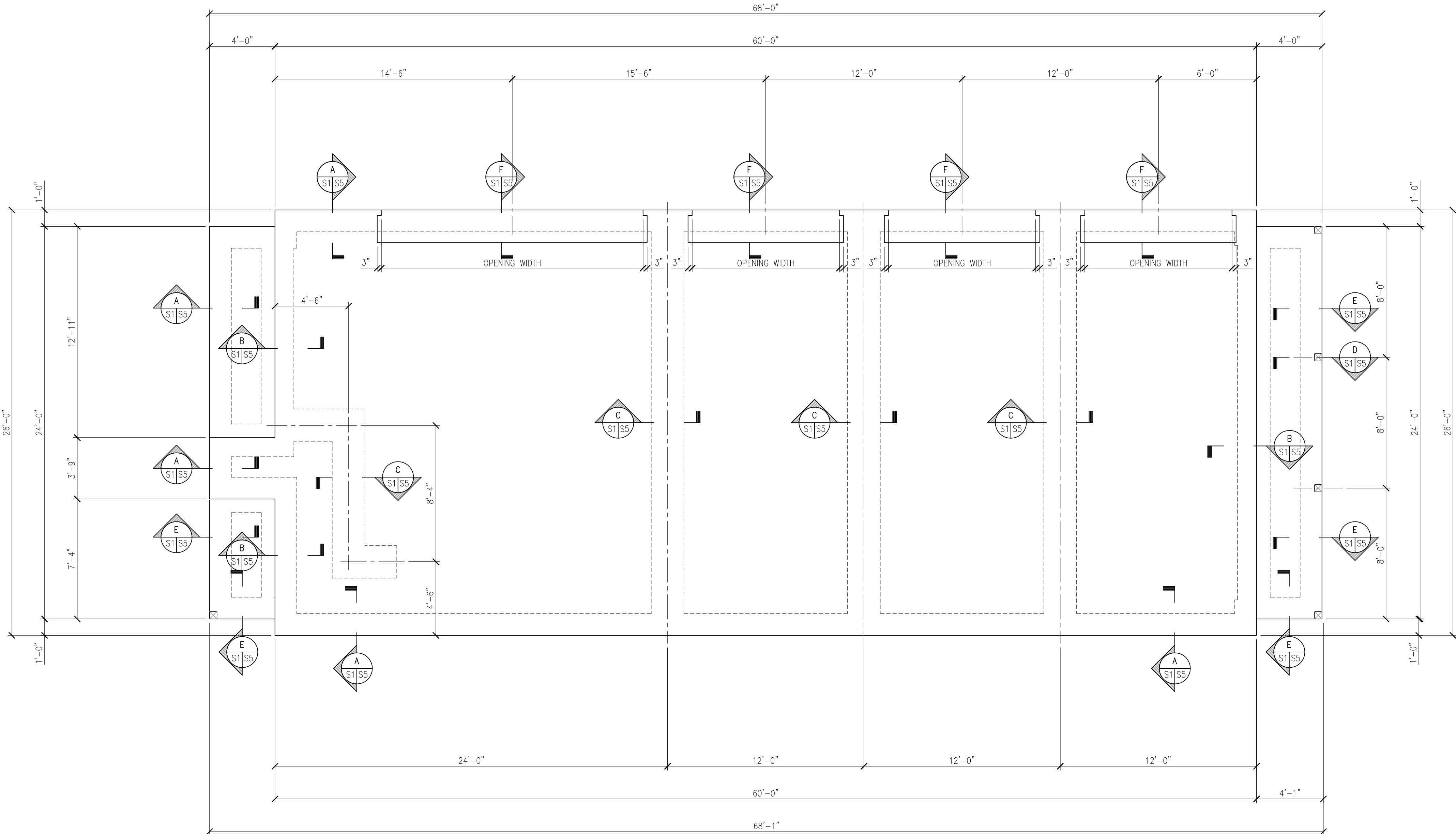
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S0.1

CONCRETE NOTES:

1. CONCRETE MIXES TO BE DESIGNED BY A RECOGNIZED TESTING LABORATORY AND COPIES OF DESIGN MIX SUBMITTED TO THE ENGINEER. COMPRESSIVE TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND ANY OTHER AGENCIES AS SPECIFIED BY LOCAL BUILDING CODE.
2. ALL CONCRETE SHALL DEVELOP THE MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS.
- | | |
|---------------------------|----------|
| A. FOUNDATIONS | 3000 PSI |
| B. SLABS | 3000 PSI |
| C. STRUCTURAL CONCRETE | 3000 PSI |
| D. MISCELLANEOUS CONCRETE | 3000 PSI |
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
4. MINIMUM WWF LAP SHALL BE THE GREATER OF ONE CROSS WIRE SPACING PLUS 2 INCHES OR MINIMUM OF 6 INCHES.
5. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND ITS REVISIONS.
6. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. NO WELDING OF REINFORCEMENT SHALL BE ALLOWED UNLESS NOTED OR OTHERWISE APPROVED BY ENGINEER.
7. NO SPLICING OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE CLASS "B" TENSION LAP SPLICES, UNLESS NOTED OTHERWISE. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
8. STAGGER SPLICES A MINIMUM OF 4'-0" FOR CONTINUOUS BARS IN ALL CONCRETE WORK, UNLESS NOTED OTHERWISE.
9. PROVIDE (2) #5 BARS (1 EACH FACE) WITH MINIMUM 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS NOTED OTHERWISE.
10. SLABS, WALLS, AND PILE CAPS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE.
11. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCED PLACED CAST-IN-PLACE CONCRETE:
- | | |
|--|----------|
| A. CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH: | 3 INCHES |
|--|----------|
- B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
- | | |
|---------------------|------------|
| #6 THROUGH #18 BARS | 2 INCHES |
| #5 BARS AND SMALLER | 1.5 INCHES |
- C. CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND:
- | | |
|--------------------------|------------|
| SLABS, WALLS AND JOISTS: | |
| #14 AND #18 BAR | 1.5 INCHES |
| #11 BARS AND SMALLER | 1 INCHES |
- BEAMS, COLUMNS AND WALL JAMBS: PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS:
- | | |
|----------------------|------------|
| #14 AND # 18 BARS | 2.5 INCHES |
| #11 BARS AND SMALLER | 1.5 INCHES |
- SHELLS, FOLDED PLATE MEMBERS:
- | | |
|---------------------|----------|
| #6 AND LARGER | ¾ INCHES |
| #5 BARS AND SMALLER | ½ INCHES |
12. PROVIDE REINFORCING BAR PLACING ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE.
13. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL NOT PLACE ANY REINFORCEMENT UNTIL SHOP DRAWING REVIEWED BY THE ENGINEER ARE RECEIVED ON THE JOB SITE. SHOP DRAWINGS SHALL CONSIST OF BOTH "OUT" AND PLACING SHEETS. PLACING SHEETS SHALL CONTAIN ALL INFORMATION NECESSARY TO POSITION ALL REINFORCING STEEL IN THE FIELD WITHOUT HAVING TO REFER TO THE STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL NOT CONTAIN ANY REPRODUCTIONS OF THE STRUCTURAL DRAWINGS.
15. ALL FIELD BENDING OF REINFORCING BARS SHALL BE MADE COLD FOR #8 BARS AND SMALLER. #9, #10 AND #11 BARS UPON APPROVAL MAY BE PREHEATED UNIFORMLY TO 1400-1600 DEGREES FAHRENHEIT AND CAREFULLY BENT OR STRAIGHTENED PER CRSI RECOMMENDATIONS.
16. ALL REINFORCING BAR, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
17. PROJECTING CORNERS OF BEAMS, COLUMNS, ETC. SHALL BE FORMED WITH ¾" CHAMFER UNLESS DETAILED OTHERWISED.



FOUNDATION PLAN

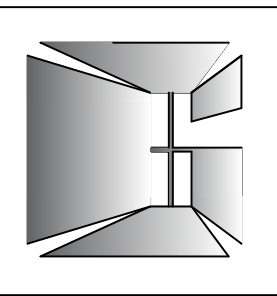
SCALE: ¼" = 1'-0"

GENERAL NOTE:

1. CONCRETE SLAB ON GRADE FOUNDATION (HOUSE) –
USE ¾"x10" MINIMUM LONG ANCHOR BOLTS WITH 3"x3"x¼" PLATE WASHERS AT 24" O/C, PROVIDE (2) ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS IN EACH DIRECTIONS, WITHIN 8" OF WINDOW AND DOOR OPENINGS, AND WITHIN 12" OF EACH END OF EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS UNLESS NOTED OTHERWISE.
2. CONCRETE SLAB ON GRADE FOUNDATION (GARAGE) –
¾"x10" MINIMUM LONG ANCHOR BOLTS WITH 3"x3"x¼" PLATE WASHERS AT 24" O/C, PROVIDE (2) ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS IN EACH DIRECTION, WITHIN 8" OF WINDOW AND DOOR OPENINGS, AND WITHIN 12" OF EACH END OF EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS UNLESS NOTED OTHERWISE.
3. CORNER HOLD DOWN ANCHORS – PROVIDE SIMPSON STRONG-TIE HDL5 OR USP TD55 HOLD DOWN ANCHORS AT EACH CORNER UNLESS NOTED OTHERWISE. USE SIMPSON ¾" SSB16 ANCHOR BOLT OR APPROVED EQUAL, MIN 12½" EMBEDMENT @ ALL HOLD-DOWN LOCATIONS.
4. VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO START OF CONSTRUCTION.
- FOUNDATION NOTES:
1. A GEOTECHNICAL EVALUATION OF THE SUITABILITY OF THE EXISTING LOAD BEARING SOILS HAS NOT BEEN PERFORMED FOR THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONSULT A GEOTECHNICAL ENGINEER AND PROPERLY PREPARE THE SOIL FOR THE FOUNDATION DESIGN LOADING.
2. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. A QUALIFIED REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SOIL BEARING CONDITIONS PRIOR TO CONSTRUCTION.
3. THE REGISTERED GEOTECHNICAL ENGINEER OF RECORD SHALL BE RETAINED DURING CONSTRUCTION TO INSPECT FOUNDATION EXCAVATION, INSPECT AND MONITOR PLACEMENT OF PILINGS AND COMPACTED FILL, AND TO MONITOR PROOF ROLLING OPERATIONS, AS REQUIRED.
4. SHOULD RECOMMENDATIONS OF GEOTECHNICAL ENGINEER DIFFER FROM THOSE OUTLINE ABOVE IMMEDIATELY NOTIFY ENGINEER OF RECORD PRIOR TO PROCEEDING.
5. ALL CONCRETE AND REINFORCING STEEL SHALL FOLLOW THE PRACTICES AND STANDARDS DESCRIBED IN THE EDITION IN EFFECT OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318 STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
6. ALL CONCRETE SHALL CONFORM TO ASTM C-94, LATEST EDITION, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAY CURE. CONCRETE PLACED WITHIN A CMU WALL SHALL CONTAIN PEA GRAVEL AGGREGATE.
7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, LATEST EDITION, AND SHALL BE NEW BILLET, DEFORMED BARS OF 60 KSI GRADE.
8. WOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED WOOD.

CONCRETE MASONRY UNITS (CMU)

1. HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90 SPECIFICATIONS, NORMAL WEIGHT, TYPE I, GRADE N.
2. COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF ACI 530.1/ASCE 6/ TMS 602. A QUALITY ASSURANCE PROGRAM SHALL BE USED TO ENSURE THAT THE CONSTRUCTED MASONRY IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
3. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY:
- | |
|---|
| 3.1. 8" NOMINAL DEPTH UNITS, f _m , SHALL BE A MINIMUM OF 1,500 PSI. |
| 3.2. 10" NOMINAL DEPTH UNITS, f _m , SHALL BE A MINIMUM OF 1,500 PSI. |
| 3.3. 12" NOMINAL DEPTH UNITS, f _m , SHALL BE A MINIMUM OF 1,500 PSI. |
4. MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS:
- | |
|--|
| 4.1. 8" NOMINAL DEPTH UNITS SHALL BE 1,900 PSI. |
| 4.2. 8" NOMINAL DEPTH UNITS SHALL BE 1,900 PSI. |
| 4.3. 12" NOMINAL DEPTH UNITS SHALL BE 1,900 PSI. |
5. ALL MORTAR FOR USED IN MASONRY SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL GROUT FILL FOR USE IN MASONRY SHALL CONFORM TO ASTM C476, WITH MINIMUM COMPRESSIVE STRENGTH 3000 PSI.
6. ALL REINFORCEMENT FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM A615, GRADE 60.
7. ALL DEFORMED WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A497.
8. ALL PLAN WIRE HORIZONTAL REINFORCEMENT IN CMU WALLS SHALL CONFORM TO ASTM A82 OR ASTM A185.
9. MASONRY IS BE TO LAID IN ACCORDANCE WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE SECTION 2104.1, THE REQUIREMENTS OF TMS 602 OR TMS 604 AND ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING CODES. TYPE "N" MASONRY CEMENT MORTAR IS NOT ACCEPTABLE.
10. VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.
11. MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION TO WITHSTAND WIND LOADS. BRACING SHALL REMAIN IN PLACE UNTIL ROOF FRAMING IS COMPLETELY INSTALLED AND CAPABLE OF PROVIDING LATERAL SUPPORT.
12. ALL MASONRY C.M.U. WALLS SHALL BE LAID IN RUNNING BOND IN ACCORDANCE WITH LATEST ADOPTED VERSION OF ACI 530.
13. VERTICAL REINFORCEMENT FOR C.M.U. WALLS TO BE PLACED IN CENTER OF WALL, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PROVIDE ALL ACCESSORIES AS REQUIRED TO SUPPORT BARS AT LOCATIONS INDICATED.



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09/16/23

Fruition Carriage House
Foley, Alabama

REV 1 – Revise Garage Door

09/16/23

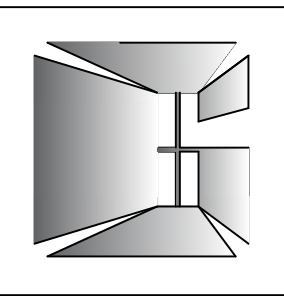
DATE: 08-17-23

JOB NO.

DRAWN: JMS

APPD:

S1.0



Jim Clarke, Architect
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09/16/23

Fruition Carriage House Foley, Alabama

REV 1 – Revise Garage Door

09/16/23

DATE: 08-17-23

JOB NO.

DRAWN: JMS

APPD:

S2.0

GENERAL NOTE:

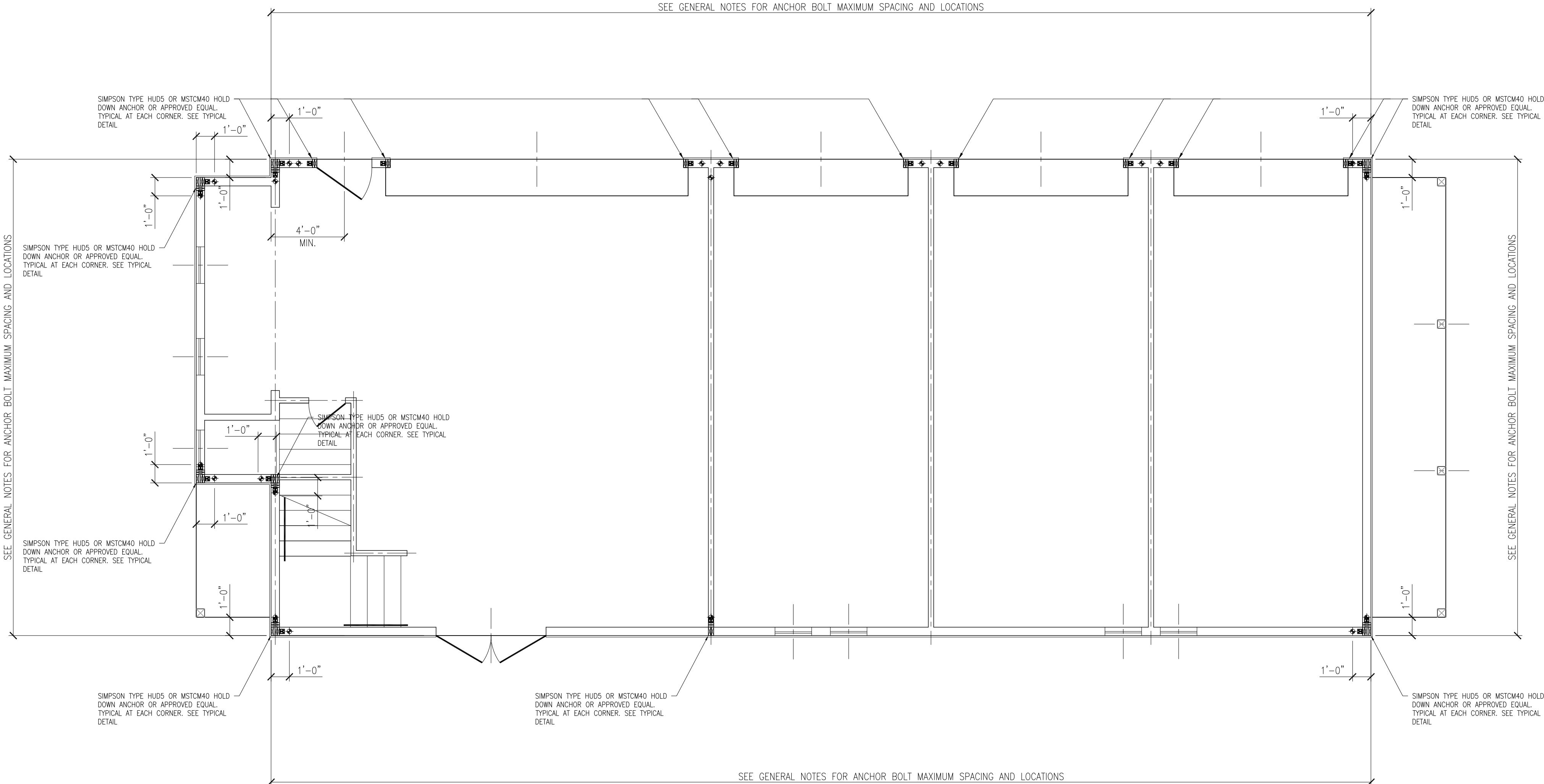
1. CONCRETE SLAB ON GRADE FOUNDATION (HOUSE) –
USE $\frac{3}{8}$ "x10" MINIMUM LONG ANCHOR BOLTS WITH
3"x3"x $\frac{1}{4}$ " PLATE WASHERS AT 24" O/C, PROVIDE (2)
ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS
IN EACH DIRECTION, WITHIN 8" OF WINDOW AND
DOOR OPENINGS, AND WITHIN 12" OF EACH END OF
EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES
ABUT UNDER WINDOW OPENINGS UNLESS NOTED
OTHERWISE.
2. CONCRETE SLAB ON GRADE FOUNDATION (GARAGE) –
 $\frac{3}{8}$ "x10" MINIMUM LONG ANCHOR BOLTS WITH
3"x3"x $\frac{1}{4}$ " PLATE WASHERS AT 24" O/C, PROVIDE (2)
ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS
IN EACH DIRECTION, WITHIN 8" OF WINDOW AND
DOOR OPENINGS, AND WITHIN 12" OF EACH END OF
EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES
ABUT UNDER WINDOW OPENINGS UNLESS NOTED
OTHERWISE.
3. CORNER HOLD DOWN ANCHORS – PROVIDE SIMPSON
STRONG-TIE HDUS OR USP TDY5 HOLD DOWN
ANCHORS AT EACH CORNER UNLESS NOTED
OTHERWISE. USE SIMPSON $\frac{5}{8}$ " SSTB16 ANCHOR
BOLT OR APPROVED EQUAL, MIN 12 $\frac{3}{8}$ " EMBEDMENT
Ø ALL HOLD-DOWN LOCATIONS.
4. VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO
START OF CONSTRUCTION.

NOTE:

1. ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16"
o.c. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 2x4 STUDS @ 16"
o.c. UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALL SHEATHING SHALL BE $\frac{7}{8}$ "
OSB BOARD. THE OSB BOARD SHALL BE ATTACHED
DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE
TOP & BOTT PLATE) WITH 8d NAILS AT 6"o.c. AT
ALL PANEL EDGES AND 12"o.c. IN THE FIELD.
ALL PANEL EDGES SHALL BE BLOCKED.
4. BOTH THE EXTERIOR AND INTERIOR OF THE
GARAGE DOOR WALL SHALL BE SHEATHED WITH
 $\frac{7}{8}$ " OSB BOARD. NAILING PATTERN SHALL BE THE
SAME AS EXTERIOR WALL SHEATHING.
5. INTERIOR GARAGE WALL SHEATHING SHALL BE $\frac{7}{8}$ "
OSB BOARD. THE OSB BOARD SHALL BE
ATTACHED DIRECTLY TO WALL FRAMING MEMBERS
(INCL. THE TOP & BOTT PLATE) WITH 8d NAILS
AT 4"o.c. AT ALL PANEL EDGES AND 12"o.c. IN
THE FIELD. ALL PANEL EDGES SHALL BE
BLOCKED.
6. ALL INTERIOR WALL SHEATHING SHALL BE $\frac{1}{2}$ "
GYPSUM BOARD UNLESS NOTED OTHERWISE. THE
GYPSUM WALLBOARD SHALL BE ATTACHED
DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE
TOP & BOTT PLATE) WITH 5d COOLER NAILS AT
7"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE
FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
7. UNDERSIDE OF GARAGE/POARCH FRAMING SHALL
BE SHEATHED WITH $\frac{1}{2}$ " PLYWOOD OR $\frac{7}{8}$ " OSB
ATTACHED WITH 8d COMMON NAILS AT 12"o.c. AT
EDGES AND FIELD NAILING AT 5"o.c. PROVIDE
FULL DEPTH BLOCKING AT SHEATHING EDGES,
PERPENDICULAR TO FRAMING SPACES, AND IN
FIRST TWO JOIST SPACES SPACED 24"o.c.

NOTE:

1. PROVIDE SIMPSON HDUS HOLD DOWNS OR APPROVED EQUAL
Ø EACH CORNER LOCATION.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND
RECOMMENDATIONS.
3. PROVIDE HOLD DOWNS ANCHORS AT EACH SIDE OF ALL
OPENING GREATER THAN 6'-0" IN WIDTH.



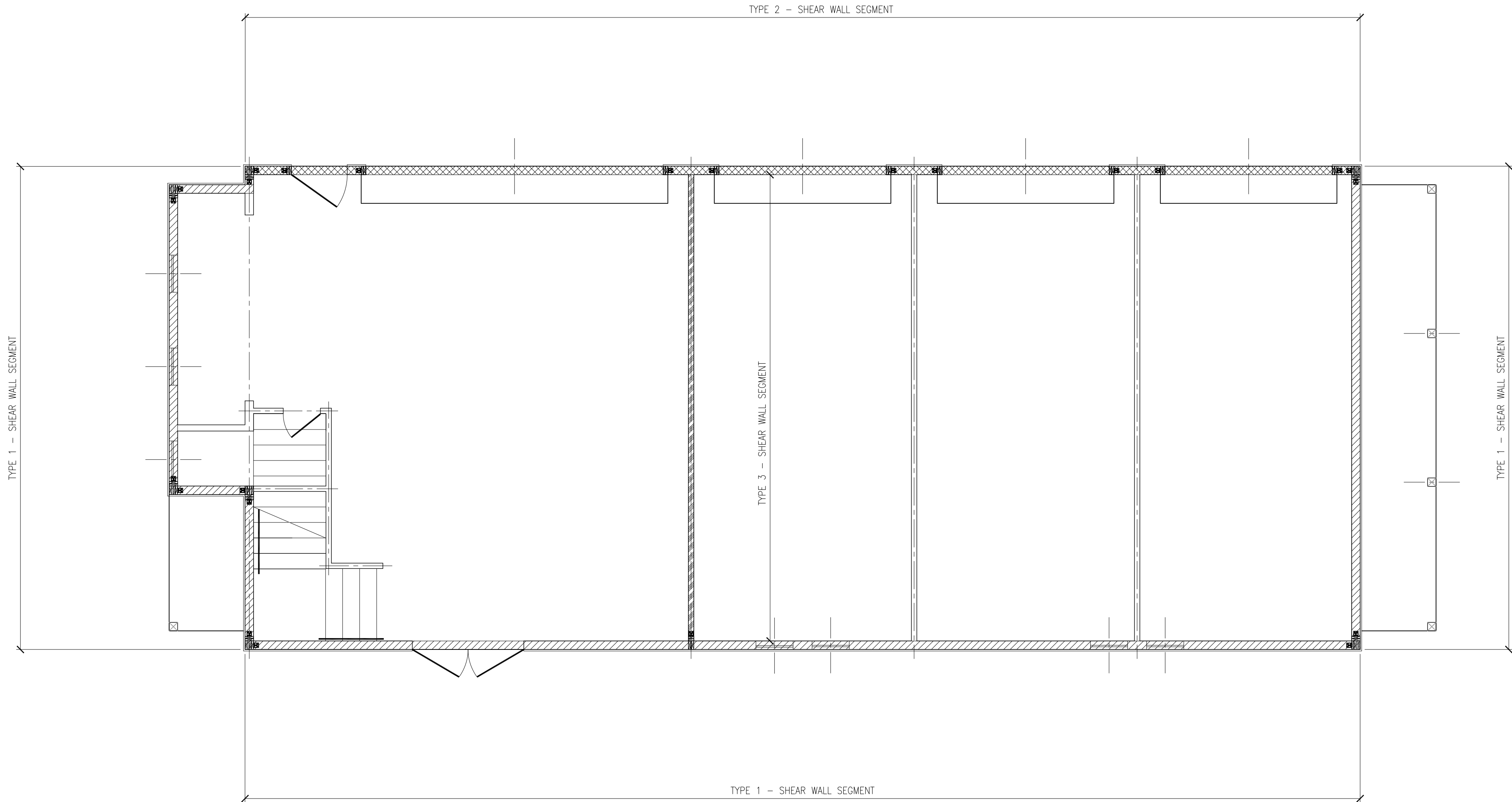
ANCHOR BOLT PLAN

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

◆ = ANCHOR BOLT LOCATION

■ = HDU HOLD DOWN ANCHOR LOCATION

■ = (2) HDU HOLD DOWN ANCHOR LOCATION



SHEAR WALL PLAN
SCALE: ¼" = 1'-0"

GENERAL NOTE:

1. CONCRETE SLAB ON GRADE FOUNDATION (HOUSE) – USE ¾"x10" MINIMUM LONG ANCHOR BOLTS WITH 3"x3"x¼" PLATE WASHERS AT 24" O/C, PROVIDE (2) ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS IN EACH DIRECTION, WITHIN 8" OF WINDOW AND DOOR OPENINGS, AND WITHIN 12" OF EACH END OF EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS UNLESS NOTED OTHERWISE.
2. CONCRETE SLAB ON GRADE FOUNDATION (GARAGE) – ¾"x10" MINIMUM LONG ANCHOR BOLTS WITH 3"x3"x¼" PLATE WASHERS AT 24" O/C, PROVIDE (2) ANCHOR BOLTS WITHIN 36" OF BUILDING CORNERS IN EACH DIRECTION, WITHIN 8" OF WINDOW AND DOOR OPENINGS, AND WITHIN 12" OF EACH END OF EACH BOTTOM PLATE EXCEPT WHERE SILL PLATES ABUT UNDER WINDOW OPENINGS UNLESS NOTED OTHERWISE.
3. CORNER HOLD DOWN ANCHORS – PROVIDE SIMPSON STRONG-TIE HD05 OR USP TD05 HOLD DOWN ANCHORS AT EACH CORNER UNLESS NOTED OTHERWISE. USE SIMPSON ¾" SSB16 ANCHOR BOLT OR APPROVED EQUAL, MIN 12¾" EMBEDMENT @ ALL HOLD-DOWN LOCATIONS.
4. VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO START OF CONSTRUCTION.

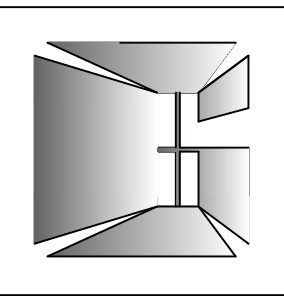
- TYPE 1 – EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB BOARD. THE OSB BOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 8d NAILS AT 6"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
- TYPE 2 – EXTERIOR AND INTERIOR WALL SHEATHING SHALL BE 7/16" OSB BOARD. THE OSB BOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 8d NAILS AT 4"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
- TYPE 3 – INTERIOR GARAGE WALL SHEATHING SHALL BE 7/16" OSB BOARD. THE OSB BOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 8d NAILS AT 4"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.

GENERAL NOTES – SHEAR WALL TYPE 2

1. SOLID PANEL WIDTH SHALL BE A MIN. OF 35"
2. NAILING PATTERN
 - 2" o.c. @ PANEL EDGES
 - 4" o.c. @ INTERMEDIATE EDGES
 - 12" o.c. IN FIELD
3. INSTALL DOUBLE STUDS AT ADJOINING EDGES.
4. PANEL EDGES SHALL BE OFFSET ON EACH SIDE OF WALL TO LAND ON DIFFERENT FRAMING MEMBERS
5. NAILING AT PANEL EDGES SHALL BE STAGGERED.
6. ALL NAILING PATTERNS SHALL BE ACCORDANCE WITH CURRENT EDITION OF AWC SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS).

NOTE:

1. ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" o.c. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 2x4 STUDS @ 16" o.c. UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB BOARD. THE OSB BOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 8d NAILS AT 6"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
4. BOTH THE EXTERIOR AND INTERIOR OF THE GARAGE DOOR WALL SHALL BE SHEATHED WITH 7/16" OSB BOARD. NAILING PATTERN SHALL BE THE SAME AS EXTERIOR WALL SHEATHING.
5. INTERIOR GARAGE WALL SHEATHING SHALL BE 7/16" OSB BOARD. THE OSB BOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 8d NAILS AT 4"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
6. ALL INTERIOR WALL SHEATHING SHALL BE ½" GYPSUM BOARD UNLESS NOTED OTHERWISE. THE GYPSUM WALLBOARD SHALL BE ATTACHED DIRECTLY TO WALL FRAMING MEMBERS (INCL. THE TOP & BOTT PLATE) WITH 5d COOLER NAILS AT 7"o.c. AT ALL PANEL EDGES AND 12"o.c. IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED.
7. UNDERSIDE OF GARAGE/POARCH FRAMING SHALL BE SHEATHED WITH ½" PLYWOOD OR 7/16" OSB ATTACHED WITH 8d COMMON NAILS AT 12"o.c. AT EDGES AND FIELD NAILING AT 6"o.c. PROVIDE FULL DEPTH BLOCKING AT SHEATHING EDGES, PERPENDICULAR TO FRAMING SPACES, AND IN FIRST TWO JOIST SPACES SPACED 24"o.c.



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09/16/23

Fruition Carriage House
Foley, Alabama

REV 1 – Revise Garage Door

09/16/23

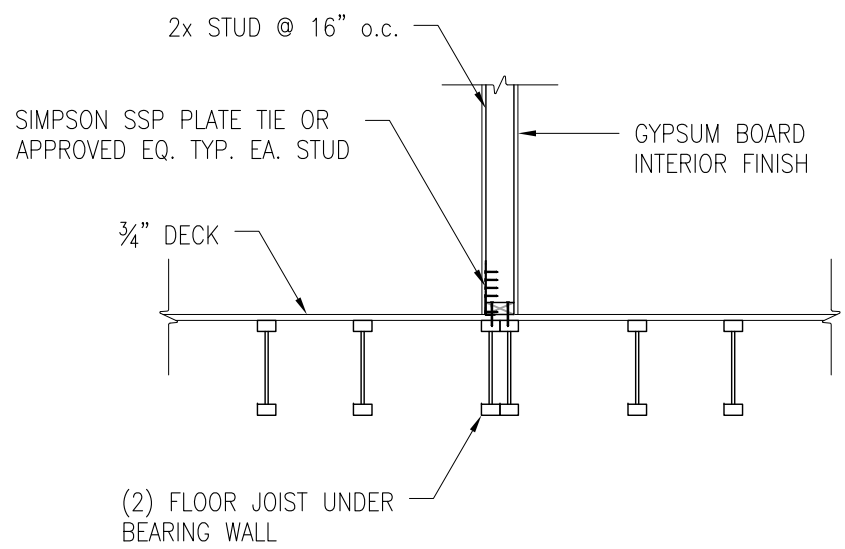
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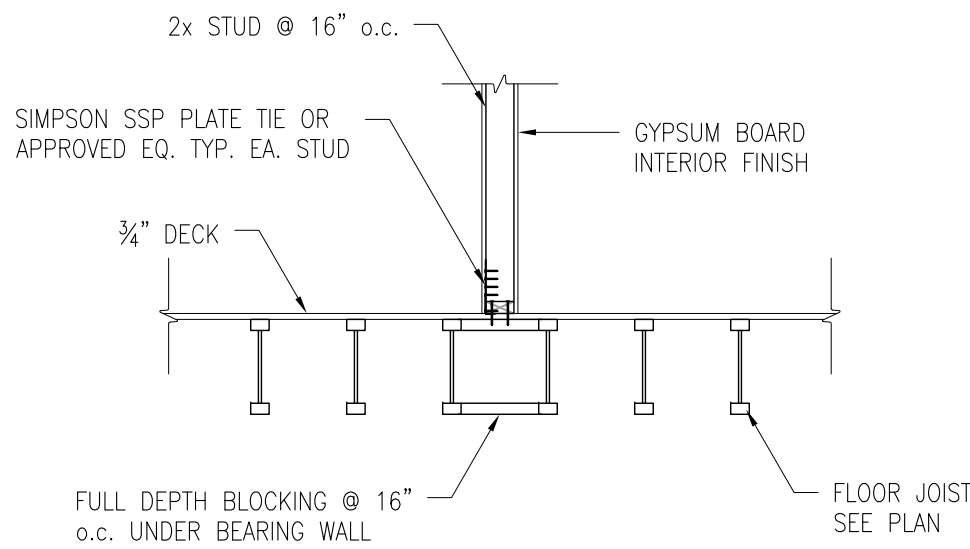
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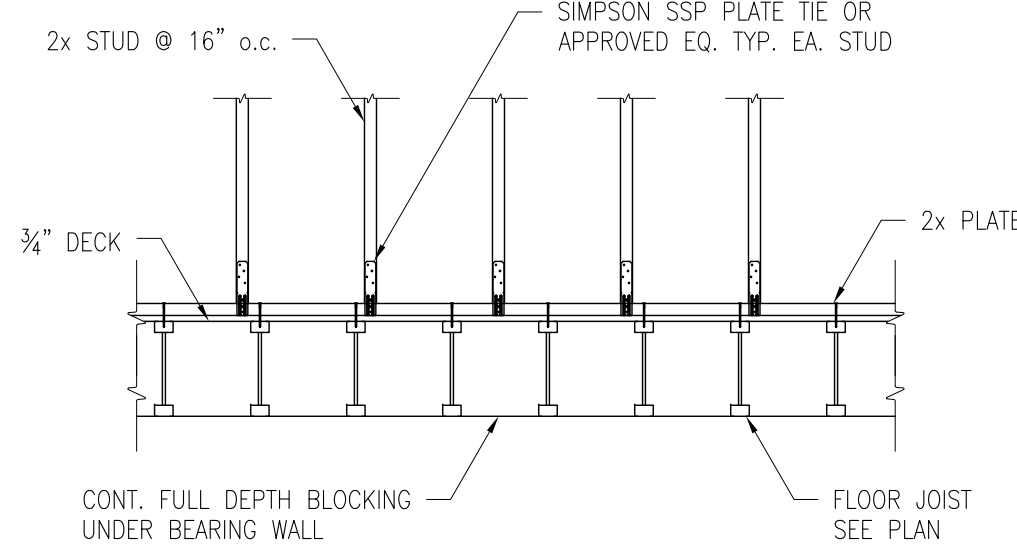
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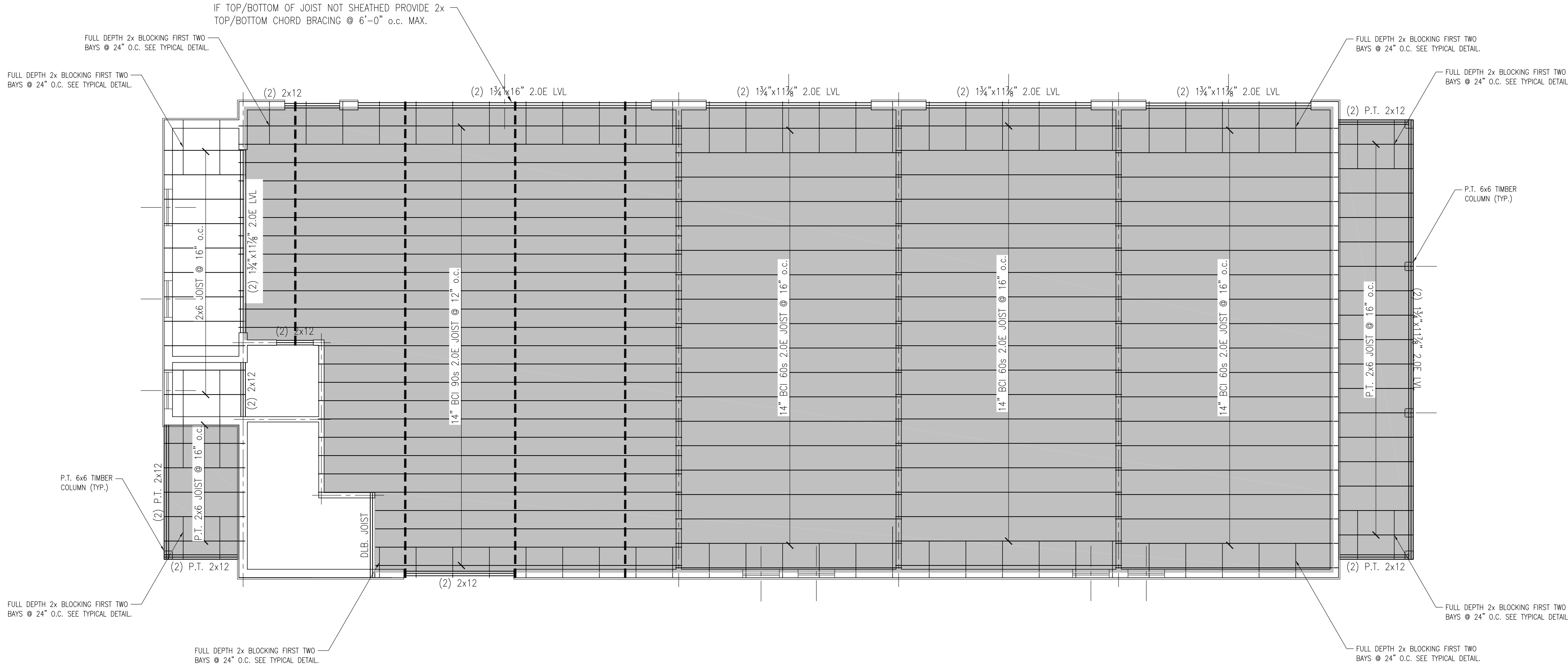
1 **TYP. DETAIL @ INTERIOR BEARING WALL**
SCALE: 1/2"=1'-0"



2 **TYP. DETAIL @ INTERIOR BEARING WALL**
SCALE: 1/2"=1'-0"



3 **TYP. DETAIL @ INTERIOR BEARING WALL**
SCALE: 1/2"=1'-0"



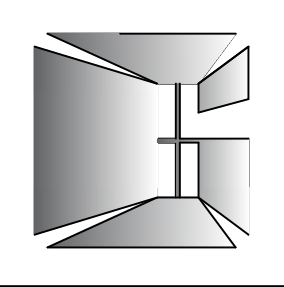
FRAMING PLAN

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

- NOTE:
1. UNLESS NOTED OTHERWISE ALL L.V.L. BEAMS HAVE A MINIMUM OF (3) PACK STUDS @ EA. END.
 2. PROVIDE MIN. (2) 2x12 JOIST UNDER ALL SIDES OF ATTIC H.V.A.C. UNIT.
 3. PROVIDE MIN. (2) 2x JOIST UNDER ALL INSET GABLE END FRAMING.
 4. ALL CEILING JOIST EXCEPT PORCH CEILING JOIST HAVE BEEN DESIGNED FOR 20 PSF LIVE LOAD. IF ABOVE CEILING STORAGE NOT APPLICABLE THEN AFFECTED CEILING JOIST MAKE BE MODIFIED USING PROVIDED SPAN CHART.
 5. SEE SPAN CHART FOR ALL CEILING/FLOOR JOIST SIZES NOT SHOWN.
 6. ALL CEILING JOIST SHALL BE 2x6 MINIMUM UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. PROVIDE FULL DEPTH BLOCKING AT ALL INTERIOR WALLS THAT RUN PERPENDICULAR TO FLOOR/CEILING JOIST SPAN DIRECTION. SEE TYPICAL DETAILS.
2. ALL SHADED AREA CEILINGS SHALL BE SHEATHED WITH 1/2" PLYWOOD OR 1/4" OSB ATTACHED WITH 8d COMMON NAILS AT 12" o.c. AT EDGES AND FIELD NAILING AT 6" o.c. PROVIDE FULL DEPTH BLOCKING AT SHEATHING EDGES, PERPENDICULAR TO BOTTOM CHORD OF ROOF TRUSSES/RAFTERS, AT ALL GARAGE/PORCH CEILING AND IN FIRST TWO FRAMING SPACES, SPACED 24" o.c.
3. PROVIDE 2x FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACING PERPENDICULAR TO FRAMING WHERE JOISTS SPANS RUN PARALLEL TO EXTERIOR WALLS, SPACED 24" o.c. SEE TYPICAL SECTIONS FOR DETAILS.
4. ALL BUILT-UP STUD PACKS SHALL BE NAILED IN STRICT ACCORDANCE TO NATIONAL DESIGN SPECIFICATION (NDS) CURRENTLY ADOPTED EDITION AND REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE. ALL BUILT-UP BEAMS AND JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENTLY EDITION OF THE AF&PA'S (AMERICAN FOREST & PAPER ASSOCIATION), NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND INTERNATIONAL BUILDING CODE. MULTIPLE PLIES SHALL BE NAILED TOGETHER WITH TWO ROWS OF 20d NAILS - ONE ROW NEAR THE TOP EDGE AND ANOTHER AT THE BOTTOM. NAILS IN EACH ROW SHALL NOT EXCEED 12" APART. END JOINTS OF THE NAILED LUMBER SHALL OCCUR OVER THE SUPPORTING STUD PACK (COLUMN).
5. PROVIDE MINIMUM END BEARING = 3 1/2"x4 1/2" OR (3) 2x STUD PACK UNLESS NOTED OTHERWISE AT ALL LVL'S OR BUILT-UP BEAMS.



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09/16/23

Fruition Carriage House
Foley, Alabama

09/16/23 REV 1 - Revise Garage Door

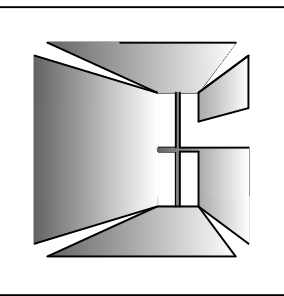
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08/28/23

Fruition Carriage House
Foley, Alabama

DATE: 08-17-23

JOB NO.

DRAWN: JMS

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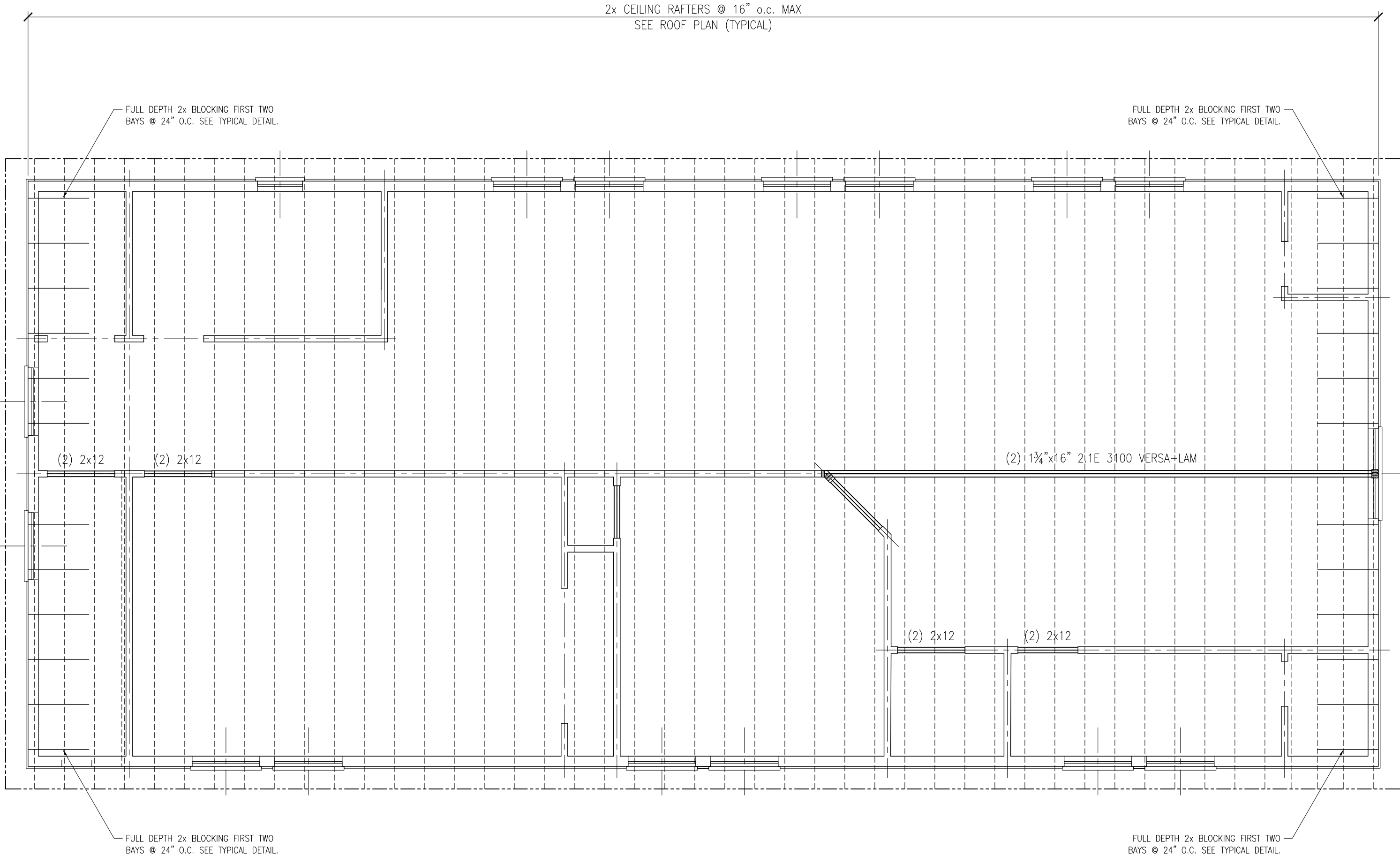
GENERAL NOTES

1. PROVIDE FULL DEPTH BLOCKING AT ALL INTERIOR WALLS THAT RUN PERPENDICULAR TO FLOOR/CEILING JOIST SPAN DIRECTION. SEE TYPICAL DETAILS.
2. ALL SHADED AREA CEILINGS SHALL BE SHEATHED WITH 1/2" PLYWOOD OR 1/4" OSB ATTACHED WITH 8d COMMON NAILS AT 12" o.c. AT EDGES AND FIELD NAILING AT 6" o.c. PROVIDE FULL DEPTH BLOCKING AT SHEATHING EDGES, PERPENDICULAR TO BOTTOM CHORD OF ROOF TRUSSES/RAFTERS, AT ALL GARAGE/PORCH CEILING AND IN FIRST TWO FRAMING SPACES, SPACED 24" o.c.
3. PROVIDE 2x FULL DEPTH BLOCKING IN FIRST TWO JOIST SPACING PERPENDICULAR TO FRAMING WHERE JOISTS SPANS RUN PARALLEL TO EXTERIOR WALLS, SPACED 24" o.c. SEE TYPICAL SECTIONS FOR DETAILS.
4. ALL BUILT-UP STUD PACKS SHALL BE NAILED IN STRICT ACCORDANCE TO NATIONAL DESIGN SPECIFICATION (NDS) CURRENTLY ADOPTED EDITION AND REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE. ALL BUILT-UP BEAMS AND JOISTS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENTLY EDITION OF THE AF&PA'S (AMERICAN FOREST & PAPER ASSOCIATION), NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND INTERNATIONAL BUILDING CODE. MULTIPLE PLIES SHALL BE NAILED TOGETHER WITH TWO ROWS OF 20d NAILS - ONE ROW NEAR THE TOP EDGE AND ANOTHER AT THE BOTTOM. NAILS IN EACH ROW SHALL NOT EXCEED 12" APART. END JOINTS OF THE NAILED LUMBER SHALL OCCUR OVER THE SUPPORTING STUD PACK (COLUMN).
5. PROVIDE MINIMUM END BEARING = 3 1/2"x4 1/2" OR (3) 2x STUD PACK UNLESS NOTED OTHERWISE AT ALL LVL'S OR BUILT-UP BEAMS.

JOIST SPAN TABLE

FLOOR JOIST - 40 PSF LL, 10 PSF DL, L/360			
	12" o.c.	16" o.c.	24" o.c.
2x6	10'-3"	9'-4"	7'-7"
2x8	13'-6"	11'-10"	9'-8"
2x10	16'-2"	14'-0"	11'-5"
2x12	19'-1"	16'-6"	13'-6"
CEILING JOIST - 10 PSF LL, 5 PSF DL, L/240			
	12" o.c.	16" o.c.	24" o.c.
2x6	18'-8"	16'-11"	13'-11"
2x8	24'-7"	21'-7"	17'-7"
2x10	26'-0"	25'-7"	20'-11"
2x12	26'-0"	26'-0"	24'-8"
CEILING JOIST - 20 PSF LL, 10 PSF DL, L/240			
	12" o.c.	16" o.c.	24" o.c.
2x6	13'-11"	12'-0"	9'-10"
2x8	17'-7"	15'-3"	12'-6"
2x10	20'-11"	18'-1"	14'-9"
2x12	24'-8"	21'-4"	17'-5"
ROOF RAFTERS - 20 PSF LL, 10 PSF DL, L/360			
	12" o.c.	16" o.c.	24" o.c.
2x6	14'-9"	12'-11"	10'-7"
2x8	18'-11"	16'-4"	13'-4"
2x10	22'-5"	19'-5"	15'-10"
2x12	26'-0"	22'-10"	18'-8"

SPANS BASED ON SOUTHERN PINE NO.2 GRADE MAXIMUM
SPAN TABLES - SOUTHERN FOREST PRODUCTS ASSOCIATION, 2013 EDITION



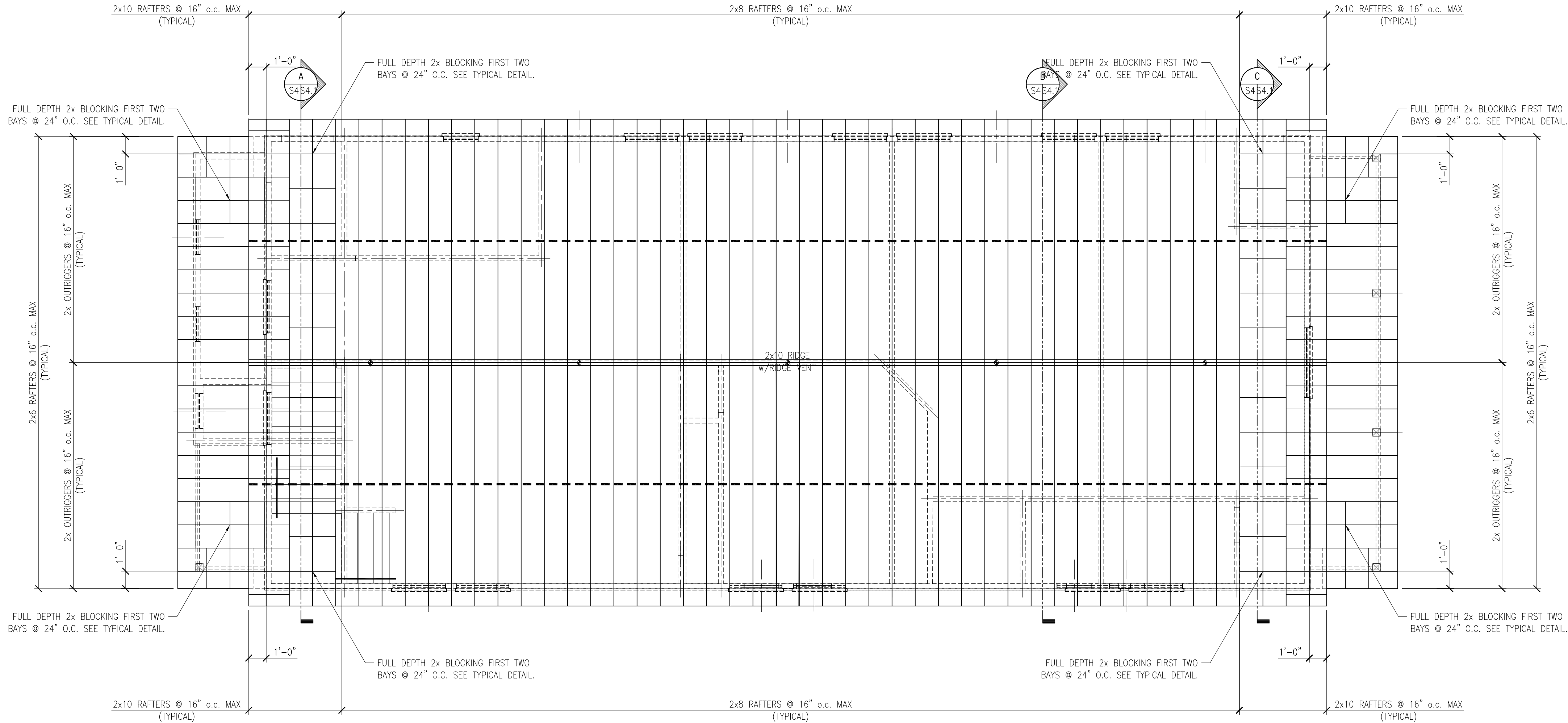
CEILING FRAMING PLAN

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

- NOTE:
1. UNLESS NOTED OTHERWISE ALL L.V.L. BEAMS HAVE A MINIMUM OF (3) PACK STUDS @ EA. END.
 2. PROVIDE MIN. (2) 2x12 JOIST UNDER ALL SIDES OF ATTIC H.V.A.C. UNIT.
 3. PROVIDE MIN. (2) 2x JOIST UNDER ALL INSET GABLE END FRAMING.
 4. ALL CEILING JOIST EXCEPT PORCH CEILING JOIST HAVE BEEN DESIGNED FOR 20 PSF LIVE LOAD. IF ABOVE CEILING STORAGE NOT APPLICABLE THEN AFFECTED CEILING JOIST MAKE BE MODIFIED USING PROVIDED SPAN CHART.
 5. SEE SPAN CHART FOR ALL CEILING/FLOOR JOIST SIZES NOT SHOWN.
 6. ALL CEILING JOIST SHALL BE 2x6 MINIMUM UNLESS NOTED OTHERWISE.

ATTIC ACCESS

- ATTIC ACCESS SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT POINT ABOVE THE ACCESS OPENING.
- FOR ATTICS WITH ABOVE CEILING PLUMBING OR MECHANICAL EQUIPMENT, A FIXED LADDER OR INDUSTRIAL GRADE DISAPPEARING STAIRWAY SHALL BE PROVIDED.



UPPER ROOF FRAMING PLAN

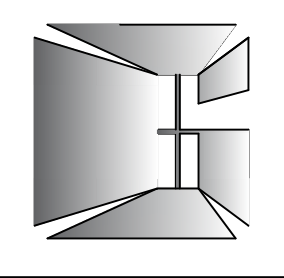
SCALE: $\frac{1}{4}" = 1'-0"$

- HIP/VALEY/RIDGE BEAM BRACE/KNEE WALL (SEE TYPICAL DETAIL 1&2)
- ROOF RAFTER BRACE LINE (SEE TYPICAL DETAIL 5)

GENERAL ROOF NOTES:

- ALL RAFTERS TO BE 2x8 @ 16" o.c. MINIMUM UNLESS NOTED OTHERWISE.
- ALL HEADERS SHALL BE (2) 2x12 UNLESS OTHERWISE NOTED.
- PROVIDE ATTIC ACCESS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC). ACCESS OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
- GARAGE & ALL PORCH CEILINGS TO BE SHEATHED SOLID w/ $\frac{1}{2}"$ PLYWOOD OR $\frac{3}{8}"$ OSB.
- CONNECT ALL RAFTERS TO RIDGE/HIP/VALLEY BEAM WITH SIMPSON TYPE LRUZ CONNECTOR OR APPROVED EQUAL.
- CONNECT ALL HIP/RIDGE BEAM WITH SIMPSON TYPE HRC22 HIP-RIDGE CONNECTOR OR APPROVED EQUAL.
- CONNECT ALL HIP BEAMS TO TOP PLATE WITH SIMPSON TYPE HCP2 HIP CORNER PLATE CONNECTOR OR APPROVED EQUAL. (2) SIMPSON TYPE MTS12 TWIST STRAP ANCHORS OR APPROVED EQUAL MAY BE SUBSTITUTED FOR HCP2 HIP CORNER PLATE.
- RIDGE/HIP/VALEY BEAMS SHALL NOT SPAN MORE THAN 12' WITHOUT BRACING TO LOAD BEARING WALL BELOW.
- PLACE (3) 2x12 UNDER ALL JOIST/HIP/RIDGE/VALLEY ROOF BRACES WHERE BRACE DOES NOT LAND ON INTERIOR BEARING WALL.
- 2x6 RAFTERS SHALL NOT SPAN MORE THAN FOLLOWING LENGTH WITHOUT BRACING TO LOAD BEARING WALL BELOW:

11.1. SLOPE	4:12	8'-5"
11.2. SLOPE	6:12	7'-11"
11.3. SLOPE	8:12	10'-6"
11.4. SLOPE	10:12	9'-9"
11.5. SLOPE	12:12	8'-11"
- ROOF DECK SHALL BE MINIMUM $\frac{1}{2}"$ OSB OR $\frac{3}{4}"$ PLYWOOD ATTACHED WITH 8d RING SHANK NAILS AT 6" o.c. AT PERIMETER EDGES AND 6" o.c. AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD FOR INTERIOR ZONES AND AT 4" o.c. AT PERIMETER EDGES AND 4" o.c. AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD FOR PERIMETER EDGE ZONES. SEE SECTION R601 OF THE CODE FOR SPECIAL NAILING REQUIREMENTS WITHIN 4'-0" OF GABLE END WALLS. INSTALL SIMPSON PSC CLIPS OR USP MODEL PC SHEATHING CLIPS AT ALL UNSUPPORTED EDGES OF ROOF DECK (TWO PER SPAN).
- SEALED ROOF DECK - ENTIRE ROOF DECK SHALL BE COVERED WITH A FULL LAYER OF OPTION 1 - ENTIRE ROOF DECK SHALL BE COVERED WITH A FULL LAYER OF SELF-ADHERING POLYMER MODIFIED BITUMEN MEMBRANE (PEEL & STICK) MEETING ASTM D1970 REQUIREMENTS. FOR OSB ROOF DECKING OR WHERE REQUIRED BY MANUFACTURER, APPLY A PRIMER TO PANEL TO ENSURE PROPER ATTACHMENT OF SELF-ADHERING MEMBRANE TO SHEATHING.
 - A BOND BREAK, SUCH AS A 15-LB ASTM D226, TYPE I UNDERLAYMENT, SHALL BE INSTALLED BETWEEN THE "PEEL & STICK" MEMBRANE AND ASPHALT SHINGLES, METAL ROOF PANELS AND/OR OTHER ROOF COVERINGS.
- OPTION 2 - A SELF-ADHERING POLYMER MODIFIED BITUMEN FLASHING (PEEL & STICK) TAPE MEETING ASTM D1970, MINIMUM 4" WIDE OR ACRYLIC AAMA 711-13 LEVEL 3 COMPLIANT SELF-ADHERING FLEXIBLE FLASHING (PEEL & STICK) TAPE, MINIMUM $\frac{3}{4}"$ WIDE, SHALL BE INSTALLED DIRECTLY TO ROOF DECK (OR PRIMED IF REQUIRED BY MANUFACTURER) OVER ALL WOOD ROOF PANEL SEAMS, COVERED BY A COMPLIANT UNDERLAYMENT OVER THE ENTIRE ROOF. FOR OSB ROOF DECKING APPLY A PRIMER TO OSB PANEL TO ENSURE PROPER ATTACHMENT OF SELF-ADHERING MEMBRANE TO SHEATHING.
 - UNDERLAYMENT - ENTIRE ROOF SHALL BE COVERED WITH EITHER TYPE II FELT CODE COMPLIANT #30 ASTM D226 TYPE II OR ASTM D4839 TYPE IV UNDERLAYMENT. A REINFORCED SYNTHETIC UNDERLAYMENT WHICH HAS ICC APPROVAL AND HAS PASSED ASTM D4869 SECTION 8.6 LIQUID WATER TRANSMISSION TEST MAY BE AS AN ALTERNATE TO ASTM D226 TYPE II FELT PAPER. THE SYNTHETIC UNDERLAYMENT SHALL HAVE A MINIMUM TEAR STRENGTH OF 20 LBS PER ASTM D5034 OR ASTM D4533.
 - UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK ROOFING FASTENERS WITH A MIN. 1 INCH DIAMETER CAPS AT 6 INCHES ON CENTER SPACING ALONG ALL LAPS AND 12 INCHES ON CENTER IN THE FIELD UNLESS A MORE STRINGENT FASTENER SCHEDULE IS REQUIRED BY MANUFACTURER FOR HIGH WIND INSTALLATION.
 - FOR WIND SPEEDS LESS THAN 140 MPH SECURE THE UNDERLAYMENT USING ANNULAR RING OR DEFORMED SHANK NAILS WITH 1 INCH DIAMETER PLASTIC BUTTON CAP NAILS.
 - FOR DESIGN WIND SPEED OF 140 MPH OR GREATER SECURE UNDERLAYMENT USING ANNULAR RING OR DEFORMED NAILS WITH 1" DIAMETER METAL DISKS (TINCAPS).
 - MINIMUM HORIZONTAL OVERLAP BETWEEN ROLLS (SIDE LAP) IS 2 INCHES. MINIMUM OVERLAP AT END OF ROLLS IS 6 INCHES.
- OPTION 3 - TWO (2) LAYERS OF ASTM D226 TYPE II (#30) OR ASTM D4869 TYPE III OR TYPE IV (#30) UNDERLAYMENT SHALL BE INSTALLED IN A SHINGLE FASHION, LAPPED 19 INCHES ON HORIZONTAL SEAMS AND 6 INCHES ON VERTICAL SEAMS.
 - INSTALLATION OF FIRST COURSE SHALL BE INSTALLED AS DESCRIBED BELOW:
 - CUT 17 INCHES OFF ONE SIDE OF ROLL AND INSTALL THE REMAINING 19 INCH STRIP OF UNDERLAYMENT ALONG THE EAVE. SAFETY TACK IN PLACE. CAREFULLY INSTALL A 36 INCH WIDE ROLL OF UNDERLAYMENT OVER THE 19 INCH WIDE COURSE. FOLLOW SAME PROCEDURE FOR EACH, OVERLAPPING THE SHEETS 19 INCHES.
 - FASTEN UNDERLAYMENT AT APPROXIMATELY 6 INCHES o.c. ALONG ALL LAP EDGES AND AT APPROXIMATELY 12 INCHES o.c. IN THE FIELD BETWEEN THE SIDE LAPS.
 - FOR WIND SPEEDS LESS THAN 140 MPH SECURE THE UNDERLAYMENT USING ANNULAR RING OR DEFORMED SHANK NAILS WITH 1 INCH DIAMETER PLASTIC BUTTON CAP NAILS.
 - FOR DESIGN WIND SPEED OF 140 MPH OR GREATER SECURE UNDERLAYMENT USING ANNULAR RING OR DEFORMED NAILS WITH 1 INCH DIAMETER METAL DISKS (TINCAPS).
 - STARTER STRIP SHALL BE INSTALLED AT ALL EAVES.
 - CODE COMPLIANT STARTER STRIP SHALL BE SET IN MINIMUM 8 INCH WIDE STRIP OF COMPATIBLE FLASHING CEMENT.
 - FLASHING CEMENT SHALL HAVE A MAXIMUM THICKNESS OF $\frac{1}{8}"$ OF AN INCH IN THICKNESS.
 - FASTEN STARTER STRIP PARALLEL TO THE EAVES ALONG A LINE ABOVE THE EAVE LINE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - STARTER STRIPS AND SHINGLES MUST NOT EXTEND MORE $\frac{1}{4}"$ INCH BOND THE DRIP EDGE.
- ALUMINUM/VINYL SOFFIT - SOFFITS THAT ARE TO BE COVERED WITH ALUMINUM OR VINYL SHALL BE FIRST BE SHEATHED WITH $\frac{3}{4}"$ OSB OR PLYWOOD CONNECTED TO FRAMING WITH 8D COMMON NAILS AT 4" o.c. AT PANEL EDGES AND 4" o.c. AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD. PLYWOOD SHEATHING MAY BE INSTALLED WITH A CONTINUOUS VENT GAP UP TO 2 INCHES WIDE.
- WHERE ASPHALT SHINGLES ARE UTILIZED FOR ROOF COVERING, SHINGLES SHALL BE SECURED WITH A MINIMUM OF SIX FASTENERS PER SHINGLE. ALL SHINGLES SHALL BE CLASS H IN ACCORDANCE TO ASTM D7158.



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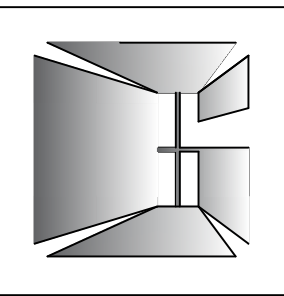
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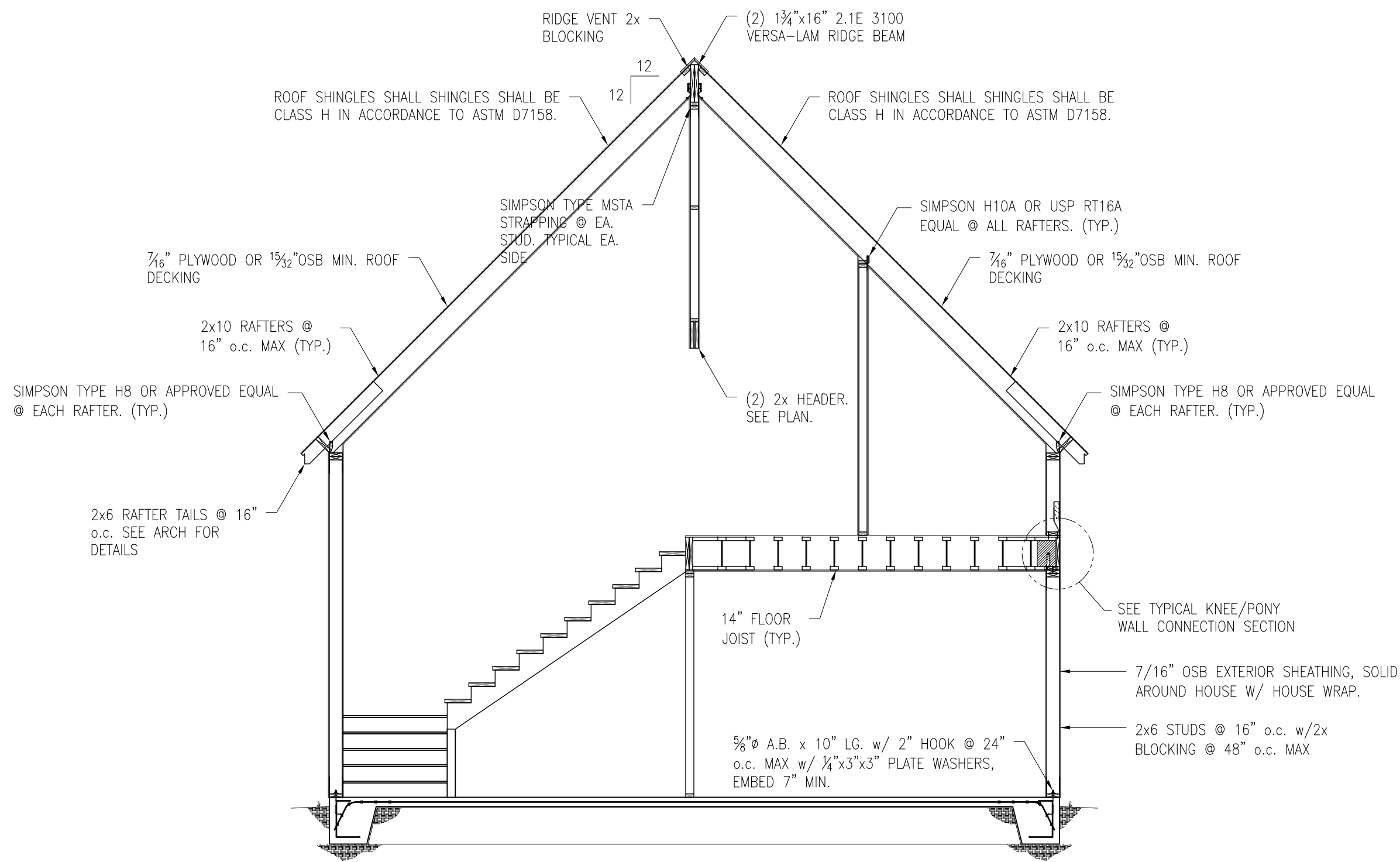
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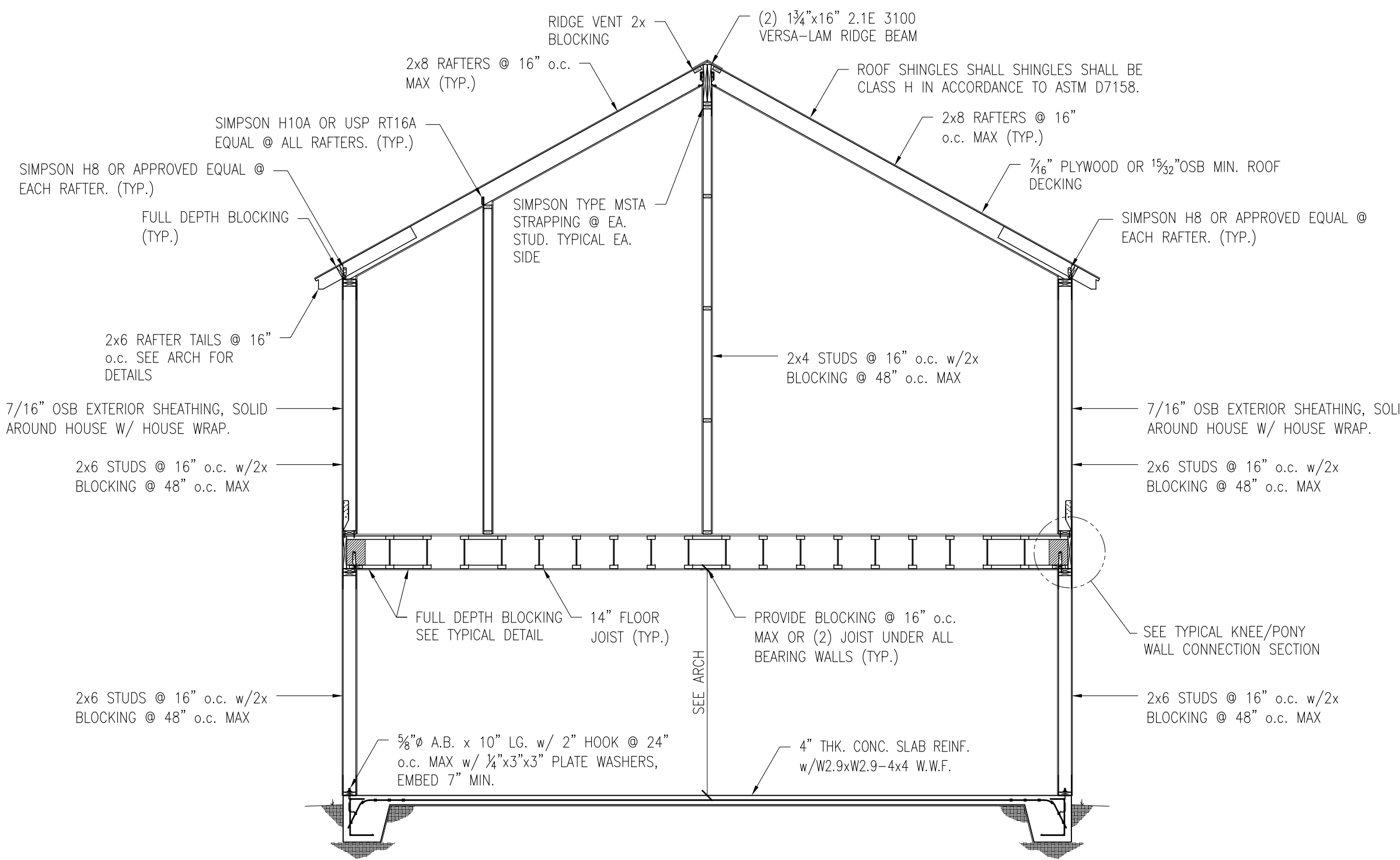
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SECTION

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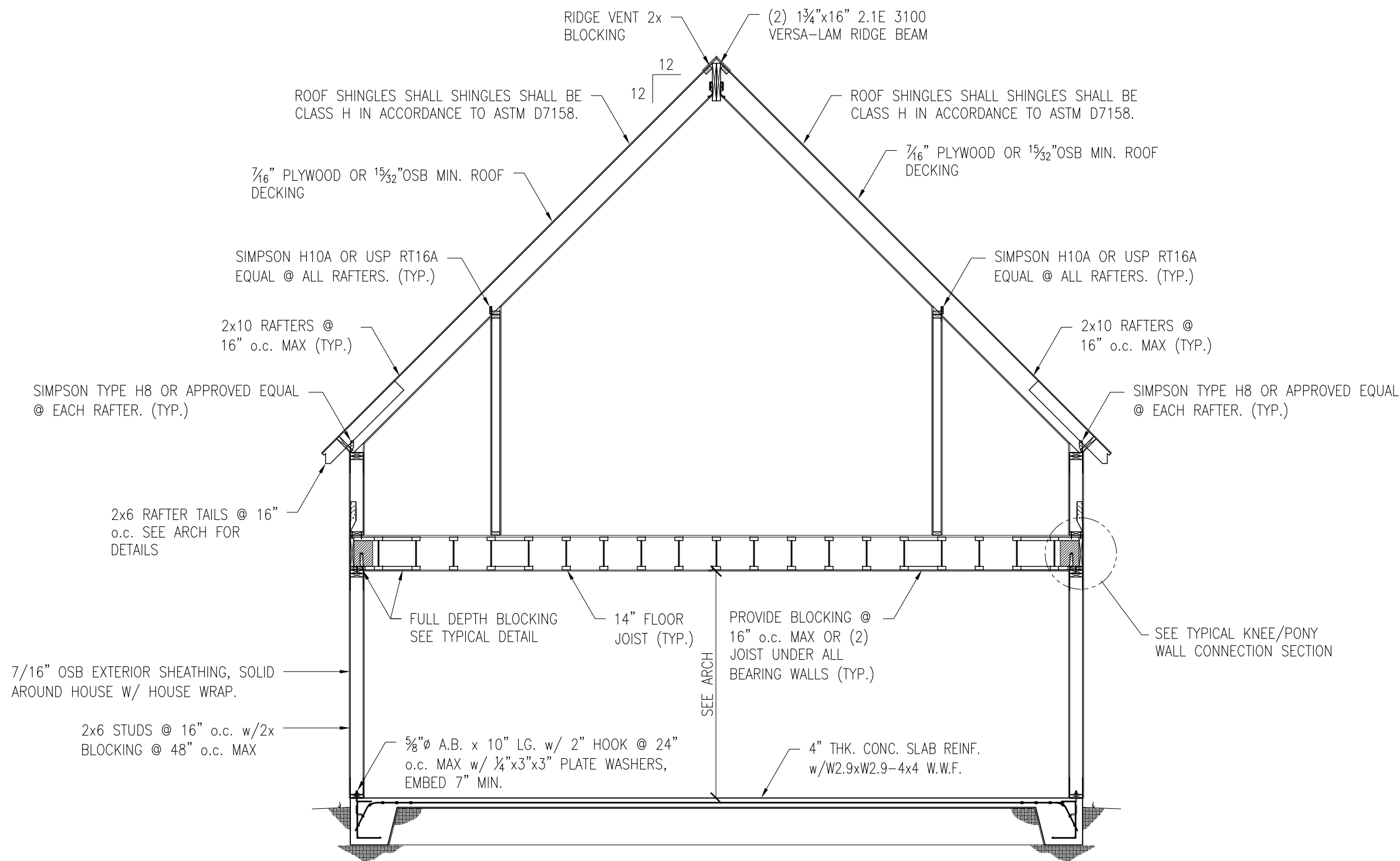
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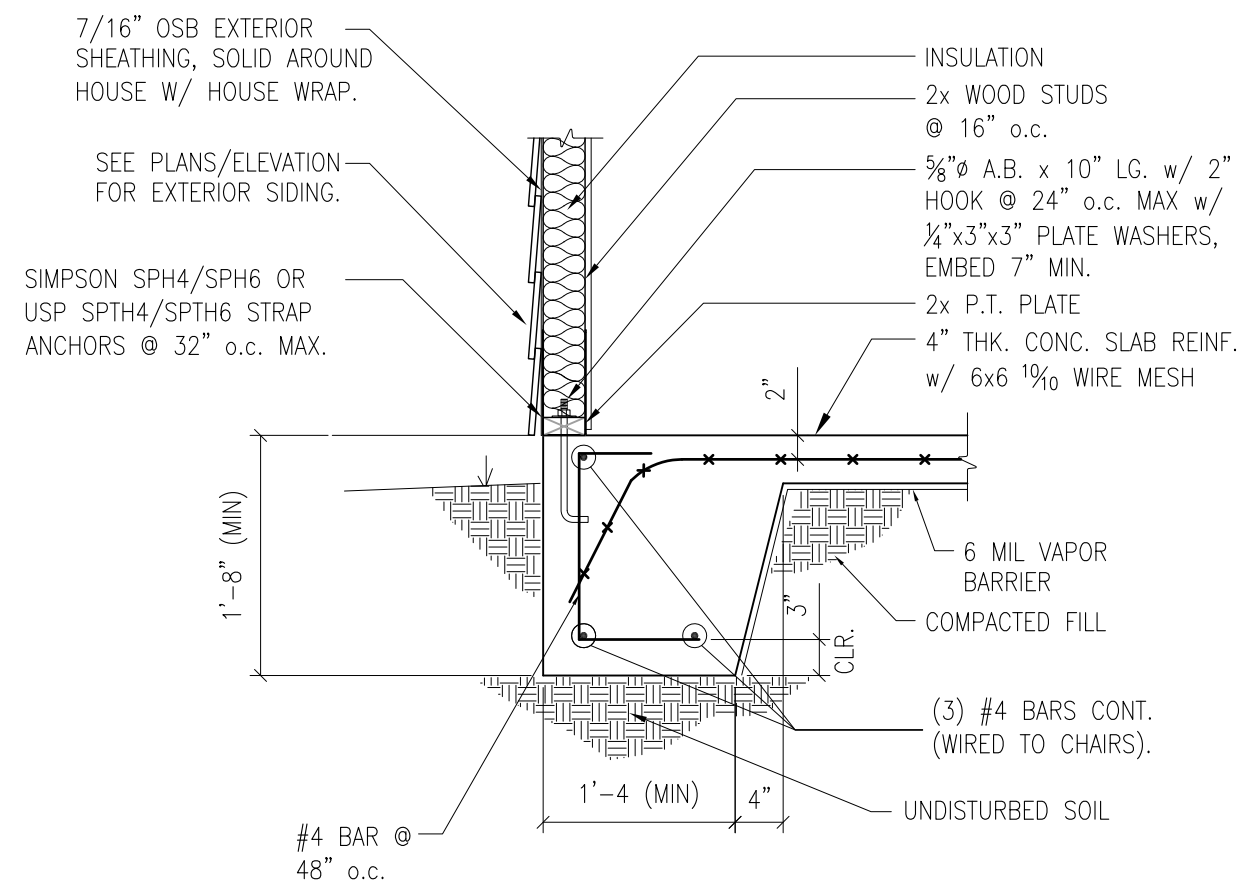
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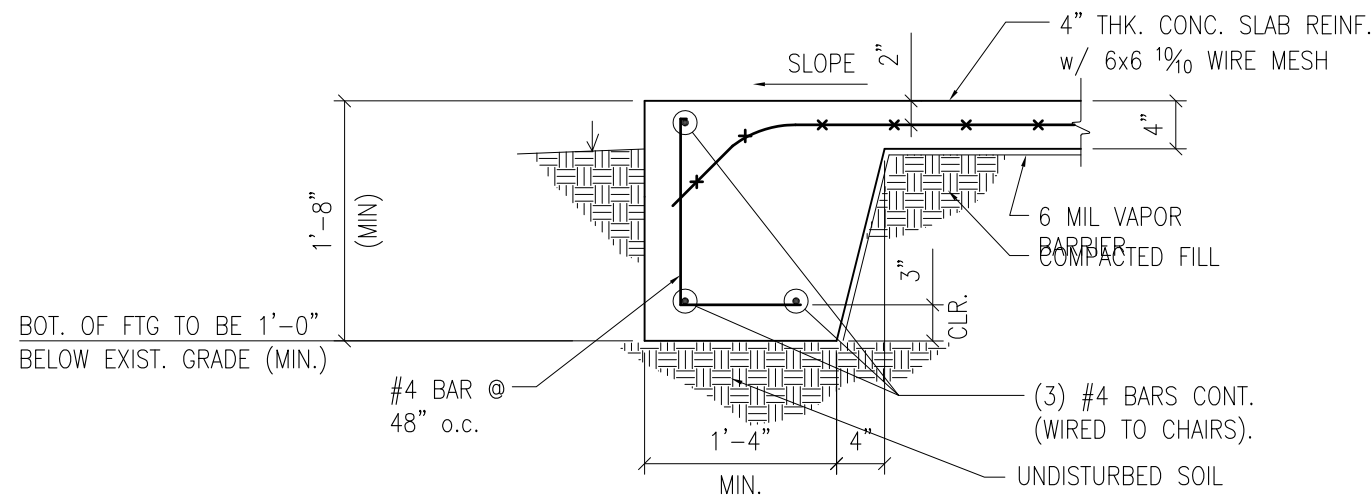
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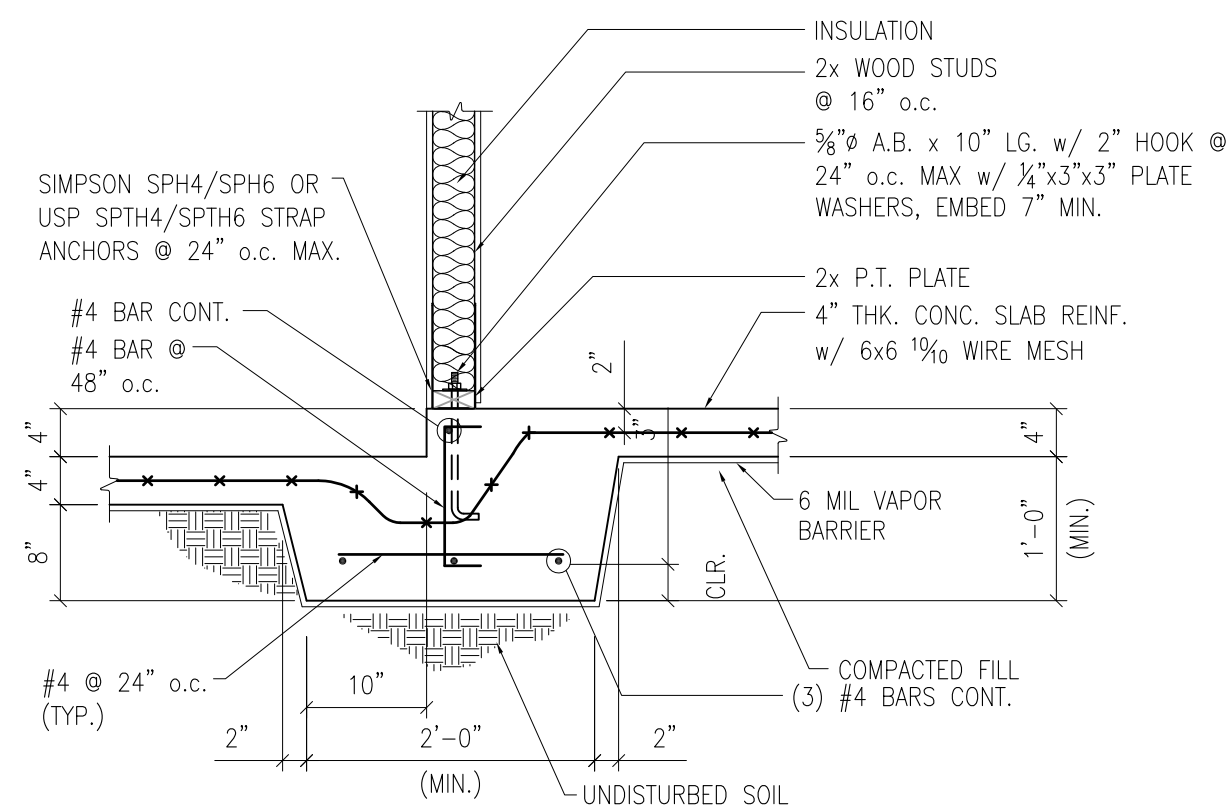
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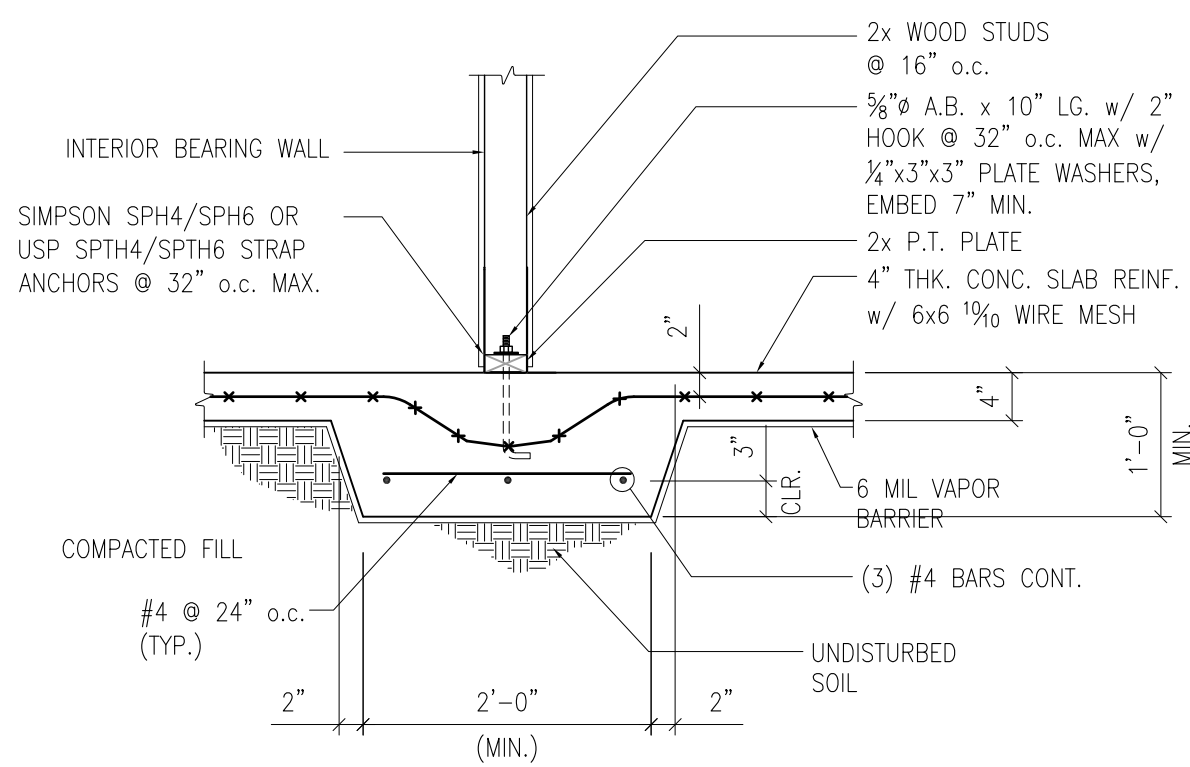
A TYPICAL MONOLITHIC FOOTER SECTION
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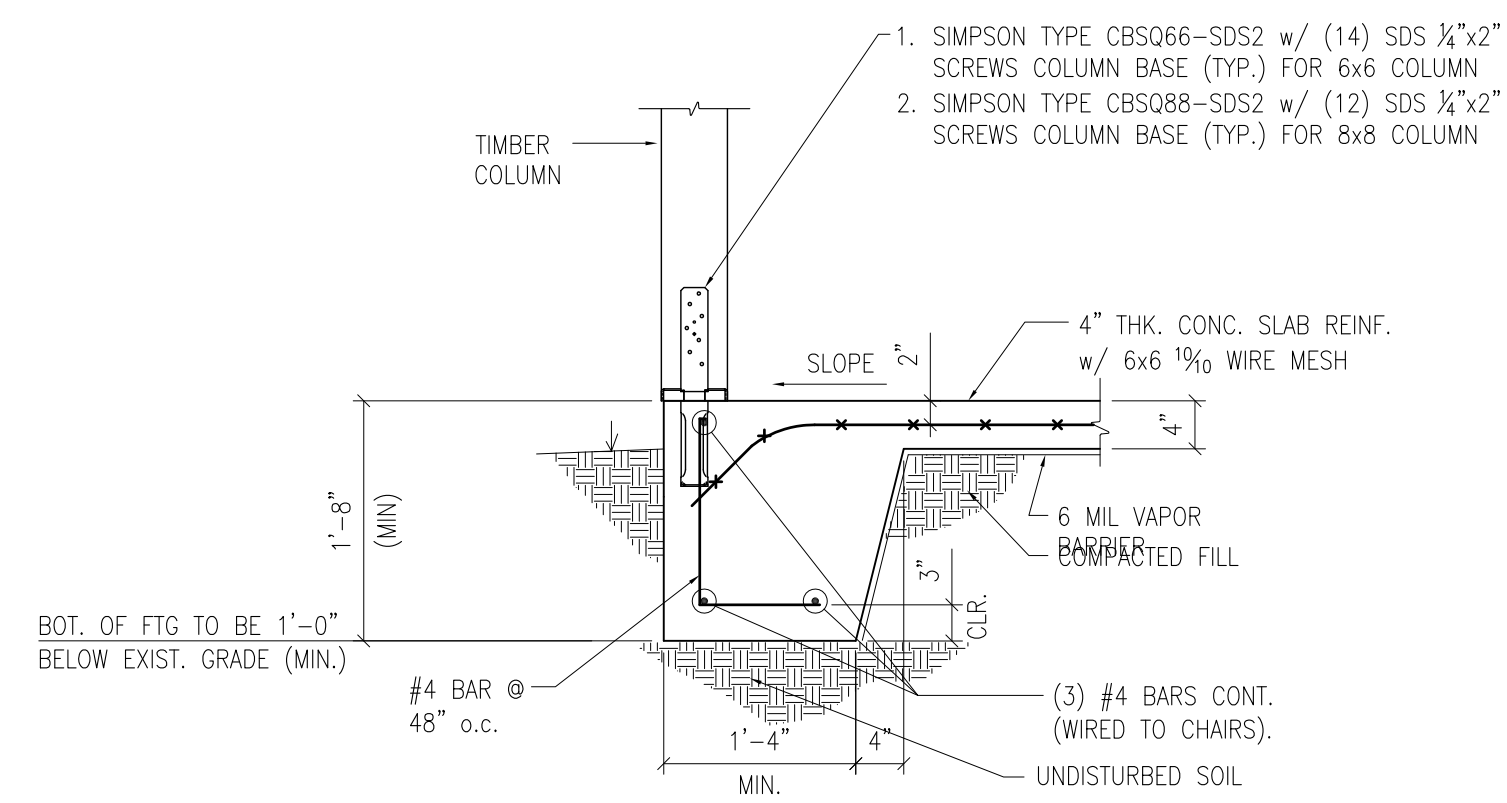
E TYPICAL SECTION @ PORCH
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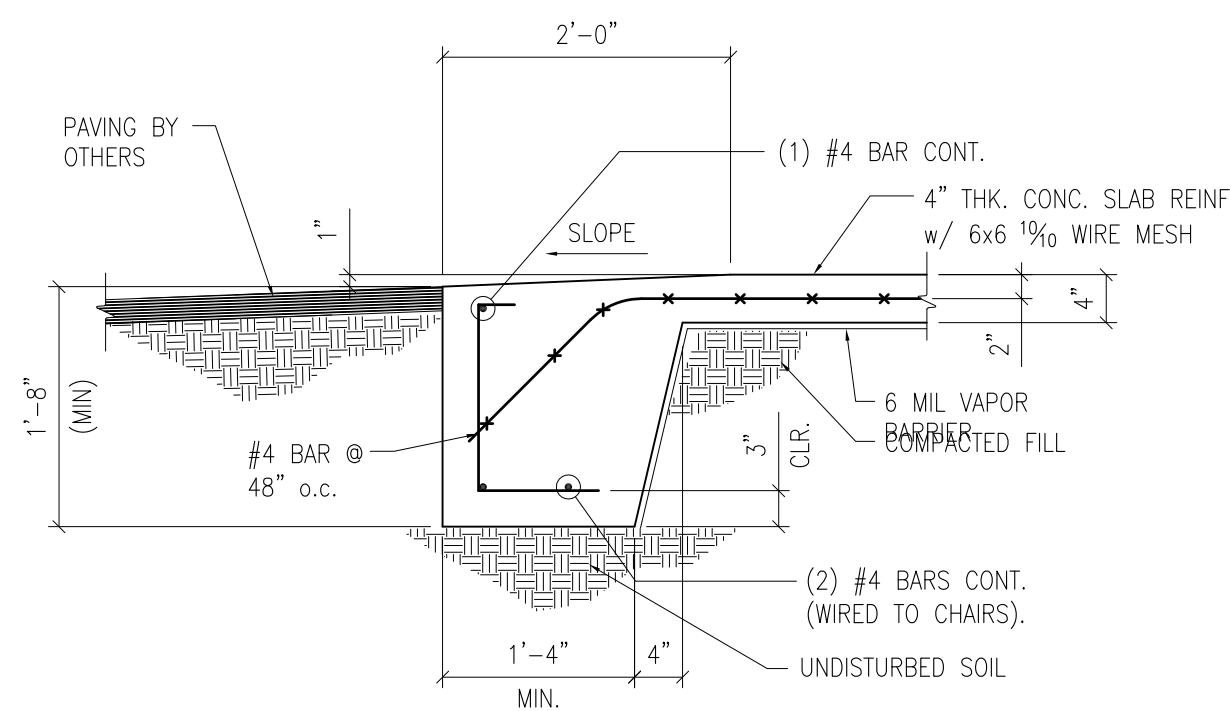
B TYPICAL SECTION @ PORCH
SCALE: 3/4"=1'-0"



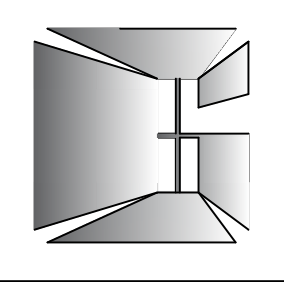
C TYP. SECTION @ INTERIOR BEARING WALL
SCALE: 3/4"=1'-0"



D TYPICAL PORCH COLUMN DETAIL W/LEDGE
SCALE: 3/4"=1'-0"



F TYPICAL MONOLITHIC FOOTING SECTION @ GARAGE DOOR
SCALE: 3/4"=1'-0"



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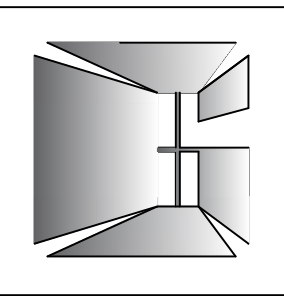
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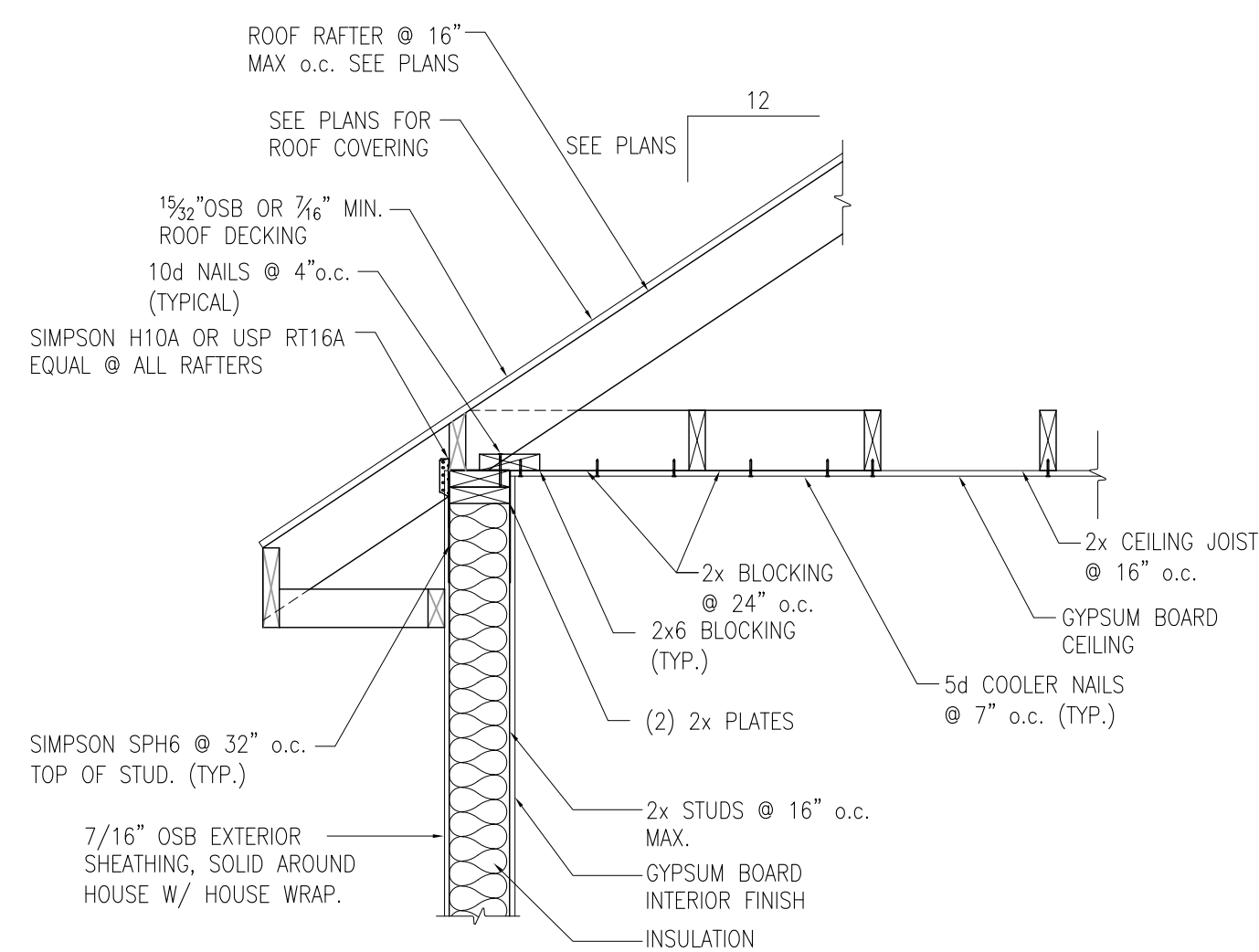


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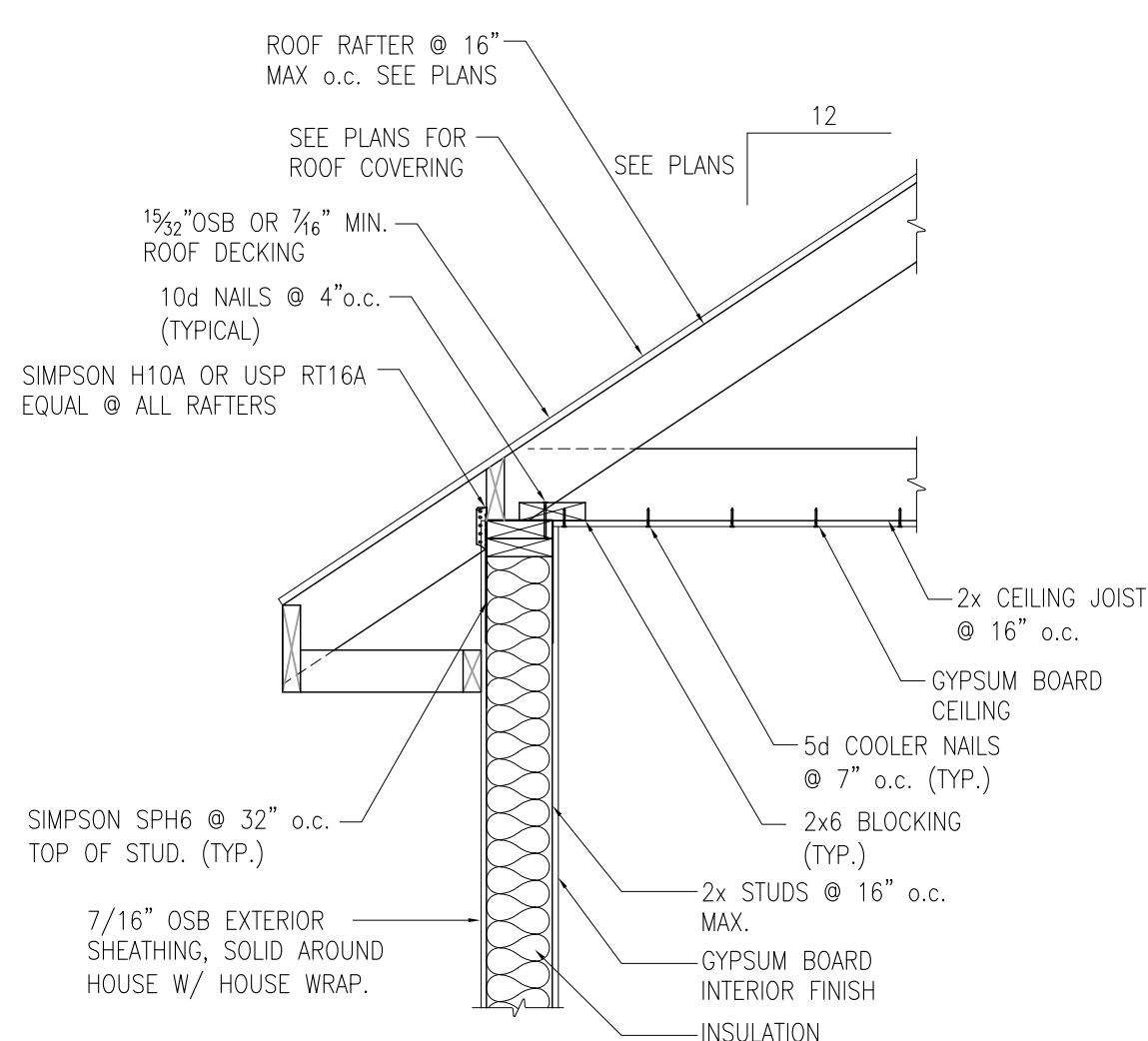


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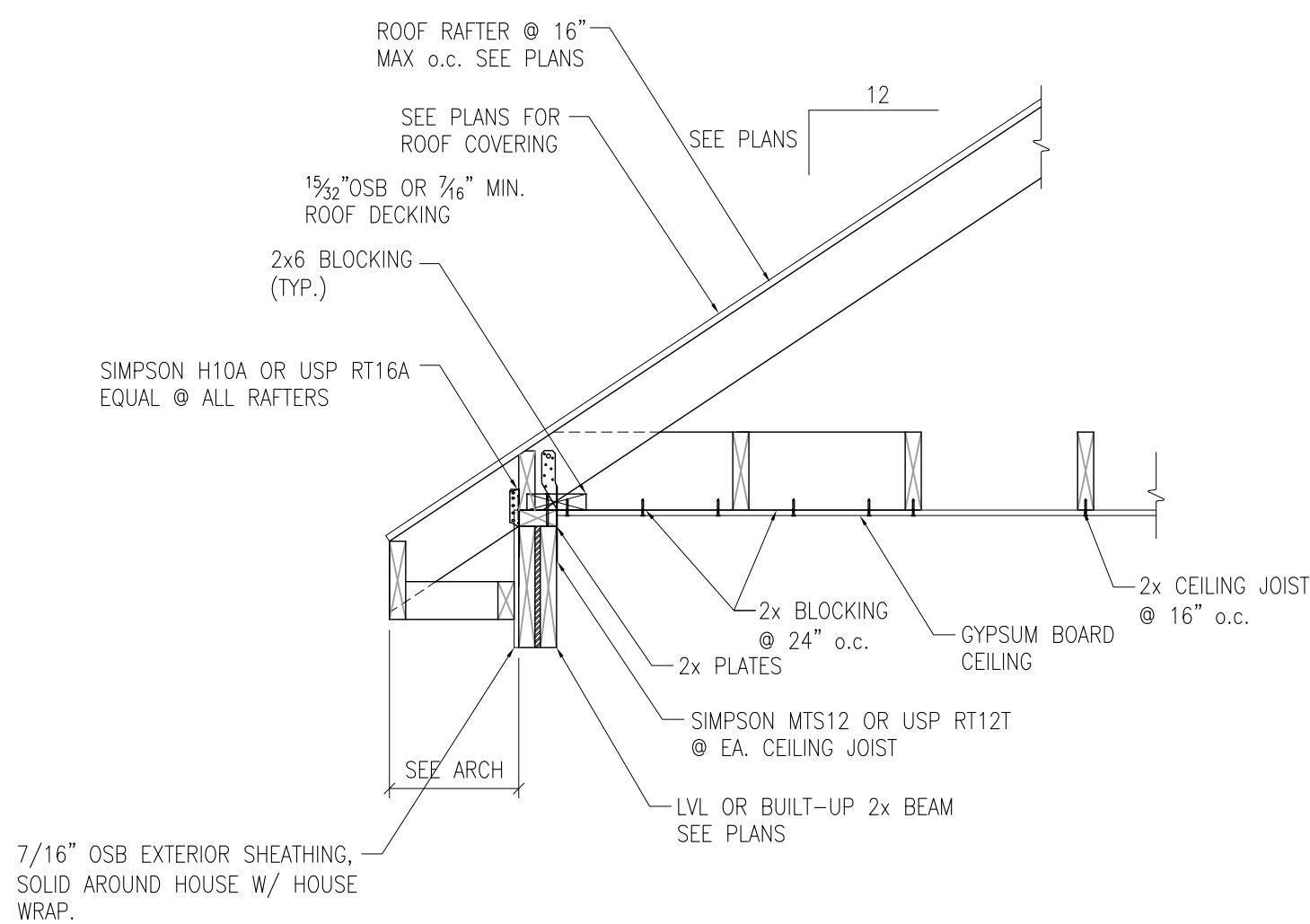
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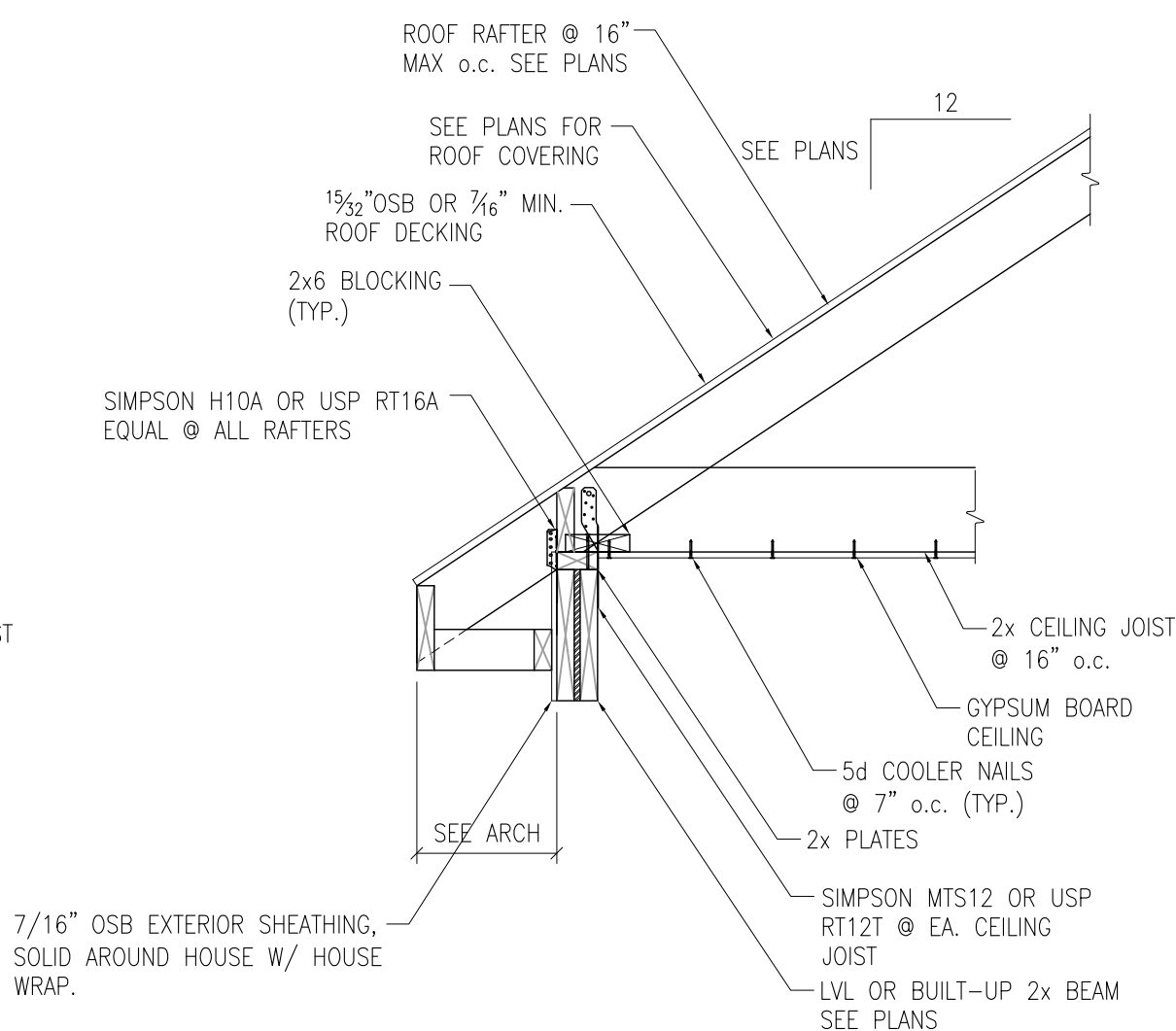
A **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"
NOTE:
USE SIMPSON H10S OR APPROVED EQUAL TO STRAP EACH ROOF RAFTER TO DOUBLE TOP PLATE AND WALL STUD WHERE WALL STUD & ANCHOR LINE UP.



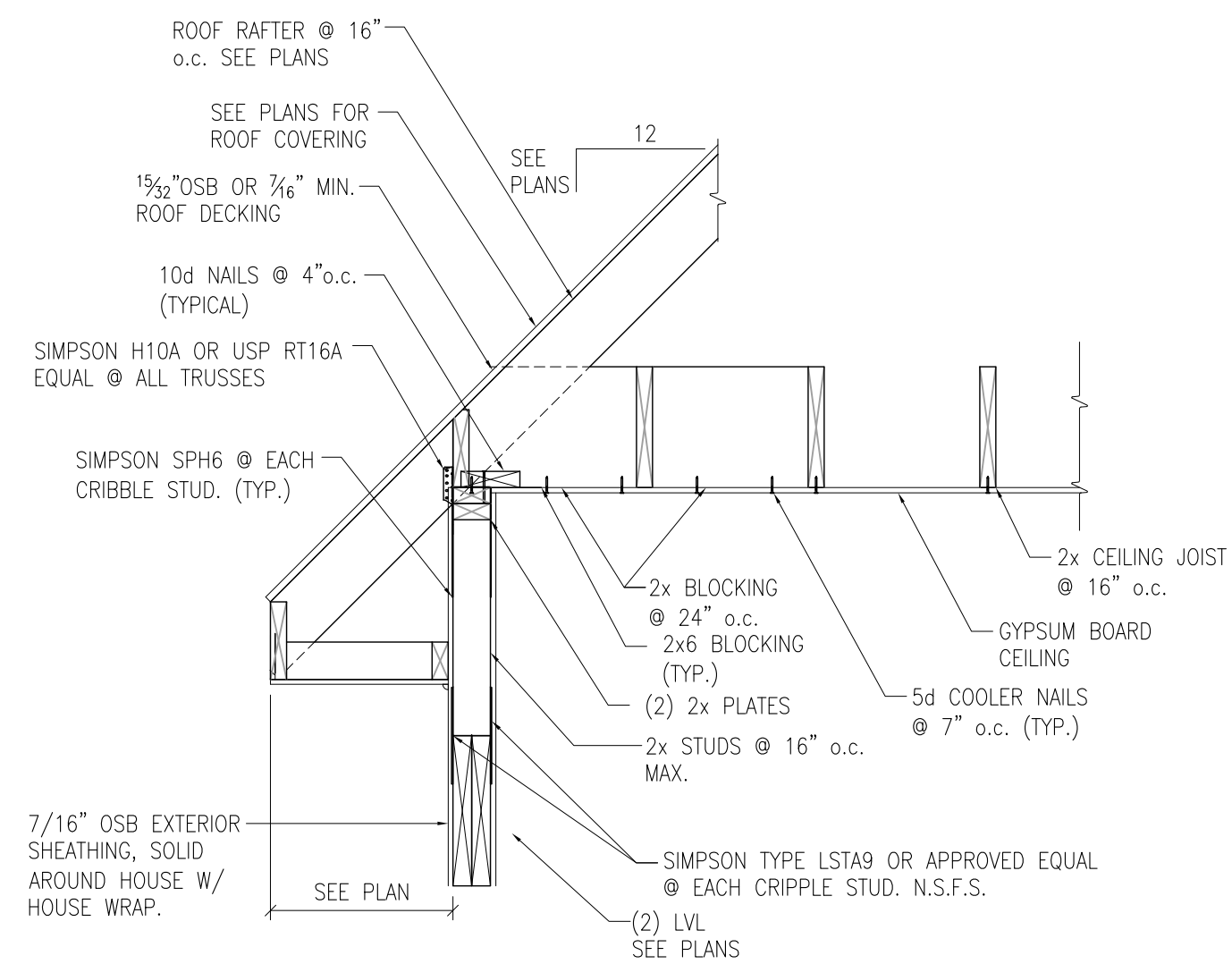
B **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"
NOTE:
USE SIMPSON H10S OR APPROVED EQUAL TO STRAP EACH ROOF RAFTER TO DOUBLE TOP PLATE AND WALL STUD WHERE WALL STUD & ANCHOR LINE UP.



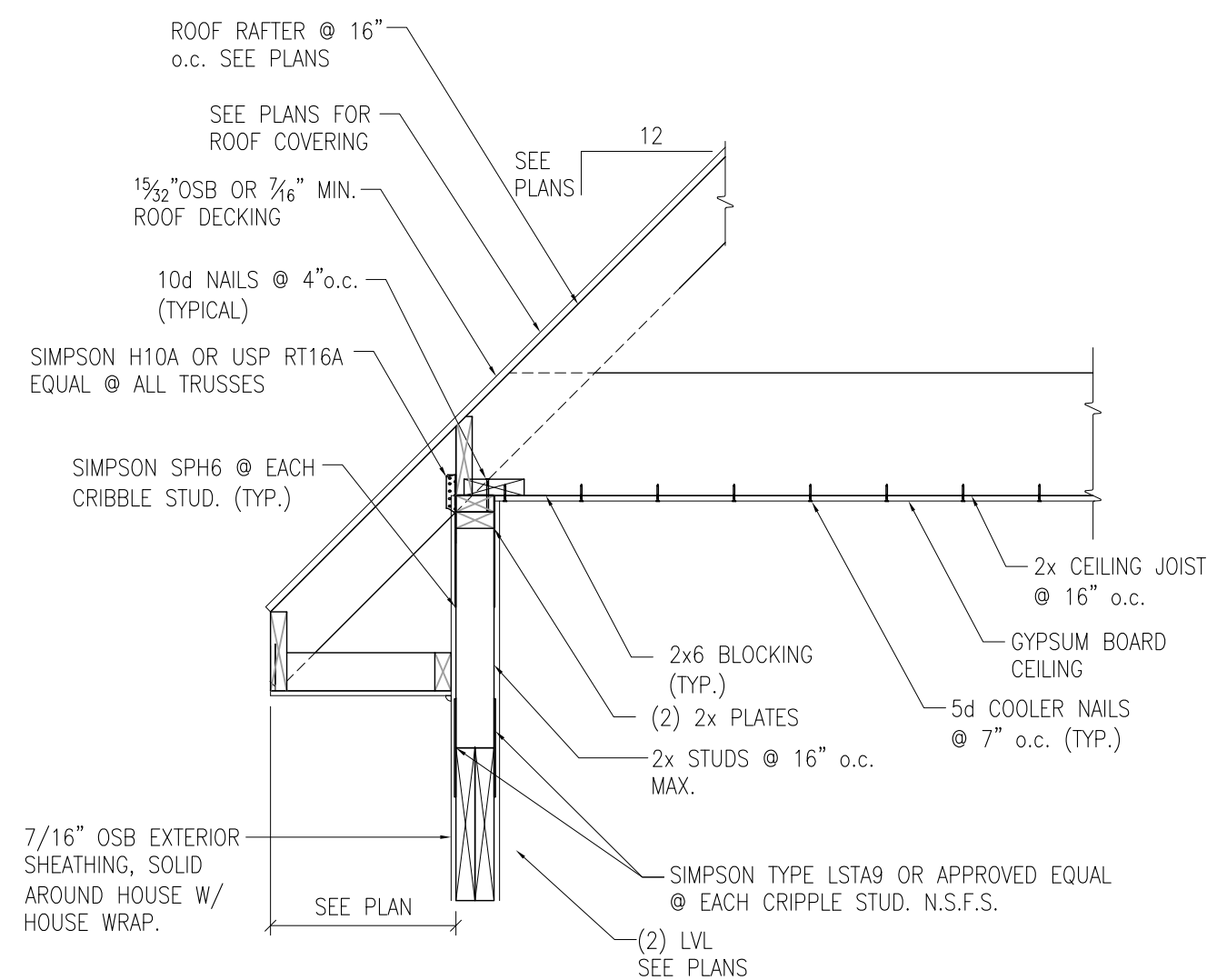
C **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"



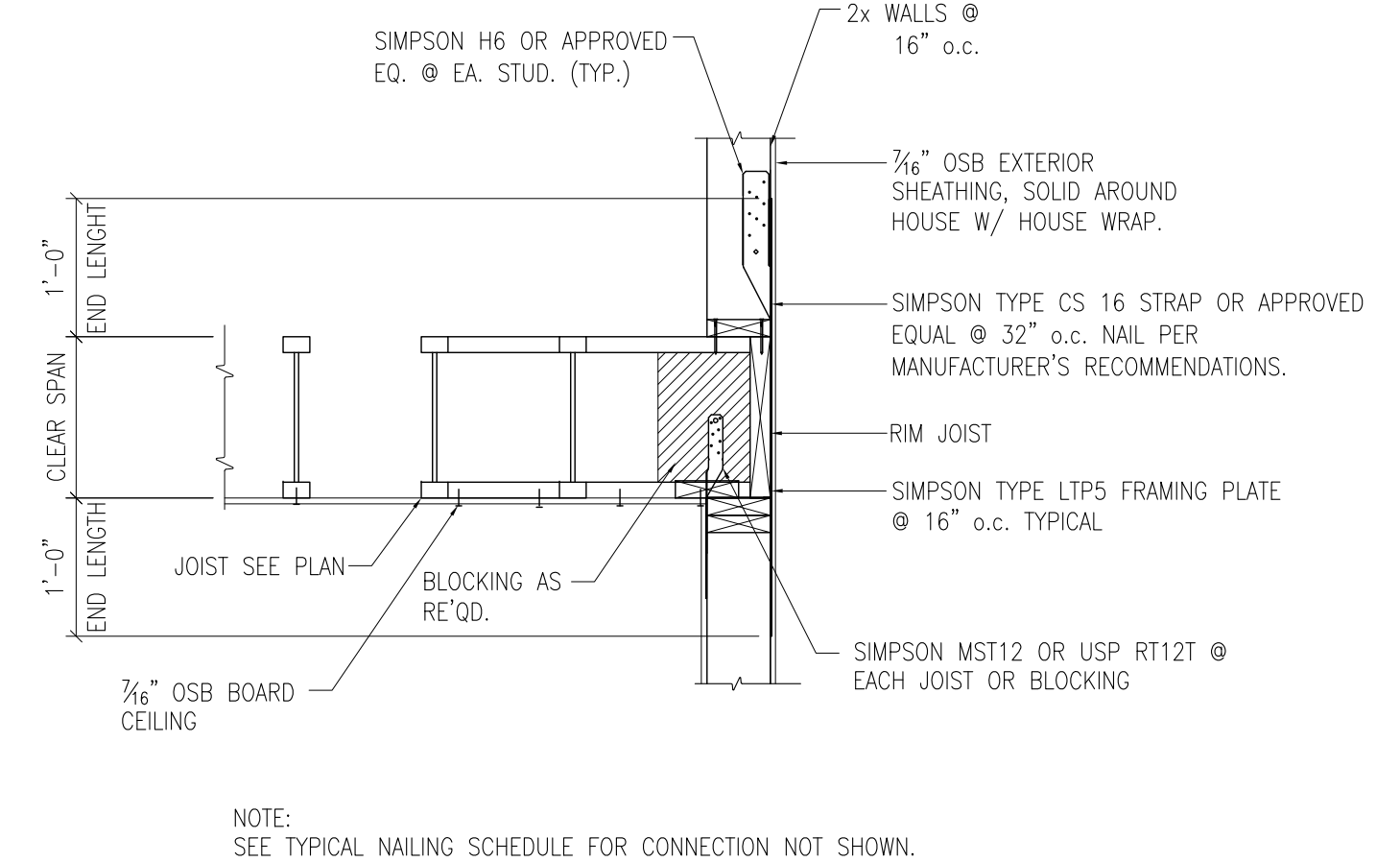
D **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"



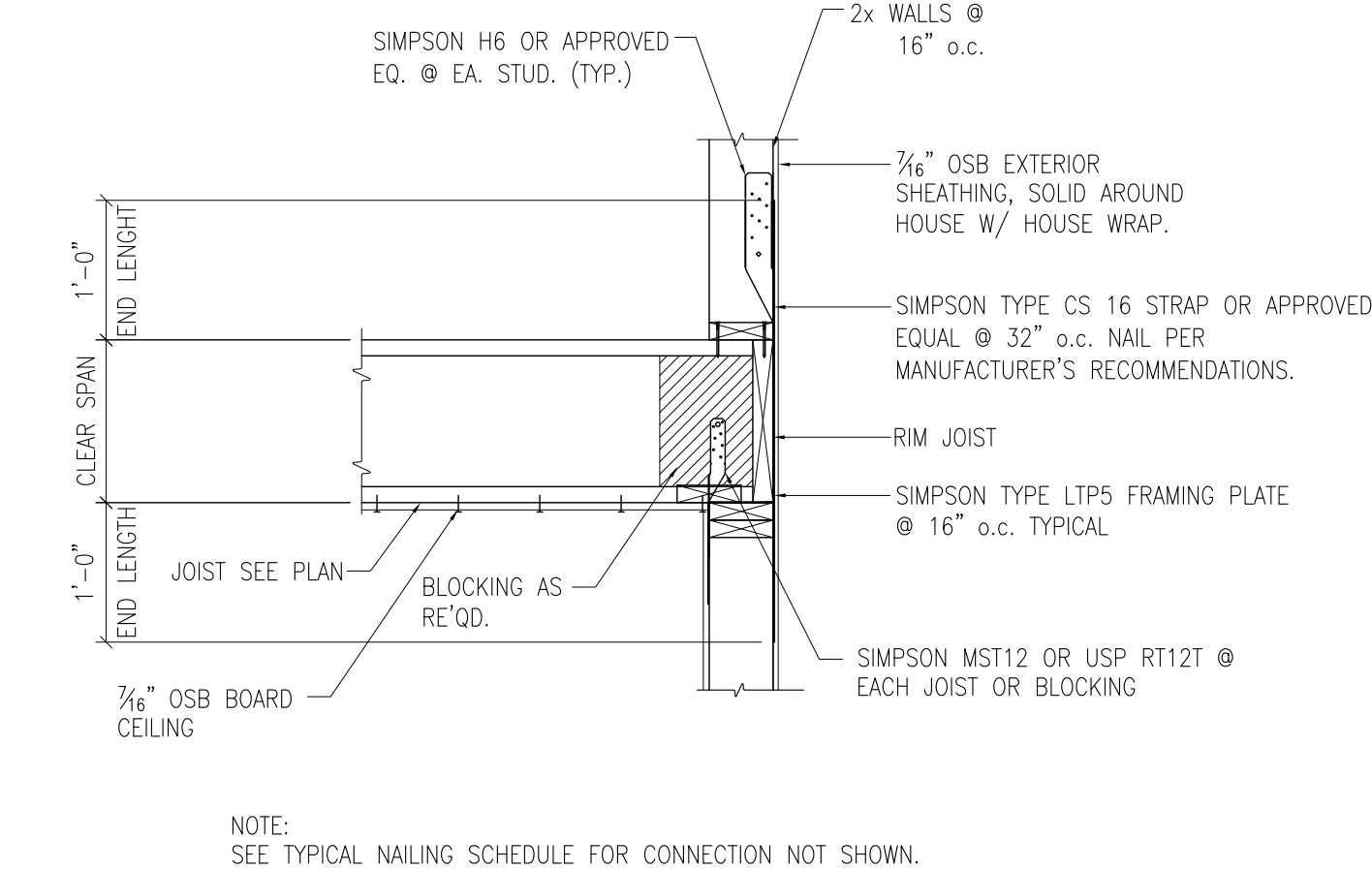
E **TYPICAL SECTION @ GARAGE DOOR**
SCALE: 3/4"=1'-0"



F **TYPICAL SECTION @ GARAGE DOOR**
SCALE: 3/4"=1'-0"



G **TYPICAL KNEE/PONY WALL FRAMING DETAIL**
SCALE: 3/4"=1'-0"



H **TYPICAL KNEE/PONY WALL FRAMING DETAIL**
SCALE: 3/4"=1'-0"

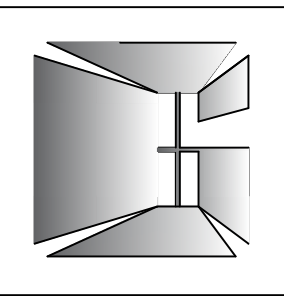
DATE: 08-17-23

JOB NO.

DRAWN: JMS

APPD:

S6.0

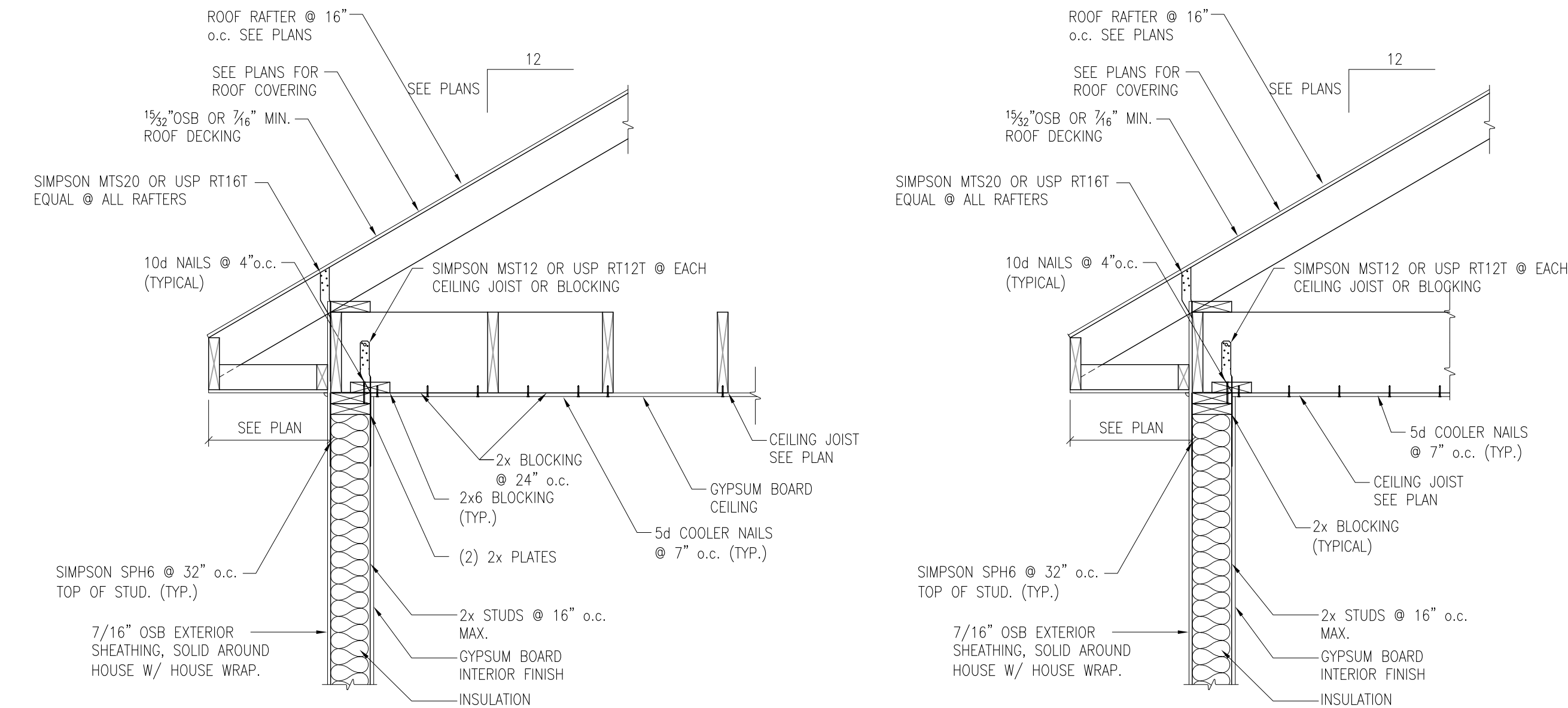


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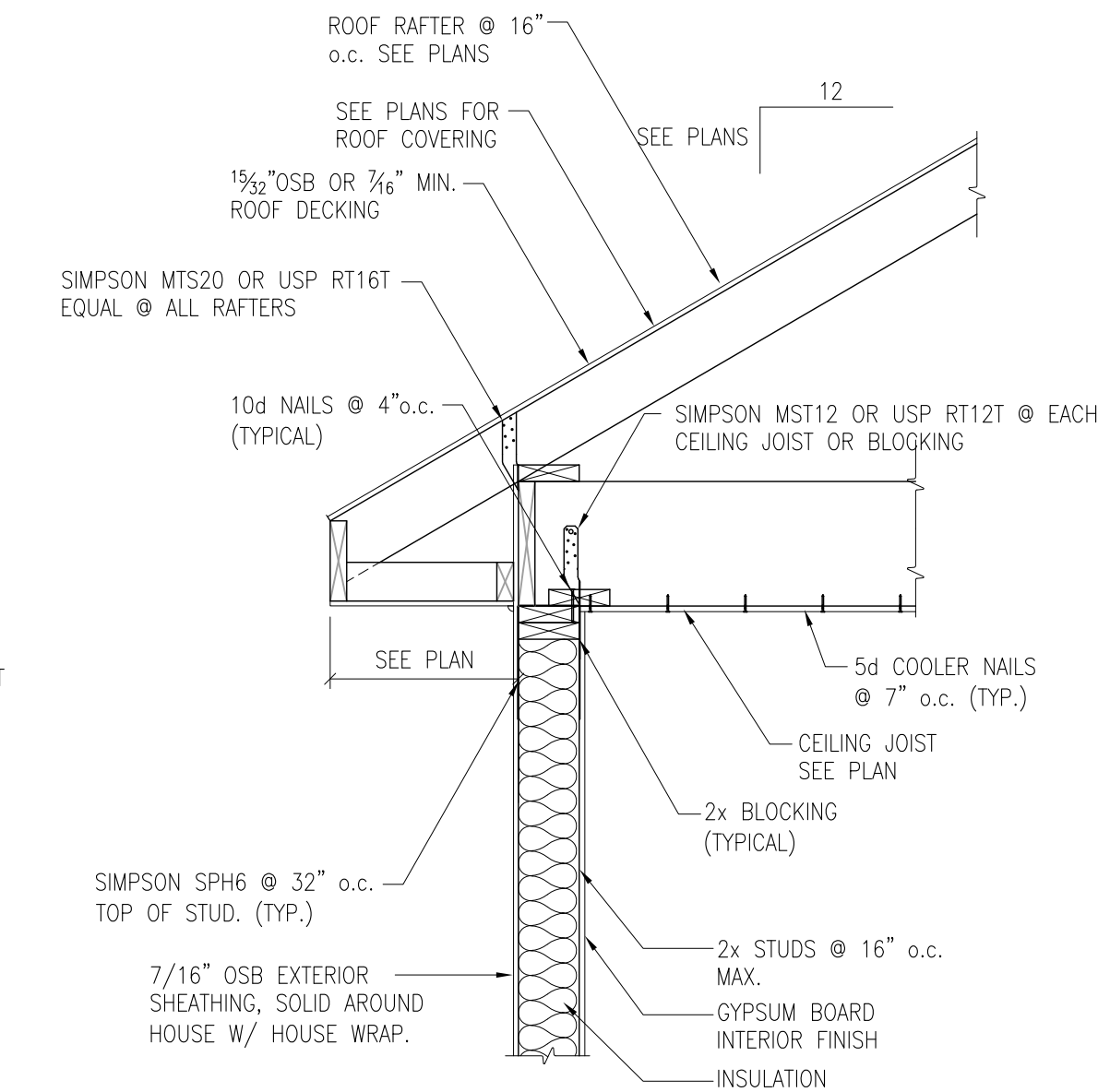
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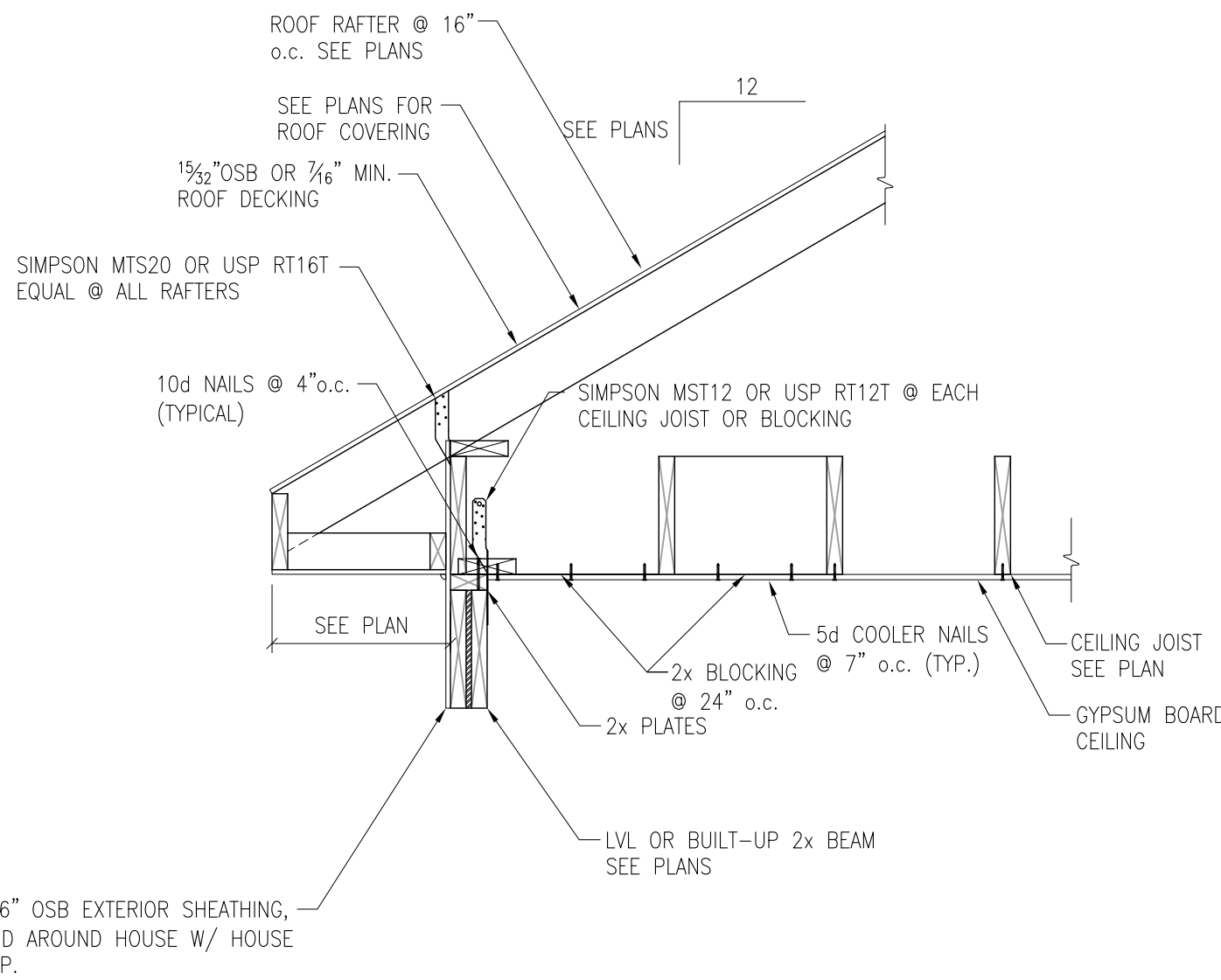
A **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"

NOTE:
USE SIMPSON H10S OR APPROVED EQUAL TO STRAP EACH ROOF RAFTER TO
DOUBLE TOP PLATE AND WALL STUD WHERE WALL STUD & ANCHOR LINE UP.

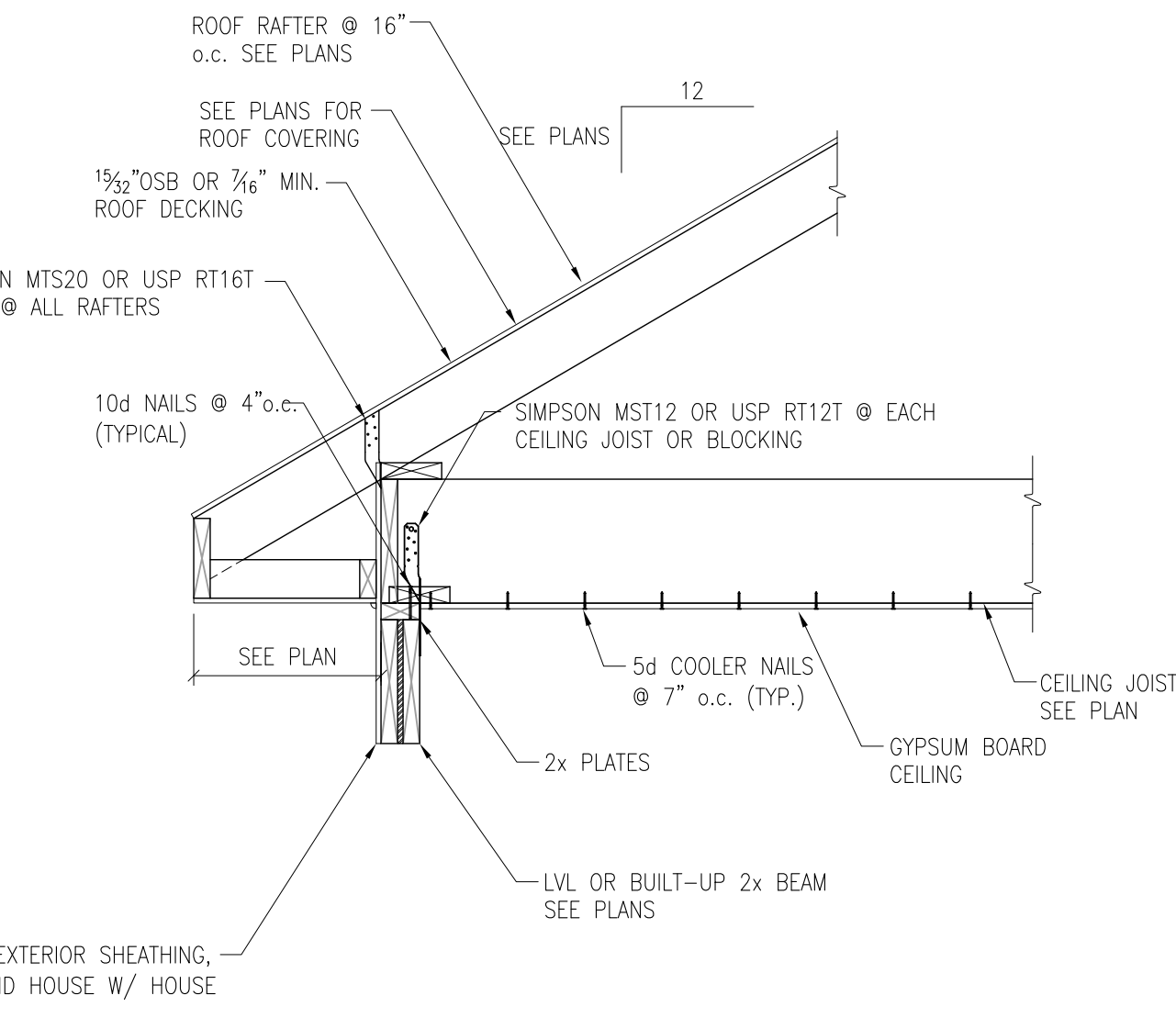


B **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"

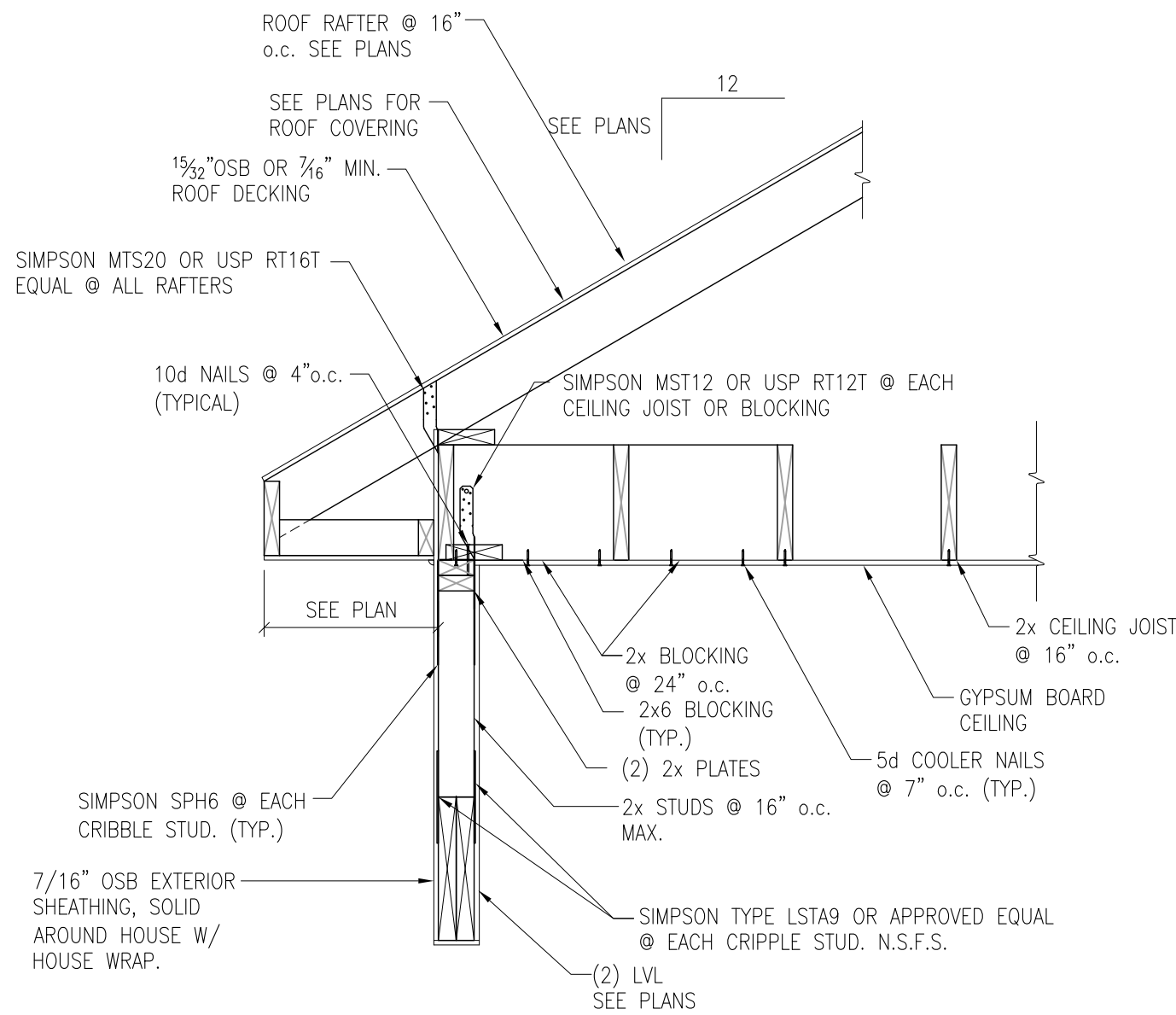
NOTE:
USE SIMPSON H10S OR APPROVED EQUAL TO STRAP EACH ROOF RAFTER TO
DOUBLE TOP PLATE AND WALL STUD WHERE WALL STUD & ANCHOR LINE UP.



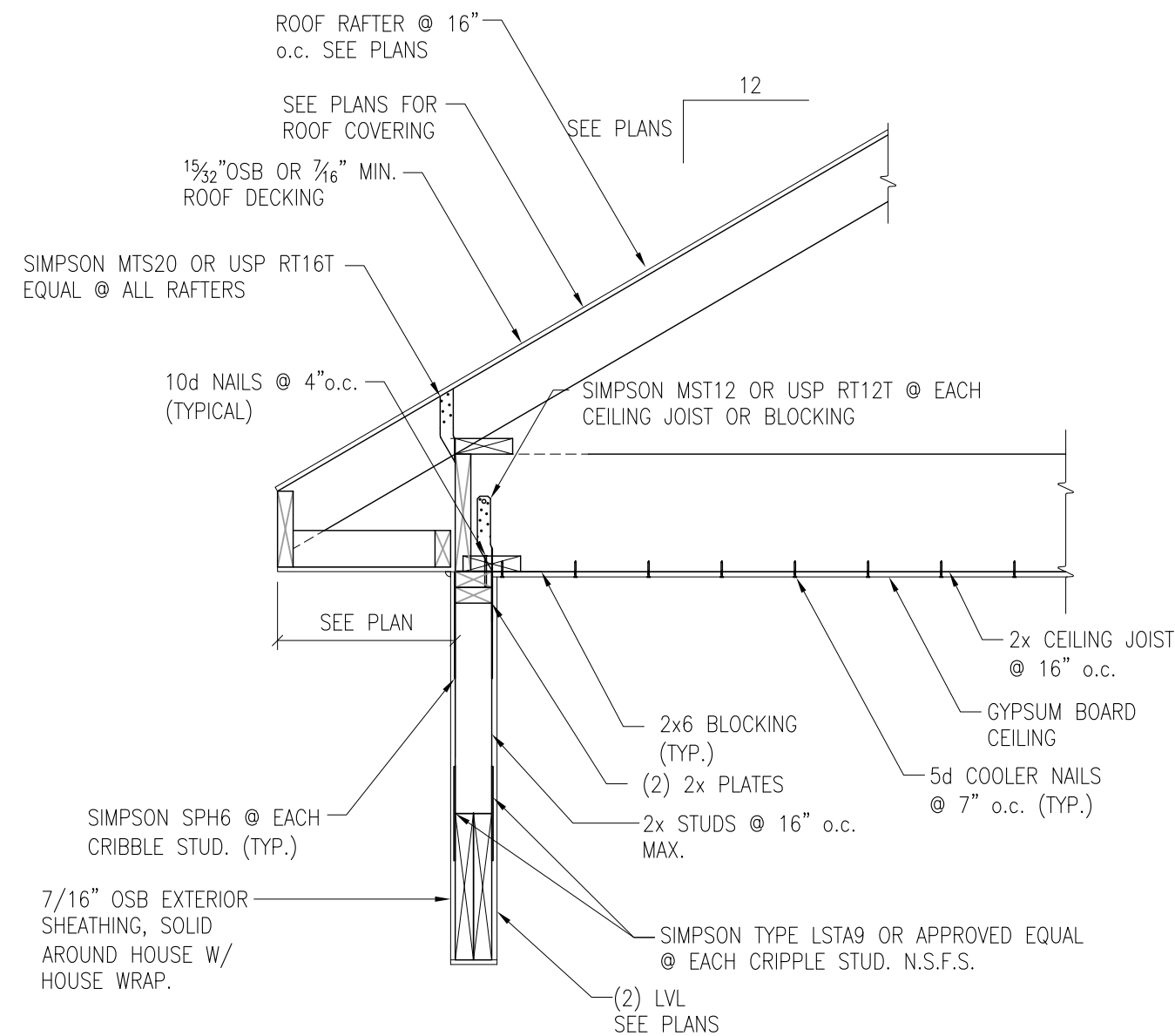
C **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"



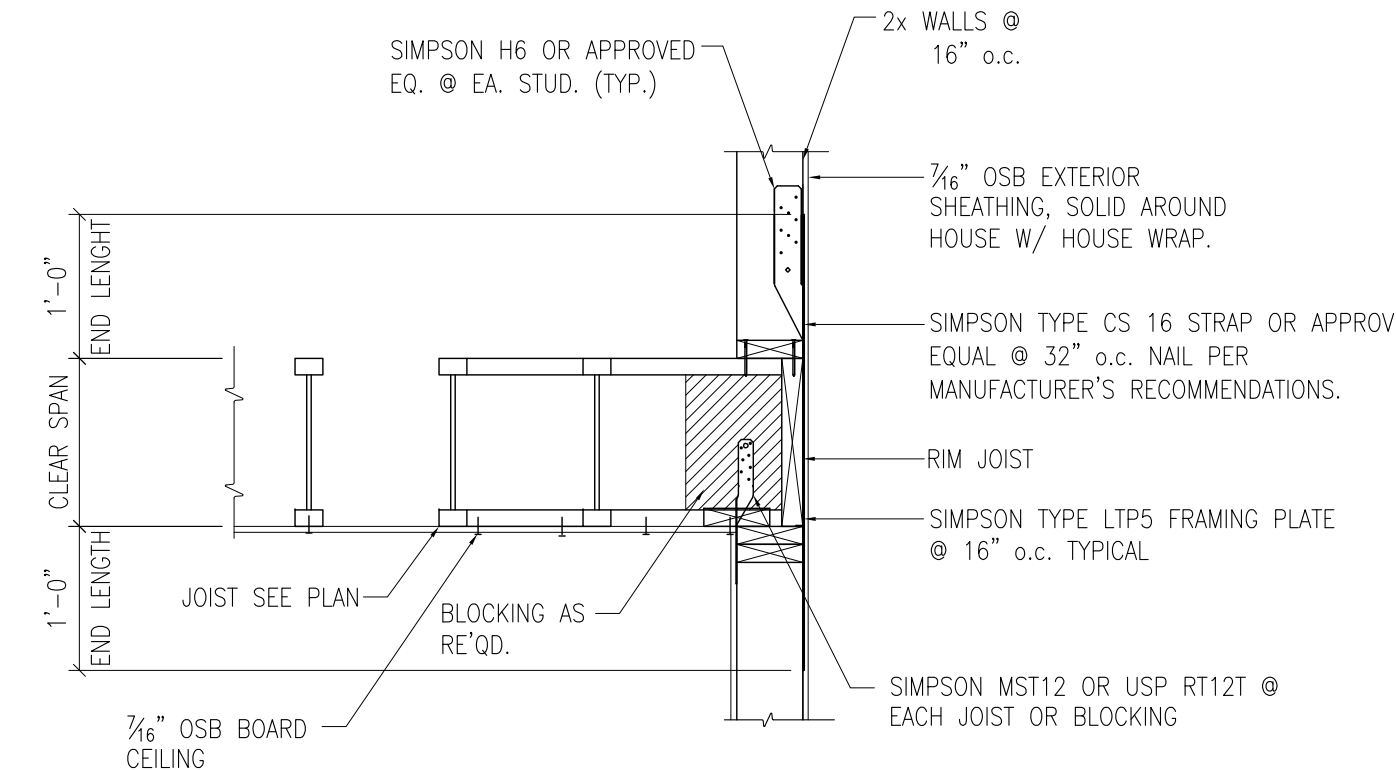
D **TYPICAL SECTION @ EXTERIOR WALL**
SCALE: 3/4"=1'-0"



E **TYPICAL SECTION @ GARAGE DOOR**
SCALE: 3/4"=1'-0"

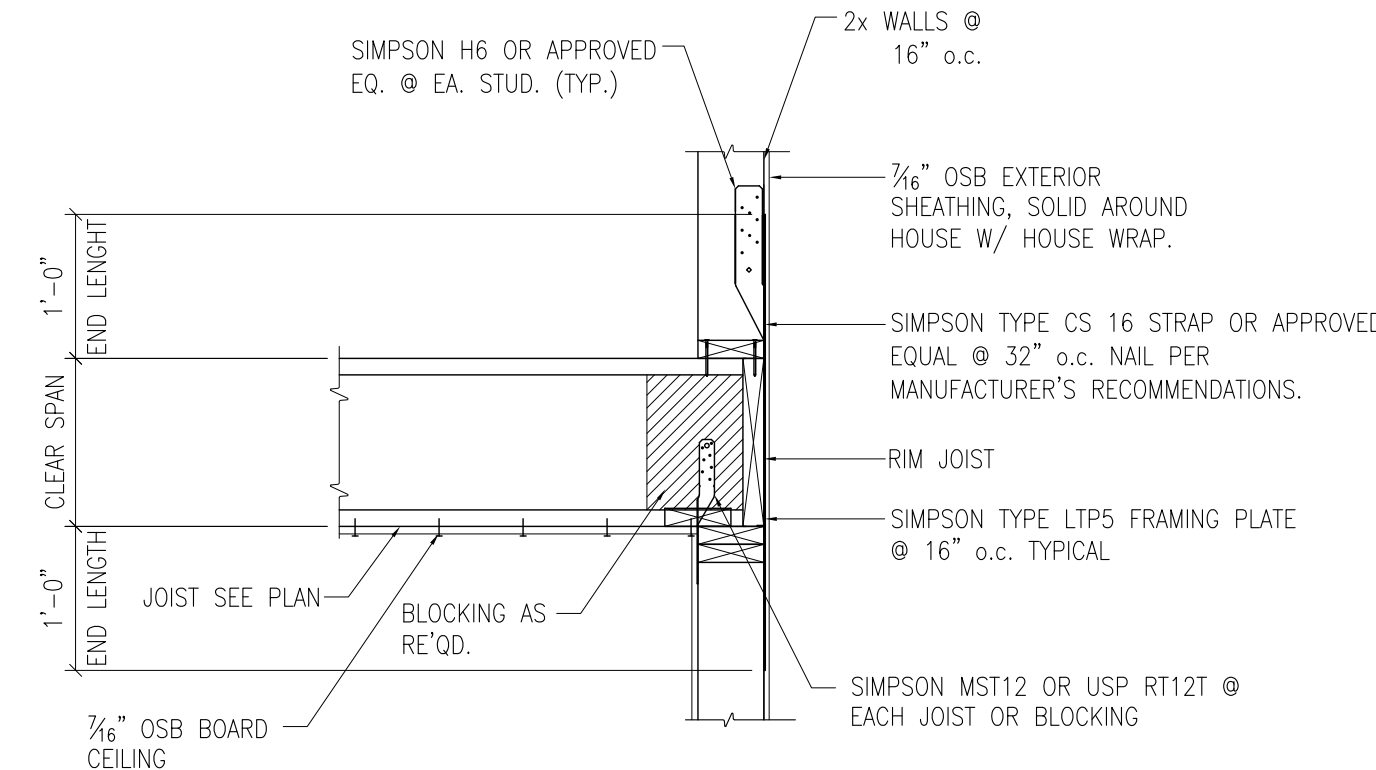


F **TYPICAL SECTION @ GARAGE DOOR**
SCALE: 3/4"=1'-0"



G **TYPICAL KNEE/PONY WALL FRAMING DETAIL**
SCALE: 3/4"=1'-0"

NOTE:
SEE TYPICAL NAILING SCHEDULE FOR CONNECTION NOT SHOWN.



H **TYPICAL KNEE/PONY WALL FRAMING DETAIL**
SCALE: 3/4"=1'-0"

NOTE:
SEE TYPICAL NAILING SCHEDULE FOR CONNECTION NOT SHOWN.

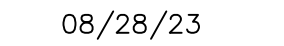
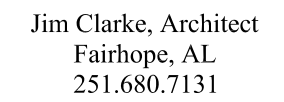
DATE: 08-17-23

JOB NO.

DRAWN: JMS

APPD:

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Foley, Alabama

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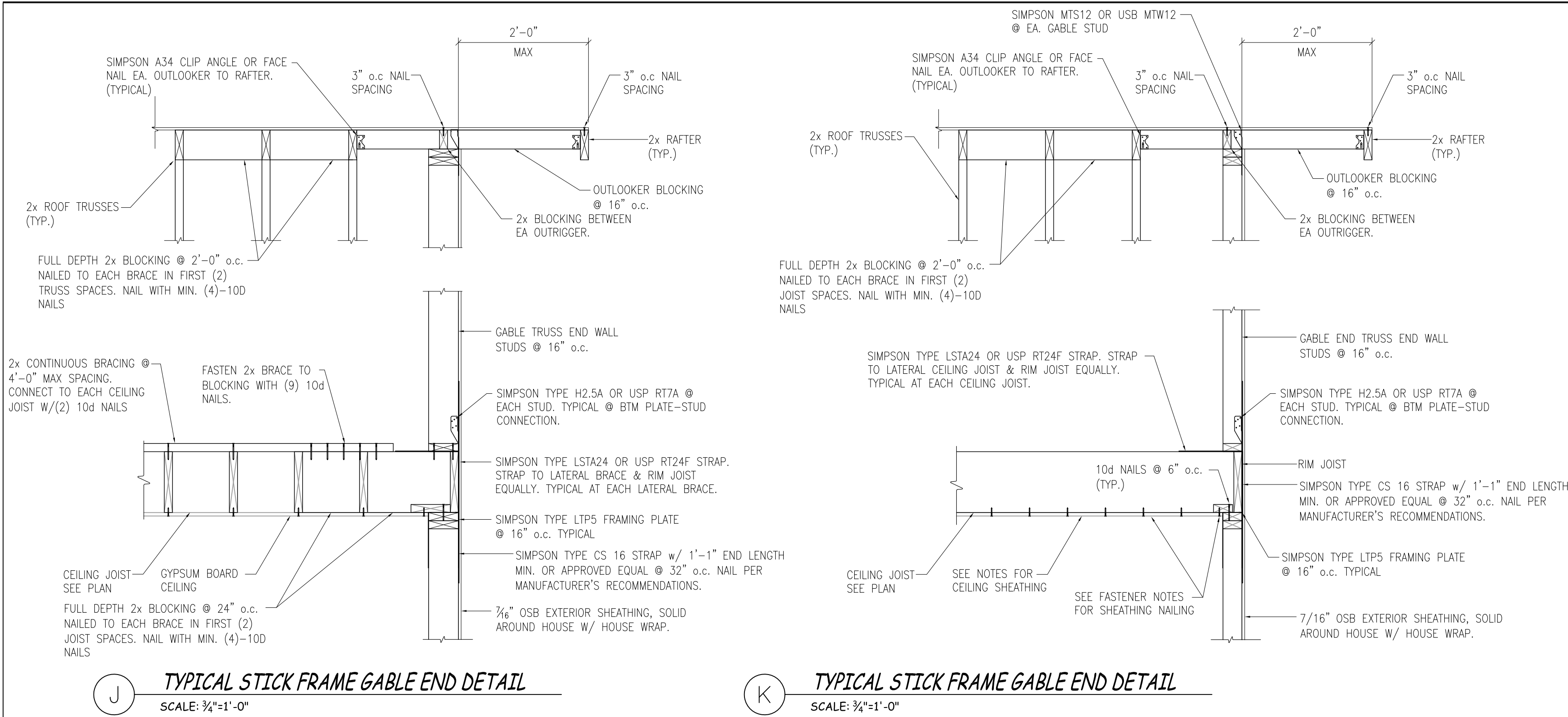
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JOB NO.

DRAWN: JMS

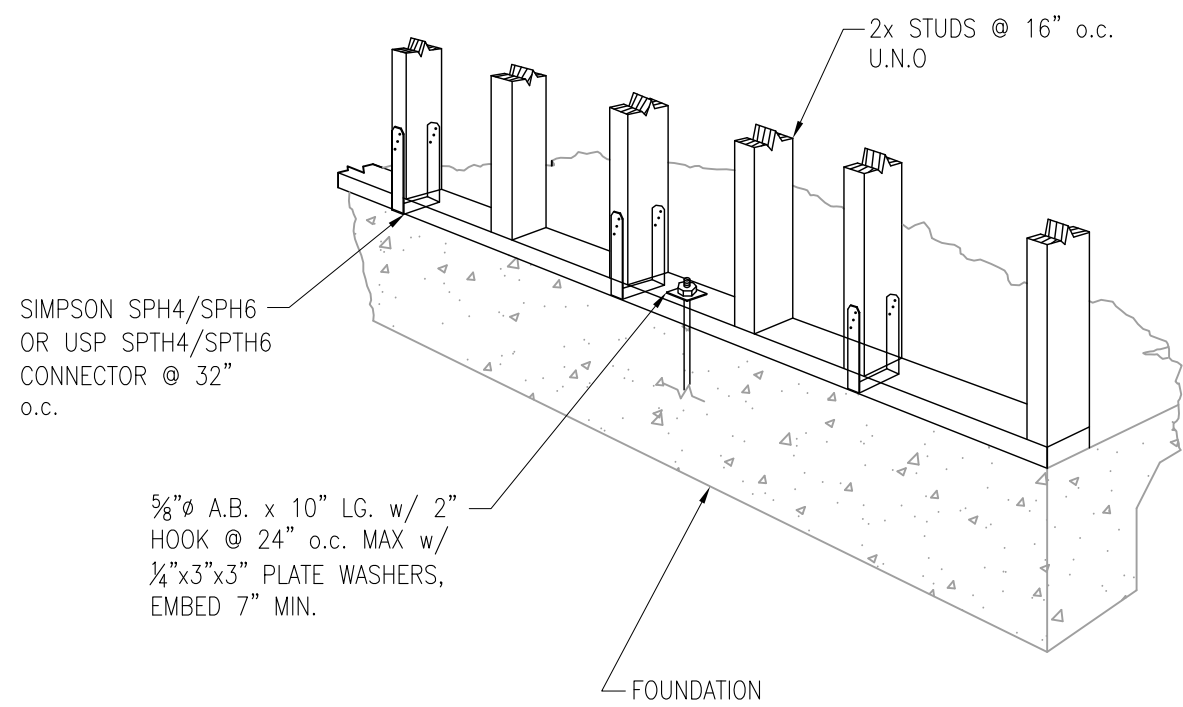
APPD:

S6.2



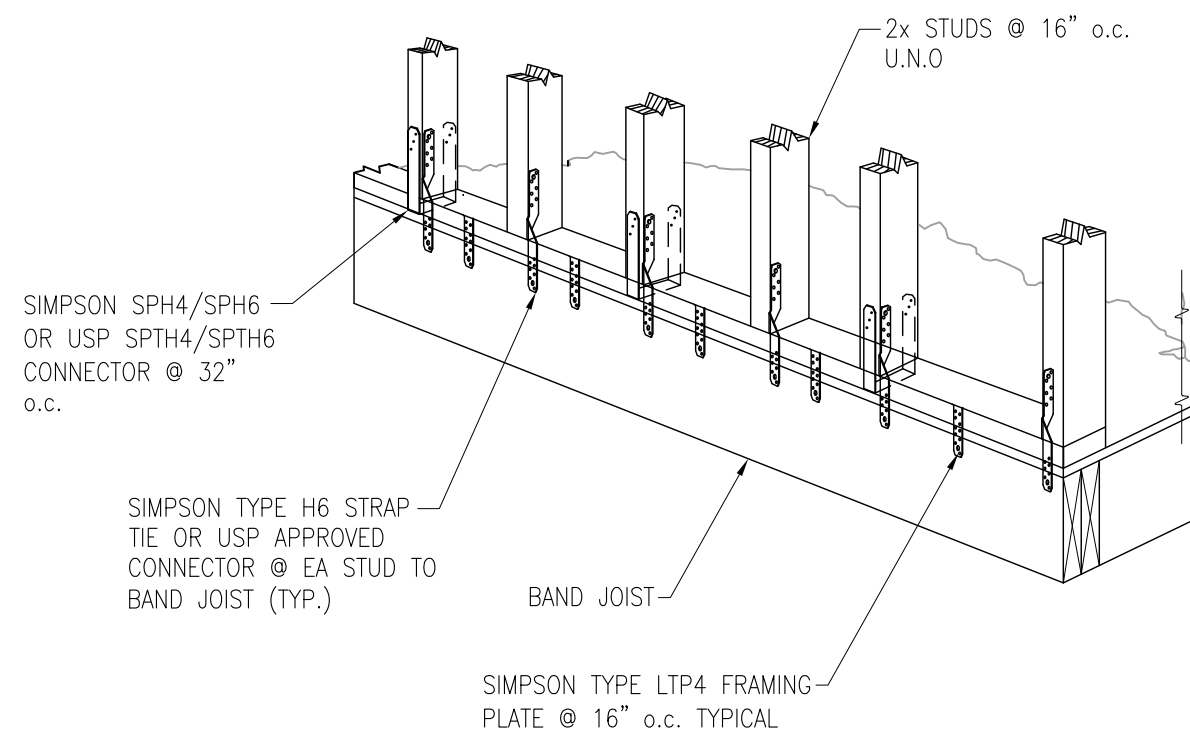
NOTE:

1. WHEN OSB OR PLYWOOD ATTIC FLOOR OR CEILING ASSEMBLIES ARE USED TO BRACE GABLE END WALLS, THE SHEATHING SHOULD EXTEND FROM THE GABLE END WALL A DISTANCE OF $\frac{1}{3}$ THE WIDTH OF THE RESIDENCE OR 90% OF THE WIDTH OF THE RESIDENCE WHEN USING GYPSUM CEILING PANELS OR TO THE NEAREST BRACED WALL.



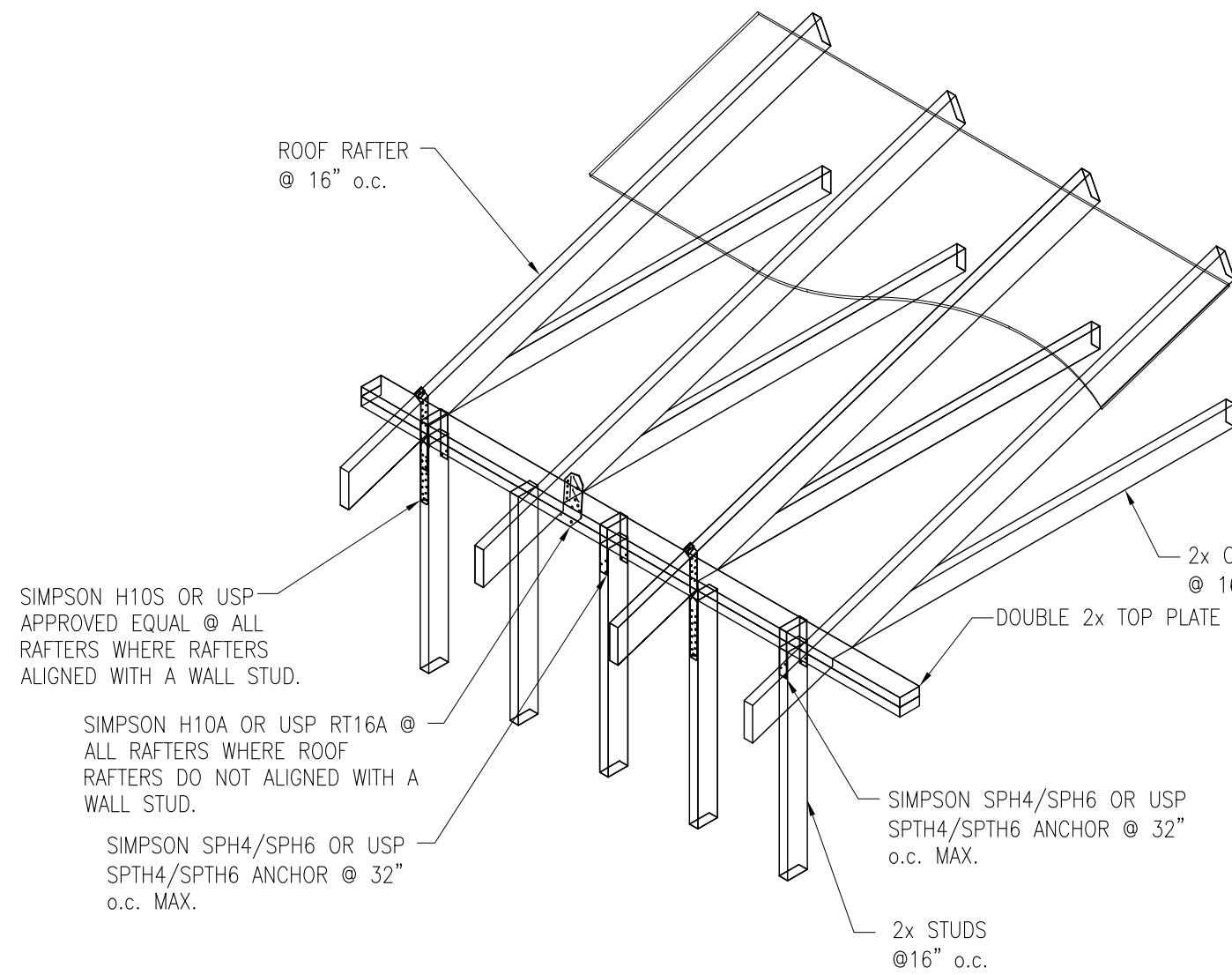
1 **TYPICAL BTM PLATE - STUD DETAIL**
SCALE: NTS

NOTE:
SIMPSON TYPE H2.5A PLATE TIE OR APPROVED EQUAL @ EVERY STUD MAY BE SUBSTITUTED FOR SPH CONNECTORS.

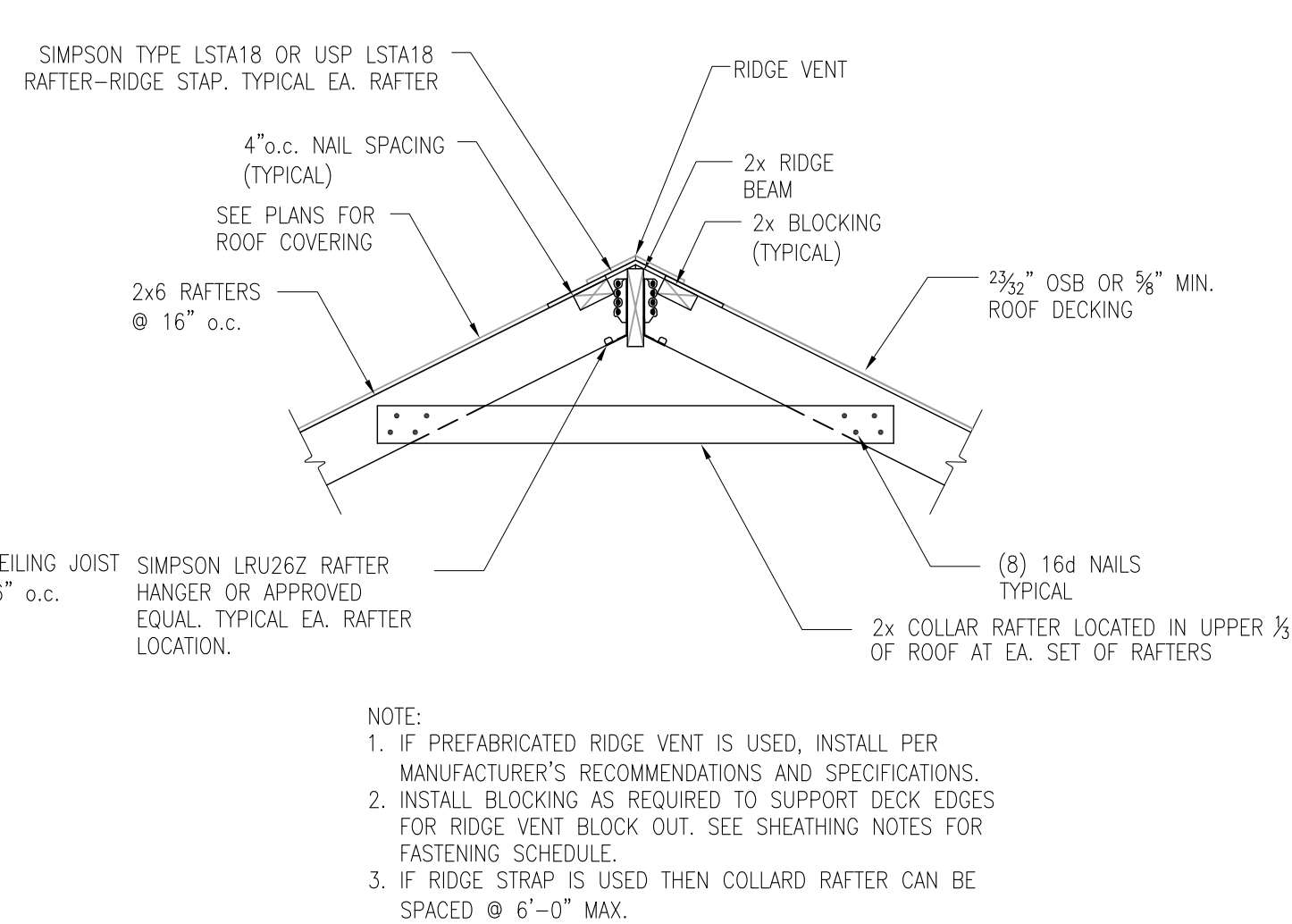


2 **TYPICAL BTM PLATE - STUD DETAIL**
SCALE: NTS

NOTE:
SIMPSON TYPE H2.5A PLATE TIE OR APPROVED EQUAL @ EVERY STUD MAY BE SUBSTITUTED FOR SPH CONNECTORS.

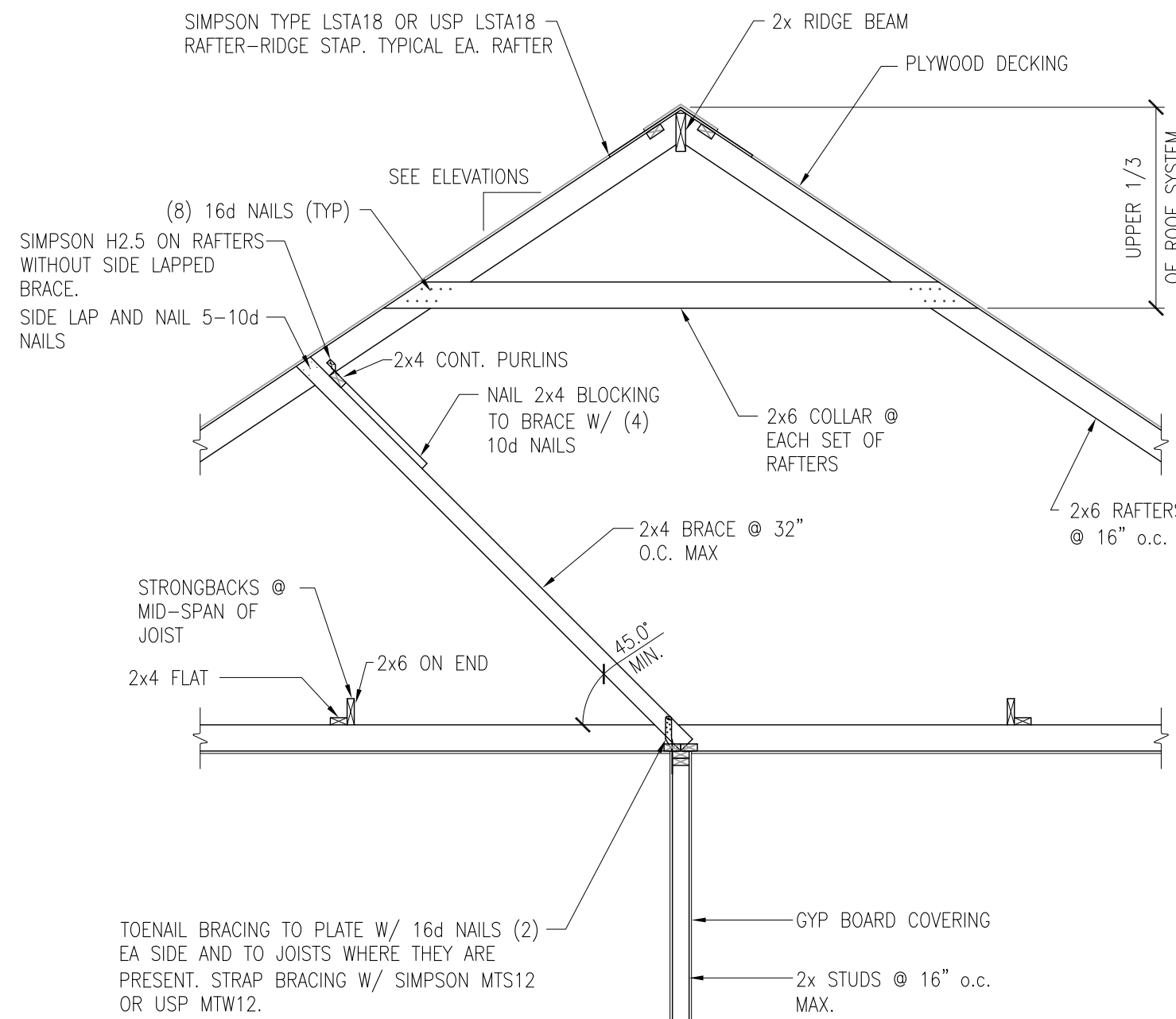


3 **TYPICAL TOP PLATE - RAFTER DETAIL**
SCALE: NTS



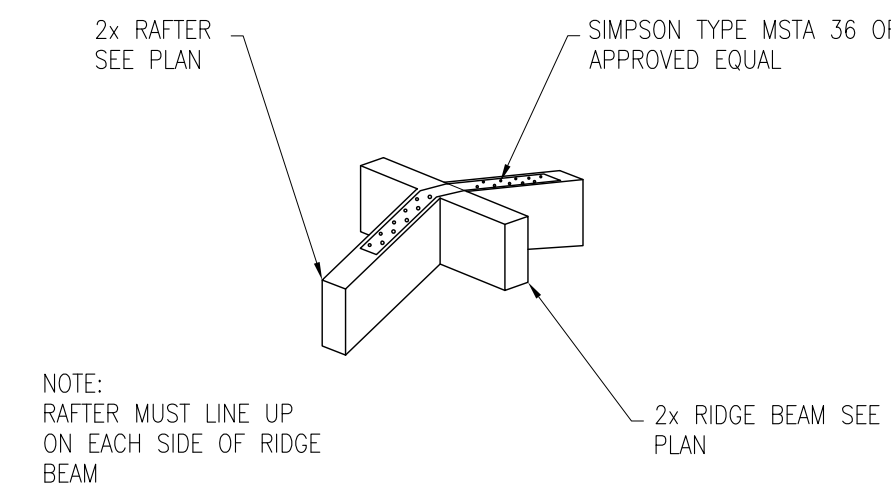
4 **TYPICAL COLLAR/ RAFTER DETAIL**
SCALE: 3/4\"=1'-0"

NOTE:
1. IF PREFABRICATED RIDGE VENT IS USED, INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
2. INSTALL BLOCKING AS REQUIRED TO SUPPORT DECK EDGES FOR RIDGE VENT BLOCK OUT. SEE SHEATHING NOTES FOR FASTENING SCHEDULE.
3. IF RIDGE STRAP IS USED THEN COLLARD RAFTER CAN BE SPACED @ 6'-0" MAX.

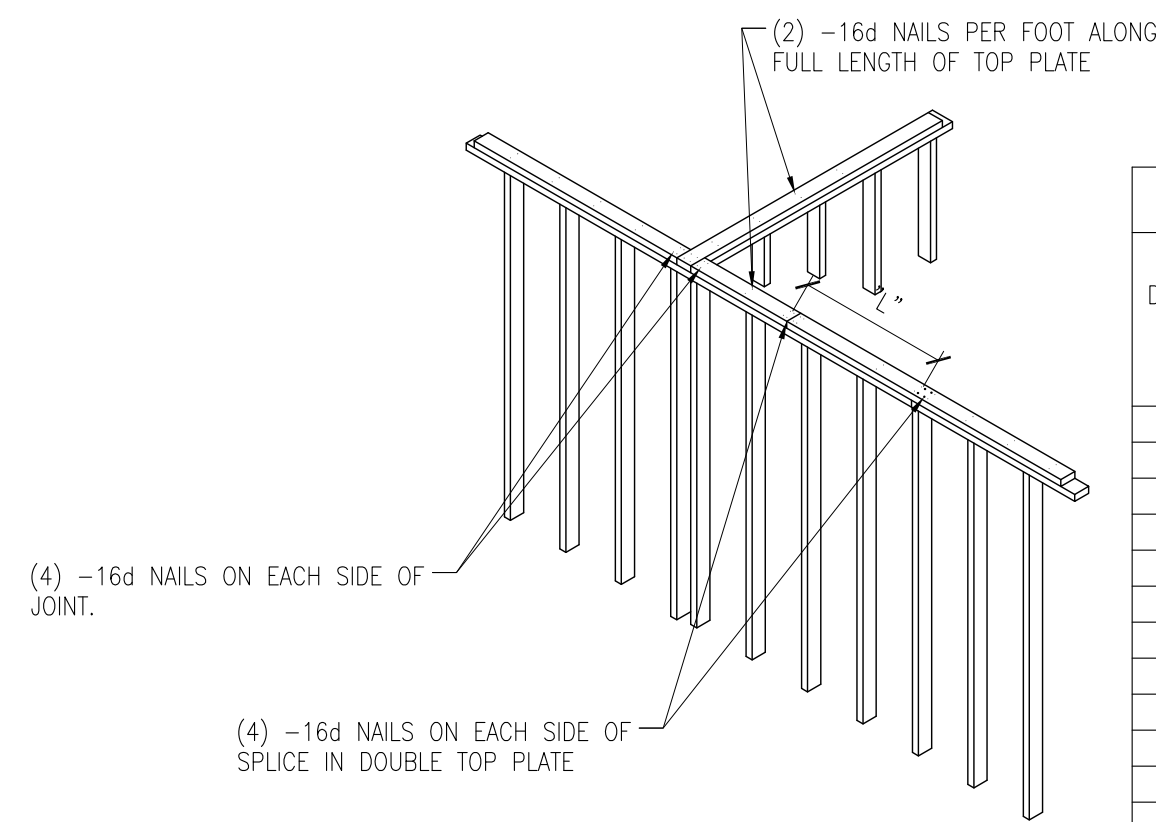


5 **TYPICAL ROOF RAFTER BRACING DETAIL**
SCALE: 3/8\"=1'-0"

NOTES:
1. ALL RAFTERS SHALL BE 2x6 @ 16" o.c. UNLESS NOTED OTHERWISE.
2. RAFTERS SHALL NOT SPAN MORE THAN MAXIMUM SPACING ON ROOF PLAN WITHOUT BRACING TO LOAD BEARING WALL BELOW.
3. RAFTER BRACES SHALL BE SPACED @ 4'-0" MAXIMUM.
4. RAFTER BRACE SHALL HAVE NO LESS THAN A 45° ANGLE.
5. RAFTER BRACES SHALL BE NO MORE THAN 8' MAX. IN LENGTH WITHOUT LATERAL SUPPORT TO BEARING WALL.
6. RAFTER BRACES GREATER THAN 8'-0" IN LENGHT SHALL BE 2x6 OR (2) 2x4 MINIMUM.

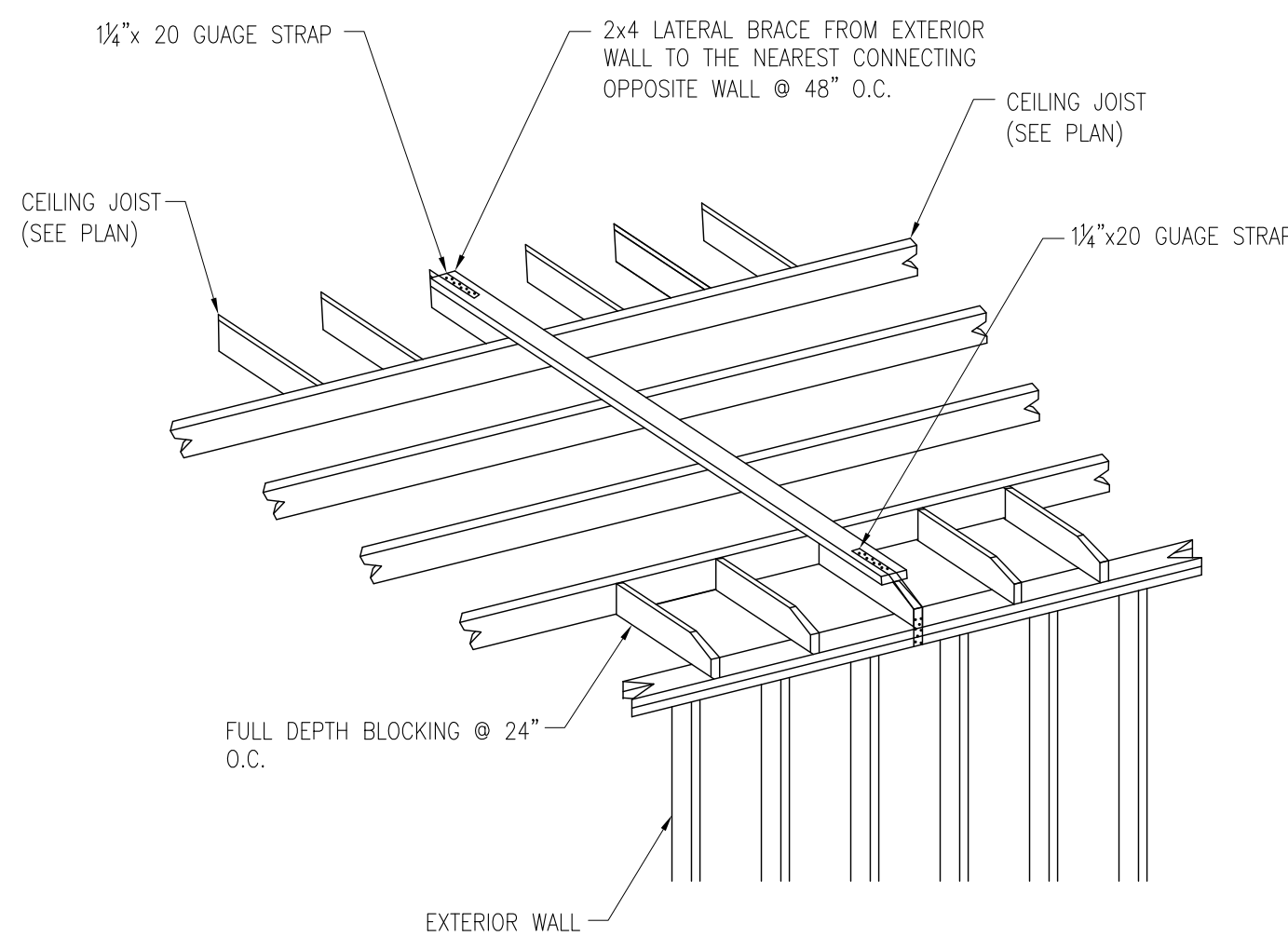


6 **TYPICAL RAFTER RIDGE STRAP DETAIL**
SCALE: NTS

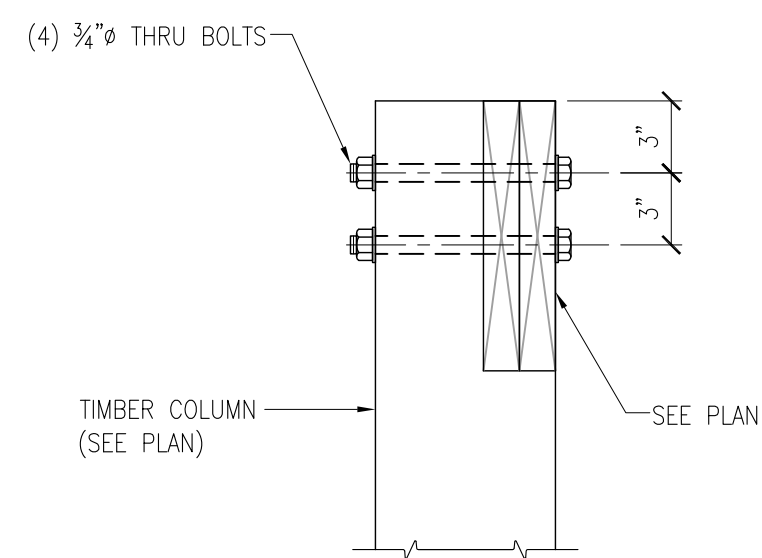


9 **TYPICAL TOP PLATE PLATE NAILING AND SPLICE REQ'D**
SCALE: NTS

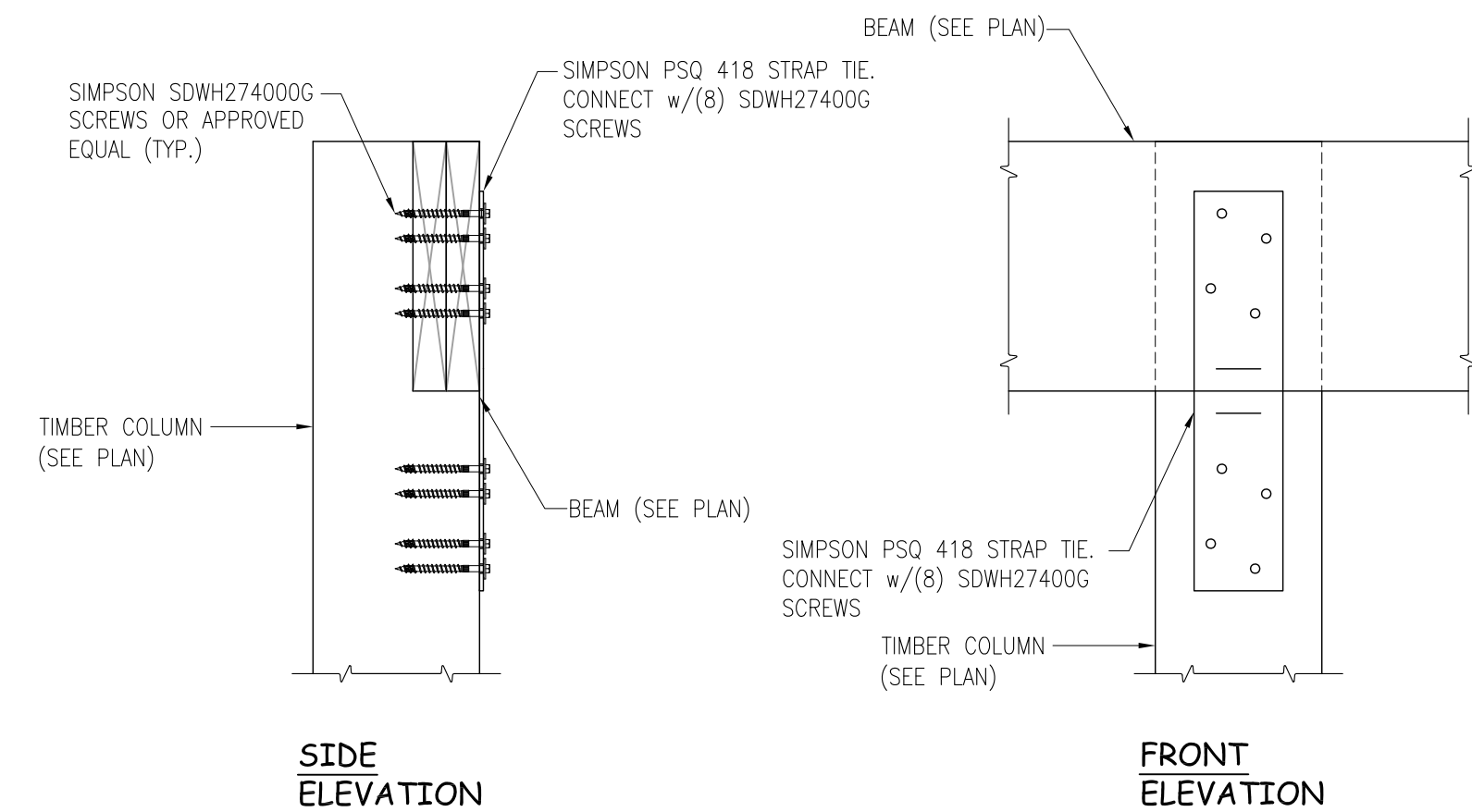
BUILDING DIMENSION (FT)	TOP PLATE MINIMUM SPLICE LENGTHS	
	L = MINIMUM SPLICE LENGTH (FT.)	
	1- STORY SLAB ON GRADE	ALL OTHER CASES
12	3	2
16	4	3
20	5	4
24	6	4
28	7	5
32	8	6
36	9	7
40	11	8
50	13	10
60	16	12
70	19	14
80	22	16



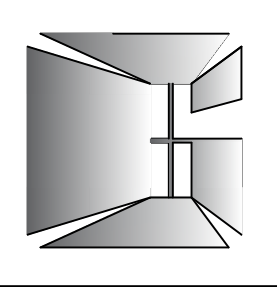
7 **TYPICAL EXTERIOR WALL // TO RIDGE LATERAL BRACING DETAIL**
SCALE: NTS



10 **TYPICAL PORCH BEAM DETAIL**
SCALE: 1 1/2\"=1'-0"



11 **TYPICAL COLUMN-BEAM CONNECTION DETAIL**
SCALE: 1 1/2\"=1'-0"



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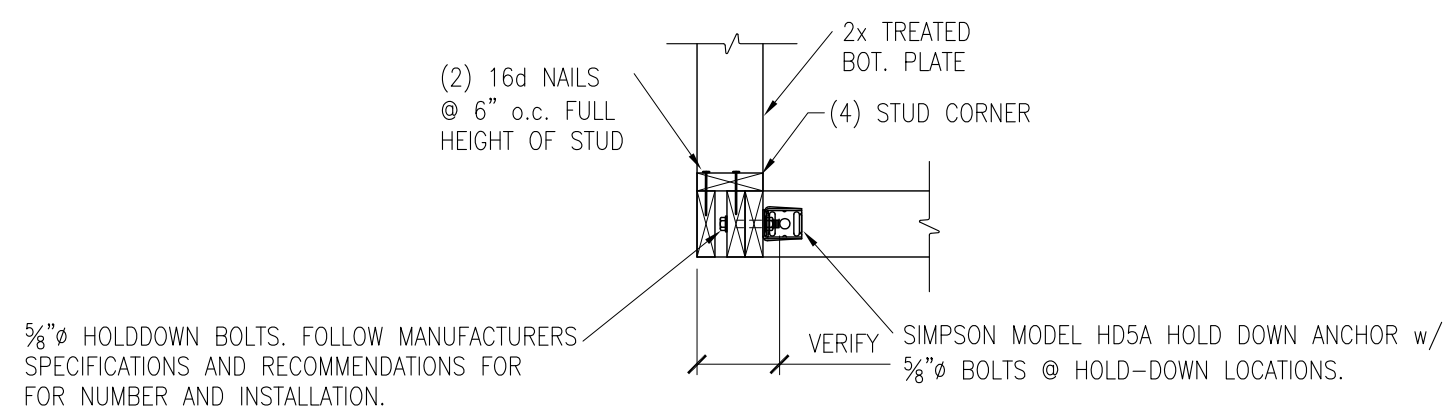
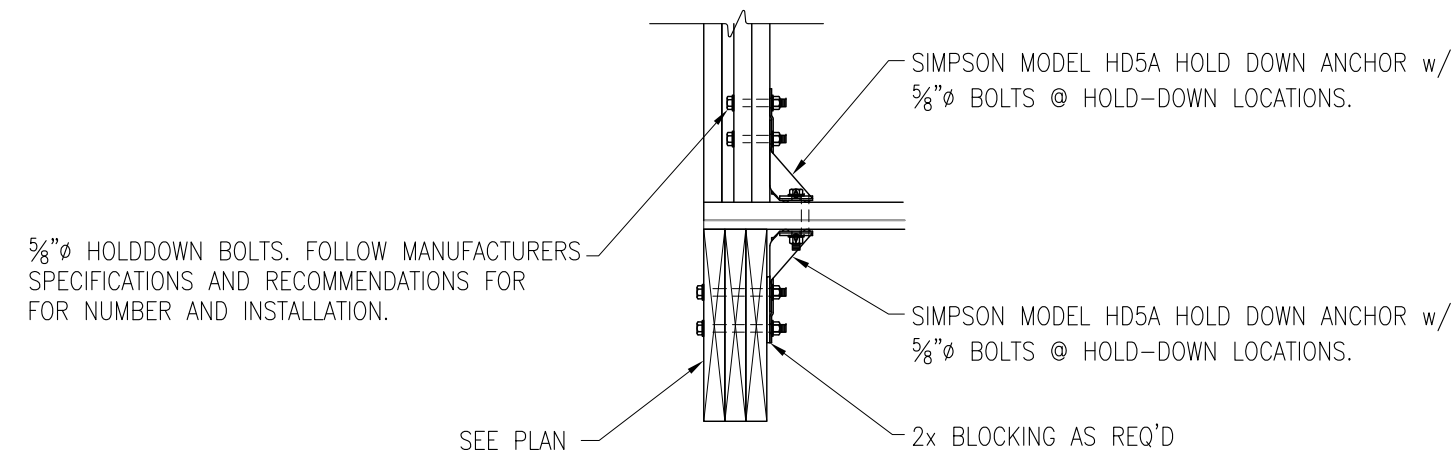
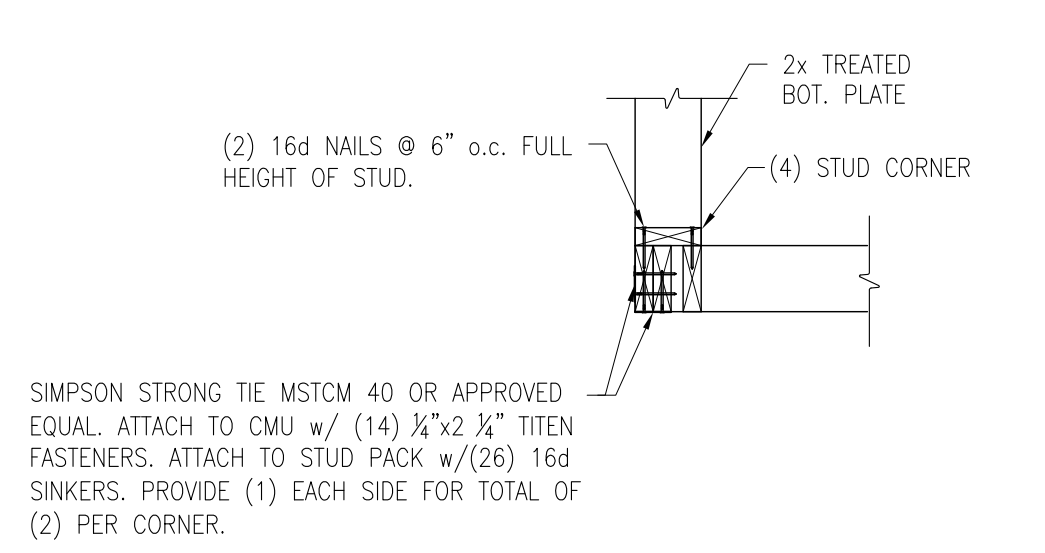
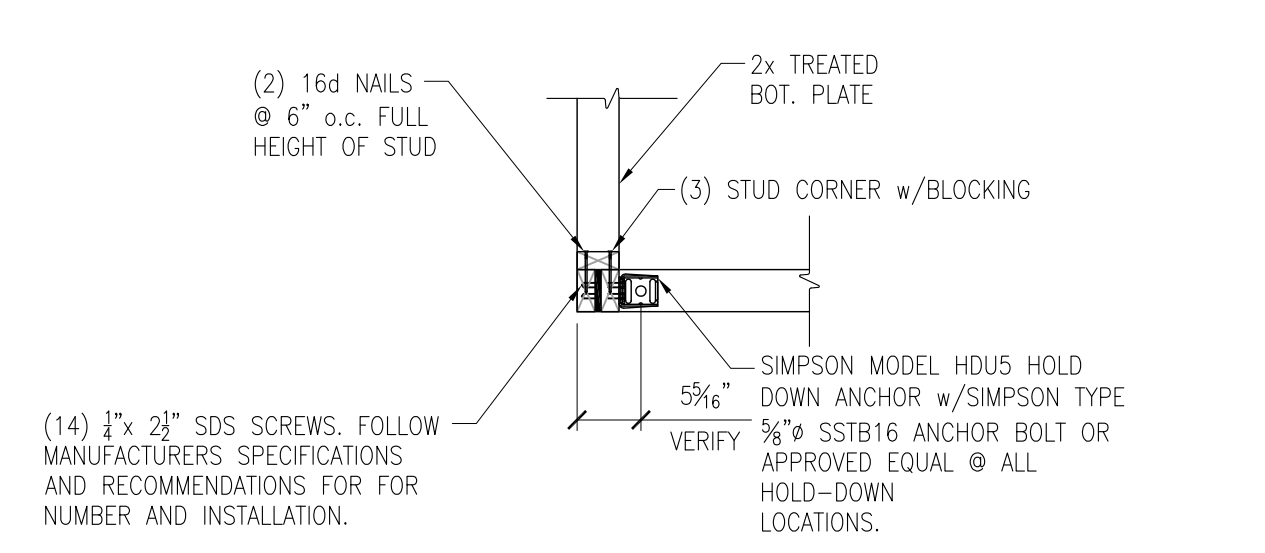
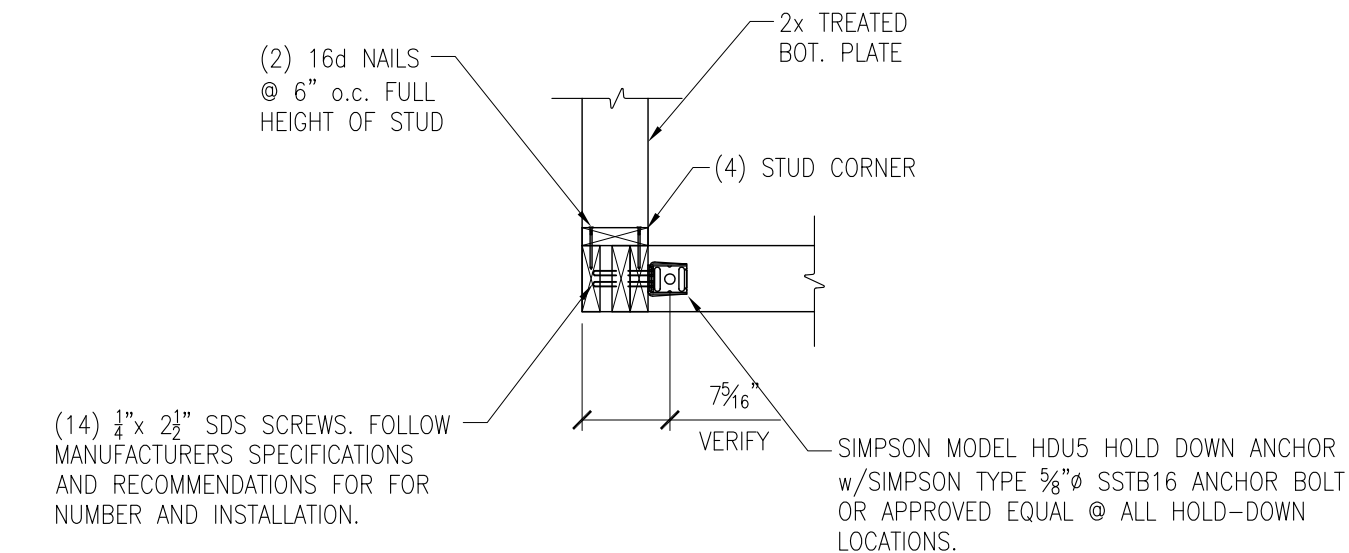
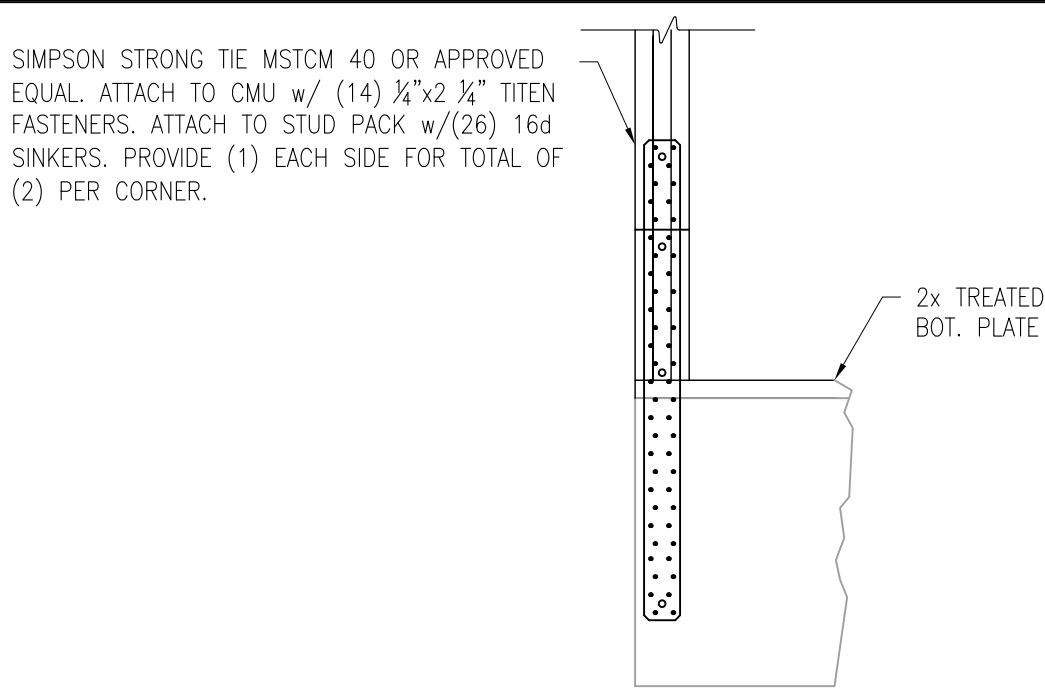
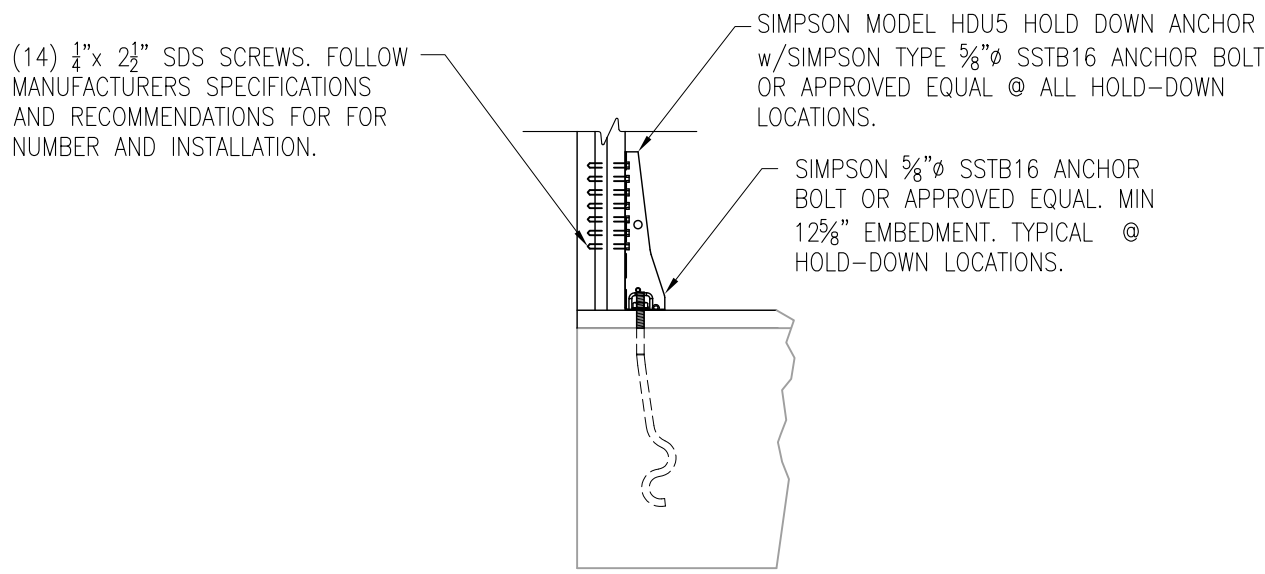
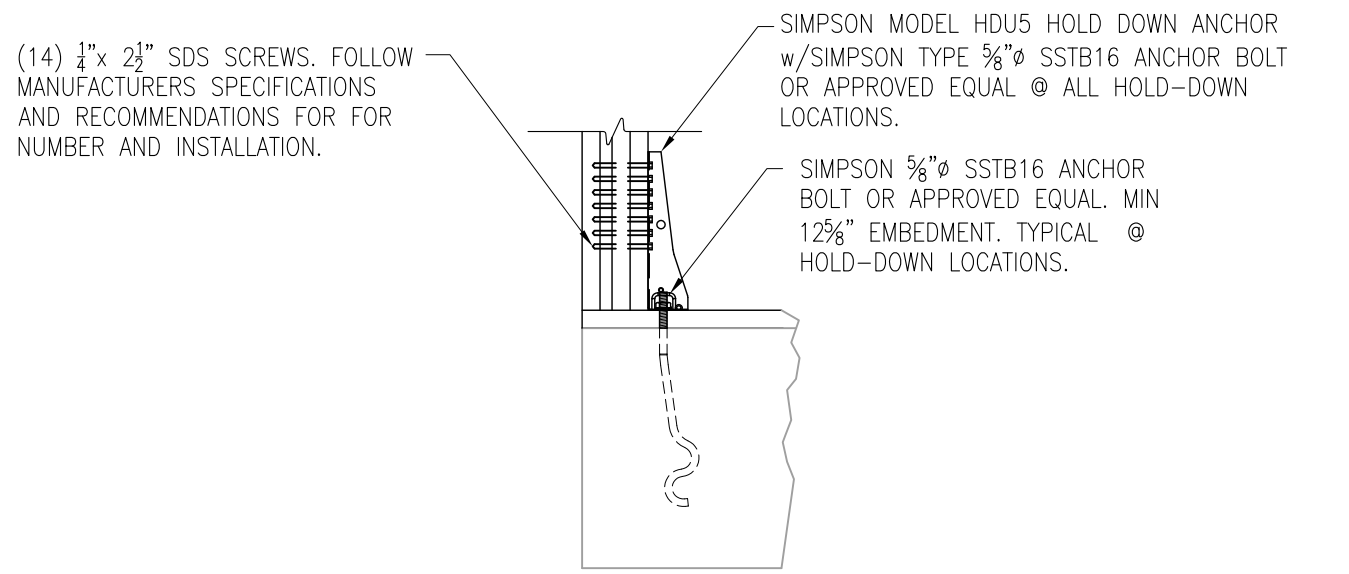
DATE: 08-17-23

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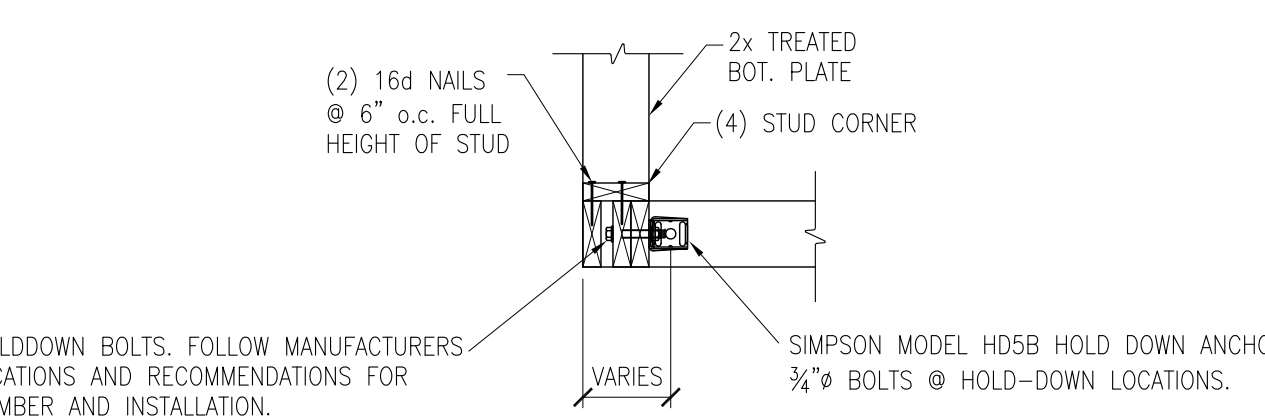
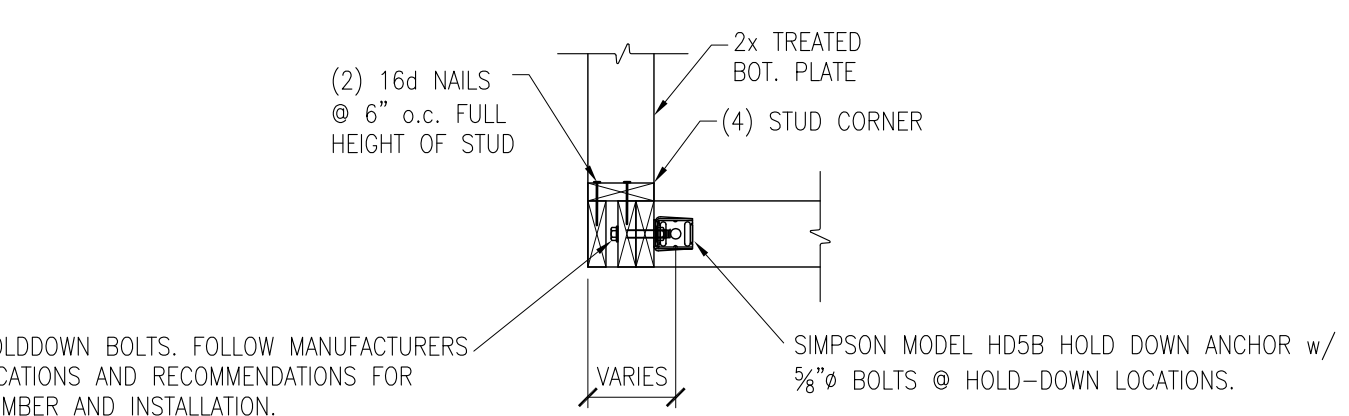
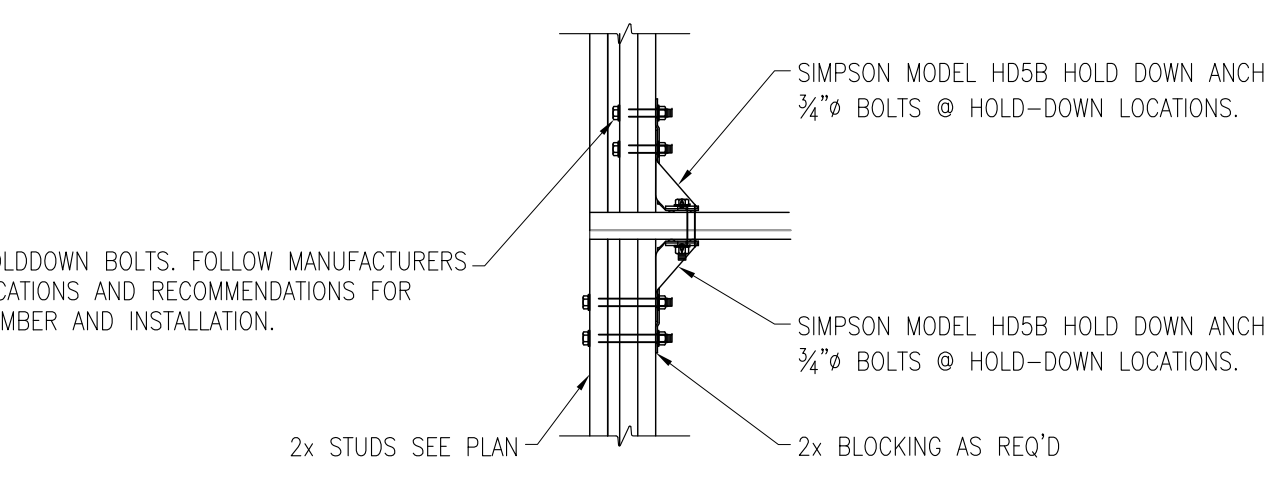
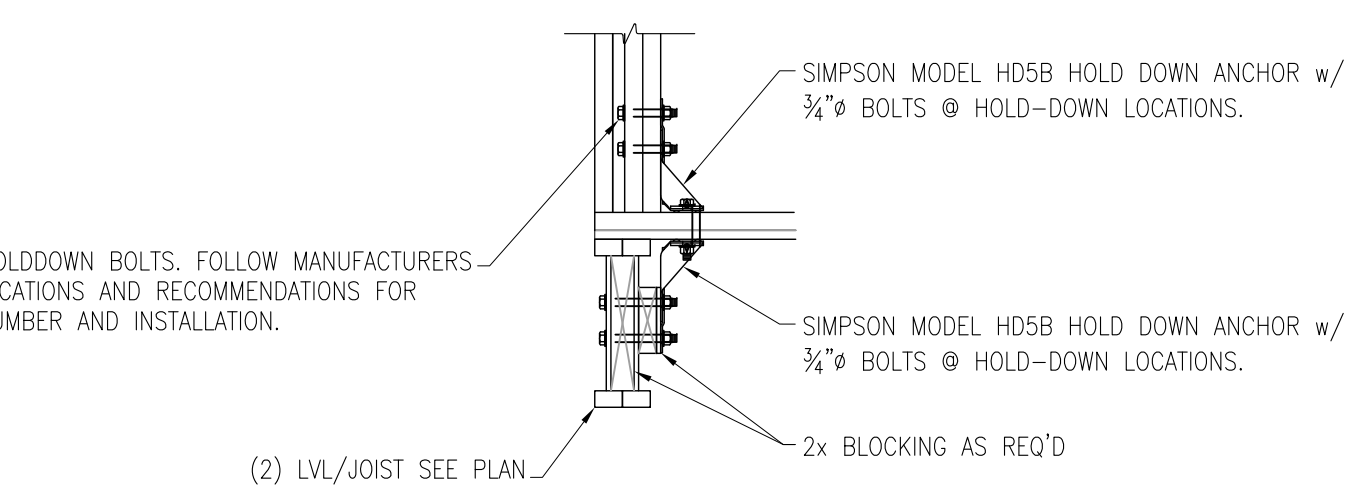
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APPD:

S7.0

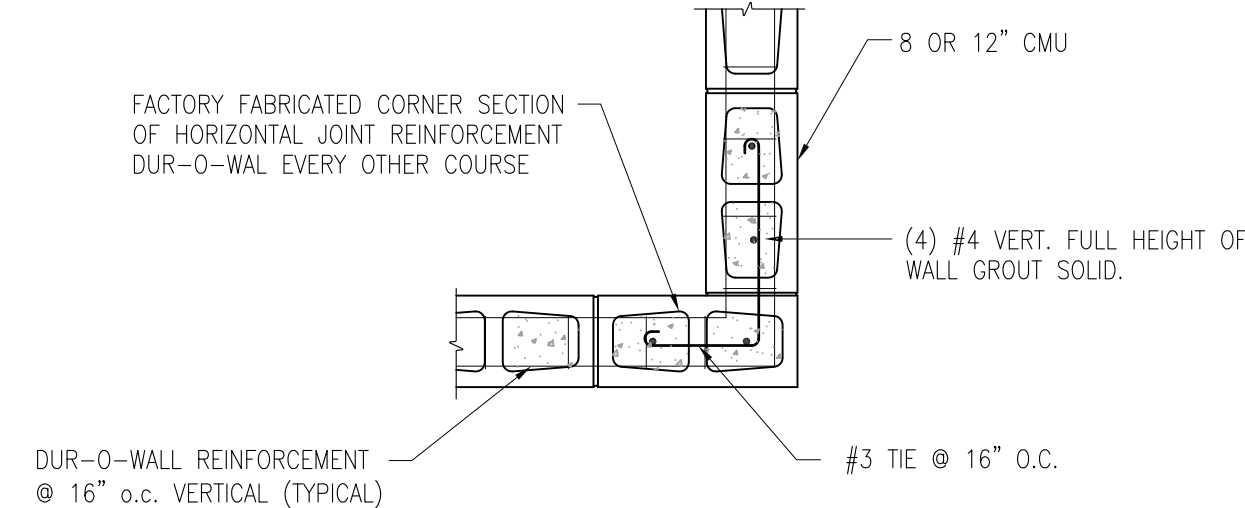
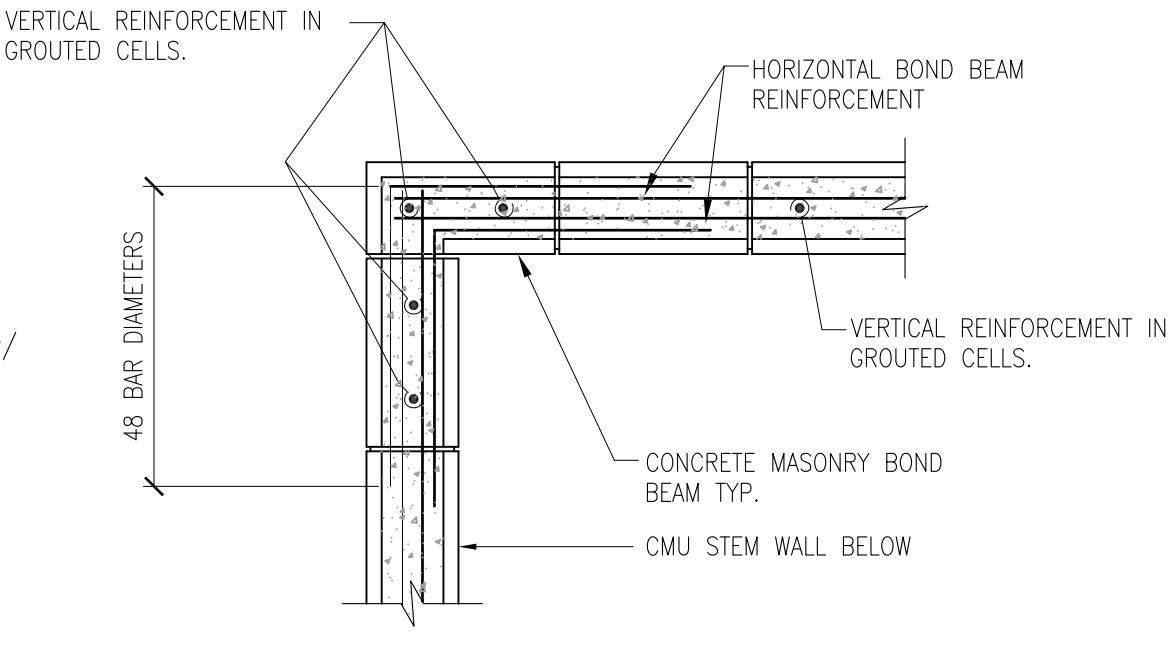


- NOTE:
1. PROVIDE HOLDDOWNS @ EACH CORNER LOCATION.
 2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 3. PROVIDE HOLDDOWNS ANCHORS AT EACH SIDE OF ALL OPENING GREATER THAN 6'-0" IN WIDTH.



- NOTE:
1. PROVIDE HOLDDOWNS @ EACH CORNER LOCATION.
 2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 3. PROVIDE HOLDDOWNS ANCHORS AT EACH SIDE OF ALL OPENING GREATER THAN 6'-0" IN WIDTH.

- NOTE:
1. PROVIDE HOLDDOWNS @ EACH CORNER LOCATION.
 2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 3. PROVIDE HOLDDOWNS ANCHORS AT EACH SIDE OF ALL OPENING GREATER THAN 6'-0" IN WIDTH.



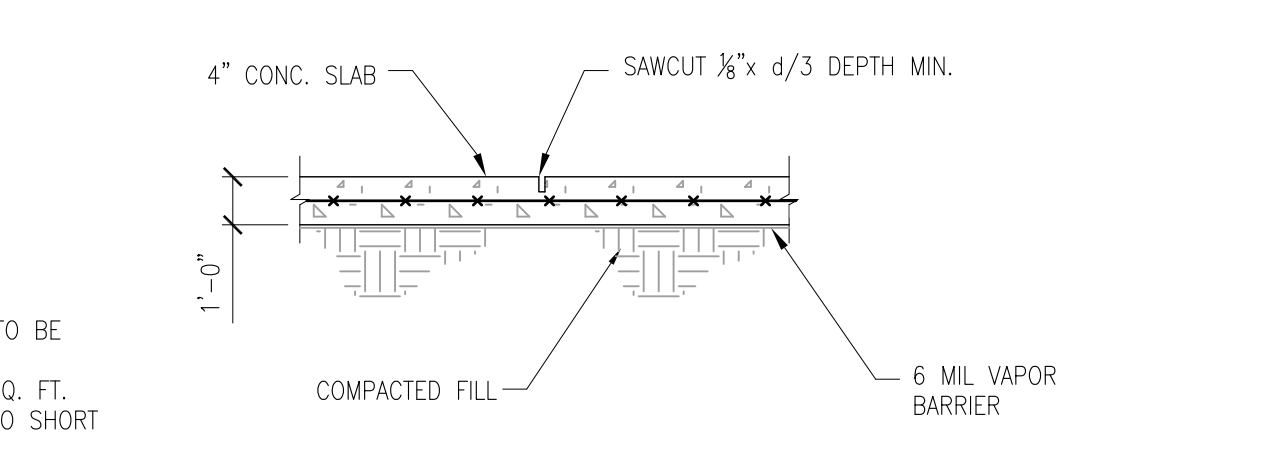
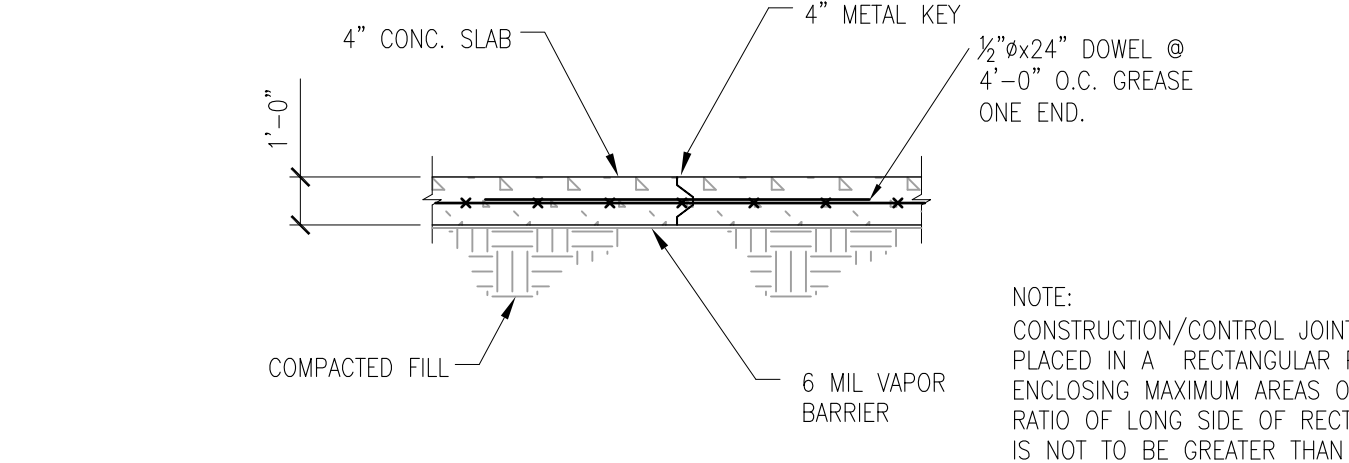
- NOTE:
1. VERTICAL AND HORIZONTAL REINFORCEMENT IS TO BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS.

16 TYPICAL 2nd FLOOR HOLD DOWN SCALE: 3/4"=1'-0"

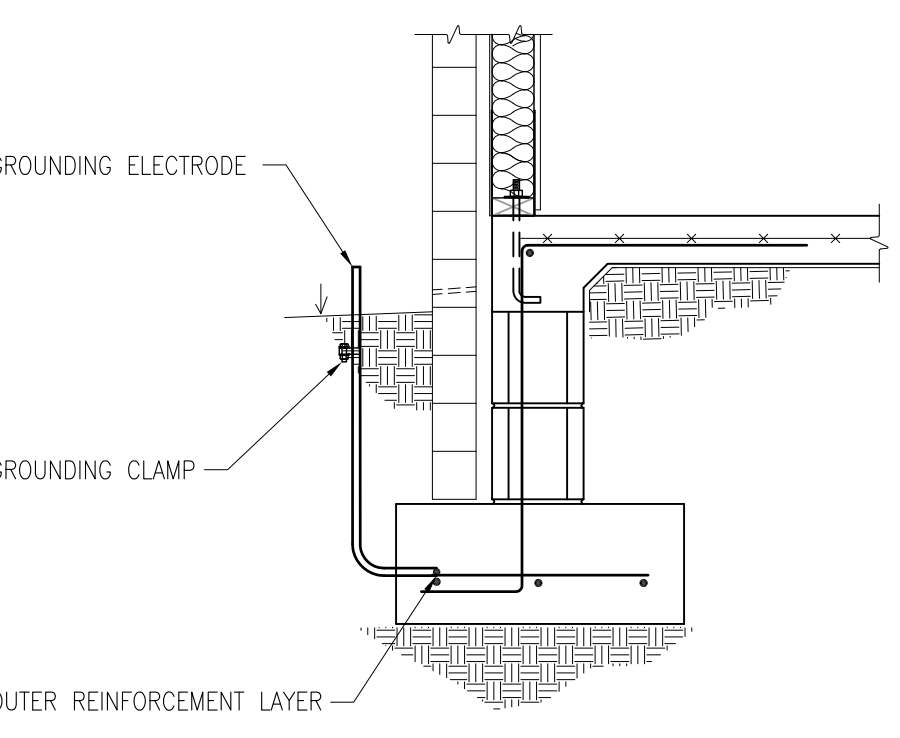
17 TYPICAL CORNER HOLD DOWN ANCHOR DETAIL SCALE: 3/4"=1'-0"

18 TYPICAL BOND CORNER DETAIL SCALE: 3/4"=1'-0"

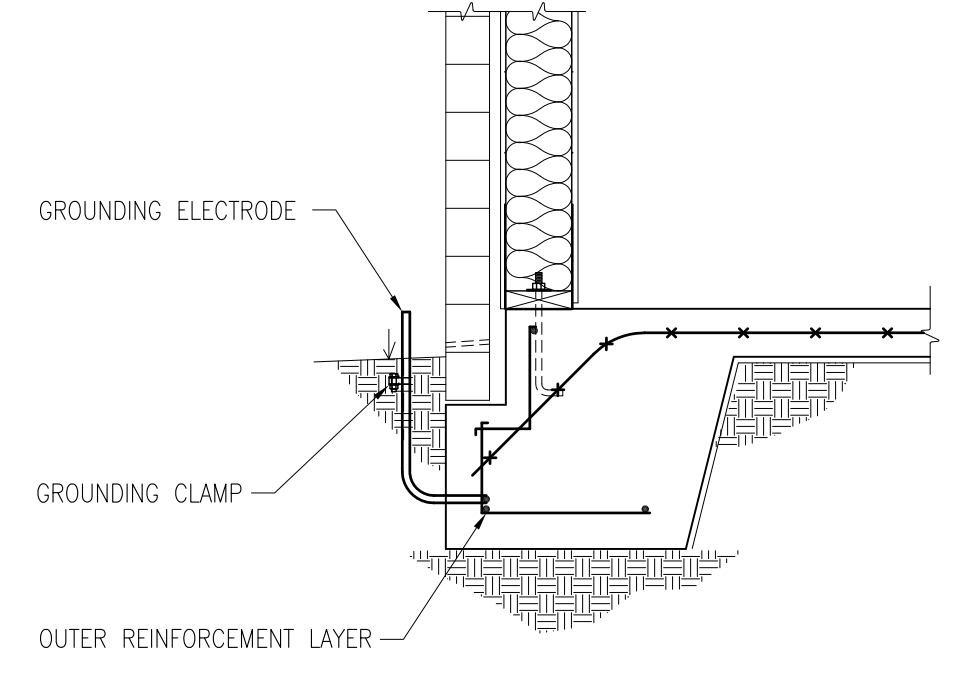
19 TYPICAL CORNER DETAIL SCALE: 3/4"=1'-0"



- NOTE:
1. CONSTRUCTION/CONTROL JOINTS ARE TO BE PLACED IN A RECTANGULAR PATTERN ENCLOSING MAXIMUM AREAS OF 400 SQ. FT. RATIO OF LONG SIDE OF RECTANGLE TO SHORT IS NOT TO BE GREATER THAN 1.5:1.



- NOTE:
1. GROUNDING ELECTRODE SHALL BE LOCATED CLOSE TO SERVICE ENTRANCE ABOVE GRADE.
 2. ELECTRODE SHALL BE TIED TO OUTER FOUNDATION REINFORCEMENT LAYER W/ (3) TIES MINIMUM.
 3. ELECTRODE SHALL BE LAPPED FOUNDATION REINFORCEMENT A MINIMUM OF 24"
 4. ELECTRICIAN SHALL INSTALL GROUNDING CLAMP BELOW GRADE, CUT ELECTRODE BELOW GRADE AND INSTALL GROUND TO SERVICE ENTRANCE.

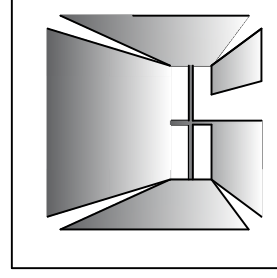


20 TYPICAL CONSTRUCTION JOINT DETAIL SCALE: 3/4"=1'-0"

21 TYPICAL CONSTRUCTION JOINT DETAIL SCALE: 3/4"=1'-0"

22 TYPICAL GROUNDING DETAIL SCALE: 3/4"=1'-0"

23 TYPICAL GROUNDING DETAIL SCALE: 3/4"=1'-0"



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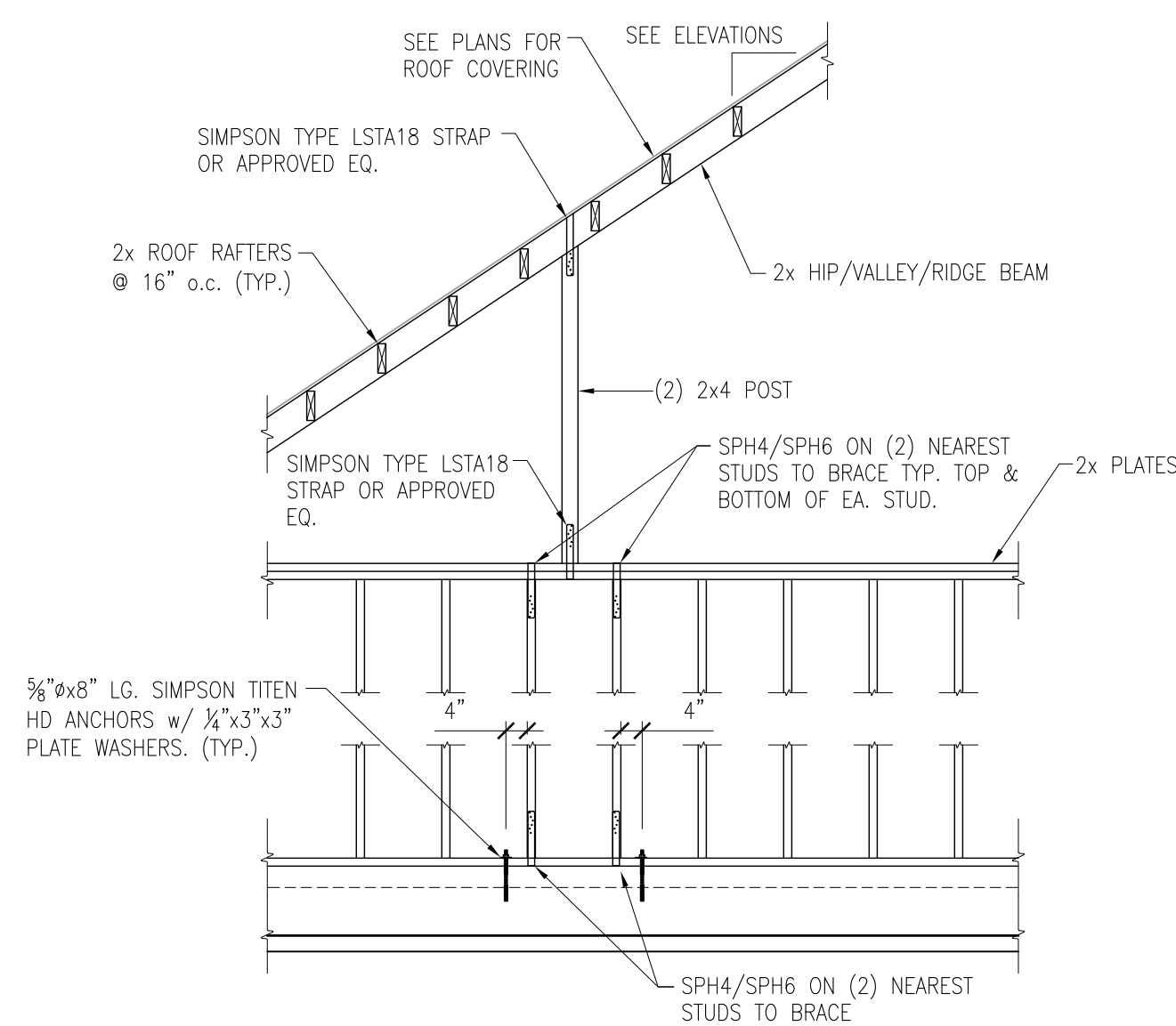
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JOB NO.

DRAWN: JMS

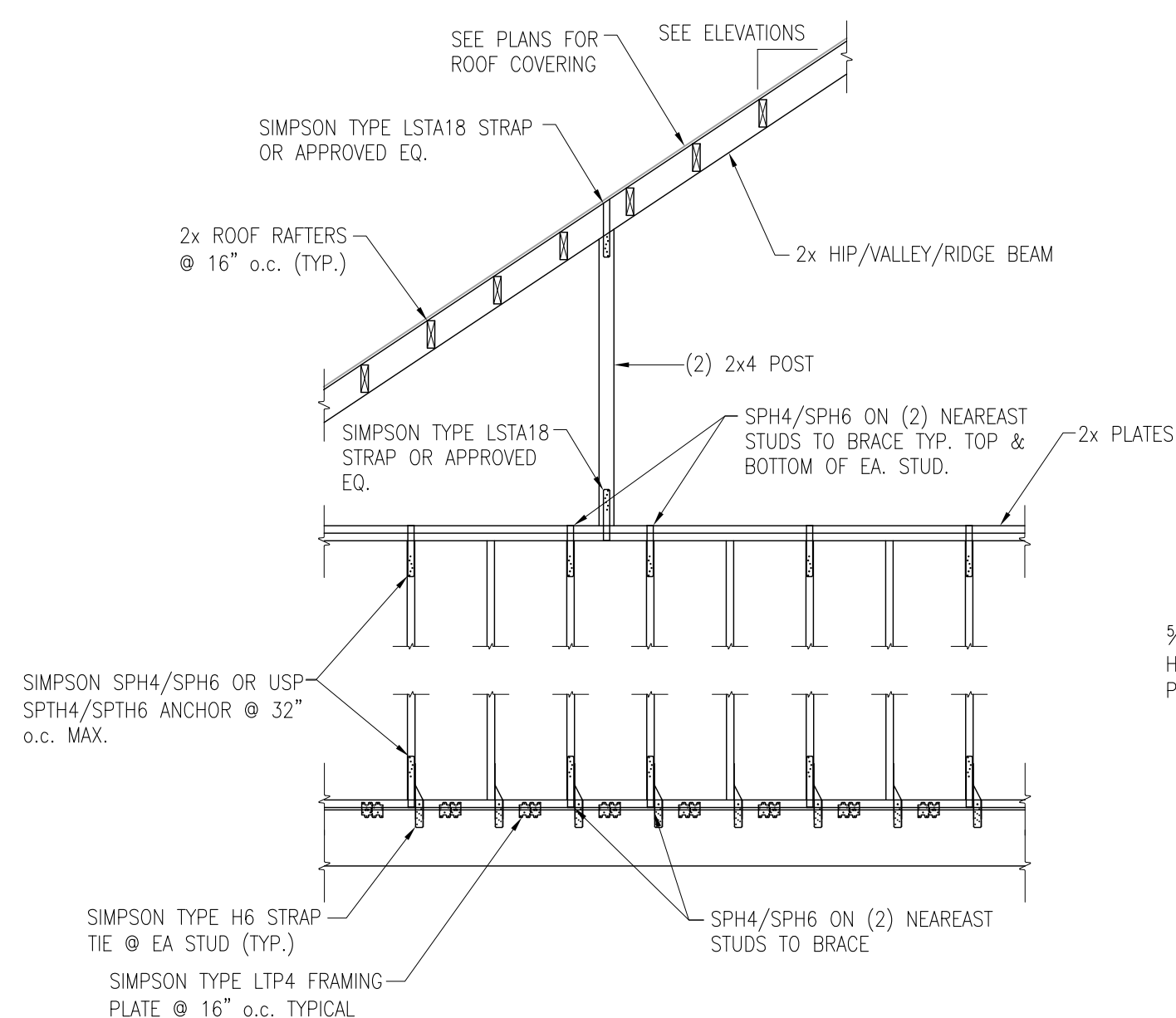
APPD:

S8.0



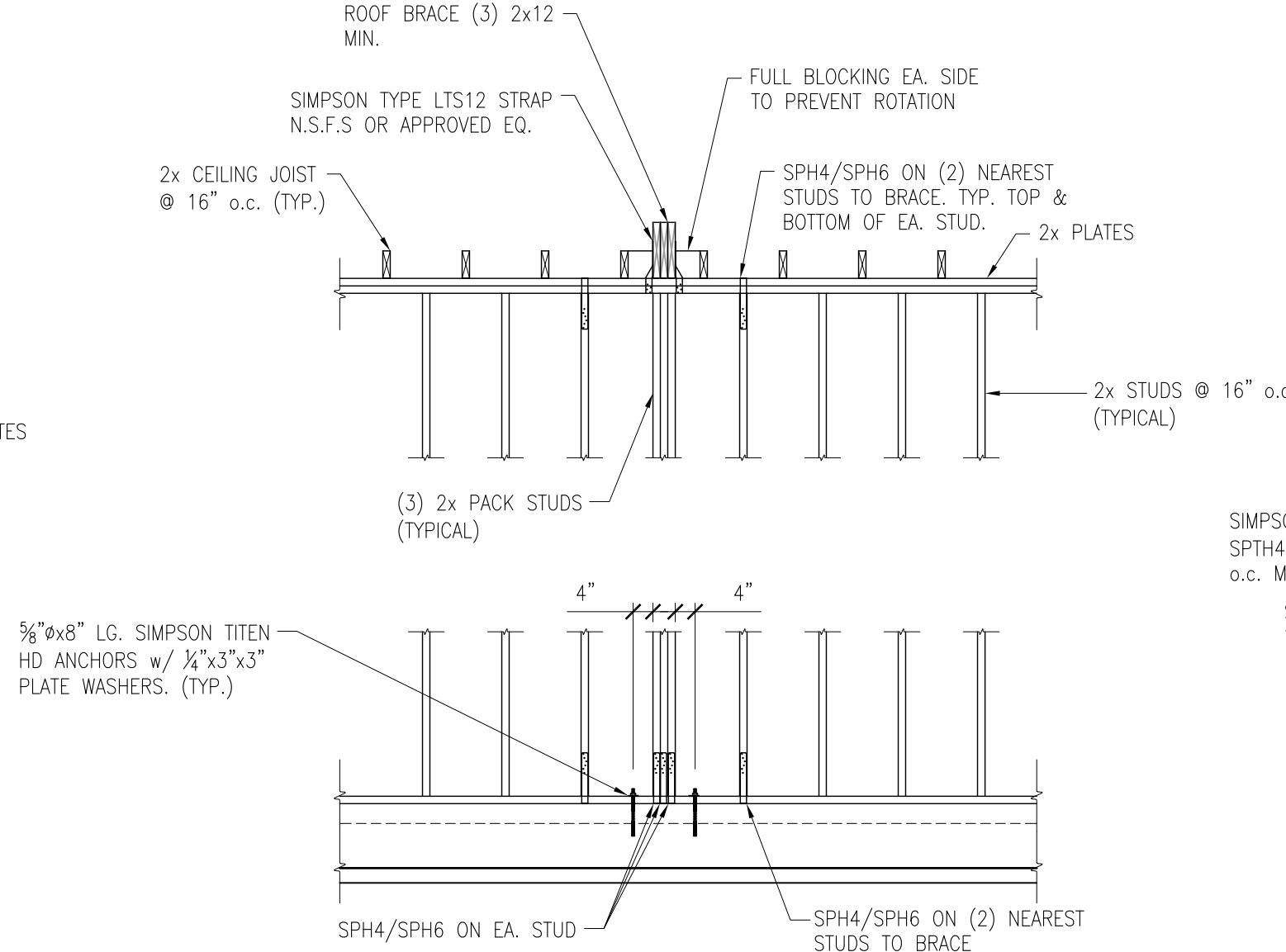
24 **TYPICAL RIDGE/HIP/VALLEY BEAM BRACING DETAIL**
SCALE: 3/8"=1'-0"

- NOTES:
1. RIDGE/HIP/VALEY BEAMS SHALL NOT SPAN MORE THAN 12' WITHOUT BRACING TO LOAD BEARING WALL BELOW.
2. BRACE SHALL HAVE NO LESS THAN A 45° ANGLE.

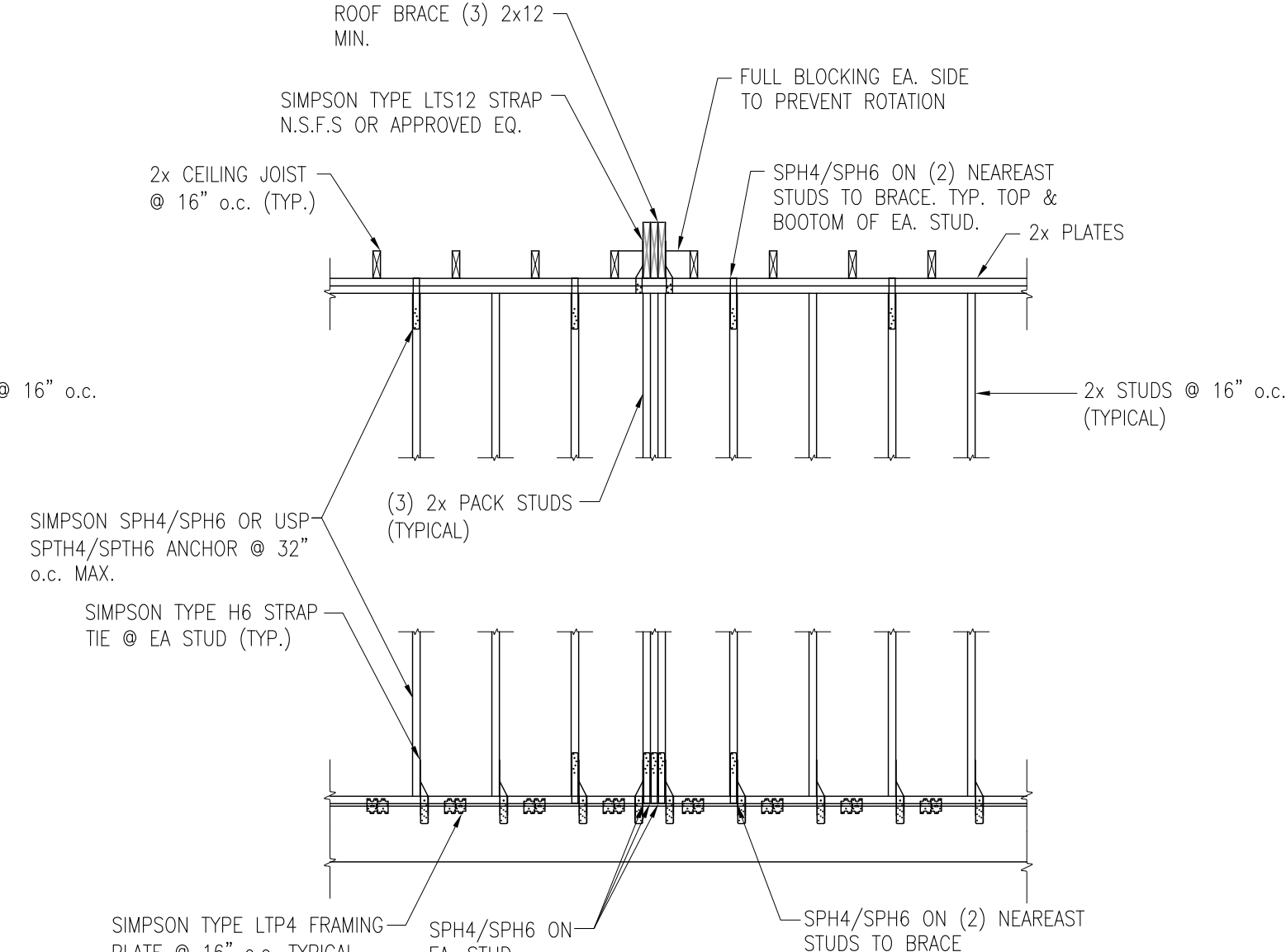


25 **TYPICAL RIDGE/HIP/VALLEY BEAM BRACING DETAIL**
SCALE: 3/8"=1'-0"

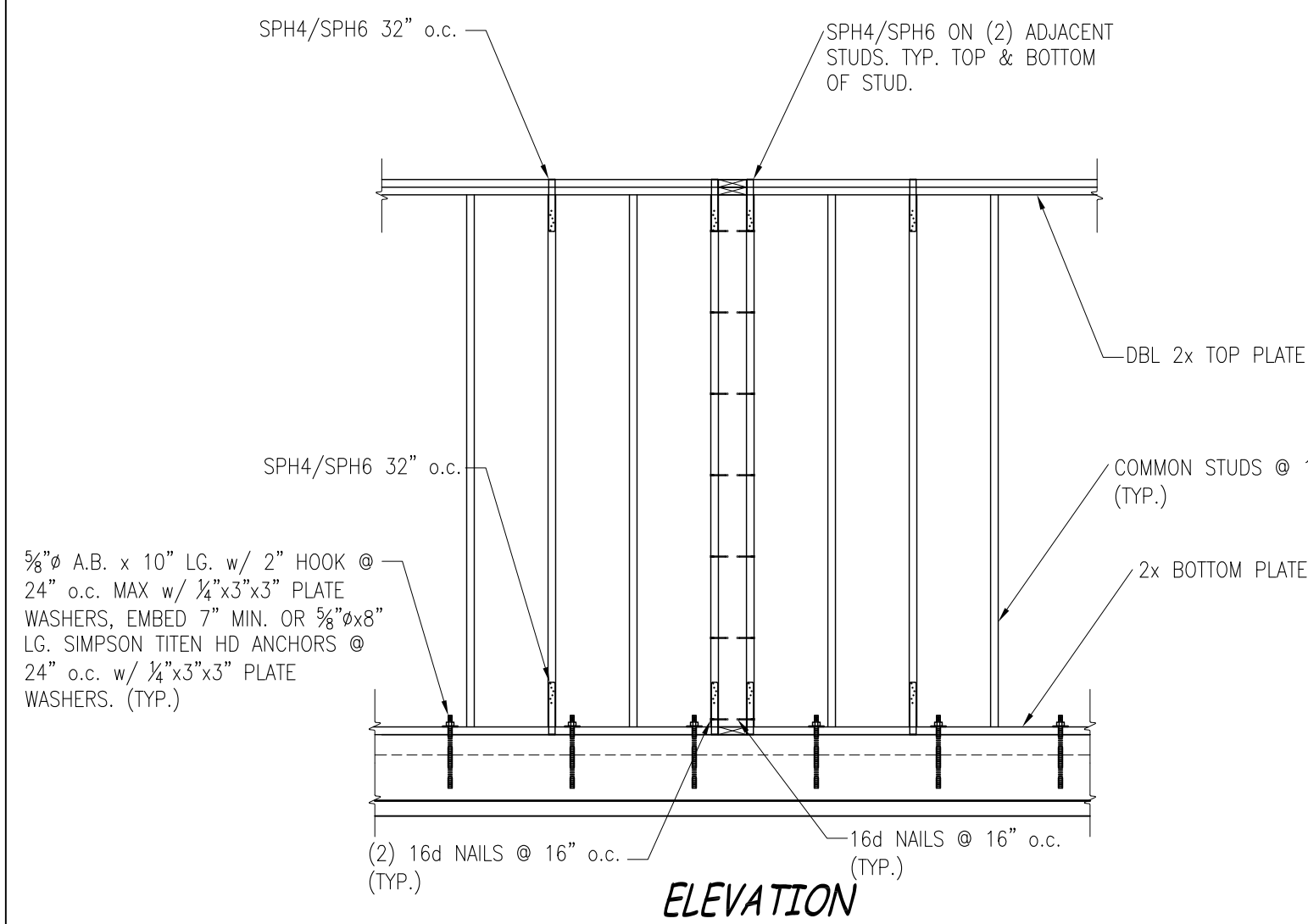
- NOTES:
1. RIDGE/HIP/VALEY BEAMS SHALL NOT SPAN MORE THAN 12' WITHOUT BRACING TO LOAD BEARING WALL BELOW.
2. BRACE SHALL HAVE NO LESS THAN A 45° ANGLE.



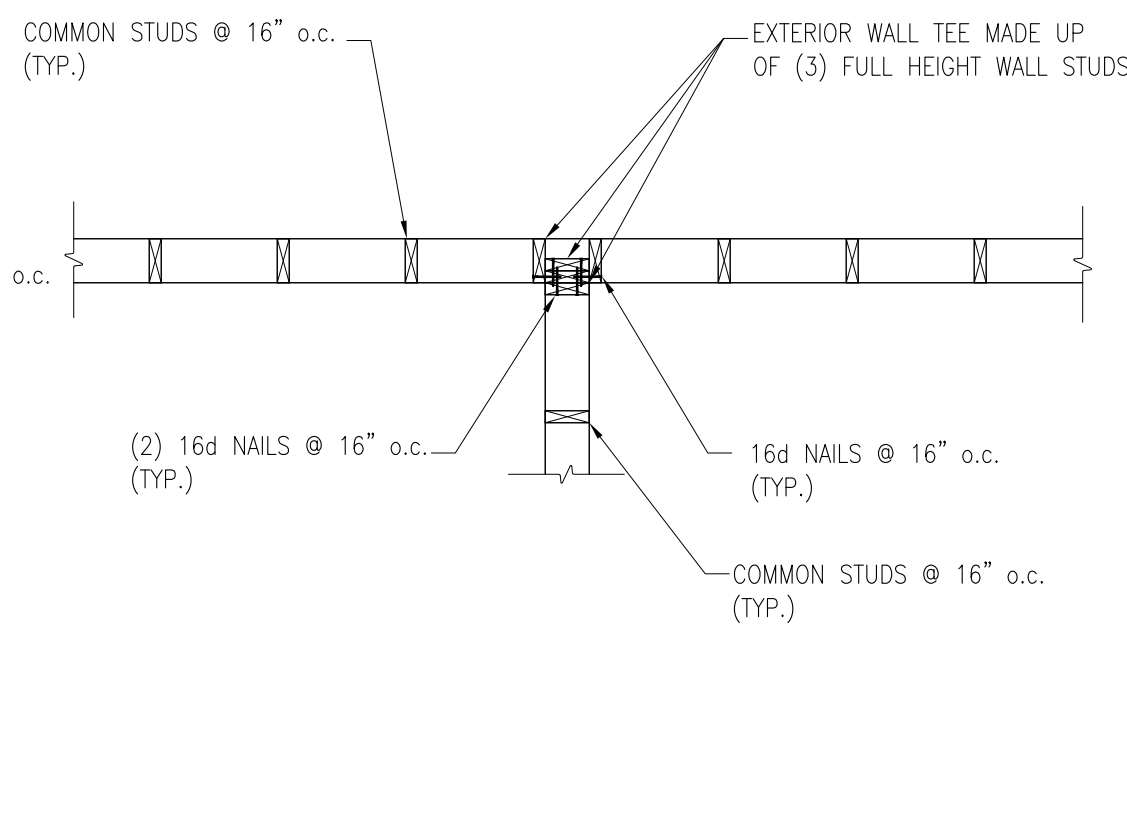
26 **TYPICAL ROOF BRACE BEAM HOLD DOWN DETAIL**
SCALE: 3/8"=1'-0"



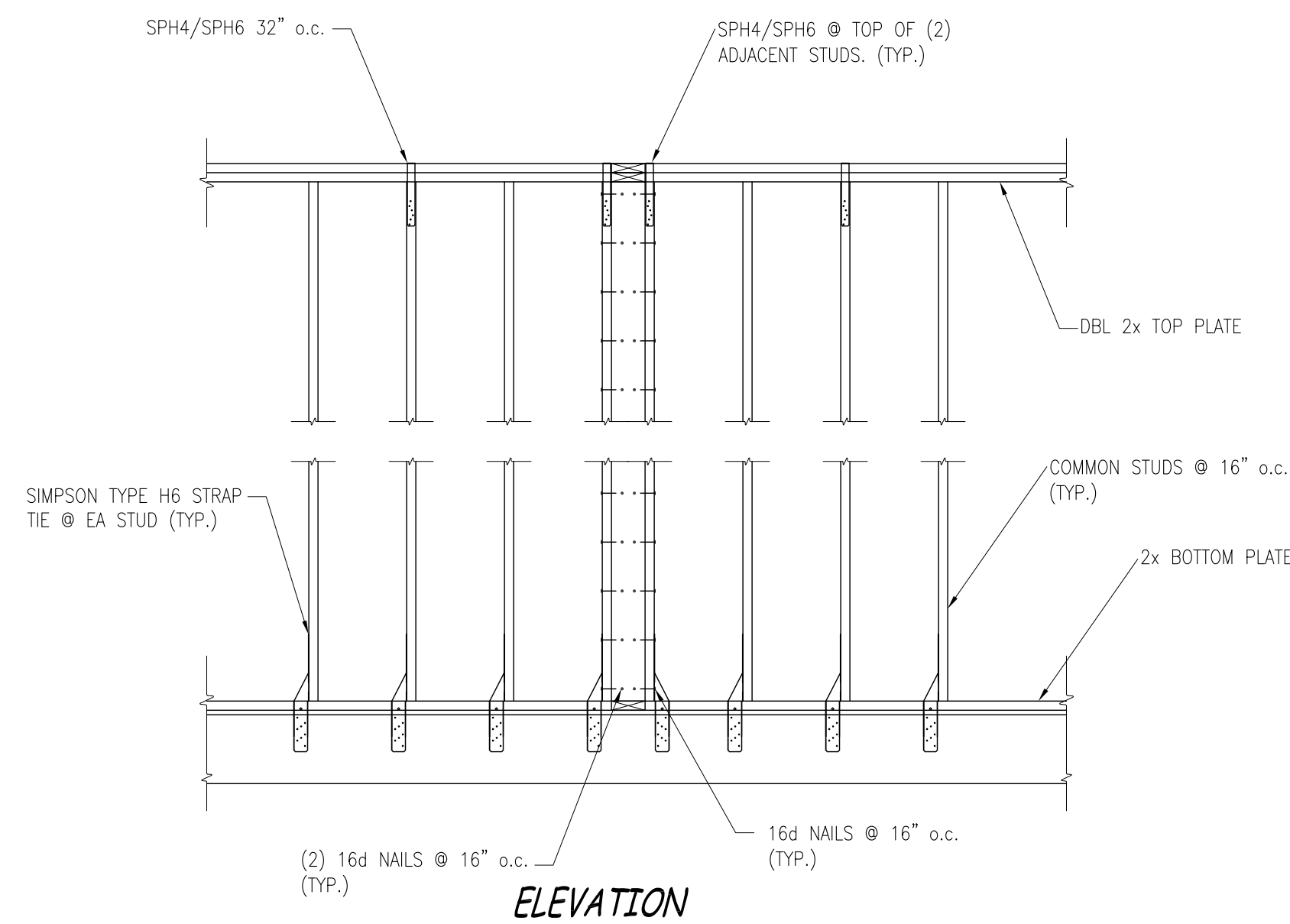
27 **TYPICAL ROOF BRACE BEAM HOLD DOWN DETAIL**
SCALE: 3/8"=1'-0"



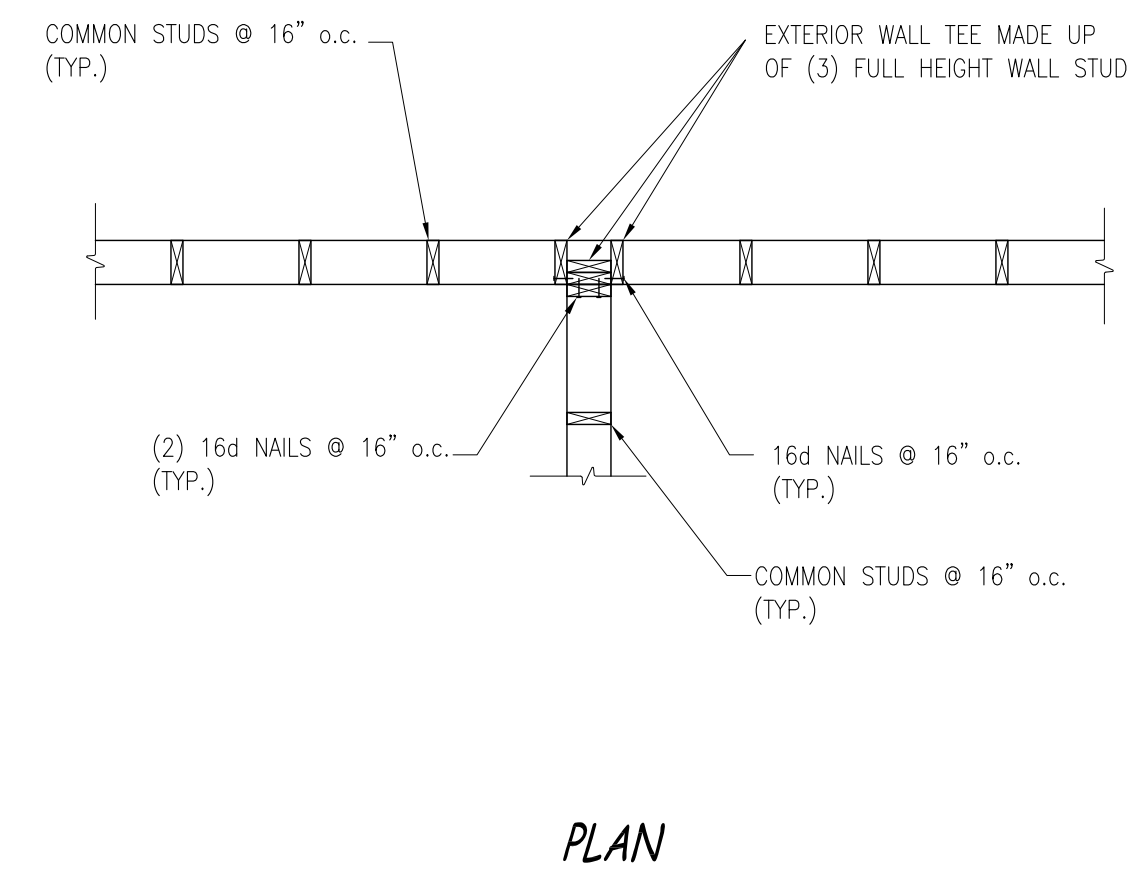
28 **TYPICAL EXTERIOR WALL TEE DETAIL**
SCALE: 3/8"=1'-0"



PLAN

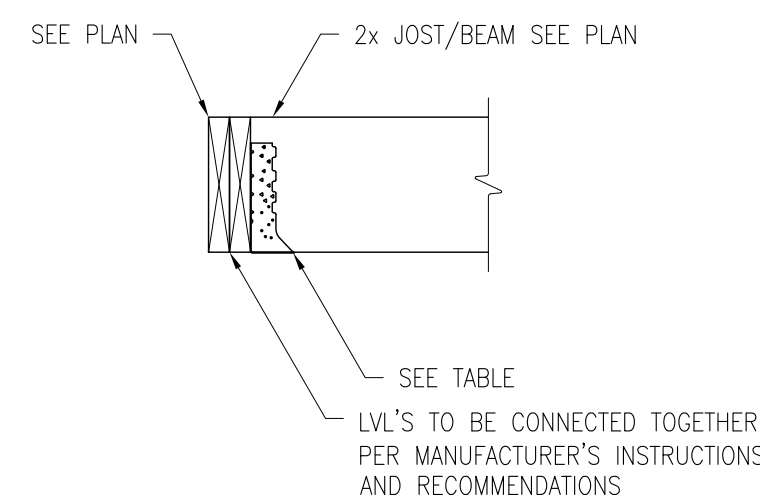


29 **TYPICAL EXTERIOR WALL TEE DETAIL**
SCALE: 1/2"=1'-0"

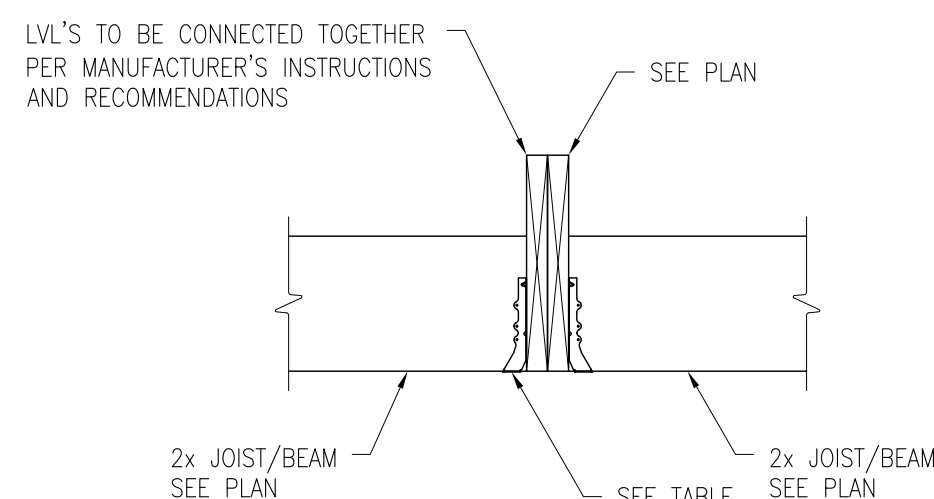


PLAN

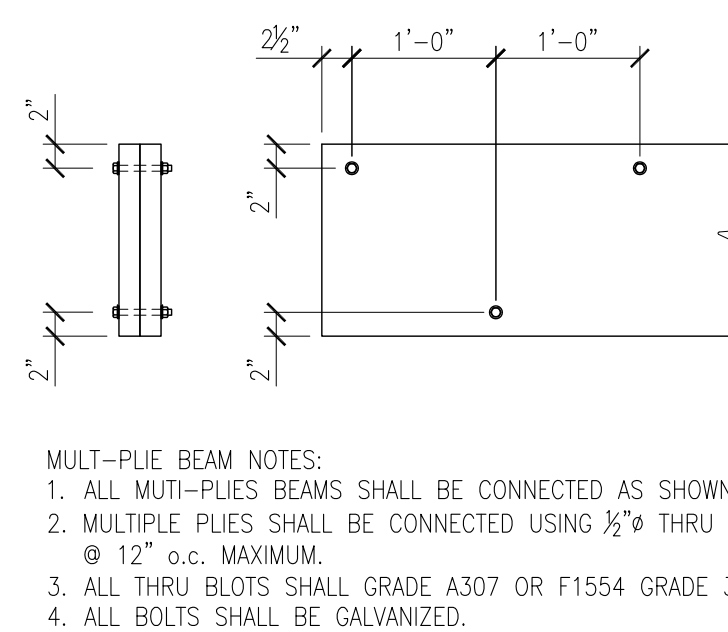
30 **TYPICAL EXTERIOR WALL TEE DETAIL PLAN**
SCALE: 1/2"=1'-0"



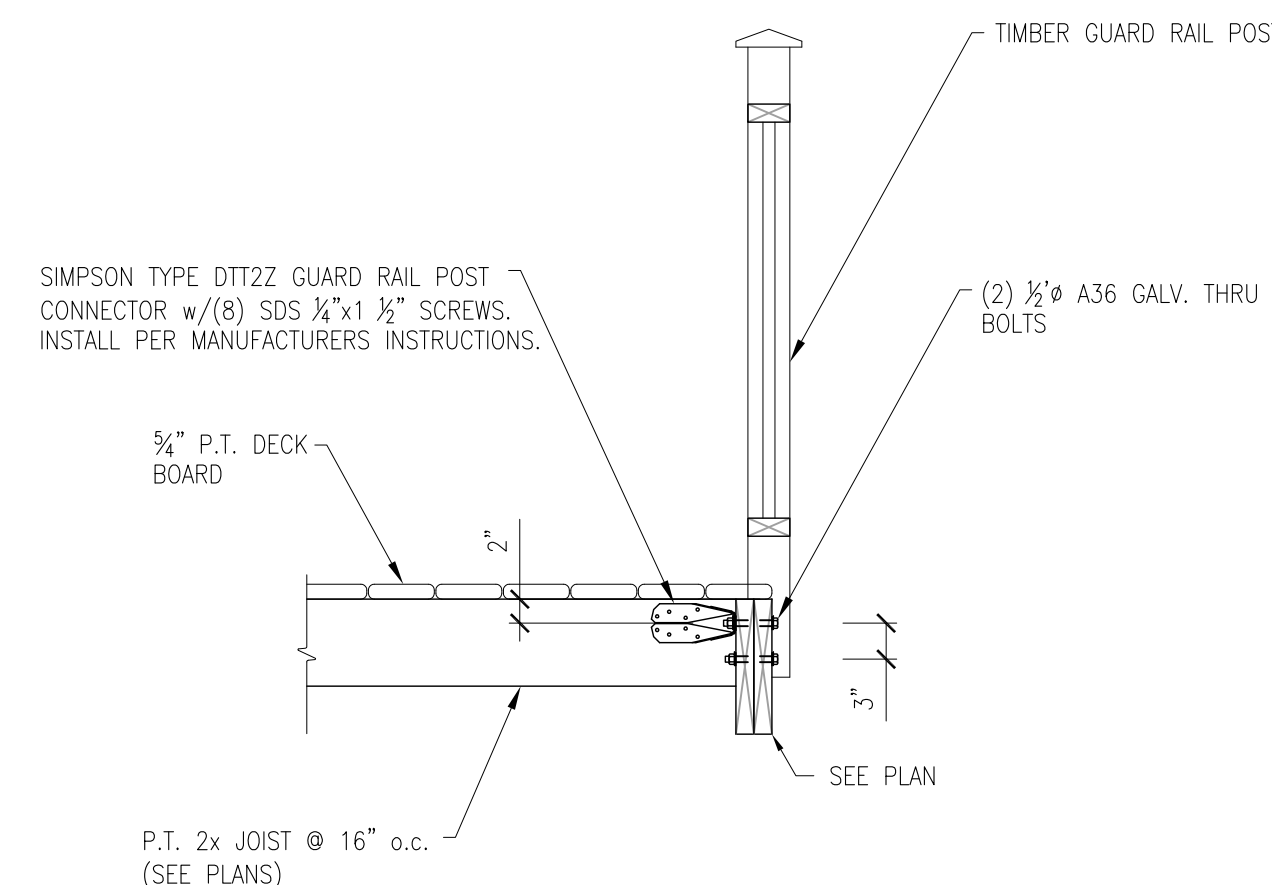
31 **TYPICAL LVL - LVL CONNECTION**
SCALE: NTS
NOTE:
INSTALL PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



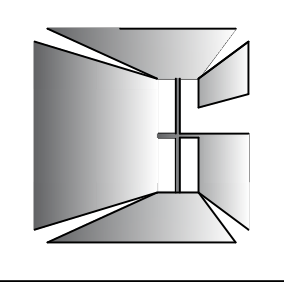
32 **TYPICAL LVL - JOIST CONNECTION**
SCALE: NTS
NOTE:
INSTALL PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



33 **TYPICAL VERSA-LAM/LVL CONNECTION DETAIL**
SCALE: 3/8"=1'-0"



34 **TYPICAL HANDRAIL DETAIL**
SCALE: 3/4"=1'-0"



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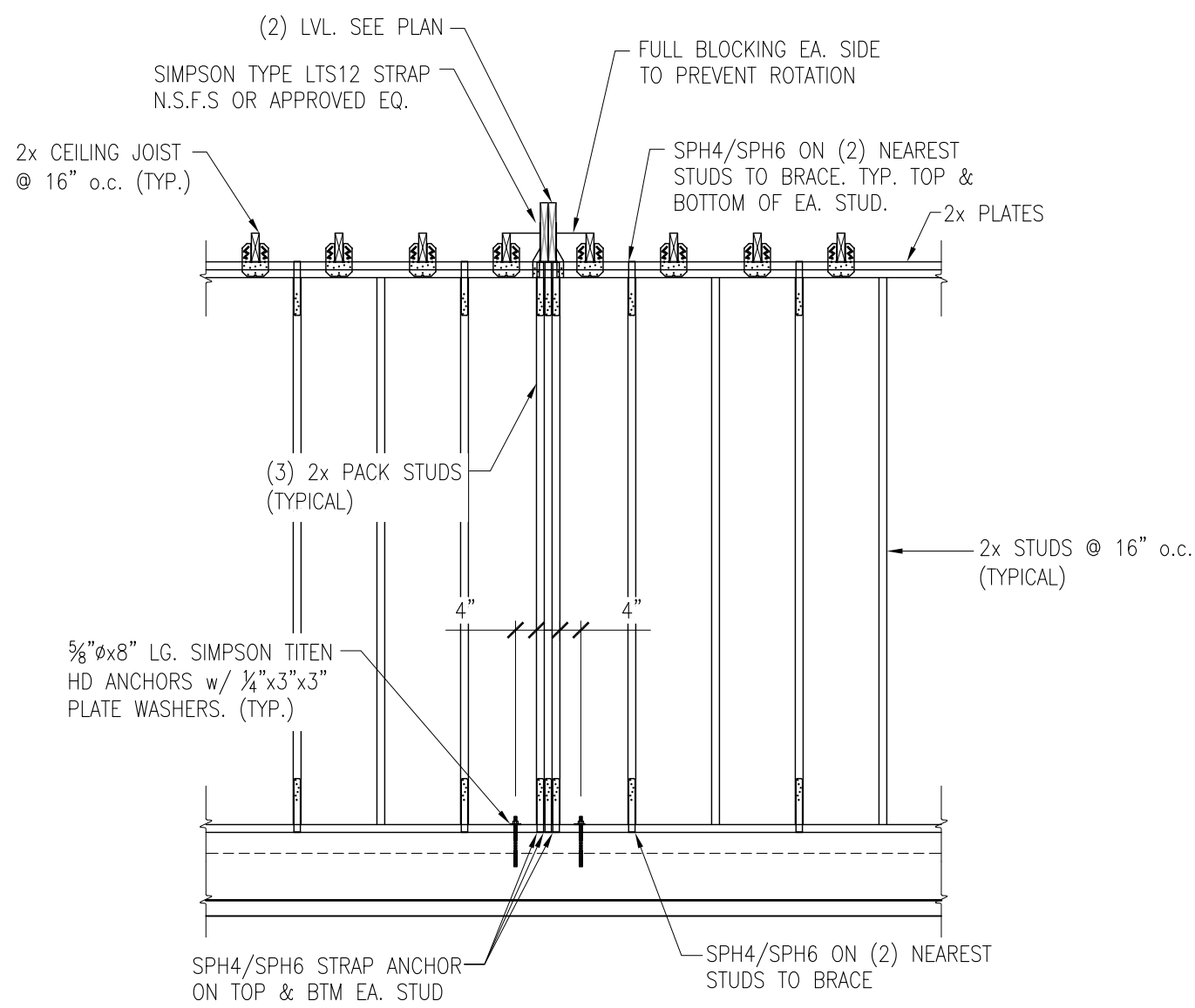
DATE: 08-17-23

JOB NO.

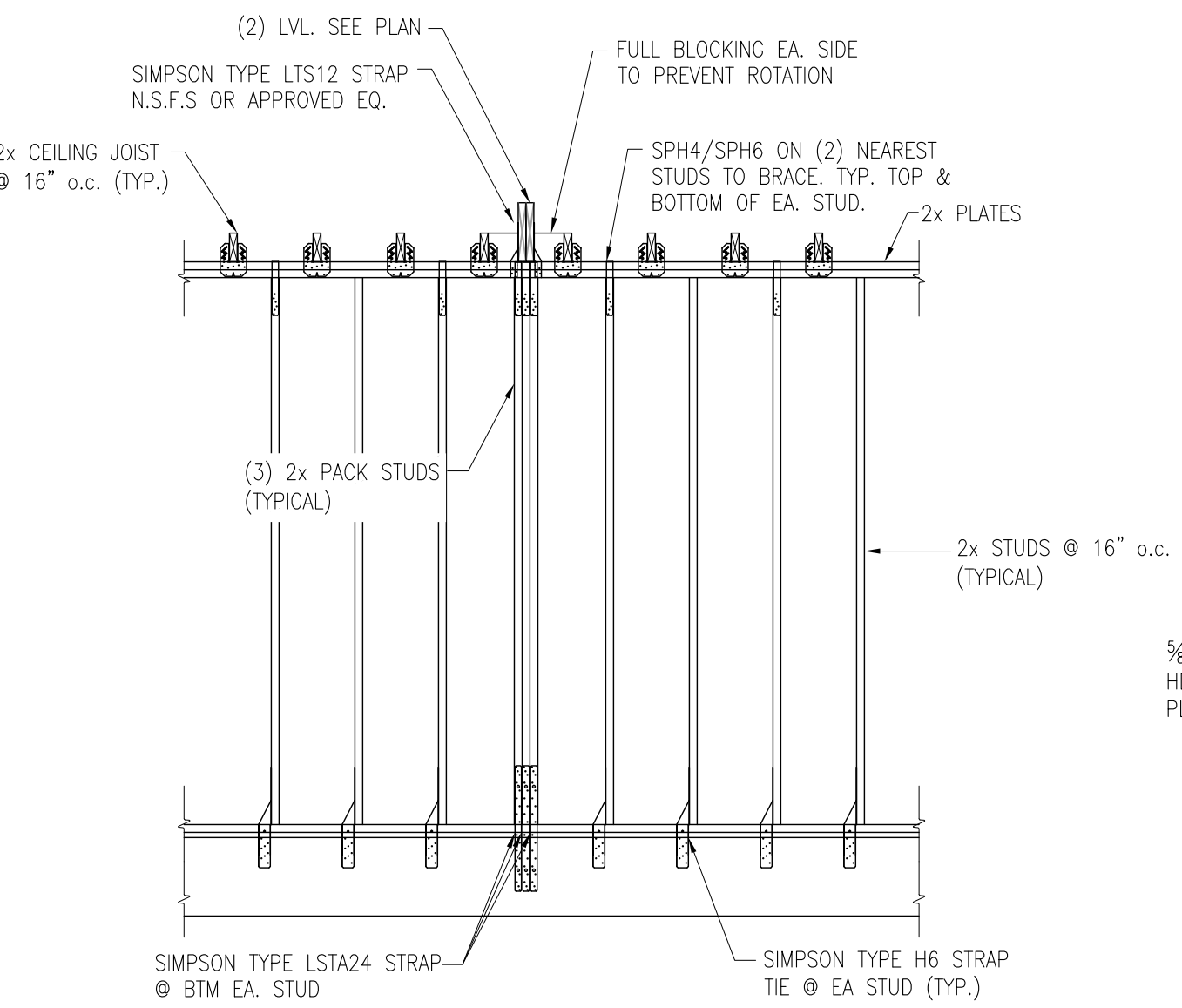
DRAWN: JMS

APPD:

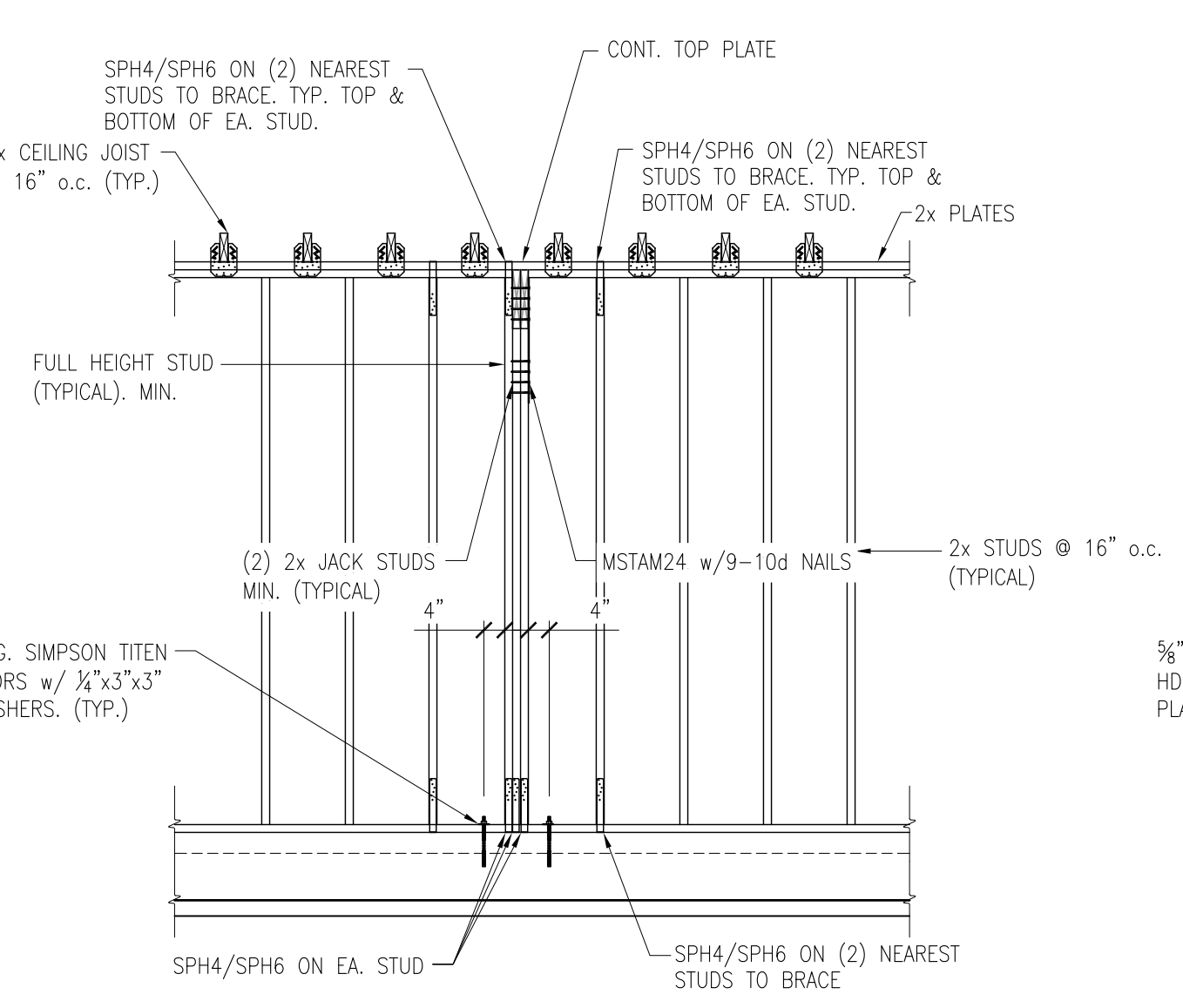
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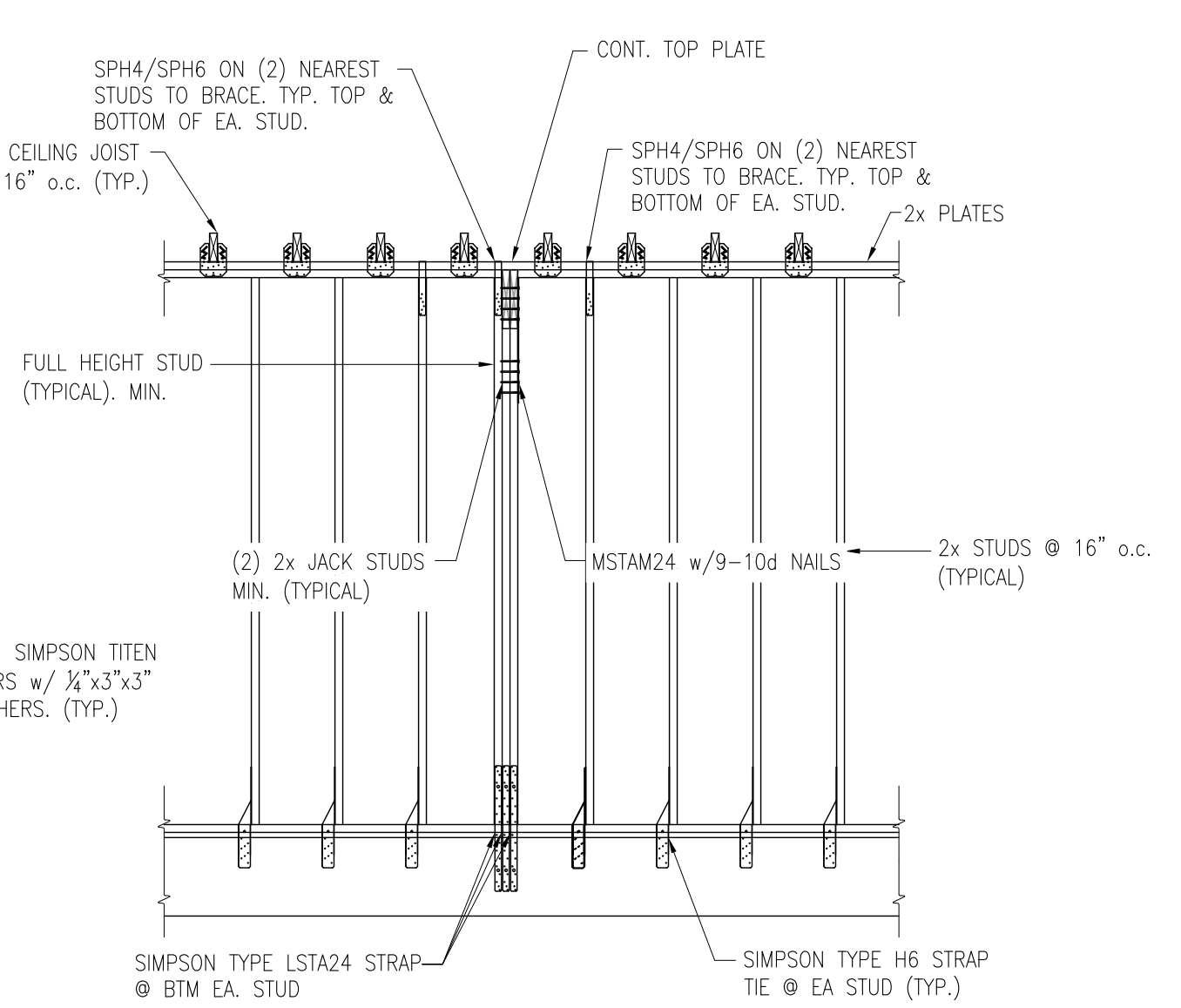
35 *TYPICAL PORCH BEAM-WALL HOLD DOWN DETAIL*
SCALE: 3/8"=1'-0"



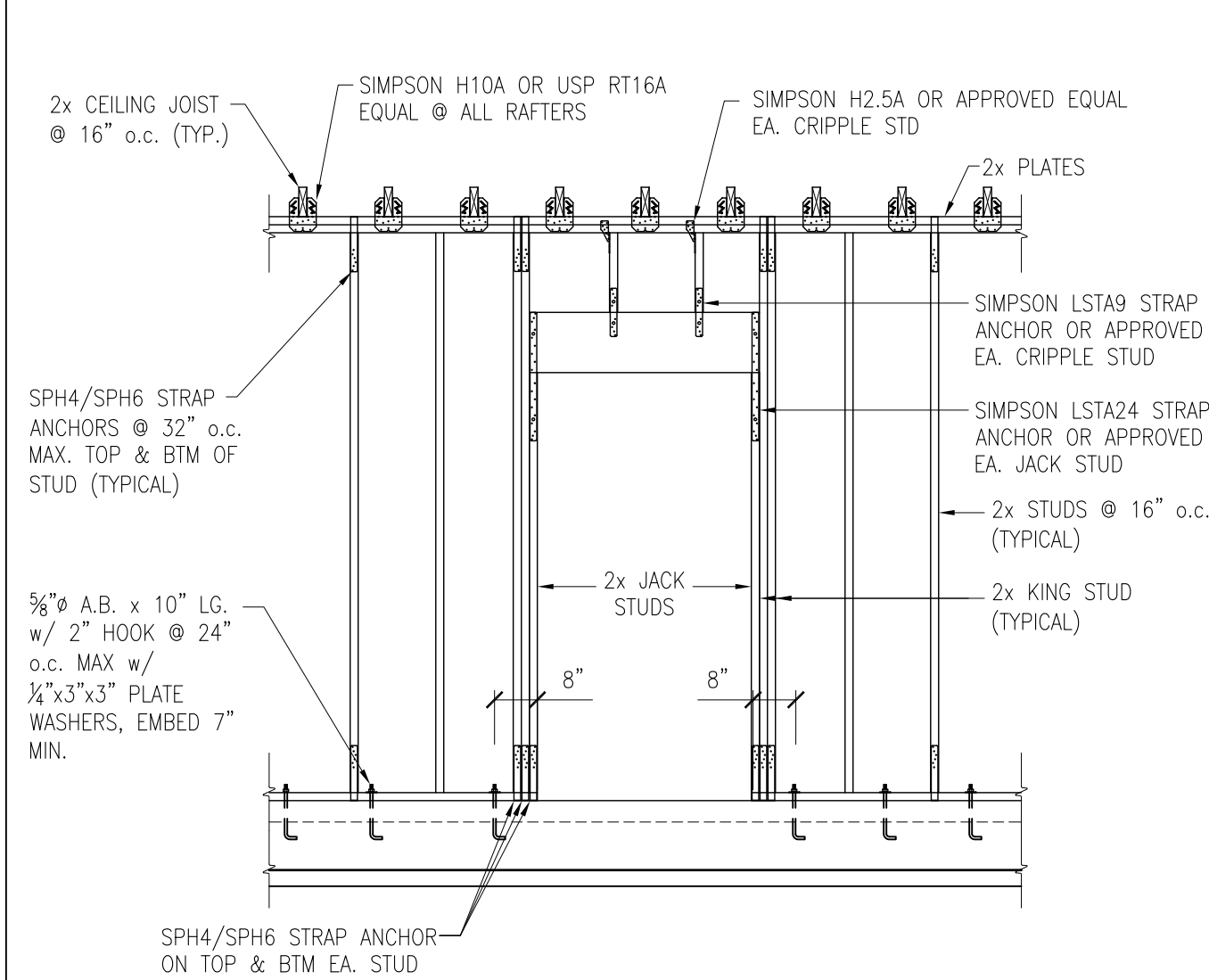
36 *TYPICAL PORCH BEAM-WALL HOLD DOWN DETAIL*
SCALE: 3/8"=1'-0"



37 *TYPICAL PORCH BEAM-WALL HOLD DOWN DETAIL*
SCALE: 3/8"=1'-0"



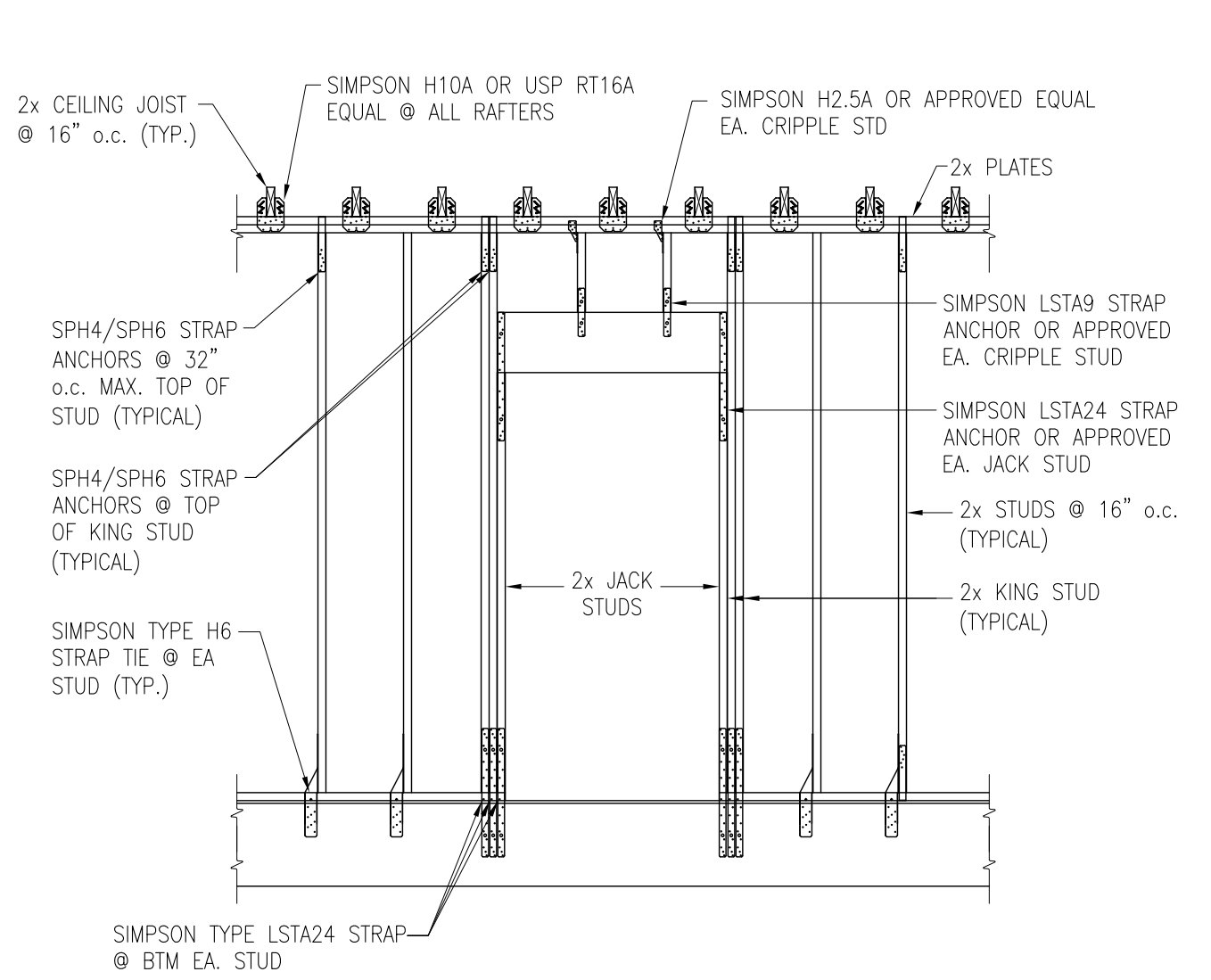
38 *TYPICAL PORCH BEAM-WALL HOLD DOWN DETAIL*
SCALE: 3/8"=1'-0"



DOOR OPENINGS				
OPENING	HEADER	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS	
UP TO 4'	2-2x12	1	2	
4' TO 8'	2-2x12	2	2	
8' TO 12'	2-2x12	3	3	

39 *TYPICAL DOOR OPENING DETAIL*
SCALE: 3/8"=1'-0"

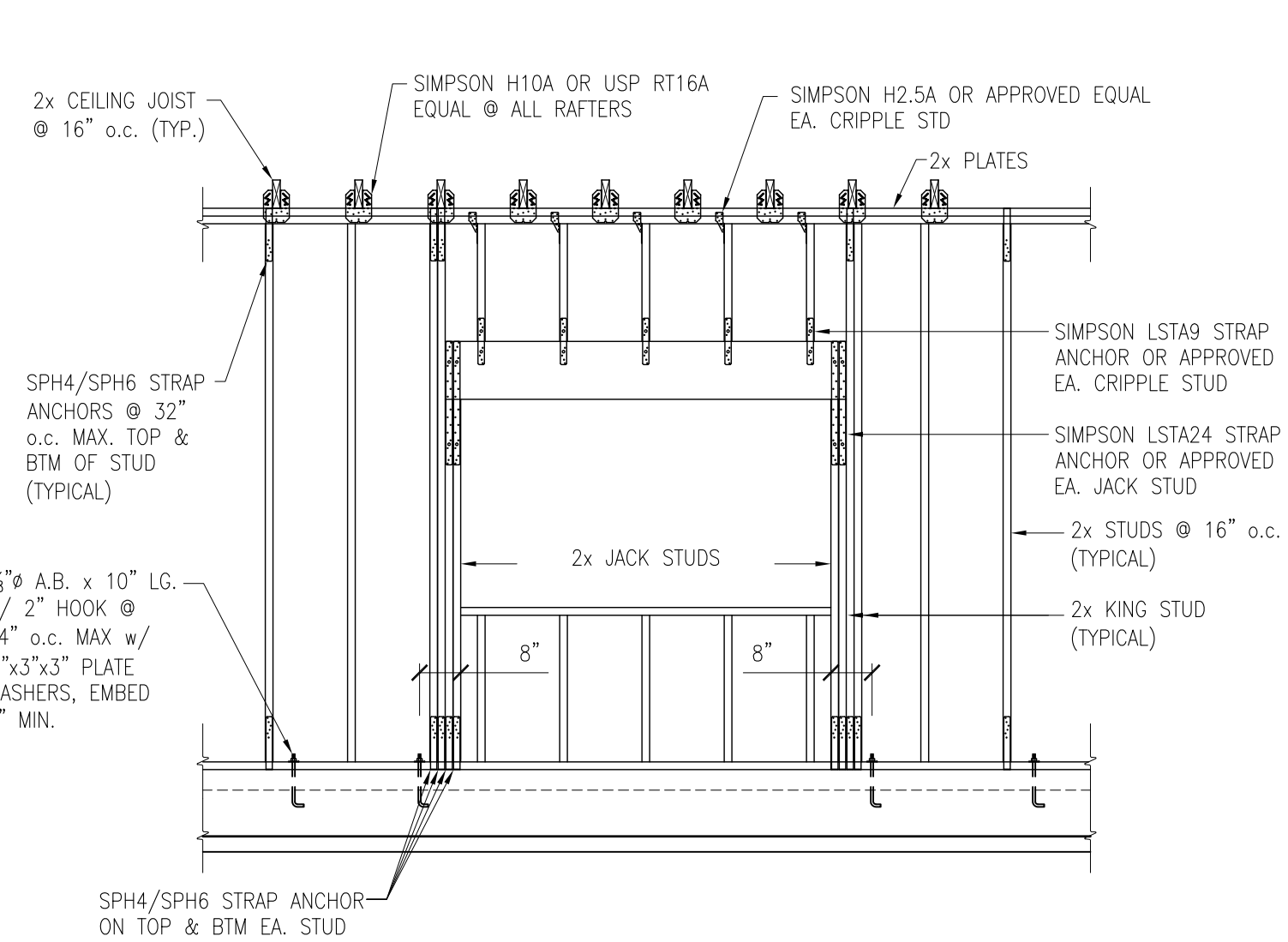
NOTE:
AT ALL HEADERED OPENINGS, THE SHEATHING SHALL BE NAILED TO THE HEADER WITH A SINGLE ROW OF NAILS @ 3" o.c. MINIMUM.



DOOR OPENINGS				
OPENING	HEADER	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS	
UP TO 4'	2-2x12	1	2	
4' TO 8'	2-2x12	2	2	
8' TO 12'	2-2x12	3	3	

40 *TYPICAL DOOR OPENING DETAIL*
SCALE: 3/8"=1'-0"

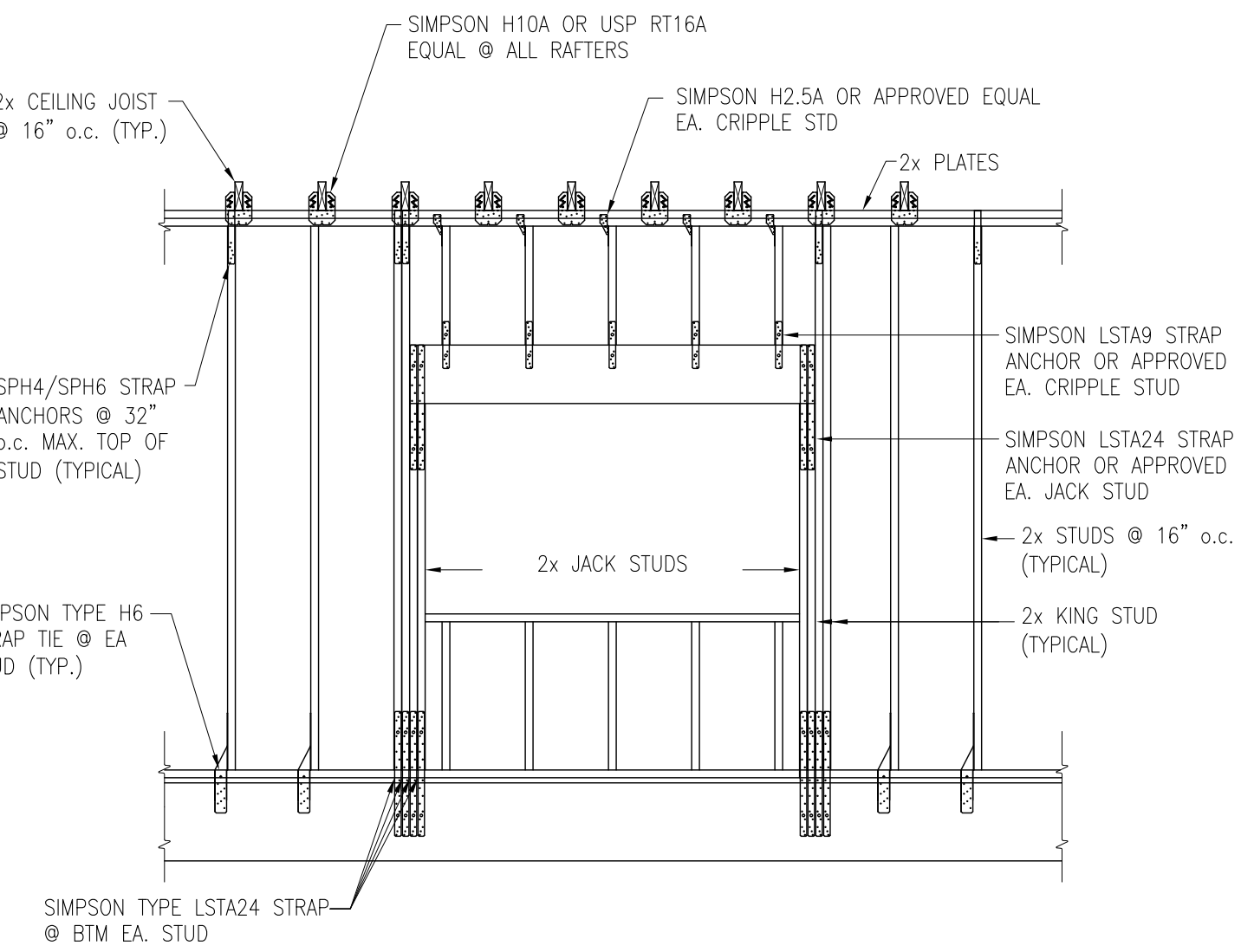
NOTE:
AT ALL HEADERED OPENINGS, THE SHEATHING SHALL BE NAILED TO THE HEADER WITH A SINGLE ROW OF NAILS @ 3" o.c. MINIMUM.



WINDOW OPENINGS				
OPENING	HEADER	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS	
UP TO 4'	2-2x12	1	2	
4' TO 8'	2-2x12	2	3	
8' TO 10'	2-2x12	3	4	

41 *TYPICAL WINDOW OPENING DETAIL*
SCALE: 3/8"=1'-0"

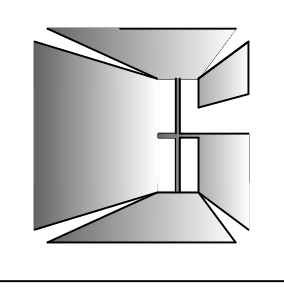
NOTE:
AT ALL HEADERED OPENINGS, THE SHEATHING SHALL BE NAILED TO THE HEADER WITH A SINGLE ROW OF NAILS @ 3" o.c. MINIMUM.



WINDOW OPENINGS				
OPENING	HEADER	NUMBER OF JACK STUDS	NUMBER OF FULL HEIGHT STUDS	
UP TO 4'	2-2x12	1	2	
4' TO 8'	2-2x12	2	3	
8' TO 10'	2-2x12	3	4	

42 *TYPICAL WINDOW OPENING DETAIL*
SCALE: 3/8"=1'-0"

NOTE:
AT ALL HEADERED OPENINGS, THE SHEATHING SHALL BE NAILED TO THE HEADER WITH A SINGLE ROW OF NAILS @ 3" o.c. MINIMUM.



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DATE: 08-17-23

JOB NO.

DRAWN: JMS

APPD:

S10

