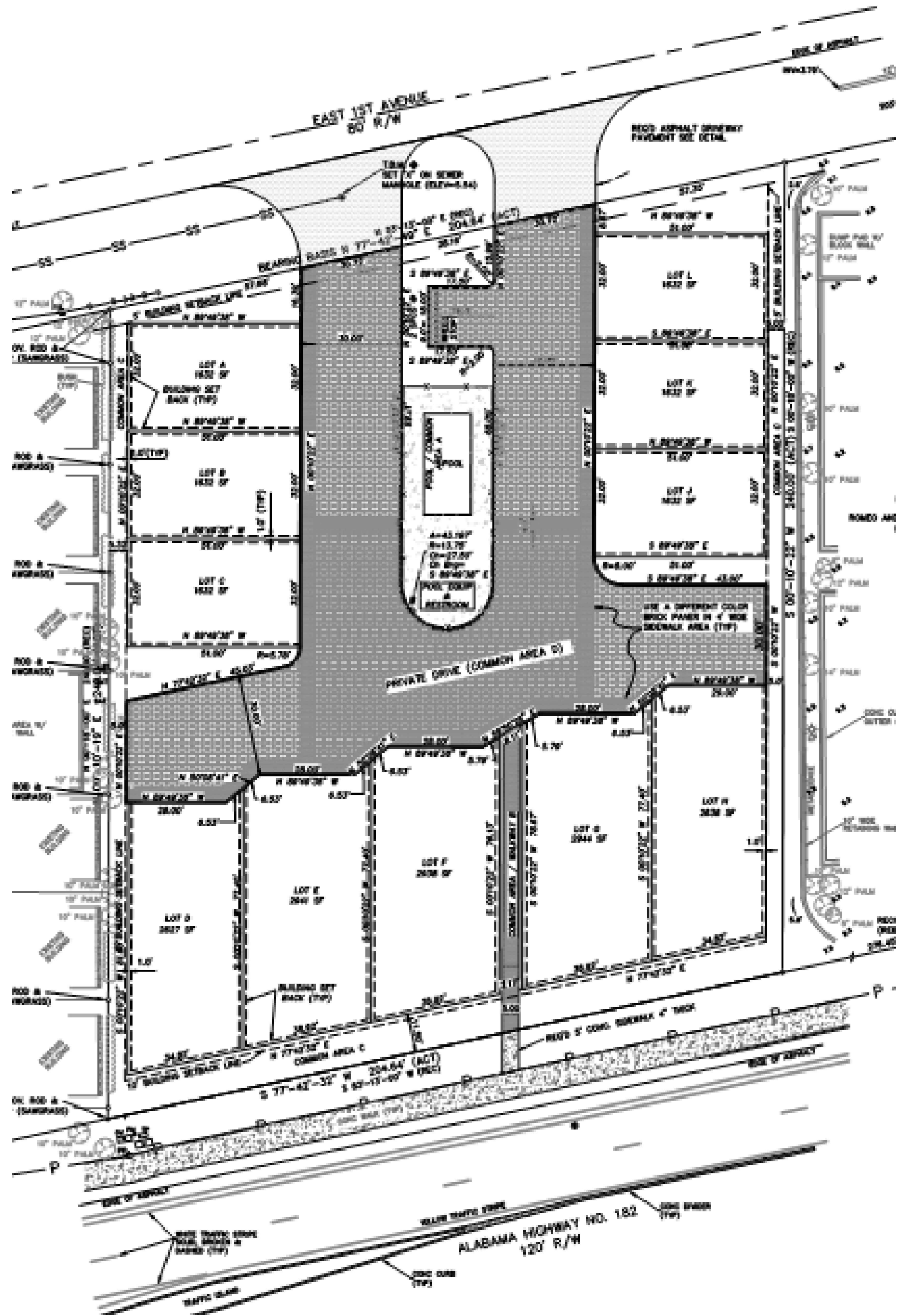
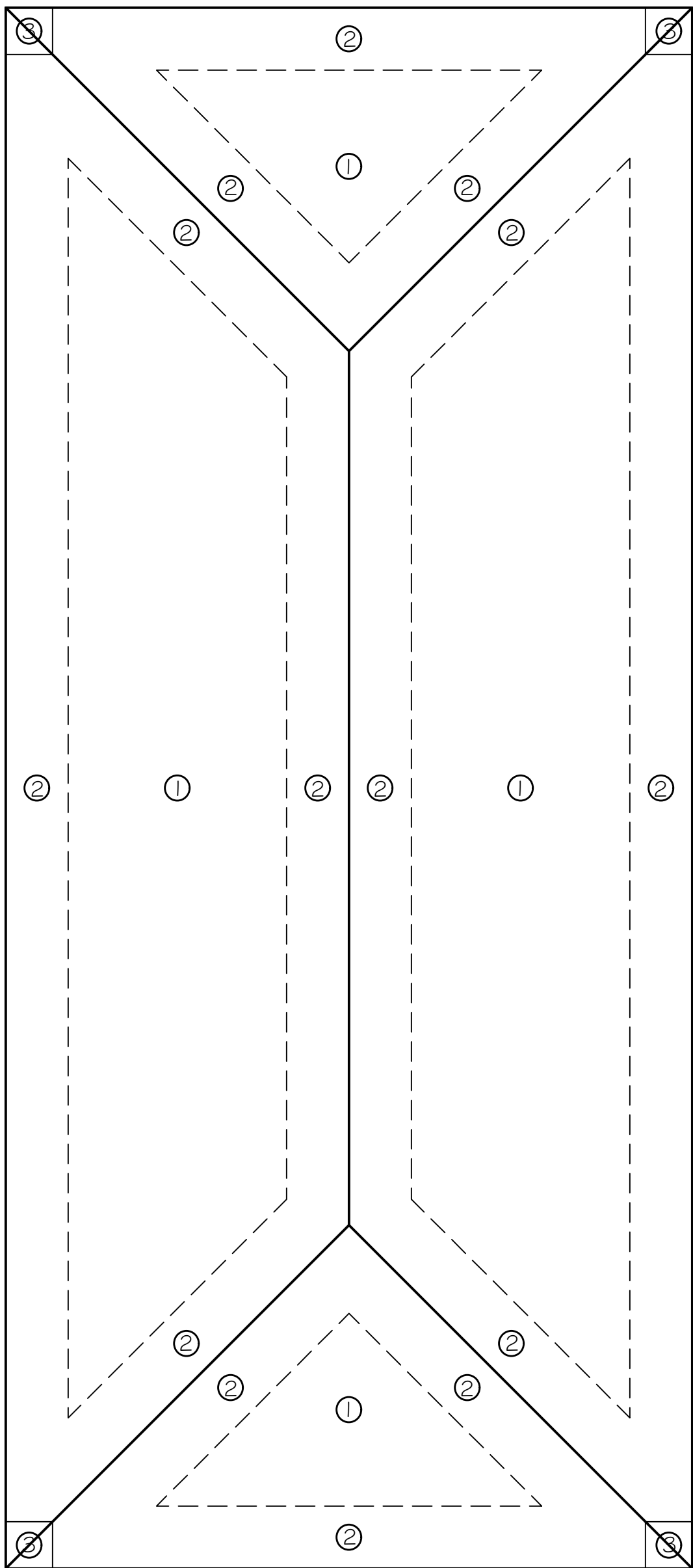


EAST ELEVEN COTTAGES

UNIT L, K, J



SUBDIVISION PLAT
SCALE: 1" = 30'



DESIGN CODES & WIND SPEED

- IRC 2018
- COASTAL CONSTRUCTION SUPPLEMENT
- LOCAL WIND CODE, SEC. GUST, WIND SPEED 160 MPH
- FINISHED FLOOR OF HOUSE SHOULD BE 1'2" ABOVE THE CENTERLINE OF THE STREET IN FRONT.
- SILT FENCING OR OTHER APPROPRIATE FORM OF EROSION AND SEDIMENT CONTROL ILL BE INSTALLED AND MAINTAINED AROUND THE SITE TO CONTAIN FILL DURING CONSTRUCTION.
- ANY FILL OR DEBRIS DEPOSITED IN THE STREET SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY.

ROOF LOAD DIAGRAM

EAST ELEVEN COTTAGES

ZONES: ① ② ③

HIP ROOF

ROOF WIND ZONES
COMPONENTS AND CLADDING
160 MPH WIND EXPOSURE C

LOADS IN PSF

LOAD CASE	ZONE 1	ZONE 2	ZONE 3
CASE 1 NEGATIVE PRESSURE	-51.9	-90.4	-133.7
CASE 2 POSITIVE PRESSURE	+32.7	+32.7	+32.7

WALL LOADS, 160 MPH EXPOSURE C
CASE 1 -61.6
CASE 2 +56.7

BUILDING CODE AND ORDINANCES:

2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
MINIMUM WIND SPEED (Vult) REQUIREMENT OF 160 MPH. (EXPOSURE C)

JULY 2017 FEMA PANEL #01003C0943M - ZONE AE (EL 13)
FINISHED FLOOR ELEVATION (±) : 18 FEET ABOVE SEA LEVEL
OWNER TO VERIFY WITH ELEVATION CERTIFICATE BY A REGISTERED PLS

PROJECT INFO:

OWNER

HERCULES
INVESTMENTS, LLC

DESIGNER

CG DESIGNS
208 S PINE STREET
FOLEY, ALABAMA 36535
(251) 747-0527
chris.govan@yahoo.com

ENGINEER

LANE SESI, PE
GSE ENGINEERS
(615) 933-7888
lane.sesi@gseeng.com

SHEET INDEX:

- T1. SITE DEVELOPMENT PLAN, DESIGN CODES, WIND SPEED, ROOF LOAD DIAGRAM
01. PILING, FOUNDATION, AND GROUND FLOOR PLAN, 1ST FLOOR FRAMING PLAN, 1ST FLOOR PLAN
02. 2ND FLOOR FRAMING PLAN, 2ND FLOOR PLAN, ROOF FRAMING PLAN
03. 1ST FLOOR PLAN, SECTIONS, DETAILS
04. BUILDING ELEVATIONS
05. ELECTRICAL PLAN
06. GENERAL NOTES

AREAS:

GROUND. 1,100 S.F. - NON H&C
01. 880 S.F. - H&C
220 S.F. - NON H&C
02. 880 S.F. - H&C
220 S.F. - NON H&C
TOTAL H&C: 1,660 S.F.
TOTAL CONST: 3,300 S.F.

EAST ELEVEN COTTAGES

UNIT L, K, J

SITE DEVELOPMENT PLAN, DESIGN CODES, WIND SPEED, ROOF LOAD DIAGRAM

JOB NUMBER:
211020

DATE:
05.10.2021

DRAWN: CG
CHECKED: CG
REVISION:

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

SHEET NO:
T1
OF
T1

EAST ELEVEN COTTAGES

UNIT L, K, J

PILING, FOUNDATION, AND GROUND FLOOR PLAN, 1ST FLOOR FRAMING PLAN, 1ST FLOOR PLAN

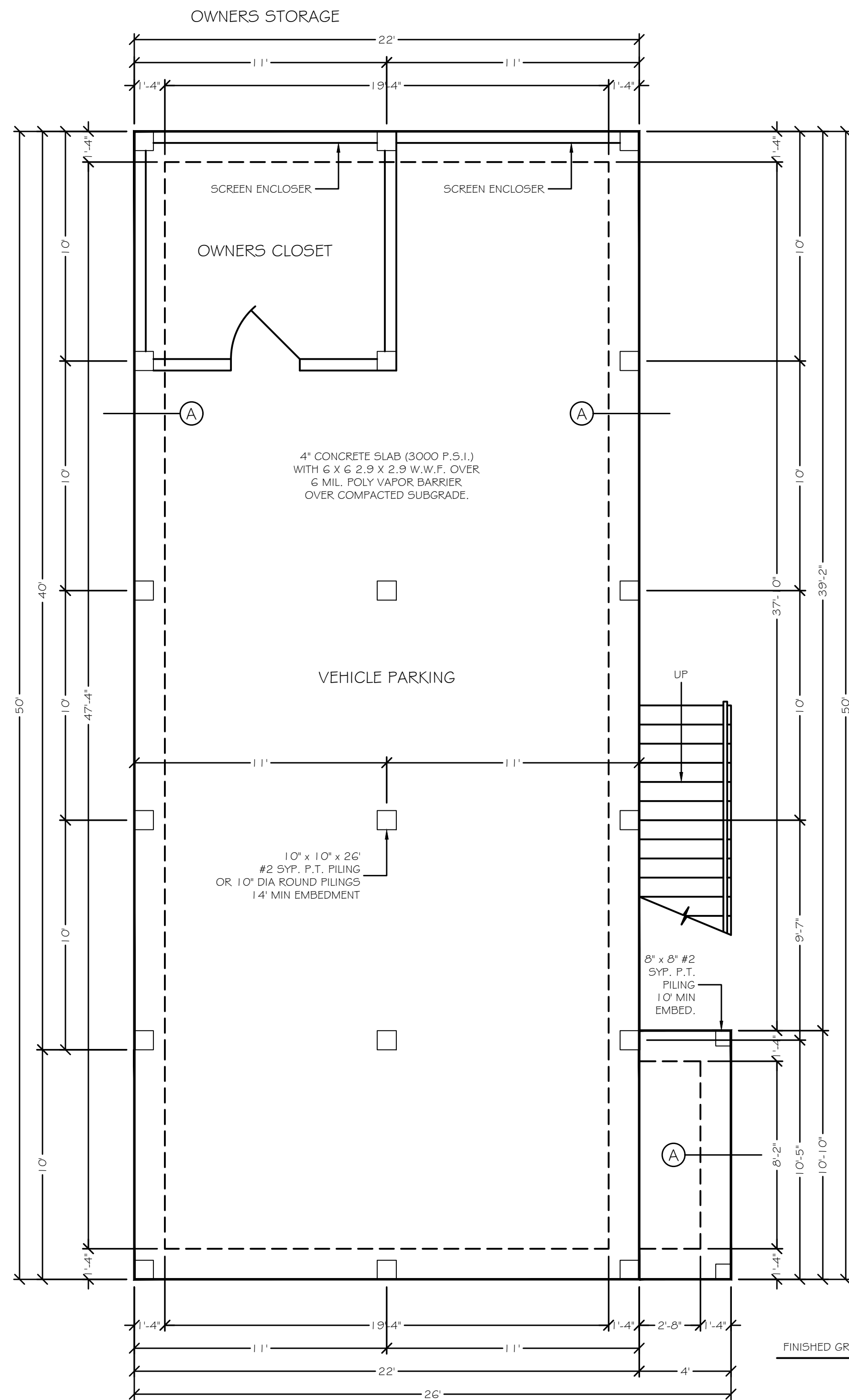
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05.10.2021

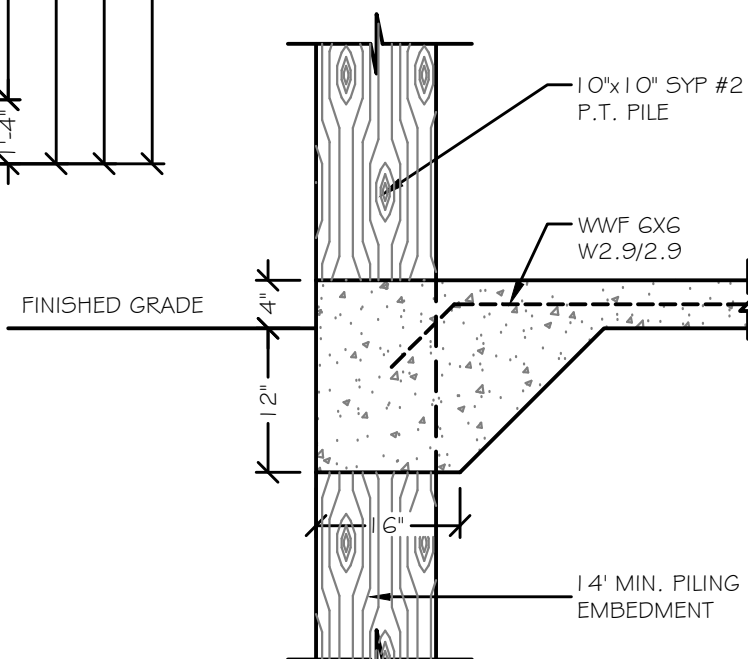
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CHECKED: CG
REVISION:

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

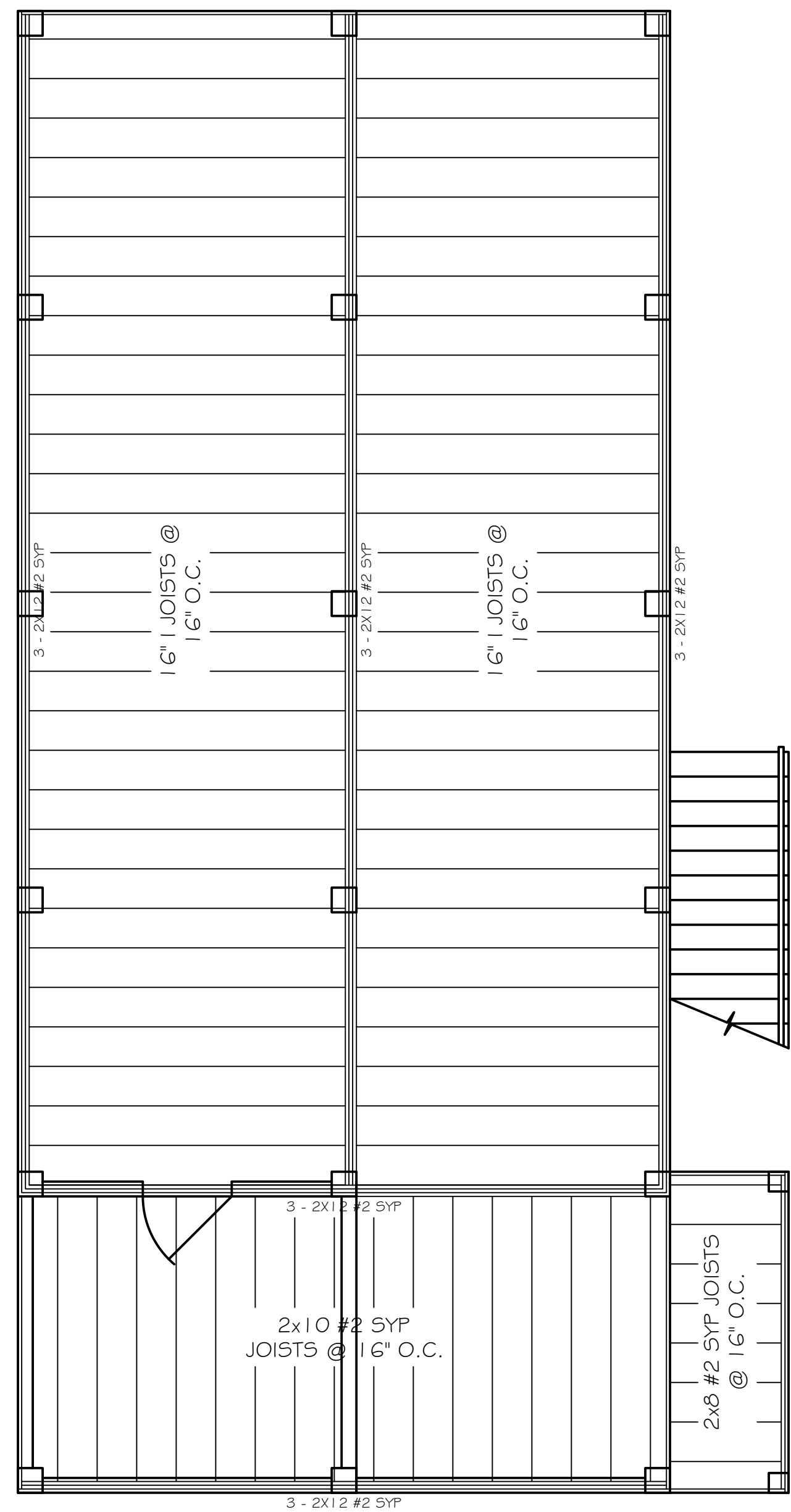
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01
OF
06



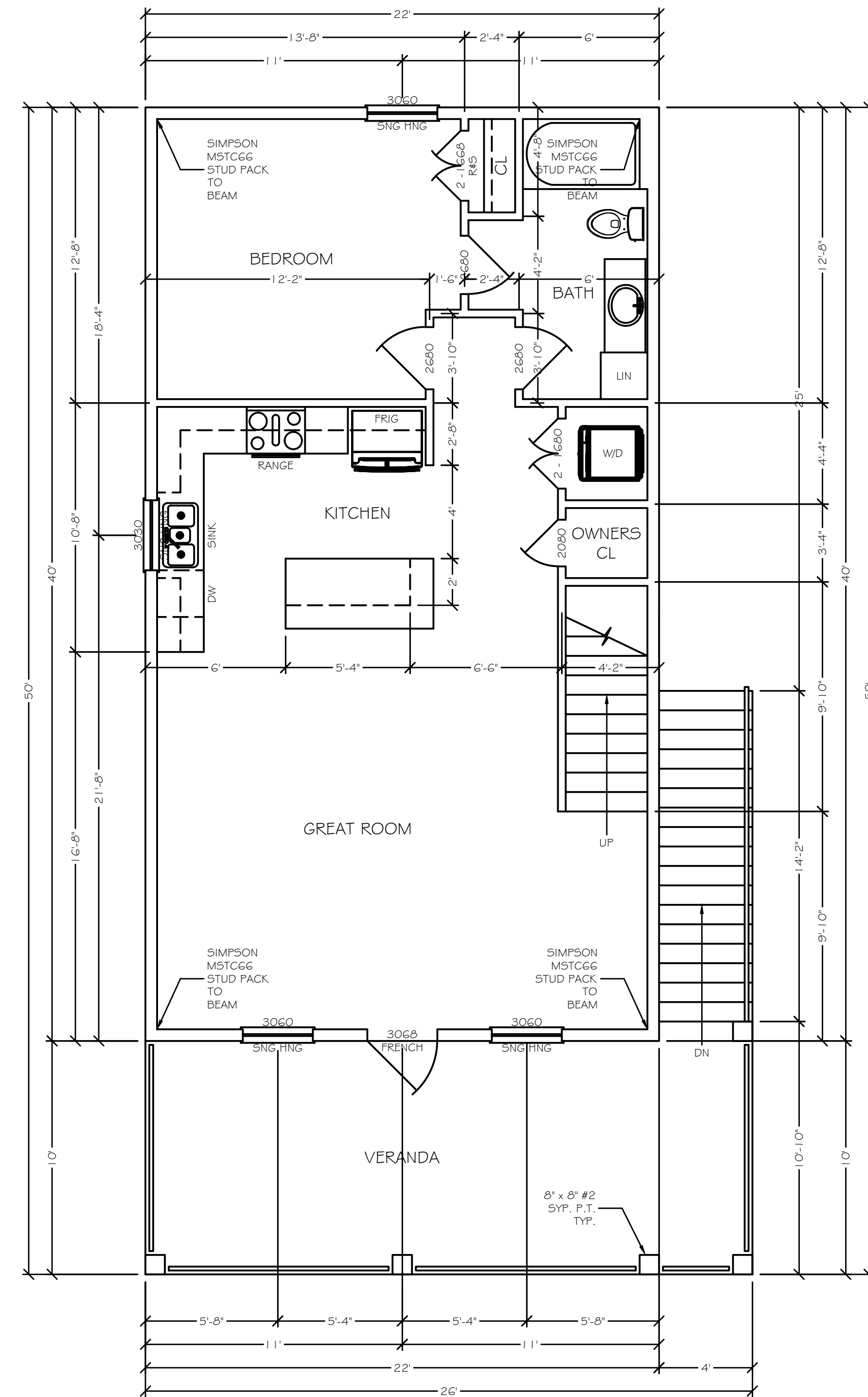
FLOOR PLAN
GROUND FLOOR



SECTION A-A
SCALE: 3/4" = 1'-0"



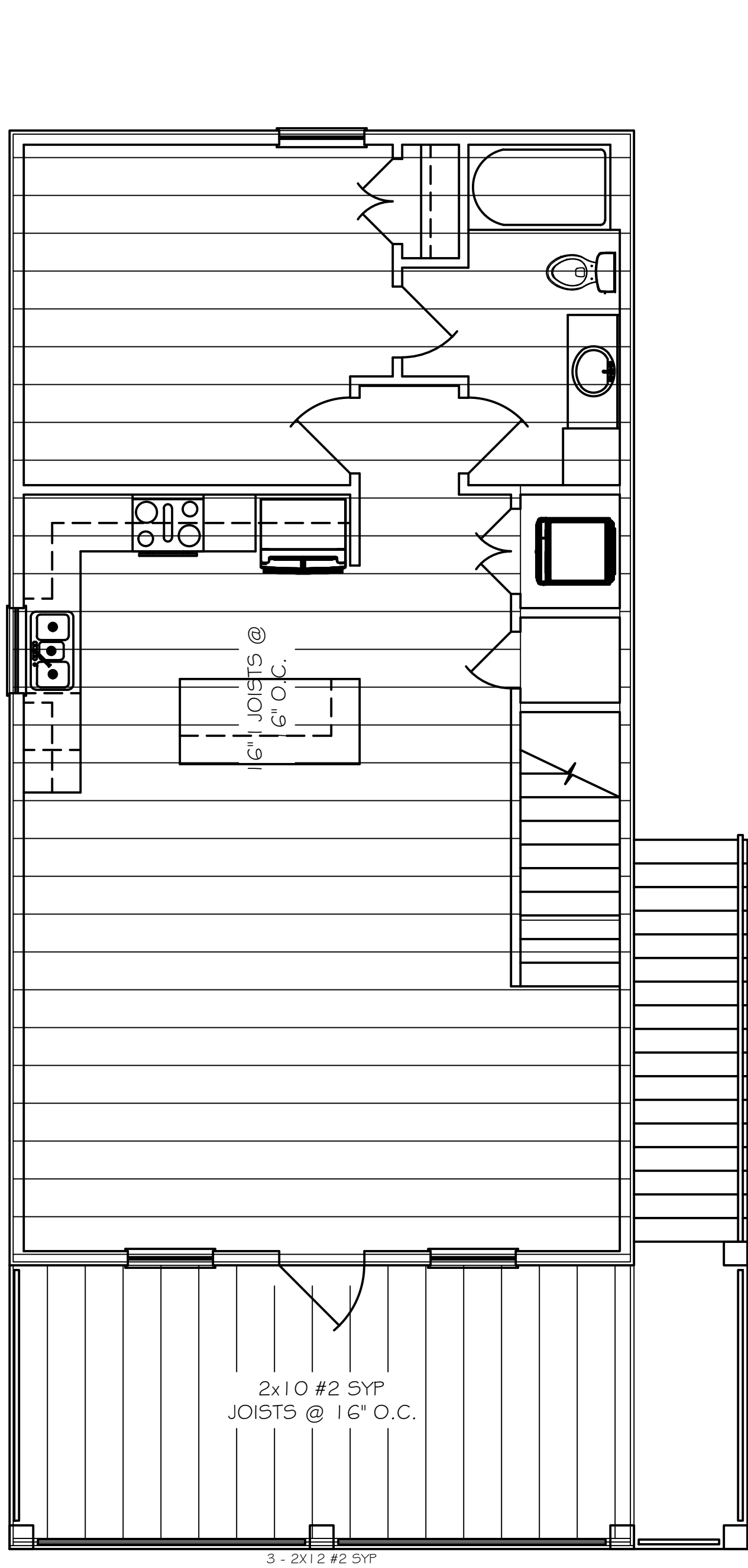
1ST FLOOR FRAMING PLAN



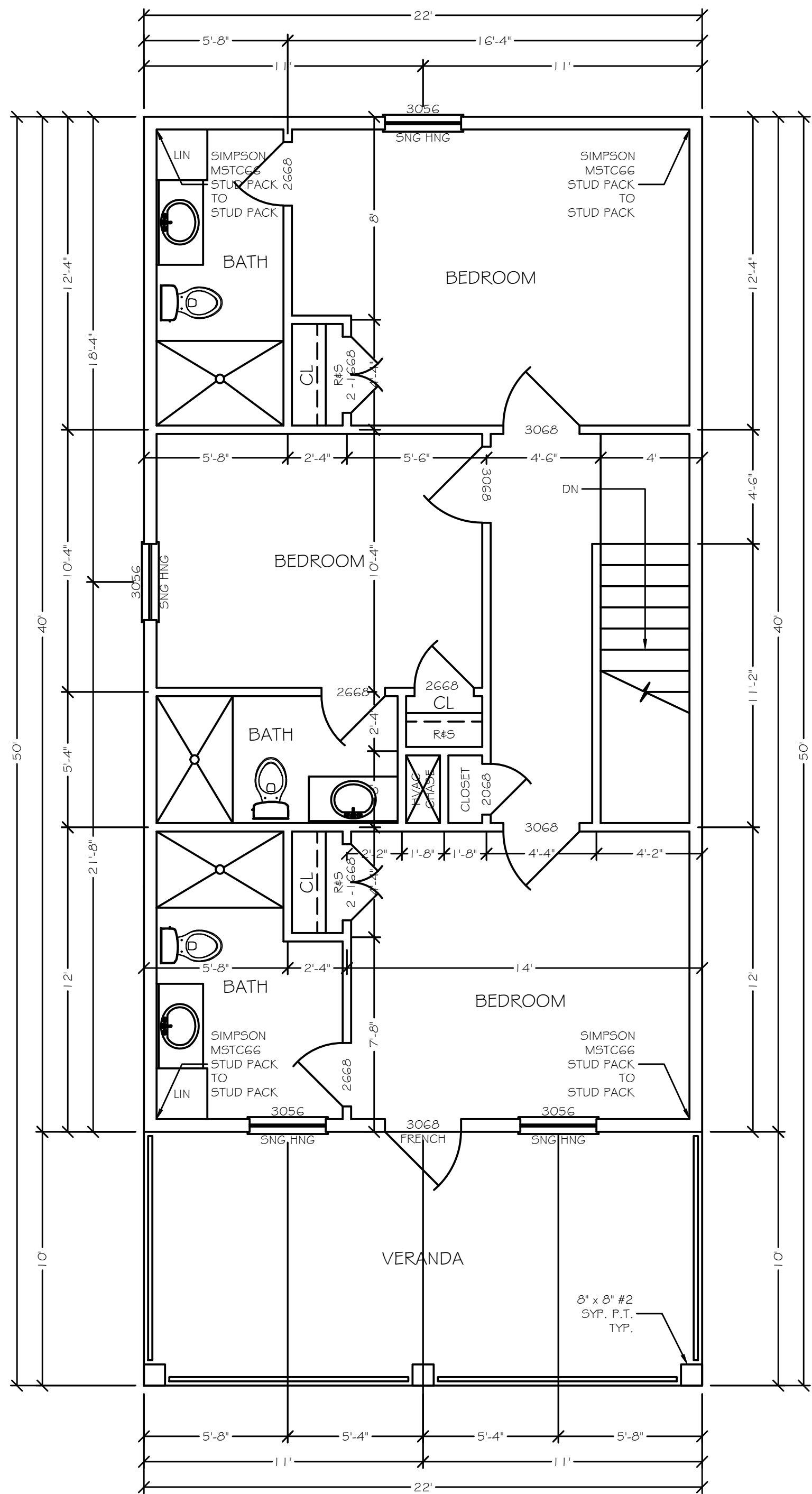
FLOOR PLAN
1ST FLOOR
880 S.F. - HEATED AND COOLED

NOTE:

ALL SHEATHING SHALL BE INSTALLED W/ #10 NAILS
3" EDGE, 4" FIELD NAIL PATTERN

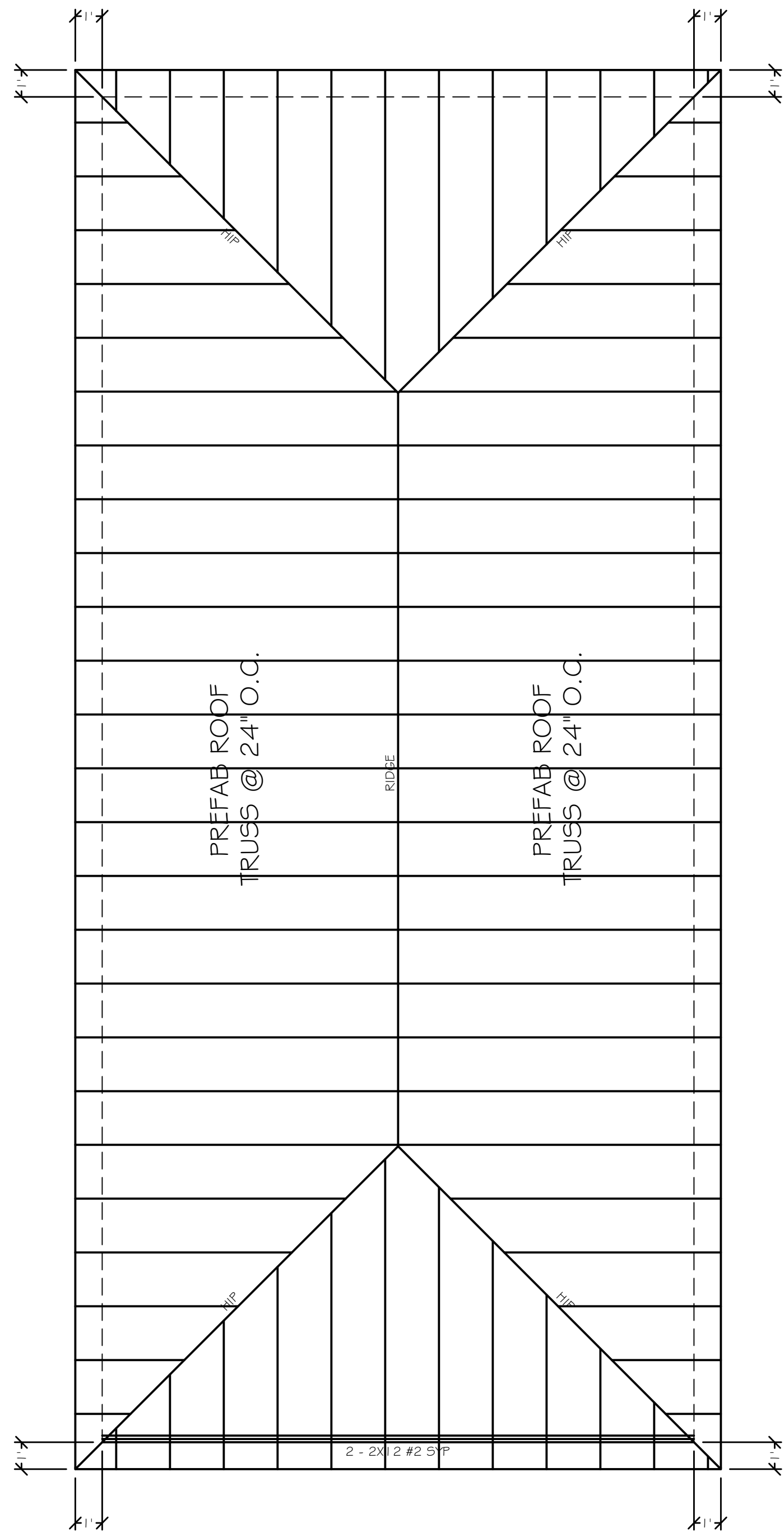


2ND FLOOR FRAMING PLAN



FLOOR PLAN

2ND FLOOR
880 S.F. - HEATED AND COOLED



ROOF FRAMING PLAN

SECTION 06 17 53 SHOP FABRICATED WOOD TRUSSES

1.01 WORK INCLUDED
DESIGN, MANUFACTURE, AND SUPPLY WOOD TRUSSES AS SHOWN ON THE CONSTRUCTION DOCUMENTS AND AS SPECIFIED.

1.02 DEFINITIONS
A. BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES JOINTLY PRODUCED BY THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION AND THE TRUSS PLATE INSTITUTE.
B. BUILDING DESIGNER: OWNER OF THE BUILDING OR THE PERSON THAT CONTRACTS WITH THE OWNER FOR THE DESIGN OF THE FRAMING STRUCTURAL SYSTEM AND/OR WHO IS RESPONSIBLE FOR THE PREPARATION OF THE CONSTRUCTION DOCUMENTS, WHEN MANDATED BY THE LEGAL REQUIREMENTS, THE BUILDING DESIGNER SHALL BE A REGISTERED DESIGN PROFESSIONAL.
C. BUILDING STRUCTURE: USED OR INTENDED FOR SUPPORTING OR SHELTERING ANY USE OR OCCUPANCY.
D. BUILDING CODE: AS IT APPLIES TO A BUILDING, ANY SET OF STANDARDS SET FORTH AND ENFORCED BY A JURISDICTION FOR THE PROTECTION OF PUBLIC SAFETY.
E. BUILDING OFFICIAL: OFFICER OR OTHER DESIGNATED AUTHORITY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE BUILDING CODE, OR A DAILY AUTHORIZED REPRESENTATIVE.
F. CONSTRUCTION DOCUMENTS: WRITTEN, GRAPHIC AND PICTORIAL DOCUMENTS PREPARED OR ASSEMBLED FOR DESCRIBING THE DESIGN (INCLUDING THE FRAMING STRUCTURAL SYSTEM, LOCATION AND PHYSICAL CHARACTERISTICS OF THE ELEMENTS OF A BUILDING NECESSARY TO OBTAIN A BUILDING PERMIT AND CONSTRUCT A BUILDING).
G. CONTRACTOR: OWNER OF A BUILDING, OR THE PERSON WHO CONTRACTS WITH THE OWNER, WHO CONSTRUCTS THE BUILDING IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND THE TRUSS SUBMITTAL PACKAGE. THE TERM "CONTRACTOR" SHALL INCLUDE THOSE SUBCONTRACTORS WHO HAVE A DIRECT CONTRACT WITH THE CONTRACTOR TO CONSTRUCT ALL OR A PORTION OF THE CONSTRUCTION.
H. COVER/TRUSS INDEX SHEET: SHEET THAT IS SIGNED AND SEALED, WHERE REQUIRED BY THE LEGAL REQUIREMENTS, BY THE TRUSS DESIGN ENGINEER, AND DEPENDING ON THE LEGAL REQUIREMENTS SHALL BE PERMITTED TO CONTAIN THE FOLLOWING INFORMATION: (1) IDENTIFICATION OF THE BUILDING, INCLUDING BUILDING NAME AND ADDRESS, LOT, BLOCK, SUBDIVISION, AND CITY OR COUNTY; (2) IDENTIFICATION OF CONSTRUCTION DOCUMENTS BY DRAWING NUMBER(S) WITH REVISION DATE; (3) SPECIFIED BUILDING CODE; (4) COMPUTER PROGRAM USED; (5) ROOF DEAD AND LIVE LOADS; (6) FLOOR DEAD AND LIVE LOADS; (7) WIND LOAD CRITERIA FROM A SPECIFICALLY DEFINED CODE (E.G., ASCE 7) AND ANY OTHER DESIGN LOADS; (8) ADDRESS AND LICENSE NUMBER OF REGISTERED DESIGN PROFESSIONAL FOR THE BUILDING, IF KNOWN; (9) A LISTING OF THE INDIVIDUAL IDENTIFICATION NUMBERS AND DATES OF EACH TRUSS DESIGN DRAWING REFERENCED BY THE COVER/TRUSS INDEX SHEET; AND (10) NAME, ADDRESS, DATE OF DRAWING AND LICENSE NUMBER OF TRUSS DESIGN ENGINEER.
I. FRAMING STRUCTURAL SYSTEM: COMPLETED COMBINATION OF STRUCTURAL ELEMENTS, TRUSSES, CONNECTIONS AND OTHER SYSTEMS, WHICH SERVE TO SUPPORT THE BUILDING'S SELF-WEIGHT AND THE SPECIFIED LOADS.
J. JURISDICTION: GOVERNMENTAL UNIT THAT IS RESPONSIBLE FOR ADOPTING AND ENFORCING THE BUILDING CODE.
K. LEGAL REQUIREMENTS: ANY APPLICABLE PROVISIONS OF ALL STATUTES, LAWS, RULES, REGULATIONS, ORDINANCES, CODES, OR ORDERS OF THE GOVERNING JURISDICTION.
L. OWNER: PERSON HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY UPON WHICH A BUILDING IS TO BE CONSTRUCTED, AND; (1) EITHER PREPARES, OR RETAINS THE BUILDING DESIGNER OR REGISTERED DESIGN PROFESSIONAL, TO PREPARE THE CONSTRUCTION DOCUMENTS; AND (2) EITHER CONSTRUCTS, OR RETAINS THE CONTRACTOR TO CONSTRUCT THE BUILDING.
M. REGISTERED DESIGN PROFESSIONAL: ARCHITECT OR ENGINEER, WHO IS LICENSED TO PRACTICE THEIR RESPECTIVE DESIGN PROFESSION AS DEFINED BY THE LEGAL REQUIREMENTS OF THE JURISDICTION IN WHICH THE BUILDING IS TO BE CONSTRUCTED.
N. STANDARD: NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI-1).
O. STRUCTURAL ELEMENT: SINGLE STRUCTURAL MEMBER (OTHER THAN A TRUSS) THAT IS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
P. TRUSS: INDIVIDUAL METAL-PLATE CONNECTED WOOD COMPONENT MANUFACTURED FOR THE CONSTRUCTION OF A BUILDING.
Q. TRUSS DESIGN DRAWING: WRITTEN, GRAPHIC AND PICTORIAL DEPICTION OF AN INDIVIDUAL TRUSS THAT INCLUDES THE INFORMATION REQUIRED IN THE STANDARD.
R. TRUSS DESIGN ENGINEER: PERSON WHO IS LICENSED TO PRACTICE ENGINEERING AS DEFINED BY THE LEGAL REQUIREMENTS OF THE JURISDICTION IN WHICH THE BUILDING IS TO BE CONSTRUCTED AND WHO SUPERVISES THE PREPARATION OF THE TRUSS DESIGN DRAWINGS.
S. TRUSS DESIGNER: PERSON RESPONSIBLE FOR THE PREPARATION OF THE TRUSS DESIGN DRAWINGS.
T. TRUSS MANUFACTURER: PERSON ENGAGED IN THE FABRICATION OF TRUSSES.
U. TRUSS PLACEMENT DIAGRAM: ILLUSTRATION IDENTIFYING THE ASSUMED LOCATION OF EACH TRUSS.
V. TRUSS SUBMITTAL PACKAGE: PACKAGE CONSISTING OF EACH INDIVIDUAL TRUSS DESIGN DRAWING, AND AS APPLICABLE, THE TRUSS PLACEMENT DIAGRAM, THE COVER/TRUSS INDEX SHEET, LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, APPLICABLE BCSI DEFINED LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS, AND ANY OTHER STRUCTURAL DETAILS DEEMED TO THE TRUSSES.

1.03 DESIGN
A. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARD AND WHERE ANY APPLICABLE SPECIFICALLY COVERED HEREIN DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE AMERICAN FOREST & PAPER ASSOCIATIONS (AF&PA) NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION AND ALL APPLICABLE LEGAL REQUIREMENTS.
B. TRUSS MANUFACTURER SHALL FURNISH TRUSS DESIGN DRAWINGS PREPARED IN ACCORDANCE WITH ALL APPLICABLE LEGAL REQUIREMENTS IF REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE TRUSS MANUFACTURER'S CONTRACT. THE TRUSS MANUFACTURER SHALL FURNISH A TRUSS PLACEMENT DIAGRAM WHICH SHALL PROVIDE AT A MINIMUM THE LOCATION ASSUMED FOR EACH TRUSS BASED ON THE TRUSS MANUFACTURER'S INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.
C. WHERE REQUIRED BY THE TRUSS MANUFACTURER'S CONTRACT, ANY LOCAL BUILDING OFFICIAL OR APPLICABLE LEGAL REQUIREMENTS, THE TRUSS MANUFACTURER SHALL SUBMIT THE TRUSS SUBMITTAL PACKAGE TO THE BUILDING DESIGNER AND/OR THE LOCAL BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE MANUFACTURING OF THE TRUSSES.
D. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW PER THE STANDARD:
1. BUILDING CODE USED FOR DESIGN, UNLESS SPECIFIED ON COVER/TRUSS INDEX SHEET.
2. SLOPE OR DITCH SPAN AND SPACING.
3. LOCATION OF ALL JOINTS AND SUPPORT LOCATIONS.
4. NUMBER OF FLEES IF GREATER THAN ONE.
5. REQUIRED BEARING WIDTHS.
6. DESIGN LOADS AS APPLICABLE, INCLUDING:
a. TOP CHORD LIVE LOAD FOR ROOF BOOF TRUSSES, THIS SHALL BE THE CONTROLLING CASE OF LIVE LOAD OR SNOW LOAD.
b. TOP CHORD DEAD LOAD.
c. BOTTOM CHORD LIVE LOAD.
d. BOTTOM CHORD DEAD LOAD.
e. ADDITIONAL LOADS AND LOCATIONS.
f. ENVIRONMENTAL LOAD DESIGN CRITERIA WIND SPEED, SNOW, SEISMIC, AND ALL APPLICABLE FACTORS AS REQUIRED TO CALCULATE THE TRUSS LOADS; AND
g. OTHER LATERAL LOADS, INCLUDING DRAG STRUT LOADS.
7. ADJUSTMENTS TO WOOD MEMBER AND METAL CONNECTOR PLATE DESIGN VALUES FOR CONDITIONS OF USE.
8. MAXIMUM REACTION FORCE AND DIRECTION, INCLUDING MAXIMUM UPLIFT REACTION FORCES WHERE APPLICABLE.
9. METAL CONNECTOR PLATE TYPE, MANUFACTURER, SIZE, AND THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
10. SIZE, SPECIES AND GRADE FOR EACH WOOD MEMBER.
11. TRUSS-TO-TRUSS CONNECTION AND TRUSS FIELD ASSEMBLY REQUIREMENTS.
12. CALCULATED SPAN TO DEFLECTION RATIO AND/OR MAXIMUM VERTICAL AND HORIZONTAL DEFLECTION FOR LIVE AND TOTAL LOAD AND KRF (CREEP FACTOR) AS APPLICABLE.
13. MAXIMUM AXIAL TENSION AND COMPRESSION FORCES IN THE TRUSS MEMBERS.
14. FABRICATION TOLERANCE PER THE STANDARD.
15. REQUIRED PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT LOCATION AND THE METHOD OF RESTRAINT/BRACING TO BE USED PER THE STANDARD.

2.01 MATERIALS
A. LUMBER
1. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE AS SHOWN ON THE TRUSS DESIGN DRAWINGS, OR EQUIVALENT AS APPROVED BY THE TRUSS DESIGN ENGINEER.
2. ADJUSTMENT OF VALUE FOR DURATION OF LOAD OR CONDITIONS OF USE SHALL BE IN ACCORDANCE WITH NDS.
3. FIRE RETARDANT TREATED LUMBER, IF APPLICABLE, SHALL MEET THE SPECIFICATIONS OF THE FIRE RETARDANT CHEMICAL MANUFACTURER, THE TRUSS DESIGN AND THE STANDARD AND SHALL BE RETREATED AFTER TREATMENT IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) STANDARD C20.
4. FIRE RETARDANT TREATMENT BY PRESSURE PROCESSES, ALLOWABLE VALUES MUST BE ADJUSTED IN ACCORDANCE WITH NDS, LUMBER TREATMENT SHALL SUPPLY CERTIFICATE OF COMPLIANCE.
B. METAL CONNECTOR PLATES
1. METAL CONNECTOR PLATES SHALL BE MANUFACTURED BY A TRUSS PLATE INSTITUTE (TPI) MEMBER PLATE MANUFACTURER AND SHALL NOT BE LESS THAN 0.010 IN THICK (20 GAUGE) AND SHALL MEET OR EXCEED ASTM A563/A563M GRADE 33, AND GALVANIZED COATING SHALL MEET OR EXCEED ASTM A653/A653M COATING DESIGNATION G60. WORKING STRESSES IN STEEL ARE TO BE APPLIED TO EFFECTIVENESS RATIOS FOR PLATES AS DETERMINED BY TEST AND IN ACCORDANCE WITH THE STANDARD.
2. IN HIGHLY CORROSIVE ENVIRONMENTS, SPECIAL APPLIED COATINGS OR STAINLESS STEEL MAY BE REQUIRED.
3. AT THE REQUEST OF THE BUILDING DESIGNER, A TPI MEMBER PLATE MANUFACTURER SHALL FURNISH A CERTIFIED RECORD THAT MATERIALS COMPLY WITH STEEL SPECIFICATIONS.
2.02 MANUFACTURING
TRUSSES SHALL BE MANUFACTURED TO MEET THE QUALITY REQUIREMENTS OF THE STANDARD AND IN ACCORDANCE WITH THE INFORMATION PROVIDED IN THE FINAL APPROVED TRUSS DESIGN DRAWINGS.
3.01 HANDLING, INSTALLING, RESTRAINING AND BRACING
A. TRUSSES SHALL BE HANDLED DURING MANUFACTURING, DELIVERY AND BY THE CONTRACTOR AT THE JOB SITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING.
B. TRUSSES SHALL BE UNLOADED IN A MANNER SO AS TO MINIMIZE LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. TRUSSES SHALL BE HANDLED IN SUCH A WAY SO AS TO PREVENT TOPPING WHEN BANDING IS REMOVED.
C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDLING, INSTALLATION, AND TEMPORARY RESTRAINT/BRACING OF THE TRUSSES IN A GOOD WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF BCSI.
D. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO TRUSS MANUFACTURER PRIOR TO ERECTION.
E. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. EACH TRUSS SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT RESTRAINT AND BRACING IS INSTALLED.
F. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. IF ANY TRUSS SHOULD BECOME BROKEN, DAMAGED, OR ALTERED, WRITTEN CONCURRENCE AND APPROVAL BY A REGISTERED DESIGN PROFESSIONAL IS REQUIRED.
G. CONCENTRATED LOADS SHALL NOT BE PLACED ON TOP OF TRUSSES UNTIL ALL SPECIFIED RESTRAINT AND BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE. SPECIFICALLY AVOID STACKING FULL BUNDLES OF PL WOOD OR OTHER CONCENTRATED LOADS ON TOP OF TRUSSES.
H. TRUSS SUBMITTALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED BY THE TRUSS MANUFACTURER SHALL BE PROVIDED BY THE CONTRACTOR TO THE INDIVIDUAL, OR ORGANIZATION RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES.
I. TRUSSES SHALL BE PERMANENTLY RESTRAINED AND BRACED IN A MANNER CONSISTENT WITH GOOD BUILDING PRACTICES AS OUTLINED IN BCSI AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. TRUSSES SHALL FURTHERMORE BE ANCHORED OR RESTRAINED TO PREVENT OUT OF PLANE MOVEMENT AND TO KEEP ALL TRUSS MEMBERS FROM SIMULTANEOUSLY BUCKLING TOGETHER IN THE SAME DIRECTION. SUCH PERMANENT LATERAL RESTRAINT SHALL BE ACCOMPLISHED BY: (A) ANCHORING TO SOLID END WALLS; (B) PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBERS; OR (C) OTHER SUITABLE MEANS.
J. MATERIALS USED IN TEMPORARY AND PERMANENT RESTRAINT AND BRACING SHALL BE FURNISHED BY CONTRACTOR.

NOTE:

ALL SHEATHING SHALL BE INSTALLED W/ #10 NAILS
3" EDGE, 4" FIELD NAIL PATTERN

EAST ELEVEN COTTAGES

UNIT L, K, J

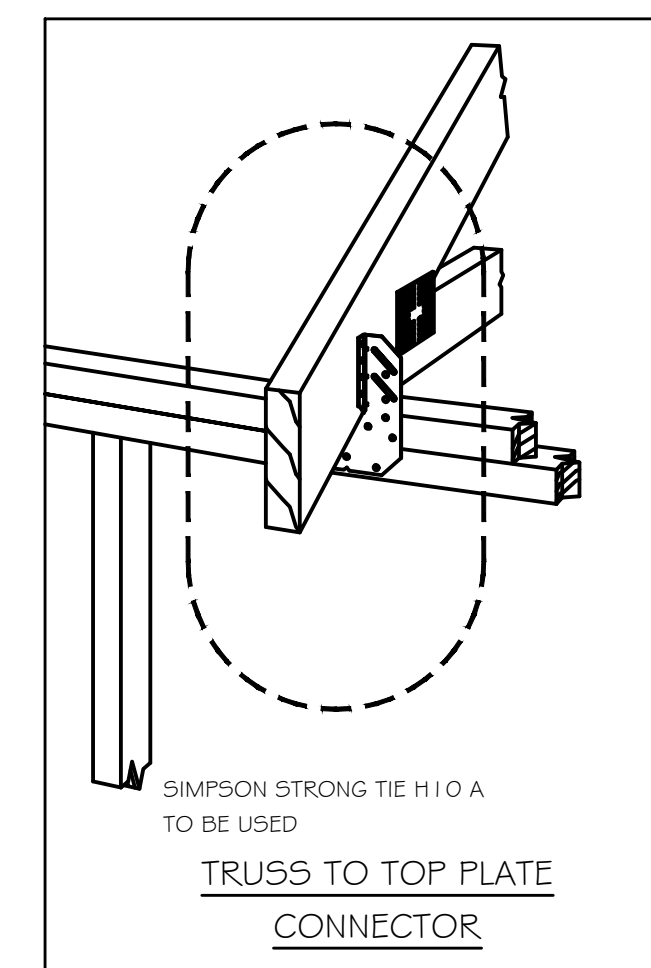
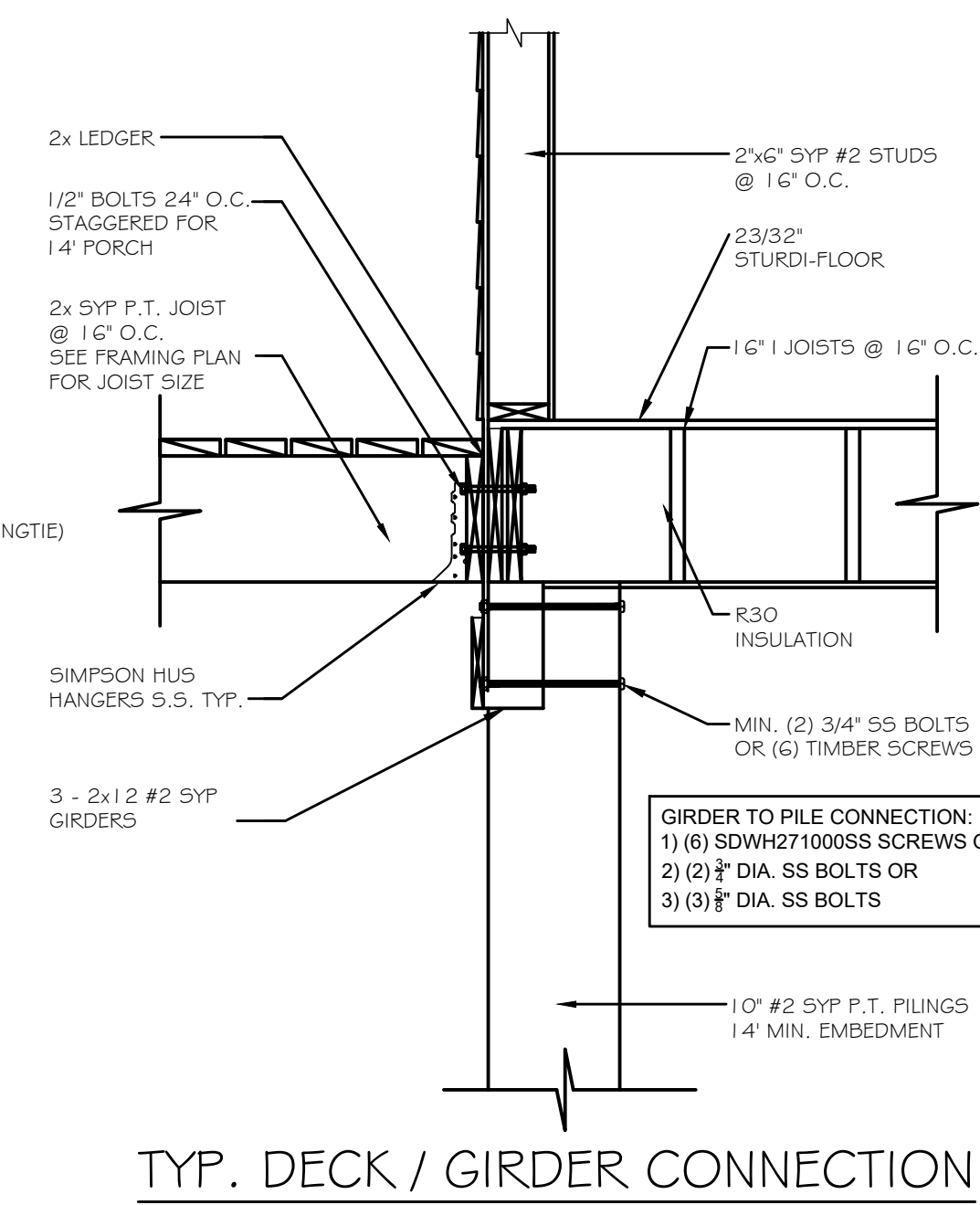
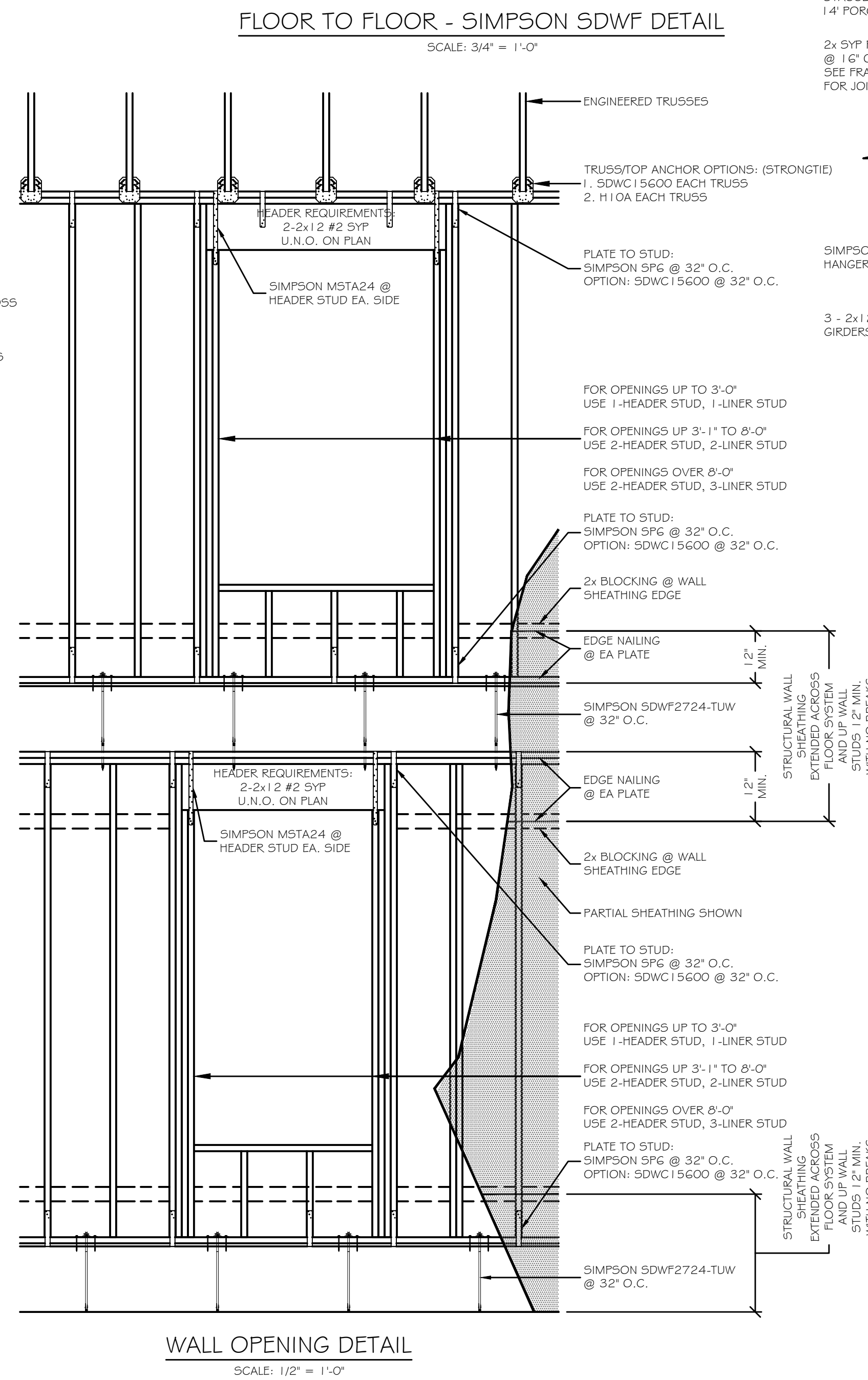
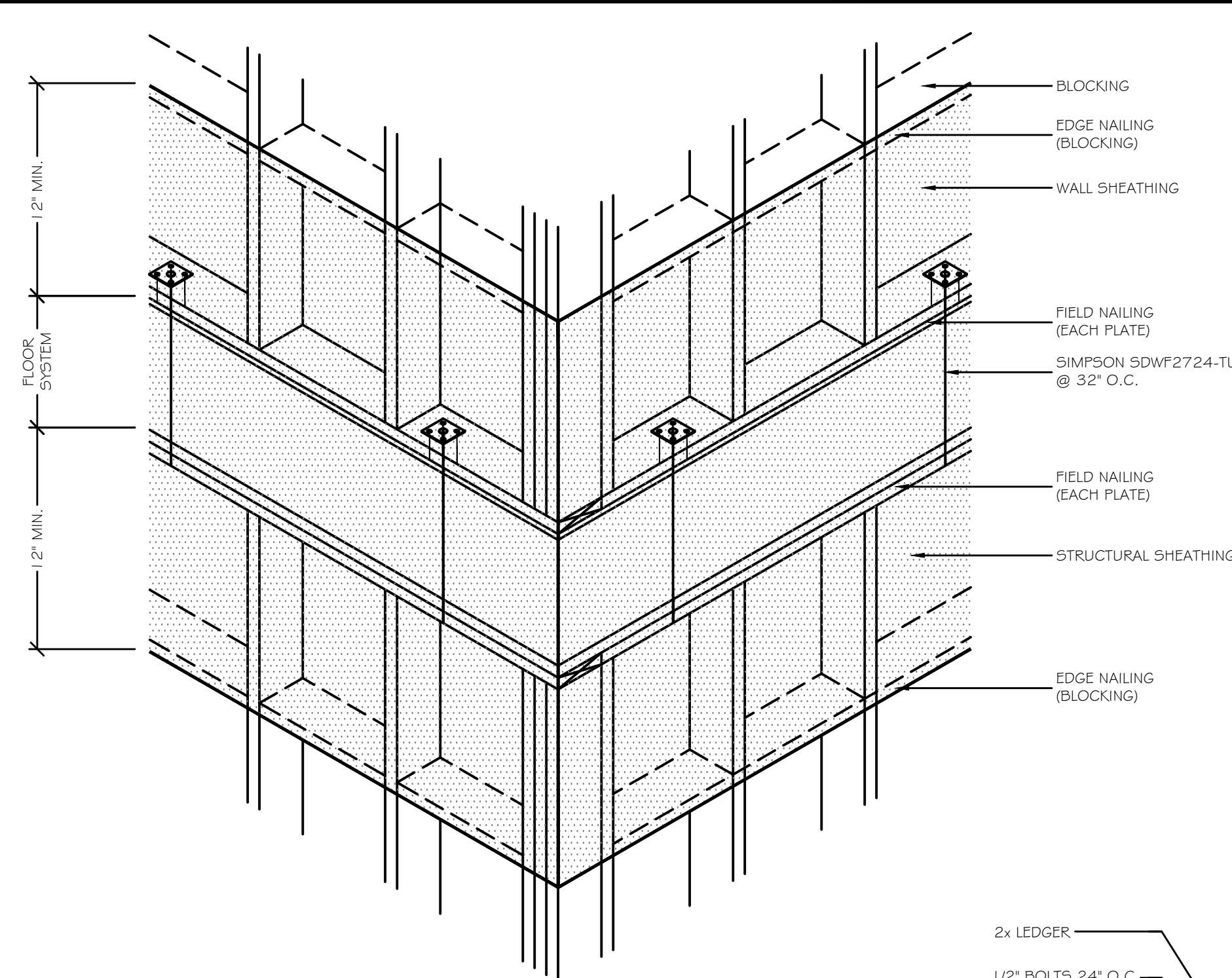
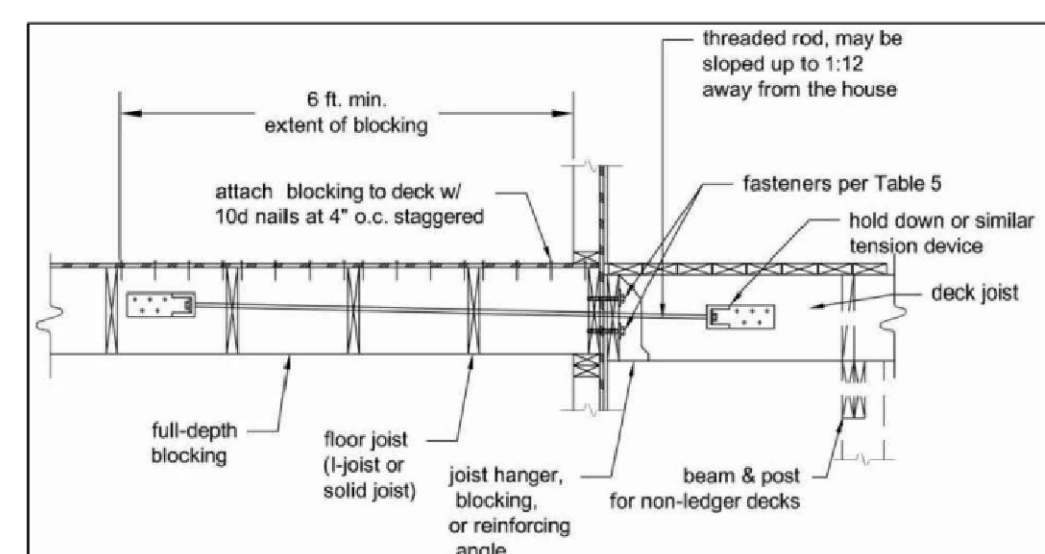
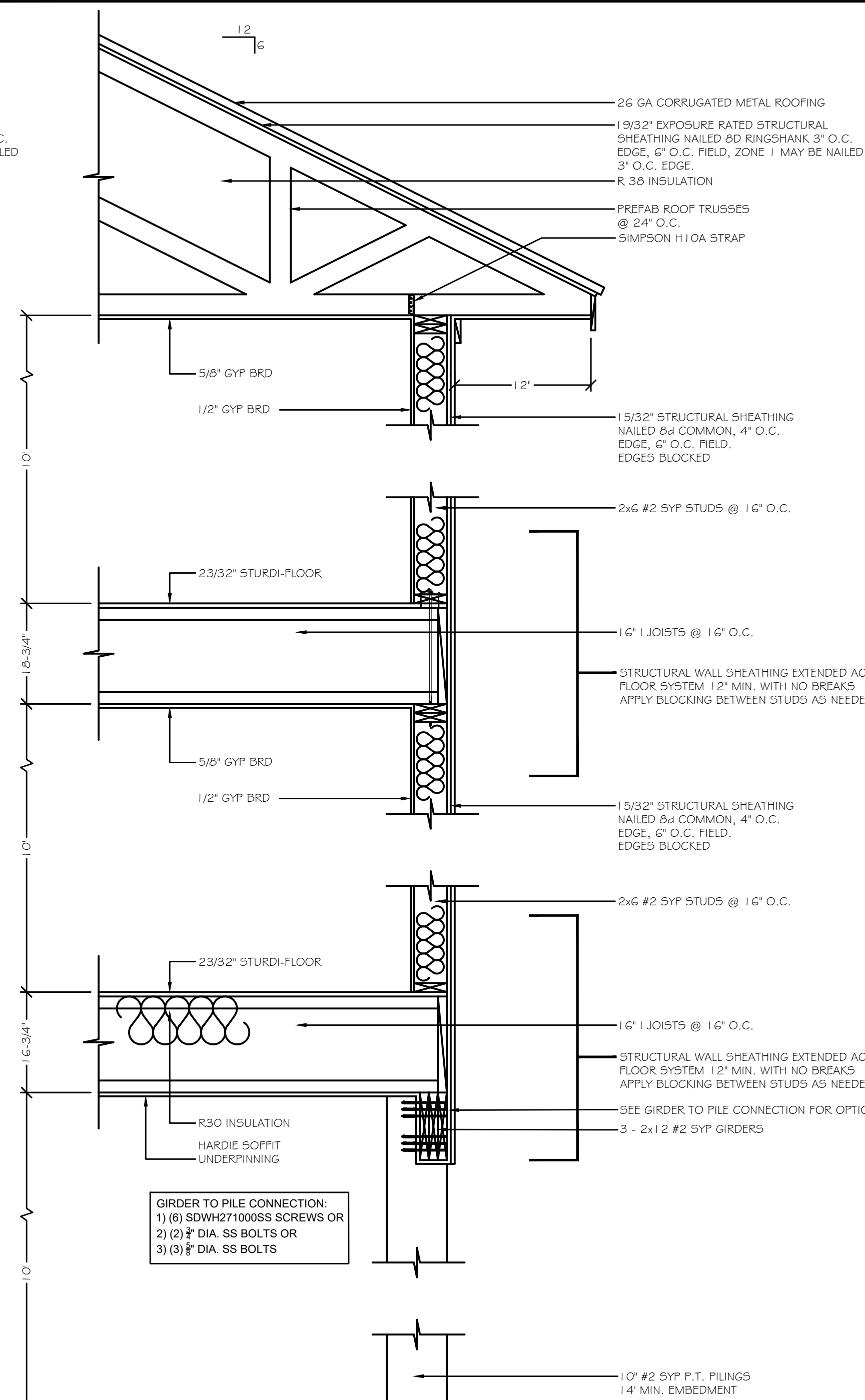
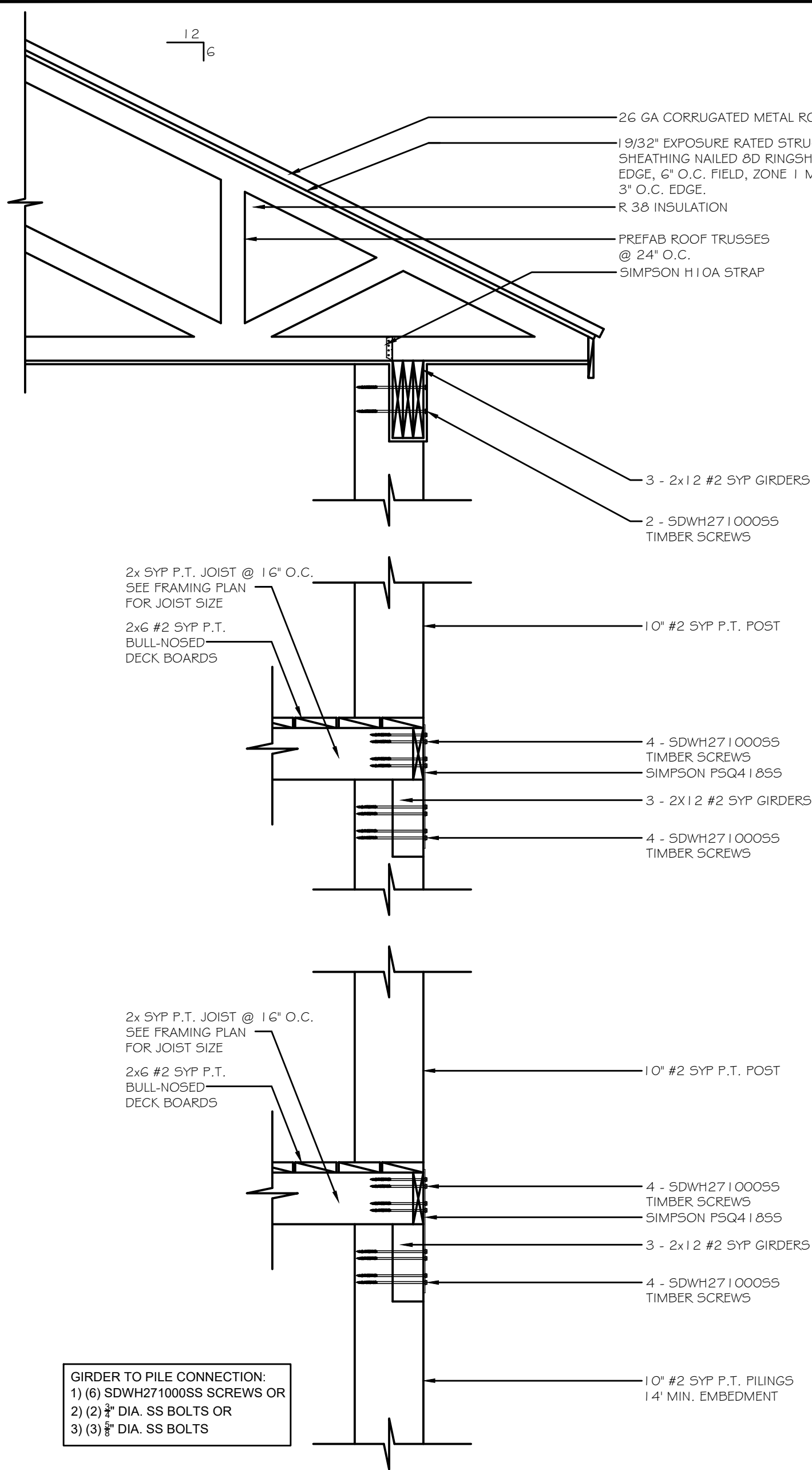
TYPICAL WALL SECTIONS, DETAILS

JOB NUMBER:
211020

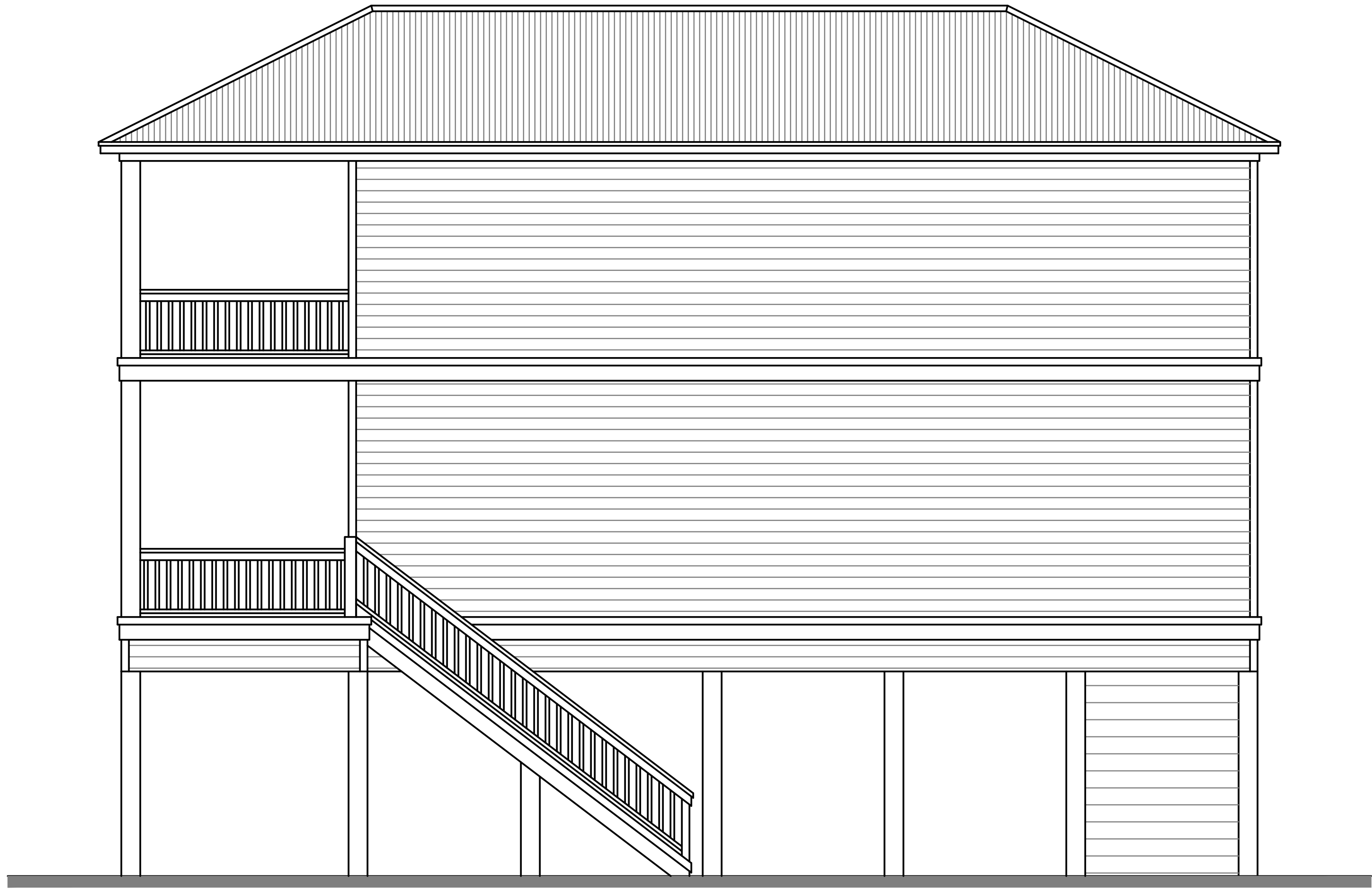
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REVISION:

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1/4" = 1'-0"

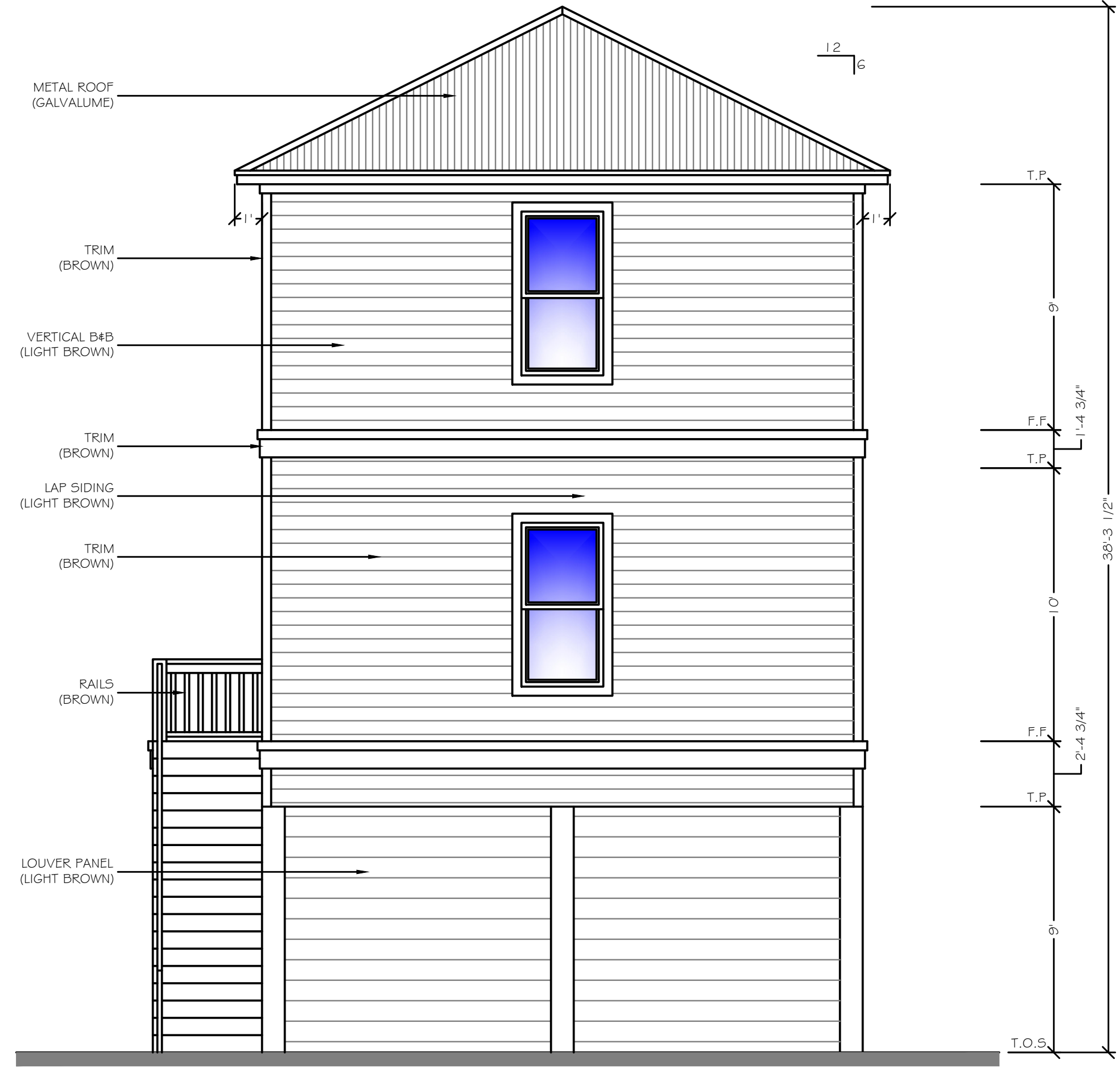
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03
OF
06



NOTE:
ALL SHEATHING SHALL BE INSTALLED W/ #10 NAILS 3" EDGE, 4" FIELD NAIL PATTERN



SIDE ELEVATION



BACK ELEVATION



STREET ELEVATION



SIDE ELEVATION

EAST ELEVEN COTTAGES
UNIT L, K, J
BUILDING ELEVATIONS

JOB NUMBER:
211020

DATE:
05.10.2021

DRAWN: CG
CHECKED: CG
REVISION:

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

SHEET NO:
04
OF
06

EAST ELEVEN COTTAGES
UNIT L, K, J
ELECTRICAL PLAN

JOB NUMBER:
211020

DATE:
05.10.2021

DRAWN: CG

CHECKED: CG

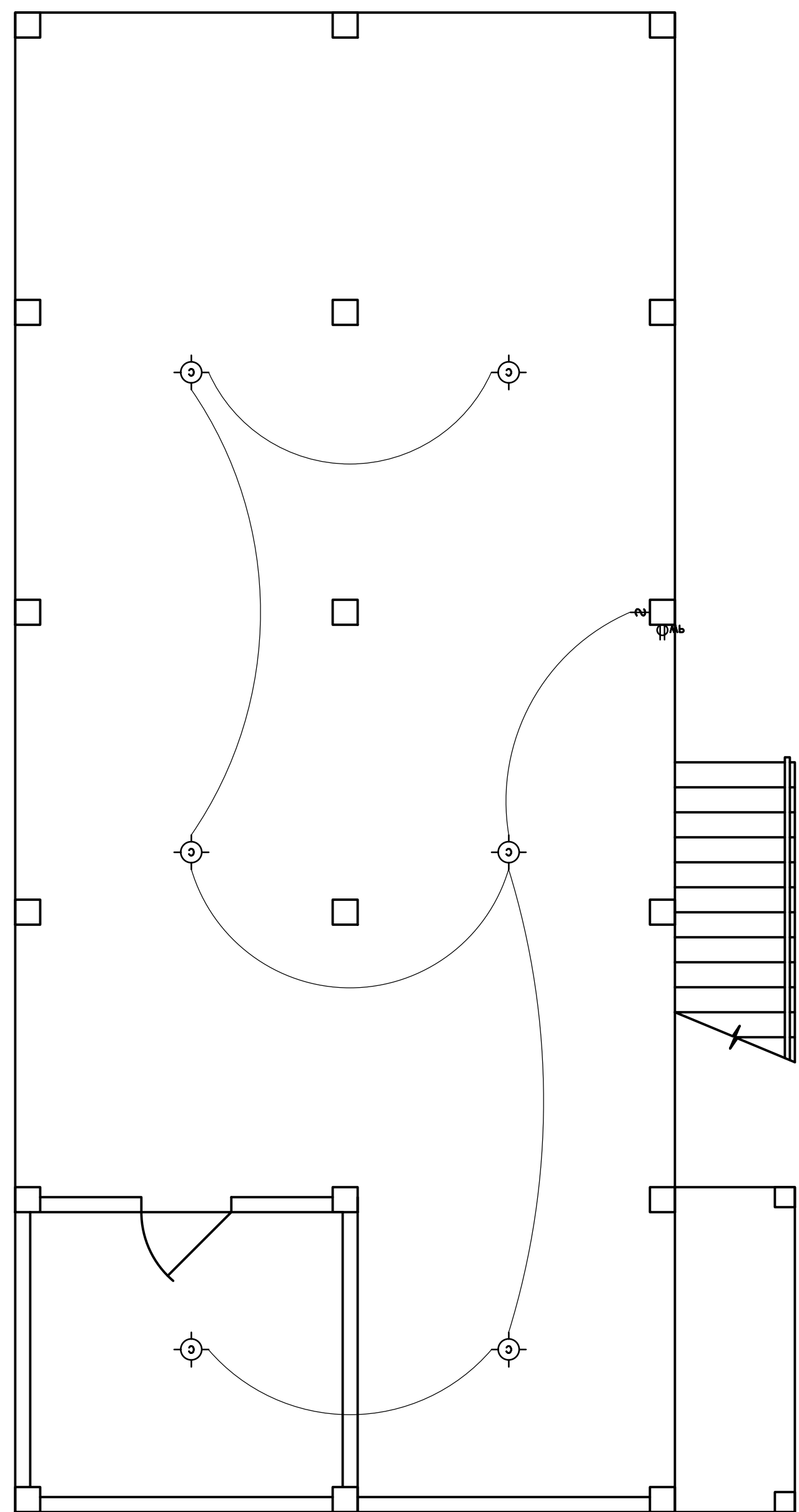
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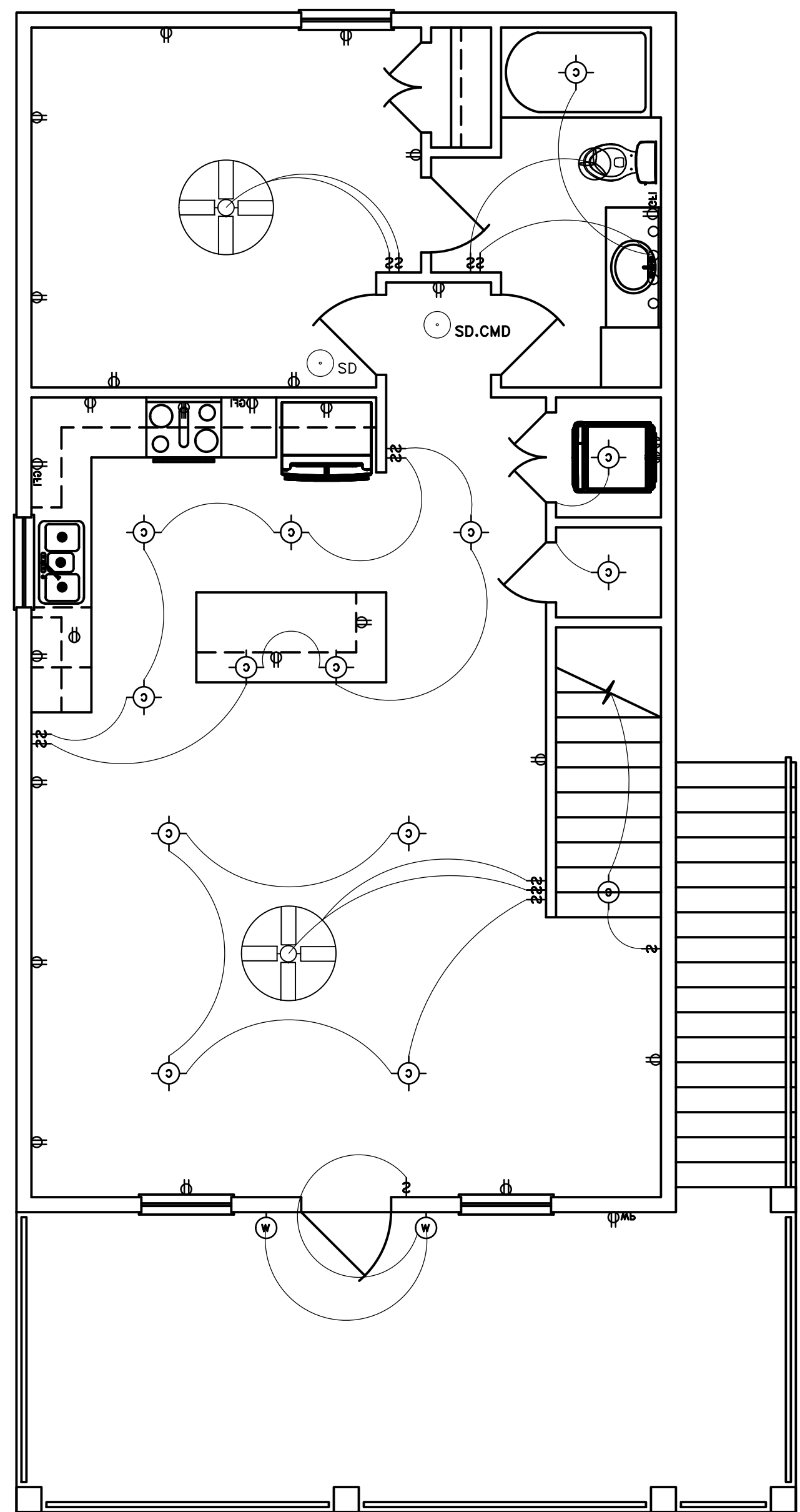
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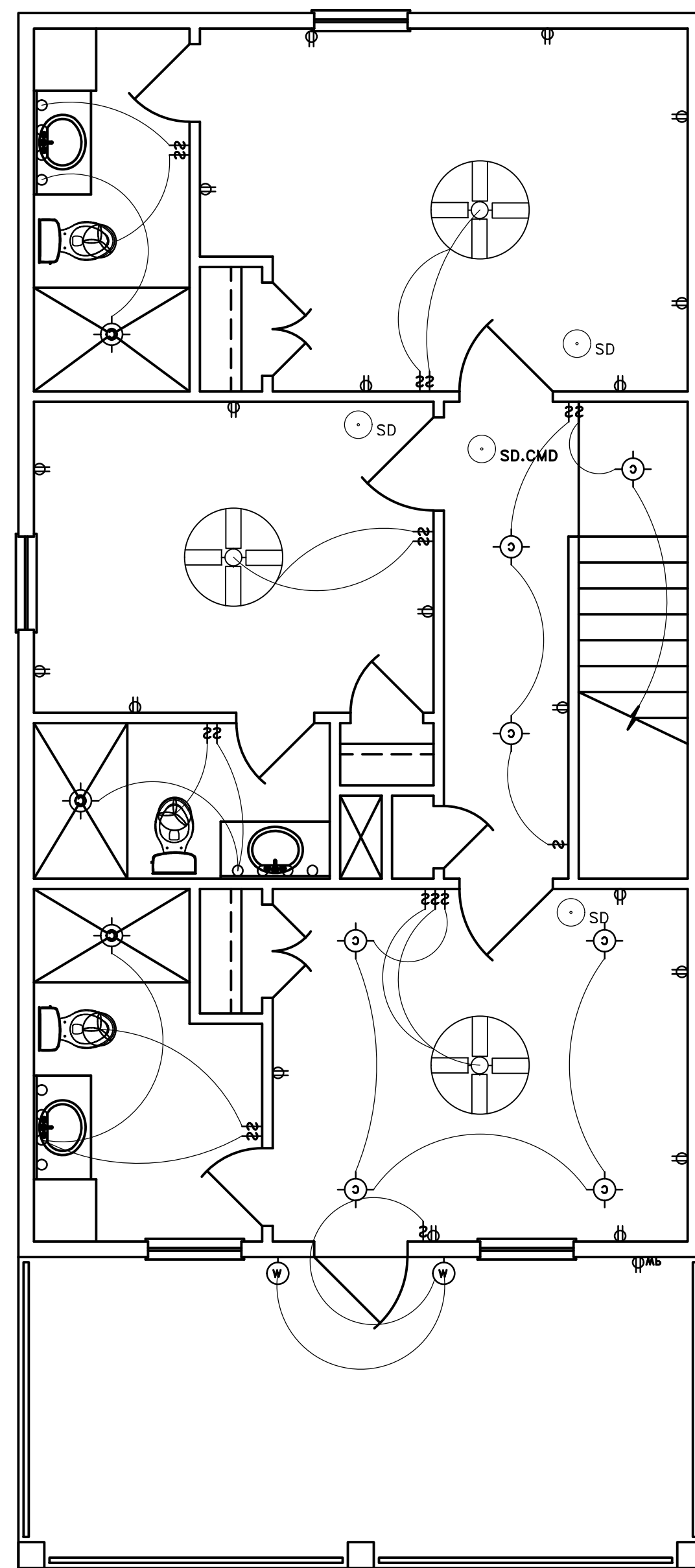
05
OF
06



GROUND FLOOR
ELECTRICAL PLAN



1ST FLOOR
ELECTRICAL PLAN



2ND FLOOR
ELECTRICAL PLAN

NOTE:
1. ALL SMOKE AND/OR CARBON MONOXIDE ALARMS SHALL
COMPLY WITH IRC 314/315.

ELECTRICAL SYMBOLS SCHEDULE	
\$\$	FAN SWITCH
\$s	MULTI DIRECTIONAL SWITCH
\$	SINGLE SWITCH
Ø	110 OUTLET
Ø	220 OUTLET
ØGFI	GFI OUTLET
ØWP	WEATHER PROOF OUTLET
○SD	SMOKE DETECTOR
○SD.CMD	SMOKE DETECTOR CARBON MONOXIDE DETECTOR COMBO
⊖C	CAN / SURFACE MOUNTED LIGHT
⊖W	WALL MOUNTED LIGHT
⊖	VENT FAN
⊖	CEILING FAN

GENERAL STRUCTURAL NOTES

STRUCTURAL WOOD NOTES:

1. PROVIDE 5/8" STRUCTURAL PLYWOOD ROOF DECKING AS PER SPECIFICATIONS. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANEL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.

2. WALL SHEATHING SHALL BE 1/2". EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER, UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.

3. PLYWOOD WALL PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT STUD.

4. PLYWOOD ROOF PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT TRUSSES.

5. WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE "CONVENTIONAL CONSTRUCTION PROVISIONS," INTERNATIONAL BUILDING CODE. ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 "NAILING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE, UNLESS OTHER REQUIREMENTS NOTED ON THE DRAWINGS ARE MORE STRICT.

6. FOUNDATION PLATES FOR LOAD BEARING WALLS ON CONCRETE OR MASONRY WALLS SHALL BE PRESSURE TREATED LUMBER, #2 GRADE MINIMUM. SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH 5/8" X 9" ANCHOR BOLTS SPACED 24" O.C. MAXIMUM. THERE SHALL BE A MINIMUM OF THREE BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 8" OF EACH END OF EACH PIECE. THERE SHALL BE NO SILL SPLICE UNDER ANY POST OR MULLION.

7. POSTS AND BEAMS CONSTRUCTED OF MULTIPLE LAMINATED VENEER LUMBER MEMBERS SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

8. ALL JOISTS, ROOF BEAMS AND ORDERS SHALL HAVE FULL HORIZONTAL BEARING OF THE MEMBER OVER SUPPORT UNLESS OTHERWISE SHOWN. DO NOT OVERCUT.

9. PLYWOOD USED ON EXTERIOR BUILDING AND FORMS SHALL BE EXTERIOR GRADE.

10. USE NON-CORROSIVE, NON-STAINING ROUGH HARDWARE FOR EXTERIOR APPLICATIONS.

11. ALL BEAMS AND JOIST NOT BEARING ON SUPPORTING MEMBERS SHALL BE CONNECTED WITH "USP STRUCTURAL CONNECTORS" OR EQUIVALENT "SMPSON" HANGERS.

12. BOTTOM PLATES OF ALL FIRST FLOOR NON-LOAD BEARING PARTITIONS SHALL BE ANCHORED USING #8 CONCRETE NAILS AT 32" O.C. (OR EQUAL).

13. ALL LAG SCREWS SHALL BE PRE-DRILLED AS REQUIRED BY PROVISIONS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AF & PA, 2012), PART 9.

14. ALL BEARING STUD WALLS AND SHEAR WALLS SHALL HAVE A CONTINUOUS DOUBLE TOP PLATE LAP SPLICE TOP PLATES MINIMUM 4'-0". FASTEN TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 4" O.C., STAGGERED AT LAP SPLICE. FASTEN REMAINING TOP PLATES TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 8" O.C., STAGGERED.

15. BOLT HOLES SHALL BE MAXIMUM 1/16" LARGER THAN BOLT HOLE DIAMETER. BOLTS SHALL NOT BE FORCIBLY DRIVEN. BOLT HEADS AND NUTS SHALL NOT BE COUNTERSUNK WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

16. TENSION ALL BOLTS 1/4 TURN BEYOND SNUG-TIGHT. SPOIL THREADS TO PREVENT BACK OFF OF NUT AFTER INSTALLATION.

17. PROVIDE 5/32" DIAMETER LEAD HOLES THROUGH FIRST LAMINATION FOR ALL NAILS LARGER THAN 16d.

18. ALL WOOD CONNECTORS SHALL BE BY "USP STRUCTURAL CONNECTORS" OR "SMPSON STRONG-TIE". ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.

19. WOOD TRUSSES:

- FABRICATED IN ACCORDANCE WITH ANS/TP1-1 REQUIREMENTS.
- WOOD TRUSS DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER FOR REVIEW BY THE STRUCTURAL ENGINEER. CALCULATIONS AND SHOP DRAWINGS TO INCLUDE TRUSS LAYOUT AND DESIGN FOR EACH LOAD AND SPAN CONDITION. THE TRUSS DESIGN SHALL INCLUDE TRUSS CONFIGURATION, WOOD GRADE, LOADING MEMBER STRESSES, LIVELOAD DEFLECTION, DEAD LOAD DEFLECTION AND CAMBER REQUIREMENTS.
- ROOF TRUSSES SHALL BE LIMITED TO LIVE LOAD DEFLECTION OF L/240 OF THE SPAN AND SHALL BE CAMBERED FOR DEAD LOAD DEFLECTION.
- FLOOR TRUSSES SHALL BE LIMITED TO A DEADLOAD DEFLECTION OF L/360 OF THE SPAN AND SHALL BE CAMBERED FOR A DEAD LOAD DEFLECTION.
- LATERALLY BRACE WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
- PROVIDE "USP RT-15" HURRICANE HOLDDOWN ANCHORS AT EACH ROOF TRUSS BEARING POINT.

DIMENSIONAL NUMBER NOTES:

- DIMENSION LUMBER TO BE NORTHERN SPF NO. 2 (OR BETTER)
- ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.
- WOOD UNTELS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNLESS OTHERWISE NOTED.
- ALL NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 "FASTENING SCHEDULE" UNLESS OTHERWISE NOTED ON THE PLANS.
- SPACING OF BRIDING FOR FLOOR AND ROOF JOISTS SHALL NOT EXCEED 8' OR 6 TIMES THE NOMINAL JOIST DEPTH (WHICHEVER IS GREATER).
- DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
- ALL WOOD CONNECTORS SHALL BE BY "USP STRUCTURAL CONNECTORS" OR "SMPSON STRONG-TIE". ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.
- WOOD STUD BEARING WALLS SHALL HAVE AT LEAST ONE 8" COURSE OF CONCRETE BLOCK BETWEEN THE BOTTOM OF THE SILL PLATE AND THE TOP OF THE FOOTING.
- WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.), UNLESS NOTED OTHERWISE.

- PROVIDE SLOD BLOCKING BELOW ALL JAMB/TRIMMER/CRIPPLE STUDS (TYPICAL AT ALL FLOORS)
- ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATION WALLS, SHALL BE TREATED WOOD.
- FOR ALL WOOD TREATED WITH PRESERVATIVES, CONNECTORS AND FASTENERS MUST BE COATED WITH ONE OF THE FOLLOWING:
 - HOT DIPPED GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS.
 - MECHANICALLY GALVANIZED PER ASTM 695, CLASS 55 OR GREATER.
 - TRIPLE ZINC G185 HDG PER ASTM A653 OR EQUAL.

GENERAL NOTES

ALL FOUNDATION CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE 2012, AND 2015 INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST A.C.I. AND P.T.I. CODES, AND ALL LOCAL BUILDING CODES.

SITE WORK

- SITE PREPARATION BENEATH THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - STRIP ALL VEGETATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLSE PROXIMITY TO THE FOUNDATION.
 - PROOF ROOF EXPOSED SUB-GRADE BACK FILL AND COMPACT THE TREE HOLES OR SOFT POCKETS WITH MATERIAL SIMILAR TO SITE MATERIALS.
 - BRING SUB-GRADE TO REQUIRED ELEVATION WITH SELECT FILL MATERIAL. SELECT FILL SHALL BE SANDY CLAY OR CLAYEY-SAND, FREE FROM ORGANIC MATERIAL, HAVING A PLASTICITY INDEX OF GREATER THAN 7, BUT NOT MORE THAN 20.
 - STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" AND COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR). WHERE LARGE DEPTHS OF FILL OCCUR, FIELD DENSITY TEST IS REQUIRED FOR EACH LIFT LOCATED AT OR BELOW THE BOTTOM OF THE FOUNDATION.

1. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OR SATISFACTORY, COMPACTED STRUCTURAL FILL AS APPROVED BY THE GEOTECHNICAL ENGINEER.

2. CONTRACTOR TO INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING, AND ADVISE ENGINEER OF ANY VARIATIONS. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION.

3. THE LEVELING BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL. PROVIDE 4" OF CRUSHED STONE OR SAND AND POLYETHYLENE VAPOR BARRIER UNDER ALL INTERIOR SLABS ON GRADE.

4. INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADING SHALL BE SLOPED AWAY FROM THE FOUNDATION 1 INCH PER 1 FOOT FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS ASSURED BEFORE, DURING, AND AFTER CONSTRUCTION.

5. DURING CONSTRUCTION, A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION MAKE-UP WILL IMMEDIATELY DRAIN OUT OF THE BOTTOM OF THE BEAMS.

6. IF THE GEOTECHNICAL REPORT CONTAINING FOUNDATION DESIGN RECOMMENDATIONS WAS SUPPLIED FOR THE PROJECT, THEN IT SHALL CONTROL IF A CONFLICT SHALL ARISE BETWEEN THESE MINIMUM REQUIREMENTS AND THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

7. ALL UNDER SLAB AREAS TO BE TREATED FOR TERMITES BY A LICENSED APPLICATOR. OWNER TO RECEIVE A RENEWABLE BOND.

SPECIAL CONSIDERATIONS

- TREES OR OTHER VEGETATION TALLER THAN 6 FT. OR OF THE TYPE THAT REQUIRES EXCESSIVE AMOUNTS OF WATER SHOULD NOT BE PLANTED WITHIN 20 FT. OF THE FOUNDATION.
- EXISTING TREES WITHIN 20'-0" OF THE FOUNDATION MUST USE A PROVEN ROOT CONTROL METHOD SUCH AS A ROOT BARRIER.
- EXCAVATIONS FOR SWIMMING POOLS SHALL NOT BE PLACED CLUSER THAN 10FT. FROM THE FOUNDATION WITHOUT APPROVAL FROM THE ENGINEER.
- LANDSCAPING SHOULD BE PLANNED SUCH THAT ADEQUATE MOISTURE CAN REACH AND BE DRAINED FROM AROUND THE FOUNDATION.

CONCRETE

- CONCRETE SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION), AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 psi AT 28 DAYS.
- CONCRETE SHALL BE TYPE I OR TYPE II UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. USE NORMAL WEIGHT AGGREGATES HAVING A MAXIMUM AGGREGATE SIZE OF 1 1/2 IN. THE SLUMP SHALL NOT EXCEED 6 IN. UNLESS SPECIFIC HIGH RANGE WATER REDUCERS OR OTHER ADDITIVES ARE USED.
- CALCIUM CHLORIDE OR OTHER MATERIALS CONTAINING CHLORIDES IN ANY FORM SHALL NOT BE USED. WHERE FLY ASH IS USED, ONLY TYPE "C" FLY ASH SHALL BE ACCEPTED.
- WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOB SITE UNLESS APPROVED BY THE ENGINEER. IF MORE WORKABILITY IS NEEDED, THE CONTRACTOR SHALL SPECIFY REQUIRED SLUMP ON THE JOB ORDER. THE CONCRETE PLANT CAN INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT OR ADMIXTURES.
- CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 30 DEGREES FAHRENHEIT, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS.
- A LAPPED AND TAPED 6 MIL POLYETHYLENE VAPOR RETARDER SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION AND MAINTENANCE MANUAL FOR POST-TENSIONED SLAB-ON-GROUND FOUNDATIONS, LATEST EDITION.
- FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
- CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-302.1R IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE CRACKS.
- BUILDER SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
- THE WOOD SOLE PLATE AND WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 5/8" DIA. BY 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT. ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 32" O.C. FOR 1 STORY STRUCTURES AND 24" O.C. FOR 2 STORY STRUCTURES, THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION OR BY EQUIVALENT QUANTITY OF USP FOUNDATION ANCHORS.
- COLD WEATHER CONCRETING PRECAUTIONS AS SPECIFIED IN ACI STANDARD 306R SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS IS DESCRIBED IN THE ACI STANDARDS.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE 60 KSI, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A305, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).
- PROVIDE CONCRETE COVERAGE OF REINFORCEMENT AS FOLLOWS. (PER ACI 315). REBAR TO BE SUPPORTED BY APPROVED CHAIRS. FOOTINGS: 3" BOTTOM & SIDES, 1-1/2" TOP
2" FOR FOUR INCH SLABS ON GRADE
CONCRETE SURFACE EXPOSED TO THE WEATHER OR AGAINST WHICH BACKFILL WILL BE PLACED:
2" FOR #6 BARS AND LARGER
1-1/2" FOR #5 BARS AND SMALLER
- WELDED WIRE FABRIC SHALL BE 6x6 - W2.9 WWF (6 GAGE) IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.
- IF SPLACING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.
- PROVIDE 2-#5's X 5'-0" AT ALL RE-ENTRANT CORNERS OF THE FOUNDATION. (DIAGONAL, SEE FOUNDATION PLAN).

DUPONT® ROOFLINER INSTALLATION INSTRUCTIONS

- For Layout of DuPont® Roofliner horizontally in "single style" fashion with 4" course overlaps and 6" end laps beginning along the cave edge. Offset end laps in successive courses by 6 in.
- Attach DuPont® Roofliner to the roof sheathing with 1" diameter (min) metal or plastic cap-nails or cap-staples driven flush with the roof-deck surface. Nails and staple legs must be a minimum of 1/4" long. DO NOT USE uncapnapped nails or uncapnapped staples.
- Space fasteners at 8" on center (o.c.) along course and end laps and a single row 24" o.c. in the field of the shears.
- In high wind zones (4 or above 100 mph per IRC R301.2), space fasteners at 4" along course and end laps and two rows 12" o.c. in the field of the sheets.
- Apply DuPont® Roofliner with two layers on roofs with slopes between 2:12 and 4:12. Begin with a 26" undercourse strip parallel to the cave edge, and then cover with a full width sheet. Overlap successive sheets by 26".
- Install DuPont® Roofliner over drip edges along cave edge and under drip edges along rake edges.
- Lap DuPont® Roofliner 8" (min) onto walls.
- Line roof valleys with a sheet of DuPont® Roofliner prior to installing horizontal courses of DuPont® Roofliner. Lap the ends of horizontal DuPont® Roofliner courses over the valley sheet by 6".
- At ridges and hips where ridge vents will not be applied, cross-lap DuPont® Roofliner from one roof plane onto the other by 6". For additional weather protection, apply a 24" wide sheet of DuPont® Roofliner across hips and ridges.

FRAMING NOTES

1A. ALL LOAD BEARING WALL STUDS SHALL BE #2 GRADE S.Y.P. @ 16" O.C. EXCEPT UNDER EXCEPTIONS AS NOTED IN IRC SECTION R602.3.3. ALL FIRST FLOOR MUD SILLS SHALL BE TREATED LUMBER.

1B. ALL NON-LOAD BEARING WALL STUDS CAN BE STUD GRADE S.Y.P. @ 24" O.C.

2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" DIA. ANCHORED BOLTS EMBEDDED MIN. 4-1/2" INTO CONCRETE. THE STEEL ANGLE UNTEL SCHEDULE TO SUPPORT BRICK VENEER IS AS FOLLOWS:

MAXIMUM SPAN		MINIMUM BEARING
6'-0"	L3 X 3 X 5/16	6"
7'-0"	L3 X 3 X 5/16	6"
8'-0"	L5 X 3 X 3/8	6"
9'-0"	L5 X 3 X 3/8	6"
10'-0"	L6 X 4 X 3/8	8"
16'-0"	CHECK W/ ENGINEER	8"

UNTELS ARE DESIGNED TO SUPPORT A DESIGN LOAD OF 27 PSF (2-3/4" BED-DEPTH FOR COMMON BRICK) BASED ON MANUFACTURER'S SPECIFICATIONS.

3. ROOF FRAMING: THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING COMPOSITION ROOF SHINGLES SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. - 9'-6"	24" O.C. - 12'-3"
19.2" O.C. - 10'-8"	19.2" O.C. - 13'-3"
16" O.C. - 11'-8"	16" O.C. - 14'-1"

THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING LIGHTWEIGHT TILE SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. - 8'-6"	24" O.C. - 11'-0"
19.2" O.C. - 9'-6"	19.2" O.C. - 12'-2"
16" O.C. - 10'-4"	16" O.C. - 13'-0"

MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING HEAVYWEIGHT TILE SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. - 7'-6"	24" O.C. - 9'-9"
19.2" O.C. - 8'-4"	19.2" O.C. - 11'-0"
16" O.C. - 9'-2"	16" O.C. - 12'-0"

PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2x4 STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'-0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'-0". PROVIDE BLOCKING OR CLEATS AT STRUT-TO-RAFTER CONNECTION LOCATIONS, SECURE CLEAT TO STRUT WITH MIN. OF (8) 12d NAILS.

4. THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT COMPOSITION ROOF SHINGLES ONLY UNLESS SPECIFIED OTHERWISE ON ROOF PLAN. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.

- ROOF LIVE LOAD = 20 PSF.
ROOF DEAD LOAD:
COMPOSITION SHINGLE ROOF = 10 PSF TOTAL
LIGHTWEIGHT TILE ROOF = 18 PSF TOTAL (TILE LOAD = 10 PSF)
HEAVYWEIGHT TILE ROOF = 27 PSF TOTAL (TILE LOAD = 18 PSF)
- ROOF DECKING SHALL BE 5/8" EXTERIOR (ODX) OR O.S.B. APA RATED SHEATHING (24/0). (U.N.O.) FACE GRAIN TO BE 90 DEGREES TO THE SUPPORTS. FASTEN WITH BD RING SHANK NAILS:
ZONE 1: 3" O.C. EDGE
ZONE 2: 3" O.C. EDGE
ZONE 3: 3" O.C. EDGE
6" O.C. FIELD SPACING.

7. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS (U.N.O.)

8. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY MIN. OF (2) 2x4 OR (2) 2x6 STUDS (ACTUAL NUMBER OF STUDS EQUAL WIDTH OF BEAM, U.N.O.)

9A. LOAD BEARING HEADER SCHEDULE AS FOLLOWS (U.N.O.):

MAXIMUM SPAN HEADER SIZES	SUPPORT ROOF/CEILING	SUPPORT ONE STORY ABOVE	SUPPORT TWO STORY ABOVE
2-2x6	4'-2"	3'-0"	2'-4"
2-2x8	5'-4"	3'-10"	3'-0"
2-2x10	6'-6"	4'-8"	3'-8"
2-2x12	7'-6"	5'-5"	4'-3"

ALL HEADER MATERIAL TO BE NO. 2 GRADE SYP LUMBER

9B. LOAD BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NON-LOAD BEARING WALLS.

10. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO IRC TABLE R602.3(1). MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH 3-16d NAILS SPACED 12" O.C. THERE SHALL BE NO SPLICES.

11. STUD WALLS EXCEEDING 10' IN HEIGHT SHALL CONFORM TO IRC TABLE R602.3(1).

12. ALL EXTERIOR SHEATHING AND SHEARWALLS SHALL BE 15/32" MINIMUM APA. RATED, EXPOSURE 1 SHEATHING. MINIMUM SPAN RATING = 32'x16, NAILED 8d GALV. COMMON (MIN.) EDGES: 4" O.C. FIELD: 8" O.C.
**** EXCEPT WHERE NOTED ON THE DRAWING.

STRUCTURAL ENGINEERED WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS. MIN. SPECIFICATION: FY=2900 PSI, FY=290 PSI, E=2000 KSI.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR ^a	GLAZED FENESTRATION SHGC ^a	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLEEPER WALL R-VALUE & DEPTH	CRAWL SPACE ^c R-VALUE
1	NR	0.75	0.25	30	13	46	13	0	0	0
2	0.40	0.65	0.25	38	13	46	13	0	0	0
3	0.25	0.55	0.25	38	20 or 13 ^d	813	19	513 ^e	0	513
4 except Marine	0.25	0.55	0.40	49	20 or 13 ^d	813	19	1013	10.2	1013
5 and Marine 4	0.32	0.55	NR	49	20 or 13 ^d	1317	30 ^f	1519	10.2	1519
6	0.32	0.55	NR	49	20 or 13 ^d or 13 ^d	1520	30 ^f	1519	10.4	1519
7 and 8	0.32	0.55	NR	49	20 or 15 or 13 ^d	1921	30 ^f	1519	10.4	1519

For Sl: 1 foot = 304.8 mm.

- R-Values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC measurements in climate zones 1 through 3 when the SHGC for each skylight does not exceed 0.30.
- "1519" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. "1519" shall be permitted to be met by the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "1013" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm humid locations as defined by Figure R301.1 and Table R301.1.
- Or insulation sufficient to fit the framing cavity. R-19 minimum.
- The first value is cavity insulation, the second value is continuous insulation, so "1315" means R-13 cavity insulation plus R-5 continuous insulation.
- The second R-value applies when more than half the insulation is on the interior of the mass wall.

TABLE R402.1.4 EQUIVALENT U-FACTOR^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR ^a	CEILING U-FACTOR ^a	FRAME WALL U-FACTOR ^a	MASS WALL U-FACTOR ^a	FLOOR U-FACTOR ^a	BASEMENT WALL U-FACTOR ^a	CRAWL SPACE ^c U-FACTOR ^a
1	0.50	0.75	0.035	0.084	0.107	0.064	0.360	0.477
2	0.40	0.65	0.030	0.105	0.094	0.060	0.360	0.477
3	0.25	0.55	0.030	0.090	0.098	0.047	0.091 ^d	0.136
4 except Marine	0.25	0.55	0.026	0.090	0.098	0.047	0.059	0.095
5 and Marine 4	0.32	0.55	0.026	0.090	0.097	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.090	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

- Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
- When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.081 in Climate Zone 4, second Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
- Basement wall U-factor of 0.360 in warm humid locations as defined by Figure R301.1 and Table R301.1.

R402.2.4 (N1102.4.4) Access hatches and doors.

Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level in accordance with the following insulation values:

- Hinged vertical doors shall have a maximum U-factor of U-0.20 (R-5 minimum).
- Hatch/slide-in doors shall have a maximum U-factor of U-0.16 (R-6 minimum) and;
- Full door stairs shall have a maximum U-factor of U-0.20 with a minimum of 75 percent of the panel area having (R-5 minimum) insulation. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood framed or equivalent bulge or valance is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

R402.4.5 (N1102.4.5) Recessed lighting.

Recessed luminaires installed in the building thermal envelope shall be installed sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be I-C-rated and labeled as having an air leakage rate not more than 2.2 dm (0.344 l/s) when tested in accordance with ASTM E 283 at a 1.51 psi (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

R404.1 (N1104.1) Lighting equipment (Mandatory).

Not less than 75 percent of the lamps in permanently installed lighting fixtures at the time of inspection shall be high-efficiency lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high efficiency lamps

R405.1.2 Heat pump supplementary heat (Mandatory).

Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

R403.3 Ducts.

Ducts and air handlers shall be in accordance with Sections R403.3.1 through R403.3.5.

R403.3.1 Insulation (Prescriptive).

Supply and return ducts in attics shall be insulated to a minimum of R-8 where 3 inches (76 mm) in diameter and greater and R-6 where less than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to a minimum of R-6 where 3 inches (76 mm) in diameter or greater and R-4.2 where less than 3 inches (76 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the building thermal envelope.

R403.3.2 Sealing (Mandatory).

Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable.

Exceptions:

1. Air-impermeable spray foam products shall be permitted