GENERAL STRUCTURAL NOTES

STRUCTURAL NOTES:

- ALL UNMARKED HEADERS MIN. (2)#2-2x8 -ALL HEADERS AND BEAMS MIN. #2 GRADE DF/L (OR EQ.)

= BEARING WALL - CONSULT ENGINEER IF EXISTING TRUSSES NEED TO BE MODIFIED - ROOF LOADING, DL: 10 PSF LL:98.35 PSF

- MIN. #2 - 2x10's FOR ALL RIDGES, HIPS & VALLEYS - RAFTER TO BE MIN. #2 - 4x8's @ 48" O.C. (MAX. SPAN 10'-0") - ROOF SYSTEM DESIGNED TO MEET REQUIREMENTS OF IRC 802

BRACING NOTES

BRACED WALL METHODOLOGY CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" OC SPACING WITH 8d NAILS* AT 6" OC EDGES AND 12" OC IN FIELD.(NOTE: FRAMING MEMBERS 16" OC MAX, UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

/// INTERIOR BRACED WALLS (REF 2-S4.0):

GP METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS

DESIGN CRITERIA:

FLOOR DESIGN LIVE LOADS: ROOF DESIGN SNOW LOAD: WIND DESIGN SPEED:

98.35 PSF 115 MPH, EXPOSURE C

SEISMIC ZONE: FROST LINE: SOIL BEARING CAPACITY:

1.500 PSF (R401.4.1) DESIGNATED LEAN CLAY, "CL" (REF. SOILS REPORT FIG. 4)

FRAMING GENERAL

1. ALL LUMBER SIZES ARE FOR DOUGLAS FIRLARCH UNLESS NOTED OTHERWISE. 2. ALL HEADERS TO BE MIN (2) #22x10 UNLESS NOTED OTHERWISE. 3. BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS. 4. ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2x4 STUD POSTS UNLESS NOTED

OTHERWISE. 5. INTERIOR NONBEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE. 6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (2) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 4'0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 12d NAILS (IRC SECTION R404.1.3) 7. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2x4s FLAT AT 4'0" CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.

8. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.

9. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R502.4.

10. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM 10d FACE NAILS. 11. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS. 12. FRAMING OF OPENINGS HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3'0" FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4'0", THE HEADER AND TRIMMER SHALL BE DOUBLED.

13. JOISTS AT SUPPORTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

14. WATERRESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF No 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM

15. WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE AND IN ACCORDANCE WITH TABLE 1S1.0. 16. COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN

CONCRETE

ACCORDANCE WITH TABLE 1S1.0.

CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 28 DAYS OF 2,500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS, 3,000 PSI FOR BASEMENT AND FOUNDATION WALLS.

FOUNDATIONS

3500 PSI FOR GARAGE FLOOR SLABS

1. THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS. 2. CONCRETE SHALL MEET THE FOLLOWING SPECIFIED DESIGN STRENGTH CRITERIA: 2500 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED SOIL 3000 PSI FOR FOOTINGS AND FOUNDATION WALLS

3. FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 50 INCHES BELOW GRADE. 4. UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #

4 BARS CONTINUOUS. 5. COLUMN PADS SHALL BE A MINIMUM 30"x30"x12" WITH (4) #4 BARS EACH WAY UNLESS NOTED OTHERWISE.

6. UNLESS NOTED OTHERWISE ON THE PLANS, FOUNDATION WALLS SHALL BE MINIMUM 8" THICK x 8'0" (OR 9'0") TALL AND REINFORCED PER DETAIL 1-S2.0 (AND 2S2.0 WHERE APPLICABLE). FOUNDATION WALLS GREATER THAN 10'0" TALL REQUIRE A SEPERATE ENGINEERED DESIGN, PROVIDE A 2'0" LONG INTERIOR OR EXTERIOR DEADMAN FOR ANY STRAIGHT WALL PANELS EXCEEDING 20'0" IN

LENGTH. 7. REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS NOTED OTHERWISE REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND

8. FOUNDATION WALLS SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ONSITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD. 9. FOUNDATION WALLS WILL NOT ACHIEVE FULL STRENGTH UNTIL THE BASEMENT SLAB AND THE FIRST FLOOR DECK HAVE BEEN PROPERLY PLACED. IF BACKFILLING THE INTERIOR OF THE FOUNDATION WALL WITH GREATER THAN 8" OF EARTHEN FILL OR 24" OF GRANULAR FILL, A STRUCTURAL BASEMENT SLAB, OR ALTERNATE ENGINEERED SOLUTION (i.e. ENGINEERED FILL) WILL BE REQUIRED. 10. WHERE JUMPS OR STEPS IN ELEVATION OCCUR FOUNDATION WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED PER DETAIL 4S2.0. 11. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" BASE OF 1/2" OR 3/4" CLEAN GRADED ROCK, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.

12. PROVIDE A MIN 6 MIL THICK POLYETHYLENE MOISTURE BARRIER OVER POURUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS MINIMUM 6" (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS). 13. FOR A STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA. SUCH AS A GARGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.

14. GARAGE SLABS AND BASEMENT OVERDIGS SUPPORTED BY FILL CONSISTING OF MORE THAN 24" OF GRANULAR FILL OR 8" OF EARTH SHALL BE REINFORCED PER DETAILS 1S2.1 AND 62.1 RESPECTIVELY. WHERE THE LIMITATIONS OF DETAILS 1S2.1 AND 6S2.1 ARE NOTE MET, A SEPERATE ENGINEERED DESIGN SHALL BE REQUIRED.

15. BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 3'0" ON CENTER AND WITHIN 12" OF

16. FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406. 17. PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE PLACED ON A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 6". THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20 GALLON SUMP PIT. 18. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.

19. INTERIOR NONBEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE. 20. ALL EARTH RETAINING STRUCTURES ON THE SITE GREATER THAN 4'0" TALL (EXCLUDING CONCRETE FOUNDATION WALLS RESTRAINED AT BOTH TOP AND BOTTOM) SHALL REQUIRE A SEPARATE ENGINEERED DESIGN (i.e. RETAINING WALLS, WING WALLS, ETC.).

GENERAL LOADS

ROOMS SLEEPING

ROOF LIGHT ROOF COVERING

PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND THE ENGINEER OF RECORD, EITHER (OR BOTH) OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.

WHERE DISCREPENCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS:

ATTET. THE DWELLING STALE COMPLET WITH THE FOLLOWING EGAD CONDITIONS		
AREA	MIN DEAD	MIN LIVE LO
EXTERIOR BALCONIES	10 PSF	60 PSF
DECKS	10 PSF	40 PSF
CEILING JOISTS/ATTICS NO STORAGE SCUTTLE ACCESS ONLY ROOF SLOPE 3:12 OR LESS	10 PSF	5 PSF
CEILING JOISTS/ATTICS WITHOUT STORAGE SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12 OR LESS	10 PSF	10 PSF
CEILING JOISTS/ATTICS WITH STORAGE DOOR/PULL DOWN LADDER ACCESS	10 PSF	20 PSF
ROOMS NONSLEEPING	10 PSF	40 PSF

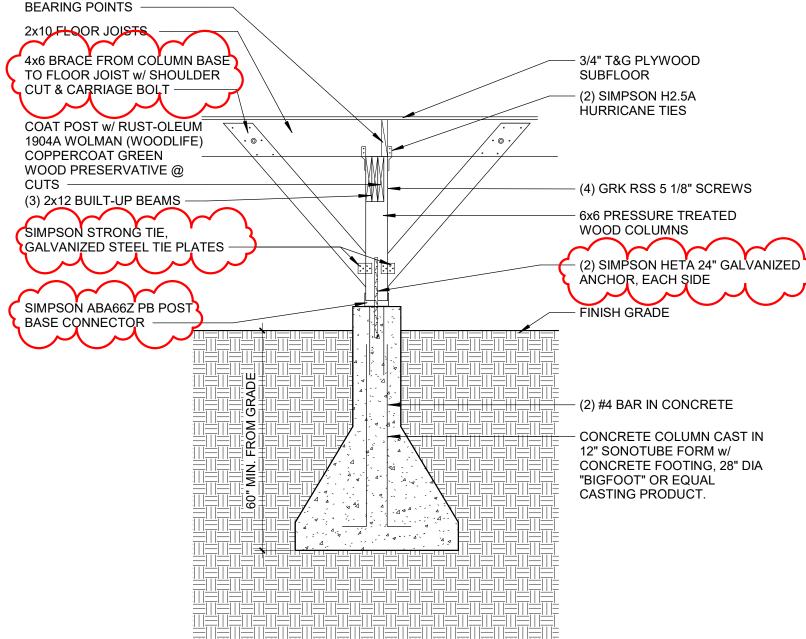
10 PSF

10 PSF

30 PSF

20 PSF

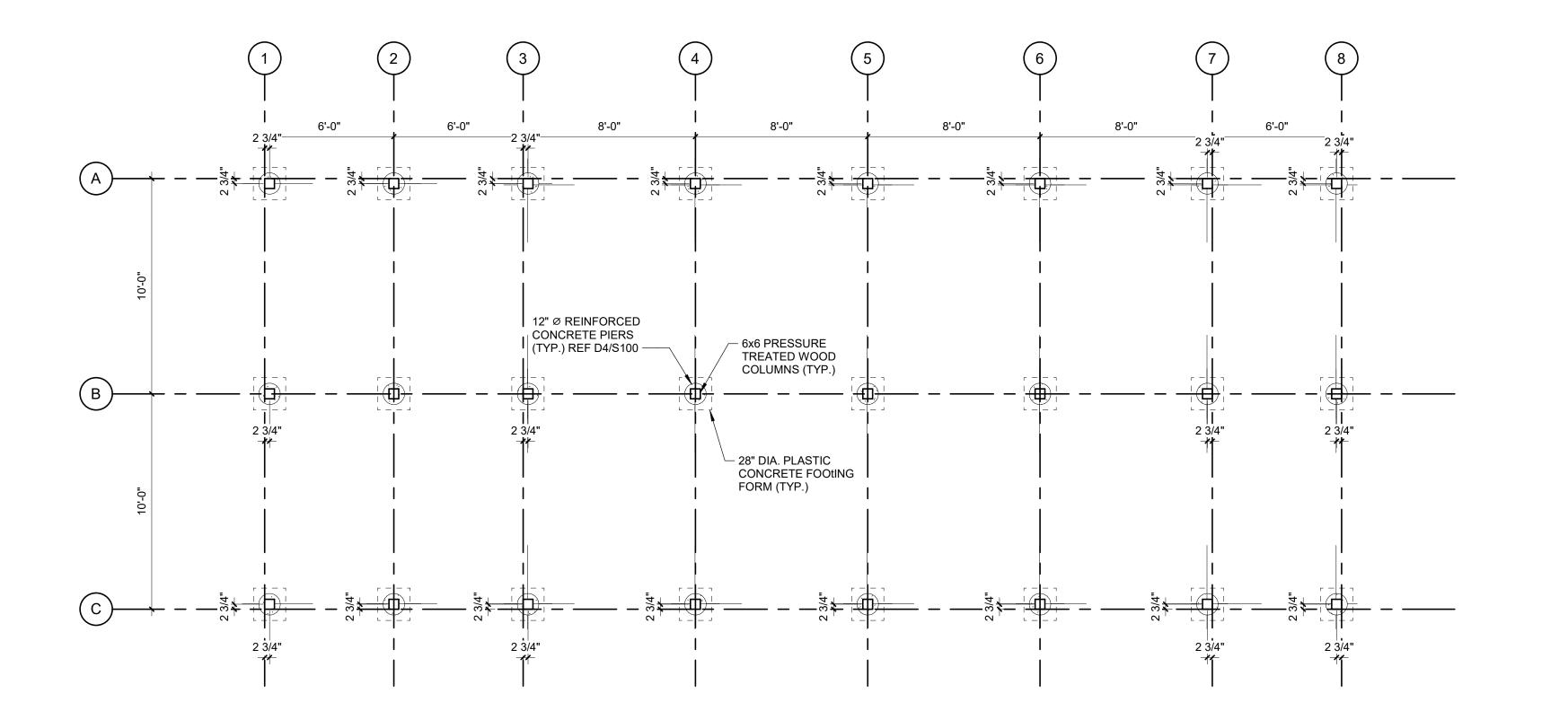
REVIEWED COMPLIANCE



2x10 SOLID BLOCKING @

TYP. FOOTING DETAIL

1/2" = 1'-0"

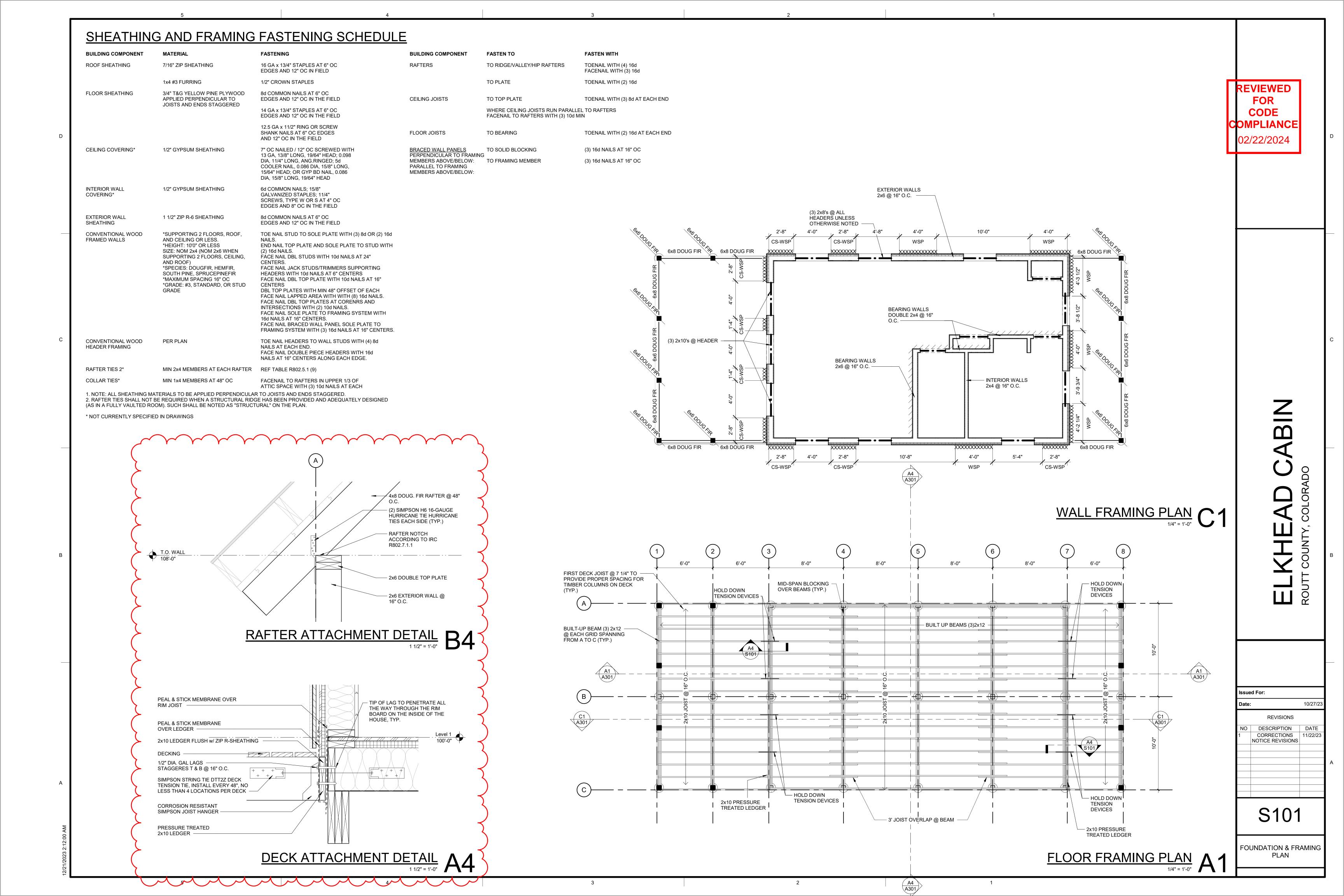


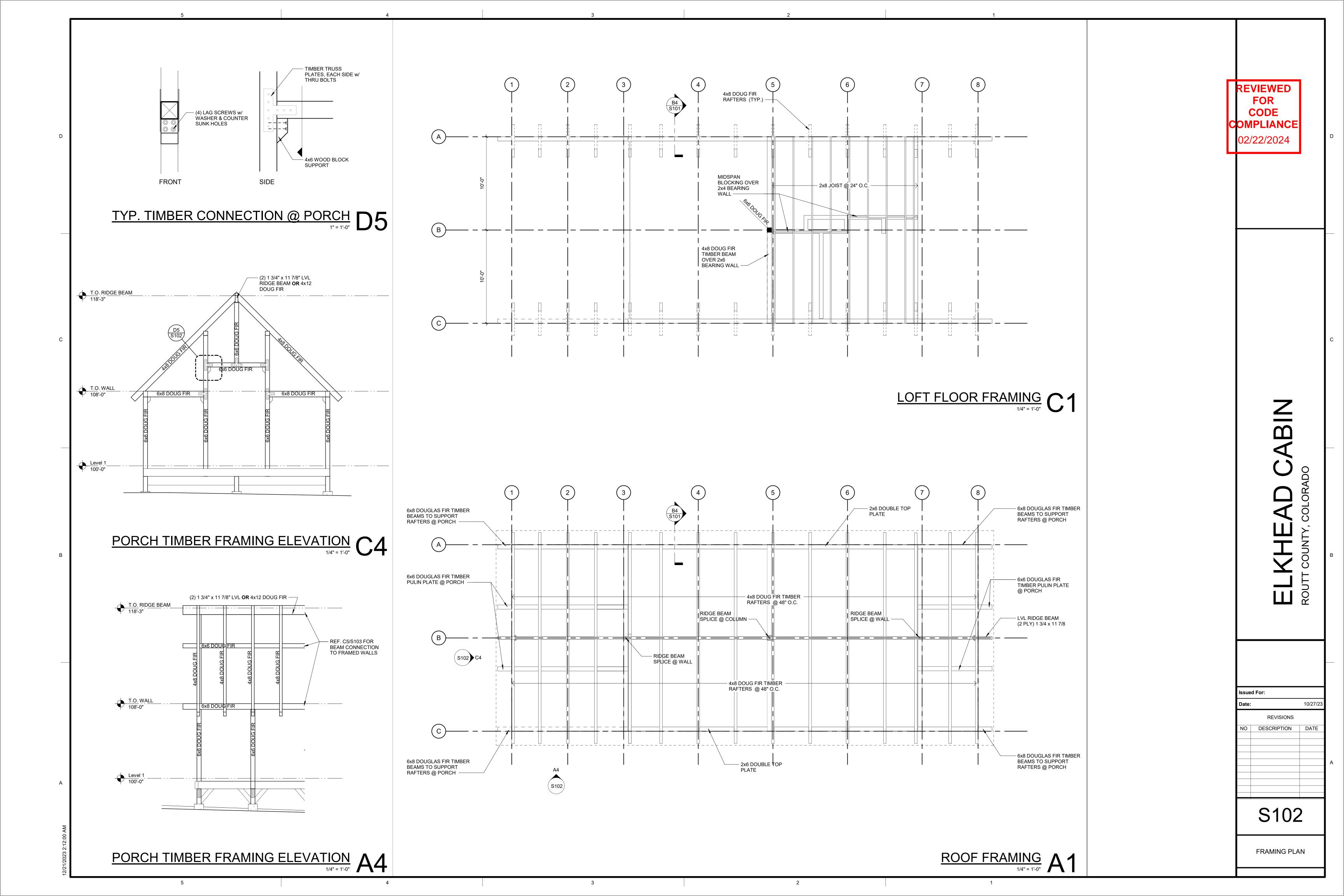
Issued For: 10/27/2 REVISIONS DESCRIPTION CORRECTIONS NOTICE REVISIONS S100

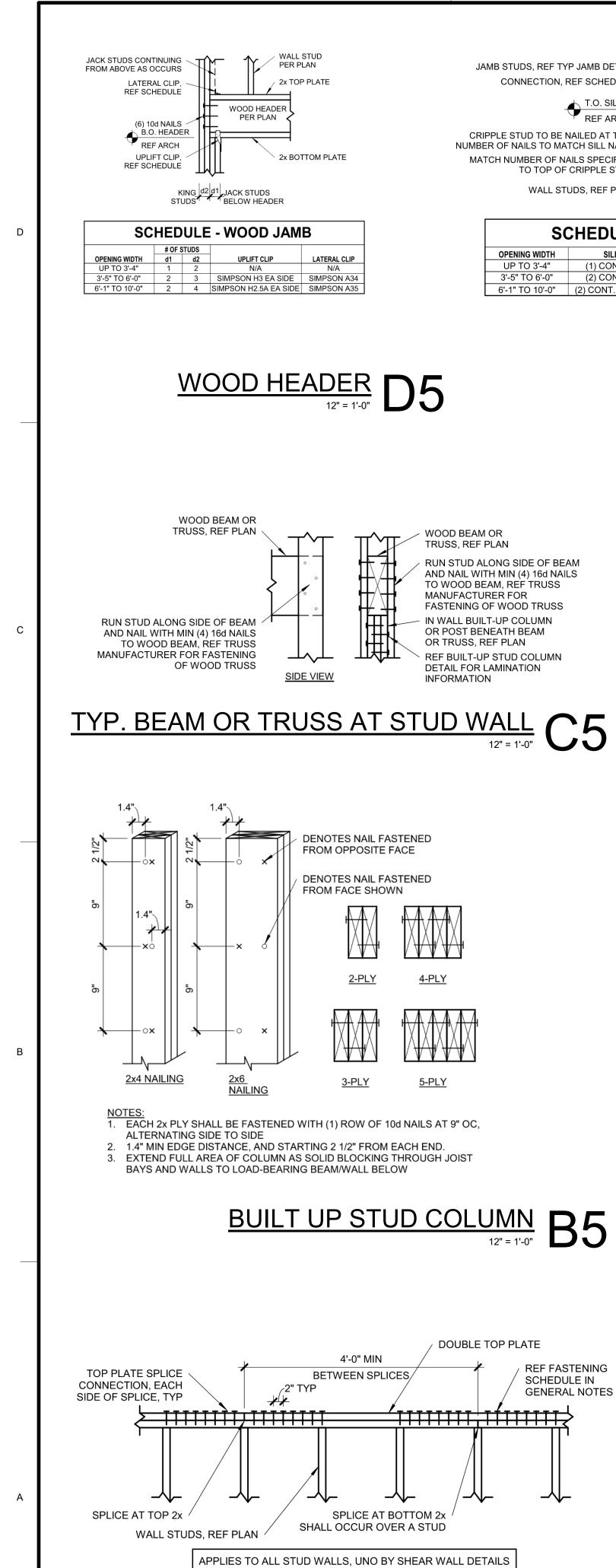
STRUCTURAL NOTES

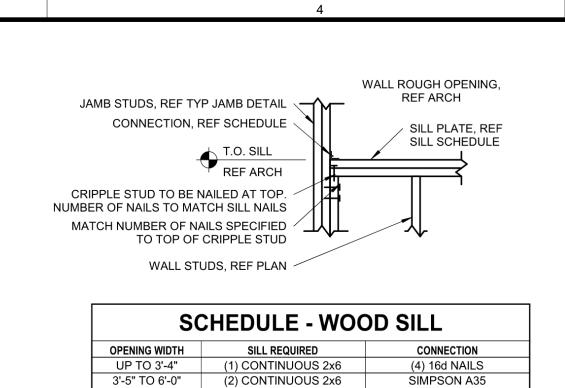
FOUNDATION PLAN

1/4" = 1'-0"









6'-1" TO 10'-0" (2) CONT. 1 3/4"x5 1/2" LVL (2) SIMPSON A35 [(1) T&B]

2x PLATE T&B, UNO FASTEN PLATE TO EACH VERT MEMBER WITH 10d NAILS AT 16" OC UNO HEADER VERT MEMBERS, REF PLAN 2x PACKOUT AT EACH END AND 4'-0" OC MAX THROUGHOUT HEADER SPAN FASTEN VERT MEMBERS TO PACKOUT WITH (3) 10d NAILS	2x PLATE T&B, UNO FASTEN PLATE TO EACH VERT MEMBER WITH 10d NAILS AT 16" OC UNO HEADER VERT MEMBERS, REF PLAN PLYWOOD PACKOUT BETWEEN VERT MEMBERS REF MULTIPLE PLY BEAM NAILING SCHEDULE
HEADERS WITH GREATER THAN 1" GAP BETWEEN VERT MEMBERS	HEADERS WITH 1" AND LESS GAP BETWEEN VERT MEMBERS



WALL STUD PER PLAN

WOOD SILL 12" = 1'-0"

HEADER SECTION 12" = 1'-0"

4 - PLY

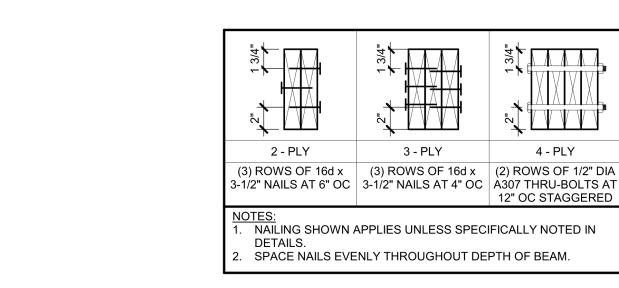
(2) ROWS OF 1/2" DIA

12" OC STAGGERED

FLUSH WOOD

BEAM, REF PLAN

(3) 8d TOENAILS



SHEATHING, REF

JOISTS, REF PLAN

WOOD PLATE OR **BEARING WALL**

PLAN

TYP. BEAM OR TRUSS AT STUD WALL 12" = 1'-0"

SIDE VIEW

WOOD BEAM OR

TRUSS, REF PLAN

RUN STUD ALONG SIDE OF BEAM

AND NAIL WITH MIN (4) 16d NAILS

TO WOOD BEAM, REF TRUSS

FASTENING OF WOOD TRUSS

REF BUILT-UP STUD COLUMN

IN WALL BUILT-UP COLUMN

OR POST BENEATH BEAM

DETAIL FOR LAMINATION

DOUBLE TOP PLATE

TYP. PLATE SPLICE A5

REF FASTENING

GENERAL NOTES

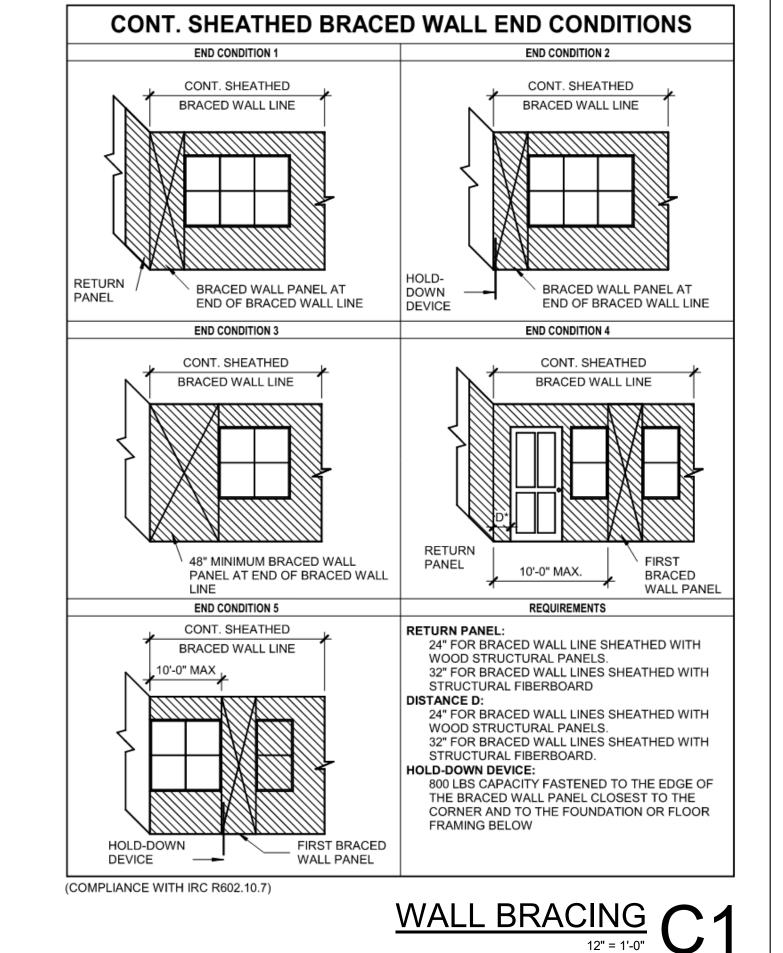
SCHEDULE IN

MANUFACTURER FOR

OR TRUSS, REF PLAN

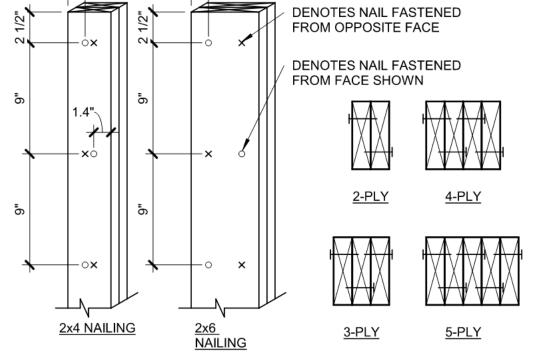
INFORMATION











. EACH 2x PLY SHALL BE FASTENED WITH (1) ROW OF 10d NAILS AT 9" OC, ALTERNATING SIDE TO SIDE 2. 1.4" MIN EDGE DISTANCE, AND STARTING 2 1/2" FROM EACH END.

3. EXTEND FULL AREA OF COLUMN AS SOLID BLOCKING THROUGH JOIST BAYS AND WALLS TO LOAD-BEARING BEAM/WALL BELOW

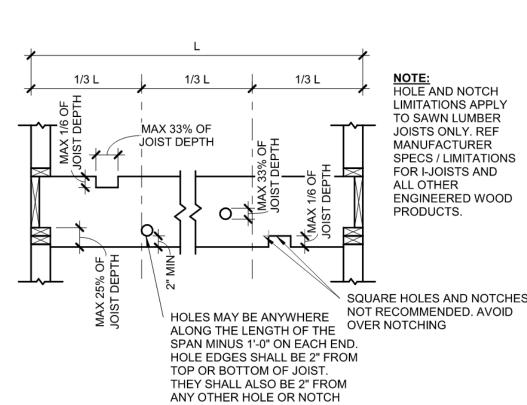
4'-0" MIN

BETWEEN SPLICES/

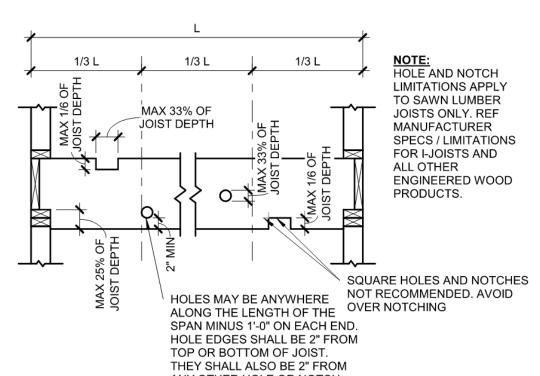
SPLICE AT BOTTOM 2x

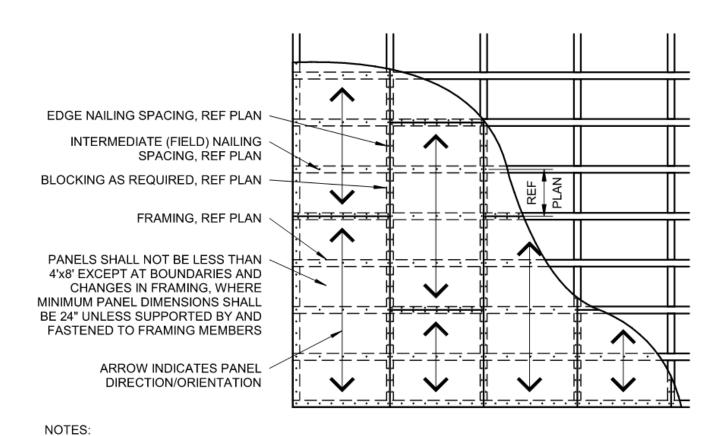
SHALL OCCUR OVER A STUD

FLUSH WOOD BEAM CONNECTION 12" = 1'-0" B3



HOLE & NOTCH LIMITATIONS A3





1. NAILS TO BE COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC SHALL NOT BE USED.

2. NAILS SHALL HAVE FULL HEADS, CLIPPED NAILS ARE NOT ALLOWED. 3. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. **DO NOT**

OVERDRIVE NAILS.

4. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM EDGE OF PANELS. 5. THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR

GREATER AT ADJOINING PANEL EDGES EXCEPT THAT A 3" NOMINAL OR GREATER WIDTH AT ADJOINING PANEL EDGES AND STAGGERED NAILING AT ALL PANEL EDGES WHERE EDGE NAIL SPACING OF 2-1/2" OC OR LESS IS SPECIFIED, OR 10d COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" IS SPECIFIED AT 3" OC OR LESS EDGE NAILING.

DIAPHRAM NAILING
12" = 1'-0"

REVIEWED

CODE

COMPLIANCE

02/22/2024

Issued For: 10/27/2 REVISIONS NO DESCRIPTION DATE

S103

DETAILS