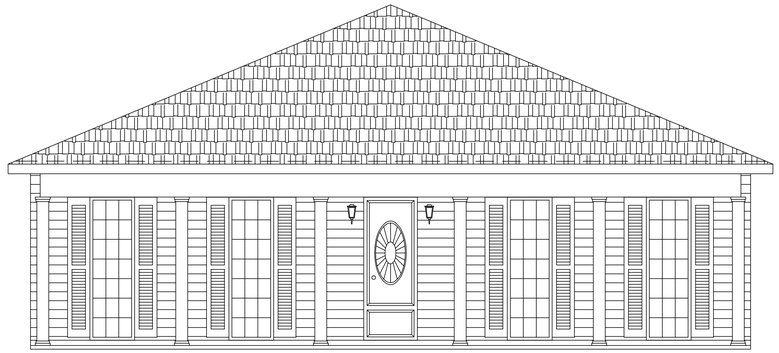


INDEX OF DRAWINGS:

BUILDING CALCULATIONS:

SQUARE FOOTAGE:

FRONT PORCH	480	SQ. FT.
FLOOR PLAN	2,322	SQ. FT.
BACK PORCH	411	SQ. FT.
TOTAL SQUARE FOOTAGE	3,213	SQ. FT.

ENGINEER'S NOTE:

I, LARRY J. DUPRE P.E. HAVE RESEARCHED THIS CHAPTER AND THE MISSISSIPPI STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

GENERAL NOTES:

CONSULTING ENGINEER ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 130 MPH. AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM). WITH ROOF PITCHES EXCEEDING 12/12 I WILL FOLLOW THE ASCE-7 CRITERIA DESIGNED BY ENGINEER (SEE DETAILS SHEET). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH THE FOLLOWING CODES.

R301.2.1.2 INTERNAL PRESSURE. WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 REFERENCE THEREIN.

EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENTS HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE IRC. (NOTE: WINDBORNE DEBRIS PROTECTION REQUIRED TO BE SHOWN ON PLANS. ALSO TIES H1, H2 AND RSP4 FAIL TO MEET THE UPLIFT REQUIREMENTS, ANCHOR BOLTS ARE REQUIRED 28" O.C.)

1. LIGHT, VENTILATION AND HEATING – BATHROOMS
   ALL BATHROOMS AND WATER CLOSETS COMPARTMENTS OR SIMILAR ROOMS SHALL BE PROVIDED WITH A WINDOW NOT LESS THAN 3 SQUARE FEET WITH ONE-HALF OF WHICH MUST BE OPERABLE. WINDOW SHALL NOT BE REQUIRED IF MECHANICAL VENTILATION IS PRODUCING A CHANGE OF AIR EVERY 12 MINUTES IS PROVIDED. ALL EXHAUSTS SHALL BE VENTED DIRECTLY TO THE OUTSIDE.
2. AC RETURN AIR CHASE SHALL BE CONSTRUCTED OF ONE-HOUR RATED CONSTRUCTION.
3. R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

   R310.2.1 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET.

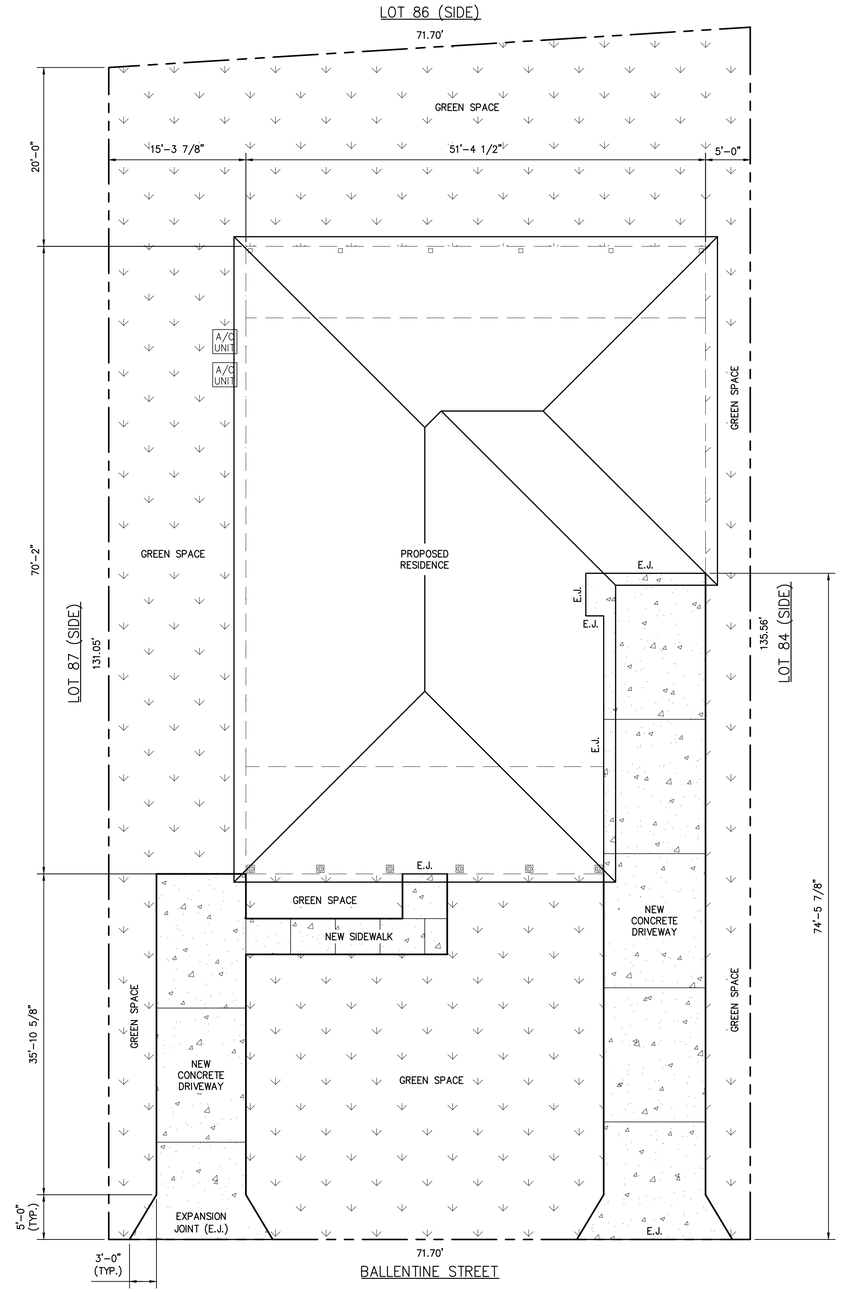
   R310.2.2 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

ENERGY NOTES:

1. HVAC UNIT SHALL CLOSED COMBUSTION GAS FURNACE.
2. HVAC UNIT SHALL HAVE MIN. SEER RATING OF 13.
3. PROVIDE SHEATHING INSULATION UNDER ALL TUBS.
4. PROVIDE BLANKET INSULATION AROUND WATER HEATERS.
5. CAULK SOLE PLATE.
6. INSULATE ABOVE ALL POCKET DOOR.
7. WINDOWS SHALL HAVE AT MINIMUM LOW "E" GLASS.

NOTE:

NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS TYPE, AND SIZE OF ALL COMPONENTS ALONG WITH ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION AND COMPLYING WITH ALL CODE REQUIREMENTS AND ANY OTHER REQUIREMENT TYPE, AND SIZE OF ALL COMPONENTS ALONG THAT MAY APPLY. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE OF THE ACCEPTANCE OF THE ABOVE BY THE OWNER AND BUILDER/CONTRACTOR.



SITE PLAN
SCALE: 1/8" = 1'-0"

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REVISIONS:

TITLE:

TITLE SHEET AND SITE PLAN

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

T1.0

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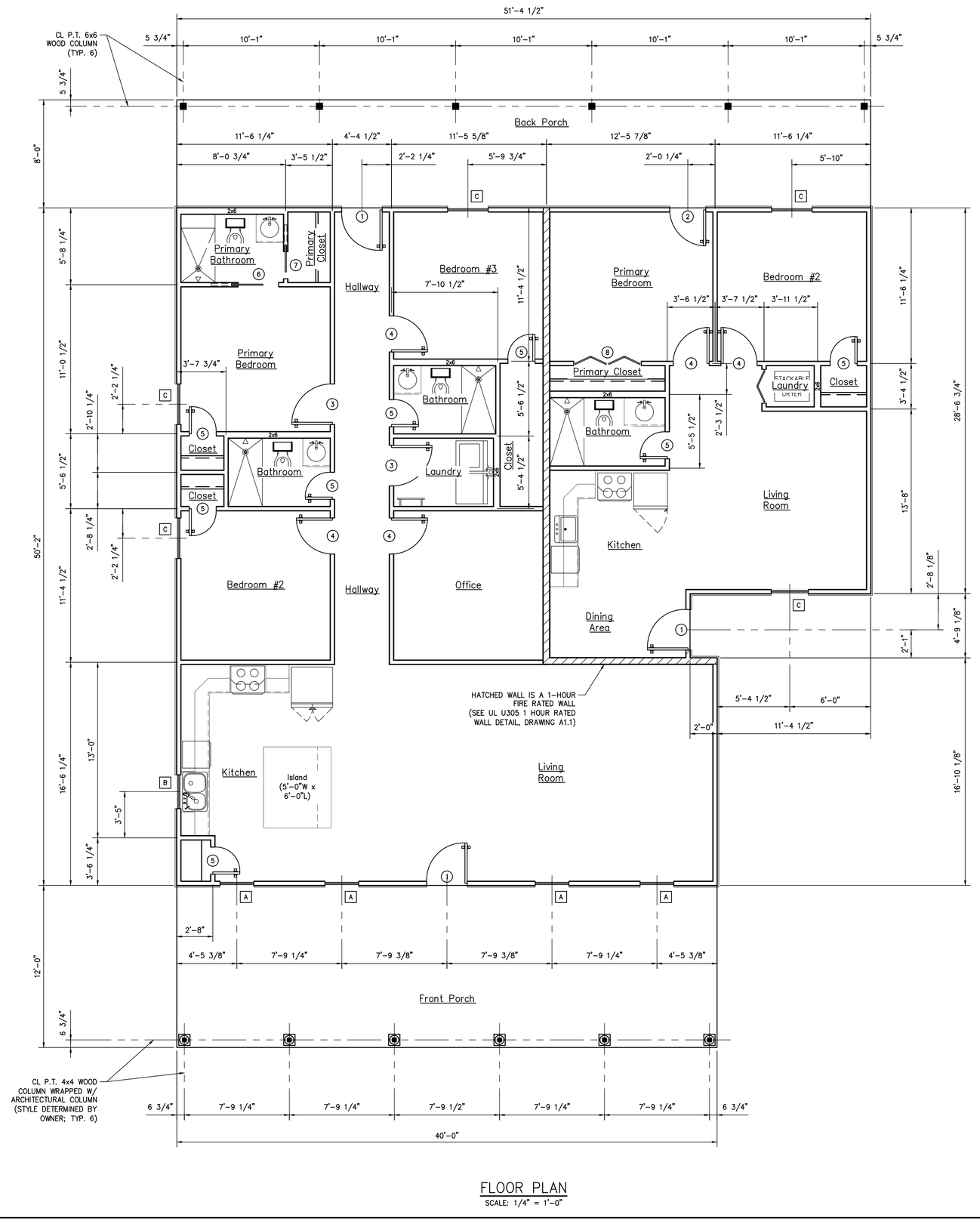

FLOOR PLAN

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

①	DOOR SCHEDULE					
MK	SIZE		TYPE	FUNCTION	GLASS	REMARKS
	W	H				
1	3'-0"	6'-8"	WOOD	SWING	TBS	VERIFY STYLE WITH OWNER
2	2'-8"	6'-8"	WOOD	SWING	TBS	VERIFY STYLE WITH OWNER
3	3'-0"	6'-8"	MASONITE	SWING	–	VERIFY STYLE WITH OWNER
4	2'-8"	6'-8"	MASONITE	SWING	–	VERIFY STYLE WITH OWNER
5	2'-0"	6'-8"	MASONITE	SWING	–	VERIFY STYLE WITH OWNER
6	3'-0"	6'-8"	MASONITE	POCKET	–	VERIFY STYLE WITH OWNER
7	2'-0"	6'-8"	MASONITE	POCKET	–	VERIFY STYLE WITH OWNER
8	5'-0"	6'-8"	MASONITE	BI-FOLD	–	VERIFY STYLE WITH OWNER

ABBREVIATION:

TBS – TO BE SELECTED

NOTE:

1. THE ABOVE SIZES ARE NOMINAL, VERIFY WITH DOOR SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.

Ⓐ	WINDOW SCHEDULE							
MK	SIZE		FUNCTION	MATERIAL	FINISH	GLAZING	SCREEN	REMARKS
	WIDTH	HEIGHT						
A	2'-6"	8'-0"	S.H.	VINYL	WHITE	I.G.C.	–	VERIFY STYLE WITH OWNER
B	2'-6"	3'-0"	D.H.	VINYL	WHITE	I.G.C.	HALF	VERIFY STYLE WITH OWNER
C	3'-0"	5'-0"	D.H.	VINYL	WHITE	I.G.C.	HALF	VERIFY STYLE WITH OWNER

ABBREVIATIONS:

I.G.C. – INSULATED GLASS CLEAR

S.H. – SINGLE HUNG

D.H. – DOUBLE HUNG

NOTES:

1. THE ABOVE SIZES ARE NOMINAL, VERIFY WITH WINDOW SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.
2. WINDOW MANUFACTURER TO VERIFY TEMPERED WINDOWS.
3. WINDOW MATERIAL IS FOR BID ONLY. FINAL APPROVAL BY OWNER.

PLAN NOTES:

1. TOP OF FINISHED FIRST FLOOR EL. 0'-0" (MATCH EXISTING).
2. 9'-0" CEILING HEIGHT.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. CONTRACTOR SHALL COORDINATE CLOSET SHELVING REQUIREMENTS.
5. GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
6. INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT, AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
7. BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
8. ADD CAT WALK IN ATTIC TO MECHANICAL SYSTEMS.
9. PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 IRC 2021.
10. CONTRACTOR WILL SUPPLY PRE-CUT PLYWOOD SHEETS ON SITE IN PLACE OF IMPACT RATED WINDOWS OR INSTALL FUNCTIONAL SHUTTERS (VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION).

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TITLE:

FLOOR PLAN, SCHEDULES, AND NOTES

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

A1.0

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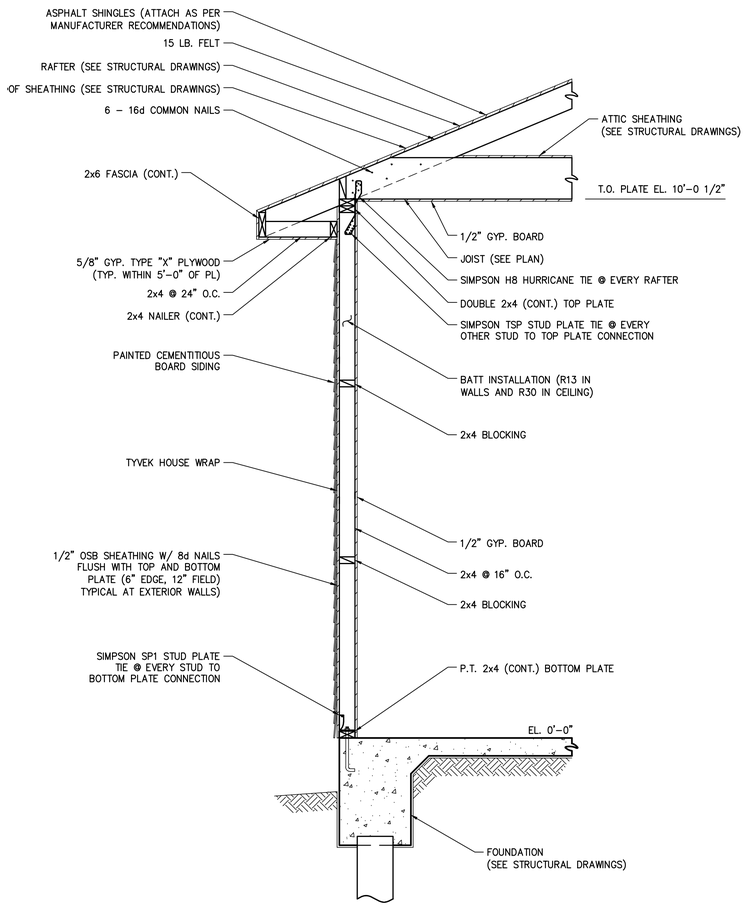
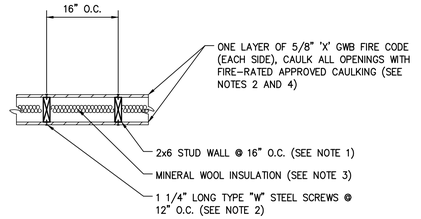


ARCHITECTURAL SECTION

SCALE: 3/4" = 1'–0"



1. WOOD STUDS – 2x6, SPACED 16" O.C. EFFECTIVELY CROSS BRACED.
2. GYPSUM WALLBOARD* – 5/8" THICK, 4'–0" WIDE. APPLIED EITHER VERTICALLY OR HORIZONTALLY, SCREW ATTACHED TO STUDS AND PLATES WITH 1 1/4" LONG TYPE 'W' STEEL SCREWS, SPACED 12" O.C.

   BORAL GYPSUM INC. – TYPE BG–C
   CANADIAN GYPSUM CO. – TYPES C, IP–X2
   CONTINENTAL GYPSUM CO. – TYPE CG–C
   EAGLE–GYPSUM PRODUCTS – TYPE EG–C
   G–P GYPSUM CORP. – TYPES S, GPFS–C
   PABCO GYPSUM CO. – TYPE C or PG–C
   NATIONAL GYPSUM CO., CHARLOTTE, NC – TYPE FSW–G
   REPUBLIC GYPSUM CO. – TYPE RG–C
   STANDARD GYPSUM CORP. – TYPE SG–C
   TEMPLE–INLAND FOREST PRODUCTS CORP. – TYPE TP–5
   UNITED STATES GYPSUM CO. – TYPES C, IP–X2
   YESO PANAMERICANO SA de CV – TYPES C, IP–X2

3. BATTS AND BLANKETS* – (OPTIONAL) – MINERAL WOOL INSULATION, PARTIALLY OR COMPLETELY FILLING STUD CAVITY.

   THERMAFIBER LLC – TYPE SAFB

4. JOINTS AND NAIL HEADS – WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

* = BEARING THE UL CLASSIFICATION MARKING

UL U305 1 HOUR RATED WALL DETAIL

SCALE: N.T.S.

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TITLE:

ARCHITECTURAL SECTION AND UL DETAIL

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

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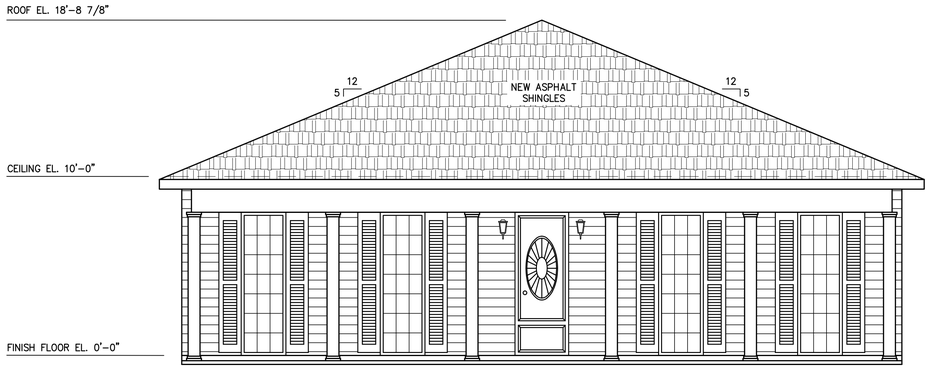
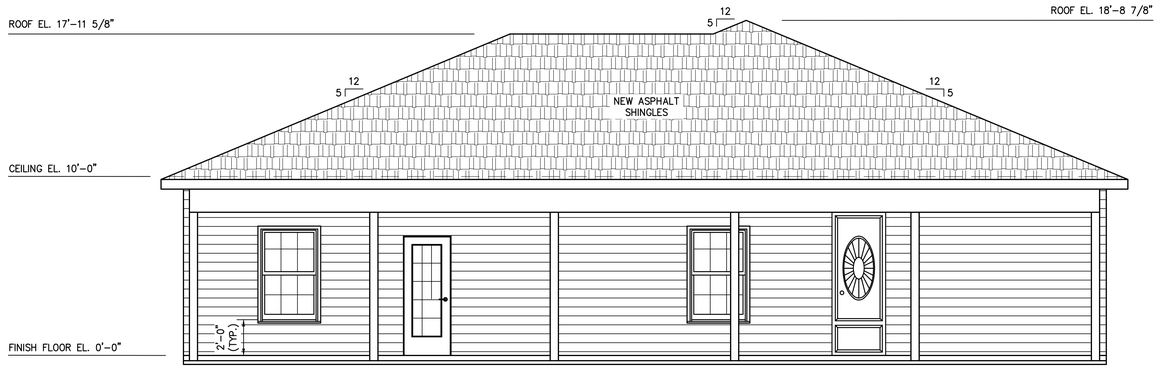
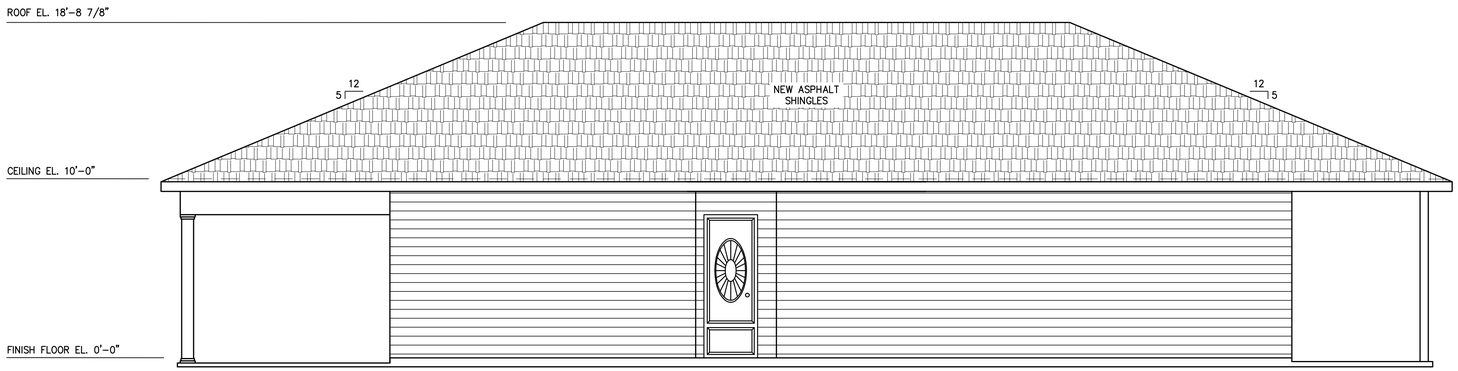


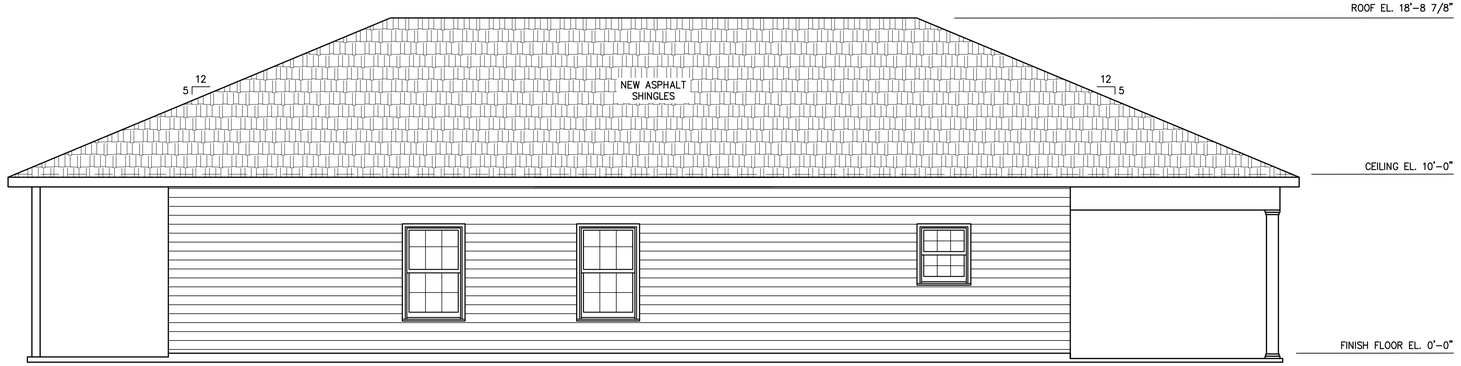
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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TITLE:

ELEVATIONS

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

A2.0

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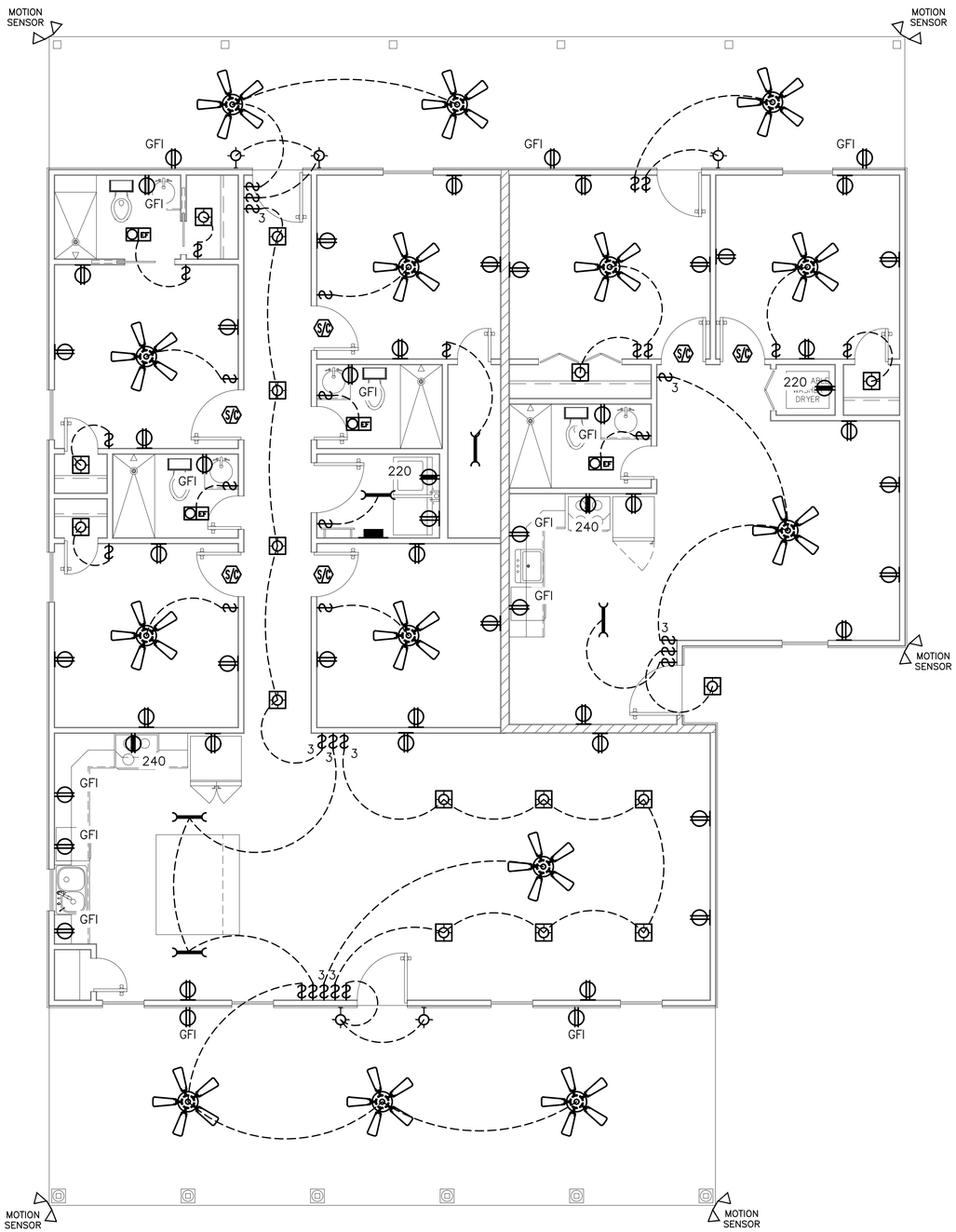

ELECTRICAL PLAN

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

SYMBOLS	
	CEILING FAN
	WALL MOUNTED LIGHT
	RECESSED LIGHT FIXTURE
EF	FAN/HEAT LIGHT COMBO
	PLUG OUTLET – 220
	PLUG OUTLET – 240
	DUPLEX OUTLET, 120 V, MOUNTED 14" ABOVE FINISHED FLOOR
GFI	DUPLEX OUTLET, 120 V, GROUND FAULT INTERRUPTER CIRCUIT BREAKER
3	3–WAY LIGHT SWITCH
S	SILENT SWITCH
	ELECTRICAL PANEL
	WIRING
	FLUORESCENT LIGHT
	EXTERIOR FLOOD LIGHTS
S/D	SMOKE / CARBON MONOXIDE DETECTOR

ELECTRICAL NOTES:

1. SLEEPING AREAS SHALL BE PROTECTED BY UL–APPROVED SMOKE DETECTOR–CARBON MONOXIDE DETECTOR COMBO. THESE MUST BE WIRED TO THE 110 VOLT HOUSE CURRENT WITH BATTERY BACKUP AND MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268.
2. SMOKE DETECTORS SHALL BE INSTALLED NO FURTHER THAN 10 FEET FROM ANY SLEEPING ROOMS. NO CLOSER THAN 6 INCHES FROM WALL OR FROM CEILING DEPENDING ON WHERE MOUNTED.
3. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION OF MAIN ALARM PANEL WITH ALARM SUBCONTRACTOR AND PROVIDE REQUIRED RECEPTACLES AND PHONES AS NEEDED FOR THE ALARM SYSTEM.
4. ELECTRICAL CONTRACTOR SHALL ASSUME THAT THE OUTLETS, SAFETY DEVICES, ETC. SHOWN ON DRAWINGS ARE THE MINIMUM REQUIREMENTS AND SHALL PROVIDE ANY ADDITIONAL DEVICES AS MAY BE REQUIRED TO SATISFY SAID CODES AND REGULATIONS WITH OUT ADDITIONAL COST TO THE OWNER.
5. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING ELECTRICAL SERVICE WITH THE PROVIDER AND PROVIDE CONDUIT FROM THE UTILITY POLE OR SERVICE LOCATION TO THE METER.
6. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING TELEPHONE SERVICE AND CABLE SERVICE WITH THE PROVIDERS AND PROVIDE SEPARATE CONDUITS FROM THE UTILITY POLE OR SERVICE LOCATION TO THE ELECTRICAL METER.
7. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL INSTALL A WHOLE HOUSE SURGE PROTECTOR. VERIFY WITH OWNER.
8. CONTRACTOR TO PROVIDE APPROVED CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL–FIRED APPLIANCES AS P'ER SECTION R315 OF THE IRC 2021 ED.
9. EQUIPMENT FURNISHED AND ALL WORK SHALL BE IN STRICT CONFORMITY WITH ELECTRICAL SECTION OF REGULATORY INSPECTIONS FOR ORLEANS PARISH, STATE FIRE MARSHALL, N.E.C. & ALL OTHER APPLICABLE LAWS, ORDINANCES, CODES & RULES OF CONSTRUCTION APPLICABLE IN THE LOCALITY OF WORK. PERMITS, CERTIFICATES OF INSPECTION AND APPROVAL AS APPLICABLE TO THE VARIOUS PORTIONS OF THE WORK SHALL BE OBTAIN FROM THE INSPECTION AGENCY HAVING JURISDICTION THEREON AND SHALL BE DELIVERED TO THE OWNER PRIOR TO ACCEPTANCE OF THE WORK. PAY ALL FEES REQUIRED IN CONNECTION WITH VARIOUS INSPECTIONS AND PERMITS.
10. NEW LIGHTING FIXTURES, SWITCHES, RECEPTACLES, PLUGMOLD ETC. SHALL COMPLY WITH STANDARDS OF U.L. INC.
11. POWER PLAN SHOWS GENERAL WORK TO BE PERFORMED BY CONTRACTOR AND HAS BEEN PREPARED TO ASSIST THE CONTRACTOR IN PREPARING HIS PROPOSED COST FOR THE TOTAL PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS WHICH MAY AFFECT HIS WORK AND FINAL BID PRICE.
12. EACH BRANCH CIRCUIT AND/OR FEEDER SHALL HAVE A GREEN INSULATED EQUIPMENT GROUND CONDUCTOR.
13. PENETRATIONS THROUGH EXISTING AND/OR NEW PARTITIONS SHALL BE PROPERLY SEALED TO MAINTAIN FIRE RATING OF EXISTING AND/OR NEW PARTITION.
14. THE EXACT LOCATION OF ALL NEW WALL MOUNTED POWER RECEPTACLES SHALL BE VERIFIED WITH A REPRESENTATIVE OF OWNER PRIOR TO ROUGH–IN FOR INSTALLATION.
15. UPON COMPLETION, CONTRACTOR SHALL FURNISH AS–BUILD SCHEMATIC DRAWING OF ALL VARIATIONS OF EXISTING PLANS TO OWNER.
16. TEST EACH RECEPTACLE IN THE ROOM WITH A WOODHEAD CO. "GROUND LOOP INDEPENDENCE TESTER" AND RECORD CIRCUIT NAME, READING IN OHMS. PROVIDE TYPED REPORT TO OWNER.
17. UPON COMPLETION OF THE WORK, TEST THE NEW INDIVIDUAL SYSTEMS, INCLUDING ALL FEEDERS AND BRANCH CIRCUITS TO RECEPTACLES, LIGHTING WITH A 500 VOLT DC INSULATION TESTER (WITH AN 0–200 MEGOHM FULL SCALE.) ALL CONDUCTORS SHALL HAVE INSULATION TESTED WHEN WIRING SYSTEM IS COMPLETE AND A LOG KEPT OF THE CIRCUIT NAME, DATE AND MEGGER READINGS. RECORD FEEDER AND/OR CIRCUIT NAME, READING IN OHMS, AND SUBMIT REPORT TO ARCHITECT. CHECK FOR PROPER PHASE ROTATION. ALL TEST REPORTS SHALL BE TYPED. PROVIDE ALL INSTRUMENTS, LABOR, ETC. REQUIRED FOR TESTING. ALL TESTING SHALL BE OBSERVED BY THE ARCHITECT AND/OR REPRESENTATIVES OF ARCHITECT.
18. UPON COMPLETION OF ALL TESTS AND ACCEPTANCE, THE CONTRACTOR SHALL FURNISH THE OWNER A WRITTEN GUARANTEE COVERING THE ELECTRICAL WORK DONE AND EQUIPMENT INSTALLED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL RECTIFY AND REPLACE ANY DEFECTIVE MATERIAL OR WORKMANSHIP AND REPAIR DAMAGE CAUSED THEREBY WITHOUT ANY ADDITIONAL COST TO THE OWNER.
19. ELECTRICAL METALLIC TUBING SHALL BE USED WITH COPPER CONDUCTORS WITH TYPE THWN INSULATION WITH #12 AWG BEING THE MINIMUM CONDUCTOR SIZE USED IN THIS FACILITY.
20. BOND AND GROUND ALL IN ACCORDANCE WITH NFPA 70, NEC 1999 EDITION, ARTICLE 250. EFFECTIVELY GROUND SERVICE WITHIN 5'–0" OF WATER'S (METAL COLD PIPE) ENTRANCE INTO BUILDING.
21. WATER HEATER, HVAC, AND REFRIGERATION EQUIPMENT'S OVERCURRENT PROTECTION SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
22. OUTLETS ABOVE COUNTERS AT 42 INCHES ABOVE FINISH FLOOR.

NEC210.8 GROUND–FAULT CIRCUIT–INTERRUPTER PROTECTION

1. DWELLING UNITS. ALL 125–VOLT, SINGLE–PHASE, 15– AND 20–AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN (A) THROUGH (H) SHALL HAVE GROUND–FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
   - (A) BATHROOMS
   - (B) GARAGES, AND ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, OR AREAS OF SIMILAR USE
   - (C) OUTDOORS
   - (D) CRAWL SPACES AT OR BELOW GRADE LEVEL
   - (E) AREAS OF BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS OR SIMILAR
   - (F) KITCHENS WHERE RECEPTACLES ARE INSTALLED TO SERVE COUNTERTOP SURFACES
   - (G) SINKS WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK
   - (H) BOATHOUSES

NEC210.12 ARC–FAULT CIRCUIT–INTERRUPTER PROTECTION

1. DEFINITION: ARC–FAULT CIRCUIT–INTERRUPTER. AN ARC–FAULT CIRCUIT INTERRUPTER IS A DEVICE INTENDED TO PROVIDE PROTECTION FROM THE EFFECTS OF ARC FAULTS BY RECOGNIZING CHARACTERISTICS UNIQUE TO ARCING AND BY FUNCTIONING TO DE–ENERGIZE THE CIRCUIT WHEN AN ARC FAULT IS DETECTED.
2. DWELLING UNITS. ALL 120–VOLT, SINGLE PHASE, 15– AND 20–AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING, UNLESS COVERED UNDER NEC210.8, SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

NEC240.24 LOCATION IN OR ON PREMISES

1. ACCESSIBILITY. OVERCURRENT DEVICES SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED SO THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, IS NOT MORE THAN 6 FEET 7 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.
2. OCCUPANCY. EACH OCCUPANT SHALL HAVE READY ACCESS TO ALL OVERCURRENT DEVICES PROTECTING THE CONDUCTORS SUPPLYING THAT OCCUPANCY.
3. NOT EXPOSED TO PHYSICAL DAMAGE. OVERCURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.
4. NOT IN VICINITY OF EASILY IGNITABLE MATERIAL. OVERCURRENT DEVICES SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL.
5. NOT LOCATED IN BATHROOMS. OVERCURRENT DEVICES, OTHER THAN SUPPLEMENTARY OVERCURRENT PROTECTION, SHALL NOT BE LOCATED IN BATHROOMS.

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REVISIONS:

TITLE:

ELECTRICAL PLAN AND NOTES

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

E1.0

GENERAL STRUCTURAL NOTES:

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. FOR THE FOLLOWING REFERENCE CODES AND STANDARDS, ONLY THE LATEST EDITION IS APPLICABLE, UNLESS OTHERWISE INDICATED:
   (A) AMERICAN CONCRETE INSTITUTE (ACI)
   (B) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
   (C) AMERICAN IRON AND STEEL INSTITUTE (AISI)
   (D) AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM)
   (E) AMERICAN WELDING SOCIETY (AWS)
   (F) RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC)
   (G) STEEL STRUCTURES PAINTING COUNCIL (SSPC)
   (H) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
3. SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
4. STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
6. CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ERECTION, PLACEMENT, MAINTENANCE, DURATION AND REMOVAL OF ANY SHORING, RE-SHORING, BACK-SHORING, BRACING, TIE-BACKS, OR OTHER TEMPORARY SUPPORT STRUCTURES REQUIRED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION OR SURROUNDING IMPROVEMENTS DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE.
10. ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
11. STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
12. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL AND CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

FOUNDATION NOTES:

2. NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE SOIL SUPPORT FOR THE FOUNDATION DESIGN AND SHALL REPORT UNEXPECTED CONDITIONS TO THE ENGINEER OF RECORD.
3. UNLESS SHOWN OTHERWISE, GRADE BEAMS TO BE CENTERED ON COLUMNS AND WALLS.
4. GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
5. ALLOWABLE SOIL BEARING = 1500 LBS. PER SQ. FT. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE AS DESCRIBED IN SECTION R401.4 AND TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
6. PLACE 10 MIL. WATERPROOF MEMBRANE BENEATH ALL INTERIOR SLABS AND BEAMS ON GRADE. LAP 12" TO ACCOMMODATE CONCRETE POURING DIRECTION.

CONCRETE NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

   (A) ACI 117 – SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
   (B) ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE
   (C) ACI 304 – RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
   (D) ACI 308 – RECOMMENDED PRACTICE FOR CURING CONCRETE
   (E) ACI 315 AND 315R – DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
   (F) ACI 316 – RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES
   (G) ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   (H) ACI 336 – SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS
   (I) ACI 347 – RECOMMENDED PRACTICE FOR CONCRETE FORM WORK
   (J) ASTM STANDARDS FOR THE MATERIALS LISTED.
2. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
   (B) CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)
   (C) PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.
   (D) AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
   (E) REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.
   (F) WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.
   (G) STEEL PLAIN WIRE SHALL MEET ASTM A82.

CONCRETE NOTES (CONT.):

3. SLUMPS:

   CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.
   (B) CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 6 INCHES.
   (C) CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.
4. EXPOSED EDGE CONDITIONS:

   (A) EXPOSED EDGES OF CONCRETE ABOVE GRADE SHALL BE CHAMFERED 3/4" AT 45 DEGREES (AS SHOWN ON SECTIONS IF REQUIRED).
5. BONDING:

   BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".
   (B) FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.
   (C) FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.
6. CONCRETE PROTECTION FOR REINFORCEMENT:

   CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) 3" FOR CONCRETE GRADE BEAMS AND FOOTINGS DEPOSITED DIRECTLY AGAINST THE GROUND.
   (B) 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
   (C) 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND
   (D) 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
7. PLACEMENT:

   PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
   (B) REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
   (C) PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.
   (D) CONTINUOUS BOTTOM BARS SHOULD BE LAP SPLICED 6" AT CENTER OF SUPPORT.
   (E) LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.
   (F) COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.
   (G) PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.
   (H) PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL
   (I) WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.
8. SPLICES:

   REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.
   (B) PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.
9. EXPANSION JOINTS AND JOINT SEALERS:

   EXPANSION JOINTS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK SEAL-TIGHT ASPHALT EXPANSION JOINT FILLER OR APPROVED EQUAL.
   (B) EXPANSION JOINTS SHALL SEPARATE PAVING FROM FOUNDATION GRADE BEAMS, FOOTINGS, ETC. AS SHOWN ON DRAWINGS.
10. EMBEDMENTS:

    CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

    (A) CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.
    (B) CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.
    (C) CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.
    (D) IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.
    (E) CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.
    (F) OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.
    (G) CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.

CONCRETE NOTES (CONT.):

11. QUALITY CONTROL TESTING DURING CONSTRUCTION

    (A) GENERAL: EMPLOY A TESTING AGENCY TO PERFORM TESTS AND TO SUBMIT TEST REPORTS.
    (B) SAMPLING AND TESTING FOR QUALITY CONTROL DURING CONCRETE PLACEMENT SHALL INCLUDE THE FOLLOWING, AS DIRECTED BY ARCHITECT.
        1. SAMPLING FRESH CONCRETE: ASTM C 172, EXCEPT MODIFIED FOR SLUMP TO COMPLY WITH ASTM C 94
        2. SLUMP: ASTM C 143; ONE TEST AT POINT OF DISCHARGE FOR EACH DAY'S POUR OF EACH TYPE OF CONCRETE, ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY SEEMS TO HAVE CHANGED.
        3. AIR CONTENT: ASTM C 173, VOLUMETRIC METHOD FOR LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE; ASTM C 231, PRESSURE METHOD FOR NORMAL WEIGHT CONCRETE; ONE FOR EACH DAY'S POUR OF EACH TYPE OF AIR-ENTRAINED CONCRETE.
        4. CONCRETE TEMPERATURE: ASTM C 1064; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F (4 DEG C) AND BELOW, WHEN 80 DEG F (27 DEG C) AND ABOVE, AND ONE TEST FOR EACH SET OF COMPRESSIVE-STRENGTH SPECIMENS.
        5. COMPRESSION TEST SPECIMEN: ASTM C 31, ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPRESSIVE-STRENGTH TEST, UNLESS OTHERWISE DIRECTED. MOLD AND STORE CYLINDERS FOR LABORATORY-CURED TEST SPECIMENS EXCEPT WHEN FIELD-CURED TEST SPECIMENS ARE REQUIRED.
        6. COMPRESSIVE-STRENGTH TESTS: ASTM C 39; ONE SET FOR EACH DAY'S POUR EXCEEDING 5 CU. YD. PLUS ADDITIONAL SETS FOR EACH 50 CU. YD MORE THAN THE FIRST 25 CU. YD. OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY; ONE SPECIMEN TESTED 7 DAYS, TWO SPECIMENS TESTED AT 28 DAYS, AND ONE SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.
    (C) WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE STRENGTH TESTS FOR A GIVEN CLASS OF CONCRETE, CONDUCT TESTING FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
    (D) TEST RESULTS WILL BE REPORTED IN WRITING TO ARCHITECT, STRUCTURAL ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TEST.
    (E) NONDESTRUCTIVE TESTING: IMPACT HAMMER, SONOSCOPE, OR OTHER NONDESTRUCTIVE DEVICE MAY BE PERMITTED BY SHALL NOT BE USED AS THE SOLE BASIS FOR ACCEPTANCE OR REJECTION.
    (F) ADDITIONAL TEST: THE TESTING AGENCY WILL MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE WHEN TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS AND OTHER CHARACTERISTICS HAVE NOT BEEN ATTAINED IN THE STRUCTURE, AS DIRECTED BY ARCHITECT. TESTING AGENCY MAY CONDUCT TESTS TO DETERMINE ADEQUACY OF CONCRETE BY CORED CYLINDERS COMPLYING WITH ASTM C 42, OR BY OTHER METHODS AS DIRECTED.

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GENERAL STRUCTURAL NOTES

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S1.0A

WOOD FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

   (A) IRC – INTERNATIONAL RESIDENTIAL CODE (IRC)

   (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)

   (C) AWC – WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO–FAMILY DWELLINGS (WFCM)

   (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)

2. WALL SYSTEMS:

   WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE).

3. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.

   (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.

   (C) FLOOR PLYWOOD SHEATHING SHALL BE 3/4" THICK.

   (D) WALL PLYWOOD SHEATHING SHALL BE 1/2" THICK.

   (E) ATTIC PLYWOOD SHEATHING SHALL BE 1/2" THICK.

   (F) ROOF PLYWOOD SHEATHING SHALL BE 5/8" THICK.

   (G) MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE i–LEVELTRUSS JOIST COMPANY'S "MICROLLAM" OR APPROVED EQUAL.

   (H) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG–TIE CO., INC. OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.

   (I) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.

   (J) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z–MAX" TRIPLE ZINC COATING OR APPROVED EQUAL.

   (K) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.

4. CONNECTIONS:

   CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. ALL EXPOSED NAILS, SCREWS, OR BOLTS SHALL BE POLYMER COATED OR GALVANIZED.

   (B) NO STAPLES SHALL BE PERMITTED.

   (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2021 TABLE R602.3.

   (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.

   (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL BE ATTACHED TOGETHER WITH (3) ROWS OF 12d NAILS SPACED AT 12".

   (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF NAILS SPACED AT 8".

   (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.

   (H) PLYWOOD ROOF SHEATHING VERTICAL JOINTS SHALL BE STAGGERED EVERY 4 FEET OR LESS.

   (I) FLOOR JOISTS SHALL HAVE BRIDGING AT 8'–0" O.C. (MAX.).

   (J) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4" RAMSETS AT 16" O.C.

   (K) PRE–ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PPG, LVL, ETC. SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

5. OPENINGS:

   OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

   (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12's OR THREE 2x10's (4'–0" MAX.).

   (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFCM TABLE 3.23C.

   (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.23D.

   (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.22F.

DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).

   (A) DESIGN BUILDING CODE – 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

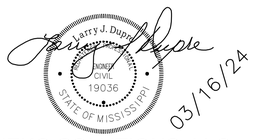
   (B) DESIGN GRAVITY LOADS:

FIRST FLOOR	DL = 50 PSF LL = 40 PSF
ATTIC	DL = 10 PSF LL = 20 PSF
ROOF	DL = 15 PSF LL = 20 PSF

   (C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7–16:

   MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5–1
BASIC WIND SPEED	Vult. = 155 MPH Vasd. = 122.5 MPH	FIGURE 26.5–1B
DIRECTIONALITY	Kd = 0.85	FIGURE 26.6–1
EXPOSURE CATEGORY	D	SECTION 26.7
TOPOGRAPHIC FACTOR	Kzt = 1.0	FIGURE 26.8–1
GUST EFFECT FACTOR	0.85	SECTION 26.9
ENCLOSURE CLASSIFICATION	ENCLOSED	SECTION 26.10
INTERNAL PRESSURE COEFFICIENT	GCpi = +/–0.18	SECTION 26.11
VELOCITY	qh = 39.33 PSF	SECTION 28.3.2



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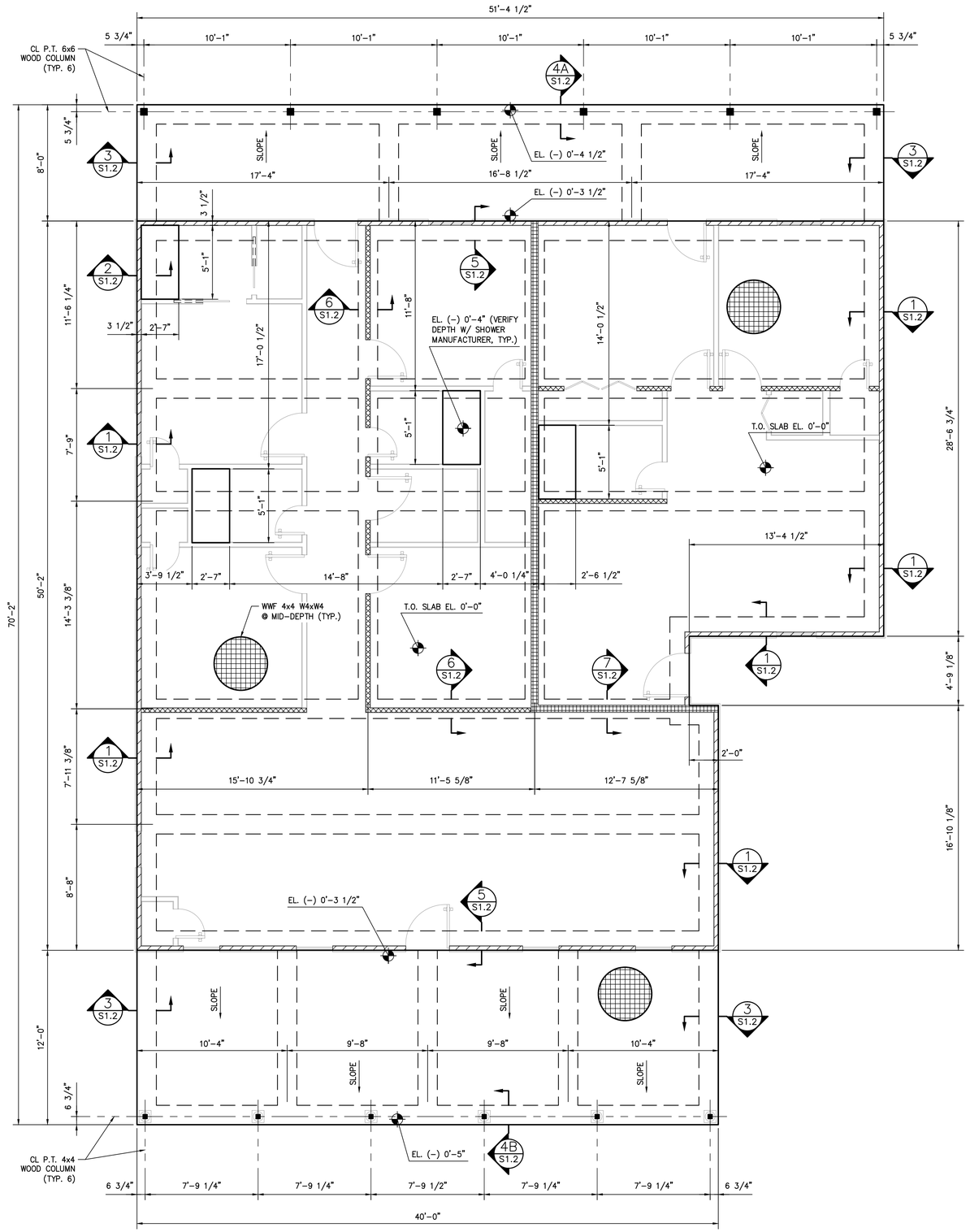
S1.0B



FOUNDATION PLAN

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

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S1.0A – S1.0B.
2. TOP OF 4" SLAB ELEVATION 0'–0".
3. MEASUREMENTS ARE TO EDGE OF FRAMING.
4. ▨ – SYMBOL ON PLAN INDICATES 2x4 EXTERIOR LOAD–BEARING WALL SYSTEM:
   - A. 2x4 STUD @ 16" O.C. (MAX.)
   - B. TREATED 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - D. SHEATHING – SEE WOOD FRAMING NOTES
   - E. DOUBLE BLOCKING
5. ▨ – SYMBOL ON PLAN INDICATES 2x4 INTERIOR LOAD–BEARING WALL SYSTEM:
   - A. 2x4 STUD @ 16" O.C. (MAX.)
   - B. TREATED 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - D. DOUBLE BLOCKING
6. ▨ – SYMBOL ON PLAN INDICATES 1–HOUR FIRE–RATED 2x6 INTERIOR LOAD–BEARING WALL SYSTEM:
   - A. 2x6 STUD @ 16" O.C. (MAX.)
   - B. TREATED 2x6 BOTTOM PLATE
   - C. DOUBLE 2x6 TOP PLATE
   - D. SHEATHING – 5/8" TYPE "X" SHEATHING (BOTH SIDES OF WALL), SEE UL DETAIL, DRAWING S2.3 (FIRE TAPE AND FLOAT TIGHT FROM FLOOR TO ROOF DECK ABOVE. FIRE CAULK ALL PENETRATIONS WITH APPROVED FIRE CAULKING SYSTEM FOLLOWING MANUFACTURERS SPECIFICATIONS).
   - E. BLOCKING @ 48" O.C. (MAX.)

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03/16/24

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Nuss Residence
218 Ballentine Street
Bay St. Louis, MS 39520

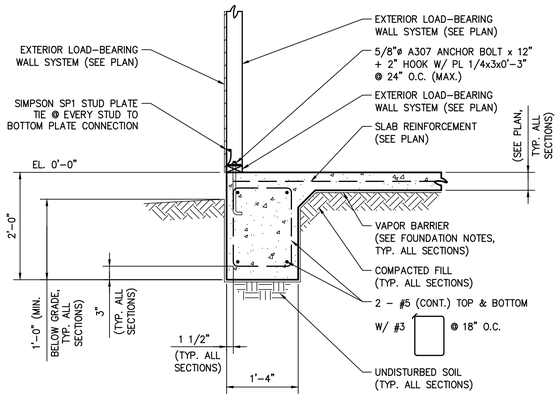
REVISIONS:

TITLE:

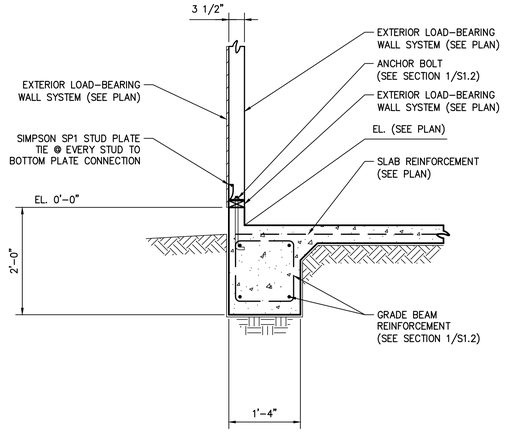
FOUNDATION PLAN

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

S1.1



SECTION 1
SCALE: 3/4" = 1'-0" S1.1|S1.2



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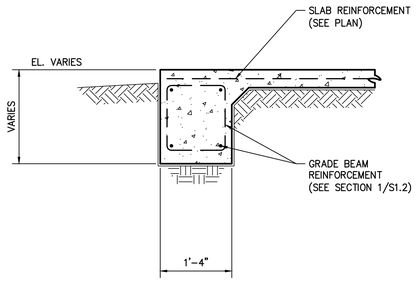

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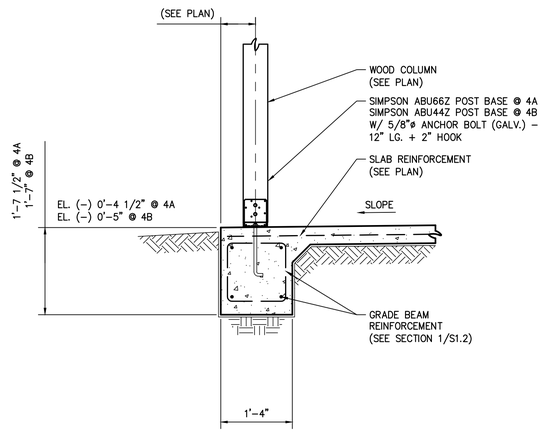
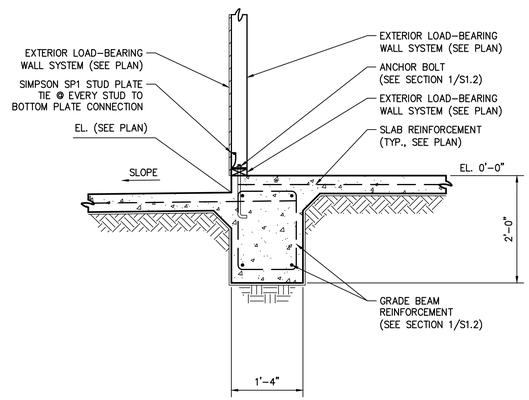
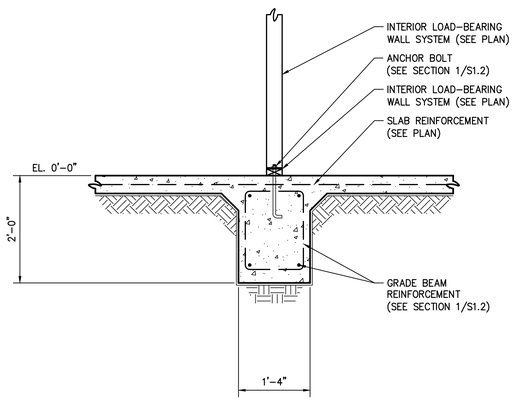


SECTION 4A 4B
SCALE: 3/4" = 1'-0" S1.1|S1.2 S1.1|S1.2



SECTION 5
SCALE: 3/4" = 1'-0" S1.1|S1.2



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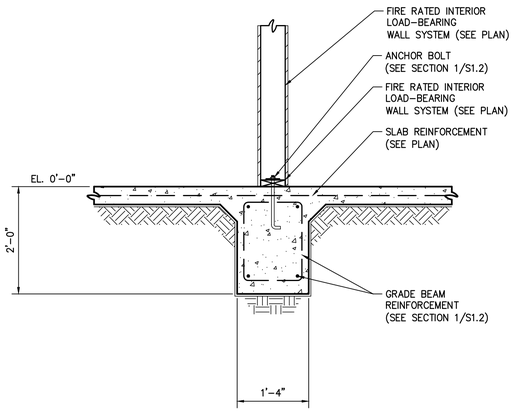
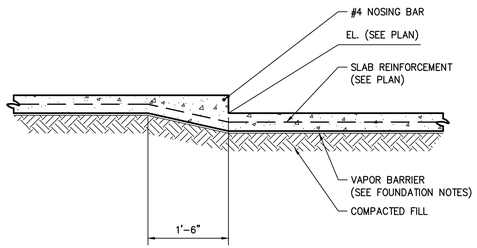


SECTION 7
SCALE: 3/4" = 1'-0" S1.1|S1.2



SLAB DEPRESSION DETAIL
SCALE: N.T.S.

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FOUNDATION SECTIONS AND DETAILS

ISSUED DATE:	03/10/24
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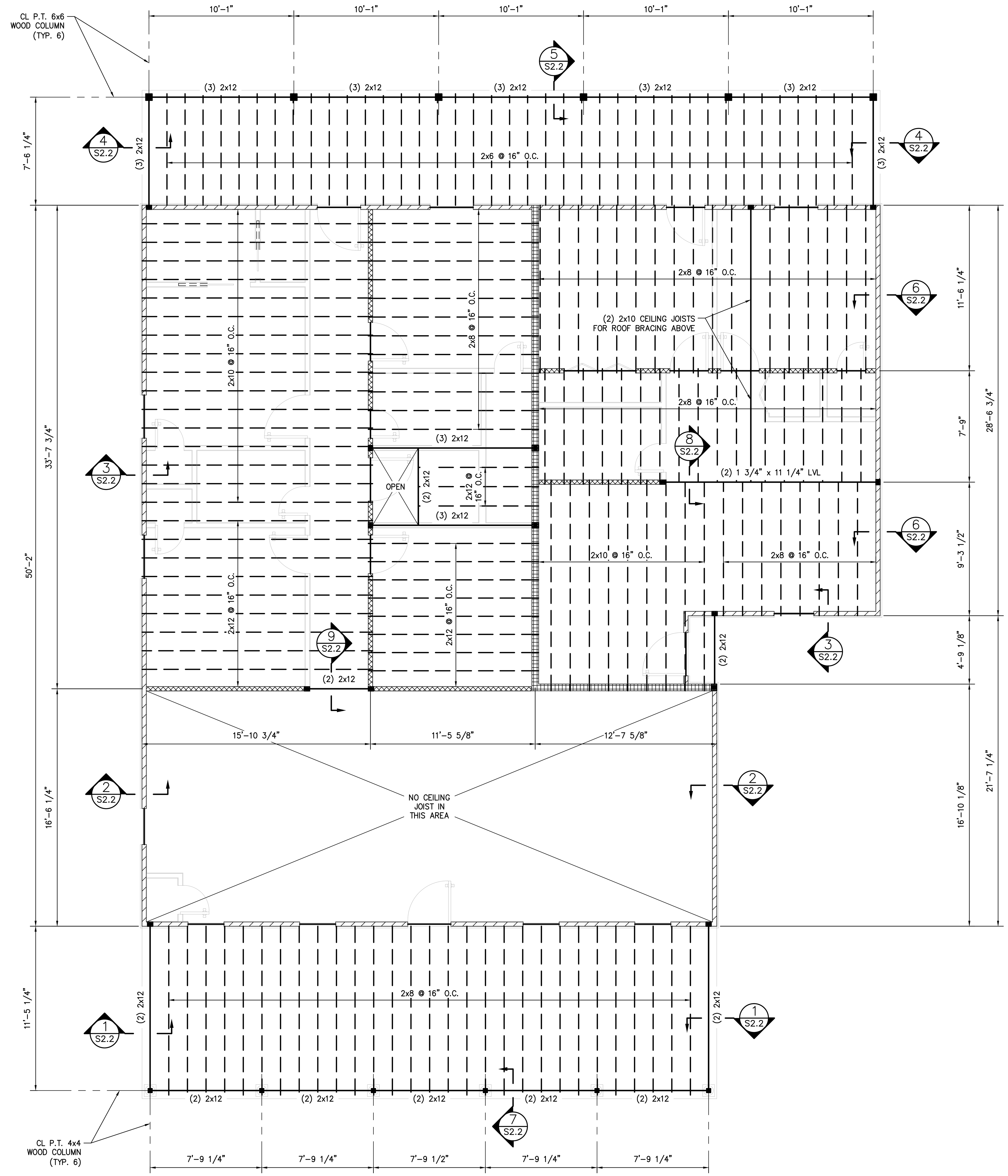
S1.2



CEILING FRAMING PLAN

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

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S1.0A – S1.0B.
2. UNLESS SHOWN ON PLANS, SEE WOOD FRAMING NOTES FOR HEADER SIZING.
3. MEASUREMENTS ARE TO EDGE OF FRAMING.
4. PROVIDE BLOCKING WHERE JOIST SPAN EXCEED 8'-0".
5. PROVIDE DOUBLE KING STUDS (MIN.) AT EACH SIDE OF WINDOW OPENINGS IN EXTERIOR LOAD-BEARING STUD WALLS.
6. – SYMBOL ON PLAN INDICATES 2x4 EXTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 2x4 STUD @ 16" O.C. (MAX.)
   - B. TREATED 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - D. SHEATHING – SEE WOOD FRAMING NOTES
   - E. DOUBLE BLOCKING
7. – SYMBOL ON PLAN INDICATES 2x4 INTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 2x4 STUD @ 16" O.C. (MAX.)
   - B. TREATED 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - D. DOUBLE BLOCKING
8. – SYMBOL ON PLAN INDICATES 1-HOUR FIRE-RATED 2x6 INTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 2x6 STUD @ 16" O.C. (MAX.)
   - B. TREATED 2x6 BOTTOM PLATE
   - C. DOUBLE 2x6 TOP PLATE
   - D. SHEATHING – 5/8" TYPE "X" SHEATHING (BOTH SIDES OF WALL), SEE UL DETAIL, DRAWING S2.3 (FIRE TAPE AND FLOAT TIGHT FROM FLOOR TO ROOF DECK ABOVE. FIRE CAULK ALL PENETRATIONS WITH APPROVED FIRE CAULKING SYSTEM FOLLOWING MANUFACTURERS SPECIFICATIONS).
   - E. BLOCKING @ 48" O.C. (MAX.)
9. – SYMBOL ON PLAN INDICATES 2x4 KNEE WALL SYSTEM:
   - A. 2x4 STUD @ 24" O.C. (MAX.)
   - B. 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - E. BLOCKING @ 48" O.C. (MAX.)

PACKED STUD SCHEDULE

INTERIOR BEAM COLUMNS		HEADERS IN EXTERIOR WALLS		
BEAM SIZE	MIN. NUMBER OF STUDS REQUIRED (EACH SIDE)	OPENING SIZE	MIN. NUMBER OF JACK STUDS REQUIRED (EACH SIDE)	MIN. NUMBER OF KING STUDS REQUIRED (EACH SIDE)
(2) 2x8 or (2) 2x10 or (2) 2x12	3	0'-0" – 4'-0"	1	2
(3) 2x8 or (3) 2x10 or (3) 2x12	3	4'-1" – 6'-0"	2	2
(2) LVL	3	6'-1" – 8'-0"	2	3
(3) LVL	4	8'-1" – 10'-0"	3	4

NOTES:

1. PACKED STUD IS REQUIRED UNDER EACH BEAM END (UNLESS SHOWN OTHERWISE).
2. ALL PACKED STUDS SHALL BE CARRIED DOWN TO THE FOUNDATION.
3. FULL HEIGHT STUDS ARE REQUIRED FOR PACKED STUD CONSTRUCTION.
4. SEE PACKED STUD DETAIL, DRAWING S2.3.

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03/16/24

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CEILING FRAMING PLAN

ISSUED DATE: 03/10/24
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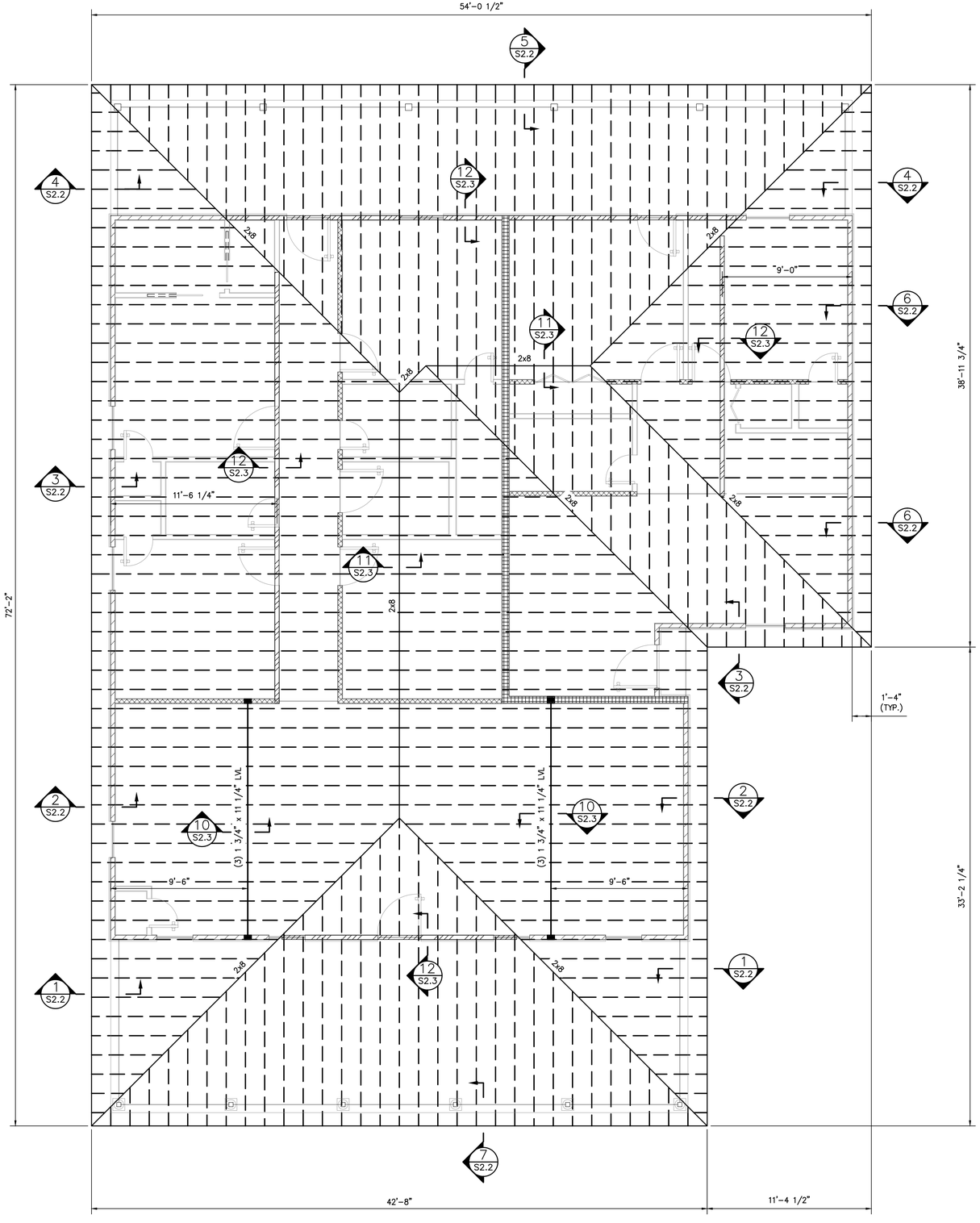
CHECKED BY: LJD
PROJECT #: 23008

S2.0



PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWING S1.0A – S1.0B.
2. FOR ALL PLAN NOTES, SEE DRAWING S2.0.

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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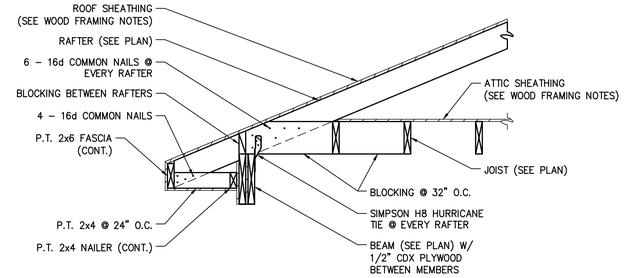
REVISIONS:

TITLE:

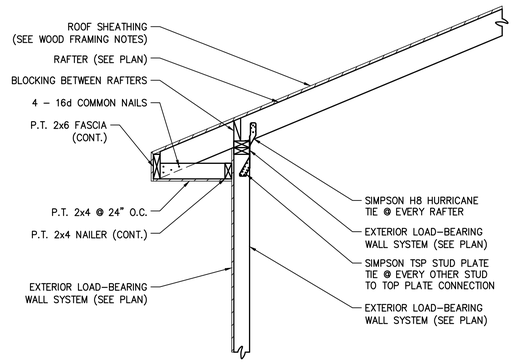
ROOF FRAMING PLAN

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

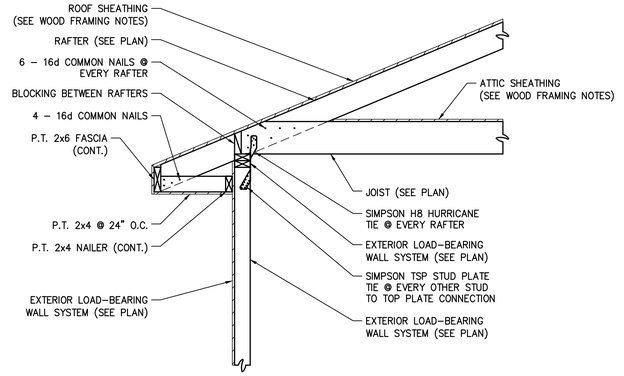
S2.1



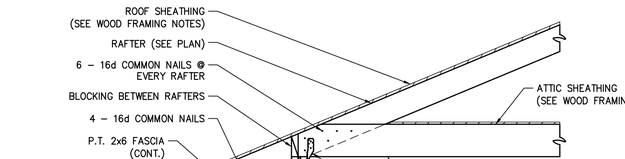
SECTION 1
SCALE: 3/4" = 1'–0" S2.0|S2.2



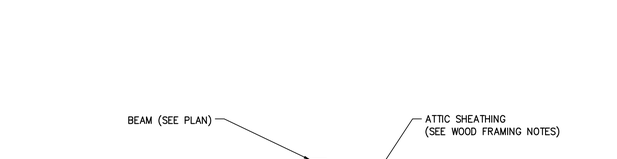
SECTION 2
SCALE: 3/4" = 1'–0" S2.0|S2.2



SECTION 3
SCALE: 3/4" = 1'–0" S2.0|S2.2

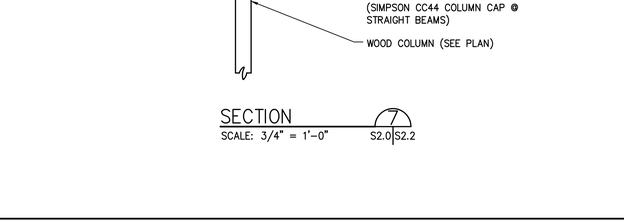


SECTION 4
SCALE: 3/4" = 1'–0" S2.0|S2.2

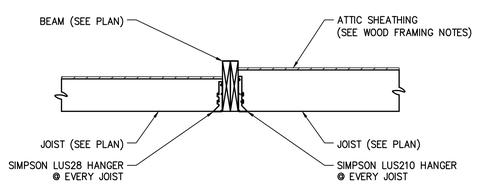


SECTION 5
SCALE: 3/4" = 1'–0" S2.0|S2.2

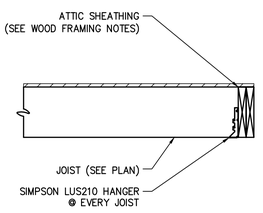
SECTION 6
SCALE: 3/4" = 1'–0" S2.0|S2.2



SECTION 7
SCALE: 3/4" = 1'–0" S2.0|S2.2



SECTION 8
SCALE: 3/4" = 1'–0" S2.0|S2.2



SECTION 9
SCALE: 3/4" = 1'–0" S2.0|S2.2

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FRAMING
SECTIONS

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
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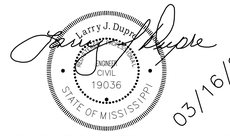
PROJECT #:	23008

S2.2



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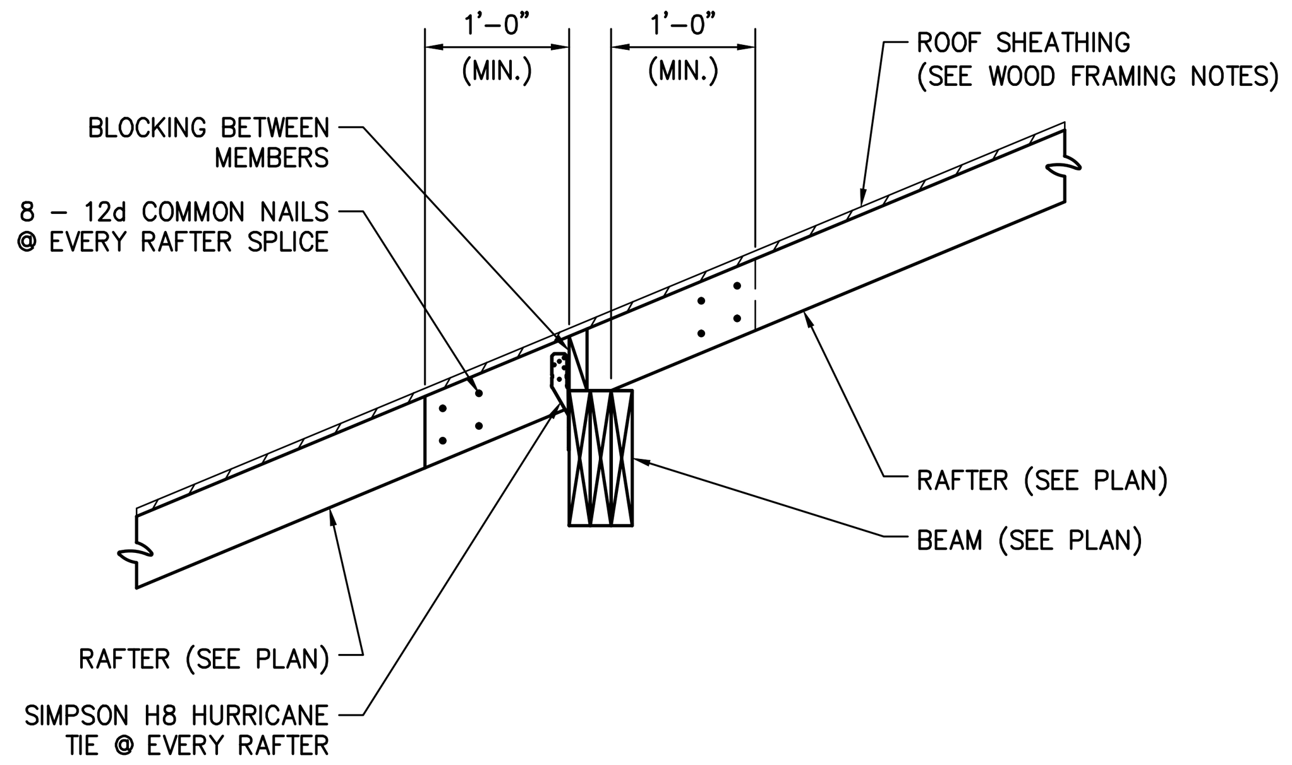
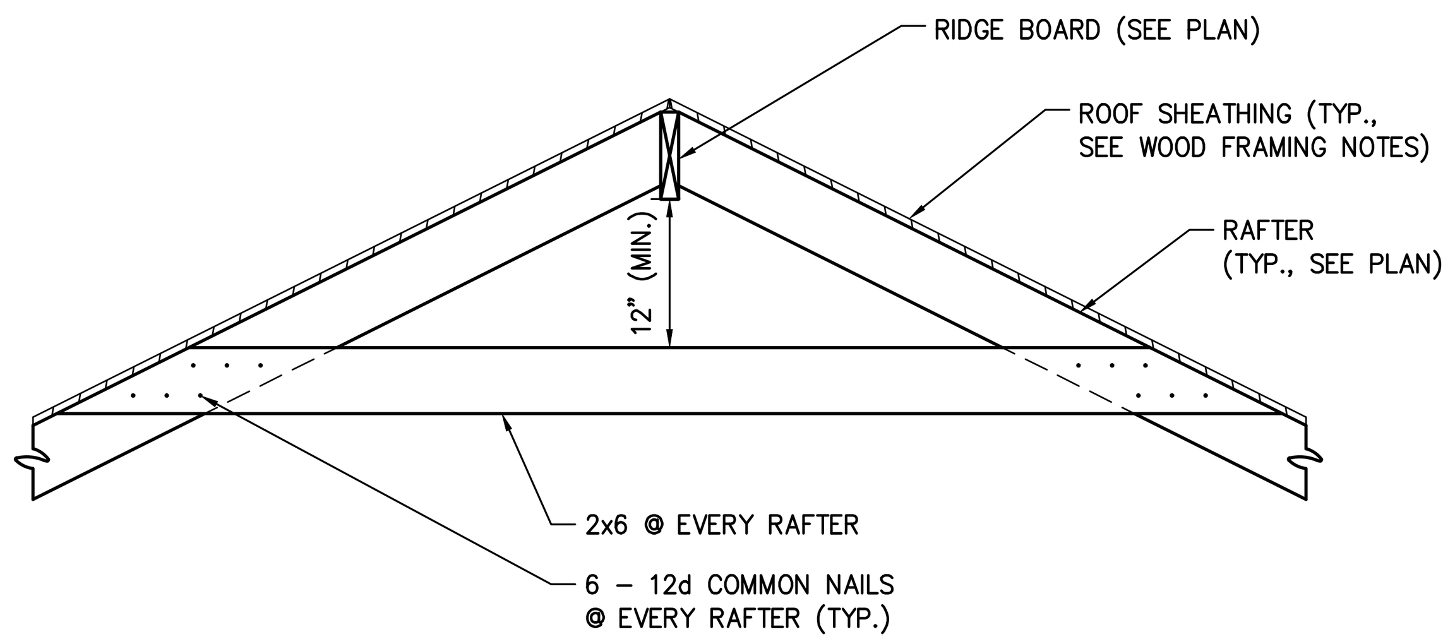
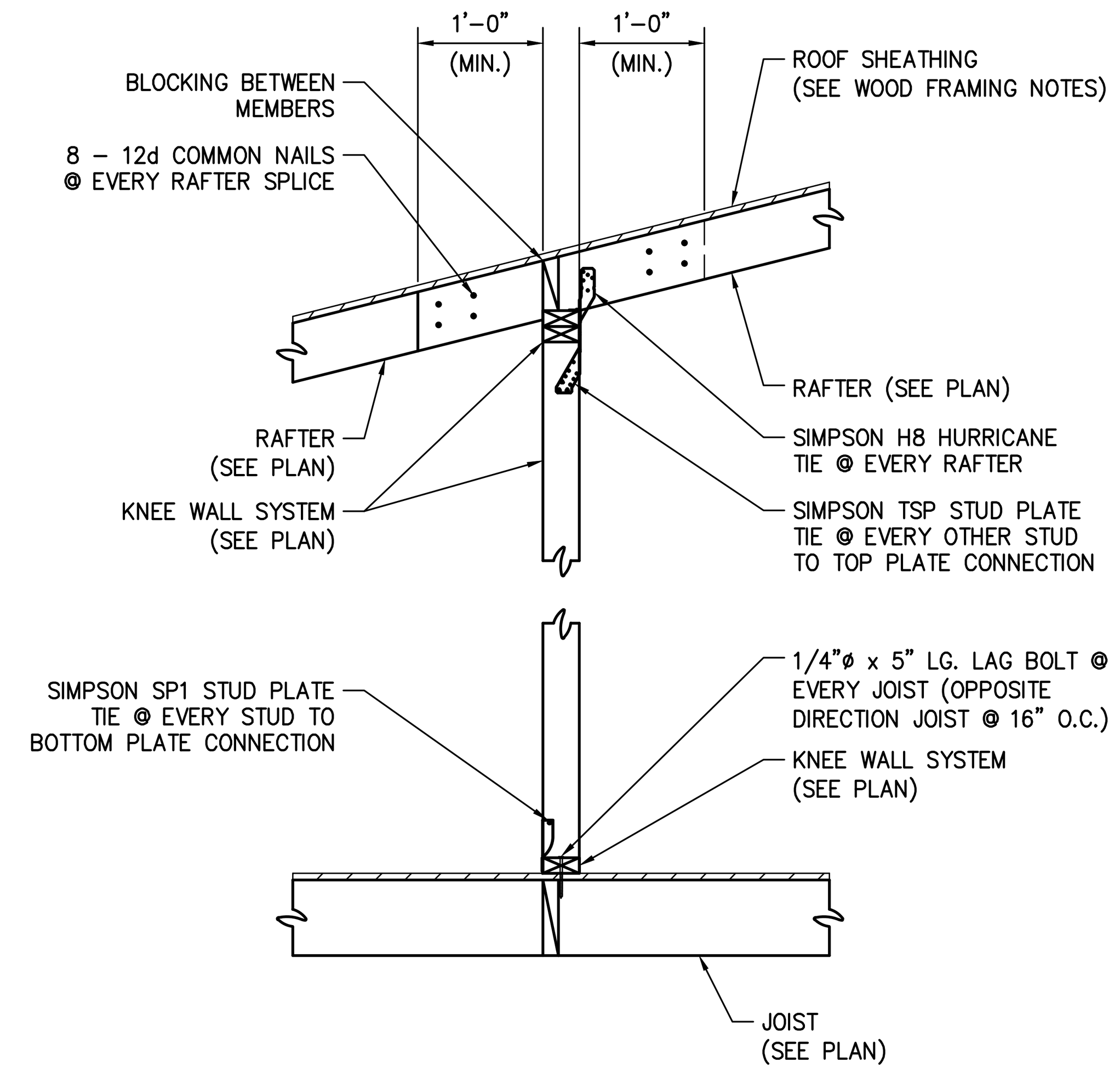


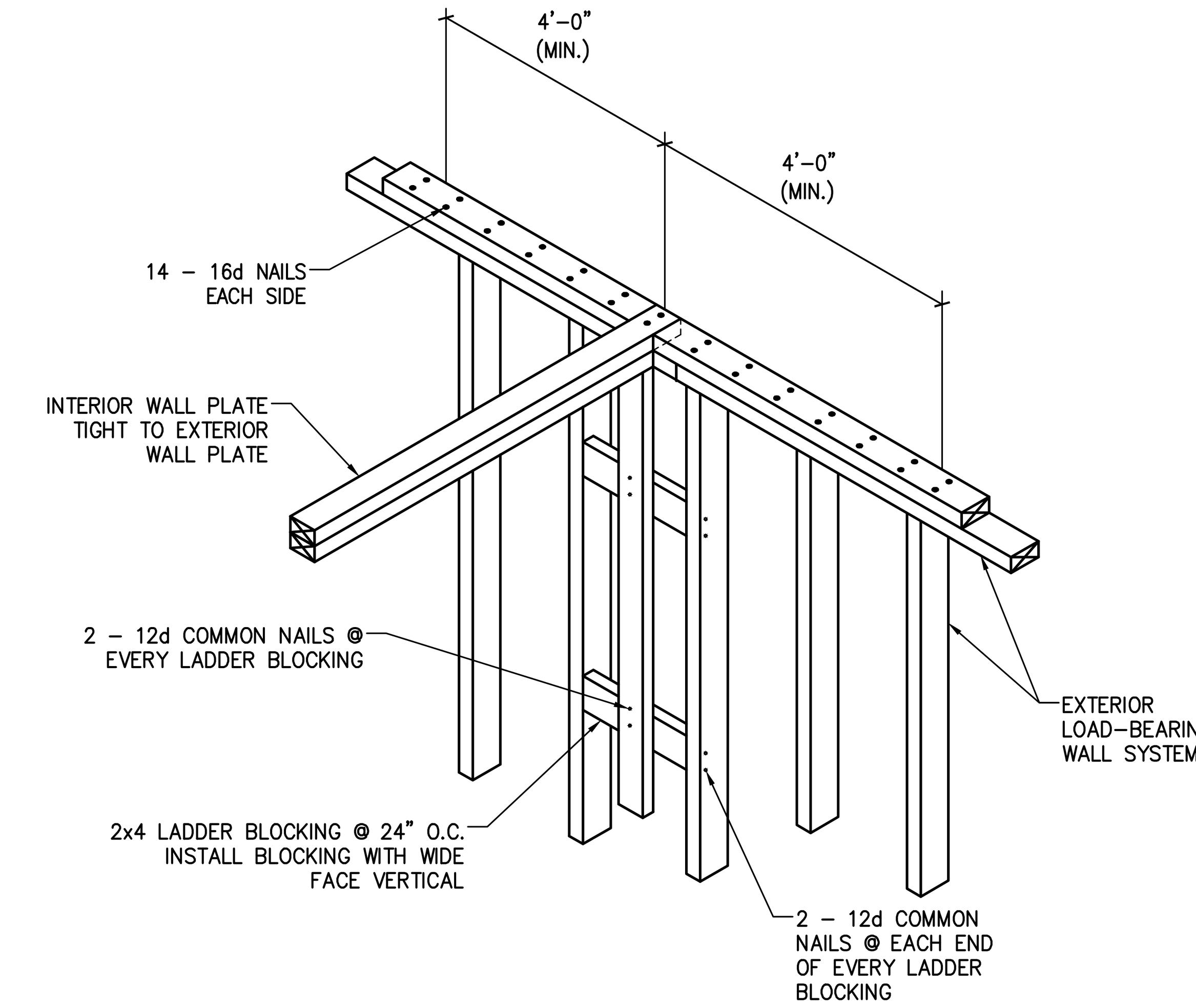
SECTION 10
SCALE: 3/4" = 1'-0" S2.1 S2.3



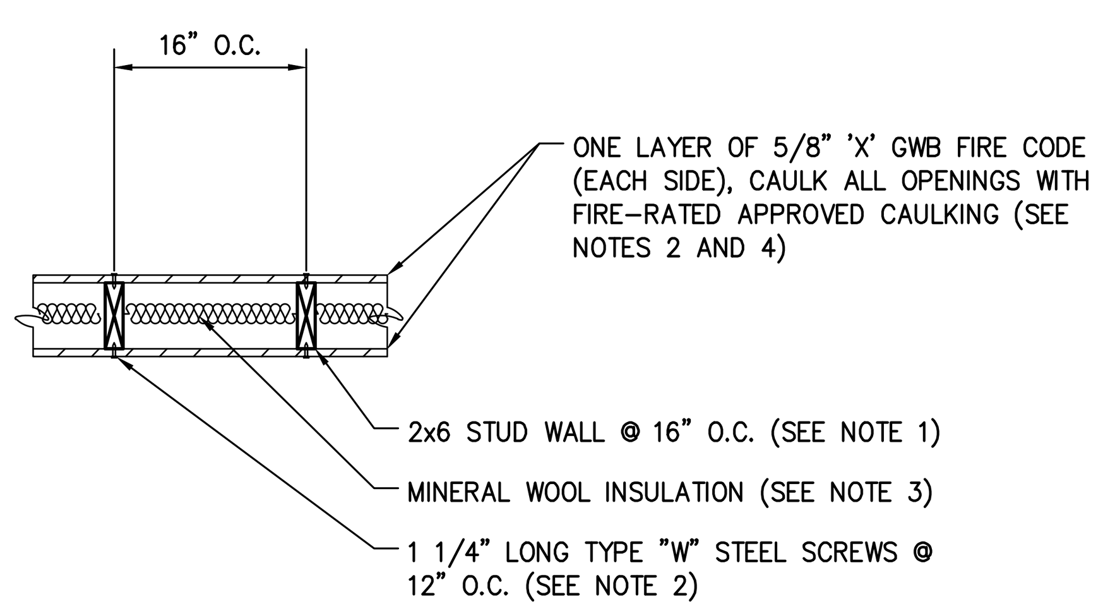
SECTION 11
SCALE: 3/4" = 1'-0" S2.1 S2.3



SECTION 12
SCALE: 3/4" = 1'-0" S2.1 S2.3



INTERIOR WALL INTERSECTION DETAIL
SCALE: N.T.S.



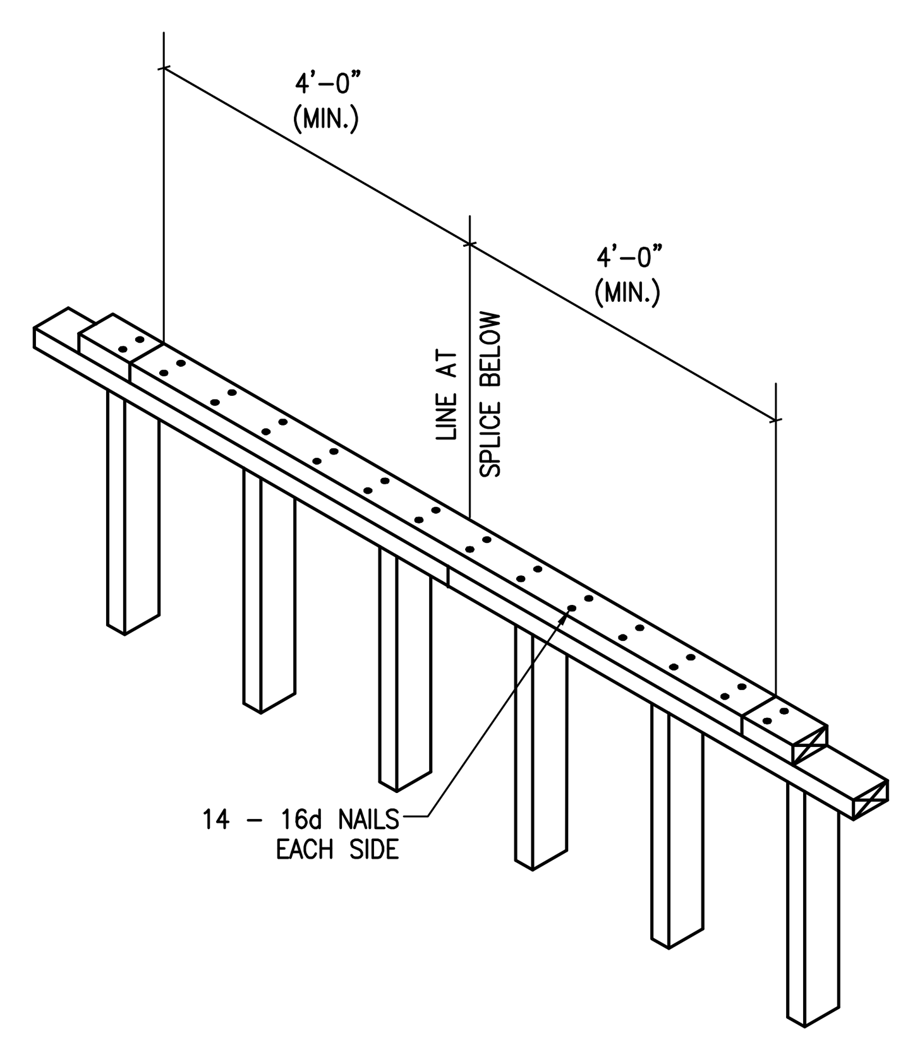
1. WOOD STUDS – 2x6, SPACED 16" O.C. EFFECTIVELY CROSS BRACED.
2. GYPSUM WALLBOARD* – 5/8" THICK, 4'-0" WIDE. APPLIED EITHER VERTICALLY OR HORIZONTALLY, SCREW ATTACHED TO STUDS AND PLATES WITH 1 1/4" LONG TYPE 'W' STEEL SCREWS, SPACED 12" O.C.

   BORAL GYPSUM INC. – TYPE BG-C
   CANADIAN GYPSUM CO. – TYPES C, IP-X2
   CONTINENTAL GYPSUM CO. – TYPE CG-C
   EAGLE-GYPSUM PRODUCTS – TYPE EG-C
   G-P GYPSUM CORP. – TYPES 5, GPFS-C
   PABCO GYPSUM CO. – TYPE C or PG-C
   NATIONAL GYPSUM CO., CHARLOTTE, NC – TYPE FSW-G
   REPUBLIC GYPSUM CO. – TYPE RG-C
   STANDARD GYPSUM CORP. – TYPE SG-C
   TEMPLE-INLAND FOREST PRODUCTS CORP. – TYPE TP-5
   UNITED STATES GYPSUM CO. – TYPES C, IP-X2
   YESO PANAMERICANO SA de CV – TYPES C, IP-X2
3. BATTS AND BLANKETS* – (OPTIONAL) – MINERAL WOOL INSULATION, PARTIALLY OR COMPLETELY FILLING STUD CAVITY.

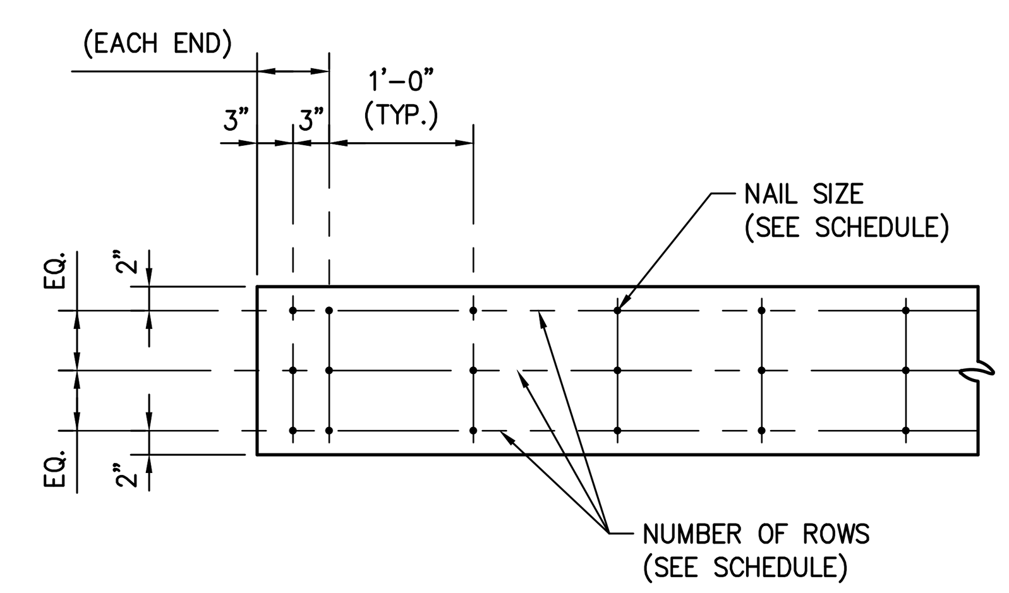
   THERMAFIBER LLC – TYPE SAFB
4. JOINTS AND NAIL HEADS – WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

* = BEARING THE UL CLASSIFICATION MARKING

UL U305 1 HOUR RATED WALL DETAIL
SCALE: N.T.S.



TOP PLATE SPLICE DETAIL
SCALE: N.T.S.

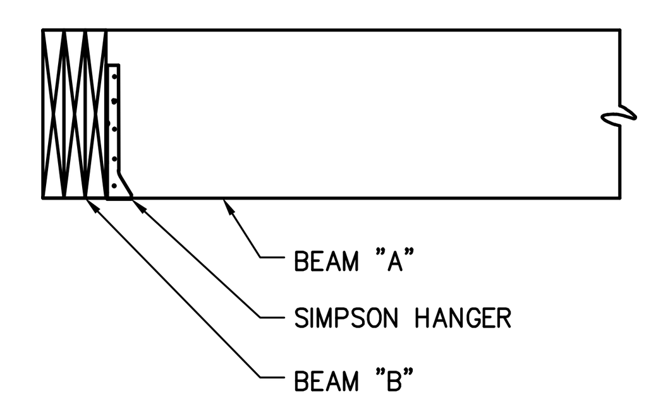


BEAM AND HEADER MEMBER SIZE	NUMBER OF ROWS	NAIL SIZE (COMMON NAIL)
(2) 2x8	2	12d
(2) 2x10	2	12d
(2) 2x12	2	12d
(3) 2x8	3	16d
(3) 2x10	3	16d
(3) 2x12	3	16d
(2) 1 3/4" x 11 1/4" LVL	3	16d
(3) 1 3/4" x 11 1/4" LVL	4	16d

NOTE:

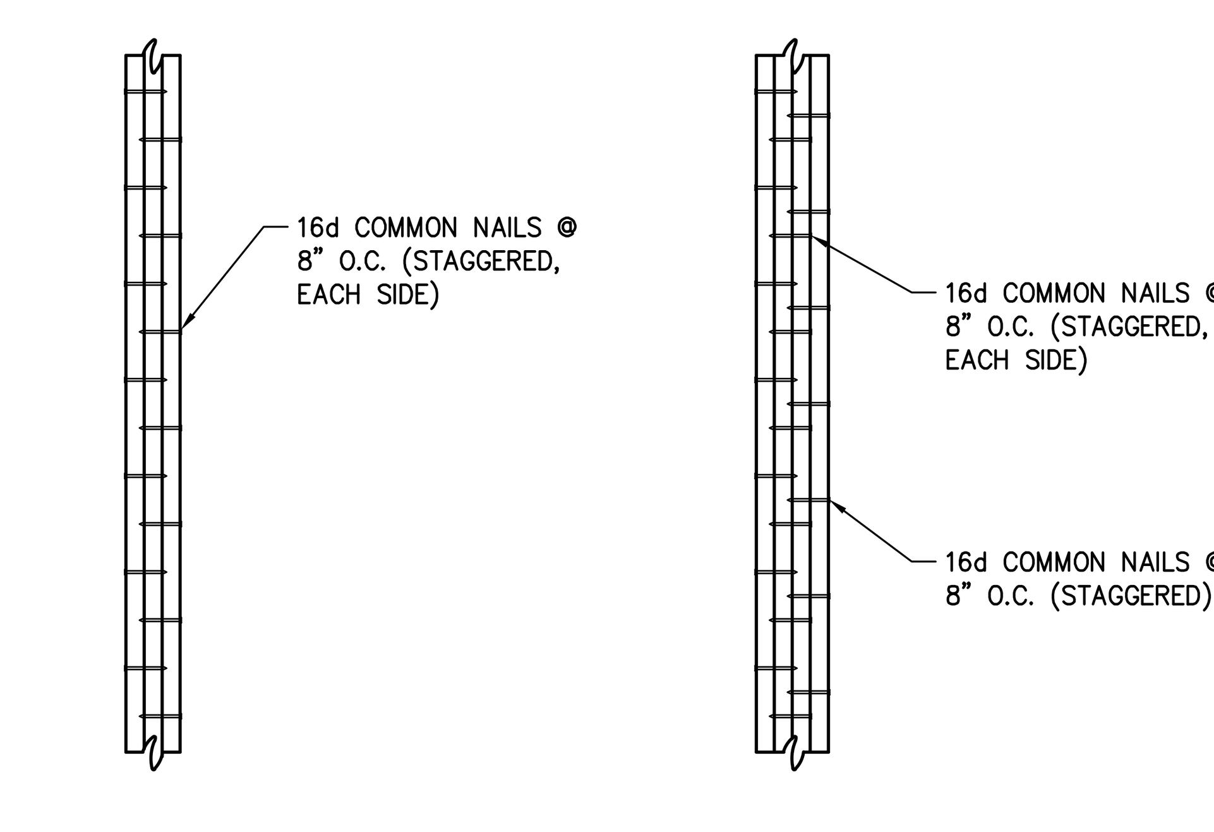
ALL BEAM AND HEADER MEMBERS TO BE PROPERLY SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS TOGETHER.

BEAM AND HEADER FASTENING PATTERN DETAIL
SCALE: N.T.S.



BEAM "A"	BEAM "B"	SIMPSON HANGER
2x12	(2) 2x12	LUS210
(2) 2x12	(3) 2x12	HU212-2 (MAX.)

WOOD BEAM TO WOOD BEAM CONNECTION DETAIL
SCALE: N.T.S.



PACKED STUD DETAIL
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FRAMING SECTIONS AND DETAILS

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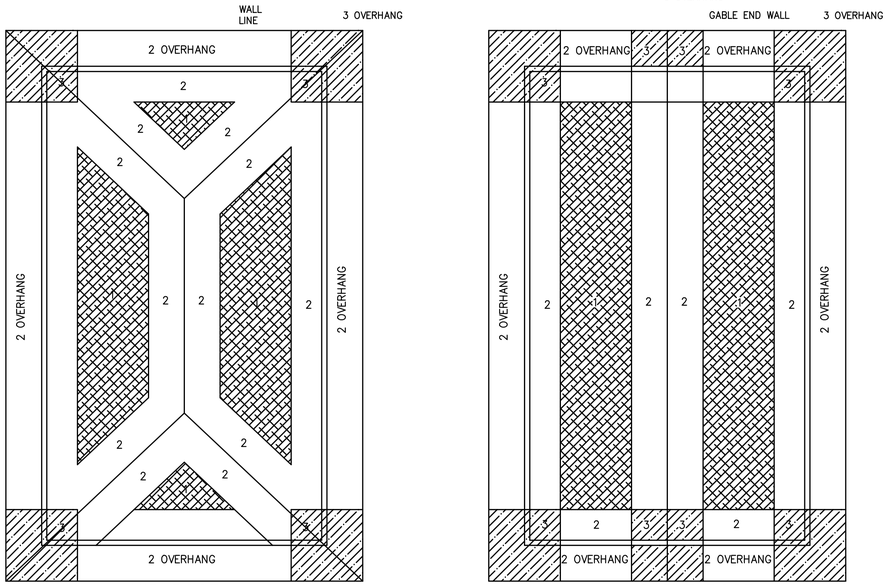
S2.3



HIP ROOF

GABLE ROOF

DISTANCE "A" = 4 FEET IN MOST CASES. (10% OF LEAST BUILDING WIDTH OR 0.4 TIMES BUILDING HEIGHT, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF LEAST BUILDING WIDTH OR 3 FEET.

ROOF SHEATHING FASTENING SCHEDULE

8D COMMON (0.131X 2½") OR RING SHANK (0.135x2½")
EXCEPT WHERE NOTED, EXPOSURE B, ENCLOSED BUILDING, ROOF FRAMING SPACED 24" OR LESS

WIND VELOCITY (3 SEC. GUST)	ROOF FASTENING ZONE				
		MAIN ROOF 1 2 3	SHEATHING TO GABLE END WALL FRAMING 2 3	OVERHANG (EAVES) 2 3	
	PANEL LOCATION	FASTENING SCHEDULE (INCHES TO CENTER			
150 MPH	SUPPORTED PANEL END AND EDGES	6 6 6	3 (10d RING SHANK)	6 6	
	PANEL FIELD	6 4 3	3	4 3	
120 MPH	SUPPORTED PANEL END AND EDGES	12 6 6	3	6 6	
	PANEL FIELD	6 4 3	3	6 4	

THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)

MAX. GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE				
	CEILINGS	WALLS	FLOORS	BASEMENT WALLS	CRAWL SPACE WALLS
.75	R-26	R-13	R-11	R-5	R-5

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FT.	4 FT. PANEL SPAN < 6 FT.	6 FT. PANEL SPAN < 8 FT.
2 1/2" #6 WOOD SCREWS	16"	12"	9"
2 1/2" #8 WOOD SCREWS	16"	16"	12"

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

ROOF SHEATHING FASTENING ZONES

UPLIFT CONNECTIONS

ROOF ASSEMBLY TO WALL ASSEMBLY:

UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO WALL STUD. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

WALL ASSEMBLY TO WALL ASSEMBLY:

STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

HOLD DOWNS

HOLD DOWNS ARE REQUIRED AT THE END OF EACH CEMENTED SHEAR WALL SEGMENT OR AT THE END OF A PERFORATED SHEAR WALL. WHEN FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER. A SINGLE HOLD DOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALL IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD. SEE TYPICAL HOLD DOWN DETAIL.

ROOF UNDER LAYMENT APPLICATION

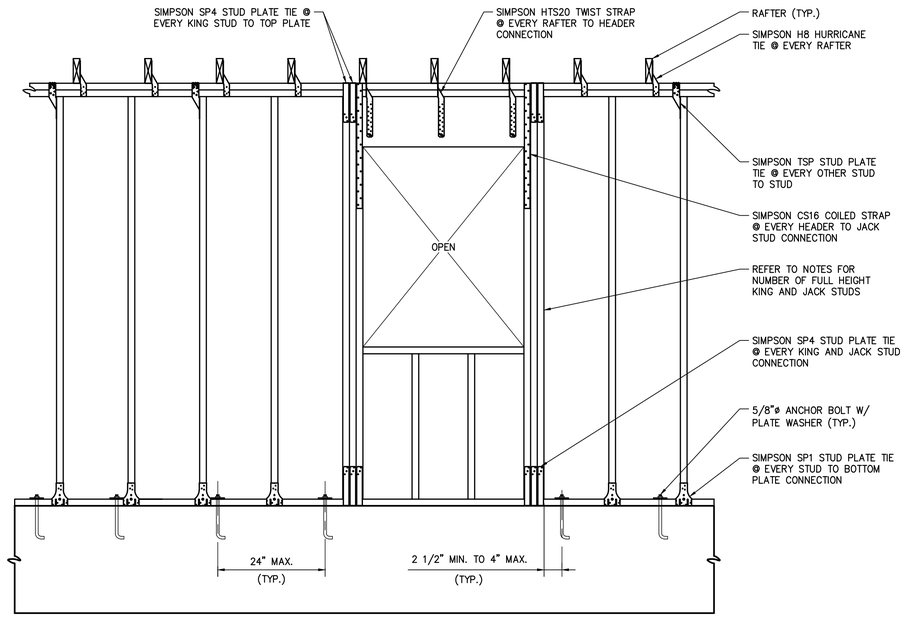
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDER LAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 19" STRIP OF UNDER LAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDER LAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE), OR GREATER, UNDER LAYMENT SHALL BE ONE LAYER APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'.

WALL ASSEMBLY TO FOUNDATION:

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE A MINIMUM OF A 1 1/4" x 20 GA. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15" IN MASONRY BLOCK FOUNDATIONS, OR BE LAPPED UNDER THE BOTTOM PLATE. 3" SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACING SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT DIPPED GALV. AFTER FABRICATION, OR MFG. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.



CONTINUOUS LOAD PATH @ OPENINGS
SCALE: 3/4" = 1'-0"

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THESE DRAWINGS ARE NOT TO BE SCALED FROM. SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

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REVISIONS:

TITLE:

FRAMING DETAIL, NOTES, AND SCHEDULES

ISSUED DATE:	03/10/24
DRAWN BY:	JRN
CHECKED BY:	LJD
PROJECT #:	23008

S2.4