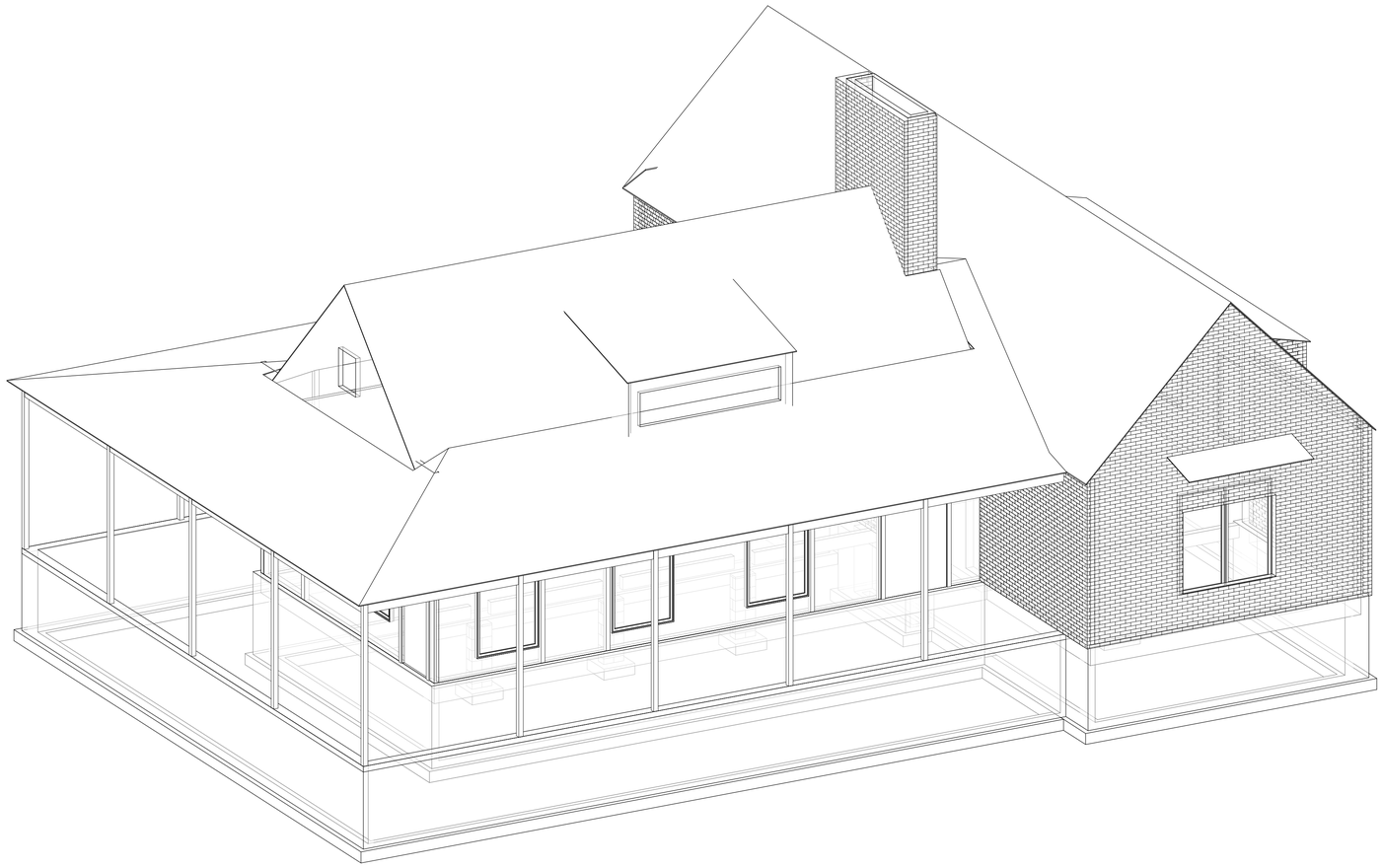
Arendt Residence

Project Description:
New construction of a single family home.

Sheet Index



1 S000 Isometric View

SYMBOLS:

NEW GRID LINE

EXISTING GRID LINE

DETAIL CALLOUT

ELEVATION TAG

NORTH ARROW

REVISION TAG

SECTION TAG

FLOOR STEP

SPOT ELEVATION TARGET

FLOOR JOIST TAG

WOOD BEARING WALL

WOOD PARTITION WALL (SEE ARCH WHERE APPROPRIATE)

WOOD SHEAR WALL TAG

WOOD SHEAR WALL HOLD DOWN TAG

STEEL BEAM BEARING PLATE OR BEAM POCKET IN WALL

DOUBLE CLIP ANGLE CONNECTION

SINGLE CLIP ANGLE CONNECTION

SINGLE PLATE CONNECTION

MOMENT CONNECTION

FACE MOUNT JOIST HANGER

CONCEALED FLANGE JOIST HANGER

RAFTER BRACE (CROSS HAIR = LOCATION AT TOP, ARROW TIP = LOCATION AT BOT OF BRACE)

NAIL SIZE LEGEND

NAIL SIZE	MIN SHANK DIAMETER	MIN SHANK LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"

NOTES:
1. NAIL SIZES NOTED IN PLANS ARE NOTED ONLY AS 8d, 10d, OR 16d AND ARE DESIGNED AS COMMON NAILS.
2. WHERE NAILS OTHER THAN COMMON ARE USED (I.E. SINKERS, BOX, COLLATED NAILS IN NAIL GUNS), NAILS USED MUST MEET MINIMUM SHANK DIAMETER AND LENGTH SHOWN ABOVE.
3. SEE IBC NAILING SCHEDULE FOR ALL TYPICAL NAILING UNO ON PLANS.

ABBREVIATIONS:

AB	ANCHOR BOLT
ADDL	ADDITIONAL
ADJ	ADJACENT
ALT	ALTERNATE
ARCH	ARCHITECT
B/	BOTTOM OF
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.N.	DIAPHRAGM BOUNDARY NAILING
BP	BASE PLATE
BRG	BEARING
C	CAMBER
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
CJ	CONTROL JOINT OR CEILING JOIST
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWL	DOWEL
DR	DROPPED BEAM (E.G. 2x10 DR)
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEV	ELEVATOR
E.N.	SHEAR WALL EDGE NAILING
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EP	EMBED PLATE
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
Fx.x	SPREAD FOOTING PER SCHEDULE
FDN	FOUNDATION
FLR	FLOOR
F/	FACE OF
FV	FIELD VERIFY
FWx.x	CONCRETE FOUNDATION WALL PER SCHEDULE
GALV	GALVANIZED
GLB	GLUE-LAMINATED BEAM
GT	GIRDER TRUSS (DESIGNED BY TRUSS SUPPLIER)
HDR	HEADER
IBC	INTERNATIONAL BUILDING CODE
IF	INSIDE FACE
JT	JOINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LVL	LAMINATED VENEER LUMBER, SEE STRUCTURAL NOTES FOR SIZING INFORMATION
LWC	LIGHTWEIGHT CONCRETE
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OF	OUTSIDE FACE
OPNG	OPENING
PAF	POWDER ACTUATED FASTENER
PL	PLATE
PSL	PARALLEL STRAND LUMBER, SEE STRUCTURAL NOTES FOR SIZING INFORMATION
PT	PRESERVATIVE TREATED LUMBER
REINF	REINFORCE, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SFx.x	SQUAREFOOT FOOTING PER SCHEDULE
SIM	SIMILAR
SOG	SLAB-ON-GRADE
SS	STAINLESS STEEL
SSH	SHORT SLOTTED HOLE
STD	STANDARD
STL	STEEL
SW	SHEAR WALL
T&B	TOP & BOTTOM
T/	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VER	VERIFY
W/	WITH
W/O	WITHOUT
WP	WORK POINT
WWF	WELDED WIRE FABRIC

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

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226 Mann Road
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Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH

Signed 1/24/2025

No.	Description	Date

Issue for Construction

Arendt Residence
226 Mann Road
Coats, NC

Cover Sheet

Project number	24237
Date	1/24/2025
Drawn by	JV
Checked by	CCJ

S000

Scale 1" = 1'-0"

1/24/2025 4:52:15 PM

STRUCTURAL NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO THE 2018 NC RESIDENTIAL CODE WITH LOCAL AMENDMENTS.
2. CONTRACT DOCUMENTS INDICATE INFORMATION SUFFICIENT TO CONVEY DESIGN INTENT. REVIEW CONTRACT DOCUMENTS AND VERIFY FIELD AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK. PROMPTLY NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK IF FURTHER CLARIFICATION OF DESIGN INTENT IS NEEDED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND COORDINATE WITH ARCHITECT AND ENGINEER AS REQUIRED.
4. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED AS DETAILED FOR SIMILAR WORK.
5. CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION AND DO NOT INCLUDE ANY CONSIDERATION FOR TEMPORARY BRACING OF STRUCTURE DURING CONSTRUCTION. PROVIDE ALL NECESSARY MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT CONSTITUTE ACCEPTANCE OF CONSTRUCTION MEANS AND METHODS AND SHALL NOT CONSTITUTE ANY REQUIRED SPECIAL INSPECTIONS.
6. SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS FOR REVIEW BEFORE FABRICATION. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION TO ENGINEER. ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH DESIGN INTENT AND DOES NOT CONSTITUTE AN AUTHORIZATION TO DEVIATE FROM TERMS AND CONDITIONS OF CONTRACT. WHEN REQUIRED, THE SUBMITTAL SHALL BE SIGNED AND SEALED BY A PROFESSIONAL (OR STRUCTURAL) ENGINEER LICENSED IN THE STATE OF THE PROJECT.
7. MODIFICATIONS AND SUBSTITUTIONS MUST BE ACCEPTED IN WRITING BY ENGINEER. NO MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW. MANUFACTURED MATERIALS SHALL BE APPROVED BY THE GOVERNING CODE AUTHORITY PRIOR TO THEIR USE. ADHERE TO ALL CONDITIONS OF THOSE APPROVALS.
8. UNLESS SPECIFICALLY SHOWN ON THE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED, OR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ENGINEER.
9. MECHANICAL, ELECTRICAL, AND PLUMBING LOADS SHALL BE SUPPORTED FROM BEAMS. EXCEPTION: LIGHT MECHANICAL, ELECTRICAL, AND PLUMBING LOADS MAY BE SUPPORTED BY METAL DECK ASSEMBLY BUT MUST BE ANCHORED INTO STRUCTURAL CONCRETE BY A SYSTEM HAVING CURRENT ICC-ES REPORT.
10. NON-STRUCTURAL ITEMS, INCLUDING, BUT NOT LIMITED TO, STAIR FRAMING, ARCHITECTURAL CLADDING, ETC., WHEN NOT DETAILED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, SHALL BE THE DESIGN RESPONSIBILITY OF THE CONTRACTOR. THESE NON-STRUCTURAL ITEMS MAY BE SUPPORTED BY THE PRIMARY STRUCTURE BUT SHALL NOT IMPOSE TORSIONAL LOADS ONTO THE PRIMARY SUPPORT MEMBERS. PROVIDE BRACES, KICKERS, STIFFENERS, ETC., AS NECESSARY TO ELIMINATE TORSIONAL LOADS.

DESIGN CRITERIA

1. GENERAL
   - A. RISK CATEGORY..... II
2. DEAD LOAD
   - A. WEIGHT OF BUILDING MATERIALS
3. LIVE LOAD
   - A. TYPICAL SINGLE FAMILY RESIDENTIAL..... 40 PSF (REDUCIBLE)
   - B. SINGLE FAMILY RESIDENTIAL SLEEPING AREA..... 30 PSF (REDUCIBLE)
   - C. UNINHABITABLE ATTICS W/ LIMITED STORAGE..... 20 PSF (REDUCIBLE)
   - D. UNINHABITABLE ATTICS W/O STORAGE..... 10 PSF (REDUCIBLE)
   - E. ROOF..... 20 PSF (REDUCIBLE)
4. SNOW LOAD DATA
   - A. GROUND SNOW LOAD Pg..... 15 PSF
   - B. FLAT ROOF SNOW LOAD Pf..... 15 PSF
   - C. SNOW EXPOSURE FACTOR Ce..... 1.0
   - D. SNOW IMPORTANCE FACTOR..... 1.0
   - E. THERMAL FACTOR Ct..... 1.1
   - F. SNOW DRIFT LOADS..... SEE PLANS
5. WIND DESIGN DATA
   - A. ULTIMATE WIND SPEED..... 120 MPH
   - B. RISK CATEGORY..... II
   - C. EXPOSURE CATEGORY..... B
   - D. ENCLOSURE CLASSIFICATION..... ENCLOSED BUILDING
   - E. INTERNAL PRESSURE COEFFICIENT, GCpi..... +/- 0.18
   - F. COMPONENT & CLADDING LOADS..... PER CODE
6. EARTHQUAKE DESIGN DATA
   - A. RISK CATEGORY..... II
   - B. IMPORTANCE FACTOR Ie..... 1.00
   - C. MAPPED SPECTRAL RESPONSE ACCELERATION Ss..... 0.129 g
   - D. MAPPED SPECTRAL RESPONSE ACCELERATION S1..... 0.064 g
   - E. SITE CLASS..... D
   - F. DESIGN SPECTRAL RESPONSE COEFFICIENT Sds..... 0.138 g
   - G. DESIGN SPECTRAL RESPONSE COEFFICIENT Sd1..... 0.102 g
   - H. SEISMIC DESIGN CATEGORY..... B
   - I. ANALYTICAL PROCEDURE..... EQUIVALENT LATERAL FORCE
   - J. DIRECTION 1
     - a. BASIC SEISMIC FORCE RESISTING SYSTEM..... WOOD SHEAR WALLS
     - b. RESPONSE MODIFICATION FACTOR R..... 6.5
     - c. SEISMIC RESPONSE COEFFICIENT Cs..... 0.021
     - d. DESIGN BASE SHEAR..... 2.0 KIPS
   - K. DIRECTION 2
     - a. BASIC SEISMIC FORCE RESISTING SYSTEM..... WOOD SHEAR WALLS
     - b. RESPONSE MODIFICATION FACTOR R..... 6.5
     - c. SEISMIC RESPONSE COEFFICIENT Cs..... 0.021
     - d. DESIGN BASE SHEAR..... 2.0 KIPS

SOIL, EXCAVATION, AND SHALLOW FOUNDATION

1. DESIGN OF FOUNDATION SYSTEMS BASED ON ASSUMED ALLOWABLE SOIL BEARING PRESSURES PER IBC.
2. EXCAVATION, BACKFILL, AND COMPACTION SHALL BE DONE IN STRICT ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS. IF NO GEOTECHNICAL REPORT IS PREPARED, OBTAIN GUIDANCE FROM GEOTECHNICAL ENGINEER AS REQUIRED FOR PROJECT.
3. DESIGN SOIL VALUES FOR SPREAD AND CONTINUOUS FOOTINGS:
   - A. NET ALLOWABLE BEARING PRESSURE..... 2,000 PSF ASSUMED
   - B. LATERAL BEARING PRESSURE..... 150 PSF/FT
   - C. ACTIVE EARTH PRESSURE..... 60 PSF/FT
   - D. AT-REST EARTH PRESSURE..... 100 PSF/FT
   - A. COEFFICIENT OF SLIDING FRICTION..... 0.25
   - B. ALLOWABLE COHESION..... 100 PSF
   - C. FROST DEPTH..... 1'-0"
4. ALL FOOTINGS EXPOSED TO FREEZING CONDITIONS MUST BE AT OR BELOW FROST DEPTH. STEP FOOTINGS PER TYPICAL DETAILS AS REQUIRED.
5. INTERIOR FOOTINGS MUST BE MIN 12" BELOW GRADE.
6. FOOTINGS SHALL BEAR ON PROPERLY COMPACTED FILL OR NATURAL EARTH PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR BUILDING CODE.
7. CONCRETE SHALL NOT BE PLACED ON FROZEN GRADE. IF FOOTING IS SUBJECT TO FREEZING TEMPERATURES AFTER FOUNDATION CONSTRUCTION, THEN FOOTING SHALL BE ADEQUATELY PROTECTED FROM FREEZING.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. UNLESS NOTED OTHERWISE, PROVIDE MIN 5% SLOPE AWAY FROM BUILDING.

CAST-IN-PLACE CONCRETE

1. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - A. AMERICAN CONCRETE INSTITUTE, ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
   - B. ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
2. SEE TABLES FOR REQUIRED CONCRETE STRENGTH & COVER. TABULAR VALUES SHALL APPLY UNLESS NOTED OTHERWISE.
3. NORMAL WEIGHT CONCRETE SHALL HAVE A DRY UNIT WEIGHT OF 150 +/- 3 PCF.
4. CONCRETE MIX PROPORTIONING SHALL BE BASED ON FIELD EXPERIENCE AND/OR TRIAL MIXTURES AS STIPULATED IN IBC. SUBMIT CONCRETE MIX PROPORTIONING DATA, INCLUDING HISTORICAL STRENGTH RECORDS AND/OR RESULTS OF TRIAL MIXTURES, FOR EACH TYPE AND COMPRESSIVE STRENGTH OF CONCRETE. CONCRETE MIX PROPORTIONING SHALL BE SIGNED AND SEALED BY A PROFESSIONAL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF THE PROJECT AND SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
5. CONCRETE SLAB FLATNESS AND LEVELNESS SHALL BE FF=25 AND FL=25 UNLESS NOTED OTHERWISE IN SPECIFICATIONS.
6. THE OUTSIDE DIAMETER OF CONDUITS AND PIPES EMBEDDED IN WALLS AND SLABS SHALL NOT EXCEED 1/3 THE OVERALL THICKNESS OF SLAB OR WALL IN WHICH THEY ARE EMBEDDED. LOCATE CONDUITS AND PIPES WITHIN THE MIDDLE THIRD OF SLABS OR WALLS AND NO CLOSER THAN 3 DIAMETERS ON CENTER WITH A CLEAR SPACING NOT LESS THAN 4 INCHES. CROSSING OF ELECTRICAL CONDUIT IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
7. PROVIDE SLEEVES FOR ELECTRICAL AND PLUMBING OPENINGS. IF CONFLICT OCCURS BETWEEN REINFORCING AND SLEEVES, REPOSITION REINFORCING OR SLEEVES OR BOTH. DO NOT CUT ANY REINFORCING. CORING IS NOT PERMITTED.
8. PRIOR TO PLACING CONCRETE, REINFORCING BARS, EMBEDDED PLATES, ANCHOR BOLTS, AND OTHER CONCRETE EMBEDMENTS SHALL BE WELL SECURED IN POSITION.
9. CONCRETE PLACEMENT SHALL CONFORM TO ACI 304 AND CONTRACT DOCUMENTS. INTENTIONALLY ROUGHEN ALL PREVIOUSLY HARDENED CONCRETE SURFACES TO A FULL AMPLITUDE OF ¼" AGAINST WHICH FRESH CONCRETE WILL BE PLACED.
10. AT ALL CONSTRUCTION JOINTS, CLEAN, REMOVE LAITANCE, THOROUGHLY WET, AND REMOVE STANDING WATER IMMEDIATELY BEFORE PLACING FRESH CONCRETE.
11. FORMS SHALL BE CONSTRUCTED TO PROVIDE CAMBER AS SPECIFIED ON THE DRAWINGS. CONCRETE SLAB THICKNESS AND/OR TOP OF SLAB ELEVATION SHALL BE MAINTAINED.
12. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, AND WALLS WITH A ¾" CHAMFER UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
13. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT UNLESS OTHERWISE ACCEPTED BY ENGINEER.
14. REFER TO ACI 305 FOR HOT WEATHER CONCRETING
15. REFER TO ACI 306 FOR COLD WEATHER CONCRETING.
16. CURING COMPOUNDS, SEALERS, HARDENERS, ETC. USED ON CONCRETE THAT RECEIVES A FINISH SHALL BE APPROVED BY THE ENGINEER BEFORE USE.
17. GROUT MUST BE NON-SHRINK NON-METALLIC AND MUST NOT CONTAIN CHLORIDES AND MUST HAVE A 28-DAY COMPRESSIVE STRENGTH OF 7,000 PSI.

REINFORCING STEEL

1. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - A. AMERICAN CONCRETE INSTITUTE ACI 318" BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
   - B. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE"
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. BARS TO BE WELDED SHALL CONFORM TO ASTM A706.
3. WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A185. LAP WELDED WIRE REINFORCEMENT 1 ½ MESHES OR ONE FOOT MINIMUM.
4. DEFORMED BAR ANCHORS SHALL BE NELSON STUD WELDING, INC. TYPE D2L (ICC EVALUATION SERVICE REPORT ER-2907), OR AN ENGINEER APPROVED EQUAL, AND SHALL BE MADE FROM DEFORMED STEEL WIRE CONFORMING TO ASTM A496 WITH A MINIMUM YIELD STRENGTH OF 70 KSI AND A MINIMUM TENSILE STRENGTH OF 80 KSI.
5. REINFORCING STEEL SHALL BE SPLICED AS SHOWN ON THE DRAWINGS. IF NOT SHOWN, LOCATE SPLICES IN AREAS OF MINIMUM STRESS. LAP SPLICE LENGTHS ARE AS INDICATED ON THE DRAWINGS.
6. MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING SPLICED BARS SHALL BE ONE INCH, ONE BAR DIAMETER, OF 4/3 TIMES THE MAXIMUM SIZE AGGREGATE, WHICHEVER IS GREATER. PROVIDE 1 ½ INCHES OR 1 ½ BAR DIAMETERS, WHICHEVER IS GREATER, AT COLUMNS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
7. USE PLASTIC- OR PLASTIC-COATED SPACERS AND CHAIRS IF RESTING ON EXPOSED CONCRETE SURFACES.
8. WELDING OF REINFORCING STEEL SHALL BE MADE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH AMERICAN WELDING SOCIETY AWS D1.4 "STRUCTURAL WELDING CODE – REINFORCING STEEL".
9. REINFORCING STEEL SHALL NOT BE FIELD BENT AFTER CONCRETE IS PLACED AND HARDENED UNLESS NOTED OTHERWISE ON THESE DRAWINGS.

CONCRETE MASONRY

1. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - A. AMERICAN CONCRETE INSTITUTE, ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES"
   - B. ACI 530 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
2. MATERIALS:
   - A. CONCRETE UNIT MASONRY SHALL BE ASTM C90, f'm = 2,000 PSI, NORMAL WEIGHT UNITS W/ ASTM C90 NET AREA COMPRESSIVE STRENGTH OF 2,000 PSI OR GREATER.
   - B. MORTAR SHALL BE ASTM C270, TYPE M OR S FOR LOAD BEARING OR BELOW GRADE UNITS, TYPE N FOR ALL OTHER CONDITIONS.
   - C. COREFILL CONCRETE GROUT SHALL CONFORM TO ASTM C476 W/ f'c = 2,500 PSI, MIN 8" SLUMP, AND 3/8" MAX AGGREGATE SIZE.
   - D. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. SEE REINFORCING STEEL NOTES.
3. PER ACI 530 COMMENTARY, TAKE NECESSARY PRECAUTIONS FOR MIXING AND PLACING MORTAR AND GROUT IN HOT OR COLD WEATHER.
4. GROUT SOLID ALL CORES AND UNITS CONTAINING REINFORCING, HARDWARE, OR INSERTS, ALL UNITS AT OR BELOW GRADE, AND ALL LINTELS.
5. HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. WEBS SHALL BE BEDDED WHEN THEY ARE ADJACENT TO CELLS TO BE FILLED WITH GROUT, INT THE STARTING COURSE ON FOOTINGS, SOLID FOUNDATION WALLS, AND IN UN-REINFORCED OR GROUTED PIERS, PILASTERS, OR COLUMNS.
6. GROUT POUR HEIGHT SHALL NOT EXCEED THAT SHOWN IN ACI 530 TABLE 3.2.1. GROUT LIFT HEIGHT SHALL NOT EXCEED 5'-4" UNLESS HIGH-LIFT GROUTING PROCEDURES ARE FOLLOWED.
7. REINFORCING STEEL, EXCEPT JOINT REINFORCING, SHALL BE COMPLETELY EMBEDDED IN MORTAR OR GROUT AND HAVE A MINIMUM COVER, INCLUDING CMU SHELL, AS FOLLOWS:
   - A. CMU NOT EXPOSED TO EARTH OR WEATHER = 1 ½"
   - B. CMU EXPOSED TO EARTH OR WEATHER:
     - a. NO. 6 AND LARGER = 2"
8. PROVIDE 9 GA. GALVANIZED "DUR-O-WALL" LADDER-TYPE HORIZONTAL JOINT REINFORCEMENT (OR APPROVED EQUAL) PLACED IN EVERY OTHER COURSE OR 16" O.C., WHICHEVER IS SMALLER, IN WALLS AND AT 8" O.C. IN PARAPETS.
9. USE PREFABRICATED "L" AND "T" HORIZONTAL JOINT REINFORCEMENT AT WALL INTERSECTIONS. STRAPS MUST BE MIN ¼" THICK x 1 ½" WIDE x 28" LONG INCLUDING 2" LONG 90 DEGREE BEND AT EACH END TO FORM A U OR Z SHAPE. STRAPS MUST BE GROUTED INTO WALL.
10. USE WIRE POSITIONERS TO LOCATE AND SECURE REINFORCING.
11. MINIMUM CLEARANCE BETWEEN PARALLEL REINFORCING STEEL SHALL BE ONE INCH, NOMINAL BAR DIAMETER, OR 4/3 TIMES THE MAXIMUM SIZE OF AGGREGATE, WHICHEVER IS GREATER.
12. MINIMUM CLEAR DISTANCE BETWEEN VERTICAL BARS IN COLUMN AND PILASTERS SHALL NOT BE LESS THAN 1.5 TIMES THE NOMINAL BAR DIAMETER, NOR LESS THAN 1 ½".
13. PROVIDE ONE INCH MINIMUM GROUT COVER AROUND ANCHOR BOLTS, REINFORCING STEEL DOWELS, AND OTHER INSERTS PENETRATING CMU SHELL. ANCHOR BOLTS SHALL BE HEADED TYPE BOLTS. ANCHOR BOLTS WITH HOOKED ENDS ARE NOT PERMITTED.
14. LAY MASONRY IN RUNNING BOND WITH TOOTHED CORNERS, UNLESS NOTED OTHERWISE.
15. MORTAR JOINTS SHALL BE 3/8" THICK UNLESS NOTED OTHERWISE, EXCEPT THAT THICKNESS OF MORTAR JOINT PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4" AND MORE THAN 3/4".
16. PROVIDE CONTINUOUS BOND BEAMS REINFORCED WITH (2) #5 BARS AT THE TOP OF PARAPETS, EACH FLOOR LEVEL, AT MID-HEIGHT OF FLOORS WHERE WALL HEIGHT EXCEEDS 12'-0", AT ALL LEDGER ELEVATIONS, AT ELEVATOR RAIL TIE-IN ELEVATIONS, AND WHERE SHOWN ON DRAWINGS.
17. SPLICE LENGTHS SHALL BE AS NOTED IN REBAR SPLICE LENGTH TABLE.
18. PROVIDE CONTROL JOINTS AT THE LESSER OF 25'-0" O.C. OR (1-1/2) TIMES THE WALL HEIGHT UNLESS NOTED OTHERWISE. CONTROL JOINTS SHALL BE LOCATED AT ½ MAX CONTROL JOINT SPACING FROM CORNERS.
19. VERTICAL BARS SHALL BE CENTERED IN CELLS UNLESS NOTED OTHERWISE.

WOOD FRAMING

1. ALL WORK SHALL CONFORM TO THE AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
2. ALL DIMENSIONAL LUMBER MUST BE S-P-F No2 OR BETTER UNO
3. PRESSURE TREATED DIMENSIONAL LUMBER MUST BE SOUTHERN PINE No2 OR BETTER USED IN ALL LOCATIONS REQUIRED BY R317 & LOCAL AMENDMENTS.
4. ALL LUMBER MUST HAVE GRADE STAMPS & ALL LUMBER SIZES SHOWN ARE NOMINAL.
5. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2X FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLES IN IBC.
6. DOUBLE TOP PLATE IS DESIGNED TO SPAN BETWEEN STUDS FOR SOLID SAWN JOISTS ONLY. CENTER WALL STUDS UNDER ALL BUILT-UP FRAMING. LOCATE STUDS DIRECTLY UNDER ALL ENGINEERED WOOD FRAMING (I-JOISTS, TRUSSES, LVL, PSL, GLULAM BEAMS, ETC.).
7. PROVIDE SIMPSON END CONNECTORS TO MATCH JOIST SIZES UNLESS NOTED OTHERWISE.
   - A. E.G. USE SIMPSON LUS212 AT 2x12 JOISTS
8. POSTS SUPPORTING HEADERS AND BEAMS SHALL BE CONTINUOUS FROM POINT OF LOAD APPLICATION TO THE FOUNDATION. PROVIDE SQUASH BLOCKS MATCHING AREA OF POST.
9. BEAM OVER POST CONNECTIONS SHALL BE FITTED WITH A SIMPSON STRONG-TIE POST CAP UNO.
10. BOLTS SHALL BE ASTM A307. BOLT HOLES SHALL BE OVERSIZED MIN 1/32" AND MAX 1/16". BOLTS SHALL NOT BE FORCIBLY DRIVEN. PROVIDE STANDARD CUT WASHER AT BOLT HEAD AND NUT.
11. LAG SCREWS SHALL BE ASTM A307. LEAD HOLES SHALL BE BORED IN ACCORDANCE WITH NDS SECTION 12.1.4.
12. ALL EXTERIOR FASTENERS AND HARDWARE SHALL BE GALVANIZED.
13. BORED HOLES IN STUDS SHALL NOT HAVE A DIAMETER GREATER THAN 40% OF THE STUD DEPTH. BORED HOLES IN STUDS SHALL NOT BE LOCATED AT A CUT OR NOTCH. EDGES OF BORED HOLES SHALL NOT BE WITHIN 5/8" OF STUD EDGE. BORED HOLES ARE NOT PERMITTED IN WOOD POSTS.
14. HOLES IN BEAMS ARE NOT PERMITTED UNLESS APPROVED IN WRITING BY ENGINEER.
15. FRAMING LUMBER SHALL BE OF GOOD QUALITY, SURFACED FOUR SIDES, AND MOISTURE CONTENT SHALL BE LESS THAN 19%.
16. INTERIOR LOAD BEARING WALLS SHALL HAVE BLOCKING AT 4'-0" O.C. MAX.
17. WOOD JOISTS SHALL HAVE MINIMUM END BEARING OF 1 ½" AND MINIMUM LAP WITH OPPOSING JOIST OF 4" WHERE APPLICABLE.
18. WOOD BEAMS AND GIRDERS SHALL HAVE MINIMUM END BEARING LENGTH OF 3 ½".
19. BRIDGING SHALL BE PROVIDED IN JOISTS AT 8'-0" O.C. MAX. BRIDGING SHALL BE FULL DEPTH SOLID BLOCKING.
20. ALL NAILS SHALL BE COMMON. EXPOSED NAILS SHALL BE GALVANIZED. USE ANNULAR-RING COMMON GALVANIZED NAILS IN SHEATHING (GALVANIZED PER ASTM A153).
21. NAILING SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE. FOR ANY SITUATIONS NOT COVERED, FOLLOW NAILING PER IBC REQUIREMENTS.
22. NAILS SHALL PENETRATE THE MAIN MEMBER A MINIMUM OF 6 TIMES THE NAIL DIAMETER. MINIMUM END DISTANCE AND SPACING SHALL BE 15 TIMES THE NAIL DIAMETER AND MINIMUM EDGE DISTANCE SHALL BE 2.5 TIMES THE NAIL DIAMETER.
23. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE IN PRESSURE TREATED WOOD.
24. ALL FASTENERS USED IN FIRE RETARDANT TREATED WOOD SHALL BE COATED AND APPROVED FOR USE BY THE MANUFACTURE.
25. HEEL CUTS ON BEAMS MUST NOT OVERHANG INSIDE FACE OF SUPPORT.
26. BUILT UP MEMBERS SHALL BE FASTENED TOGETHER PER NDS AND IBC REQUIREMENTS UNLESS NOTED OTHERWISE.

WOOD TRUSSES

1. PRE-ENGINEERED WOOD TRUSS DESIGN, FABRICATION, AND INSTALLATION SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AMERICAN WOOD COUNCIL) AND THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (TRUSS PLATE INSTITUTE).
2. WOOD TRUSS DESIGNS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.
3. WOOD TRUSSES SHALL BE DESIGNED FOR THE LOADS POSTED ON THE PLANS AND IN ACCORDANCE WITH IBC.
4. WOOD TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND ARCHITECT. SEE SUBMITTALS SECTION FOR MINIMUM REQUIREMENTS.
5. GALVANIZE ALL TRUSS CONNECTOR PLATES AND CONNECTORS.
6. WOOD TRUSSES SUPPORTED BY BEARING WALLS SHALL HAVE A STUD/STUDS CENTERED BELOW THE TRUSS. SEE PLANS FOR STUD SIZES. DOUBLE TOP PLATES ARE NOT DESIGNED TO SPAN BETWEEN STUDS UNDER TRUSS LOADING.
7. TRUSSES SHALL BE BRACED AS REQUIRED FOR ERECTION AND PERMANENT LOADING PER TRUSS PLATE INSTITUTE RECOMMENDATIONS, INCLUDING ANY BRACING REQUIRED FOR WIND UPLIFT.
8. ALL GABLE END WALL BRACING AT GABLE END TRUSSES IS BY TRUSS SUPPLIER UNLESS EXPLICITY NOTED AND DETAILED OTHERWISE ON THESE PLANS.
9. PROVIDE BRIDGING PER MANUFACTURER'S RECOMMENDATIONS. AT A MINIMUM, PROVIDE 2x6 (ON EDGE) STRONG BACK BRIDGING AT 10' O.C. MAX.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRUSS OPENINGS FOR MEP REQUIREMENTS. COORDINATE OPENINGS WITH TRUSS DESIGNER, ARCHITECT, AND MEP DRAWINGS. AT A MINIMUM, PROVIDE A RECTANGULAR OPENING AT TRUSS MID SPAN.

SUBMITTALS

1. CONTRACTOR SHALL REVIEW, STAMP, SIGN AND DATE ALL SUBMITTALS PRIOR TO FORWARDING TO ARCHITECT/ENGINEER. THE ENGINEER'S REVIEW IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK AND COORDINATE THE SUBMITTALS. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS IN THE SUBMITTALS.
2. "CERTIFIED" SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
3. CALCULATIONS FOR SPECIALTY STRUCTURAL ITEMS AND MANUFACTURED ITEMS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. CALCULATIONS SHALL INCLUDE DESIGN CRITERIA, REACTION FORCES, LOAD CAPACITY, LAYOUT, AND CONNECTIONS.
4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMISSIONS SHALL BE SUBMITTED TO PROVIDE A MINIMUM OF 2 WEEKS FOR REVIEW.
5. AS A MINIMUM, THE FOLLOWING SUBMITTALS SHALL BE PROVIDED:
   - A. WOOD TRUSS CERTIFIED SHOP DRAWINGS AND CALCULATIONS. INCLUDE MEMBER SIZES, CONNECTIONS, SPECIES DATA, AND DESIGN CRITERIA.

CONCRETE STRENGTHS

LOCATION & USE	f'c (PSI)	NOTES
FOUNDATIONS, PIERS, PILE CAPS, GRADE BEAMS	5,000	
RETAINING WALLS	5,000	
OTHER WALLS	4,000	
COLUMNS, BEAMS, & STRUCTURAL SLABS	5,000	
SLAB-ON-GRADE	4,000	
SLAB-ON-METAL DECK	4,000	LIGHT WEIGHT CONCRETE
CONCRETE EXPOSED TO FREEZE-THAW	5,000	W/ AIR ENTRAINMENT
FILL CONCRETE	3,000	
STRUCTURAL STEEL ENCASEMENT	3,000	
MUD MAT	2,000	

CONCRETE COVER

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	MIN COVER
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	#6 THRU #18	2"
		#5, W31 OR D31 WIRE, OR SMALLER	1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOIST, & WALLS	#14 & #18 BARS	1 1/2"
		#11 BAR & SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINF, STIRRUPS, TIES, SPIRALS, & HOOPS	1 1/2"

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

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Owner:
James Arendt
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(910) 729-1692
jla2412@live.com

Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH

Signed 1/24/2025

No.	Description	Date

Issue for Construction

Arendt Residence

226 Mann Road

Coats, NC

Structural Notes

Project number	24237
Date	1/24/2025
Drawn by	CCJ
Checked by	CCJ

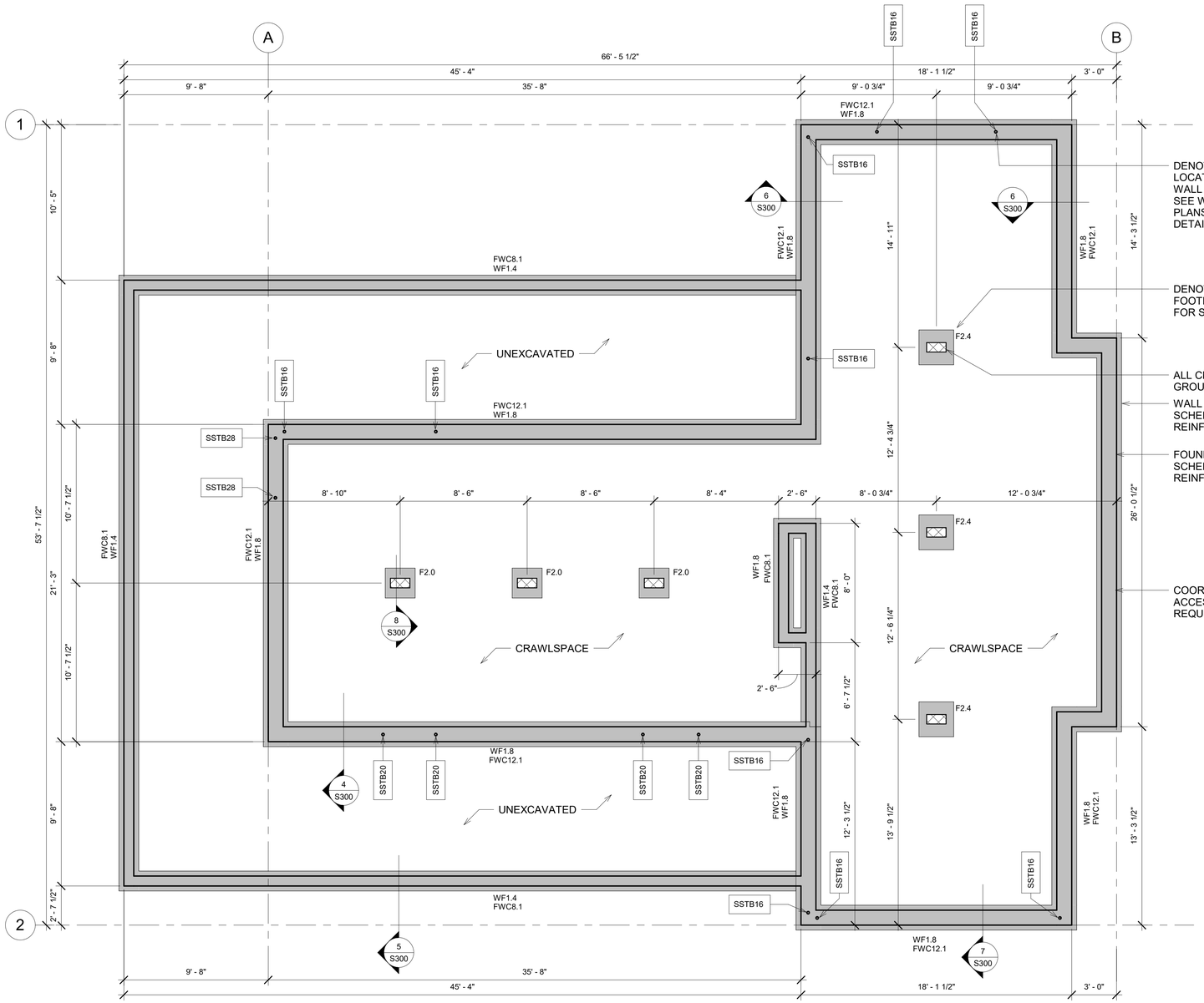
S001

Scale 1" = 1'-0"

1/24/2025 4:52:15 PM

NOTES:

1. SEE SHEET S000 FOR SHEET INDEX, SYMBOLS, AND ABBREVIATIONS.
2. CONFIRM ALL DIMENSIONS/ELEVATIONS/ETC W/ ARCH.
3. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY EOR OF ANY DISCREPANCIES.
4. FOUNDATION NOTES:
   A. PROVIDE MIN 1'-0" FROST PROTECTION FOR ALL FOOTINGS EXPOSED TO FREEZE-THAW CONDITIONS. STEP FOOTINGS AS REQ'D TO MAINTAIN MIN FROST PROTECTION.
   B. Fx.x DENOTES SPREAD FOOTING, SEE SCHEDULE & CENTER SPREAD FOOTINGS ON POSTS/COLUMNS UNO.
   C. WFx DENOTES WALL FOOTING, SEE SCHEDULE AND DETAILS. CENTER ON WALLS UNO.
5. FOUNDATION WALL NOTES:
   A. FWx.x DENOTES FOUNDATION WALL. SEE SCHEDULE & TYPICAL DETAILS.
   B. AB DENOTES 1/2" DIA x 7" EMBED ANCHOR BOLT.
      a. MAX SPACING = 32" OC UNO
      b. ANCHOR BOLTS MUST BE LOCATED PER IBC CONVENTIONAL DETAILS FOR LIGHT FRAME CONSTRUCTION (MIN (2) PER PLATE, (1) AT EA END OF PLATE, ETC.)
      c. ALL SHEAR WALL SEGMENTS MUST HAVE MIN 2 AB'S UNO
      d. ALL PORTAL FRAME PIERS MUST HAVE MIN 1 AB UNO
6. ALL WATERPROOFING IS BY GC AND MUST COMPLY W/ R406 & ALL LOCAL AMENDMENTS UNLESS EXPLICITLY NOTED OTHERWISE.
7. ALL FRAMING, FASTENING, AND CONNECTORS NOT EXPLICITLY NOTED ON THESE DRAWINGS MUST BE PER IBC FASTENING SCHEDULE FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION.
8. TYPICAL DETAILS SHOWN ON S3XX SERIES SHEETS MAY NOT BE CUT ON PLANS BUT APPLY, CAREFULLY REVIEW TYPICAL DETAILS PRIOR TO CONSTRUCTION & NOTIFY EOR OF ANY QUESTIONS.



1 S100 Foundation Plan
1/4" = 1'-0"

Wall Footing Schedule

Type Mark	Thickness	Width	Type Comments
WF1.4	8"	1' - 4"	(2) CONT #4 LONG BARS
WF1.8	8"	1' - 8"	(2) CONT #4 LONG BARS

Spread Footing Schedule

Type Mark	Thickness	Length	Width	Reinforcing
F2.0	0' - 8"	2' - 0"	2' - 0"	2-#4 EW BOT
F2.4	0' - 8"	2' - 4"	2' - 4"	3-#4 EW BOT

Foundation Wall Schedule

Type Mark	Thickness	Material	Reinforcing	Comments
FWC8.1	8"	CONC	#4 @ 32" OC VERTS & 2-#4 HORIZ BARS	4'-0" MAX HEIGHT + 1'-0" MAX UNBALANCED BACKFILL
FWC12.1	12"	CONC	#4@ 32" OC VERTS & 2-#4 HORIZ BARS	4'-0" MAX HEIGHT + 1'-0" MAX UNBALANCED BACKFILL

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jla2412@live.com

Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH

Signed 1/24/2025

No.	Description	Date

Issue for Construction

Arendt Residence
226 Mann Road
Coats, NC

Foundation Plan

Project number	24237
Date	1/24/2025
Drawn by	JV
Checked by	CCJ

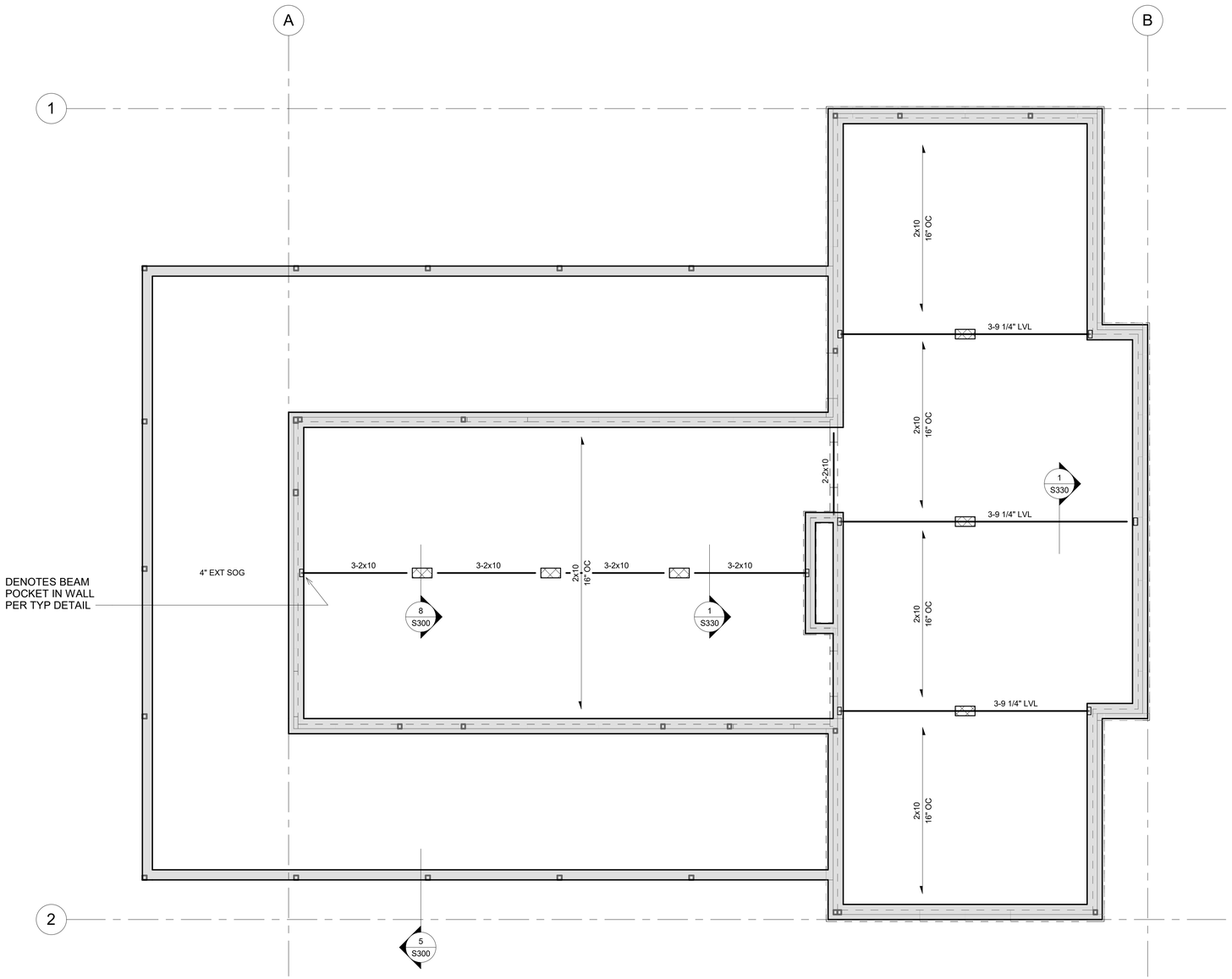
S100

Scale	As indicated

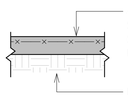
1/24/2025 4:52:16 PM

NOTES:

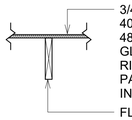
1. SEE SHEET S000 FOR SHEET INDEX, SYMBOLS, AND ABBREVIATIONS.
2. CONFIRM ALL DIMENSIONS/ELEVATIONS/ETC W/ ARCH.
3. WOOD FRAMING PLANS ARE DRAWN AS REFLECTED CEILING PLAN LOOKING UP AT THE FRAMING FROM THE LEVEL BELOW. SEE RCP KEY DETAIL FOR MORE INFO.
4. THESE PLANS SHOW ALL LOAD BEARING ELEMENTS AND MAY NOT REFLECT LOCATIONS OF ALL PARTITION WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL PARTITION WALL LOCATIONS. NOTIFY EOR IF ANY CONDITIONS DIFFER.
5. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY EOR OF ANY DISCREPANCIES.
6. ALL STUD WALLS TO BE BW4.1 (2x4@16) OR BW6.1 (2x6@16) UNO, SEE TYP BEARING WALL SCHEDULE FOR MORE. CONFIRM STUD WALL THICKNESS W/ ARCH DWGS.
7. SEE COVER SHEET & SYMBOLS FOR SHEAR WALL SYMBOL. SEE TYPICAL SHEAR WALL DETAILS FOR SHEATHING, NAILING, & MORE INFO.
   A. EXTERIOR WALLS MUST BE SHEATHED WITH MIN 7/16" APA RATED PLYWOOD PER SW6 NAILING PER TYP DETAILS UNO.
   B. WALLS MARKED "SW2" REQUIRE 2-2x OR 3x STUDS (SEE SW SCHED)
   C. WALLS MARKED "STR I" MUST USE STRUCTURAL I SHEATHING
   D. WALLS MARKED "FTAO STRAPS" MUST HAVE COIL STRAPS AS NOTED ON PLAN FOR THE FULL WALL LENGTH AT TOP AND BOTTOM OF WINDOW OPENINGS. SEE TYP DETAIL.
8. HDUx, STHDx, CSx, MSTx, MSTCxx, ETC DENOTES HOLD DOWNS AT END OF SHEAR WALL, SEE SCHEDULE AND DETAILS.
9. ALL DIMENSION LUMBER IS SPF No2 OR BTR UNO. ALL SILL PLATES IN CONTACT W/ CONCRETE OR CMU MUST BE PT SP No2 OR BTR.
10. WOOD WALL OPENING NOTES:
    A. "HDR" OR "GDR" DENOTES WOOD HEADER OR GIRDER, RESPECTIVELY, JACK STUDS, AND KING STUDS SIZED PER TABLES IN TYPICAL WOOD FRAMING DETAILS. USE TABLES FOR ALL HEADER SIZES UNO ON PLANS.
    B. WHERE "x/y" APPEARS AT THE END OF AN OPENING/BEAM, IT DENOTES THE NUMBER OF JACK STUDS/KING STUDS AT THE END OF THE WALL OPENING/BM. SEE THE TYPICAL WALL FRAMING DETAIL FOR FRAMING LAYOUT.
11. SEE COVER SHEET AND STRUCTURAL NOTES FOR ENGINEERED LUMBER NOTES.
12. x-yy" LVL DENOTES x PLIES OF 1 3/4" WIDE x yy" DEEP LVL
    A. EXAMPLE: 3-18" LVL DENOTES 3-PLY 1 3/4"x18" DEEP LVL
13. UPLIFT FASTENING:
    A. AT WALLS SUPPORTING TRUSSES, PROVIDE THE FOLLOWING:
       a. (1) SDWC15600 FROM EA TRUSS TO DBL TOP PL
       b. (1) SDWC15600 FROM TOP OF STUD TO DBL TOP PL
       c. (1) SDWC15600 FROM BOT OF STUD TO SILL PL/HEADER OVER OPENING
    B. SIMPSON TSP FROM KING STUD TO SILL PL AT ALL EXTERIOR WALL OPENINGS
    C. PROVIDE H2.5A FROM ALL PORCH TRUSSES TO BEAMS BELOW
14. PCx/PBx DENOTES POST CAP OR POST BASE, RESPECTIVELY, PER SCHEDULE
15. BHx DENOTES BEAM HANGER PER SCHEDULE
16. ALL FRAMING, FASTENING, AND CONNECTORS NOT EXPLICITLY NOTED ON THESE DRAWINGS MUST BE PER IBC FASTENING SCHEDULE FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION.
17. TYPICAL DETAILS SHOWN ON S3XX SERIES SHEETS MAY NOT BE CUT ON PLANS BUT APPLY, CAREFULLY REVIEW TYPICAL DETAILS PRIOR TO CONSTRUCTION & NOTIFY EOR OF ANY QUESTIONS.



1 S101 Crawlspace Framing Plan
1/4" = 1'-0"



Typical 4" Exterior SOG (4" EXT SOG)
3/4" = 1'-0"



Typical Floor Section (3/4" PLY)
3/4" = 1'-0"

POST CAP & POST BASE LEGEND:

PC1 PAIR OF LCE4
PC2 PAIR OF AC4

PB1 ABU44Z

INSTALL ALL PCs/PBs PER MFR RECOMMENDATIONS & FILL ALL NAILS HOLES UNLESS NOTED OTHERWISE

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

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Owner:
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(910) 729-1692
jla2412@live.com

Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH

Signed 1/24/2025

No.	Description	Date

Issue for Construction

Arendt Residence
226 Mann Road
Coats, NC

Crawlspace Framing Plan

Project number	24237
Date	1/24/2025
Drawn by	JV
Checked by	CCJ

S101

Scale: As indicated

1/24/2025 4:52:17 PM

NOTES:

1. SEE SHEET S000 FOR SHEET INDEX, SYMBOLS, AND ABBREVIATIONS.
2. CONFIRM ALL DIMENSIONS/ELEVATIONS/ETC W/ ARCH.
3. WOOD FRAMING PLANS ARE DRAWN AS REFLECTED CEILING PLAN LOOKING UP AT THE FRAMING FROM THE LEVEL BELOW. SEE RCP KEY DETAIL FOR MORE INFO.
4. THESE PLANS SHOW ALL LOAD BEARING ELEMENTS AND MAY NOT REFLECT LOCATIONS OF ALL PARTITION WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL PARTITION WALL LOCATIONS. NOTIFY EOR IF ANY CONDITIONS DIFFER.
5. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY EOR OF ANY DISCREPANCIES.
6. ALL STUD WALLS TO BE BW4.1 (2x4@16) OR BW6.1 (2x6@16) UNO, SEE TYP BEARING WALL SCHEDULE FOR MORE. CONFIRM STUD WALL THICKNESS W/ ARCH DWGS.
7. SEE COVER SHEET & SYMBOLS FOR SHEAR WALL SYMBOL. SEE TYPICAL SHEAR WALL DETAILS FOR SHEATHING, NAILING, & MORE INFO.
   A. EXTERIOR WALLS MUST BE SHEATHED WITH MIN 7/16" APA RATED PLYWOOD PER SW6 NAILING PER TYP DETAILS UNO.
   B. WALLS MARKED "SW2" REQUIRE 2-2x OR 3x STUDS (SEE SW SCHED)
   C. WALLS MARKED "STR I" MUST USE STRUCTURAL I SHEATHING
   D. WALLS MARKED "FTAO STRAPS" MUST HAVE COIL STRAPS AS NOTED ON PLAN FOR THE FULL WALL LENGTH AT TOP AND BOTTOM OF WINDOW OPENINGS. SEE TYP DETAIL.
8. HDUx, STHDx, CSx, MSTx, MSTCxx, ETC DENOTES HOLD DOWNS AT END OF SHEAR WALL, SEE SCHEDULE AND DETAILS.
9. ALL DIMENSION LUMBER IS SPF No2 OR BTR UNO. ALL SILL PLATES IN CONTACT W/ CONCRETE OR CMU MUST BE PT SP No2 OR BTR.
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    A. "HDR" OR "GDR" DENOTES WOOD HEADER OR GIRDER, RESPECTIVELY, JACK STUDS, AND KING STUDS SIZED PER TABLES IN TYPICAL WOOD FRAMING DETAILS. USE TABLES FOR ALL HEADER SIZES UNO ON PLANS.
    B. WHERE "x/y" APPEARS AT THE END OF AN OPENING/BEAM, IT DENOTES THE NUMBER OF JACK STUDS/KING STUDS AT THE END OF THE WALL OPENING/BM. SEE THE TYPICAL WALL FRAMING DETAIL FOR FRAMING LAYOUT.
11. SEE COVER SHEET AND STRUCTURAL NOTES FOR ENGINEERED LUMBER NOTES.
12. x-yy" LVL DENOTES x PLIES OF 1 3/4" WIDE x yy" DEEP LVL
    A. EXAMPLE: 3-18" LVL DENOTES 3-PLY 1 3/4"x18" DEEP LVL
13. UPLIFT FASTENING:
    A. AT WALLS SUPPORTING TRUSSES, PROVIDE THE FOLLOWING:
       a. (1) SDWC15600 FROM EA TRUSS TO DBL TOP PL
       b. (1) SDWC15600 FROM TOP OF STUD TO DBL TOP PL
       c. (1) SDWC15600 FROM BOT OF STUD TO SILL PL/HEADER OVER OPENING
    B. SIMPSON TSP FROM KING STUD TO SILL PL AT ALL EXTERIOR WALL OPENINGS
    C. PROVIDE H2.5A FROM ALL PORCH TRUSSES TO BEAMS BELOW
14. PCx/PBx DENOTES POST CAP OR POST BASE, RESPECTIVELY, PER SCHEDULE.
15. BHx DENOTES BEAM HANGER PER SCHEDULE
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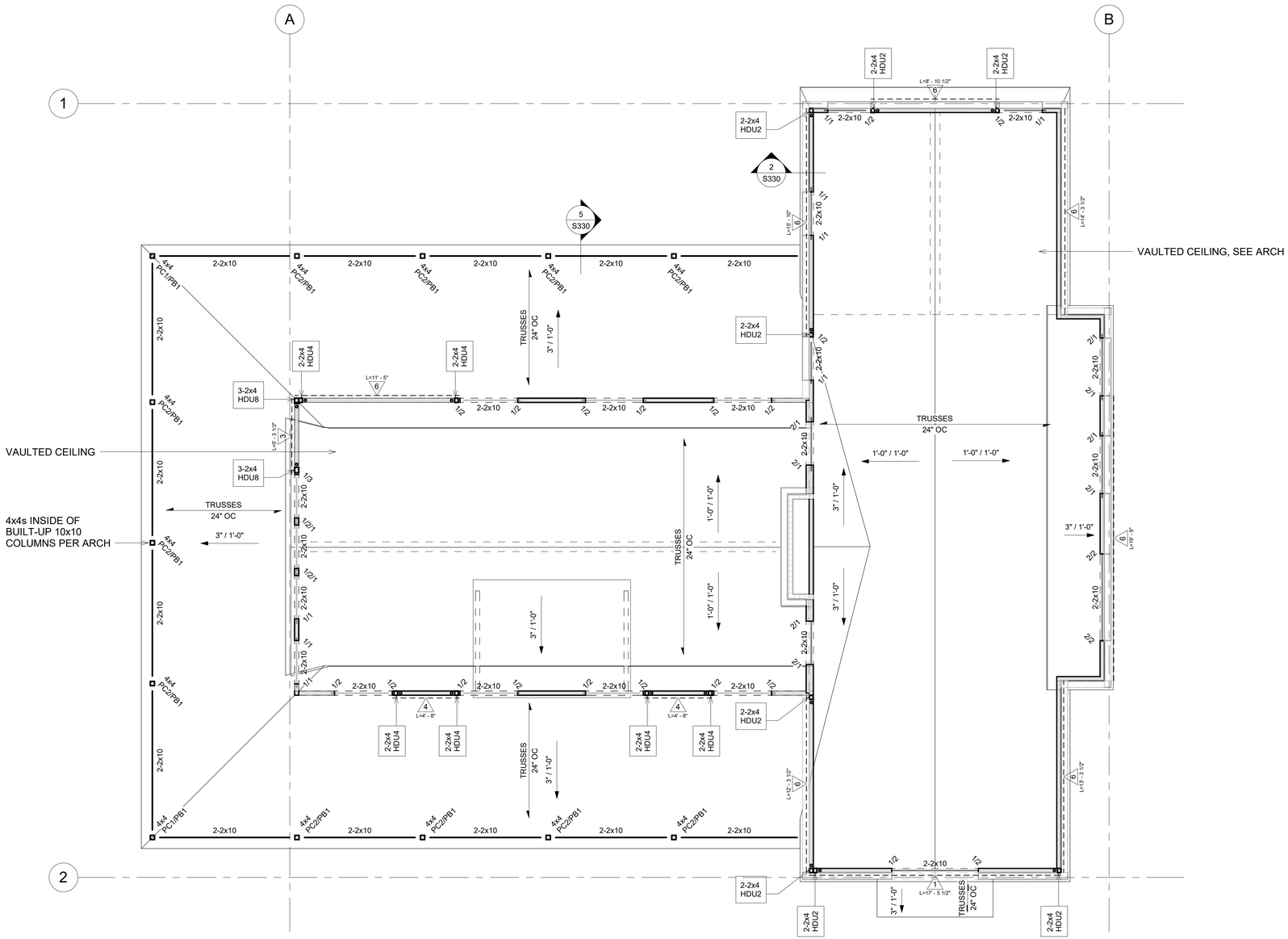
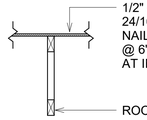


1 S102 First Floor Framing Plan
1/4" = 1'-0"



1/2" APA RATED PLYWOOD
24/16 RATING FOR 16" OR 24" OC JOISTS
NAIL W/ 10d ANNULAR RING SHANK NAILS @ 6" OC AT PANEL EDGES & 10" OC MAX AT INTERIOR SUPPORTS

ROOF TRUSSES PER PLAN

Typical Roof Section
3/4" = 1'-0"

POST CAP & POST BASE LEGEND:

PC1 PAIR OF LCE4
PC2 PAIR OF AC4

PB1 ABU44Z

INSTALL ALL PCs/PBs PER MFR RECOMMENDATIONS & FILL ALL NAILS HOLES UNLESS NOTED OTHERWISE

NOTES:

- FIRST FLOOR WALL HEIGHT = 9'-1 1/8" (NOMINAL) UNO, VER W/ ARCH
- ALL GABLE END BRACING IS BY TRUSS SUPPLIER UNO

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

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Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH
Signed 1/24/2025

No.	Description	Date

Issue for Construction

Arendt Residence
226 Mann Road
Coats, NC

First Floor Framing Plan

Project number	24237
Date	1/24/2025
Drawn by	JV
Checked by	CCJ

S102

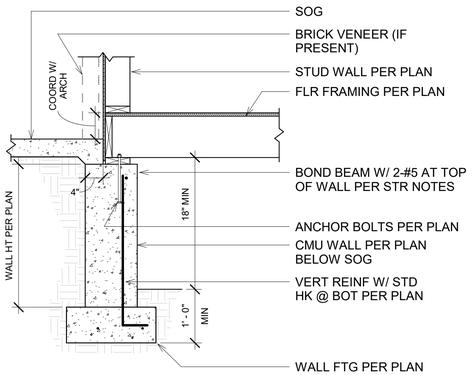
Scale: As indicated

1/24/2025 4:52:18 PM

REBAR SPLICE LENGTH FOR 4,000 PSI NORMAL WEIGHT CONCRETE

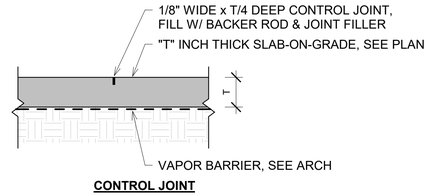
MIN COVER		C ≥ 3/4"		C ≥ 1 1/2"		C ≥ 2"		C ≥ 3"	
MIN SPACING		S ≥ 1 1/2"		S ≥ 3"		S ≥ 4"		S ≥ 6"	
BAR SIZE	SPLICE CLASS	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR
#3	A	12	12	12	12	12	12	12	12
	B	15	12	15	12	15	12	15	12
#4	A	19	15	15	12	15	12	15	12
	B	25	19	20	15	20	15	20	15
#5	A	28	21	19	15	19	15	19	15
	B	36	28	25	19	25	19	25	19
#6	A	37	29	23	18	23	18	23	18
	B	49	37	29	23	29	23	29	23
#7	A	60	46	37	29	33	25	33	25
	B	78	60	48	37	43	33	43	33
#8	A	74	57	47	36	37	29	37	29
	B	97	74	61	47	49	37	49	37
#9	A	90	69	58	44	46	36	42	33
	B	117	90	75	58	60	46	55	42
#10	A	108	83	70	54	57	44	47	37
	B	141	108	91	70	74	57	62	47
#11	A	127	98	84	65	68	53	53	41
	B	165	127	109	84	89	68	68	53

NOTES:
1. FOR USE WITH GRADE 60 UNCOATED DEFORMED BAR REINFORCING.
2. FOR USE WITH GRADE 75 BARS, INCREASE LENGTH 25%.
3. FOR EPOXY COATED BARS, INCREASE LENGTH 50%.
4. LENGTH INCREASES IN NOTES ARE CUMULATIVE.
5. TOP BARS ARE BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT.



NOTE:
ALL WATERPROOFING AND FLASHING IS BY GC FOR CONDITIONS WHERE EXTERIOR SOG IS CAST AGAINST WOOD FRAMING

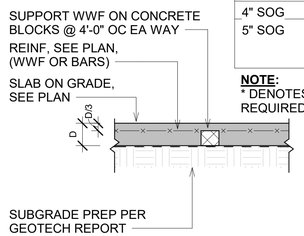
4 S300 Typ Concrete Wall Section at Crawlspace/Porch Wall
3/4" = 1'-0"



CONTROL JOINT

NOTES:
1. SAWCUT JOINT AS SOON AS POSSIBLE AFTER POURING WITHOUT DAMAGING SLAB
2. MAX CONTROL JOINT SPACING = 10'-0" O.C. EA WAY W/ MAX PANEL ASPECT RATIO OF 1:1.5
3. UNLESS NOTED OTHERWISE, JOINTS SHALL CONNECT ALL COLUMN CENTERLINES, RE-ENTRANT WALL CORNERS, AND ALL OTHER CRACK INDUCING DISCONTINUITIES

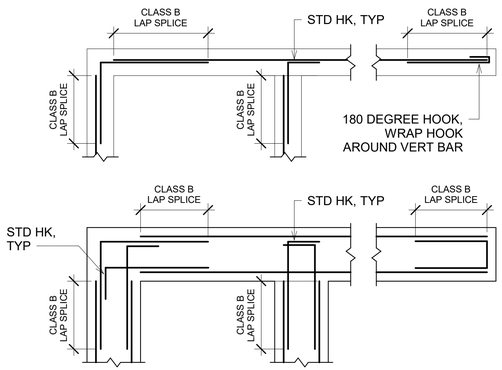
1 S300 Typical SOG Joints
1" = 1'-0"



THICKNESS	REINFORCING
4" SOG	6x6-W2.9xW2.9 WWF
5" SOG	6x6-W2.9xW2.9 WWF OR #5@12" OC EA WAY*

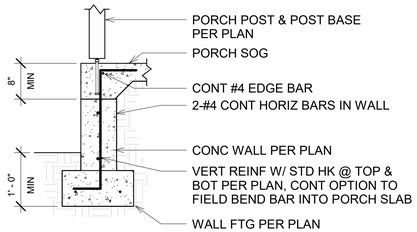
NOTE:
* DENOTES CONTROL JOINTS NOT REQUIRED PER ACI 360R-10

2 S300 Typ Concrete SOG Section
3/4" = 1'-0"

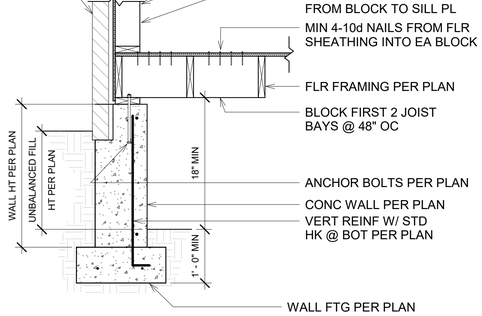


NOTES:
1. SEE PLAN FOR REINFORCING
2. ALL CORNER BARS/DOWELS TO MATCH WALL REINF
3. VERT BARS NOT SHOWN FOR CLARITY

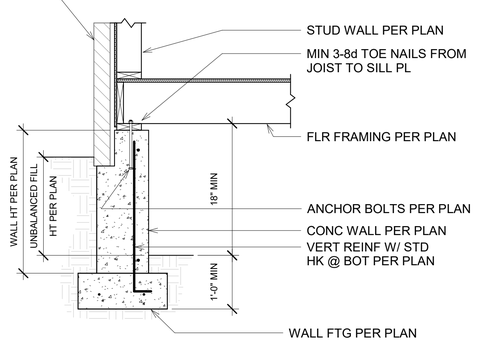
3 S300 Typ Concrete Wall Reinforcing
3/4" = 1'-0"



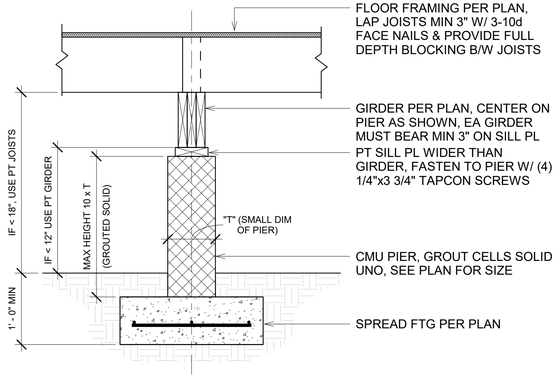
5 S300 Section at Porch Edge
3/4" = 1'-0"



6 S300 Typ Concrete Crawlspace Wall Section
3/4" = 1'-0"



7 S300 Typ Concrete Crawlspace Wall Section
3/4" = 1'-0"



8 S300 Typical Isolated Pier Detail
1" = 1'-0"

BRICK VENEER LINTEL ALLOWABLE SPANS PER IRC

STEEL ANGLE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
L3x3x1/4	6'-0"	4'-6"	3'-0"
L4x3x1/4	8'-0"	6'-0"	4'-6"
L5x3 1/2x5/16	10'-0"	8'-0"	6'-0"
L6x3 1/2x5/16	14'-0"	9'-6"	7'-0"
2-L6x3 1/2x5/16	20'-0"	12'-0"	9'-6"

9 S300 IRC Brick Veneer Lintel Schedule
1/2" = 1'-0"

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jla2412@live.com

Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH

Signed 1/24/2025

No.	Description	Date

Issue for Construction
Arendt Residence
226 Mann Road
Coats, NC
Foundation Details

Project number	24237
Date	1/24/2025
Drawn by	CCJ
Checked by	CCJ
Scale	As indicated

S300

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BUILT-UP POST FASTENING SCHEDULE

COLUMN	FASTENER	MAX SPACING	END DISTANCE
2-2x	10d NAILS	6" OC	2 1/2"
3-2x	SDW*	6" OC	3 1/2"
4-2x	SDW*	6" OC	3 1/2"
>4-2x	1/2" BOLTS	8" OC	4"

NOTES:
1. ADJACENT NAILS MUST BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2. SDW* DENOTES SIMPSON SDW SCREWS DRIVEN FROM ONE SIDE OF POST. USE THE FOLLOWING SCREWS:
   A. SDW22438 @ 3-2x
   B. SDW22600 @ 4-2x
3. PROVIDE (1) ROW OF FASTENERS AT 2x4 POSTS, (2) ROWS OF FASTENERS @ 2x6 AND 2x8 POSTS AT 2 1/2" GAGE.
4. WHEN ONLY ONE ROW OF NAILS IS REQUIRED, ADJACENT NAILS SHOULD BE STAGGERED.
5. SEE NDS CHAPTER 15 FOR SITUATIONS NOT COVERED.
6. PROVIDE MIN 4" END DISTANCE AND MIN 1 1/2" EDGE DISTANCE AT BOLTS.
7. ALL NAILS ARE COMMON. PROVIDE HOT DIPPED GALVANIZED NAILS AT PRESSURE TREATED LUMBER.
8. PROVIDE A WASHER AT BOLT HEAD AND NUT. TIGHTEN NUTS TO BRING ALL PLIES INTO CONTACT.

WOOD BEARING WALL SCHEDULE

MARK	STUD LAYOUT
BW6.1	2x6 @ 16" OC
BW6.2	2-2x6 @ 16" OC
BW6.3	3-2x6 @ 16" OC
BW6.4	4-2x6 @ 16" OC
BW4.1	2x4 @ 16" OC
BW4.2	2-2x4 @ 16" OC
BW4.3	3-2x4 @ 16" OC
BW4.4	4-2x4 @ 16" OC

NOTES:
1. STUDS SHALL BE S-P-F No2 OR BTR UNO.
2. ALL BEARING WALLS SHALL HAVE SHEATHING OR GYPSUM BOARD ATTACHED TO BOTH FACES. WHEN ONLY ONE FACE IS COVERED, PROVIDE BLOCKING AT 4'-0" O.C. MAX. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
3. STUDS SHALL ALIGN WITH JOISTS AND STACK WITH STUDS BELOW. PROVIDE ADDITIONAL STUDS OR ALTER STUD SPACING AS REQUIRED AND PROVIDE SQUASH BLOCKS AS REQ'D.

SCHEDULE OF FASTENERS AT MULTI-PLY BEAM CONNECTIONS

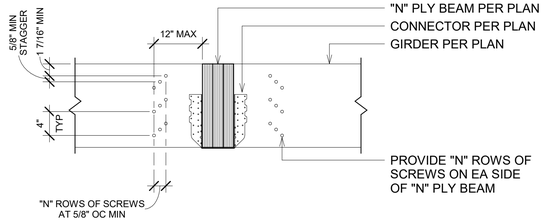
GIRDER	SCREW
2 PLY 2x	SDW22300
3 PLY 2x	SDW22458
4 PLY 2x	SDW22638
2 PLY LVL	SDW22338
3 PLY LVL	SDW22500
4 PLY LVL	SDW22634

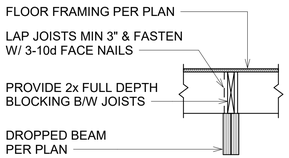
NOTES:
1. FASTENERS LISTED ARE SIMPSON STRONG TIE.
2. SPACE FASTENERS AT 16" OC ALONG THE LENGTH OF THE BEAM.
3. PROVIDE THE FOLLOWING NUMBER OF ROWS OF FASTENERS:
   A. FOR < 10" ACTUAL DEPTH, PROVIDE 2 ROWS OF SCREWS.
   B. FOR 10" - 14" ACTUAL DEPTH, PROVIDE 3 ROWS OF SCREWS.
   C. FOR 16" AND DEEPER, PROVIDE 4 ROWS OF SCREWS.

MULTI-PLY BEAM FASTENING SCHEDULE

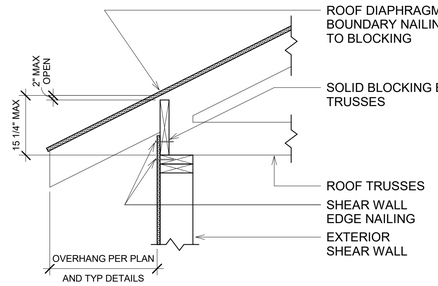
BEAM	SCREW
2 PLY 2x	SDW22300
3 PLY 2x	SDW22458
4 PLY 2x	SDW22638
2 PLY LVL	SDW22338
3 PLY LVL	SDW22500
4 PLY LVL	SDW22634

NOTES:
1. FASTENERS LISTED ARE SIMPSON STRONG TIE.
2. SPACE FASTENERS AT 16" OC ALONG THE LENGTH OF THE BEAM.
3. PROVIDE THE FOLLOWING NUMBER OF ROWS OF FASTENERS:
   A. FOR < 10" ACTUAL DEPTH, PROVIDE 2 ROWS OF SCREWS.
   B. FOR 10" - 14" ACTUAL DEPTH, PROVIDE 3 ROWS OF SCREWS.
   C. FOR 16" AND DEEPER, PROVIDE 4 ROWS OF SCREWS.

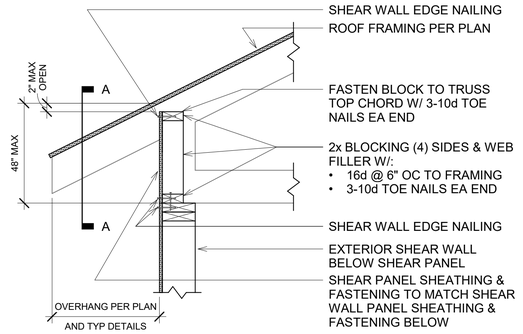




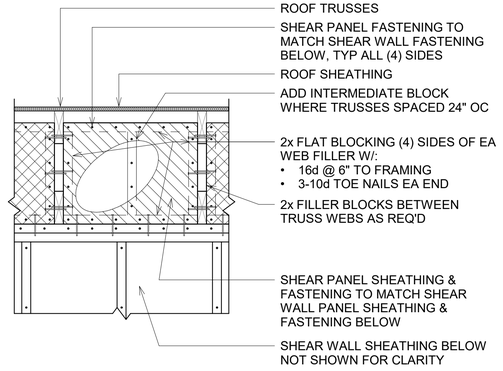
1 S330 Typical Detail at Dropped Beam
3/4" = 1'-0"



OPTION 1
BLOCKING B/W TRUSSES OR RAFTERS



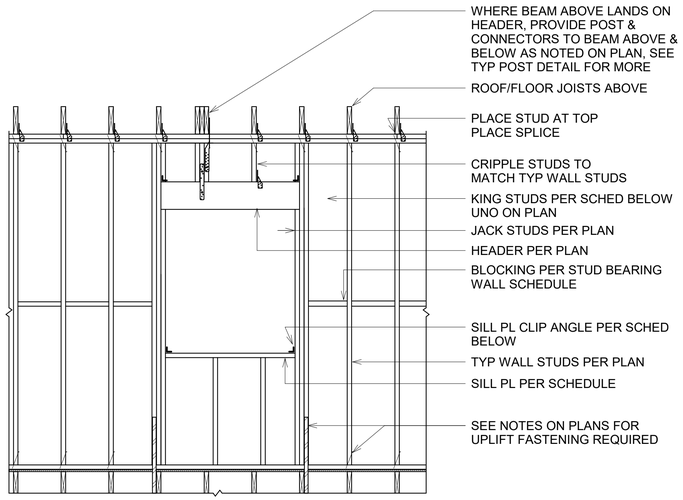
OPTION 2
SHEAR PANELS B/W TRUSSES



SECTION A-A

NOTE: SEE IRC FIG R602.10.8(2) OR R602.10.8.2(2) FOR MORE INFO

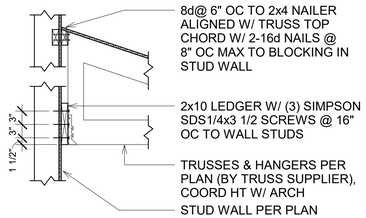
2 S330 Typical Eave Conditions at Trusses (IRC)
1" = 1'-0"



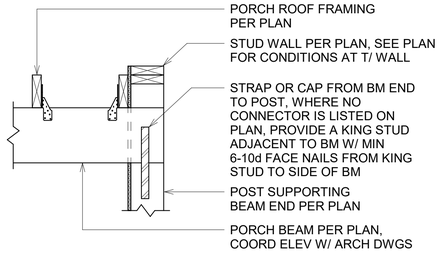
OPENING WIDTH	KING STUDS	SILL PL	CLIP ANGLE
INTERIOR <8'-0"	1	1-2x	N/A
3'-0" OR LESS	1	1-2x	N/A
6'-0" OR LESS	2	2-2x	A34
9'-0" OR LESS	3	2-1 3/4" LVL	A34

NOTE:
VALUES IN THIS TABLE ARE LIMITED TO WALL HEIGHTS OF 10'-0" OR LESS. SEE PLANS FOR ALL TALL WALL FRAMING

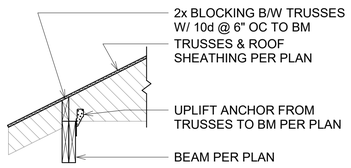
3 S330 Typical Wall Opening Framing
1/2" = 1'-0"



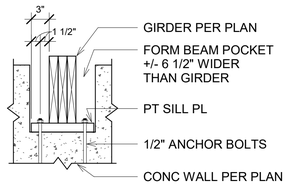
4 S330 Typical Section at Low Roof
3/4" = 1'-0"



7 S330 Typical Section at Porch Beam in Wall
1" = 1'-0"

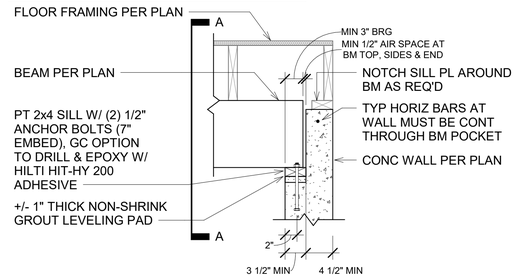


5 S330 Typical Eave Detail
3/4" = 1'-0"



SECTION A-A

NOTE:
TO ALLOW FOR CONSTRUCTION TOLERANCE, FORM BEAM POCKET MIN 6" WIDER THAN BEAM AND MIN 1/2" DEEPER THAN REQ'D



6 S330 Typical Section Through Wood Beam Pocket
1" = 1'-0"

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Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH

Signed 1/24/2025

No.	Description	Date

Issue for Construction

Arendt Residence
226 Mann Road
Coats, NC

Typical Wood Details

Project number	24237
Date	1/24/2025
Drawn by	CCJ
Checked by	CCJ

S330

Scale	As indicated

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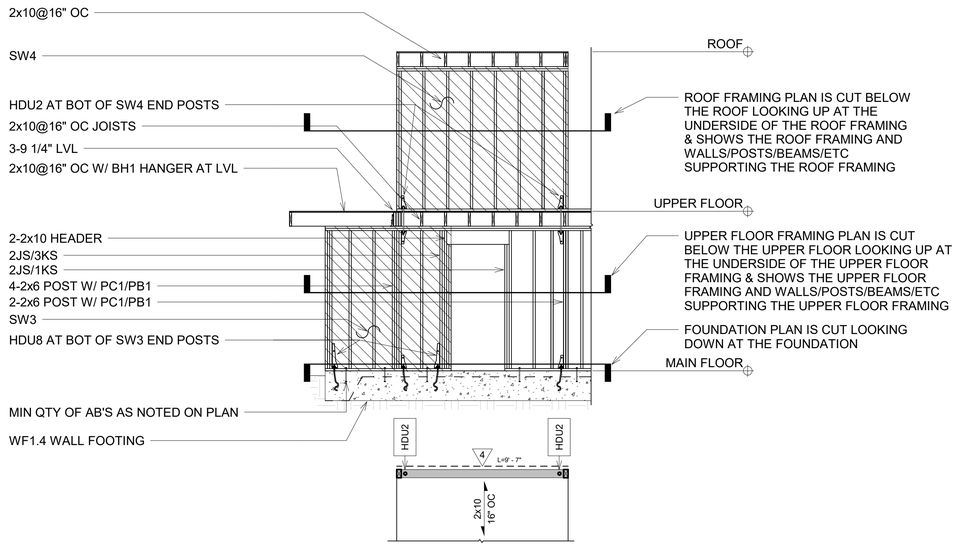
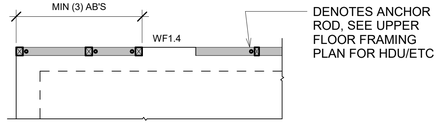


ROOF FRAMING PLAN

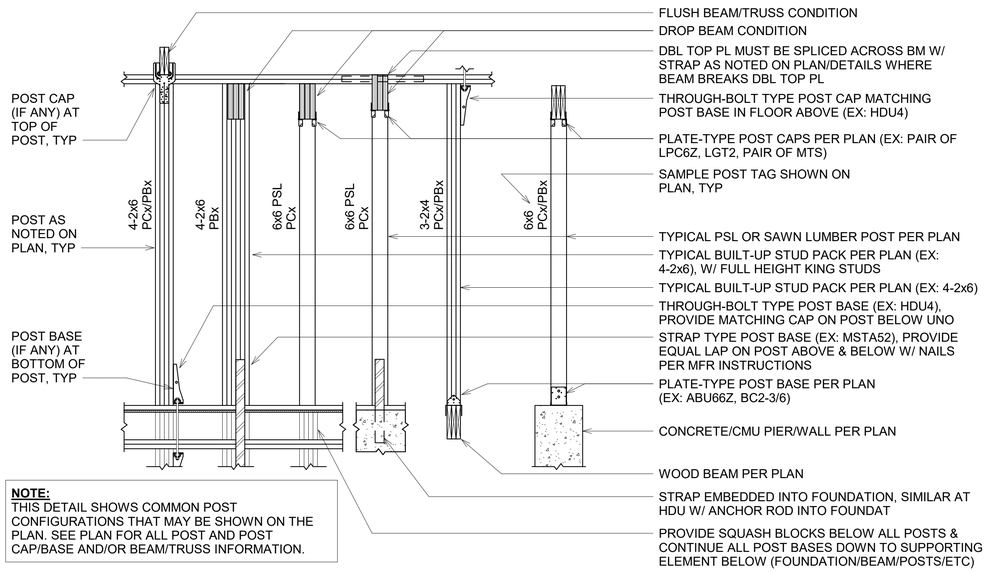
UPPER FLOOR FRAMING PLAN

NOTE:
THIS DETAIL IS PREPARED ONLY AS AN EXAMPLE TO SHOW HOW THE PLAN VIEWS ARE CUT AND WHAT INFO IS SHOWN ON WHICH PLAN AND IS NOT REPRESENTATIVE OF THE FINISHED STRUCTURE. SEE PLANS AND ELEVATIONS FOR ALL FRAMING INFORMATION.



FOUNDATION PLAN

1 S331 Reflected Ceiling Plan Key
1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS COMMON POST CONFIGURATIONS THAT MAY BE SHOWN ON THE PLAN. SEE PLAN FOR ALL POST AND POST CAP/BASE AND/OR BEAM/TRUSS INFORMATION.

2 S331 Typical Wood Post Detail
1/2" = 1'-0"

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Typical Wood Details

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S331

Scale	As indicated

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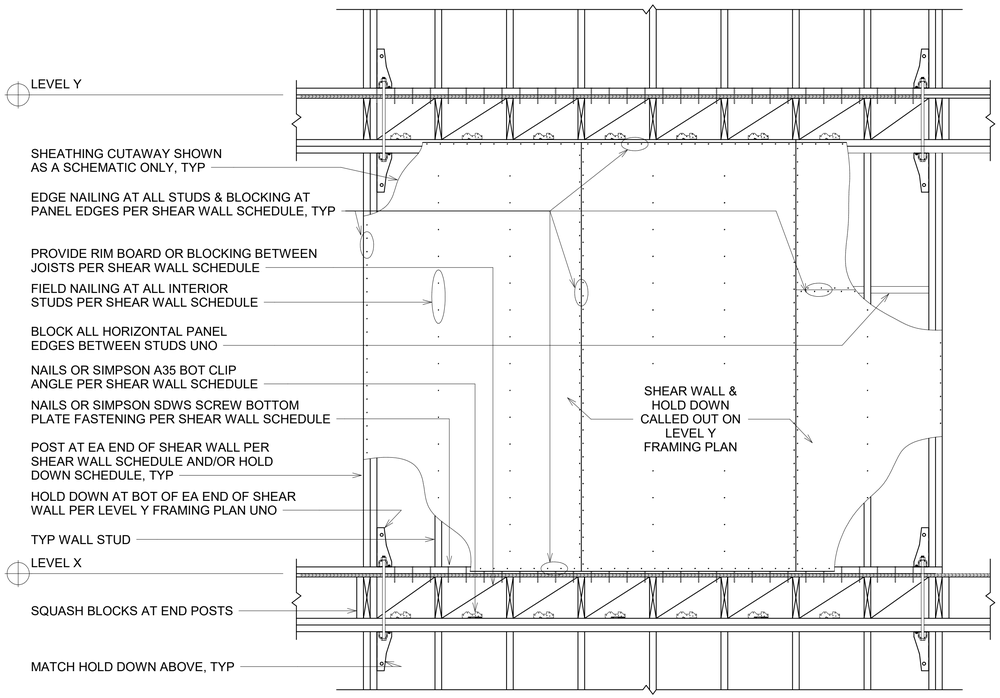
SHEAR WALL SCHEDULE					
SHEAR WALL TYPE	SHEATHING	EDGE NAILING	FIELD NAILING[7]	BOTTOM PLATE FASTENING[5]	BOT PLATE CLIP ANGLE[6]
SW6 NCRC	7/16"	8d@6"OC	8d@6"OC	PER NCRC	PER NCRC
SW6	7/16"	8d@6"OC	8d@6"OC	SDWS @ 12" OC	A35 @ 20" OC
SW4	7/16"	8d@4"OC	8d@6"OC	SDWS @ 10" OC	A35 @ 14" OC
SW3	7/16"	8d@3"OC	8d@6"OC	SDWS @ 8" OC	A35 @ 10" OC
SW2[8,9]	7/16"	8d@2"OC	8d@6"OC	SDWS @ 6" OC	A35 @ 8" OC

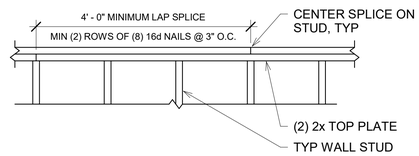
NOTES:
1. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE.
2. TYP RIM BOARD TO BE 1 1/2" 1.3E TIMBERSTRAND LSL RIM BOARD MATCHING JOIST DEPTH OR 2x NOMINAL LUMBER WHERE DIM JOISTS USED FOR TYPICAL FLOOR FRAMING. PROVIDE BLOCKING BETWEEN ALL JOISTS W/ SAME LUMBER AS RIM BOARD.
3. ALL NAILS ARE COMMON NAILS. PROVIDE HOT-DIPPED GALVANIZED NAILS AT ALL PRESSURE TREATED LUMBER.
4. SHEATHING MUST BE APA RATED OSB APPLIED TO ONE FACE ONLY UNLESS NOTED OTHERWISE. APPLY SHEATHING TO EXTERIOR FACE OF EXTERIOR WALLS. AT INTERIOR WALLS, COORDINATE SHEATHED FACE WITH ARCH. WHERE SHEAR WALLS ARE NOTED "STR I" ON PLAN, STRUCTURAL I RATED SHEATHING MUST BE USED.
5. SDWS DENOTES SIMPSON SDWS22400DB.
6. A35 DENOTES SIMPSON A35 CLIP ANGLE.
7. WHERE STUDS ARE SPACED AT 16" OC, FIELD NAILING MAY BE INCREASED TO 10" OC
8. ALL FRAMING AND BLOCKING AT PANEL EDGES SHALL BE 3" NOMINAL WIDTH. (2) 2x NOMINAL WIDTH MEMBERS FASTENED TOGETHER W/ (2) STAGGERED ROWS OF 8d NAILS @ 3" OC ARE PERMITTED IN LIEU OF (1) 3x MEMBER.
9. PROVIDE MINIMUM OF (3) ANCHOR BOLTS PER SHEAR WALL.
10. PROVIDE END POST AT EA END OF ALL SHEAR WALLS AS REQ'D PER HOLD DOWN SCHEDULE. WHERE NO HOLD DOWN IS CALLED OUT ON PLAN, PROVIDE 3-PLY END POST
11. PROVIDE MIN 0.229"x3"x3" PL WASHER AT ALL ANCHOR BOLTS W/ 1 3/4" LONG SLOT WITH SLOT WIDTH = 3/16" WIDER THAN BOLT DIAMETER (I.E., 13/16" WIDE SLOT AT 5/8" DIA BOLT) WITH STD CUT WASHER BETWEEN PLATE WASHER & ANCHOR BOLT NUT. EDGE OF PLATE WASHER TO BE WITHIN 1/2" OF SILL PLATE EDGE THAT SHEATHING IS ATTACHED TO. NOTCH RIM/BLOCKING AS REQ'D TO FIT AROUND PLATE WASHER.

HOLD DOWN SCHEDULE - ANCHOR BOLTS CAST IN CONCRETE					
HOLD DOWN TYPE	TYPE	ANCHOR ROD	EMBED	THROUGH ROD	END POST SIZE
HDU2	HDU2-SDS2.5	SSTB16	12 5/8"	5/8"	2-2x
HDU4	HDU4-SDS2.5	SSTB20	16 5/8"	5/8"	2-2x
HDU5	HDU5-SDS2.5	SSTB24	20 5/8"	5/8"	2-2x
HDU8	HDU8-SDS2.5	SSTB28	24 7/8"	7/8"	3-2x
HDU11	HDU11-SDS2.5	SB1x30	24"	1"	4-2x
HDU14	HDU14-SDS2.5	SB1x30	24"	1"	4-2x
CS16	CS16	N/A	N/A	N/A	2-2x

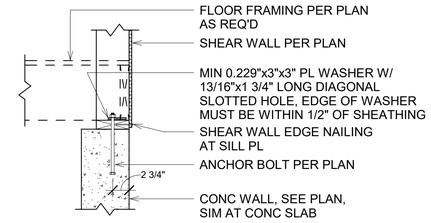
NOTES:
1. ALL HOLD DOWNS SHALL BE SIMPSON STRONG TIE.
2. PROVIDE SIMPSON SSTB OR SB ANCHOR BOLTS AS NOTED ON PLANS.
3. INSTALL HOLD DOWNS PER MFR RECOMMENDATIONS.
4. SEE HOLD DOWN DETAIL FOR INSTALLATION AT DIFFERENT END CONDITIONS.
5. THROUGH RODS SHALL BE ASTM F1554 GRADE 36.
6. FINAL TIGHTEN NUTS AS LATE IN CONSTRUCTION AS POSSIBLE.
7. INSTALL ALL SIMPSON STRONG TIE CONNECTORS W/ NAILING, END LENGTHS, ETC, PER MFR RECOMMENDATIONS.
8. SEE BUILT-UP POST FASTENING SCHEDULE FOR FASTENING OF END POST PLIES



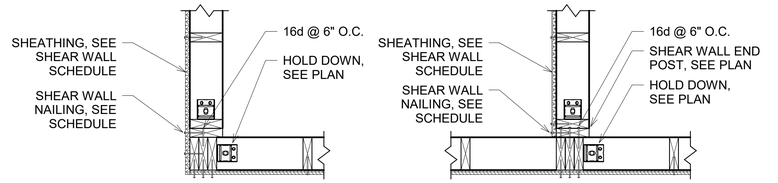
1 S332 Typical Shear Wall Elevation
3/4" = 1'-0"



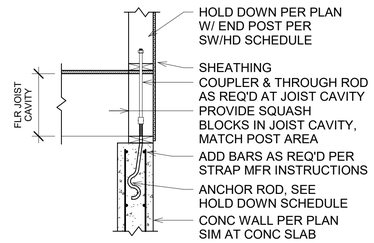
2 S332 Top Plate Splice Detail
3/4" = 1'-0"



3 S332 Typ Connection from Wood Shear Wall to Concrete Wall Below
1" = 1'-0"



4 S332 Shear Wall Intersection Detail
1" = 1'-0"



5 S332 Typ Detail at HDU into Concrete Wall
3/4" = 1'-0"

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

CCJSE ENGINEERS WITH ANSWERS
www.ccjse.com

Structural Engineer:
Cole C. Janisch Structural Engineering
852 Gold Hill Rd #206
Fort Mill, SC 29708
(704) 584-5717
www.ccjse.com
colej@ccjse.com

Owner:
James Arendt
422 Mann Road
Coats, NC 27521
(910) 729-1692
jla2412@live.com

Project Location:
226 Mann Road
Coats, NC 27521

Certification:

NORTH CAROLINA PROFESSIONAL SEAL 053342 ENGINEER COLE C. JANISCH
Signed 1/24/2025

No.	Description	Date

Issue for Construction

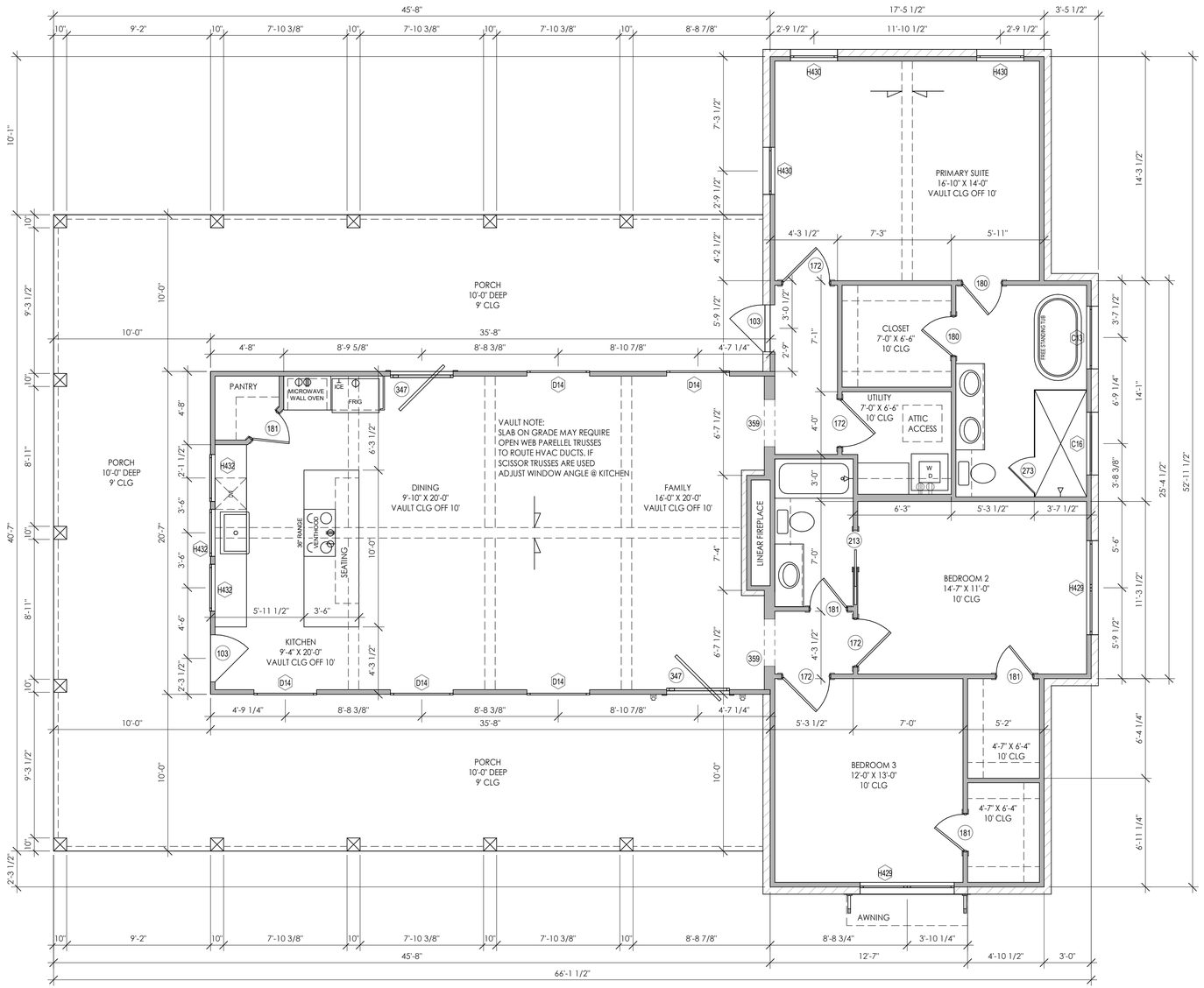
Arendt Residence
226 Mann Road
Coats, NC

Typical Shear Wall Details

Project number	24237
Date	1/24/2025
Drawn by	CCJ
Checked by	CCJ
Scale	As indicated

S332

1/24/2025 4:52:21 PM



DOOR SCHEDULE

Type Mark	DESCRIPTION
103	3 x 8 EXTERIOR
172	3'-0" X 8'-0"
180	2'-6" X 8'-0"
181	2'-4" X 8'-0"
213	2'-4" X 8'-0" POCKET DOOR
273	2'-4" X 8'-0" TEMPERED GLASS SHOWER DOOR
347	4 X 8 EXTERIOR PIVOT
359	3'-0" x 8'-0" ARCHED OPENING

WINDOW SCHEDULE

IMPORTANT: REVIEW ELEVATIONS WHEN ORDERING DOORS & WINDOWS, ENSURE TEMPERED GLASS IS ORDERED WHERE CODE REQUIRES

TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	UNIT	TYPE	QTY
C13	4'-0"	4'-0"	4'-0"	FIXED	SINGLE	1 LITE	1
C16	4'-0"	1'-6"	6'-6"	FIXED	SINGLE	1 LITE	1
D14	4'-0"	8'-0"	0"	FIXED	SINGLE	DIVIDED LITE	5
H429	3'-0"	6'-0"	2'-0"	CASEMENT	TWIN	DIVIDED LITE	2
H430	3'-0"	6'-0"	2'-0"	FIXED	SINGLE	DIVIDED LITE	3
H432	3'-0"	5'-0"	3'-0"	FIXED	SINGLE	DIVIDED LITE	3
H436	2'-6"	3'-0"	<varies>	FIXED	SINGLE	DIVIDED LITE	4

TOTAL PROJECT WINDOWS: 19

AREAS

LOCATION:	SQ. FT.
1ST FLOOR LIVING:	1,735 SF
FRONT PORCH:	1,113 SF
*TOTAL:	2,847 SF

0 2 4

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

GENERAL NOTES:

1. A.C. VENTS IN MASTER CLOSET.
2. ALL SMOKE DETECTORS SHALL BE HARDWIRED.
3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH CITY OR COUNTY BUILDING CODES AND ORDINANCES.
4. GENERAL & SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS. STARTING OF WORK SHALL MEAN ACCEPTANCE OF SUCH CONDITIONS.
5. LOCATION OF STORM SEWAGE, DRAINAGE, EASEMENTS, AND BUILDING SETBACKS VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS ON EXTERIOR WALLS ARE FROM OUTSIDE OF FOUNDATION TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD.
7. ALL DIMENSIONS ON INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.
8. ALL DIMENSIONS TO OPENINGS ARE FROM FOUNDATION TO CENTER OF OPENING.
9. ALL EXHAUST FANS IN WET AREAS SHALL BE VENTED OUTSIDE THE HOUSE.
10. ALL WORK TO CONFORM TO DEED RESTRICTIONS IF APPLICABLE.
11. PLANS TO BE REVIEWED BE ARCHITECTURAL CONTROL COMMITTEE.
12. IF A/C IS IN ATTIC, A 3/4" PLYWOOD CATWALK SHALL GO FROM ACCESS HOLE TO UNIT, AND UNIT MUST BE WITHIN 20'
13. GENERAL AND SUBCONTRACTORS SHALL VERIFY ENGINEERED DRAWINGS AND ARCHITECTURAL DRAWINGS DO NOT HAVE DISCREPANCIES.
14. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL OTHER TEMPERED GLASS LOCATIONS PER CODES
15. GENERAL AND SUBCONTRACTORS TO VERIFY ALL WINDOWS MEET EGRESS CODES IN APPLICABLE LOCATIONS.
16. GENERAL AND SUBCONTRACTORS TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES AND COMPONENTS.

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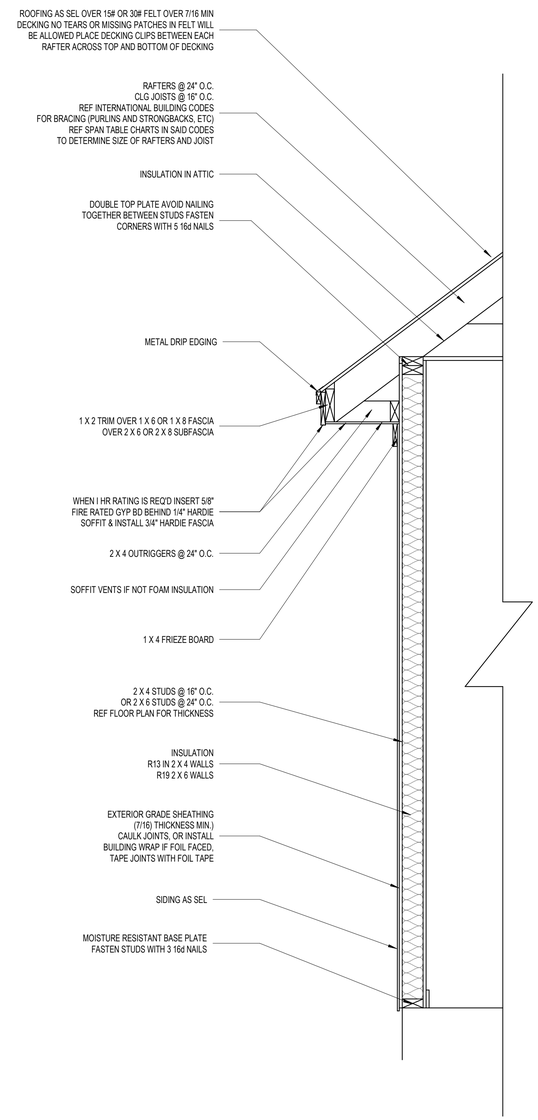
1 ELEVATION FRONT
1/4" = 1'-0"

2 ELEVATION BACK
1/4" = 1'-0"



WALL - WOOD FRAMING WITH SIDING
1" = 1'-0"

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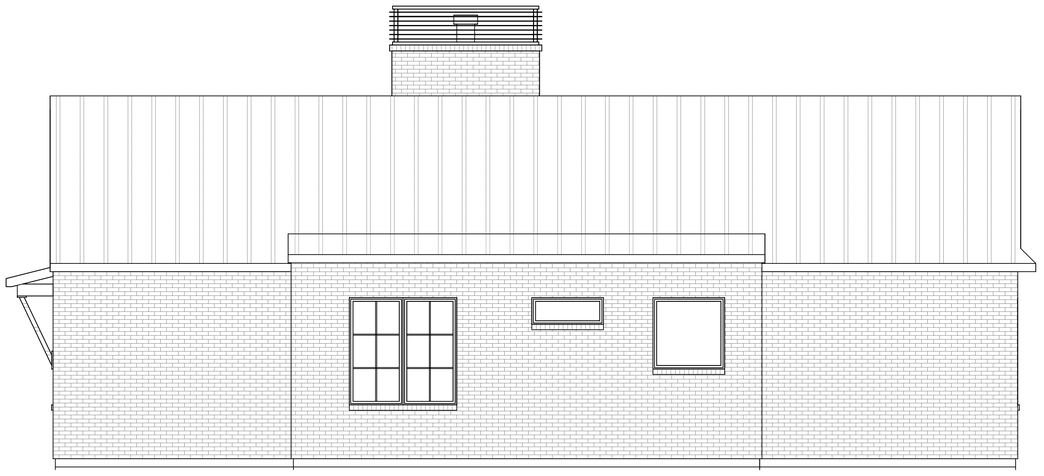
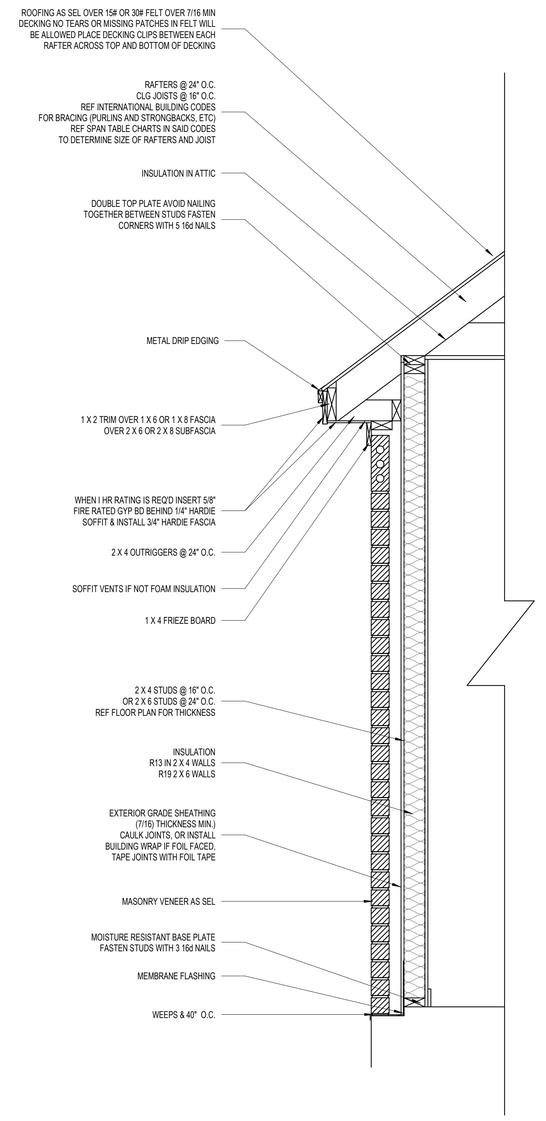
1 ELEVATION LEFT
1/4" = 1'-0"



2 ELEVATION RIGHT
1/4" = 1'-0"



WALL - WOOD FRAMING WITH MASONRY
1" = 1'-0"

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1 FRONT PERSPECTIVE

2 FRONT LEFT VIEW

3 FRONT RIGHT VIEW

4 REAR LEFT VIEW

5 REAR RIGHT VIEW

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A4

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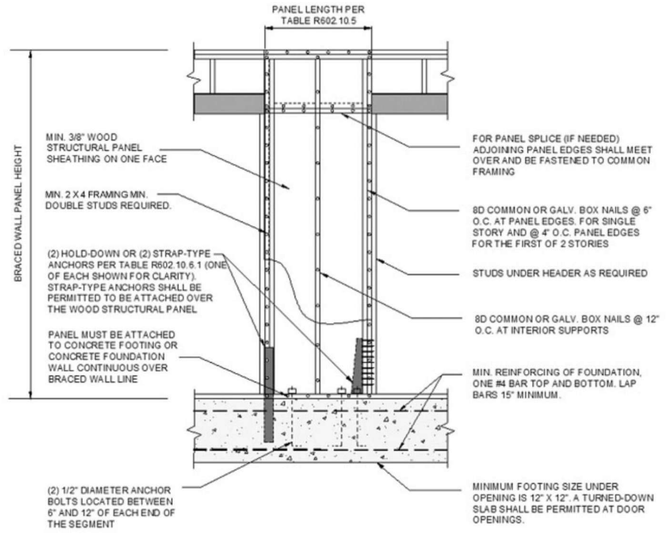
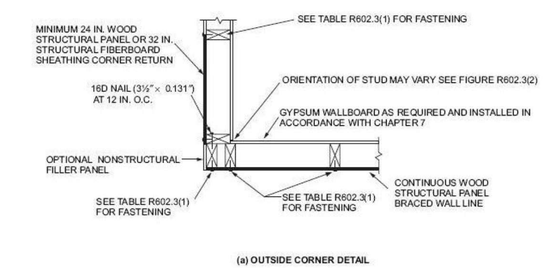
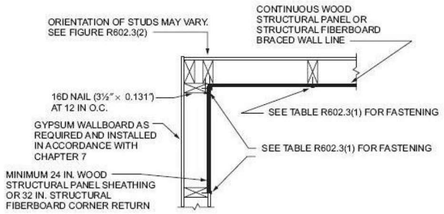


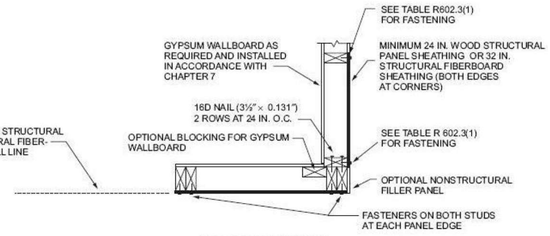
FIGURE R602.10.6.1 METHOD ABW—ALTERNATE BRACED WALL PANEL



(a) OUTSIDE CORNER DETAIL



(b) INSIDE CORNER DETAIL



(c) GARAGE DOOR CORNER

FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

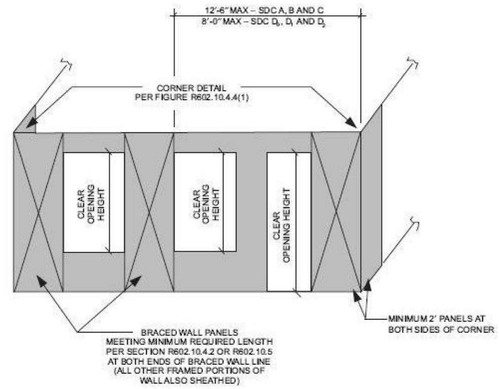


FIGURE R602.10.4.4(4)
BRACED WALL LINE WITH CONTINUOUS SHEATHING FIRST BRACED WALL PANEL AWAY FROM END OF WALL LINE WITHOUT TIE DOWN

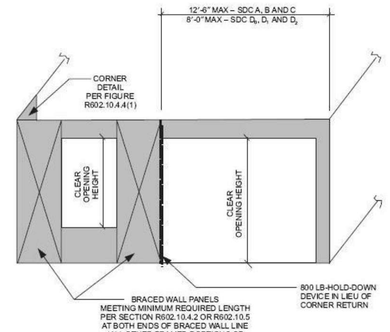


FIGURE R602.10.4.4(5)
BRACED WALL LINE WITH CONTINUOUS SHEATHING—FIRST BRACED WALL PANEL AWAY FROM END OF WALL LINE WITH HOLD-DOWN

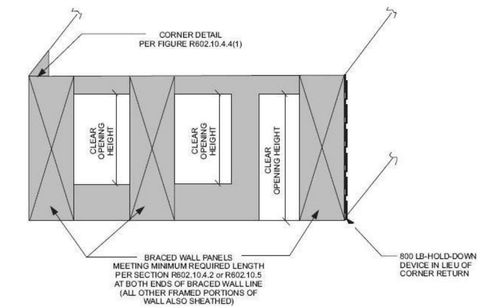


FIGURE R602.10.4.4(3)
BRACED WALL LINE WITH CONTINUOUS SHEATHING WITHOUT CORNER RETURN PANEL

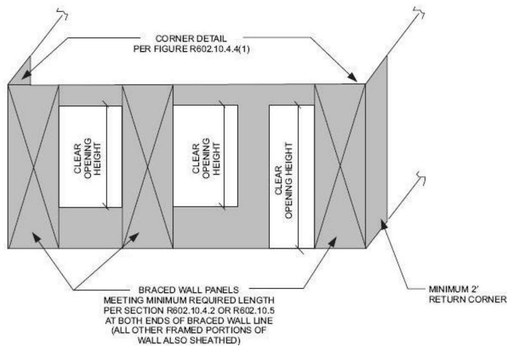


FIGURE R602.10.4.4(2)
BRACED WALL LINE WITH CONTINUOUS SHEATHING WITH CORNER RETURN PANEL

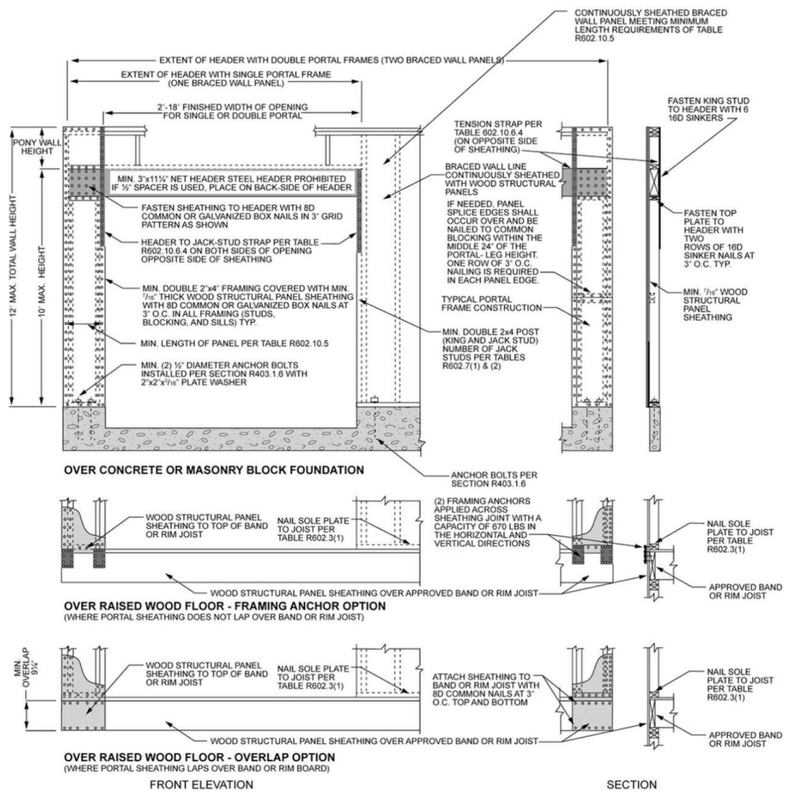


FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

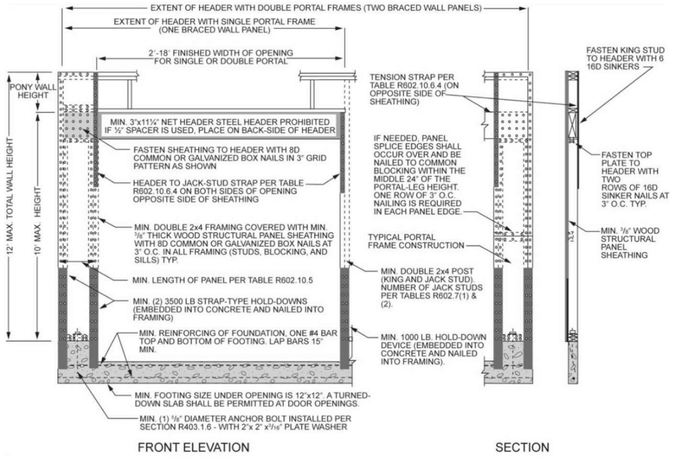


FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

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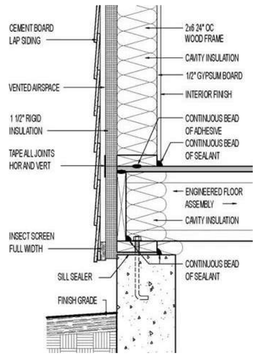
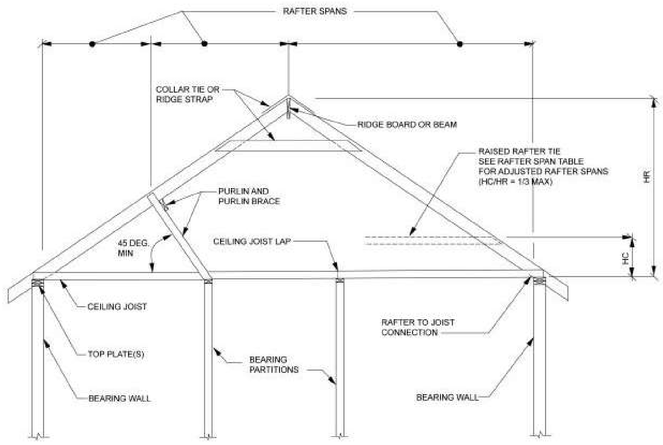
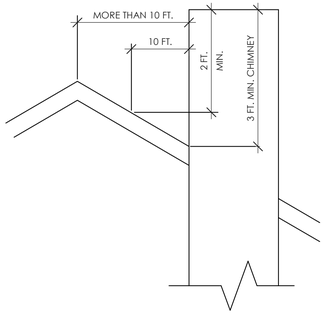
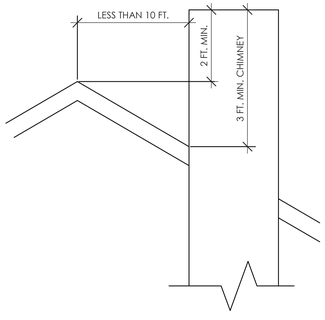


OPTIONAL ADVANCED FRAMING WITH RAIN SCREEN
1/2" = 1'-0"

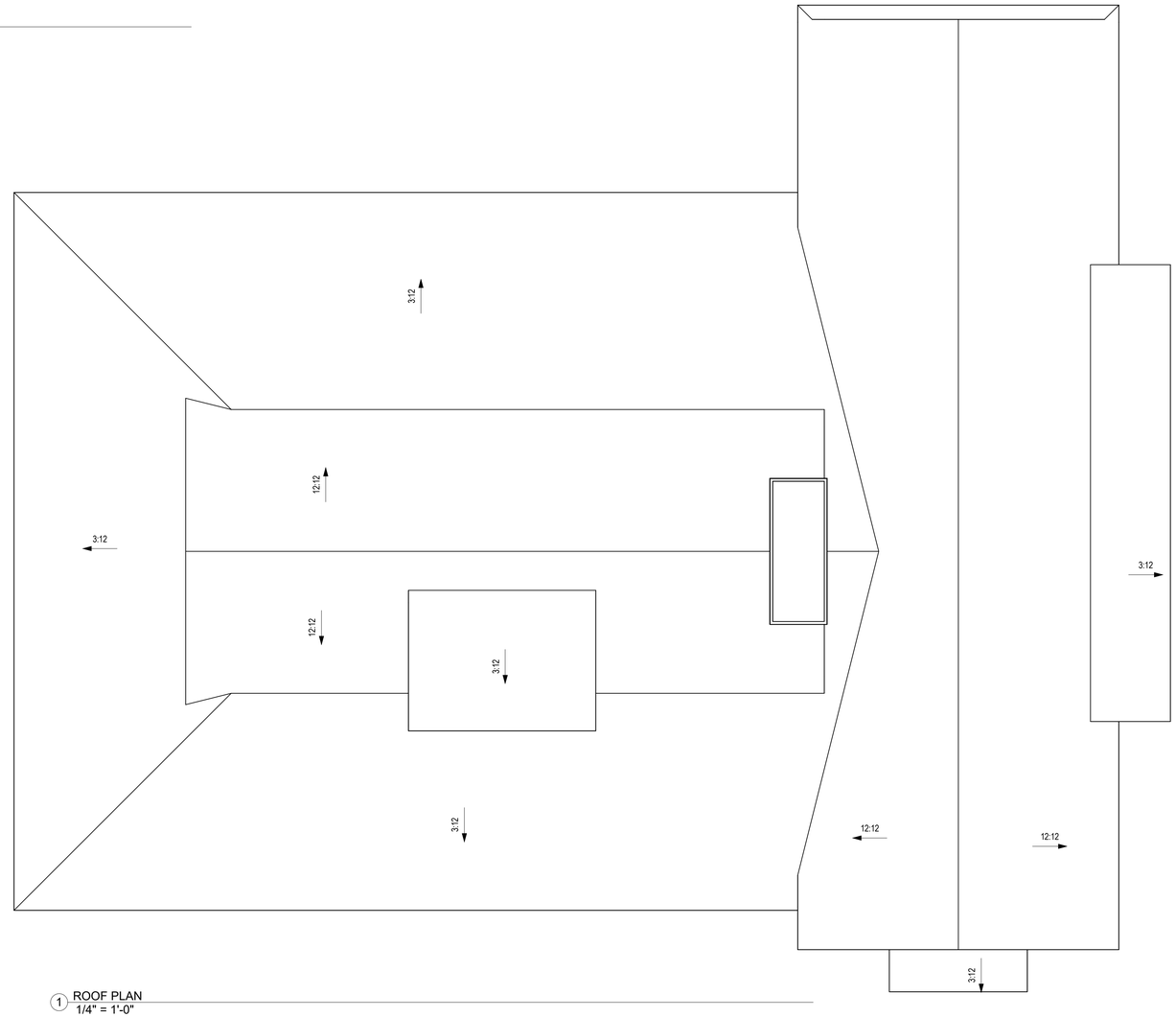


PURLIN FRAMING IRC R802.4.5
1/2" = 1'-0"





CHIMNEY REQUIREMENTS
1/2" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

NOTE:

IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VIST OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESINGS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

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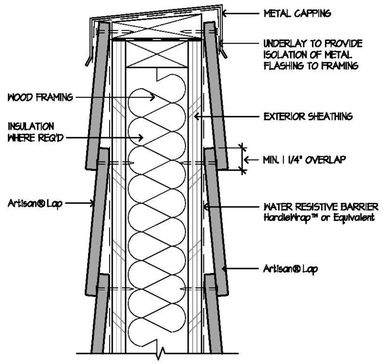
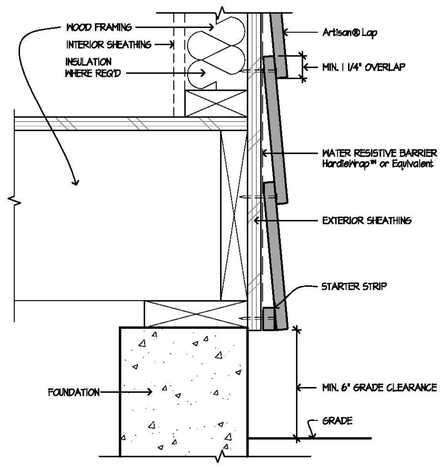


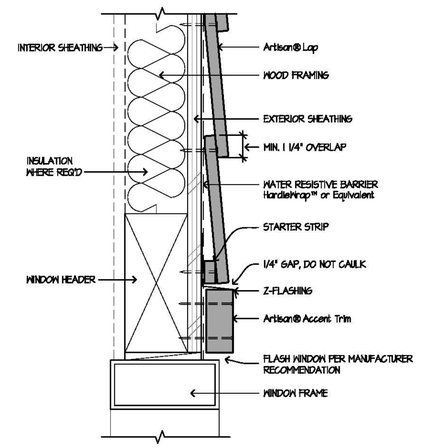
9 PARAPET

SCALE: 3"=1'-0"



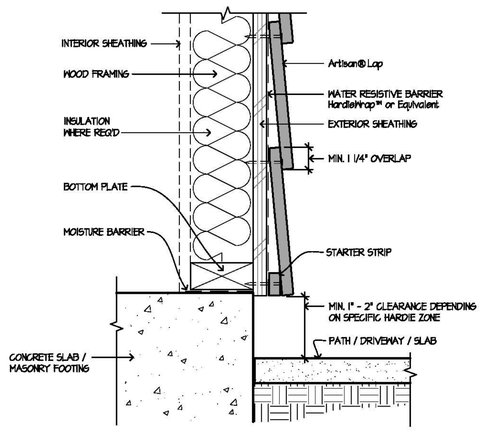
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



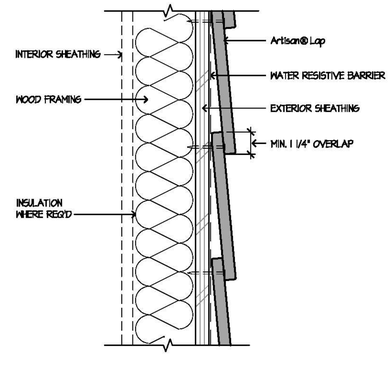
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



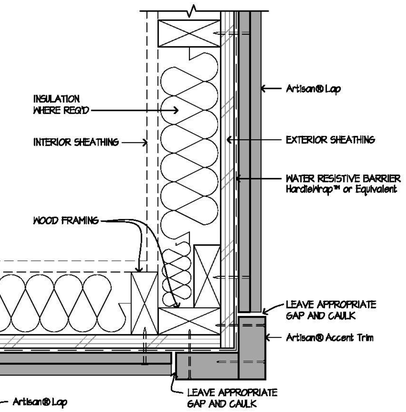
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

SCALE: 1/2"=1'-0"



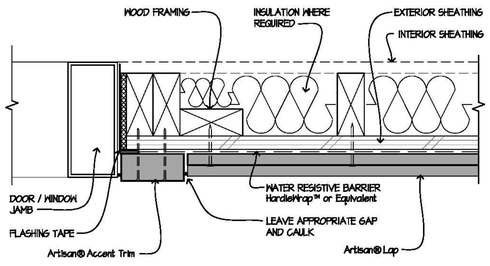
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



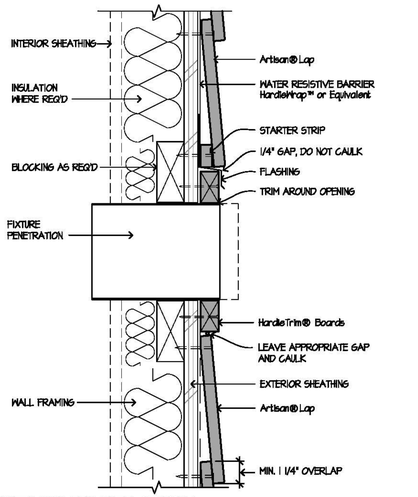
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



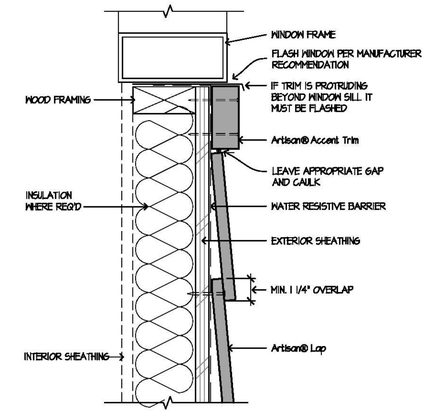
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



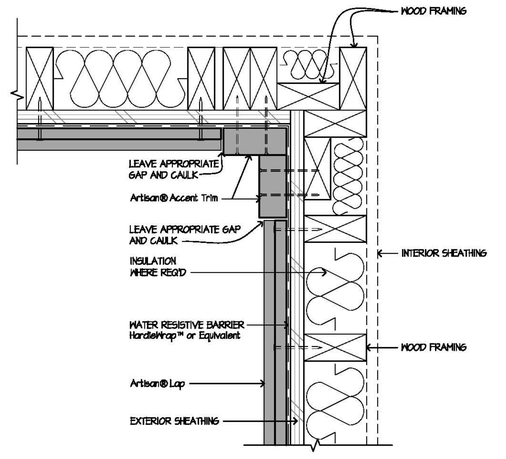
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

These drawings are published as an information guide only. These CAD drawings are intended as templates to assist the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instructions on www.jameshardie.com. You should obtain architectural, engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use of these drawings.

For fastener specifications and complete installation instructions refer to appropriate documentation at www.jameshardie.com

artisan
JamesHardie

Artisan® Lap Siding Details

- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails Blind Fastened into Framing

DRAWN	JamesHardie
CHECKED	JW
DATE	March 1, 2010
SCALE	AS NOTED
JOB NO.	-
SHEET	ARTISAN-1

NOTE:

THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON-EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF. IMAGINATION DESIGNS, LLC IS NOT AN ENGINEER AND RECOMMENDS THAT A PROFESSIONAL ENGINEER BE CONSULTED FOR YOUR SPECIFIC LOT AS THE DESIGNER
HAS NOT BEENN PROVIDED ANY INFORMATION BY THE CLIENT REGARDING THE BEARING CAPACITY OF THE SOILS FOR THIS LOT AND ASSUMES NO RESPONSIBILITY FOR THE STRUTURAL PERFORMACE OF THIS DESIGN.

NOTE:

DOUBLE UP FLOOR JOISTS UNDER ALL WALLS RUNNING PARELLEL WITH THE FLOOR SYSTEM, TYP.

CONCRETE NOTES:

1. REFER TO BUILDING PLANS FOR DOOR OPENINGS AND EXACT LOCATIONS
2. USE CONCRETE BRICK SUPPORTS TO MAINTAIN REINFORCING CLEARANCES. DO NOT USE CMU OR FACE BRICK.
3. FOUNDATION DESIGN BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM D-1557). FILL PLACED @ 8" MAX LIFTS.
4. ALL CONCRETE SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE CONCRETE W/ MAXIMUM SLUMP OF 6". PROVIDE SLUMP TEST AND CYLINDERS AT BEGINNING AND MIDPOINT OF POUR.
5. GRADE 40 DEFORMED REINFORCING.
6. ASTM-185 WWF REINFORCING.
7. APPLY A LIQUID MEMBRANE CURING CHEMICAL TO ALL CONCRETE SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. W.R. GRACE PRODUCT OR EQUAL.
8. CONTRACTOR SHALL COORDINATE ALL DOOR LOCATIONS AND OMIT NOTCHES ACCORDINGLY.
9. 2" CLEARANCE FOR REBAR, SIDES AND BOTTOM.
10. MINIMUM SLAB THICKNESS SHALL BE 4" ON HOUSE AND ANY SIDEWALKS INCLUDING DRIVEWAY.
11. FINISH GRADE TO SLOPE AWAY FROM THE HOUSE.
12. REFER TO ELECTRICAL PLAN FOR IN-SLAB WIRING AND OUTLET REQUIREMENTS.
13. CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, UNDISTURBED SOIL.
14. SLABS AND FOOTINGS SHALL BE PLACED MONOLITHICALLY IN A CONTINUOUS POUR. CONSTRUCTION JOINTS FOR THE PURPOSE OF POUR INTERRUPTION SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE OWNER.
15. ALL DRIVEWAY POURS SHALL HAVE THE PROPER CONSTRUCTION AND CONTROL JOINTS AT A DISTANCE NO GREATER THAN 15' WITH A JOINT DOWN THE CENTER RADIUS BENDS SHALL HAVE A CONTROL JOINT AT THE CENTER OF THEM.

SITE PREPARATION NOTES:

1. REMOVE TOP SOIL (8" TO 12") AND DELETERIOUS MATERIAL.
2. PROOF ROLL SUBBASE WITH A LOADED 18 YARD DUMP TRUCK. REMOVE ALL "PUMPING AREAS"

FOUNDATION AND SITE WORK NOTES:

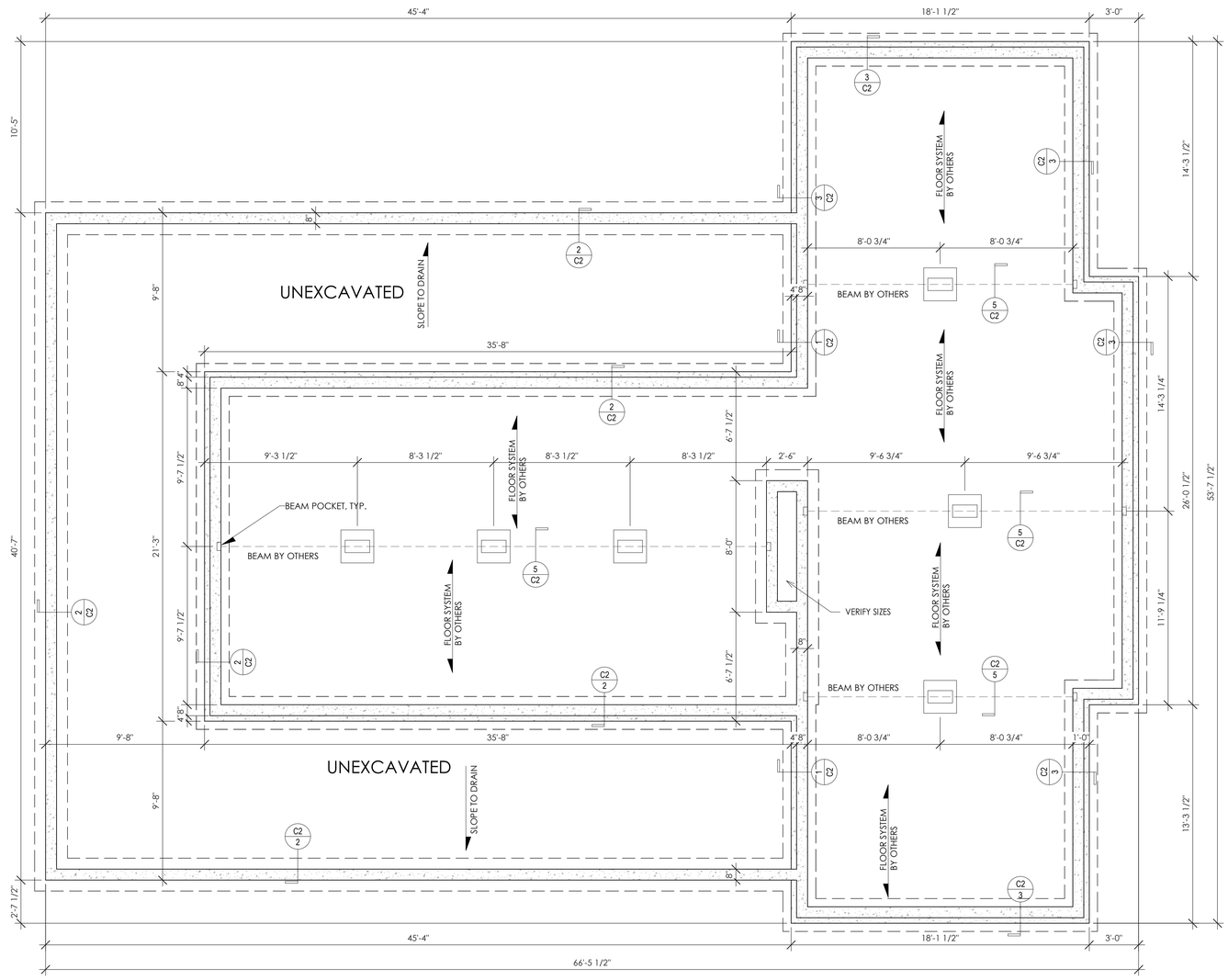
1. CHECK ELECTRICAL PLAN FOR ANY CONDUIT OR FLOOR RECEPTACLES.
2. TERMITE TREAT THE SOIL PRIOR TO POURING CONCRETE AND RETAIN CERTIFICATE FOR OWNER.
3. GRADE LOT TO DRAIN AWAY FROM THE FOUNDATION A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET.
4. CARPORT AND FRONT PORCH BEAMS ARE NOT SHOWN FOR CLARITY PURPOSES.
5. CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, COMPACTED, UNDISTURBED FILL MEETING 90% MODIFIED PROCTOR AS TESTED.
6. ALL WELDED WIRE FABRIC SHALL BE 6X6 10/10 WWF.
7. POLYETHYLENE VAPOR BARRIER SHALL BE 10 MIL. THICKNESS.

FOUNDATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT FOUNDATION COMPLIES WITH ALL LOCAL BUILDING CODES PERTAINING TO REQUIRED SIZES, REINFORCING, FRST DEPTH, FOOTING THICKNESS, FOUNDATION WALL WATERPROOFING AND REQUIRED VENTILATION MINIMUMS. LOCAL CODE REQUIREMENTS TAKE PRECEDENCE OVER ALL REFERENCES ON FOUNDATION PLAN.
2. FOOTING CONCRETE IS TO HAVE A MINIMUM OF 2,500 P.S.I. COMPRESSIVE STRENGTH AT TWENTY-EIGHT DAYS. IF REQUIRED, FOOTING REINFORCING IS TO HAVE MINIMUM 4" CONCRETE COVER.
3. FOOTING SIZING IS TO BE PER BASIC ENGINEERING PRACTICES: DEPTH NOT TO BE LESS THAN TWICE THE DISTANCE BEYOND WALL, AND WIDTH NOT LESS THAN EIGHT (8) INCHES WIDER THAN THE WALL SUPPORTED.
4. ALL CONCENTRATED LOAD POINTS SUCH AS BEAMS, COLUMNS, AND GIRDER BEARING LOCATIONS TO HAVE SOLID MASONRY OR FILLED BLOCK CORES MINIMUM OF 4" IN HEIGHT OR BEARING PLATES TO SAFELY DISTRIBUTE LOAD ON WALL OR PIER.
5. MASON IS RESPONSIBLE FOR THESE ITEMS:
   - A. ANCHOR BOLTS (MINIMUM 1/2" X 15").
   - B. LOCATION AND USE OF ALL EXPANSION AND CONTROL JOINTS PLUS COLLARS FOR PENETRATIONS THRU SLAB.
   - C. ALL TERMNITE SHIELDS OR SOIL POISONING AS REQUIRED.
   - D. SUMP PUMP AND SUMP BASKET (LOCATION AND INSTALLATION PER BUILDING DEPARTMENT).
   - E. DRAIN TILE AND LOCATION REQUIREMENTS PER CODES.
6. ALL CONCRETE PADS TO HAVE (2) #4 RERODS EACH WAY AT BOTTOM.
7. SLABS ON GRADE TO BE MINIMUM 3,000 P.S.I. 28-DAY COMPRESSIVE STRENGTH CONCRETE WITH 6X6-10X10 WELDED WIRE MESH TO BE USED IF REQUIRED.
8. POURED CONCRETE FOUNDATION: MASON IS RESPONSIBLE FOR DESIGN AND ALL REINFORCING NEEDED TO MAINTAIN ALL CODE REQUIREMENTS AND SOIL LOAD BEARING CAPACITIES. FINAL HEIGHT AND THICKNESS OF WALL AND ALL REINFORCING PLUS CONCRETE COVER SET BY MASON PER LOCAL BUILDING CODE REQUIREMENTS.

CRAWL SPACE (SOIL FLOOR) VENTING CALCULATIONS - AS PER IRC R408

CRAWL AREA:	1,735	SQ. FT. OF VENTING AREA
	1.15	1/1500 SQ. FT. OF REQUIRED VENTILATION
		(ASSUMES VAPOR RETARDANT IS USED IN CRAWL SPACE)
	0.8	SQ. FT. (16"X8" VENT) OF NET FREE AREA PER VENT *FIELD VERIFY*
	2	# OF VENTS NEEDED
MINIMUM ONE VENT WITHIN 3 FT. OF EACH CORNER AND ONE VENT ON EACH SIDE OF STRUCTURE.		



1 CRAWL SPACE
1/4" = 1'-0"

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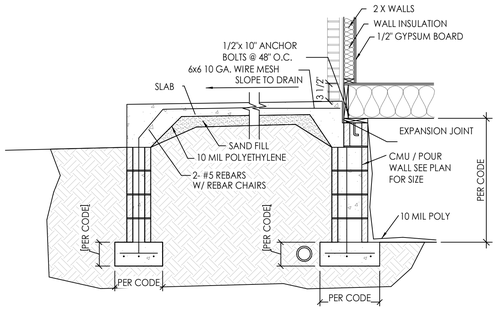
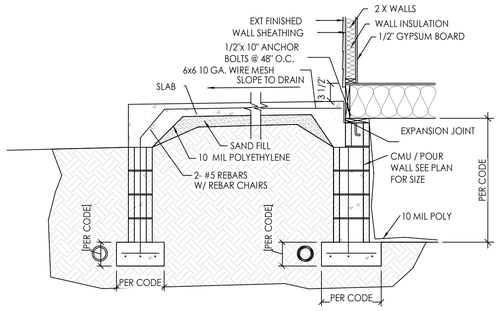
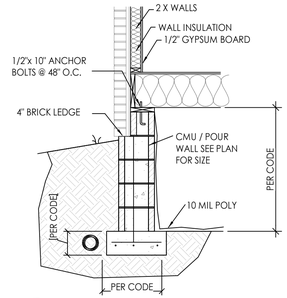


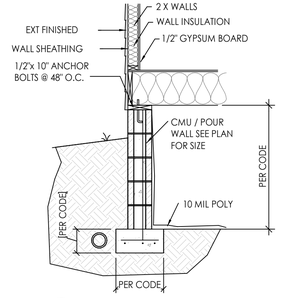
1 COVERED PORCH FOOTING
SCALE: 1/2" = 1' BRICK EXT. WALL



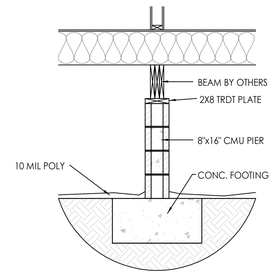
2 COVERED PORCH FOOTING
SCALE: 1/2" = 1' SIDING EXT. WALL



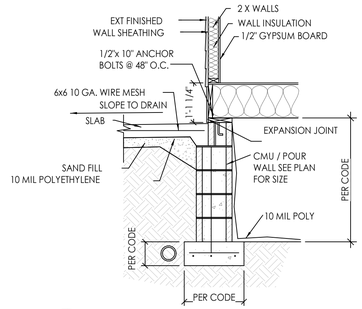
3 BRICK EXTERIOR
SCALE: 1/2" = 1'



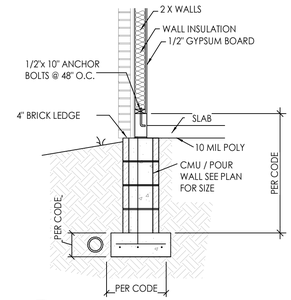
4 EXTERIOR
SCALE: 1/2" = 1'



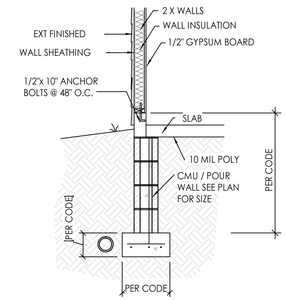
5 INTERIOR GRADE BEAM
SCALE: 1/2" = 1'



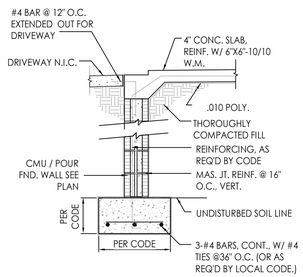
6 GARAGE / HOUSE WALL FOOTING
SCALE: 1/2" = 1' SIDING EXT. WALL



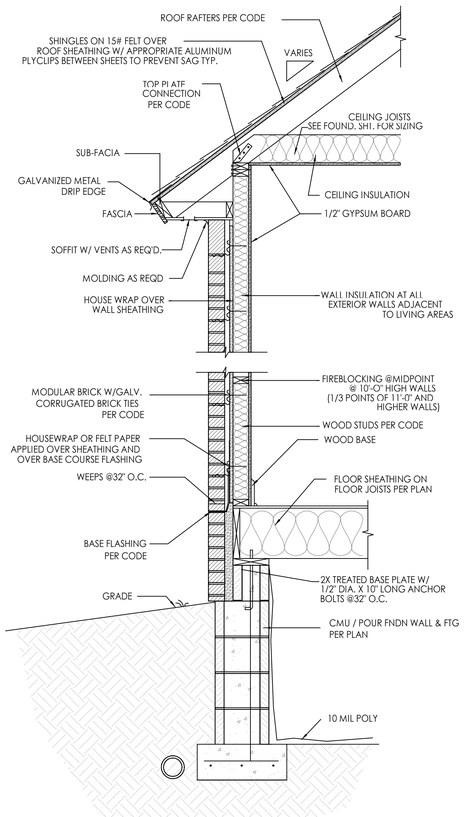
7 GARAGE BRICK EXTERIOR
SCALE: 1/2" = 1'



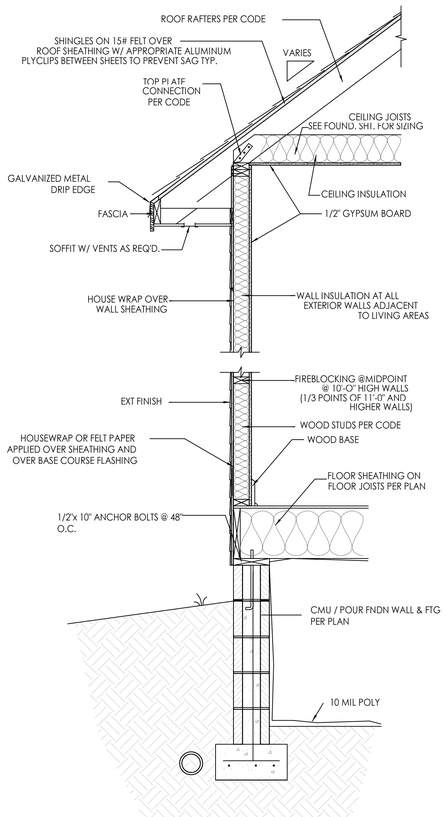
8 GARAGE EXTERIOR
SCALE: 1/2" = 1' SIDING EXT. WALL



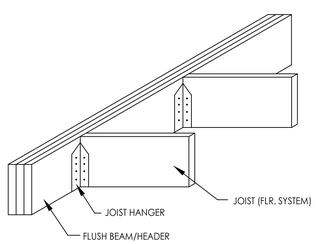
9 GARAGE DOOR OPENINGS
SCALE: 1/2" = 1'



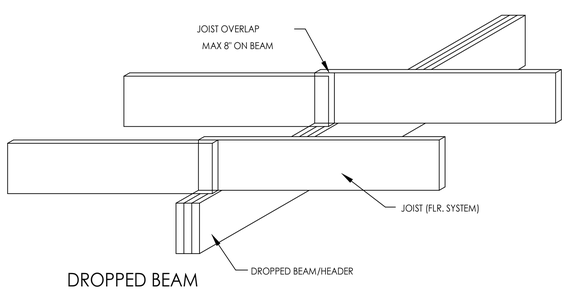
TYPICAL WALL
BRICK SECTION
SCALE: 3/4" = 1'-0"



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



FLUSH BEAM



DROPPED BEAM

NOTE:

THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF. IMAGINATION DESIGNS, LLC IS NOT AN ENGINEER AND RECOMMENDS THAT A PROFESSIONAL ENGINEER BE CONSULTED FOR YOUR SPECIFIC LOT AS THE DESIGNER HAS NOT BEEN PROVIDED ANY INFORMATION BY THE CLIENT REGARDING THE BEARING CAPACITY OF THE SOILS FOR THIS LOT AND ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL PERFORMANCE OF THIS DESIGN.

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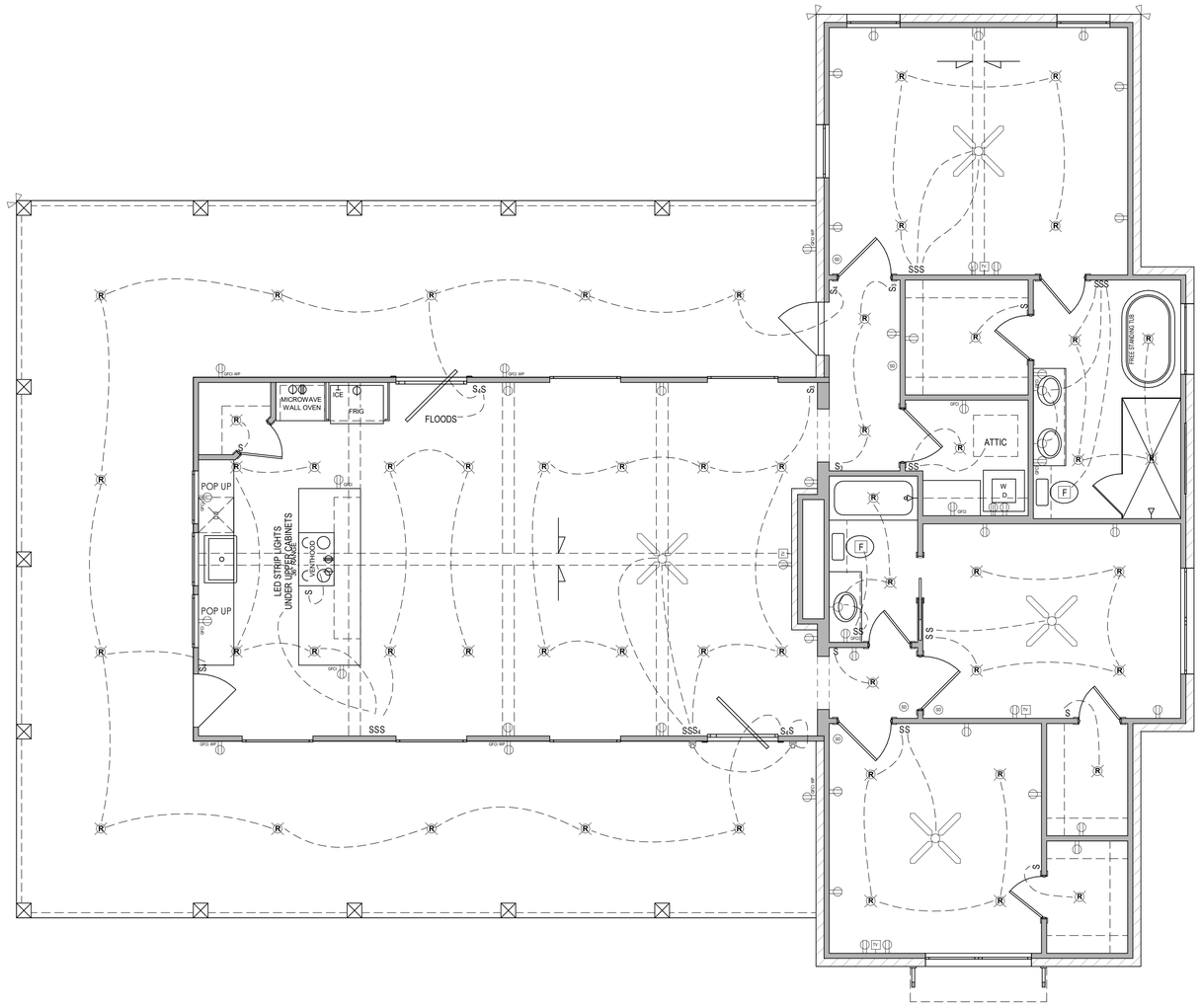
SYMBOLS

120V DUPLEX RECEPTACLE	WALL MOUNT LIGHT FIXTURE
120V / 20A SINGLE RECEPTACLE	RECESSED LIGHT FIXTURE
QUADRUPLEX RECEPTACLE	LIGHT FIXTURE
240V / 15A RECEPTACLE	FLOOD LIGHT
120V GFCI DUPLEX RECEPTACLE	FLUORESCENT LIGHT FIXTURE
120V GFCI SINGLE RECEPTACLE	TELEPHONE
120V GFCI WEATHER PROOF RECEPTACLE	TELEVISION
120V SWITCHED EAVE RECEPTACLE	FAN VENTED OUTSIDE
SINGLE SWITCH	SPEAKER
3-WAY SWITCH	SMOKE & CARBON MONOXIDE DETECTOR COMBO
4-WAY SWITCH	
DIMMER SWITCH	HOSE BIB



0 2 4

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

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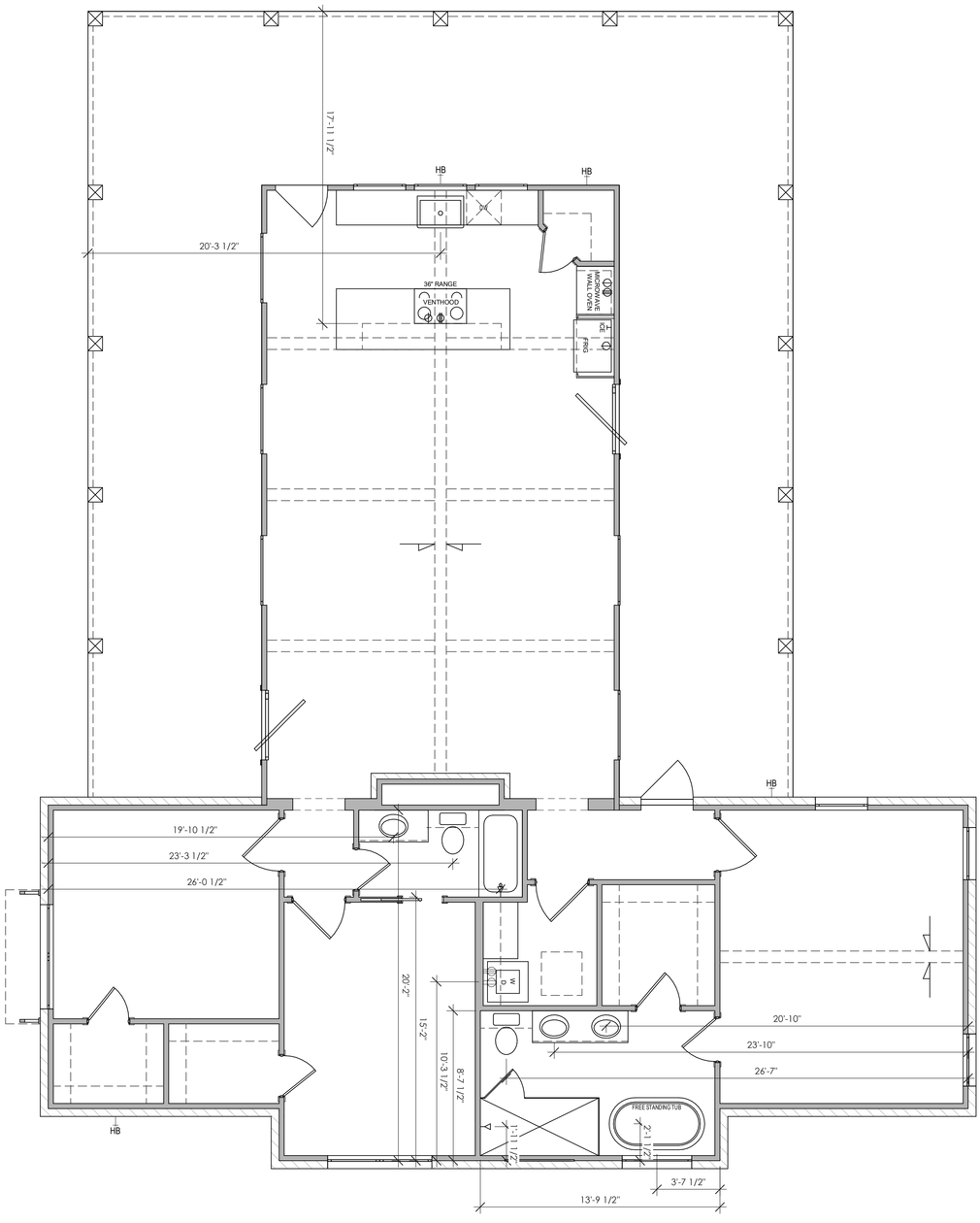

SCALE 1/4" = 1'-0"

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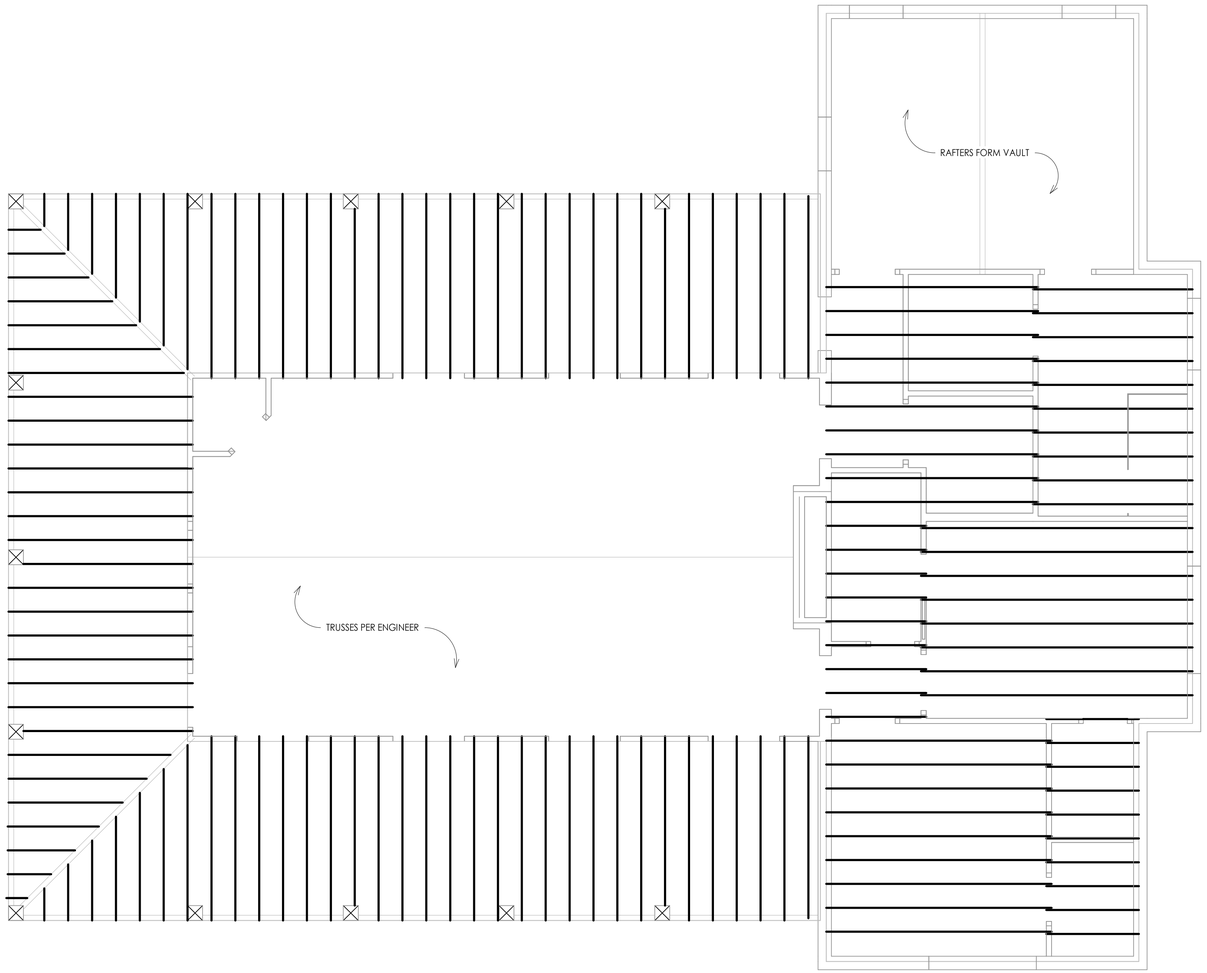

1 CEILING FRAMING PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. ALL FRAMING SHALL BE PER LOCAL BUILDING CODES.
2. CONSULT ALL SPANS WITH LOCAL BUILDING CODES. RAFTERS SUGGESTED REFER TO: CURRENT IRC SECTION R802.4.1. CEILING JOISTS SUGGESTED REFER TO: CURRENT IRC SECTION R802.5.1. SELECT CORRECT SPAN TABLES FOR APPLICABLE LOADS FOR YOUR AREA AND SPECIFIC APPLICAITON IN THE STRUTURE.
3. ALL JOISTS & RAFTERS SHALL BE BRACED PER LOCAL BUILDING CODES. SUGGESTED REFER TO CURRENT IRC SECTION R802.4.5
4. ALL FASTENERS, STRAPS, NAILS, ETC PER LOCAL BUILDING CODES
5. JOIST, BEAM, & RAFTER SIZING PER LOCAL BUILDING CODES
6. JOIST HANGERS PER LOCAL BUILDING CODES
7. HEADERS PER LOCAL BUILDING CODES
8. ALL FLOOR TRUSSES IF APPLICABLE SHALL BE ENGINEERED BY TRUSS MANUFACTURER AND INSTALLED PER THEIR SPECIFICATIONS
9. ALL RAFTER / CEILING TRUSSES IF USED SHALL BE ENGINEERED BY MANUFACTURER AND INSALLED PER THEIR SPECIFICATIONS
10. JOISTS ARE DRAWN AT 16" O.C. RAFTERS DRAWN AT 24" O.C.
11. SHAVE JOINT AT JOISTS AND JOIST HANGERS SO BOTTOM OF HANGER METAL IS FLUSH WITH THE BOTTOM OF THE REST OF THE JOIST TO AVOID SHEETROCK ISSUES.
12. THIS IS A GENERAL LAYOUT AND WILL NOT BE DETAILED ENOUGH TO CORRECT FOR RAFTER VALLEYS HITTING JOISTS. FRAME AROUND AS NECESSARY.
13. DEAD WOOD NOT DEPICTED FOR SHEETROCK INSTALLATION, ENSURE ALL CORNERS ALLOW FOR ATTACHING SHEETROCK.
14. AT EXTERIOR WALL LOCATIONS WHERE A GABLE FACE OCCURS, CEILING JOIST SPACING IS DESIGNED TO ALIGN TO THE SIDE OF THE RAFTERS, WITH THE FINAL RAFTER STARTING FLUSH WITH THE OUTSIDE FACE OF THE GABLE WALL. REFER ROOF FRAMING PLANS.
15. WHERE POSSIBLE, JOIST LAYOUT IS INTENDED TO ALLOW FOR A FULL SHEET OF SHEETROCK AT ONE END AND WORK IT'S WAY DOWN.
16. 16" O.C. SPACING IS INTENDED TO ALIGN WITH 24" RAFTER SPACING, AND ALLOW FOR 1/2" SHEETROCK. IF 24" JOIST SPACING IS USED, 5/8" SHEETROCK WILL BE NECESSARY.

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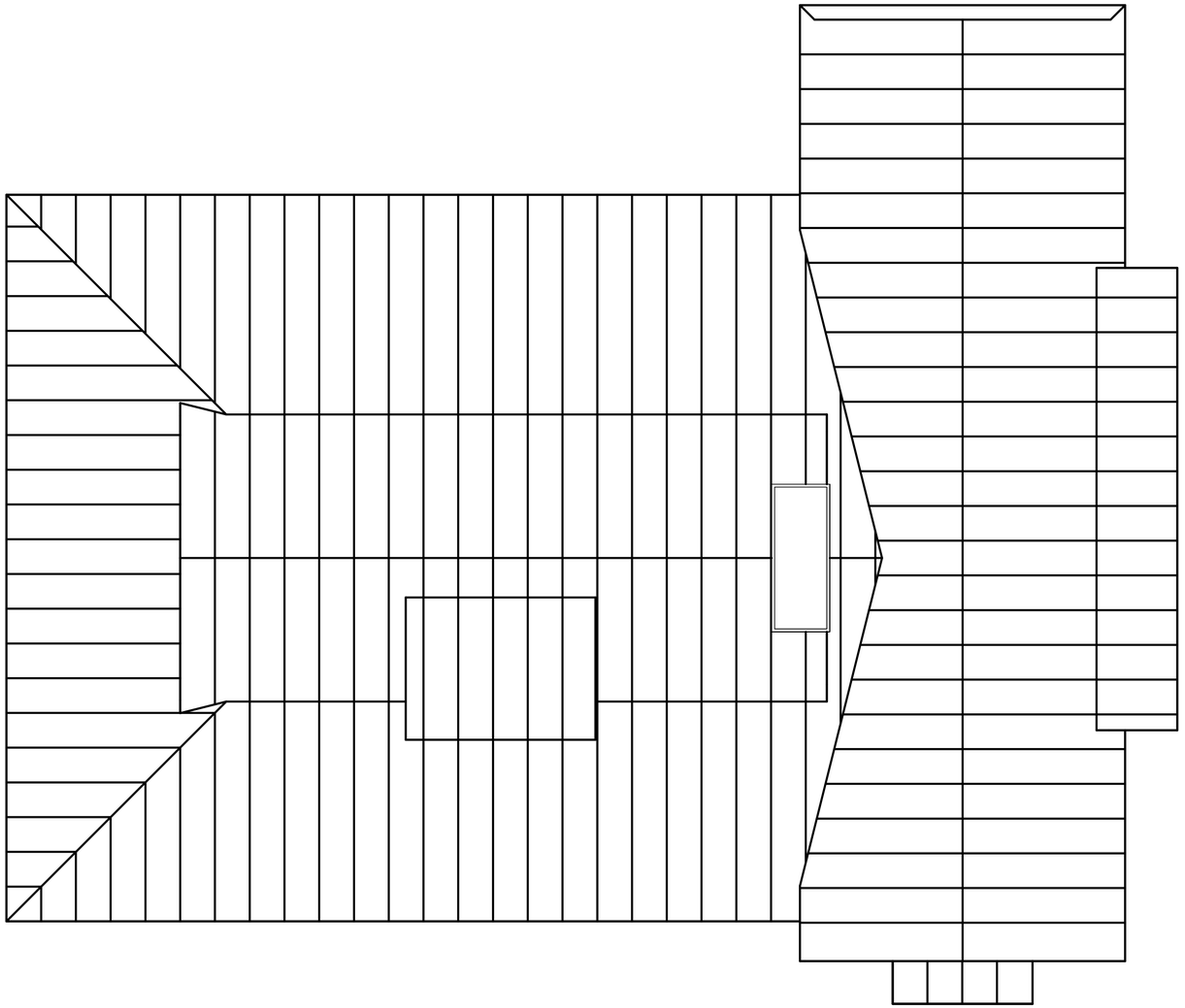

1 ROOF FRAMING PLAN
1/4" = 1'-0"

GENERAL NOTES:

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