

FRAMING NOTES

- ALL FRAMING SHALL BE IN ACCORDANCE WITH IRC 2021, SECTION 602, 602.3(1) AND 602.3(2).
- REFER TO FLOOR PLANS AND BUILDING SECTIONS FOR FRAMING SIZES AND LOCATIONS, INCLUDING BEAMS, WALLS, RAFTERS, ETC.
- ALL WOOD SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE.
- PROVIDE JOIST HANGERS AS REQUIRED PER FRAMING. RAFTERS SHALL BE SIMPSON OR EQUAL.
- ALL COLUMNS SHALL BE ANCHORED WITH SIMPSON ABU BASE, SIZED TO FIT COLUMN. TO PREVENT LATERAL DISPLACEMENT AS PER IRC 2021 SECTION 407.3.
- ALL SILLS SHALL BE PRESSURE TREATED AND HAVE 1/2" CONTINUOUS CAULK AND FOAM STRIP SEALER UNDER ALL PLATES.
- PROVIDE ALL BLOCKING AS REQUIRED TO PROVIDE FULL NAILING SURFACE FOR GYP BOARD, SIDING, ETC.
- ALL EXPOSED MATERIALS FOR SOFFITS, PATIOS, OVERHANGS, ETC SHALL BE EXTERIOR GRADE ROT-RESISTANT COMPOSITE MATERIAL BY JAMES HARDY, OR EQUAL. ANY WOOD USED AT EXTERIOR AREAS SHOULD BE PRESSURE TREATED.
- WRAP ENTIRE BUILDING SURFACE WITH BUILDING PAPER (TYVEK OR EQUAL). INSTALL PER MANUFACTURER'S SPECS
- ATTIC ACCESS SHALL BE PROVIDED TO ALL ATTIC AREAS. ACCESS OPENINGS SHALL BE MINIMUM 22" X 30" AND SHALL MAINTAIN 30" MINIMUM VERTICAL HEIGHT AT OPENING.
- ALL PENETRATIONS OF ANY WALL, FLOOR OR CEILING SHALL BE SEALED IN AN AIR-TIGHT MANNER. FLASH AND COUNTER FLASH AS REQUIRED.
- IN LOCATIONS AS NOTED ON PLANS, ENGINEERED FLOORS AND BEAM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ANY ENGINEERED DRAWINGS OR SYSTEM SPECIFICATIONS.
- ALL BEAMS SHALL BE SIZED BY MANUFACTURER AND SHALL MEET LOAD AND DEFLECTION LIMITS PER IRC 2021, 602. PROVIDE FULL STUD BEARING UNDER ALL BEAM BEARING POINTS TO FOUNDATION. PROVIDE LATERAL SUPPORT VIA BLOCKING OR ANCHOR AS REQUIRED.
- GARAGE AND OTHER OVERSIZED OPENINGS SHALL BE FRAMED AS PER THE PORTAL FRAMING DETAIL ATTACHED.
- TALL WALL FRAMING SHALL BE BALLOON FRAMED AND CONSTRUCTED AS PER TALL WALL DETAIL ATTACHED.

HURRICANE STRAPPING AND BRACES

- EXTERIOR SILL PLATES - SIMPSON MAS @ 24" OC
- FLOOR TO FLOOR TIES - SIMPSON CS200, 18GA @ 32" OC
- TRUSS/RAFTER TIES - SIMPSON H7, 16GA @ EACH RAFTER
- SHEAR WALLS - REFER TO SHEAR WALL NOTES
- ALL NAILING PATTERNS, SPLICES, ETC SHALL BE AS PER CODE.

ROOF FRAMING NOTES

- EXTERIOR SILL PLATES - SIMPSON MAS @ 24" OC
- ALL WOOD FRAMED ROOF CONSTRUCTION SHALL COMPLY WITH IRC 2021, SECTION 802.
- ALL LUMBER SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE.
- CEILING JOIST SPANS SHALL BE AS PER PLANS BASED ON IRC 2021, 20F LIVE LOAD + 10F DEAD LOAD AND L/240 DEFLECTION ALLOWANCES.
- ALL RAFTERS SHALL BE MINIMUM 2X6, SPACED AT 24" OC UNLESS OTHERWISE NOTED (SEE TYPICAL WALL SECTIONS). ALL RIDGES, HIPS AND VALLEYS SHALL BE MINIMUM 2X8 UNLESS OTHERWISE NOTED.
- ROOF SHALL BE FULLY BRACED AS PER IRC 2021.
- PROVIDE 2X4 COLLAR BRACING AT EVERY OTHER RAFTER IN THE TOP THIRD OF THE SPAN.
- CEILING JOISTS SHALL BE FASTENED TO EVERY OTHER RAFTER PER IRC 802.3.1 AND SHALL BE SECURED TO PLATE PER IRC 802.11.
- ALL BRACING SHALL BE T-BRACING AS REQUIRED
- PROVIDE 2X6 STRONGBACK AT THE CENTER OF ALL CEILING JOISTS WITH SPANS GREATER THAN 10' IN LENGTH.
- ROOF SHEATHING SHALL COMPLY WITH SPAN CHART AS PER IRC R503.2.1.1(1)
- ROOFING MATERIAL SHALL BE 30 YEAR ARCHITECTURAL GRADE FIBERGLASS SHINGLES UNLESS OTHERWISE NOTED ON PLANS - INSTALL OVER 2 LAYERS UNDERLAYMENT AS PER IRC 2021, R905.1.1(2).

HEADER SPAN TABLE

SINGLE STORY		TWO STORY	
2X6	4'-6" MAX	2X6	3'-2" MAX
2X8	5'-9" MAX	2X8	4'-1" MAX
2X10	7'-0" MAX	2X10	4'-11" MAX
2X12	8'-1" MAX	2X12	5'-9" MAX

SPAN CALCULATIONS ARE BASED ON IRC 2021 TABLE 602.7(1) ASSUMING ALLOWABLE BEARING OF 30 PSF / 28 SPAN. CHANGES IN LENGTH MAY BE REQUIRED PENDING DIFFERING WIDTHS. REFER TO IRC 2021 TABLE 602.7(1) FOR ADDITIONAL SIZES AND LENGTHS.

TYPICAL INSULATION NOTES

CONTRACTOR SHALL PROVIDE INSULATION AS SPECIFIED:

WALLS	FOAM, R-19
CEILING - STANDARD	FOAM / BLOWN CELLULOSE, R-38
CEILING - VAULTED	FOAM, R-30
FLOORS (2-STORY ONLY)	FOAM, R-19

FOAM INSULATION SHALL BE OPEN CELL. FOAM INSTALLED PER MFG SPECIFICATIONS.

PROVIDE INTERIOR INSULATION AROUND ALL BATHROOMS AND BETWEEN ALL LIVING SPACES AND BEDROOM WALLS, TYPICAL

INSULATOR SHALL SEAL ALL PERIMETER WALL PLATES

INSULATOR SHALL NOT USE EXPANSIVE SEALERS AROUND WINDOWS AND DOORS AS IT AFFECTS THEIR PROPER OPERATION.

ATTIC ACCESS AT CONDITIONED AREAS SHALL BE WEATHERSTRIPPED AND MINIMUM R-10 INSULATING BLANKET.

SHEAR WALL NOTES

SHEAR WALL CALCULATIONS BASED ON DESIGN WIND SPEED OF 130 MPH AND IRC 2021. SHEAR WALL DESIGN BASED ON WIND PRESSURE COEFFICIENTS AND LOAD COMBINATIONS AS PER ASCE 7 FOR WIND LOADS.

ONE-STORY PLANS:

SHEAR WALLS SHALL BE LOCATED AS PER PLANS AND BE A MINIMUM LENGTH AS NOTED ON FLOOR PLAN.

GYP SUM BOARD WALLS

SHEAR WALLS BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 1/2" GYP SUM BOARD AT BOTH SIDES.

GYP SUM BOARD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 5D COOLER (.086 X 1-5/8", 15/64" HEAD) OR WALLBOARD NAIL (.086X1-5/8", 9/32" HEAD) OR .120" NAIL X 1-1/2", MIN 3/8" HEAD. DRYWALL SCREWS MAY NOT BE USED FOR SHEAR WALL CONSTRUCTION.

THE SPACING OF THE NAILING OF THE GYP SUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HT4 OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 4'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

PLYWOOD WALLS

SHEAR WALLS BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 3/8" WOOD SHEATHING AT BOTH SIDES.

PLYWOOD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 6D COMMON OR GALVANIZED BOX NAILS

THE SPACING OF THE NAILING OF THE GYP SUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED. JOINTS SHALL BE OFFSET AND NOT ALIGNED ON THE SAME STUD.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HDU14-SDS2.5, AN HD12 OR BETTER WITH A 1" DIA THREADED ROD SET WITH A 9" EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 2'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

TWO-STORY PLANS:

SHEAR WALLS SHALL BE LOCATED AS PER PLANS AND BE A MINIMUM LENGTH AS NOTED ON FLOOR PLAN. FOR 1-STORY WALLS WITH NO SECOND FLOOR ABOVE REFER TO ONE-STORY NOTES.

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THE SPACING OF THE NAILING OF THE GYP SUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED DOWN THROUGH THE 2ND FLOOR TO AN IN-LINE SHEAR WALL ON THE 1ST FLOOR WITH A SET OF SIMPSON STRONG TIE HT4 OR BETTER (ONE ON DOUBLE STUDS ON THE 2ND FLOOR AND THE OTHER ON DOUBLE STUDS ON THE 1ST FLOOR) WITH A 5/8" DIA THREADED ROD SET BETWEEN THE TWO HT4s. THE MATCHING TENSION STUDS ON THE 1ST FLOOR MUST BE ANCHORED TO THE SLAB AS PER BELOW.

THE BOTTOM PLATE SHALL BE NAILED TO A SOLID JOIST OR BLOCKING BETWEEN THE FLOORS WITH 16D COMMON NAILS AT 16" OC MAX.

EACH END OF THE SHEAR WALL (AT 1ST FLOOR) SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HT4 OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

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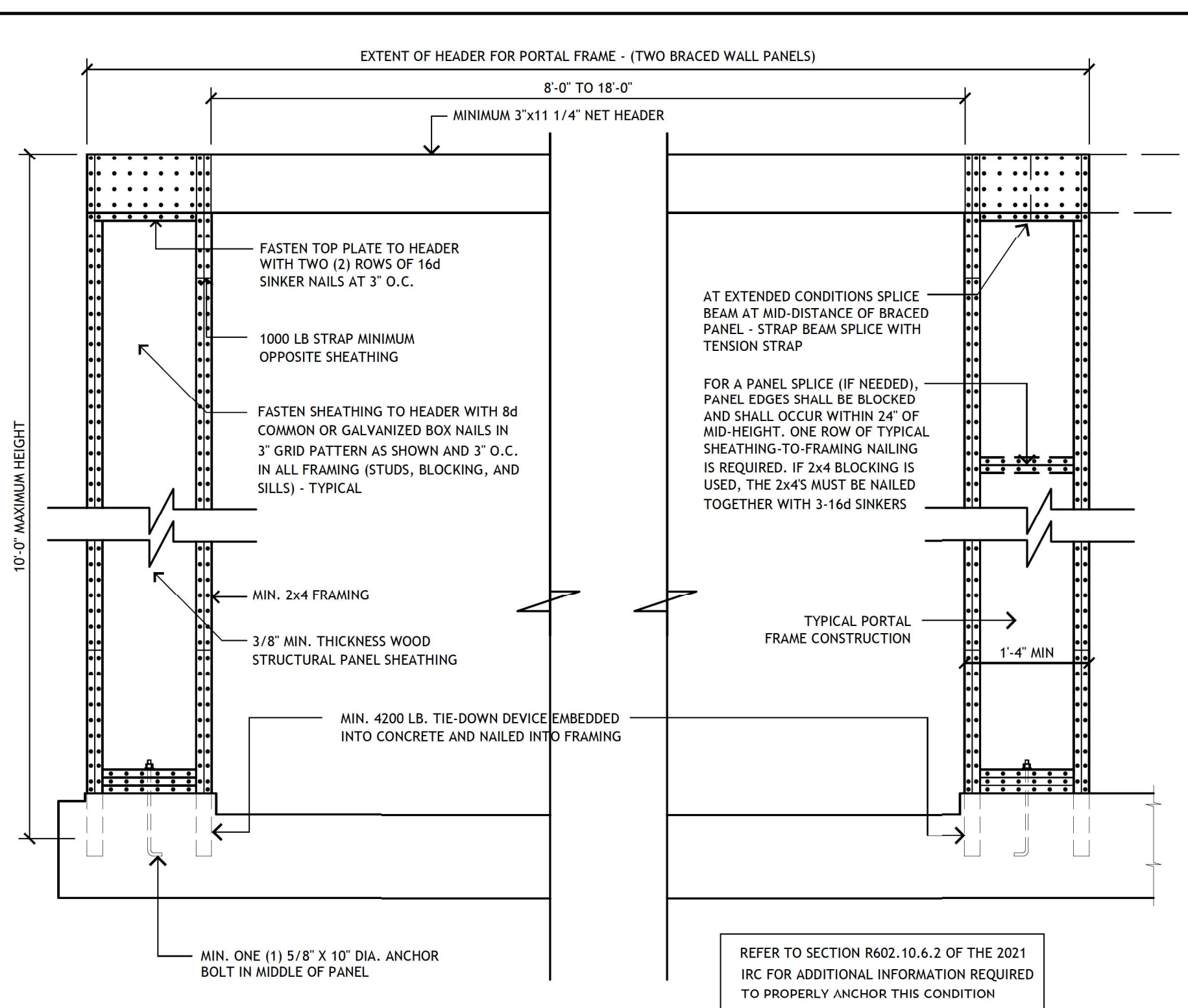
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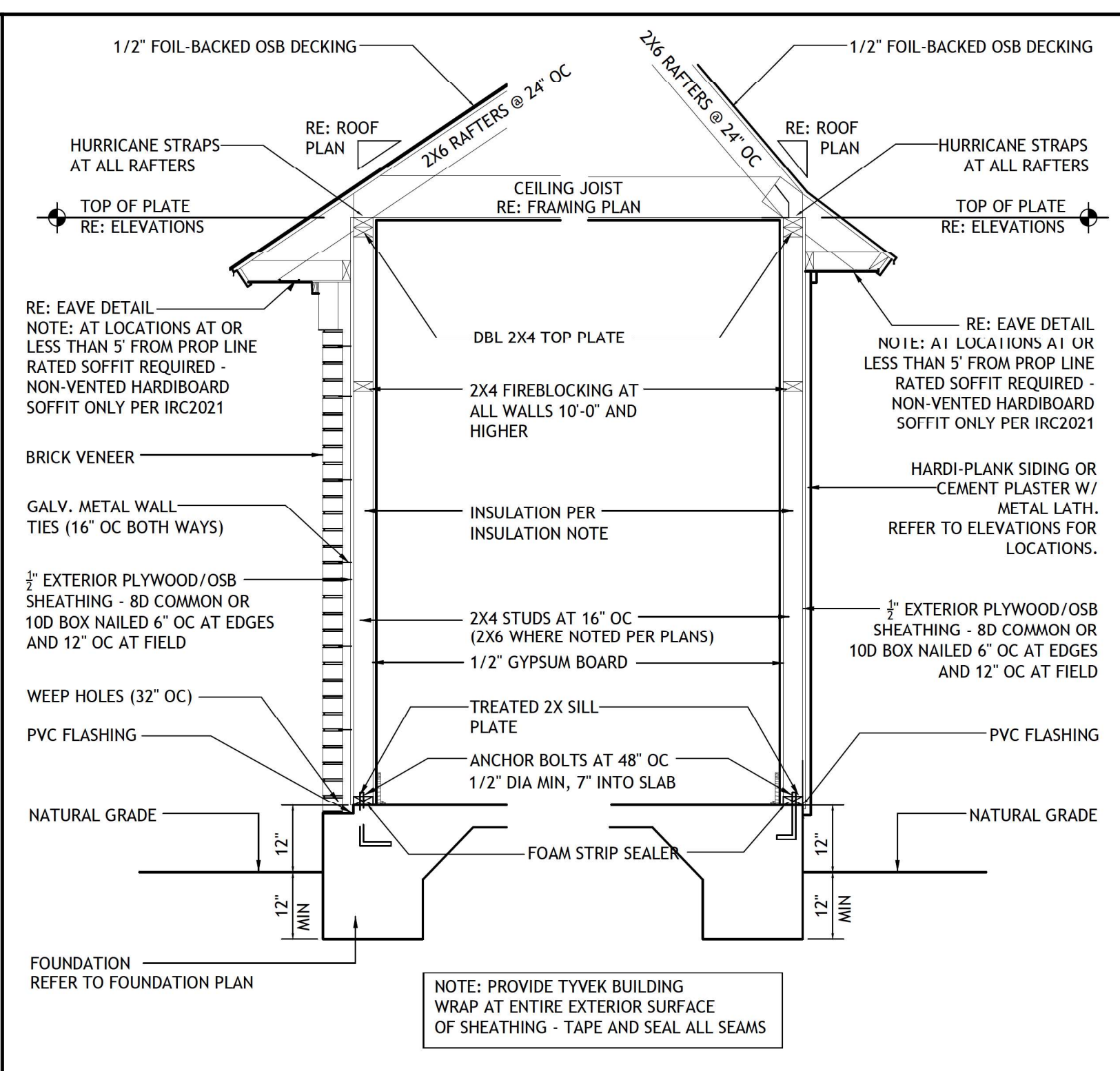
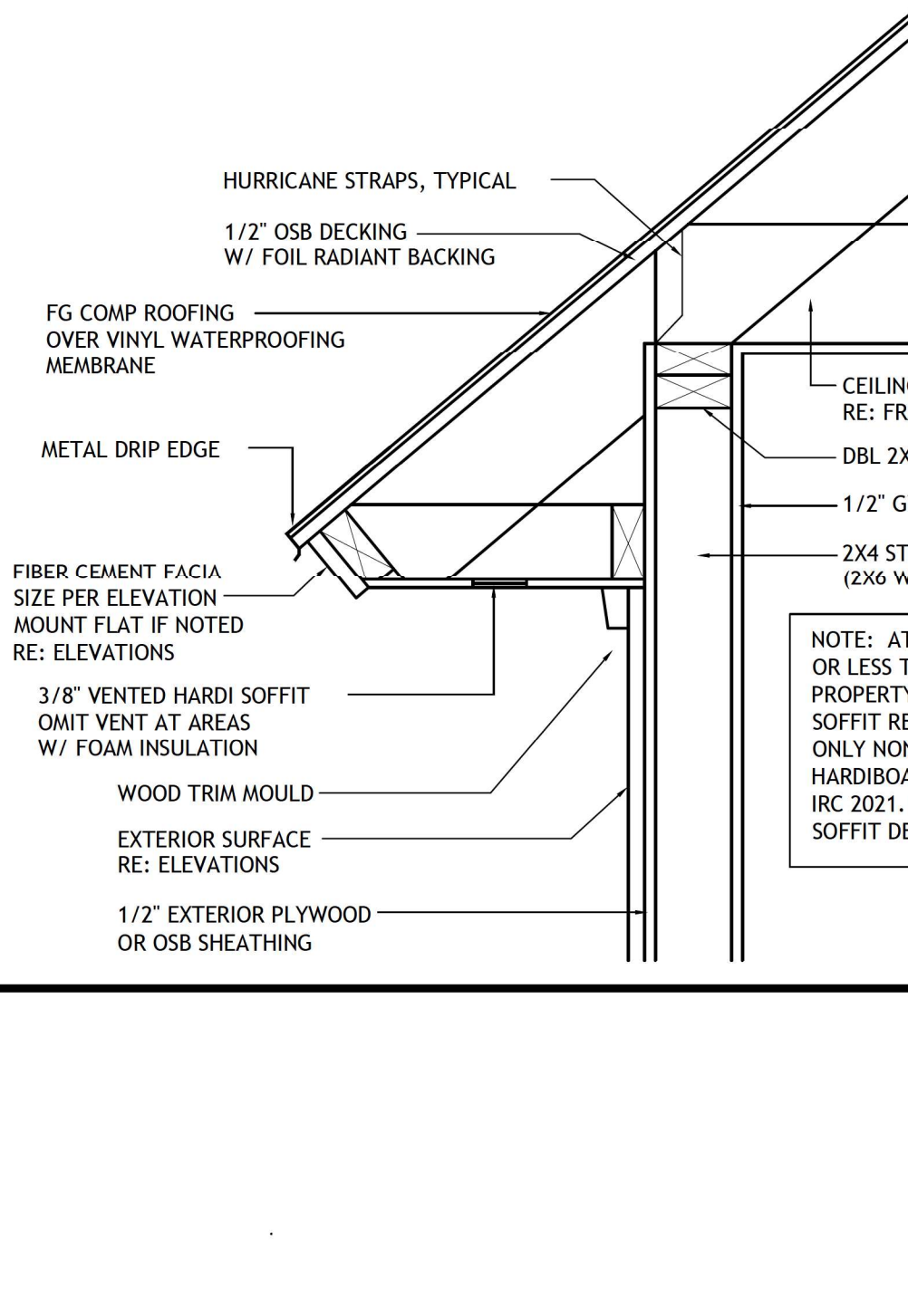
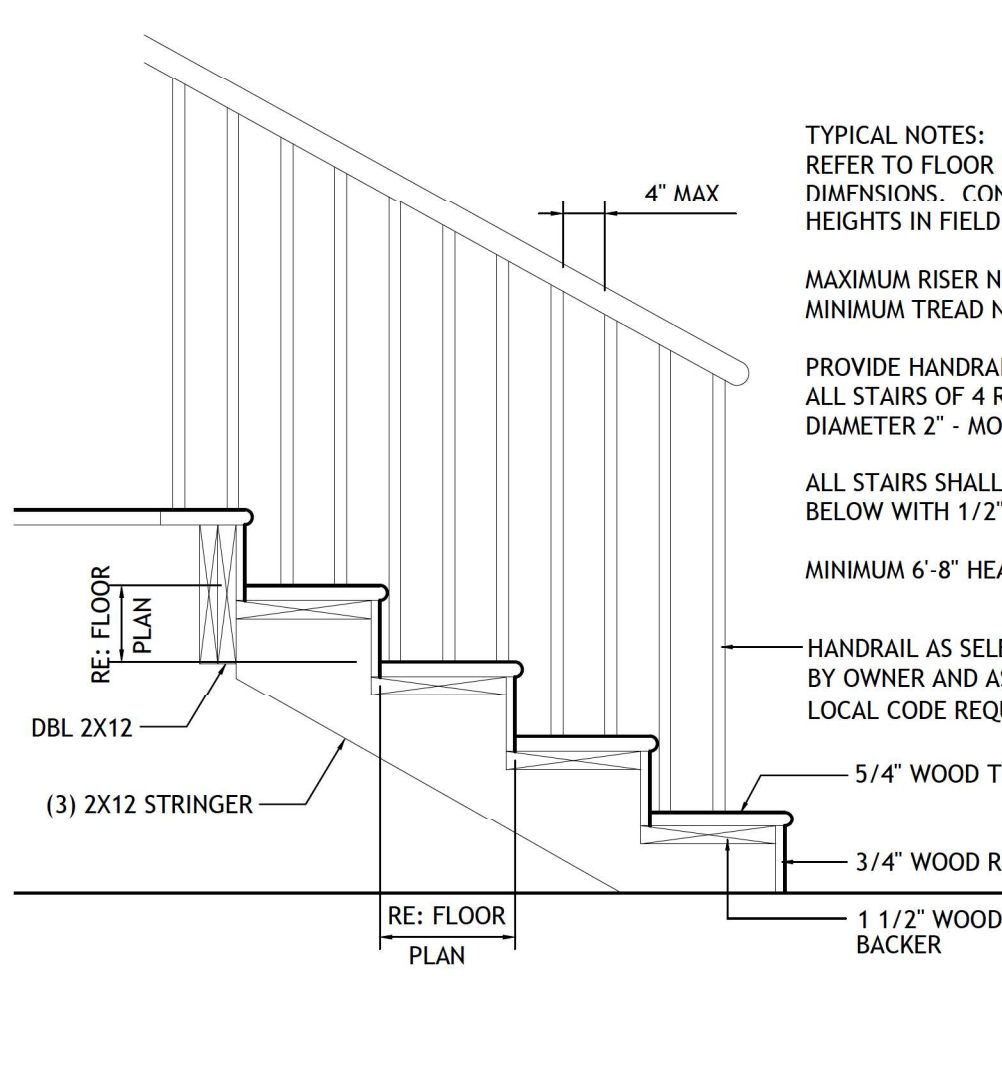
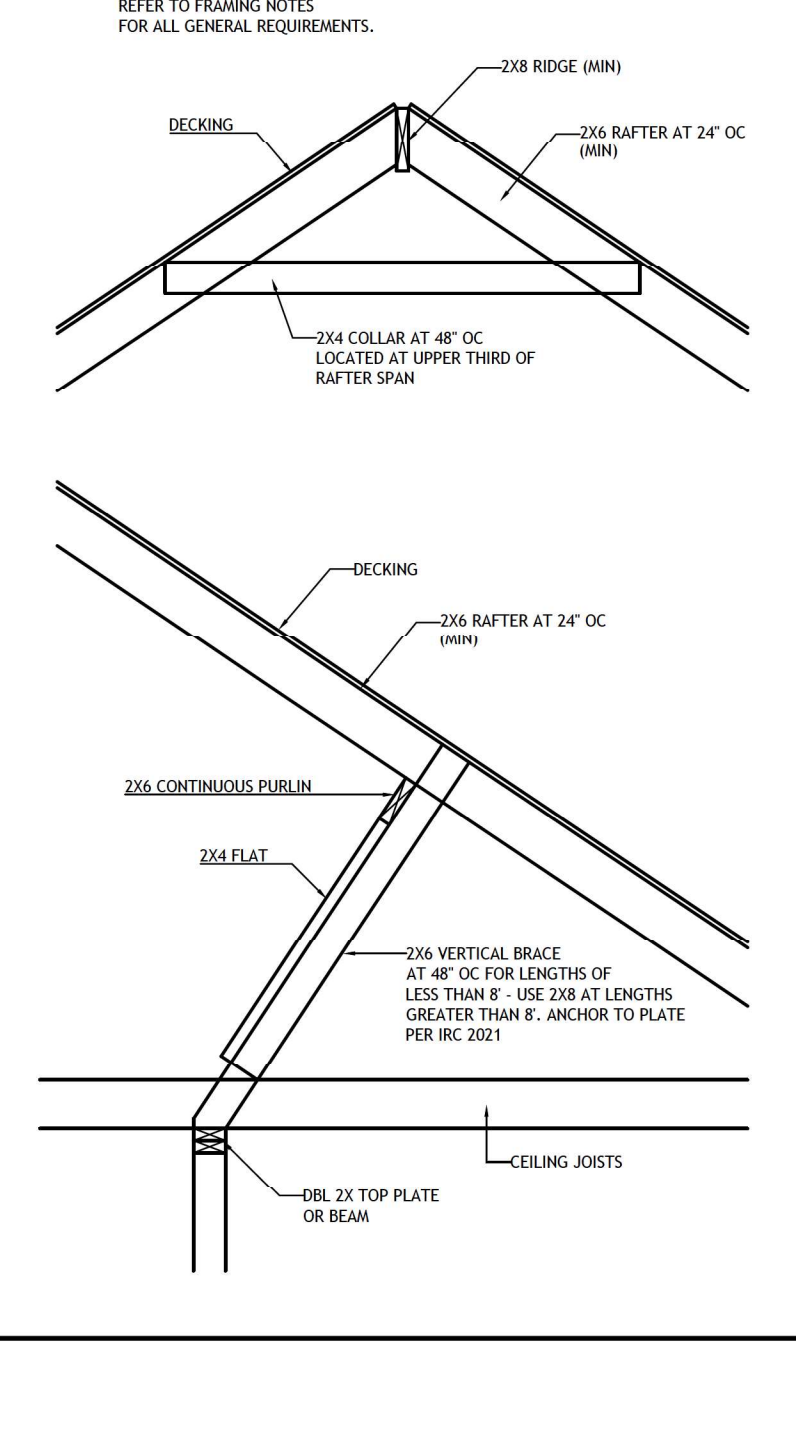
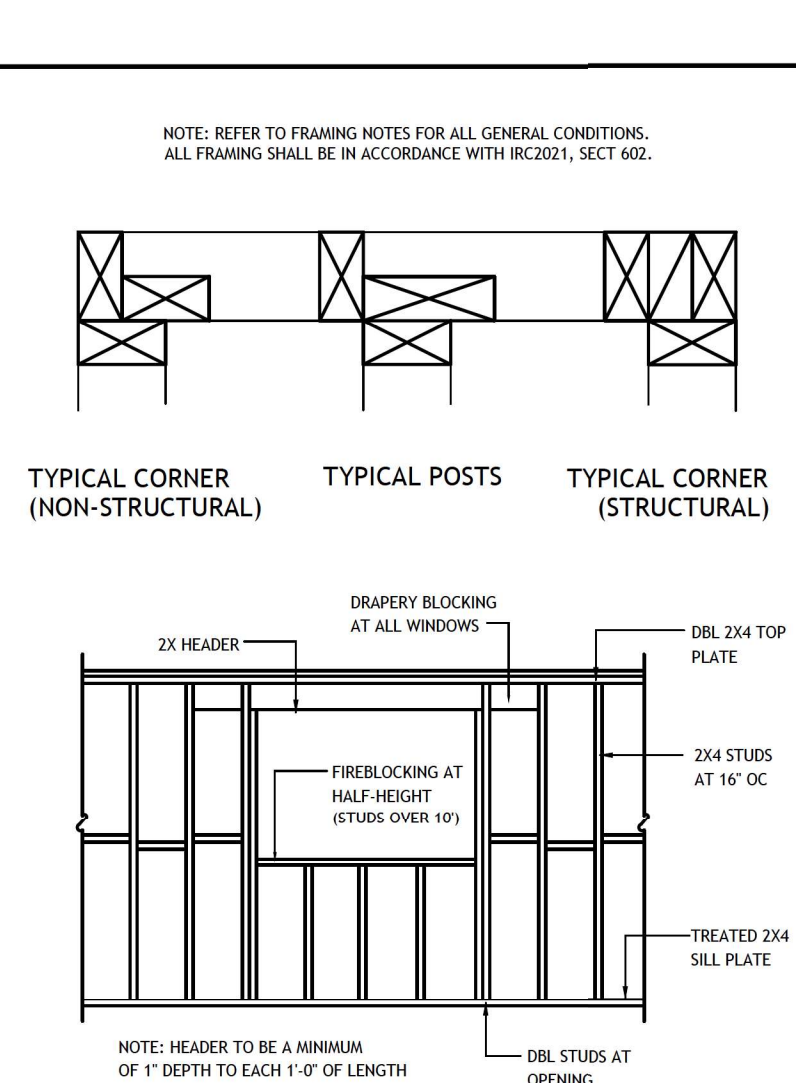
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TERMITE PROTECTION

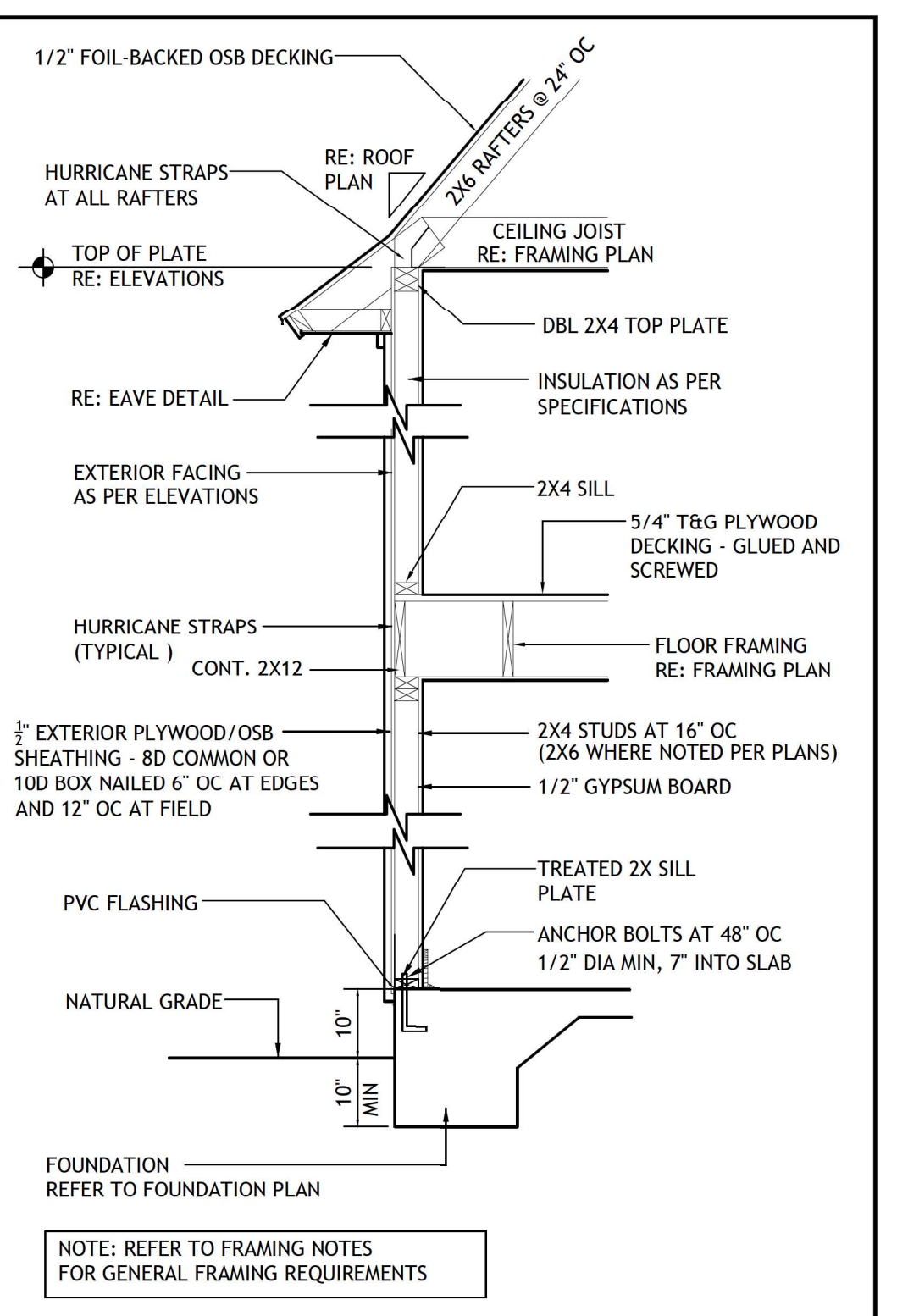
ALL SLABS SHALL BE TERMITE TREATED AND PROTECTED AS PER IRC 2021 R320. CONTRACTOR SHALL PROVIDE A 12 MONTH CERTIFICATION TO OWNER AT COMPLETION.



PORTAL FRAMING DETAIL
NOT TO BE SCALED



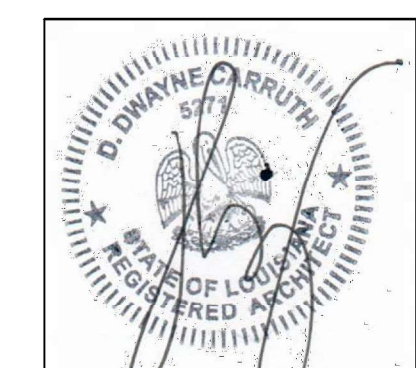
TYPICAL WALL SECTION - ONE STORY WALLS
SCALED AT 1/2" = 1'-0"



TYPICAL WALL SECTION - TWO STORY WALLS
SCALED AT 1/2" = 1'-0"

TYPICAL STAIR DETAIL
SCALED AT 3/4" = 1'-0"

TYPICAL EAVE DETAIL
SCALED AT 1-1/2" = 1'-0"



builder shall be allowed to deviate from all plans and specifications in such that given changes do not affect structural or design integrity - builder shall verify all dimensions - plans remain the property of the front door design studio and are released for the sole residence hereby noted - illegal use of drawings will be prosecuted

lot 55, treasure isle
slidell, louisiana

the divincinti residence

project 21-154
december 11, 2023
june 28, 2024
july 17, 2024

the front door **fd** design studio

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a-3.1