COAST ENGINEERING SERVICES

985-882-8001
800-641-3690
Fax 985-882-1534

INVOICE

NO.: 13-ES-0084

FROM ENGRG: 7/16/2013

CUSTOMER: McMath Construction

ARCHITECT/PD: Joseph A. Day & Associates

PROJECT: Caserta Res.

LOT/ ADDRESS: Cleveland St.

CITY: Covington PARISH: St. Tammany

WORK PERFORMED: Structural Engineering

TOTAL: **$2,200.00**

DUE UPON RECEIPT

Make Check Payable To Coast Concrete Services, Inc.

REP: JD

29072 KRENTEL ROAD • LACOMBE, LA 70445 • (800) 641-3690 • (985) 882-8001 • FAX (985) 882-1534
MAILING ADDRESS: PMB 205, 3090 GAUSE BLVD. EAST • SLIDELL, LA 70461
A Division of Coast Concrete Services, Inc.

GENERAL NOTES

GENERAL

A. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL.
B. NO ADMINISTRATION PROVIDED UNDER THIS SEAL.
C. ALL WORK/MATERIAL SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
D. REVIEW & SEAL OF PLANS BY THE ENGINEER IS FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CODES LISTED BELOW.
E. NOT ALL SPECIFICATIONS ARE EXPRESSLY LISTED ON OUR PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH ALL LISTED CODES.
F. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES & THE ARCHITECTURAL DWGS. THESE NOTES SHALL GOVERN.

DESIGN CRITERIA

CODES: 2006 INTERNATIONAL RESIDENTIAL CODE
2005 WOOD FRAME CONSTRUCTION MANUAL
ASCE 7-05
NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NFPA

NOTE: ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY, NOT PREVENT STRUCTURAL DAMAGE.

LOADS

LIVE LOADS: ATTICS, UNINHABITABLE ---------- = 10 PSF
ATTICS ---------- = 20 PSF
ROOFS ---------- = 20 PSF
RESIDENTIAL FLOORS ---------- = 40 PSF

WIND LOADS: BASIC WIND SPEED, V = 115 MPH
BUILDING CLASSIFICATION = II
IMPORTANCE FACTOR, I = 1.0
ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENT, GcPi = ± 0.18

SITE WORK

A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
B. SHALL BE PER REQUIREMENTS OF FOUNDATION DRAWING BY COAST CONCRETE SERVICES.
C. GRADE LOT FOR PROPER DRAINAGE AWAY FROM THE HOUSE.
D. CONTRACTOR SHALL COMPLY WITH ALL FILL REQUIREMENTS, INCLUDING PERCENT COMPACTION OF DESIGN ENGINEER AND OF LOCAL AUTHORITIES.
E. U.N.O. FILL TO BE COMPACTED IN 6" LIFTS TO 95% OF ITS STANDARD PROCTOR DENSITY.

ENGINEERED WOOD BEAMS & JOISTS

A. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MINIMUM 3-STUD COLUMN EACH END.
B. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING.
C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS/JOISTS SHOWING ALL REQUIRED CONNECTORS, BLOCKING AND SUPPORT REQUIREMENTS FOR APPROVAL.

MISCELLANEOUS

1. THE PROPERTY ADDRESS SHALL BE ATTACHED TO THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET IN FRONT OF THE PROPERTY.

ELECTRICAL

A. ALL ELECTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC.
C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS

CONCRETE & MASONRY

A. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
B. FOUNDATION DESIGN SHALL BE BY COAST CONCRETE SERVICES (UNLESS A SEALED FOUNDATION PLAN IN INCLUDED IN THIS SET).
C. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
D. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACES AT 30 FEET MAX.
E. TIES SHALL BE SPACED A MAXIMUM OF 16" O.C. BOTH WAYS. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2" INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8" TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED AND SPACES AT A MAXIMUM OF 3' O.C. WITHIN 12" OF THE OPENING.
F. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPERANCE WHICH INCLUDES COLOR, TEXTURE AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C652 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FIRED, SOLID UNITS) OR ATSM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
G. UNIT MASONRY MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATIONS. MORTAR PLAYS AN IMPORTANT ROLE IN THE FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULLSCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWES COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES 8 SERIES BY THE BRICK INDUSTRY ASSOCIATION.
H. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ A MAX. SPACING OF 33" O.C. PER R703.7.6.
I. THE MAX. UNSUPPORTED HEIGHT OF MASONRY PEIRS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION PER R606.5.

UPLIFT ANCHORS

A. ALL ANCHOR BOLTS SHALL BE ASTM A307 BOLTS WITH STANDARD HOOKS AND SHALL HAVE A MINIMUM EMBEDMENT OF 7". EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER.

EXTERIOR OPTIONS
1: 5/8"ø A.B. @ 24" O.C. & WITHIN 12" OF EACH BLDG. CORNER
2: SIMPSON MASA ANCHORS @ 24" O.C.

B. INTERIOR SHEAR WALLS - $\frac{5}{8}$"ø A.B. @ 4'-0" O.C.
NOTE: SEE PLAN & DETAILS FOR ADDITIONAL ANCHORS REQUIRED AT SHEAR WALLS.

WOOD

A. STRUCTURAL TIMBER WITH THE EXCEPTION OF STUDS AND TOP PLATES SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH A 19% MAXIMUM MOISTURE CONTENT.
B. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED MIN. 0.40 PCA.
C. FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOCIATION'S LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DOUBLE FLOOR JOISTS UNDER BEARING WALLS OR A BEAM IS REQUIRED. INSTALL 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH .120x3" (8d) NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS.

WOOD CONNECTORS

A. SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED WHEN CONNECTING HEAVILY TREATED WOOD FRAMING. CONTRACTOR TO VERIFY.
B. UPLIFT CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS.
C. CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
D. TOP PLATE SPLICE SHALL BE WITHIN THE MIDDLE THIRD OF THE WALL SECTION AND SHALL BE A MINIMUM LENGTH OF 48". CONNECT WITH 16d NAILS @ 3" O.C. OR 2 ROWS OF 8d WIRE NAILS @ 3" O.C.
E. JOIST HANGER DEPTH SHALL BE AT LEAST 60% OF JOIST DEPTH. SEE SIMPSON LUS & HUS TABLES.

SHEATHING

A. USE 7/16" APA EXPOSURE 1 RATED SHEATHING ON ALL EXTERIOR WALLS, SHEAR WALLS, AND ROOF. PLYWOOD IS AN ACCEPTABLE ALTERNATE FOR APA EXPOSURE 1 RATED SHEATHING.
B. ROOF SHEATHING SHALL BE FASTENED WITH 8d RING SHANK NAILS @ 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS @ 4" O.C. WITHIN 5'-0" OF GABLE END WALLS, ROOF EDGES, HIPS, & VALLEYS.
C. FLOOR SHEATHING TO BE APA RATED, 3/4" THICK MINIMUM C-D TONGUE & GROOVE GLUE & NAIL TO FLOOR JOISTS WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE JOISTS. 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH .120x3 (8d) WIRE NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS. ENSURE TIGHT FIT AT TOP & BOTTOM.
D. NAILING PATTERN FOR NON-SHEAR WALL SHEATHING:
8d NAILS @ 8" O.C. @ ALL EDGES/PERIMETER
8d NAILS @ 12" O.C. @ ALL INTERIOR STUDS.
E. SEE SHEAR WALL DETAIL FOR FURTHER INFORMATION.

THERMAL&MOISTURE PROTECTION

A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
i. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
ii. CEILING, STANDARD: R-30 BLOWN
iii. CEILING, VAULTED: R-19 BATT
iv. FLOORS (2-STORY SPACES ONLY): R-19 BATT
v. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

STEEL

A. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 IN FLAT SHEETS
B. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
C. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
0' TO 4' OPENINGS: L4x3-1/2x3/8
>4' TO 6' OPENINGS: L5x3-1/2x3/8
>6' TO 8' OPENINGS: L6x3-1/2x3/8
>8' TO 10' OPENINGS: L7x4x1/2
>10' TO 12' OPENINGS: L8x4x1/2
>12' TO 16' OPENINGS: L9x4x5/8
D. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
E. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL
F. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DRAWING & GOVERNING BUILDING CODES.
G. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE)
H. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O (IF APPLICABLE)

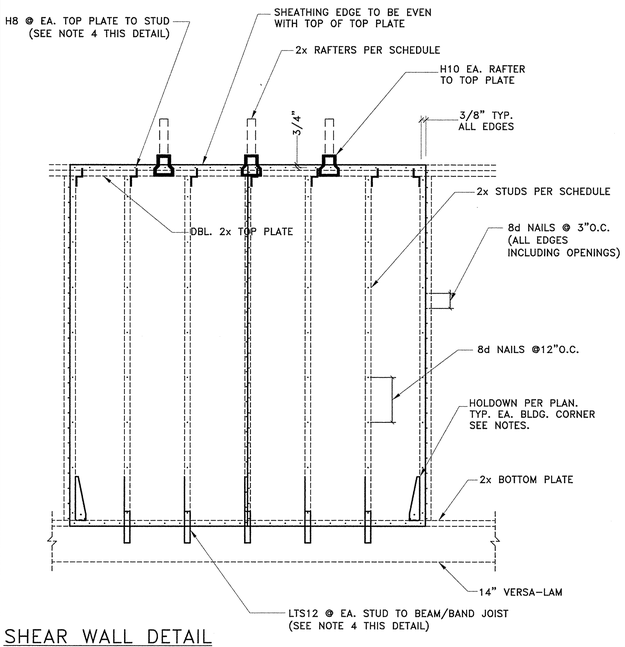
DOOR & WINDOWS

A. ALL WINDOWS SHALL MEET SECTION R301.2.1.2. GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MINIMUM PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENT OF R301.2.1.2.
B. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATION'S AND RECOMMENDATIONS.
C. ALL EXTERIOR DOORS AND WINDOWS AND ROOF TRUSSES SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-05.
D. ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.75 & A SOLAR HEAT GAIN COEFFICIENT RATING OF 0.40.

MECHANICAL

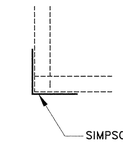
A. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
B. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.
C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
D. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.

FRAMING DETAILS



SHEAR WALL DETAIL

NOTES: 1)ALL EXT. WALLS SHALL BE SHEATHED.
2)ALL CONNECTORS MUST BE INSTALLED ON THE EXT. (SAME SIDE AS SHEATHING) PRIOR TO SHEATHING INSTALLATION. SHEATHING NAILS SHALL NOT PENETRATE CONNECTOR.
3)SHEATHING PANELS MUST BE INSTALLED VERTICALLY.
4)TOP PLATE TO STUD & STUD TO BEAM/BAND JOISTS CONNECTORS NOT REQUIRED WHEN CONTINUOUS SHEATHING IS INSTALLED PER ABOVE SPECIFICATIONS.
5)7/16" APA SHEATHING EXPOSURE 1 PANELS TO BE CONT. (MIN. 1-1/2" PLATE LAP) FROM SOLE PLATE TO TOP PLATE SOLID BLOCKING AT ALL PANEL EDGES.
6)INTERIOR SHEAR WALLS SHALL FOLLOW THE SAME SPECIFICATIONS AS ABOVE WITH THE FOLLOWING EXCEPTIONS:
A) 8d NAILS @ 8" O.C. ALL EDGES
B)A SIMPSON H8 SHALL BE INSTALLED AT EA. JOIST TO TOP PLATE LOCATION.
7)HOLDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEAR WALL SEGMENT OR AT THE END OF A PERFORATED SHEAR WALL. SEE THE CORNER STRAP DETAIL SHOWN BELOW.



CORNER STRAP DETAIL
USE THIS DETAIL AT ALL OUTSIDE CORNERS

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McMath Construction
Caserta Residence
-
Cleveland St.
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STATE OF LOUISIANA — JEREMY W. DeVILLE — License No. 31317 — PROFESSIONAL ENGINEER — CIVIL ENGINEERING — 7-16-13

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Date:	Sq. Ft.	Ckd. By	Drawn By	Project Number
07/16/13	N/A	JD	MD	13-ES-0084

Sheet Description: General Notes
Sheet Number: S-1 of 7

EXTERIOR WALL SCHEDULE

BASIC WIND SPEED	WALL HEIGHT	STUD SIZE	STUD SPACING
V ≤ 120 mph	≤ 12'-0"	2"x4"	16" O.C.
	12'-0"-16'-0"	2"x6"	16" O.C.
	16'-0"-18'-0"	2"x6"	12" O.C.
120 mph ≤ V ≤ 140 mph	≤ 11'-0"	2"x4"	16" O.C.
	11'-0"-15'-0"	2"x6"	16" O.C.
	15'-0"-18'-0"	2"x6"	12" O.C.

RAFTER SCHEDULE

SPAN FT	RAFTER SIZE (AT 24" O.C.)
UP TO 6'-0"	2x4
6'-1" TO 9'-0"	2x6
9'-1" TO 12'-0"	2x8
12'-0" TO 15'-0" MAX	2x8 W/2x6 VERT. SUPPORTS AT 48" O.C.

ALL RIDGE BOARDS USED SHALL BE NO. 2 SP W/DEPTHS 2" GREATER THAN RAFTERS WHERE OVER-FRAMING IS NOT SYMMETRICAL BOTH SIDES (AS SHOWN ABOVE). RIDGES SHALL BE VERTICAL SUPPORTED W/ 2x6 AT 48" O.C.

CEILING JOIST SCHEDULE

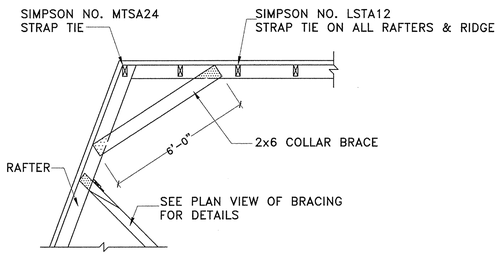
(FOR UNIHABITABLE ATTICS, LL = 20 PSF)

SPAN	JOIST SIZE	SPACING
12'-0"	2x6	16" O.C.
15'-3"	2x8	16" O.C.
18'-1"	2x10	16" O.C.
20'-11"	2x10	12" O.C.

FLOOR JOIST SCHEDULE

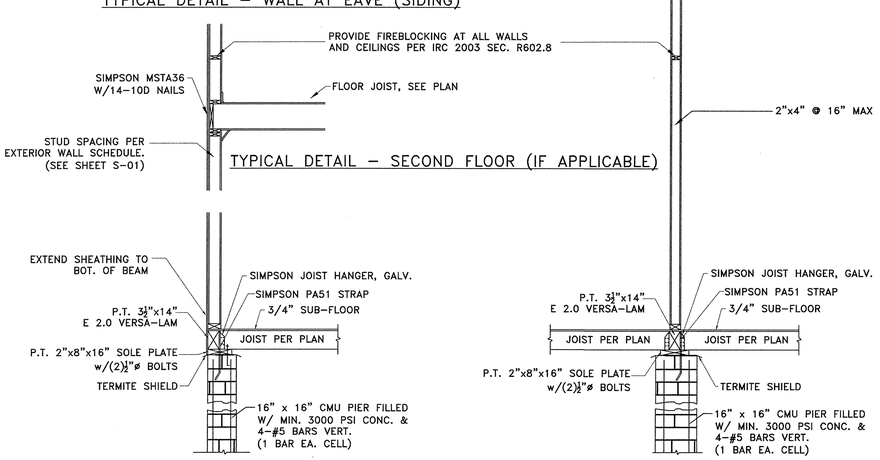
(LL = 40 PSF)

SPAN	JOIST SIZE	SPACING
14'-0"	2x10	16" O.C.
16'-2"	2x10	12" O.C.
16'-6"	2x12	16" O.C.
19'-1"	2x12	12" O.C.



TYPICAL FRAMING AT HIP ROOF

TYPICAL DETAIL - ROOF, BRACING & INTERIOR WALL

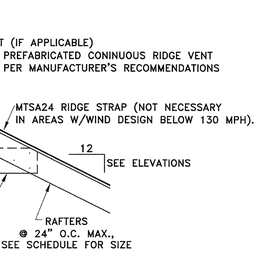


TYPICAL DETAIL - WALL AT EAVE (SIDING)

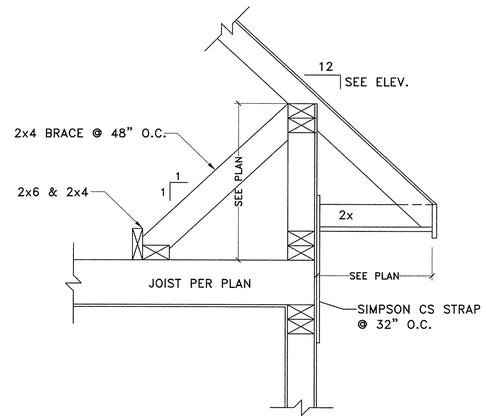
TYPICAL DETAIL - SECOND FLOOR (IF APPLICABLE)

SECTION # 1 EXTERIOR CMU DETAIL
(N.T.S.)

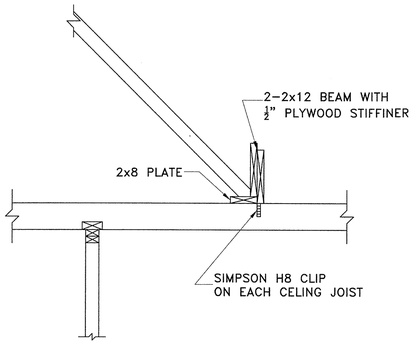
SECTION # 2 INTERIOR CMU DETAIL
(N.T.S.)



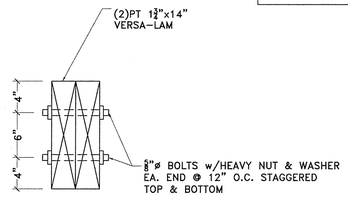
*NOTE:
1. IN LIEU OF COLLARS @ EACH RAFTER SIMPSON MTSA24 STRAP MAY BE USED AND COLLARS SPACED @ 48" O.C. MAX.
2. ROOF COVERING NOT SHOWN FOR CLARITY



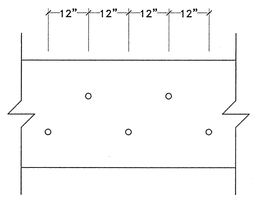
KNEEWALL FRAMING



ROOF BRACING WHERE
STRONG BACK IS REQUIRED



FLITCH BEAM - END VIEW



FLITCH BEAM - SIDE VIEW

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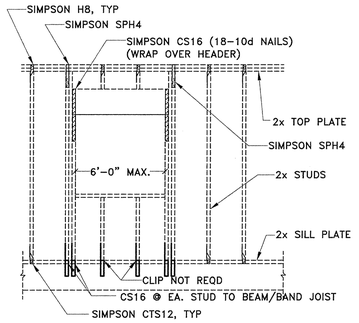
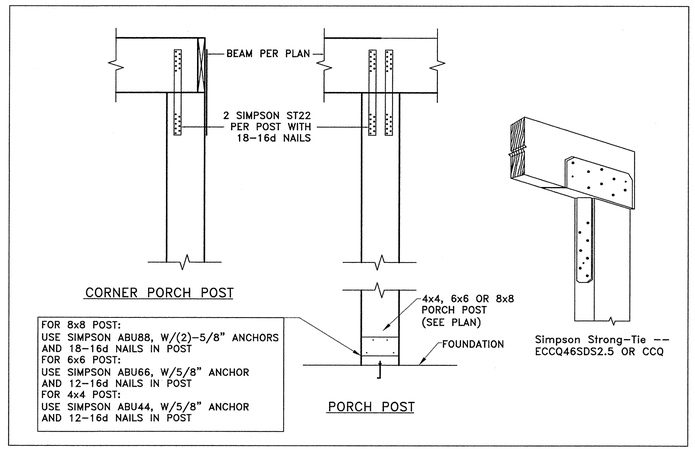
Sheet Description: **General Notes**

Sheet Number: **S-2 of 7**



TYPICAL WINDOW OPENING DETAIL

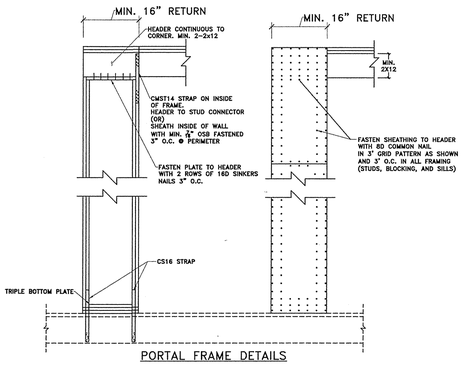
ALL EXTERIOR WALLS SHALL TO BE SHEATHED, NOT SHOWN.
SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN.
RAFTERS AMD ANCHOR BOLTS NOT SHOWN FOR CLARITY.
CLIPS SHOWN ARE BASED UPON WINDOW LOCATION WITHIN 4FT FROM CORNER



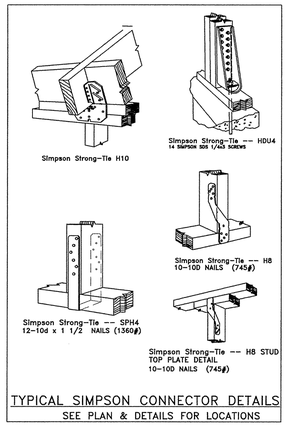
CORNER PORCH POST

FOR 8x8 POST:
USE SIMPSON ABU88, W/(2)-5/8" ANCHORS
AND 18-16d NAILS IN POST
FOR 6x6 POST:
USE SIMPSON ABU66, W/5/8" ANCHOR
AND 12-16d NAILS IN POST
FOR 4x4 POST:
USE SIMPSON ABU44, W/5/8" ANCHOR
AND 12-16d NAILS IN POST

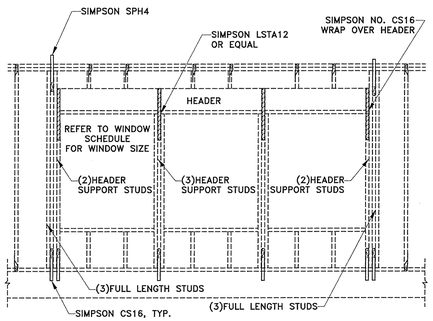
PORCH POST



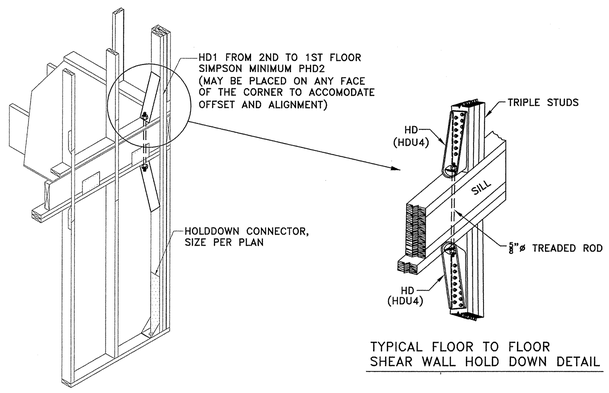
PORTAL FRAME DETAILS



TYPICAL SIMPSON CONNECTOR DETAILS
SEE PLAN & DETAILS FOR LOCATIONS

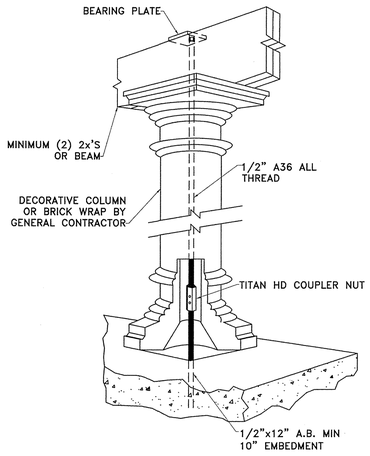


TYPICAL FRAMING AT MULTIPLE WINDOWS

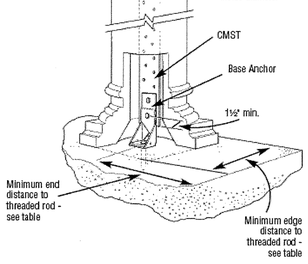


2-STORY HD1 TO 2ND FLOOR HOLDDOWN
AT SHEAR WALL CORNERS

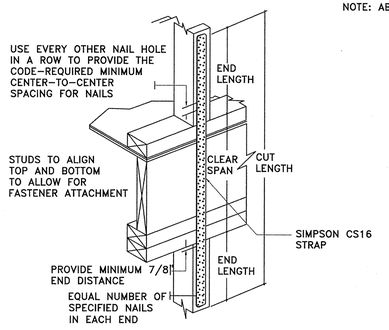
TYPICAL FLOOR TO FLOOR
SHEAR WALL HOLD DOWN DETAIL



HOLLOW COL. UPLIFT CONNECTION
NOTE: ABOVE DETAIL IS FOR LOAD BEARING HOLLOW COLUMNS.



HOLLOW COL. UPLIFT CONNECTION
PER SIMPSON TECHNICAL BULLETIN, INSTALLATION NO. 2
NOTE: ABOVE DETAIL IS FOR LOAD BEARING HOLLOW COLUMNS.
NON-LOAD BEARING HOLLOW COLUMNS SHALL HAVE A 6X6 POST AND
SIMPSON ABU66 BASE AND SIMPSON AC6R CAP



FLOOR TO FLOOR HOLD DOWN
AT ALL STUDS BETWEEN 1ST & 2ND FLOOR

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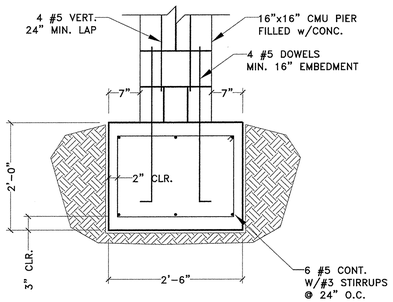
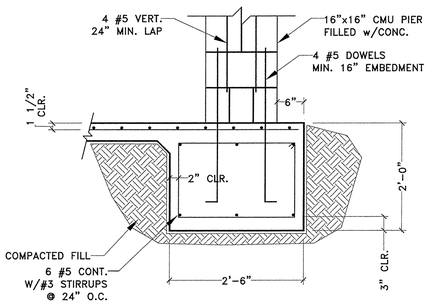
Sheet Description: **General Notes**

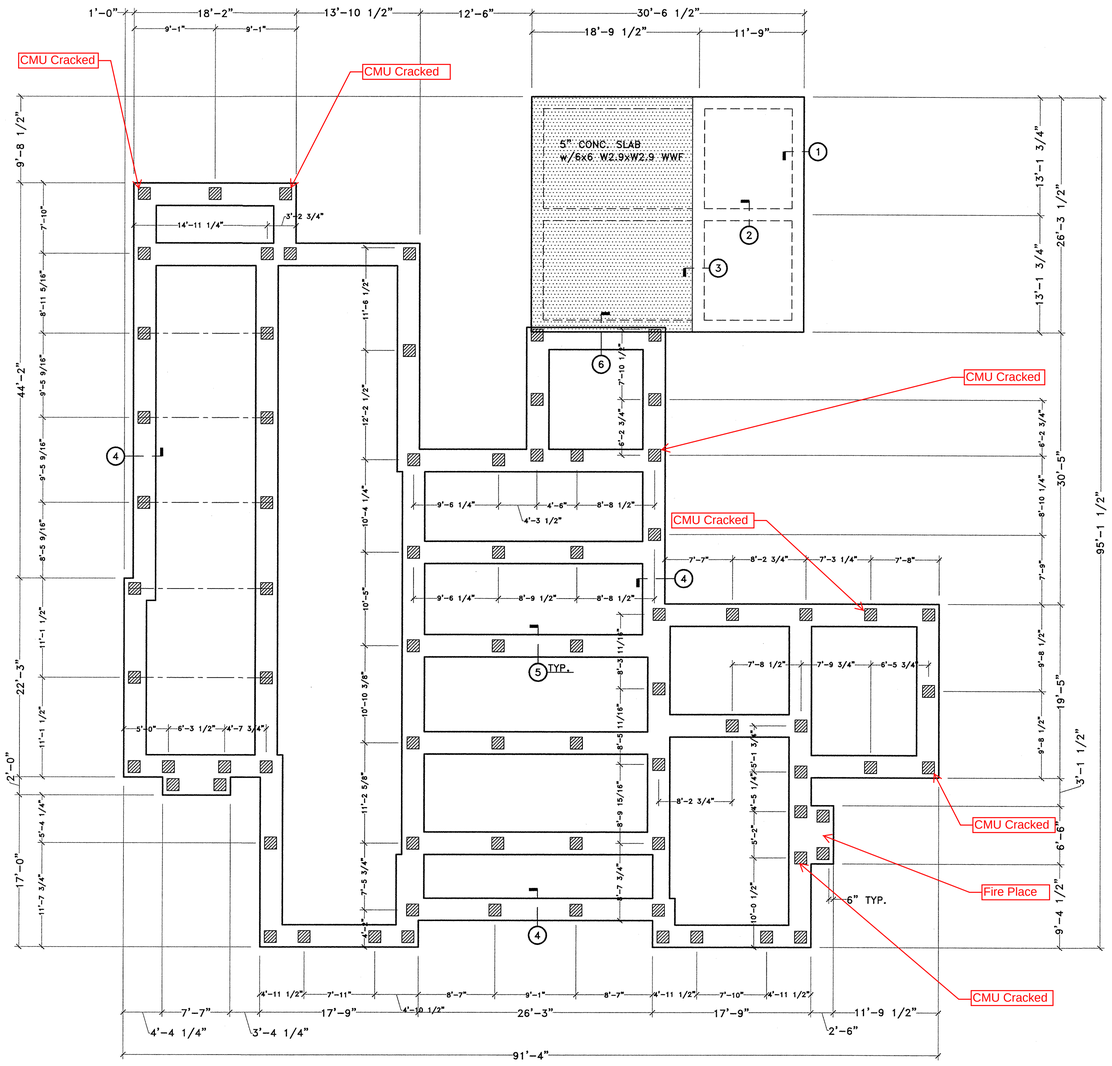
Sheet Number: **S-3 of 7**



SECTION #5 – INT. STRIP FTG.
3/4" = 1'-0"



SECTION #6 – EXT. STRIP FTG. w/SLAB
3/4" = 1'-0"

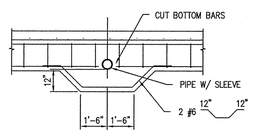


FOUNDATION PLAN & 1st FLOOR PLAN

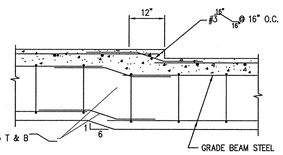
1/8"=1'-0"

(CONCRETE: 3,000 PSI. MIN. COMPRESSIVE STRENGTH AT 28 DAYS)
MAX. FILL HEIGHT ALLOWED = 24 INCHES

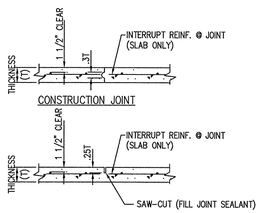
VERTICAL PENETRATION THRU INTERIOR GRADE BEAM
PLAN VIEW



TYPICAL DETAIL AT PIPE PENETRATION THRU GRADE BEAM
SECTION VIEW



SLAB AND GRADE BEAM DEPRESSION DETAIL

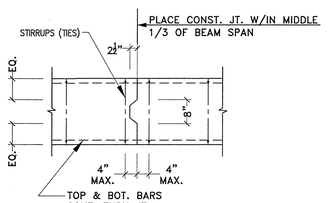


CONSTRUCTION JOINT

SAW JOINTS

CONTRACTION JOINTS (C.J.)
NO SCALE

CONTRACTION JOINT MAY BE EITHER JOINT SHOWN ABOVE
IF SLAB IS SAW CUT, SLAB SHALL BE SAWED
IMMEDIATELY AFTER FINISHED TROWLING. SAW CUTTING
SHALL BE COMPLETED WITHIN 4 HOURS OF PLACING CONCRETE.



CONSTRUCTION JOINT AT GRADE BEAM

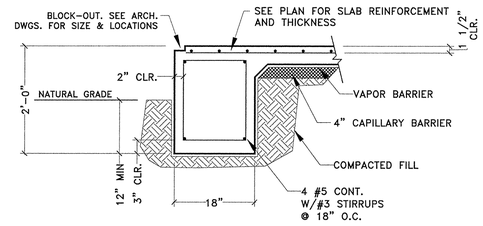
GENERAL NOTES

A. DESIGN CODES:
International Building Code 2009
American–Concrete Institue 318

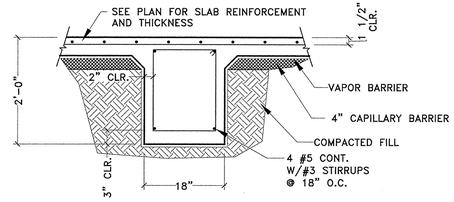
B. GENERAL NOTES:
1. Beam dimensions shown are the minimum required and may not be reduced, or enlarged without approval by the engineer. Dish out around anchor bolts to provide a minimum of 6 inches of concrete cover.
2. Polyethylene vapor barrier shall be placed under all concrete (see plan).
3. Coordinate structural drawings with architectural and electrical/mechanical drawings for all openings, inserts, and other related items.
4. The contractor shall verify all dimensions, drops, offsets, brick ledges and block–outs on architectural plans prior to construction.

C. CONCRETE
1. All concrete in foundation beams and slabs shall have a minimum 28–day compressive strength as shown on plan. Concrete mix design and materials shall be in accordance with the ACI–301 requirements (Latest edition, as appropriate).
2. Calcium chlorides shall NOT be allowed.
3. Contractor shall cure concrete in accordance with ACI–301 (latest edition as appropriate) immediately after finishing to control shrinkage cracking.
4. Contractor shall verify any curing compound used is compatible with flooring materials.
5. Contractor shall complete all formwork in accordance with ACI–301 (formwork includes brick ledges, drop forms, block outs, depression forms, etc.).
6. Reinforcing shall conform to A.S.T.M. A–615, & shall be grade 60.
7. Provide all necessary reinforcing steel accessories to hold bars in proper position.
8. Where not specifically covered, reinforcing shall be detailed in accordance with ACI standard 315.
9. Provide corner bars of the same size & number as horizontal bars at corners & T–intersections. All steel reinforcing bars shall have splices, hooks, and embedments and development lenghts in accordance with current ACI & CRSI codes and standards.
10. Unless noted otherwise, lap all bars 24 bar diameters at corners, splices, & intersections.
11. For miscellaneous angles, details, outside concrete work, etc., see architectual.
12. All utility runs shall be placed below the slab. A constant slab thickness as shown on the slab plan shall be maintained above the utility runs.
13. Concrete slab flatness & levelness to meet the tolerances of F=25 & F=20 as expressed in ACI 117, Section 4, & measured in accordance with ASTM E 1155.

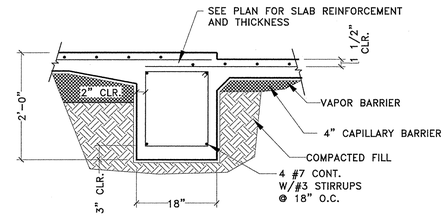
D. GEOTECHNICAL
1. Fill and site preparation shall be in accordance with soil report by The Beta Group Engineering & Construction Services dated 08/25/13. Contractor shall maintain positive drainage away from the foundation at all times.
2. Soil compaction is the responsibility of contractor. Compaction shall be in accordance with ASTM D698. Reference specifications for testing frequency. Contractor to submit compaction results to the EOR for approval prior to the placement of any concrete. Failure to properly test or compact soil may cause cracking if settlement occurs. Contractor is responsible for all testing costs.
3. Contractor shall protect foundation from the effects of moisture evaporation due to tree's adjacent to the structure. Denying replenishment of moisture to the soil results in a loss and consequent shrinkage of the soil mass. Such shrinkage promotes differential settlement and structure cracking.
4. The contractor shall be responsible for protection, shoring, underpinning, bracing, isolation, etc., of all existing conditions as required to prevent any disturbance to existing conditions as a result of this work.



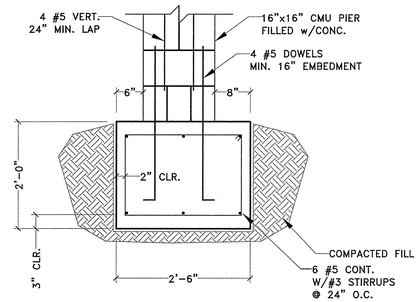
SECTION #1 – TYP. EXTERIOR GRADE BEAM W/ BRICK
3/4" = 1'-0"



SECTION #2 – TYP. INTERIOR GRADE BEAM
3/4" = 1'-0"



SECTION #3 – TRANSITION AT RECESS
3/4" = 1'-0"



SECTION #4 – EXT. STRIP FTG.
3/4" = 1'-0"

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Sheet Description: **Notes & Details Foundation Plan**
Sheet Number: **S-4 of 7**

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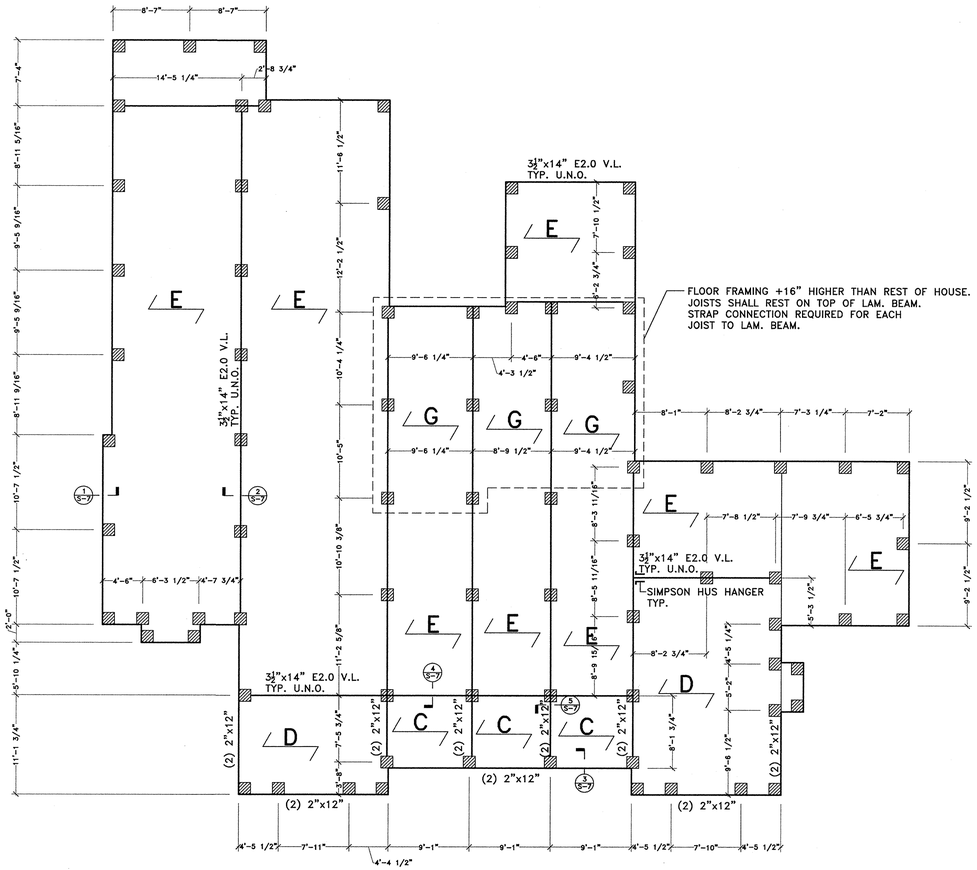
CELING JOISTS SCHEDULE
A =2"x6" @ 16" O.C.
B =2"x8" @ 16" O.C.
C =2"x10" @ 16" O.C.
D =2"x10" @ 12" O.C.
E =2"x12" @ 16" O.C.
F =2"x12" @ 12" O.C.
G =16" BCI 60s 2.0 FLOOR JOISTS @ 16" O.C.



1st FLOOR FRAMING PLAN

1/8"=1'-0"

TIMBER FRAMING NOTES

1. Bridging required between floor joists not to exceed 8' span.
2. Double floor joists required under all load bearing walls.
3. All anchor straps and hangers to be galvanized. Install according to manufacturer's specifications. All joists & beam connections require hangers.
4. All framing lumber to be #2 SYPKD or better.
5. All lumber exposed to weather to be naturally durable or pressure treated.
6. Strictly follow all connection manufacturers details & recommendations.
7. Provide blocking for 1st floor framing per requirements of joist manufacturer and/or IRC 2009. Provide solid blocking at all joists at points of support.
8. All timber framing below B.F.E. to be treated lumber.
9. Slope porches away from house.
10. Field treat all cut ends, notches, & bored holes in preservative treated lumber.

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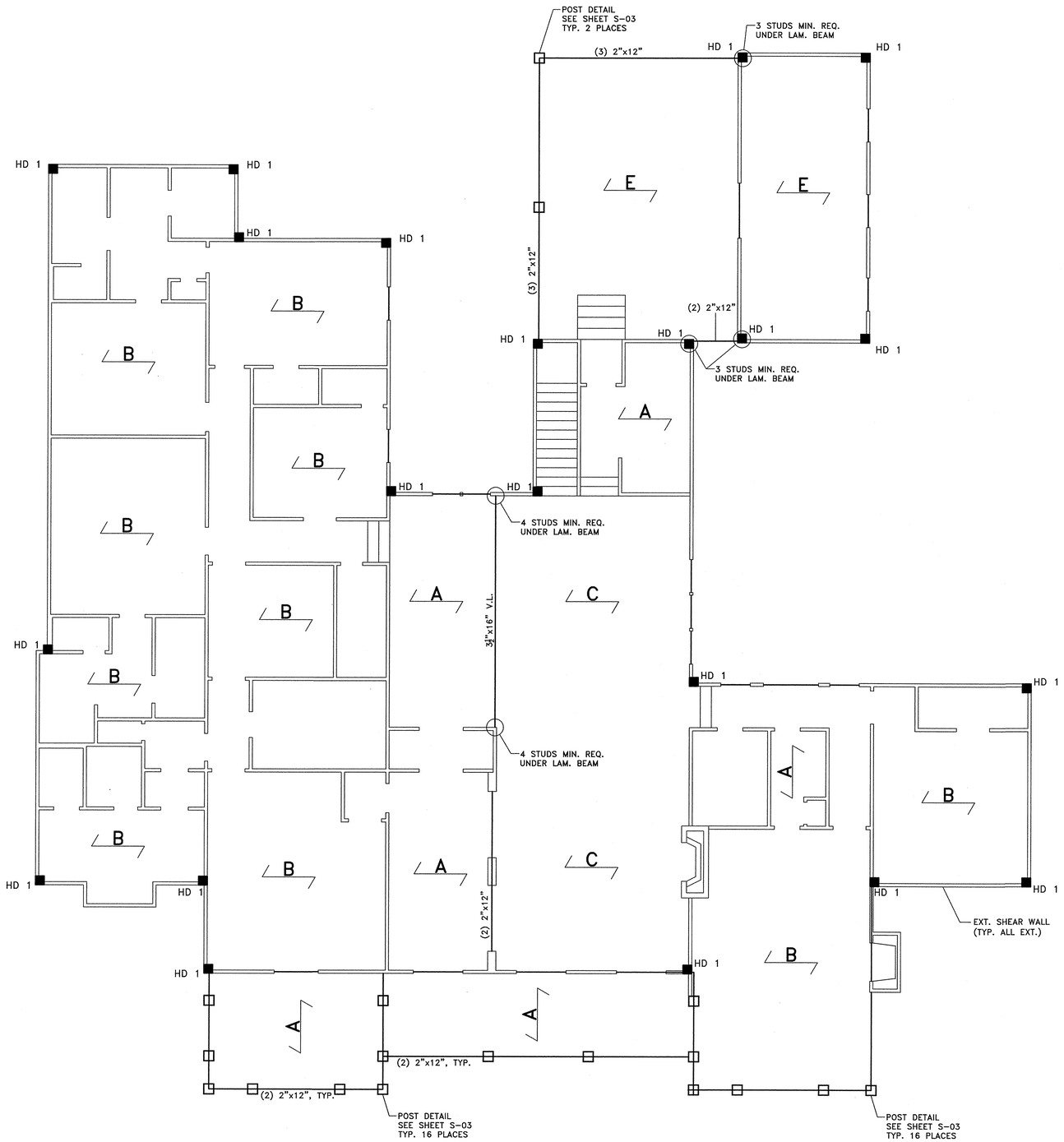
Sheet Description: **Framing Plan**

Sheet Number: **S-5 of 7**

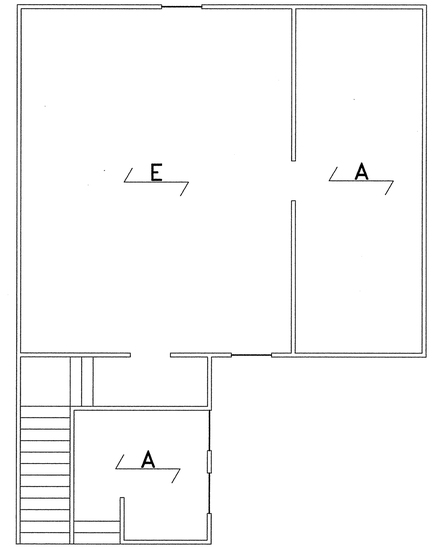
CELING JOISTS SCHEDULE
A =2"x6" @ 16" O.C.
B =2"x8" @ 16" O.C.
C =2"x10" @ 16" O.C.
D =2"x10" @ 12" O.C.
E =2"x12" @ 16" O.C.
F =2"x12" @ 12" O.C.

HOLD DOWN SCHEDULE
HD 1 = SIMPSON HDU4
HD 2 = SIMPSON HDU5
HD 3 = SIMPSON STHD14
HD 4 = SIMPSON DOUBLE HDU4

V.L. = VERSA-LAM BEAM



1st FLOOR CEILING FRAMING PLAN



2nd FLOOR CEILING FRAMING PLAN

SEE GENERAL NOTES

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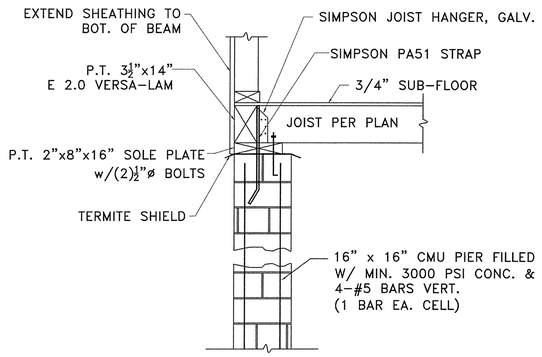
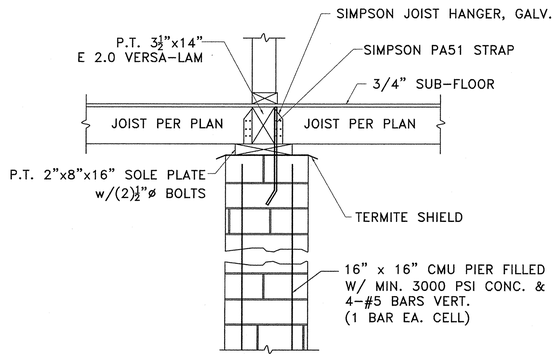
Sheet Description: **Framing Plans**

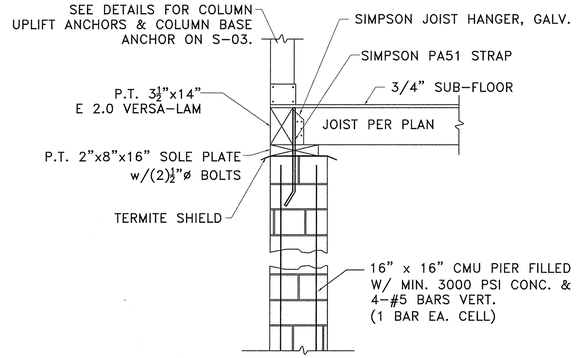
Sheet Number: **S-6 of 7**



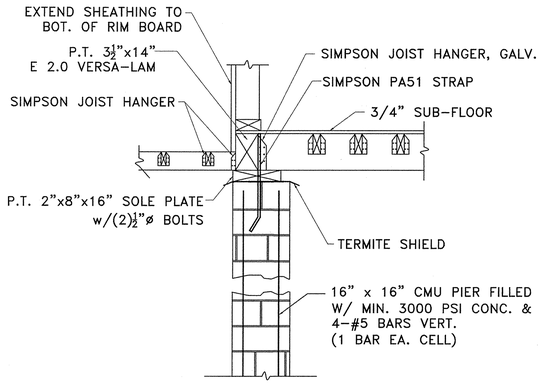
SECTION # 1 EXTERIOR CMU DETAIL
(N.T.S.)



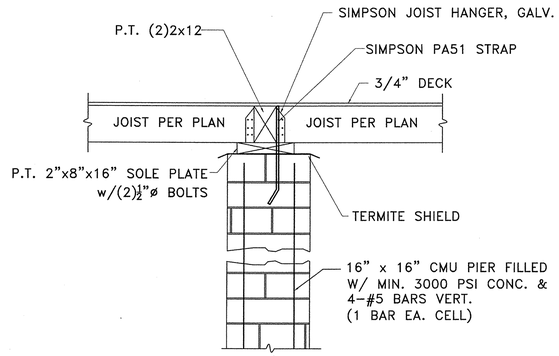
SECTION # 2 INTERIOR CMU DETAIL
(N.T.S.)



SECTION # 3 EXTERIOR CMU DETAIL
(N.T.S.)



SECTION # 4 EXTERIOR CMU DETAIL @ PORCH
(N.T.S.)



SECTION # 5 INTERIOR CMU DETAIL AT PORCH
(N.T.S.)

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Sheet Description: **Details**

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