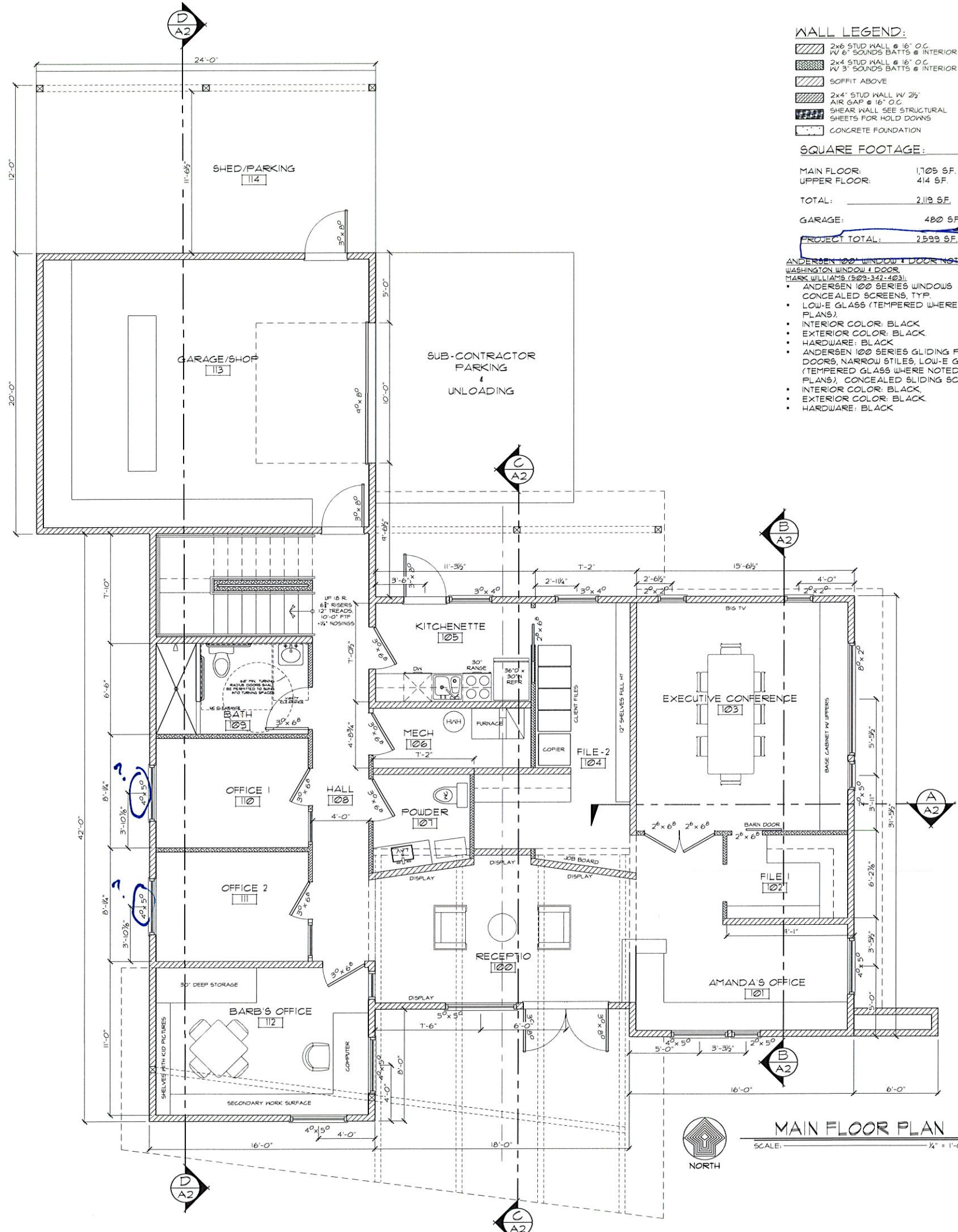


UPPER FLOOR PLAN
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MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

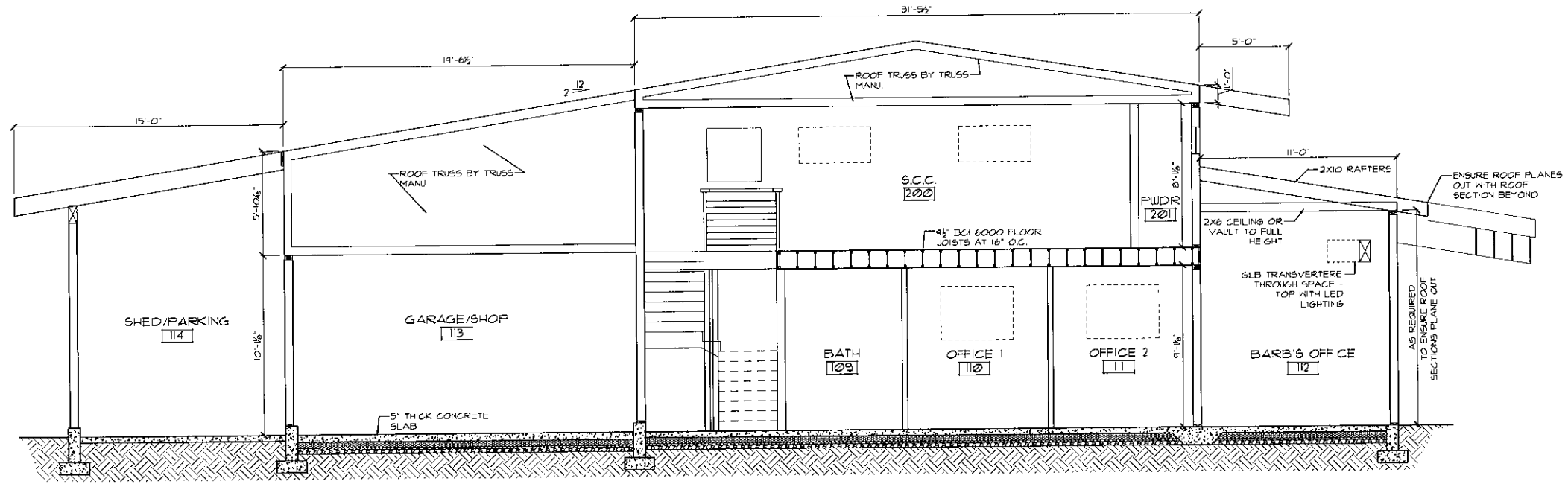
PRELIMINARY - NOT FOR CONSTRUCTION

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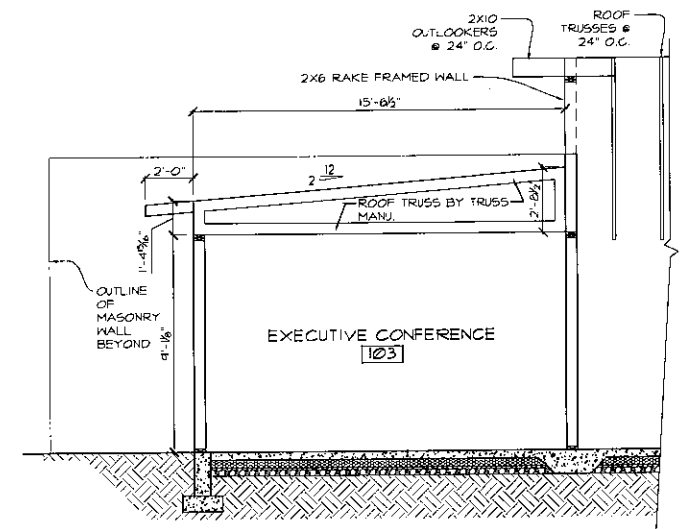
SELLE VALLEY CONSTRUCTION HQ

SOK design studio



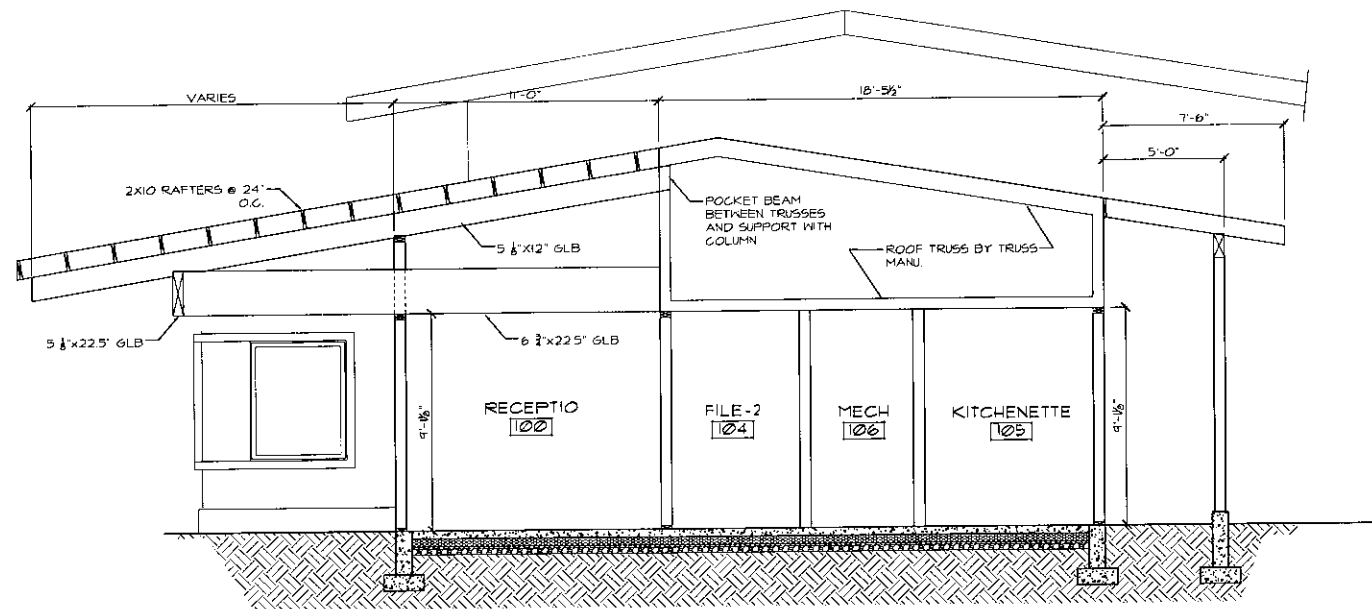
SECTION DD

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



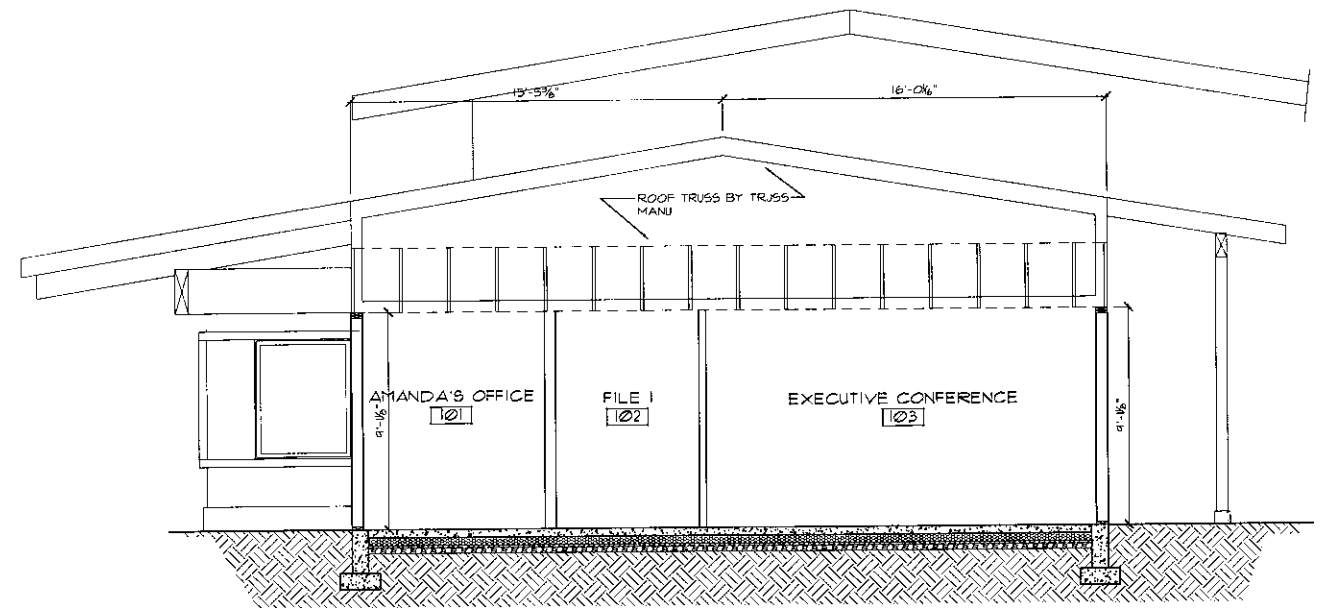
SECTION A

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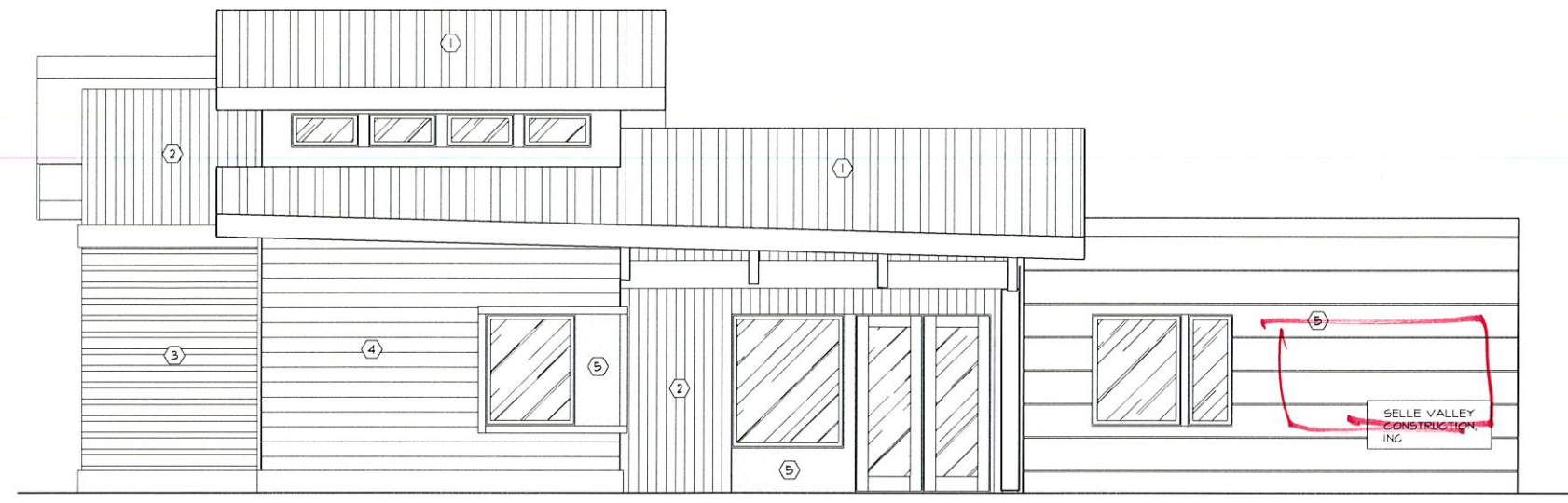
SECTION CC

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



SECTION BB

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

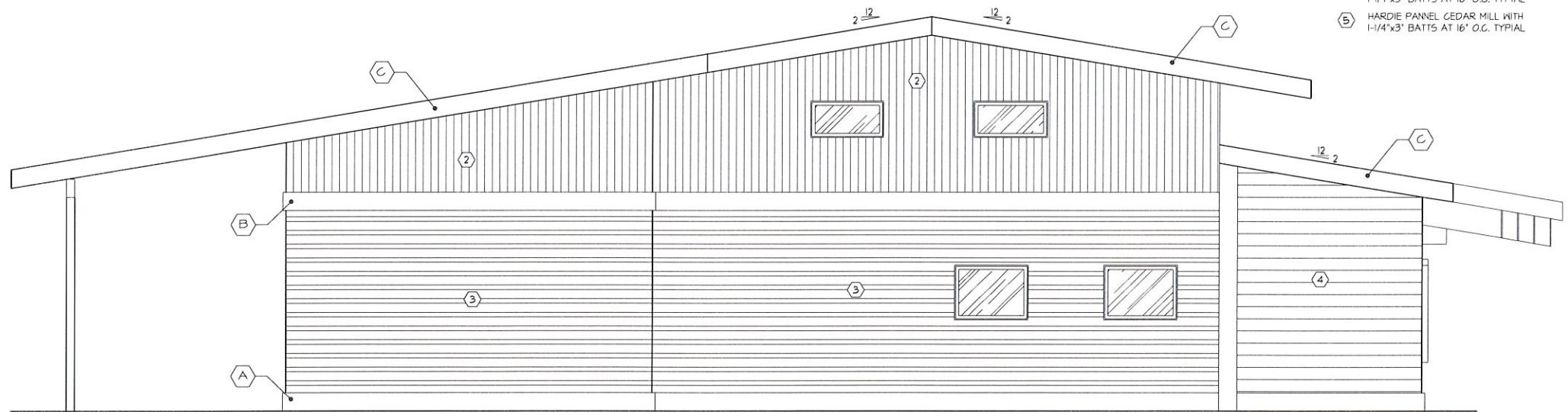


WEST ELEVATION
SCALE: 1/4" = 1'-0"

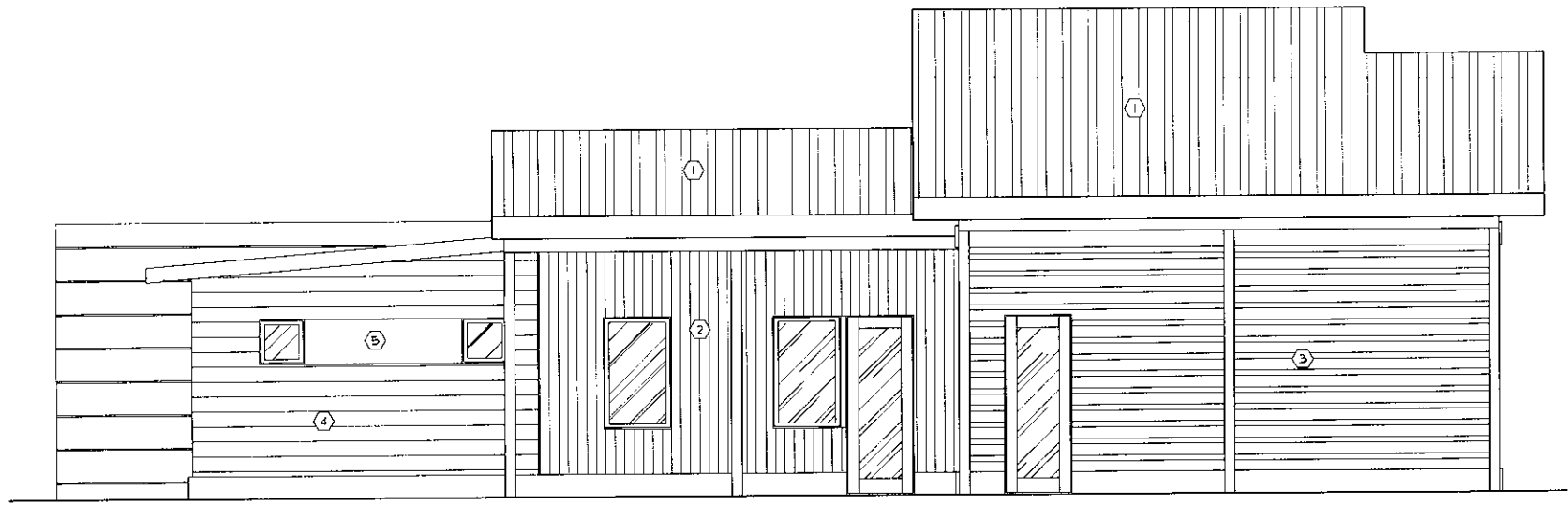
- A 2"x6" CORNER TRIM BOARD
- B 2"x6" CORNER TRIM BOARD
- C 2"x6" CORNER TRIM BOARD

EXTERIOR MATERIAL SCHEDULE:

- 1 40 YEAR COMP ROOFING
- 2 HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.G. TYPIAL
- 3 HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.G. TYPIAL
- 4 HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.G. TYPIAL
- 5 HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.G. TYPIAL



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



EAST ELEVATION

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

- Ⓐ 2"x8" CORNER TRIM BOARD
- Ⓑ 2"x8" CORNER TRIM BOARD
- Ⓒ 2"x8" CORNER TRIM BOARD

EXTERIOR MATERIAL SCHEDULE:

- ① 40 YEAR COMP ROOFING
- ② HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.C. TYPIAL
- ③ HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.C. TYPIAL
- ④ HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.C. TYPIAL
- ⑤ HARDIE PANNEL CEDAR MILL WITH 1-1/4"x3" BATTIS AT 16" O.C. TYPIAL



SOUTH ELEVATION

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

DIVISION 1 / GENERAL CONDITIONS:

1.) INSPECTIONS:

IN ADDITION TO THE INSPECTIONS NORMALLY REQUIRED BY LOCAL AUTHORITY, THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:

- 1.) REINFORCING CONCRETE
- 2.) WELDING
- 3.) HIGH STRENGTH BOLTING
- 4.) STRUCTURAL MASONRY

THE SPECIAL INSPECTOR SHALL SUBMIT REPORTS TO THE BUILDING DEPARTMENT AND TO THE ARCHITECT FOR REVIEW. THE BUILDING OFFICIAL MAY WAIVE THIS REQUIREMENT IF HE/SHE FINDS THAT THE CONSTRUCTION IS OF MINOR NATURE.

2.) MEASUREMENTS AND DIMENSIONS:

BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR PROPER SIZE AND INSTALLATION UPON COORDINATION WITH BUILDING CONDITIONS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS AT BUILDING SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS BEGUN.

3.) CODES

1.) CODE REFERENCE:

2015 IRC - 2015 IMC - 2015 IFC
UNIFORM PLUMBING CODE, 2015 EDITION NATIONAL ELECTRIC CODE, 2015 EDITION
2015 WASHINGTON STATE ENERGY CODE 51-11
FOR KOOTENAI COUNTY
2015 I.B.C. - I.R.C. - I.M.C. - I.F.G.C.
IECC 2015

2.) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

GROUND SNOW LOAD (PSF)	WIND SPEEDS (MPH)	SEISMIC CATEGORY	WEATHERING	FROST LINE DEPTH (IN)	TEMPERATURE (DEG F)	WINTER DESIGN TEMP (DEG F)	ICE SHIELD UNDERLAY	FLOOD HAZARDS	AIR PRESSURE INDEX	MEAN ANNUAL TEMP (DEG F)
15 LBS/SQ FT	85 MPH	C	SEVERE	74"	32	10 DEG F	YES	2005 FRET FRET	132	41.2 DEG F

3.) CONSTRUCTION TYPE V-B OCCUPANCY GROUP R-3

4.) STRUCTURAL LOADS:
SEE FRAMING PLANS FOR DESIGN LOADS OF THE CITY OR COUNTY IN WHICH THIS PROJECT IS LOCATED.

5.) RADON TESTING:

OWNER SHALL TAKE ALL STEPS NECESSARY TO TEST THE SITE AND STRUCTURE FOR EVIDENCE OF RADON BEFORE, DURING AND AFTER CONSTRUCTION AND RELEASES ARCHITECT OF ANY DUTY TO SO TEST. OWNER SHALL NOTIFY ARCHITECT IF RADON REMOVAL DEVICES SHOULD BE DESIGNED.

6.) WORK AND MATERIALS NOT COVERED IN SPECIFICATIONS:

ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED. MATERIALS AND EQUIPMENT NOT SPECIFICALLY COVERED BY THE DRAWINGS AND SPECIFICATIONS SHALL BE OF A STANDARD EQUAL TO GOOD PRACTICE COMMENSURATE WITH THE CLASS OF DWELLING BEING CONSTRUCTED.

DIVISION 2 / SITE WORK:

1.) PROTECTION AND MAINTENANCE:

PROTECT AND MAINTAIN CONDUITS, DRAINS, PIPES, SEWERS, WIRES WHICH ARE TO REMAIN ON PROPERTY, OR WHICH ARE TO REMAIN UNTIL NEW PERMANENT INSTALLATIONS ARE COMPLETE.

2.) PRECAUTIONS:

TAKE PRECAUTIONS NECESSARY TO PROTECT ADJOINING PROPERTY FROM EXCESSIVE DRAINAGE, DEBRIS AND ASSUME FULL RESPONSIBILITY FOR DAMAGES RESULTING FROM NEGLIGENCE OF THESE ITEMS. NO TRESPASSING WILL BE ALLOWED ON ADJOINING PROPERTY UNLESS WITH PRIOR APPROVAL BY OWNER.

3.) SITE VISIT:

EXAMINE EXISTING CONDITIONS AND CONDITIONS SURROUNDING SITE, DETERMINE REQUIREMENTS UNDER WHICH WORK WILL BE PERFORMED.

4.) GRADING:

PROVIDE SUCH CUTTING, GRADING AND FILLING AS NECESSARY TO TRANSFORM EXISTING GRADES TO FINISH GRADES AS INDICATED ON THE DRAWINGS. SLOPE FINISH GRADES TO DRAIN AWAY FROM THE BUILDING ON ALL SIDES AND DISPOSE OF ANY EXCESS TOPSOIL ON PROPERTY AS NECESSARY.

5.) CLEANUP:

DURING CONSTRUCTION AND CLEANUP, DO NOT DUMP DEBRIS ON ANY PART OF THE PROPERTY OR ON ANY UNAUTHORIZED PLACE. CLEAN GRADED AREAS OF ALL ROCKS, ROOTS, DEBRIS, AND EXCESS TOPSOIL. REMOVE SAME FROM PREMISES AND DISPOSE OF IN A LEGAL MANNER. DEBRIS MAY NOT BE BURIED ON PROPERTY.

DIVISION 3 / CONCRETE:

1.) ALLOWABLE SOIL PRESSURE:

ALLOWABLE SOIL PRESSURE SHALL BE DETERMINED BY TABLE R401.4.1 2009 I.R.C. (PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS) CONTRACTOR SHALL INFORM ARCHITECT OF SOIL THAT IS LESS THAN 1500 PSF.

2.) FOUNDATION:

ASSURE ALLOWABLE BEARING PRESSURE = 2000 PSF MINIMUM. BOTTOM OF ALL FOOTINGS SHALL BEAR UPON NATURAL, INORGANIC, UNDISTURBED SOIL 3" BELOW EXISTING GRADE. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO PREVENT MOVEMENT OF WALLS IF BACKFILL IS PLACED BEFORE THE FLOOR SYSTEM IS IN PLACE. THERE SHALL BE 95% COMPACTION, MODIFIED PROCTOR OF ALL BACKFILL SOIL UNDER SLABS ON GRADE. NO FOOTING SHALL BEAR UPON HIGHER THAN (1) VERTICAL TO (1.5) HORIZONTAL SLOPE ABOVE EXCAVATION, EXISTING OR PLANNED.

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL REF: TABLE R401.4.1 2009 I.R.C.

CLASS OF MATERIAL	LOAD BEARING CAPACITY (LBS/SQ FT)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or (G1 and G2)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, G25, G26, G27, G28, G29, G30, G31, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G42, G43, G44, G45, G46, G47, G48, G49, G50, G51, G52, G53, G54, G55, G56, G57, G58, G59, G60, G61, G62, G63, G64, G65, G66, G67, G68, G69, G70, G71, G72, G73, G74, G75, G76, G77, G78, G79, G80, G81, G82, G83, G84, G85, G86, G87, G88, G89, G90, G91, G92, G93, G94, G95, G96, G97, G98, G99, G100)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sand silt (G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, G25, G26, G27, G28, G29, G30, G31, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G42, G43, G44, G45, G46, G47, G48, G49, G50, G51, G52, G53, G54, G55, G56, G57, G58, G59, G60, G61, G62, G63, G64, G65, G66, G67, G68, G69, G70, G71, G72, G73, G74, G75, G76, G77, G78, G79, G80, G81, G82, G83, G84, G85, G86, G87, G88, G89, G90, G91, G92, G93, G94, G95, G96, G97, G98, G99, G100)	1,500

FOR SE 1 POINT PER SQUARE FOOT (PSF)
When soil test are required by section R401.4, the allowable bearing capacity of the soil shall be that of the reconnaissance.
When the building official determines that the soil test with an allowable bearing capacity of less than 1500 psf shall be the present soil, the allowable bearing capacity shall be determined by a soil investigator.

3.) CONCRETE:

- FOOTINGS, FOUNDATIONS, ETC., SHALL BE 2500 PSI, MIN. OUTSIDE SLABS, PATIOS, DRIVEWAYS, SHALL BE 4000 PSI MINIMUM, OR 5.5 SACK MINIMUM, TABLE R402.2 IRC
- AIR CONTENT: 1" MAXIMUM AGGREGATE 4%-6%. 1" MAXIMUM SIZED AGGREGATE 5%-8%. 1" MAXIMUM SIZED AGGREGATE 5%-10%.
- SLUMP: FOOTINGS AND WALLS - 5" MAXIMUM, OUTSIDE SLABS AND FLOORS 4" MAXIMUM, INSIDE SLABS AND FLOORS 5" MAXIMUM.
- CONTROL JOINTS SHALL BE PLACED AT 10'-12' INTERVALS EACH WAY. EXTERIOR JOINTS SHALL BE MADE OF 2"x4" PRESSURE TREATED FIR OR 2"x4" CEDAR OR REDWOOD. IN INTERIOR SLABS JOINTS SHALL BE CUT ONE FIFTH THE DEPTH OF SLAB BY EITHER SAWING, HAND-TOOLING OR PREMOULDED FILLER.
- BOND OF CONCRETE SLAB TO WALLS, FOOTINGS OR COLUMNS SHALL NOT BE PERMITTED. 1" ASPHALT STRIPS OR 2"x4" AS LISTED ABOVE FOR CONTROL JOINTS SHALL BE INSTALLED TO BREAK BOND OF SLABS.

4.) REINFORCING STEEL:

DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GA. IRON WIRE OR APPROVED CLIPS. SUPPORT REINFORCING BARS IN SLABS ON WELL CURED CONCRETE BLOCKS OR METAL CHAIRS. PROVIDE REINFORCING BARS WITH CLEAR EMBEDMENT AS FOLLOWS-CONCRETE CAST AGAINST SOIL-3", AGAINST BACKFILL 2" WALLS EXPOSED TO WEATHER 1". REBAR LAPS TO BE 30" HORIZONTAL AND 24" VERTICAL.

5.) DAMPPROOFING:

PROVIDE ASPHALT EMULSION AT ALL PERIMETER CONCRETE WALLS BELOW GRADE THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOOR BELOW GRADE AND CRAWL SPACES.

6.) DRAIN TILES:

INSTALL 6" P.V.C. DRAIN TILE AT PERIMETER OF ALL FOOTINGS. RUN TO LOW AREA OR DRYWELL (50 GAL/MIN) AWAY FROM BUILDING, MIN. 25'.

7.) ANCHOR BOLT:

FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN 5/8" (13 MM) NOMINAL DIAMETER STEEL BOLTS EMBEDDED AT LEAST 10" (178 MM) INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 4 FEET (1828 MM) APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" (305 MM) OF EACH END OF EACH PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. FOUNDATION PLATES AND SILLS SHALL BE THE KIND OF WOOD SPECIFIED IN SECTION 2317.4.

8.) GRAVEL FILL:

SHALL BE CLEAN, WASHED GRAVEL 1/2" TO 1" IN SIZE, OR CRUSHED STONE OF SAME SIZE, AND SHALL BE PLACED UNDER ALL SLABS WHERE INDICATED ON PLANS, AT LEAST 4" DEEP.

9.) VAPOR BARRIER:

LAY A 6 MIL. VISQUEEN VAPOR BARRIER UNDER GRAVEL FILL.

DIVISION 4 / MASONRY:

1.) VENEER SUPPORT:

ANCHORED VENEERS SHALL BE SUPPORTED ON FOOTING, FOUNDATIONS, OR OTHER NONCOMBUSTIBLE SUPPORT EXCEPT AS PROVIDED UNDER SECTION 2104.1.6 & 2304.1.2, 2009 IBC

2.) VENEER ANCHOR:

MASONRY AND STONE VENEER NOT EXCEEDING 5" (127 MM) IN THICKNESS MAY BE ANCHORED DIRECTLY TO STRUCTURAL MASONRY CONCRETE OR STUDS IN ONE OF THE FOLLOWING MANNERS:

- WALL TIES SHALL BE CORROSION RESISTANT, AND IF MADE OF SHEET METAL, SHALL HAVE A MINIMUM THICKNESS OF 0.050" (0.76 MM) (NO. 22 GALVANIZED SHEET GAGE) BY 1" (19.1 MM) (NO. 9 B.W. GAGE). WALL TIES SHALL BE SPACED 90 AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET (0.19 M) OF WALL AREA BUT SHALL NOT BE MORE THAN 24" (610 MM) ON CENTER HORIZONTALLY.
- WHEN APPLIED OVER STUD CONSTRUCTION, THE STUDS SHALL BE SPACED A MAXIMUM OF 16" (406 MM) ON CENTER AND APPROVED PAPER SHALL FIRST BE APPLIED OVER THE SHEATHING OR WIRES BETWEEN STUDS. MORTAR SHALL BE SLUSHED INTO THE 1" (25 MM) SPACE BETWEEN FACING AND PAPER.
- AS AN ALTERNATE, AN AIR SPACE OF AT LEAST 1" (25 MM) MAY BE MAINTAINED BETWEEN THE BACKING AND THE VENEER IN WHICH CASE SPOT BEDDING AT ALL TIES SHALL BE OF CEMENT MORTAR.
- THE STUD SPACING SHALL NOT EXCEED 16 INCHES (406 MM) ON CENTER. THE GALVANIZED WIRE MESH SHALL BE ANCHORED TO WOOD STUDS BY GALVANIZED STEEL WIRE FURRING NAILS AT 4 INCHES (102 MM) ON CENTER OR BY BARBED GALVANIZED NAILS AT 8 INCHES (152 MM) ON CENTER WITH A 1/2" INCH MINIMUM (29 MM) PENETRATION. THE GALVANIZED WIRE MESH MAY BE ATTACHED TO STEEL STUDS BY EQUIVALENT WIRE. IF THIS METHOD IS APPLIED OVER SOLID SHEETING THE MESH MUST BE FURRED FOR EMBEDMENT IN GROUT. THE WIRE MESH MUST BE ATTACHED AT THE TOP AND BOTTOM WITH NOT LESS THAN 8-PENNY (84 MM) COMMON WIRE NAILS. THE GROUT FILL SHALL BE PLACED TO FILL THE SPACE IMMEDIATELY AROUND THE MESH AND VENEER FACING.

3.) UNIT MASONRY:

- CONCRETE MASONRY UNITS: ASTM C-90, GRADE N, TYPE 1, EXCEPT MOISTURE CONTENT 30% OR LESS. MORTAR: ASTM C-270, TYPES, 1800 PSI. GROUT: ASTM C-476, TYPE COARSE, 2000 PSI. REINFORCING TO BE DEFORMED BARS MEETING ASTM A-615, GRADE 60.
- WALLS CONTAINING REINFORCING SHALL HAVE: VERTICAL REINFORCING - AT ALL CORNERS, ENDS OF WALLS, JAMBS OF OPENINGS, AND EACH SIDE OF CONTROL JOINTS; HORIZONTAL REINFORCING - AT THE TOPS OF WALLS, AND AT ALL LINES OF BEARING. USE A MINIMUM OF 2 #5 BARS ABOVE AND BELOW OPENINGS, EXTENDING 20" MINIMUM BEYOND JAMBS. PROVIDE REINFORCING BETWEEN THESE POINTS AS INDICATED ON THE DRAWING.
- ALL CELLS CONTAINING REINFORCING TO BE FILLED WITH GROUT IN LIFTS NOT EXCEEDING 4" IN HEIGHT. PROVIDE DOWELS FROM CONCRETE TO MATCH REINFORCED CELLS OF MASONRY ABOVE. LAP CONTINUOUS BARS 30 DIAMETERS, 1" MINIMUM, AND PROVIDE CORNER BARS AT ALL CORNERS. VERTICAL BARS SHALL BE SPLICED ONLY ABOVE BOND BEAMS. ALL BOLTS TO BE PLACED IN GROUTED CELLS.

DIVISION 5 / METALS:

1.) STRUCTURAL STEEL:

ALL ROLLED SHAPES, PLATES AND PIPES - ASTM A36. SQUARE TUBING TO BE ASTM A500. GRADE B, WELDING TO BE DONE USING E-70 ELECTRODES PER AWS STANDARDS. BOLTING TO BE WITH DETAILING FABRICATION AND ERECTION SHALL CONFORM TO AISC STANDARDS.

2.) LIGHT GAGE STRUCTURAL STEEL:

UNLESS NOTED OTHERWISE, ALL STEEL JOISTS SHALL BE 12" X 14 GAGE AT 16" O.C. WITH MINIMUM I = 25.008 IN⁴ AND MINIMUM S = 4.268 IN³.

ALL METAL ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL TO BE HOT DIPPED GALVANIZED

ALL LIGHT GAGE STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

STEEL FOR ALL 14 AND 16 GAGE STUDS AND JOISTS, TRACK AND ALL GAGES OF DIAGONAL TENSION STRAPS SHALL CONFORM TO ASTM A446, GRADE C (GALVANIZED), ASTM A570, GRADE C (PAINTED) OR ASTM A811, GRADE C (PAINTED), F $\gamma = 50$ KSI.

STEEL FOR ALL 18 AND 20 GAGE STUDS, TRACK, AND ALL GAGES OF BRIDGING AND ACCESSORIES SHALL CONFORM TO ASTM A446, GRADE A (GALVANIZED), ASTM A570, GRADE C (PAINTED) OR ASTM A811, GRADE C (PAINTED), F $\gamma = 33$ KSI.

ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. SPLICING OF STUDS SHALL NOT BE PERMITTED. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL BEAM BEARINGS, JAMBS, WALL CORNERS AND INTERSECTIONS. LOCATE JOISTS DIRECTLY OVER STUDS. STEEL SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER AND WHENEVER NOTED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. ALL TRACK SHALL BE OF THE SAME MATERIAL AND GAGE AS THE STUDS. BRIDGING SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:

FOR ALL NON-BEARING WALLS, PROVIDE BRIDGING AT MID-HEIGHT FOR WALLS LESS THAN OR EQUAL TO 10'-0" HIGH AND 5'-0" O.C. MAXIMUM FOR WALLS GREATER THAN 10'-0" HIGH. FOR BEARING WALLS, PROVIDE BRIDGING EQUALLY SPACED AT 4'-0" O.C. MAXIMUM. IN ADDITION, BRIDGING SHALL BE PROVIDED AT ROOF LINES AND ELSEWHERE AS SHOWN ON THE DRAWINGS. SOLID BLOCKING SHALL BE INSTALLED IN LIEU OF BRIDGING WHERE NOTED ON THE DRAWINGS.

BOTTOM TRACK ANCHOR BOLTS SHALL BE 1/2" DIAMETER PLACED SO AS NOT TO EXCEED 4" O.C. UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE PLACED AT ALL JAMBS, CORNERS, INTERSECTIONS AND WALL ENDS. ALL BOTTOM TRACKS SHALL HAVE A MINIMUM OF 2 ANCHOR BOLTS.

ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS EXPERIENCED IN LIGHT GAGE STEEL FRAMING WORK. USE E60 (MINIMUM) SERIES LOW HYDROGEN RODS.

DIVISION 6 / CARPENTRY AND MILLWORK:

1.) SILL PLATES:

SILL PLATES TO BE SET ON POLY FOAM SILL SILLER AS PER IRC 317

2.) FIRE BLOCKING:

FIREBLOCKING WILL BE REQUIRED IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS. FIRE STOPPING IN SOFFITS ABOVE UPPER CABINETS AND THE LIKE SHALL BE INSTALLED AS IN STUDS SPACES NOT TO EXCEED TEN FOOT INTERVALS. ALL SOFFITS SHALL BE FRAMED IN AFTER DRYWALL HAS BEEN NAILED OR SCREWED AND TAPED TO THE WALL AND CEILING.

3.) STAIRS:

PRIVATE STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 (TYPICAL RESIDENTIAL) MAY HAVE AN 7.75" MAXIMUM RISE AND A 10" MIN. TREAD DEPTH. OTHER STAIRWAYS REQUIRE A RISE OF NOT LESS THAN 4" NOR MORE THAN 7", WITH A RUN OF NOT LESS THAN 11". MINIMUM WIDTH FOR STAIRWAYS IS 36" AND MINIMUM HEADROOM CLEARANCE SHALL NOT BE LESS THAN 6'6". SPIRAL STAIRWAYS MAY BE USED AS REQUIRED EXITS WHEN THE AREA SERVED IS LIMITED TO 400 SQ. FT. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

4.) WOOD GRADES:

ALL LUMBER SPECIES AND GRADES SHALL BE KILN DRIED AND AS FOLLOWS:

A. JOISTS, BEAMS, STRINGERS	DOUG FIR #2
B. BLOCKIN, BRIDGING, MISC.	DOUG FIR #3
C. 2X4 STUDS	DOUG FIR STUDS OF STANDARD OR BETTER
D. 2X6 STUDS	DOUG FIR #2
E. SILLS, LEDGERS, PLATES EMBEDDED OR IN CONTACT WITH CONCRETE	PRESSURE TREATED DOUG FIR #2 WITH AWPA APPROVED STAMP EXPOSED FOR INSPECTOR
F. POSTS	DOUG FIR #2

5.) BLOCKING:

CROSSBRIDGE OR SOLID BLOCKING @ 8" MAX. O.C.

6.) SHEATHING:

PLYWOOD SHEATHING SHALL BE EXPOSURE 1 OR EXTERIOR. ORIENTED STRAND BOARD OR WAFER BOARD IS ACCEPTABLE. STAMPED EXPOSURE 1 OR EXTERIOR FOR WALL SHEATHING ONLY. INSTALL FLOOR SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS.

7.) FRAMING CONNECTORS:

- ANCHORS, OR JOIST HANGERS, POST CAPS, ETC., TO BE "SIMPSON" OR APPROVED EQUAL
- ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE A WASHER OF APPROPRIATE SIZE.
- ALL NAILING SHALL BE AS PER TABLE R 602.3(1)
- BOLT FASTENERS PER THE MANUFACTURERS RECOMMENDATIONS.
- METAL NAIL STOPPERS SHALL BE INSTALLED COVERING HOLES IN STUDS AND THE LIKE WHERE NAILS COULD DAMAGE PIPES OR ELECTRICAL LINES.
- FASTENERS FOR TREATED WOOD TO BE HOT-DIPPED GALV. STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER PER IRC 317.3

8.) MANUFACTURER'S LUMBER:

- GLULAM BEAMS SHALL BE DOUG FIR
- 24F-V4 FOR SIMPLE SPANS (B) 24F-V8 FOR CONT. SPANS AND CANTILEVERED

9.) CUTTING AND NOTCHING:

CUTTING AND NOTCHING OF JOISTS IS NOT ALLOWED. 1" DIAMETER HOLE MAY BE DRILLED IN CENTER OF MEMBER DEPTH. ALL OTHER HOLES MUST BE APPROVED. STUDS MAY BE NOTCHED PER IRC 602.6

10.) SUBFLOORS:

ALL SUB FLOORS SHALL BE GLUED WITH EXTERIOR GLUE AND SCREWED WITH #10X2" G.W.B. SCREWS AT 8" O.C. AT EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS.

11.) TRUSSES:

ROOF AND FLOOR TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. SHOP DRAWINGS TO BE SUBMITTED BY THE MANUFACTURER TO THE ARCHITECT FOR HIS APPROVAL. INSTALLATION AND BRACING OF THE TRUSSES SHALL BE DONE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION.

DIVISION 7 / THERMAL AND MOISTURE PROTECTION:

1.) U AND R VALUES:

SEE ENERGY ANALYSIS OR RESCHECK REPORT FOR REQUIRED U & R VALUES. REFER ALSO TO BUILDING SECTIONS.

2.) PRACTICE AND TECHNIQUES:

CONTRACTOR TO FOLLOW PRACTICES AND TECHNIQUES AS OUTLINED IN W.S.E.C. BUILDERS FIELD GUIDE UNLESS SPECIFICALLY NOTED OTHERWISE.

3.) AIR LEAKAGE CONTROL:

MODEL CONSERVATION STANDARDS, PACKAGE B, WITH THE ADDITION OF A BLOWER DOOR TEST PERFORMED ON EACH UNIT.

4.) FOUNDATION INSULATION:

PROVIDE 2" EXPANDED POLYSTYRENE INSULATION BOARD AT PERIMETER FOUNDATION WALLS AT INSIDE OF WALL FROM TOP OF WALL TO MIN. 24" BELOW FINISHED GRADES, MINIMUM R-10 (WITH PRESSURE TREATED 2X4 AT SLAB EDGE AS THERMAL BREAK).

5.) TRUSS ENERGY HEELS:

ALL TRUSSES TO HAVE 16" ENERGY HEELS UNLESS SPECIFICALLY NOTED OTHERWISE.

6.) BASEMENT INSULATION:

BELOW GRADE CONCRETE WALLS TO BE FURRED OUT WITH 2X4'S AT 16" O.C. SET OUT 6" FROM WALL WITH R-21 INSULATION UNLESS SPECIFICALLY NOTED OTHERWISE.

7.) CRAWLSPACE:

CRAWLSPACES TO HAVE 6 MIL BLACK POLY LAM ON DIRT FLOOR. ALL SEAMS OVER LAPPED AT LEAST 12" AND SEALED. CRAWLSPACE VENTILATION AT 1 SQ. FOOT FOR EVERY 300 SQ. FT. OF FLOOR AREA. (16" X 6" VENTS)

8.) RIM JOISTS:

R-21 INSULATION BEHIND ALL RIM JOIST AND CAULK RIM JOIST TO SILL PLATES AND SUB-FLOORS. THE BASE PLATE OF THE EXTERIOR WALLS WILL BE GLUED TO THE SUB-FLOOR. THE BEAD SHALL BE PLACED BEFORE THE WALL IS RAISED.

9.) HOUSE WRAP:

WRAP ENTIRE EXTERIOR WALLS WITH TYVEK "STUCCO WRAP". LAP ALL JOINTS 16" MIN. AND INSTALL PER MANUFACTURERS SPECIFICATIONS.

9.1) PORTAL FLASHING-WRAP:

USE DUPONT TYVEK "WINDOW FLASHING SYSTEM" INCLUDING TYVEK FLEX WRAP PER DUPONT SPECIFICATIONS, WWW.TYVEK.COM.

10.) HEADERS:

ALL SOLID FRAMING OR HEADERS WHERE STRUCTURALLY POSSIBLE SHALL BE FURRED WITH A MINIMUM OF 1.5" POLYISOCYANURATE FOAM BOARD, R-10 MIN.

11.) VAPOR BARRIER:

USE NO-VOC VAPOR RETARDING PAINT OVER G.W.B. AT INSIDE FACE OF ALL EXTERIOR WALLS, WALL COMMON TO GARAGE AND AGAINST ATTIC.

12.) DRAFT STOP:

PROVIDE G.W.B. DRAFT-STOP IN ZERO CLEAR CHIMNEY ENCLOSURES AT CEILING.

13.) INSULATION:

PROVIDE INSULATION AS SHOWN ON SECTIONS. EXTERIOR FRAMED WALLS SHALL BE 5.5" OPEN OR CLOSED CELL SPRAY FOAM, R-21 MINIMUM. MIN R-50 AT EXTERIOR CEILING AREAS ALL BLOWN INSULATION SHALL BE FIBERGLASS ONLY. FIBERGLASS AT EXTERIOR WALLS PROHIBITED.

14.) DOOR AND WINDOW DRAFT SEAL:

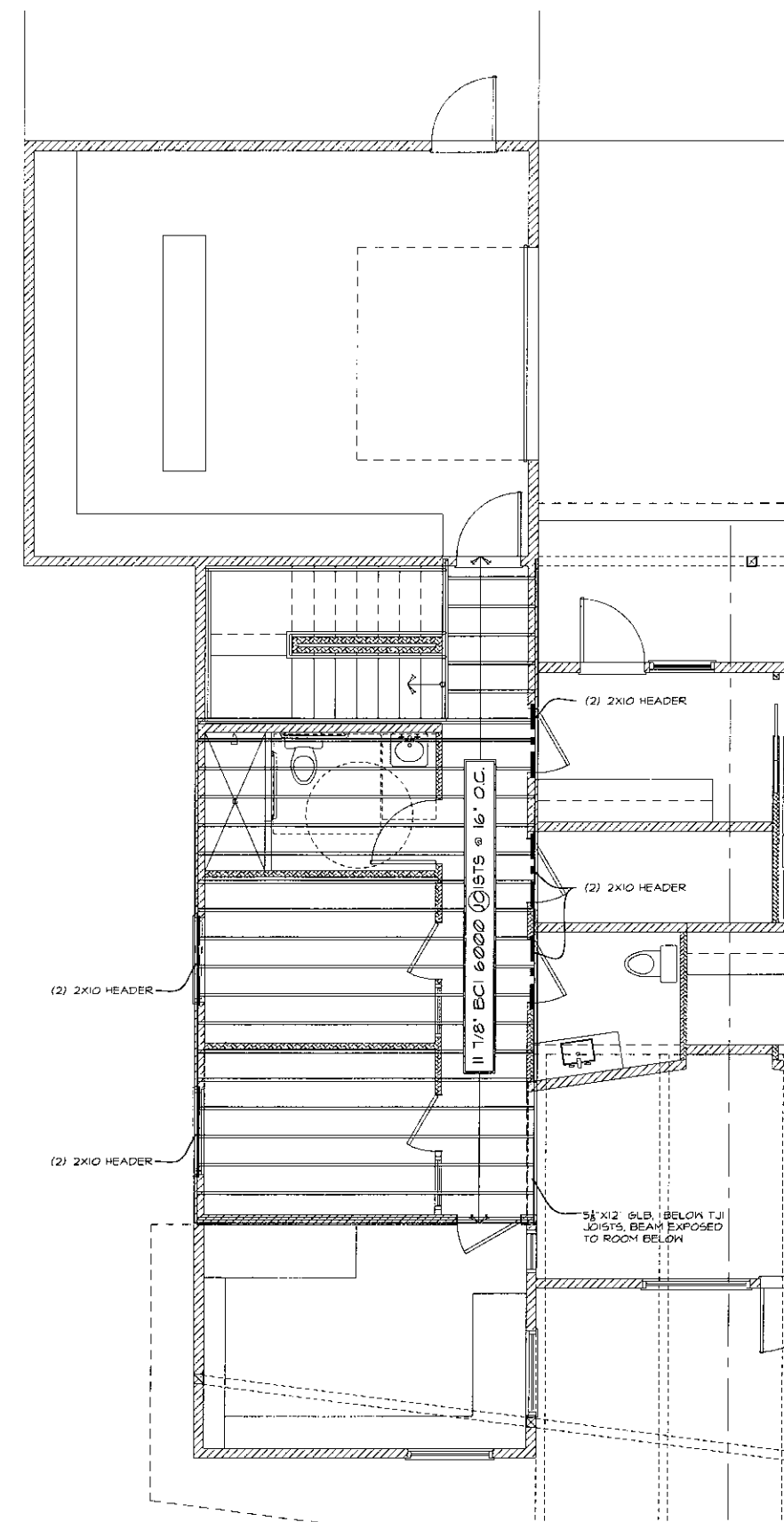
SPRAY POLY-URETHANE FOAM IN PLACE BETWEEN FRAMING AND WINDOW OR DOOR FRAMES.

15.) INSULATION COMPLIANCE:

A COMPLIANCE CARD SHALL BE POSTED IN THE JOB TO SHOW INSULATION INSTALLED IN WALLS, CEILING, FLOORS, AND AROUND PIPES AND HEATING DUCTS.

DIVISION 8 / DOORS, WINDOWS AND GLASS

SEE ENERGY ANALYSIS OR RESCHECK REPORT FOR MIN



FLOOR FRAMING PLAN

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

- ROOF FRAMING PLAN NOTES:**
1. GENERAL NOTES AND SPECIFICATIONS, STRUCTURAL DRAWING SHEET LIST, LEGEND AND ABBREVIATIONS PER S1
 2. CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANT'S DRAWINGS AS REQUIRED TO VERIFY ALL DIMENSIONS AND ELEVATIONS.
 3. SHEATHING SHALL BE NAILED AS SPECIFIED ON PLAN. PLACE THE LONG DIRECTION OF THE SHEATHING PERPENDICULAR TO THE SUPPORTING FRAMING AND STAGGER THE PANEL END JOINTS. PROVIDE A 1/8" GAP BETWEEN THE SHEATHING PANELS.
 4. HANGERS FOR 2X WOOD JOISTS SHALL BE TOP FLANGE BEARING SIMPSON JB TYPE, UNO. BEAM HANGERS SHALL BE AS SPECIFIED ON PLAN.
 5. HEADERS SHALL BE (2) 2X10 MINIMUM, UNO. SUPPORTS PER FLOOR FRAMING BELOW. ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) TRIMMER STUD AND (1) KING STUD, UNLESS NOTED OTHERWISE ON PLAN.
 6. BEAMS FRAMED ON PLAN ARE FLUSH FRAMED, UNO. PROVIDE (2) H2.5A CLIPS AT ALL BEAMS, UNO. PROVIDE A MINIMUM OF (2) BUNDLED STUDS FOR ALL BEAM SUPPORTS, UNLESS NOTED OTHERWISE ON PLAN.
 7. PROVIDE SIMPSON H1 OR H2.5A CLIPS AT EACH END OF ALL ROOF STRUCTURAL MEMBERS.

8. REFERENCE THE SHEAR WALL SCHEDULE FOR ALL NAILING REQUIREMENTS.
9. PROVIDE 1 1/4" APA RATED RIM JOISTS, MINIMUM, UNO. PROVIDE DOUBLE RIM JOISTS WHERE REQUIRED ON PLAN OR IN SHEAR WALL SCHEDULE.
10. ALL WOOD EXPOSED TO CONCRETE, MASONRY, WEATHER OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE-TREATED. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
11. SHEAR WALLS, POSTS, POST BASES AND BEARING STUDS ARE REFERENCED ON THE FRAMING PLAN BELOW.
12. 1 / 2,000 DENOTES AXIAL LOAD IN POUNDS THAT TRUSSES SHALL BE DESIGNED FOR. LOADS ARE (1.0E or 1.0W) LOADS.
13. ROOF TRUSSES ARE TO BE BIDDER DESIGNED AND SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW.
 - a. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR DESIGN AND PERFORMANCE CRITERIA.
 - b. ROOF FRAMING IS SUGGESTED LAYOUT, DEVIATIONS MUST BE APPROVED BY ENGINEER-OF-RECORD PRIOR TO SHOP DRAWING SUBMITTAL.
 - c. HATCHED AREAS INDICATE AREAS OF OVERFRAMING.
 - d. ALL GIRDER TRUSSES TO BE SUPPORTED BY (2) STUDS, MINIMUM, CONTINUOUS TO THE FOUNDATION. GIRDER TRUSSES REQUIRE (2) H2.5A CLIPS, MINIMUM, UNO.
 - e. ALL HANGERS ARE TO BE DESIGNED AND PROVIDED BY THE TRUSS MANUFACTURER.
 - f. REFERENCE PLANS FOR ADDITIONAL LOADING TO THE GENERAL NOTES AND SPECIFICATIONS.
 - g. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL LOADING AND COORDINATION OF MISCELLANEOUS ROOF ITEMS SUCH AS EQUIPMENT, ROOF HATCHES, SKYLIGHTS, ETC.
14. REFERENCE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS NOT REFERENCED ON PLAN.

HEADER NOTE:
WINDOW AND ROOF HEADERS SHALL BE (2) 2X10 UNLESS OTHERWISE NOTED

 OVERFRAMING AREA

TRUSS NOTE:
LOCATE GIRDER TRUSS 8'-0" FROM PARALLEL WALL UNLESS GT FALLS AT WALL CORNER

PRELIMINARY - NOT FOR CONSTRUCTION

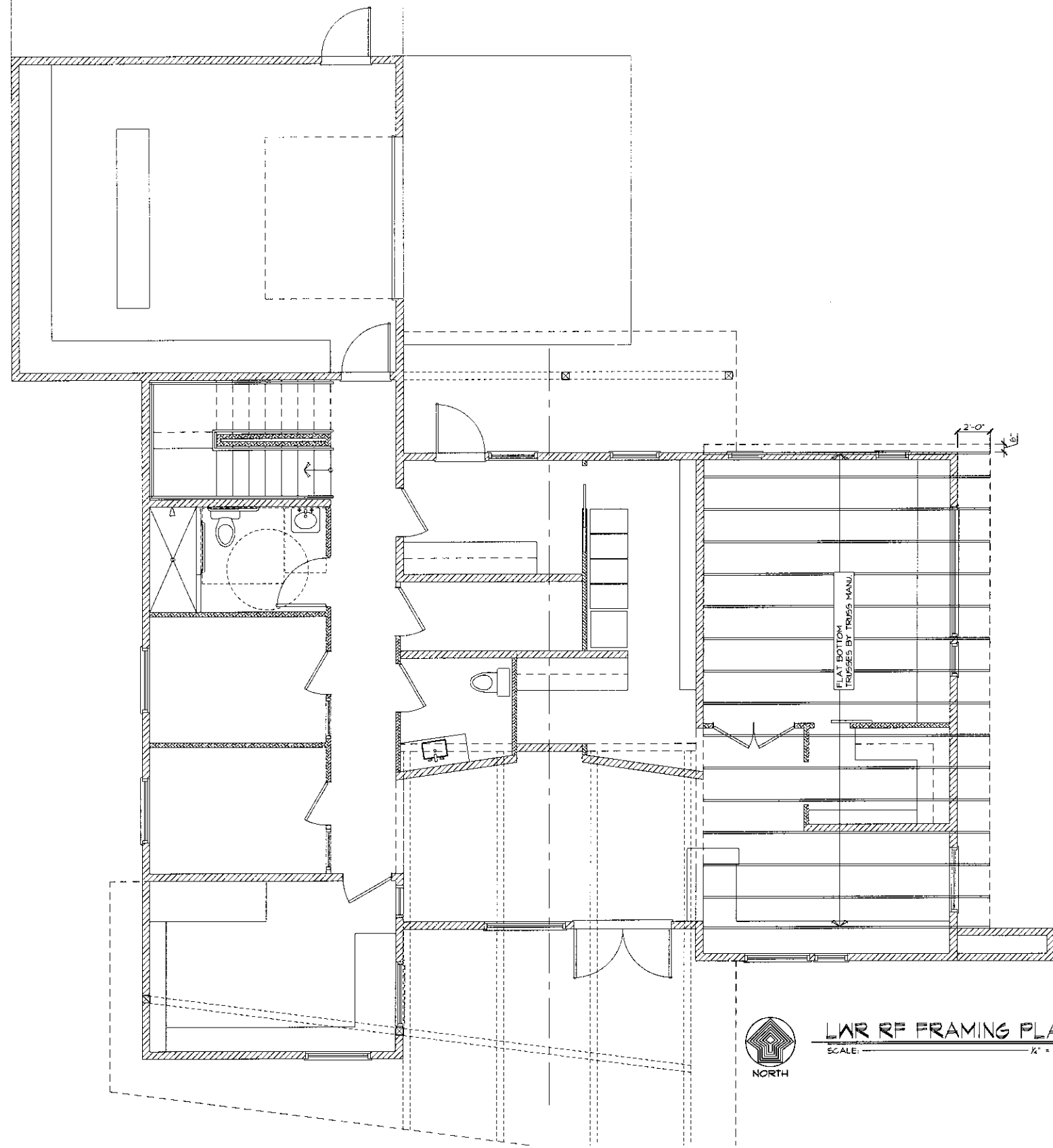
REVISION:

ERO/LJM

DRAWN BY:

SELLE VALLEY CONSTRUCTION HQ

SOK design studio



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8. REFERENCE THE SHEAR WALL SCHEDULE FOR ALL NAILING REQUIREMENTS.
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 OVERFRAMING AREA

TRUSS NOTE:
LOCATE GIRDER TRUSS
8'-0" FROM PARALLEL
WALL UNLESS GT FALLS
AT WALL CORNER



LWR RF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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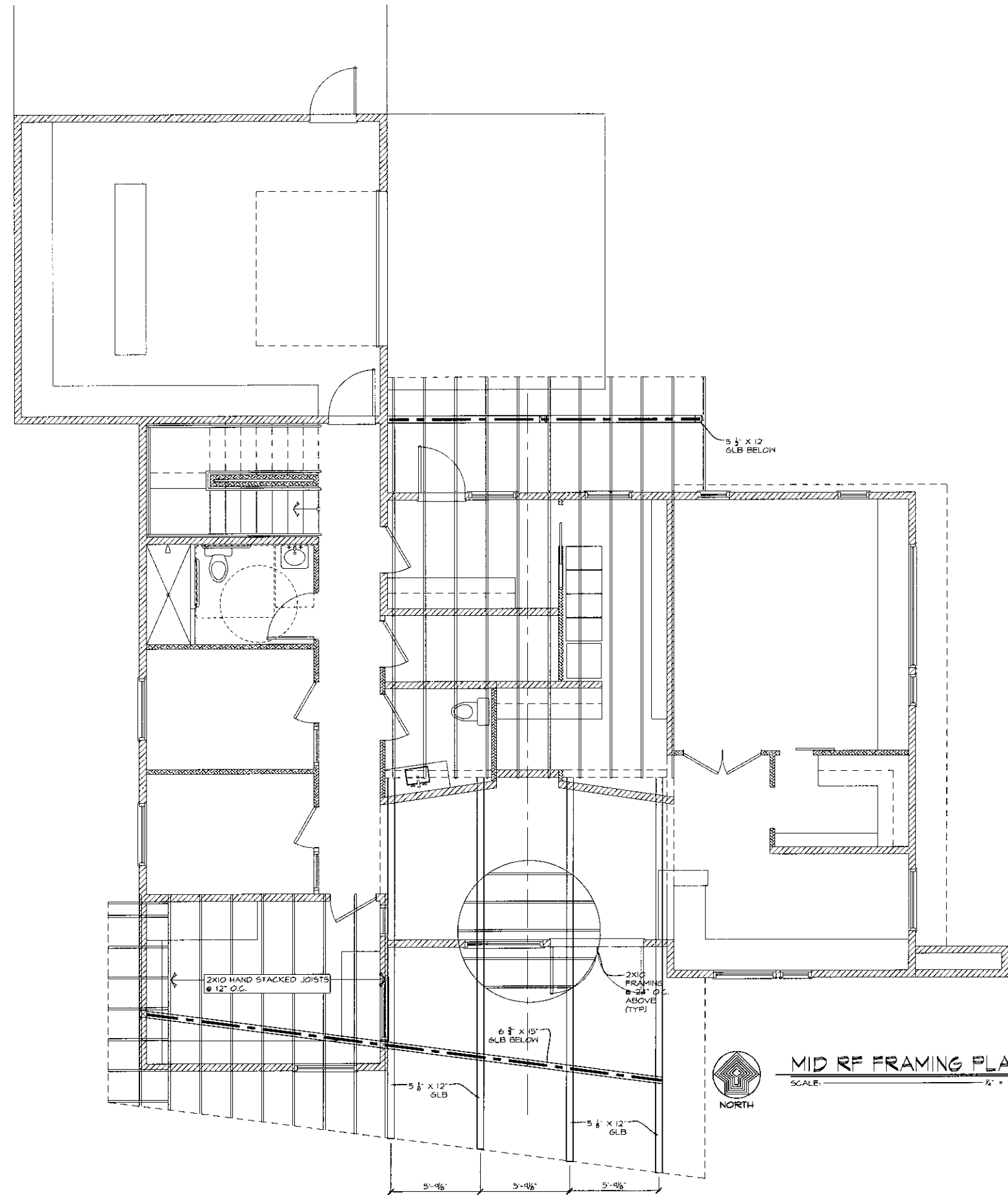
REVISED:

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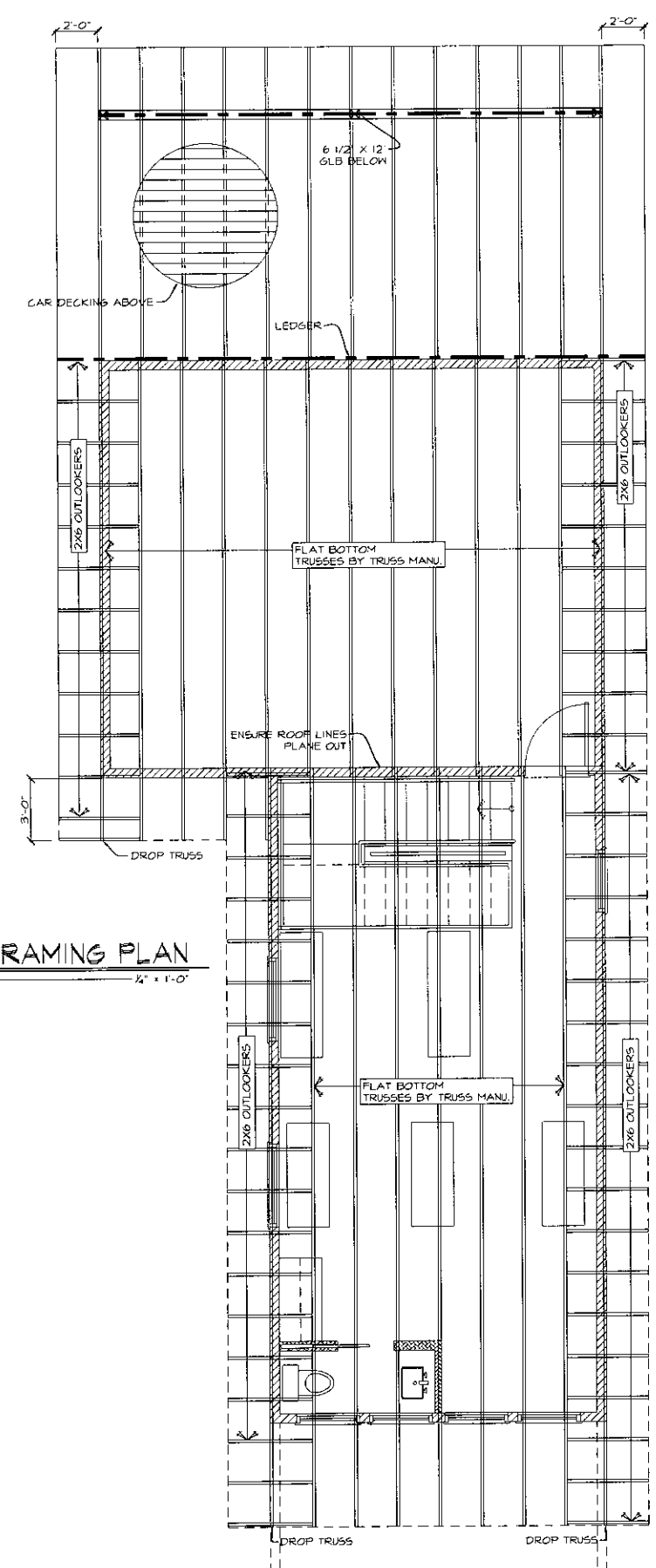
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OVERFRAMING AREA

TRUSS NOTE:
LOCATE GIRDER TRUSS
8'-0" FROM PARALLEL
WALL UNLESS GT FALLS
AT WALL CORNER



UPR RF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

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 OVERFRAMING AREA

TRUSS NOTE:
 LOCATE GIRDER TRUSS 8'-0" FROM PARALLEL WALL UNLESS GT FALLS AT WALL CORNER

STRUCTURAL NOTES:

1.) GENERAL:

- CODES:**
- A. CODE REFERENCES:
 - 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) INCLUDING APPENDIX G
 - 2015 INTERNATIONAL BUILDING CODE (IBC) FOR COMMERCIAL PROJECTS (SPOKANE - ICC/ANSI A117-2009)
 - 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 2015 INTERNATIONAL FIRE CODE
 - 2012 INTERNATIONAL FUEL GAS CODE
 - 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (INCL. APPEND X A)
 - 2015 INTERNATIONAL PLUMBING CODE
 - 2008 LIQUEFIED PETROLEUM CODE
 - 2014 NFPA 70: NATIONAL ELECTRIC CODE

FOR PROJECTS IN WASHINGTON STATE:
205 WASHINGTON STATE ENERGY CODE (WSEC)

ROOF DEAD LOAD:	15 PSF
ROOF SNOW LOAD:	55 PSF + DRIFTING
GROUND SNOW LOAD:	55 PSF
FLOOR LIVE LOAD:	40 PSF
WIND SPEED:	115 ULT / 90 ASD, EXPOSURE B
SEISMIC DESIGN CATEGORY:	CATEGORY C, 2004 IRC
WEATHERING:	SEVERE
FRONT LINE DEPTH:	24'
TERMITES:	SLIGHT TO MODERATE
DECAY:	NONE TO SLIGHT
WINTER DESIGN TEMP:	10 DEG F
ICE SHIELD UNDERLAY:	YES
FLOOD HAZARDS:	2003 1442 FIRM
AIR FREEZE INDEX:	1292
MEAN ANNUAL TEMPERATURE:	47.2 DEG F
SOIL BEARING PRESSURE:	1500 PSF (ASSUMED)

THIS BUILDING AS A COMPLETED WHOLE IS DESIGNED AS A STABLE STRUCTURE IN RESISTING THE ACTION OF THE ABOVE LOADS. THE CONTRACTOR SHALL TAKE, AND IS RESPONSIBLE FOR, SUCH MEASURES AS ARE NECESSARY TO TEMPORARILY SUPPORT INCOMPLETE PORTIONS OF THE WORK UNTIL SUCH TIME AS THE ENTIRE STRUCTURE IS COMPLETE. ALL STRUCTURAL MEMBERS (INCLUDING BUT NOT LIMITED TO: JOISTS, TRUSSES, BEAMS, GIRDBERS, COLUMNS & STUDS) TO BE CONTINUOUS BETWEEN SUPPORTS UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE ENGINEER.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. USE DETAILS MARKED "TYPICAL" WHEREVER APPLICABLE. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

NOT ALL BUILDING CONNECTIONS AND ELEMENTS ARE DETAILED OR SHOWN WITHIN THIS PLAN SET. CONTRACTOR IS RESPONSIBLE FOR THE FIELD FITTING AND DESIGN OF TYPICAL CONSTRUCTION CONNECTIONS THAT ARE NOT SHOWN. ANY CONNECTION NOT SPECIFICALLY REFERRED TO OR SHOWN IN THIS PLAN SET SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL CONSULT ARCHITECT AND ENGINEER DURING CONSTRUCTION PROCESS REGARDING ANY CONNECTION OR ELEMENT THAT REQUIRES ADDITIONAL CLARIFICATION OR DETAILING.

2.) FOUNDATIONS:

FOOTINGS ARE DESIGNED TO BEAR ON NATURAL SANDY, GRAVEL WITH A BASIC ALLOWABLE BEARING PRESSURE OF 1500 PSF WITH INCREASES FOR WIDTH AND DEPTH IN ACCORDANCE WITH TABLE 1604.2 OF THE 2012 IBC. ALL FOOTINGS SHALL BEAR 1'-0" MINIMUM INTO NATURAL UNDISTURBED SOIL 2'-0" MINIMUM BELOW FINISH GRADE. NO FOOTING MAY BE ABOVE A 1-1/2 TO 1 SLOPE FROM ANY ADJACENT EXCAVATION. DESIGN LATERAL SOIL PRESSURE IS AN EQUIVALENT FLUID PRESSURE OF 50 PCF.

3.) CONCRETE:

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. NO SPECIAL INSPECTION IS REQUIRED AS DESIGN HAS BEEN BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI. MAXIMUM CONCRETE AGGREGATE SIZE SHALL BE 3/4".

LOCATION	AIR ENTRAINMENT	MAX. WATER/CEMENT RATIO	SUMP
FOOTINGS	N/A	N/A	5"
EXTERIOR WALLS	5.0%	0.45	3"
INTERIOR WALLS	3.5%	0.50	3"
BEAMS/COLUMNS	5.0%	0.45	4"
INTERIOR SLABS	5.0%	0.50	3"
EXTERIOR SLABS	6.0%	0.45	3"

*VARIATIONS MAY BE ALLOWED WITH THE USE OF ADMIXTURES WHICH HAVE BEEN APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF THE CONCRETE.

REINFORCING TO BE DEFORMED BARS MEETING ASTM A-615 GRADE 40 OR GREATER. UNLESS NOTED OTHERWISE LAP ALL CONTINUOUS REINFORCING 42 DIAMETERS. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AT ALL WALL INTERSECTIONS AND CORNERS. OPENINGS IN CONCRETE WALLS LARGER THAN 10" IN ANY DIMENSION SHALL HAVE (2) #6 TRIM BARS EXTENDING 2'-0" BEYOND CORNERS. REINFORCING SUPPORT AND/OR SUPPORT BARS ARE NOT GENERALLY SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF SUPPORTING THE REINFORCING PRIOR TO CONCRETE PLACEMENT. SUBMIT REINFORCING STEEL SHOP DRAWINGS SHOWING WALLS IN ELEVATION (CONTINUED)

TOTAL TARGET AIR CONTENT FOR CONCRETE			
NOMINAL MAX AGGREGATE SIZE (INCHES)	AIR SEVERE EXPOSURE	AIR MODERATE EXPOSURE	AIR MILD EXPOSURE
3/8"	7 1/2%	6%	4 1/2%
1/2"	7%	5 1/2%	4%
3/4"	6%	5%	3 1/2%
1"	6%	4 1/2%	3%
1 1/2"	5 1/2%	4 1/2%	2 1/2%
2 1/2"	5%	4%	2%
3"	4 1/2%	3 1/2%	1 1/2%

3. CONCRETE CONTINUED/MINIMUM COVER:

CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
EXPOSED TO EARTH OR WEATHER: 2"
#6 - #8 BARS: 2"
#5 BAR & SMALLER: 1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS
#4 & #5 BARS: 1 1/2"
#3 BAR & SMALLER: 3/4"
BEAMS AND COLUMNS:
PRIMARY REINFORCEMENT, T.E.S. STIRRUPS, SPIRALS: 1/2"

SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE POURING. CONDUITS EMBEDDED IN SLABS SHALL BE PLACED AT MID-DEPTH AND SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER. CONCRETE WITH EMBEDDED CONDUIT SHALL BE A MINIMUM OF THREE INCHES THICK NOT INCLUDING STEEL DECK.

4.) STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL BE ASTM A-36 EXCEPT INDE FLANGE SHAPES SHALL BE ASTM A-992 AND STEEL TUBES SHALL BE ASTM A-500 GRADE B. MILL OR SAW CUT ENDS OF ALL COLUMNS. WELDING TO BE IN ACCORDANCE WITH AWS STANDARDS WITH E70XX ROD AND PERFORMED ONLY BY AWS/WABO CERTIFIED WELDERS.

ANCHOR BOLTS SHALL BE ASTM A307 AND ALL OTHER BOLTS SHALL BE ASTM A325N HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE. A325N BOLTS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION. HOLES FOR BOLTS SHALL BE (1/16" + BOLT DIAMETER) AT STEEL TO STEEL CONNECTIONS AND (3/16" + BOLT DIAMETER) AT STEEL TO CONCRETE CONNECTIONS. HEADED STUDS SHALL BE "NELSON" OR EQUIVALENT.

5.) WOOD:

ALL FRAMING LUMBER SHALL BE NO 2 OR BETTER DOUGLAS FIR OR LARCH UNDO. GLUE LAMINATED BEAMS SHALL BE DOUGLAS FIR OR LARCH, COMBINATION 24F-V8 UNLESS NOTED OTHERWISE. ALL CONCEALED BEAMS SHALL HAVE INDUSTRIAL APPEARANCE AND EXPOSED BEAMS SHALL HAVE ARCHITECTURAL APPEARANCE.

ROOF SHEATHING OVER JOISTS SHALL BE APA RATED SHEATHING, EXPOSURE I, 3/8" THICKNESS MINIMUM. PANELS SPAN RATINGS OF 32/16 MINIMUM. LAY PANELS WITH LONG DIRECTION ACROSS SUPPORTS. CONTINUOUS OVER TWO OR MORE SPANS, ALL ENDS OVER SUPPORTS, AND WITH STAGGERED END JOINTS NAIL WITH 8d COMMON NAILS 6" O.C. ALONG SHEET EDGES UNLESS NOTED OTHERWISE AND 12" O.C. ALONG INTERMEDIATE SUPPORTS. USE PLYCLIP AT MID SPAN PANEL EDGES. NO UNBLOCKED PANELS LESS THAN 12" WIDE SHALL BE USED.

FLOOR SHEATHING OVER JOISTS SHALL BE APA RATED SHEATHING, EXPOSURE I, 3/4" THICK, T & G SIDES. PANEL SPAN RATINGS OF 48/24 MINIMUM. LAY PANELS WITH LONG DIRECTION ACROSS SUPPORTS. CONTINUOUS OVER TWO OR MORE SPANS, ALL ENDS OVER SUPPORTS, AND WITH STAGGERED END JOINTS NAIL WITH 10d COMMON NAILS 6" O.C. ALONG SHEET EDGES AND 10" O.C. ALONG INTERMEDIATE SUPPORTS. NO UNBLOCKED SHEATHING PANELS LESS THAN 12" WIDE SHALL BE USED.

EXTERIOR WALL SHEATHING OVER STUDS SHALL BE APA RATED SHEATHING, EXPOSURE I, 7/16" THICK MINIMUM. PANEL SPAN RATINGS OF 32/16 MINIMUM. BLOCK ALL EDGES. (CONTINUED)

5.) WOOD (CONTINUED):

NAIL WITH 8d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 12" O.C. TO INTERMEDIATE SUPPORTS.

SHEAR PANEL SHEATHING OVER STUDS SHALL BE APA RATED SHEATHING, EXPOSURE I, 1/2" THICK MINIMUM. PANEL SPAN RATINGS OF 24/0 MINIMUM. BLOCK ALL EDGES. NAIL WITH 8d COMMON NAILS PER SHEAR WALL SCHEDULE ALONG ALL PANEL EDGES AND AT 12" O.C. TO INTERMEDIATE SUPPORTS. 3/4" THICKNESS MAY BE PERMITTED, PROVIDED STUDS ARE 16" O.C. MAXIMUM AND PANELS ARE APPLIED ALONG THE LONG DIRECTION ACROSS STUDS.

ALL STUD WALL SOLE PLATES SHALL BE BOLTED TO CONCRETE FOUNDATION WALL WITH A MINIMUM OF 1/2" DIAMETER BOLTS AT A MAXIMUM OF 4'-0" O.C. EMBEDDED AT LEAST 7". THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" MAXIMUM AND 5" MINIMUM FROM EACH END OF EACH PIECE. BOLT HEADS OR NUTS IN CONTACT WITH WOOD SHALL HAVE WASHERS. WOOD FRAMING ANCHORS, HANGERS, ETC. INDICATED SHALL BE "SIMPSON" AS MANUFACTURED BY SIMPSON CO., SAN LEANDRO, CA. OR EQUIVALENT.

ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. ALL FRAMING HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED (SIMPSON ZMAX OR HOT-DIP GALVANIZED). ALL NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED AND ALL BOLTS AND SCREWS SHALL BE STAINLESS STEEL.

6.) NAILING SCHEDULE:

CONNECTION	NAILS
1. JOIST TO DOUBLE PLATES OR BEAM TOENAILS	3-10d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. SOLE PLATE THROUGH SHEATHING	16d @ 5' O.C.
4. TO JOIST OR BLOCKING, FACE NAIL	2-16d
5. TOP PLATE TO STUD, END NAIL	4-8d TOENAILS OR 2-16d END NAILS
6. STUD TO SOLE PLATE	16d @ 24" O.C. FACE NAIL 16d @ 16" O.C.
7. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
8. DOUBLED TOP PLATES	FACE NAIL 16d @ 16" O.C.
9. TOP PLATES - LAPS (4'-0" MINIMUM)	3-16d
-CORNER INTERSECTIONS	2-16d
10. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C.
	ALONG EACH EDGE
11. CEILING JOISTS TO PLATE	TOENAIL 3-8d
12. CONTINUOUS HEADER TO STUD	TOENAIL 4-8d
13. CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL 3-8d
14. CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL 3-16d
15. RAFTER TO PLATE	TOENAIL 3-10d
16. 1" BRACE TO EACH STUD AND PLATE	FACE NAIL 2-8d
17. BUILT-UP CORNER STUDS	16d @ 16" O.C.

NAILS IN SCHEDULE ABOVE MAY BE COMMON OR BOX NAILS. WHERE SIZE AND SPACING OF NAILS ARE SHOWN ON DRAWINGS, NAILS SHALL BE COMMON NAILS. PRIOR TO THE USE OF POWER DRIVEN NAILS, CONTRACTOR TO CONTACT ENGINEER FOR REVISED NAIL SPACING.

7.) ENGINEERED WOOD PRODUCTS (EWP):

EWP SHALL BE DESIGNED, FABRICATED AND ERECTED, COMPLETE WITH ALL ACCESSORIES AND BRIDGINS, IN ACCORDANCE WITH THE LATEST ICC50 RESEARCH COMMITTEE REPORT AND MANUFACTURER RECOMMENDATIONS. FURNISH COMPLETE DESIGN CALCULATIONS WITH SHOP DRAWINGS. FLOOR DEAD LOAD 20 PSF.

8.) WOOD TRUSSES:

METAL PLATE CONNECTORS SHALL BE ICC50 APPROVED. THE DESIGN, FABRICATION AND INSTALLATION OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH:

1. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION"
2. TPI H1B "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES"
3. TPI D5B "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"

ALL TRUSSES SHALL BE IDENTIFIED BY APPROVED QUALITY CONTROL AGENCY WITH THEIR IDENTIFICATION MARK AND SHALL BE MARKED BY THE MANUFACTURER WITH THEIR NAME, ADDRESS, MAXIMUM LIVE LOAD AND MAXIMUM SPACING.

1. COMPLETE DESIGN CALCULATIONS FOR ALL TRUSSES, TRUSS MEMBERS, MEMBER CONNECTIONS AND TRUSS TO TRUSS CONNECTIONS. SHOP DRAWINGS OF EACH TRUSS TYPE SHOWING PLATE SIZE AND LOCATION AS WELL AS MEMBER SIZES AND LUMBER GRADES. COMPLETE DIMENSIONED ERECTION DRAWINGS TO SCALE, MINIMUM PLAN SCALE 1/8" = 1'-0". LOCATING ALL TRUSS TYPES AND BRACING. ALL TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER. DESIGN AND DETAILS OF COMPLETE SUPPORT SYSTEMS FOR MISCELLANEOUS EQUIPMENT, KITCHEN HOODS, ETC. LOADS, DIMENSIONS, AND OTHER DATA ARE TO BE OBTAINED FROM SUPPLIERS AND COORDINATED WITH INSTALLERS OF SUCH ITEMS.

TRUSSES TO SUPPORT LIVE LOADS SPECIFIED, ALL MISCELLANEOUS LOADS AND ALL DEAD LOADS WHICH SHALL NOT BE LESS THAN THE FOLLOWING MINIMUMS: ROOF TRUSSES - TOP CHORD 10 PSF, BOTTOM CHORD 5 PSF.

TRUSSES SHALL BE DESIGNED FOR SNOW DRIFTING AND SPECIAL EAVE REQUIREMENTS IN ACCORDANCE WITH SECTION 1608 OF THE 2012 IBC AND ASCE-7.

ALL METAL PLATES TO BE 3 X 5 INCHES MINIMUM. ERECT TRUSSES IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S PUBLICATION "BRACING WOOD TRUSSES" LATEST EDITION. LATERAL BRACING FOR COMPRESSION MEMBS MUST BE CONTINUOUS OVER 4 OR MORE TRUSSES. USE THE TEE-TYPE COMPRESSION MEMBERS WHERE LATERAL BRACING CANNOT BE USED. IN AREAS WHERE BOTTOM CHORD IS NOT CONTINUOUSLY SHEATHED, MANUFACTURER SHALL PROVIDE BRACING REQUIREMENTS. VALLEY TRUSSES BEARING ON SLOPING SHEATHING WITH THE SLOPE PERPENDICULAR TO THE PLANE OF THE TRUSSES ARE TO HAVE BEVELED BOTTOM CHORDS. WHEN SLOPE OF ROOF SHEATHING OVER VALLEY TRUSSES IS PERPENDICULAR TO THE PLANE OF TRUSSES, TOP CHORDS ARE TO BE BEVELED.

TRUSS TOP CHORDS ARE TO BE DOUGLAS FIR OR LARCH.

MASONRY:

1. CMU WALLS TO HAVE COMPOSITE F'm = 1500 PSI MINIMUM AT 28 DAYS.
2. GROUT COMPRESSIVE STRENGTH TO BE 2500 PSI MINIMUM AT 28 DAYS.
3. CONCRETE MASONRY UNIT TO CONFORM WITH ASTM C90. AVERAGE 8" BLOCK WEIGHT TO BE 46 PCF.
4. TYPICAL REINFORCING UNLESS NOTED OTHERWISE:
 - #5 AT 2'-8" ON CENTER VERTICAL AND 4'-0" ON CENTER HORIZONTAL
 - (1) #5 VERTICAL AT EACH CORNER
 - #5 CORNER BARS WITH 2'-0" LEGS AT ALL WALL INTERSECTIONS.
 - (2) #5 OVER OPENINGS.
 - (2) #5 VERTICAL ADJACENT TO EACH WALL OPENING
5. ALL VERTICAL REINFORCING TO HAVE STANDARD HOOK INTO FOOTING.
6. LAP LENGTH 40 BAR DIAMETERS FOR SINGLE BAR IN A CELL AND 52 BAR DIAMETERS FOR TWO OR MORE BAR IN A CELL. 7. SOLID GROUT ALL CELLS.
7. GROUT ALL CELLS WITH REINFORCING AND/OR ANCHORS.
8. REINFORCING STEEL:
 - DEFORMED BARS ASTM A615, GRADE 60.
 - WELDED BARS ASTM A706.
9. ALL REINFORCING SPECIFIED EACH FACE TO BE SECURED BY BAR POSITIONER. MAINTAINING LOCATION WITHIN 1/2" OF INDICATION POSITION.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISION:

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SFIIF VALLEY CONSTRUCTION HO

SOK design studio