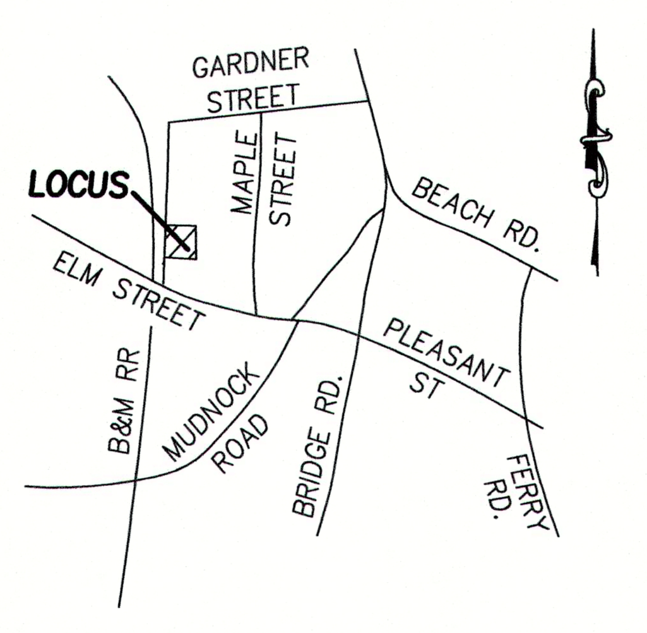
WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH. 03290
(603) 734-4298
(DELINEATED IN: OCTOBER 2017)
(ANRAD APPROVED: JANUARY 2018)



LOCUS MAP
N.T.S.

BASIS OF BEARINGS

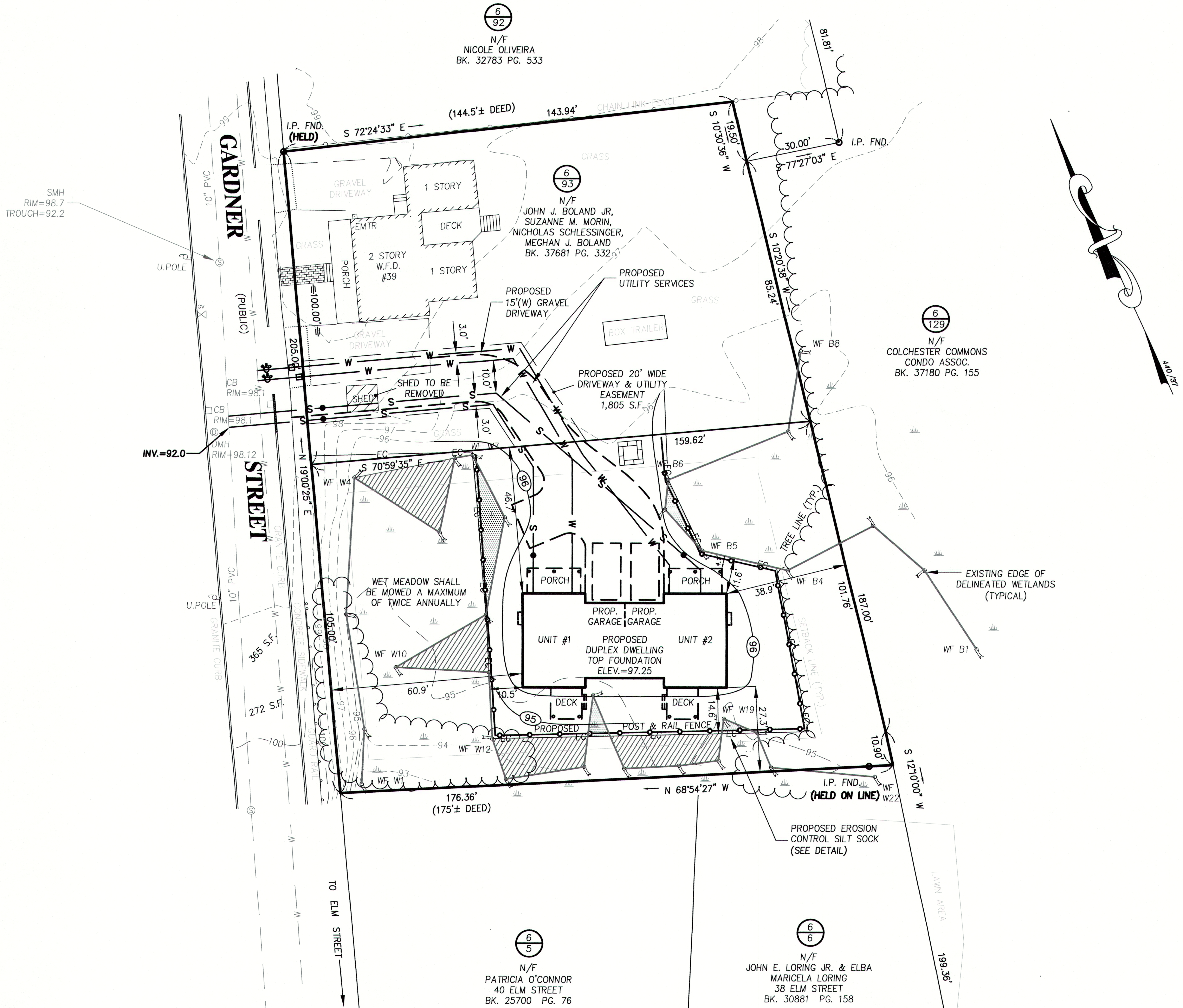
PLAN BOOK 440 PLAN 37

OWNER OF RECORD

CAITLIN REALTY, LLC
BK. 38488 PG. 447

PLAN REFERENCES

PLAN BOOK 440 PLAN 37
PLAN BOOK 347 PLAN 67
PLAN 259 OF 1972
LAND COURT CASE 11687



ZONING TABLE

41 GARDNER STREET (BUILDERS LOT 2) – ASSESSORS MAP 6 LOT 133 ZONING DISTRICT – VILLAGE RESIDENTIAL OVERLAY		
	REQUIRED	PROPOSED
LOT AREA:	15,000 S.F.	18,163 S.F.
LOT FRONTAGE:	80 FT	105'
FRONT SETBACK:	10 FT	60.9'
SIDE SETBACK:	10 FT	27.3'
REAR SETBACK:	20 FT	38.9'
BLDG. COVERAGE:	25% MAX.	10%
OPEN SPACE:	20% MIN.	90%
BLDG. HEIGHT:	35-FT MAX.	27 FT

*** FOR ADDITIONAL INFORMATION ON PROPOSED STRUCTURE SEE ARCHITECTURAL PLANS

LEGEND

—96—	EXIST. CONTOUR
(96)	PROP. CONTOUR
—EC—	PROP. SILTATION BARRIER
—W—	EXISTING WATER MAIN
—S—	EXISTING SEWER MAIN
—W—	PROPOSED WATER SERVICE
—S—	PROPOSED SEWER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED WATER SHUTOFF
	PROPOSED SEWER SERVICE
	EXIST. CATCH BASIN
	EXIST. UTILITY POLE
	WETLANDS

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO; THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND THESE PLANS.
2. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING MUNICIPAL AND/OR STATE AGENCIES.
3. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND SHALL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
4. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
5. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
7. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE PLANNING DEPARTMENT.
8. THE OWNER/DEVELOPER SHALL SUBMIT TWO HARD COPIES OF AS-BUILT DRAWINGS TO THE PLANNING DEPARTMENT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
9. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
10. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C0128F.
11. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER M. YORK
CIVIL
No. 49181
REGISTERED PROFESSIONAL ENGINEER

Christ M. Y. 1-19-22

PREPARED FOR

CAITLIN REALTY, LLC.
C/O BRADLEY KUTCHER
138 ELM STREET
SALISBURY, MA 01952

NO.	DATE	DESCRIPTION	BY
1	1/19/22	ADDRESS TOWN COMMENTS	C.M.Y.

MEI **MILLENNIUM ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'	DESG. BY: C.M.Y.	PROJECT: M203820
DATE: DEC. 10, 2021	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
A PROPOSED DUPLEX
AT
41 GARDNER STREET
(MAP 6 – LOT 133)

SITE PLAN

SHEET: C-1

DRAWING LIST

A0.0	TITLE SHEET
A 1. 0	BASEMENT PLAN
A 1.1	FIRST FLOOR PLAN
A 1.2	SECOND FLOOR PLAN
A 1.3	ROOF PLAN
A 2.0	FRONT AND RIGHT SIDE ELEVATIONS
A 2.1	REAR AND LEFT SIDE ELEVATIONS
A 3.0	LONGITUDINAL SECTION @ STAIRS
A 3.1	CROSS SECTION @ STAIRS
A 3.2	CROSS SECTION @ GARAGE
A 4.0	DETAILS
S 1.0	STRUCTURAL NOTES
S 1.1	STRUCTURAL NOTES AND DETAILS
S 1.2	STRUCTURAL NOTES AND DETAILS
S 1.3	FOUNDATION PLAN
S 1.4	FIRST FLOOR FRAMING PLAN
S 1.5	SECOND FLOOR FRAMING PLAN
S 1.6	ROOF FRAMING PLAN

FRONT ELEVATION

CAD File Name
41GardenerSL_CD.vwx

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T. 978.465.3535
WWW.SCOTTBROWNARCHITECT.COM

PROPOSED NEW DUPLEX

41 GARDENER STREET SALISBURY, MA 01952

REVISION & REISSUE NOTES

No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

Title Sheet

A0.0

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE + 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE. THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE CODES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. IF ANY WORK SHOWN IS UNCLEAR OR AMBIGUOUS, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT ASPECT OF THE WORK.
4. WORK INCLUDED IS ALL WORK ON THE DRAWINGS AND IN THE SPECIFICATIONS.
5. WORK NOT INCLUDED IS NOTED "N.I.C.", "NOT IN CONTRACT".
6. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION.
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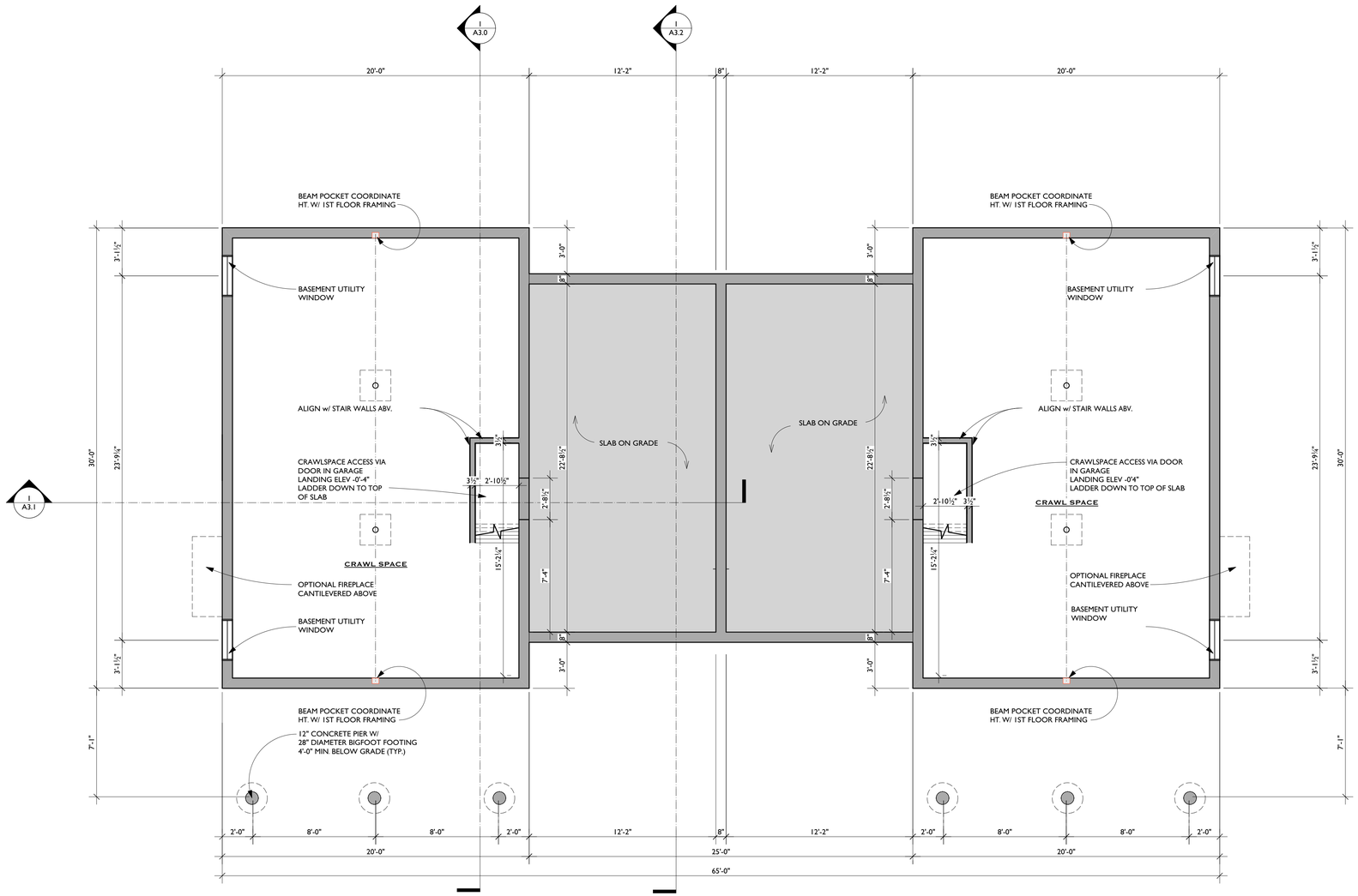
9. DO NOT SCALE DRAWINGS.
10. THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK.
11. IT IS THE INTENTION OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE FOR THE COMPLETION OF THE PROJECT IN ALL RESPECTS.
12. ALL FOOTINGS ARE TO BE ON DRY, UNDISTURBED SOIL
13. MIN 6" SIDING/SHEATHING TO GRADE. PITCH GRADE TO DRAIN AWAY FROM BUILDING.

- (CS) COMBINATION SMOKE & CO DETECTOR
- (S) SMOKE DETECTOR
- (C) CARBON MONOXIDE DETECTOR
- (H) HEAT DETECTOR



1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

0 5 10 15 FT

CAD File Name
41GardenerSt_CD.vwx

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REVISION & REISSUE NOTES

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Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

Basement Floor Plan

A1.0

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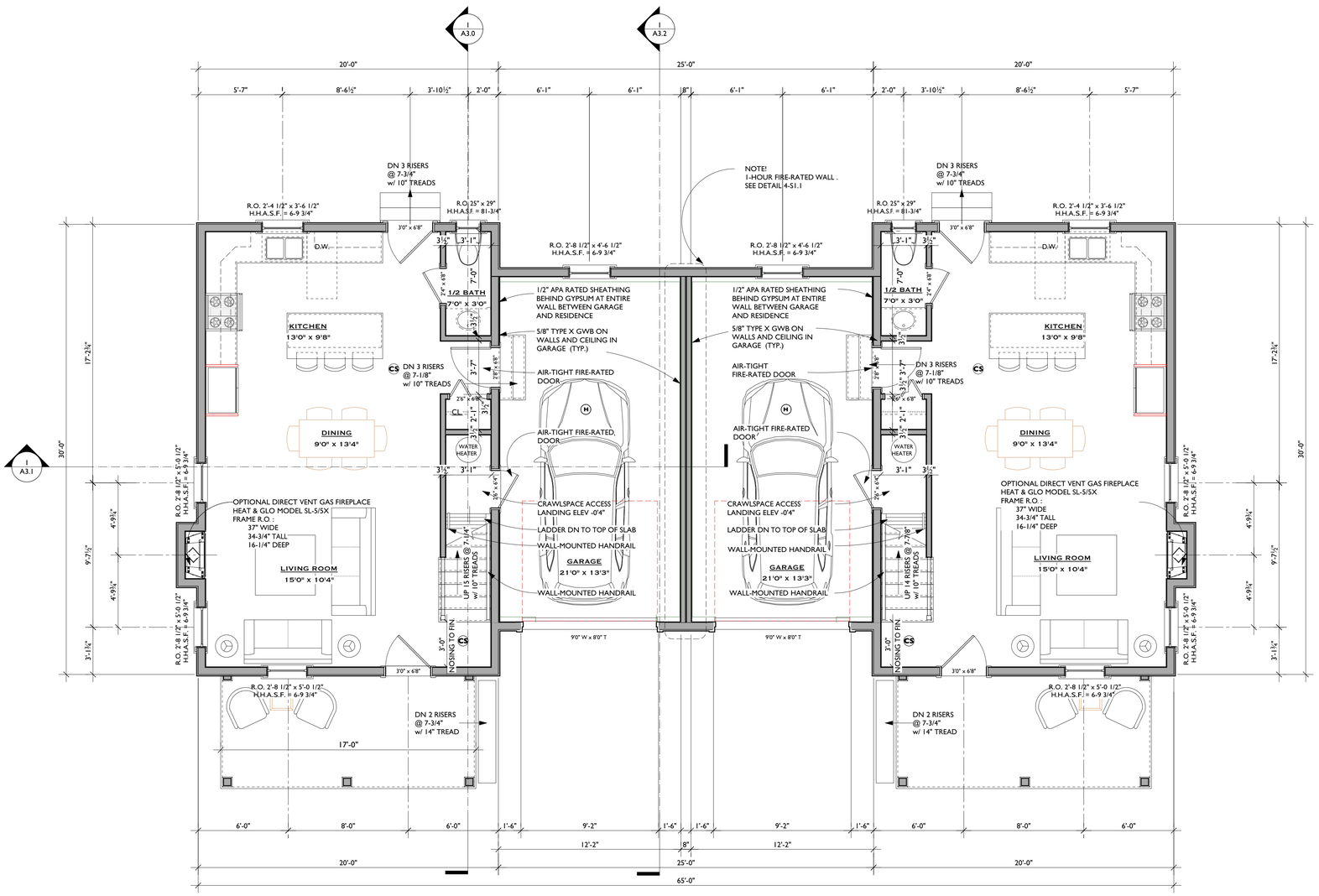

1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

FIRST FLOOR SQUARE FOOTAGE (EXCL. GARAGE):	600 SQ. FT.
SECOND FLOOR SQUARE FOOTAGE:	848 SQ. FT.
TOTAL SQUARE FOOTAGE : **	1448 SQ. FT.

** AREA TAKEN TO EXTERIOR SHEATHING

0 5 10 15 FT

CAD File Name
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REVISION & REISSUE NOTES

No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

First Floor Plan

A1.1

GENERAL NOTES

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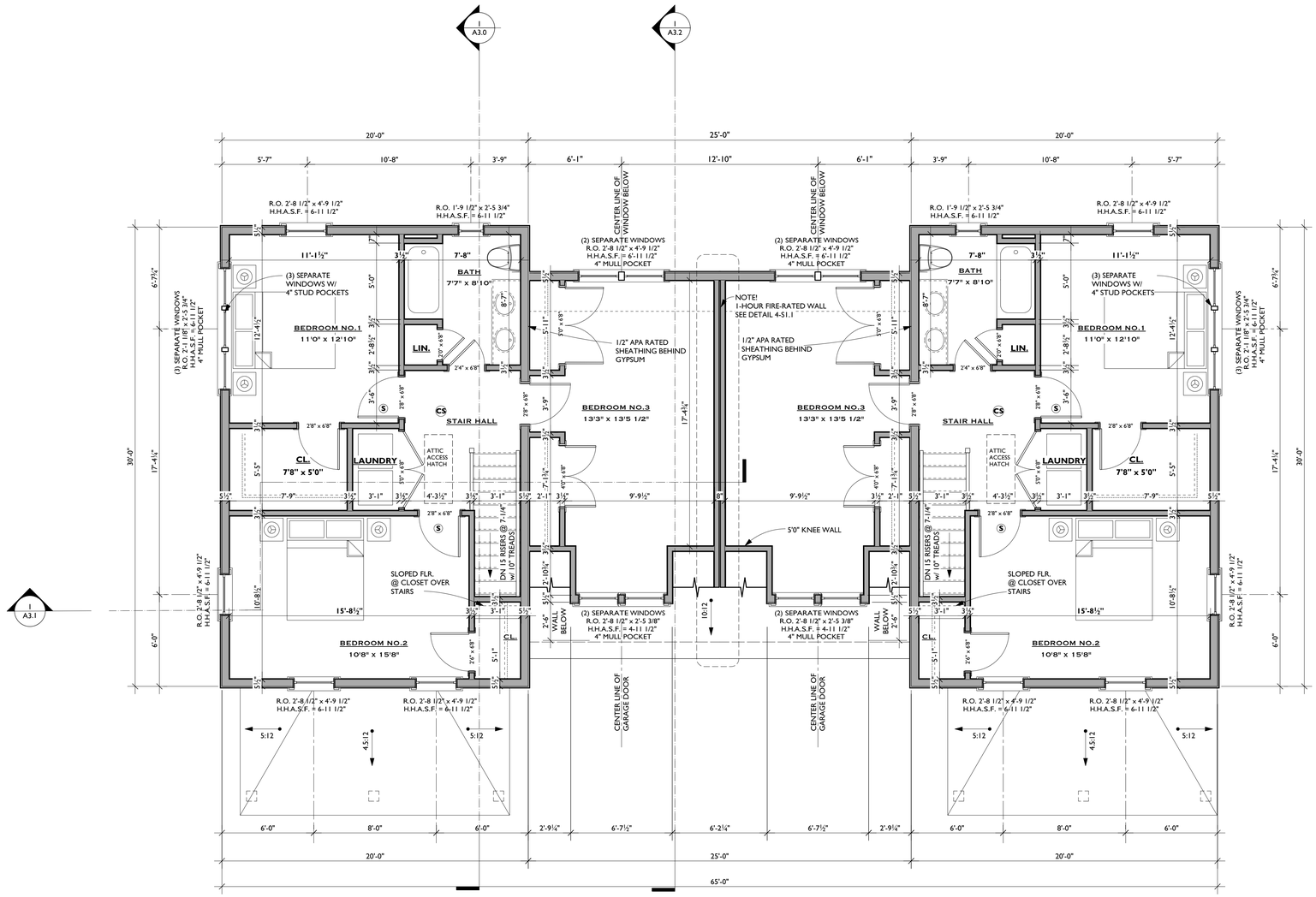
S SMOKE DETECTOR
C CARBON MONOXIDE DETECTOR
H HEAT DETECTOR



I SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

0 5 10 15 FT

CAD File Name
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REVISION & REISSUE NOTES

No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

Second Floor Plan

A1.2

GENERAL NOTES

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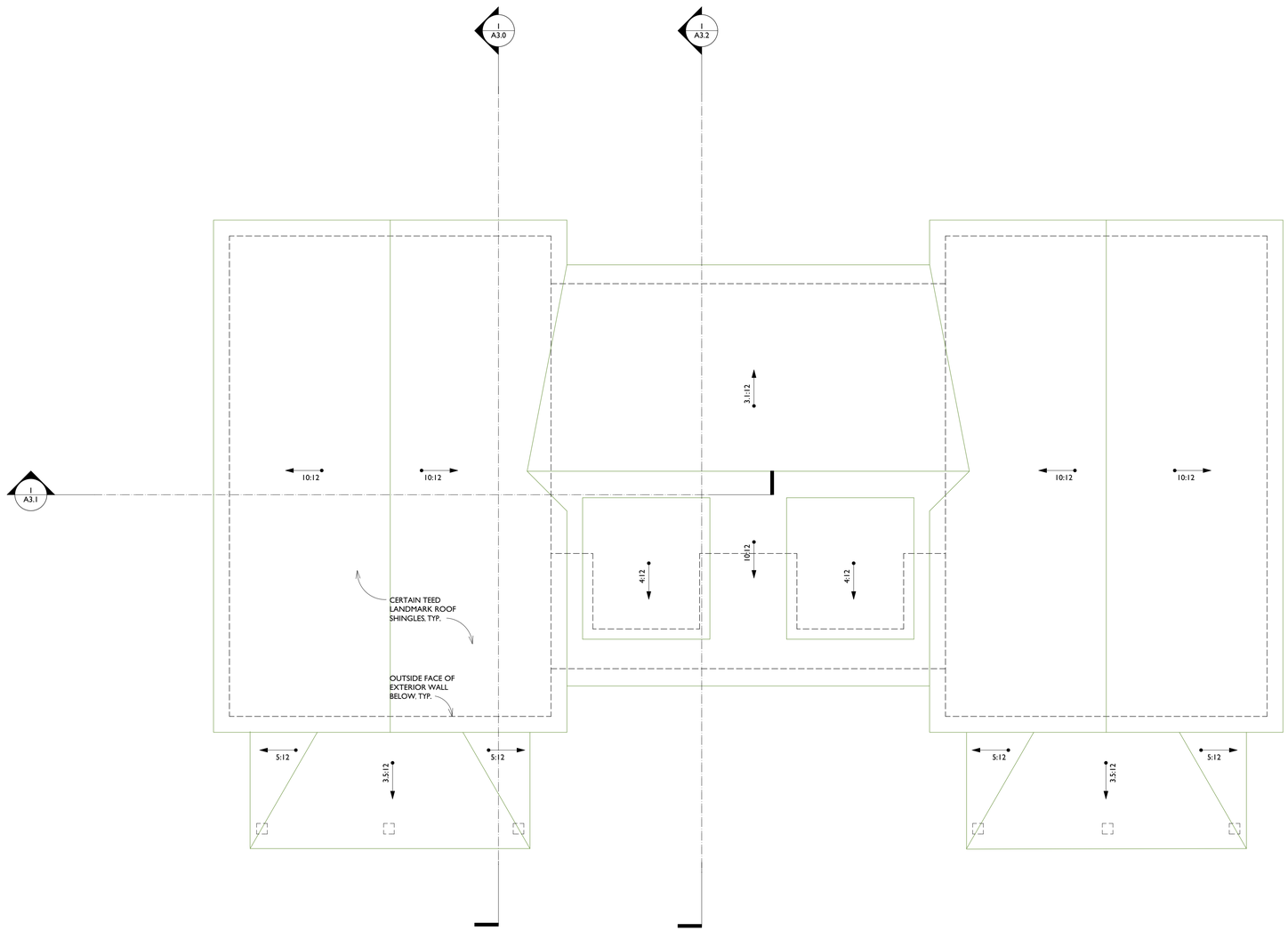

1 ROOF PLAN
Scale: 1/4" = 1'-0"

0 5 10 15 FT

CAD File Name
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REVISION & REISSUE NOTES

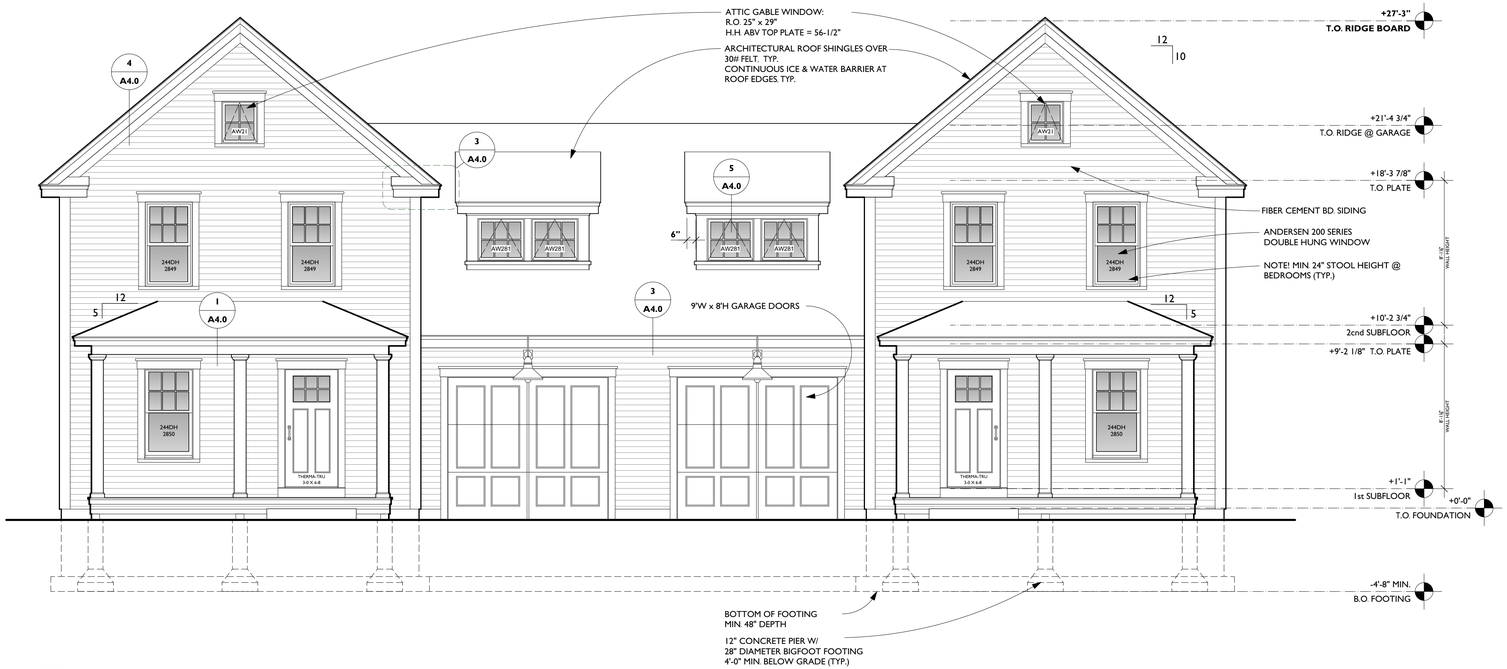
No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

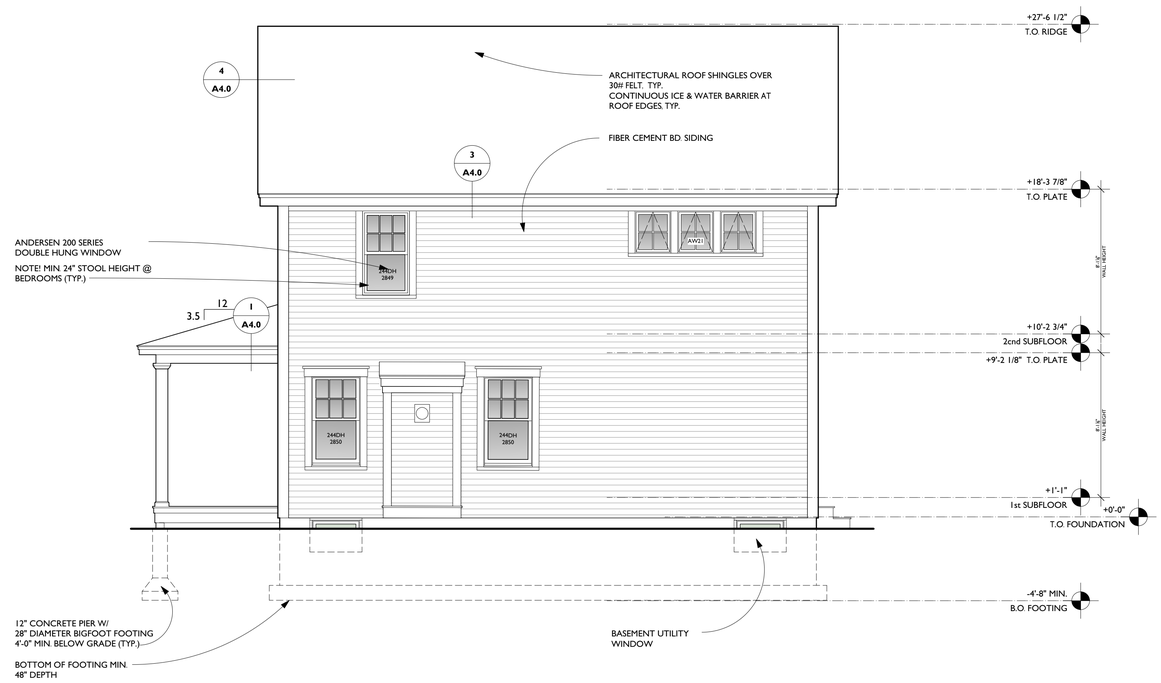
Scale: AS NOTED

Roof Plan

A1.3



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



2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

0 5 10 15 FT

CAD File Name
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REVISION & REISSUE NOTES

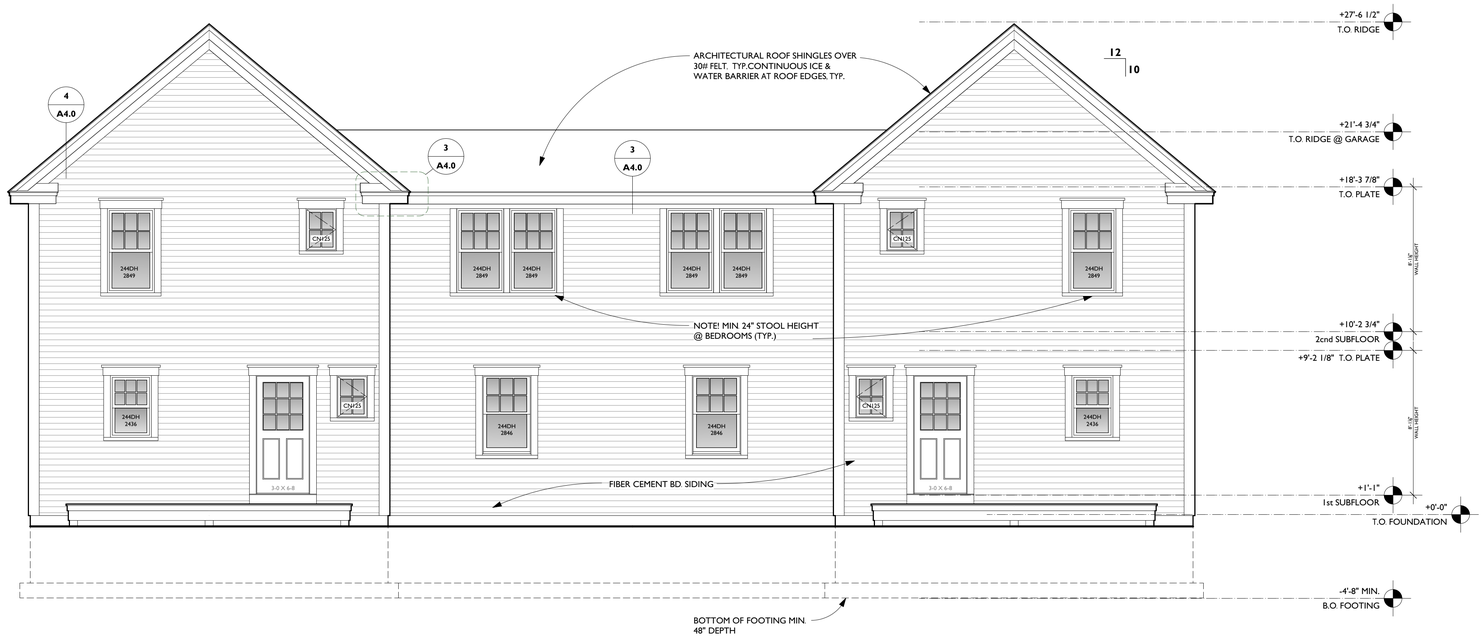
No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

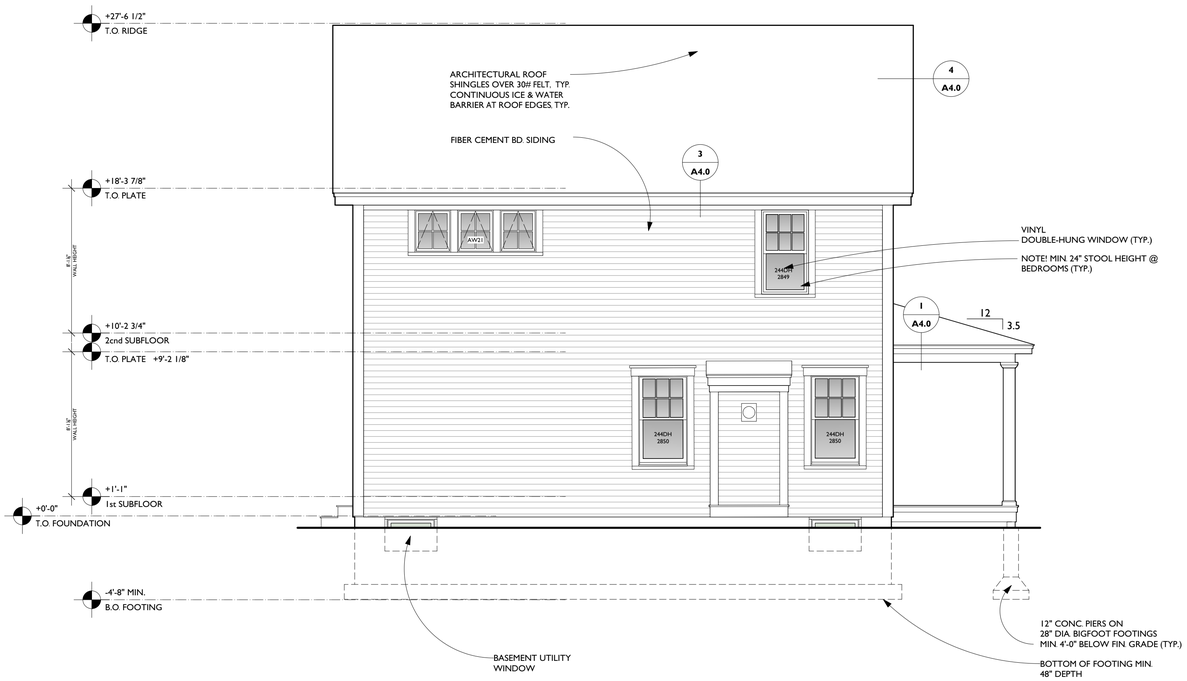
Scale: AS NOTED

Elevations

A2.0



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

0 5 10 15 FT

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REVISION & REISSUE NOTES

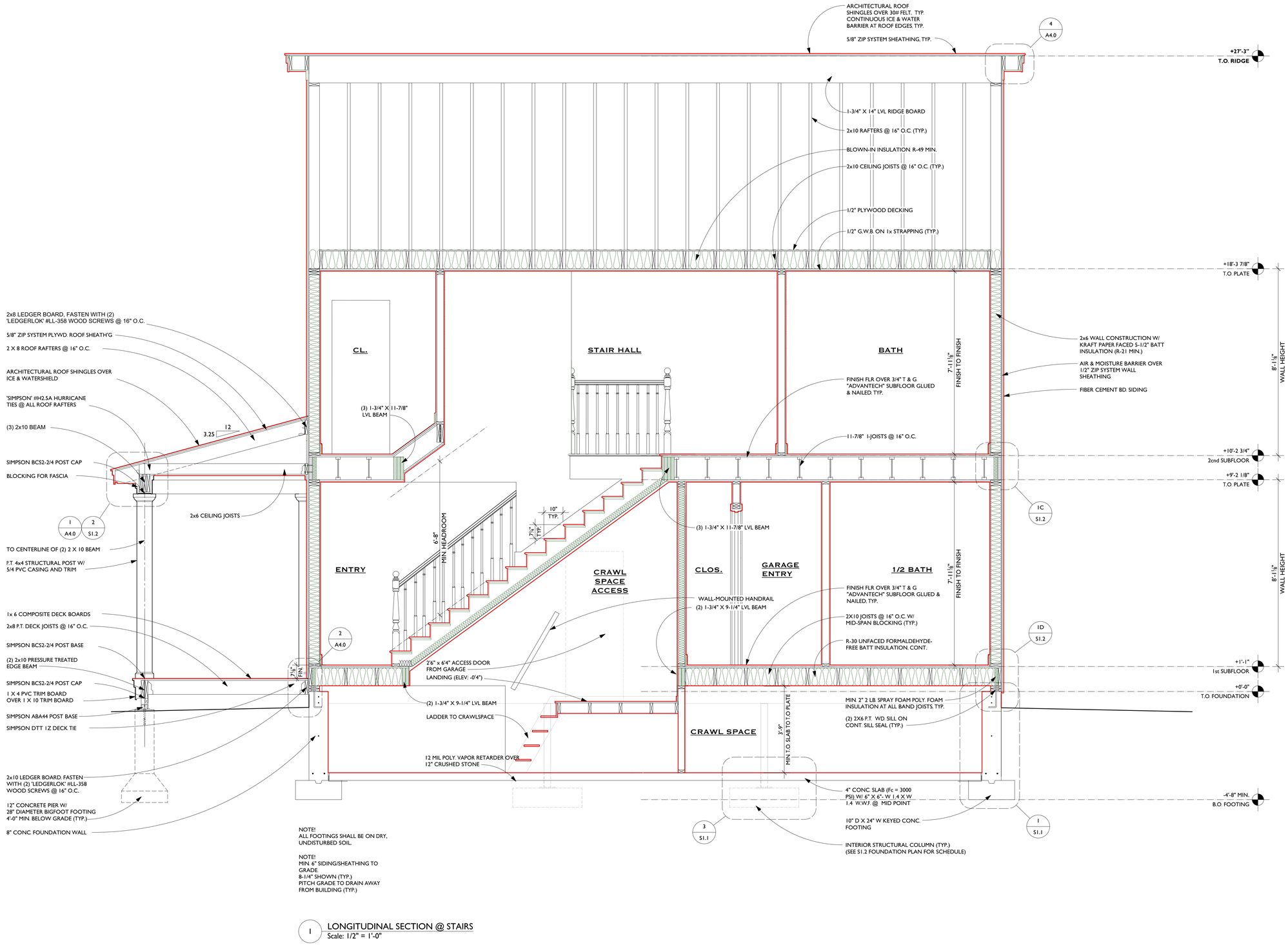
No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

Elevations

A2.1



1 LONGITUDINAL SECTION @ STAIRS
Scale: 1/2" = 1'-0"

CAD File Name
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REVISION & REISSUE NOTES

No.	Date	Notes
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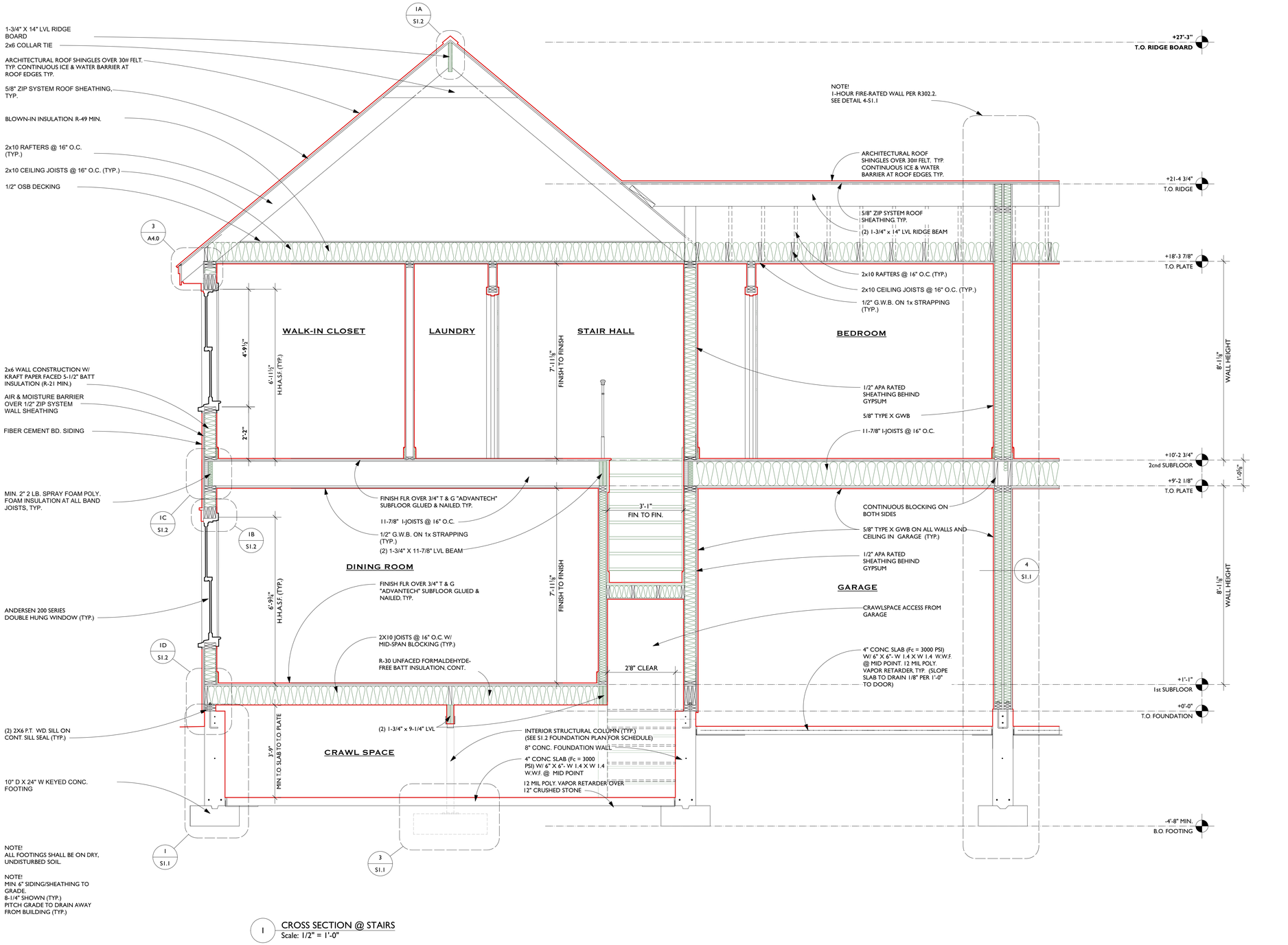
Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

SECTIONS 1

A3.0



1 CROSS SECTION @ STAIRS
Scale: 1/2" = 1'-0"

CAD File Name
41GardenerSL_CD.vwx

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REVISION & REISSUE NOTES

No.	Date	Notes
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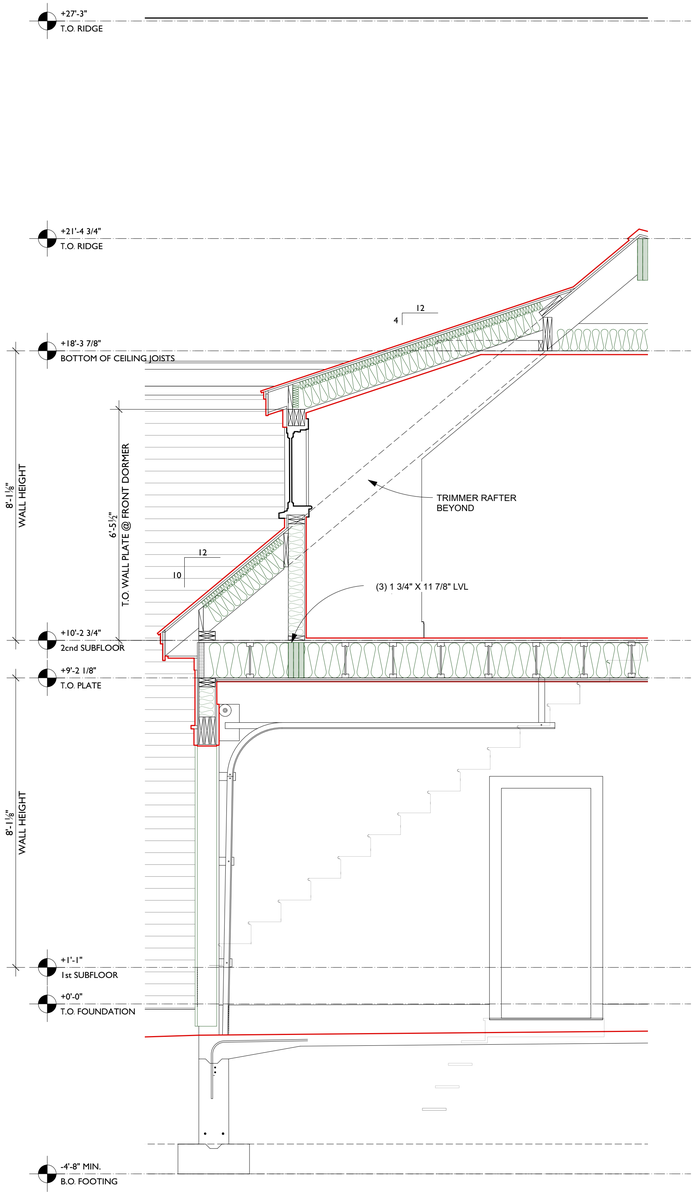
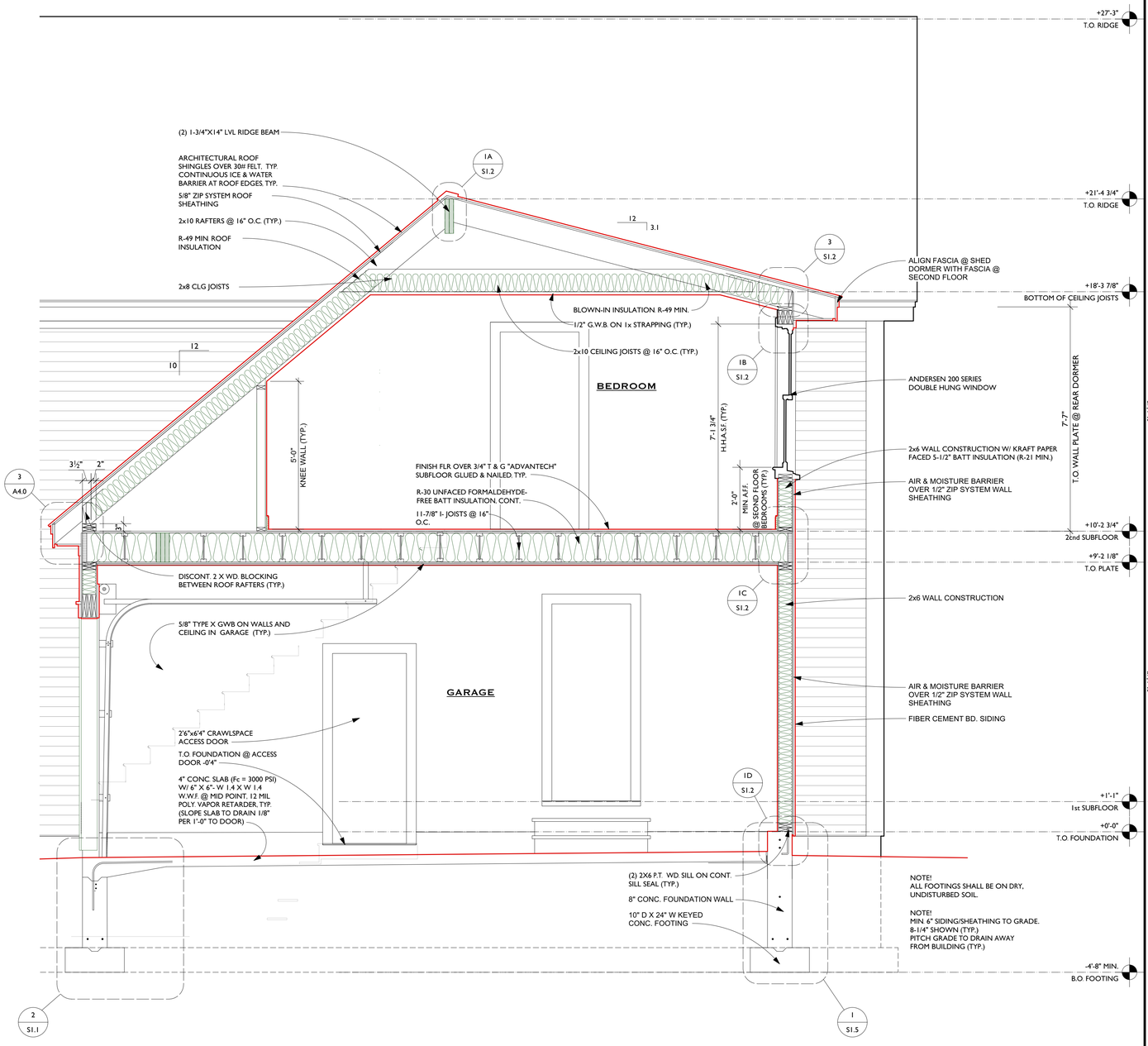
Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

SECTIONS II

A3.1





2 CROSS SECTION @ GARAGE AND DORMER
Scale: 1/2" = 1'-0"

1 CROSS SECTION @ GARAGE
Scale: 1/2" = 1'-0"

0 5 10 15 FT

CAD File Name
41GardenerSt_CD.vwx

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No.	Date	Notes
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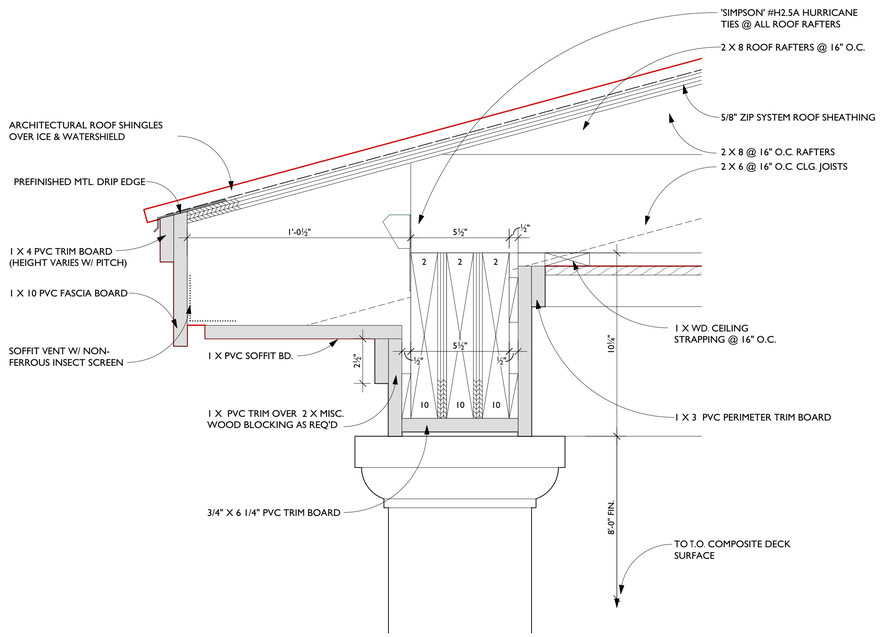
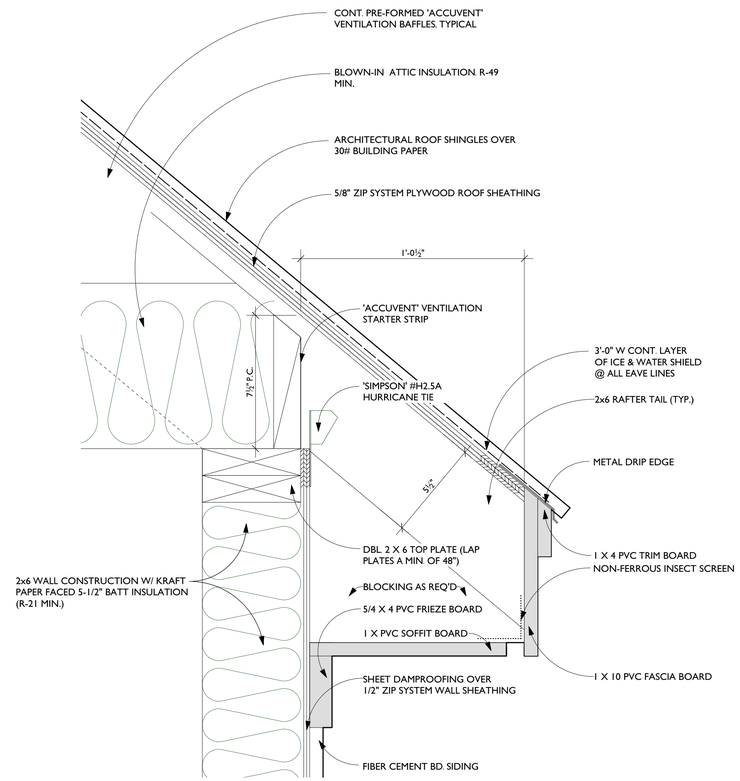
Scale: AS NOTED

SECTIONS III

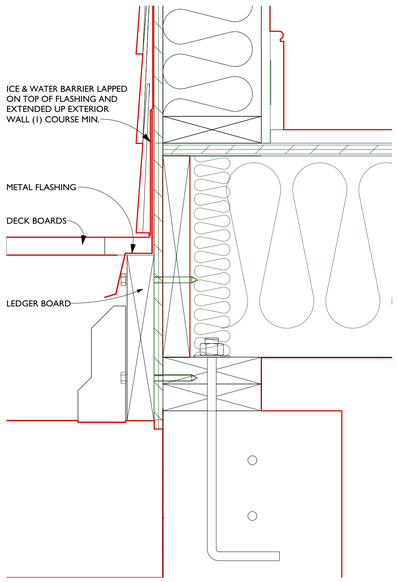
A3.2



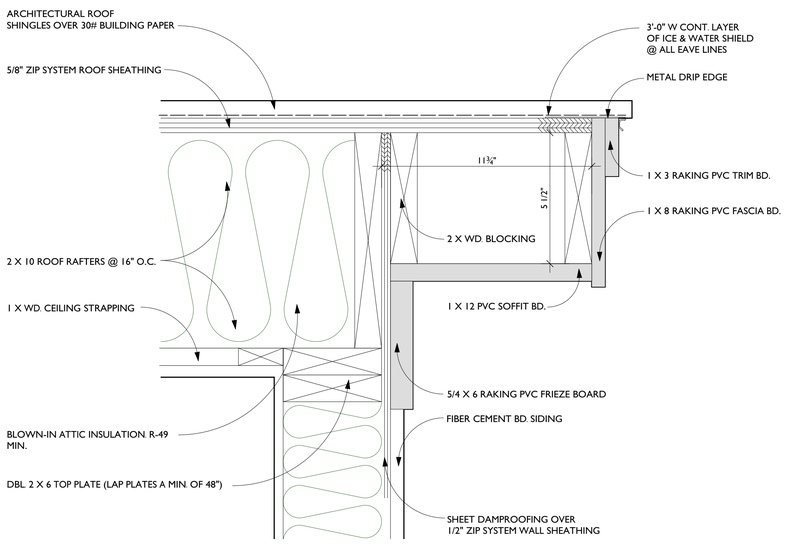
1 TYPICAL EAVE DETAIL AT PORCH
3" = 1'-0"



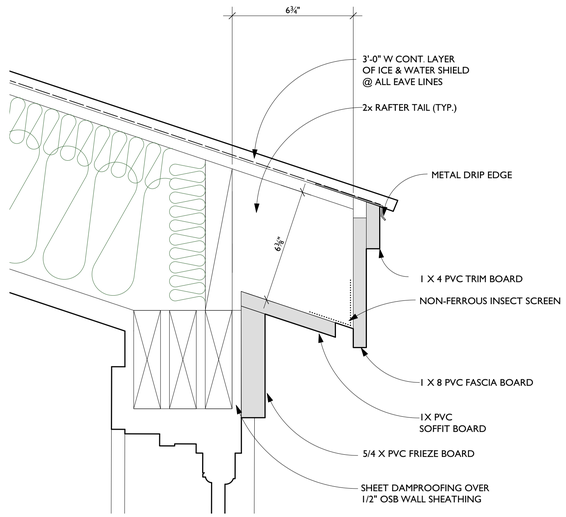
3 TYPICAL EAVE DETAIL
3" = 1'-0"



2 DECK FLASHING DETAIL
3" = 1'-0"



4 TYPICAL RAKING EAVE DETAIL
3" = 1'-0"



5 TYPICAL FRONT DORMER EAVE
3" = 1'-0"

CAD File Name
41GardnerSt_CD.vwx

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REVISION & REISSUE NOTES

No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

Details I

A4.0

GENERAL NOTES:
GENERAL:

1. ALL WORK SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS.:
 *2015 INTERNATIONAL RESIDENTIAL CODE + 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE.
 * "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" - ASCE 7-05.

2. ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS RELATED TO THIS PROJECT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORK. ANY CHANGES OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE CONTRACT DOCUMENTS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, COORDINATION OF OTHER TRADES AND THE TECHNIQUES TO PRODUCE A SOUND AND QUALITY PROJECT.

4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.

5. ALL DETAILS AND NOTES SHOWN ON THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS EXCEPT WHERE SPECIFICALLY REQUIRED OTHERWISE.

6. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

EXISTING CONDITIONS:

1. THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO CONSTRUCTION AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

STRUCTURAL LOADS:

1. LIVE LOADS: TABLE R301.5
 - ROOMS OTHER THAN SLEEPING ROOMS.....40 PSF
 - HABITABLE ATTICS AND SLEEPING ROOMS.....30 PSF
 - UNINHABITABLE ATTICS WITH STORAGE.....20 PSF
 - UNINHABITABLE ATTICS WITHOUT STORAGE.....10 PSF
 - BALCONIES (EXTERIOR) AND DECKS.....40 PSF
 - STAIRS.....40 PSF
 - PASSENGER VEHICLE GARAGES.....50 PSF

2. SNOW LOADS:
 - EXPOSURE.....C
 - IMPORTANCE FACTOR (Is).....1.0
 - EXPOSURE FACTOR (Ce).....1.0
 - THERMAL FACTOR (Ct).....1.1
 - ROOF SURFACE.....NORMAL
 - GROUND SNOW LOAD.....50 PSF
 - FLAT ROOF SNOW LOAD.....39 PSF
 - SLOPED ROOF SNOW LOAD.....36PSF
 (ADDITIONAL ALLOWANCES FOR DRIFTING AND SLIDING SNOW HAVE BEEN INCLUDED)
 - UNBALANCED SNOW LOAD (LEEWARD SIDE).....36 PSF
 (WINDWARD SIDE IS CONSIDERED FREE OF SNOW)

3. WIND LOADS:
 - EXPOSURE.....D
 - BASIC WIND SPEED (3-SECOND GUST).....105 MPH
 - IMPORTANCE FACTOR (Iw).....1.0
 - INTERNAL PRESSURE COEFFICIENTS(GCpi).....± 0.18

FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF. VARYING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO WORK BEING CARRIED OUT. IT IS RECOMMENDED THAT THE OWNER HIRE A GEOTECHNICAL CONSULTANT TO PERFORM SOIL BORINGS AND ASSOCIATED TESTING TO VERIFY THE ASSUMED VALUES. THE CONTRACTOR OR OWNER SHALL ASSUME ALL RESPONSIBILITY IF A GEOTECHNICAL ENGINEER IS NOT RETAINED.

2. FOUNDATIONS SHALL BE FOUNDED ON NATURALLY UNDISTURBED SOIL OR CONTROLLED STRUCTURAL FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 2500 PSF.

3. MAINTAIN CONTINUOUS CONTROL OF SURFACE AND SUBSURFACE WATER DURING CONSTRUCTION SUCH THAT FOUNDATION WORK IS IN DRY AND UNDISTURBED SUBGRADE MATERIAL, AS APPLICABLE.

4. ALL FOOTINGS EXPOSED TO FROST TO BE PLACED AT A MINIMUM DEPTH OF 4'-0" BELOW FINISH GRADE. ANY DISCREPANCIES OR ADJUSTMENTS TO THE FOOTING ELEVATIONS TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

5. ALL FOOTINGS SHALL BE CENTERED UNDER SUPPORTED STRUCTURAL MEMBERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

6. PROVIDE TEMPORARY OR PERMANENT SUPPORTS, SHORING, SHEETING OR BRACING SO THAT NO HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OCCURS IN THE STRUCTURE OR ITS SURROUNDINGS.

7. BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY THE PROJECT ENGINEER.

8. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH NOT LESS THAN 1/2" DIAMETER GALVANIZED STEEL ANCHOR BOLTS OR APPROVED ANCHORS. BOLTS SHALL BE EMBEDDED A MINIMUM OF 8" INTO CONCRETE FOUNDATION, AND SPACED NO MORE THAN 4'-0" APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT NO MORE THAN 6" OR LESS THAN 4" FROM EACH END OF SILL PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE.

9. WHERE APPLICABLE FIRST FLOOR FRAMING & BASEMENT SLAB SHALL BE IN PLACE PRIOR TO BACKFILLING OF THE FOUNDATION WALLS.

SCOPE OF ENGINEERING SERVICE:

EMANUEL ENGINEERING, INC. IS ONLY RESPONSIBLE FOR THE STRUCTURAL DESIGN AND ENGINEERING AS SHOWN ON THESE DRAWINGS.

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS.
 * "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" - ACI 301-05.
 * "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" - ACI 318-08.
 * "STRUCTURAL WELDING CODE - REINFORCING STEEL" - AWS D1.4-98

2. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AFTER 28 DAYS WITH 5 TO 7% AIR ENTRAINMENT FOR FOOTINGS AND WALLS. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI AFTER 28 DAYS WITH NO AIR ENTRAINMENT FOR INTERIOR SLABS.

3. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC (W.W.F.) SHALL BE SHEETS ONLY, IN ACCORDANCE WITH ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0" ON CENTER.

4. CEMENT MIXTURE FOR CONCRETE SHALL CONTAIN TYPE II CEMENT CONFORMING WITH ASTM-C 150. THE WATER CEMENT RATIO SHALL NOT EXCEED 0.50.

5. AGGREGATE SHALL BE SOUND AND CONFORM TO THE PROVISIONS OF ASTM C33. COARSE AGGREGATE SIZE SHALL BE 3/4". (NO. 67)

6. PLACING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 304-99 AND SHALL BE A CONTINUOUS OPERATION AVOIDING ANY HORIZONTAL JOINTS. FORMWORK SHALL BE SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS MAYBE USED FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS SHALL BE PERMITTED. ALL CONCRETE SHALL BE VIBRATED.

7. PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. UNLESS OTHERWISE NOTED ALL SPLICES ARE CONSIDERED TO BE CLASS "B" AND LAP LENGTHS SHALL BE AS FOLLOWS:

FOR * Fy = 60KSI & Fc = 3000 PSI
 * #6 BARS OR SMALLER = 58 BAR DIAMETERS
 * #7 BARS OR LARGER = 72 BAR DIAMETERS

FOR * Fy = 60KSI & Fc = 4000 PSI
 * #6 BARS OR SMALLER = 50 BAR DIAMETERS
 * #7 BARS OR LARGER = 62 BAR DIAMETERS

LAP SPLICES SHALL NOT BE USED FOR BARS LARGER THAN #11 EXCEPT AS PROVIDED IN ACI 318 SECTION 12.16.2 AND 15.8.2.3.

8. REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".

9. PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH ACI 347-99.

10. PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).

11. REINFORCING STEEL IN NON-PRE-STRESSED CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS:

CONCRETE EXPOSURE	MINIMUM COVER (INCHES)
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER #5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2"

12. DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI 315-99).

13. SLAB SHALL BE PLACED AND REINFORCED PER SECTIONS & DETAILS IN THIS DRAWING SET. CONSULT PROJECT OWNER FOR SURFACE FINISH. SAW CUT SLAB TO A DEPTH OF D/4 WITHIN 8 HOURS OF INITIAL SET WITH SPACING NOT TO EXCEED 15 FEET.

14. MOISTOP "ULTRA 10" UNDERSLAB VAPOR BARRIER SHALL BE AS MANUFACTURED BY FORTIFIBER OR EQUAL. SEAMS SHALL BE OVERLAPPED A MINIMUM OF 6" AND TAPED WITH MOISTOP VAPOR BARRIER TAPE OR EQUAL AS REQ'D.

16. ALL ITEMS TO BE EMBEDDED INTO CONCRETE SHALL BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE. PROVIDE ADDITIONAL REINFORCEMENT AND / OR TEMPLATES AS REQUIRED TO ENSURE THE PROPER POSITION OF THE EMBEDMENTS. "WET-SETTING" OF EMBEDMENTS INTO CONCRETE IS PROHIBITED. EMBEDMENTS INCLUDE BUT ARE NOT LIMITED TO REINFORCING STEEL, EMBEDDED PLATES, ANCHOR RODS, AND ANCHOR SLEEVES.

17. QUALITY CONTROL SPECIFICATIONS ARE AS FOLLOWS:
* CONTRACTOR SHALL MAKE PROVISIONS TO HAVE FOUR CYLINDERS CAST FOR EACH 50 CUBIC YARDS OR FOR ANY ONE DAYS OPERATION.
* TESTING LABORATORY SHALL BE RESPONSIBLE FOR MAKING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN ACCORDANCE WITH ASTM C39.
* ALL TESTING ASSOCIATED WITH CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 17 OF "INTERNATIONAL BUILDING CODE" - SEE GENERAL NOTE.
* THE COSTS OF ALL TESTS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER.
* TESTING LABORATORIES TO PROVIDE PROJECT ENGINEER AND ARCHITECT ALL TESTING RESULTS FOR REVIEW.

WOOD FRAMING:

1. ALL WOOD FRAMING & CONNECTIONS SHALL CONFORM TO THE FOLLOWING REFERENCE STANDARDS, NOTES AND SPECIFICATIONS:
 * "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - AF&PA NDS-05.
 * "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC" - AF&PA SDPWS-08.

2. UNLESS OTHERWISE NOTED ALL FRAMING MEMBERS SHALL BE No.1 / No. 2 OR BETTER SPRUCE-PINE-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%.
 - BASE DESIGN VALUES:
 Fb=875 PSI, Fv=135 PSI, E=1,400 KSI

3. ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.

4. ROOF AND WALL SHEATHING SHALL COMPLY WITH THE FOLLOWING:
 - APA RATED SHEATHING, EXPOSURE 1.
 - ROOF SHEATHING SHALL HAVE A 40/20 SPAN RATING.
 - FLOOR SHEATHING SHALL HAVE A 48/24 SPAN RATING.
 - WALL SHEATHING SHALL HAVE A 32/16 SPAN RATING.
 - A 1/8" EXPANSION GAP SHALL BE LEFT BETWEEN ALL PANELS AS REQUIRED BY APA.
 - SHEETS SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS.

5. ALL WOOD WITHIN 8" OF OPEN EARTH OR IN CONTACT WITH CONCRETE, MASONRY, AND EARTH, OR EXTERIOR EXPOSED FRAMING SHALL BE PRESSURE TREATED (PT) NO. 2 OR BETTER SOUTHERN PINE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) FOR APPLICABLE USE.

6. ALL FRAMING SHALL BE PLUMB, TRUE, AND ADEQUATELY BRACED SUCH THAT THE STRUCTURE IS RIGID AND BEARS FULLY WITHOUT THE USE OF SHIMS.

7. SPIKE TOGETHER ALL 2x CONVENTIONAL FRAMING MEMBERS WHICH ARE BUILT UP WITH 2-ROWS OF 16d NAILS AT 12" O.C. MAXIMUM EACH SIDE STAGGERED. (UNLESS OTHERWISE NOTED) PROVIDE PLYWOOD FILLERS BETWEEN 2x MEMBERS TO MATCH WALL THICKNESS.

8. CORNERS OF EXTERIOR WALLS SHALL HAVE A MINIMUM OF (3) 2x STUDS.

9. PROVIDE SOLID BLOCKING UNDER ALL CONCENTRATED LOADS. PROVIDE CONTINUITY TO TOP OF FOUNDATION WALL OR FOOTING.

10. PROVIDE A DOUBLE TOP PLATE FOR ALL STUD BEARING WALLS W/ SPLICES STAGGERED BY 4'-0" MINIMUM, WITH NOT LESS THAN 12-16d NAILS @ EACH SIDE OF EACH LAP. (UNLESS OTHERWISE NOTED)

11. CUTTING, NOTCHING, OR DRILLING OF WOOD BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR AS APPROVED BY THE PROJECT ENGINEER.

12. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. ALL BOLT HOLES DRILLED IN WOOD SHALL BE DRILLED A MINIMUM OF 1/32" DIAMETER LARGER THAN THE BOLT DIAMETER TO A MAXIMUM OF 1/16" DIAMETER LARGER. PILOT OR LEAD HOLES FOR LAG BOLTS SHALL BE IN ACCORDANCE WITH AF&PA NDS-05.

13. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. (UNLESS OTHERWISE NOTED)

14. FASTENERS AND CONNECTORS SHALL COMPLY WITH THE FOLLOWING:
 - NAILS SHALL BE COMMON NAILS @ INTERIOR FRAMING AND GALVANIZED BOX NAILS @ EXPOSED AND PRESSURE TREATED FRAMING CONFORMING TO ASTM A153.
 - BOLTS, NUTS AND WASHERS SHALL BE ASTM A-307, HOT DIP GALVANIZED AT PRESSURE TREATED AND EXTERIOR EXPOSED FRAMING CONFORMING TO ASTM A153.
 - METAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. METAL CONNECTORS SHALL BE GALVANIZED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. INTERIOR APPLICATIONS REQUIRE A MINIMUM OF G90 GALVANIZED COATING. EXTERIOR APPLICATIONS AND CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD REQUIRE A MINIMUM OF G185 GALVANIZED COATING PER ASTM A653. GALVANIZED FASTENERS FOR CONNECTORS SHALL CORRESPOND TO THE CONNECTOR AS PER MANUFACTURERS RECOMMENDATIONS.
 - STAINLESS STEEL NAILS FOR ATTACHING EXTERIOR TRIM AND SIDING.
 - ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH THE "INTERNATIONAL RESIDENTIAL BUILDING CODE" -
 2009 EDITION (FASTENING SCHEDULE - TABLER602.3(1))

15. PLYWOOD SHALL BE NAILED AT 6" OC AT ALL JOINTS AND EDGES & AT 12" OC AT OTHER SUPPORTS. (UNLESS OTHERWISE NOTED) PLYWOOD SUB-FLOORS SHALL BE GLUED TO JOISTS WITH CONSTRUCTION ADHESIVE BEFORE NAILING.

16. LIGHTWEIGHT RESIDENTIAL LALLY COLUMNS - 3 1/2" OUTER DIAMETER 11 GAGE STEEL PIPE CONFORMING TO ASTM A513 FILLED WITH CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. CAP AND BASE PLATES SHALL BE FABRICATED WITH ASTM A36 STEEL. SEE TYPICAL LALLY COLUMN CAP AND BASE PLATE DETAILS FOR SIZES.

ENGINEERED LUMBER:

1. ALL ENGINEERED LUMBER PRODUCTS SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS:

2. ENGINEERED LUMBER PRODUCTS SHALL BE MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL, INCLUDING ALL BCI JOISTS, VERSA-LAM LVL'S, AND VERSA-LAM COLUMNS. ALL BOISE CASCADE PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARD DETAILS AS PUBLISHED BY BOISE CASCADE AND THESE DRAWINGS.
 - BASE DESIGN VALUES:

 - VERSA-LAM BEAMS GRADE 3100 Fb SP
 Fb=3,100 PSI, Fv=285 PSI, E=2,000 KSI

 - VERSA-LAM COLUMNS GRADE 2750 Fb
 Fb=2,750 PSI, Fcll=3,000 PSI, E=1,800 KSI

3. FASTEN TOGETHER ALL LVL FRAMING MEMBERS WHICH ARE BUILT UP PER TYPICAL DETAIL.

4. CUTTING, NOTCHING, OR DRILLING OF WOOD BEAMS OR JOISTS SHALL BE PERMITTED PER MANUFACTURERS RECOMMENDATIONS OR AS APPROVED BY THE PROJECT ENGINEER.

ENGINEERED LUMBER:

1. ALL ENGINEERED LUMBER PRODUCTS SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS:

2. ALL ENGINEERED LUMBER PRODUCTS SHALL BE MANUFACTURED BY WEYERHAEUSER (I LEVEL TRUS JOIST) OR APPROVED EQUAL, INCLUDING ALL TJI JOISTS, MICROLLAM LVL BEAMS, TIMBERSTRAND LSL BEAMS, PARALLAM PSL BEAMS, AND PARALLAM PSL COLUMNS. ALL WEYERHAEUSER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARD DETAILS AS PUBLISHED BY WEYERHAEUSER (I LEVEL TRUS JOISTS) AND THESE DRAWINGS.
 - BASE DESIGN VALUES:

 - TIMBERSTRAND LSL 1.55E BEAMS
 Fb=2,325 PSI, Fv=310 PSI, E=1,550 KSI
 - MICROLLAM LVL 1.9E BEAMS
 Fb=2,600 PSI, Fv=285 PSI, E=1,900 KSI
 - PARALLAM PSL 2.0E BEAMS
 Fb=2,900 PSI, Fv=290 PSI, E=2,000 KSI
 - PARALLAM PSL 1.8E COLUMNS
 Fb=2,400 PSI, Fcll=2,500 PSI, E=1,800 KSI

3. FASTEN TOGETHER ALL LVL FRAMING MEMBERS WHICH ARE BUILT UP PER TYPICAL DETAIL.

4. CUTTING, NOTCHING, OR DRILLING OF WOOD BEAMS OR JOISTS SHALL BE PERMITTED PER MANUFACTURERS RECOMMENDATIONS OR AS APPROVED BY THE PROJECT ENGINEER.

CAD File Name
41GardenerSL_CD.vwx

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REVISION & REISSUE NOTES

No.	Date	Notes
A	2/5/2020	PROGRESS

Project #	Project Manager	Date
2020-05	X.X.	2/5/2020

Scale: AS NOTED

Structural Notes

S1.0

GENERAL NOTES:

FOUNDATIONS

1. FOUNDATIONS SHALL BE CARRIED TO FIRM UNDISTURBED OR ENGINEERED MATERIALS CAPABLE OF SUSTAINING A BEARING PRESSURE OF 1.5 TONS PER SQUARE FOOT, TO BE VERIFIED ON THE JOB. FILL MATERIALS ON SITE, WHEN REMOVED, SHALL BE REPLACED WITH APPROVED ENGINEERED FILL, PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

2. FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND, PROOF ROLLED WHERE REQUIRED AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE THE PLACEMENT OF CONCRETE.

3. NO FOOTINGS TO BE PLACED IN WATER OR ON FROZEN GROUND.

4. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE DRAWINGS ARE PROVISIONAL UNTIL CONDITION OF THE SOIL IS VERIFIED IN THE FIELD AT ALL LOCATIONS.

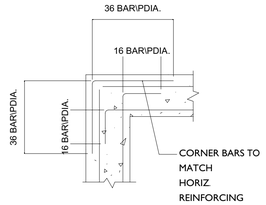
5. BACKFILL SHALL BE PLACED TO EQUAL ELEVATIONS ON BOTH SIDES OF FOUNDATION WALLS. FOUNDATIONS WITH BACKFILL ON ONE SIDE ONLY SHALL BE SHORED OR HAVE PERMANENT ADJACENT CONSTRUCTION IN PLACE AND OF SUFFICIENT STRENGTH BEFORE BACKFILLING.

6. IF WATER IS ENCOUNTERED, MACHINE EXCAVATE TO CORRECT LEVELS AND INSTALL CRUSHED COMPACTED STONE OR LEAN CONCRETE; TRENCH DRAIN AND PUMP WHERE REQUIRED. CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE AND UNDERGROUND WATER AS REQUIRED DURING CONSTRUCTION.

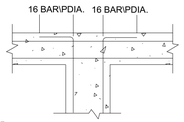
7. CONTRACTORS SHALL ENSURE THAT GROUND WATER LEVELS UNDER ADJACENT STRUCTURES AND PROPERTIES ARE NOT LOWERED.

8. THE OWNER, THE ARCHITECT AND THEIR CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE VALIDITY FOR THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR TEST PITS. THESE DATA ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING THE BIDDING AND SUBSEQUENT LOCATIONS AT THE TIME THEY WERE MADE.

9. IF ROCK IS ENCOUNTERED, EXCAVATE 1'-0" BELOW BOTTOM OF FOOTING. PROVIDE GRAVEL FILL COMPACTED TO 95% DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.



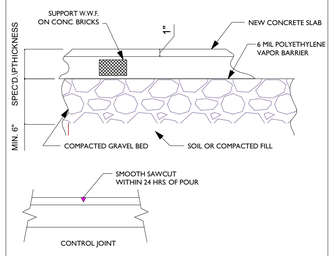
CORNER



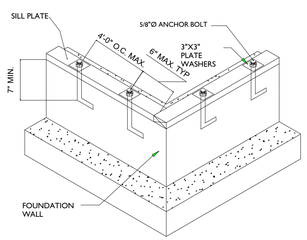
NOTE:
VERTICAL REINFORCING NOT SHOWN FOR CLARITY

INTERSECTION

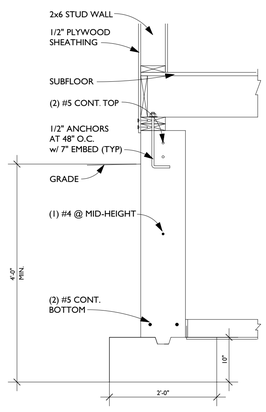
TYPICAL REINFORCING AT WALL INTERSECTIONS
NO SCALE



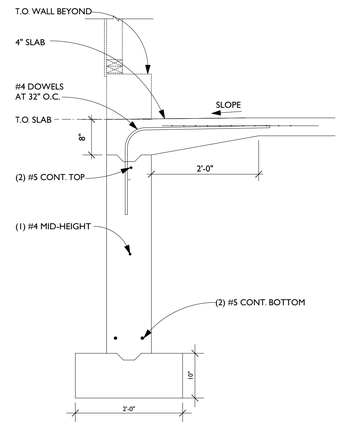
TYPICAL CONCRETE PAVING SLAB DETAILS
NO SCALE



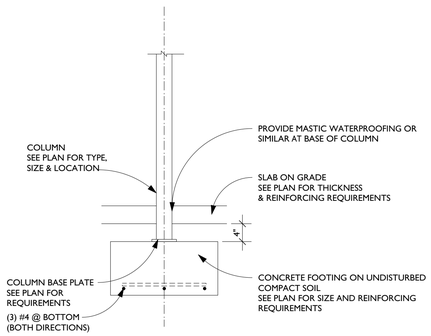
SILL PLATE & ANCHOR BOLT DETAIL



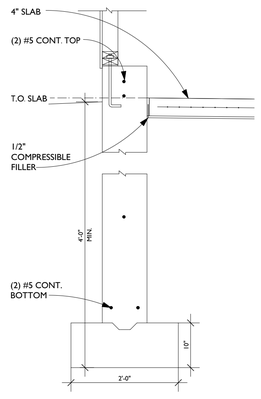
1 TYPICAL FOUNDATION WALL @ CRAWLSPACE
Scale: 3/4" = 1'-0"



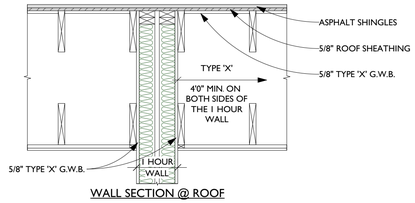
2 TYPICAL FROST WALL w/ SLAB @ GARAGE DOOR
Scale: 3/4" = 1'-0"



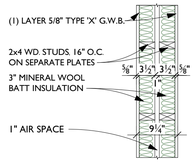
3 TYPICAL INTERIOR COLUMN & FOOTING DETAIL
Scale: 3/4" = 1'-0"



5 TYPICAL FROST WALL w/SLAB
Scale: 3/4" = 1'-0"



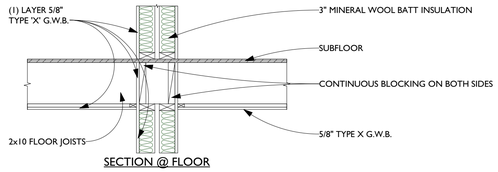
WALL SECTION @ ROOF



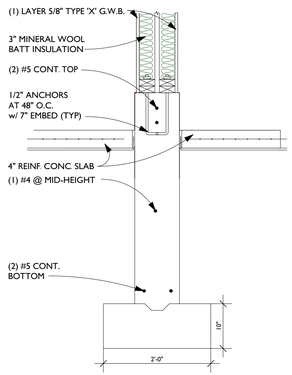
WALL PLAN

FASTENERS: 6d COATED NAILS 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.

FIRE TEST: SEE WP3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL 3501-52, 3-15-66; UL DESIGN U305; ULC DESIGN W301) UP R4024, 10-31-68



SECTION @ FLOOR



SECTION @ FOUNDATION

4 1 HOUR FIRE RATED WALL DETAIL
Scale: 3/4" = 1'-0"

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Structural Notes & Details I

S1.1

WIND PROVISIONS

BASIC WIND SPEED: V = 100 MPH (TABLE R301.2(4))
EXPOSURE CATEGORY: B
WIND DESIGN METHOD: AF&PA WOOD FRAME CONSTRUCTION MANUAL 2001

NAILING SCHEDULE					
LOCATION	SHEATHING	FASTENERS	SPACING		BLOCKING REQUIRED AT PLYWOOD JOINTS
			EDGE	FIELD	
EXTERIOR WALLS (EXCEPT DESIGNATED SHEAR WALLS	1/2" PLYWOOD	8d NAILS	6" O.C.	12" O.C.	NO
INTERIOR WALLS	1/2" DRYWALL	SCREWS	7" O.C.	12" O.C.	NO
ROOF SHEATHING	5/8" PLYWOOD	8d NAILS	6" O.C.	12" O.C.	NO
FLOOR SHEATHING	3/4" PLYWOOD	10d NAILS	6" O.C.	12" O.C.	NO

TYPE	APPLICATION	SPECIES	GRADE	TREATMENT	F_b (PSI)	F_t (PSI)	F_c (PSI)	E (PSI)
DIMENSION LUMBER	JOISTS, BEAMS, RAFTERS	SPRUCE-PINE-FIR (SOUTH)	NO. 1	NONE	875	135	1150	1,400,000
DIMENSION LUMBER	POSTS & STUDS	SPRUCE-PINE-FIR	NO. 1	NONE	875	135	1150	1,400,000
DIMENSION LUMBER	MOIST CONDITIONS	MIXED SOUTHERN PINE	NO. 2	PRESERVATIVE PRESSURE TR.	875	90	1400	1,400,000
LAMINATED VENEER LUMBER	BUILT-UP BEAMS	MANUFACTURED	2.0 E	NONE	3100	285	3000	2,000,000
PARALLEL STRAND LUMBER	POSTS, BEAMS	MANUFACTURED	2.0 E	NONE	2900	290	2900	2,000,000
LAMINATED STRAND LUMBER	RIM BOARD	MANUFACTURED	2.0 E	NONE	2900	290	2900	2,000,000

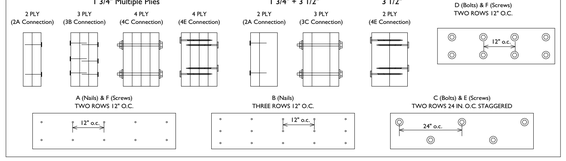
APPLICATION	TYPE	THICKNESS	SPAN RATING	EXPOSURE CLASS	EDGE
NEW SUBFLOORS	STURD-I-FLOOR	3/4"	24 O.C.	EXPOSURE I	T&G
EXTERIOR WALLS	APA RATED	15/32"	32 / 16	EXTERIOR	PLAIN
ROOF SHEATHING	RATED SHEATHING	5/8"	32 / 16	EXTERIOR	PLAIN

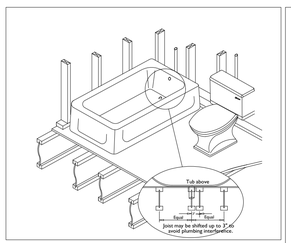
LVL FASTENING SCHEDULE

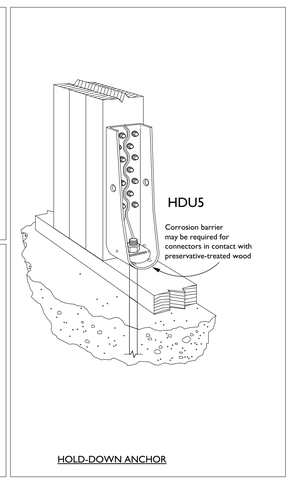
Maximum Uniform Load Applied to Either or Both Outside Pieces
(Pounds per lineal foot)

Pieces in Member	16d NAILS		1/2" BOLTS		SCREWS (Note 9)	
	A	B	C	D	E	F
	2 ROWS 12" o.c.	3 ROWS 12" o.c.	2 ROWS 24" o.c. stag.	2 ROWS 12" o.c.	2 ROWS 24" o.c.	2 ROWS 12" o.c.
2	505	760	505	1015	500	995
3	380	570	380	760	375	745
4	Not Permitted		340	675	330	665

NOTES:
1. Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
2. Stress level for nail and bolt values is 100% Increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
3. Top and bottom row of connectors should be 2" from edge.
4. Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
5. For three-piece member: specified nailing is from the each side.
6. To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
7. Four-piece members must be bolted or attached with 6" screws from both sides.
8. Floor joists must be attached with approved metal hangers.
9. Screws are USP WS series or Simpson Strong-Tie SDS installed per manufacturer instructions.
10. Screws for 3-ply and 4-ply members must be from both sides of beam.

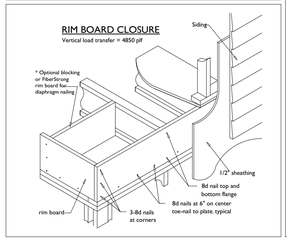




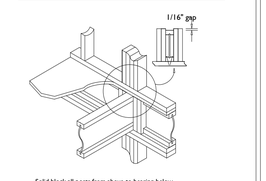


HOLD-DOWN ANCHOR

RIM BOARD CLOSURE
Vertical load transfer = 4850 plf

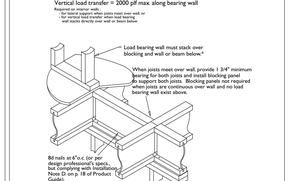


SQUASH BLOCKS AT CONCENTRATED LOADS

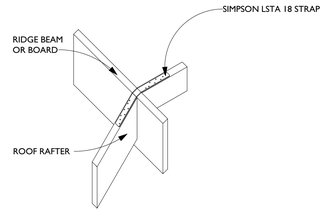


Solid block all posts from above to bearing below with equal number of squash blocks

BLOCKING PANEL INTERIOR
Vertical load transfer = 2000 plf max. along bearing wall



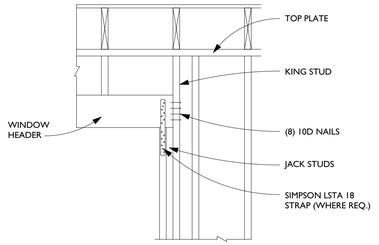
* Non-stacking walls require additional consideration.



1A STRAP OVER RDGE

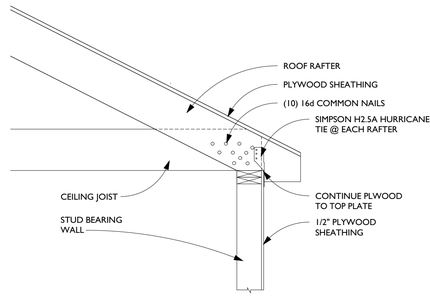
ALTERNATIVES: 2X6 COLLAR TIES @ 32" O.C. AT TOP 1/3 OF GABLE.

NOTE: RIDGE BOARD OR BEAM MUST NOT BE LESS IN DEPTH THAN THE RAFTER END CUT. INCREASE RIDGE SIZE AS NECESSARY FOR FULL BEARING

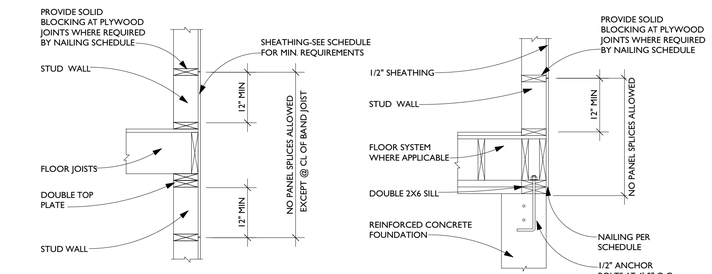


1B LOAD TRANSFER AROUND WINDOWS

R.O.	KING STUDS REQ.	STRAP REQUIRED
< 3'-6"	(1) 2X_	NO
< 8'-0"	(2) 2X_	NO
<12'-0"	(3) 2X_	YES



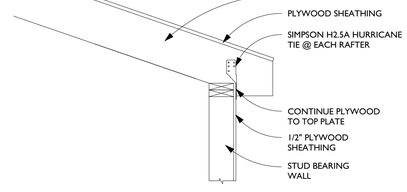
2 HURRICANE TIE W/ CEILING JOIST DETAIL
Scale: 3/4" = 1'-0"



1C FLOOR TO FLOOR LOAD TRANSFER

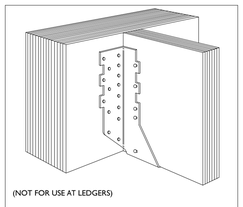
OPTION: LAP PLYWOOD AT CENTER 1/3 OF BAND JOIST

1D FLOOR TO FLOOR LOAD TRANSFER



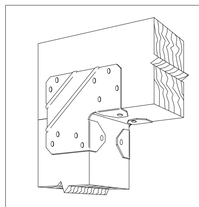
3 HURRICANE TIE W/O CEILING JOIST
Scale: 3/4" = 1'-0"

1 TYPICAL WIND TIE DOWN DETAILS (WIND SPEED - UP TO 100 MPH)

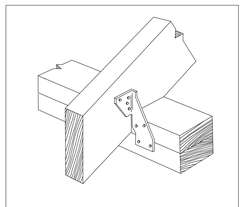


(NOT FOR USE AT LEDGERS)

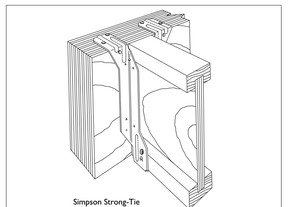
TYPICAL JOIST-BEAM CONNECTION



TYPICAL POST-BEAM CONNECTION

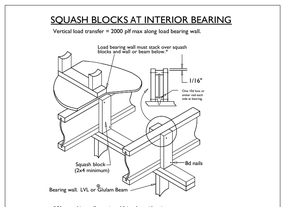


TYPICAL HURRICANE ANCHOR



I-JOIST IN TOP BEARING HANGER

SQUASH BLOCKS AT INTERIOR BEARING
Vertical load transfer = 2000 plf max along load bearing wall.



* Non-stacking walls require additional consideration.

Check local building code for appropriate details in areas of high lateral load.

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PROPOSED NEW DUPLEX
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Structural Notes & Details II

S1.2

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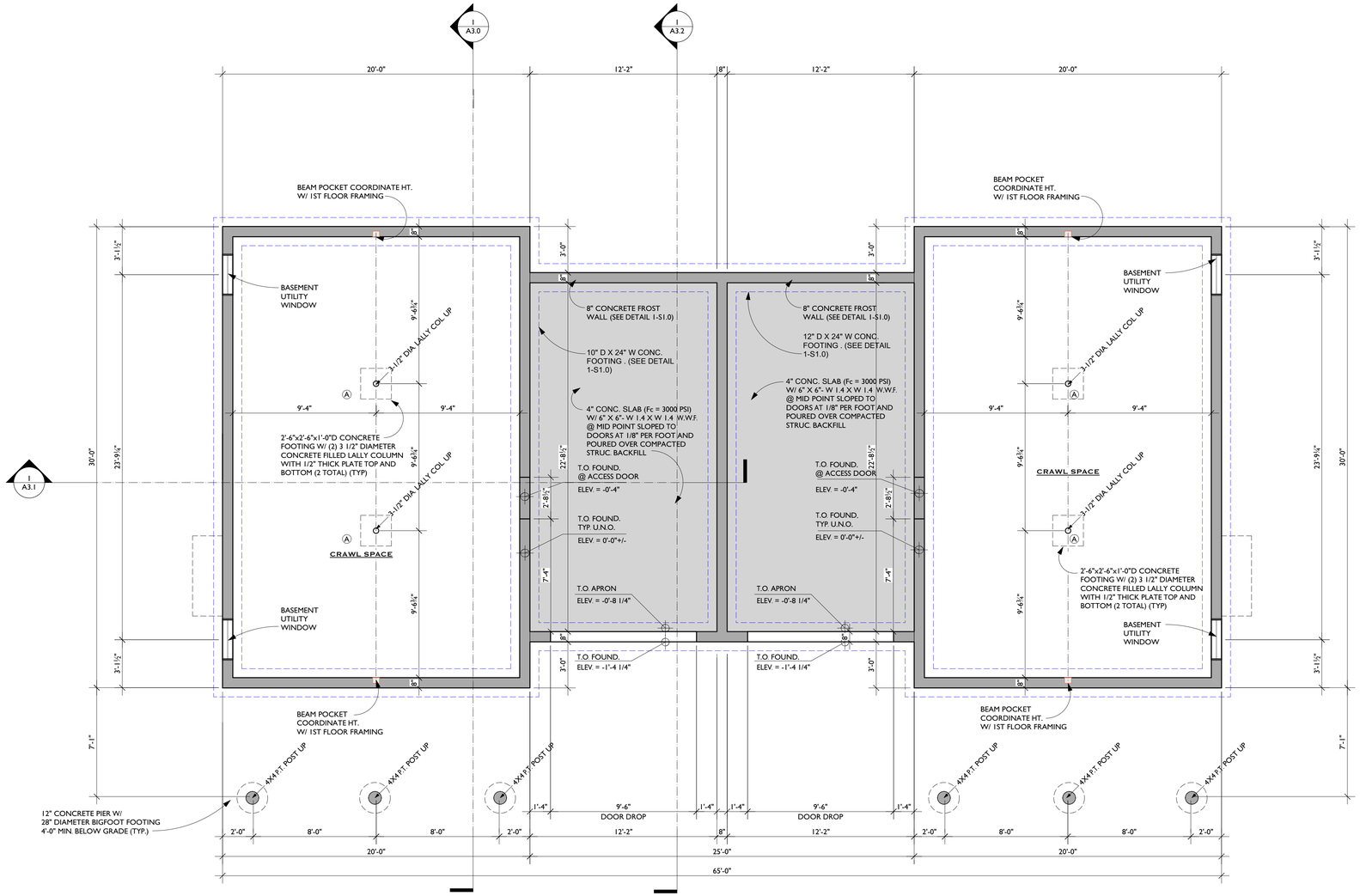
COLUMN SCHEDULE

A: 3-1/2" DIAMETER CONCRETE FILLED LALLY COLUMN W/ 2'-6"X2'-6"X12" FOOTING

PROVIDE THE FOLLOWING SIMPSON LALLY COLUMN CAPS:

- LCC 3.5-3.4 @ 3-1/2" WIDE LVL's
- LCC 5 1/4" - 3.5 @ 5-1/4" WIDE LVL's



I FOUNDATION PLAN
Scale: 1/4" = 1'-0"

0 5 10 15 FT

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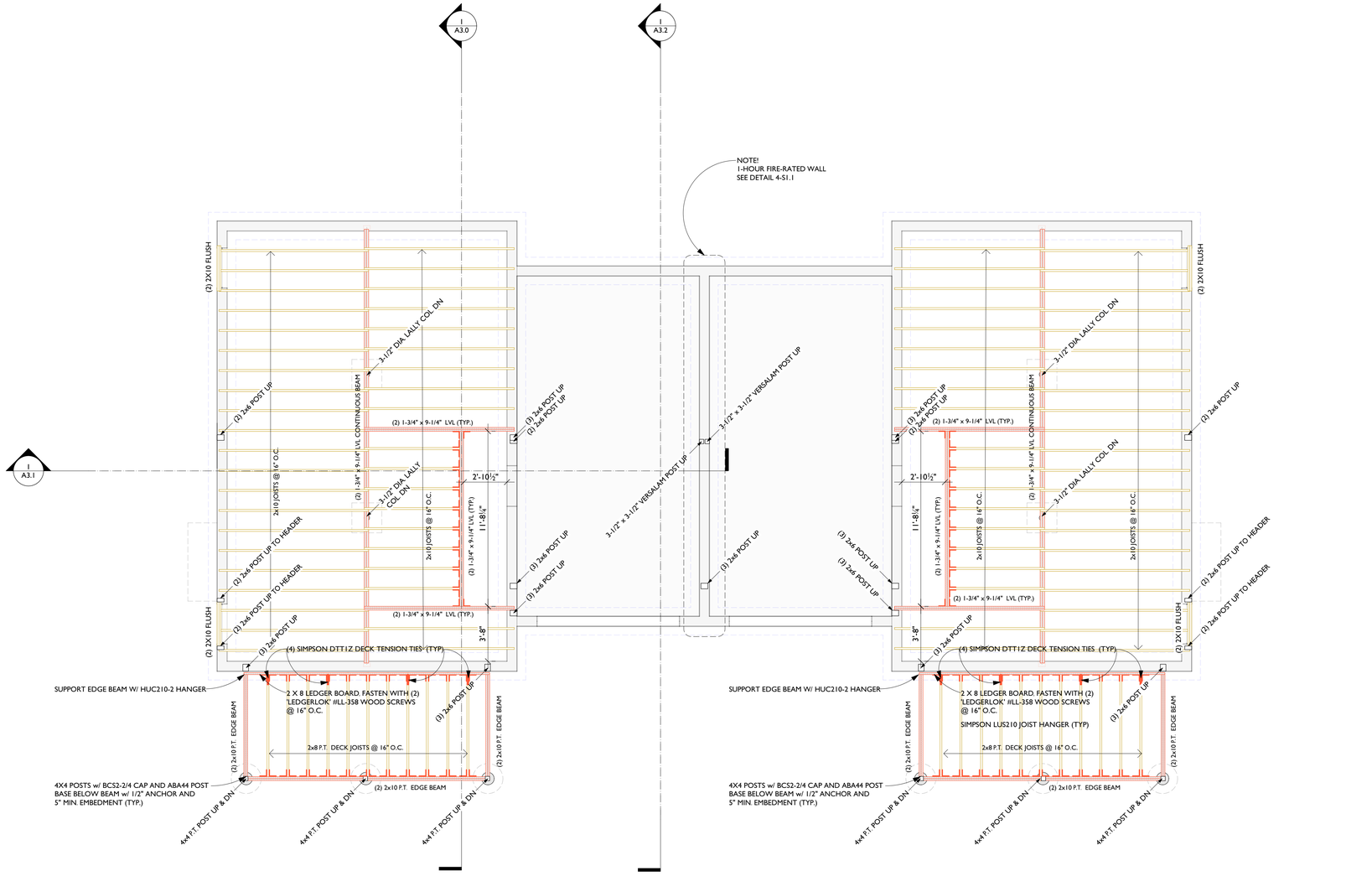
Foundation Plan

S1.3



1 FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

CAD File Name
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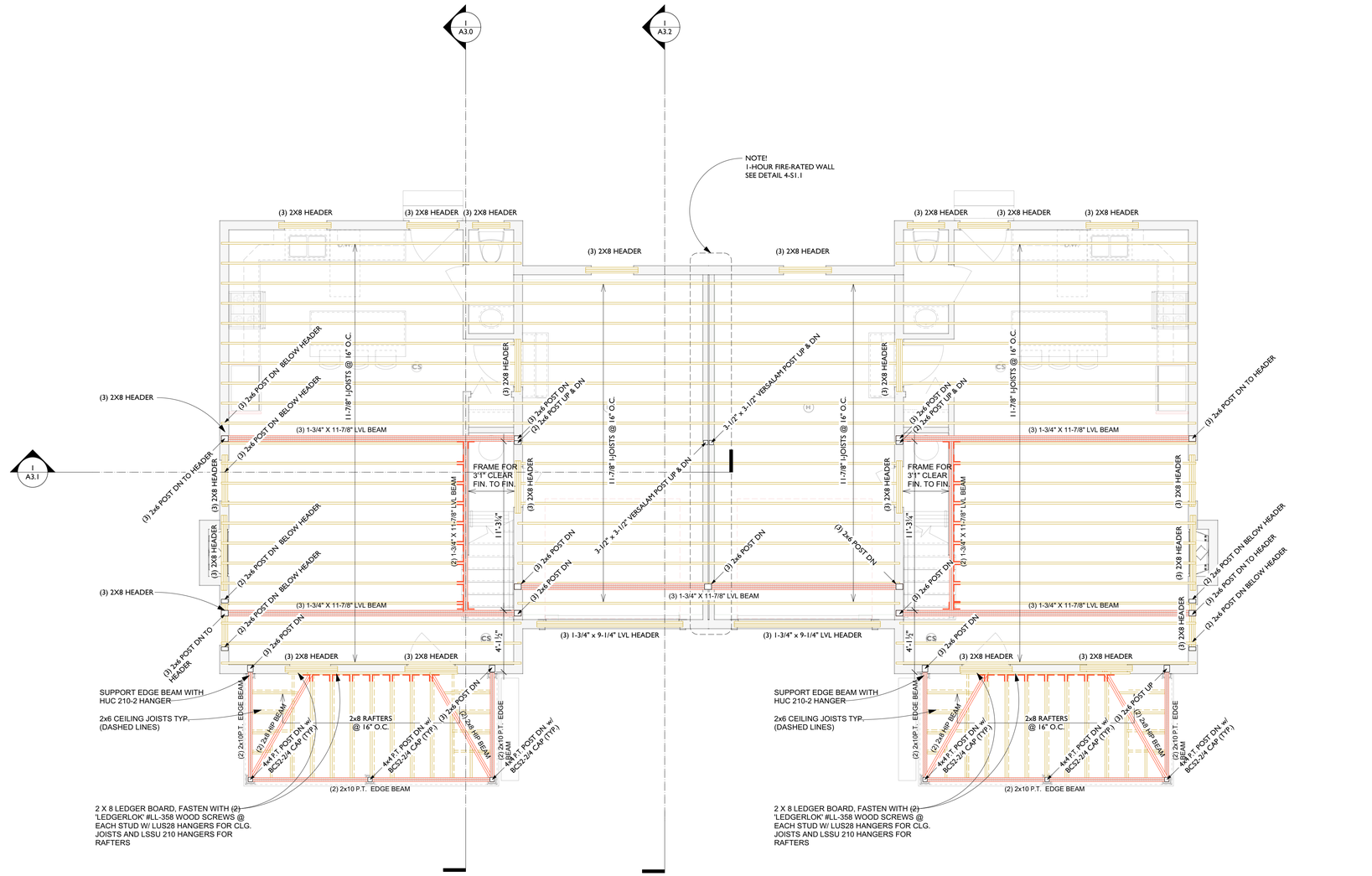
First Floor Framing Plan

S1.4



NOTE!

11-7/8" I JOISTS TO BE ALL JOIST 190 OR EQUIVALENT

I SECOND FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

0 5 10 15 FT

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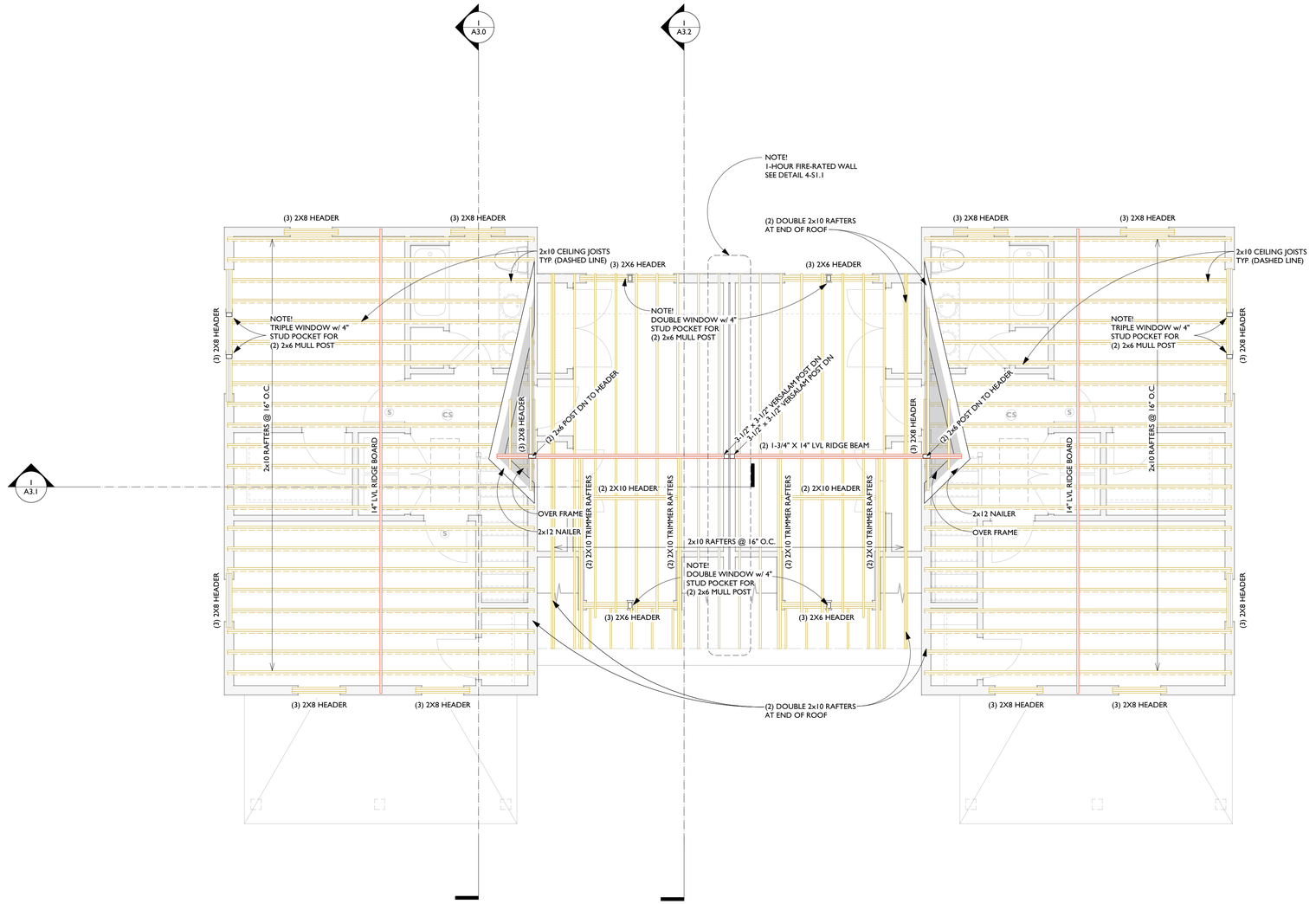
Second Floor Framing Plan

S1.5



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

0 5 10 15 FT

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Roof Framing Plan

S1.6