NOTE: ALL STRUCTURAL MEMBERS & ANY EXTERIOR MATERIAL SHALL MEET OR EXCEED A 130 M.P.H. (MIN.) WIND LOAD & MEET OR EXCEED ALL BUILDING CODES AS ADOPTED BY THE BEAUFORT COUNTY BUILDING DEPARTMENT, INCLUDING IRC 2012 & SSTD-10-99 STANDARDS.

GENERAL STRUCTURAL NOTES
BUILDING DESIGN
BEAUFORT COUNTY, SOUTH CAROLINA

ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:

(A) INTERNATIONAL RESIDENTIAL CODE - 2012 (IRC-2012) W/ SC AMENDMENTS
(B) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS ICC-600
(C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS (SBC HIGH-WIND EDITION)

DESIGN CRITERIA

2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS

1. FLOOR DEAD LOADS:

PARTITIONS	2O PSF
FIXED EQUIPMENT	ACTUAL WEIGHT
FINISHES	ACTUAL WEIGHT

2. FLOOR LIVE LOADS:

OFFICE/ASSEMBLY	40 PSF
ATTIC W/ STORAGE	20 PSF
ATTIC W/O STORAGE	10 PSF
DECKS	40 PSF
BALCONIES	60 PSF
GUARDRAILS & HANDRAILS	200#

3. ROOF DEAD LOAD:

ROOFING	2.0 PSF
DECKING	2.0 PSF
INSULATION	6.0 PSF
HANGING & MISC.	9.0 PSF
FRAMING	5.0 PSF
CEILING	5.0 PSF
FIXED EQUIPMENT	ACTUAL WEIGHT

4. ROOF LIVE LOADS:

TRIBUTARY AREA:	LIVE LOAD:
0 TO 200 SF	20 PSF
201 TO 600 SF	$L_r = 20 \times R_1$
	$R_1 = 1.2 - 0.001\ A_t$
	(400 SF 16 PSF)
OVER 600 SF	12 PSF

5. WIND LOAD: (WIND ZONE 1)

3 SECOND GUST WIND SPEED (FIG. 1609) V_{3s} = 130 MPH
EQUIVALENT BASIC WIND SPEED (TAB. 1609.3.1) V_{fm} = 114 MPH
ROOF NET UPLIFT = 20 PSF

WIND LOAD PER IBC 2012
WINDOW AND DOOR DP RATINGS PER IBC-2012

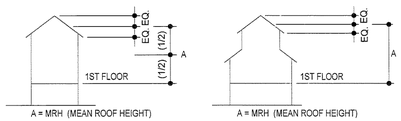
WIND ZONE - INLAND
130 MPH (B EXPOSURE)
BASIC WIND SPEED - MPH 3 SECOND GUST

MRH	ZONE(4)	ZONE(5)
15'	DP35	DP45
20'	DP35	DP45
25'	DP35	DP45
30'	DP35	DP45
35'	DP35	DP45
40'	DP40	DP45
45'	DP40	DP50
50'	DP40	DP50

WIND ZONE - OCEANFRONT
130 MPH (C EXPOSURE)
BASIC WIND SPEED - MPH 3 SECOND GUST

MRH	ZONE(4)	ZONE(5)
15'	DP40	DP50
20'	DP45	DP55
25'	DP45	DP55
30'	DP50	DP60
35'	DP50	DP60
40'	DP50	DP65
45'	DP55	DP65
50'	DP55	DP65

DESIGN PRESSURE VALUES LISTED IN TABLE ARE POUNDS/SQUARE FOOT (PSF)



6. SEISMIC CRITERIA: (2012 IBC - SECT. 1613)

SITE CLASSIFICATION: SITE CLASS "D"
AVERAGE "N" VALUES: BETWEEN 15 TO 50
SPECTRAL RESPONSE ACCELERATION: S_S = 0.543, S_1 = 0.182
SITE COEFFICIENT VALUES: F_a = 1.1, F_v = 1.8
BUILDING DESIGN CATEGORY "C"

STRUCTURAL STUD LEGEND

LUMBER SPECIES: #2 S.Y.P.K.D. MEDIUM GRAIN
WIND SPEED: 120 M.P.H.

WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING	OPT. STUD GRADE-(SPF)
EXTERIOR	8'-0"	2 x 4	16"	16"
EXTERIOR	9'-0"	2 x 4	16"	12"
EXTERIOR	10'-0"	2 x 6	16"	
EXTERIOR	12'-0"	2 x 6	12"	
EXTERIOR	14'-0"	2 x 6	12" & DBL @ 36"	
INTERIOR	8'-0"	2 x 4	16"	
INTERIOR	9'-0"	2 x 4	16"	
INTERIOR	10'-0"	2 x 4	16"	
INTERIOR	12'-0"	2 x 6	16"	
INTERIOR	14'-0"	2 x 6	12"	
EXTERIOR	16'-0"	2 x 8	16"	

*STUDS MAY BE USED AT HEIGHTS AND DISTANCES OTHER THAN WHAT IS LISTED ON THIS CHART IF SHOWN ON THESE PLANS.

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLEDFOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK, NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC 2012 CODE, OSHA, ACI, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION.
THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION.
ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACING'S ARE REMOVED.

TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

SUBGRADE PREPARATION NOTES:

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS, FOREIGN OBJECTS AND DERBIES.

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF.

IF NECESSARY, THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DEWATERING METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 98% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 98% IN ACCORDANCE WITH ASTM D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 98% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DERBIES. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 12 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE DESIGN SOIL BEARING PRESSURE IS PSF. 2500

SOIL BEARING PRESSURE ASSUMED AT 2500 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P. OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY & ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 318.

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 306, FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615, GRADE 60.

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE RE-BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THIS DRAWINGS

FLOOR JOINTS SHALL BE LOCATED AS INDICATED ON PLANS. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO IBC 2012 CODE, ICC-600 AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

THE ENGINEERING OF FRAMING MEMBERS IS BASED ON # 2 SPRUCE OR #2 S.Y.P. FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING.

ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD LP-2.

ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1-83 OR APA PRP-108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR". APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS (TWISTED SHANK) 3"o/c AROUND EDGES AND 6"o/c IN FIELD

GLAZED OPENINGS GENERAL NOTES

WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY ICC-600. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION.

ALL GAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR 'LARGE MISSILE IMPACT RESISTANCE' AS NOTED BELOW. OPTION: FOR TWO-STORY OR LESS WOOD FRAME STRUCTURE WOOD STRUCTURAL PANELS FOR EACH OPENING MAY BE PROVIDED.
PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8'.
PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED, (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12"oc AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER, (IBC 301.2.1.2 AND ICC-600.)

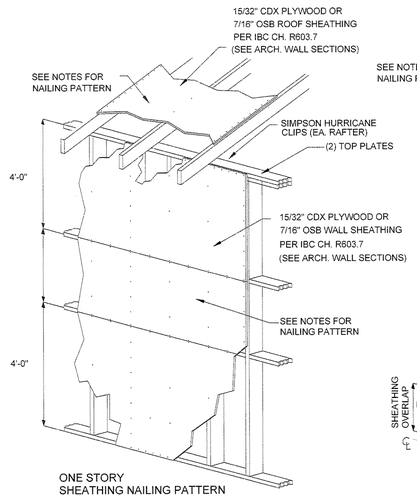
SOUTH CAROLINA — THOMAS & REEL ENGINEERING CONSULTANTS, INC. — No. 3024 — CERTIFICATE OF AUTHORIZATION

TEST REQUIREMENTS NOTES:
- WINDOWS ARE TESTED IN ACCORDANCE WITH AAMA 101/I.S.2. 97 SPECIFICATIONS.
- TESTED LARGE MISSILE IMPACT RESISTANCE TO ASTM E1886/E1996.
- TESTED FORCED ENTRY RESISTANCE TO AAMA 1303.2.
- DEGLAZING TESTED TO ASTM E987.
- TESTED WATER RESISTANCE TO ASTM E547/331.
- TESTED AIR INFILTRATION TO ASTM E 283
- TEST REPORTS AVAILABLE UPON REQUEST.

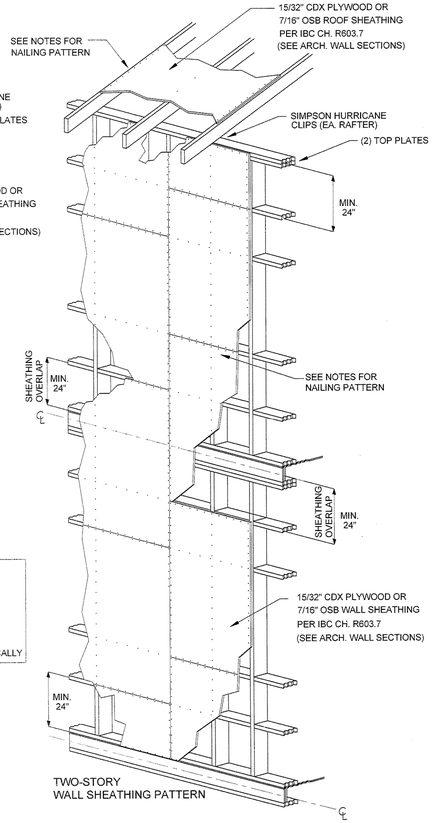
NAILING SCHEDULE

(PER ICC-600)
(APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)

CONNECTION	FASTNER	NUMBERS OR SPACING
JOIST TO BAND JOIST, FACE NAIL	16D COMMON	3
JOIST TO SILL OR GIRDER, TOE-NAIL	8D COMMON	3
BRIDGING TO JOIST, TOENAIL EACH END	8D COMMON	2
LEDGER STRIP	16D COMMON	3 @ EACH JOIST
1x6 OR LESS SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	2
OVER 1x6 SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	3
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16D COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLE STUDS, FACE NAIL	10D COMMON	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	-	2-16D OR 3-10D COMMON
CONTINIOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	8D COMMON	3
CONTINIOUS HEADER TO STUD, TOE NAIL	8D COMMON	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	-	3-16D OR 4-10D COMMON
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	-	3-16D OR 4-10D COMMON
RAFTER TO PLATE, TOENAIL	8D COMMON	3
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	8D COMMON	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	2
BUILT-UP CORNER STUDS	16D COMMON	3
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20D COMMON	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16D COMMON	16D COMMON



ONE STORY
SHEATHING NAILING PATTERN



TWO-STORY
WALL SHEATHING PATTERN

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS 3"o/c AROUND EDGES AND 6"o/c IN FIELD
OR
WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS 4"o/c AROUND EDGES AND 6"o/c IN FIELD
PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING
THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

ISSUE FOR CONSTRUCTION

DESIGN REVIEW

9/5/13
SOUTH CAROLINA — PROFESSIONAL ENGINEER — MICHAEL I. THOMAS

Thomas & Reel
Engineering Consultants, Inc.
9100 WHITE BLUFF ROAD BUILDING 300 SUITE 306, SAVANNAH GEORGIA 31406
PO BOX 15818 SAVANNAH, GEORGIA 31416
912.920.0950 (OFFICE) 912.920.0948 (FAX)

HAHN RESIDENCE
BEAUFORT COUNTY, SOUTH CAROLINA

SHOWCASE DESIGNS
JFCco CONSTRUCTION SERVICES

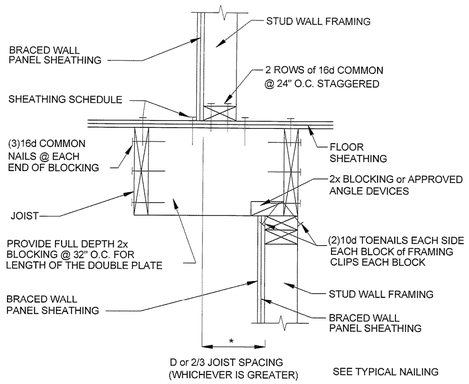
GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION

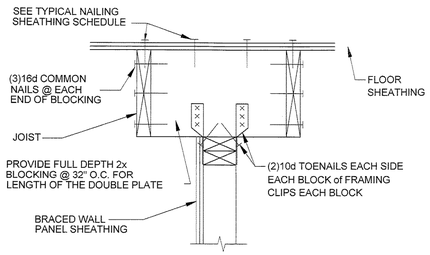
TREC No.	909-1216-06
Date Printed	8/2/2013 12:02:58 PM
Date Issued	08.02.13
Designed By	CBS
Checked by	DR
Approved by	MT

S1.0

GENERAL NOTES



SEISMIC RESISTANT
INTERIOR BRACED OFFSET WALL
PARALLEL TO JOISTS

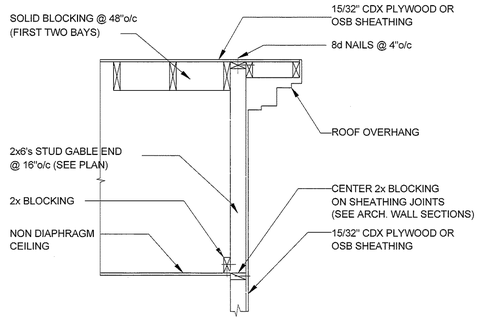


SEISMIC RESISTANT
INTERIOR BRACED WALL
PERPENDICULAR TO JOISTS

SEISMIC RESISTANT INTERIOR BRACED WALLS

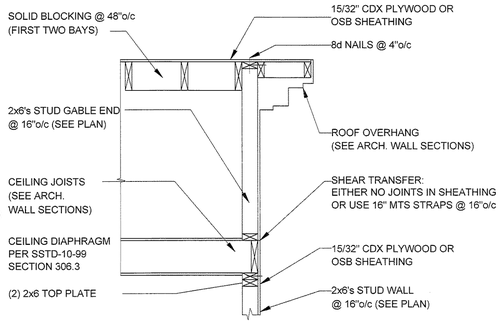
EXTERIOR WINDOW AND DOOR PROTECTION:

1. WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY SSTD 10-99. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION. (ICC-600)
2. ALL GAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR 'LARGE MISSILE IMPACT RESISTANCE' AS NOTED BELOW. OPTION: PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8'. PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED, (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12"oc AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER, (IRC 301.2.1.2 AND ICC-600).
3. THE DOOR AND WINDOW UNITS WILL HAVE MIN. 5/16" LAMINATED GLASS IN COMPLIANCE WITH AAMA 101/I.S.2.97 TESTING SPECIFICATIONS AND LARGE MISSILE RESISTANCE IN ACCORDANCE WITH ASTM E1886/E1996, UNLESS PROTECTED WITH WOOD STRUCTURAL PANELS FASTENED IN ACCORDANCE WITH THE FOLLOWING DETAILS



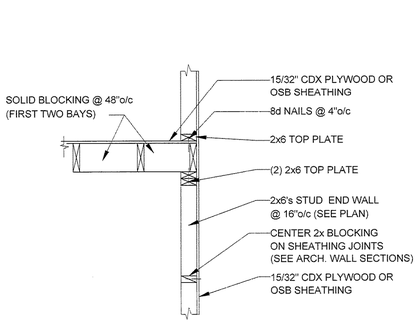
BALLOON FRAMING - PREFERRED METHOD

GABLE END WALL FRAMING (PER FIG. 305J)



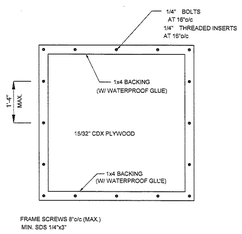
PLATFORM FRAMING - ALTERNATE METHOD

GABLE END WALL FRAMING (PER FIG. 305K)



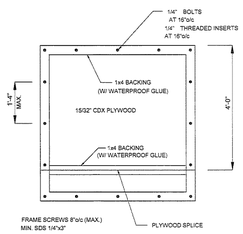
END WALL FRAMING-JOISTS BLOCKING (PER FIG. 305J)

TYPICAL FRAMING DETAILS



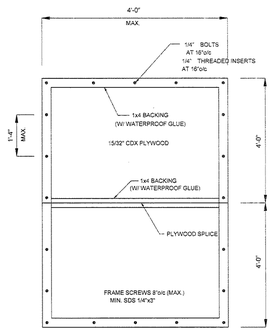
TYPICAL PANEL INSTALLATION UP TO 4' SPAN

NOT TO SCALE



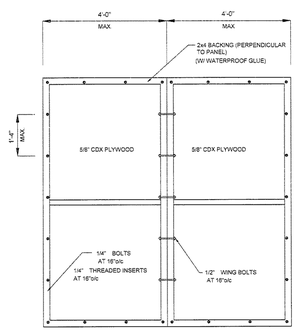
TYPICAL PANEL INSTALLATION 4' TO 6' SPAN

NOT TO SCALE



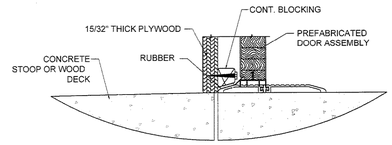
TYPICAL PANEL INSTALLATION 6' TO 8' SPAN

NOT TO SCALE



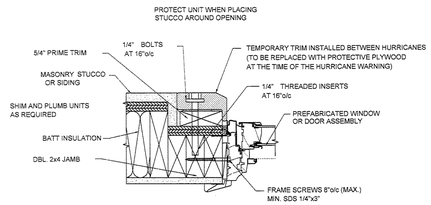
TYPICAL PANEL INSTALLATION OVER 8' SPAN

NOT TO SCALE



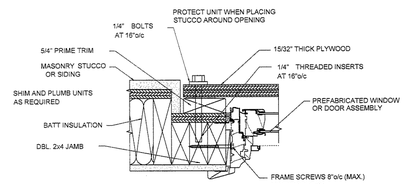
TYPICAL DOOR THRESHOLD DETAIL

NOT TO SCALE



TYPICAL WINDOW OR DOOR JAMB, HEAD & SILL DETAIL WITH COVER TRIM (BETWEEN HURRICANES)

NOT TO SCALE



TYPICAL WINDOW OR DOOR JAMB, HEAD & SILL DETAIL WITH PROTECTIVE PLYWOOD IN PLACE

NOT TO SCALE

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SOUTH CAROLINA
THOMAS & REEL ENGINEERING CONSULTANTS, INC.
No. 3824
CERTIFICATE OF AUTHORIZATION

DESIGN REVIEW

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL T. THOMAS

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HAHN RESIDENCE

BEAUFORT COUNTY, SOUTH CAROLINA

SHOWCASE DESIGNS
JFCco CONSTRUCTION SERVICES

GENERAL DETAILS III

REVISIONS		
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TREC No.	909-1216-06
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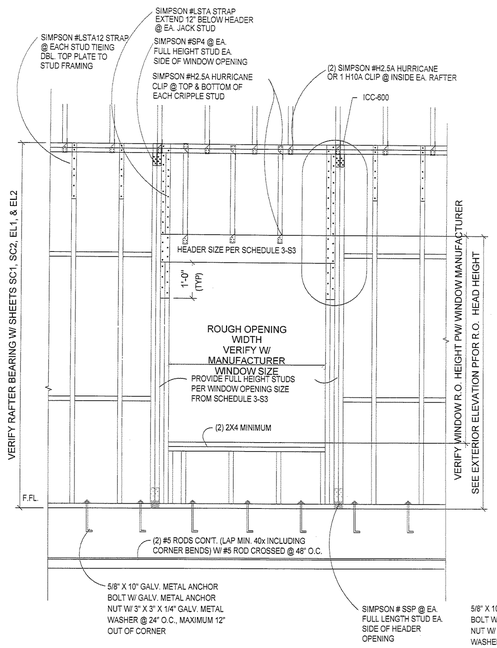
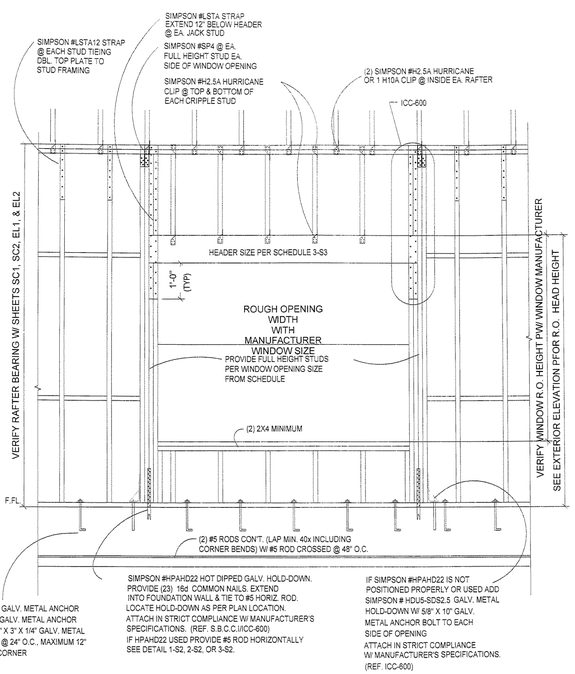
GENERAL DETAILS III

ISSUE FOR CONSTRUCTION



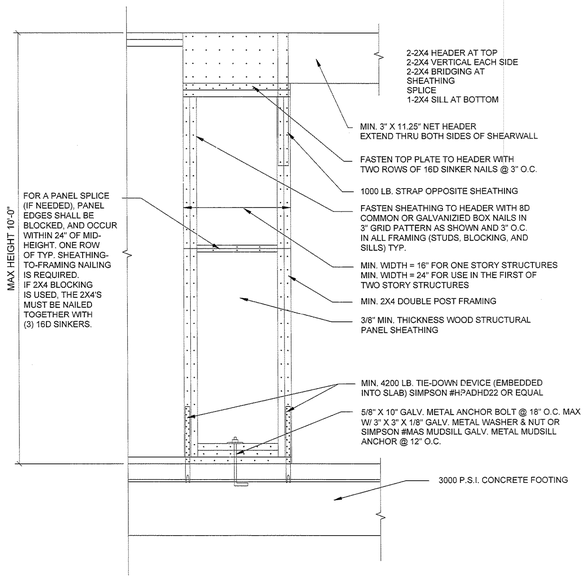
TYPICAL FRAMING & UPLIFT CONNECTION
FOR EXTERIOR OPENING 5'-11" OR LESS
USING SIMPSON #CMST12 STRAPPING

1/S3 N.T.S.



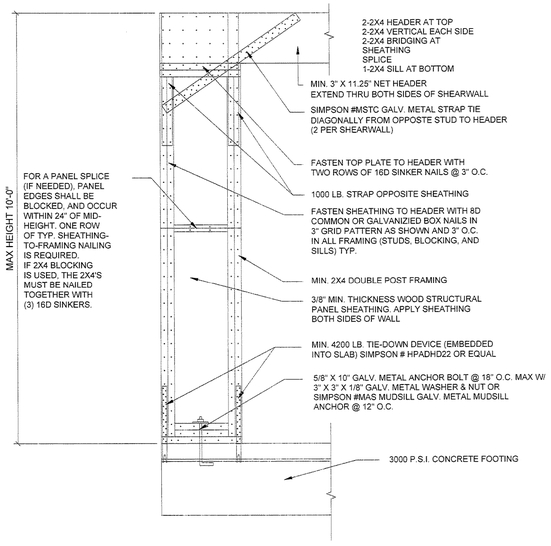
TYPICAL FRAMING & UPLIFT CONNECTION
FOR EXTERIOR OPENING 6'-0" OR GREATER
USING SIMPSON #HDU5-SDS2.52 TIE-DOWN

2/S3 N.T.S.



INSIDE VIEW OF SHEARWALL ADJACENT
TO A DOOR OR WINDOW OPENING

3/S3 N.T.S. (SEE 2012 INTERNATIONAL RESIDENTIAL CODE. FIGURE R602.10.6.2)



INSIDE VIEW OF SHEARWALL
12" PANEL ADJACENT TO A
DOOR OR WINDOW OPENING

4/S3 N.T.S. (SEE 2012 INTERNATIONAL RESIDENTIAL CODE. FIGURE R602.10.6.2)

HOLD DOWN LEGEND			
SYMBOL	TYPE	DESCRIPTION	SPACING
○	5/8" ANCHOR BOLTS		16" O.C.
■	SIMPSON HDUS-SDS2.5 @ CORNERS, DOORS, & OPENINGS >6'		N/A

HEADERS IN NON-LOAD BEARING WALLS & WINDOW SILL PLATES

130 MPH EXPOSURE B WIND ZONE

HEADER SPAN (ft.)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		
		NUMBER OF FULL-HEIGHT STUDS	UPLIFT (lb.)	LATERAL (lb.)
2	1 - 2X4 (FLAT)	1	60	157
3	1 - 2X4 (FLAT)	2	90	236
4	1 - 2X4 (FLAT)	2	120	314
5	1 - 2X4 (FLAT)	3	150	393
6	1 - 2X6 (FLAT)	3	180	471
7	1 - 2X6 (FLAT)	3	210	550
8	2 - 2X6 (FLAT)	3	240	628
9	2 - 2X6 (FLAT)	3	270	707
10	2 - 2X6 (FLAT)	4	300	785
11	2 - 2X6 (FLAT)	4	330	864

FOR NON-LOAD BEARING WALLS AND WINDOW SILL PLATES, 2 - 2X4 (FLAT) CAN BE SUBSTITUTED FOR 1 - 2X6 (FLAT).

HEADERS IN LOAD BEARING WALLS

130 MPH EXPOSURE B WIND ZONE

HEADER SPAN (ft.)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		
		NUMBER OF FULL-HEIGHT STUDS	UPLIFT (lb.)	LATERAL (lb.)
2	2 - 2X4	1	364	157
3	2 - 2X4	2	546	236
4	2 - 2X4	2	728	314
5	2 - 2X4	3	910	393
6	2 - 2X6	3	1,092	471
7	2 - 2X10	3	1,274	550
8	3 - 2X8	3	1,456	628
9	3 - 2X12	3	1,638	707
10	4 - 2X10	4	1,820	785

FULL HEIGHT STUDS

FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS PER TABLE 5 OF THE WOOD FRAME CONSTRUCTION MANUAL (120 MPH - EXPOSURE "B"). THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN HALF THE NUMBER OF STUDS REPLACED BY THE OPENING, IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL, SEC. 4 TABLE 9. FULL HEIGHT STUDS SHALL BE PERMITTED TO REPLACE AN EQUIVALENT NUMBER OF JACK STUDS, WHEN ADEQUATE GRAVITY CONNECTIONS ARE PROVIDED.

WINDOW SILL PLATES

MAXIMUM SPANS FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPANS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL, SEC. 4, TABLE 9.

HEADER AND/OR GIRDER TO STUD CONNECTIONS

HEADERS AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL, SEC. 4, TABLE 9.

WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL, SEC. 4, TABLE 9.

TOP AND BOTTOM PLATE TO FULL HEIGHT STUD

EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL, SEC. 4, TABLE 9.

TABLE 9 - WALL OPENINGS - HEADERS IN WALLS

5/S3 REF. WOOD FRAME CONSTRUCTION MANUAL - 120 MPH EXPOSURE "B"

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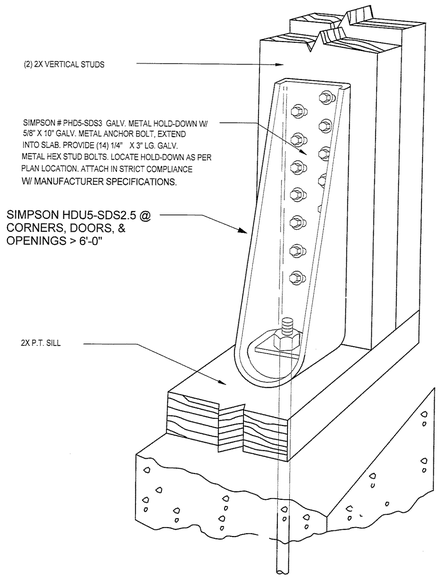
GENERAL DETAILS II

ISSUE FOR CONSTRUCTION

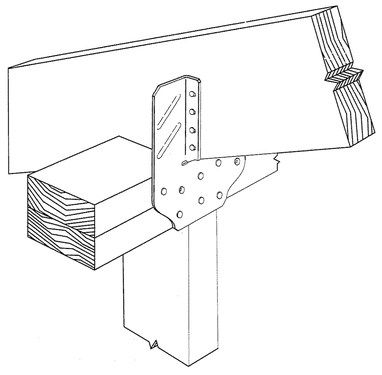
HOLDDOWNS FOR STEM WALL OR MONOLITHIC APPLICATION



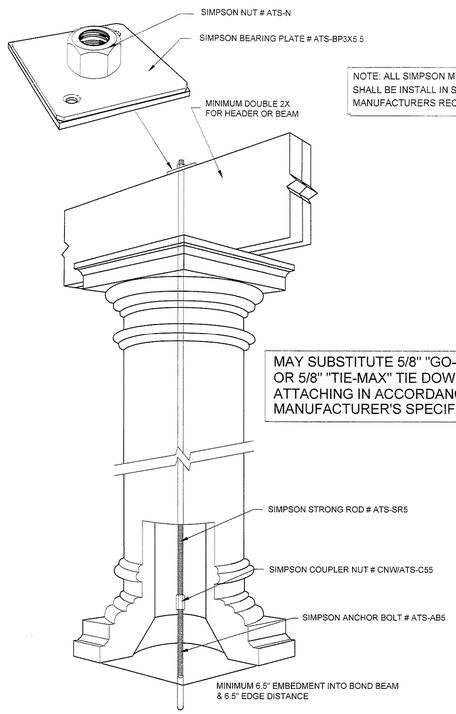
SIMPSON STRONG-TIE
1/S2 #HDU5-SDS2.5 @ CONCRETE SLAB
N.T.S.

FOR C.B.U. STEMWALL FOUNDATION USE SIMPSON STRONG-TIE #HDU5-SDS2.5 TIEDOWNS
ATTACH IN STRICT COMPLIANCE W/ MANUFACTURER'S SPECIFICATIONS

FOR C.B.U. STEMWALL FOUNDATION USE 5/8" X 10" LONG GALV. METAL ANCHOR BOLT WITH 3" X 3" X 1/4" GALV. METAL WASHER & NUT @ 18" O.C. MIN. & MIN. 7" EMBEDMENT IN SLAB



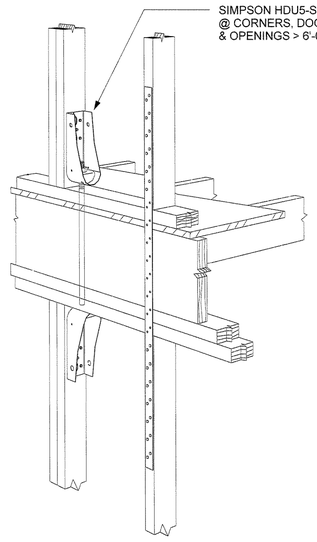
SIMPSON STRONG-TIE H10A W/
2/S2 LSTA12 STRAP @ OUTSIDE OF EACH STUD
N.T.S.



NOTE: ALL SIMPSON METAL, CLIPS, TIES AND STRAPS SHALL BE INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDED INSTALLATION

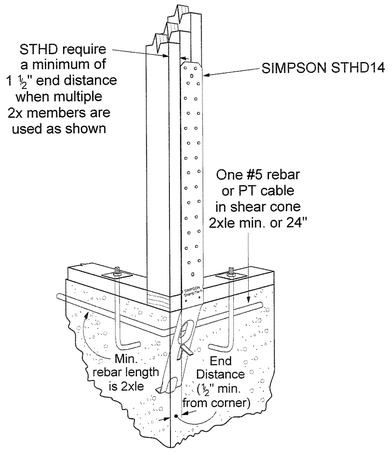
MAY SUBSTITUTE 5/8" "GO-BOLT" ROD OR 5/8" "TIE-MAX" TIE DOWN ROD ATTACHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

SIMPSON ROD TIEDOWN @ COLUMN
3/S2 N.T.S.

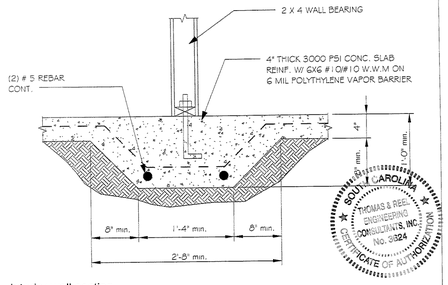


SIMPSON STRONG-TIE
4/S2 #HDU5-SDS2.5 @ 2-STORY
N.T.S.

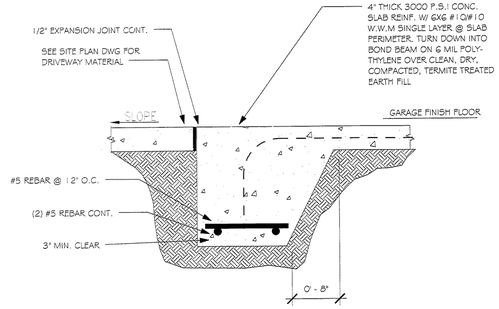
SIMPSON STHD14
NOTE: 1) IF QUICK-TIE IS WITH IN LESS THAN 4' FROM CORNER FRAMING CONFLICT USE ONE SIMPSON STHD14 2) IF QUICK-TIE IS GREATER THAN 4' FROM CORNER FRAMING CONFLICT USE TWO SIMPSON STHD14



SIMPSON STRONG-TIE # STDH14
5/S2 N.T.S.



4 interior wall section
1" = 1'-0"



3 garage to driveway detail
1" = 1'-0"

CONCRETE NOTES

1. ALL CONCRETE SHALL HAVE A MINIMU COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. ALL CONCRETE WORK SHOULD BE IN ACCORDANCE WITH ACI 318 BUILIDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
3. ALL REINFORCING STEEL TO BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60 EXCEPT THAT TIES MAY BE DOMESTIC STELL CONFORMING TO ASTM A-615 GRADE 60.
4. WELDED WIRE FABRIC SHALL CONFORM TO A-185. POLYPROPYLENE FIEBER MESH OR FIBER STRANDS MAY BE SUBSTITUTED FOR WELDED WIRE FOR NON STRUCTURAL SLAB REINFORCEMENT.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEVES, OPENINGS OR INSERTS MAY BE PLACED IN BEAMS OR SLABS UNLESS APPROVED BY THE ENGINEER AND SHOWN ON SHOP DRAWINGS.
6. ALL REINFORCING DETAILS TO CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315," UNLESS DETAILED OTHERWISE ON STRUCTURAL DRAWINGS.
7. PROVIDE SPACERS, CHAIRS, BOLTERS, ETC. AS REQUIRED TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLAN.
8. PROVIDE CORNER BARS FOR ALL FOOTINGS, ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5" INTO INTERIOR FOOTINGS AND A MINIMUM OF 7" INTO ALL OTHERS. DOWEL BARS LAP VERTICAL WALL REINFORCEMENT A MINIMU OF 25".
9. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
10. SOIL UNDER SLAB TO BE PRETREATED FOR TERMITEES AS PER THE 2006 INTER-NATIONAL BUILDING CODE.
11. ALL FOOTINGS TO BE DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2500 P.S.F. OWNER & CONTRACTOR TO HAVE SOIL PRESSURE VERIFIED AND IF CONTACT PRES-SUREIS LESS THAN 2500 P.S.F. FOUNDATION SHALL BE REDESIGNED. COMPACT FILL SOIL TO 98% STANDARD PROCTOR DENSITY DOWN TO 2'-0" BELOW ALL SLABS & FOOTINGS.
12. PLUMBING WAST PIPE PENETRATING FOOTING SHALL BE CAST IRON OR SCH 40 PVC. GROUP WORK AS PER ASTM C47613. MASONRY WORK AS PER ACI 530.1-02

FOUNDATION DESIGN ASSUMPTIONS

THE FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL OR ROCK WITH A BEARING CAPACITY WITH A SAFE WORKING DESIGNATED BY GEOTECHNICAL ENGINEER. IF PORTIONS OF THE SLAB OR FOUNDATION IS ON PREPARED FILL, A REGISTERED GEO-TECHNICAL ENGINEER SHALL VERIFY SUITABILITY OF THE FILL FOR USE AND ITS FOUNDATION BEARING CAPACITY, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SOIL AND/OR SITE LOCATION PRIOR TO COMMENCING WORK AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES IN THIS DESIGN IMMEDIATELY.

STRUCTURAL STEEL COMPNONTS FASTENERS ANDTIE DOWNS

1. SHAPES, ANGLES, CHANNELS: ASTM A 36 Fy =36KSI ROUND AND SQUARE METAL PIPE: ASTM A 53 GRADE B Fy = 36 KSI; SQUARE METAL TUBING: ASTM A 500, GRADE B Fy = 36 KSI
2. FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO:
   HIGH STRENGTH BOLTS: ASTM A325
   MACHINE BOLTS: GALVANIZED ASTM A 307
3. SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A 526 Fy = 33 KSI WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A 525
4. NAILS SHALL CONSIST OF RING SHANK NAILS WITH MINIMU DIAMETER AS FOLLOWS: 8D = .131", 10D = .148", 16D = .162"
5. ALL FIASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANIT-CORROSIVE COATING PRIOR TO INSTALLATION
6. ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM
7. ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND MANU-FACTURE'S SPECIFICATIONS
8. CONCRETE EMBEDDED "J" BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.
9. CONCRETE EMBEDDED TIE DOWNS USED OFR TRUSS AND WALL UPLIFT ARE TO BE PLACE AROUND EMBEDDED REINFORCING PRIOR TO PLACEING GROUT.
10. FASTENERS ARE TO BE GALVANIZED ROOFING NAILS WITH A MINIMUM OF 12 QUAGE SHANK AND A MINIMUM 3/8" DIA. HEAD.
11. FASTENERS ARE TO BE LONG ENOUGHT SO AS TO PENETRATE THE SHINGLES AND STILL PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING, USE 1" NAILS MIN.

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GENERAL DETAILS

ISSUE FOR CONSTRUCTION

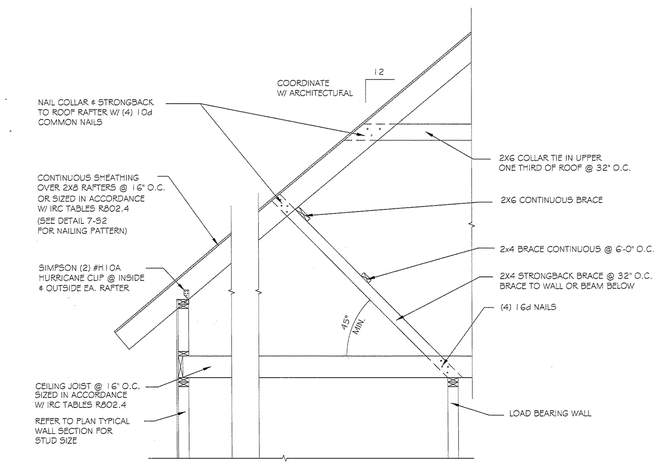
GENERAL ROOF FRAMING NOTES

1. ALL RIDGE, HIP & VALLEY MEMBERS SHALL BE A 2X12 MINIMUM AND CONTINUOUS IN LENGTH. USE 1-3/4" MICROLAM FOR CONTINUOUS LENGTH, IF NECESSARY.
2. ALL GABLE ENDS SHALL BE BALLOONED FRAMED W/ MINIMUM OF 2X6 STUDS @ 16" O.C.
3. PROVIDE 2X4 DIAGONAL BRACING @ 32" O.C. AT ALL GABLE END WALLS PROVIDE GALVANIZED HURRICANE CLIPS.
4. DOUBLE ROOF RAFTERS @ ALL SIDEWALLS OF DORMERS.
5. DOUBLE ROOF RAFTERS & HEADER FRAMING @ ALL SKYLIGHT WELLS.
6. DOUBLE ROOF RAFTERS & HEADER FRAMING @ CHIMNEY WELL W/ MIN 2" CLEARANCE
7. DORMER GABLE ENDS SHALL BE BALLOONED FRAMED W/ MINIMUM OF 2X4 STUDS @ 16" O.C.
8. GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING @ 48" O.C. & 48" IN FROM GABLE END WALL REF. S.B.B.C.C.I./ICC-600)
9. ALL RAFTERS, UNLESS OTHERWISE NOTED, SHALL BE 2 X6 @ 16" O.C.

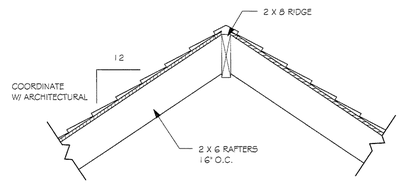
ROOF RAFTER
2 X 6'S O.C. UP TO 8'-0" (UNSHORED) SPAN
2 X 8'S O.C. UP TO 12'-0" (UNSHORED) SPAN
2 X 10'S O.C. UP TO 15'-0" (UNSHORED) SPAN
2 X 12'S O.C. UP TO 18'-0" (UNSHORED) SPAN

NOTES:

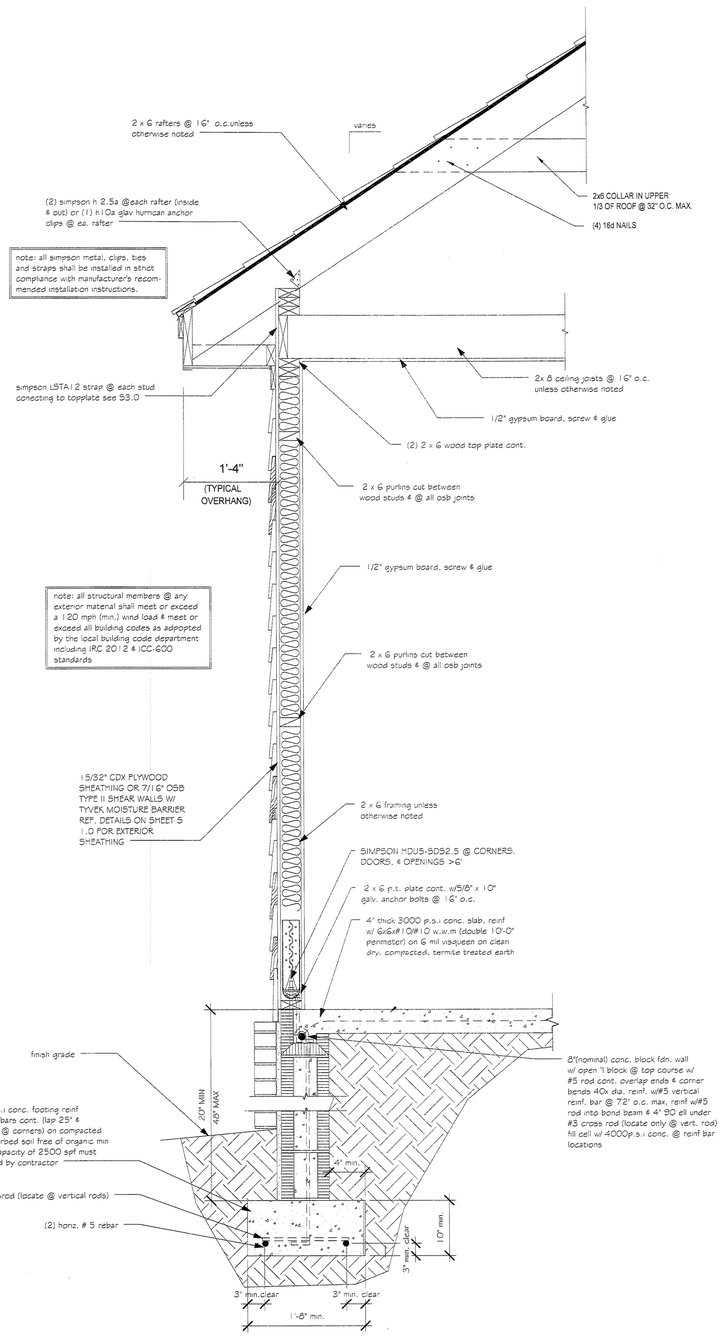
1. ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH NAILING PATTER: 7/16" OSB 3" EDGE
NAILS AND 12" IN FIELD
2. 5/8"" GALV. ANCHOR BOLTS @ 24" O.C. MAX AT EXTERIOR AND SHEAR WALLS
3. CONTINUE QUICK TIES TO 2ND FLOOR T.P. WHERE APPLICABLE
4. TIE DOWN HEADER W/
   (1) MS24 @ EACH END OF HEADER
   (1) LS12 @ EACH END OF HEADER
   LS12 @ 48" O.C. ACROSS HEADER
5. INSTALLSIMPSON (1) H10A OR (2) H2.5 @ EACH RAFTER TO TOP PLATE
6. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STURCTURE AND ITS INDIVIDUAL MEMBERS THAT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THIS STRUCTURE IS DESIGN FOR A COMPLETE CONDITION ONLY AND THEFEFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.



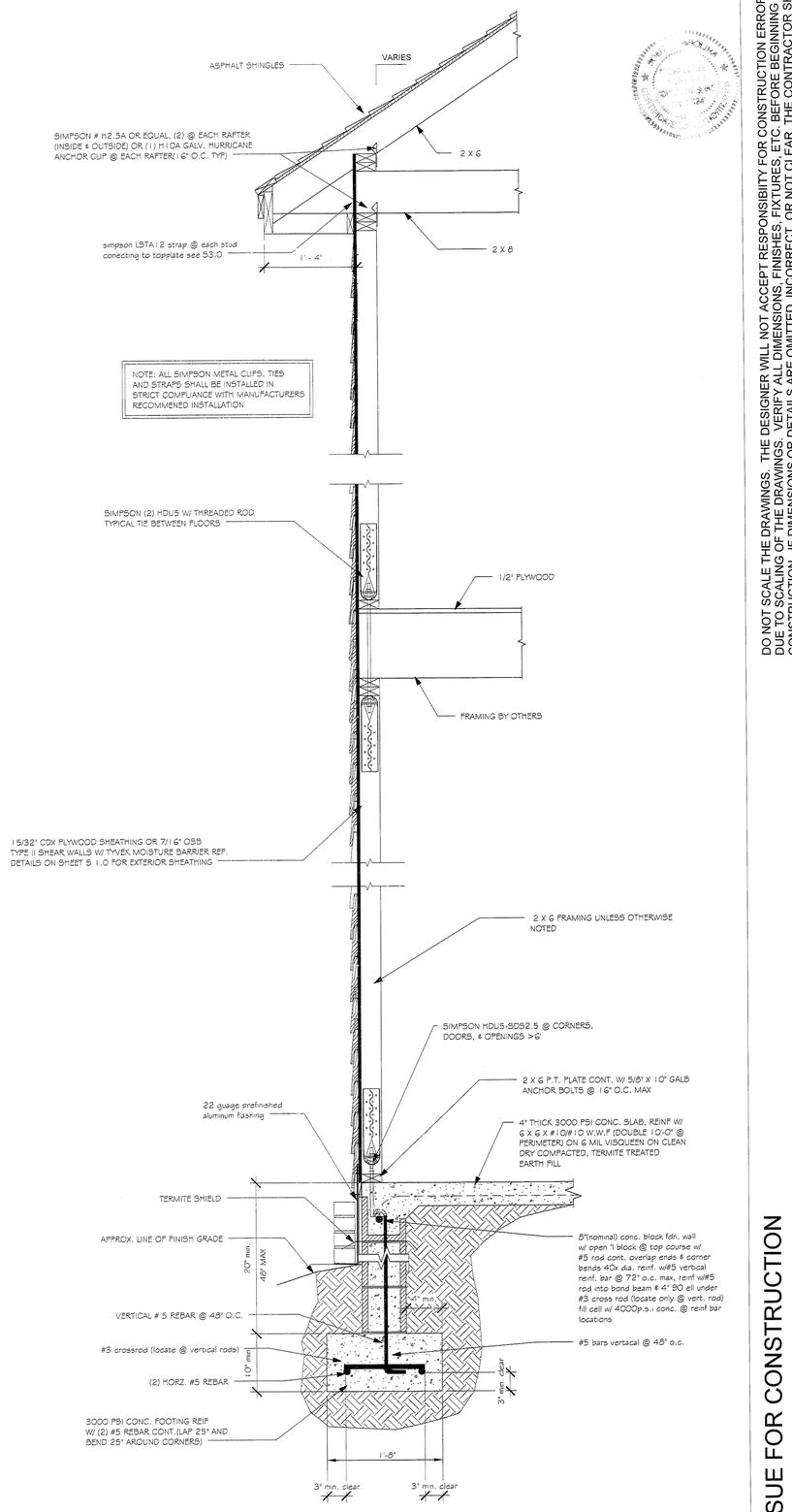
1 TYPICAL ROOF BRACING
1/4" = 1'-0"



2 ROOF RIDGE DETAIL
1" = 1'-0"



3 TYPICAL 1-STORY SECTION
1" = 1'-0"



4 TYPICAL 2 STORY SECTION
1" = 1'-0"

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BEAUFORT COUNTY, SOUTH CAROLINA

SHOWCASE DESIGNS
JFCco CONSTRUCTION SERVICES

SECTIONS

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	909-1216-06
Date Printed	8/2/2013 12:03:00 PM
Date Issued	08.02.13
Designed By	CBS
Checked by	DR
Approved by	MT

S1.2

SECTIONS