

	SHEET INDEX
SH.NO	SHEET
CI.0	COVER SHEET
CI.I	SPAN TABLE
CI.2	IRC-I
CI.3	IRC-2
AI.0	SLAB FOUNDATION & FIRST FLOOR PLAN
AI.I	SECOND FLOOR & ROOF PLAN
A2.0	ELECTRICAL PLANS
A3.0	FRONT & RIGHT ELEVATIONS
A3.I	REAR & LEFT ELEVATIONS
A4.0	BUILDING SECTION & TYP. WALL SECTION DETAIL
REF-I	SECTION DETAILS
REF-2	SECTION DETAILS



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9807 Ricaby Drive Houston, TX 77064 James E Mitchell

DATE : OCT/29/2014 : AS NOTED SCALE DRAWN BY : -----PROJECT : James E Mitchell SHEET

THE REQUIRED EXTI	CEILING J	OIST SPAN DA	ATA ELASTICITY IN 1,000,000 psi, WHERE	1.8 IS EQUAL TO 1,800,000 psi.		FLC MODULU
		ERE DEVELOPMENT OF FUTURE R - Larch - 20 lbs / Ft ² - Live Load	OOMS IS NOT POSSIBLE			Douglas Fir
	"Fb" "E" 12" 16	X 4 2 X 6 6" 24" 12" 16"	2 X 8 24" 12" 16" 24	2 X 10 4" 12" 16" 24"		"Fb" "E" 1
SELECT STRUCTURAL DENSE # 1 DENSE # 2 # 2 # 3	2050 1.8 10 - 3 9 - 2050 1.9 10 - 5 9 - 1700 1.7 10 - 0 9 - 1450 1.7 9 - 11 8 - 850 1.5 7 - 8 6 -	4 8 - 1 16 - 1 14 - 7 6 8 - 3 16 - 4 14 - 11 1 7 - 7 15 - 9 14 - 4 8 7 - 0 15 - 7 13 - 6	12 9 21 2 19 3 16 13 0 21 7 19 7 17 11 11 20 10 18 11 15 11 0 20 7 17 14 15 11 0 20 7 17 10 14 8 5 15 8 13 8 11	- 10 27 - 1 24 - 7 21 - 6 - 2 27 - 6 25 - 0 21 - 10 - 9 26 - 6 24 - 1 19 - 10 - 5 26 - 3 22 - 8 18 - 6	SELECT STRUCTURA DENSE # 1 DENSE # 2 # 2 # 3	AL 2050 1.8 1 2050 1.9 1 1700 1.7 1 1450 1.7 1 850 1.5 1
		ERE DEVELOPMENT OF FUTURE R ellow pine - 20 lbs./Ft ² - Live Load	OOMS IS NOT POSSIBLE			Douglas Fir
		X 4 2 X 6	2 X 8 24" 12" 16" 24	2 X 10 4" 12" 16" 24"		"Fb" "E" 1
SELECT STRUCTURAL # 1 DENSE # 1 DENSE # 2 # 3 MAXIMUM DEFLECTION I	2150 1.8 10 - 3 9 - 2150 1.9 10 - 5 9 - 1750 1.7 10 - 0 8 - 1500 1.6 9 - 10 8 - 875 1.5 7 - 9 6 -	4 8 - 1 16 - 1 14 - 7 6 8 - 3 16 - 4 14 - 11 1 7 - 9 15 - 9 14 - 4 9 7 - 2 15 - 6 13 - 9	12 - 9 21 - 2 19 - 3 16	- 10 27 - 1 24 - 7 21 - 6 - 2 27 - 6 25 - 0 21 - 10 - 4 26 - 6 24 - 1 20 - 4	SELECT STRUCTURA DENSE # 1 DENSE # 2 # 2 # 3	L 2050 1.8 1 2050 1.9 1 1700 1.7 1 1450 1.7 1 850 1.5 5
	· · · · · ·	BLE RAFTER S	SPANS			Southern ye
FLAT OR SLO	PED RAFTERS (FLAT ROOF OR CAT	THEDRAL CEILING WITH NO ATTIC S	SPACE) SUPPORTING DRYWALL CE	EILING		"Fb" "E" /
	"Fb" "E" 12" 10	Zeric - Larch - 20 lbs / Ft ² X 6 2 X 8 5" 24" 12"	2 X 10 24" 12" 16" 24	2 X 12 4" 12" 16" 24"	SELECT STRUCTURA # 1 DENSE # 2 DENSE # 2 # 3	AL 2150 1.8 1 2150 1.9 1 1750 1.7 1 1500 1.6 1 875 1.5 1
SELECT STRUCTURAL DENSE # 1 DENSE # 2 # 2 # 3	2050 1.9 16 - 5 14 1700 1.7 15 - 8 13 1450 1.7 14 - 5 12	- 7 11 - 1 20 - 8 17 - 10	14 - 7 26 - 4 22 - 10 18 13 - 5 24 - 4 21 - 0 17	-6 32 - 10 29 - 9 24 - 10 -6 33 - 4 30 - 5 24 - 10 -7 32 - 0 27 - 9 22 - 8 -2 29 - 7 25 - 7 20 - 10 -1 22 - 6 19 - 7 16 - 0		Southern ye
	PED RAFTERS (FLAT ROOF OR CAT	THEDRAL CEILING WITH NO ATTIC S		EILING		"Fb" "E" 7
	2	Southern yellow pine - 20 lbs./Ft² X 6 2 X 8 S" 24" 10"	2 X 10	2 X 12	# 1 DENSE # 2 DENSE # 2 # 3	2150 1.9 1 1750 1.7 1 1500 1.6 1 875 1.5 9
SELECT STRUCTURAL # 1 DENSE	2150 1.8 16 - 1 14	- 6 12 - 5 21 - 3 19 - 2	24" 12" 16" 24 16 - 5 27 - 0 24 - 5 20 - 16 - 5 27 - 5 25 - 0 20 -	11 32 - 10 29 - 9 25 - 5		
# 1 DENSE # 2 # 3	1750 1.7 15 - 10 13 1500 1.6 14 - 8 12 875 1.5 11 - 3 9 -	-9 10 - 5 19 - 5 16 - 9	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	6 30 - 1 26 - 0 21 - 3		California Ro
		AFTERS (NO ATTIC SPACE) SLOPE	3 IN 12 OR LESS		CL. HEART STRUCT.	"Fb" "E" 2650 1.4 1
		Douglas Fir - Larch - 20 lbs / Ft ² X 6 2 X 8 6" 24" 12" 16"	2 X 10 24" 12" 16" 24	2 X 12 4" 12" 16" 24"	SELECT STRUCTURA # 1 # 2 # 3	L 2000 1.4 1 1700 1.4 1 1400 1.25 1 800 1.1 1
SELECT STRUCTURAL DENSE # 1 DENSE # 2 # 2 # 3	2050 1.8 16 - 2 14 2050 1.9 16 - 5 14 1700 1.7 15 - 10 14	- 7 12 - 10 21 - 3 19 - 3 - 10 13 - 1 21 - 7 19 - 7 - 6 11 - 1 20 - 10 19 - 0 - 6 11 - 0 20 - 7 17 - 10	16 - 10 27 - 1 24 - 7 21 - 1 17 - 3 27 - 7 24 - 10 22 - 1 15 - 9 26 - 7 24 - 2 20 - 1 14 - 7 26 - 3 22 - 9 18 - 1	6 33 - 0 29 - 11 26 - 1 1 33 - 6 30 - 4 26 - 10	# 3	California Re
		AFTERS (NO ATTIC SPACE) SLOPI				"Fb" "E" 2650 1.4 1
	2	Southern yellow pine - 20 lbs./Ft ² X 6 2 X 8	2 X 10	2 X 12	CL. HEART STRUCT. SELECT STRUCTURA # 1 # 2	L 2000 1.4 1 1700 1.4 1 1400 1.25 9
SELECT STRUCTURAL # 1 DENSE # 1 DENSE # 2	1750 1.7 15 - 10 14	- 7 12 - 10 21 - 3 19 - 3 - 10 13 - 1 21 - 7 19 - 7 - 6 12 - 1 20 - 10 19 - 0	24" 12" 16" 24 16 - 10 27 - 1 24 - 7 21 - 17 - 3 27 - 7 24 - 10 22 - 16 - 0 26 - 7 24 - 2 20 - 14 - 10 26 - 6 23 - 2 18 -	6 33 - 0 29 - 11 26 - 1 1 33 - 6 30 - 4 26 - 10 4 32 - 5 29 - 6 24 - 9	#3	800 1.1 9
# 2 # 3		-5 8-7 15-10 13-7	14 - 10 26 - 6 23 - 2 18 - 11 - 3 20 - 2 17 - 6 14 -	11 31 - 5 28 - 2 23 - 0 3 24 - 6 21 - 2 17 - 4	GENERAL	NOTES
	· · · ·	D RAFTERS (NO ATTIC APACE) SL Douglas Fir - Larch - 20 lbs / Ft ² X 4 2 X 6	OPE 3 IN 12 OR LESS	2 X 10	In case of conflict betwee the more rigid requirement	
	"Fb" "E" 12" 16 2050 1.8 11 - 2 10		24" 12" 16" 24		DESIGN DATA	
SELECT STRUCTURAL DENSE # 1 DENSE # 2 # 2	2050 1.9 11 - 6 10 1700 1.7 11 - 2 9 - 1450 1.7 10 - 5 9 -	10 8 - 0 17 - 4 15 - 5 1 7 - 4 16 - 5 14 - 3	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	-2 29 - 11 27 - 0 23 - 4 -2 30 - 5 29 - 9 23 - 4 -7 29 - 2 25 - 3 21 - 2 -4 27 - 8 24 - 0 19 - 7		stitute (ACI) teel construction (AISC
#2 #3	850 1.5 8-0 7-	0 5-8 12-7 10-11		9 21 - 2 18 - 4 15 - 0		
		D RAFTERS (NO ATTIC APACE) SL Southern yellow pine - 20 lbs./Ft ² X 4 2 X 6	OPE 3 IN 12 OR LESS	2 X 10	2. Material Specifications -Anchor Bolts and Emb	
SELECT STRUCTURAL	"Fb" "E" 12" 1(2150 1.8 11 - 2 10		24" 12" 16" 24 14 - 2 23 - 5 21 - 2 18		-Cast - in - place Concr	
# 1 DENSE # 1 DENSE # 2 # 3	2150 1.9 11 - 6 10 1750 1.7 11 - 2 9 - 1500 1.6 10 - 8 9 -	3 7-6 16-8 14-6	12 - 9 22 - 10 20 - 7 16 - 11 - 10 22 - 1 19 - 1 15 -	· 8 30 - 5 29 - 9 23 - 10 · 10 29 - 2 25 - 3 21 - 6 · 7 28 - 2 24 - 5 19 - 11	-Ext. exposed concrete -Reinforcing Steel	(air entrained)
# 3	875 1.5 8 - 1 7 -	1 5-9 12-8 11-0	9-0 16-8 14-5 11	10 21 - 3 18 - 5 15 - 1	-# 4 and larger bars 3. Design Soil Bearing Pr	
		TABLE R 703.7.3		a,b,c	Consulting Engineers, -Footings on natural so	
	ALLOWABLE SPANS FOR I	INTELS SUPPORTING MA	SONRY VENEER		-If the soil at the footing Engineer or Architect s -After footing excavatio	bearing elevations show hall be notified immedial ns are completed and be approved by the owner
SIZE OF STEELANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO.OF 1 OR EQUIVALENT	GENERAL INFOR	
3 X 3 X 1/4 4 X 3 X 1/4	6'-0" 8'-0"	3'-6" 5'-0"	3'-0" 3'-0"	1 1	1. All columns shall be ce 2. All column footings sha 3. All wall footings shall b	all be centered on columi
6 X 3-1/2 X 1/4 2-6 X 3-1/2 X 1/4	14'-0" 12'-0"	8'-0" 11'-0"	3'-6" 5'-0"	2	3. All wall footings shall b 4. For concrete reinforcin 5. For slab - on - grade co 6. All fill materials under s	g at corners, see typical onstruction joint detail , s
For St: 1 Inch = 25.4 mm, 1 foot = a. Long leg of the angle shall be pl					limit less than 35. Fill n compacted to a density	naterial shall be placed in of not less than 95 % o et of optimum moisture c
8 inches into the support.	equate typical examples, other steel m	, ,	·			ermined by in - situ field lan provide Keyed Joint i
Masonry veneer shall not support a Veneer above openings shall be s and the allowable span shall not ex	any vertical load other than the dead lo upported on lintels of non - combustible kceed the values set fourth in table R 7 earing of not less than 4 inches (102 m	e materials 03.7.3			9. Provide A 4 - inch clea interior slabs - on grad	n medium to coarse san
The indus shall have a length of b	earing of not less than 4 inches (102 n	"""				

FLOOR JOIST SPAN DATA MODULUS OF ELASTICITY "E" IN 1,000,000 psi. OR 1.0 IS EQUAL TO 1,000,000 psi

		MODO		ASTICITY		50,000 poi.			1,000,000	p31				
Г		as F	ir_l (arch	301	bs / F	t ² _I	ivo I	hen					
	Jougi	as 1		2 X 6	. 30 1		2 X 8		Uau	2 X 10	1		2 X 12	
	"Fb"	"E"	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
	2050 2050 1700 1450 850	1.8 1.9 1.7 1.7 1.5	12 - 3 12 - 6 12 - 0 12 - 0 10 - 4	11 - 2 11 - 4 10 - 11 10 - 11 9 - 0	9 - 9 9 -11 9 - 7 9 - 7 7 - 2	16 - 2 16 - 6 15 - 10 15 - 10 13 - 8		12 - 10 13 - 1 12 - 7 12 - 7 9 - 8	20 - 8 21 - 0 20 - 3 20 - 3 17 - 5	18 - 9 19 - 1 18 - 5 18 - 5 15 - 1	16 - 5 16 - 8 16 - 1 16 - 1 12 - 3	25 - 1 25 - 7 24 - 8 24 - 8 21 - 3	22 - 10 23 - 3 22 - 5 22 - 5 18 - 3	19 - 11 20 - 3 19 - 7 19 - 7 15 - 0
C	Dougl	as F	ir - La	arch -	· 40 I	<u>bs / F</u>	$t^2 - L$	ive L	oad					
				2 X 6			2 X 8			2 X 10			2 X 12	
	"Fb"	"E"	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
	2050 2050 1700 1450 850	1.8 1.9 1.7 1.7 1.5	11 - 2 11 - 4 10 - 11 10 - 11 9 - 2		8 - 10 9 - 0 8 - 8 8 - 6 6 - 7	14 - 8 15 - 0 14 - 5 14 - 5 12 - 3	13 - 4 13 - 7 13 - 1 13 - 1 10 - 7	11 - 8 11 - 11 11 - 5 11 - 4 8 - 8	18 - 9 19 - 1 18 - 5 18 - 5 15 - 7	17 - 0 17 - 4 16 - 9 16 - 9 13 - 6	14 - 11 15 - 2 14 - 7 14 - 5 11 - 0	22 - 10 23 - 3 22 - 5 22 - 5 18 - 11	20 - 9 21 - 1 20 - 4 20 - 4 16 - 4	18 - 1 18 - 5 17 - 9 17 - 6 13 - 5
S	South	ern y	ellow	-	e -30	lbs./f		ive L	oad					
				2 X 6			2 X 8			2 X 10			2 X 12	
	"Fb"	"E"	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
	2150 2150 1750 1500 875	1.8 1.9 1.7 1.6 1.5	12 - 3 12 - 6 12 - 0 11 - 10 10 - 6	11 - 2 11 - 4 10 - 11 10 - 9 9 - 0	9 - 9 9 - 11 9 - 7 9 - 4 7 - 4	16 - 2 16 - 6 15 - 10 15 - 7 14 - 0	14 - 8 15 - 0 14 - 5 14 - 2 11 - 11	12 - 10 13 - 1 12 - 7 12 - 4 9 - 9	20 - 8 21 - 0 20 - 3 19 - 10 17 - 7	18 - 9 19 - 1 18 - 5 18 - 0 15 - 3	16 - 5 16 - 8 16 - 1 15 - 9 12 - 5	25 - 1 25 - 7 24 - 8 24 - 2 21 - 9	22 - 10 23 - 3 22 - 5 21 - 11 18 - 7	20 - 3 19 - 7
S	South	ern y	ellow	/ pine	e -40	lbs./f	=t²-L	ive L	oad					
				2 X 6			2 X 8			2 X 10			2 X 12	
	"Fb"	"E"	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
	2150 2150 1750 1500 875	1.8 1.9 1.7 1.6 1.5	11 -2 11 - 4 10 - 11 10 - 9 9 - 4	10 - 2 10 - 4 9 - 11 9 - 9 7 - 11	8 - 10 9 - 0 8 - 8 8 - 6 6 - 8	14 - 8 15 - 0 14 - 5 14 - 2 12 - 4	13 - 4 13 - 7 13 - 1 12 - 10 10 - 10	11 - 8 11 - 11 11 - 5 11 - 3 8 - 9	18 - 9 19 - 1 18 - 5 18 - 0 15 - 9	17 - 0 17 - 4 16 - 9 16 - 5 13 - 9	14 - 11 15 - 2 14 - 7 14 - 4 11 - 0	22 - 10 23 - 3 22 - 5 21 - 11 19 - 3	21 - 1 20 - 4	18 - 1 18 - 5 17 - 9 17 - 5 13 - 8
C	Califo	rnia f	Redw	vood ·	- 30 I	bs. F	t²- Liv	ve Lo	ad					
				2 X 6			2 X 8			2 X 10			2 X 12	
	"Fb"	"E"	12"	16"	24"	12"	16"	24"	12"	16"	24"	12"	16"	24"
	2650 2000 1700 1400 800	1.4 1.4 1.25 1.1	11 -3 11 - 3 11 - 3 10 - 10 10 - 0	10 - 3 10 - 3 10 - 3 9 - 10 8 - 8	8 - 11 8 - 11 8 - 11 8 - 7 7 - 1	14 - 11 14 - 11 14 - 11 14 - 4 13 - 3	13 - 6 13 - 6 13 - 6 13 - 0 11 - 6	11 - 10 11 - 10 11 - 10 11 - 4 9 - 4	19 - 0 19 - 0 19 - 0 18 - 3 16 - 11	17 - 3 17 - 3 17 - 3 16 - 7 14 - 9	15 - 1 15 - 1 15 - 1 14 - 6 11 - 11	23 - 1 23 - 1 23 - 1 22 - 2 20 - 7	21 - 0 21 - 0 21 - 0 19 - 2 17 - 8	18 - 4 18 - 4 18 - 4 17 - 8 14 - 7
		- 	-											
C	Califo	rnia F	Redw		- 40 I	bs. F		ve Lo	ad	2 X 10		1	0 V 10	
	"Fb"	"E"	12"	2 X 6 16"	24"	12"	2 X 8 16"	24"	12"	16"	24"	12"	2 X 12 16"	24"
	2650 2000 1700 1400 800	1.4 1.4 1.4 1.25 1.1	10 -3 10 - 3 10 - 3 9 - 10 9 - 0	9 - 4 9 - 4 9 - 4 8 - 11 7 - 10	8 - 2 8 - 2 8 - 2 8 - 2 7 - 10 6 - 5	12 13 - 6 13 - 6 13 - 6 13 - 0 11 - 9	12 - 3 12 - 3 12 - 3 12 - 3 11 - 10 10 - 3	10 - 9 10 - 9 10 - 9	17 - 3 17 - 3 17 - 3 16 - 7 15 - 0	15 - 8 15 - 8 15 - 8 15 - 1 15 - 1 13 - 1	24 ^{**} 13 - 8 13 - 8 13 - 8 13 - 2 10 - 8	12 21 - 0 21 - 0 21 - 0 20 - 2 18 - 2	19 - 1 19 - 1 19 - 1 19 - 1 18 - 4 15 - 10	16 - 8 16 - 8 16 - 8 16 - 0

GLUED LAMINATED FLOOR AND ROOF BEAMS - SPAN DATA SPAN DATA FOR GLUED LAMINATED ROOF BEAMS MAXIMUM DEFLECTION 1/240 TH OF THE SPAN

										_
BEAM	WGT. OF	SPAN IN FEET								
SIZE	BEAM	10	12	14	16	18	20	22	24	Γ
(ACTUAL)	PER LIN. FT.	POUNDS PER LIN. FT. LOAD BEARING CA								
3 X 5 1/4	3.7	151	85							
3 X 7 1/4	4.9	362	206	128	84					
3 X 9 1/4	6.7	566	448	300	199	137	99			
3 X 11 1/4	8.0	680	566	483	363	252	182	135	102	
4 1/2 X 9 1/4	9.8	850	673	451	299	207	148	109		
4 1/2 X 11 1/4	12.0	1,036	860	731	544	378	273	202	153	
<u>3 1/4 X 13 1/2</u>	10.4	1,100	916	784	685	479	347	258	197	L
3 1/4 X 15	11.5	1,145	1,015	870	759	650	473	352	267	
5 1/4 X 13 1/2	16.7	1,778	1,478	1,266	1,105	773	559	415	316	
5 1/4 X 15	18.6	1,976	1,647	1,406	1,229	1,064	771	574	438	
5 1/4 X 16 1/2	20.5	2,180	1,810	1,550	1,352	1,155	933	768	586	
5 1/4 X 18	22.3	2 378	1 978	1 688	1 478	1 308	1 1 1 3	918	766	

EXAMPLE : CLEAR SPAN = 20'-0" BEAM SPACING = 10'-0"

DEAD LOAD 8 LBS. / SQ. FT. (ROOFING AND DECKING) LIVE LOAD 20 LBS. / SQ. / FT.(SNOW) LIVE LOAD TOTAL LOAD LIVE LOAD + DEAD LOAD X BEAM SPACING (20 + 8) X 10 + 280 LBS. / LIN. FT. THE BEAM SIZE REQUIRED IS 3 1/4 X 13 1/2 WHICH SUPPORT 347 LBS. / LIN./ FT. OVER A SPAN OF 20'-0".

BEAMS MAY BE DOUGLAS FIR, LARCH OR SOUTHERN YELLOW PINE.

GLUED LAMINATED FLOOR AND ROOF BEAMS - SPAN DATA SPAN DATA FOR GLUED LAMINATED FLOOR BEAM MAXIMUM DEFLECTION 1/ 360 TH OF THE SPAN

BEAM	WGT. OF	SPAN IN FEET								
SIZE	BEAM	10	12	14	16	18	20	22	24	
(ACTUAL)	PER LIN. FT.			POUNE	S PER	LIN. F	T. LOA	D BEAF	RING C	A
3 X 5 1/4	3.7	114	64							
3 X 7 1/4	49	275	156	84	55					
3 X 9 1/4	6.7	492	319	198	130	89				
3 X 11 1/4	8.0	590	491	361	239	165	119			
4 1/2 X 9 1/4	9.8	738	479	298	196	134	96			L
4 1/2 X 11 1/4	12.0	900	748	541	359	248	178	131	92	
3 1/4 X 13 1/2	10.4	956	795	683	454	316	228	169	128	
3 1/4 X 15	11.5	997	884	756	626	436	315	234	178	
5 1/4 X 13 1/2	16.7	1.541	1,283	1,095	732	509	367	271	205	
5 1/4 X 15	18.6	1,713	1,423	1,219	1,009	703	508	376	286	
5 1/4 X 16 1/2	20.5	1,885	1,568	1,340	1,170	939	678	505	384	
5 1/4 X 18	22.3	2,058	1,710	1,464	1,278	1,133	886	660	503	

EXAMPLE : CLEAR SPAN = 20'-0"

BEAM SPACING = 10'-0" DEAD LOAD

LIVE LOAD

7 LBS. / SQ.FT. (DECKING AND CARPET) 40 LBS. / SQ. / FT.(FURNITURE AND OCCUPANTS)) TOTAL LOAD LIVE LOAD + DEAD LOAD X BEAM SPACING = (40 + 7) X 10 + 470 LBS. / LIN. FT.

THE BEAM SIZE REQUIRED IS 5 1/4 X 15 WHICH SUPPORT 508 LBS. / LIN./ FT. OVER A SPAN OF 20'-0".

BEAMS MAY BE DOUGLAS FIR, LARCH OR SOUTHERN YELLOW PINE.

General Notes below and the specifications nall govern unless amended in writing by the engineer.

ditions unless noted)

onstruction (AISC)

ds Institute, Inc.(ANSI) A 58.1-1982) Building and other Structures.

.....Fy = 36,000 psi(ASTM A 36)Fy = 36,000 psi(ASTM A 36)

. F'c = 3,000 psi at 28 - days.F'c = 3,000 psi at 28 - days.

.....F'c = 4,000 psi at 28 - days.

...Fy = 40,000 psi (ASTM A615, Grade 40) ...Fy = 60,000 psi (ASTM A615, Grade 60)

tion Investigation by Grubbs, Garner,& Hoskyn, inc.

e designed for a maximum soil bearing pressure of 2,000 psf. gineered fill are designed for maximum soil bearing pressure of 2,000 psf. aring elevations shown is of questionable bearing value, the e notified immediately.

e completed and before placing concrete, the excavated area oved by the owner selected independent testing laboratory as

ed on grid lines unless noted otherwise.

centered on columns unless noted otherwise. ntered on walls unless noted otherwise.

corners, see typical corner bar detail. uction joint detail, see typical slab - on - grade detail.

ture shall be sandy clay or clayey sand exhibiting a liquid ial shall be placed in loose lifts not to exceed 8" and

ot less than 95 % of Modified Proctor Maximum Dry Density (ASTMD optimum moisture content. In place moisture and density

ned by in - situ field tests prior to placing additional fill.

rovide Keyed Joint in floor slab. apor barrier shall be placed below all interior slabs - on grade.

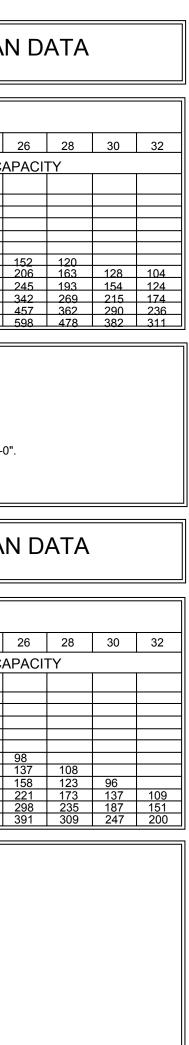
dium to coarse sand or gravel compacted drainage fill below all

CAST - IN - PLACE CONCRETE

1. Arrangement and bending of reinforcing steel shall be in accordance with ACI detailing

- manual, latest edition. 2. Reinforcing steel shall be new and all bars over # 2 shall be deformed.
- 3. Where reinforcing bars shown continuous, lap bars 36 bar diameters or 24 bar diameters of tension or compression splices respectively (12" minimum)
- 4. Provide suitable wire spacers, chairs ties, etc. for supporting reinforcing steel in the proper position while placing concrete.
- 5. Concrete protective covering for reinforcement at surfaces not exposed directly to the ground shall be 3/4" for slabs, joists, and walls and 1 - 1/2" for beam stirrups and column ties or spirals.
- 6. Concrete protective covering for reinforcement at surfaces which will be exposed to the weather or be in contact with the ground shall be 2" for bars larger than # 5 and 1 - 1/2" for
- # 5 bars or smaller. Provide 3" cover below and at ends of footing bars.
 7. Location and sizes of openings, sleeve, etc. required for other trades must be verified by these trades before placing concrete.
- CONCRETE MASONRY UNITS
- 1. Place vertical reinforcing bars at corners, jambs of openings, below beam bearing, and in walls as indicated on the drawings. 2. Dowell vertical reinforcing bars out of the structure below with bars of the same size and
- spacing above. 3. Lap splice bars in masonry 40 bar diameters
- 4. Place horizontal bars in 8" deep bond beam units at TOP OF PLATE.
- 5. Continue bond beam units and reinforcing uninterrupted around corners and across wall
- intersections. 6. Metal masonry course reinforcing shall be truss type conforming to ASTM A82, not less than 9 gauge, galvanized at exterior walls. Furnish material with prefabricated corners and tees. Reinforcing shall be used in all partitions. spaced 16" o.c..vertically joints tapped 6' Place reinforcing in first bed joint above and below all concrete slabs and wall openings. 7. Load bearing concrete masonry units shall conform to ASTM C 90. Grade N, Type I, with minimum
- average compressive strength on net area of 1,100 psi and minimum net area compressive strength of individual units shall be 1,500 psi. 8. Non - load bearing concrete masonry units shall conform to ASTM C 129. Type I.
- 9. Mortar shall be Type N conforming to property or protection requirements of ASTM C 476.
- 10. All masonry fill concrete shall have a minimum strength at 28 days f'c = 3,000 psi.
- maximum aggregate shall be 3/8" and shall be placed in maximum lifts of 4'-0" 11. All grout shall conform to ASTM C 476, Fine Grout.

ABBREV. ARCH - architectural B.F. - bi - fold doors COL. - column CLO.or CLOS. - closet COMP. - composition • C.T. - cook - top • D. - dryer • DIA . - diameter DWG. - drawing • DW. - dishwasher • DN. - down • EXT. - exterior • FTG. - footing FT. - foot • FZR. - freezer H.B. - hose bibb H.D. - heavy duty H.W. - hot water • I.B. - ironing board I.M. - ice maker INSUL. - insulation • M.C. - medicine cabinet M.U. - make - up MW. - microwave • N.I.C. - not in contract N.T.S. - not to scale • O.C . - on center



ARCHITECTURAL ABBRI

DESCRIPTION BRD. - board
C.D.X. - C & d grade exterior plywood CLNG. - ceiling
C.O. - cased opening
C.M.U. - concrete masonry unit (concrete block) GALV. - galvanized
GYP.BD. - gypsum wallboard
HVAC. - heating, ventilation and air conditioning

EVIATIO	ONS LEGEND
BBREV.	DESCRIPTION
PAN pantry P.D pocket of PR pair P.T pressure PW plywood RG range RD rod or ro REF refrigar RFG roofing RND round SH shelf SHLV shelf SHLV shelf SHLV shelf SHLV shelf SHLV shelf SHLV shelf SHL shelf SHL shelf SHL shelf SHL shelf SHL shelf SL sliding T.C trash ca TRM trim TRTD trea THK thick T&G - tongu W washer W.H water WHP water W.H with	e treated pund rator res ed four sides (rectangular wood trim) - square foot F section wer nt ompactor ted e and groove heater pool



CUSTOM CHANGES HOUSEPLANS.com 504 REDWOOD BLVD, SUITE 310 NOVATO, CALIFORNIA 94947

ORIGINAL DESIGN ALLISON RAMSEY ARCHITECTS 1003 Charles St Beaufort SC 29902 (843) 986-0559

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DATE OCT/29/2014 SCALE AS NOTED DRAWN BY : -----: James E Mitchell PROJECT SHEET

2012 INTERNATIONAL RESIDENTIAL CODE CONSTRUCTION SPECIFICATIONS AND METHODOLOGIES

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GENERAL SITE NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS AND CONNECTIONS FEES. OWNER, CONTRACTOR, AND SUB-CONTRACTORS TO PAY ALL THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.

2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE OF EXISTING FACILITY TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER OR CONTRACTOR CALLS THEIR STATES UTILITY LOCATER FACILITATOR.

3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE ACCORDANCE TO CHAPTER 4 OF THE I.R.C CODE. SEE FOUNDATION SECTION ON THIS PAGE FOR MORE DETAIL.

4. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE SITE LANDSCAPE DESIGNS.

I.R.C BUILDING PLANNING -CHAPTER 3

GLAZING R308

R308.4 HAZARDOUS LOCATIONS

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS).

1. SWINGING DOORS EXCEPT JALOUSIES. 2. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES

3. STORM DOORS

4. UNFRAMED SWINGING DOORS 5. DOORS AND ENCLOSURES FOR HOT TUB, WHIRLPOOLS, SAUNAS. STEAM ROOMS. BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

6. FIXED OR OPERABLE VERTICAL PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE

7. INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE DESCRIBED IN ITEMS 5 AND 6 ABOVE. THAT MEET ALL OF THE FOLLOWING CONDITIONS: A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9

SQUARE FEET. B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING. 8. RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURED BALUSTER PANELS AND

NONSTRUCTURAL IN-FILL PANELS. 9. WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN: A. THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. (THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING) 10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND APPROVED RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. 11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

MISC.

A.I SKYLIGHT AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

B.I SITE BUILT WINDOWS SHALL COMPLY WITH SECTION R308.5 C.I EXTERIOR WINDOWS AND GLASS DOORS SHALL CONFORM TO THE PROVISIONS OF SECTION R613 AND THE FOLLOWING: 1. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE

R301.2(3) (SECTION R613.2) D.I WINDOWS AND GLASS DOORS SHALL BE ANCHORED IN

ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS. (SECTION R613.5.1) H.I ANCHORAGE OF EXTERIOR WINDOWS SHALL CONFORM TO SECTION R613.5.2

EMERGENCY ESCAPE AND RESCUE OPENING R310

R310 EMERGENCY ESCAPE RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE SHALL OPEN DIRECTLY INTO A PUBLIC WAY. OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

MEANS OF EGRESS 311

R311 MEANS OF EGRESS

STAIRWAYS, RAMPS, EXTERIOR EXIT BALCONIES, HALLWAYS AND DOORS SHALL COMPLY WITH SECTION R311: 1. STAIRWAY WIDTH SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. (R311.7.1) 2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8''. (R311.7.2) 3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾". (R311.7.4.1) 4. THE MINIMUM TREAD DEPTH SHALL BE 10". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6". (R311.7.4.2)

SMOKE ALARMS R314

R314.3 LOCATION

SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. EACH SLEEPING ROOM

R314.3 LOCATION - CONTINUED

2. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, CELLARS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER

STORY BELOW THE UPPER LEVEL. WHEN ONE OR MORE SMOKE ALARMS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL

FLOOD-RESISTANT CONSTRUCTION R322 R322.1 GENERAL

BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS (INCLUDING A OR V ZONES) AS ESTABLISHED IN TABLE R301.2 (1) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION

R322.1.2 STRUCTURAL SYSTEMS

ALL STRUCTURAL SYSTEMS OF ALL BUILDING AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE, OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION

THE DESIGN FLOOD ELEVATION SHALL BE USED TO DEFINE AREAS PRONE TO FLOODING, AND SHALL DESCRIBE. AT A MINIMUM. THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK ELEVATION OF FLOODING (INCLUDING WAVE HEIGHT) WHICH HAS A 1 PERCENT OR GREATER CHANCE OF BEING EQUALED TO EXCEEDED IN ANY GIVEN YEAR.

FOR DETERMINING DESIGN FLOOD ELEVATIONS AND IMPACTS REFER TO SECTION R322.1.4.1 AND R322.1.4.2

R322.1.6 PROTECTION OF MECHANICAL AND ELECTRICAL <u>SYSTEMS</u>

ELECTRICAL SYSTEMS. EQUIPMENT AND COMPONENTS. AND HEATING. VENTILATING. AIR CONDITIONING. AND PLUMBING APPLICATIONS. PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE DESIGN FLOOD ELEVATION.

REVIEW EXCEPTIONS R322.1.6

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION

ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL: 1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS

OR STORAGE. 2. BE PROVIDED WITHFLOOD OPENING THAT MEET THE FOLLOWING CRITERIA:

A. THERE SHALL BE A MINIMUM OF TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA: IF ANY BUILDING HAS MORE THAN ONE ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION, EACH AREA SHALL HAVE OPENINGS ON EXTERIOR WALLS. B. THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA. OR THE OPENINGS SHALL BE DESIGNED AND THE CONSTRUCTION DOCUMENTERS SHALL INCLUDE A STATEMENT THAT THE DESIGN AND INSTALLATION WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR AUTOMATIC ENTRY AND EXIT OF FLOODWATERS. C. THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT OR LESS ABOVE THE ADJACENT GROUND LEVEL. D. OPENING SHALL BEAT LEAST 3 INCHES IN DIAMETER. E. ANY LOVERS, SCREENS, OR OTHER OPENING COVERS SHALL

ALLOW THE AUTOMATIC FLOW OF FLOOD WATERS INTO AND OUT OF THE ENCLOSED AREA. F. OPENINGS INSTALLED IN DOORS AND WINDOWS, THAT MEET

REQUIREMENTS A-E ARE ACCEPTABLE; HOWEVER, DOORS AND WINDOWS WITHOUT INSTALLED OPENINGS DO NOT MEET THE REQUIREMENTS OF THE SECTION.

3.5PER SECTION R324.3.5 ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING OR VEHICLES, BUILDING ACCESS OR STORAGE.

I.R.C. FOUNDATION - CHAPTER 4

GENERAL R401

R401 .2 REQUIREMENTS

FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED. INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES. GRAVEL FILL USED AS FOOTINGS FOR WOOD AND PRECAST FOUNDATIONS SHALL COMPLY WITH SECTION R403.

R401 .3 DRAINAGE

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FFFT

R401.4 SOIL TESTS IN AREAS LIKELY TO HAVE EXPANSIVE. COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS. THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOILS CHARACTERISTIC AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. CONTRACTOR TO REFER TO TABLE R401.14.1 FOR PRESUMPTIVE LOAD - BEARING VALVES OF FOUNDATION MATERIALS.

MATERIALS R402

R402.1. WOOD FOUNDATION

R402.1.2 WOOD TREATMENT AGENCY.

R402.2 CONCRETE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2 (SECTION R402.2) CONCRETE SUBJECT TO WEATHERING (TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2 (SECTION R402.2) CONCRETE MIXTURES FOR GARAGE AND SUPPORT SLABS AND EXTERIOR LOCATIONS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT HAVE MAXIMUM WEIGHT OF FLY ASH, SILICA FUME, SLAG OR OTHER POZZOLANS THAT EXCEED THE PERCENTAGE OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3. OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318.

FOOTINGS R403

<u>R403.1 GENERAL</u>

R403.1.1 MINIMUM SIZE

MINIMUM SIZE FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLE R403.1 AND FIGURE R403.1(1) SPREAD FOOTING SHALL BE AT LEAST 6 INCHES IN THICKNESS. FOOTING PROJECTIONS SHALL BE AT LEAST 2 INCHES AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTINGS. THE SIZE OF THE FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE IN ACCORDANCE WITH TABLE R401.4.1 FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SET FORTH IN SECTION R403.2 AND FIGURES R403.1(2) AND R403.1(3).

<u>DO. D1. AND D2</u>

R403.1.3 SEISMIC REINFORCING

R403.1.4 MINIMUM DEPTH

ALL EXTERIOR FOUNDATIONS SHALL BE PLACED AT LEAST 12 INCHES BELOW UNDISTURBED GROUND. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2. EXCEPT FOR FROST-PROTECTED FOOTINGS, PERMANENT SUPPORT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3.

SLAB-SECTION R403.1.4.2

<u>R403.1.5 SLOPE</u>

FOOTINGS SHALL
CHANGE THE ELEV
OR WHERE THE S
FOOTING EXCEEDS
(10-PERCENT SLC

R403.1.6 FOUNDATION ANCHORAGE

WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISION OF THIS CODE.

R402.1.1 FASTENERS

FASTENERS USED BELOW APPROXIMATE GRADE (OR USED IN KNEE WALL CONSTRUCTION) SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL. FASTENERS USED ABOVE APPROXIMATE GRADE SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS. OR HOT TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTROGALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

ALL LUMBER AND PLYWOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA U1 AND BEAR THE LABEL OF AN ACCREDITED

ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS OR OTHER APPROVED STRUCTURAL SYSTEMS.

R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES

THE BRACED WALL PANELS AT EXTERIOR WALLS OF ALL BUILDINGS AND ALL REQUIRED INTERIOR BRACED WALL PANELS IN BUILDINGS WITH PLAN DIMENSIONS GREATER THAN 50 FEET IN SEISMIC DESIGN CATEGORIES DO, D1, AND D2 SHALL BE SUPPORTED BY CONTINUOUS FOOTINGS.

CONCRETE FOOTINGS LOCATED IN SEISMIC DESIGN CATEGORIES DO,D1,AND D2 AS ESTABLISHED IN TABLE R301.2(1) SHALL HAVE MINIMUM REINFORCEMENT SET FORTH IN THIS SECTION FOR CONSTRUCTION JOINTS CREATED BETWEEN A CONCRETE FOOTING AND A STEM WALL, WHERE A GROUTED MASONRY STEM WALL IS SUPPORTED ON A CONCRETE FOOTING AND STEM WALL. AND WHEN MASONRY STEM WALLS WITHOUT SOLID GROUT AND VERTICAL REINFORCEMENT ARE NOT PERMITTED

INSEISMIC DESIGN CATEGORIES DO.D1 AND D2, INTERIOR FOOTINGS SUPPORTING BEARING OR BRACING WALLS AND CAST MONOLITHICALLY WITH A SLAB ON APPROXIMATE GRADE SHALL EXTEND TO A DEPTH OF NOT LESS THAN 12 INCHES BELOW THE TOP OF THE

BE STEPPED WHERE IT IS NECESSARY TO

EVATION OF THE TOP SURFACE OF THE FOOTINGS SLOPE OF THE BOTTOM SURFACE OF THE S ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL OPE)

THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC

SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAX. OF 6 FEET ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. IN SEISMIC DESIGN CATEGORIES DO.D1.AND D2. ANCHOR BOLTS SHALL BE SPACED 6 FEET ON CENTER AND LOCATED WITHIN 12 INCHES OF THE ENDS OF EACH PLATE



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R403.1.6 FOUNDATION ANCHORAGE - CONTINUE

SECTION AT INTERIOR BRACED WALL LINES WHEN REQUIRED BY SECTION R602.10.9 TO BE SUPPORTED ON A CONTINUOUS FOUNDATION. BOLTS SHALL BE AT LEAST ⅓ INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES IN TO MASONRY OR CONCRETE.

INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS A NOT AND WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTION R317 AND R318.

COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO THE WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.3.1.

NOTE: CONSULT SECTION R403.1.6 FOR EXCEPTIONS AND SECTION R403.1.6.1 ANCHORAGE METHODOLOGIES IN SEISMIC DESIGN CATEGORIES C (LIGHT- FRAME TOWNHOUSES. DO. D1. AND D2.

R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN I UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3 PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.7.1 THROUGH R403.1.7.4.

R403.1.8 FOUNDATIONS ON EXPANSIVE SOILS FOUNDATIONS AND FLOOR SLABS FOR BUILDINGS LOCATED ON EXPANSIVE SOILS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1808.6 OF THE INTERNATIONAL BUILDING CODE.

EXCEPTIONS: SLAB-ON-GROUND AND OTHER FOUNDATIONS SYSTEMS WHICH HAVE PERFORMED ADEQUATELY IN SOIL CONDITIONS SIMILAR TO THOSE ENCOUNTERED AT THE BUILDING SITE ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

EXPANSIVE SOILS SHALL BE DETERMINED PER SECTION R403.1.8.1

R403.2 FOOTINGS FOR WOOD FOUNDATIONS

FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH FIGURES R403.1(2) AND R403.1(3) AND HAVE A BASE AS DESCRIBED IN THIS SECTION.

R403.3 FROST PROTECTED SHALLOW FOUNDATIONS FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT A MINIMUM OF 64 DEG. FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHEN PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE TO SAID FIGURES AND TABLES SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES. UTILITY ROOM. GARAGES. AND CARPORTS. AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A MINIMUM MONTHLY MEAN TEMPERATURE OF 64 DEGREES FAHRENHEIT.

FOUNDATION AND RETAINING WALLS R404

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF SECTION R404 OR IN ACCORDANCE WITH ACI 318. ACI 332. NCMA TR68-A OR ACI 530/ASCE 5/TMS 402 OR OTHER APPROVED STRUCTURAL STANDARDS. WHEN ACI 318. ACI 332 OR ACI 530/ASCE 5/TMS 402 OR THE PROVISION OF SECTION R404 IF THE IRC CODE ARE USED TO DESIGN CONCRETE OR MASONRY FOUNDATION WALLS. PROJECT DRAWINGS. TYPICAL DETAILS AND SPECIFICATIONS ARE NOT REQUIRED TO BEAR THE SEAL OF AN ARCHITECT OR ENGINEER. UNLESS OTHERWISE REQUIRED BY THE STATE LAW OF THE JURISDICTION HAVING AUTHORITY. FOUNDATION WALLS THAT MEET ALL OF THE FIVE PROVISIONS IN SECTION R404.1 SHALL BE CONSIDERED LATERALLY SUPPORTED.

1. CONCRETE, CONCRETE MASONRY AND CLAY MASONRY FOUNDATION WALLS SHALL COMPLY WITH SECTION R404.1.1. 2. CONCRETE, CONCRETE MASONRY AND CLAY MASONRY FOUNDATION WALLS IN SEISMIC DESIGN CATEGORIES DO, D1, AND D2 SHALL COMPLY WITH SECTION R404.1.4.1. 3. A DESIGN IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE SHALL BE PROVIDED FOR CONCRETE OR MASONRY FOUNDATION WALLS WHEN SUCH WALLS ARE SUBJECT TO HYDROSTATIC PRESSURE FROM GROUND WATER, OR SUPPORTING MORE THAN 48 INCHES OF UNBALANCED BACKFILL THAT DO NOT HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM AS PER SECTION R404.1.3 4. PLAN CONCRETE AND PLAN MASONRY FOUNDATION WALLS LOCATED IN SEISMIC DESIGN CATEGORIES DO, D1, AND D2 SHALL BE IN ACCORDANCE WITH SECTION R404.1.4. 5. FOUNDATION WALL THICKNESS BASED ON WALLS SUPPORTED SHALL BE IN ACCORDANCE WITH SECTION R404.1.5. 6. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION A MINIMUM OF 4 INCHES

FOUNDATION DRAINAGE R405

R405.1 CONCRETE OR MASONRY FOUNDATIONS DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS. PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM GRAVEL OR CRUSHED STONE-

WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6

INCHES ELSEWHERE AS PER SECTION R404.1.6

R405.1 CONCRETE OR MASONRY FOUNDATIONS- CONTINUE DRAINS SHALL EXTEND AT LEAST I FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

OTHER THAN GROUP I SOILS, A SUMP SHALL BE PROVIDED TO DRAIN THE POROUS LAYER AND FOOTINGS. AND SHALL COMPLY WITH SECTION R405.2.3.

FOUNDATION WATERPROOFING AND DAMPPROOFING R406

R406.2 CONCRETE OR MASONRY FOUNDATION WATERPROOFING

1. FOUNDATION WALL WATERPROOFING SHALL BE WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE, WITH MATERIALS AS SPECIFIED IN SECTION R406.2. EXCEPT WHERE REQUIRED TO BE WATERPROOFED. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW APPROXIMATE GRADE SHALL BE DAMPPROOFED. 2. IN AREAS WHERE HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST. EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE LOCATED BELOW APPROXIMATE GRADE SHALL BE WATERPROOFED PER SECTION R406.2. 3. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

UNDER-FLOOR SPACE R408

R408.1 VENTILATION

THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN I SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION VENTILATION OPENINGS SHALL BE COVERED FOR THE HEIGHT AND WIDTH WITH AN APPROVED MATERIAL LISTED IN THIS SECTION.

R408.4 ACCESS

AN ACCESS OPENING 18 INCHES BY 24 INCHES SHALL BE PROVIDED TO THE UNDER FLOOR SPACE. ACCESS OPENINGS TO UNDERFLOOR SPACES WHERE MECHANICAL EQUIPMENT IS LOCATED SHALL BE PROVIDED IN ACCORDANCE WITH SECTION MI305.1.4.

R408.7 FLOOD RESISTANCE

FOR BUILDINGS LOCATED IN FLOOD HAZARD AREAS AS ESTABLISHED IN TABLE R301.2(1)

1. WALLS ENCLOSING THE UNDER - FLOOR SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS IN ACCORDANCE WITH SECTION R322.2.2.

2. THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL.

EXCEPTIONS: UNDER-FLOOR SPACES THAT MEET THE REQUIREMENTS OF FEMA/FIA TB 11-1.

I.R.C. FLOORS - CHAPTER 5

GENERAL R501

R501.2 REQUIREMENTS

FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

WOOD FLOOR FRAMING R502

R502.2 DESIGN AND CONSTRUCTION

FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. FIGURE R502.2 AND SECTIONS R317 AND R318 OR IN ACCORDANCE WITH AF&PA/ NDS.

- R502.2.1 FRAMING AT BRACED WALL LINES
- A LOAD PATH FOR LATERAL FORCES SHALL BE PROVIDED BETWEEN FLOOR FRAMING AND BRACED WALL PANELS LOCATED ABOVE OR BELOW A FLOOR AS SPECIFIED IN SECTION R602.10.8

R502.3 ALLOWABLE JOIST SPANS SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2).

R502.3.3 FLOOR CANTILEVERS FLOOR CANTILEVER SPANS SHALL NOT EXCEED THE NOMINAL

DEPTH OF THE WOOD FLOOR JOIST. FLOOR CANTILEVERS CONSTRUCTED IN ACCORDANCE WITH TABLE R502.3.3(1) SHALL BE PERMITTED WHEN SUPPORTING A LIGHT-FRAME BEARING WALL OR ROOF ONLY.

R502.4 JOISTS UNDER BEARING PARTITIONS

JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS. SIZED TO ADEQUATELY SUPPORT THE LOAD. THAT AREA SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM THE SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

R502.8 CUTTING, DRILLING AND NOTCHING

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE R502.8.

I.R.C. WALL CONSTRUCTION CHAPTER 6

WOOD WALL FRAMING R602

R602.10 WALL BRACING

BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

R602.10.1 BRACED WALL LINES

FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLACED IN ACCORDANCE WITH THIS SECTION.

BRACED WALL PANEL CONSTRUCTION METHODS SHALL BE IN ACCORDANCE TO R602.10.2.

ALTERNATE BRACED WALL PANELS SHALL BE IN ACCORDANCE TO R602.10.2.

STRUCTURAL INSULATED PANEL WALL **CONSTRUCTION R613**

R613.2 APPLICABILITY LIMITS

THE PROVISIONS OF THIS SECTION SHALL CONTROL THE CONSTRUCTION OF EXTERIOR STRUCTURAL INSULATED PANEL (SIP) WALLS AND INTERIOR LOAD-BEARING SIP WALLS FOR BUILDINGS NOT GREATER THAN 60 FEET IN LENGTH PERPENDICULAR TO THE JOIST OR TRUSS SPAN, NOT GREATER THAN 40 FEET IN WIDTH PARALLEL TO THE JOIST OR TRUSS SPAN AND NOT GREATER THAN TWO STORIES IN HEIGHT WITH EACH WALL NOT GREATER THAN 10 FEET

R613.4 SIP WALL PANELS

SIPS SHALL COMPLY WITH FIGURE R613.4 AND SHALL HAVE MINIMUM PANEL THICKNESS IN ACCORDANCE WITH TABLES R613.5(1) AND R613.5(2) FOR ABOVE-GRADE WALLS. ALL SIPS SHALL BE IDENTIFIED BY GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

I.R.C. WALL COVERINGS-CHAPTER 7

EXTERIOR COVERING R703

R703.2 WATER-RESISTIVE BARRIER

ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE FELT OR APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF THE WALLS AND TERMINATE AT PENETRATIONS AND THE BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.6. EXTERIOR PLASTER

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

<u>R703.6.1 LATH</u>

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2 -INCH-LONG, 11 GAUGE NAILS, HAVING A 7/16-INCH HEAD, OR 7/8-INCH-LONG, 16-GAUGE STAPLES, SPACED NOT MORE THAN 6 INCHES, OR AS OTHERWISE APPROVED.

R703.6.2 PLASTER

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE. PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY CONCEALED. PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS SET FOURTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM. EXTERIOR PLASTER SHALL BE APPLIED TO COVER. BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE SET FOURTH IN TABLE R702.1(3).

R703.6.2.1 WEEP SCREEDS

A MINIMUM 0.019-INCH (No.26 GALVANIZED SHEET GAUGE). CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE THE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER THE TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.6.3 WATER-RESISTIVE BARRIERS

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH THE PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

INCHES.

R703.7.4 ANCHORAGE-STONE VENEER

MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF A NOMINAL INCH. WHERE THE VENEER IS ANCHORED TO WOOD BACKINGS USING METAL STRAND WIRE TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 4 1/2 INCHES EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AS PER SECTION R703.7.4.1

GENERAL R801

CHAPTER 8

R703.7.3 LINTELS-STONE VENEER

MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE. VENEER ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NONCOMBUSTIBLE MATERIALS AND THE ALLOWABLE SPAN SHALL NOT EXCEED THE VALUE SET FOURTH IN TABLE R703.7.3.1. THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4

I.R.C. ROOF-CLNG CONSTRUCTION

R801.2 REQUIREMENTS

ROOF AND CEILING CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

WOOD ROOF FRAMING R802

R802.3 FRAMING DETAILS

RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST I-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE ROOF PITCH IS LESS THAN 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL. STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIP AND VALLEYS. SHALL BE DESIGNED AS BEAMS.

CEILING JOISTS AND RAFTER CONNECTORS AND LAPS SHALL BE IN ACCORDANCE TO SECTION R802.3.1 AND R802.3.2. R802.4 ALLOWABLE CEILING JOIST SPAN

SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH TABLES R802.4(1) AND R802.4 (2). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS. REFER TO AF&PA SPAN TABLES FOR JOISTS AND RAFTERS. R802.5 ALLOWABLE RAFTER SPANS

SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITH TABLES R802.5(1) AND R802.5.1(8). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS. REFER TO AF&PA SPAN TABLES FOR JOISTS AND RAFTERS. THE SPAN OF EACH RAFTER SHALL BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER. R802.5.1 PURLINS

INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED AS SHOWN IN FIGURE R802.5.1. PURLINS SHALL BE SIZED NO LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NO MORE THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTREX AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET.

ROOF VENTILATION R806

R806.1 VENTILATION REQUIRED

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED

WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/16 INCH MINIMUM TO 1/4 INCH MAXIMUM OPENINGS. R806.2 MINIMUM VENT AREA

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED

R806.3 VENT AND INSULATION CLEARANCE

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A I-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

ATTIC ACCESS R807

R807.1 ATTIC ACCESS

VERTICALLY.

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.

THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



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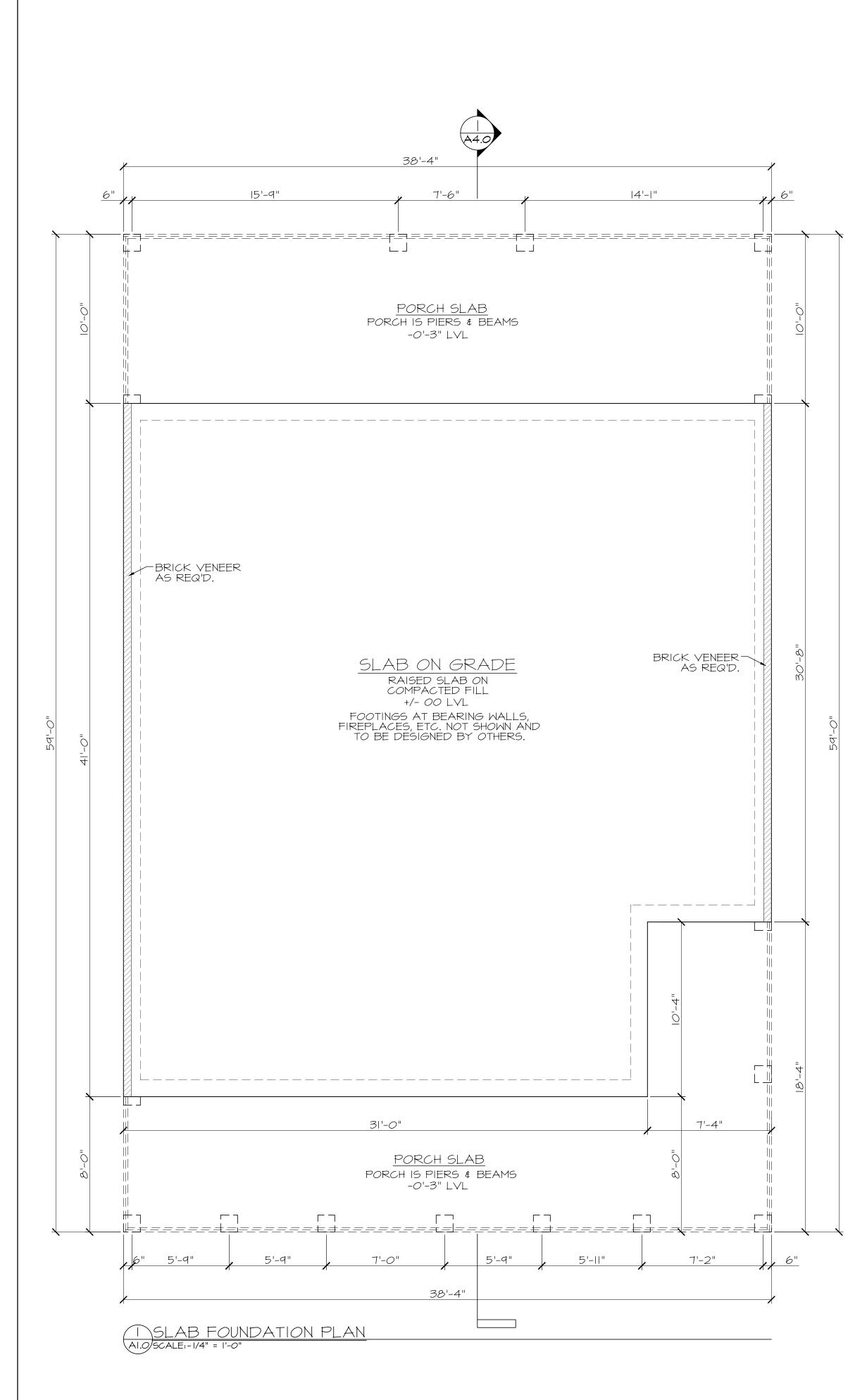
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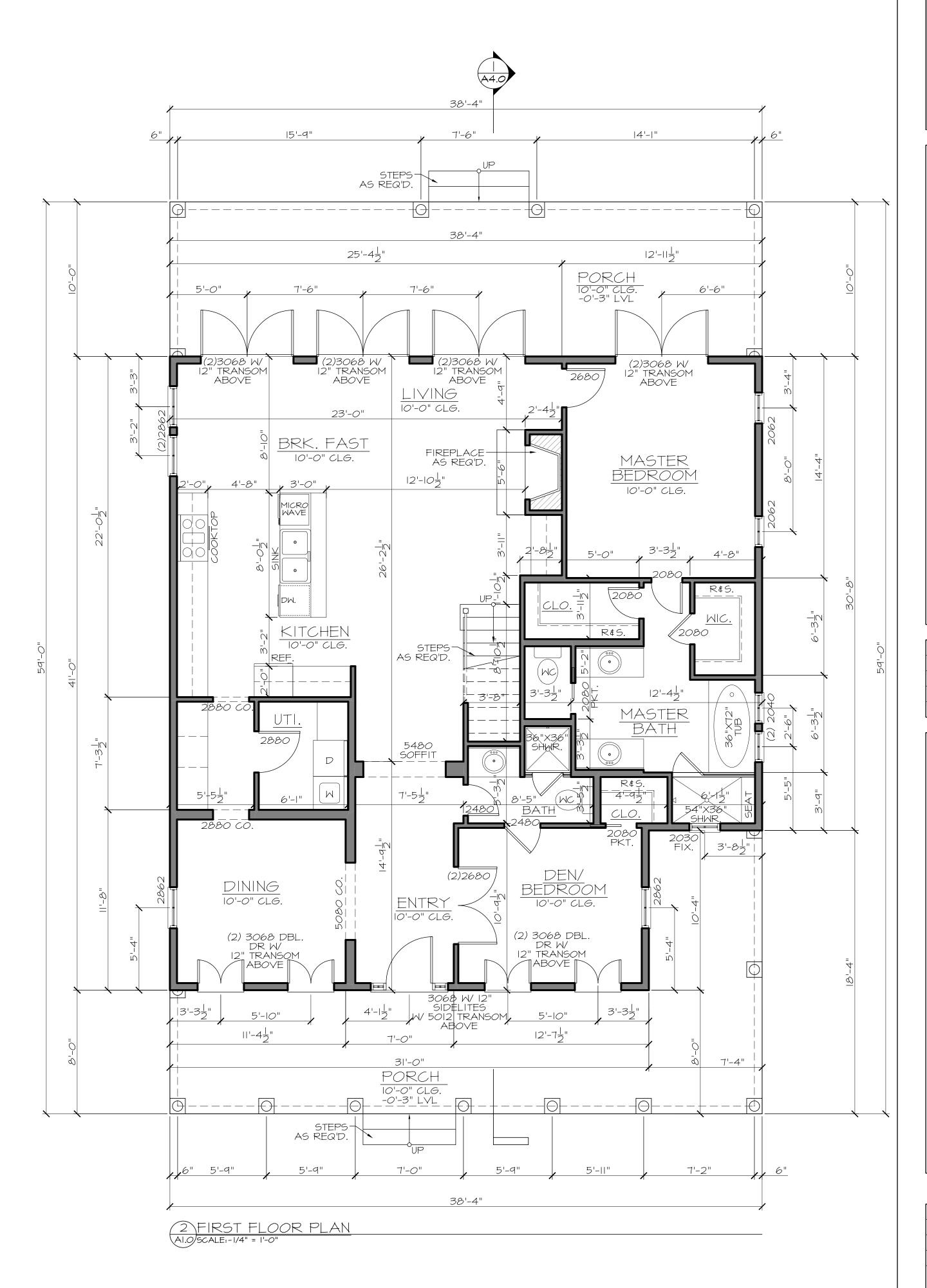
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SCALE	:	AS NOTED
DRAWN BY	:	
PROJECT	:	James E Mitchell
SHEET		



GENERAL STRUCTURAL NOTES

- I. OWNER IS RESPONSIBLE TO VERIFY THIS HOUSE IS BUILT IN COMPLIANCE WITH ALL LOCAL ORDINANCES. HOUSEPLANS.COM IS NOT RESPONSIBLE FOR SITE CONDITIONS AND/OR THE USE OF THE DRAWINGS DURING CONSTRUCTION.
- 2. BUILDER MUST VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH A LOCAL ENGINEER
- AND BUILDING OFFICIALS. 3. EXACT SPECIFICATION FOR ALL CONCRETE FOUNDATIONS (i.e. SIZE & REINFORCEMENT MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ALL CODES THAT APPLY LOCALLY. VERIFY STRUCTURAL DESIGN WITH LOCAL ENGINEER.
- 4. STRUCTURAL LIABILITY: THE STRUCTURAL FRAMING SYSTEMS (STRUCTURAL ELEMENTS SUCH AS BUT NOT LIMITED TO FOOTINGS, FOUNDATION WALLS, REINFORCED CONCRETE, FRAMING WALLS, STRUCTURALLY INSULATED PANEL WALLS & ROOF BEAMS, CONNECTIONS, HEADERS, JOISTS, RAFTERS AND TRUSSES), FOR THIS HOUSE IS FOR REFERENCE PURPOSE ONLY. A LOCAL
- STRUCTURAL ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.

AREA CALCULATIO	<u>DN</u>
FIRST FLOOR LIVING SECOND FLOOR LIVING	= 1496 SQ.FT. = 508 SQ.FT.
TOTAL	= 2004 SQ.FT.
STORAGE FRONT PORCH FRONT PORCH	= 23 SQ.FT. = 383 SQ.FT. = 383 SQ.FT.
TOTAL	= 997 SQ.FT.





CUSTOM CHANGES HOUSEPLANS.com 504 REDWOOD BLVD, SUITE 310 NOVATO, CALIFORNIA 94947

ORIGINAL DESIGN ALLISON RAMSEY ARCHITECTS 1003 Charles St Beaufort SC 29902 (843) 986-0559

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*Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

*Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Houseplans.com and ALLISON RAMSEY ARCHITECTS . INC.has no control or responsibility. Houseplans.com and ALLISON RAMSEY ARCHITECTS . INC. shall not be held liable for any errors, omissions, or

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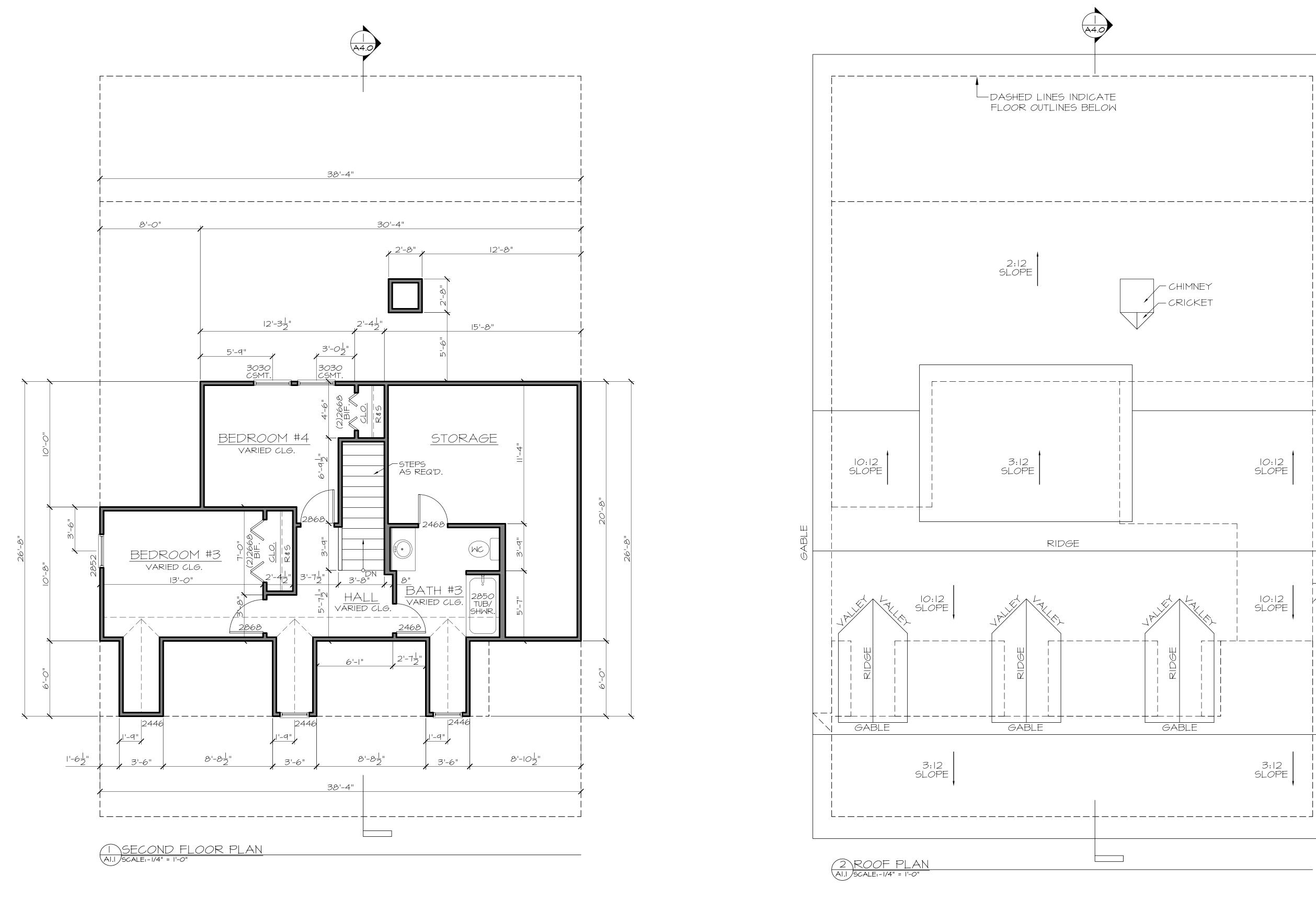
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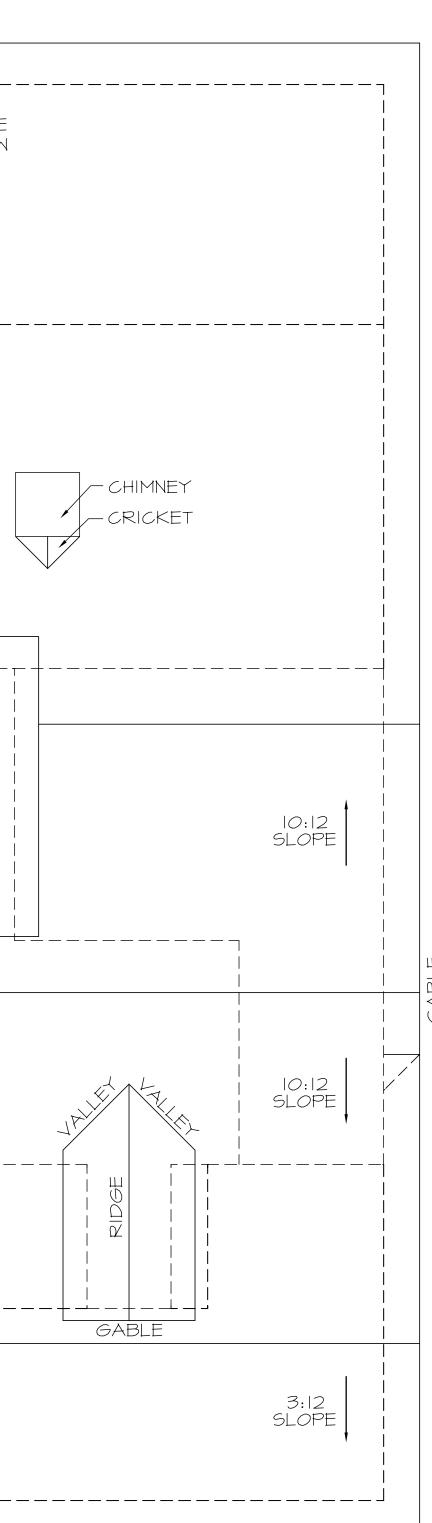
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James E Mitchell 9807 Ricaby Drive Houston, TX 7706

DATE:OCT/29/2014SCALE:AS NOTEDDRAWN BY:-----PROJECT:James E MitchellSHEET:-----

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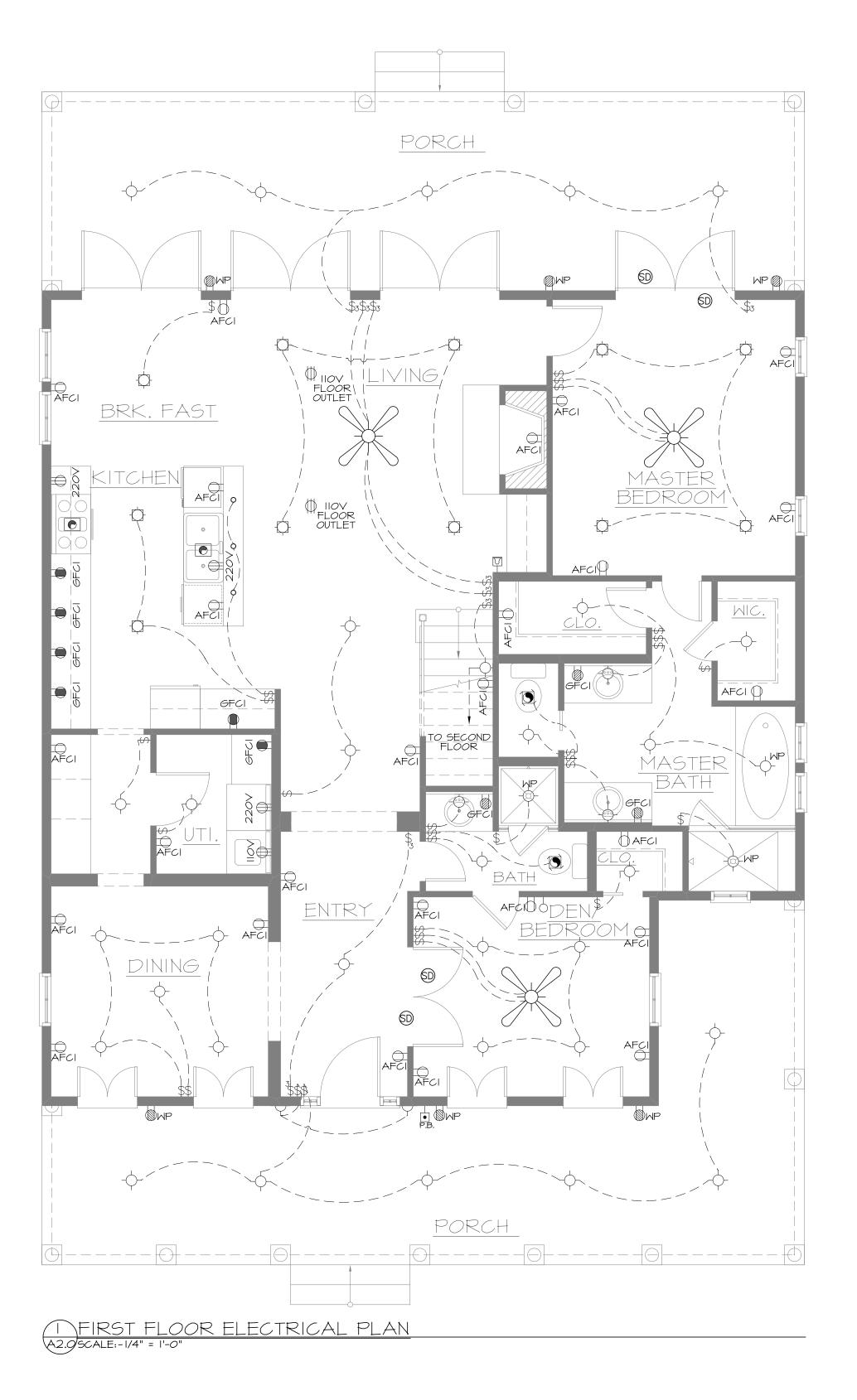
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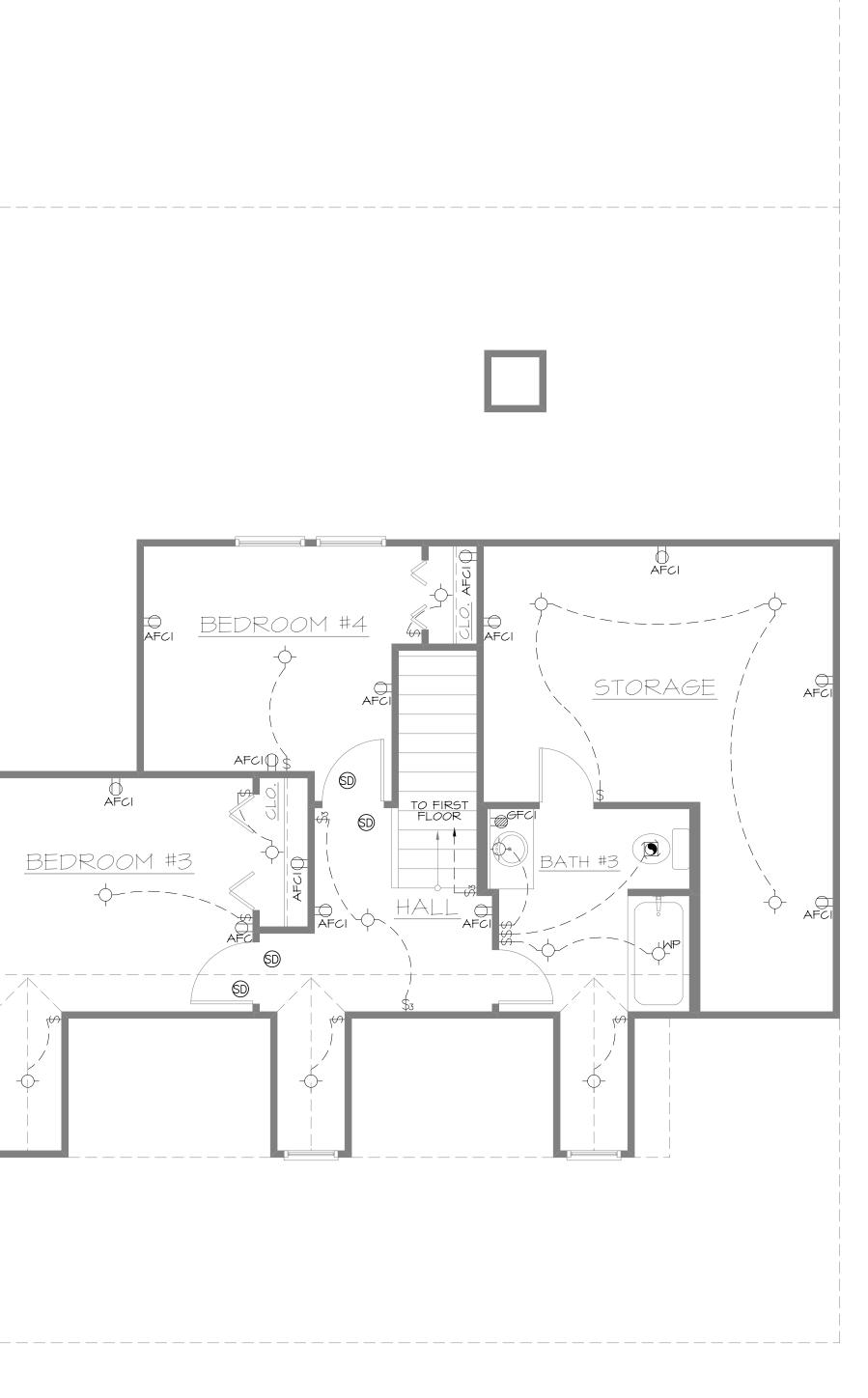
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206 Mitchell Dri Ricaby Houston, James E 9807

DATE OCT/29/2014 SCALE AS NOTED DRAWN BY : -----PROJECT : James E Mitchell SHEET





ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	IIO VOLT OUTLET
-GFI	GROUND FAULT PROTECTED OUTLET
Jowp	WEATHERPROOF OUT
€2200	220 VOLT RECEPTA
(IIO VOLT FLOOR OUT
	CEILING LIGHT FIXTU
	OVERHANG MOUNTED FLOODLIGHTS
ŀ¢-	WALL MOUNTED BRACKET LIGHT
-¢-	RECESSED CAN LIGH
	FLUORESCENT LIGHT
	FLUORESCENT LIGHT (SINGLE STRIP)
\neg	LANDERNS LIGHT
SD	SMOKE DETECTOR
CD	CARBON MONOXIDE
\$	SWITCH
\$3	TWO WAY SWITCH
\$4	THREE WAY SWITCH
\mathbb{N}	TELEPHONE OUTLET (VERIFY LOCATIONS
TV	TELEVISION OUTLET (VERIFY LOCATIONS
-0	DOORBELL BUTTON
- <u>-</u>	DOORBELL
	CEILING EXHAUST FA
Θ	CEILING EXHAUST FA
C	EXHAUST FAN
¢	GARBAGE DISPOSAL
X	CEILING FAN W/ LIGH
$\left \right\rangle$	CEILING FAN
NOTE: ALL SM	OKE DETECTORS TO E

ALL SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP

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DETECTOR	
W/ OWNER)	
W/ OWNER)	
N W/ LIGHT	
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 ELECTRICAL INFORMATION PROVIDED ON THESE PLANS ARE FOR DESIGN PURPOSES ONLY. FOR POWER AND CABLING DISTRIBUTION, CIRCUITING AND CIRCUIT LOADS AND ALL RELATED INFORMATION CONCERNING ELECTRICAL WORK REFER TO ELECTRICAL WORK TO CONFORM TO ALL LOCAL AND STATE LAWS AND TO BE PERFORMED BY A LICENSED ELECTRICI ALL LIGHTING CIRCUITS SHALL BE CONNECTE TO A LIGHTING CIRCUITS SHALL BE CONNECTE TO A LIGHTING CIRCUIT TO BE IOV WIT BATERY BACKUP AND ARE AUDIBLE IN SLEEPING AREAS. A. AT ALL BATHROOMS ONE 20 AMP BRANC CIRCUIT SHALL BATHROOM WALL OR COUNTER-TOP OUTLETS ONLY. PROVIDE TWO 20 AMP BRANCH CIRCUITS TO THE KITCHEN. THESE CIRCUITS SHALL BE LIMITED TO SUPPLYING WALL AND COUNTER SPROCE OUTLETS WITHIN THE KITCHEN. THESE CIRCUITS SHALL BE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS WITHIN THE KITCHEN. THESE CIRCUITS SHALL BE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS WITHIN THE KITCHEN. THESE CIRCUITS SHALL NOT BE USED FOR LARGE APPLIANCES. ALL BEDROOM ELECTRICAL RECEPTACLE SHALL BE OF THE ARC-FAULT CIRCUIT INTERRUPTER TYPE, TP. THE FOLLOWING APPLIANCES SHALL BE ON A DEDICATED CIRCUIT: A. ReFIGERATOR F. Kitchen Hood K. Dryger B. Ovens G. Cooktop C. Garbage DIsposal H. FURNACE DISHWASHER I. SPA Equipment E. MICROAVE J. WASHING MACHINE A SEPARATE DEDICATED 20 AMP BRAN CIRCUIT SHALL BE PROVIDED TO SUPPL LANDRY RECEPTACLE OUTLET. I. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL HAVE "SUITA	
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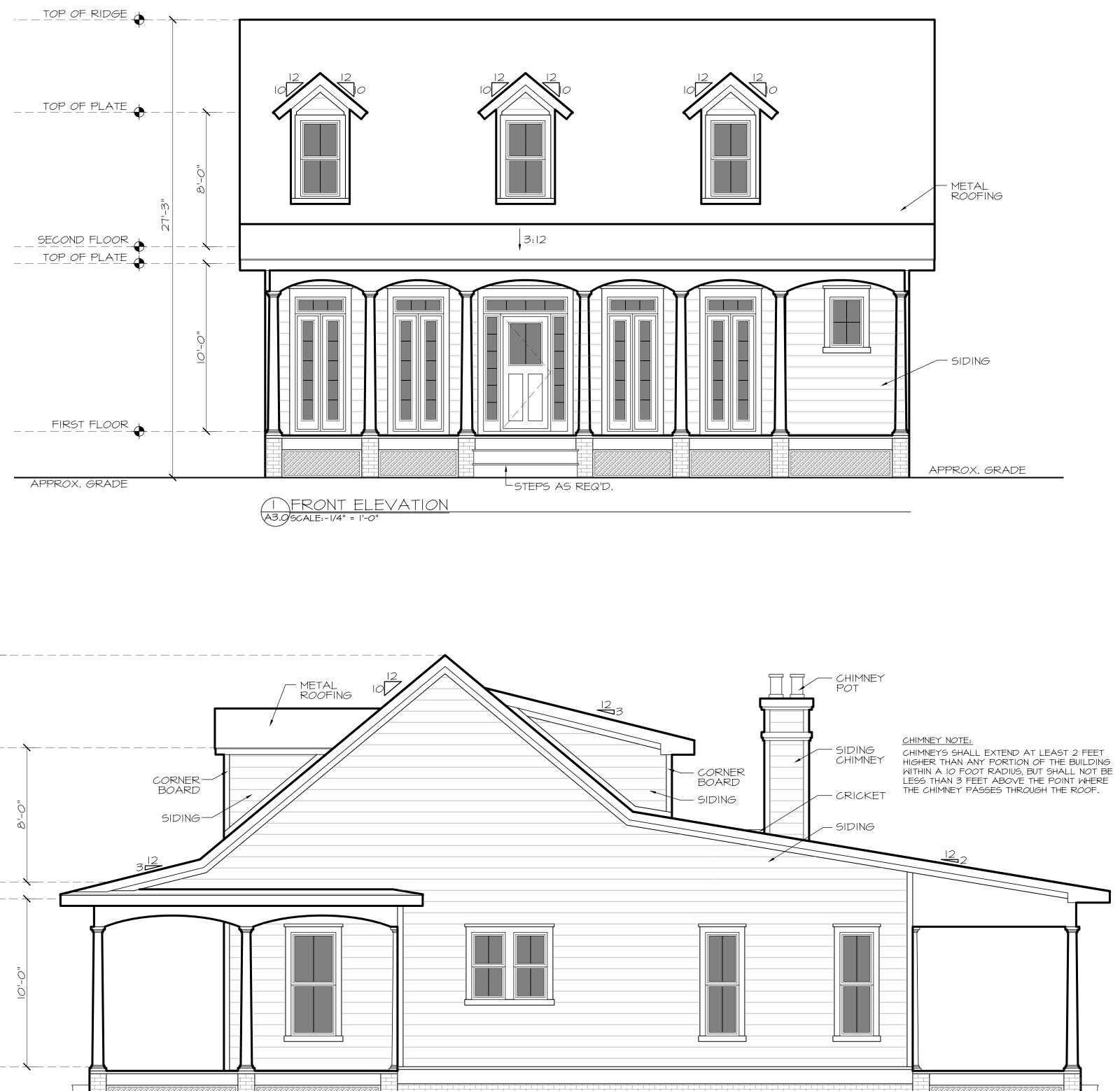
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2 RIGHT SIDE ELEVATION A3.0 SCALE:-1/4" = 1'-0"



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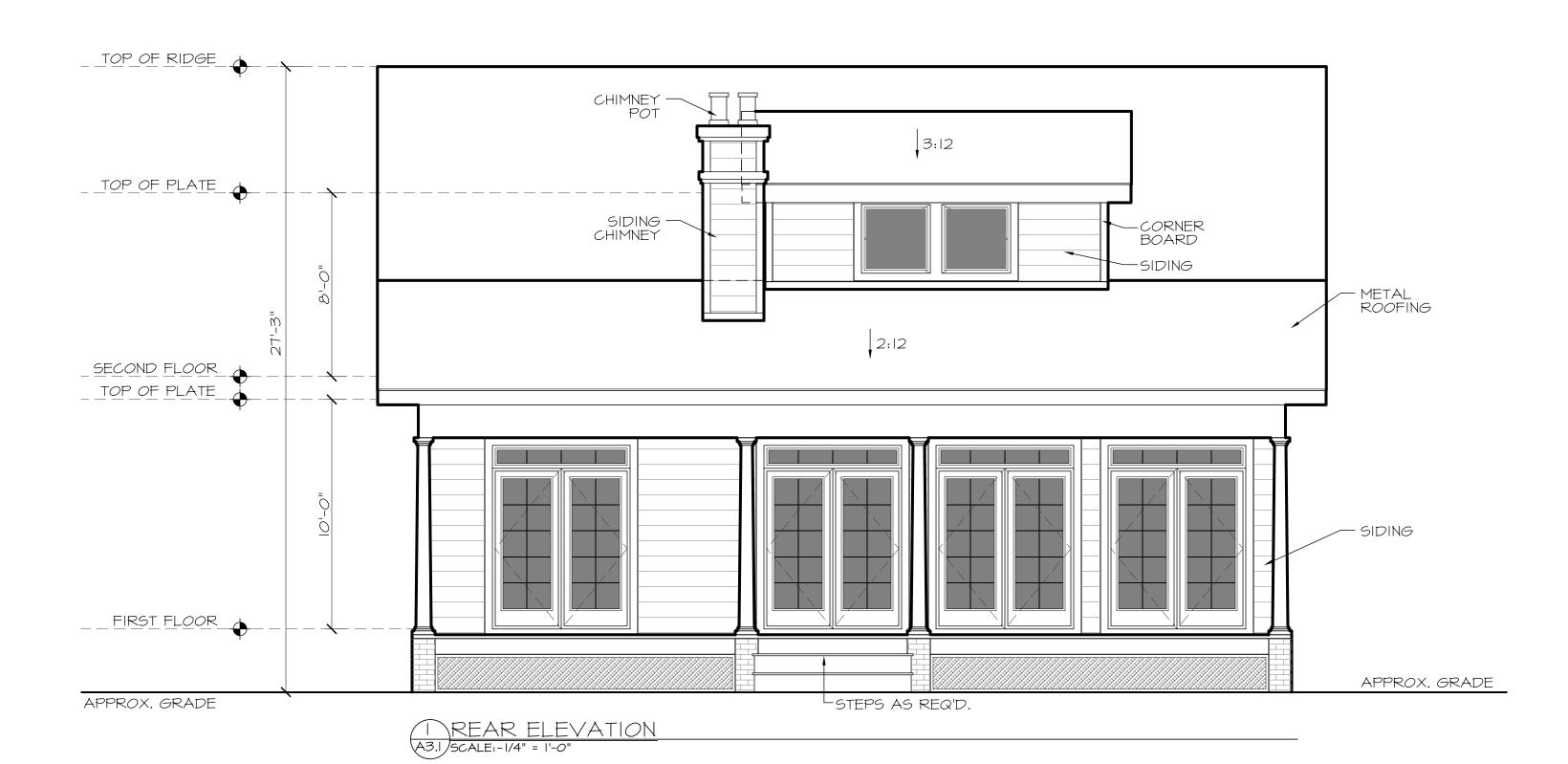
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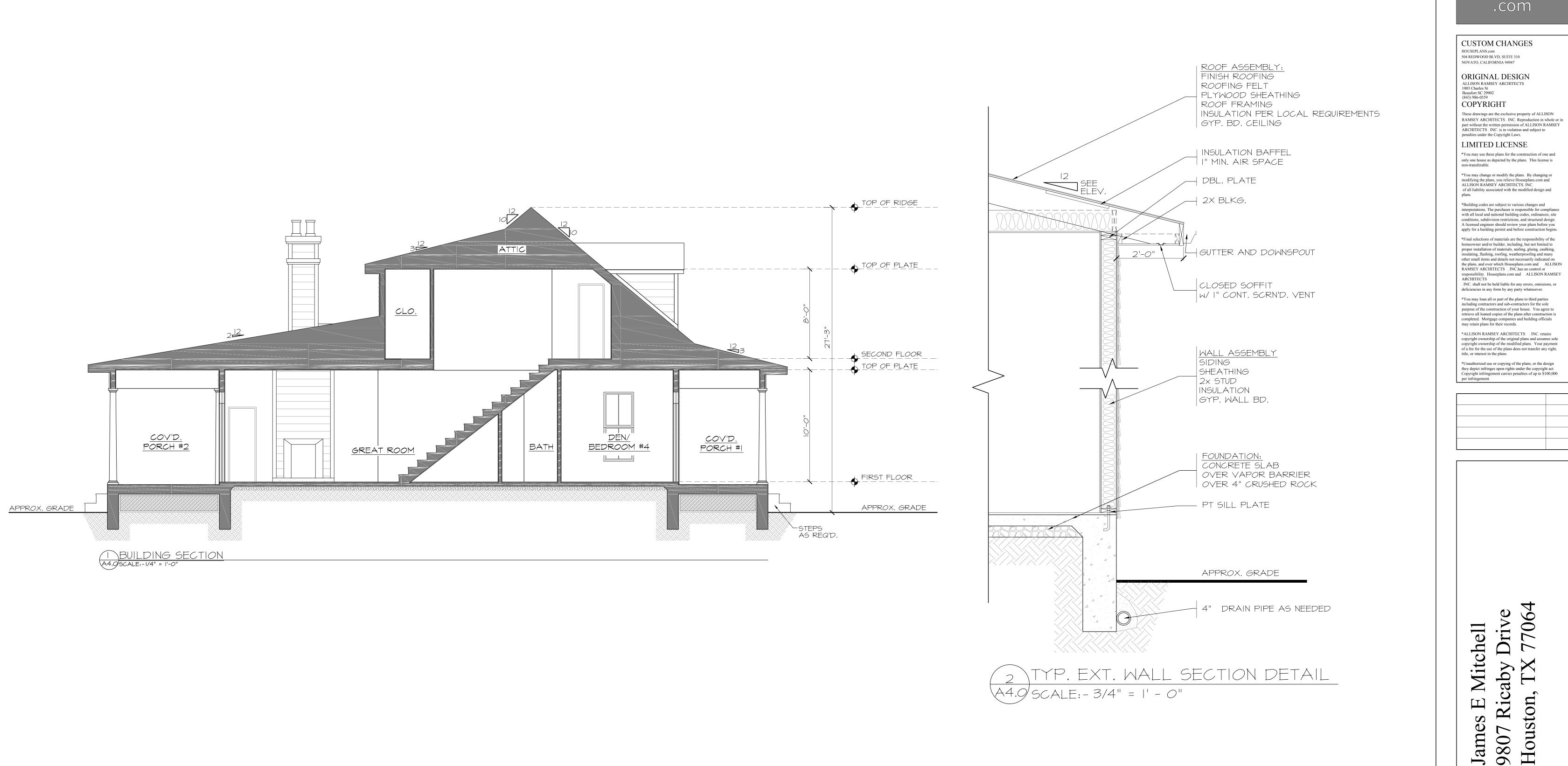
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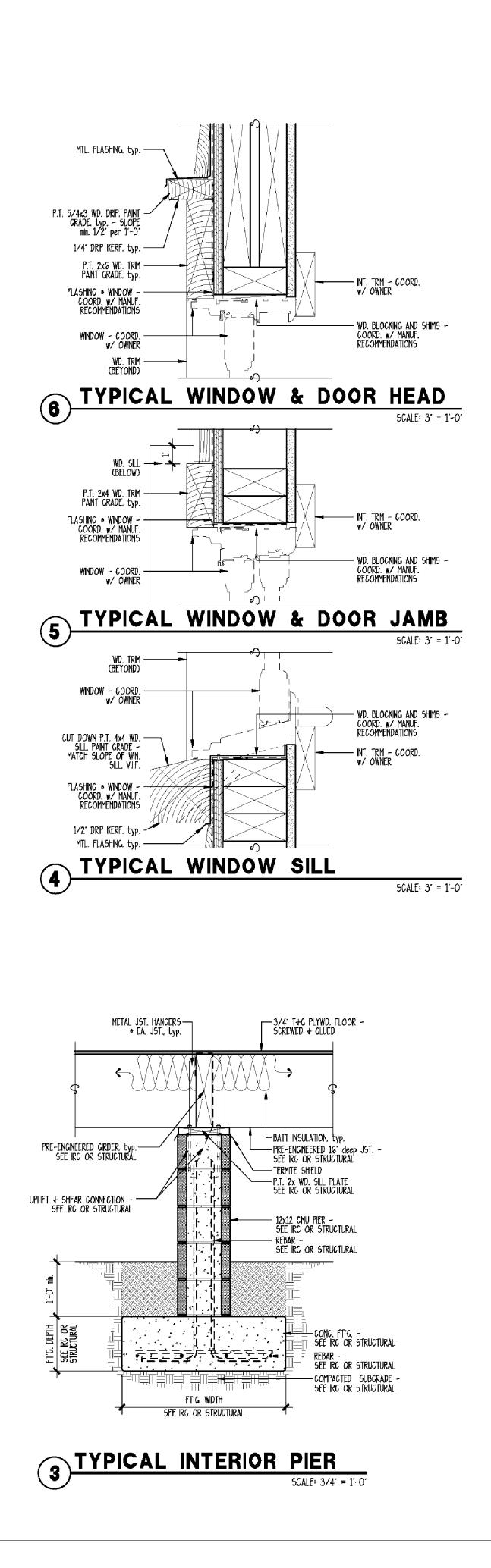
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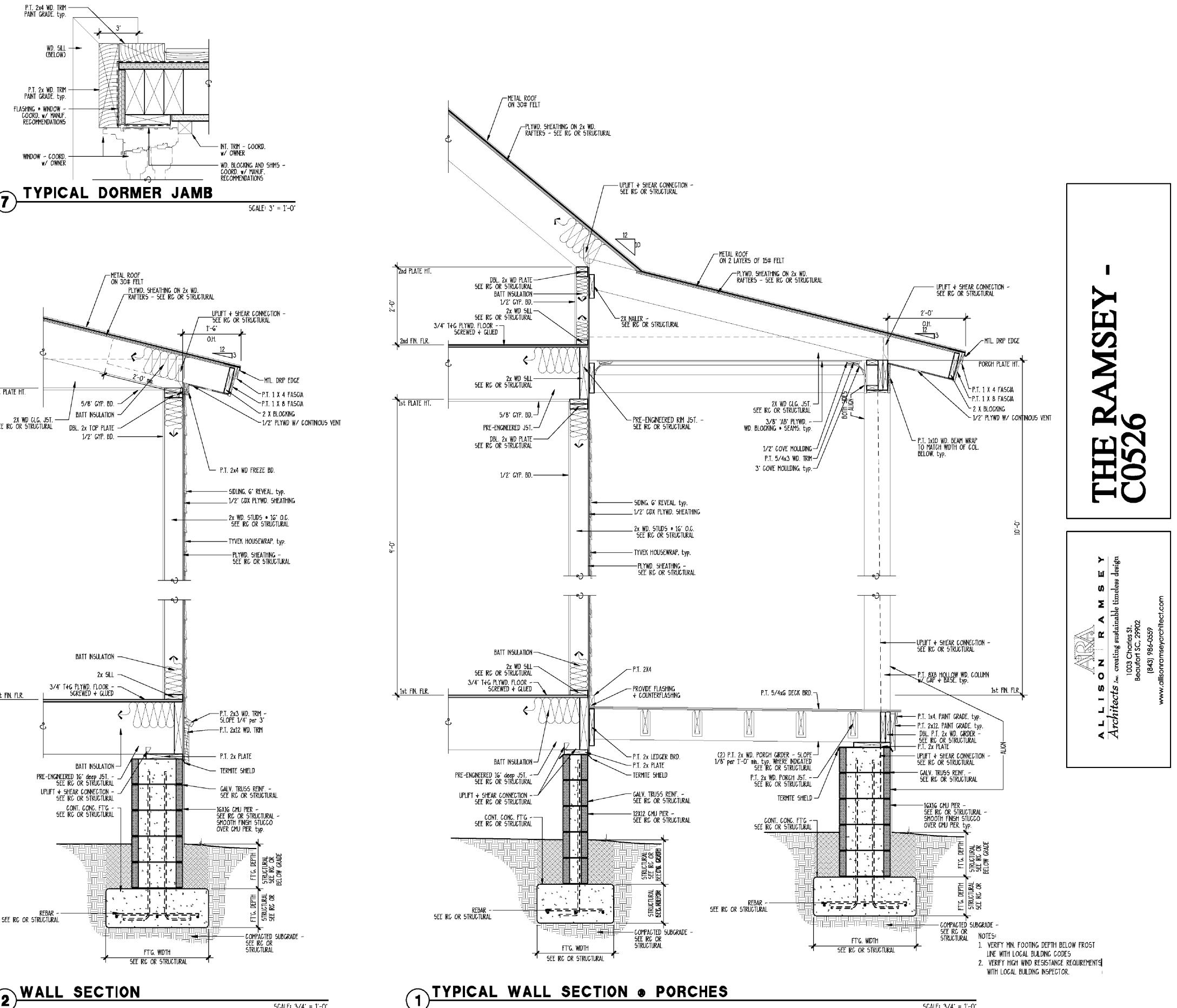
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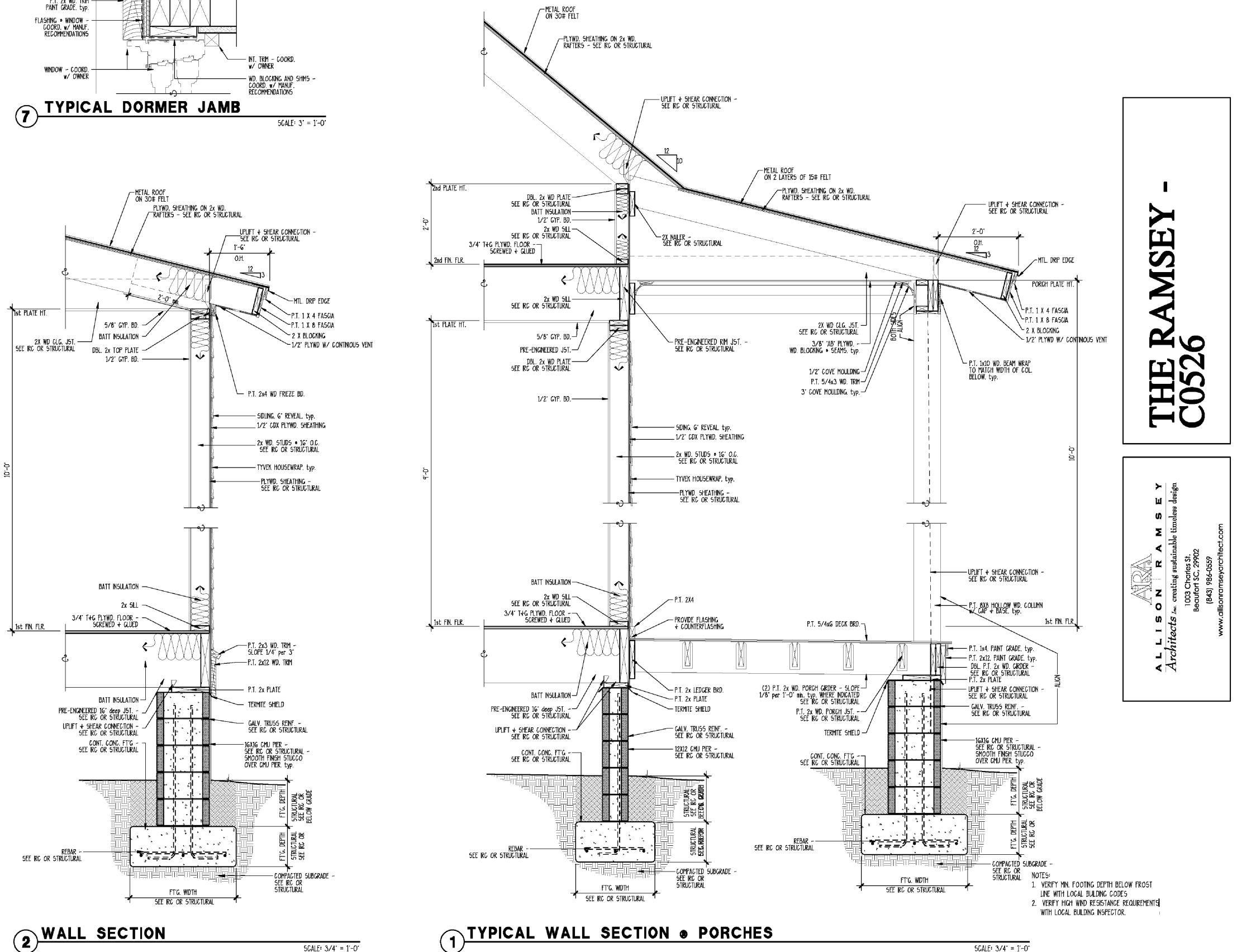
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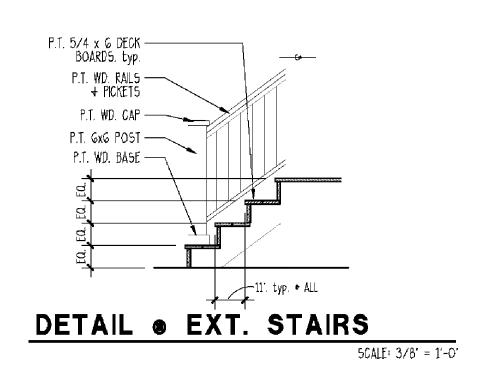
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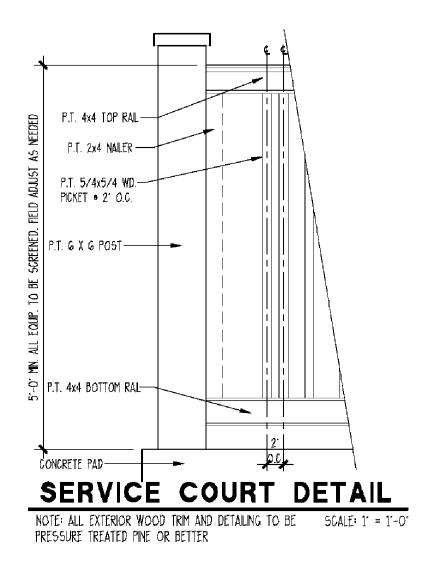
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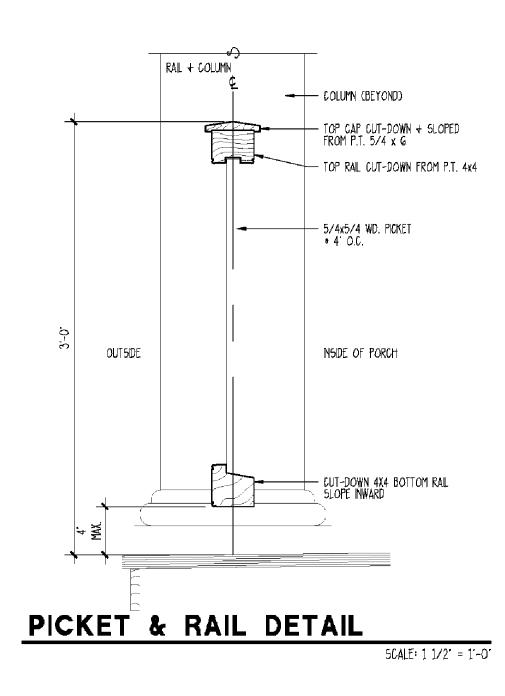
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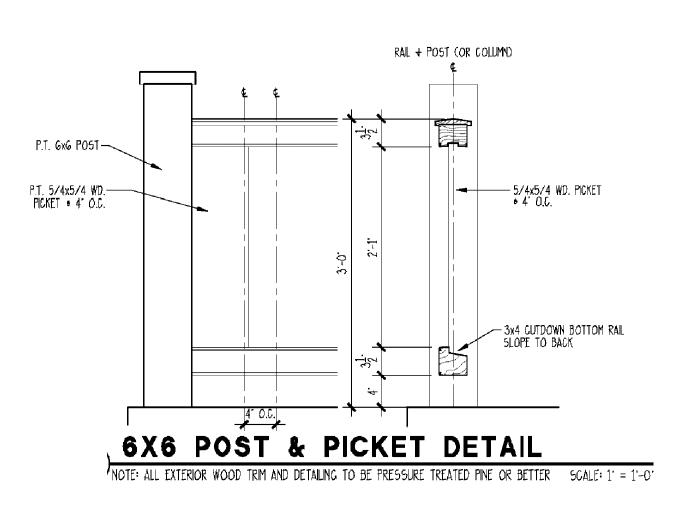


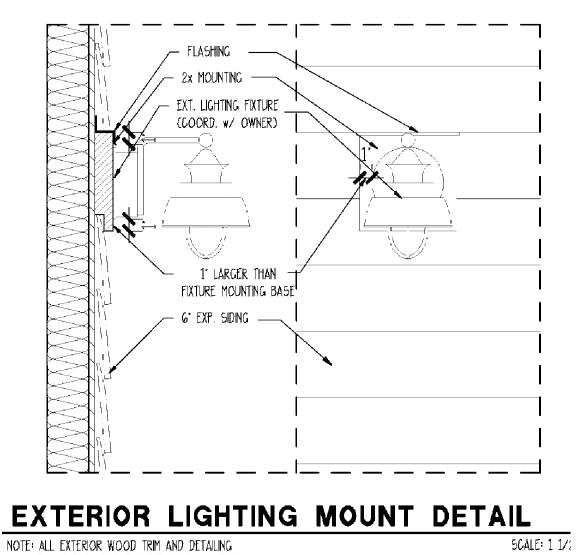


EMBEDDED 1/2' ANCHOR BOLT, typ. --BLOCK COURSE - VERT.



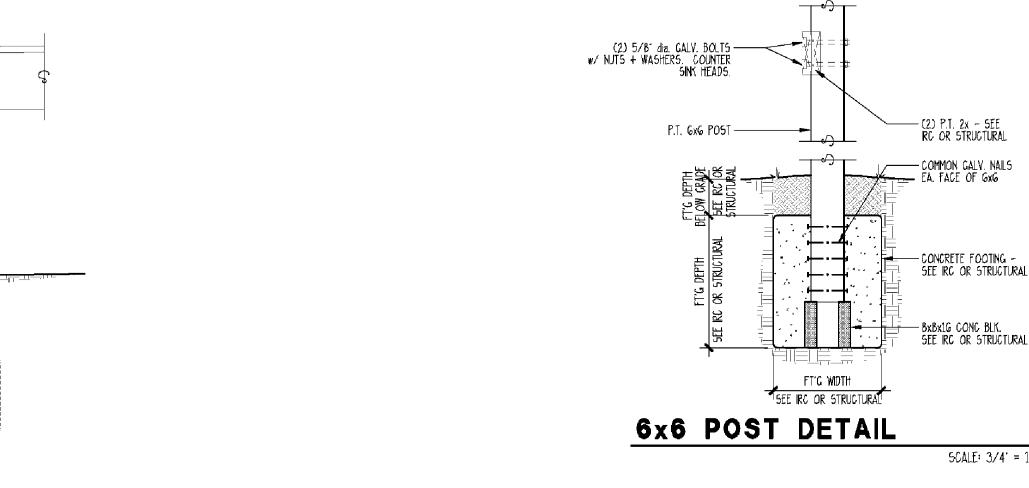
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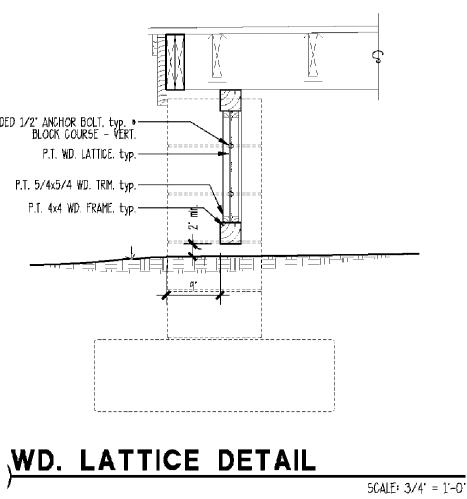




NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING

TO BE PRESSURE TREATED PINE OR BETTER OWNER/BUILDER TO SUBMIT MANUFACTURER'S CUT SHEET PRIOR TO CONSTRUCTION





SCALE: 3/4" = 1'-0"



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