

- CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY MEASURES TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION AT ALL STAGES.
- ALL FRAMING LUMBER SHALL BE #2 KD (UGN) AND MAX 1% MOISTURE CONTENT, SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED. FOR EXPOSED USE, ALL FRAMING LUMBER SHALL BE PRESSURE TREATED.
- ALL BEAMS AND HEADERS SHALL BE #2 KD, 15% MOISTURE CONTENT, SOUTHERN YELLOW PINE.
- FLOOR DECKING AND SHEATHING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.
FLOOR DECKING 1 1/8" T&G PLYWOOD - "STURDY FLOOR"
ROOF DECKING 1/2" KOOL PLY, STANDING BEAM METAL ROOF, RE: 55.0 & ARCH
- ATTIC DECKING 3/4" CDX PLYWOOD 1/4" PANEL
SPAN RATINGS OF 5216
- EXTERIOR SHEATHING 1/2" EXT. GRADE PLYWOOD OR NON-VENEERED APA RATED PANEL NAILED 1/4" NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS

- PROVIDE AIR INFILTRATION BARRIER TO ALL EXTERIOR SHEATHING WITH ALL JOINTS TAPED.
- SOLE PLATES WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED LUMBER SOLE PLATES FOR EXTERIOR WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIA. X 10" J ANCHOR BOLTS @ 4'-0" MAX. ON CENTER, EACH SIDE OF DOOR OPENINGS AND CORNERS, AND WITHIN 12" OF ENDS OF PLATE MATERIAL.
- BEARINGS AND EXTERIOR WALL STUD SHALL BE CAPPED WITH DOUBLE TOP PLATES. INSTALL TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.
- ALL HEADERS BELOW FIRST AND SECOND FLOOR CEILING FRAMING TO BE 2 X 12 UNLESS OTHERWISE NOTED.

4. HEADER SCHEDULE 1st & 2nd FLOORS

SPAN	HEADER
2'-0" OR LESS	2 X 4 FS
UP TO 3'-0"	2 X 6 FS
UP TO 4'-0"	2 X 8 FS
UP TO 6'-0"	2 X 10 FS
UP TO 8'-0"	2 X 12 FS
UP TO 10'-0"	2 X 12 FS W/ 5/8" PLYWOOD FLITCH PLATE, GLUED.

- ALL FLITCH PLATES TO BE CONTINUOUS, NAILED AND GLUED TO LUMBER.
- RABBED HEADER HEIGHT APPROX 3" AT POCKET DOOR OPENINGS TO ALLOW FOR HEAD TRACK
- LOAD BEARING PARTITIONS, COLUMNS SHALL NOT BEAR ON PLYWOOD DECK ALONE. FLOOR JOISTS OR BLOCKING MUST BE PLACED UNDER FLOOR DECK TO TRANSFER LOAD TO FOUNDATION OR OTHER SUPPORTS.
- PROVIDE 2 X 6 STRONGBACK AT CEILING JOISTS WITH SPANS OVER 10'-0".
- PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS.
- RAFTERS TO BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN JOISTS ARE PARALLEL TO RAFTERS, WHERE NOT PARALLEL, TO CEILING JOISTS, RAFTER SHALL BE TIED TO 2 X 6 CROSS TIES, RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, UGN.
- BRACE RAFTERS WITH 2 X 6 CONTINUOUS PURLIN WITH 2 X 4 BRACING @ 48" ON CENTER, MAX SPAN OF 2 X 6 PURLINS TO BE 6 FEET, MAX SPAN OF 2 X 4 UNBRACED LENGTH OF RAFTERS SHALL BE:
FOR 2 X 6: 13'-4"
FOR 2 X 4: 17'-9"
- BRACE ALL RIDGES, HIPS AND VALLEYS LONGER THAN 12 FEET.
- PROVIDE 2 X 6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND I.R.C. 2012.
- BOLT THROUGH WOOD SHALL BE 1/8" MAX LONGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.
- PROVIDE SIMPSON STRONG-TIE OR EQUAL CONNECTIONS AS FOLLOWS:
CS AT POST BASES
PC AT POST BEAM CONNECTIONS
BHS AT FLUSH JOIST CONNECTIONS
BHS AT FLUSH BEAM CONNECTIONS

- PROVIDE "DEADWOOD" AS NECESSARY.
- ALL EXTERIOR WOOD TRIM (FASCIA BOARDS AND FRIEZE) TO BE DOUGLAS FIR.
- ALL BEAM TO BEAM CONNECTION SHALL BE SIMPSON STRONG-TIE TYPE H&T.
- CONNECT EVERY OTHER ROOF TRUSS/ RAFTER TO STUD WITH SIMPSON STRONG-TIE TYPE H1 STRAPS.
- PROVIDE BRIDGING AS PER THE TRUSS MANUFACTURER'S RECOMMENDATION. IN ADDITION, PROVIDE BLOCKING AT SHEAR WALL LOCATIONS (TRUSS PERPENDICULAR TO SHEAR WALL AT FLOOR LEVEL).
- FRAMING SHALL BE HIGH WIND RESISTIVE AND MUST HAVE A CONTINUOUS LOAD PATH TO THE FOUNDATION.
PROVIDE THE FOLLOWING MINIMUM CONNECTIONS:

- STILL PLATE TO FOUNDATION: 8" X 10" A307 BOLTS @ 48" O.C.
- STUDS TO TOP PLATE: SIMPSON STRONG-TIE TYPE H4
- STUDS TO STUDS: SIMPSON STRONG-TIE TYPE G5 150 STRAPS AT EVERY OTHER STUD
G5 18 STRAPS AT SHEAR WALL HOLD DOWN LOCATIONS
- RAFTER TO STUD: SIMPSON STRONG-TIE TYPE H1Z STRAPS AT EVERY STUD
- TRUSS TO TOP PLATE: SIMPSON STRONG-TIE TYPE 2H25A
- RIDGE: CORROSION RESISTANT STEEL TIE STRAPS 1 1/2" X 0.035" WITH 10-104 NAILS AT EVERY OTHER RAFTER

- PREFABRICATED WOOD FRAMING: TRUSSED MEMBERS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. TRUSS MANUFACTURER TO PROVIDE STRUCTURAL ENGINEER WITH SEALED SHOP DRAWINGS. TRUSS MANUFACTURER AND/OR SUPPLIER MAY CHOOSE ENGINEERED LUMBER BEAMS IN LIEU OF TRUSSES UNDER LOAD-BEARING WALLS, OR OTHER LOCATIONS. IN THIS CASE, BEAM DESIGN SHALL BE BY TRUSS MANUFACTURER.

- TEMPORARY AND PERMANENT LATERAL BRACING OF ALL PREFABRICATED WOOD MEMBERS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER.
(NOTE: THIS REQUIREMENT IS PARTICULARLY IMPORTANT FOR DEEP TRUSSED MEMBER.)
KEEP ALL PREFABRICATED WOOD MEMBERS ABSOLUTELY DRY & PROVIDE TEMPORARY SHORING WHERE SHEETROCK & OTHER HEAVY CONSTRUCTION MATERIALS ARE BEING TEMPORARILY STORED. ALL FRAMING AT BALCONY SHALL BE PRESSURE TREATED LUMBER.

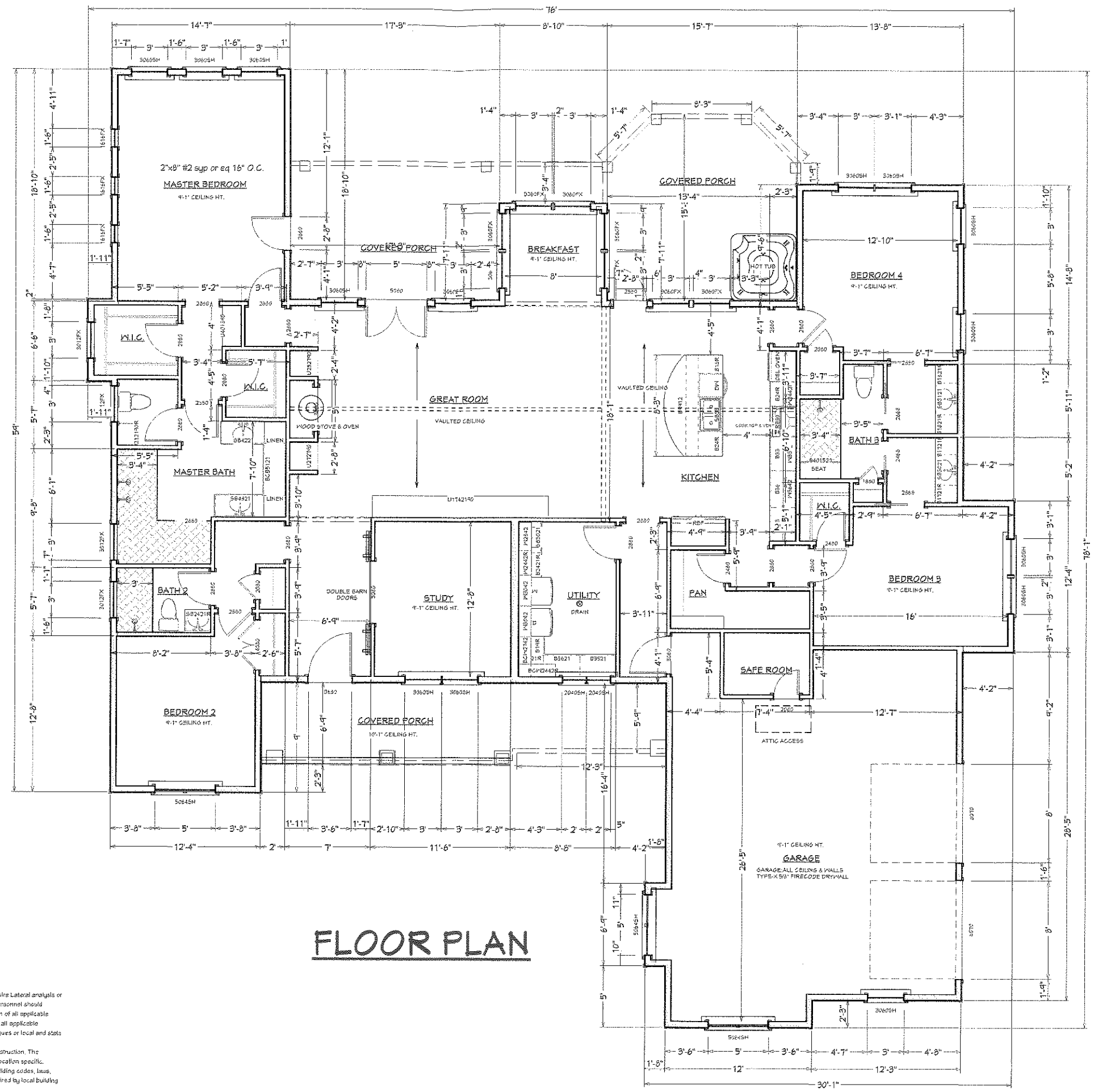
- FOR EXTERIOR STUDS, USE DOUBLE 2 X 4 @ 16" O.C. FOR THE FIRST FLOOR. LOAD BEARING INTERIOR WALLS WILL BE 2 X 4 @ 16" O.C. FOR THE FIRST FLOOR. ALL STUDS ON THE 2ND FLOOR WILL BE 2 X 4 @ 16" O.C.
- DESIGN LIVE LOAD:
1st FLOOR = 50.0 PSF
2nd FLOOR = 40.0 PSF
ROOF = 20.0 PSF
PARTITIONS = 15.0 PSF
BALCONIES = 100.0 PSF

- CODE: INTERNATIONAL BUILDING CODE 2012.
- DESIGN WIND:
110 MPH (3 SEC. GUST)
EXPOSURE C

1. You, the (Homeowner and/or Builder), are responsible for ensuring compliance with local building codes. Local building jurisdictions may require lateral analysis or other engineering services to be performed. Such services are local in nature and those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to ensure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards. Engineering could cause specific items to be relocated for structural beam locations and special construction techniques or local and state ordinances which will take precedence over architectural drawings.

2. Licensee should have a local electrical engineer, mechanical engineer or builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designer's plans to be stamped by an engineer and/or an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.

3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details.



LIVING AREA 1st FLOOR 2142'
PORCHES 561'
GARAGE 735'
TOTAL COVERED AREA 4044'

FLOOR PLAN

GAREY RESIDENCE

TERRY COLLINS & ASSOCIATES
CUSTOM HOME DESIGN

DATE: 12/11/2020
SCALE: 1/4" = 1'

SHEET: A-3