GENERAL NOTES:

1. THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE VIRGINIA RESIDENTIAL CODE 2018 EDITION
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
4. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   - A. LIVE LOADS:
     - BEDROOMS 30 PSF
     - ALL OTHER AREAS 40 PSF
     - ROOF 20 PSF
   - B. WIND LOADS :
     - WIND SPEED 120 MPH
     - EXPOSURE B
5. A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
6. FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
7. ALL EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR. ALL WINDOWS WITHIN 18" OF FINISH FLOOR WITHOUT A LANDING OUTSIDE, MUST NOT BE OPERATABLE TO THE EXTENT OF WINDOW WITHIN 18".
8. THE GLAZING FENESTRATION U-FACTOR SHALL COMPLY WITH N1102.3 AND TABLE N1102.1.2 WHICH IS (.32) SOLAR HEAT GAIN COEFFICIENT VALUE (0.4)
9. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
10. ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-49 INSULATION. SEE N1102.2.3
11. FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & N1102.4.3
12. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONET SAFETY INFORMATION (BSCI 1-03). (IRC SECTION 802.10.3)

FOUNDATION NOTES:

1. THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED WITH AN ASSUMED BEARING PRESSURE OF 1500 PSF. THE FOOTING SUBGRADE SHALL BE UNDISTURBED NATIVE NONORGANIC SOILS, OR CLEAN COMPACTED STRUCTURAL FILL. FOUNDATION BEARING SOILS SHALL BE EVAULATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE DESIGN BEARING PRESSURE AND THAT THE ASSOCIATED SETTLEMENTS ARE WITHIN GENERALLY ACCEPTED TOLERABLE LIMITS.
2. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED.
3. NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.
4. FROST LINE DEPTH IS 12" BELOW FINISHED GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 16" BELOW EXTERIOR FINISHED GRADE ELEVATION.

CAST-IN-PLACE CONCRETE NOTES:

1. CAST-IN-PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-05) AND COMMENTARY (ACI 318R-05)".
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
   - A. SLAB-ON-GRADE 3500 PSI
   - B. ALL OTHER CONCRETE NOT OTHERWISE NOTED 3000 PSI
3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
   - A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.
   - B. WELDED WIRE FABRIC - ASTM A 185, WELDED STEEL WIRE FABRIC. SHEET TYPE - ROLLED TYPE NOT ACCEPTABLE.
4. ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS SHALL GOVERN WHEN IN CONFLICT WITH ACI 318-05.

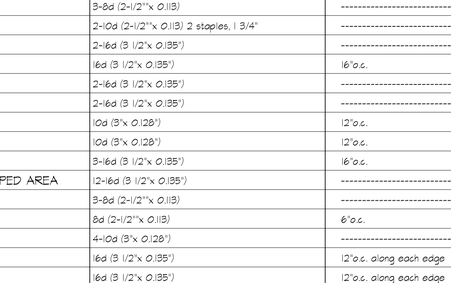
ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".
2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
3. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:
   - A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
   - B. GRADE - NO. 2.
   - C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.
4. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   - A. EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.
   - B. ROOF SHEATHING: 7/16", APA RATED SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
5. WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS Fy = 36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 37 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.
7. METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A 446 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE AS INDICATED OR EQUAL AND/OR SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.
8. PROVIDE BRIDGING FOR ALL ROOF RAFTERS. MAXIMUM SPACING SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
9. PROVIDE HEADERS OF THE SAME CROSS SECTION AS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
10. UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON-CENTER OR 1/2" DIAMETER BOLTS AT 24" ON-CENTER. STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.
11. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 10d NAILS AT 12" ON-CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE FOR MEMBERS 2X6 AND LESS AND TWO ROWS OF 10d NAILS AT 12" ON-CENTER, 2 INCHES FROM EACH EDGE FOR MEMBER 2X8 AND GREATER.
12. ALL FASTENERS INTO MASONRY, OR TREATED TIMBER SHALL BE HOT-DIPPED

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

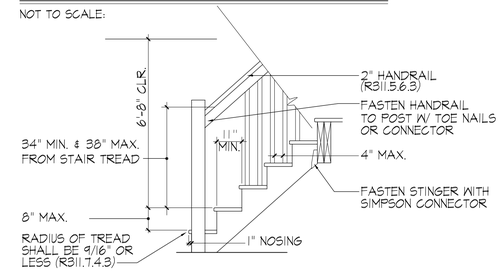
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2"x 0.113)	
1"x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d (2-1/2"x 0.113) 2 staples, 1 3/4"	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x 0.135")	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x 0.135")	16"o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x 0.135")	
STUD TO SOLE PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	
DOUBLE STUDS, FACE NAIL	10d (3"x 0.128")	12"o.c.
DOUBLE TO PLATES, FACE NAIL	10d (3"x 0.128")	12"o.c.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x 0.135")	16"o.c.
DOUBLE TOP PLATES, MINIMUM 36" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	12-16d (3 1/2"x 0.135")	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2-1/2"x 0.113)	
RIM JOIST TO TOP PLATE, TOE NAIL	8d (2-1/2"x 0.113)	6"o.c.
TOP PLATES, LAPS AT CORNERS AND AND INTERSECTIONS, FACE NAIL	4-10d (3"x 0.128")	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2"x 0.135")	12"o.c. along each edge
CONTINUED HEADER, TWO PIECES	16d (3 1/2"x 0.135")	12"o.c. along each edge
CEILING JOISTS TO PLATE, TOE NAIL	3-12d (2-1/2"x 0.113)	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-12d (2-1/2"x 0.113)	
CEILING JOIST, LAPS OVER PARITIONS, FACE NAIL	5-10d (3"x 0.128")	
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	5-10d (3"x 0.128")	
RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2"x 0.113) 2 staples, 1 3/4"	
1"x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.113) 2 staples, 1 3/4"	
1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.113) 3 staples, 1 3/4"	
WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2-1/2"x 0.113) 4 staples, 1 3/4"	
BUILT-UP CORNER STUDS	10d (3"x 0.128")	12"o.c.
BUILT-UP CORNER GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x 0.128")	* See note at bottom of schedule
2" PLANKS	2-16d (3 1/2"x 0.135")	At each bearing
ROOF RAFTERS TO RIDGE, VALLEYOR HIP RAFTERS:		
TOE NAIL	4-16d (3 1/2"x 0.135")	
FACE NAIL	3-16d (3 1/2"x 0.135")	
RAFTER TIES TO RAFTERS, FACE NAIL	5-10d (2-1/2"x 0.113)	
COLLAR TIE TO RAFTER, FACE NAIL, OR 1 1/4"x 20 GAGE RIDGE STRAP	3-10d (3"x 0.128")	
7/16" - 1/2" PLYWOOD	8d (2"x 0.113") nail (subfloor, wall) / 8d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges) 12"o.c. (field)
19/32" - 1" PLYWOOD	10d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges) 12"o.c. (field)
1/2" GYPSUM SHEATHING	1 1/2" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 1/2", 1 1/4" screw, type W or S	4"o.c.(edges) 8"o.c. (field)
5/8" GYPSUM SHEATHING	1 3/4" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 5/8", 1 5/8" screw, type W or S	4"o.c.(edges) 8"o.c. (field)
3/4" AND LESS SUBFLOOR UNDERLAYMENT TO FRAMING	8d (2-1/2"x 0.131") nail	6"o.c.(edges) 12"o.c. (field)
7/8" - 1" SUBFLOOR UNDERLAYMENT TO FRAMING	10d (2-1/2"x 0.131") nail	6"o.c.(edges) 12"o.c. (field)
1 1/8" - 1 1/4" SUBFLOOR UNDERLAYMENT TO FRAMING	12d (3"x 0.148") nail	6"o.c.(edges) 12"o.c. (field)

* NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AT EACH SPLICE



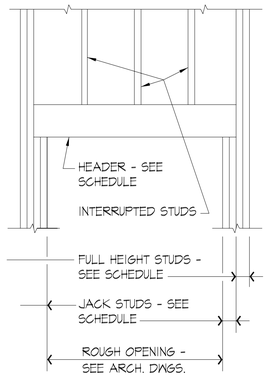
INTERIOR STAIR DETAIL

NOT TO SCALE:



EXTERIOR STAIR DETAIL

NOT TO SCALE:



TYPICAL OPENING

TYPICAL WOOD HEADER DETAIL

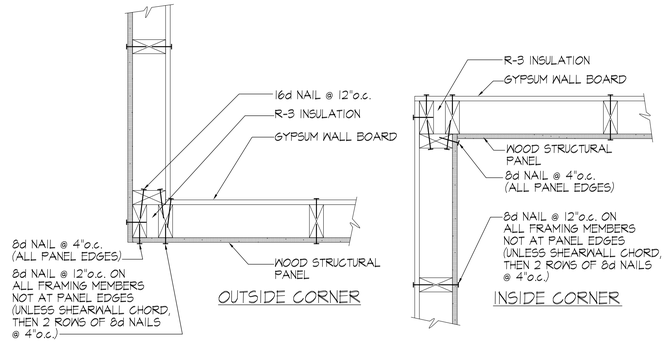
NOT TO SCALE:

WOOD HEADER SCHEDULE NOTES:

1. HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR BEARING WALLS NOT OTHERWISE NOTED ON THE DRAWINGS.
2. FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
3. WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
4. PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
5. FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS SEE PLAN FOR HEADER CONSTRUCTION.
6. LUMBER SPECIES SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER
7. FILL ALL VOIDS WITH R-3 INSULATION

WOOD HEADER SCHEDULE, 2X4 WALLS

ROUGH OPENING	COMPOSITION [4]	JACK STUDS 1ST FLOOR	JACK STUDS 2ND FLOOR	FULL HEIGHT STUDS	REMARK
0 TO 4'-0"	2-2x8	2	1	2	---
4'-1" TO 6'-0"	2-2x10	2	2	3	---
6'-1" TO 7'-6"	2-2x12	2	2	4	---
7'-7" TO 9'-0"	2-LVL'S	3	2	5	---



CORNER FRAMING DETAILS

NOT TO SCALE:

NOTES, SCHEDULES, & DETAILS

3 BDR. SINGLE FAMILY RESIDENCE AT THE TESSA 2042 MODEL

SUFFOLK, VIRGINIA

DATE: 02.24.23

SHEET: A1 OF: 4