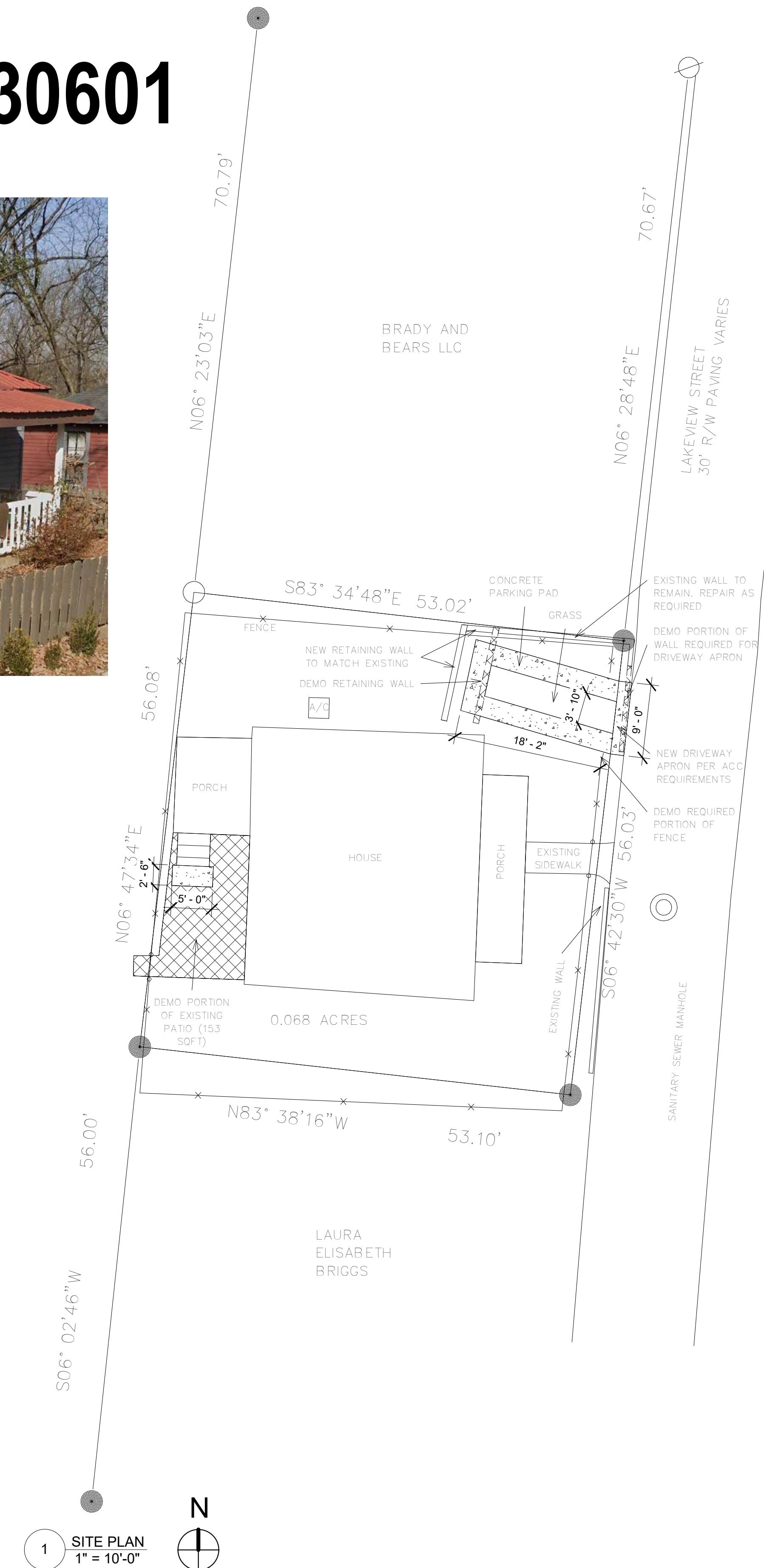
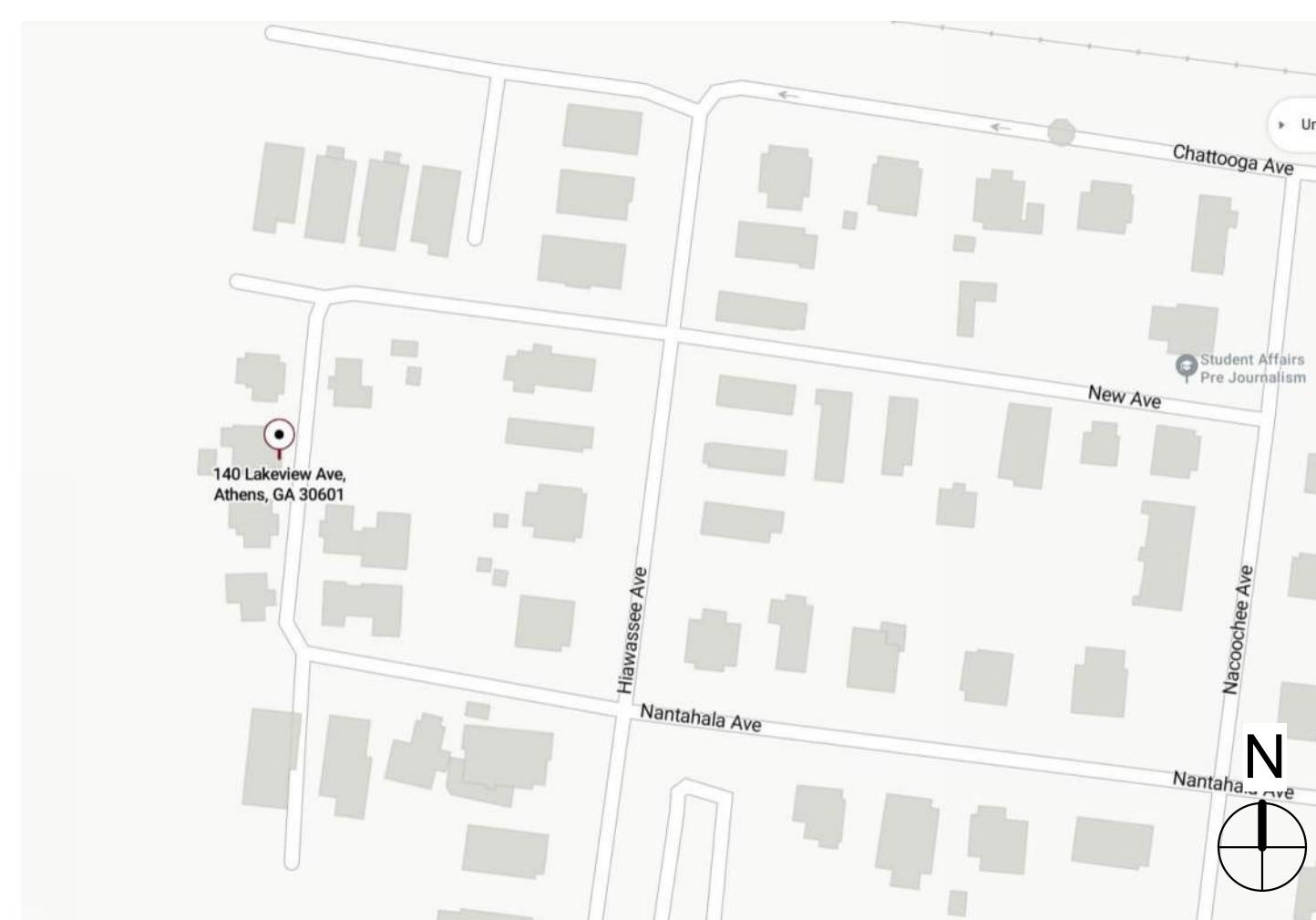


DAHL-BARTUNEK RESIDENCE

140 LAKEVIEW ST ATHENS, GEORGIA 30601



SITE PLANNING AND ZONING		
ZONING INFORMATION		
RS-8 ZONING		
MIN LOT AREA (SQ FT):	8,000	G
MIN LOT WIDTH:	40'	(A)
¹ MIN FRONT YARD:	15'	
² MIN SIDE YARD:	6'	
² MIN SIDE YARD ADJ. TO STREET:	10'	
MIN BUILDING SEPARATION:	12'	
³ MIN REAR YARD:	10'	
MAX COVERAGE:	45%	
MAX OVERALL BUILDING HEIGHT:	30'	
SITE INFORMATION		
BUILDING HEIGHT:	13'-7"	
PRINCIPAL STRUCTURE:	920 SQFT	
PORCHES & PATIOS:	257 SQFT	
DRIVEWAY:	111 SQFT	
SIDEWALK/STEPPING STONES:	33 SQFT	
OVERALL LOT COVERAGE:	1,321 SQFT	44.60%
LOT SIZE:	2,962 SQFT	
	0.68 ACRES	
45% OF LOT:	1,333 SQFT	

DRAWING INDEX		
SHEET NAME		COA APPLICATION-10-15-25
GENERAL		
0.1	GENERAL NOTES	●
0.2	IRC GENERAL NOTES	●
0.3	IRC GENERAL NOTES	●
0.4	IRC GENERAL NOTES	●
0.5	EXISTING + DEMOLITION	●
ARCHITECTURAL		
1.0	FLOOR PLAN	●
2.0	EXTERIOR ELEVATIONS	●

**DAHL-BARTUNEK
RESIDENCE**

**140 LAKEVIEW ST
ATHENS GEORGIA**

Seal:

STATE OF GEORGIA
REGISTERED ARCHITECT
CHRISTOPHER C. EVANS
CERTIFICATE NO. RA016905
C.C. Evans
10/15

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	DETAILS INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
	SECTIONS INDICATES SECTION NUMBER INDICATES SHEET NUMBER
	ELEVATIONS INDICATES ELEVATION NUMBER INDICATES SHEET NUMBER
	DRAWING TITLE
	REVISION MARK
	INTERIOR ELEVATIONS
	DOOR NUMBER
	WINDOW TYPE
	ELEVATION MARK
	WALL TAG INDICATES PARTITION NUMBER REFER TO SHEET A-0.1

297 PRINCE AVE. SUITE 28E
ATHENS, GEORGIA

0.700.850.1550

COVER SHEET

—

10.15.25 Project Number:

ng Number

A 0 0

A-0.0

GENERAL NOTES

- ALL ELEMENTS SHALL COMPLY WITH THE CODES LISTED ON THIS SHEET AND THE MINIMUM CODES PRESCRIBED BY: IRC (VERSION CURRENTLY ADOPTED BY GEORGIA): ONE FAMILY HOMES
- G.C. SHALL COORDINATE ROUGH INS EMBEDDED IN CONCRETE WITH ALL TRADES.
- NOTIFY ARCHITECT OF DISCREPANCIES. FAILURE TO DO SO AS WORK CONTINUES PUTS THE G.C. AT RISK.
- THE GENERAL CONTRACTOR SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK
- ALL EQUIPMENT CLEARANCES AND INSTALLATION DIMENSIONS SHALL BE COORDINATED BY THE G.C.
- ONLY WRITTEN DIMENSIONS SHOULD BE USED. DO NOT SCALE DRAWINGS. ALL INTERIOR DIMENSIONS ON DIMENSIONED FLOOR PLAN ARE TO THE FACE OF STUDS UNLESS OTHERWISE INDICATED. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD WALL FRAMING UNLESS OTHERWISE INDICATED
- ALL COLUMNS AND BRACKETS WILL BE DETERMINED ON SITE AND SHALL BE A MINIMUM OF 6X6 KDP, FASTENED TO CONCRETE DECK WITH SIMPSON HARDWARE AS PER WIND LOAD ANALYSIS.
- ENTRY THRESHOLDS SHALL BE NO HIGHER THAN 1/2" FOR A SWINGING STYLE DOOR PER 1010.17 IBC
- FLOOR SURFACE ON BOTH SIDES OF THE DOORS SHALL NOT VARY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF - EXCEPT ON BUILDING 1, WHICH MUST COMPLY WITH FAIR HOUSING REQUIREMENTS. SEE SHEETS ON THAT SET SPELLING OUT SPECIFIC REQUIREMENTS. SECONDARY EXITS TO TO COMPLY WITH IRC 311.3.2, ONLY FOR (1) AND (2) FAMILY BUILDING UNITS.
- SECONDARY EXIT SHALL NOT EXCEED 4" ELEVATION CHANGE ON ONE SIDE OF THE DOOR. SEE FOUNDATION PLAN.
- ALL MATERIALS UTILIZED SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FAILURE OF THIS INSTALLATION REQUIREMENT TRANSFERS REPAIR COSTS TO THE G.C. AND THEIR SUBS.
- ON SITE MOCK UPS ARE REQUIRED FOR BRICK OR STONWORK, PAINT, AWNING DETAILS.
- PROVIDE METAL FLASHING AT ANY CHANGE IN DIRECTION OR MATERIAL HORIZONTALLY AND SEALANT AT ANY CHANGE IN MATERIALS VERTICALLY.
- SHOP DRAWINGS & SUBMITTALS SHALL BE PROVIDED. ALL DIMENSIONS ON SHOP DRAWINGS SHALL BE VERIFIED BY THE G.C. PRIOR TO SUBMITTAL. SUBMIT PHYSICAL SAMPLES FOR FINISHES, ALL OTHERS MAY BE VIA PDF FOR THE FOLLOWING:
 - CABINETRY & MILLWORK
 - AWNINGS
 - METAL ROOFING
 - FLASHING DETAILS
- CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
 - FLOW MEASURING DEVICES
 - MIXING BOXES
 - POWER OPERATED DAMPERS
 - ACCESS PANELS IN DUCTWORK
 - VOLUME AND BALANCING DEVICES
 - WATER FLOW SWITCHES
 - PRESSURE SWITCHES
 - VALVES

GENERAL NOTES: DEMOLITION

- THE DEMOLITION DRAWINGS ARE GENERAL AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DRAWINGS WITH EXISTING FIELD CONDITIONS; AND HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF INCONSISTENCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY WORK INDICATED IN THE DEMOLITION DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
- REMOVE EXISTING CONSTRUCTION AS INDICATED. TYPICAL WALL REMOVAL INCLUDES MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS AND INFORMATION SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASEWORK, WINDOWS, FRAMES, FINISHES AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN EXISTING FLOORS OR WALLS TO REMAIN TO MEET ORIGINAL FIRE RESISTIVE RATINGS, FIRE PROTECTION AND STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOOR AND DECK ABOVE. PREPARE SURFACES TO RECEIVE NEW FINISH PER INTERIOR DESIGNER'S DRAWINGS, SCHEDULES, LEGENDS AND SPECIFICATIONS. (WHERE NEW FINISH IS CALLED FOR ON EXISTING SURFACE, REMOVE THE EXISTING FINISH AND PREPARE SURFACE TO RECEIVE THE NEW FINISH.) FINISH SCHEDULE TO BE SUBMITTED SEPARATELY.
- FOR EXTENT AND LOCATION OF CHANNELING OF EXISTING FLOOR SLABS REFER TO MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS AND INFORMATION SYSTEMS DRAWINGS. IF EXISTING PIPING OR CONDUIT WORK (OTHER THAN THE DESIRED CONNECTION) IS ENCOUNTERED WHILE CHANNELING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE CONTINUING.
- AT ALL WALLS WHICH ENCLOSE OR TOUCH SPACES WHERE WORK IS BEING DONE AS A PART OF THIS PROJECT, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION OF THESE EXISTING WALLS (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, DOOR FRAMES, ETC.) MEETS THE FIRE PROTECTION RATINGS DESIGNATED ON THESE DRAWINGS. HE SHALL ALSO MAKE ANY REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THESE EXISTING WALLS (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, DOOR FRAMES, ETC.) UP TO THE PROPER INDICATED FIRE PROTECTION RATING. DOORS AND/OR DOOR FRAMES IN THESE WALLS WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED FIRE PROTECTION RATING (INCLUDING PROPER LABELS) SHALL BE REPLACED.
- DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL BRACE ALL EXISTING STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION TO ENSURE SAFE CONDITIONS FOR OCCUPANTS AND ALL CONSTRUCTION PERSONNEL.
- THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED FROM THE ARCHITECT AND STRUCTURAL ENGINEER.
- WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ASBESTOS, NOTIFY THE OWNER AND THE ARCHITECT IN WRITING. REMOVAL, DISPOSAL AND REPLACEMENT OF THE ASBESTOS MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. [REPLACE THE ASBESTOS MATERIAL WITH NEW MATERIAL AS APPROVED BY THE OWNER AND ARCHITECT.]
- ALL EXISTING FINISHES SHALL BE REMOVED AS APPROPRIATE FOR NEW LAYOUT AND FINISH APPLICATIONS.
- ARCHITECT, OWNER, AND CONTRACTOR TO WALK THE SITE AFTER DEMOLITION TO REVIEW ANY FINDINGS THAT AFFECT FINAL DRAWINGS AND OR SYSTEMS.
- ALL BUILT IN FURNITURE ASSOCIATED WITH AREA OF DEMOLITION OF WALLS TO BE REMOVED.
- OWNER TO VERIFY WHICH FURNITURE TO REMAIN AND WHICH FURNITURE TO BE REMOVED.
- ALL FLOOR FINISHES TO BE REMOVED TO SLAB AND/OR SUBFLOOR UNLESS NOTED OTHERWISE. PREPARE FOR NEW FLOORING.
- PRESSURE SWITCHES
- VALVES

PLUMBING

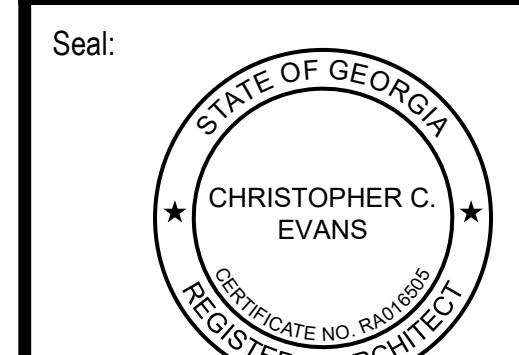
- TRENCHING & BEDDING:** (BASED ON P2604.1)
 - WHERE TRENCHES ARE EXCAVATED AND THE BOTTOM OF THE TRENCH FORMS THE BED FOR THE PIPE, SOLID AND CONTINUOUS LOAD-BEARING SUPPORT MUST BE PROVIDED BETWEEN JOINTS.
 - WHERE OVER-EXCAVATED, THE TRENCH MUST BE BACKFILLED TO THE PROPER GRADE WITH COMPACTED EARTH, SAND, FINE GRAVEL OR SIMILAR GRANULAR MATERIAL.
 - PIPING MUST NOT BE SUPPORTED ON ROCKS OR BLOCKS.
 - ROCKY OR UNSTABLE SOIL MUST BE OVER-EXCAVATED BY TWO OR MORE PIPE DIAMETERS AND BROUGHT TO THE PROPER GRADE WITH SUITABLE COMPACTED GRANULAR MATERIAL.
- BACKFILLING:** (BASED ON P2604.3)
 - PIPE MUST BE COVERED 12" MIN. OF TAMPED EARTH
 - BACKFILL MUST BE FREE FROM:
 - DISCARDED CONSTRUCTION MATERIAL AND DEBRIS
 - ROCKS, BROKEN CONCRETE AND FROZEN CHUNKS
 - BACKFILL MUST BE PLACED EVENLY ON BOTH SIDES OF THE PIPE AND TAMPED TO RETAIN PROPER ALIGNMENT.
 - LOOSE EARTH MUST BE CAREFULLY PLACED IN THE TRENCH IN 6" LAYERS AND TAMPED IN PLACE.
- PROTECTION OF FOOTINGS:** (BASED ON P2604.4)
 - TRENCHING INSTALLED PARALLEL TO FOOTINGS AND WALLS MUST NOT EXTEND INTO THE BEARING PLANE OF A FOOTING OR WALL.
 - THE UPPER BOUNDARY OF THE BEARING PLANE IS A LINE THAT EXTENDS DOWNWARD, AT AN ANGLE OF 45° FROM HORIZONTAL, FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING OR WALL.
- PIPE SUPPORT:** (BASED ON P2605)
 - PIPING MUST BE SUPPORTED TO:
 - ENSURE ALIGNMENT
 - PREVENT SAGGING
 - ALL MOVEMENT ASSOCIATED WITH THE EXPANSION AND CONTRACTION OF THE PIPING SYSTEM
 - PIPING IN THE GROUND MUST BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH, EXCEPT WHERE SUPPORT IS OTHERWISE PROVIDED.
 - HANGERS AND ANCHORS MUST BE OF SUFFICIENT STRENGTH TO MAINTAIN THEIR PROPORTIONAL SHARE OF THE WEIGHT OF PIPE AND CONTENTS AND OF SUFFICIENT WIDTH TO PREVENT DISTORTION TO THE PIPE.
 - HANGERS AND STRAPPING MUST BE OF APPROVED MATERIAL THAT DOES NOT PROMOTE GALVANIC ACTION
 - WHERE HORIZONTAL PIPES 4" AND LARGER CONVEY DRAINAGE OR WASTE, AND WHERE A PIPE FITTING CHANGES THE FLOW DIRECTION GREATER THAN 45°, RIGID BRACING OR OTHER RIGID SUPPORT ARRANGEMENTS MUST BE INSTALLED TO RESIST MOVEMENT OF THE UPSTREAM PIPE IN THE DIRECTION OF FLOW.
- HORIZONTAL DRAINAGE PIPING SLOPE:** (BASED ON P3005.3)
 - MIN SLOPES OF PIPES WITH DIAMETER 2 1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/4:12) (2% SLOPE).
 - MIN SLOPES OF PIPES WITH DIAMETER 3" OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/8:12) (1% SLOPE).

GENERAL NOTES: FINISHES

- ALL FINISHES INSTALLED SHALL BE PROTECTED AND / OR REPLACED IF DAMAGED AS CONSTRUCTION CONCLUDES.
- ARCHITECT SHALL SELECT LVP FLOORING COLORS, PAINT COLORS, WINDOW AND DOOR COLORS.
- WOOD CAPS AND BEAMS SHALL BE STAINED A COLOR SELECTED BY ARCHITECT.
- TRIM:
 - BASE BOARDS: MATCH EXISTING
 - WINDOW / DOOR TRIM: MATCH EXISTING
 - PAINT:
 - ALL TRIM TO BE SEMI-GLOSS
 - ALL CEILINGS TO BE FLAT
 - ALL WALLS TO BE EGGSHELL
 - ALL M.E.P. INFRASTRUCTURE SHALL BE HELD TIGHT TO THE STRUCTURE OR WEAVED THROUGH THE STRUCTURE AS POSSIBLE.
 - ALL SURFACES SHALL BE PREPPED PER MANUFACTURERS RECOMMENDATIONS.
 - ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

ELECTRICAL

- WORKING SPACE & CLEARANCES:** (BASED ON E3405.1-E3405.2)
 - ACCESS AND WORKING SPACE MUST BE PROVIDED AND MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT. THE WORK SPACE MUST BE CLEAR.
 - CLEARANCES:
 - WORKING SPACE DEPTH: 36" MIN. IN THE DIRECTION OF ACCESS TO PANELBOARDS AND LIVE PARTS OF OTHER EQUIPMENT.
 - WORKING SPACE WIDTH: 30" MIN. IN FRONT OF THE ELECTRICAL EQUIPMENT AND NOT LESS THAN THE WIDTH OF SUCH EQUIPMENT.
 - WORKING SPACE HEIGHT: 6'-6" OF THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER, MEASURES FROM THE FLOOR OR PLATFORM.
 - MEASURING DISTANCE:
 - EXPOSED PARTS: DISTANCES MUST BE MEASURED FROM THE ENERGIZED PARTS
 - ENCLOSED PARTS: DISTANCES MUST BE MEASURED FROM ENCLOSURE FRONT OR OPENING
 - EQUIPMENT DOORS OR HINGED PANELS: 90° MIN. OPENING
 - ASSOCIATED EQUIPMENT LOCATED ABOVE OR BELOW EQUIPMENT: 6" MAX. BEYOND THE FRONT OF THE ELECTRICAL EQUIPMENT.
 - ARTIFICIAL ILLUMINATION: IN ALL WORKING SPACES FOR SERVICE EQUIPMENT AND PANELBOARDS INSTALLED INDOORS. MUST NOT BE CONTROLLED BY AUTOMATIC MEANS ONLY. ADDITIONAL LIGHTING OUTLETS ARE NOT REQUIRED WHERE THE WORK SPACE IS ILLUMINATED BE AN ADJACENT LIGHT SOURCE.
- LIMITED ACCESS WORKING SPACE:** (BASED ON E3405.2)
 - EQUIPMENT INSTALLED ABOVE A LAY-IN CEILING: OPENING MUST BE MIN. OF 22" X 22".
 - EQUIPMENT INSTALLED IN A CRAWL-SPACE: OPENING MUST BE MIN. OF 22" X 30".
 - WORKING SPACE WIDTH: 30" MIN. OR WIDTH IF EQUIPMENT ENCLOSURE, WHICHEVER IS GREATER.
 - EQUIPMENT DOORS OR HINGED PANELS: 90° MIN. OPENING
 - SPACE IN FRONT OF ENCLOSURE: TABLE 110.26(A)(1) OF NFPA 70.
 - WORKING SPACE HEIGHT: HEIGHT NECESSARY TO INSTALL THE EQUIPMENT IN THE LIMITED SPACE
 - A HORIZONTAL CEILING STRUCTURAL MEMBER OR ACCESS PANEL IS PERMITTED IN THIS SPACE.
- RECEPTACLES/OUTLETS:** (BASED ON E3901.2.1; 3901.4-E3901.10)
 - RECEPTACLE LOCATIONS/SPACING: 6' MAX. DISTANCE FROM ANY POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE.
 - COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLES: 1 AT EACH WALL
 - COUNTERTOP/WORK SURFACE SPACE 12" OR WIDER: NO POINT MUST BE MORE THAN 24" FROM THE RECEPTACLE OUTLET SERVING THAT SPACE. RECEPTACLE OUTLETS MUST BE LOCATED NOT MORE THAN 20" ABOVE THE COUNTERTOP OR WORK SURFACE.
 - ISLAND & PENINSULA COUNTERTOP RECEPTACLES: 1 MIN. WHEN THE DIMENSION OF THE ISLAND IS EQUAL OR GREATER THAN 24" LONG X 12" SHORT. MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
 - APPLIANCE RECEPTACLES: INSTALLED WITHIN 6' OF THE INTENDED LOCATION OF THE SPECIFIC APPLIANCE. EX. LAUNDRY EQUIPMENT.
 - BATHROOM RECEPTACLES: 1 MIN. LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET 12" MAX. BELOW THE TOP OF THE BASIN.
 - OUTDOOR RECEPTACLES: 1 MIN. LOCATED 6'-6" MAX. ABOVE GRADE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL.
 - BALCONIES, DECKS AND PORCHES RECEPTACLES: 1 MIN. INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH; LOCATED 6'-6" MAX ABOVE BALCONY, DECK OR PORCH SURFACE.
 - BASEMENTS AND GARAGES RECEPTACLES: 1 MIN. IN EACH SEPARATE, UNFINISHED PORTION OF A BASEMENT IN ADDITION TO REQUIRED SPECIFIC APPLIANCE RECEPTACLE OUTLETS.
 - HALLWAYS RECEPTACLES: 1 MIN. IF THE HALLWAY IS 10' OR GREATER IN LENGTH.
 - EXTERIOR FIXTURES OR RECEPTACLES SHALL BE WEATHER PROOF AND CODE COMPLIANT.
- GENERAL:**
 - G.C. IS RESPONSIBLE TO ENSURE THAT ALL ELECTRICAL WORK IS INSTALLED PER THE NATIONAL ELECTRIC CODES AND NFPA ADOPTED BY STATE.
 - G.C. TO COORDINATE CABLE AND PHONE INSTALLATION AND LOCATIONS.
 - DRYER POWER REQUIREMENTS TO BE COORDINATED TO MEET EQUIPMENT SELECTED.
 - G.C. TO COORDINATE POWER SUPPLY TO CONDENSING UNITS AND AHU PER EQUIPMENT REQUIREMENTS.



No. Issue Notes Date
Design Firm



297 PRINCE AVE - SUITE 28B
ATHENS, GEORGIA
O: 706.850.1330

Drawing Title

IRC GENERAL NOTES

Date: 10.15.25 Project Number: 2025-37

Drawing Number

A-0.2

FOUNDATION & FOOTINGS

- A. **FOOTINGS:** (BASED ON R403.1)
 - ALL EXTERIOR WALLS MUST BE SUPPORTED ON CONTINUOUS SOLID FOOTINGS, FULLY GROUTED MASONRY FOOTINGS, CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATION OR OTHER APPROVED STRUCTURAL SYSTEMS
 - FOOTINGS MUST:
 - a. BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS
 - b. BE ABLE TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS OF THE SOIL.
- B. **FOOTINGS - DIMENSIONS:** (BASED ON R403.1.1)
 - THE MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS MUST BE BASED ON THE REQUIREMENTS OF TABLE R403.1 (1) THROUGH R403.1 (3), AS APPLICABLE.
 - THE FOOTING WIDTH MUST BE BASED ON THE LOAD-BEARING VALUE OF SOIL. SEE TABLE R401.4.1.
 - FOOTING PROJECTIONS MUST BE 2" MIN. AND MUST NOT EXCEED THE THICKNESS OF FOOTING.
- C. **FOOTINGS - DEPTH & FROST PROTECTION:** (BASED ON R403.1.4 & 403.1.4.1)
 - EXTERIOR FOOTINGS MUST BE PLACED A MIN. OF 12" BELOW THE UNDISTURBED GROUND SURFACE.
 - FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS/STRUCTURES MUST BE PROTECTED FROM FROST BY: EXTENDING BELOW THE FROST LINE (SEE TABLE R301.2 (1)), ERECTED ON SOLID ROCK OR CONSTRUCTED ACCORDING TO SECTION R403.3 OR ASCE 32.
 - FOOTINGS MUST NOT BEAR ON FROZEN SOIL UNLESS THE FROZEN CONDITION IS PERMANENT.
- D. **FOOTINGS - SLOPE:** (BASED ON R403.1.5)
 - THE TOP SURFACE OF FOOTINGS MUST BE LEVEL.
 - BOTTOM SURFACE OF FOOTINGS SLOPE: 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (1:10) (10% SLOPE) MAX.
 - FOOTINGS MUST BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (1:10) (10% SLOPE).
- E. **FOUNDATION ANCHORAGE:** (BASED ON R403.1.6)
 - WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS MUST BE ANCHORED TO THE FOUNDATION.
 - WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES MUST BE ANCHORED TO THE FOUNDATION WITH 1/2" MIN. DIAMETER ANCHOR BOLTS SPACED 6' MAX. O.C. OR WITH EQUIVALENT ANCHORS OR ANCHOR STRAPS.
 - BOLT EXTENSION INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS: 7" MIN.
 - BOLTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
 - A NUT AND WASHER MUST BE TIGHTENED ON EACH ANCHOR BOLT.
 - THERE MUST BE A MIN. OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
 - INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL MUST BE POSITIVELY ANCHORED WITH APPROVED FASTENERS.
 - SILL PLATES AND SOLE PLATES MUST BE PROTECTED AGAINST DECAY AND TERMITES.
- F. **FOUNDATION DAMPPROOFING:** (BASED ON R406.1)
 - FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE MUST BE DAMP-PROOFED FROM THE HIGHER OF THE TOP OF THE FOOTING OR 6' BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE.
 - PROVIDE POSITIVE SURFACE WATER DRAINAGE AWAY FROM THE STRUCTURE IN ALL DIRECTIONS.

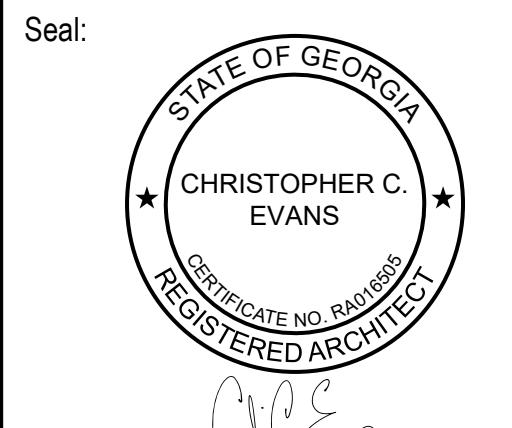
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS (BASED ON IRC TABLE R401.4.1)	
CLASS OF MATERIAL	LOAD BEARING PRESSURE (LBS. PER SQ. FT.)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW & GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL & CLAYEY GRAVEL (SW, SP, SM, SC, GM & GC)	2,000
CLAY, SANDY, SILTY CLAY, CLAYEY SILT, SILT & SANDY SILTCLAY (CL, ML, MH & CH)	1,500

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (BASED ON IRC TABLE R402.2)			
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH		
	WEATHERING POTENTIAL	NEGLIGIBLE	MODERATE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER			
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2500	2500	2500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2500	2500	2500
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2500	3000	3000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	2500	3000	3000

WALL FRAMING

- A. **SIZE, HEIGHT & SPACING:** (BASED ON R602.3.1)
 - THE SIZE, HEIGHT AND SPACING OF STUDS MUST BE IN ACCORDANCE WITH TABLE R602.3(6).
- B. **TOP PLATE:** (BASED ON R602.3.2)
 - WOOD STUD WALLS MUST BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS.
 - END JOINTS IN TOP PLATES MUST BE OFFSET 24" MIN.
 - JOINTS IN PLATES NEED NOT OCCUR OVER STUDS.
 - PLATES THICKNESS: 2" MIN.
 - PLATE WIDTH: NOT LESS THAN THE WIDTH OF THE STUDS.
- C. **BEARING STUDS:** (BASED ON R602.3.3)
 - WHERE JOISTS TRUSSES OR RAFTERS ARE SPACED MORE THAN 16" O.C. AND THE BEARING STUDS BELOW ARE SPACED 24" O.C., SUCH MEMBERS MUST BEAR WITHIN 5' OF THE STUDS BENEATH.
- D. **BOTTOM (SOLE) PLATE:** (BASED ON R602.3.4)
 - STUDS MUST HAVE FULL BEARING ON A 2-BY OR LARGER PLATE OR SILL WITH A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.
- E. **SINGLE MEMBER HEADERS:** (BASED ON R602.7.1)
 - SINGLE HEADERS MUST BE FRAMED WITH A SINGLE FLAT 2" MEMBER OR A WALL PLATE NOT LESS IN WIDTH THAN THE WALL STUDS ON THE TOP AND BOTTOM OF THE HEADER AND FACE NAILED TO THE TOP AND BOTTOM OF THE HEADER WITH 10D BOX NAILS (3" X 0.128") SPACED 12" O.C.
- F. **RIM BOARD HEADERS:** (BASED ON R602.7.2)
 - FOR RIM BOARD HEADER SIZE, MATERIAL AND SPAN SEE TABLE R602.7(1).
 - RIM BOARD HEADERS MUST BE SUPPORTED AT EACH END BY FULL-HEIGHT STUDS.
 - THE NUMBER OF FULL-HEIGHT STUDS AT EACH END MUST NOT BE LESS THAN THE NUMBER OF STUDS DISPLACED BY HALF OF THE HEADER SPAN BASED ON THE MAXIMUM STUD SPACING STATED IN TABLE R602.3(5).
- G. **HEADERS FOR NONBEARING WALLS:** (BASED ON R602.7.4)
 - LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NONBEARING WALLS.
 - A SINGLE FLAT 2" X 4" MEMBER MUST BE PERMITTED TO BE USED AS A HEADER IN INTERIOR OR EXTERIOR NONBEARING WALLS FOR OPENINGS UP TO 8' IN WIDTH IF THE VERTICAL DISTANCE TO THE PARALLEL NAILING SURFACE ABOVE IS NOT MORE THAN 24".
- H. **SUPPORTS FOR HEADERS:** (BASED ON R602.7.5)
 - HEADERS MUST BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS.
 - THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER MUST BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS (3.5" X 0.135").
 - FOR THE MIN. NUMBER OF THE FULL-HEIGHT STUDS AT EACH END OF A HEADER, SEE TABLE R602.7.5
- I. **NOTCHING OF WALL STUDS:** (BASED ON R602.6)
 - NOTCH DEPTH IN EXTERIOR WALLS OR BEARING PARTITIONS: 25% MAX. THE DEPTH OF STUD WIDTH.
 - NOTCH DEPTH IN NON-BEARING PARTITIONS: 40% MAX. THE DEPTH OF A SINGLE STUD WIDTH.
- J. **DRILLING OF WALL STUDS:** (BASED ON R602.6)
 - ANY STUD CAN BE BORED OR DRILLED, PROVIDED:
 - a. HOLE DIAMETER: 60% MAX. THE STUD WIDTH
 - b. HOLE EDGE: 5/8" MAX. TO THE EDGE OF THE STUD.
 - c. HOLES MUST NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
 - d. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% MUST ALSO BE DOUBLED WITH NO MORE THAN 2 SUCCESSIVE DOUBLED STUDS BORED.
- H. **DRILLING & NOTCHING OF TOP PLATE:** (BASED ON R602.6.1)
 - WHERE PIPING OR DUCTWORK IS PLACED IN OR PERTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL AND THE TOP PLATE IS CUT, DRILLED OR NOTCHED MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE 0.054" MIN. THICK (16 GA) AND 1 1/2" WIDE MUST BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH A MIN. OF EIGHT 10D (0.148" DIA.) NAILS HAVING A MIN. LENGTH OF 1 1/2" AT EACH SIDE.
 - THE METAL TIE MUST EXTEND A MIN. OF 6" PAST THE OPENING.

CONCRETE FOOTINGS MIN. WIDTH & THICKNESS - LIGHT-FRAME CONSTRUCTION (BASED ON IRC TABLE R403.1 (1))						
SNOW LOAD OR ROOF LIVE LOAD	STORY & TYPE OF STRUCTURE WITH LIGHT FRAME	LOAD-BEARING VALUES OF SOILS (PSF)				
		1500	2000	2500	3000	3500
20 PSF	1-STORY-SLAB-ON-GRADE	12X6	12X6	12X6	12X6	12X6
	1-STORY-WITH CRAWL SPACE	12X6	12X6	12X6	12X6	12X6
	1-STORY-PLUS BASEMENT	18X6	14X6	12X6	12X6	12X6
	2-STORY-SLAB-ON-GRADE	12X6	12X6	12X6	12X6	12X6
	2-STORY-WITH CRAWL SPACE	16X6	12X6	12X6	12X6	12X6
	2-STORY-PLUS BASEMENT	22X6	16X6	13X6	12X6	12X6
	3-STORY-SLAB-ON-GRADE	14X6	12X6	16X6	12X6	12X6
	3-STORY-WITH CRAWL SPACE	19X6	14X6	12X6	12X6	12X6
	3-STORY-WITH CRAWL SPACE	25X6	19X6	15X6	12X6	12X6



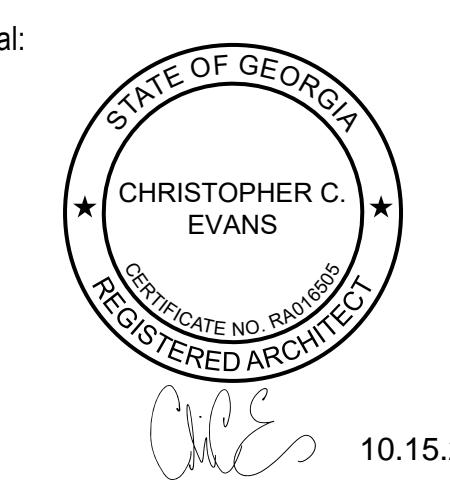
Seal:
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CHRISTOPHER C. EVANS
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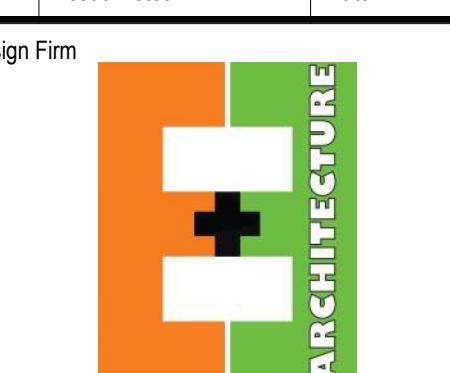
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IRC GENERAL NOTES
Date: 10.15.25 Project Number: 2025-37
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CONSULTING ENGINEERS:

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FASTENING SCHEDULE (BASED ON IRC TABLE R6023(1))

ROOF

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2 1/2" X 0.113") OR 3-8D COMMON (2 1/2" X 0.131") OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
CEILING JOISTS TO TOP PLATE	4-8D BOX (2 1/2" X 0.113") OR 3-8D COMMON (2 1/2" X 0.131") OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX (3 1/2" X 0.135") OR 3-10D COMMON (3" X 0.148"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
WALL		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION
STUD TO STUD (NOT BRACED WALL PANELS)	16D COMMON (3 1/2" X 0.162") 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS 16D COMMON (3 1/2" X 0.162")	12" O.C. FACE NAIL 16" O.C. FACE NAIL
CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2" X 0.113"); OR 4-8D COMMON (2 1/2" X 0.131"); OR 4-10D BOX (3" X 0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" X 0.162") 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" X 0.128"); OR 2-16D COMMON (3 1/2" X 0.162"); OR 3-3" X 0.131" NAILS	FACE NAIL
FLOOR		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION
JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 1/2" X 0.113") OR 3-8D COMMON (2 1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2 1/2" X 0.113") 8D COMMON (2 1/2" X 0.131"); OR 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	4" O.C. FACE NAIL 6" O.C. FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16D BOX (3 1/2" X 0.135") OR 3-10D COMMON (3" X 0.148"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	END NAIL
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION
		EDGES (IN) INTERMEDIATE SUPPORTS (IN)
3/8" - 1/2"	6D COMMON (2" X 0.113") NAIL (SUBFLOOR, WALL) 8D COMMON (2 1/2" X 0.131") NAIL (ROOF); OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)	6 12
19/32" - 1"	8D COMMON (2 1/2" X 0.131"); OR RSRS-01 (2 3/8" X 0.113") NAIL (ROOF)	6 12
1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D (2 1/2" X 0.131") DEFORMED NAIL	6 12
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER	SPACING AND LOCATION
		EDGES (IN) INTERMEDIATE SUPPORTS (IN)
3/4" AND LESS	6D DEFORMED (2" X 0.120") NAIL; OR 8D COMMON (2 1/2" X 0.131") NAIL	6 12
7/8" - 1"	8D COMMON (2 1/2" X 0.131") NAIL; OR 8D DEFORMED (2 1/2" X 0.120") NAIL	6 12
1 1/8" - 1 1/4"	10D COMMON (3" X 0.148") NAIL; OR 8D DEFORMED (2 1/2" X 0.120") NAIL	6 12

CUTTING, DRILLING, NOTCHING & FASTENING

A. CUTTING, DRILLING & NOTCHING: (BASED ON R502.8.1)

- STRUCTURAL FLOOR MEMBERS MUST NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION
- ENGINEERED WOOD CAN ONLY BE CUT, NOTCHED AND DRILLED HERE PERMITTED BY THE MANUFACTURER.
- NOTCHES IN SAWN LUMBER: (BASED ON R502.8.1)
- NOTCHES IN SOLID LUMBAR JOISTS, RAFTERS AND BEAMS:
 - NOT EXCEED 1/6 THE DEPTH OF THE MEMBER.
 - MUST NOT BE LONGER THAN 1/3 DEPTH OF THE MEMBER.
 - MUST NOT BE LOCATED IN THE MIDDLE 1/3 SPAN.
 - NOTCHES AT ENDS OF MEMBER: 1/4 MAX. MEMBER DEPTH.
 - THE TENSION SIDE OF MEMBERS 4" OR GREATER IN THICKNESS MUST NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS.

B. HOLES IN SAWN LUMBER: (BASED ON R502.8.1)

- DIAMETER OF BORED/CUT HOLES: 1/3 MAX. MEMBER DEPTH.
- HOLES MUST NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER.

C. RAFTERS: (BASED ON R502.8.1)

- RAFTERS MUST BE SIZED BASED ON THE RAFTER SPANS IN TABLES R802.4.1 (1) THROUGH R802.4.1 (8).
- RAFTER SPANS MUST BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER.
- RAFTERS MUST BE FRAMED 1 1/2" MAX. OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A COLLAR TIE, GUSSET PLATE OR RIDGE STRAP ACCORDING TO TABLE R602.3 (1).
- RAFTERS MUST BE NAILED TO THE TOP WALL PLATES ACCORDING TO TABLE R602.3 (1) UNLESS THE ROOF ASSEMBLY IS REQUIRED TO COMPLY WITH THE UPLIFT REQUIREMENTS OF SECTION R802.11.

D. RAFTERS: (BASED ON R502.9)

- FLOOR FRAMING MUST BE NAILED IN ACCORDANCE WITH TABLE R602.3(1).
- WHERE POSTS AND BEAM OR GIRDERS CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS MUST BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

E. FRAMING OF OPENINGS: (BASED ON R502.10)

- OPENINGS IN FLOOR FRAMING MUST BE FRAMED WITH A HEADER AND TRIMMER JOISTS.
- WHERE THE HEADER JOISTS SPAN DOES NOT EXCEED 4', THE HEADER JOIST MUST BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST.
- SINGLE TRIMMER JOISTS MUST BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3' OF THE TRIMMER JOIST BEARING.
- WHERE THE HEADER JOIST SPAN EXCEEDS 4', THE TRIMMER JOISTS AND THE HEADER JOIST MUST BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

EXTERIOR WALL COVERING

A. WATER RESISTIVE BARRIER: (BASED ON R703.2)

- ONE LAYER OF NO. 15 ASPHALT FELT MUST BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.
- NO. 15 ASPHALT FELT MUST BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER 2" MIN.
- WHERE JOINTS OCCUR, FELT MUST BE LAPPED 6" MIN.
- NO. 15 ASPHALT FELT MUST BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.
- OTHER APPROVED MATERIALS MUST BE INSTALLED ACCORDING WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS..

B. WALL COVERING: (BASED ON R703.3)

- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS MUST COMPLY WITH TABLE R703.3(1), THE WALL COVERING MATERIAL REQUIREMENTS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NOMINAL MATERIAL THICKNESS IN TABLE R703.3(1) ARE BASED ON A MAX. STUD SPACING OF 16" O.C.
- FASTENERS FOR EXTERIOR WALL COVERINGS ATTACHED TO WOOD FRAMING MUST COMPLY WITH SECTION R703.3.3 AND TABLES R703.3(1).

C. FLASHING: (BASED ON R703.4)

- APPROVED CORROSION-RESISTANT FLASHING MUST BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO BUILDING STRUCTURAL FRAMING COMPONENTS.
- FLASHING MUST EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
- FOR FLASHING LOCATIONS, SEE SECTIONS 703.4.

MAX WEATHER EXPOSURE FOR WOOD SHAKES & SHINGLES (BASED ON IRC TABLE R703.6.1)

LENGTH	EXPOSURE FOR SINGLE COURSE	EXPOSURE FOR DOUBLE COURSE
SHINGLES		
16	7	12
18	8	14
24	10 1/2	16
SHAKES		
18	8	14
24	10 1/2	18

ROOF FRAMING

A. ROOFING FRAMING: (BASED ON R802.3 & R802.4)

1. RIDGE:

- A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS MUST BE 1" MIN. THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE A CONTINUOUS TIES ACROSS THE STRUCTURE, A RIDGE BEAM MUST BE PROVIDED AND SUPPORTED ON EACH END BY A WALL OR GIRDER.
- RAFTERS:

b. RAFTERS:

- RAFTERS MUST BE SIZED BASED ON THE RAFTER SPANS IN TABLES R802.4.1 (1) THROUGH R802.4.1 (8).
- RAFTER SPANS MUST BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER.

c. RAFTERS:

- RAFTERS MUST BE FRAMED 1 1/2" MAX. OFFSET FROM EACH OTHER TO A RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A COLLAR TIE, GUSSET PLATE OR RIDGE STRAP ACCORDING TO TABLE R602.3 (1).

d. RAFTERS:

- RAFTERS MUST BE NAILED TO THE TOP WALL PLATES ACCORDING TO TABLE R602.3 (1) UNLESS THE ROOF ASSEMBLY IS REQUIRED TO COMPLY WITH THE UPLIFT REQUIREMENTS OF SECTION R802.11.

e. HIPS AND VALLEYS:

- HIP AND VALLEY RAFTERS MUST BE 2" MIN. NOMINAL THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

f. HIPS AND VALLEYS:

- HIP AND VALLEY RAFTERS MUST 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.

g. RAFTER SUPPORTS:

- WHERE THE ROOF PITCH IS LESS THAN 3:12 (25%), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS, SUCH AS RIDGES, HIPS AND VALLEYS, MUST BE DESIGNED AS BEAMS AND BEARING MUST BE PROVIDED FOR RAFTERS (SEE SECTION R802.6).

h. PURLINS:

- PURLINS CAN BE USED TO REDUCE THE SPAN OF RAFTERS.

i. PURLINS:

- PURLINS MUST BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT.

j. PURLINS:

- PURLINS MUST BE CONTINUOUS AND MUST BE SUPPORTED BY 2" X 4" BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45° (0.79 RAD) FROM THE HORIZONTAL.

k. PURLINS:

- THE BRACES MUST BE SPACED NOT MORE 4' O.C. AND THE UNBRACED LENGTH OF BRACES MUST NOT EXCEED 8'.

l. COLLAR TIES:

- WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY MUST BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1).

m. COLLAR TIES:

- COLLAR TIES MUST BE NOT LESS THAN 1" X 4" NOMINAL, SPACED NOT MORE THAN 4' O.C.

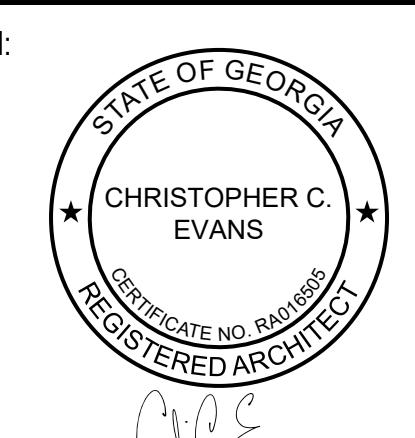
n. RIDGE STRAPS IN ACCORDANCE WITH TABLE R602.3(1) MUST BE PERMITTED TO REPLACE COLLAR TIES.

o. CEILING JOISTS: (BASED ON R802.5)

- CE

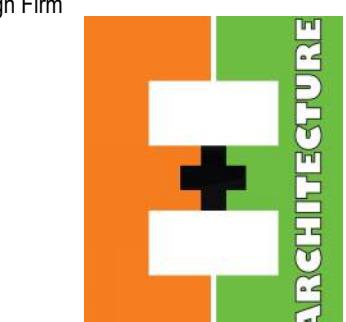
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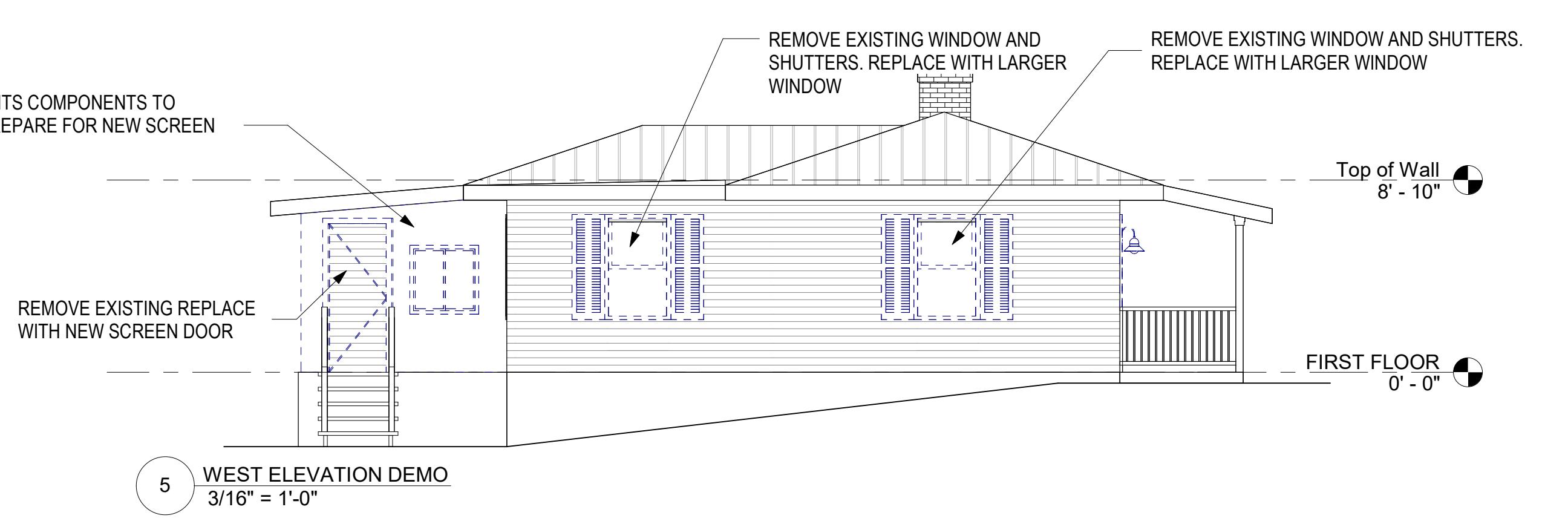
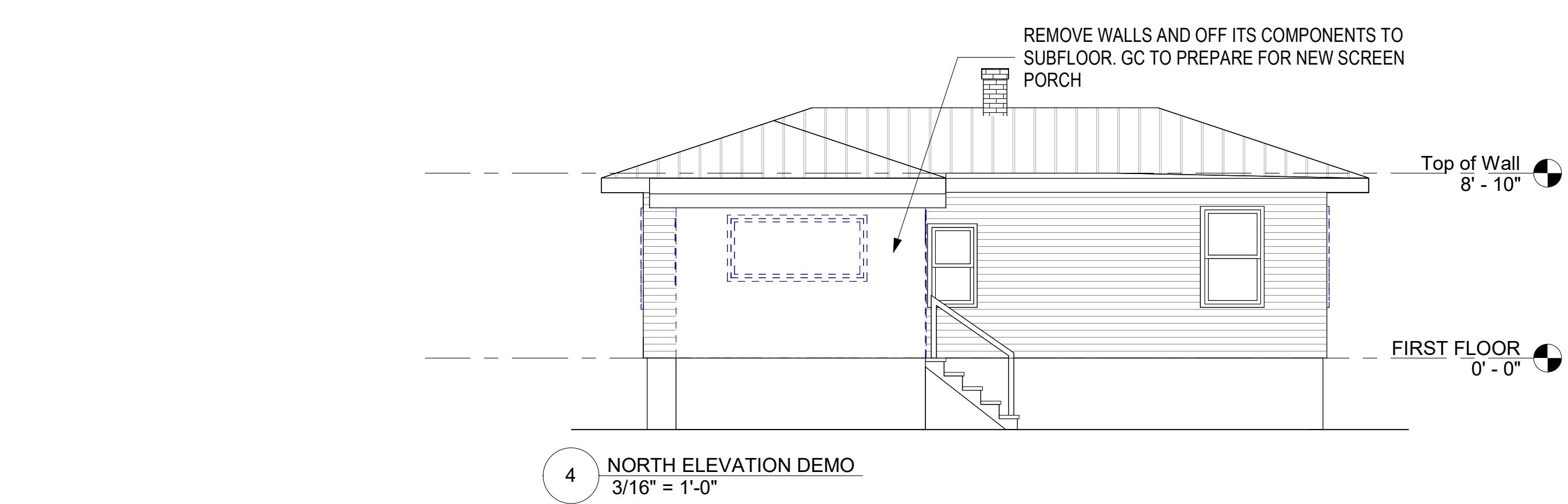
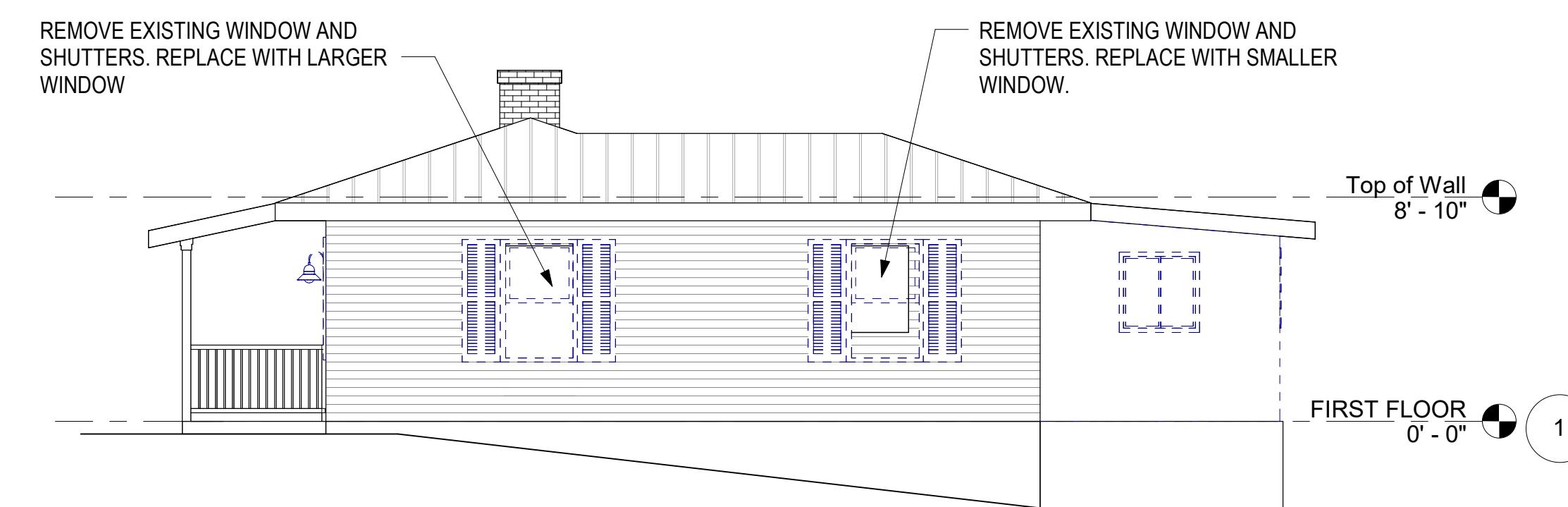
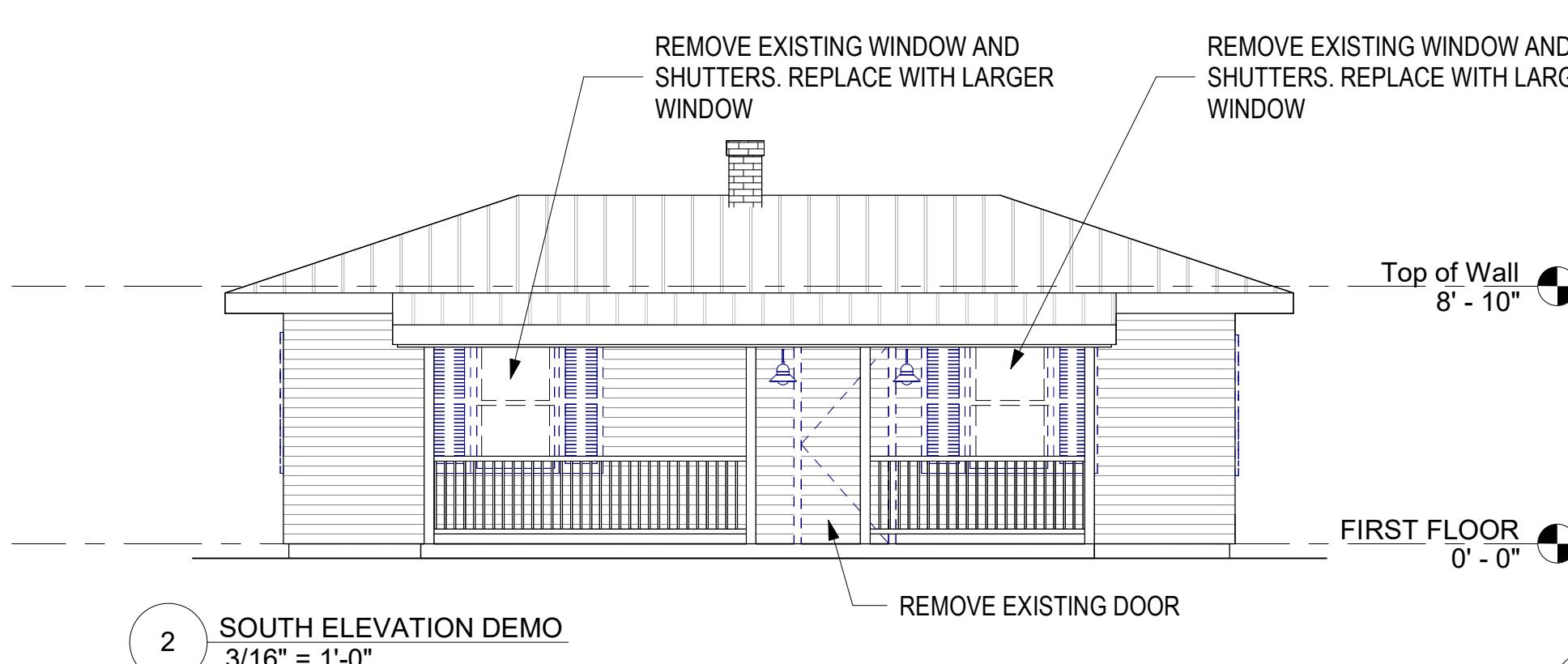
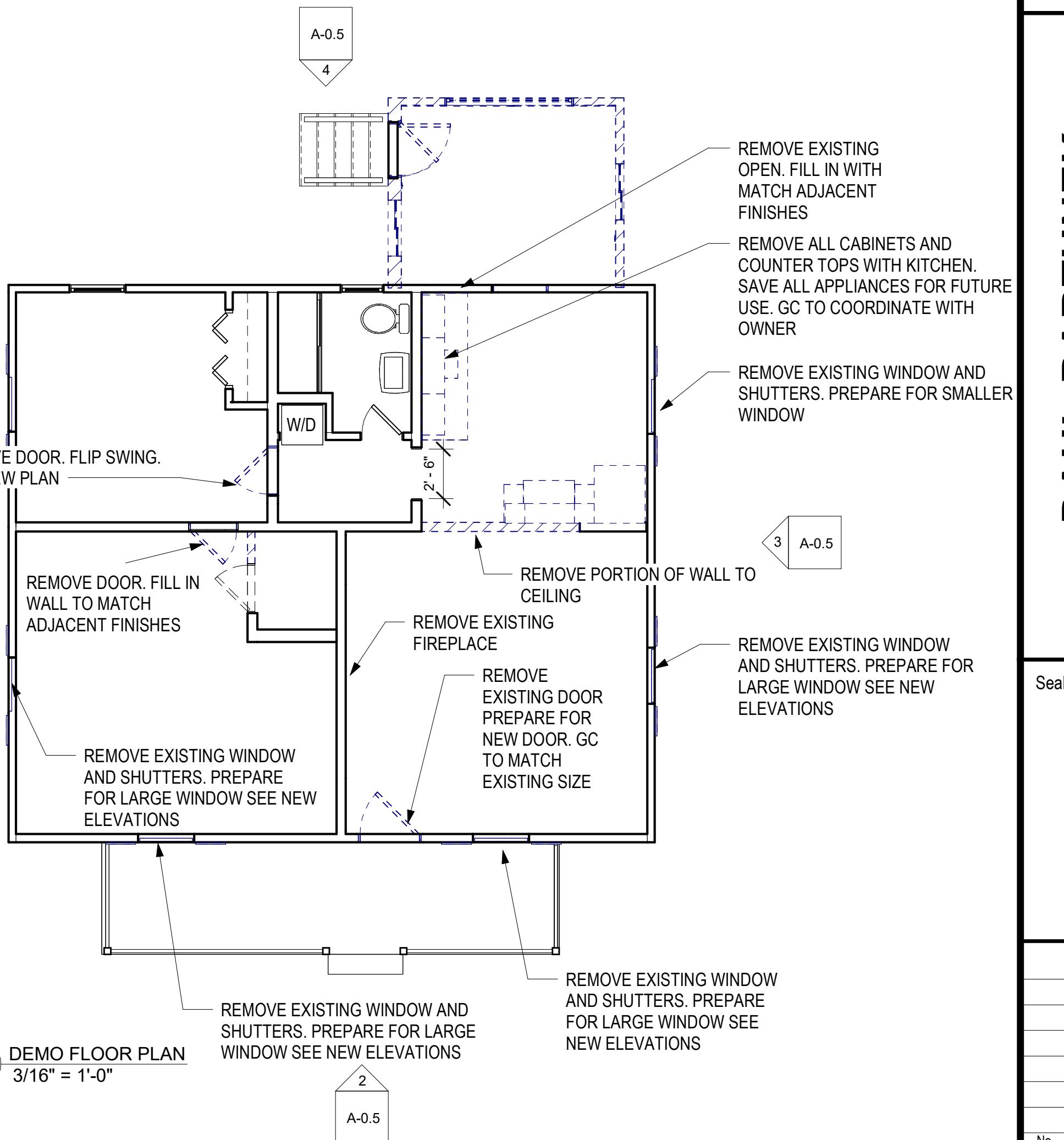
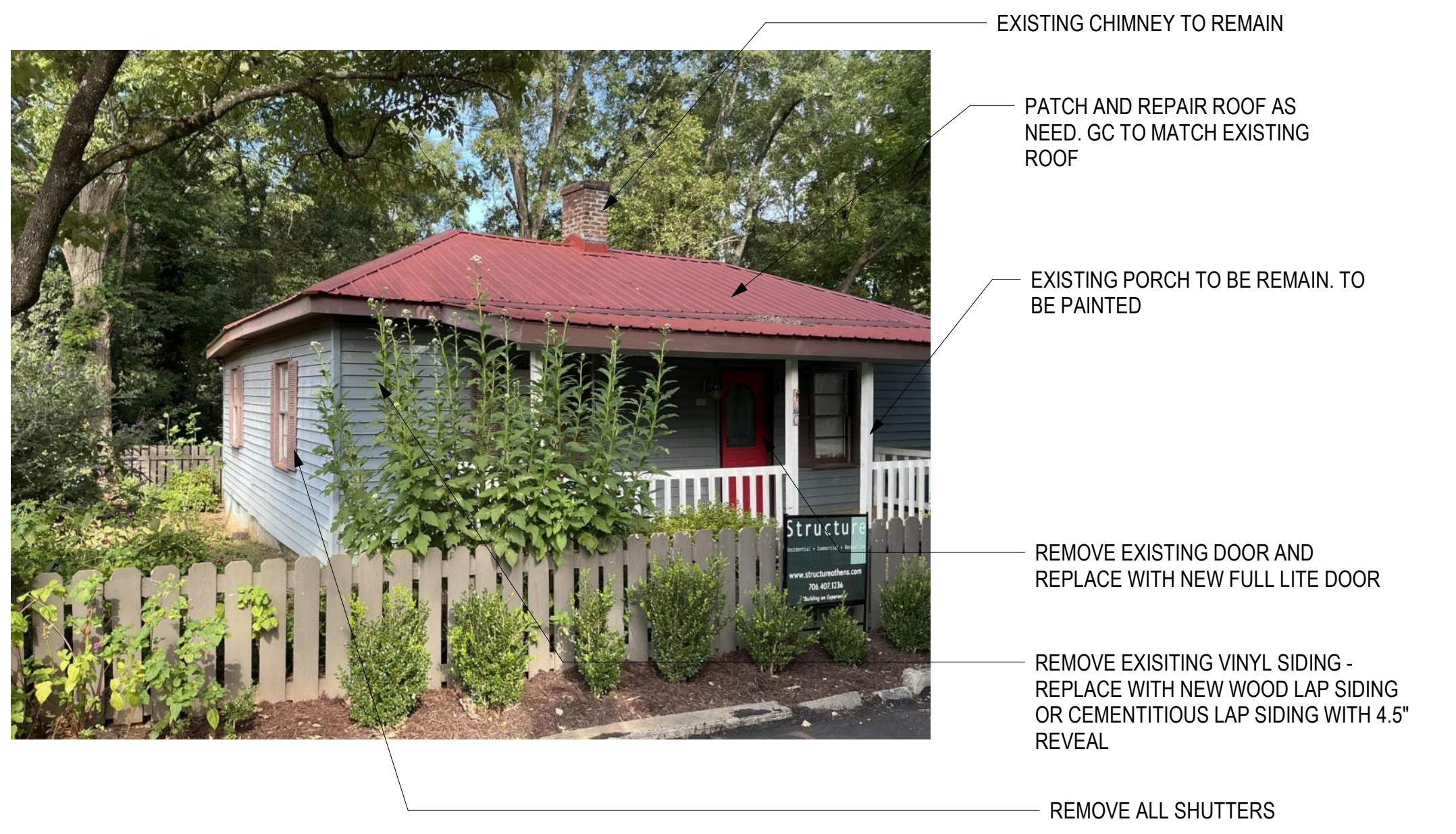
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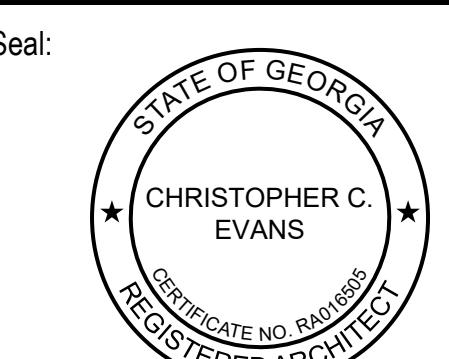
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WALL & DOOR LEGEND	
SYMBOL	DESCRIPTION
	EXISTING DOOR
	NEW DOOR
	EXISTING WALL INTERIOR OR EXTERIOR PARTITION TO REMAIN
	NEW INTERIOR WALL NEW TYPICAL PARTITION 2X4 WITH 1/2" GWF AT EACH SIDE UNLESS NOTED OTHERWISE
	NEW EXTERIOR WALL NEW TYPICAL PARTITION 2X4 WITH 1/2" GWF AT INTERIOR FOR EXTERIOR SKIN FINISH
	NEW EXTERIOR WALL 10" CONCRETE WALL W/ 1/2" GWF FURRING WALL ON INTERIOR

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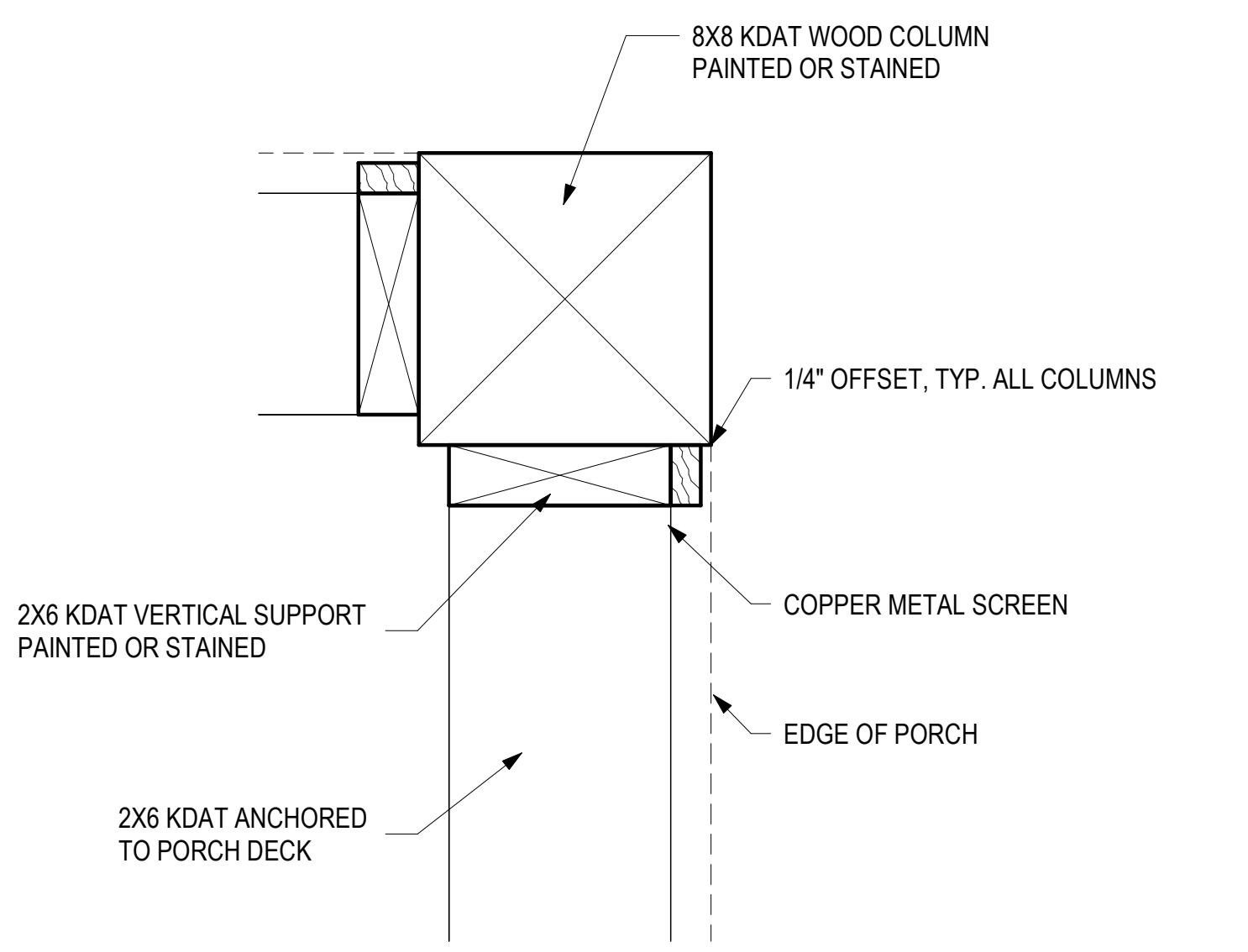
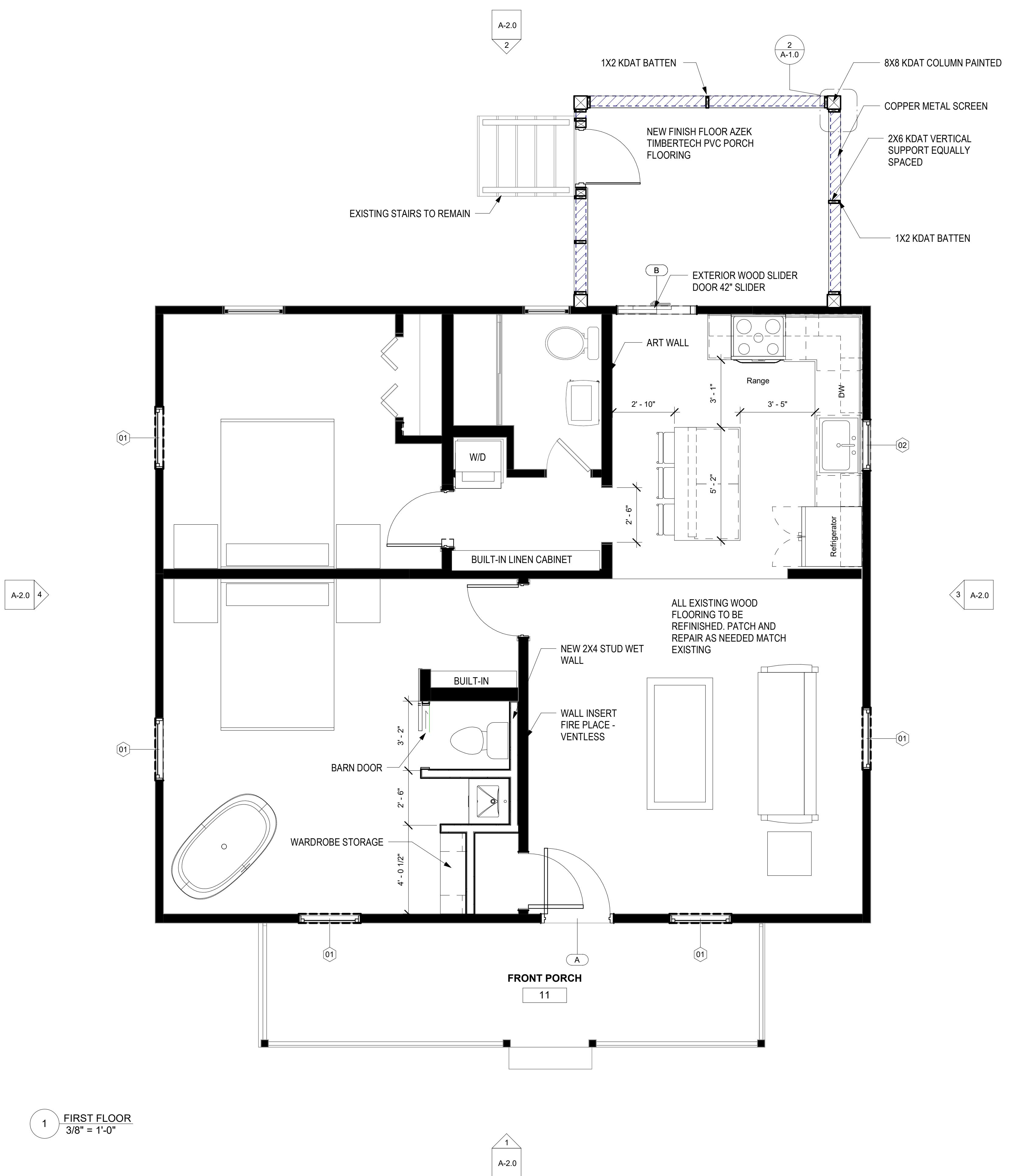
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FLOOR PLAN

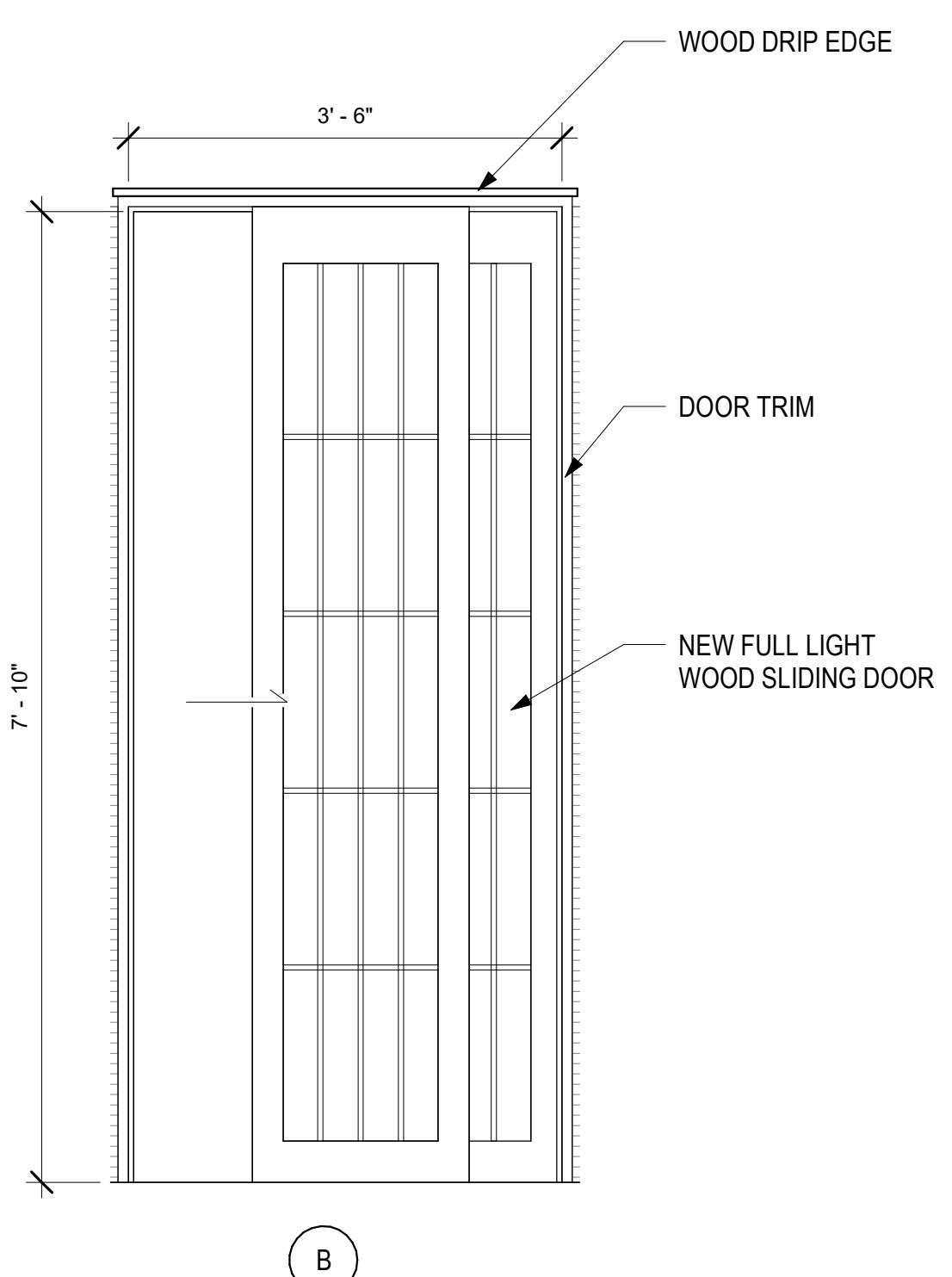
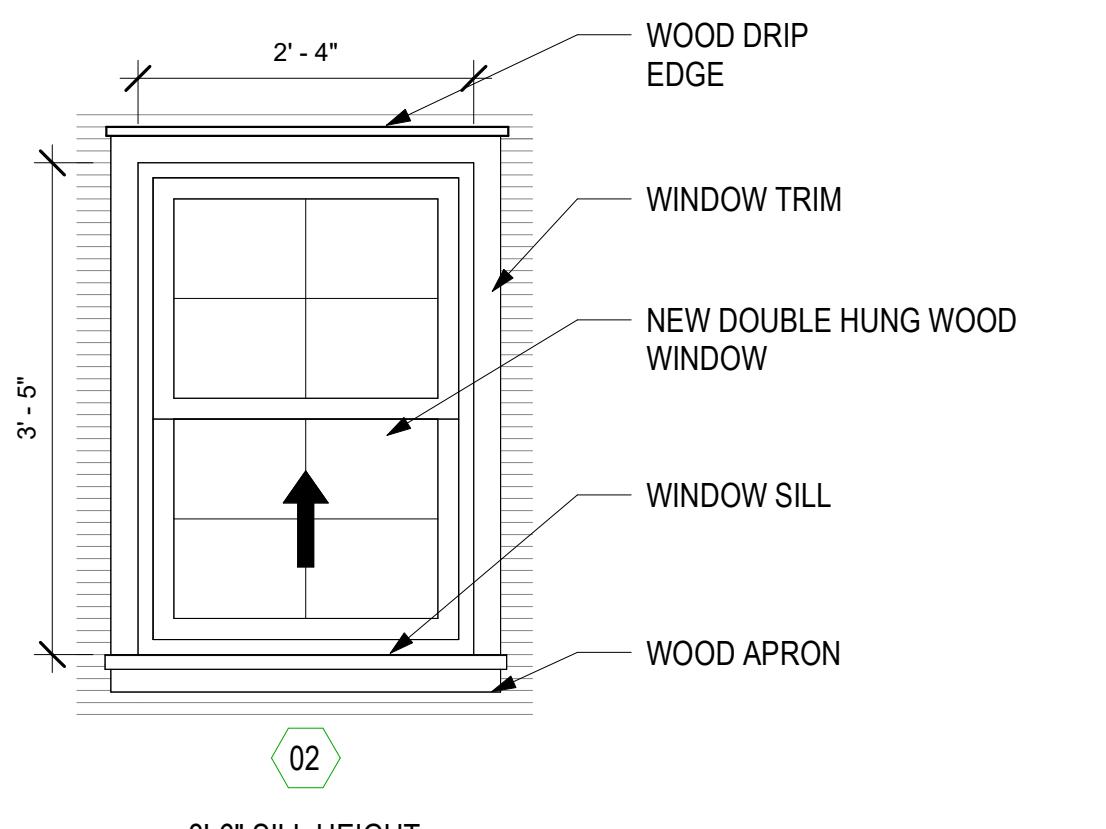
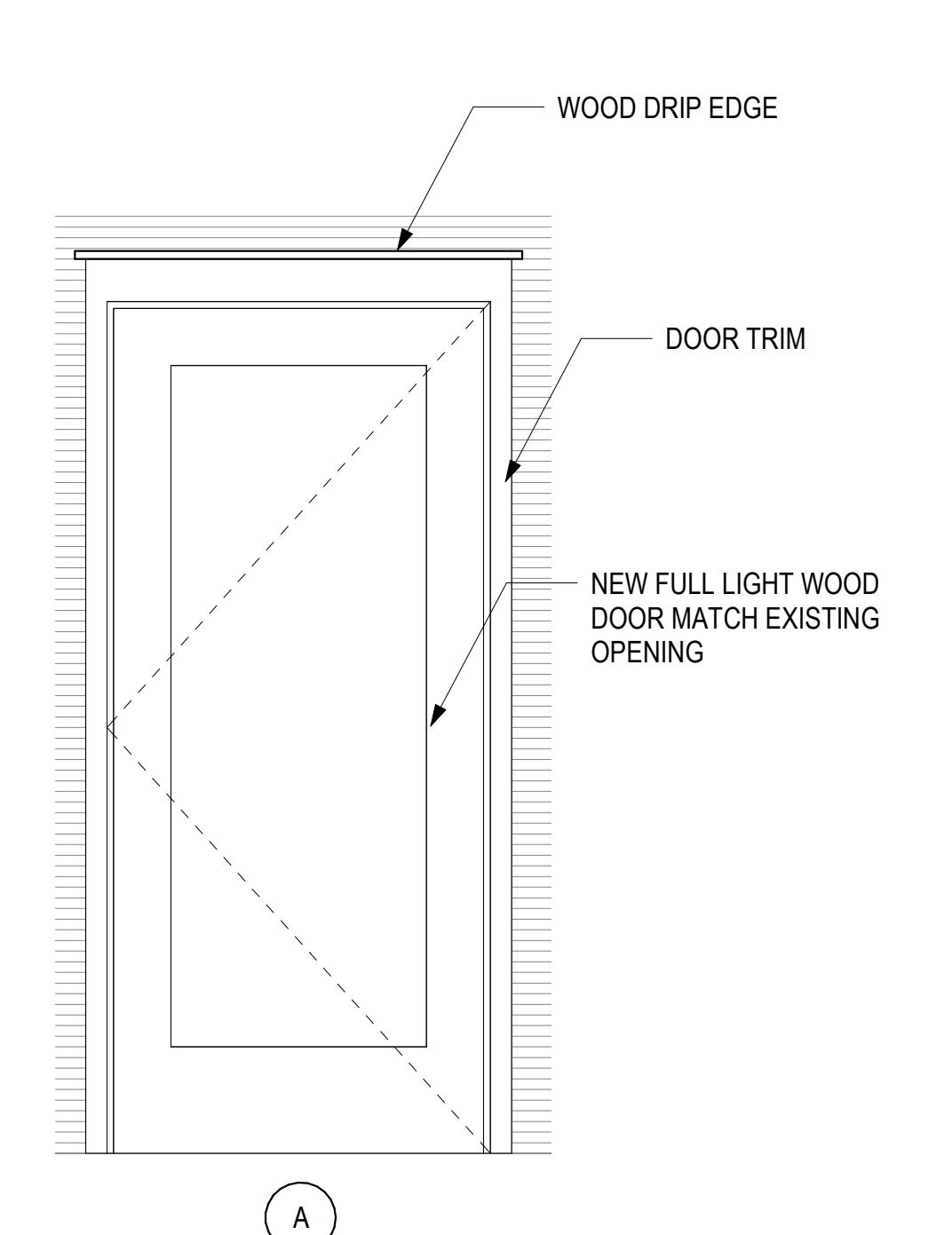
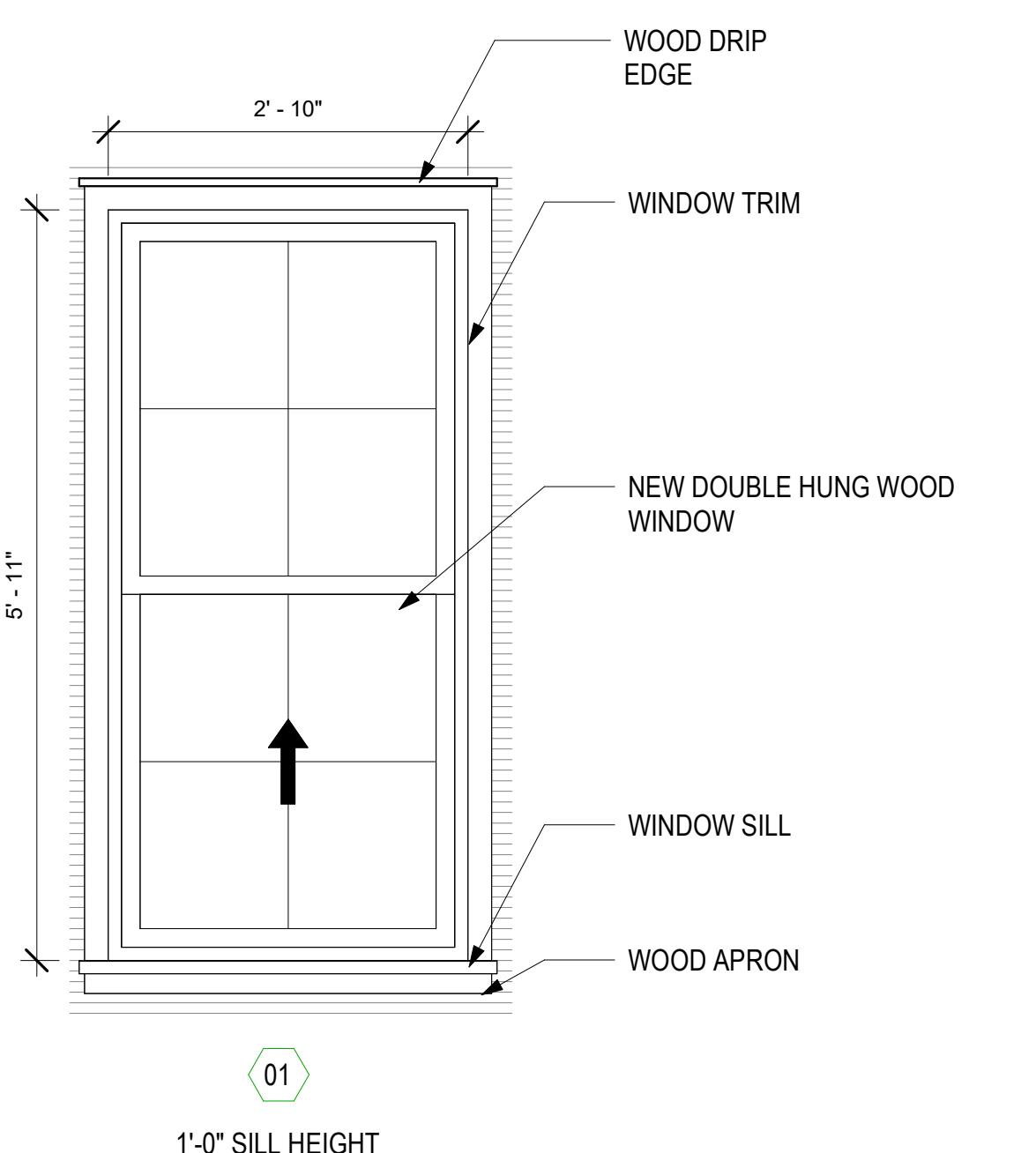
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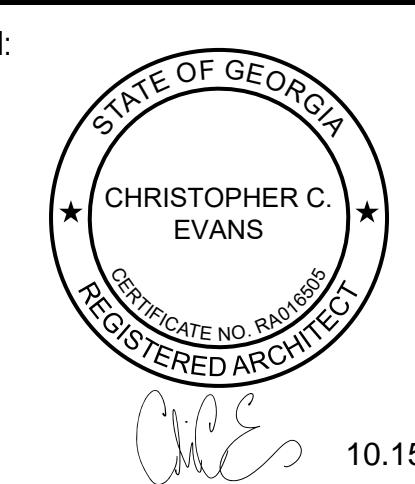
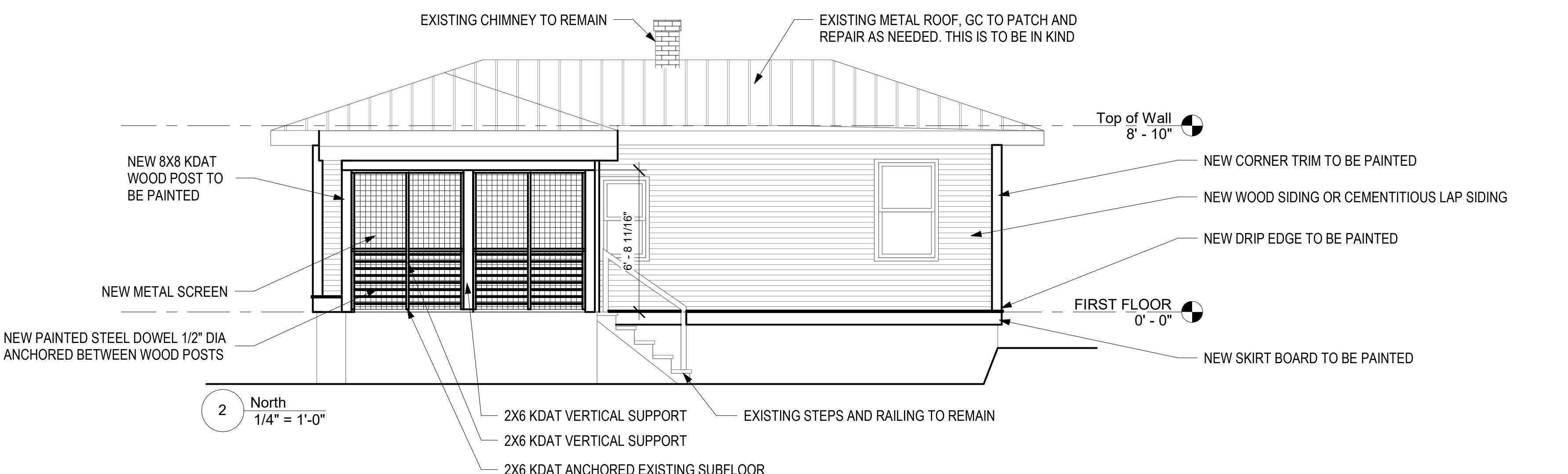
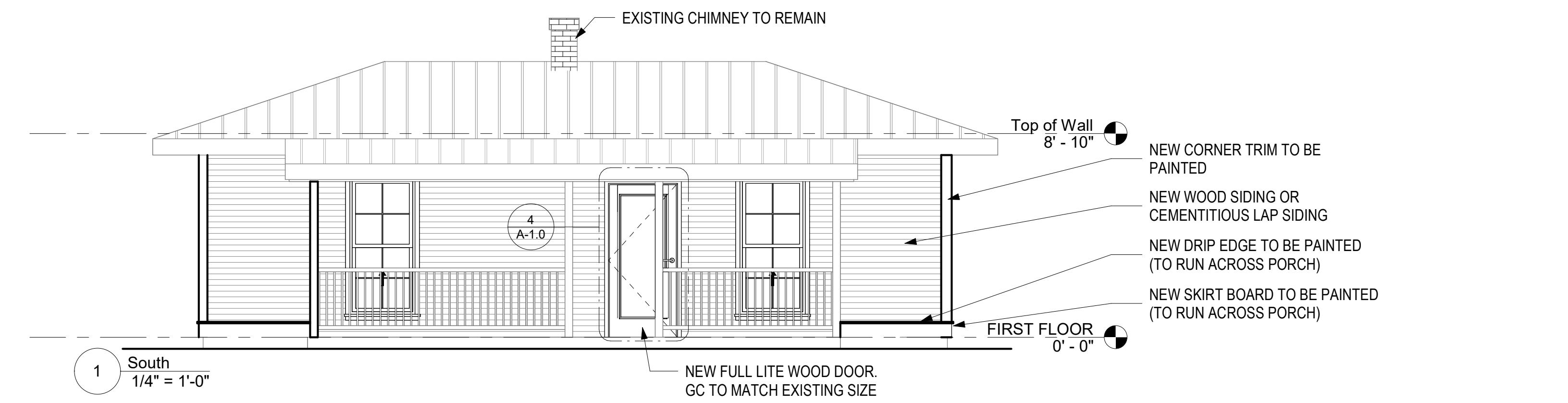
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2 ENLARGED COLUMN DETAIL
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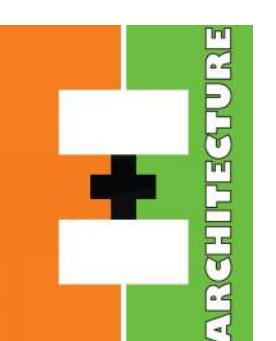


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