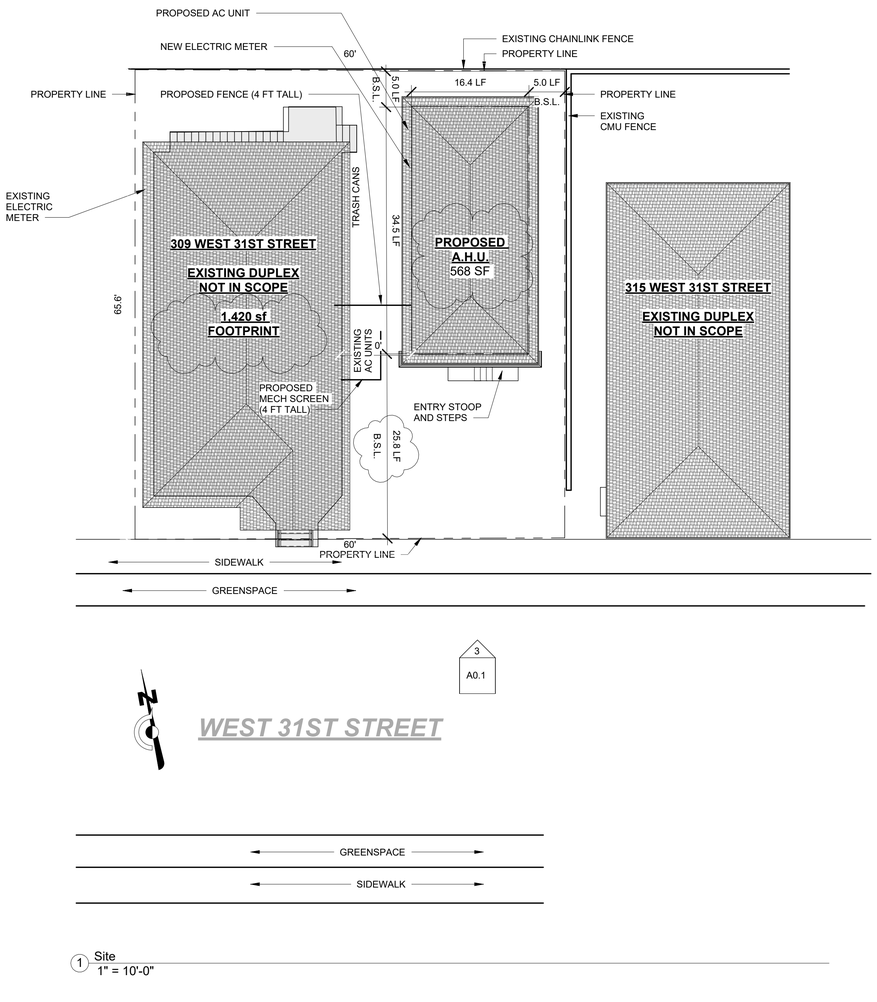
New Auxillary Housing Unit

309 West 31st Street, Savannah, GA 31401



1 Site
1" = 10'-0"

PROJECT DESCRIPTION:

This is a new single story wood frame (Type V-B) construction, auxillary housing unit (AHU), with masonry foundations.

SITE DATA:

PIN: 20066 16009

ZONING: TN-2

LOT AREA: 4,064 SF

EXISTING BUILDING FOOTPRINT: 1,420 SF (40%)

PROPOSED BUILDING FOOTPRINT: 568 SF

TOTAL BUILDING FOOTPRINTS: 1,988 SF

LOT COVERAGE PERCENTAGE: 48.9%

BUILDING DATA:

PROPOSED BUILDING AREA: 568 SF

BUILDING TYPE: V-B

BUILDING HEIGHT: 16'-0"

BUILDING USE: RESIDENTIAL

PROJECT CODES:

2026 Georgia Amendments to the 2023 National Electrical Code
2024 International Residential Code with Georgia Amendments
2024 International Building Code with Georgia Amendments
2024 International Fuel Gas Code with Georgia Amendments
2024 International Fire Code as adopted by the Safety Fire Commissioner
2024 International Mechanical Code with Georgia Amendments
2024 International Plumbing Code with Georgia Amendments
2024 International Swimming Pool and Spa Code with Georgia Amendments

5.12.8 Additional Requirements Applicable to the Traditional Neighborhood Districts
a. **All TN- Districts**
vii. When a lot does not have vehicular access from a lane or side street and the lot width is 30 feet or less, the maximum front yard setback may be increased to 22 feet to allow for vehicle parking or the minimum building frontage may be reduced to 50% to allow for vehicle parking. The standard shall not be applicable to nonresidential uses.

Sec. 5.12 Traditional Neighborhood Districts
a. **Traditional Neighborhood-2 (TN-2)**
The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. **While the district provides for primarily residential uses, it also includes** limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and **mid-block ground floor office uses**. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.

8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)
a. **Location**
1. The unit may be attached to or detached from the principal dwelling.
ii. When the unit is attached, it shall share a common wall with and have a separate entrance from the principal dwelling or be connected by a covered walkway. When the unit shares a common wall with the principal dwelling, the entrance to the unit shall be located along the side or rear façade of the dwelling. An attached accessory dwelling unit shall meet the setback standards for the principal dwelling unit.
iii. Detached accessory dwelling units shall meet the same side-yard setback requirement as the principal structure. Such **units shall be separated from the principal structure by at least 10 feet.** Detached accessory dwelling units shall have a rear-yard setback requirement of at least five (5) feet, provided that if the accessory dwelling is located on a lot that abuts a lane the rear-yard setback requirement shall be at least three (3) feet. Within zoning districts that have no rear-yard setback requirement for the principal structure there shall be no rear-yard setback requirement for an accessory dwelling unit.
d. **Building Size**
1. **The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.** In the A-1, RSF-E, RSF-30 and RSF-20 districts, the maximum building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 square feet, whichever is less.
2. The accessory dwelling unit shall contain the minimum square feet as required by the ordinances and codes of the City of Savannah regulating building construction.
3. The accessory dwelling unit shall contain no more than one (1) bedroom.

Sheet List	
Sheet Number	Sheet Name
A0.0	Cover Sheet
A0.1	Street View Study
A1.0	Plans
A2.0	Elevations and Sections
S1.0	Structural Notes
S1.1	Plans and Details

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ADDENDUM SCHEDULE

No.	Description	Date
1	Revision 1	Date 1

Project Number	1325
Date	02/05/26
Drawn By	TK

Cover Sheet

A0.0

Scale 1" = 10'-0"

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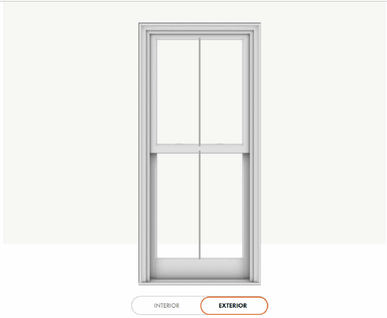

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Sizing | Interior | Hardware | Grilles | Exterior | Trim | Glass | Summary

All of your window details

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Product ID#	DHG2450
Unit Width	28"
Unit Height	60"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Lock and Keeper, White
Optional Hardware	None, White
Grille Pattern	None
Exterior Frame Color	Colony White
Exterior Sash Color	White
Exterior Trim Profile	None

*Products designed in this tool are for visualization purposes only and are not intended to be a complete, accurate representation of the actual product ordered. For exact color and product options, please view samples available at your local Andersen window & door supplier.

NOTE: FINAL WINDOW SELECTION SHALL HAVE A CENTER VERTICAL MULLION. MULLION IS NOT SHOWN IN THIS PRODUCT PHOTO.

HINKLEY LIGHTING
design • illuminate • enjoy

life AGLOW™

1819BK
Manor House
cast aluminum in Black finish with clear beveled glass panels

Width: 7"
Height: 12"
Weight: 3 lbs.
Material: Cast Aluminum
Glass: Clear Beveled Glass
Bulb: One 60w Medium Base
Voltage: 120v
TTO: 8"
Extension: 12"
Back Plate Height: 5.75"
Back Plate Width: 4.5"
Certification: c-UL-us Wet
UPC: 640665181913

Notes

Hinkley Lighting, Inc. | 12600 Berea Road | Cleveland, OH 44111 | 216.671.3300 | 216.671.4537 fax
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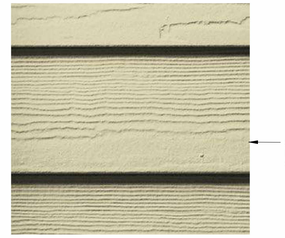
HINKLEY LANDSCAPE LIGHTING

FREDRICK RAMOND

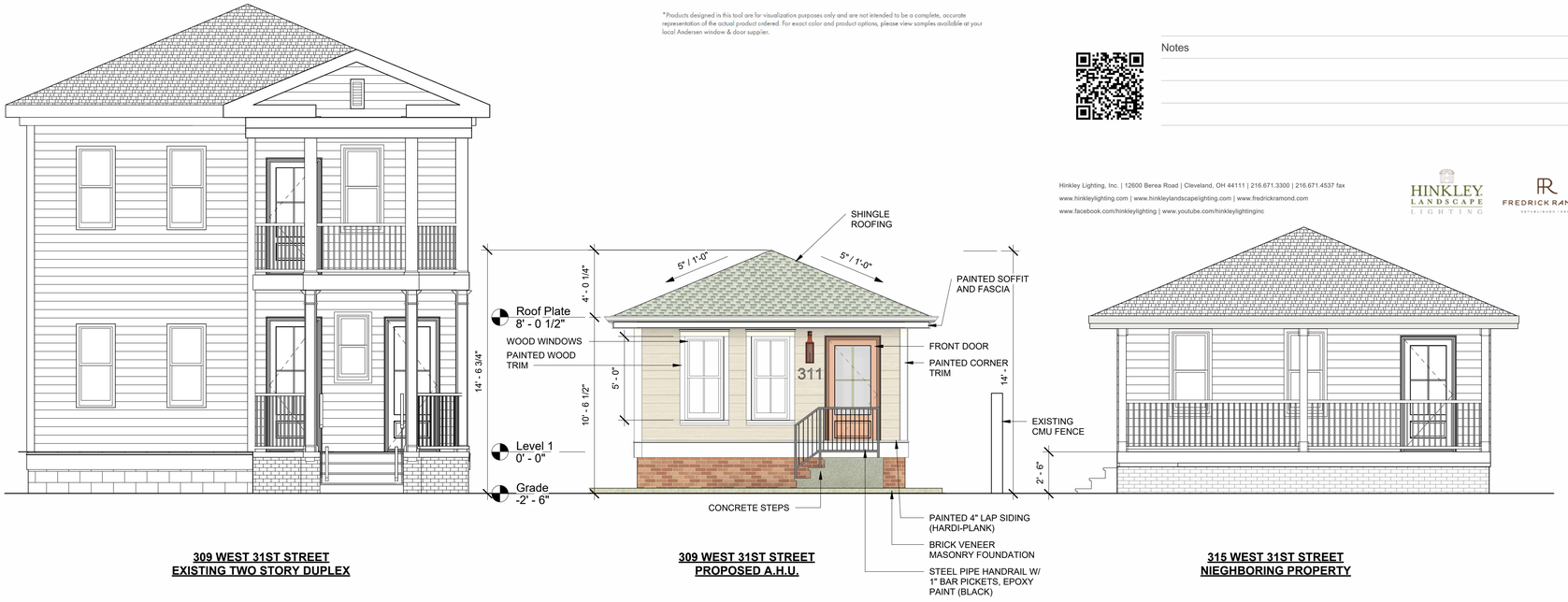
ROOFING:
Owens Corning® ,TruDefinition® DURATION®, Peppercorn



SIDING:
HARDIE® PLANK LAP SIDING, SELECT CEDARMILL®, Cobble Stone

BRICK:
Cherokee Brick, Providence, Blend (CMP600)

MORTAR:
Holcim Buff

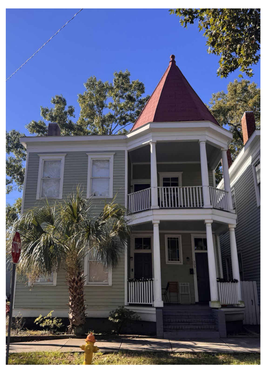


309 WEST 31ST STREET
EXISTING TWO STORY DUPLEX

309 WEST 31ST STREET
PROPOSED A.H.U.

315 WEST 31ST STREET
NIEGHBORING PROPERTY

② STREET VIEW ELEVATION
1/4" = 1'-0"



301 W 31st Street

305 W 31st Street

309 W 31st Street

PROPOSED ADU LOCATION

315 W 31st Street

317 W 31st Street

321 W 31st Street

① West 31st Street Photos
3" = 1'-0"

STATE OF GEORGIA
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No.	Description	Date

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Date	02/05/26
Drawn By	TK

Street View Study

A0.1

Scale: As indicated

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GENERAL NOTES

1. The contractor shall field verify all conditions and dimensions prior to any work and shall be responsible for all work and materials, including those furnished by subcontractors.

2. All construction shall comply with the latest editions of the Georgia building code and all local code and ordinances.

3. DO NO SCALE THE DRAWINGS. Dimensions shall govern all dimensions on all floor plans. Dimensions are to centerline of wall unless noted otherwise.

4. The contractor shall report to the Architect any error, inconsistency or omission he may discover. The contractor is responsible for correcting any error after the start of construction, which has not been brought to the attention of the Architect. The means of correcting any error shall first be approved by the Architect.

5. The Architect shall review shop drawings and samples for substantial conformance with design concept of the project. The Architect's review of a separate item shall not indicate review of an assembly in which the items functions.

6. It shall be the responsibility of the contractor to locate all existing utilities, where shown hereon or not and to protect them from damage. The contractor shall bear all expenses of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of work.

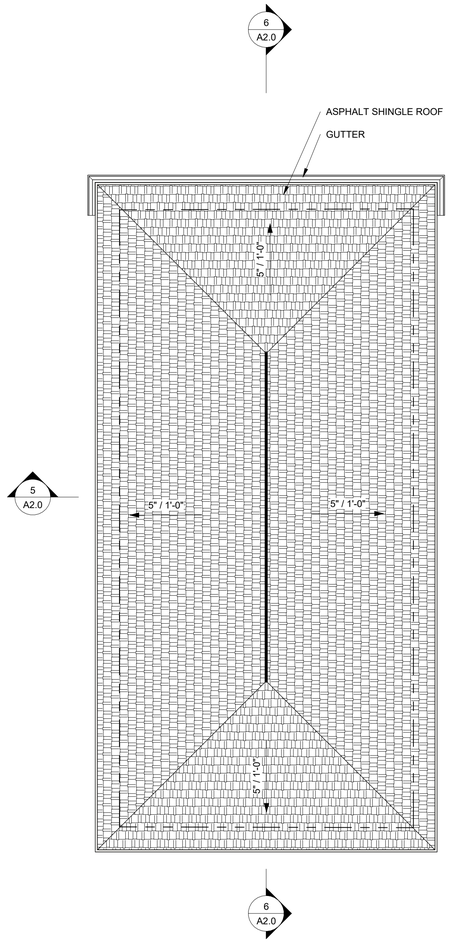
7. The contactor shall provide all temporary water, power and toilet facilities, as required.

8. Approved plans shall be kept in a plan box and shall not be used by workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition one complete set of drawings with all revisions, addenda and change orders on the premises at all times. These are to be under the care of the job superintendent.

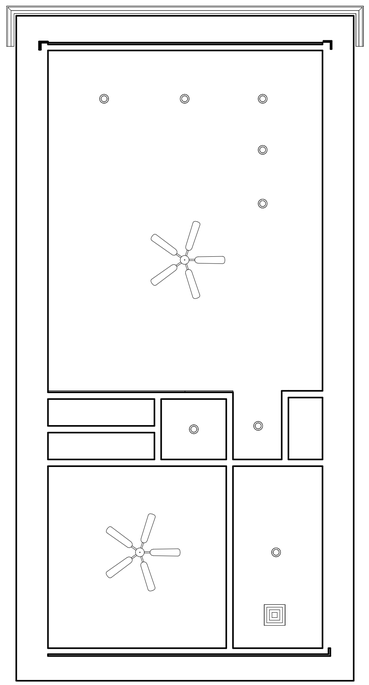
9. The contractor shall be responsible for the complete security of the site, while is in progress and until job is complete.

10. All debris shall be removed from the premises and all areas shall be left in a clean condition at all times.

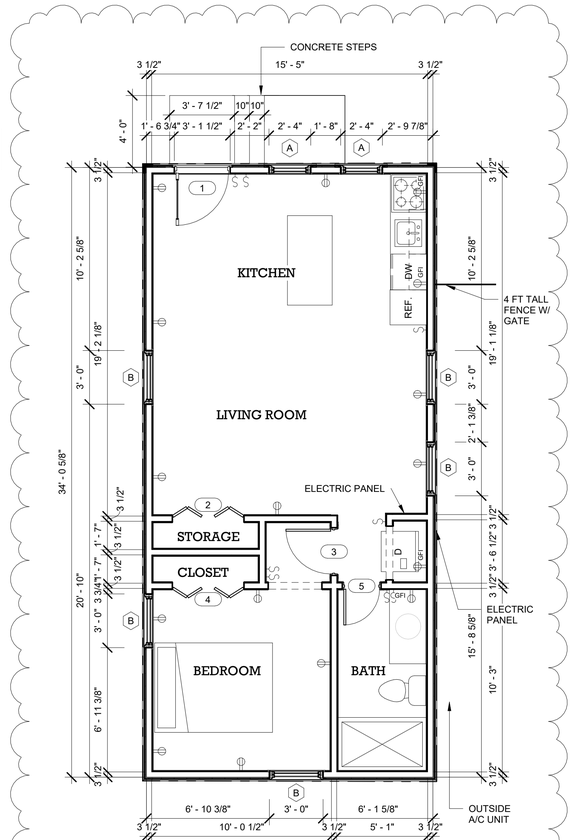
11. Contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times.



5 Roof Plan
1/4" = 1'-0"



4 Reflected Ceiling Plan
1/4" = 1'-0"



3 Floor Plan
1/4" = 1'-0"

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No.	Description	Date
1	Revision 1	Date 1

Project Number	1325
Date	02/05/26
Drawn By	Author

Plans

A1.0

Scale 1/4" = 1'-0"

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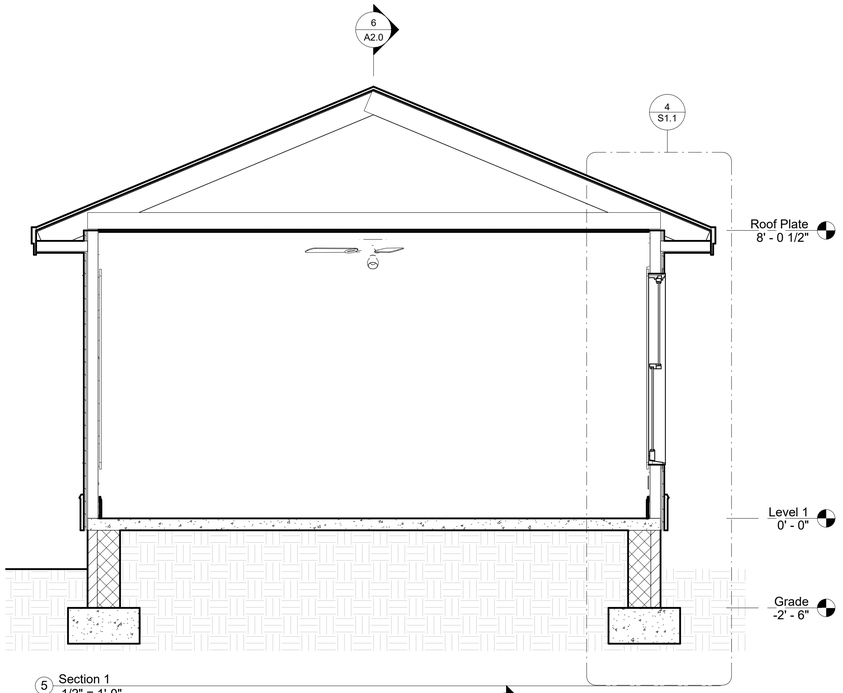
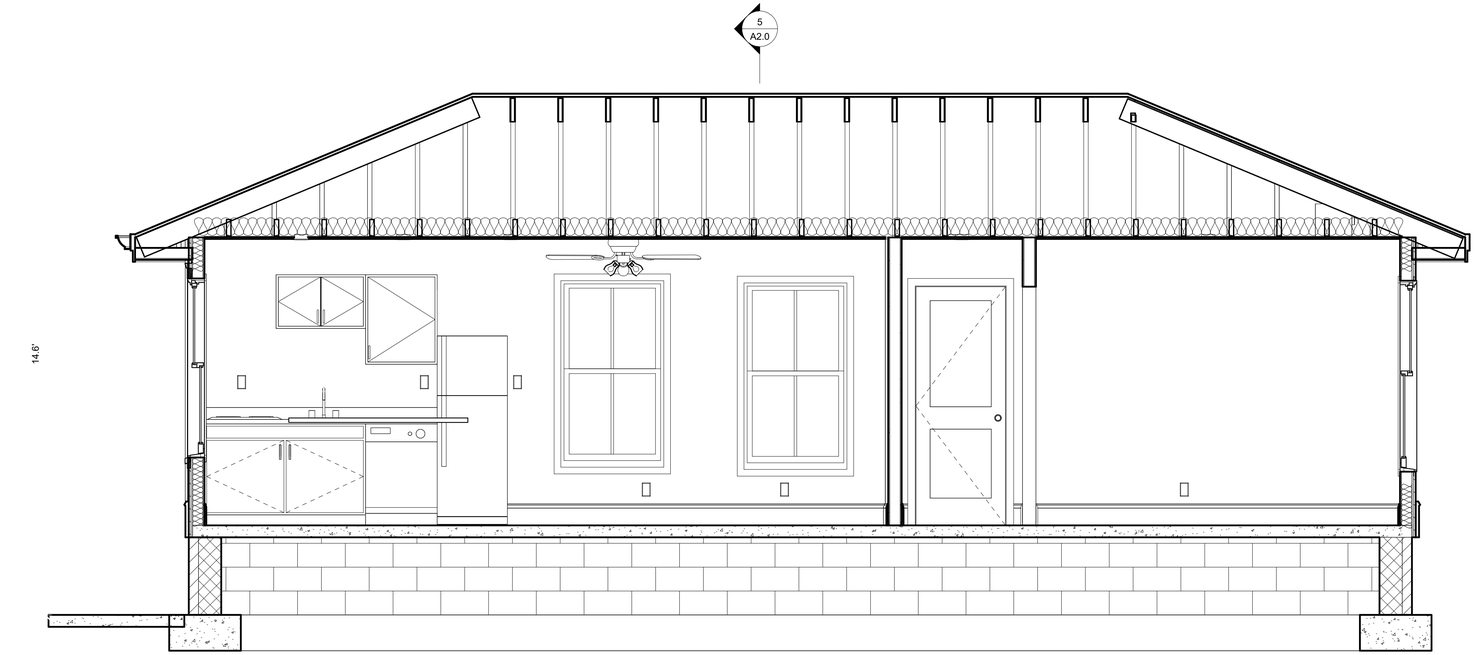
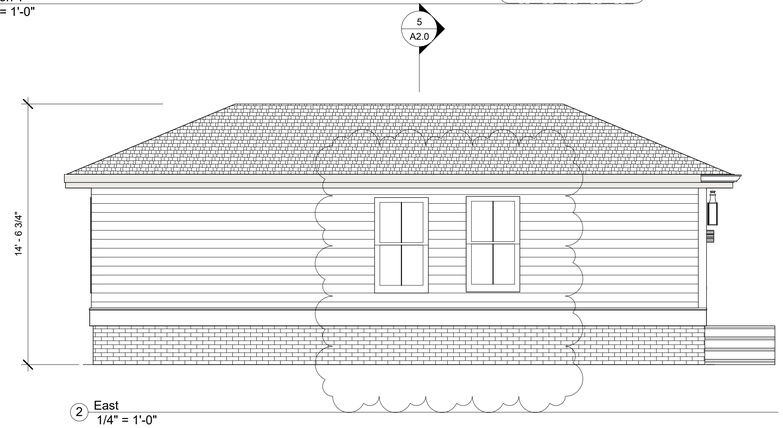


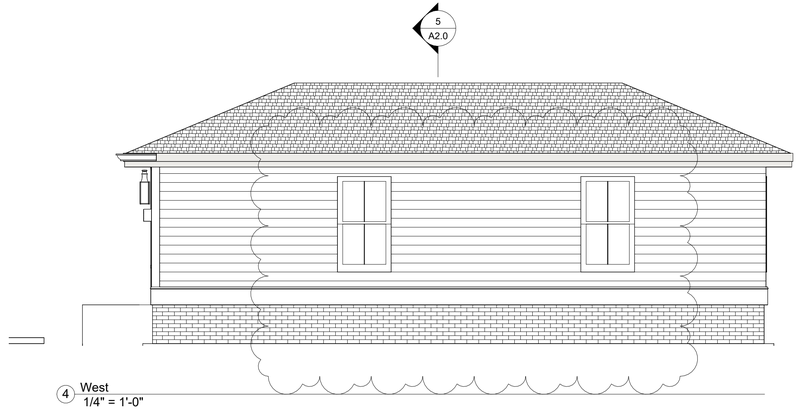
5 Section 1
1/2" = 1'-0"



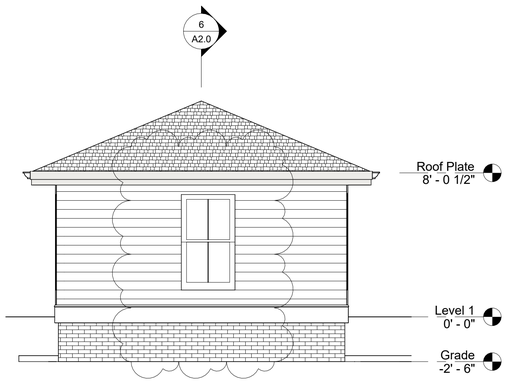
6 Section 2
1/2" = 1'-0"



2 East
1/4" = 1'-0"



4 West
1/4" = 1'-0"

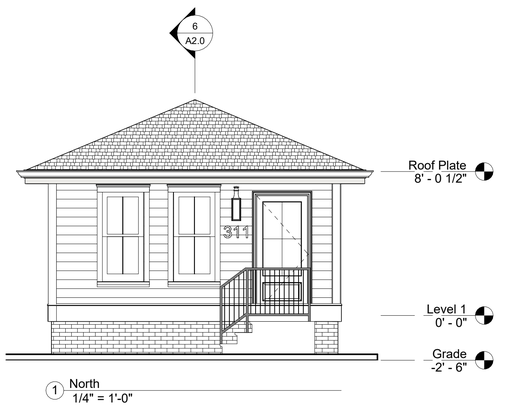


3 South
1/4" = 1'-0"

1. ASPHALT SHINGLE ROOF
2. FLASHING
3. STEPPED FASCIA
4. SOFFIT
5. SHIP LAP SIDING
6. CORNER TRIM
7. VINYL CLAD WOOD WINDOW, SEE SCHED.
8. WOOD DOOR, SEE SCHED.
9. 8X8 KDAT WOOD COLUMNS, TRIMMED AND PAINTED
10. CONCRETE SIDEWALK / DRIVEWAY
11. BRICK/MASONRY STEPS
12. BRICK/MASONRY FOUNDATION WALL
13. EXPOSED WOOD BEAM, PAINTED

MATERIAL	MANUFACTURER	PRODUCT	COLOR
BRICK	Cherokee Brick	Providence	Blend (CMP600)
MORTAR	Holcim		Buff
SIDING	HARDIE® PLANK LAP SIDING	SELECT CEDARMILL®	Cobble Stone
SOFFIT	HARDIE® SOFFIT PANELS	VENTED SMOOTH	White
TRIM	WOOD	1X4 SMOOTH	White
ROOFING	Owens Corning®	TruDefinition® DURATION®	Peppercorn

ELEVATION SCHEDULE
1/4" = 1'-0"



1 North
1/4" = 1'-0"

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No.	Description	Date
1	Revision 1	Date 1

Project Number	1325
Date	02/05/26
Drawn By	TK

Elevations and Sections

A2.0

Scale	As indicated

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STRUCTURAL DESIGN CRITERIA

PRIMARY CODES AND SPECIFICATIONS

1. REFERENCE TO CODES AND STANDARD SPECIFICATIONS OF ANY TECHNICAL ORGANIZATION OR ASSOCIATION, OR TO CODES OF LOCAL OR STATE AGENCIES SHALL MEAN THE LATEST EDITION OF CODE OR SPECIFICATION ADOPTED AT THE TIME THE PROJECT IS TO BE CONSTRUCTED UNLESS APPROVED OTHERWISE IN WRITING THE ENFORCING AGENCY.

2. GENERAL BUILDING CODE:
   A. INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS.

3. CONCRETE CODES:
   A. ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   B. ACI 301, LATEST EDITION, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
   C. LATEST EDITION OF CRSI MANUAL OF STANDARD PRACTICE & ALL SUPPLEMENTS.

DESIGN LOADS

1. GRAVITY LOADS (REFERENCE ASCE 7-10):
   ROOF DEAD LOAD 5 PSF
   ROOF LIVE LOAD 20 PSF

   GROUND FLOOR DEAD LOAD: 100 PSF
   GROUND FLOOR LIVE LOAD: 150 PSF

2. WIND LOAD (REFERENCE ASCE 7-10):
   BASIC WIND SPEED, 3 SEC GUST Vult = **131 MPH** (FIGURE 26.5-1B)
   Vasd = 105 MPH
   RISK CATEGORY II (TABLE 1.5-1)
   EXPOSURE CATEGORY C (SECTION 26.7.3)
   INTERNAL PRESSURE COEFFICIENT GCpi = +/- 0.18 (TABLE 26.11-1)

   IN ACCORDANCE WITH ASCE 7-10 THIS STRUCTURE IS NOT LOCATED IN A WIND-BORNE DEBRIS REGION.

3. SNOW LOAD (REFERENCE ASCE 7-10):
   GROUND SNOW LOAD Pg = 5 PSF (FIGURE 7-1)
   EXPOSURE FACTOR, TERRAIN CATEGORY B Ce = 0.90 (TABLE 7-2)
   THERMAL FACTOR Ct = 1.0 (TABLE 7-3)
   IMPORTANCE FACTOR I = 1.0 (TABLE 1.5-2)

4. SEISMIC LOAD (REFERENCE ASCE 7-10):
   RISK CATEGORY II (TABLE 1.5-1)
   SOIL SITE CLASSIFICATION D (SECTION 11.4.2)
   IMPORTANCE FACTOR I = 1.0 (TABLE 11.5-2)
   SPECTRAL RESPONSE AT SHORT PERIOD Sds = 0.299g
   SPECTRAL RESPONSE AT 1 SEC. Sd1 = 0.177g
   SEISMIC DESIGN CATEGORY SDC = C
   SEISMIC FORCE RESISTING SYSTEM STEEL SYSTEMS NOT SPECIFICALLY DESIGNED FOR SEISMIC RESISTANCE

   DETAILED RESPONSE MODIFICATION FACTOR R = 3.0
   SEISMIC RESPONSE COEFFICIENT Cs = 0.010
   DESIGN BASE SHEAR V = Cs x W

DEAD LOAD

DESIGN DEAD LOAD TABLE	
CONSTRUCTION	DEAD LOAD
ROOF	15 PSF
FLOOR	15 PSF

FLOOR LIVE LOAD

FLOOR LIVE LOAD TABLE		
FLOOR USE	UNIFORM LIVE LOADING	CONCENTRATED LIVE LOADING
FLOOR AREAS	40 PSF	--
STAIRS	60 PSF	300 LBS
ATTICS WITHOUT STORAGE	10 PSF	--
ATTICS WITH STORAGE	20 PSF	--

ROOF LIVE LOAD

ROOF LIVE LOAD TABLE		
ROOF TYPE	UNIFORM LIVE LOADING	CONCENTRATED LIVE LOADING
ORDINARY FLAT AND PITCHED ROOF	20 PSF	300 LBS

ROOF SNOW LOAD DATA

GROUND SNOW LOAD, p_g = 0 PSF

WIND DESIGN DATA

ULTIMATE DESIGN WIND SPEED, V_{ult} = 136 MPH
NOMINAL DESIGN WIND SPEED, V_{asd} = 105 MPH
RISK CATEGORY = II
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT, (GCpi) = 0.18 (ENCLOSED)
COMPONENTS AND CLADDING ULTIMATE WIND PRESSURES:
- TYPICAL WALL AREAS = +/-50 PSF
- WALL AREAS WITHIN 5 FEET FROM CORNERS = +/-60 PSF
- TYPICAL ROOF AREAS = 50 PSF/-75 PSF
- ROOF AREAS WITHIN 5 FEET FROM EDGES/RIDGES, HIPS, VALLEYS = 50 PSF/-85 PSF

EARTHQUAKE DESIGN DATA

RISK CATEGORY = II
SEISMIC IMPORTANCE FACTOR, I_e = 1.00
SITE CLASS = D (DEFAULT)
S_S = 0.287g
S_1 = 0.107g
S_{DS} = 0.300g
S_{D1} = 0.170g
T_L = 8 sec
SEISMIC DESIGN CATEGORY = C

SEISMIC FORCE RESISTING SYSTEM					
SEISMIC FORCE RESISTING SYSTEM	DETAILING SECTION	R	Ω_0	C_d	h_n LIMIT
A15. LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS	14.1 AND 14.5	6½	3	4	SDC C = NL
H. STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE	1.1	3	3	3	SDC = NL

RESPONSE MODIFICATION COEFFICIENT, R = 3
ANALYSIS PROCEDURE UTILIZED = EQUIVALENT LATERAL FORCE PROCEDURE (ASCE 7-16 12.8)
SEISMIC RESPONSE COEFFICIENT, C_s = 0.100
SEISMIC BASE SHEAR, V = 30 KIPS

GEOTECHNICAL INFORMATION

PROJECT GEOTECHNICAL REPORT = PRESUMPTIVE VALUES PER IBC 2018 TABLE 1806.2
ALLOWABLE VERTICAL BEARING PRESSURE = 1,500 PSF
ALLOWABLE LATERAL BEARING PRESSURE = 100 PSF/FT BELOW NATURAL GRADE
FOOTING-SOIL COEFFICIENT OF FRICTION = 0.10

FLOOD DESIGN DATA

GENERAL REQUIREMENTS

1. THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE STRUCTURE. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN; THE MINIMUM REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL BUILDING CODE SHALL GOVERN, AS AMENDED BY THE STATE AND LOCAL GOVERNING AGENCIES OF THE PROJECT LOCATION.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE PROVIDED.
3. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER, ARCHITECT OR ENGINEER.
4. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN CONSTRUCTION. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND THE SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER SO THAT CLARIFICATION CAN BE PROVIDED.
5. THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES AND SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
7. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
8. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

FOUNDATION SUBSURFACE PREPARATION

1. UNLESS NOTED OTHERWISE IN THE DRAWINGS, THE LIMITS OF THIS SUBSURFACE REPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 10 FEET BEYOND THE BUILDING AND ITEMS ATTACHED TO THE BUILDING PROPER.

2. A GEOTECHNICAL ENGINEER SHALL BE OBTAINED BY THE CONTRACTOR FOR GUIDANCE ON PREPARING THE SUBGRADE TO ADEQUATELY ACHIEVE THE ASSUMED SOIL BEARING PRESSURE AS DESCRIBED IN THE FOUNDATION NOTES. IF UNSUITABLE SUBSURFACE CONDITIONS ARE ENCOUNTERED, CONTACT THE ARCHITECT AND ENGINEER IMMEDIATELY.

3. CONTRACTOR SHALL STRIP AND REMOVE ALL SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. CONTRACTOR SHALL ALSO REMOVE EXISTING FOUNDATIONS, SLABS, PAVEMENTS AND BELOW-GRADE STRUCTURES THAT ARE LOCATED WITHIN THE LIMITS OF SUBSURFACE PREPARATION.

4. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADE AND FROM FLOODING THE PROJECT SITE AND SURROUNDING AREA.

5. NOTIFY IMMEDIATELY THE OWNER'S REPRESENTATIVE AND ENGINEER IF UNUSUAL SOIL CONDITIONS ARE FOUND.

6. DO NOT ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA.

7. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

FOUNDATIONS AND SLAB-ON-GRADE

1. IN ABSENCE OF A PROJECT GEOTECHNICAL REPORT, THE FOUNDATION IS DESIGNED BASED UPON PRESUMPTIVE LOAD-BEARING VALUES OF IBC TABLE 1806.2. A GEOTECHNICAL ENGINEER SHALL BE OBTAINED BY THE CONTRACTOR TO VERIFY THE SUITABILITY OF SHALLOW FOUNDATIONS. THE SOIL PRESSURES LISTED BELOW SHALL ALSO BE CONFIRMED BY FIELD TESTING USING A DYNAMIC CONE PENETROMETER TEST (ASTM STP-300) AT EACH COLUMN FOUNDATION EXCAVATION AND 75 FEET MAXIMUM SPACING ON WALL FOOTING AND THICKENED SLAB EXCAVATIONS.
2. SOIL PRESSURES USED FOR FOUNDATION DESIGN:
   A. ALLOWABLE BEARING PRESSURE = 1500 PSF
   B. ALLOWABLE PASSIVE PRESSURE = 100 PCF
3. ALL FOUNDATIONS SHALL BE PLACED ON COMPACTED SUBGRADE. SEE SUBGRADE PREPARATION NOTES.
4. THE BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 18 INCHES BELOW FINISHED GRADE UNLESS NOTED OTHERWISE.
5. REMOVE ALL WATER SOFTENED SOILS FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. FILL REMAINING VOIDS WITH ADDITIONAL CONCRETE.
6. ALL FOUNDATION REINFORCEMENT SHALL BE PROPERLY TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE.
7. WHERE FINISHED GRADES DIFFER ON OPPOSITE SIDES OF FOUNDATION WALLS, PROVIDE TEMPORARY BRACING TO PREVENT LATERAL MOVEMENT UNTIL ALL ADJACENT FILL, COMPACTION, FLOOR SLABS, AND FRAMING AT NEXT LEVEL HAS BEEN COMPLETED..

REINFORCING STEEL

1. FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT SHALL COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE."

2. REINFORCING BARS SHALL BE ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE.

3. REINFORCING BARS IN WELDED CONDITIONS, WHERE PERMITTED, SHALL BE ASTM A 706, DEFORMED. STEEL WELDED-WIRE REINFORCEMENTS SHALL BE ASTM A 1064 WITH 70 KSI MINIMUM YIELD STRENGTH.

4. NO REINFORCEMENT SHALL BE FLAME-CUT OR BENT IN FIELD WITHOUT GUIDANCE FROM STRUCTURAL ENGINEER.

5. REINFORCING STEEL SHALL HAVE COVER PROTECTION AS FOLLOWS:

CONCRETE COVER PROTECTION TABLE	
CONDITION	COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES

CAST-IN-PLACE CONCRETE

1. ALL CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING ACI PUBLICATIONS:
   A. ACI 301-10 - GENERAL CONSTRUCTION REQUIREMENTS
   B. ACI 117-10 - TOLERANCES FOR CONCRETE CONSTRUCTION
2. CONCRETE SHALL BE NORMAL-WEIGHT CONCRETE (145 PCF) WITH MIXES MEETING THE FOLLOWING CRITERIA
   A. FOUNDATION ELEMENTS & SLAB ON GRADE
      a. MINIMUM 28-DAY COMPRESSIVE STRENGTH = 3000 PSA
      b. COARSE AGGREGATE SIZE = #57 STONE
      c. MAXIMUM WATER-TO-CEMENTITOUS MATERIALS RATIO = 0.6
      d. SLUMP LIMIT = 5 INCHES (±1 INCH)
      e. AIR CONTENT = 4.5% (+/-1.5%)
3. ACCEPTABLE CEMENTIOUS MATERIALS:
   A. PORTLAND CEMENT - ASTM C 150, TYPE II
   B. FLY ASH - ASTM C 618
   C. SLAG CEMENT - ASTM C989
   D. BLENDED HYDRAULIC CEMENT - ASTM C 595, TYPE IS OR TYPE IP
   E. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 3/4-INCH CHAMFER.

CONCRETE UNIT MASONRY

1. ALL CONCRETE UNIT MASONRY CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING TMS PUBLICATIONS:
   A. TMS 402-16 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
   B. TMS 602-16 - SPECIFICATION FOR MASONRY STRUCTURES
2. CONCRETE MASONRY UNITS SHALL BE ASTM C 90 AND MEET THE FOLLOWING THE FOLLOWING CRITERIA:
   A. UNIT COMPRESSIVE STRENGTH = 1900 PSI
   B. DENSITY CLASSIFICATION = LIGHTWEIGHT
   C. RUNNING BOND PLACEMENT
3. MORTAR SHALL COMPLY WITH ASTM C 270 AND THE FOLLOWING CRITERIA:
   A. TYPE = S
   B. ACCEPTABLE MORTAR CEMENT:
      a. PORTLAND CEMENT - ASTM C 150, TYPE II
      b. HYDRATED LIME - ASTM C 207, TYPE S
      c. PORTLAND CEMENT-LIME MIX
      d. MASONRY CEMENT - ASTM C 91
   C. BEDDING = FULL
   D. MORTAR AGGREGATE, ASTM C 144
4. GROUT FOR UNIT MASONRY SHALL COMPLY WITH ASTM C 476 AND THE FOLLOWING CRITERIA:
   A. GROUT TYPE = COARSE
   B. GROUT DENSITY = 140 PCF
   C. COMPRESSIVE STRENGTH = 3000 PSI
   D. GROUT AGGREGATE = 1/2-INCH MAX COARSE AGGREGATE, ASTM C 404
   E. TARGET SLUMP = 9 INCHES (1 INCH)
   F. NO ADMIXTURES UNLESS APPROVED BY ENGINEER
5. ALL CELLS BELOW GROUND FLOOR SLAB SHALL BE FILLED SOLID WITH GROUT.

SLABS ON GRADE

1. ALL SLABS ON GRADE SHALL BE ON COMPACTED SUBGRADE WITH 4 INCHES MINIMUM OF POROUS FILL MATERIAL. SEE SUBGRADE PREPARATION NOTES. ALL SLABS ON GRADE SHOULD BE SUPPORTED ON A MINIMUM OF 4-INCHES OF GRANULAR, FREE-DRAINING POROUS FILL WITH A VAPOR BARRIER AS A CAPILLARY LAYER BETWEEN THE SLAB AND THE SUBGRADE.
2. THE CONTRACTOR SHALL COORDINATE ALL LIMITS AND DEPTHS OF DEPRESSIONS FOR FLOOR FINISHES WITH ARCHITECTURAL DRAWINGS AND SCHEDULES. LIMITS SHOWN ON STRUCTURAL DRAWINGS ARE SCHEMATIC.
3. THE USE OF POLYPROPYLENE FIBERS IN LIEU OF WELDED WIRE FABRIC IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
4. THE FINISH TOLERANCE OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 301, TYPE A.
5. SAW-CUT CONTRACTION JOINTS SHALL BE CUT AS SOON AS THE CONCRETE CAN BE CUT WITHOUT RAVELING. CONVENTIONAL CAW-CUT JOINTS SHOULD BE RUN WITHIN 4-12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED. JOINTS PLACED WITH AN EARLY ENTRY SAW MAY BE CUT 1-4 HOURS AFTER THE SLAB HAS BEEN FINISHED.

POST-INSTALLED REBAR, ANCHORS, AND FASTENERS

1. THE PRODUCTS BELOW ARE THE DESIGN BASIS FOR THIS PROJECT. PRODUCT DIAMETER AND EMBEDMENT SHALL BE AS SHOWN IN THE DETAILS. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE FOR PRODUCT INSTALLATION TRAINING AND A LETTER SHALL BE SUBMITTED TO THE ENGINEER OF RECORD INDICATING THAT TRAINING HAS TAKEN PLACE. REFER TO THE PROJECT BUILDING CODE AND/OR EVALUATION REPORT FOR SPECIAL INSPECTIONS AND PROOF LOAD REQUIREMENTS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED BELOW MAY BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR REVIEW. SUBSTITUTIONS WILL ONLY BE CONSIDERED FOR PRODUCTS HAVING A RESEARCH REPORT RECOGNIZING THE PRODUCT FOR THE APPROPRIATE APPLICATION UNDER THE PROJECT BUILDING CODE. SUBSTITUTION REQUESTS SHALL INCLUDE CALCULATIONS THAT DEMONSTRATE THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE EQUIVALENT PERFORMANCE VALUES OF THE DESIGN BASIS PRODUCT.

FOR ANCHORING INTO CONCRETE:

1. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. PRE-APPROVED PRODUCTS INCLUDE:
   SCREW ANCHORS
   - SIMPSON STRONG-TIE TITEN-HD (ICC-ES ESR-2713)
   - DEWALT SCREW-BOLT+ (ICC-ES ESR-3889)
   - HILTI KWIK HUS EZ SCREW ANCHORS (ICC-ES ESR-3027)
2. ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN BOND STRENGTH HAS BEEN BASED ON CRACKED CONCRETE, ACI 355.4 TEMPERATURE CATEGORY B, AND INSTALLATIONS INTO DRY HOLES DRILLED USING A HAMMER DRILL INTO CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-14 17.8.2.2 WHERE INDICATED ON THE CONTRACT DOCUMENTS. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-14 17.8.2.4. PRE-APPROVED PRODUCTS INCLUDE:
   - SIMPSON STRONG-TIE SET-3G (IAPMO-UES ER-4057)
   - SIMPSON STRONG-TIE AT-XP (IAPMO-UES ER-263)
   - DEWALT PURE 110 + (ICC-ES ESR-3298)
   - DEWALT AC200+ (ICC-ES ESR-4027)
   - HILTI HIT-HY 200-R (ICC-ES ESR-3187)
   - HILTI HIT-HY 200-A (ICC-ES ESR-3187)
3. POWDER-POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70.
   PRE-APPROVED PRODUCTS INCLUDE:
   - SIMPSON STRONG-TIE GAS ACTUATED PINS (ICC-ES ESR-2811)
   - SIMPSON STRONG-TIE POWDER ACTUATED PINS (ICC-ES ESR-2138)
   - DEWALT GAS ACTUATED FASTENERS (ICC-ES ESR-3275)
   - DEWALT POWDER ACTUATED FASTENERS (ICC-ES ESR-2024)
   - HILTI X-U (ICC-ES ESR-2269)

FOR ANCHORING INTO SOLID GROUTED CONCRETE MASONRY:

1. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC01 OR ICC-ES AC106. PRE-APPROVED PRODUCTS INCLUDE:
   A. SCREW ANCHORS
      a. SIMPSON STRONG-TIE TITEN-HD (ICC-ES ESR-1056)
      b. DEWALT SCREW-BOLT+ (ICC-ES ESR-4042)
2. ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC58.
   A. PRE-APPROVED PRODUCTS INCLUDE:
      a. SIMPSON STRONG-TIE AT-XP (IAPMO-UES ER-263)
      b. SIMPSON STRONG-TIE SET-XP (IAPMO-UES ER-2508)
      c. DEWALT AC100+ GOLD (ICC-ES ESR-3200)
      d. HILTI HIT-HY 70 (ICC-ES ESR-2682)
3. POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70.
   PRE-APPROVED PRODUCTS INCLUDE:
      a. SIMPSON STRONG-TIE GAS ACTUATED PINS (ICC-ES ESR-2811)
      b. SIMPSON STRONG-TIE POWDER ACTUATED PINS (ICC-ES ESR-2138)
      c. DEWALT GAS ACTUATED FASTENERS (ICC-ES ESR-3275)
      d. DEWALT POWDER ACTUATED FASTENERS (ICC-ES ESR-2024)
      e. HILTI X-U (ICC-ES ESR-2269)

FOR ANCHORING INTO HOLLOW CONCRETE MASONRY:

1. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC106. PRE-APPROVED PRODUCTS INCLUDE:
   a. SIMPSON STRONG-TIE TITEN-HD (ICC-ES ESR-1056)
2. ADHESIVE FOR REBAR AND ANCHORS WITH SCREEN TUBES SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC58. THE APPROPRIATE SCREEN TUBE SHALL BE USED AS RECOMMENDED BY THE ADHESIVE MFR. PRE-APPROVED PRODUCTS INCLUDE:
   a. SIMPSON STRONG-TIE SET-XP (ICC-ES ESR-2508)
   b. DEWALT AC100+ GOLD (ICC-ES ESR-3200)
3. POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70.
   PRE-APPROVED PRODUCTS INCLUDE:
   a. SIMPSON STRONG-TIE GAS ACTUATED PINS (ICC-ES ESR-2811)
   b. SIMPSON STRONG-TIE POWDER ACTUATED PINS (ICC-ES ESR-2138)
   c. DEWALT GAS ACTUATED FASTENERS (ICC-ES ESR-3275)

FOR FASTENING INTO STEEL:

1. POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70.
   PRE-APPROVED PRODUCTS INCLUDE:
   a. SIMPSON STRONG-TIE "GAS ACTUATED PINS" (ICC-ES ESR-2811)
   b. SIMPSON STRONG-TIE "POWDER ACTUATED PINS" (ICC-ES ESR-2138)
   c. DEWALT GAS ACTUATED FASTENERS (ICC-ES ESR-3275)
   d. DEWALT POWDER ACTUATED FASTENERS (ICC-ES ESR-2024)
   e. HILTI X-U (ICC-ES ESR-2269)

WOOD STRUCTURAL PANELS

1. ALL WOOD STRUCTURAL PANELS SHALL BE APA TRADEMARKED STRUCTURAL-USE PANELS QUALIFIED AND MANUFACTURED IN ACCORDANCE WITH APA PRP-108 (PERFORMANCE STANDARDS AND QUALIFICATION POLICY FOR STRUCTURAL-USE PANELS) AND U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARDS PS 1-09 (STRUCTURAL PLYWOOD) AND PS 2-04 (PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS) AND SHALL BE IDENTIFIED BY THE MARK OF AN APPROVED TESTING AND GRADING AGENCY.
2. ALL FLOOR PANELS SHALL BE TONGUE & GROOVE. FIELD-GLUE USING ADHESIVES MEETING APA SPECIFICATIONS AFG-01, APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. NSTALL ALL PANELS AT FLOOR AND ROOF WITH THE LONG DIMENSIONS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER
4. PROVIDE BLOCKING AT UNSUPPORTED PANEL EDGES AS FOLLOWS:
   a. ROOFS - FULLY BLOCKED; WHERE BLOCKING IS NOT SPECIFICALLY REQUIRED FOR THE ROOF SHEATHING, PLY CLIPS OR TONGUE AND GROOVE PLYWOOD SHALL BE USED.
   b. FLOORS - UNBLOCKED
   c. EXTERIOR/SHEAR WALLS - FULLY BLOCKED
5. ALL NAILS FOR PANEL ATTACHMENT SHALL NOT BE OVERDRIVEN.
6. WHERE EITHER 2" OR 2 1/2" FASTENER SPACINGS ARE USED FOR WOOD STRUCTURAL PANELS USED AT ROOF OR FLOOR, THE FRAMING MEMBER AT THE ADJOINING PANEL SHALL BE 3" NOMINAL WIDTH AND THE NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.
7. NAILS AT ABUTTING PANEL EDGES MUST PENETRATE THE SAME PIECE OF FRAMING OR BLOCKING.

WOOD STRUCTURAL PANELS					
USAGE	THICKNESS	CONSTRUCTION	BOND CLASSIFICATION	PANEL GRADE	SPAN RATING
ROOF	1/2"	OSB / PLYWOOD	EXP. 1	SHEATHING	32/16
FLOOR	3/4"	PLYWOOD	EXP. 1	SINGLE FLOOR	24" O.C.
EXT. WALL	7/16"	OSB / PLYWOOD	EXP. 1	SHEATHING	24/16
SHEAR WALL	7/16"	OSB / PLYWOOD	EXP. 1	STRUCTURAL SHEATHING	24/16

ROUGH CARPENTRY

1. ALL WOOD FRAMING SHALL COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. ALL WOOD FRAMING MEMBERS ARE DESIGNED TO ACT AS A SYSTEM ONCE CONSTRUCTION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SAFETY AND STABILITY OF WOOD FRAMING SYSTEMS (I.E. TEMPORARY BRACING) DURING CONSTRUCTION AS A RESULT OF CONSTRUCTION METHODS AND SEQUENCES.
3. WOOD FRAMING MATERIALS:
   A. FRAMING DIMENSIONAL LUMBER SHALL BE #2 SOUTHERN YELLOW PINE.
   B. WALL STUDS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
   C. LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLLAM LVL GRADE 2.0E MANUFACTURED BY WEYERHAEUSER TRUS JOIST.
   D. PARALLEL STRAND LUMBER (PSL) SHALL BE PARALLAM PSL MANUFACTURERED BY WEYERHAEUSER TRUS JOIST WITH THE FOLLOWING GRADES:
      - HEADER AND BEAM SIZES = 2.0E GRADE
      - COLUMN AND POST SIZES = 1.8E GRADE
   E. LAMINATED STRAND LUMBER (LSL) SHALL BE TIMBERSTRAND LSL MANUFACTURERED BY WEYERHAEUSER TRUS JOIST WITH THE FOLLOWING GRADES:
      - HEADER AND BEAM SIZES = 1.55E GRADE
      - COLUMN AND POST SIZES = 1.3E GRADE
   F. WOOD I-JOISTS SHALL BE TJI JOISTS MANUFACTURED BY WEYERHAEUSER TRUST JOIST.
4. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
5. 5ALL LUMBER EXPOSED TO EXTERIOR ENVIRONMENT OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.25 lbs. OF ACQ PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "ABOVE GRADE USE". ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED TO A MINIMUM RETENTION OF 0.40 lbs. OF ACQ PER CUBIC FOOT OF WOOD, AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK, "GROUND CONTACT USE". REFERENCE STANDARD AWPA C2 AND ASTM D1760 FOR PRESSURE TREATMENT OF TIMBER PRODUCTS.
6. WHERE POSSIBLE ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).
7. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOAD BEARING FRAMING SHALL BE LIMITED TO LESS THAN ½ OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO ½ OF THE NARROW FACE DIMENSIONS.
8. LOCATION, NUMBER, AND DIMENSIONS OF FRAMING MEMBERS SHOW GENERAL ARRANGEMENT ONLY. ACTUAL SPANS, SPACINGS, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DETAILS.
9. SEE ARCHITECTURAL PLANS AND DETAILS FOR EDGE SECTIONS, HEADER AND LINTEL LOCATIONS, AND ALL NON-STRUCTURAL FRAMING AND TRIM.
10. FOR ALL JOISTS AND RAFTERS, PROVIDE FULL-DEPTH BLOCKING AT ENDS, AT MIDSPAN, AND AT A MAXIMUM SPACING OF 8 FEET IN BETWEEN.
11. ALL ENGINEERED WOOD PRODUCTS SHALL BE BRIDGED, BLOCKED, AND BRACED IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATION.
12. LOAD BEARING STUD WALLS SHALL BE CONTINUOUSLY BRIDGED AT MID-HEIGHT AND UNSUPPORTED PLYWOOD WALL SHEATHING JOINTS WITH SOLID WOOD BLOCKING, UNLESS NOTED OTHERWISE.
13. NO CUTS, HOLES, OR COPES IN STRUCTURAL WOOD FRAMING SHALL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER AND ARCHITECT.
14. ALL BOLTS, CARRIAGE BOLTS, LAG SCREWS, EXPANSION BOLTS AND EPOXY BOLTS SHALL BE INSTALLED WITH STANDARD CUT WASHERS UNDER THE BOLT HEADS AND NUTS THAT BEAR DIRECTLY ON THE WOOD. ALL NUTS SHALL BE TIGHTENED AT THE TIME OF INSTALLATION AND RE-TIGHTENED IF NECESSARY, DUE TO WOOD SHRINKAGE, PRIOR TO CLOSE-IN OR A THE COMPLETION OF THE PROJECT. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. WOOD SCREWS SHALL CONFORM TO B18.6.1. ALL BOLTS SHALL CONFORM TO ASTM A307 GRADE A UNLESS NOTED OTHERWISE. THE MINIMUM STRENGTHS FOR LAG SCREWS AND WOOD SCREWS SHALL BE AS FOLLOWS:

SCREW YIELD STRENGTH		
SCREW DIAMETER	SCREW TYPE	YEILD STRENGTH
#6 (0.138 IN.)	WOOD SCREW	100 KSI
#7 (0.151 IN.)	WOOD SCREW	90 KSI
#8 (0.164 IN.)	WOOD SCREW	90 KSI
#9 (0.177 IN.)	WOOD SCREW	90 KSI
#10 (0.190 IN.)	WOOD SCREW	80 KSI
#12 (0.216 IN.)	WOOD SCREW	80 KSI
#14 (0.246 IN.)	WOOD SCREW	70 KSI
1/4"	LAG SCREW	70 KSI
5/16"	LAG SCREW	60 KSI
3/8" OR GREATER	LAG SCREW	45 KSI

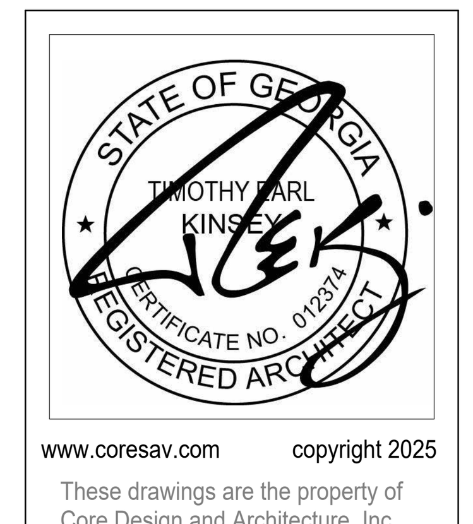
15. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE SNUG TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
16. LAG SCREWS SHALL BE BORED PER NDS 12.1.4
17. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOODS.
18. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS UNLESS NOTED OR DETAILED OTHERWISE MEETING ASTM F1667. HOLES SHALL BE PRE-DRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILS SHALL HAVE THE MINIMUM PROPERTIES SPECIFIED IN THE TABLE BELOW.

NAIL YIELD STRENGTH	
NAIL SIZE	YEILD STRENGTH
6d (0.133 IN. x 2 IN.)	100 KSI
8d (0.131 IN. x 21/2 IN.)	90 KSI
10d (0.148 IN. x 3 IN.)	90 KSI
12d (0.148 IN. x 3 1/4 IN.)	90 KSI
16d (0.162 IN. x 3 1/2 IN.)	80 KSI
20d (0.192 IN. x 4 IN.)	80 KSI

19. PROVIDE DOUBLE JOISTS OR SOLID BLOCKING AT 24" O.C. UNDER ALL PARTITIONS AND TO SUPPORT CONCENTRATED LOADS FROM FRAMING ABOVE, UNLESS NOTED OTHERWISE.
20. CUTTING AND NOTCHING OF SAWN LUMBER JOISTS, SAWN LUMBER RAFTERS AND STUDS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CRITERIA:
   a. JOISTS - NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/5TH THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2½ INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/4TH THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS SHALL NOT EXCEED 1/6TH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
   b. RAFTERS - NOTCHING AT THE ENDS OF RAFTERS OR CEILING JOISTS SHALL NOT EXCEED 1/5TH THE DEPTH. NOTCHES IN THE TOP OR BOTTOM OF THE RAFTER OR CEILING JOIST SHALL NOT EXCEED 1/6TH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3RD OF THE SPAN, EXCEPT THAT A NOTCH NOT EXCEEDING 1/3RD OF THE DEPTH IS PERMITTED IN THE TOP OF THE RAFTER OR CEILING JOIST NOT FURTHER FROM THE FACE OF THE SUPPORT THAN THE DEPTH OF THE MEMBER. HOLES BORED IN RAFTERS OR CEILING JOISTS SHALL NOT BE 2½ INCHES OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/4TH THE DEPTH OF THE MEMBER.
   c. WALL STUDS - A MAXIMUM OF 2¼ -INCH DIAMETER NEATLY BORED HOLE MAY BE PLACED IN THE CENTER OF ALL BEARING 2x6 STUDS WITH NO ADDITIONAL REINFORCEMENT REQUIRED.
21. CUTTING AND NOTCHING OF ENGINEERED WOOD PRODUCTS SHALL ADHERE TO THE ALLOWANCES PROVIDED BY THE MANUFACTURER.

SHOP FABRICATED WOOD TRUSSES

1. TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE TO BE IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND IN ACCORDANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION.
2. TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED TO SUPPORT THE FOLLOWING:
   A. TYPICAL GRAVITY LOADS
      - TOP CHORD DEAD LOAD = 15 PSF
      - TOP CHORD LIVE LOAD = 40 PSF
3. TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED TO PERFORM WITH THE FOLLOWING DEFLECTION LIMITS:
   A. FLOOR TRUSSES: VERTICAL DEFLECTION LESS THAN OR EQUAL TO L/480.
4. WOOD MATERIALS SHALL BE SOUTHERN PINE, DOUGLAS FIR OR LARCH AND SHALL BE KILN DRIED AND USED AT 19% MAXIMUM MOISTURE CONTENT. PROVIDE GRADE NO. 2 OR AS REQUIRED TO SATISFY STRESS REQUIREMENTS.
5. METAL CONNECTOR PLATES SHALL BE MANUFACTURED BY A TRUSS PLATE INSTITUTE (TPI) MEMBER PLATE MANUFACTURER AND SHALL NOT BE LESS THAN 0.036 INCHES THICK (20 GAUGE) AND SHALL MEET OR EXCEED ASTM A653 GRADE 33, AND GALVANIZED COATING SHALL MEET OR EXCEED ASTM A924 COATING DESIGNATION G60.
6. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES. THE GUIDELINES SET FORTH BY THE TRUSS PLATE INSTITUTE PUBLICATION "HIB-91, COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" SHALL BE A MINIMUM REQUIREMENT.



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ADDENDUM SCHEDULE

No.	Description	Date

Project Number	1325
Date	02/05/26
Drawn By	Author

Structural Notes

S1.0

Scale

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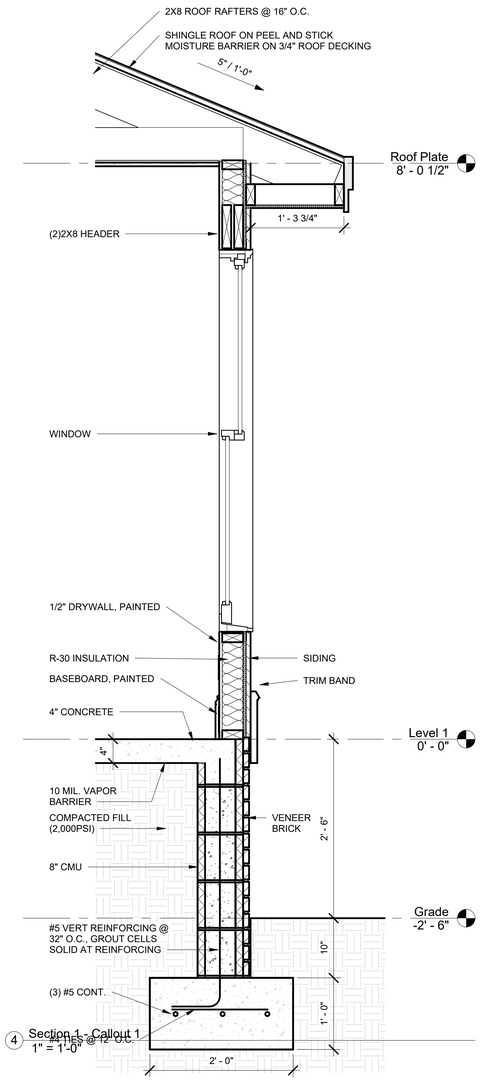
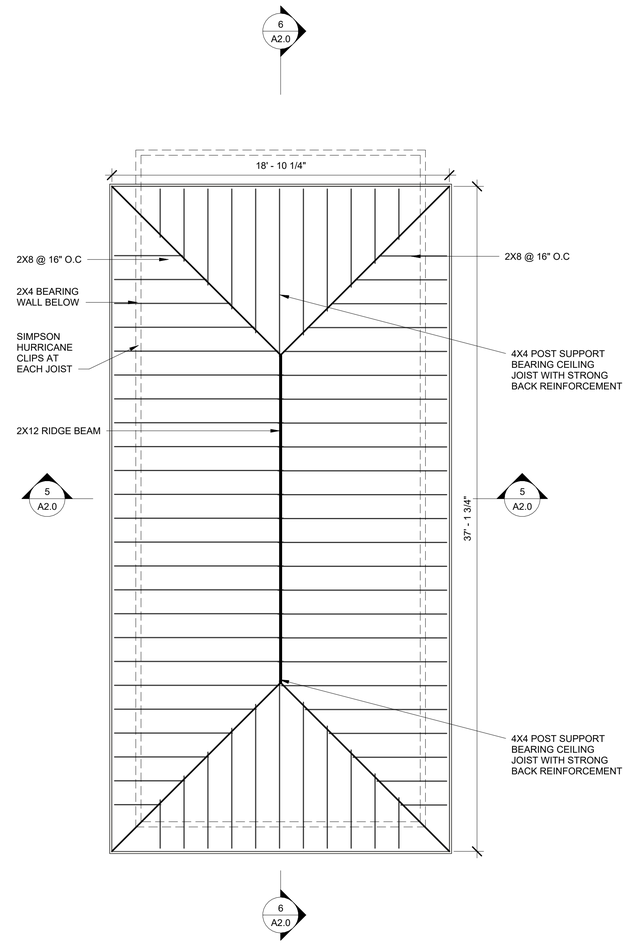
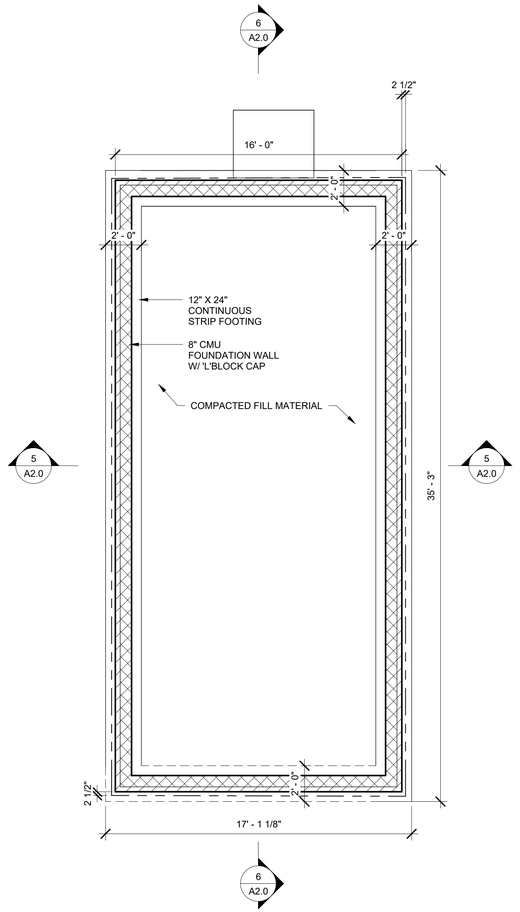


4 Section 1 - Callout 1
1" = 1'-0"



3 Roof Framing Plan
1/4" = 1'-0"



1 Foundation Plan
1/4" = 1'-0"

STATE OF GEORGIA
TIMOTHY EARL KINSEY
CERTIFICATE NO. 012074
REGISTERED ARCHITECT

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Plans and Details

S1.1

Scale As indicated

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