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GENERAL NOTES – IRC 2015/VA UNIFORM BLDG CODE 2015

- Design Live Loads: Design Dead Loads:**
 Roof: 30 psf Roof: 10 psf
 Floor: Floor:
 Living: 40 psf Living: 20 psf
 Bedrooms: 30 psf Bedrooms: 20 psf
 Decks: 60 psf Decks: 20 psf
 Wind: 115 mph
- For dimensions not shown, refer to architectural drawings.
- All construction shall be in accordance with the I.R.C. One and Two Family Dwelling Code as prepared by the International Council of Building Officials plus all local building codes and ordinances.
- Contractor is responsible for all temporary shoring and protection required to stabilize and protect construction throughout the course of the project.
- Footings have been designed based on an allowable bearing capacity of 1500 psf.
- Place footings on firm, dry, non-frozen subgrade. Remove soft soils encountered during excavation for footings. Backfill these excavations and areas requiring structural fill with clean, moist, granular select borrow (type "G", grade V or better in accordance with VDOT Standard Specifications) placed in 8" maximum lifts. Compact to 95% maximum dry density as determined by modified proctor test (ASTM D1557). Backfill and compact evenly on both sides of crawl space and basement walls prior to framing first floor. Do not backfill basement walls until first floor framing has been completed.
Crushed Stone: AASHTO #57 aggregate; washed, uniformly graded and free draining. Mechanically compact or roll.
- Concrete: Comply with American Concrete Institute ACI 301 "Specification for Structural Concrete for Buildings" (latest edition).
 Compressive strength @ 28 days:
 Footings – 3000 psi
 Slabs/Walls – 3500 psi
 Air Entrainment: ASTM C260. Air entrain all exterior concrete.
 Reinforcing Steel: ASTM A615, 60 ksi deformed bars.
 Welded Wire Fabric: ASTM A185
 Slab Control Joints: Saw cut or form to 1/3 slab depth.
 Slab Isolation Joints: Pre-molded joint filler. Use around piers and foundation walls.
 Turn down perimeter of all slabs on grade to 30" below finished grade.
- Concrete Masonry: Comply with American Concrete Institute ACI 531.11 "Specification for Concrete Masonry Construction" (latest edition).
 Hollow load bearing (H.L.B.): ASTM C90 Grade N, Type I units.
 Compressive strength: fm= 1500 psi minimum
 Mortar: ASTM C270, Type S for foundation and retaining walls.
 ASTM C270, type N for above grade, load bearing walls.
 Provide fully bedded joints.
 Grout: ASTM C476 or 3000 psi concrete with pea gravel per concrete specifications.
 Horizontal Joint Reinforcing: ASTM A82, galvanized. Provide truss design with 3/16" side rods and 8 gauge cross ties. Provide at 16" o.c. unless otherwise noted. Terminate at wall control joints.
 Reinforcing Steel: ASTM A615, 60 ksi deformed bars.
 Control Joints: Preformed neoprene or polyvinyl chloride.
- Structural Steel: Comply with American Institute of Steel Construction (AISC) "Specification for the Design, Fabrication and Design of Structural Steel for Buildings" (latest edition)
 Steel Shapes and Plates: ASTM A36
 Steel Pipe: ASTM A53, Type E or S, Grade B
 Fasteners: ASTM A325M
 Anchor Bolts: ASTM A307
 Primer/Paint: Fabricators standard rust inhibiting primer.

Structural tubing shall conform to ASTM A500 GR.B.

Full depth connections are to be used on all girder and beam connections to columns. Bolts to be at 3" o.c. vertical.

Provide a minimum 3/8" thick full depth thru-plate for all pipe and tube column connections.

Design connections for the minimum shear capacities noted in the AISC beam tables or for the reactions shown on the drawings, whichever is greater.

Galvanize: ASTM A123 for shapes and assemblies, ASTM A153 for fasteners.
Use galvanized fasteners when connecting galvanized members. See plan for members to be galvanized.

Welds: Comply with AWS D1.1 "Structural Welding Code"
 Grout for Base Plates: Non-shrink, high early strength.
 Punch holes in all steel beams (both flanges and web) for bolting of wood blocking (9/16" dia. Holes at 24" o.c. staggered plus (2) at 3" from each end).

Unless noted otherwise, provide a 3" Steel Lolly Column under each end of each steel beam (match wall thickness). Connect steel to post with (2) 1/2" diameter bolts and welded steel plates as necessary.
- Wood Framing: Comply with the National Forest Products Association (NFPA) "National Design Specification for Wood Construction" (latest edition).

Wood Framing: #2 S-P-F or better

Sheathing: Group 1 wood structural sheathing, minimum span rating of 32/16, exposure 1. Use 3/4" nominal thickness for floor, 7/16" for roofs, and 1/2" for walls, unless otherwise noted. For floors use tongue and groove plywood or O.S.B. glued and nailed. For roofs, use clips at all unsupported butt joints.

Wood exposed to the environment, wood bolted to concrete or masonry and wood designated "TRTD" shall be #2 Southern Pine or better. Pressure impregnated with chromated copper arsenate (CCA) in accordance with American Wood Preservers Association (AWPA) Standard C2, with a minimum retention of 0.40 lbs per cubic foot of wood. The minimum depth of penetration shall be 2.5" or 85% of the sapwood.
 Treated Plywood: Pressure impregnate exterior grade plywood with chromated copper arsenate (CCA) in accordance with American Wood Preservers Association (AWPA) standard C22, with a minimum retention of 0.60 lbs per cubic foot of wood. The minimum depth of penetration shall be 90% of all veneers. Use where indicated.
- Engineered Joists: Manufacture and install in accordance with written specifications by Trus Joist MacMillan, Georgia-Pacific or equivalent.
- LVL and PSL Beams: Manufacture and install in accordance with written specifications by Trus Joist MacMillan or equivalent. Minimum design stresses; Fb: 2900 psi, Fv: 285 psi, E: 2,000,000 psi. Manufacturer to provide and design all beam to beam connections

FRAMING NOTES

- Nail in accordance with recommended wood fastening schedule in applicable building code. Provide blocking, bridging, and bracing per same code. At a minimum, provide bridging at each end of joist, and one row of solid bridging at midspan for joists 10' or greater in span (Or per manufacturer's details). Provide solid bridging below all interior bearing partitions.
 - Fasteners: Joist hangers, hurricane clips, post bases, and other framing specialties are to be as manufactured by Simpson, USP or equal, and are to be used only in strict accordance with manufacturer's written specifications and recommendations. All fasteners to be 16 gauge minimum unless noted otherwise. Provide galvanized finish unless noted otherwise. At owner's option, provide stainless steel fasteners in all exterior applications (G.C. to provide price for SS fasteners).
 - Framing Anchors and Hold Downs:
 - Joist hangers: Minimum 16 gauge, size and profile to suit application (unless otherwise noted). Provide hangers for all flush framed joists.
 - All columns in interior walls to be (3) 2 x 4 unless otherwise noted. Nail each face of each stud to adjacent stud with (2) 10d nails at 6" o.c. Nail sheathing to each edge of each ply of built-up column at 6" o.c. vertically.
 - All columns in exterior walls to be (3) 2 x 6 unless otherwise noted. Nail each face of each stud to adjacent stud with (2) 10d nails at 6" o.c. Nail sheathing to each edge of each ply of built-up column at 6" o.c. vertically.
 - All exterior posts to be treated 6 x 6 (U.N.O.). Notch top of post for beam bearing (3" max) and thru bolt beam to post with (2) 1/2" dia. galvanized bolts. As an alternate, provide column cap connection with Simpson AC series or equivalent.
 - Provide knee braces on decks where shown. Let knee brace into beam 1" and provide (2) 3/8" diameter lag bolts. Let knee brace into column and provide 1/2" diameter thru bolt.
 - Provide solid blocking below all columns, to transfer load directly to framing.
 - Provide double joist under all partitions parallel to joist span.
 - Provide double joist around all floor and roof openings (U.N.O.).
 - All multi-ply beams shall be nailed with 3 rows of 10d nails at 8" o.c. staggered. Beams loaded on one face only shall be bolted with 1/2" dia. bolts at 16" o.c. staggered (U.N.O.).
 - Balloon frame all end walls with cathedral ceilings (U.N.O.).
 - Fasten gable end wall studs to ceiling diaphragm by fastening nailer to each stud and by fastening ceiling to nailer with 8d nails at 6" o.c.
 - Where decks fasten to house framing, provide continuous treated ledger thru bolted to floor structure with two 1/2" diameter bolts at 16" o.c. Provide hot dipped galvanized joist hangers to ledger.
 - Entire "lower" roof is to be sheathed prior to installing overframing.
 - All flush framed PSL beam to PSL beam connections to be fastened with beam hangers to be designed and provided by PSL manufacturer, unless a specific connector is called for.
 - All exterior walls, unless otherwise noted, to be 2 x 4 studs at 16" o.c. with 7/16" group 1 A.P.A. rated structural sheathing. Block all unsupported edges. Nail all panel edges with 8d nails at 4" o.c. and intermediate studs with 8d nails at 6" o.c.
 - Lintel schedule unless otherwise noted on plan:
- | | | |
|-------------|---------------|---|
| | Rough Opening | Lintel |
| 2 x 6 walls | 4'-0" | (3) 2 x 8 with 2 layers of 7/16" plywood |
| | 6'-0" | (3) 2 x 10 with 2 layers of 7/16" plywood |
| | >6'-0" | (3) 2 x 12 with 2 layers of 7/16" plywood |
-
- | | | |
|-------------|---------------|--|
| | Rough Opening | Lintel |
| 2 x 4 walls | 4'-0" | (2) 2 x 8 with 1 layer of 7/16" plywood |
| | 6'-0" | (2) 1 1/4"x11 1/8" LVL with 1 layer of 7/16" plywood |
| | >6'-0" | (2) 1 1/4"x11 1/8" LVL with 1 layer of 7/16" plywood |
-
- Veneer Lintel schedule unless otherwise noted on plan:
- | | |
|---------------|-----------------------|
| Rough Opening | Lintel |
| UP TO 4'-0" | L 6 x 4 x 3/8" L L H |
| 4'-0" – 6'-0" | L 6 x 4 x 3/8" L L H |
| 6'-0" – 8'-0" | L 6 x 4 x 3/8" L L H |
| UP TO 12'-0" | L 8 x 6 x 7/16" L L V |

Pena-Lugo Residence

"Ashwood II" Model

DUMFRIES RD, CATLETT, VA 20119
FAUQUIER COUNTY



FRONT ELEVATION

SQUARE FOOTAGE	
FIRST FLOOR =	1,582 SQ. FT.
FIN. SECOND FLOOR =	1,110 SQ. FT.
TOTAL 1st & 2nd FLOOR=	2,692 SQ. FT.
UNFIN. BASEMENT =	1,582 SQ. FT.
GARAGE =	587 SQ. FT.
FRONT COVERED PORCH =	166 SQ. FT.
REAR COVERED PORCH =	697 SQ. FT.

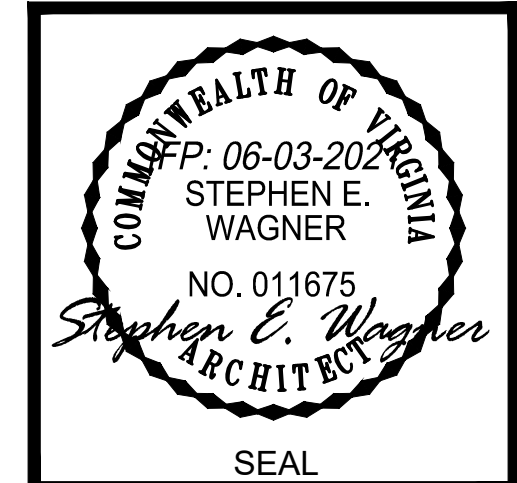
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DATE	REMARKS

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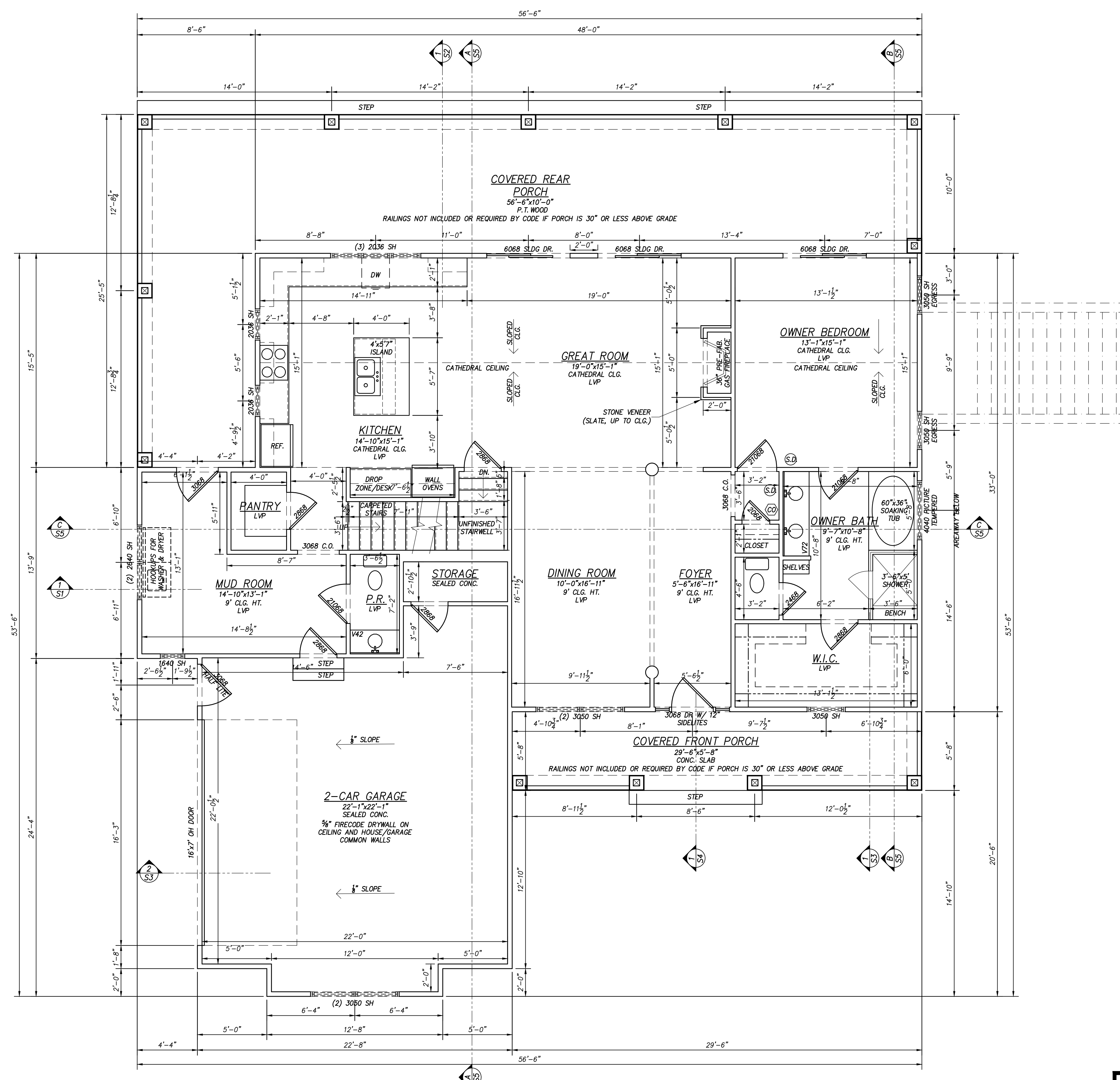
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PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
DUMFRIES RD, CATLETT
FAUQUIER COUNTY VIRGINIA
COVER SHEET/FRAMING NOTES

DATE 03-03-21 SHEET NO. CS

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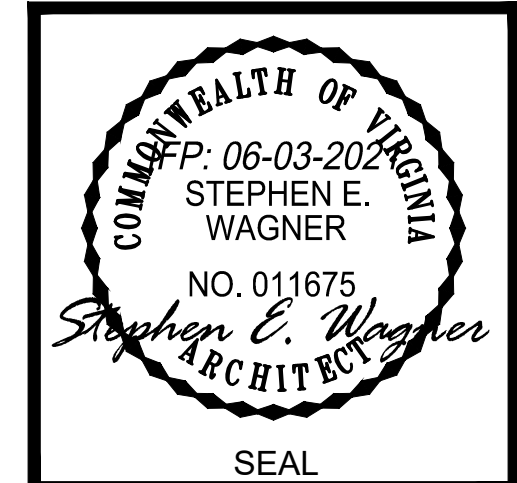


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

(SD) - SMOKE DETECTOR HARD-WIRED W/BATTERY BACK-UP
 (CO) - CARBON MONOXIDE DETECTOR HARD-WIRED W/BATTERY BACK-UP
 ALL WINDOWS SPEC'D AS PLYGEM 1500 SERIES SINGLE-HUNG WINDOWS, U-FACTOR FOR WINDOWS AT 0.33, FRONT ENTRY DOORS AT 0.27, SLIDING & FRENCH DOORS AT 0.30

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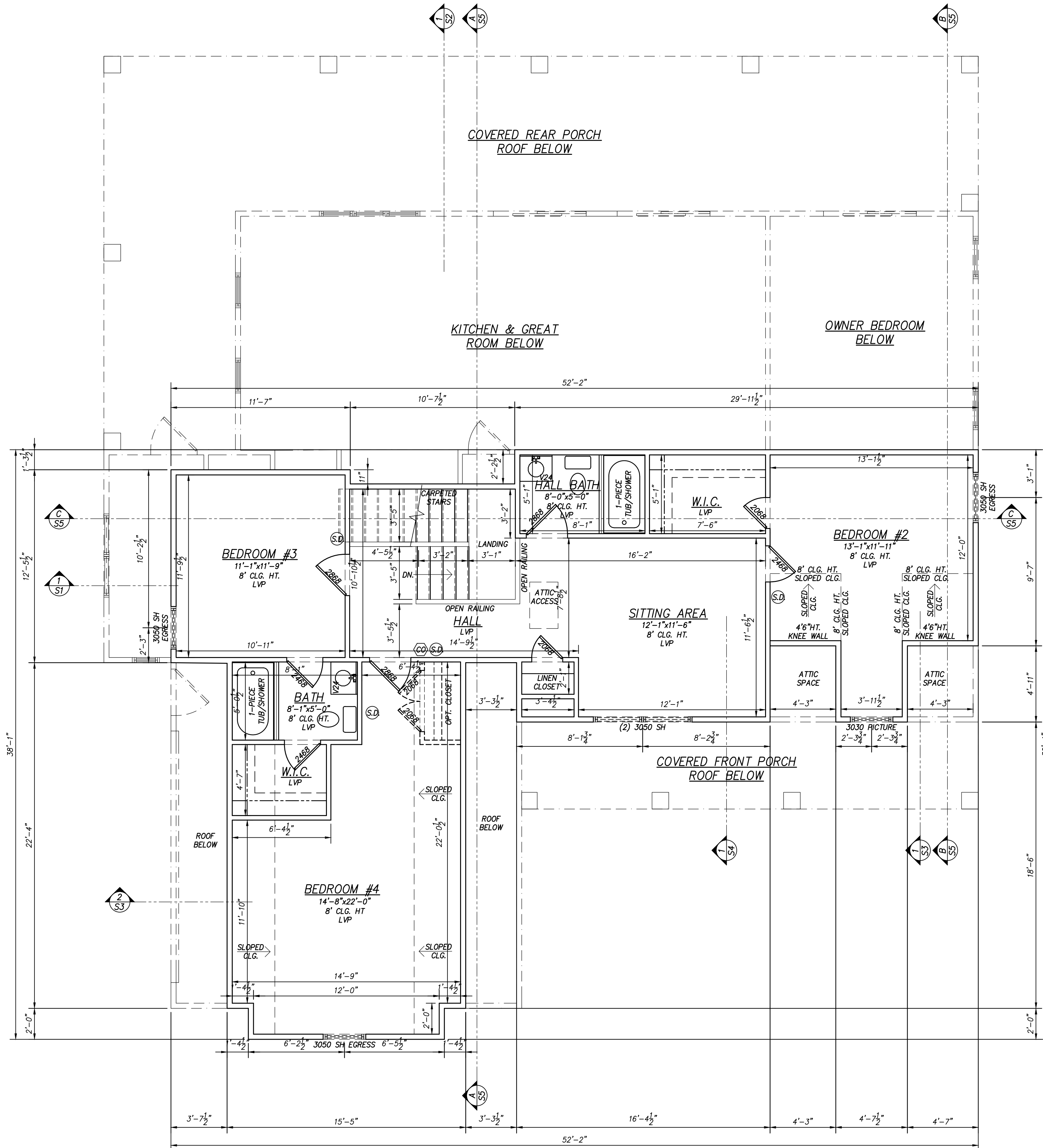
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PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
 DUMFRIES RD, CATLETT
 FAUQUIER COUNTY VIRGINIA
 FIRST FLOOR PLAN

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 SHEET NO. **A1**

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SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

- SD - SMOKE DETECTOR HARD-WIRED W/BATTERY BACK-UP
- CO - CARBON MONOXIDE DETECTOR HARD-WIRED W/BATTERY BACK-UP

ALL WINDOWS SPEC'D AS FLYGEM 1500 SERIES SINGLE-HUNG WINDOWS, U-FACTOR FOR WINDOWS AT 0.33, FRONT ENTRY DOORS AT 0.27, SLIDING & FRENCH DOORS AT 0.30

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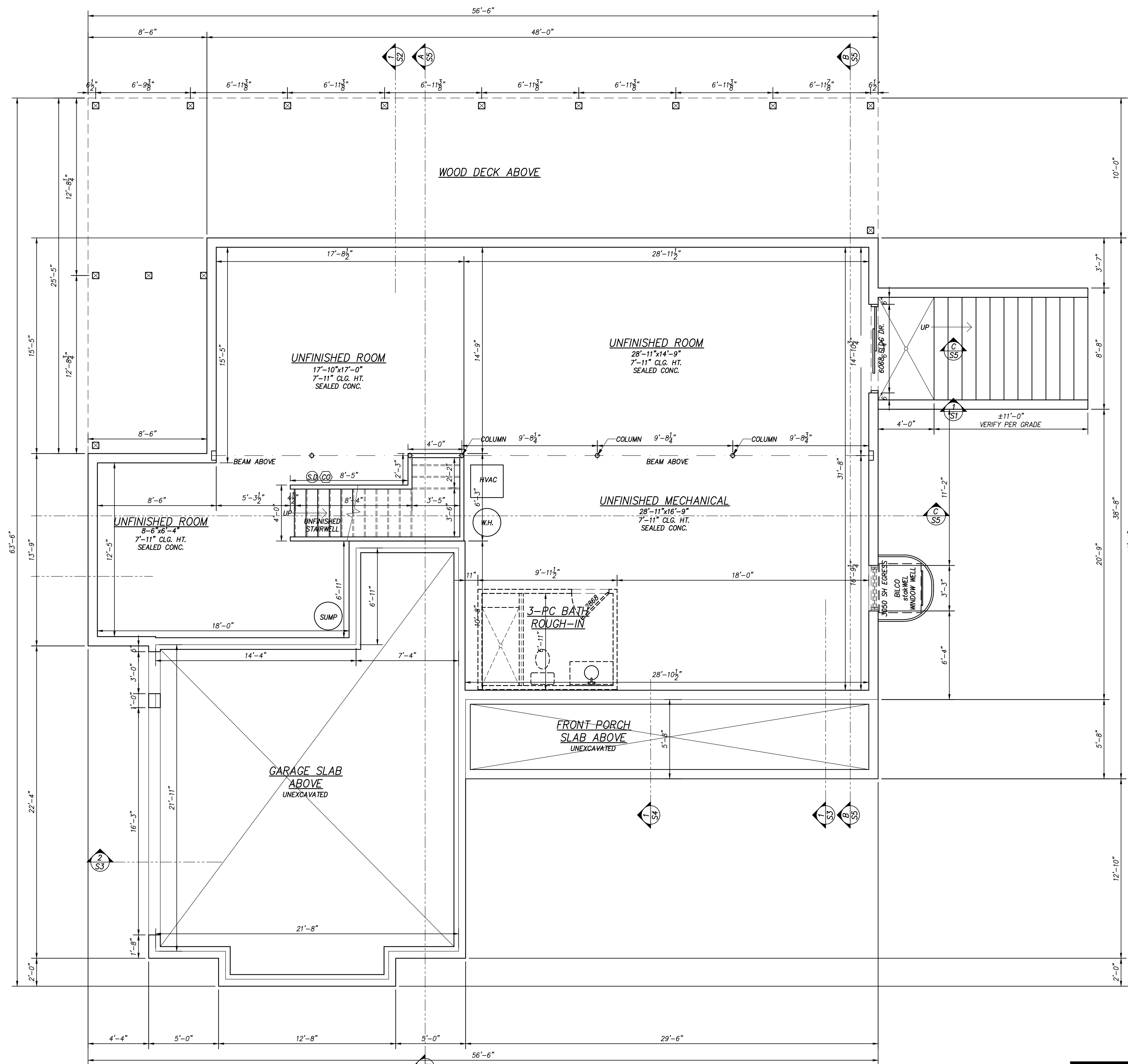
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PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
 DUMFRIES RD, CATLETT
 FAUQUIER COUNTY VIRGINIA
 SECOND FLOOR PLAN

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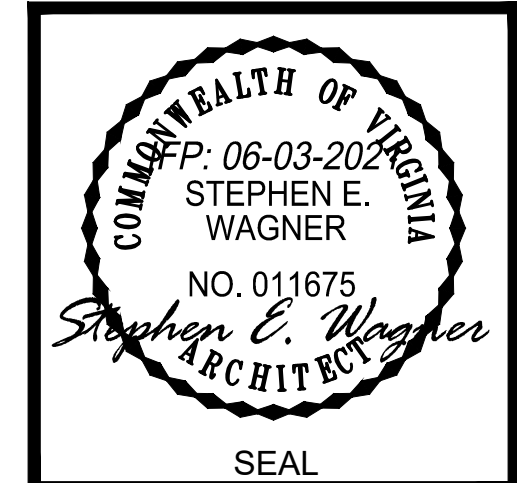


BASEMENT PLAN

SCALE: 1/4"=1'-0"
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 (CO) - CARBON MONOXIDE DETECTOR HARD-WIRED W/BATTERY BACK-UP
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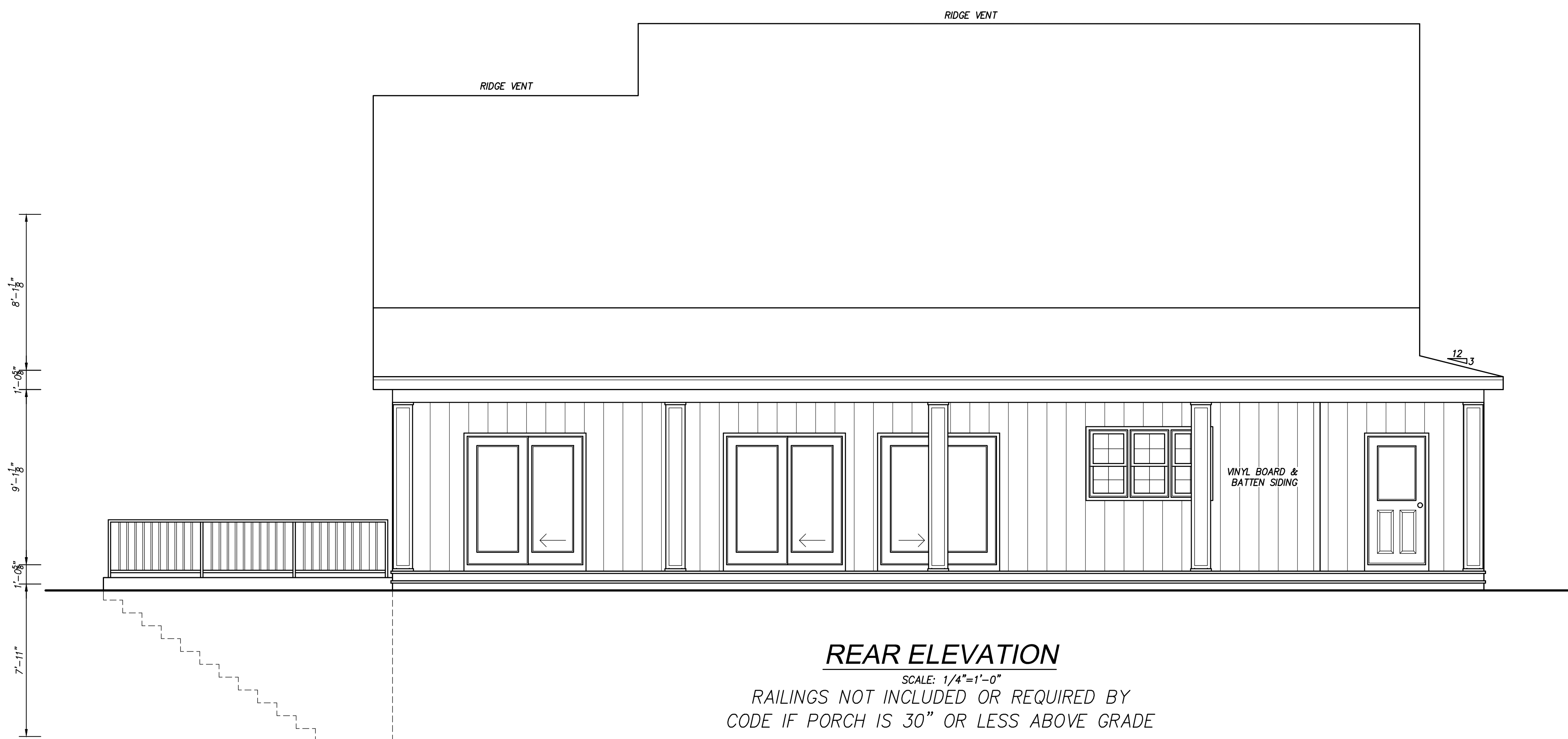
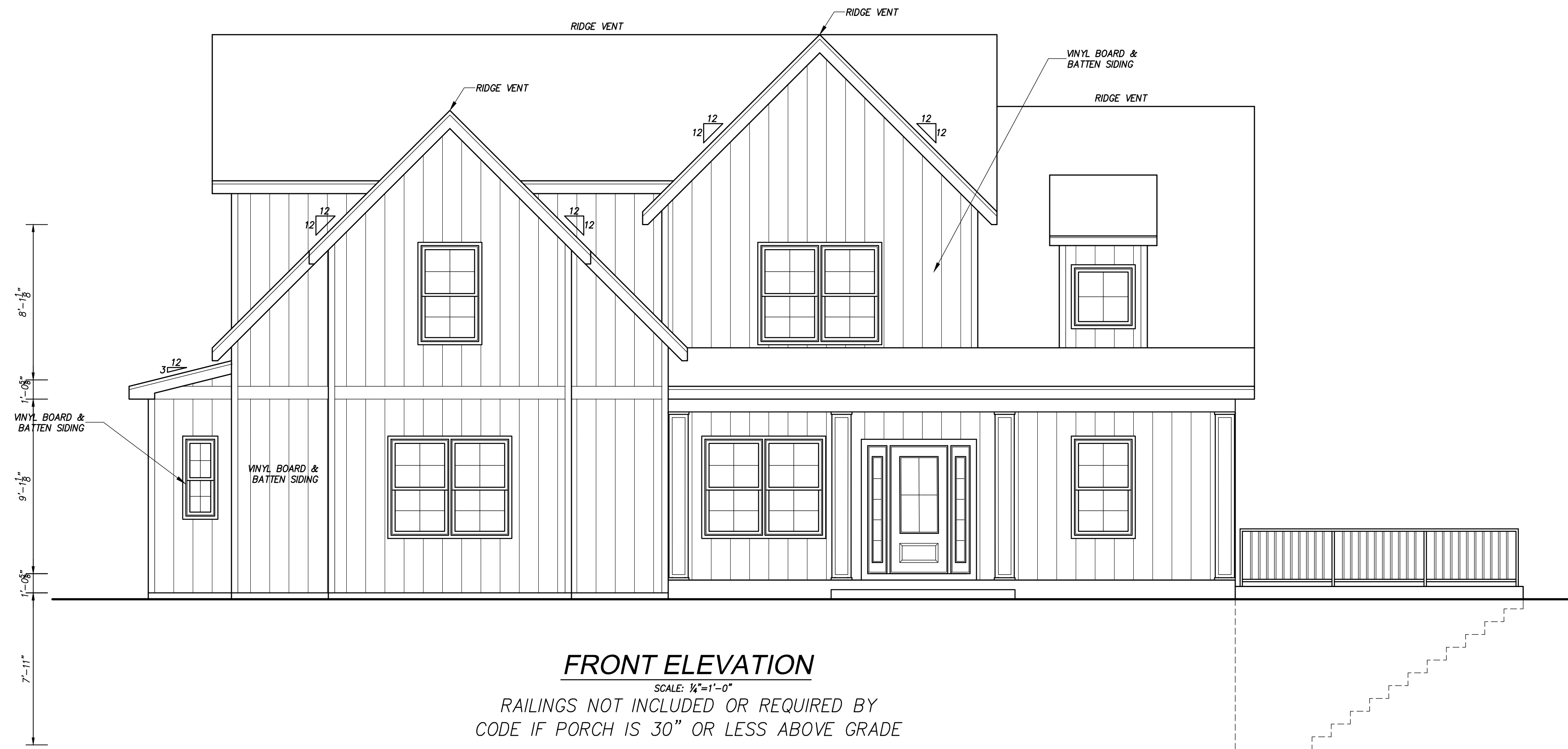
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PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
 DUMFRIES RD, CATLETT
 VIRGINIA
 FAUQUIER COUNTY
 BASEMENT PLAN

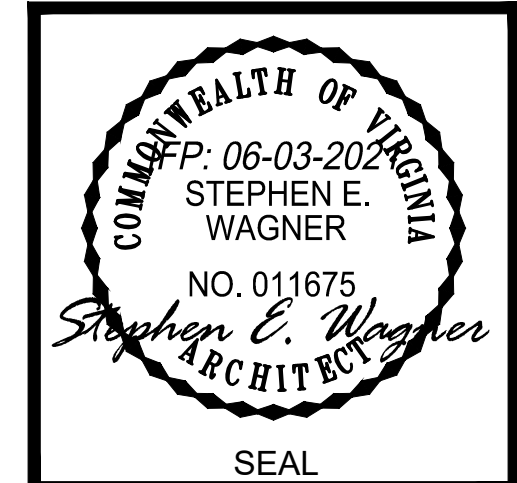
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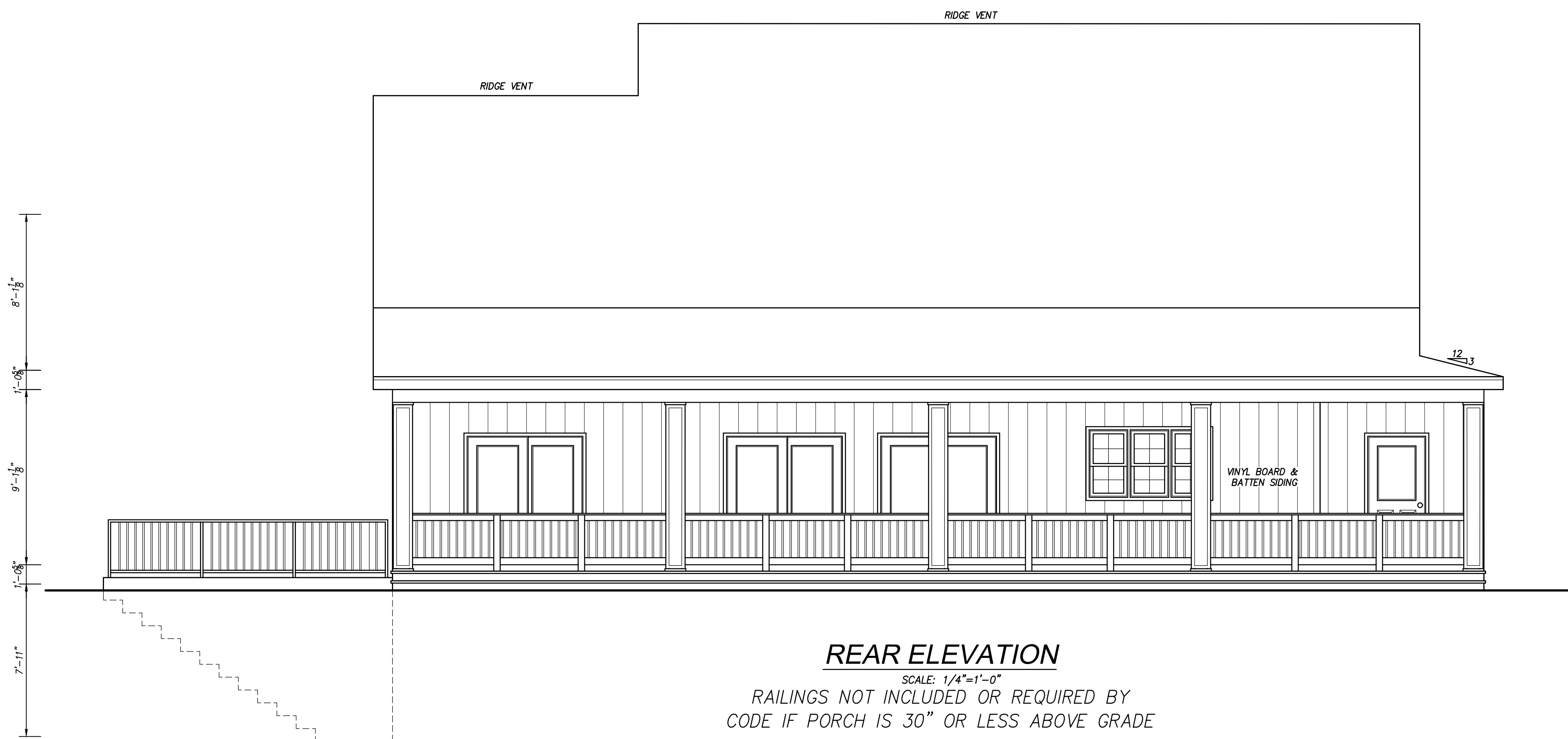
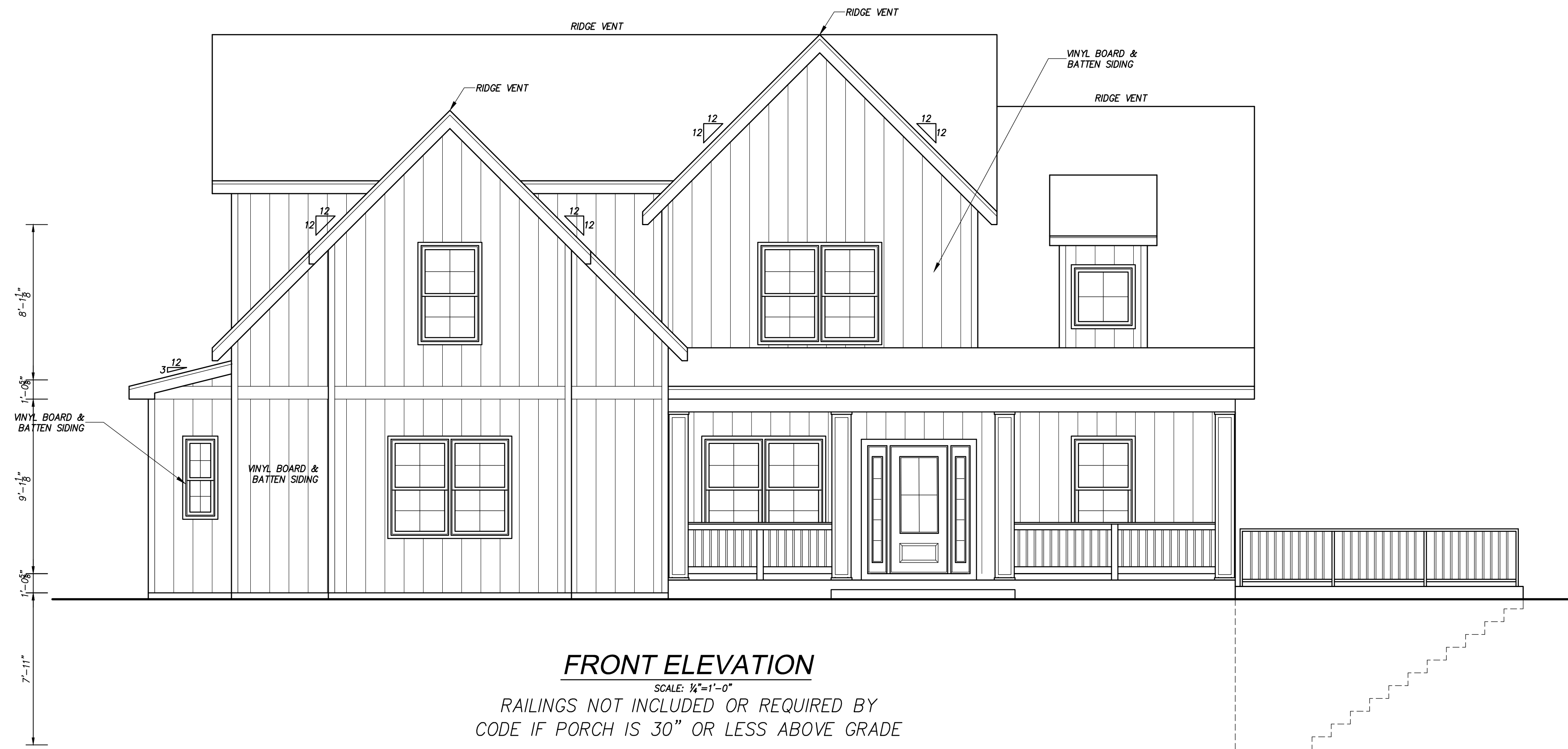
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PENA-LUGO RESIDENCE
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 FRONT & REAR ELEVATIONS

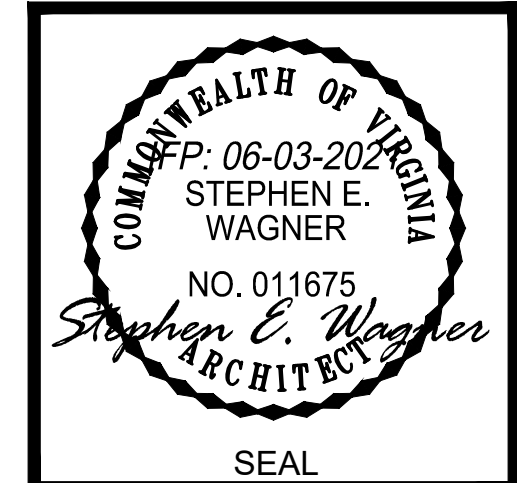
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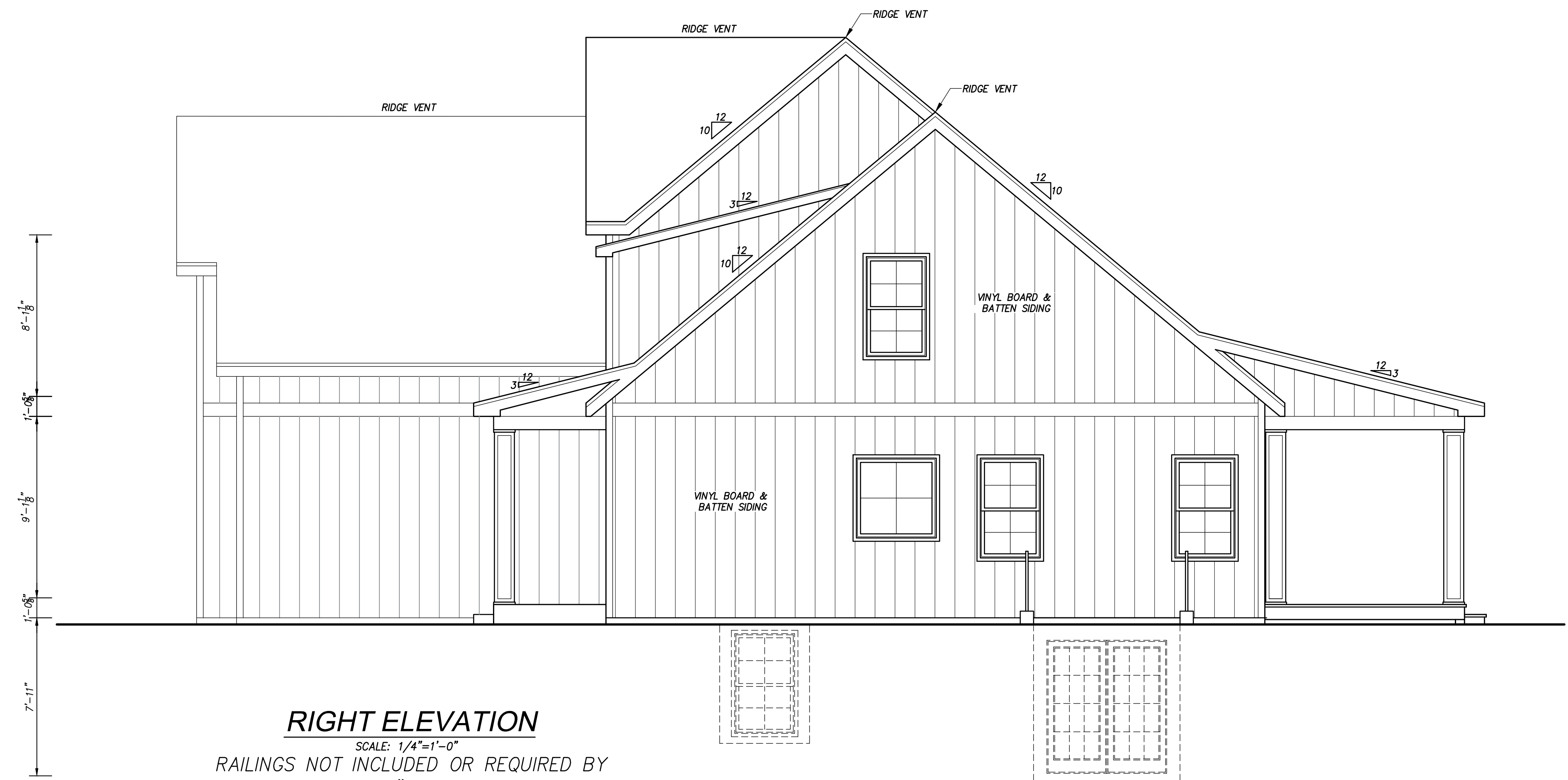
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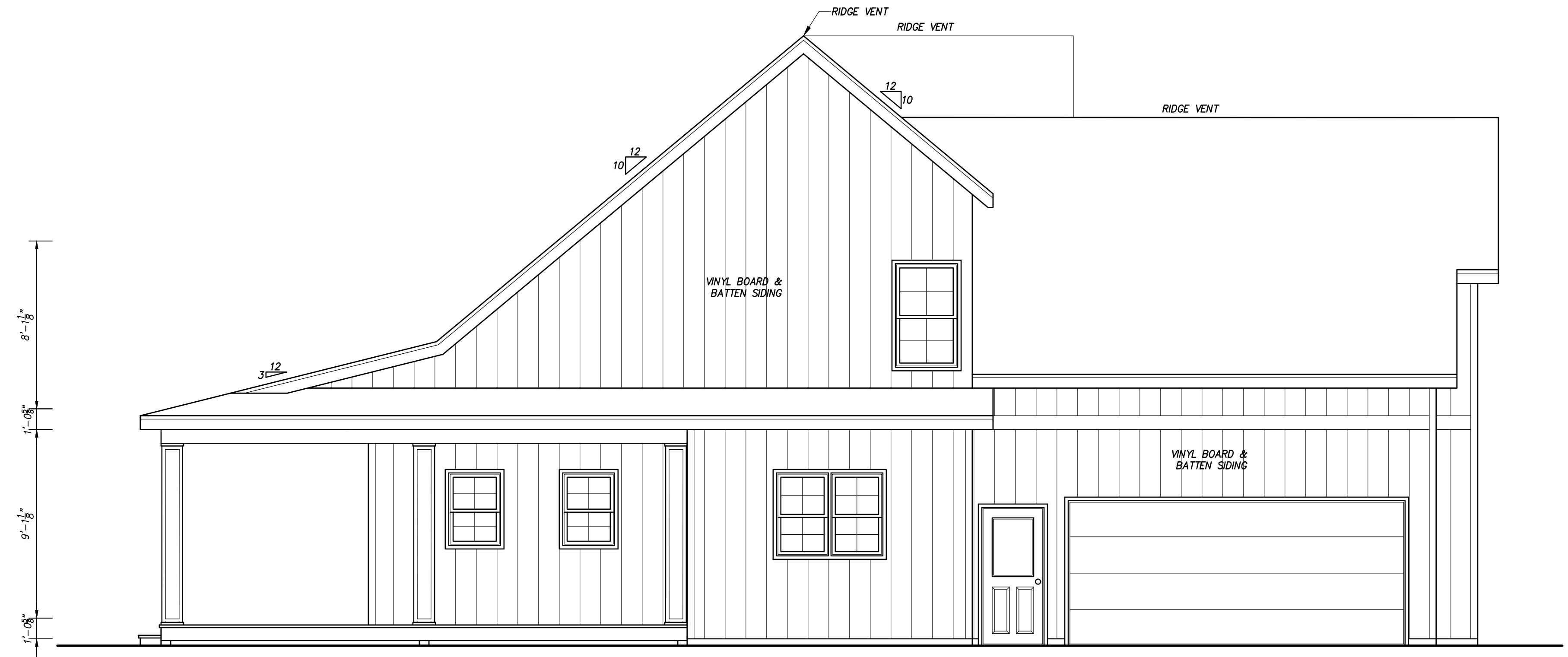
PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
 DUMFRIES RD, CATLETT
 FAUQUIER COUNTY VIRGINIA
 FRONT & REAR ELEVATIONS
 W/ RAILINGS

DATE 03-03-21
 SHEET NO. **A4a**

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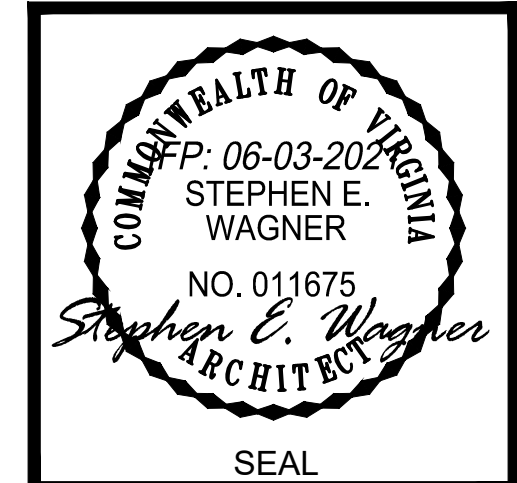
RIGHT ELEVATION
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 RAILINGS NOT INCLUDED OR REQUIRED BY
 CODE IF PORCH IS 30" OR LESS ABOVE GRADE



LEFT ELEVATION
 SCALE: 1/4"=1'-0"
 RAILINGS NOT INCLUDED OR REQUIRED BY
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REVISIONS	
DATE	REMARKS

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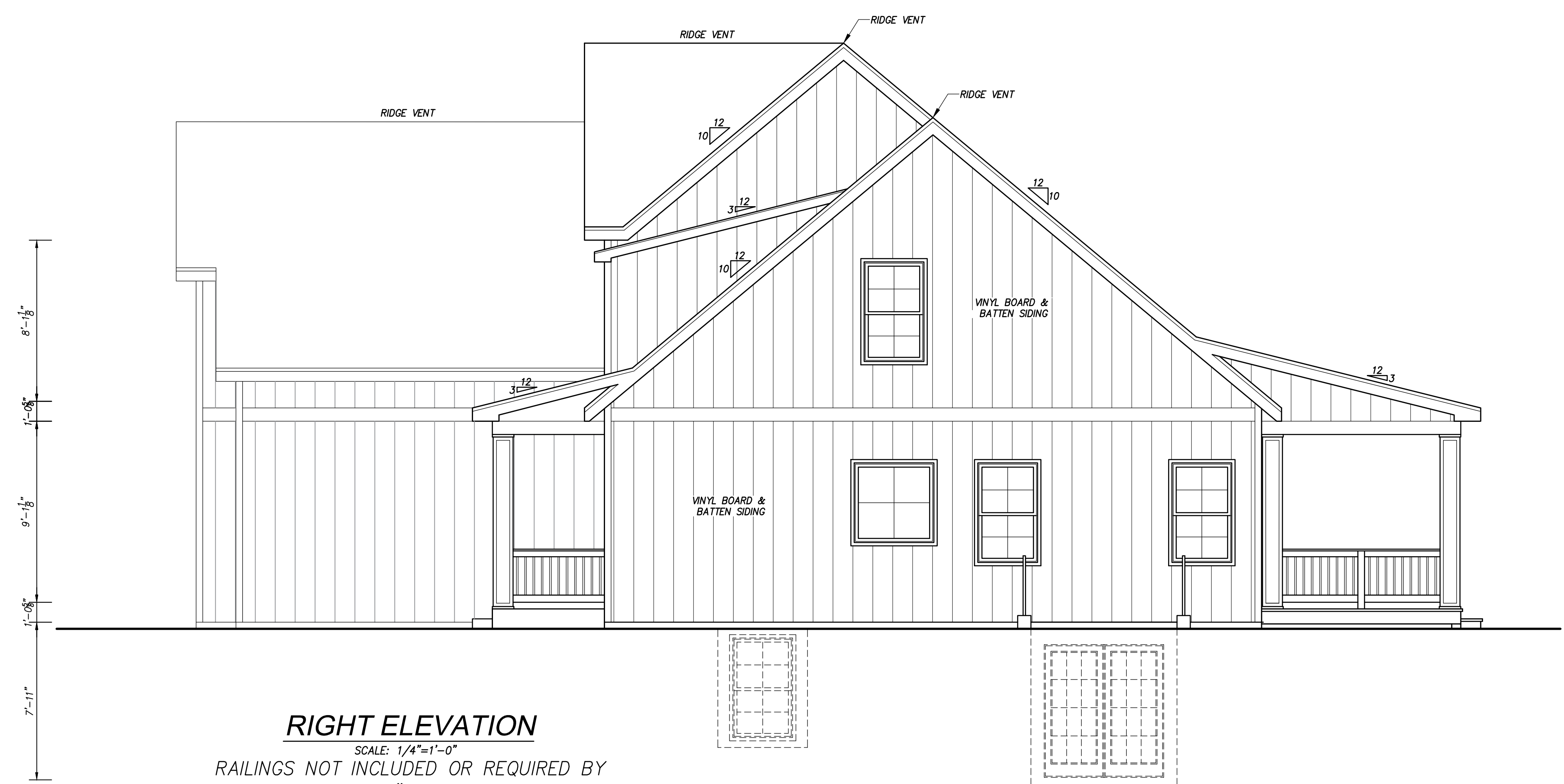
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 FAUQUIER COUNTY VIRGINIA
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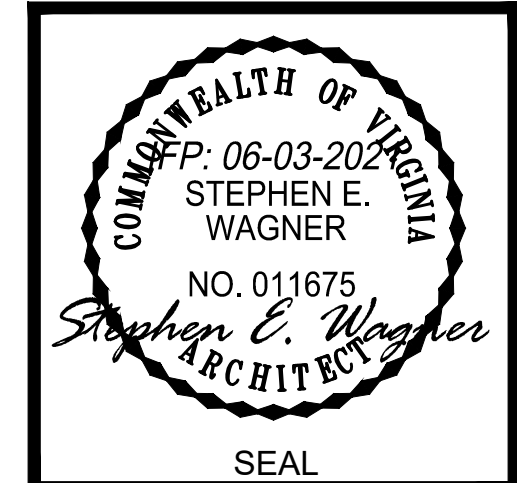
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LEFT ELEVATION
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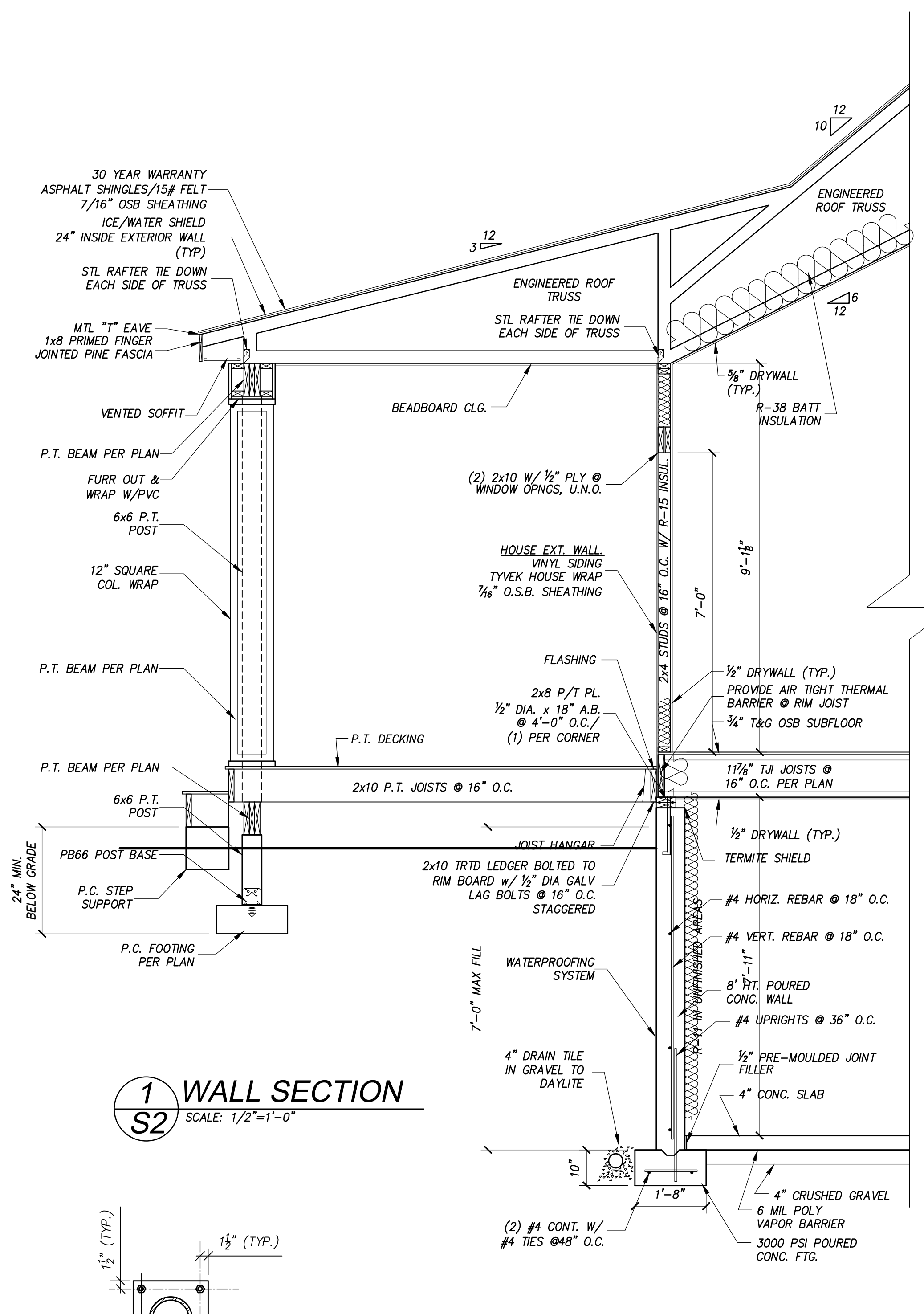
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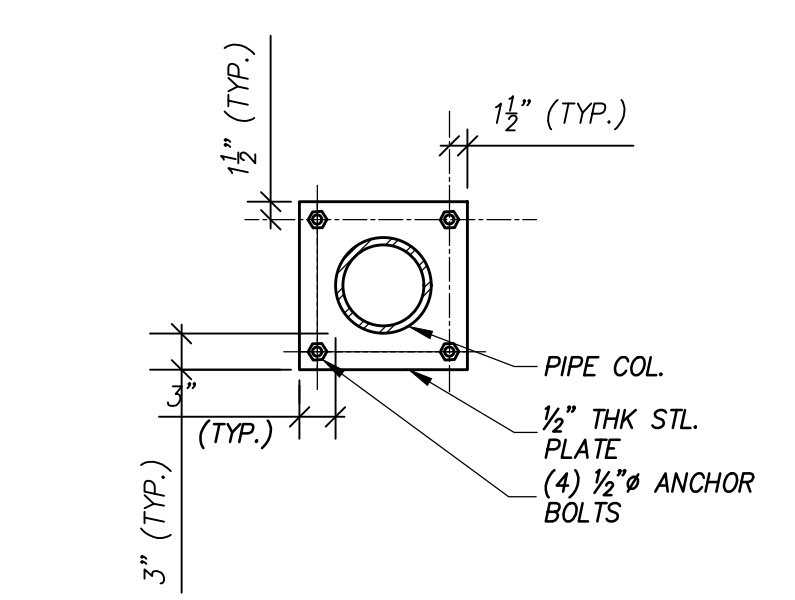
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 FAUQUIER COUNTY VIRGINIA
 LEFT & RIGHT ELEVATIONS
 W/ RAILINGS

DATE: 03-03-21
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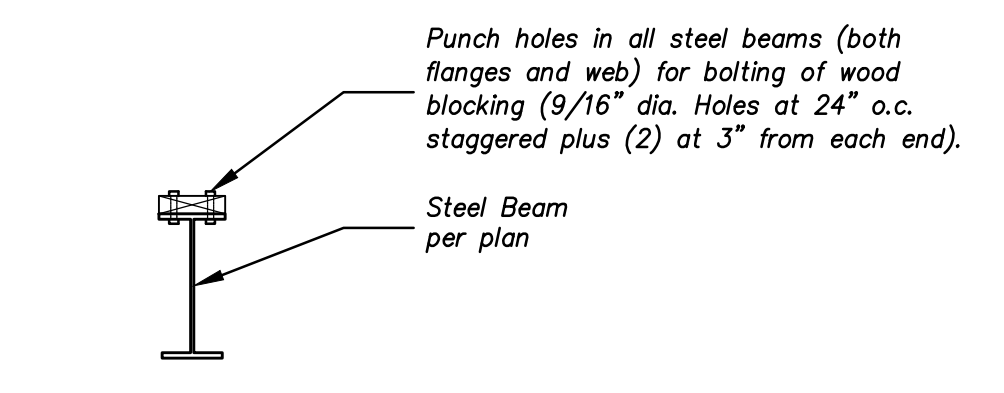
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1 WALL SECTION
S2
SCALE: 1/2"=1'-0"

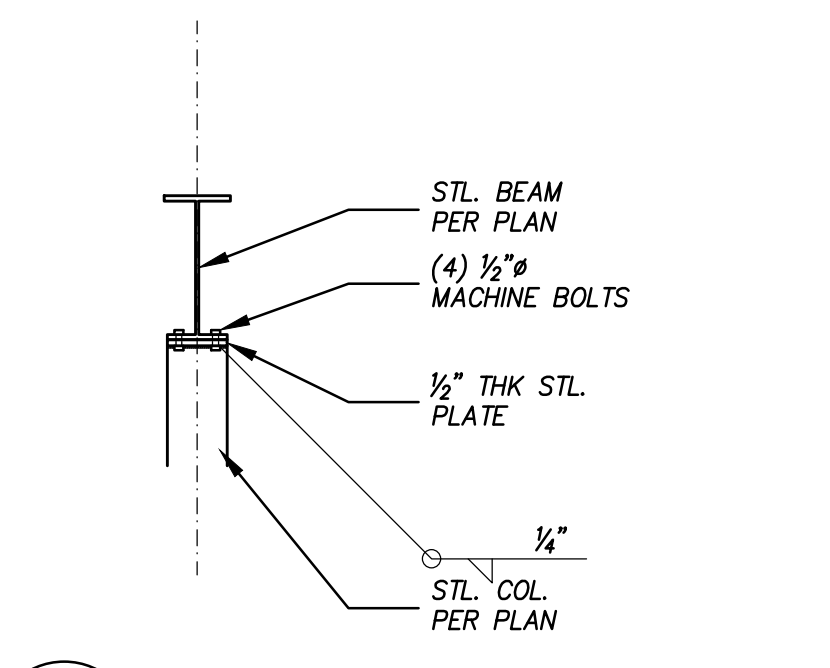


2 TYP. BASE PL DETAIL
S2
SCALE: 3/4"=1'-0"

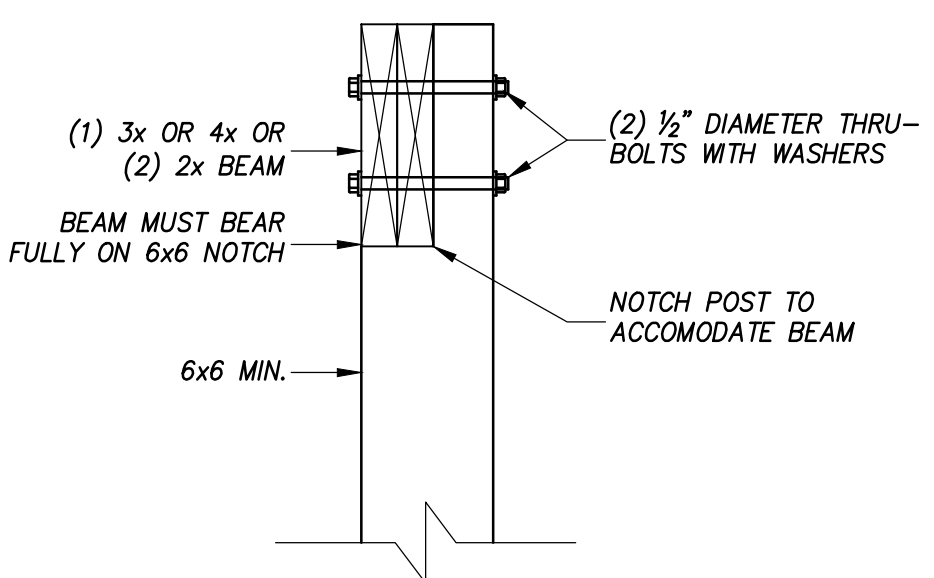


3 WOOD BLOCKING DETAIL
S2
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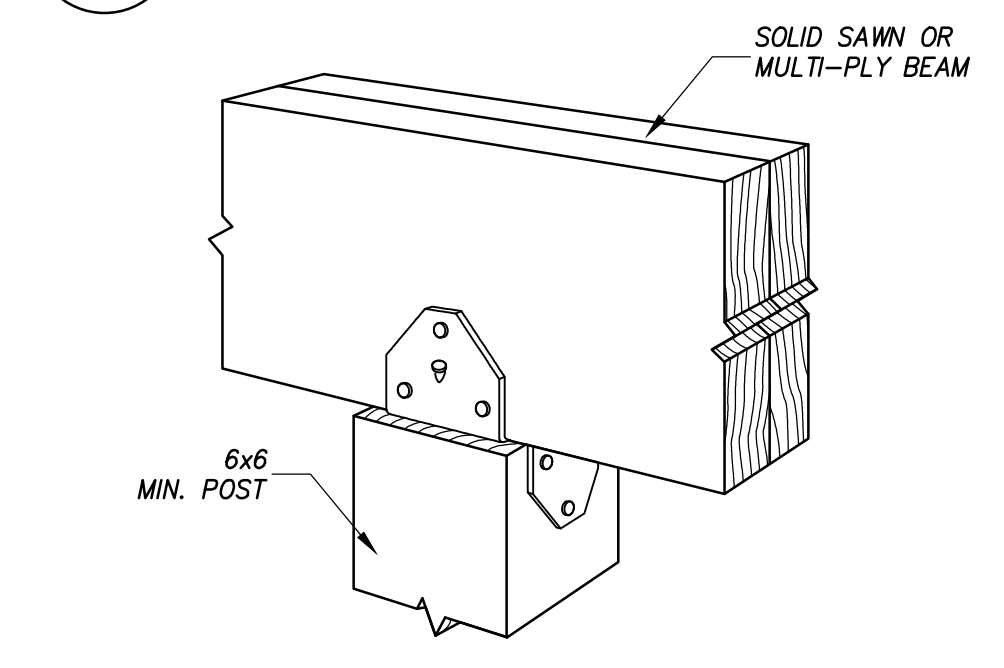
NOTE:
STEEL CONNECTION DETAILS ARE TYPICAL DETAILS, PROVIDE STEEL SHOP DRAWINGS AT TIME OF INSPECTION



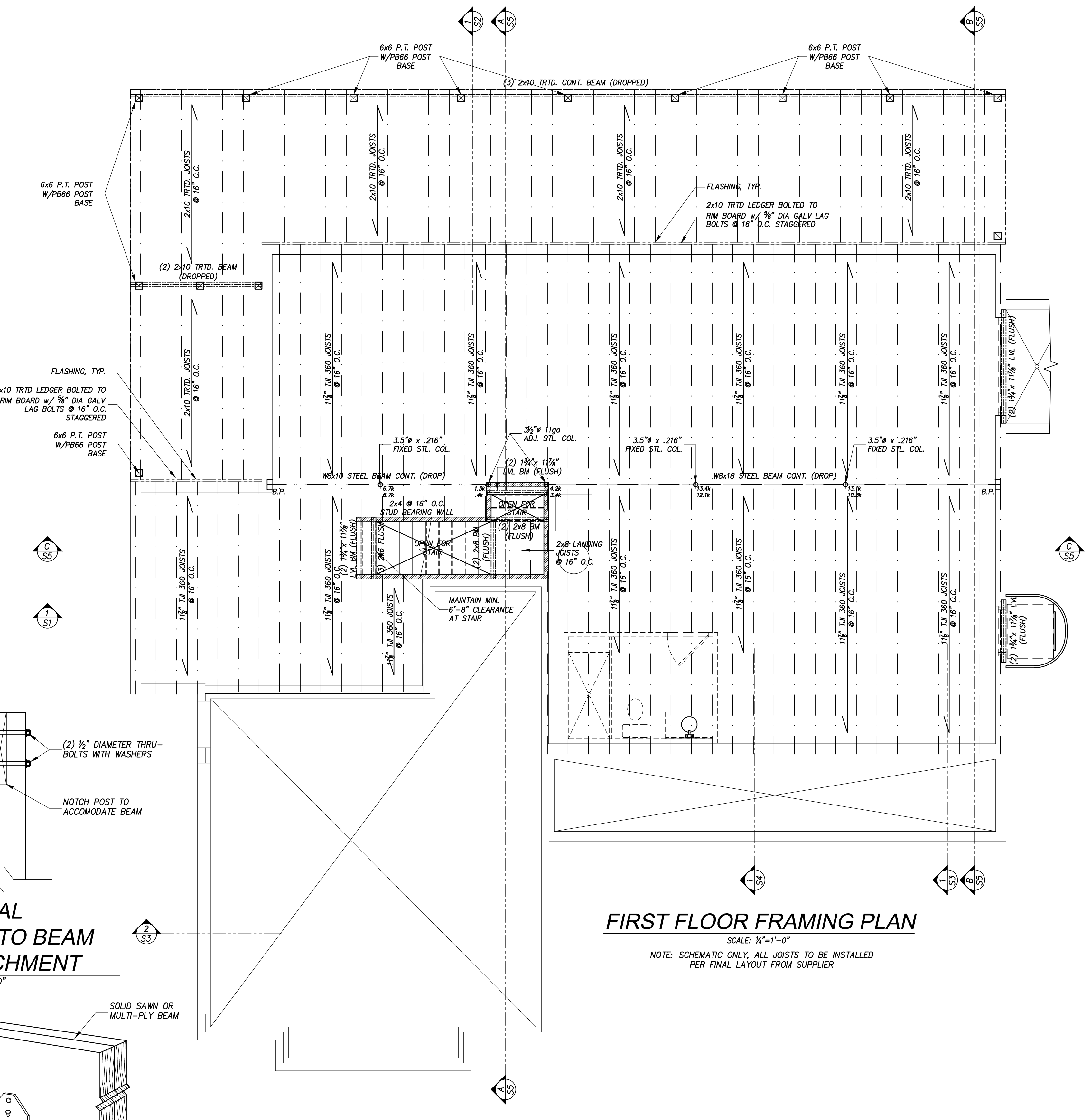
4 TYP. CAP PL DETAIL
S2
SCALE: 3/4"=1'-0"



5 TYPICAL POST TO BEAM ATTACHMENT
S2
SCALE: 1/2"=1'-0"



6 ALTERNATE POST TO BEAM ATTACHMENT
S2
SCALE: 1/2"=1'-0"



FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
NOTE: SCHEMATIC ONLY, ALL JOISTS TO BE INSTALLED PER FINAL LAYOUT FROM SUPPLIER

REVISIONS	
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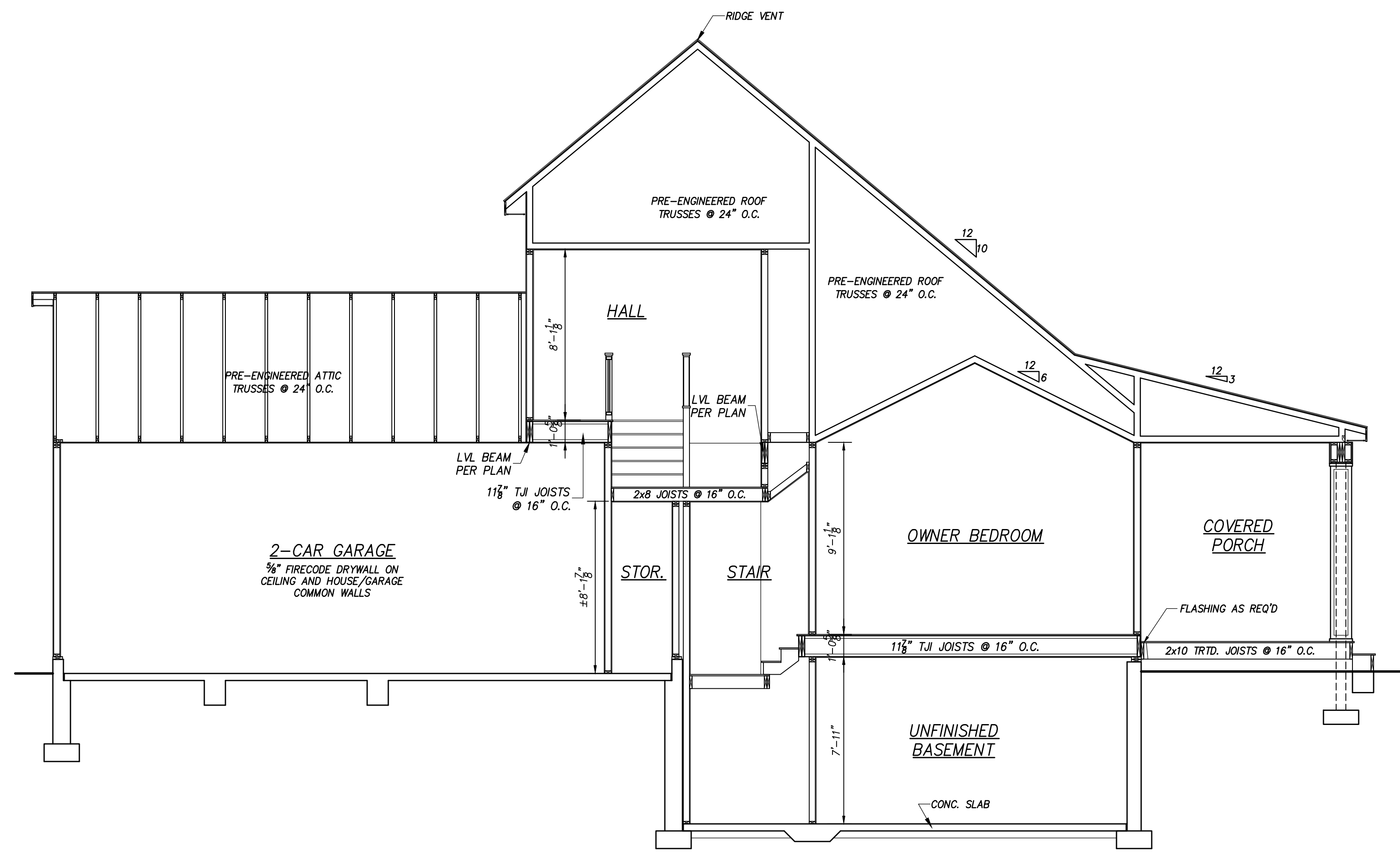
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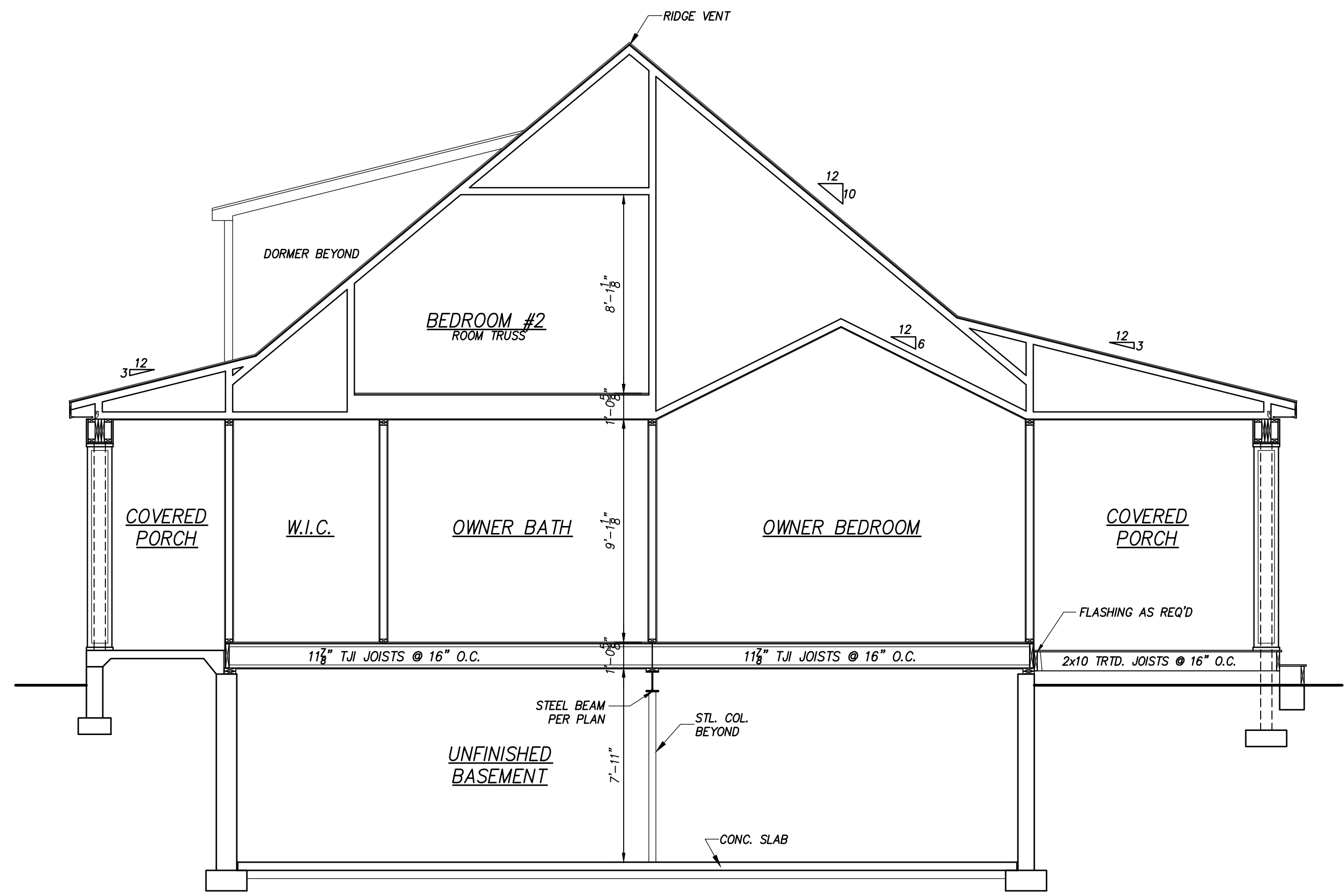
PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
DUMFRIES RD, CATLETT
FAUQUIER COUNTY VIRGINIA
FIRST FLOOR FRAMING PLAN
WALL SECTION, TYP. DETAILS

DATE: 03-03-21
SHEET NO.: S2

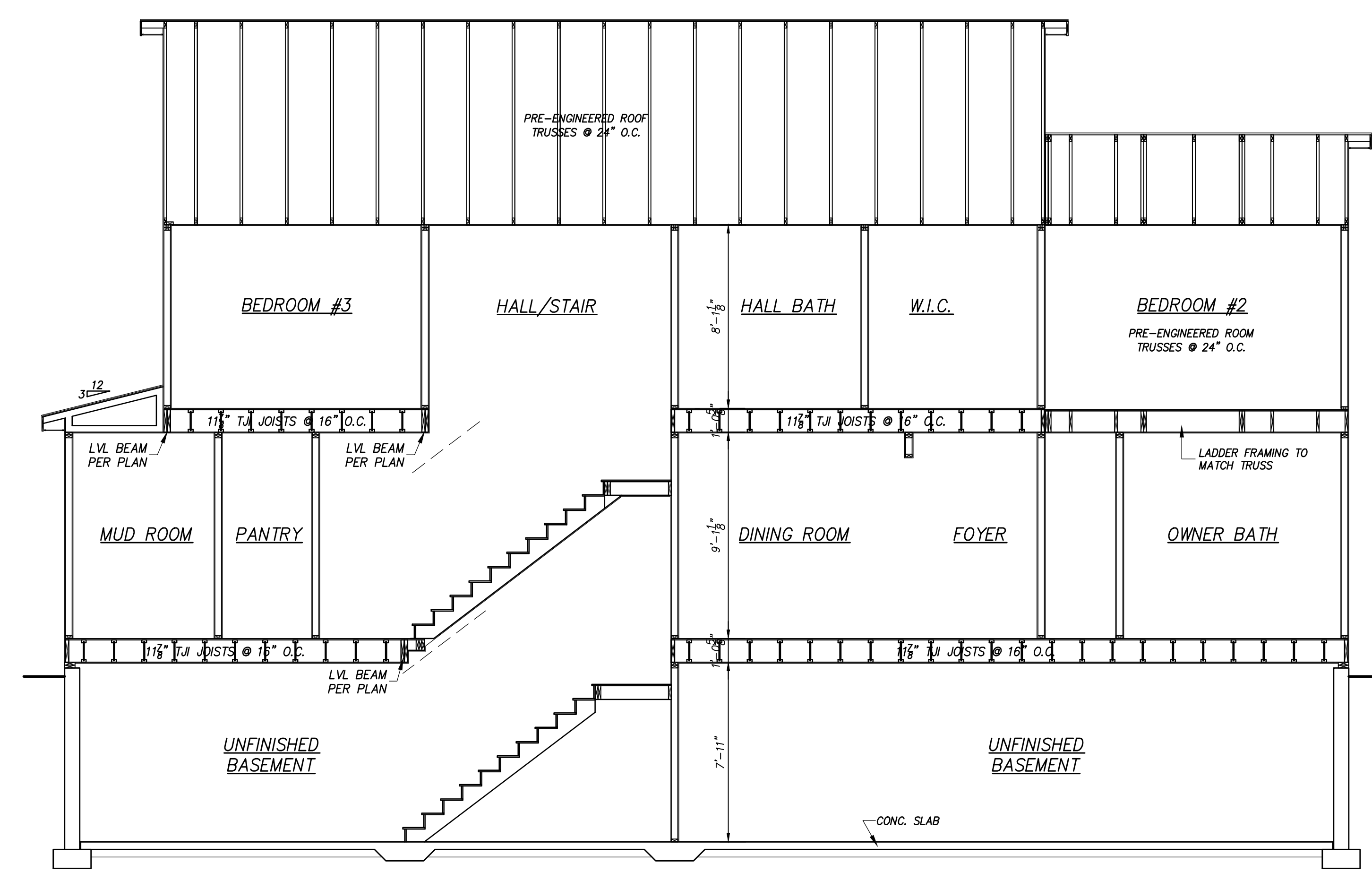
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CROSS SECTION A
SCALE: 1/4"=1'-0"



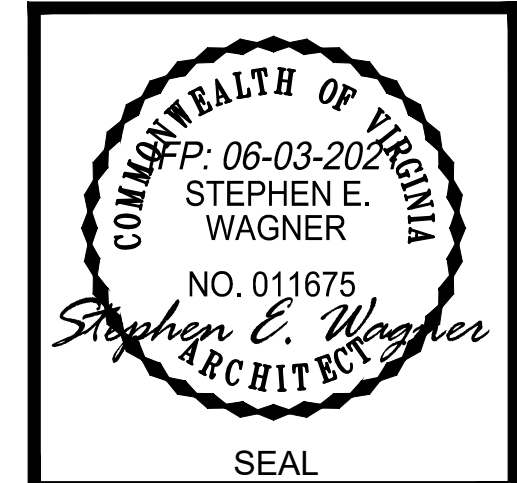
CROSS SECTION B
SCALE: 1/4"=1'-0"



CROSS SECTION C
SCALE: 1/4"=1'-0"

REVISIONS	
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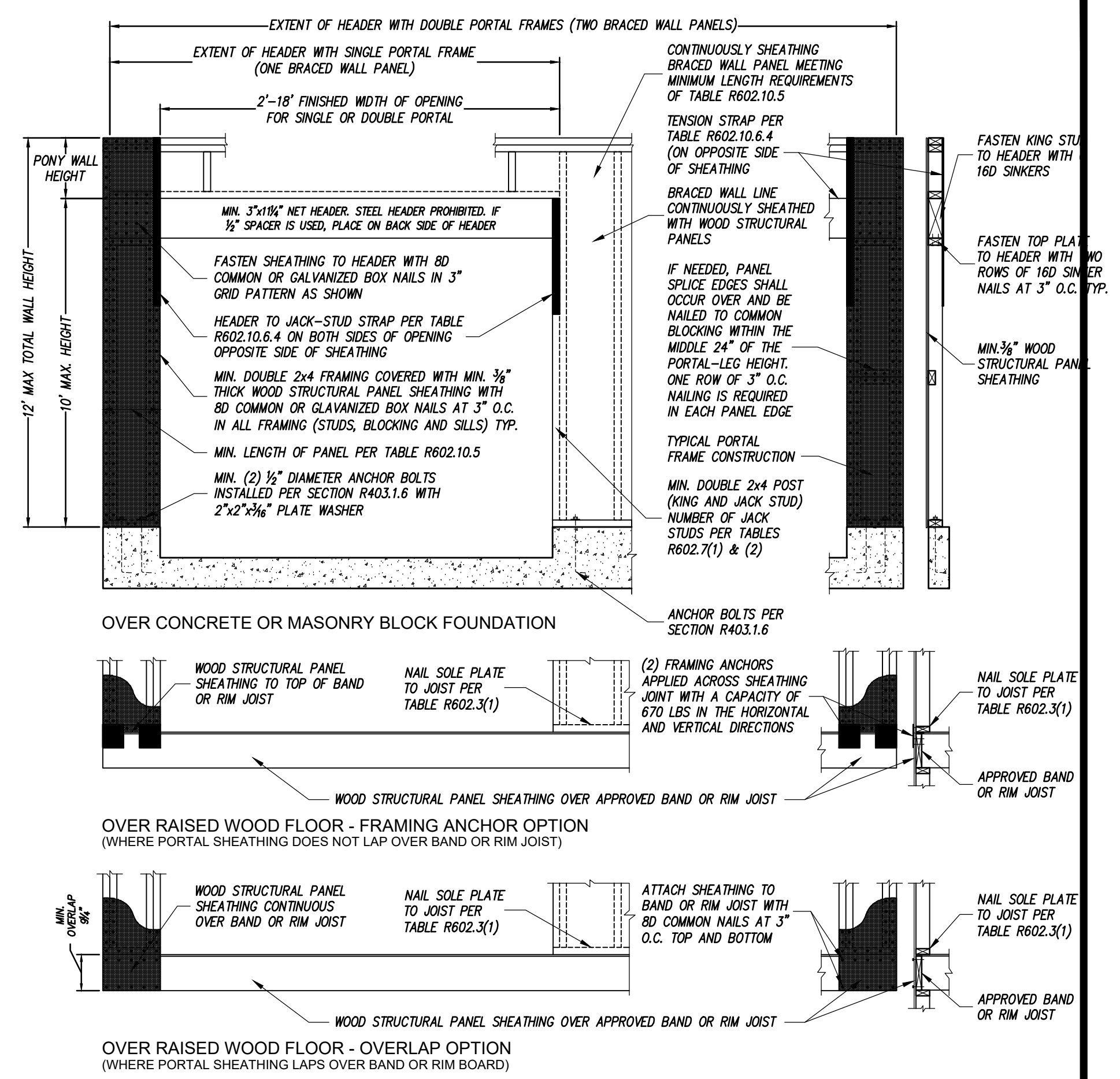
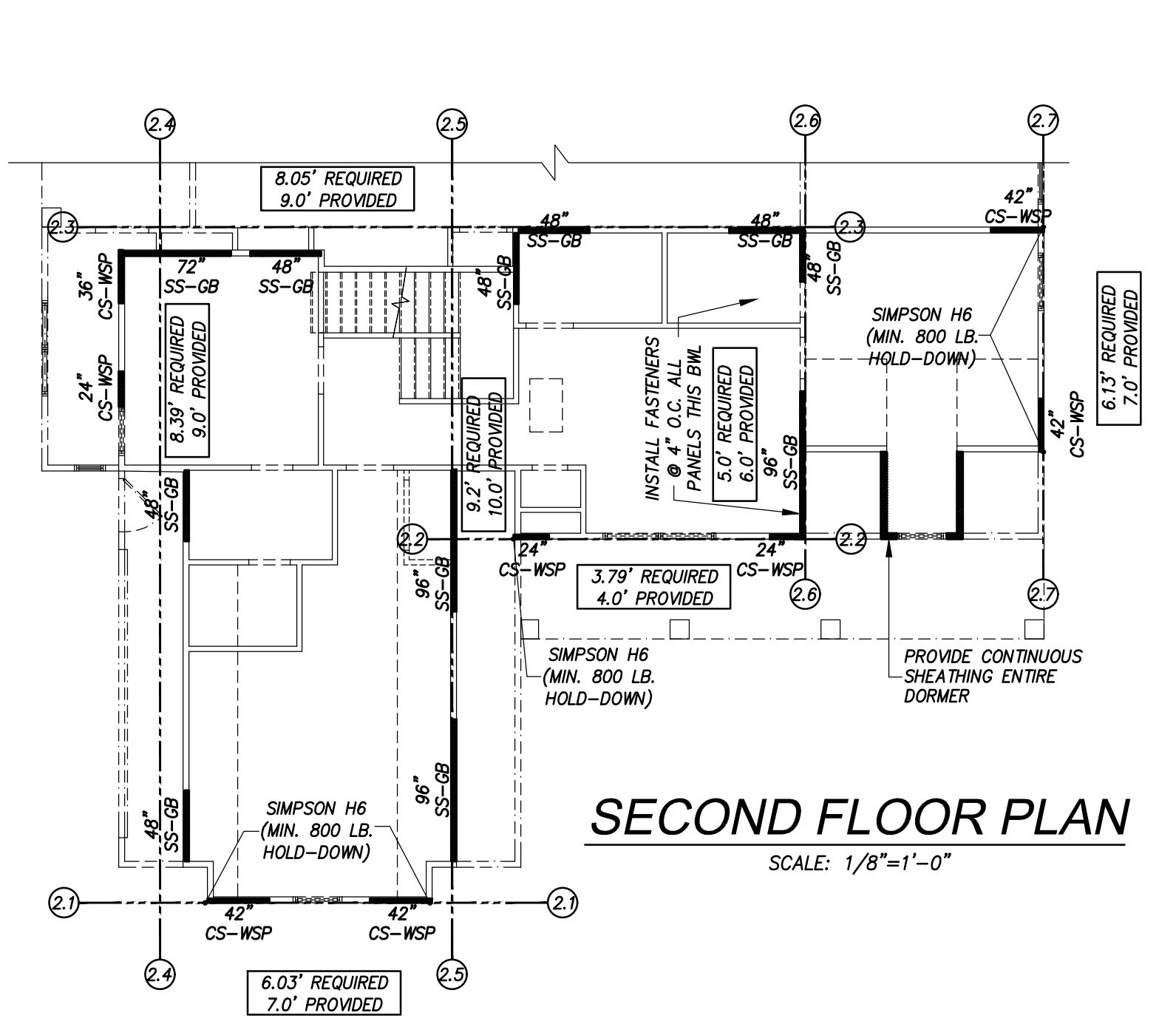
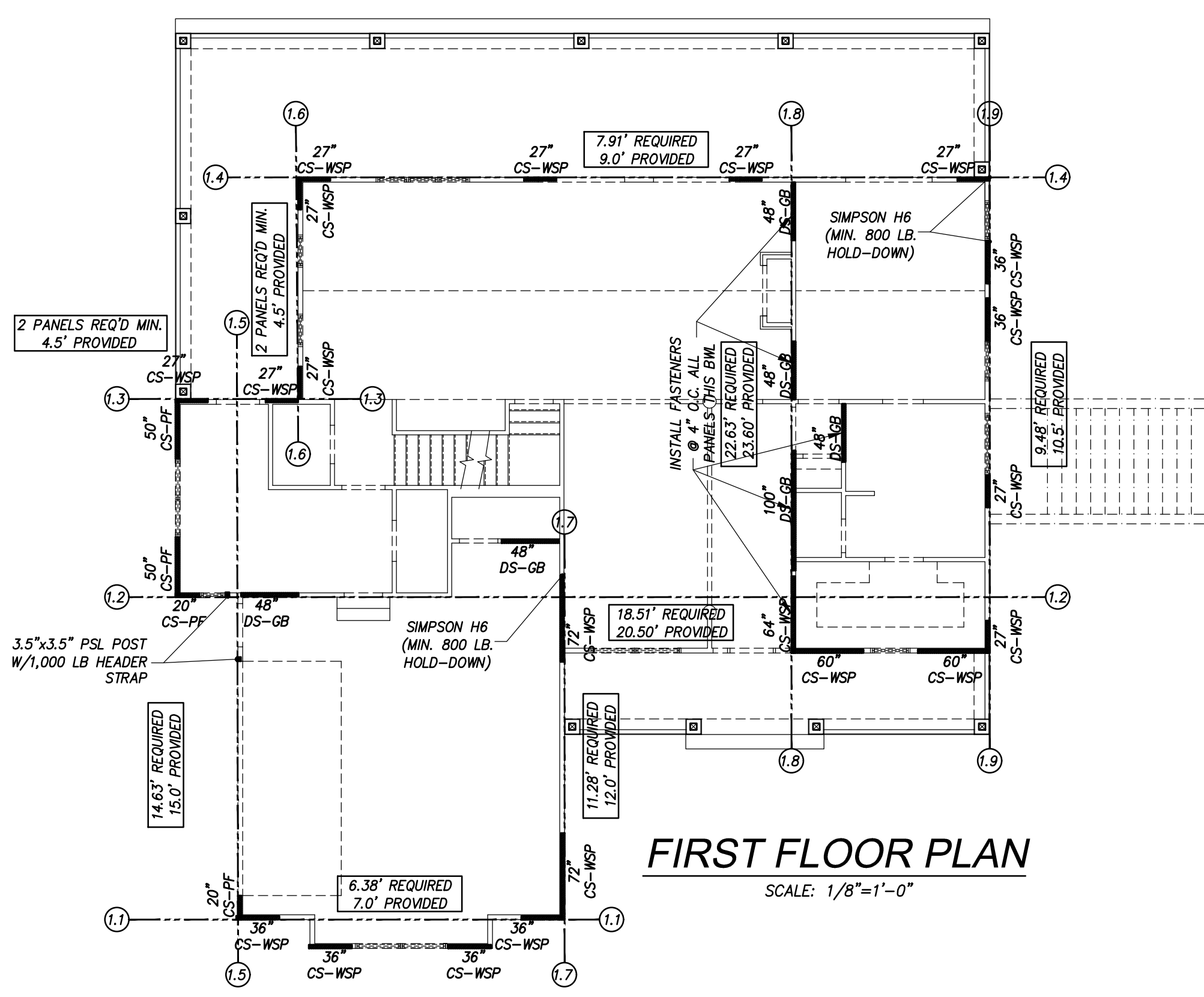
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PENA-LUGO RESIDENCE
"ASHWOOD II" MODEL
 DUMFRIES RD, CATLETT
 FAUQUIER COUNTY VIRGINIA
 CROSS SECTIONS

DATE: 03-03-21
 SHEET NO.: S5

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METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
FIGURE R602.10.6.4

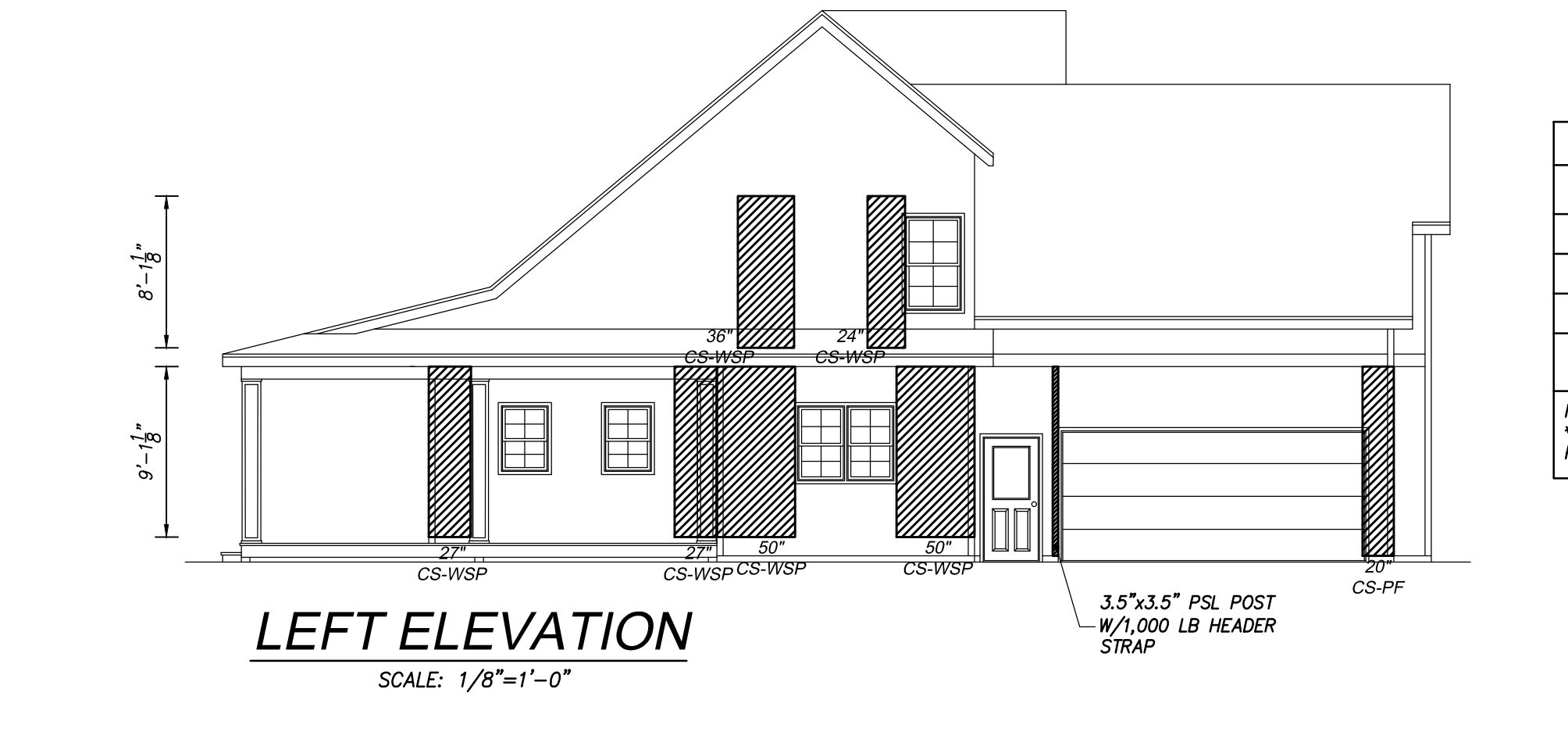
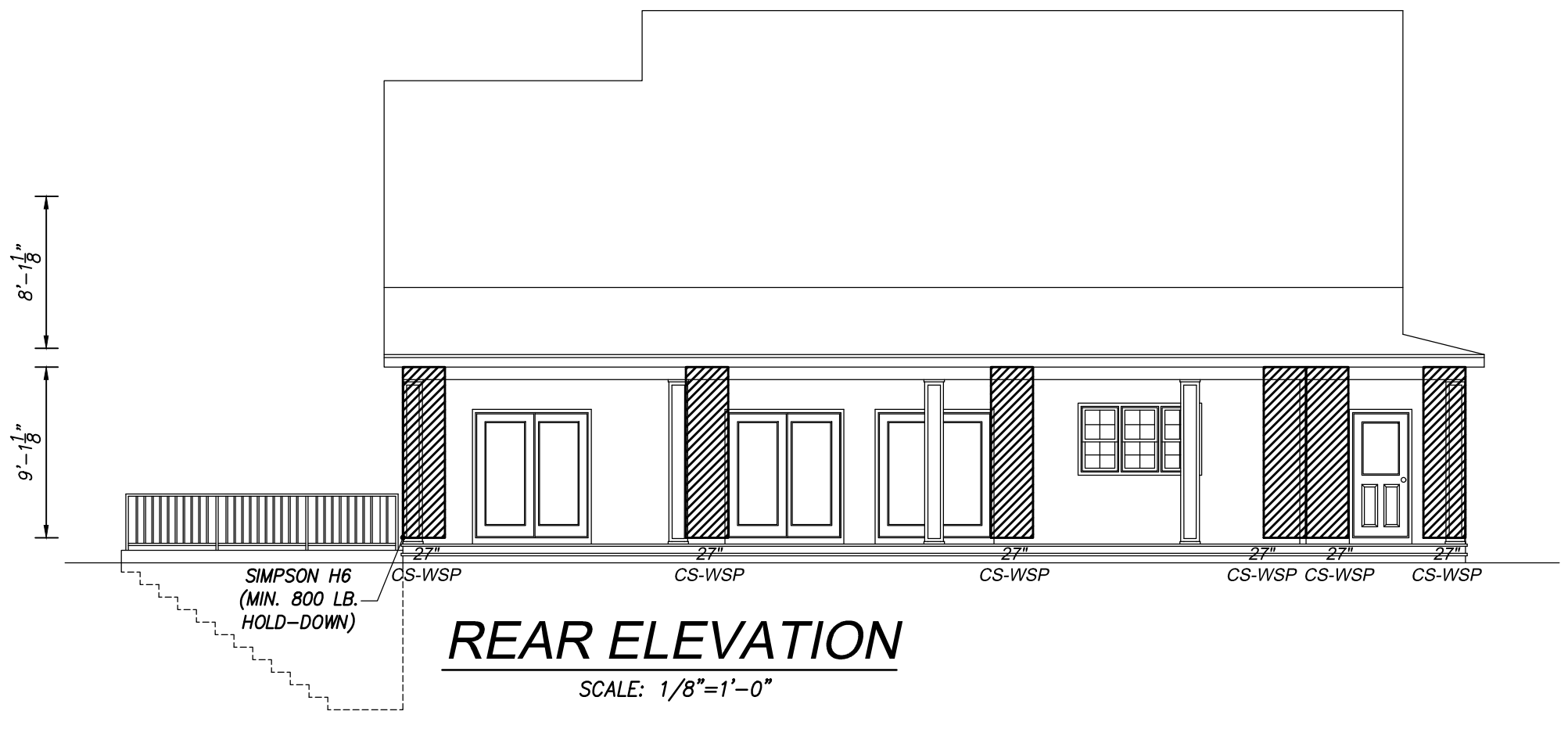
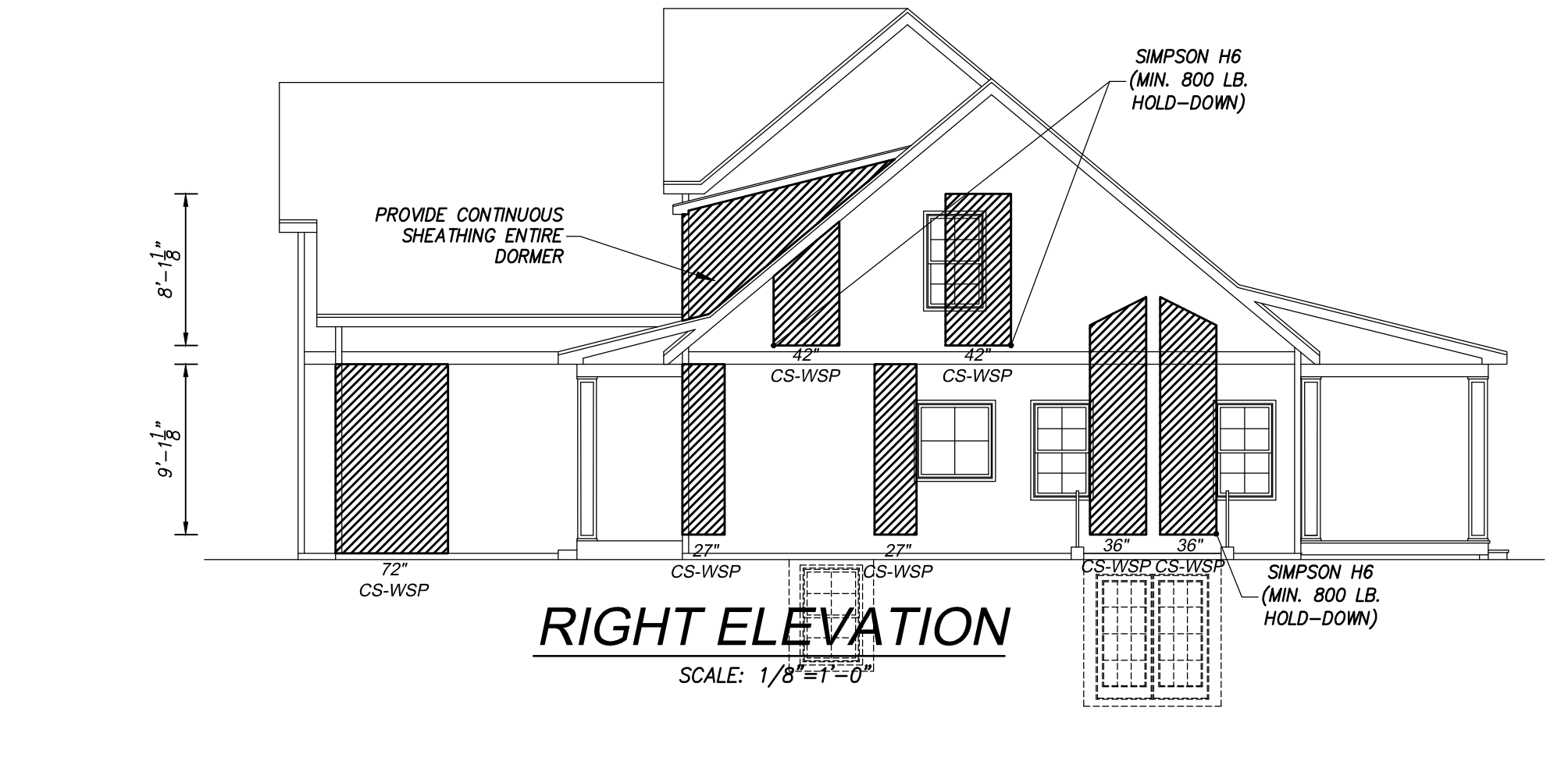
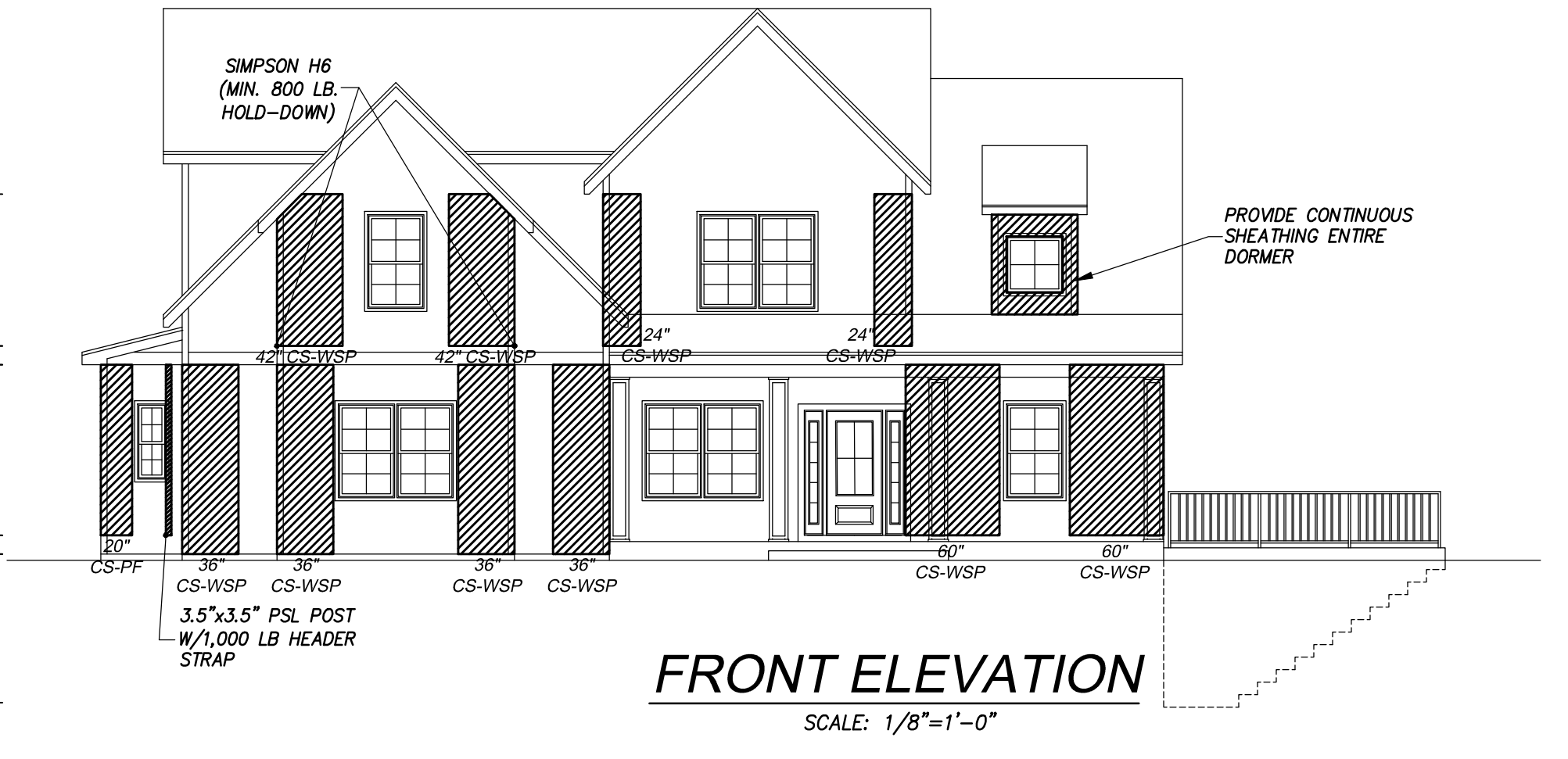


TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS*

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)					
				Ultimate design Wind Speed V_u (mph)					
				110		130		150	
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
				9	1,000	1,000	1,000	1,000	1,750
				16	1,000	1,025	2,050	2,075	3,950
				18	1,000	1,275	2,375	2,400	2,850
				9	1,000	1,000	1,475	1,500	1,875
				16	1,775	2,175	3,525	3,550	4,125
	2	10	18	2,075	2,500	3,950	3,975	DR	DR
				9	1,150	1,500	2,650	2,675	3,175
				16	2,875	3,375	DR	DR	DR
				18	3,425	3,975	DR	DR	DR
				9	2,275	2,750	DR	DR	DR
				12	3,225	3,775	DR	DR	DR
2 x 6 Stud Grade	12	12	9	1,000	1,000	1,700	2,025	3,050	
			16	1,825	2,150	3,225	3,225	3,675	
			18	2,200	2,550	3,725	3,750	DR	
			9	1,450	1,750	2,700	2,725	3,125	
			16	2,050	2,400	DR	DR	DR	
			18	3,350	3,800	DR	DR	DR	

DR = Design Required
a. Straps shall be installed in accordance with manufacturer's recommendations

BRACED WALL SCHEDULE			
METHOD	THICKNESS	FASTENERS	
		EDGE	FIELD
WSP	7/16" OSB SHEATHING	8d @ 6" O.C.	8d @ 12" O.C.
CS-WSP	7/16" OSB SHEATHING	8d @ 6" O.C.	8d @ 12" O.C.
CS-PF	7/16" OSB SHEATHING	8d @ 6" O.C.	8d @ 12" O.C.
SS-CB	1/2" GYPSUM WALL BOARD	5d COOLER NAILS @ 4" O.C.	5d COOLER NAILS @ 4" O.C.

CONTINUOUS SHEATHING MIN. BRACED WALL PANEL LENGTHS U.N.O.
 CS-WSP - 11' WALL = 33"
 10' WALL = 30"
 9' WALL = 27"
 8' WALL = 24"
 CORNER RETURN PANEL (CRP) = 24"
 CS-PF - 11' WALL = 22"
 10' WALL = 20"
 9' WALL = 18"
 8' WALL = 16"

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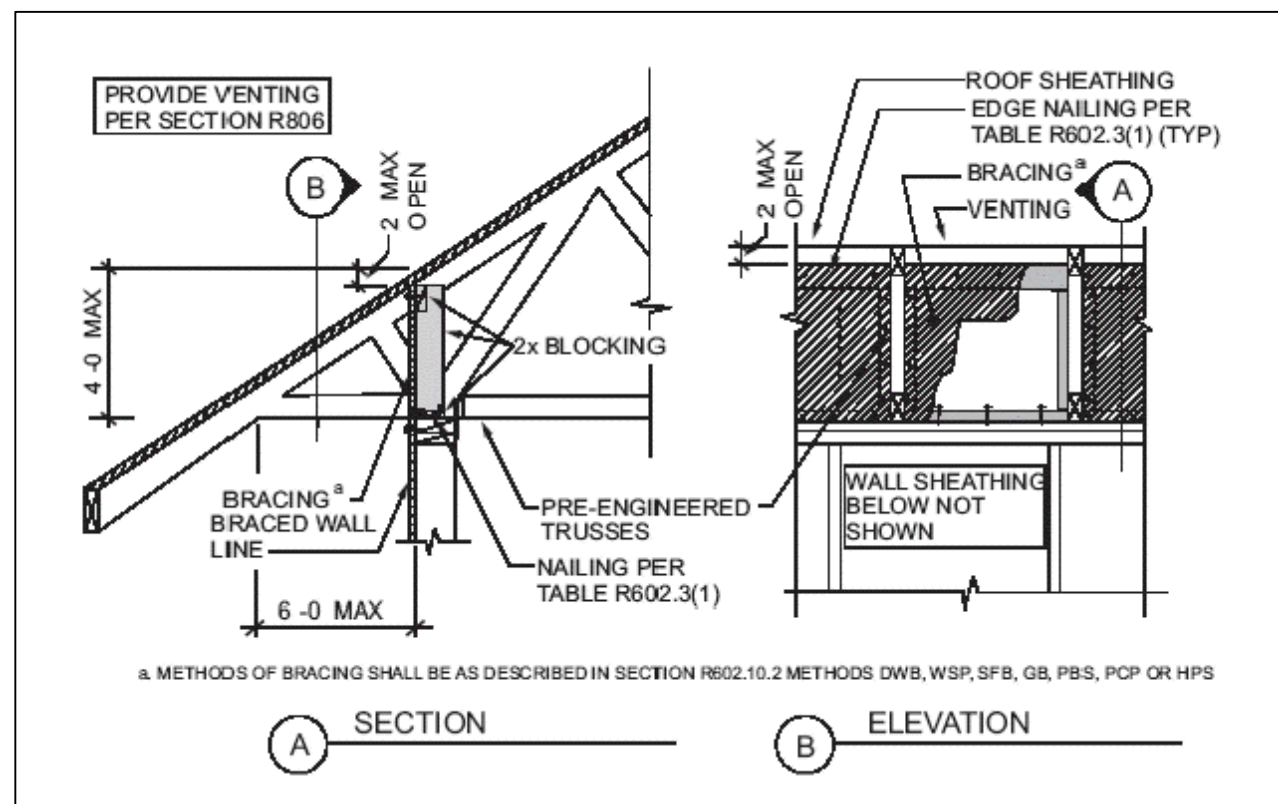
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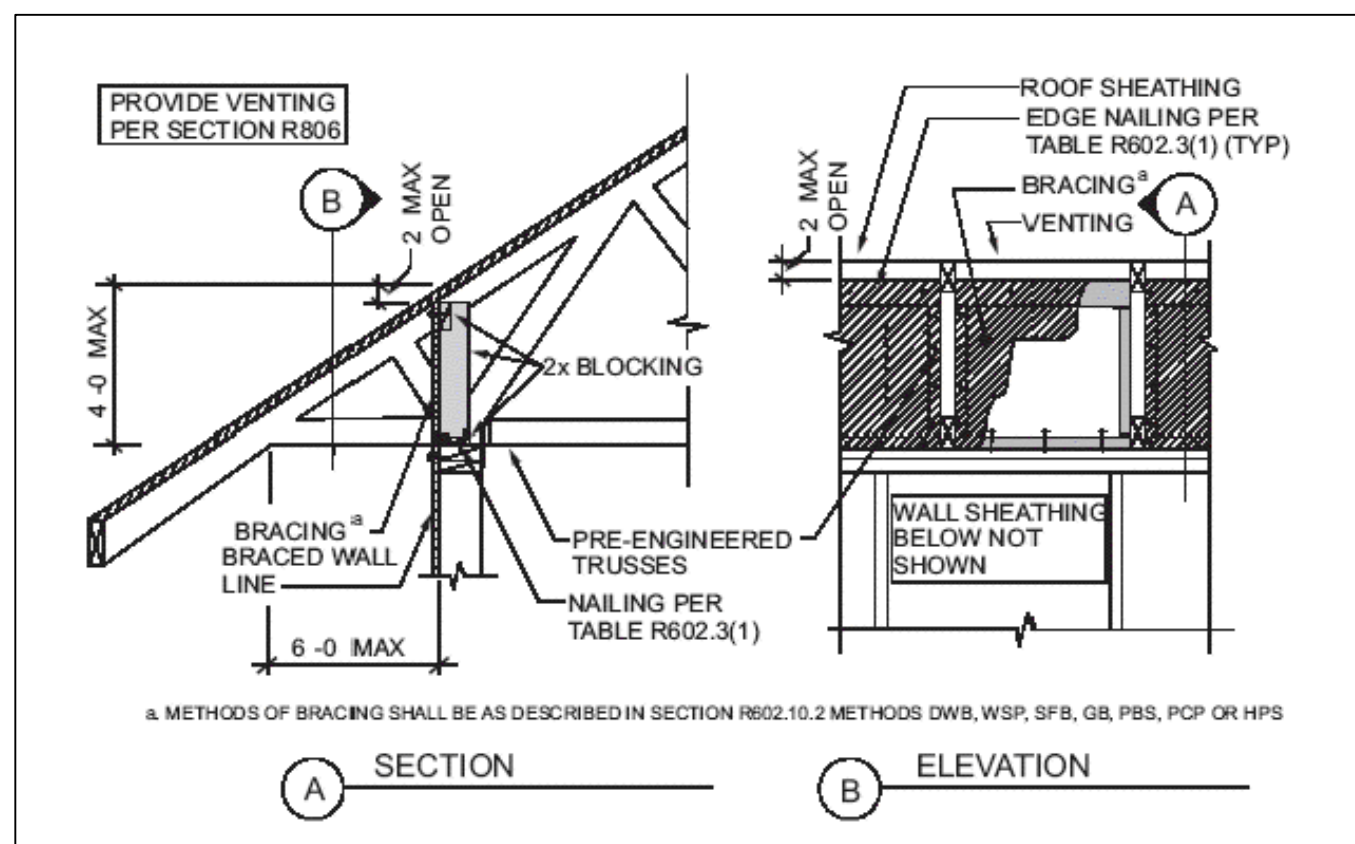
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PENA-LUGO RESIDENCE
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 FAUQUIER COUNTY VIRGINIA
 WIND BRACING PLANS,
 ELEVATIONS & DETAILS

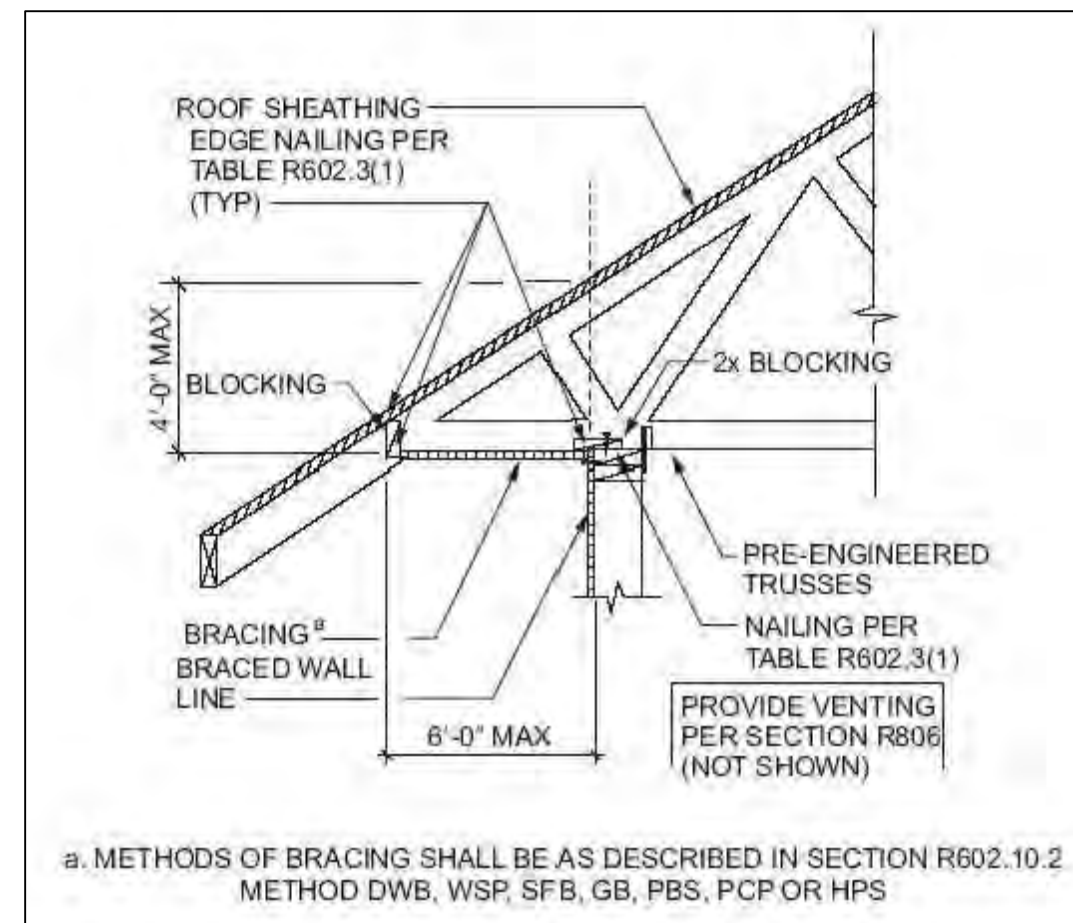
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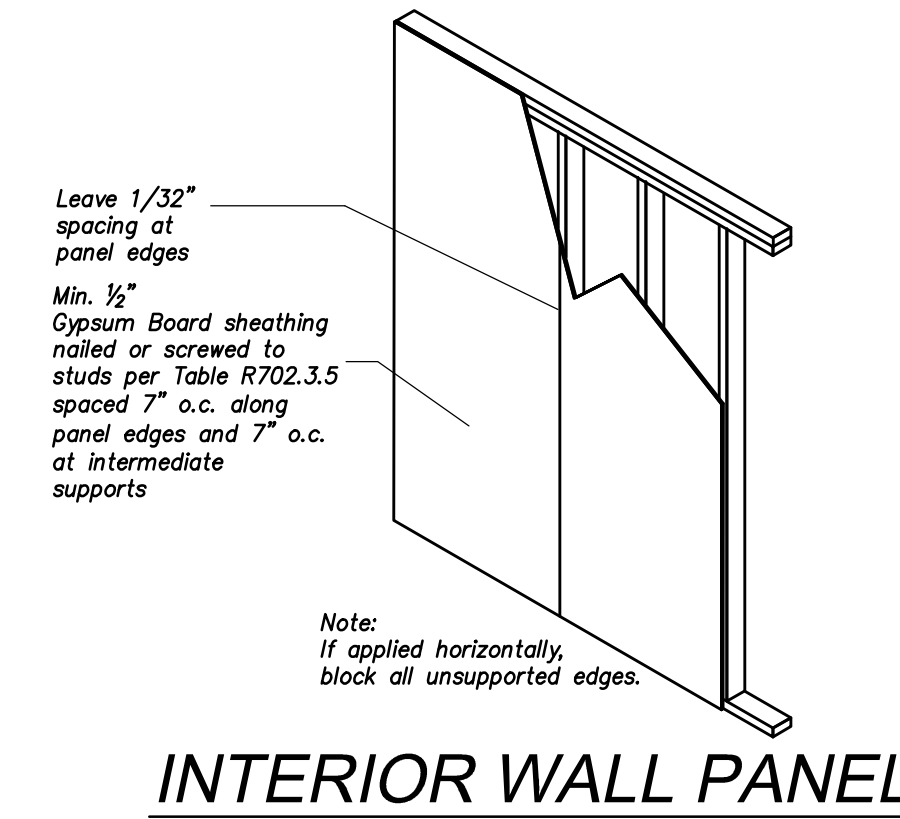
○ BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS/TRUSSES PER IRC R602.10.6.2



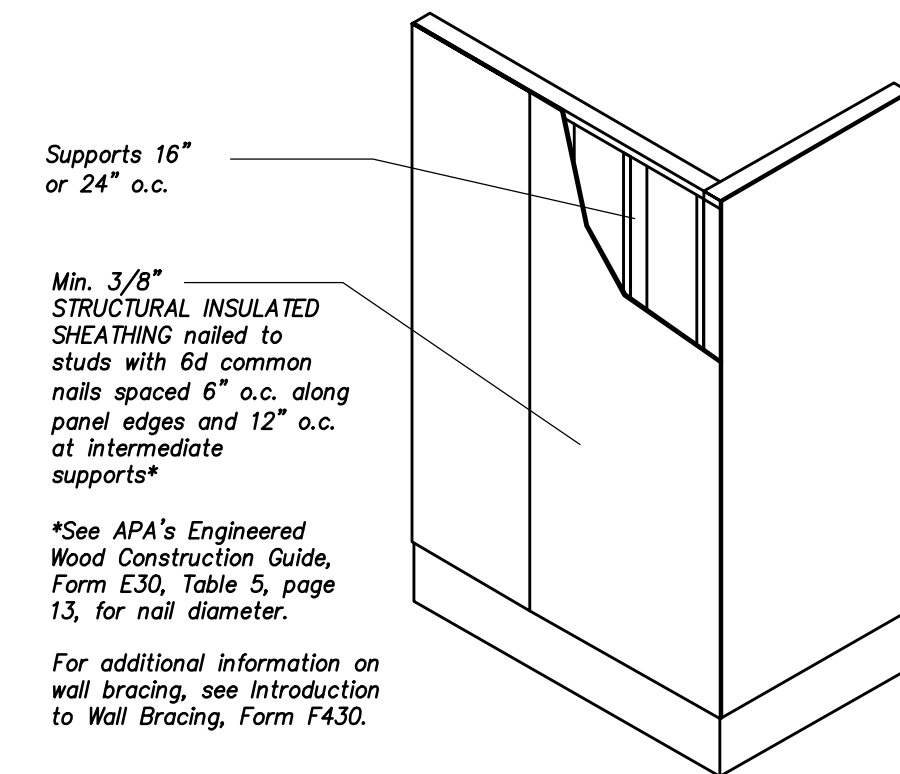
○ OPT. BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS/TRUSSES PER IRC R602.10.6.2



○ OPT. BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS/TRUSSES PER IRC R602.10.6.2

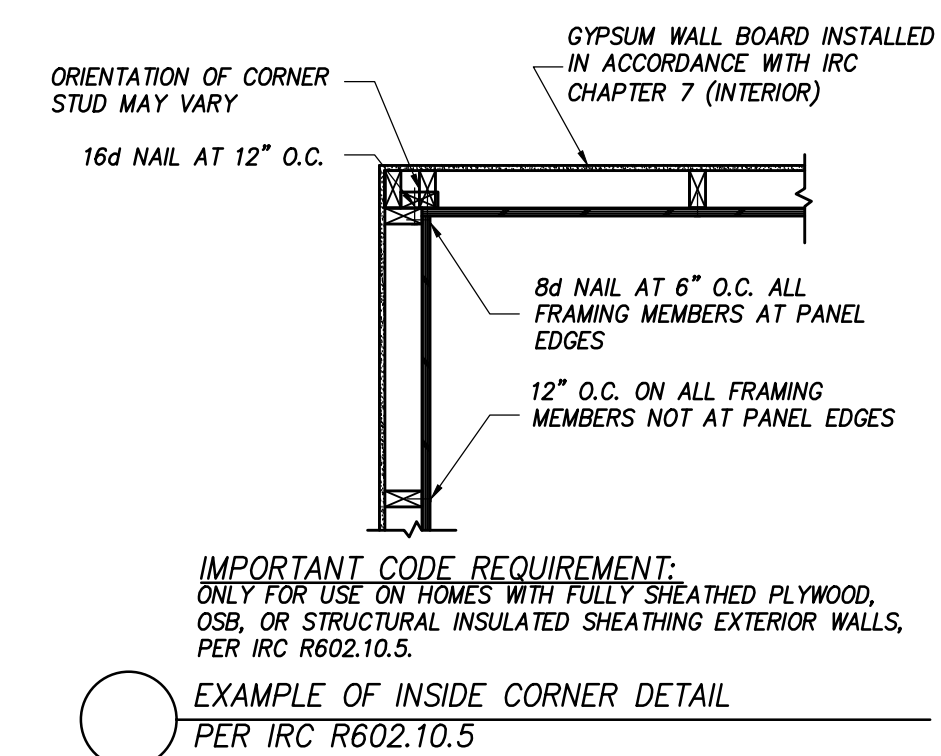


INTERIOR WALL PANEL



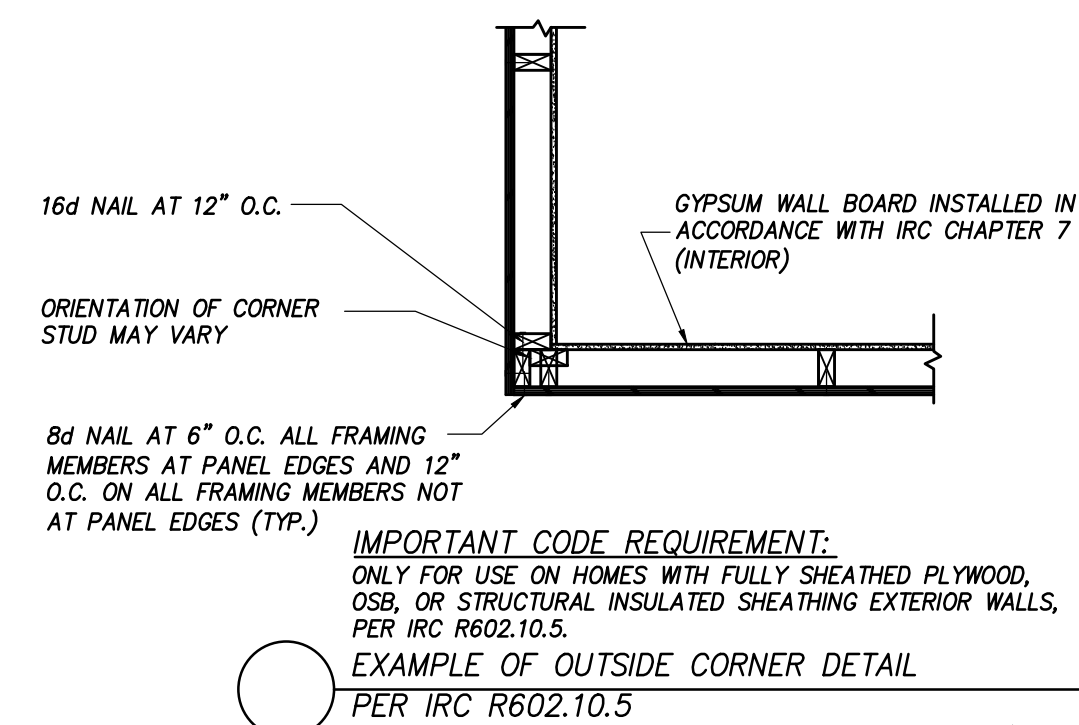
CS-WSP WALL SHEATHING & CORNER DETAIL

PER IRC R602.10.5 (METHOD 3- CONTINUOUS SHEATHING)



IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD, OSB, OR STRUCTURAL INSULATED SHEATHING EXTERIOR WALLS, PER IRC R602.10.5.

○ EXAMPLE OF INSIDE CORNER DETAIL PER IRC R602.10.5



IMPORTANT CODE REQUIREMENT:
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○ EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5

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FAUQUIER COUNTY VIRGINIA
WIND BRACING DETAILS & CALCS

DATE 03-03-21 SHEET NO. S7