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GENERAL NOTES – IRC 2018/VA UNIFORM BLDG CODE 2018

- *****
- 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 "IRTD" 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 6 studs at 16" o.c. with 1" group 1 A.P.A. rated structural insulated 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 1/2" plywood
	6'-0	(3) 2 x 10 with 2 layers of 1/2" plywood
	>6'-0	(3) 2 x 12 with 2 layers of 1/2" plywood
2 x 4 walls	4'-0	(2) 2 x 8 with 1 layer of 1/2" plywood
	6'-0	(2) 1 3/4" x 11 7/8" LVL with 1 layer of 1/2" plywood
	>6'-0	(2) 1 3/4" x 11 7/8" LVL with 1 layer of 1/2" plywood
Veneer Lintel schedule unless otherwise noted on plan:		
Rough Opening	Lintel	
UP TO 4'-0	6 x 4 x 3/8"	L L H
4'-0 – 6'-0	6 x 4 x 3/8"	L L H
6'-0 – 8'-0	6 x 4 x 3/8"	L L H
UP TO 12'-0	8 x 6 x 7/16"	L L V

Flint Residence (Preston III Model)

LOT 02 MT. ZION RD,
CULPEPER COUNTY, VIRGINIA

SQUARE FOOTAGE

FIRST FLOOR =	1,864 SQ. FT.
UNFIN. BASEMENT =	1,864 SQ. FT.
GARAGE =	459 SQ. FT.
COVERED PORCH =	188 SQ. FT.
OPEN DECK =	222 SQ. FT.

CONTRACTOR/OWNER NOTES

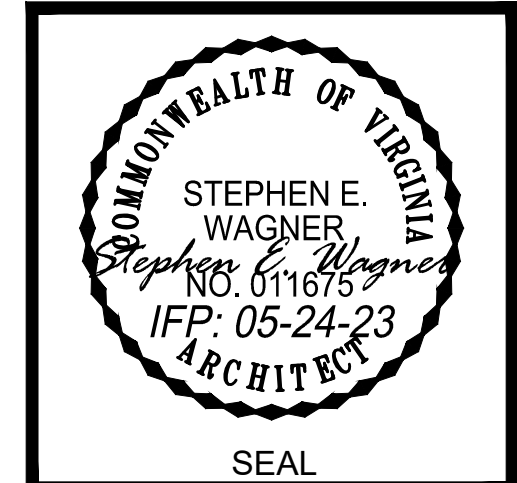
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DATE	REMARKS

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SPEC RESIDENCE
 LOT 07 ENON SCHOOL RD
 FAUQUIER COUNTY, VIRGINIA
 COVER SHEET/FRAMING NOTES

DATE: 05-24-23
 SHEET NO.: CS



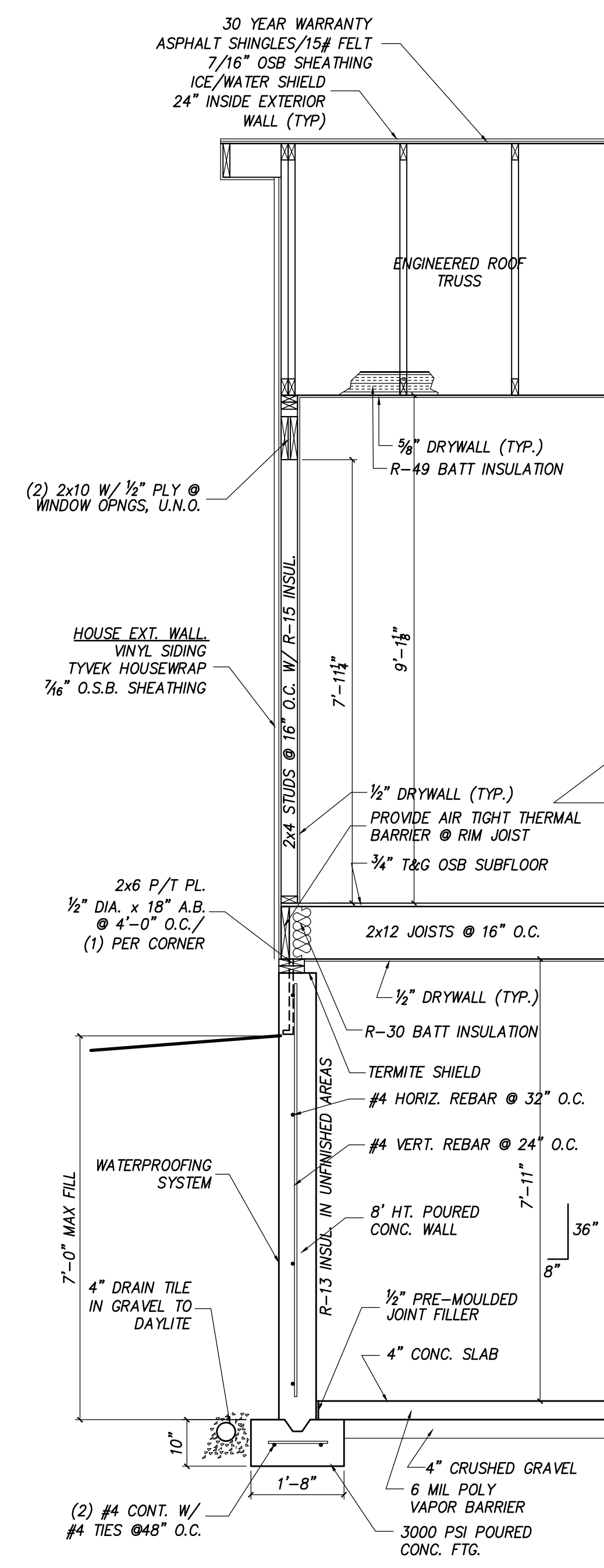
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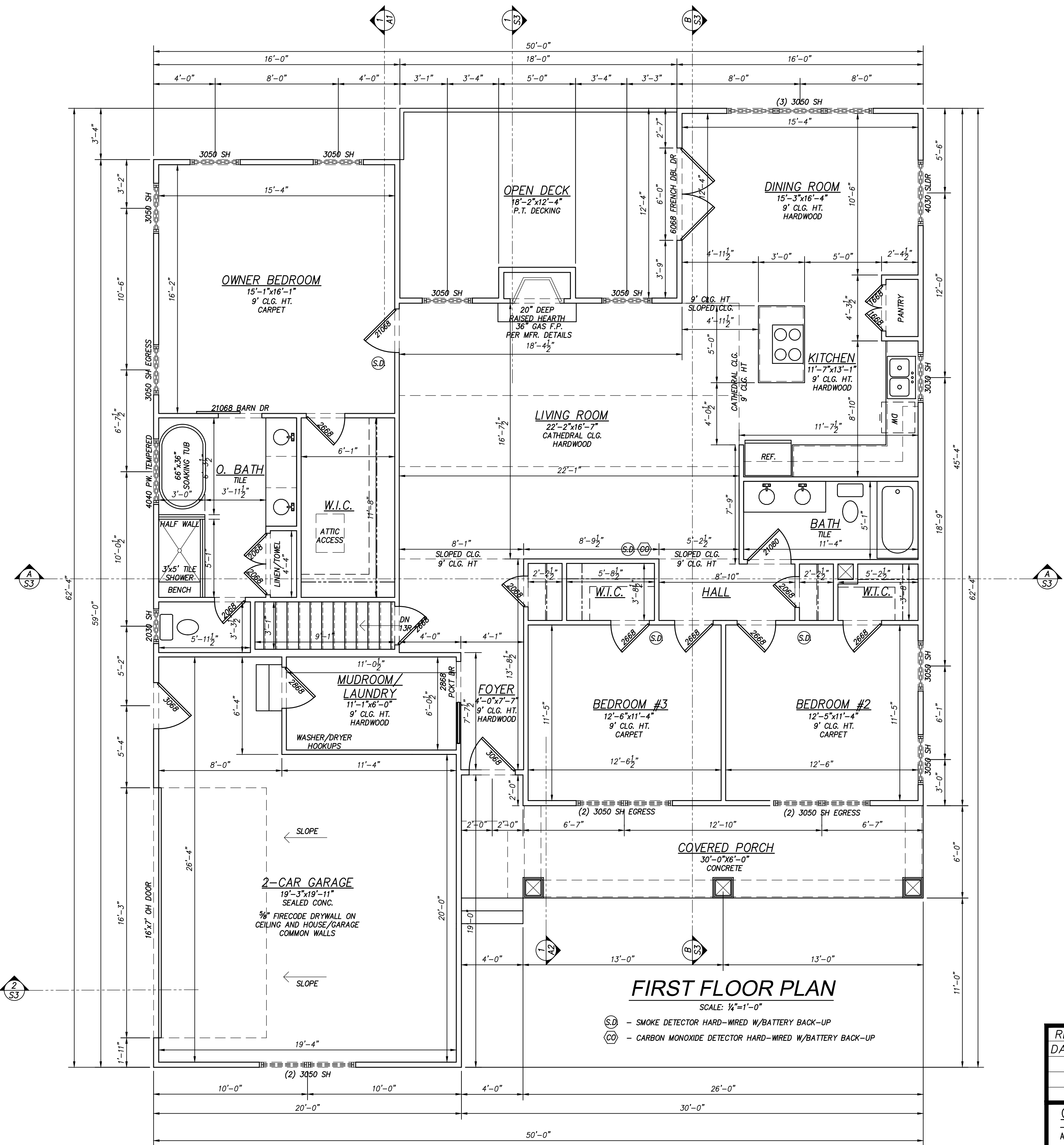
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SPEC RESIDENCE
LOT 07 ENON SCHOOL RD
FAUQUIER COUNTY VIRGINIA
FIRST FLOOR PLAN

DATE: 05-24-23
SHEET NO.: A1



1 WALL SECTION
SCALE: 1/2"=1'-0"

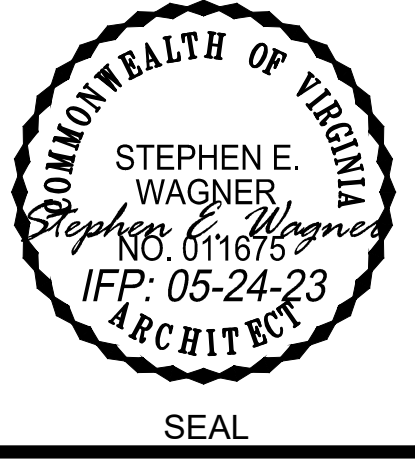


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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

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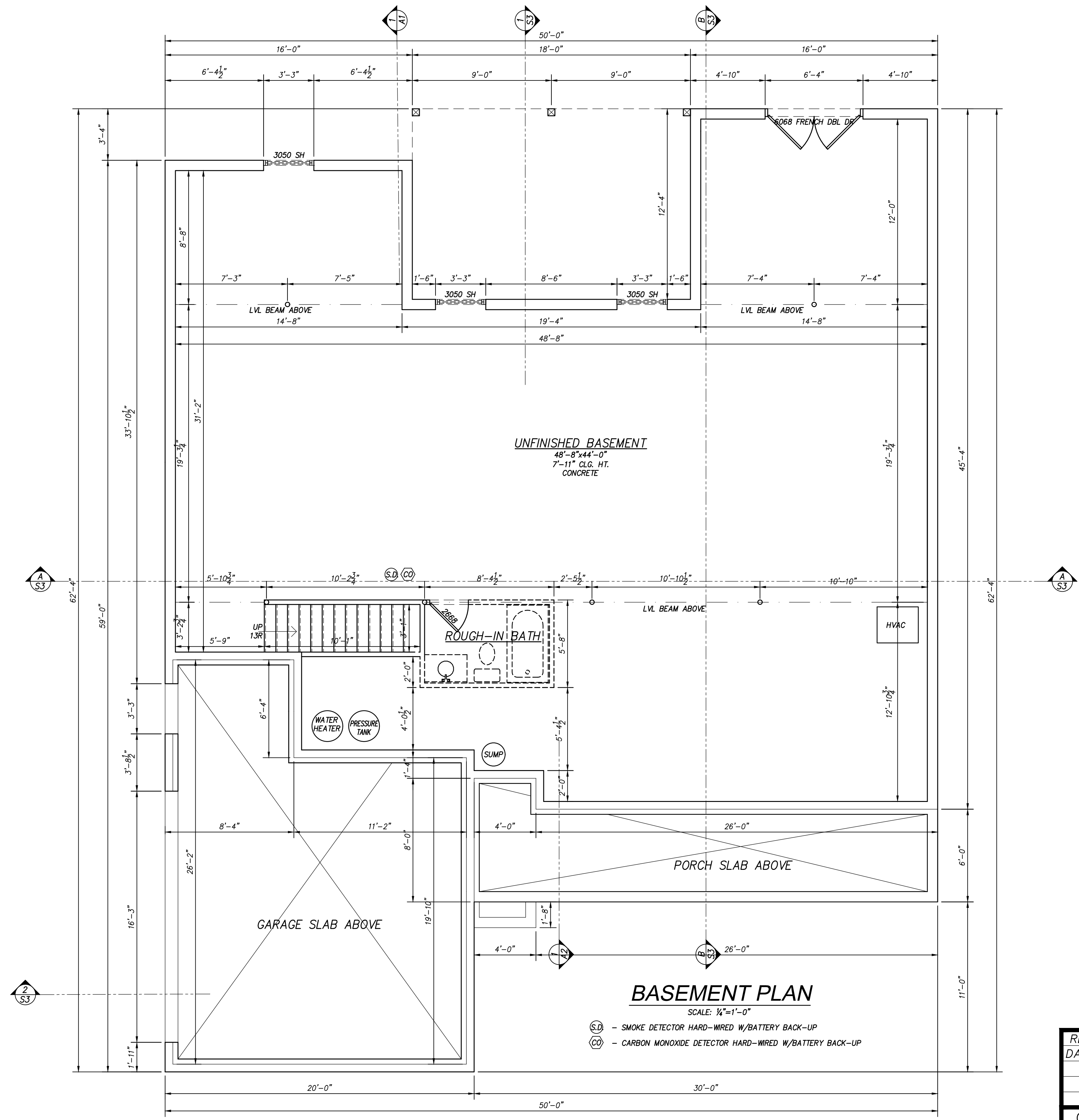
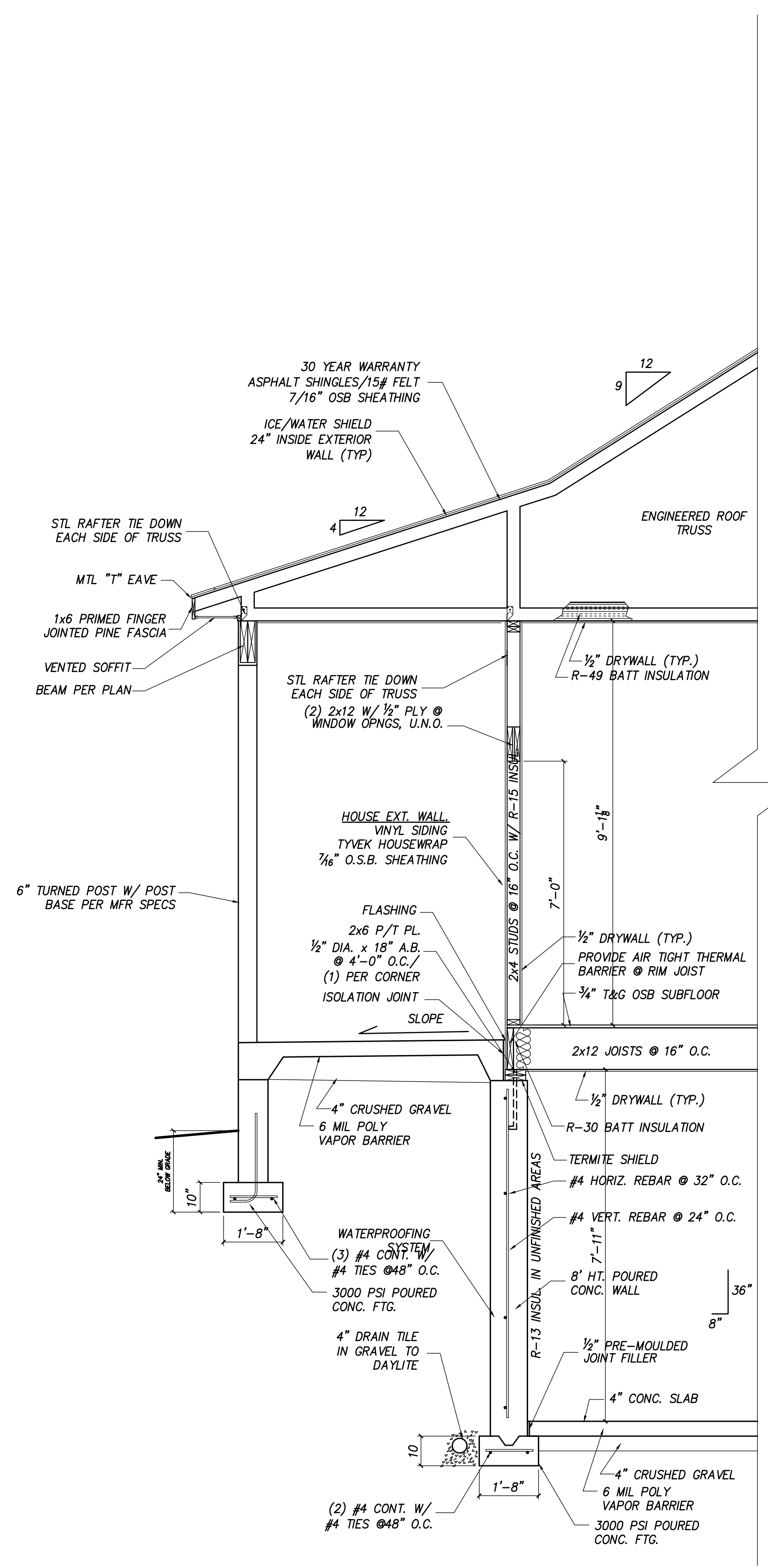
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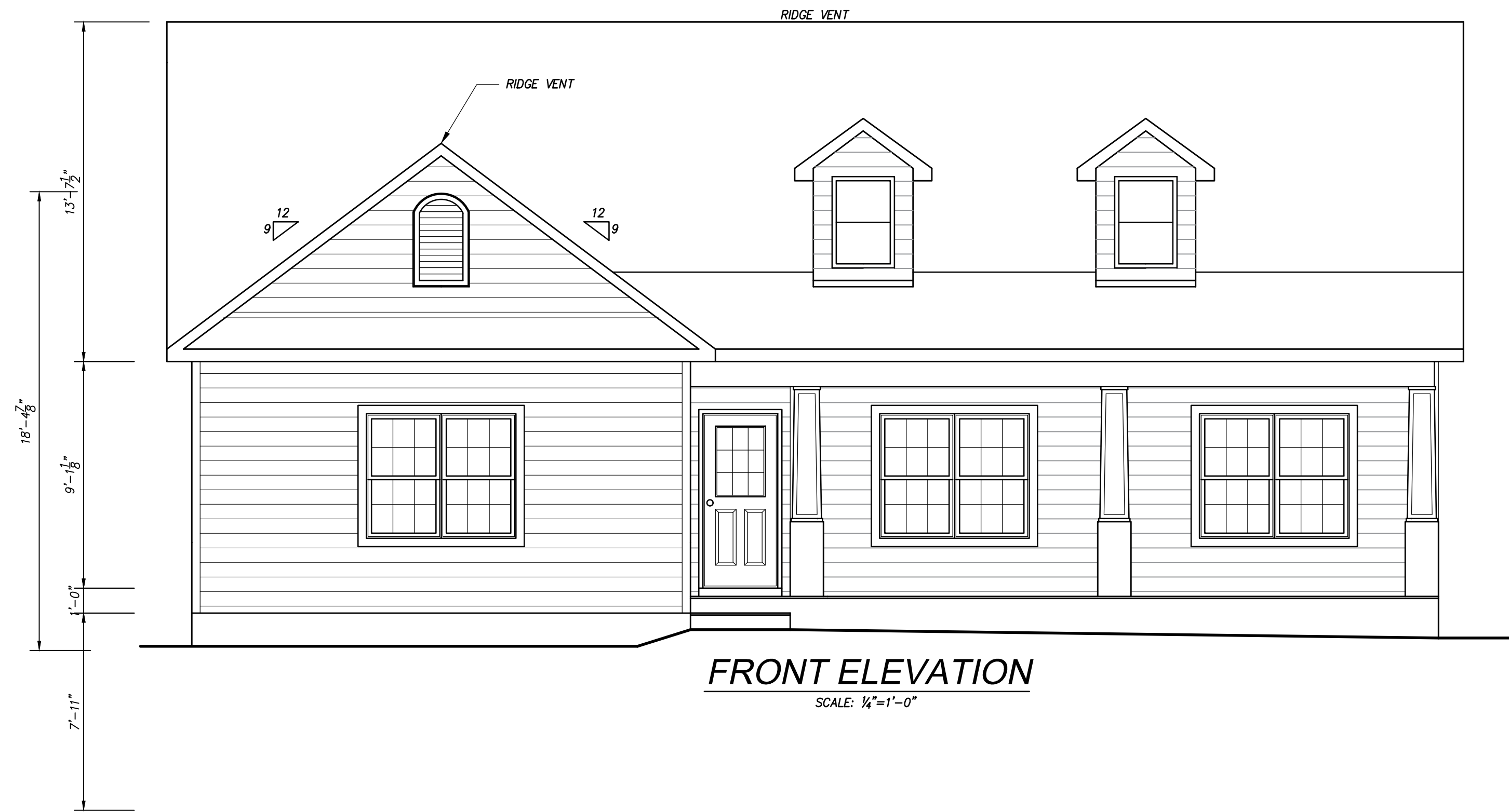
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FAUQUIER COUNTY VIRGINIA
BASEMENT PLAN

DATE: 05-24-23
SHEET NO.: A2



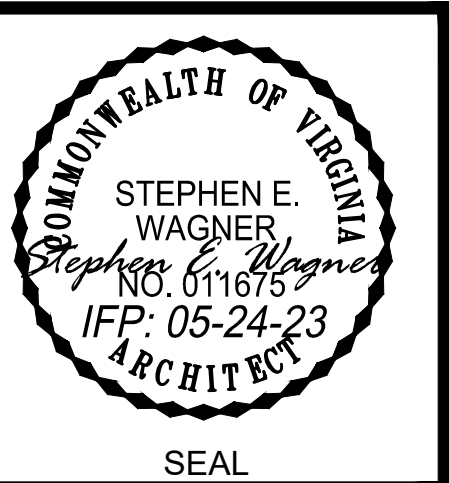
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 LOT 07 ENON SCHOOL RD
 VIRGINIA
 FAUQUIER COUNTY
 FRONT & REAR ELEVATIONS

DATE: 05-24-23
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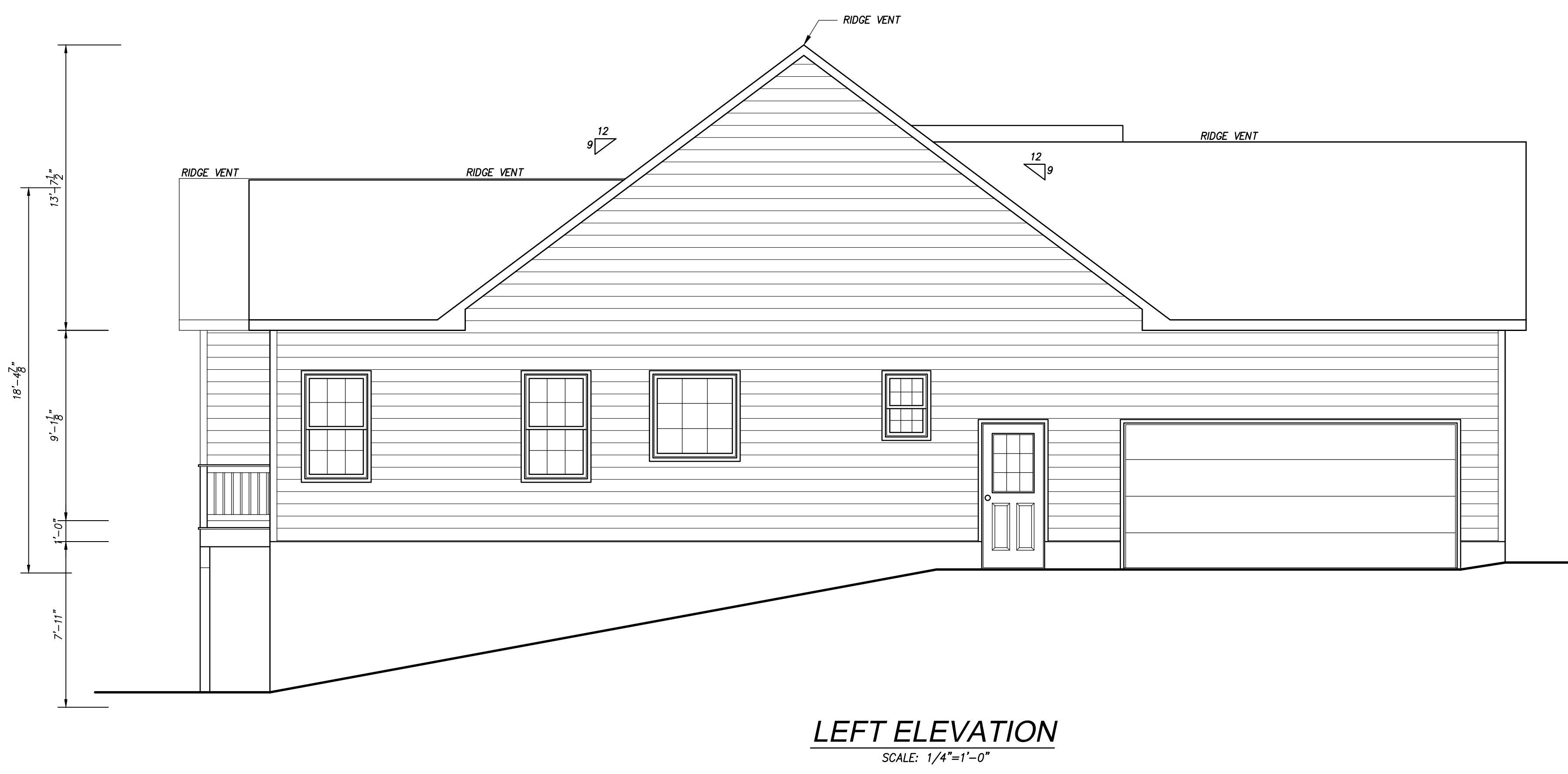
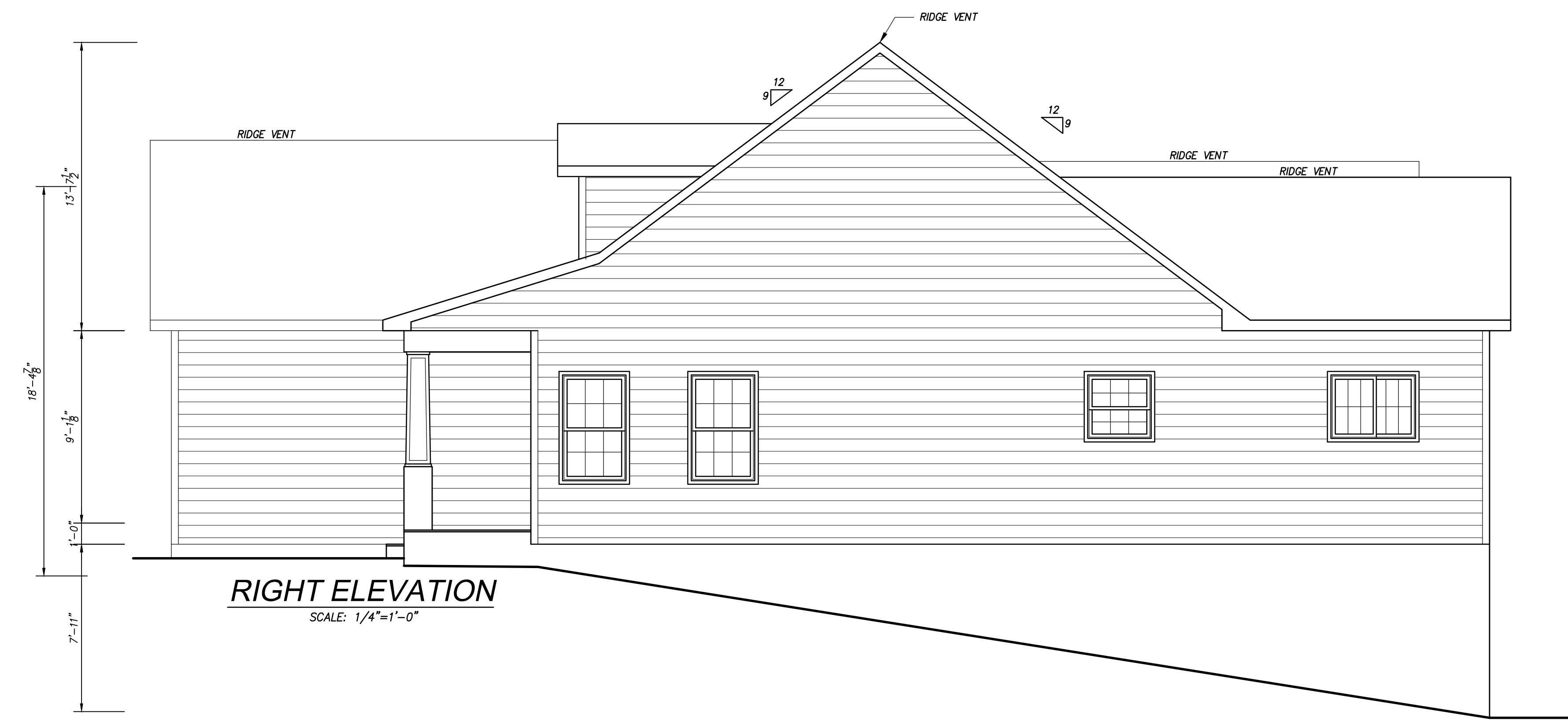
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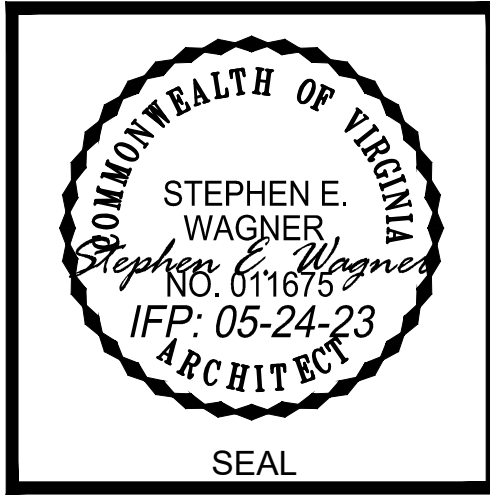
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FAUQUIER COUNTY VIRGINIA
RIGHT & LEFT ELEVATIONS

DATE: 05-24-23
SHEET NO.: A4



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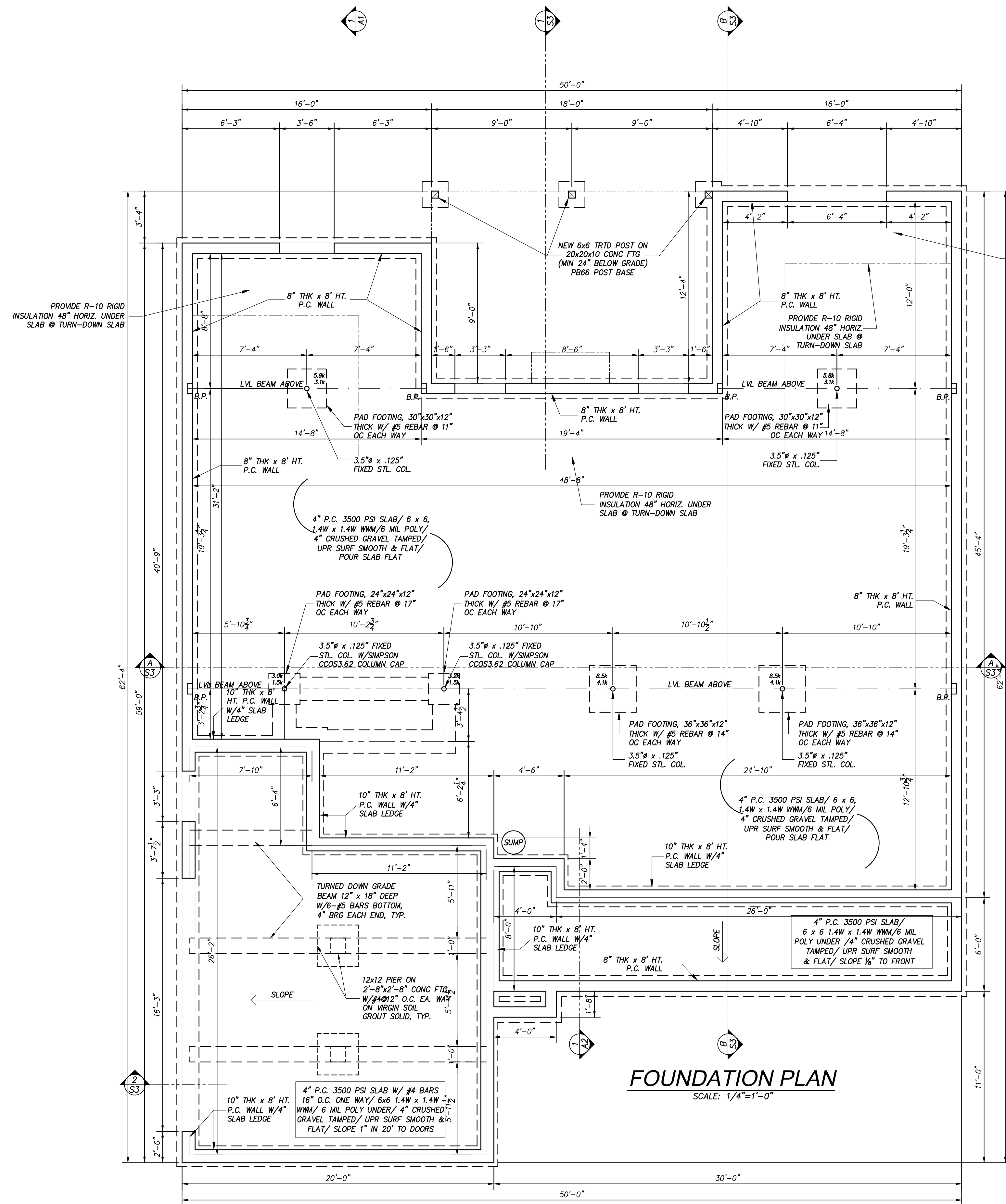
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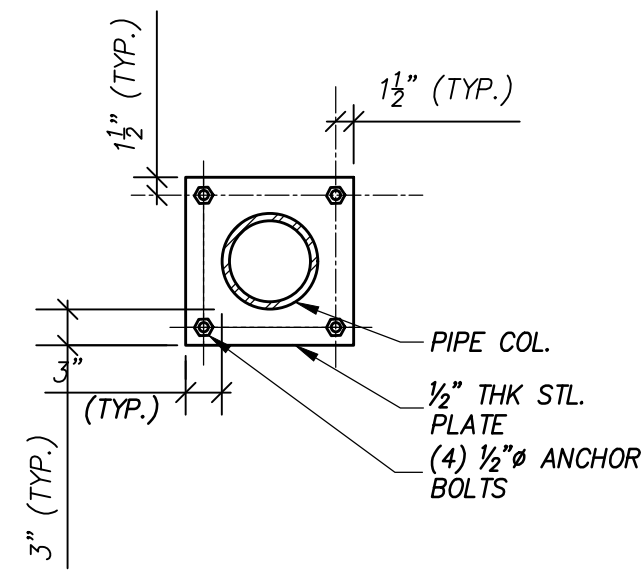
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FAUQUIER COUNTY VIRGINIA
FOUNDATION PLAN, DETAILS

DATE: 05-24-23
SHEET NO. S1



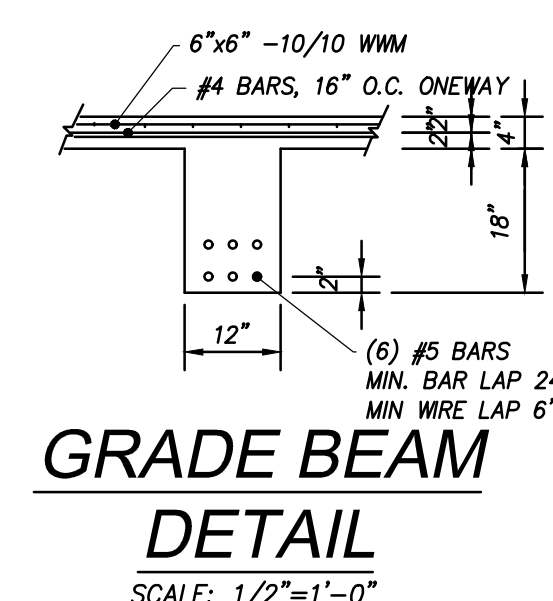
PROVIDE R-10 RIGID INSULATION 48" HORIZ UNDER SLAB @ TURN-DOWN SLAB

PROVIDE R-10 RIGID INSULATION 48" HORIZ UNDER SLAB @ TURN-DOWN SLAB

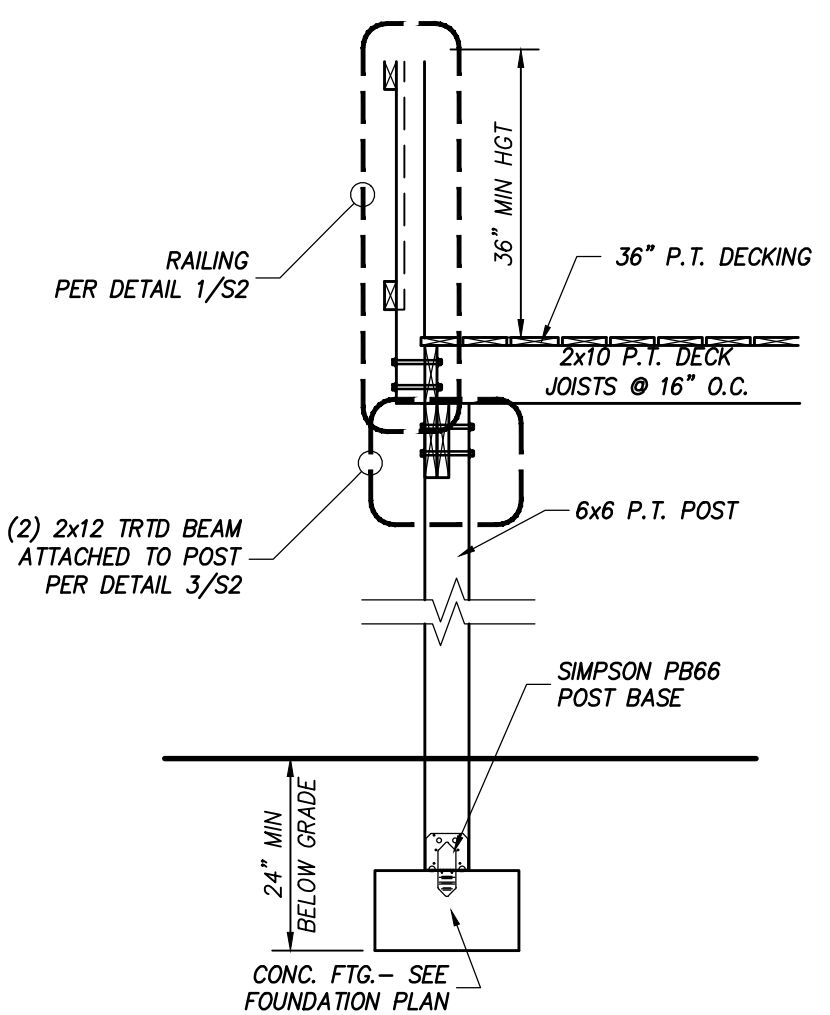


2 TYP. BASE PL DETAIL
S1 SCALE: 3/4"=1'-0"

NOTE:
STEEL CONNECTION DETAILS ARE TYPICAL DETAILS, PROVIDE STEEL SHOP DRAWINGS AT TIME OF INSPECTION



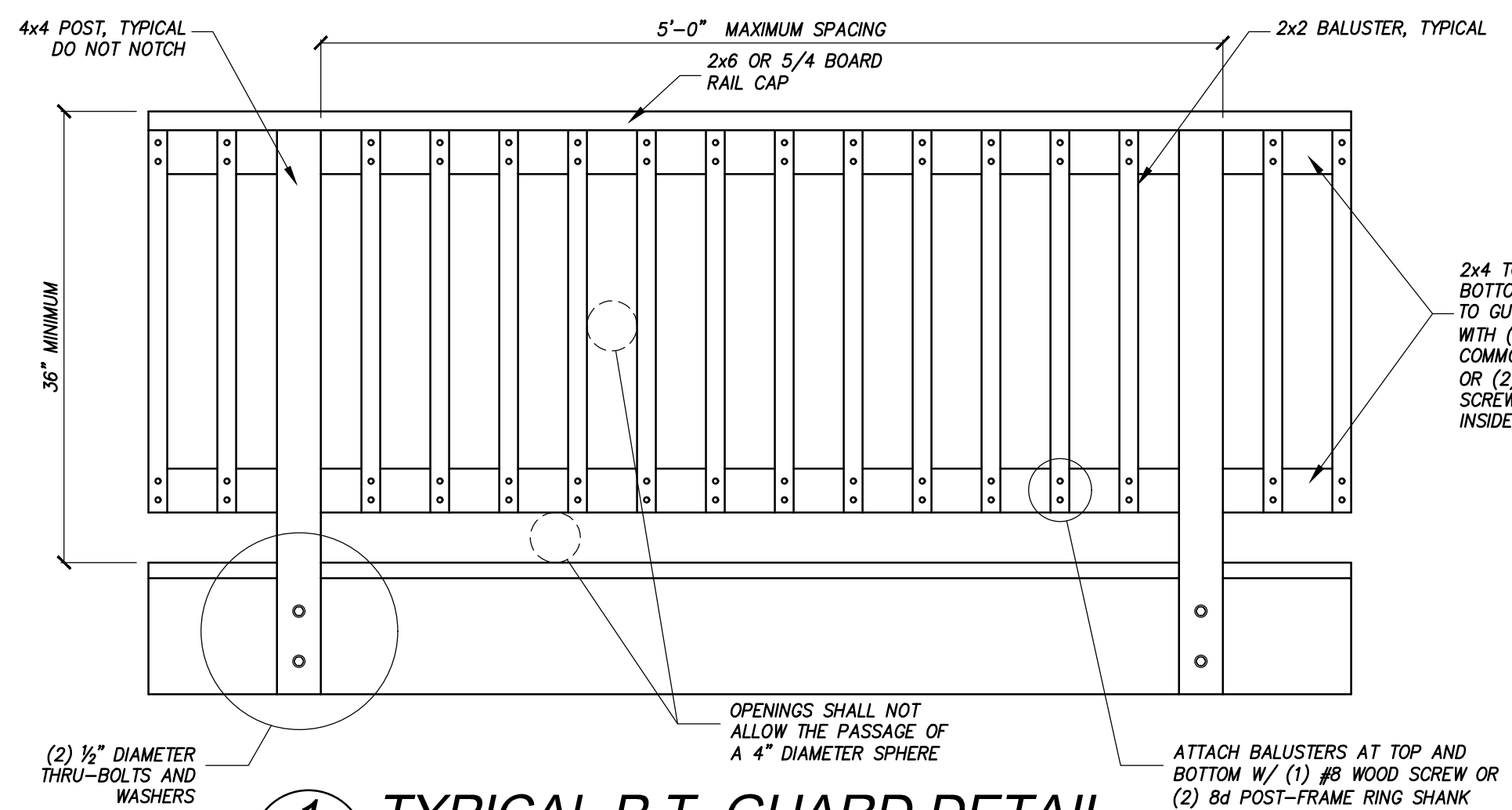
GRADE BEAM DETAIL
SCALE: 1/2"=1'-0"



1 TYP. DECK DETAIL SECTION
S1 SCALE: 1/2"=1'-0"

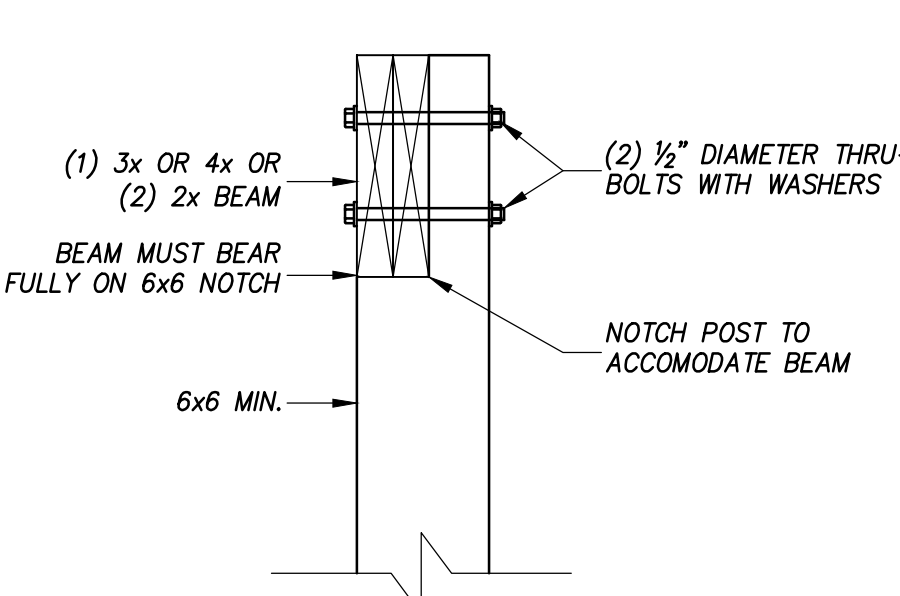
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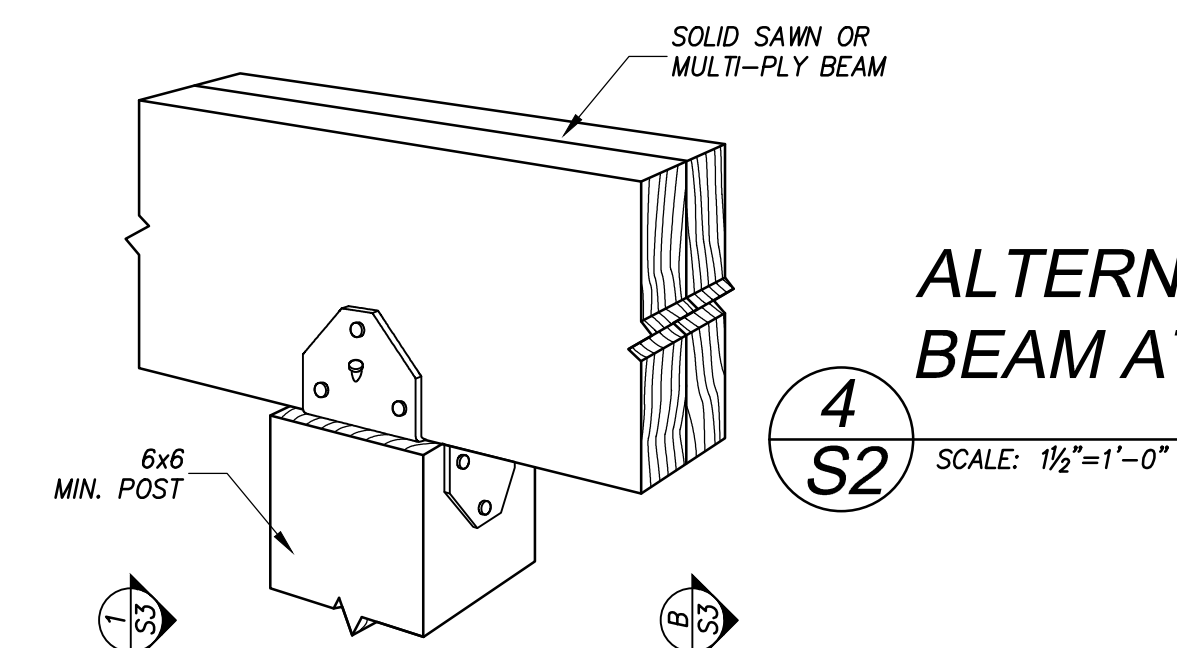


1
S2 TYPICAL P.T. GUARD DETAIL
SCALE: 1"=1'-0"

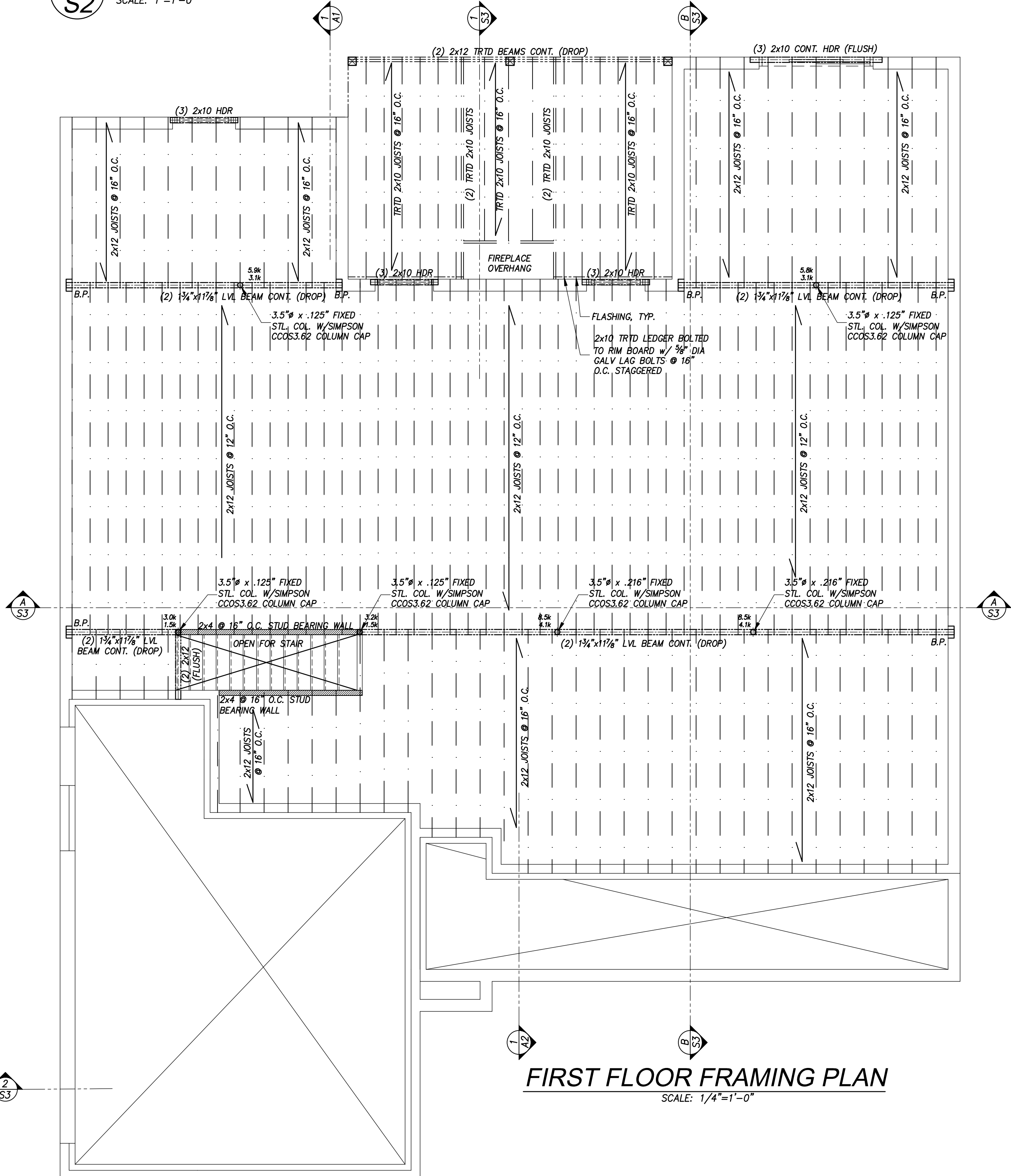
NOTE: USE SIMPSON PB44 POST BASE TO CONNECT POST TO CONCRETE
SEE MANUFACTURER DETAILS FOR INSTALLATION OF SYNTHETIC OR METAL RAILING SYSTEMS



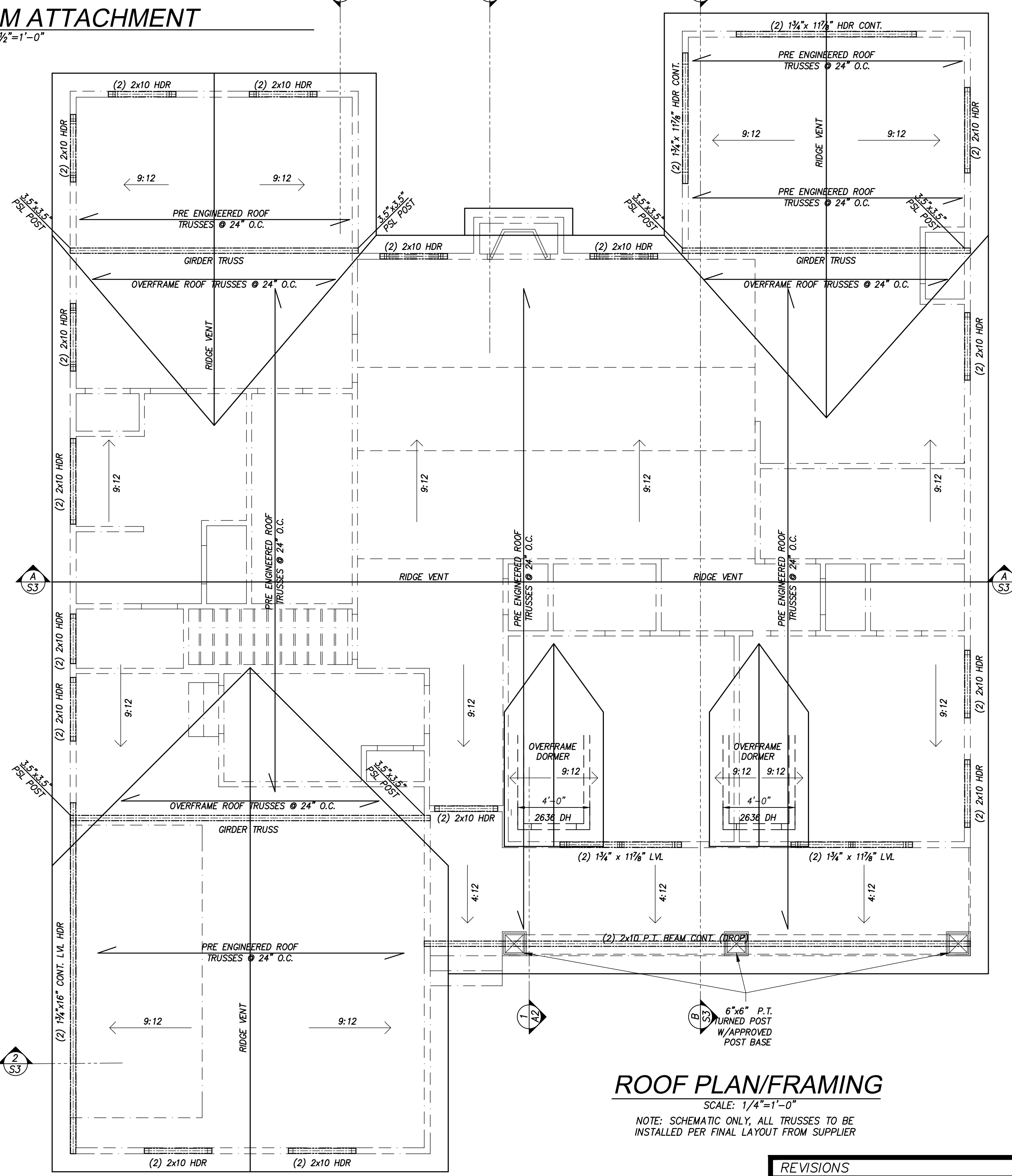
3
S2 TYPICAL POST TO BEAM ATTACHMENT
SCALE: 1/2"=1'-0"



4
S2 ALTERNATE POST TO BEAM ATTACHMENT
SCALE: 1/2"=1'-0"



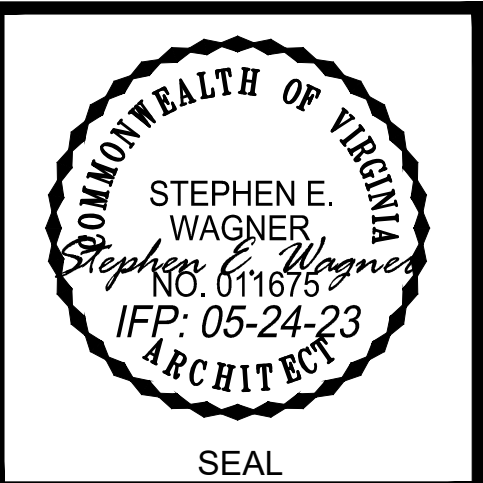
2
S3 FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



4
S2 ROOF PLAN/FRAMING
SCALE: 1/4"=1'-0"
NOTE: SCHEMATIC ONLY, ALL TRUSSES TO BE INSTALLED PER FINAL LAYOUT FROM SUPPLIER

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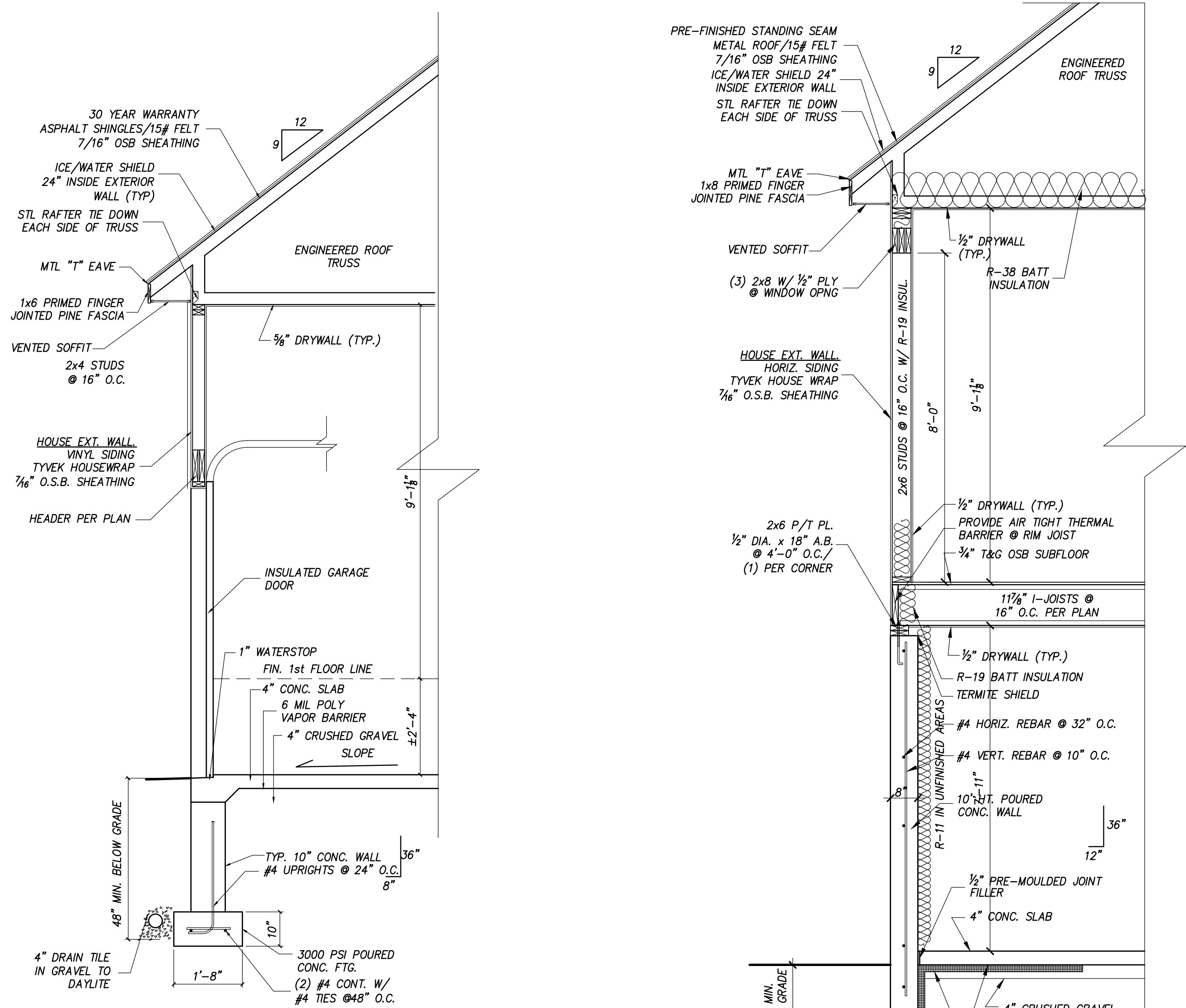
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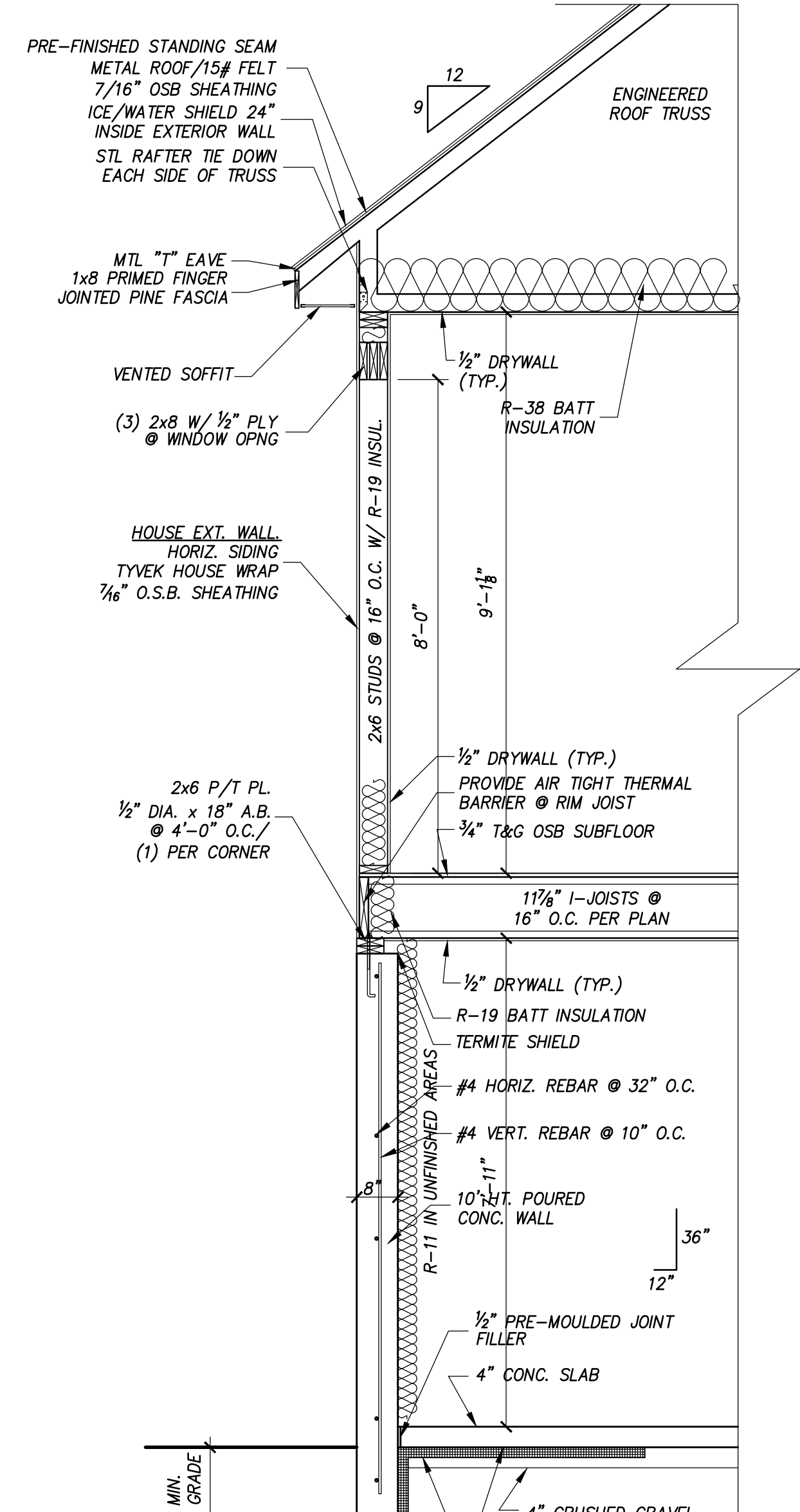
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Charles Flint
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Marshall, VA 20116
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SPEC RESIDENCE
LOT 07 ENON SCHOOL RD
FAUQUIER COUNTY VIRGINIA
FIRST FLOOR FRAMING PLAN
ROOF PLAN/ROOF FRAMING

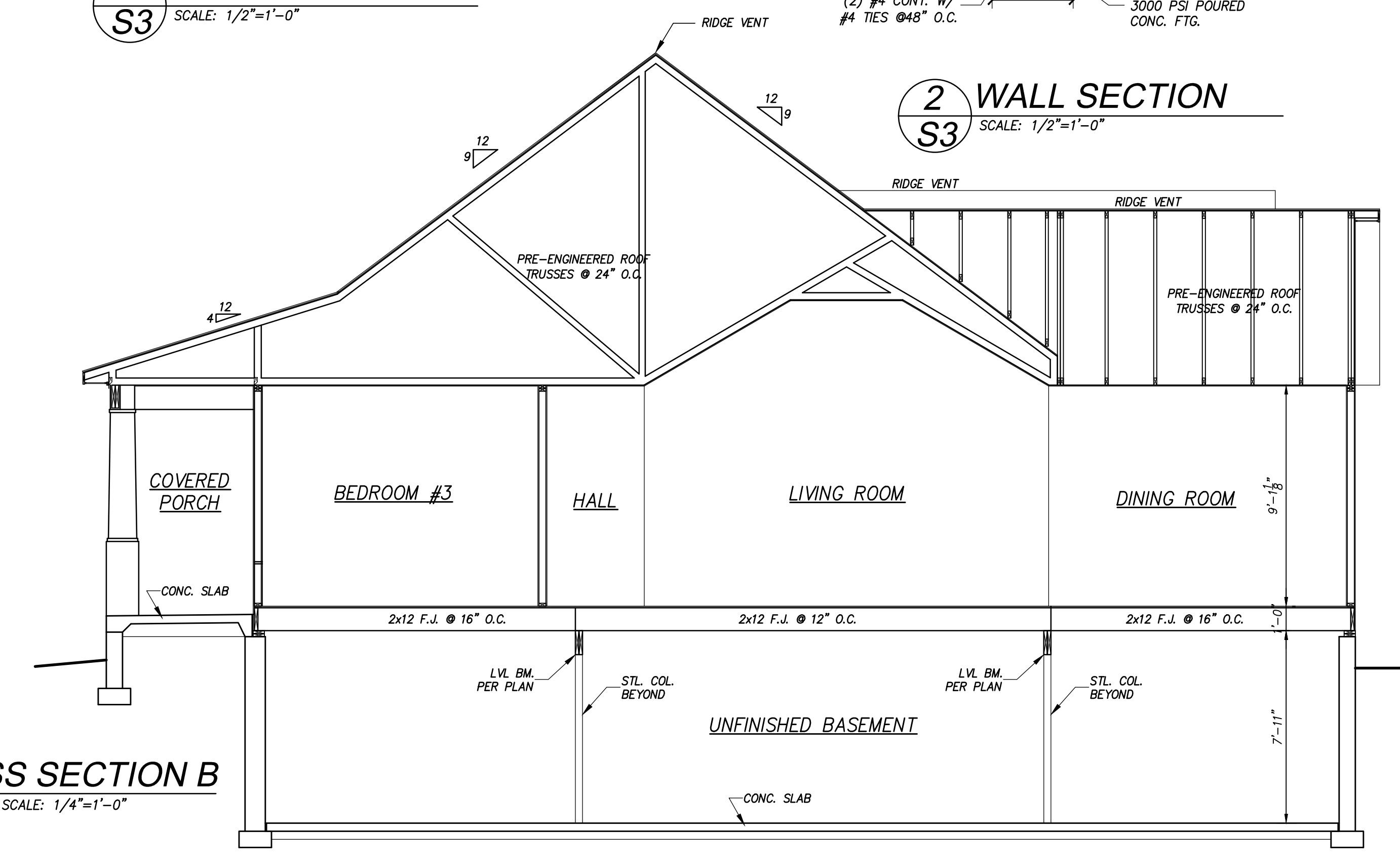
DATE: 05-24-23
SHEET NO.: S2



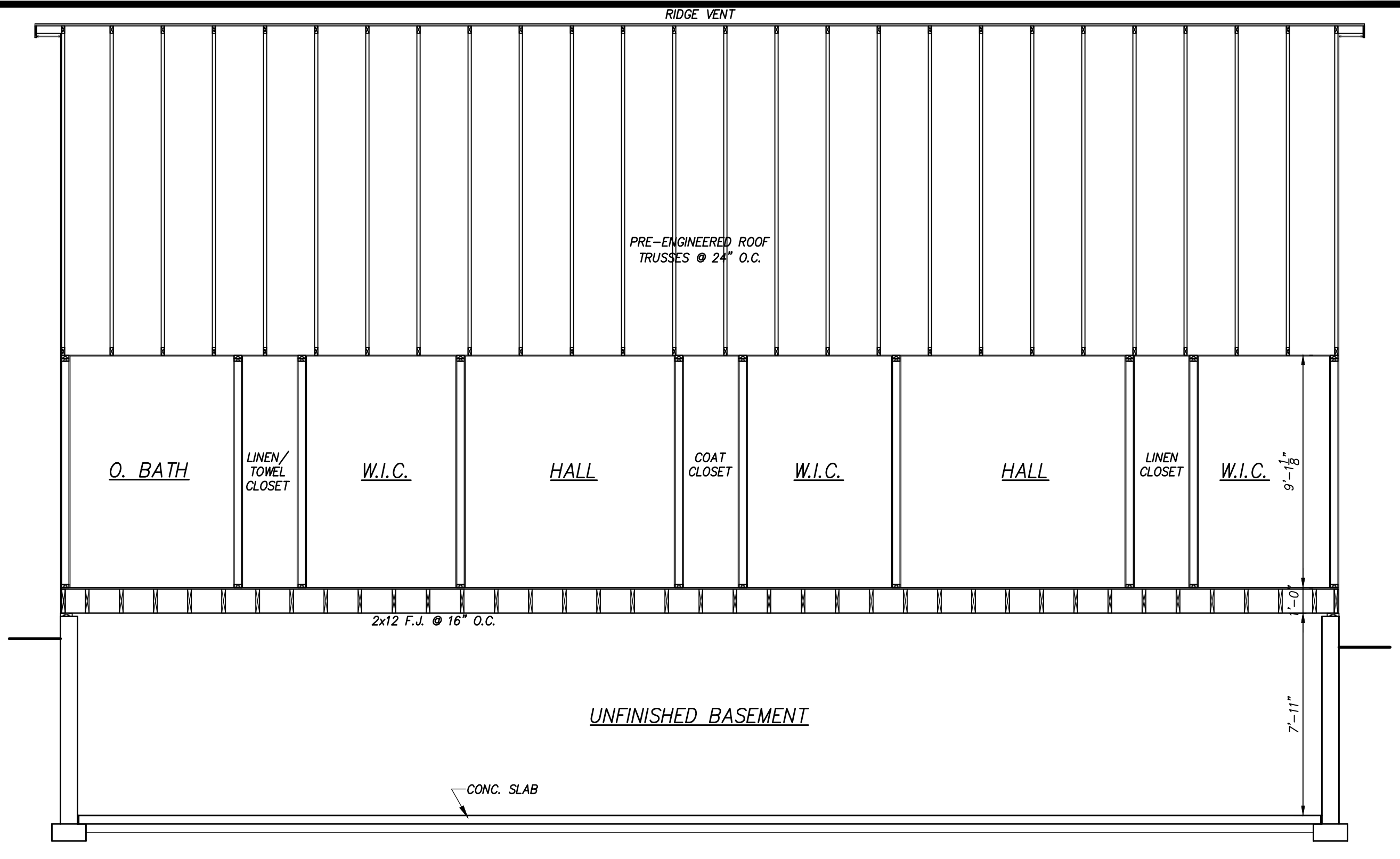
1 WALL SECTION
SCALE: 1/2"=1'-0"



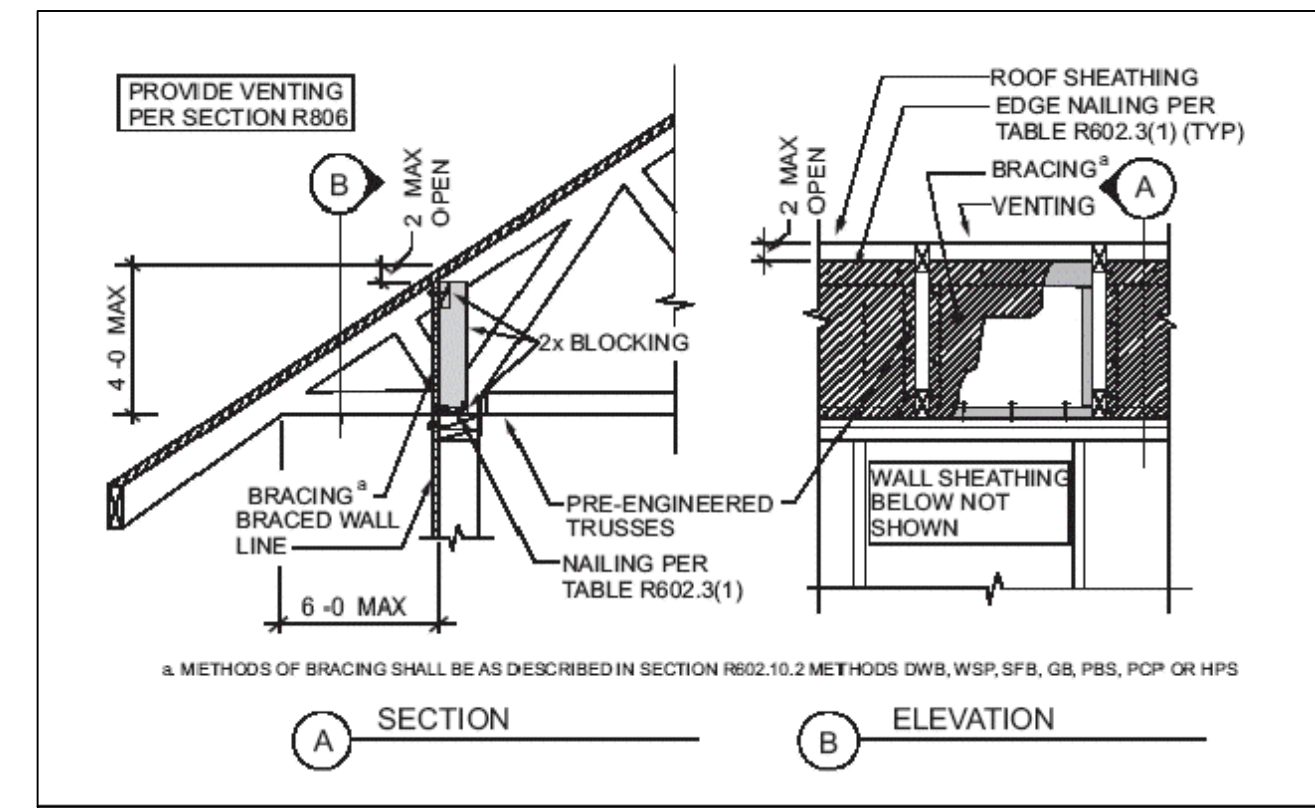
2 WALL SECTION
SCALE: 1/2"=1'-0"



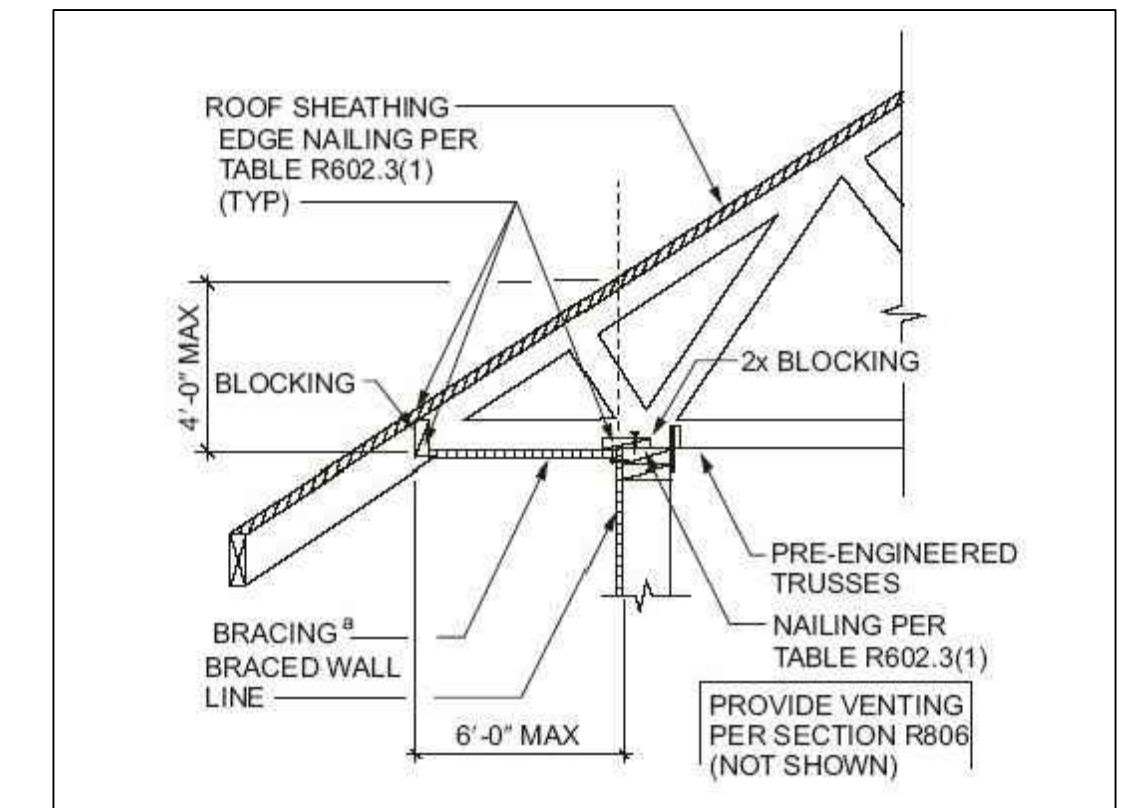
CROSS SECTION B
SCALE: 1/4"=1'-0"



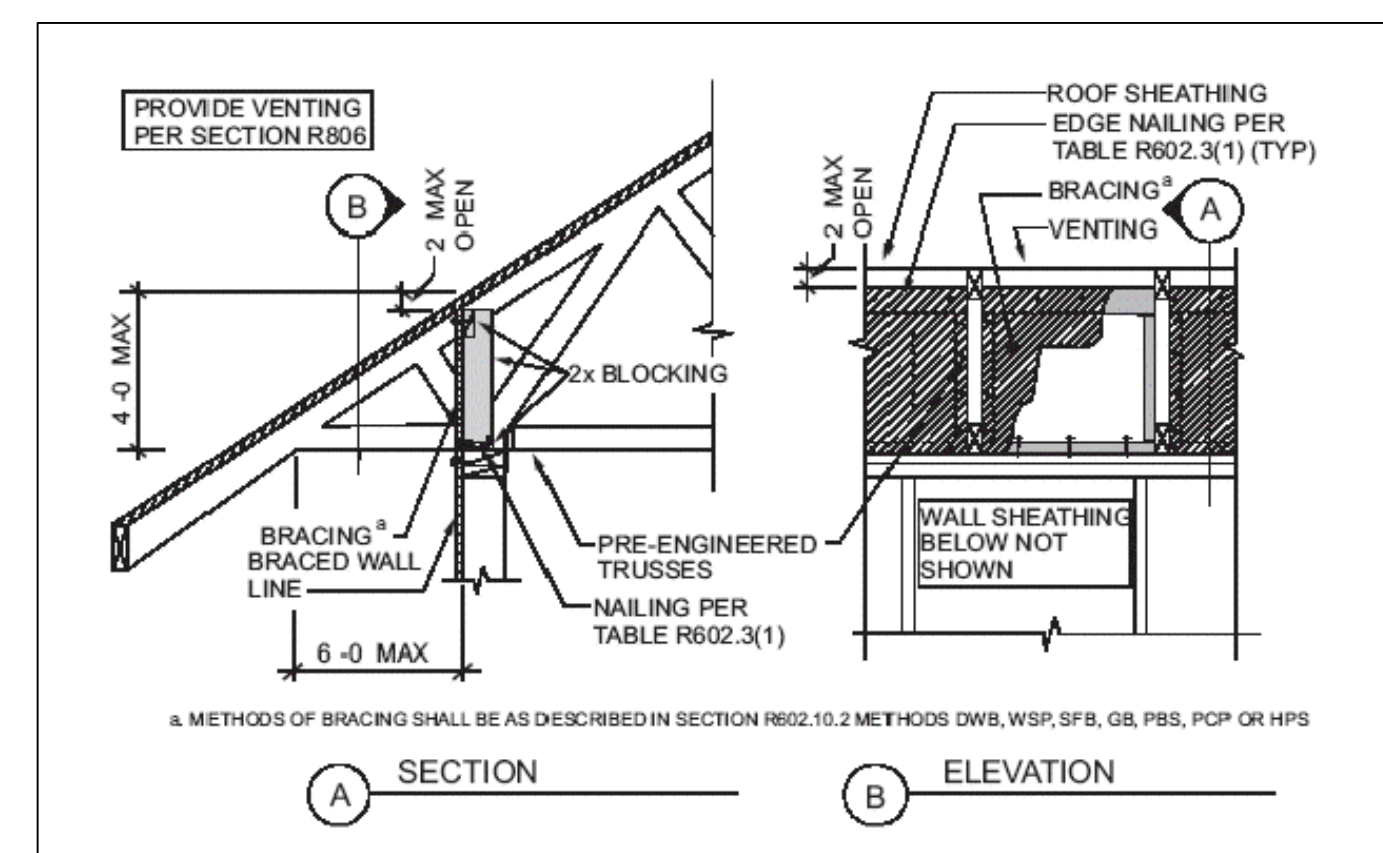
CROSS SECTION A
SCALE: 1/4"=1'-0"



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



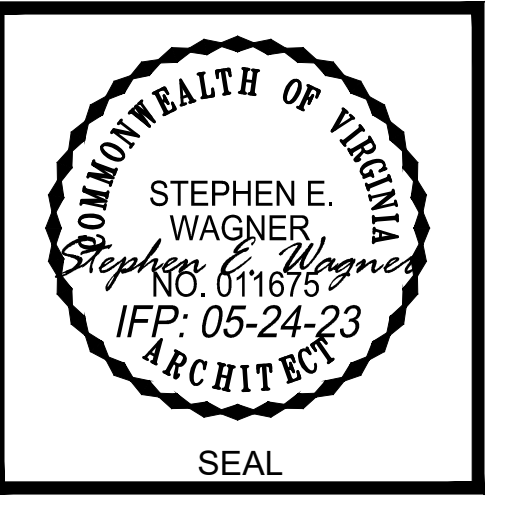
OPT. BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS/TRUSSES PER IRC R602.10.6.2



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

REVISIONS	
DATE	REMARKS

GENERAL NOTES:
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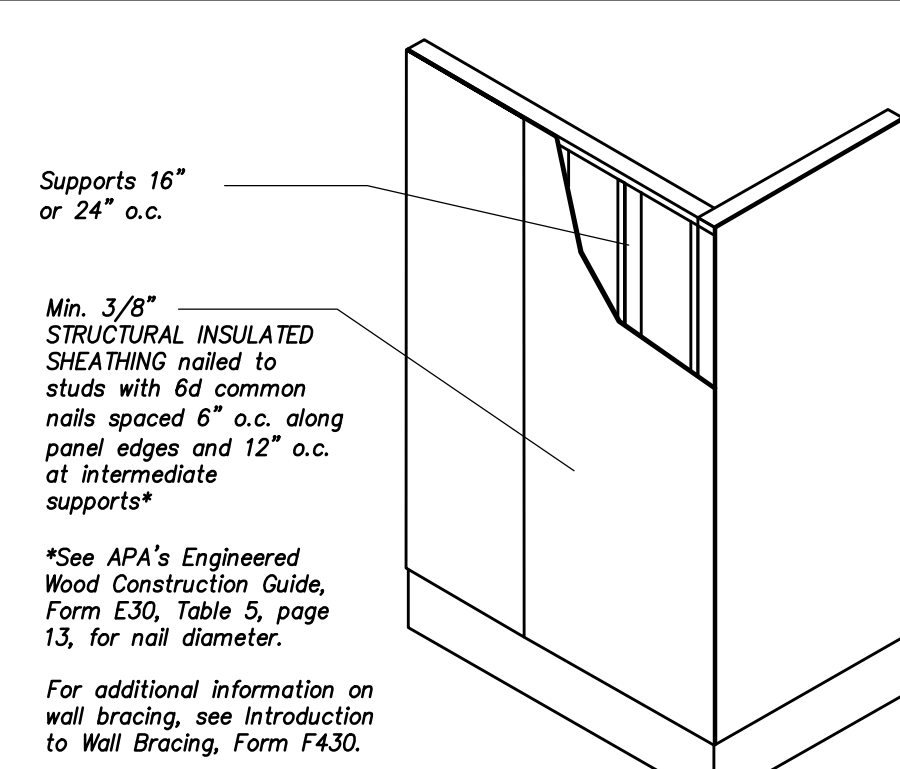
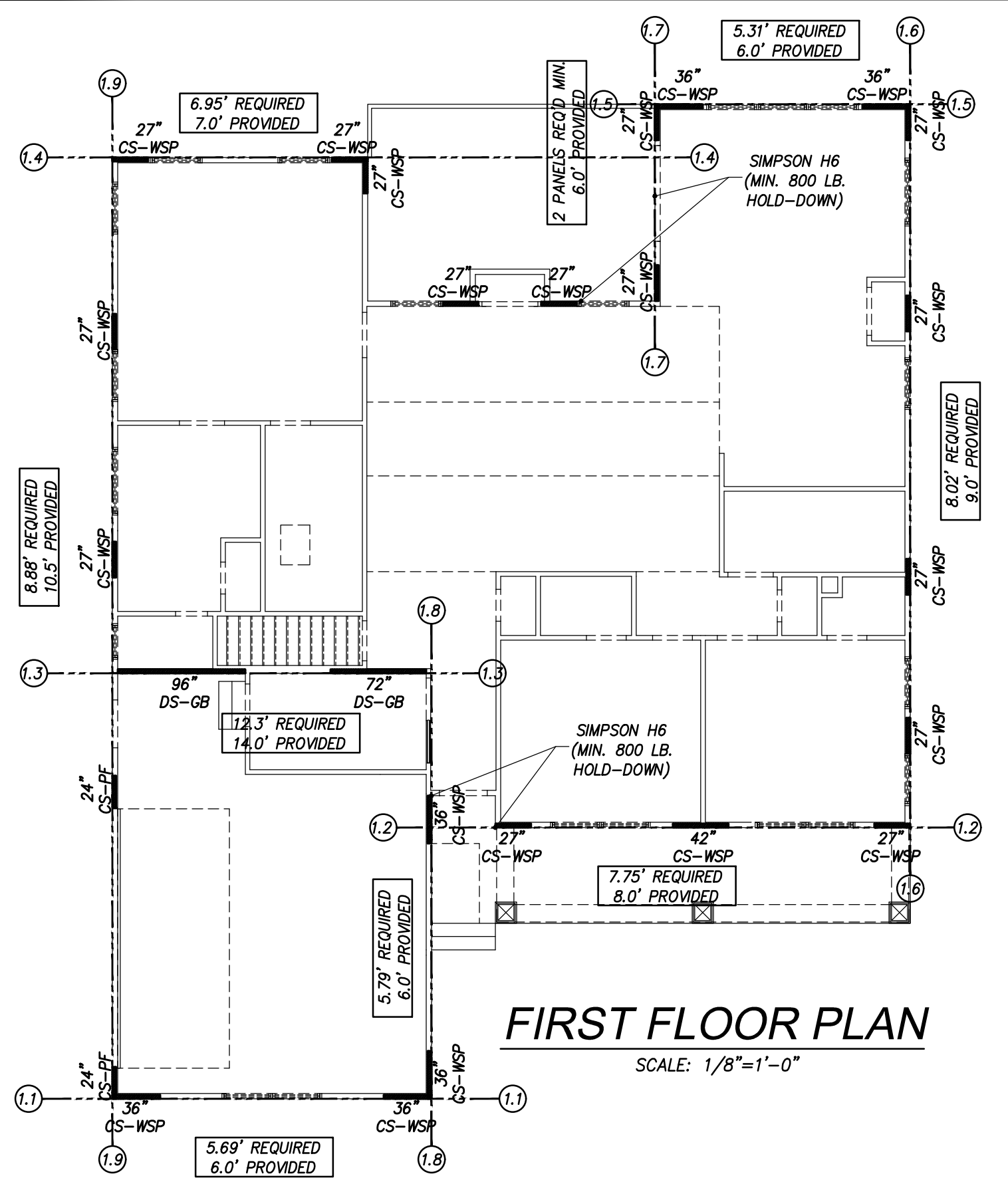
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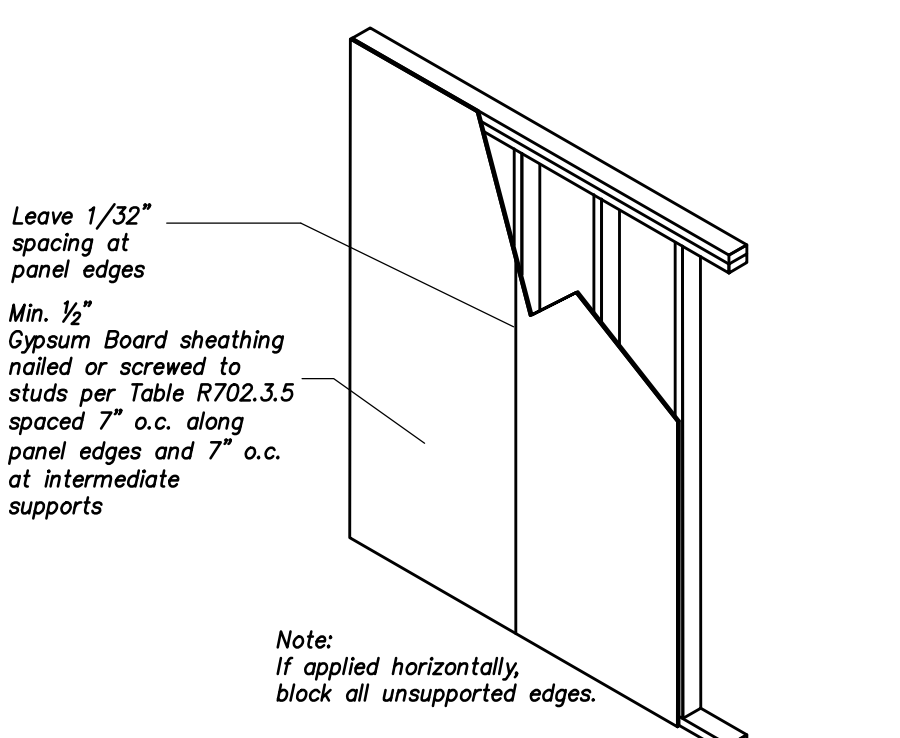
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SPEC RESIDENCE
 LOT 07 ENON SCHOOL RD
 FAUQUIER COUNTY VIRGINIA
 CROSS SECTIONS, WALL SECTIONS
 DETAILS

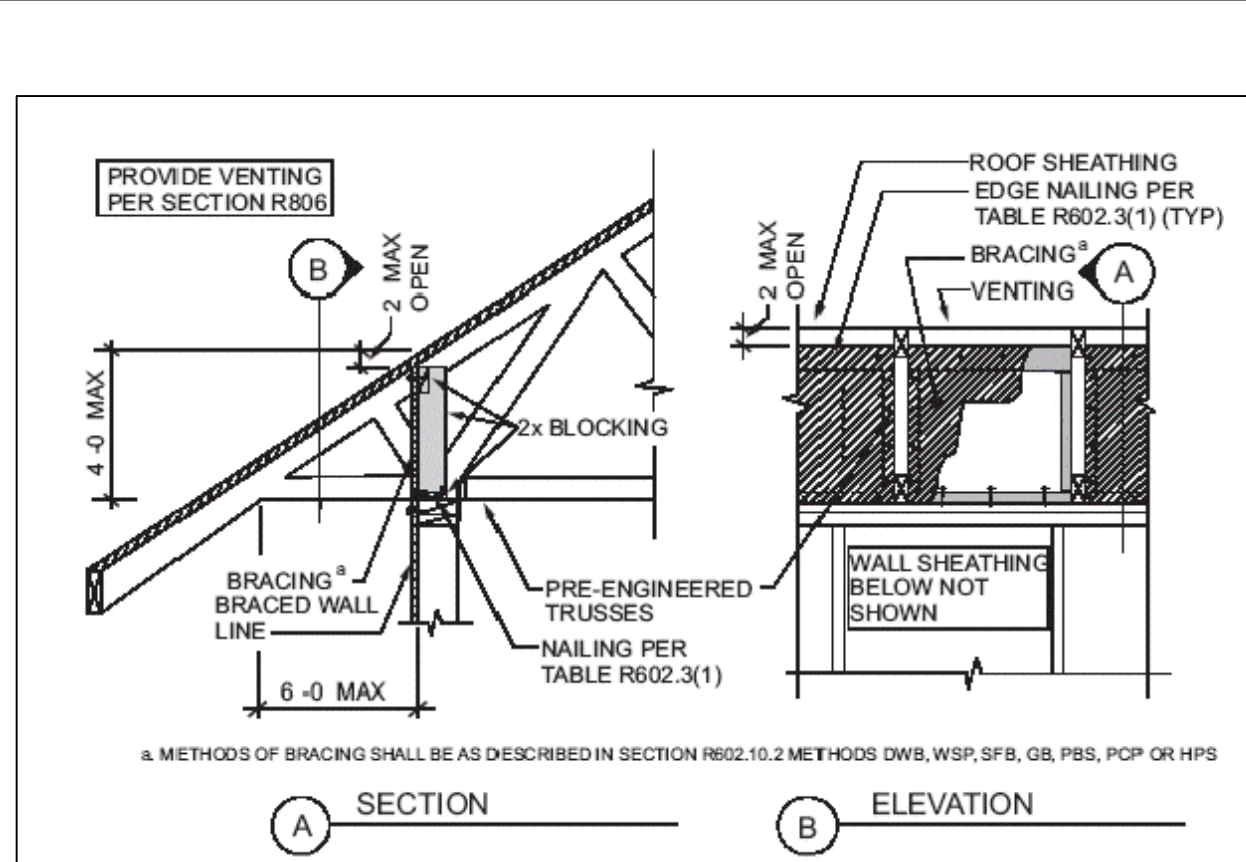
DATE: 05-24-23
 SHEET NO.: S3



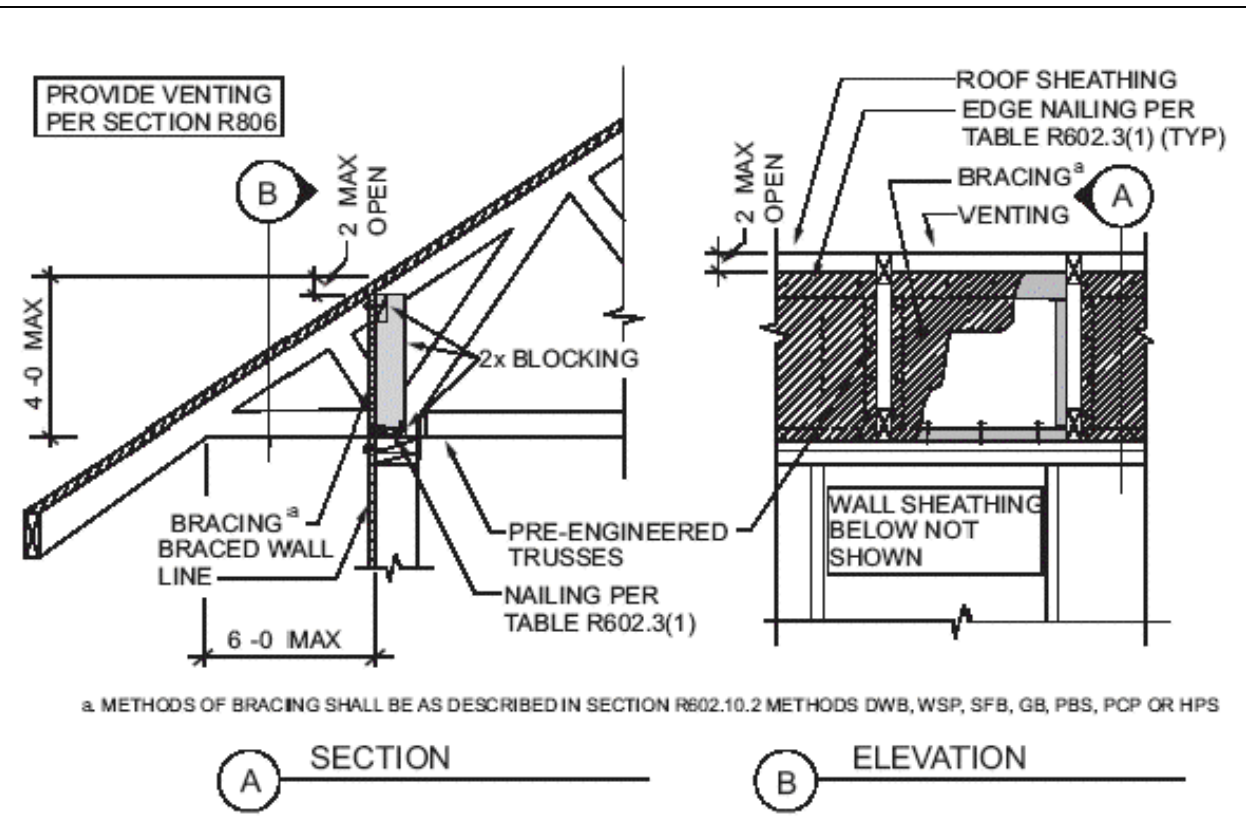
CS-WSP WALL SHEATHING & CORNER DETAIL
 PER IRC R602.10.5 (METHOD 3- CONTINUOUS SHEATHING)



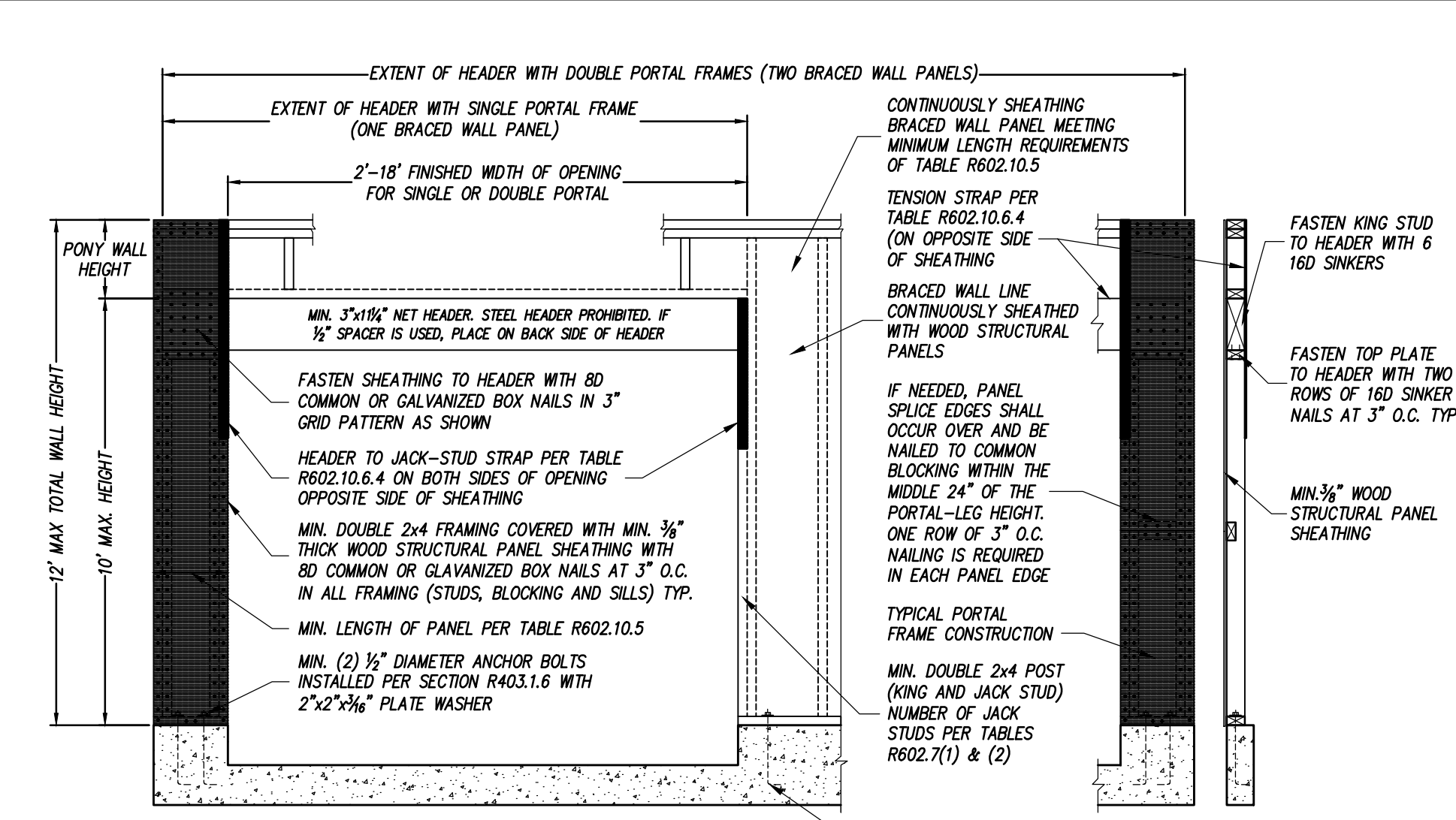
INTERIOR WALL PANEL



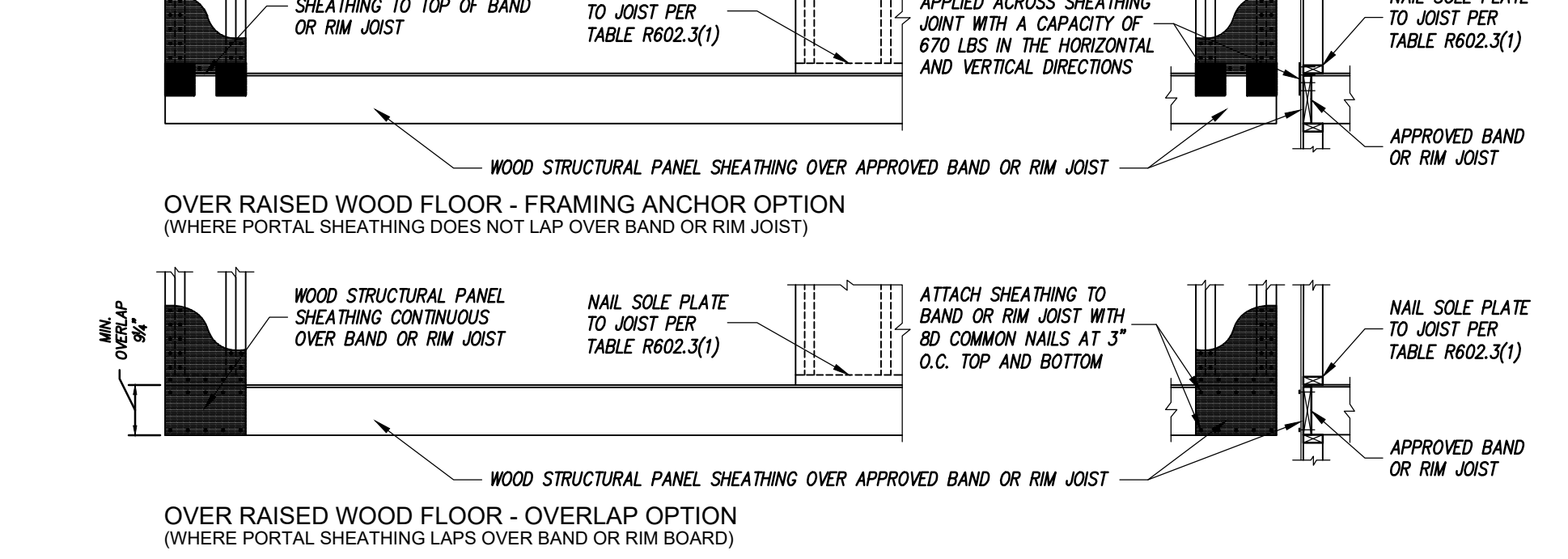
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS/TRUSSES PER IRC R602.10.6.2



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



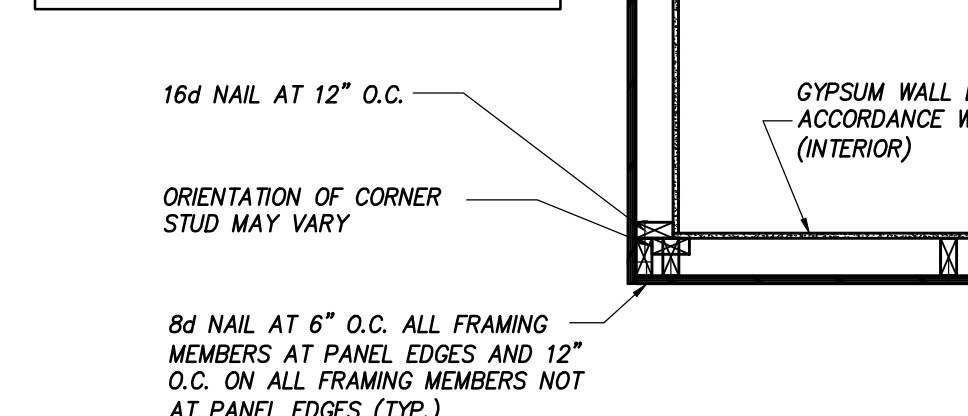
METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
 FIGURE R602.10.6.4



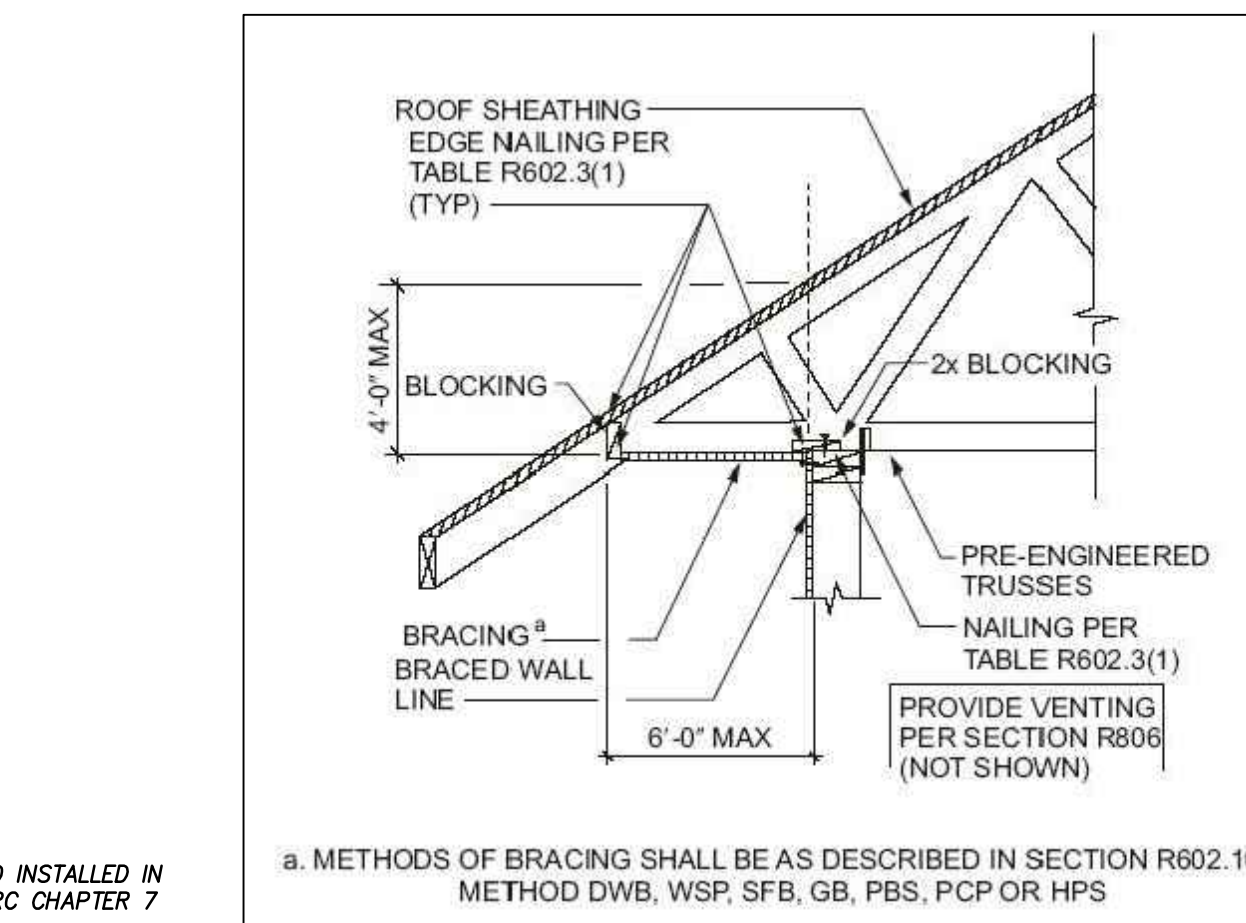
OVER CONCRETE OR MASONRY BLOCK FOUNDATION
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
OVER RAISED WOOD FLOOR - OVERLAP OPTION

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-WSP	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 - 10' WALL = 30"
 9' WALL = 27"
 8' WALL = 24"
CORNER RETURN PANEL (CRP) = 24"
 CS-PF - 10' WALL = 20"
 9' WALL = 18"
 8' WALL = 16"



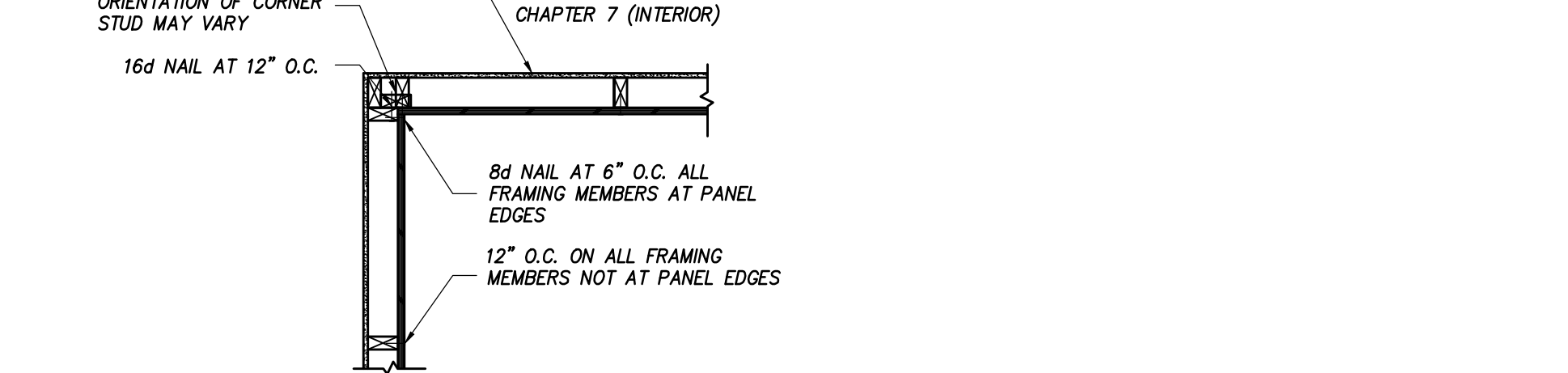
EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5



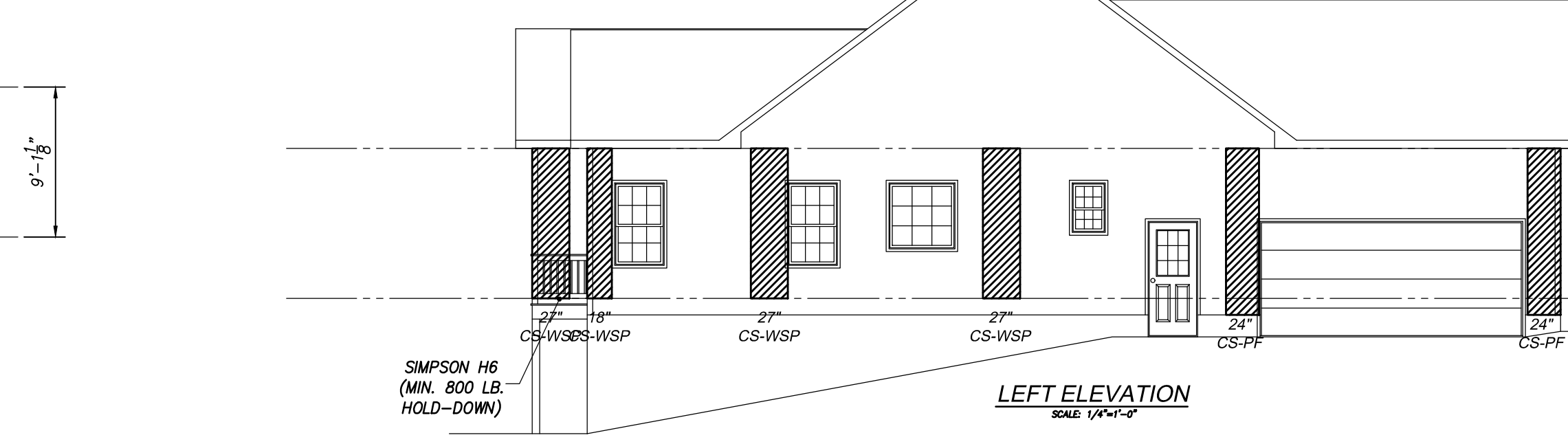
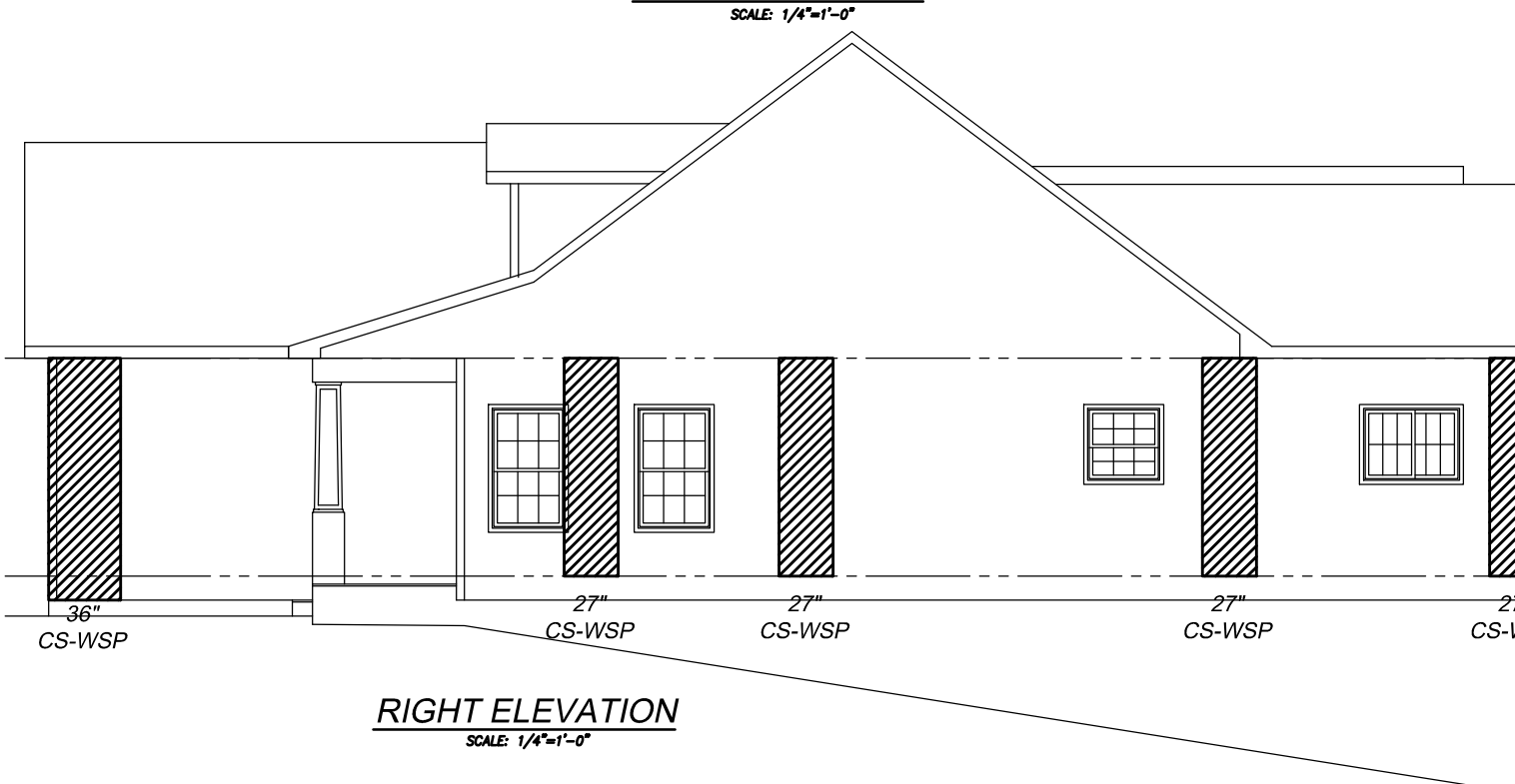
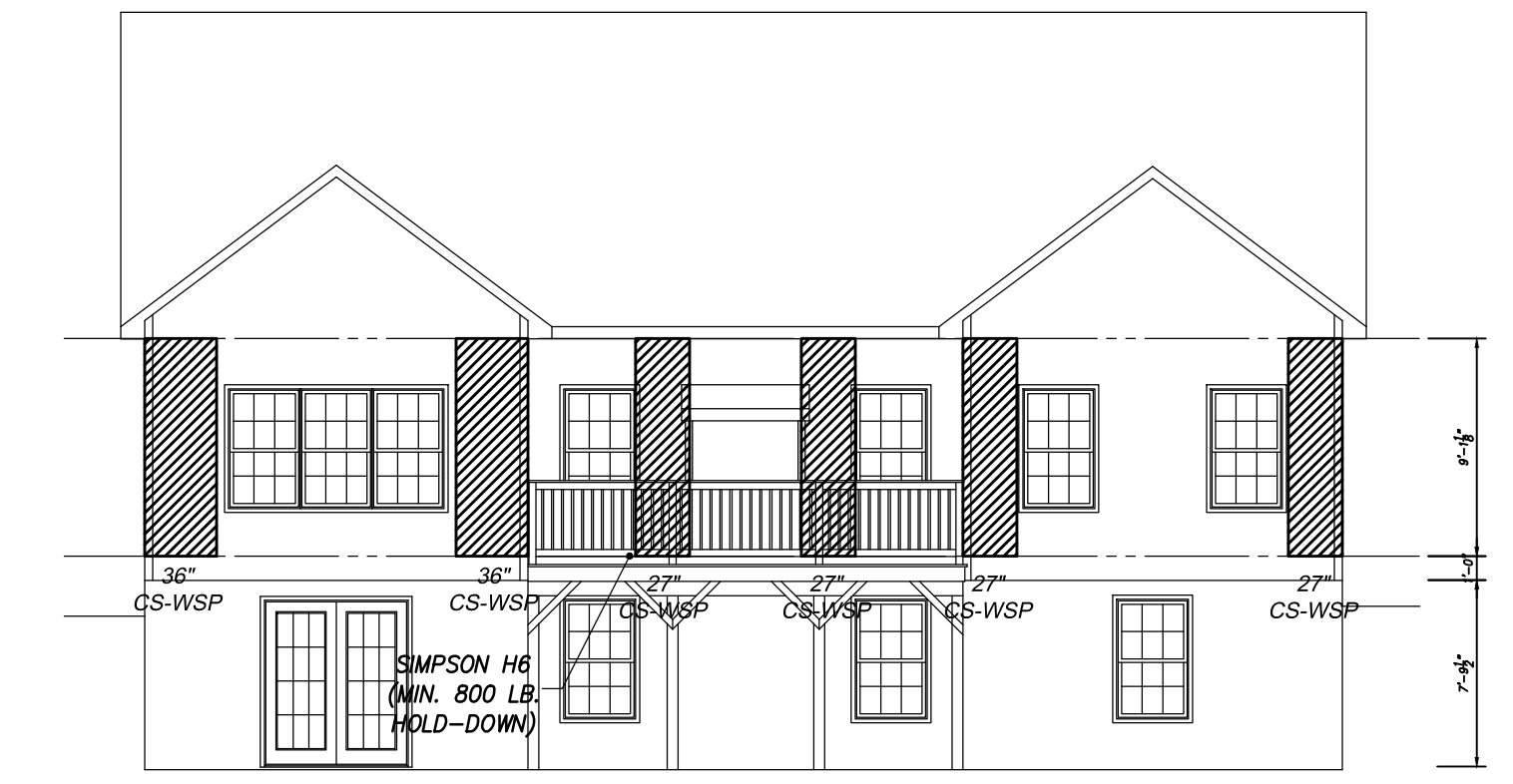
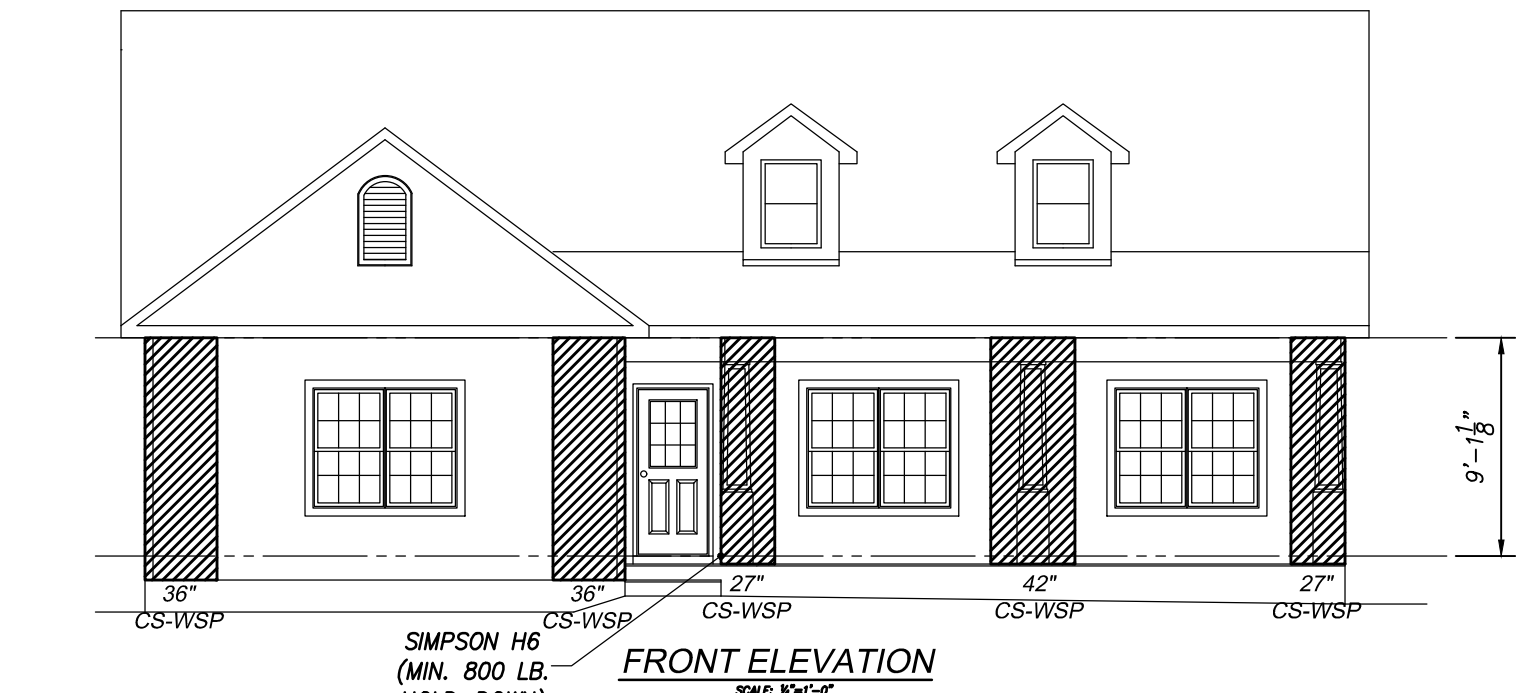
OPT. BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS/TRUSSES PER IRC R602.10.6.2

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 _w (mph)			
				110	130	110	130
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000
				1,000	1,000	1,000	1,000
				1,000	1,025	2,050	2,075
				1,000	1,275	2,375	2,400
				1,000	1,000	1,475	1,500
				1,000	1,000	1,475	1,500
	2	10	18	1,775	2,175	3,525	3,550
				1,775	2,175	3,525	3,550
				2,075	2,500	3,950	3,975
				2,075	2,500	3,950	3,975
				1,150	1,500	2,650	2,675
				1,150	1,500	2,650	2,675
2 x 6 Stud Grade	2	12	18	2,875	3,375	DR	DR
				2,875	3,375	DR	DR
				3,425	3,975	DR	DR
				3,425	3,975	DR	DR
				2,275	2,750	DR	DR
				2,275	2,750	DR	DR
	4	12	18	3,225	3,775	DR	DR
				3,225	3,775	DR	DR
				9	1,000	1,700	1,700
				1,825	2,150	3,225	3,225
				2,200	2,550	3,725	3,750
				2,200	2,550	3,725	3,750

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

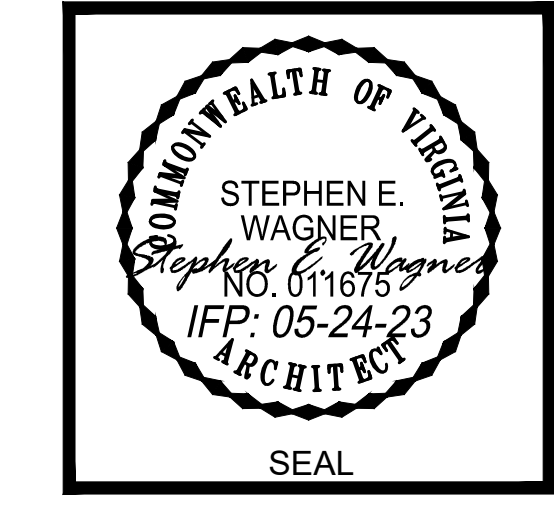


EXAMPLE OF INSIDE CORNER DETAIL PER IRC R602.10.5



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SPEC RESIDENCE
 LOT 07 ENON SCHOOL RD
 FAUQUIER COUNTY VIRGINIA
 WIND BRACING PLAN, ELEVATIONS & DETAILS

DATE: 05-25-23
 SHEET NO.: S4