

SCHEDULE OF REVISIONS

#	DATE

PROJECT NUMBER: 2009  
PROJECT DATE: 4-10-2020  
DRAWN BY:  
APPROVED BY:

**BRICK NOTES:**

- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORRISON-RESISTANT METAL TIES.
- WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF A NOMINAL INCH. WHERE VENEER IS ANCHORED TO WOOD BACKINGS USING METAL STRAND WIRES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 4-1/2 INCHES.
- VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO.2 U.S. BAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF THE SHEET METAL, SHALL NOT BE LESS THAN NO. 22 U.S. GAUGE BY 7/8" CORRUGATED.
- EACH TIE SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY AND VERTICALLY, AND SHALL NOT SUPPORT MORE THAN 2.67 SQUARE FEET OF WALL AREA.
- ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3' O.C. AND PLACED WITHIN 12" OF THE WALL CENTERING.
- THE VENEER SHALL BE SEPARATED FROM THE SUBSTRATE BY AN AIR SPACE OF A MIN. OF 1" BUT NOT MORE THAN 4."
- WEEPHOLES SHALL BE PROVIDED TO THE OUTSIDE OF THE OF MASONRY WALLS AT MAX. SPACING OF 4' O.C. WEEPHOLES SHALL NOT BE LESS THAN 3/16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.
- THE BRICK LINTEL IS TO BE A 1"x3/16" (LV) END BEARING @ EACH END OF STEEL LINTELS SHALL BE 1" FROM END OF SPAN. NOT LESS THAN 4" EACH END. FILL THE VOID WITH MORTAR.
- STEEL LINTELS SHALL BE PRIMED PRIOR TO BEING INSTALLED AND SHALL BE FINISHED PAINTED TO MATCH WINDOW OR EXTERIOR COLOR SCHEMES.

**WOOD TRUSS NOTES:**

- ANYWALL TRUSS DESIGN SHOP DRAWINGS MUST BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- WOOD TRUSS SYSTEM SHALL BE DESIGNED AND DETAILS BY THE WOOD TRUSS SYSTEM ENGINEER. ALL SHOP DRAWINGS (INCLUDING TRUSS LAYOUT PLAN) AND CALCULATIONS SHALL BE SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. ALL HARDWARE (BOLTS, STRAPS, ECT.) REQUIRED FOR CONNECTIONS BETWEEN TRUSSES SHALL BE DESIGNED AND SPECIFIED BY THE REGISTERED TRUSS ENGINEER OF RECORD.
- ROOF TRUSSES TO BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
TOP CHORD: LIVE LOAD 20 PSF (NO REDUCTION) AND DEAD LOAD 10 PSF  
BOTTOM CHORD: DEAD LOAD 10 PSF
- ALL TRUSSES ARE TO BE DESIGNED FOR UPLIFT LOADS REQUIRED BY THE IBC 2018. TRUSSES SHALL BE DESIGNED TO SUPPORT THE MECHANICAL EQUIPMENT SHOWN ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- SPECIFIC HANDLING AND ERECTION DETAILS OR TRUSSES SHALL BE INCLUDED WITH TRUSS ELEVATIONS AND PLANS.
- ALL WOOD BEARING SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

**PLUMBING NOTES:**

- ALL WORK SHALL CONFIRM TO ALL LOCAL STATE AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE.
  - PROVIDE HOT AND/OR COLD WATER CUT-OFF VALVES AT EACH PLUMBING FIXTURE.
  - PROVIDE 12" VERTICAL AIR CHAMBER ONE SIZE LARGER THAN WATER LINE WITH HAMMER ARRESTORS FOR EACH HOT AND/OR COLD WATER LINE TO EACH FIXTURE.
  - PAINT ALL VENTS WITH RUST INHIBITED PAINT ABOVE ROOF. COLOR TO MATCH COLOR OF SHINGLES.
- HVAC NOTES:**
- ALL WORK SHALL CONFORM TO ALL LOCAL STATE AND FEDERAL CODES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE EQUIPMENT INSTALLATION WITH THE STRUCTURE AND WITH THE FINISH CONDITION OF THE BUILDING.
  - DUCT WORK SHALL BE PROVIDED AND INSTALLED PER S.M.A.C. M.A. SPECIFICATION. CONTRACTOR SHALL DETERMINE DUCT SIZING.
  - SUPPLY AIR DUCT TO BE WRAPPED WITH 2" FOILED BACK INSULATION AND TAPED WITH FOIL TAPE.
  - CONTRACTOR TO FIELD ADJUST INSTALLED EQUIPMENT TO PROVIDE ADEQUATE HEATING, COOLING AND/OR VENTILATION.

**ELECTRICAL NOTES:**

- ALL WORK SHALL CONFORM TO ALL LOCAL STATE AND FEDERAL CODES, INCLUDING THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE.
- CONTRACTOR SHALL LABEL ALL CIRCUIT BREAKERS IN THE ELETRICAL PANEL WITH TYPE LABELS.
- CONTRACTOR SHALL COORDINATE ALL FIXTURE TYPES WITH OWNER.
- CONTRACTOR SHALL DETERMINE THE AMP SIZE OF THE ELECTRICAL PANELS TO BE INSTALLED, AND THE NUMBER OF CIRCUITS REQUIRED.

**FOUNDATION NOTES:**

- CONCRETE SHALL DEVELOP 3000 PSI AT 20 DAYS. FLYASH IS NOT ALLOWED IN THE CONCRETE MIX.
- CONCRETE SHALL BE POURED AT A MINIMUM SLUMP OF 4" WATER WILL NOT BE ADDED AT THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE AND MATERIAL TESTING IN ACCORDANCE WITH AC. 318.
- COMPACTION REQUIREMENTS: COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1997.
- SOIL BEARING VALVE: 1500 PSF (TO BE VERIFIED BY CONTRACTOR)
- REINFORCEMENT SHALL CONFORM TO ASTM A
- LAP CONTINUOUS BARS 44 BAR DIAMETERS, PROVIDE CONER BARS AT CORNERS.
- MINIMUM CONCRETE PROTECTION OF REINFORCING STEEL, UNLESS OTHERWISE NOTED:  
FOOTING (BOTTOM AND SIDES) 3" CLEAR  
PIERS OR COLUMNS BELOW GRADE 3" CLEAR  
PIERS OR COLUMNS ABOVE GRADE 1-1/2" CLEAR  
BEAMS 2" CLEAR  
SLABS 1" CLEAR
- CONCRETE SLAB ON GRADE TO BE 4" WITH W/6x6-W1.4kW1.4 WWF ON 10 MIL VAPOR BARRIER ON 6" COMPACTED SAND.
- VERIFY FINISH FLOOR ELEVATION WITH THE SITE PLAN.
- BOTTOM OF ALL FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW FINSH GRADE, SEE FOUNDATION PLAN FOR ELEVATION OF TOP OF FOOTINGS.
- SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EQUIPMENT IN AND BENEATH THE SLAB.
- STEP FOOTINGS BELOW THE PLUMBING LINES, COORDINATE LINE DEPTH AND LOCATION WITH THE PLUMBING CONTRACTOR.
- SJ - INDICATES SAW CUT FLOOR JOINT.  
KJ - GALVANIZED KEY JOINT  
PEJ - PREMOLDED EXPANSION JOINT 1/2" THICK UNLESS NOTED OTHERWISE  
SAWCUTS SHALL BE MADE AT THE TIME OF THE FINAL FINISHING OF THE CONCRETE SLAB BY A SOFT-CUT CONCRETE SAW AS SPECIFIED BY THE MANUFACTURER.
- ALL CONCRETE WORK SHALL CNFORM TO A.C.I. 301 REQUIREMENTS.
- INDUSTRIAL AND WAREHOUSE FLOORS TO BE WET CURED FOR A MINIMUM OF 7 DAYS, CURING COMPOUNDS ALLOWED ELSEWHERE.
- PRIOR TO THE POURING OF FOUNDATION SLAB, A SET OF METAL BUILDING SHOP DRAWINGS, SEALED BY THE METAL BUILDING ENGINEER, MUST BE SUBMITTED TO THE LOCAL BUILDING INSPECTION DEPARTMENT AND THE PROJECT ENGINEER FOR APPROVAL.
- SEE ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.
- ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:  
(A) INTERNATIONAL RESIDENTIAL CODE - 2018 (IBC-2018)  
(B) STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD-10-SS)  
(C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (1995 SBC HIGH-WIND EDITION)
- WINDOWS, GLASS DORS, & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY SSTD 10-99. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR, OR SKYLIGHT AT THE FRAMING INSPECTION (SSTD TABLE 602A1, 602A2, 602A3)
- IF APPROVED DOORS, WINDOWS, OR SKYLIGHTS ARE NOT USED, THEN WOOD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENINGS. PANELS WILL HAVE MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A HOMEOWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL (IRC 301.2.1.2 AND SSTD 604)
- DESIGN CRITERIA:  
FLOOR LIVE LOAD = 40 PSF  
BALCONY LIVE LOAD (AREA < 100 FT) = 60 PSF  
BALCONY LIVE LOAD (AREA < 100 FT) = 100 PSF
- ROOF LIVE LOAD = 20 PSF  
ROOF SNOW LOAD  
GROUND SNOW LOAD (Pg) = 0 PSF  
FLAT ROOF SNOW LOAD (Pf) = 0 PSF  
SNOW EXPOSURE FACTOR (Cs) = 0
- WIND LOAD  
BASIC WIND SPEED = 120 MPH  
WIND IMPORTANCE FACTOR = 1.0  
WIND EXPOSURE = 0  
INTERNAL PRESSURE COEFFICIENT = 0.1  
COMPONENTS AND CLADDING PRESSURE  
WALLS AT CORNERS = 40 PSF  
ROOF AT CORNERS = 40 PSF (10' FROM CORNERS)  
ROOF EDGES & PEAKS = 30 PSF  
ROOF EDGES & PEAKS = 40 PSF (10' FROM EDGES & PEAKS)  
ROOF CORNERS = 40 PSF (10' FROM CORNERS)

**GENERAL NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF INTERNATIONAL BUILDING CODE AND LOCAL CODES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- GENERAL CONTRACTOR SHALL CORDINATE THE HARDWARE SCHEDULE WITH THE OWNER.
- PROVIDE TERMITE TREATMENT BENEATH THE BUILDING CONCRETE SLABS AND AGAINST ALL SIDES OF FOUNDATION WALLS AND PIERS.
- CRAWL SPACE (IF ANY) SHALL BE CROSS-VENTILATED (VENTS ON AT LEAST TWO (2) SIDES) BY OPENINGS IN THE FOUNDATION WALL WITH A NET AREA OF NOT LESS THAN 1 SF OF VENT AREA FOR EACH 150 SF OF CRAWL SPACE MEASURED IN PLAN.
- ATTIC SPACES SHALL BE CROSS-VENTILATED BY SOFFIT VENTS AND RIDGE VENTS WITH A NET AREA NOT LESS THAN ONE (1) SF OF VENT ARE FOR EACH 150 SF OF CEILING SPACE MEASURE IN PLAN. THE RATIO MAY BE REDUCED TO 1/300 PROVIDED: AT LEAST 50% OF THE REQUIRED VENTILATION AREA PROVIDED BY RIDGE VENTS THAT ARE AT LEAST 3'-0" ABOVE THE SOFFIT VENTS WITH THE BLANCE OF THE REQUIRED VENTILATION PROVIDED BY SOFFIT VENTS. RIDGE VENTS SHALL BE "SHINGLEVENT" BY CERTAINTEEED CORPORATION.
- PROVIDE HURRICANE CLIPS AT ALL RAFTERS OR TRUSSES. AT ALL EXTERIOR DECK FLOOR JOIST PROVIDE GLAVANIZED HURRICANE CLIPS.
- PROVIDE JOIST HANGERS FOR INTERIOR JOIST WHERE REQUIRED. AT EXTERIOR DECK FLOOR JOIST HANGERS ARE NOT ACCEPTABLE. THEREFORE JOIST SHALL BEAR ON P.T. BEAMS.
- ROOF TRUSSES OR CEILINGS JOIST AT MAIN HOUSE SHALL BE DESIGNED FOR LIGHT STORAGE.
- ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:  
(A) INTERNATIONAL BUILDING CODE - 2018 (IBC-2018)  
(B) STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD-10-SS)  
(C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (1995 SSC HIGH-WIND EDITION)
- DESIGN CRITERIA:  
ROOF LIVE LOAD ----20 PSF  
FLOOR LIVE LAOD ----40 PSF  
WIND LOAD PER IBC 2018  
(A) BASIC WIND SPEED (3-SECOND GUST) 120 MPH  
(B) EXPOSURE C
- WINDOWS, GLASS DOORS, & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY SSTD 10-SS. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR, OR SKYLIGHT AT THE FRAMING INSPECTION. (SSTD TABLE 602A1, 602A2, 602A3)
- IF APPROVED DOORS, WIDOWS, OR SKYLIGHTS ARE NOT USED, THEN WODD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A BUSINESS OWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL (IRC 301.2.1.2 AND SSTD 604)

**SITE PREPERATION REQUIREMENTS AT BUILDING:**

- PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS AT LEAST 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
- SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILATE THE RAPID RUN-OFF OF STORM WATER.
- ANY STUMP HOLES OR OTHER DEPRESSIONS SHOULD BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHOULD THEN BE BACK FILLED WITH APPROVED FILL. THE BLACK FILL SHOULD BE PLACED IN SIX INCH THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ANY UTILITIES THAT UNDERLIE THE SITE SHOULD BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SOIL. THE BLACK FILL SHOULD BE PLACED IN SIX INCH THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- THE SLAB GRADE SHOULD BE PROOF ROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHOULD THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSTABLE SOILS, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO A MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL. THE AREA SHOULD BE DRAINED AND COMPACTED THE 95% DENSITY.
- ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THEN BE PLACES IN 6 TO 10 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
- ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MINIMUM OF 15% FINES. THIS FILL SHOULD BE FREE OR OBJECTIONAL ROOTS, CLAY LUMPS, AND DEBRIS.
- ALL FOOTING EXCAVATIONS SHOULD BE CHECKED WITH A HAND PENETROMETER TO VERIFY THE SOIL BEARING. AREAS THAT ARE DETERMINED TO BE DEFICIENT SHOULD BE UNDERCUT TO FIRM SOIL AND BLACK FILL WITH CLEAN SAND, CRUSHED STONE OR FLOWABLE FILL.
- THE FOOTING EXCAVATIONS AND ALL OF THE PREPARED SLAB SUB GRAD SHOULD BE MAINTAINED IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. AREAS THAT ARE SOFTENED BY WATER O BY CONSTRUCTION ACTIVITY SHOULD BE REWORKED AND RECOMPACTED TO THE REQUIRED DESTINY AND BEARING.

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