

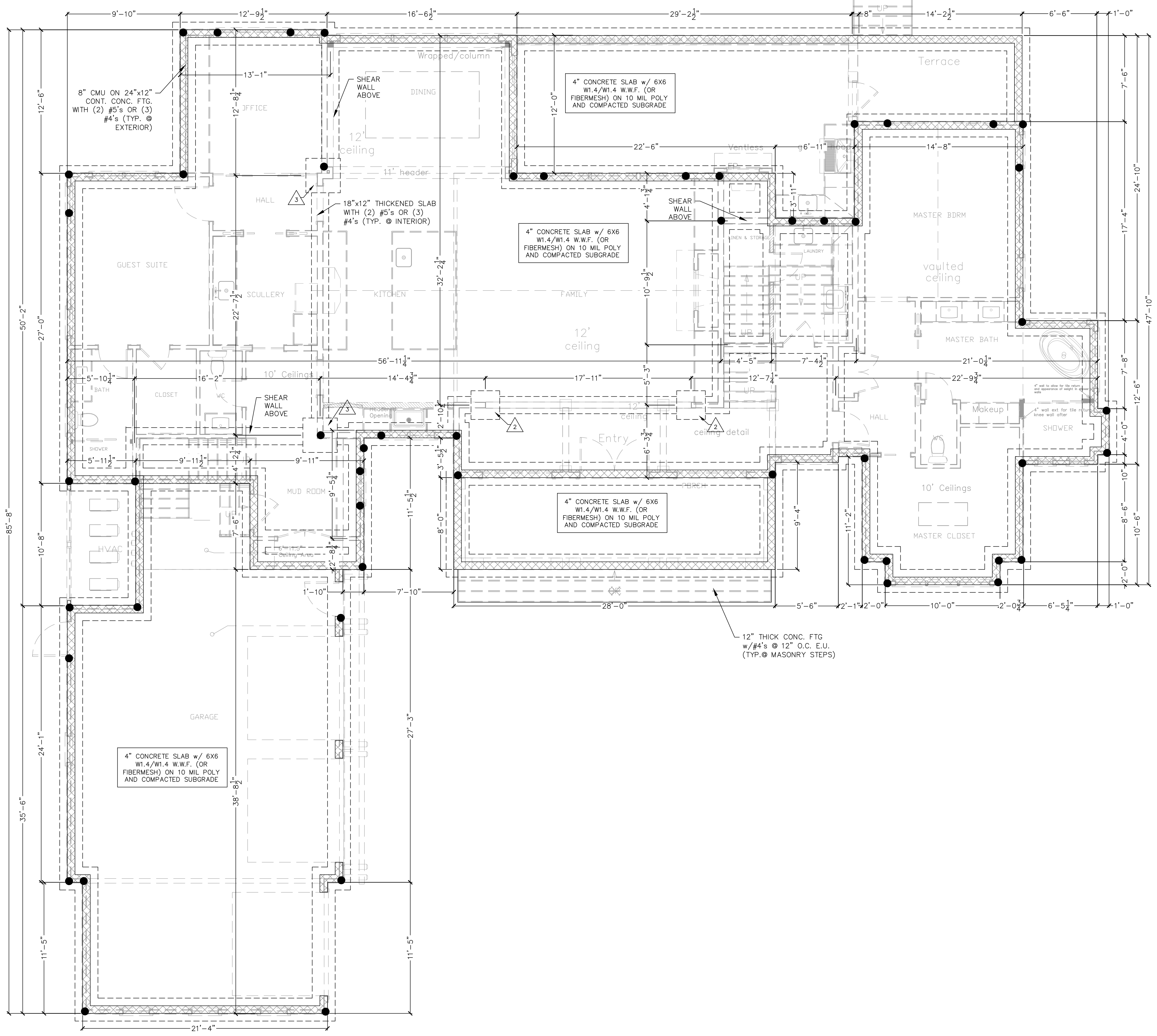
- FOUNDATION NOTES:**
- BUILDING FOOTPRINT DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS PROVIDED. E.O.R. IS NOT RESPONSIBLE FOR DIMENSIONAL ERRORS. CONTRACTOR TO COORDINATE WITH E.O.R. PRIOR TO FOUNDATION CONSTRUCTION TO RESOLVE DISCREPANCIES.
 - SEE DETAILS FOR TYPICAL FOUNDATION REINFORCEMENT.
 - TRANSFER ALL POINT LOADS ABOVE TO FOUNDATION WITH AN EQUAL NUMBER OF STUDS.
 - ALL CONCRETE TO BE 3000 PSI (MIN).
 - SOIL TO HAVE A MIN 2000 PSF BEARING CAPACITY.
 - ALL CONT. FOOTINGS TO BEAR MIN 18" BELOW GRADE OR AS RECOMMENDED PER GEOTECHNICAL EVALUATION.

FOUNDATION LEGEND

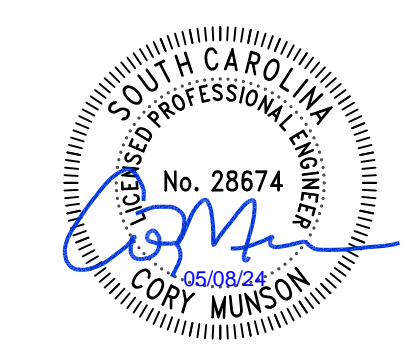
HOLDOWN LOCATIONS (LOCATIONS SHOWN ON FOUNDATION SHEETS ARE FOR REFERENCE ONLY IN ORDER TO COORDINATE FOUNDATION ANCHORAGE AND REINFORCEMENT PLACEMENT AS NECESSARY. SEE SHEAR WALL PLANS FOR SPECIFIC HOLDOWN ELEMENTS)

FOOTING SCHEDULE

MARK	SIZE	REBAR
△1	24"x24"x12"	(3) #4'S EACH WAY OR: (2) #5'S EACH WAY
△2	30"x30"x12"	(4) #4'S EACH WAY OR: (3) #5'S EACH WAY
△3	36"x36"x12"	(5) #4'S EACH WAY OR: (3) #5'S EACH WAY



Residential Structures, P.C.
 Engineering and Design
 Charlotte: 704-332-5460
 Myrtle Beach/Florence: 704-301-9521
 www.residentialstructurespc.com



SEAL FOR STRUCTURAL ONLY



SC COA NO. 3835

Residential Structures, P.C.
 4215 Fellowship Rd.
 N. Charleston, SC 29418

Plans to be used in conjunction
 with Residential Structures P.C.
 general notes

**117 Silverbell Lane
 Ravanel, SC**

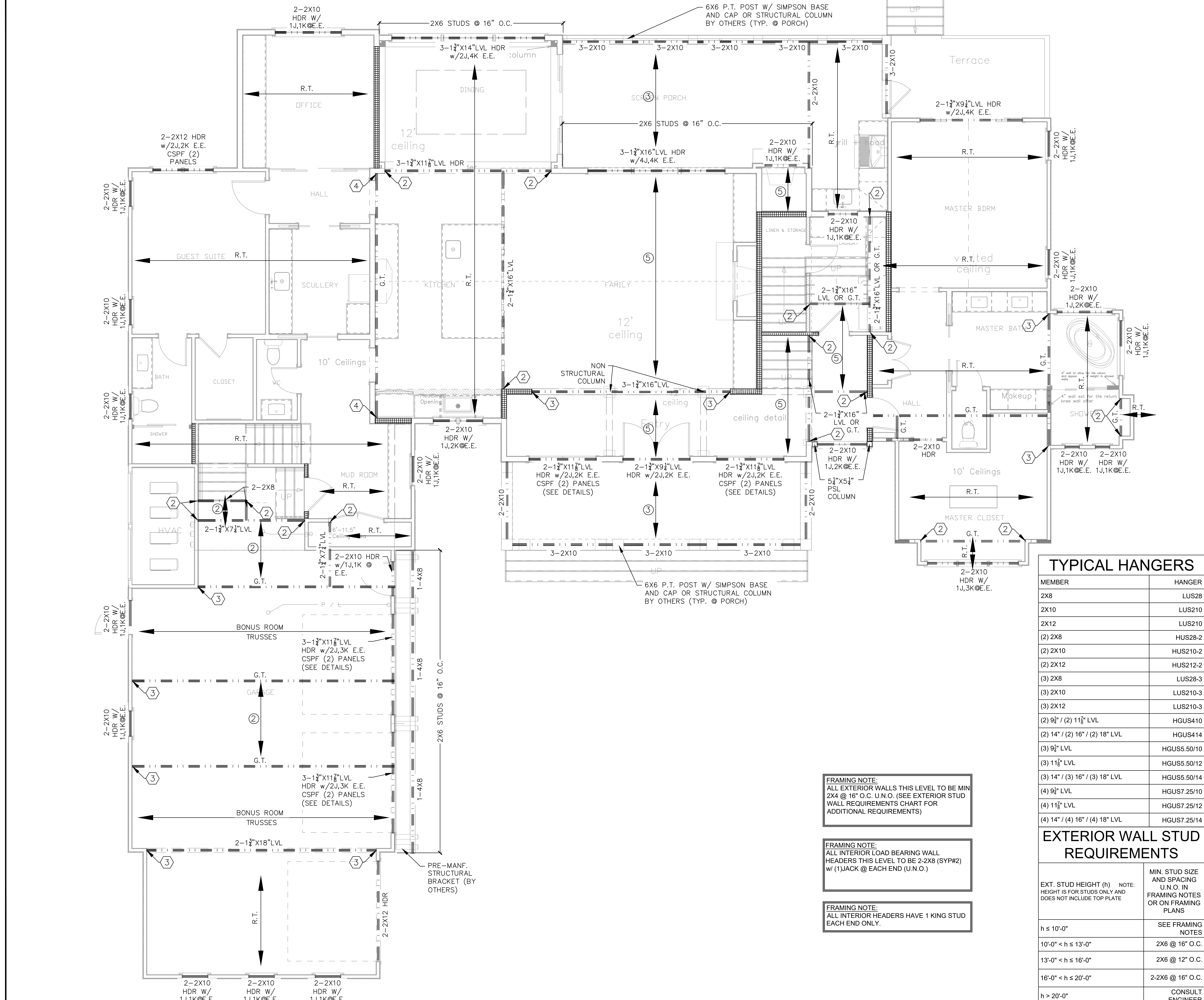
REV.	DATE	DESCRIPTION
DESIGNER:		CCM
DRAFTER:		BAS
SCALE:		1/4"=1'-0"
DATE:		05/06/2024

Foundation Plan

SHEET:
S1

- FRAMING NOTES**
- ALL RAFTERS TO BE 2X8'S (SYP#2) @ 16" O.C. U.N.O.
 - ALL RIDGES AND HIPS ARE CONSIDERED NON-STRUCTURAL U.N.O.
 - ALL RAFTERS FRAMING INTO NON-STRUCTURAL RIDGES AND HIPS MUST BE CONNECTED TO CEILING JOISTS OR HAVE RAFTER TIES AS DETAILED ON SHEET SD1.0
 - ALL RIDGES, HIPS AND VALLEYS TO BE DIMENSIONAL LUMBER (SYP#2) MINIMUM 1 SIZE LARGER THAN ASSOCIATED RAFTERS U.N.O.
 - ALL RAFTERS/TRUSSES TO BE TIED TO ALL SUPPORTING WALL PLATES WITH (2) SIMPSON H2.5A TIES OR (1) H10A OR AS NOTED ON PLANS) NAILED PER MANUFACTURER SPECIFICATIONS.
 - AT CLIP LINES, CEILING JOISTS TO BE NAILED TO RAFTERS w/ (5) 16d NAILS U.N.O.
 - INSTALL SIMPSON CS16 STRAP TIES AT EACH END OF ALL EXTERIOR HEADERS FOR UPLIFT CONNECTIONS. PROVIDE (1) STRAP @ EACH END FOR EVERY 6'-0" WIDTH OF OPENING. PROVIDE EXTRA STUDS AS NECESSARY FOR CONNECTIONS.
 - INSTALL SIMPSON CS16 STRAP TIES ALONG EXTERIOR WALLS INLINE WITH ALL HEADER UPLIFT CONNECTIONS ABOVE. STRAPS TO BE CENTERED AT 2nd FLOOR SYSTEM
 - INSTALL AN EXTRA JOIST UNDER ALL PARALLEL PARTITION WALLS. NOTE, NOT ALL EXTRA JOISTS SHOWN FOR CLARITY
 - TRANSFER ALL POINT LOADS FROM ABOVE THROUGH FLOOR SYSTEMS w/ AN EQUAL AMOUNT OF STUD MATERIAL
 - ALL 2-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (3) ROWS 10d NAILS @ 12" O.C. (U.N.O.)
 - ALL 3-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (3) ROWS 10d NAILS @ 12" O.C. EACH SIDE (U.N.O.)
 - ALL 4-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (2) ROWS 7x8" SDS SCREWS @ 24" O.C. EACH SIDE (U.N.O.)
 - ALL HOLDOWNS REFERENCED ARE SIMPSON PRODUCTS U.N.O.
 - FLOOR DIAPHRAGM WILL BE 1/2" 3/4" PLYWOOD SHEATHING FASTENED TO FRAMING W/ 10d NAILS @ 6" O.C. EDGE AND 12" O.C. ALONG INTERMEDIATE MEMBERS. PROVIDE 2X BLOCKING @ 48" O.C. IN 1ST 2 BAYS OF DIAPHRAGM.
 - THE ROOF SHEATHING WILL BE MINIMUM 5/8" STRUCTURAL SHEATHING ATTACHED W/ 8d NAILS 6" O.C. AT ALL PANEL EDGES AND 6" O.C. AT ALL OTHER SUPPORTING MEMBERS. THE ROOF SHEATHING WILL BE ATTACHED WITH 8d NAILS @ 4" O.C. AT THE GABLE END FRAMING. SEE FRAMING DETAILS FOR BLOCKING REQUIREMENTS.
 - ALL STRUCTURAL RIDGE BEAMS MUST BE TIED TO THEIR RESPECTIVE STUD SUPPORTS WITH (2) SIMPSON MSTA24 STRAP TIES WITH A MINIMUM 9-10d NAILS AT EACH STRAP END. THE SUBJECT BEAM STUD SUPPORTS MUST ALSO BE TIED TO THE FLOOR SYSTEM USING IDENTICAL STRAPPING PROCEDURES.
 - ALL ROOF GIRDER TRUSSES TO BE TIED TO THE WALL USING (1) SIMPSON VGT GIRDER TIE DOWNS w/ HDU4'S OR (2) TS22 STRAPS UNLESS NOTED OTHERWISE ON THE PLAN OR AS RECOMMENDED BY TRUSS MANUFACTURER.
 - ALL TIE STRAPS/HOLDOWNS REFERENCED ON PLANS ARE SIMPSON PRODUCTS. ALL TIE STRAPS/HOLDOWNS MUST BE INSTALLED AT THE PLAN INDICATED LOCATIONS PER MANUFACTURER SPECIFICATIONS. ALL HOLDOWNS TO BE INSTALLED TO SYP STUDS.

- FRAMING LEGEND**
- ROOF TRUSSES PER MANF. @ MAX 24" O.C.
 R.T. = TRUSS DESIGN TO HAVE NO INTERMEDIATE BEARING U.N.O.
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 T.R. = TRIPLE RAFTER
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 ⊗ = ROOF BRACE POINT AND BRACE TO POINT
 ▨ = AREA TO BE OVERFRAMED
 ▩ = INTERIOR BEARING WALL
 * = PROVIDE 6"X4"X3/4" STEEL ANGLE ATTACHED TO HEADER/BEAM FRAMING w/ (2) ROWS 7/8" LAGS @ 16" O.C. FOR BRICK SUPPORT
 ** = ATTACH LVL PLY'S w/ (2) ROWS 3/8" SDS SCREWS @ 16" O.C.
 *** = ATTACH LVL PLY'S w/ (2) ROWS 3/8" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
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 #J, #K = NUMBER OF JACK STUDS AND NUMBER OF KING STUDS @ EXTERIOR WALLS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
 CSPF = CONTINUOUS SHEATHING PORTAL FRAME (SEE DETAILS)
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 ① = 2X6 (SYP#2) @ 16" O.C.
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 ⑤ = 16" OPEN WEB FLOOR TRUSSES PER MANF.
 ⑥ = 16" PRI-60 I-JOISTS @ 16" O.C.



FRAMING NOTE:
 ALL EXTERIOR WALLS THIS LEVEL TO BE MIN 2X4 @ 16" O.C. U.N.O. (SEE EXTERIOR STUD WALL REQUIREMENTS CHART FOR ADDITIONAL REQUIREMENTS)

FRAMING NOTE:
 ALL INTERIOR LOAD BEARING WALL HEADERS THIS LEVEL TO BE 2-2X8 (SYP#2) w/ (1) JACK @ EACH END (U.N.O.)

FRAMING NOTE:
 ALL INTERIOR HEADERS HAVE 1 KING STUD EACH END ONLY.

TYPICAL HANGERS

MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS210
(2) 2X8	HUS28-2
(2) 2X10	HUS210-2
(2) 2X12	HUS212-2
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS210-3
(2) 9 1/2" / (2) 11 1/2" LVL	HGUS410
(2) 14" / (2) 16" / (2) 18" LVL	HGUS414
(3) 9 1/2" LVL	HGUS5.50/10
(3) 11 1/2" LVL	HGUS5.50/12
(3) 14" / (3) 16" / (3) 18" LVL	HGUS5.50/14
(4) 9 1/2" LVL	HGUS7.25/10
(4) 11 1/2" LVL	HGUS7.25/12
(4) 14" / (4) 16" / (4) 18" LVL	HGUS7.25/14

EXTERIOR WALL STUD REQUIREMENTS

EXT. STUD HEIGHT (h) NOTE: HEIGHT IS FOR STUDS ONLY AND DOES NOT INCLUDE TOP PLATE	MIN. STUD SIZE AND SPACING U.N.O. IN FRAMING NOTES OR ON FRAMING PLANS
h ≤ 10'-0"	SEE FRAMING NOTES
10'-0" < h ≤ 13'-0"	2X6 @ 16" O.C.
13'-0" < h ≤ 16'-0"	2X6 @ 12" O.C.
16'-0" < h ≤ 20'-0"	2-2X6 @ 16" O.C.
h > 20'-0"	CONSULT ENGINEER

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PROFESSIONAL ENGINEER
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 CORY MUNSON
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117 Silverbell Lane
 Ravanel, SC

REV.	DATE	DESCRIPTION

DESIGNER: CCM
 DRAFTER: BAS
 SCALE: 1/4" = 1'-0"
 DATE: 05/06/2024

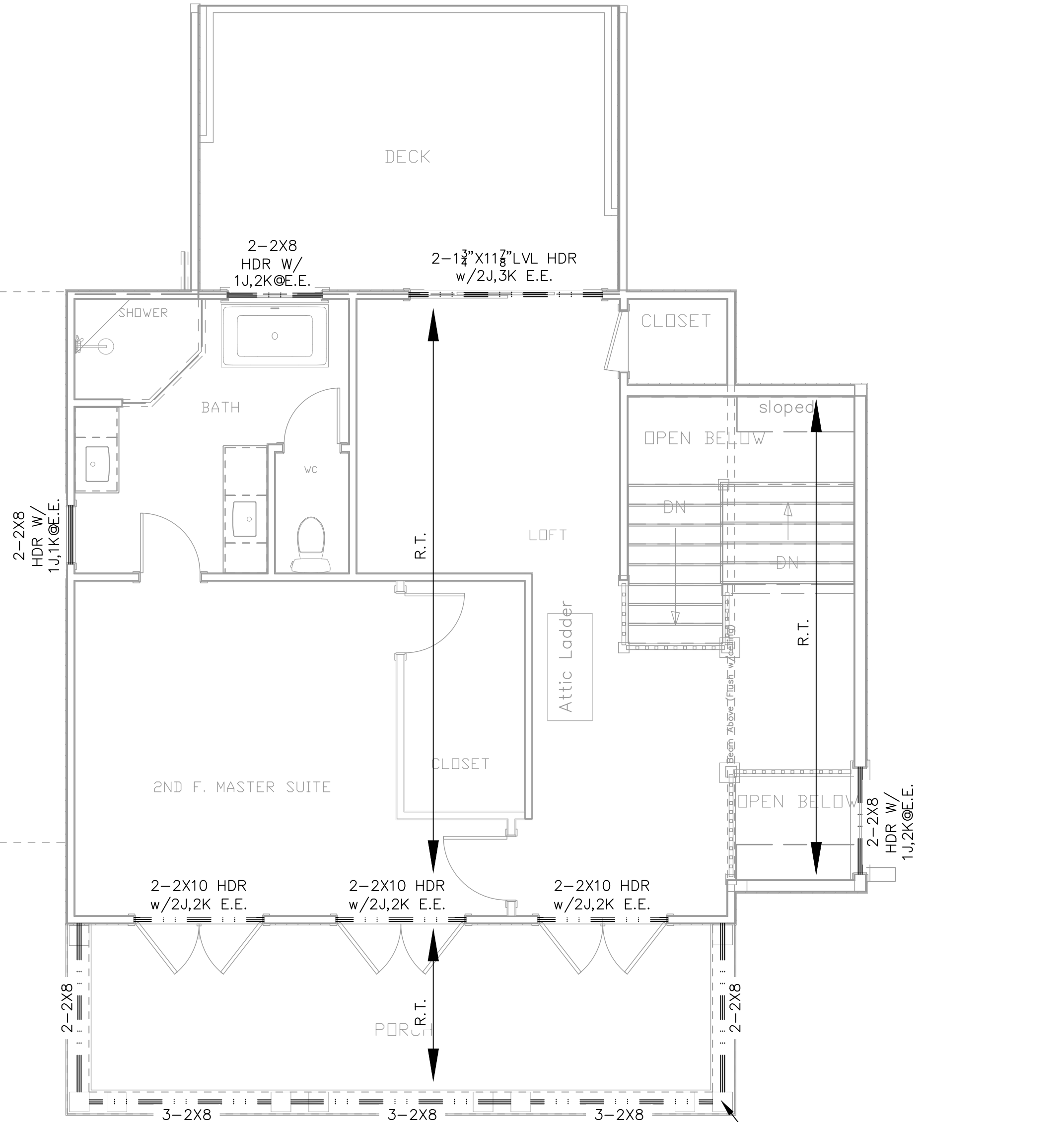
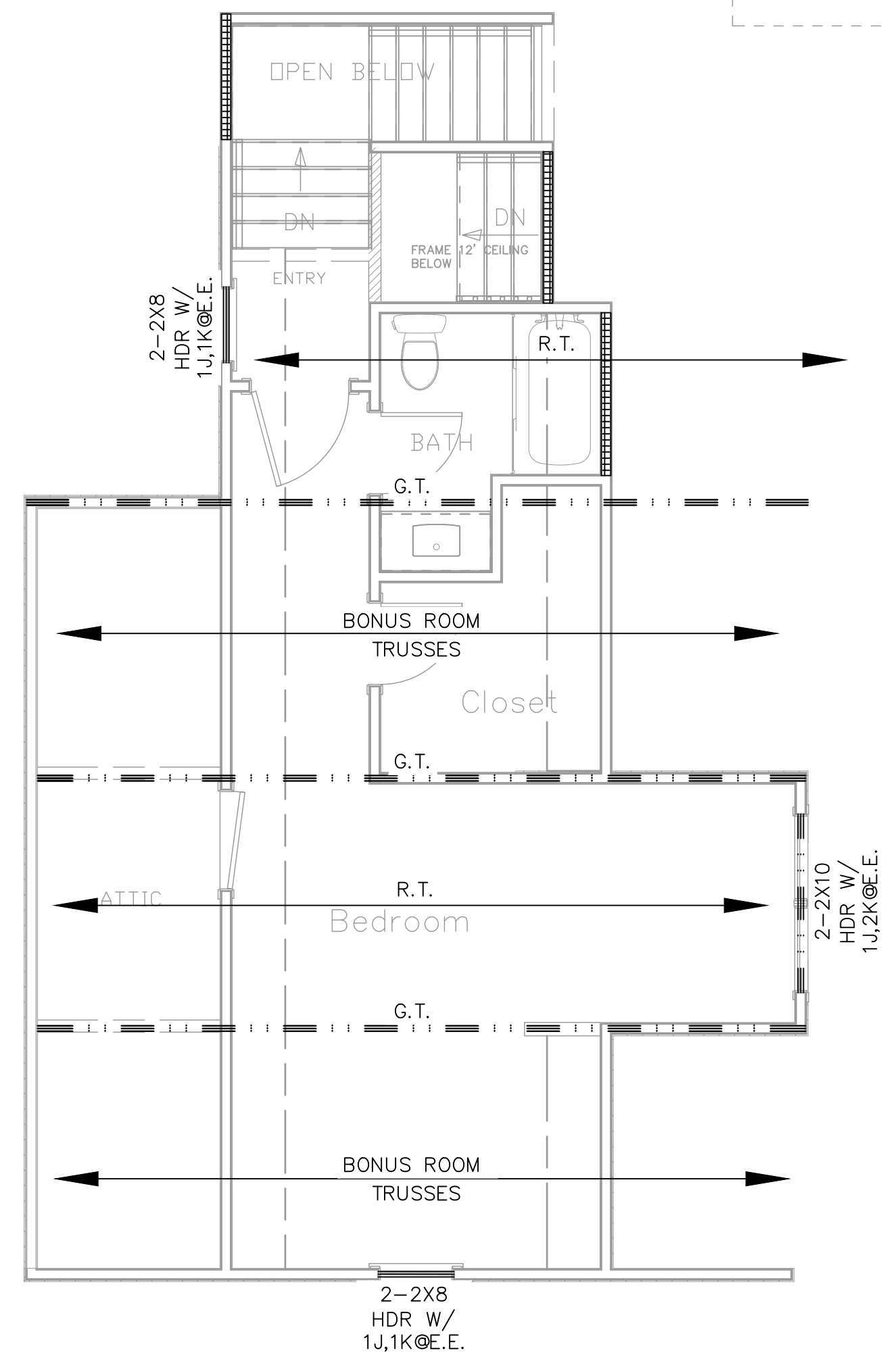
2nd Floor Framing Plan
 SHEET: S2

FRAMING NOTES

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- ALL 2-PLY LVL's TO HAVE PLY'S ATTACHED W/ (3) ROWS 10d NAILS @ 12" O.C. (U.N.O.)
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- ** = ATTACH LVL PLY'S w/ (2) ROWS 7/8"X3 1/2" SDS SCREWS @ 16" O.C.
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- NUMBER OF STUDS @ INTERIOR WALLS.
- # = STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
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REV.	DATE	DESCRIPTION
DESIGNER:		CCM
DRAFTER:		BAS
SCALE:		1/4"=1'-0"
DATE:		05/06/2024

Ceiling Framing Plan

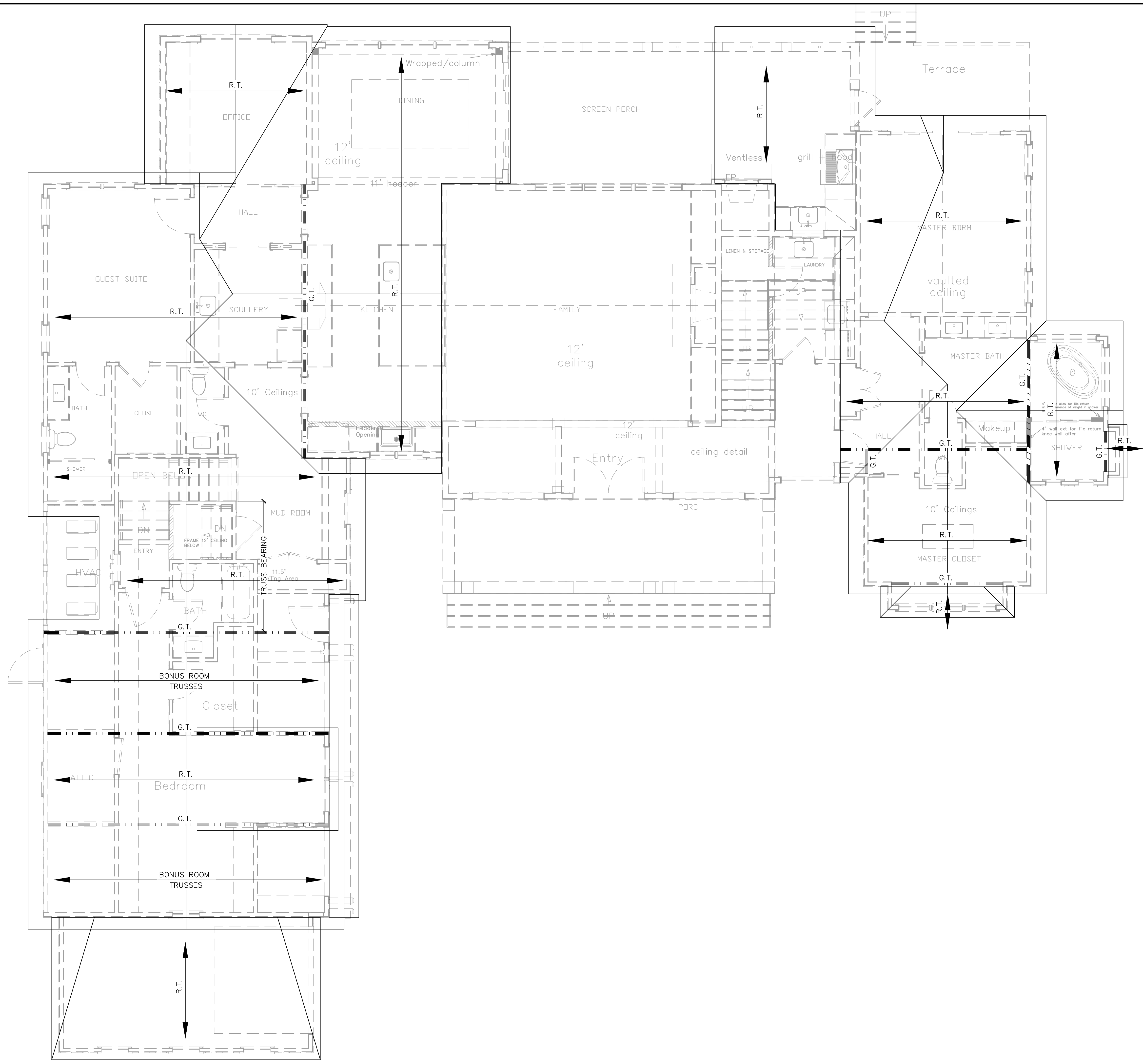
SHEET: **S3**

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- * = HEADER/BEAM FRAMING w/ (2) ROWS 7/8"x4" LAGS @ 16" O.C. FOR BRICK SUPPORT
- ** = ATTACH LVL PLY'S w/ (2) ROWS 7/8"x3 1/2" SDS SCREWS @ 16" O.C.
- *** = ATTACH LVL PLY'S w/ (2) ROWS 7/8"x3 1/2" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
- **** = ATTACH LVL PLY'S w/ (2) ROWS 7/8"x6" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
- NUMBER OF STUDS @ INTERIOR WALLS.
- # = STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
- NUMBER OF JACK STUDS AND NUMBER OF KING STUDS @ EXTERIOR WALLS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
- #J,#K = CONTINUOUS SHEATHING PORTAL FRAME (SEE DETAILS)
- CSPF = CONTINUOUS SHEATHING PORTAL FRAME (SEE DETAILS)
- = DIRECTION OF JOIST/TRUSS SPAN.
- ① = 2X6 (SYP#2) @ 16" O.C.
- ② = 2X8 (SYP#2) @ 16" O.C.
- ③ = 2X10 (SYP#2) @ 16" O.C.
- ④ = 2X12 (SYP#2) @ 16" O.C.
- ⑤ = 16" OPEN WEB FLOOR TRUSSES PER MANF.
- ⑥ = 16" PRI-60 I-JOISTS @ 16" O.C.



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 4215 Fellowship Rd.
 N. Charleston, SC 29418

Plans to be used in conjunction with Residential Structures P.C. general notes

**117 Silverbell Lane
 Ravanel, SC**

REV.	DATE	DESCRIPTION
DESIGNER:		CCM
DRAFTER:		BAS
SCALE:		1/4"=1'-0"
DATE:	05/06/2024	

Lower Roof Framing Plan

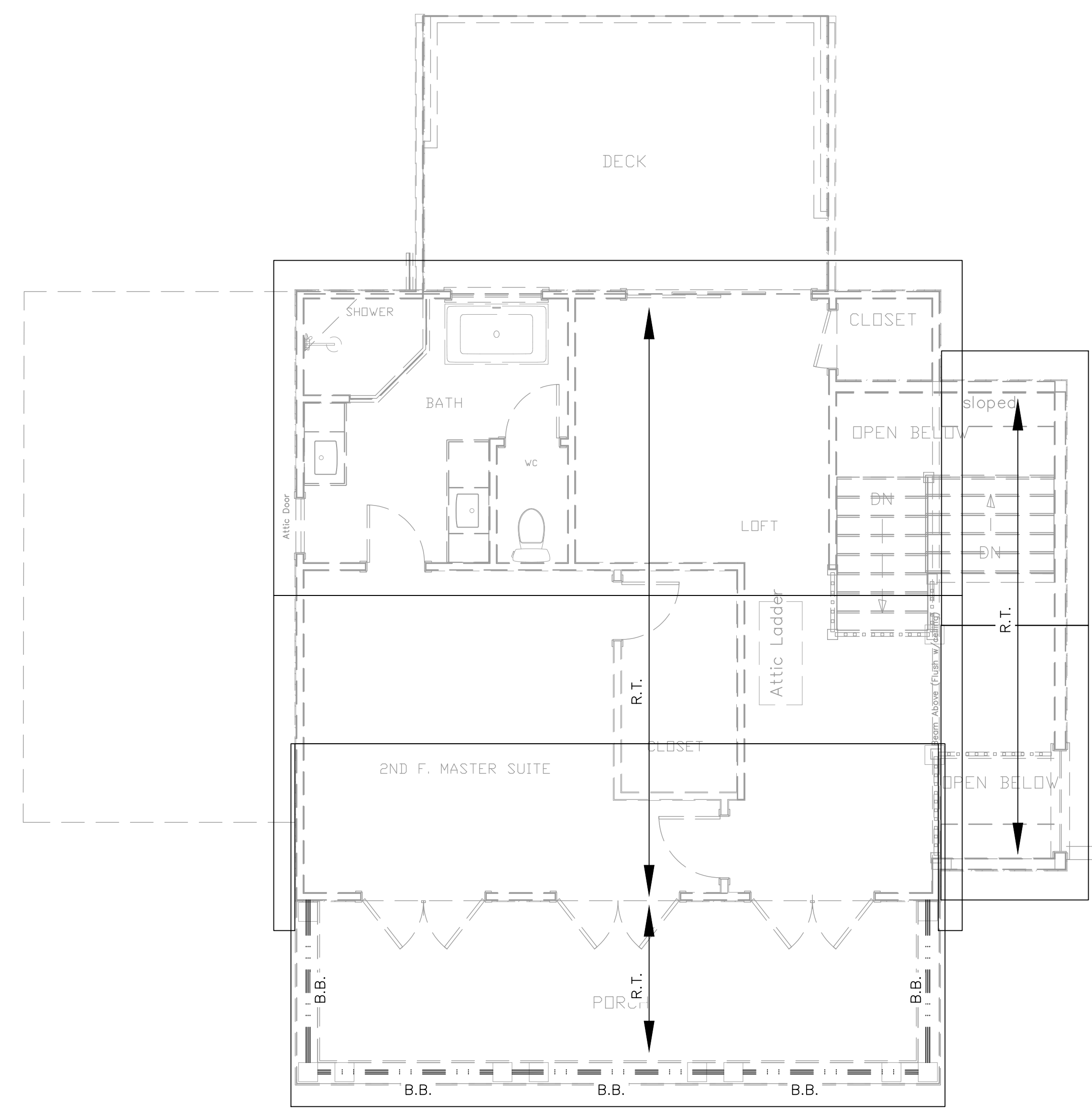
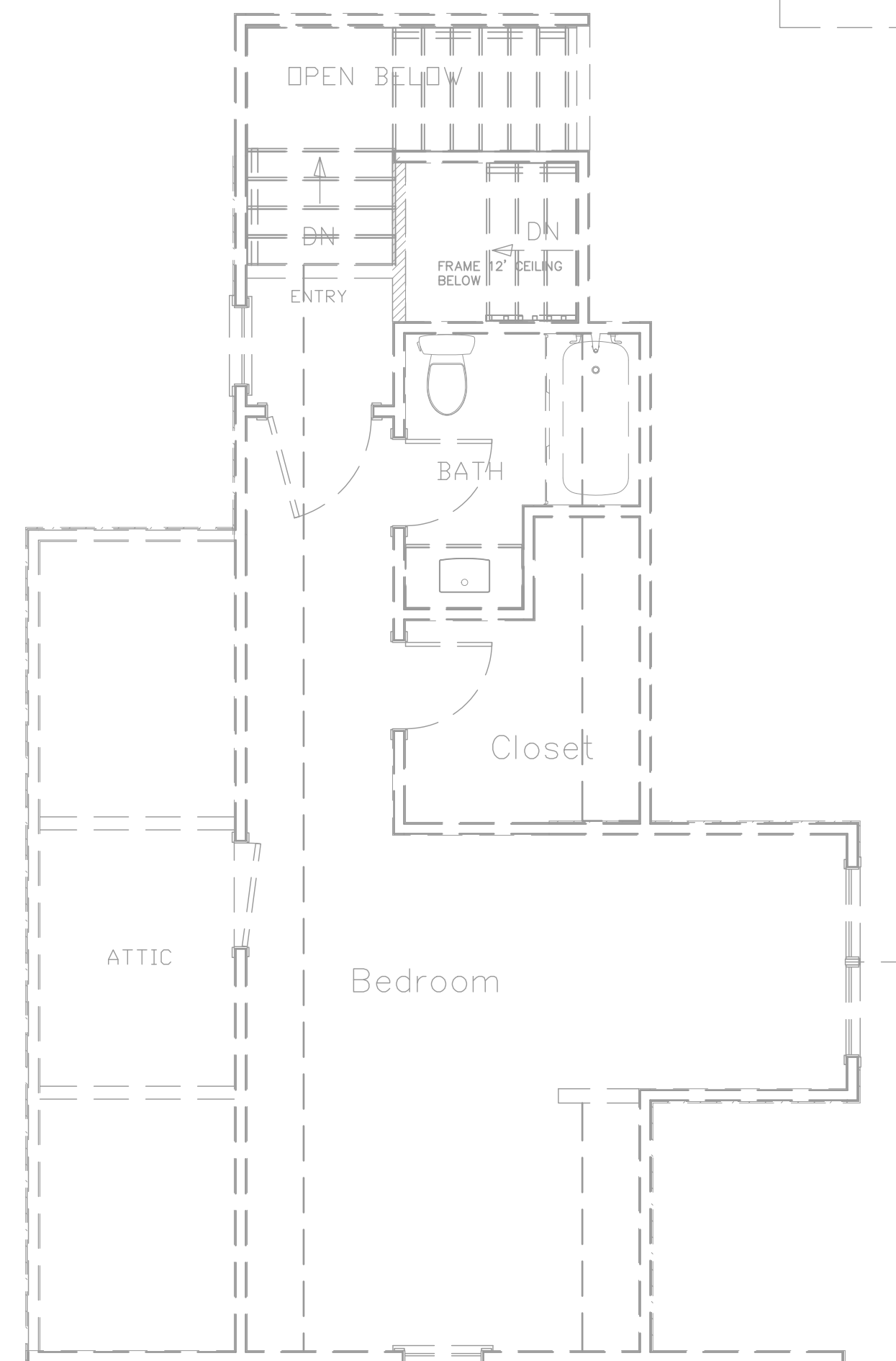
SHEET: **S4**

FRAMING NOTES

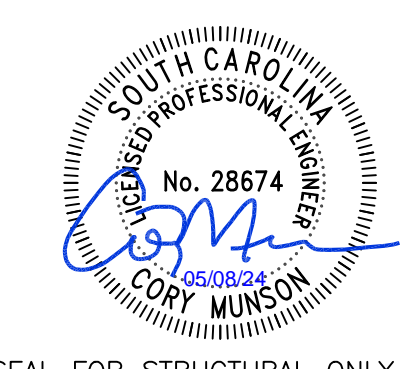
- ALL RAFTERS TO BE 2X8's (SYP #2) @ 16" O.C. U.N.O.
- ALL RIDGES AND HIPS ARE CONSIDERED NON-STRUCTURAL U.N.O.
- ALL RAFTERS FRAMING INTO NON-STRUCTURAL RIDGES AND HIPS MUST BE CONNECTED TO CEILING JOISTS OR HAVE RAFTER TIES AS DETAILED ON SHEET SD1.0
- ALL RIDGES, HIPS AND VALLEYS TO BE DIMENSIONAL LUMBER (SYP#2) MINIMUM 1 SIZE LARGER THAN ASSOCIATED RAFTERS U.N.O.
- ALL RAFTERS/TRUSSES TO BE TIED TO ALL SUPPORTING WALL PLATES WITH (2) SIMPSON H2.5A TIES OR (1) H10A OR AS NOTED ON PLANS) NAILED PER MANUFACTURER SPECIFICATIONS.
- AT CLIP LINES, CEILING JOISTS TO BE NAILED TO RAFTERS w/ (5)16d NAILS U.N.O.
- INSTALL SIMPSON CS16 STRAP TIES AT EACH END OF ALL EXTERIOR HEADERS FOR UPLIFT CONNECTIONS. PROVIDE (1) STRAP @ EACH END FOR EVERY 6'-0" WIDTH OF OPENING. PROVIDE EXTRA STUDS AS NECESSARY FOR CONNECTIONS.
- INSTALL SIMPSON CS16 STRAP TIES ALONG EXTERIOR WALLS INLINE WITH ALL HEADER UPLIFT CONNECTIONS ABOVE. STRAPS TO BE CENTERED AT 2nd FLOOR SYSTEM
- INSTALL AN EXTRA JOIST UNDER ALL PARALLEL PARTITION WALLS. NOTE, NOT ALL EXTRA JOISTS SHOWN FOR CLARITY
- TRANSFER ALL POINT LOADS FROM ABOVE THROUGH FLOOR SYSTEMS w/ AN EQUAL AMOUNT OF STUD MATERIAL
- ALL 2-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (3) ROWS 10d NAILS @ 12" O.C. (U.N.O.)
- ALL 3-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (3) ROWS 10d NAILS @ 12" O.C. EACH SIDE (U.N.O.)
- ALL 4-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (2) ROWS 7x6" SDS SCREWS @ 24" O.C. EACH SIDE (U.N.O.)
- ALL HOLDOWNS REFERENCED ARE SIMPSON PRODUCTS U.N.O.
- FLOOR DIAPHRAGM WILL BE 3/4" T&G PLYWOOD SHEATHING FASTENED TO FRAMING W/ 10d NAILS @ 6" O.C. EDGE AND 12" O.C. ALONG INTERMEDIATE MEMBERS. PROVIDE 2X BLOCKING @ 48" O.C. IN 1ST 2 BAYS OF DIAPHRAGM.
- THE ROOF SHEATHING WILL BE MINIMUM 1/2" STRUCTURAL SHEATHING ATTACHED W/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 6" O.C. AT ALL OTHER SUPPORTING MEMBERS. THE ROOF SHEATHING WILL BE ATTACHED WITH 8d NAILS @ 4" O.C. AT THE GABLE END FRAMING. SEE FRAMING DETAILS FOR BLOCKING REQUIREMENTS.
- ALL STRUCTURAL RIDGE BEAMS MUST BE TIED TO THEIR RESPECTIVE STUD SUPPORTS WITH (2) SIMPSON MSTA24 STRAP TIES WITH A MINIMUM 9-10d NAILS AT EACH STRAP END. THE SUBJECT BEAM STUD SUPPORTS MUST ALSO BE TIED TO THE FLOOR SYSTEM USING IDENTICAL STRAPPING PROCEDURES.
- ALL ROOF GIRDER TRUSSES TO BE TIED TO THE WALL USING (1) SIMPSON VGT GIRDER TIE DOWNS w/ HDU4's OR (2) TS22 STRAPS UNLESS NOTED OTHERWISE ON THE PLAN OR AS RECOMMENDED BY TRUSS MANUFACTURER.
- ALL TIES/STRAPS/HOLDOWNS REFERENCED ON PLANS ARE SIMPSON PRODUCTS. ALL TIES/STRAPS/HOLDOWNS MUST BE INSTALLED AT THE PLAN INDICATED LOCATIONS PER MANUFACTURER SPECIFICATIONS. ALL HOLDOWNS TO BE INSTALLED TO SYP STUDS.

FRAMING LEGEND

- ROOF TRUSSES PER MANF. @ MAX 24" O.C.
- R.T. = TRUSS DESIGN TO HAVE NO INTERMEDIATE BEARING U.N.O.
- G.T. = GIRDER TRUSS PER MANF.
- B.B. = BEAM BELOW
- D.R. = DOUBLE RAFTER
- T.R. = TRIPLE RAFTER
- R.B. = RAFTER BRACE
- R.F.V. = RAFTERS FORM VAULT
- B.R.O.W. = BRACE RAFTERS ON WALL
- D.J. = DOUBLE JOIST
- E.O.R. = ENGINEER OF RECORD
- E.E. = EACH END
- E.S. = EACH SIDE
- E.W. = EACH WAY
- HDR = HEADER
- B.W.A. = BEARING WALL ABOVE. PROVIDE BLOCKING b/n JOISTS/TRUSSES
- ⊗ = ROOF BRACE POINT AND BRACE TO POINT
- ▨ = AREA TO BE OVERFRAMED
- ▧ = INTERIOR BEARING WALL
- * = PROVIDE 6"X4"X3/4" STEEL ANGLE ATTACHED TO HEADER/BEAM FRAMING w/ (2) ROWS 7/8" X4" LAGS @ 16" O.C. FOR BRICK SUPPORT
- ** = ATTACH LVL PLY'S w/ (2) ROWS 7/8" X3 1/2" SDS SCREWS @ 16" O.C.
- *** = ATTACH LVL PLY'S w/ (2) ROWS 7/8" X3 1/2" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
- **** = ATTACH LVL PLY'S w/ (2) ROWS 7/8" X6" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
- # = NUMBER OF STUDS @ INTERIOR WALLS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
- #J,#K = NUMBER OF JACK STUDS AND NUMBER OF KING STUDS @ EXTERIOR WALLS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
- CSPF = CONTINUOUS SHEATHING PORTAL FRAME (SEE DETAILS)
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 Ravanel, SC**

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DRAFTER:		BAS
SCALE:		1/4"=1'-0"
DATE:	05/06/2024	

**Upper Roof
 Framing Plan**

SHEET:
S5

SHEAR WALL NOTES

1. ALL EXTERIOR WALLS MUST BE CONTINUOUSLY SHEATHED USING 7/16" STRUCTURAL SHEATHING ON THE OUTSIDE, WITH PANELS SECURED DIRECTLY TO THE FRAMING (SEE SHEARWALL LEGEND BELOW AND SHEATHING DETAILS FOR NAILING PATTERNS). BLOCKING MUST BE PROVIDED AT ALL SHEATHING PANEL JOINTS. THE INTERIOR SIDE OF ALL EXTERIOR SHEAR WALL MUST BE SHEATHED AS DEFINED IN NOTE 2.
2. THE INTERIOR SIDE OF ALL EXTERIOR SHEAR WALLS MUST BE CONSTRUCTED USING 1/2" GYPSUM SHEATHING ON EACH SIDE SECURED WITH NO. 6 DRYWALL SCREWS AT 4" O.C. ON ALL PANEL EDGES AND 12" O.C. IN THE FIELD WITH A 1/2" MINIMUM PENETRATION.
3. ALL INTERIOR SHEAR WALLS MUST BE SHEATHED ON ONE SIDE WITH 7/16" STRUCTURAL SHEATHING NAILED PER NOTE A ABOVE WITH SHEETROCK ON MIN. 1 SIDE OF THE WALL WITH ATTACHMENT PER NOTE B ABOVE. (SEE SHEARWALL LEGEND BELOW AND SHEATHING DETAILS FOR NAILING PATTERNS) (NOTE: THIS DOES NOT APPLY TO WALLS NOTED AS METHOD GB. SEE DETAILS FOR METHOD GB REQUIREMENTS)
4. ALL SHEAR WALLS MUST BE PROPERLY ATTACHED TO UPPER AND LOWER ROOF/FLOOR DIAPHRAGMS. SEE DETAILS FOR ATTACHMENTS.

WINDBORNE DEBRIS PROTECTION

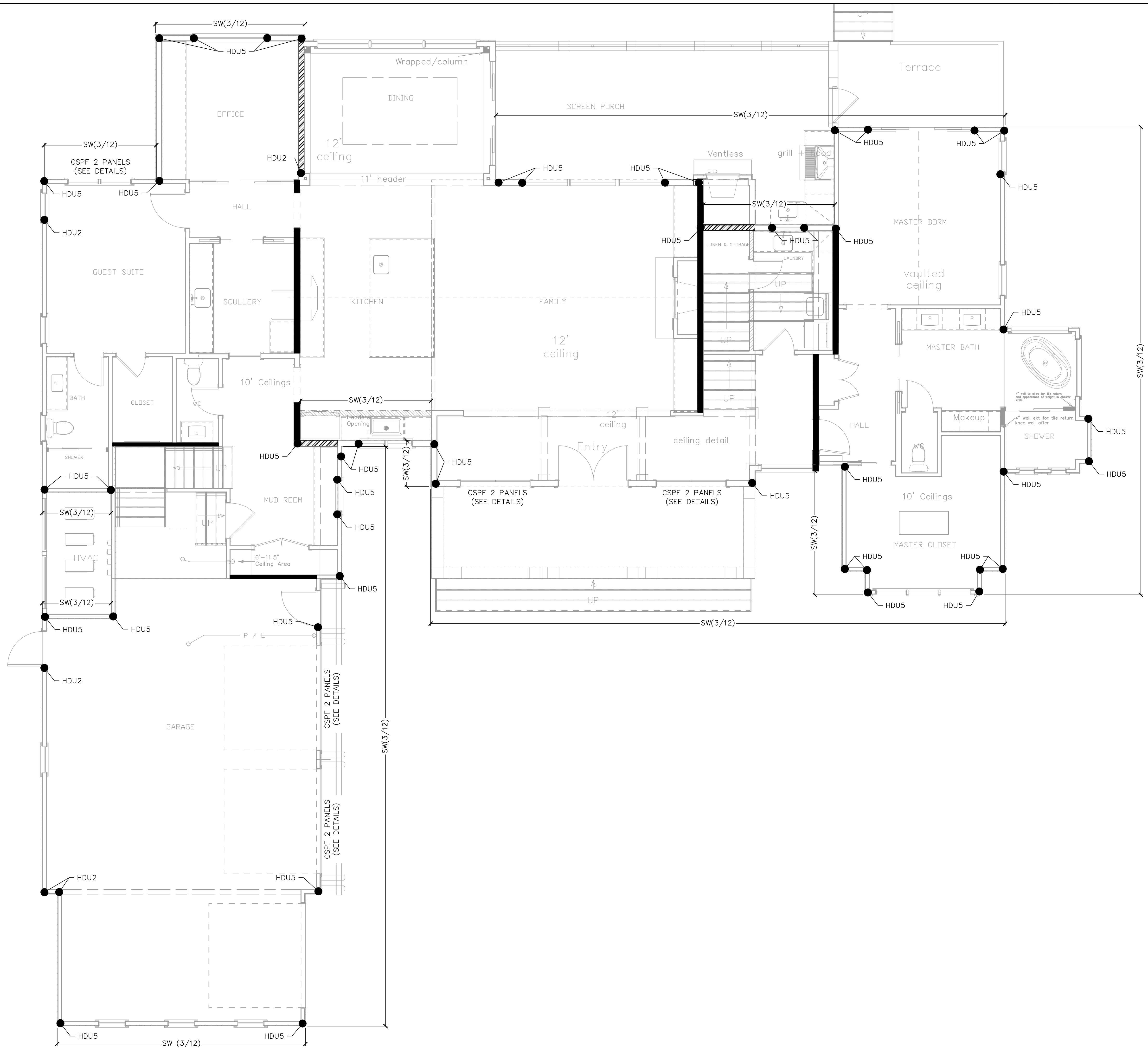
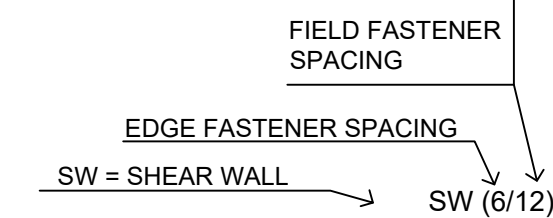
1. BUILDING IS DESIGNED TO REMAIN A CLOSED ENVELOPE DURING WIND EVENTS.
2. ALL EXTERIOR WINDOWS AND DOORS SHALL BE RATED FOR THE DESIGN PRESSURE REFERENCED IN THE GENERAL NOTES.
3. ALL FENESTRATION SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY LISTED BY AN APPROVED ENTITY AND SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E1886 AND ASTM E1996 OR AAMA 506.
4. ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. PROTECTION SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996 AND ASTM E1886. GARAGE DOOR GLAZED OPENING PROTECTION SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSIDASMA 115.
5. WINDBORNE DEBRIS PROTECTION MAY BE ACHIEVED THROUGH IMPACT RESISTANT GLASS RATED IN ACCORDANCE WITH STANDARDS NOTED ABOVE OR WOOD STRUCTURAL PANELS. WOOD STRUCTURAL PANELS MAY BE USED FOR OPENINGS 8-FEET OR LESS ONLY. GLAZED OPENINGS GREATER THAN 8-FEET MUST USE IMPACT RESISTANT GLASS OR OTHER PRE-MANUFACTURED SYSTEM IN ACCORDANCE WITH ABOVE REQUIREMENTS.
6. WINDBORNE DEBRIS PROTECTION UTILIZING WOOD STRUCTURAL PANELS SHALL UTILIZE PANELS NOT LESS THAN 7/16-INCHES THICK AND NOT SPANNING MORE THAN 8-FEET. THE ATTACHMENT METHOD SHALL UTILIZE A PRE-MANUFACTURED SCREW BASED SYSTEM TO BE PERMANENTLY ATTACHED TO THE BUILDING AND MUST BE RATED FOR THE FOR THE DESIGN PRESSURE REFERENCED ABOVE. ALL SCREWS/HARDWARE SHALL BE CORROSION RESISTANT AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. ADDITIONAL STUDS MAY BE ADDED AS NECESSARY TO ALLOW FOR SCREW/HARDWARE INSTALLATION TO BE IN ACCORDANCE w/ MANUFACTURER SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO SUBMIT/PROVIDE ALL REQUIRED DOCUMENTATION RELATED TO WINDBORNE DEBRIS PROTECTION AS REQUIRED FOR APPROVAL BY THE GOVERNING REVIEW AGENCY.

SHEAR WALL LEGEND:

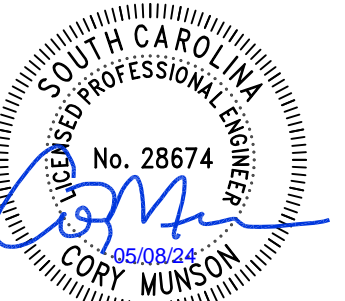
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- METHOD G.B. (NOTE: METHOD G.B. IS CONSIDERED A WALL BRACING METHOD AND NOT AN INTERIOR SHEAR WALL. OSBPLY WOOD IS NOT REQUIRED IN THIS INSTALLATION AND FRAMING NOTES RELATED TO INTERIOR SHEAR WALL CONSTRUCTION IS NOT APPLICABLE. SEE METHOD G.B. DETAIL FOR REQUIREMENTS)
- HOLD DOWN LOCATIONS (ALL HOLD DOWNS ARE SIMPSON PRODUCTS U.N.O.)

SHEAR WALL NAILING LEGEND

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED (METHOD CS-WSP) PER HIGH WIND NOTE 1A, U.N.O. INTERIOR SHEAR WALLS ARE INDICATED ON PLANS AND SHEATHED SHEAR WALL NOTE 1. NAILING PATTERN FOR ALL SHEAR WALLS AS INDICATED BELOW. ALL SHEAR WALLS TO BE ATTACHED PER SW (6/12) U.N.O. ON PLANS. (SEE SHEATHING DETAILS FOR NAILING PATTERNS).



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 with Residential Structures P.C.
 general notes

**117 Silverbell Lane
 Ravanel, SC**

REV.	DATE	DESCRIPTION
DESIGNER:		CCM
DRAFTER:		BAS
SCALE:		1/4"=1'-0"
DATE:		05/06/2024

**1st Floor
 Shear Wall, Method
 GB, & Hold Down Plan**

SHEET:
S6

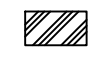

SHEAR WALL NOTES

1. ALL EXTERIOR WALLS MUST BE CONTINUOUSLY SHEATHED USING 7/16" STRUCTURAL SHEATHING ON THE OUTSIDE, WITH PANELS SECURED DIRECTLY TO THE FRAMING (SEE SHEARWALL LEGEND BELOW AND SHEATHING DETAILS FOR NAILING PATTERNS). BLOCKING MUST BE PROVIDED AT ALL SHEATHING PANEL JOINTS. THE INTERIOR SIDE OF ALL EXTERIOR SHEAR WALL MUST BE SHEATHED AS DEFINED IN NOTE 2.
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WINDBORNE DEBRIS PROTECTION

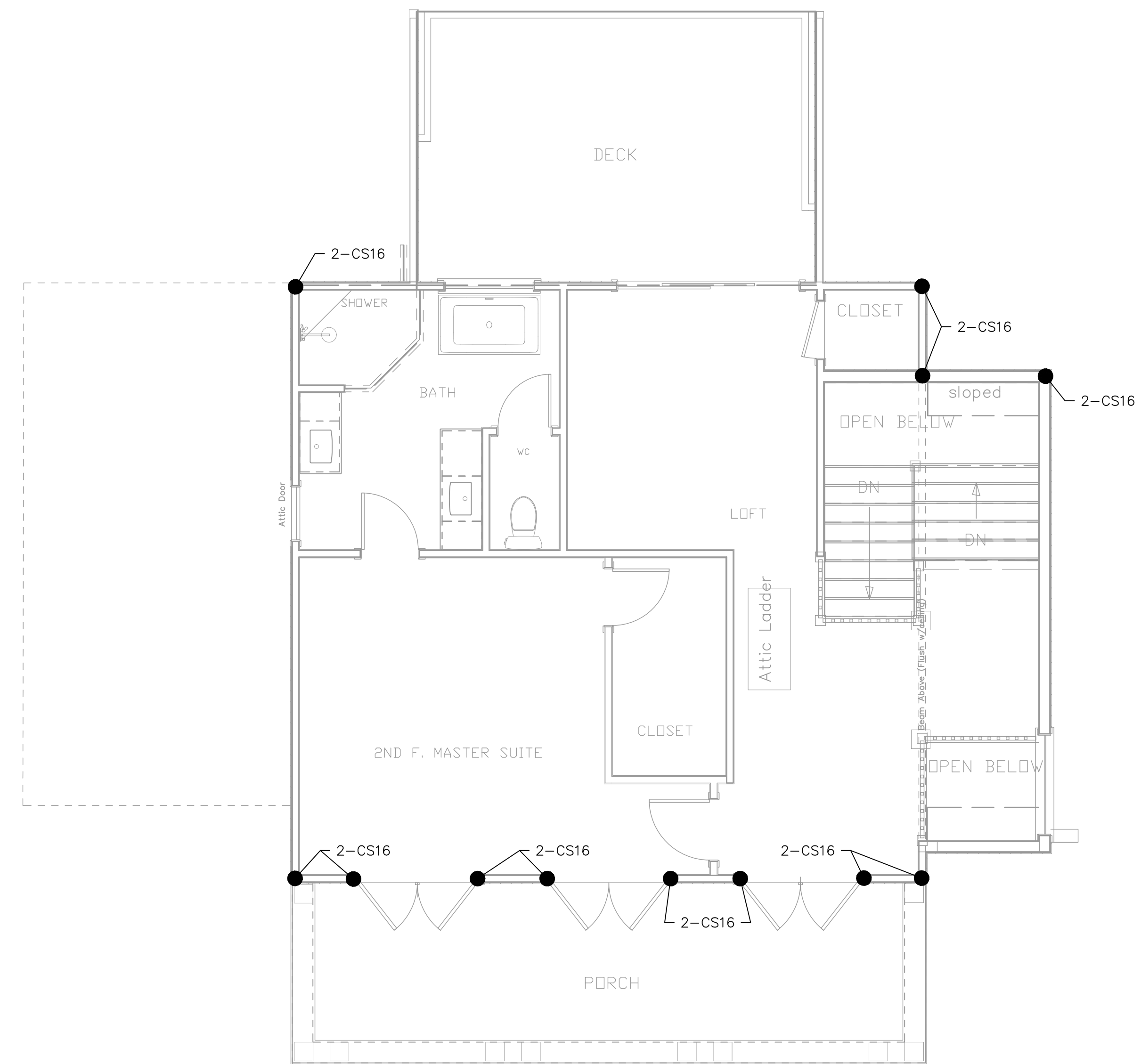
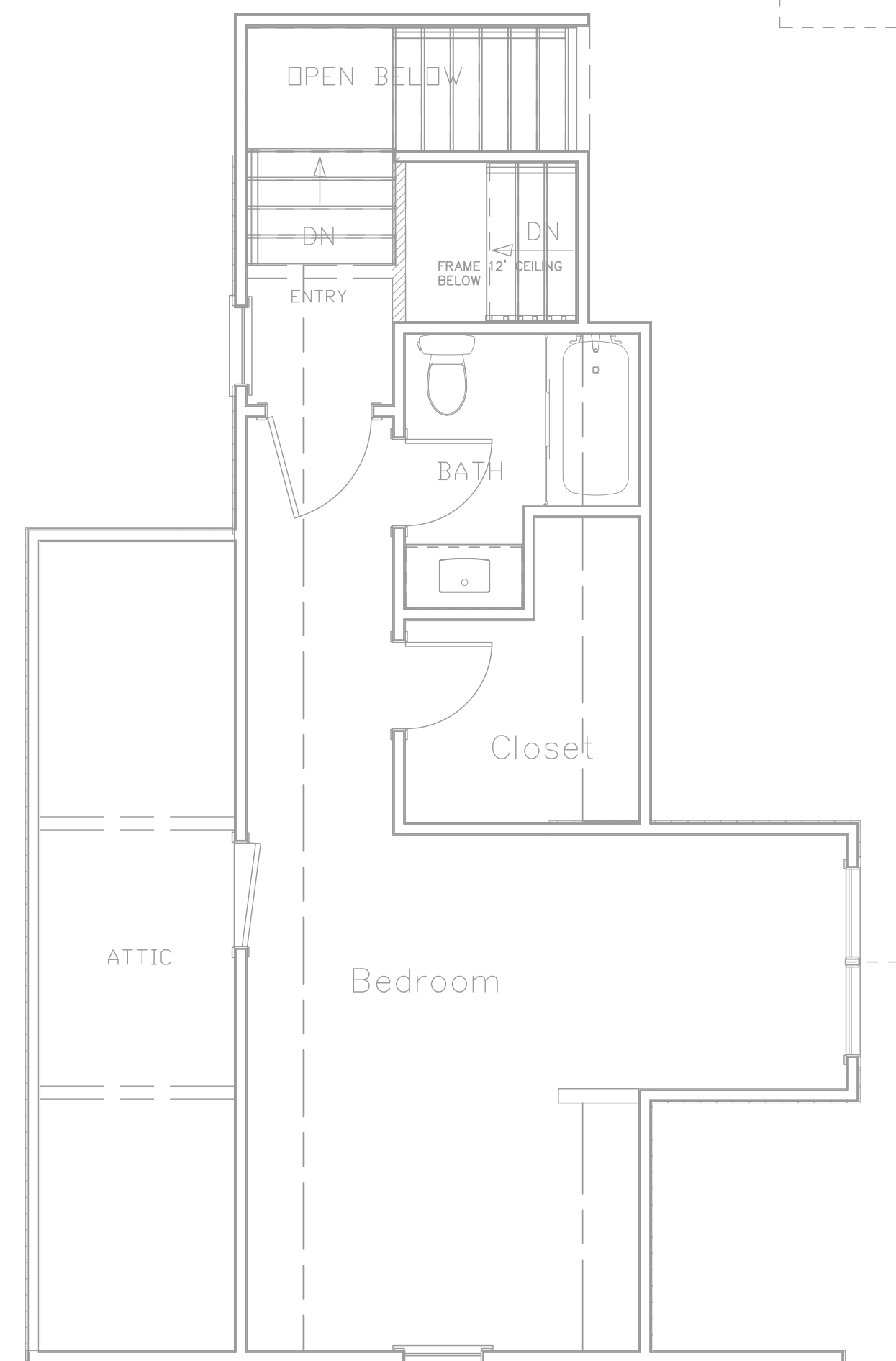
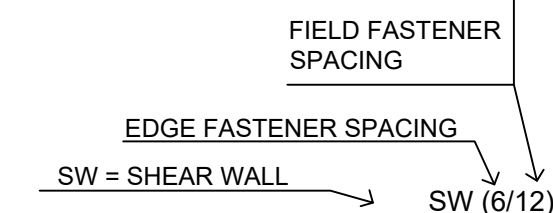
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7. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO SUBMIT/PROVIDE ALL REQUIRED DOCUMENTATION RELATED TO WINDBORNE DEBRIS PROTECTION AS REQUIRED FOR APPROVAL BY THE GOVERNING REVIEW AGENCY.

SHEAR WALL LEGEND:

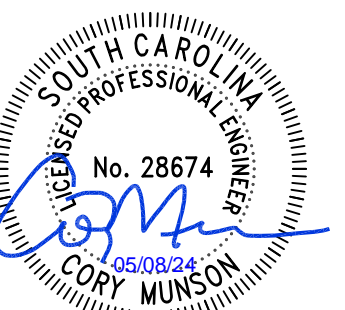
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-  HOLD DOWN LOCATIONS (ALL HOLD DOWNS ARE SIMPSON PRODUCTS U.N.O.)

SHEAR WALL NAILING LEGEND

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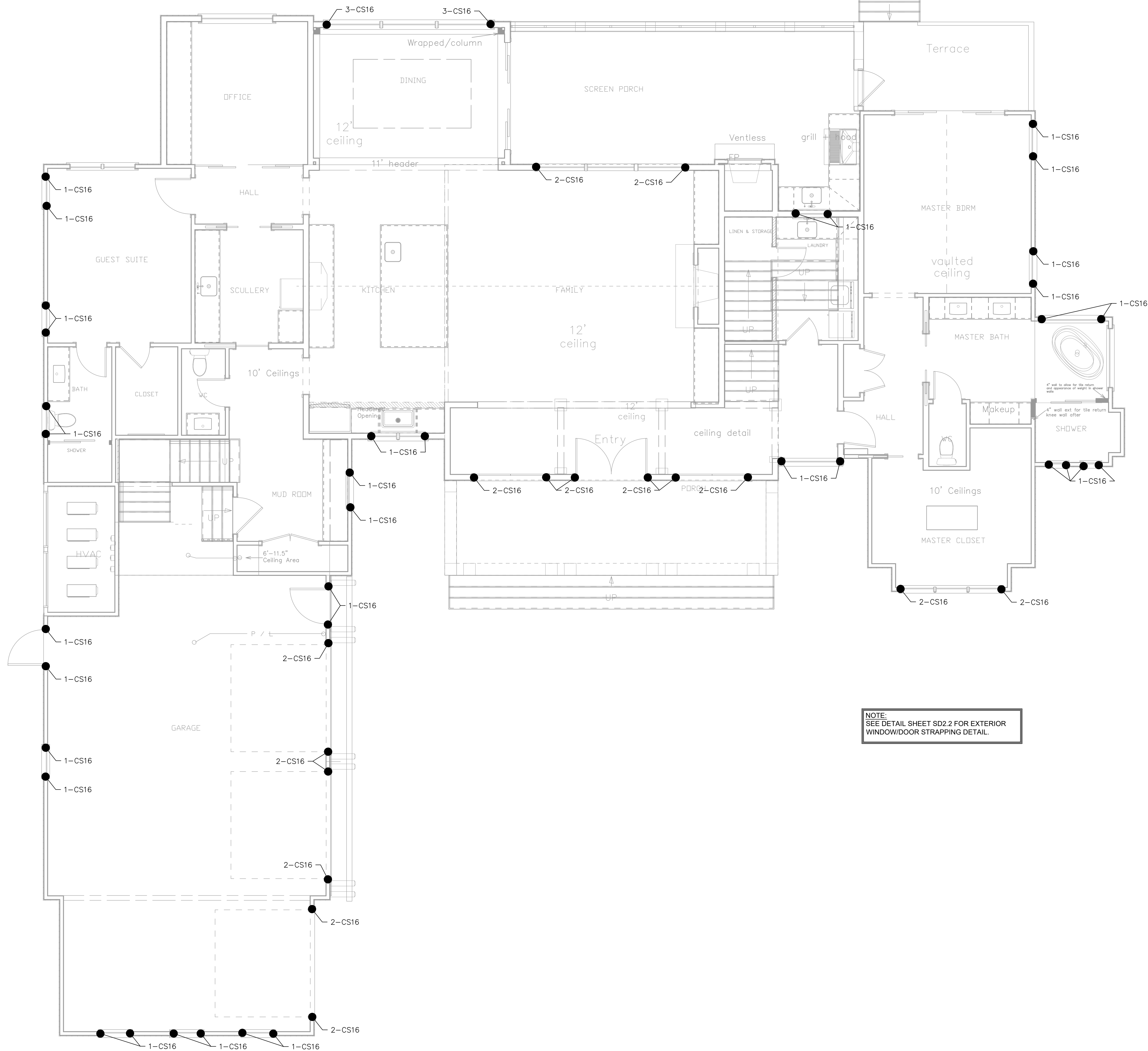
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 general notes

**117 Silverbell Lane
 Ravanel, SC**

REV.	DATE	DESCRIPTION
DESIGNER:		CCM
DRAFTER:		BAS
SCALE:		1/4"=1'-0"
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**2nd Floor
 Shear Wall, Method
 GB, & Hold Down Plan**

SHEET:
S7



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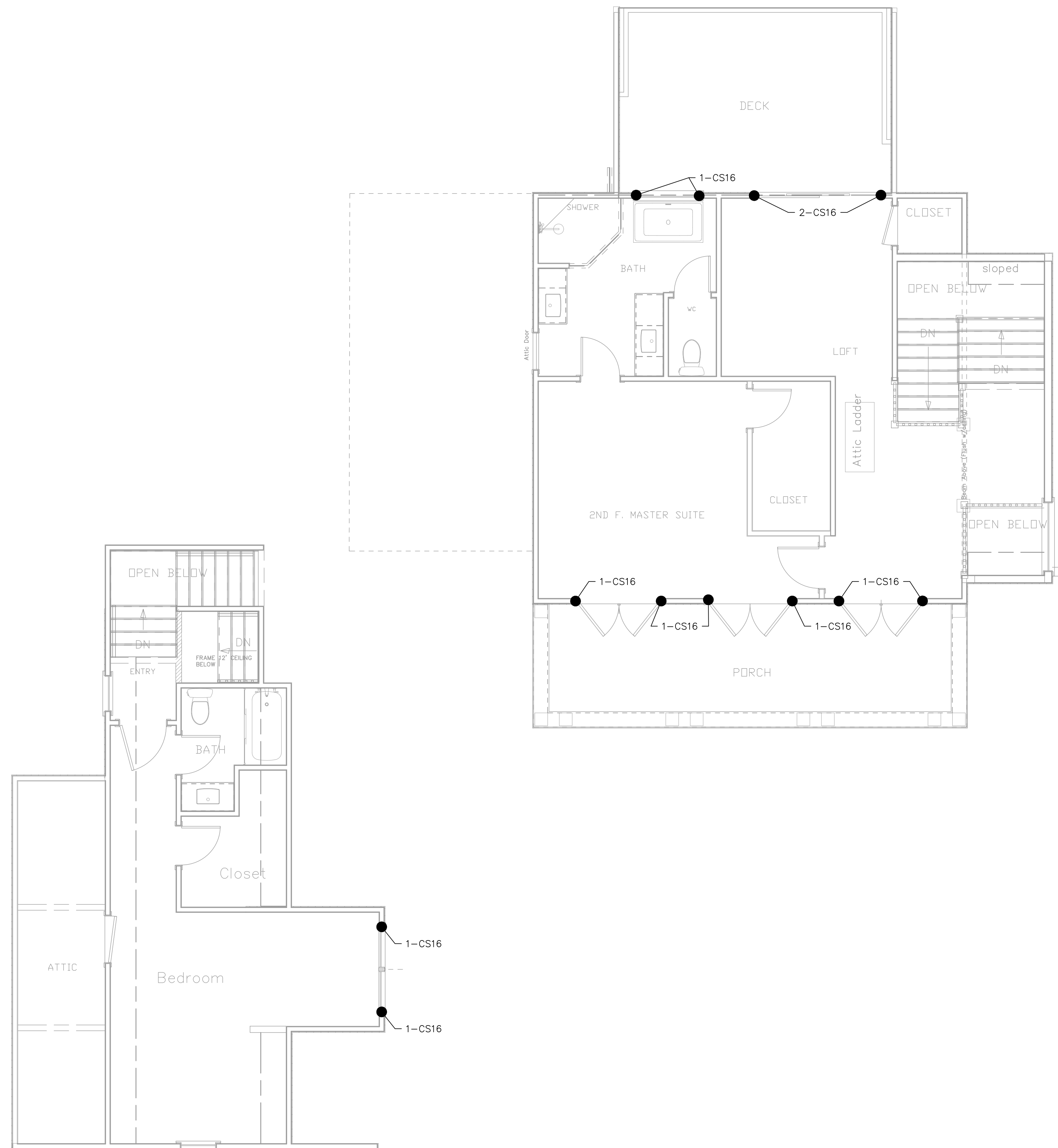
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117 Silverbell Lane
 Ravanel, SC

REV.	DATE	DESCRIPTION
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SCALE:		1/4"=1'-0"
DATE:		05/06/2024

1st Floor
 Header/Strapping
 Plan

SHEET:
S8



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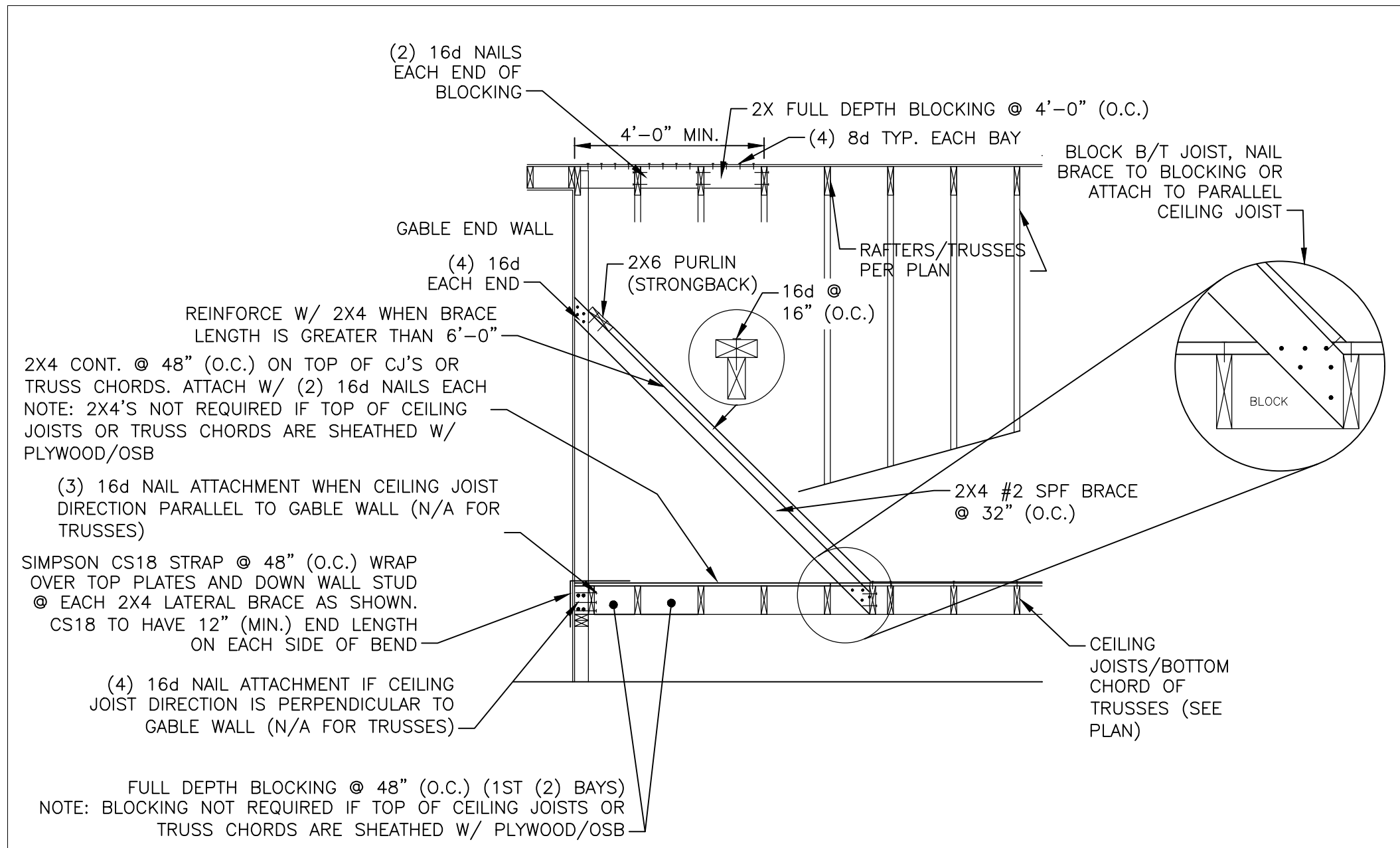
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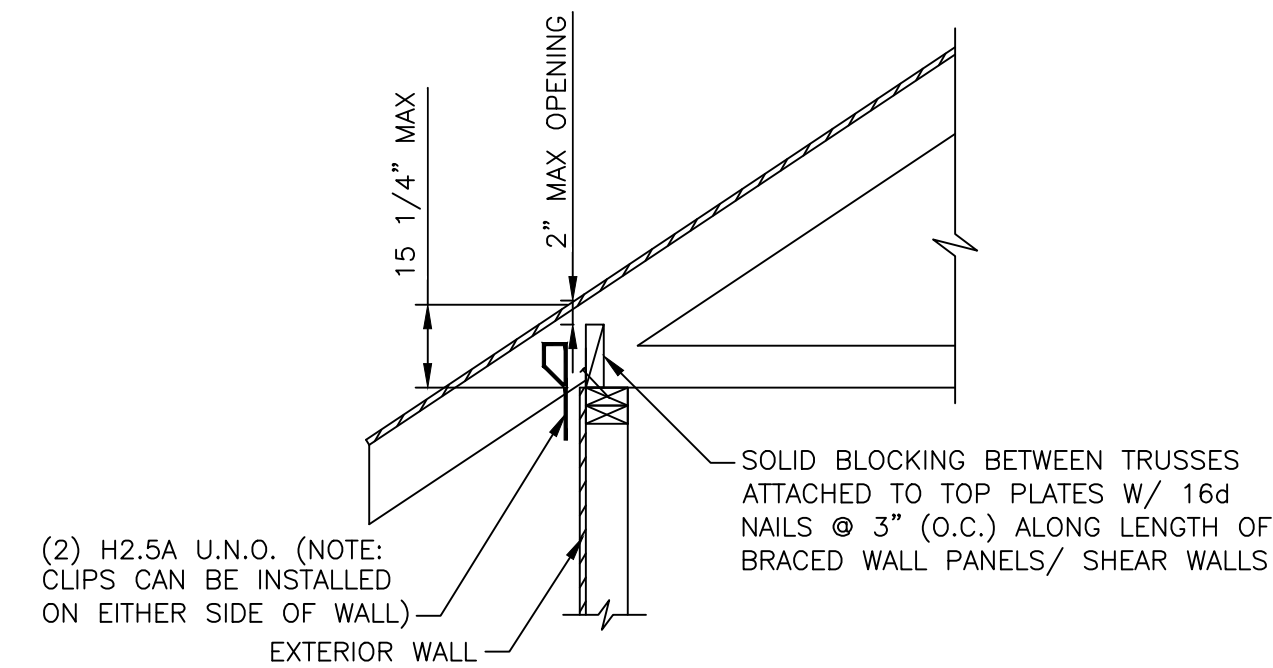
2nd Floor
 Header/Strapping
 Plan

SHEET:
S9

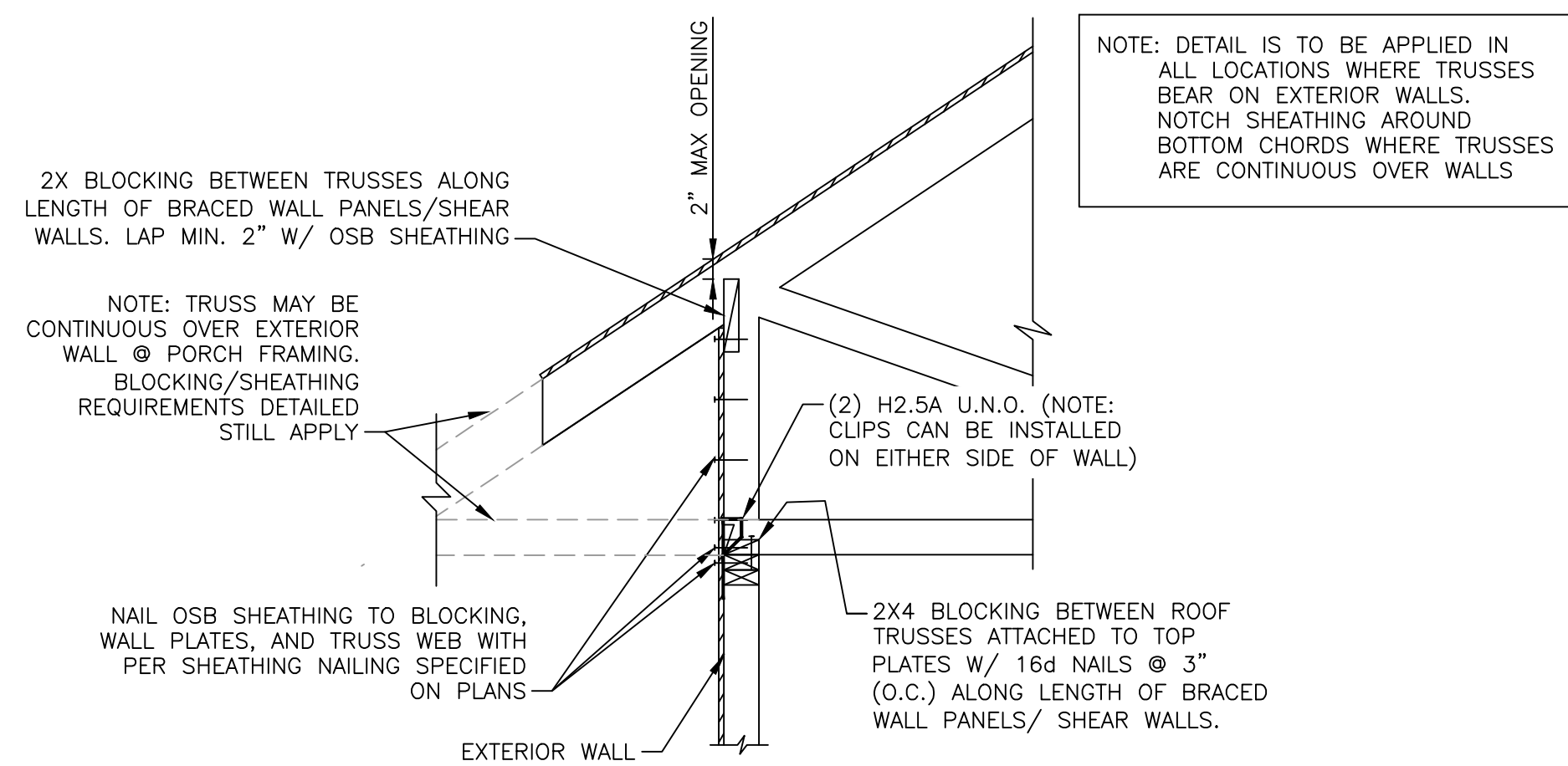


○ GABLE END WALL BRACING (IF NOT BALLOON FRAMED)
N.T.S.

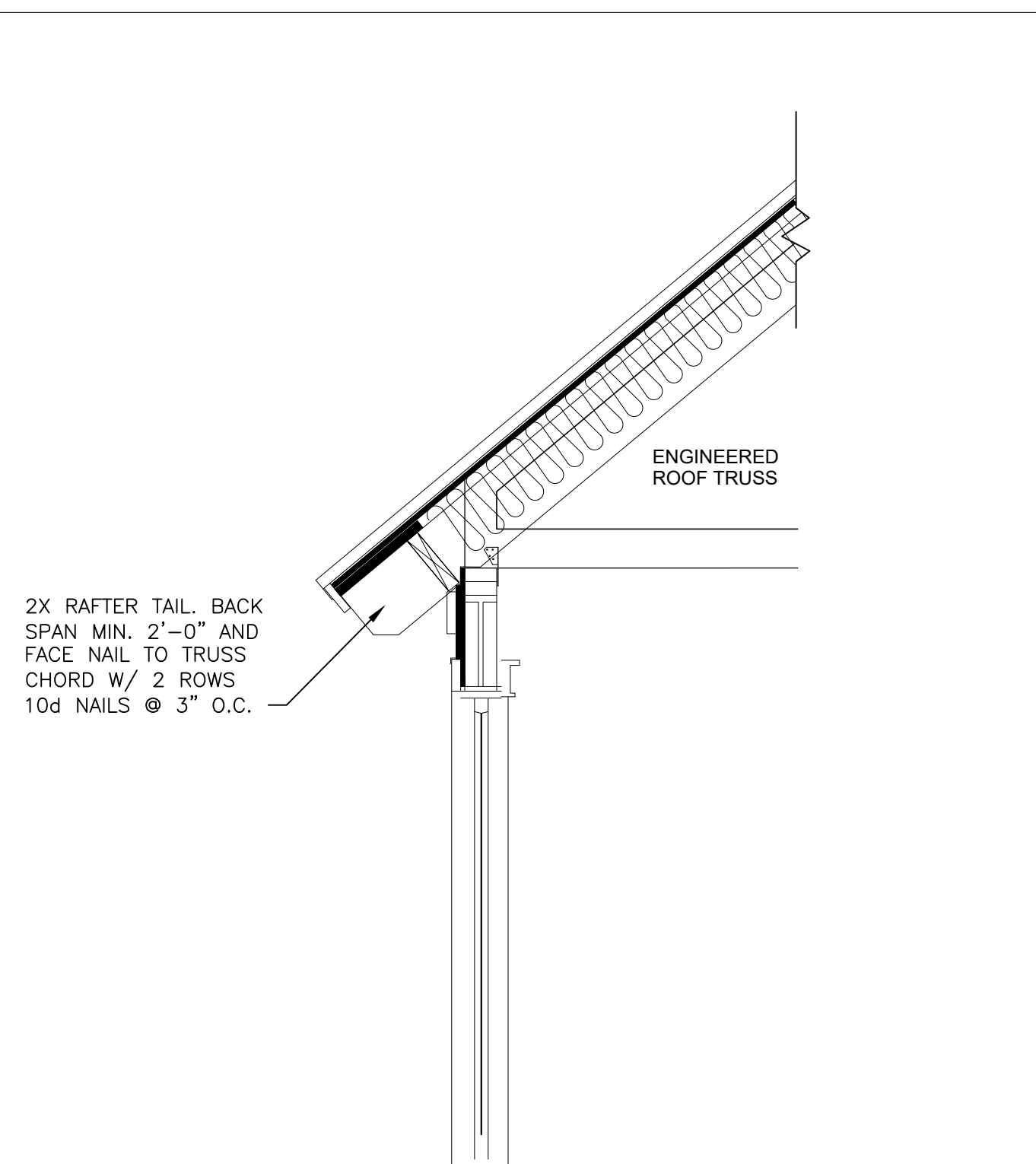
HEEL HEIGHT GREATER THAN 9 1/4" AND LESS THAN 15 1/4" :



HEEL HEIGHT GREATER THAN 15":



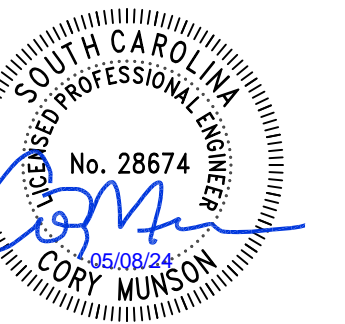
○ TRUSS BLOCKING REQUIREMENTS
N.T.S.



○ RAFTER TAIL ATTACHMENT
N.T.S.



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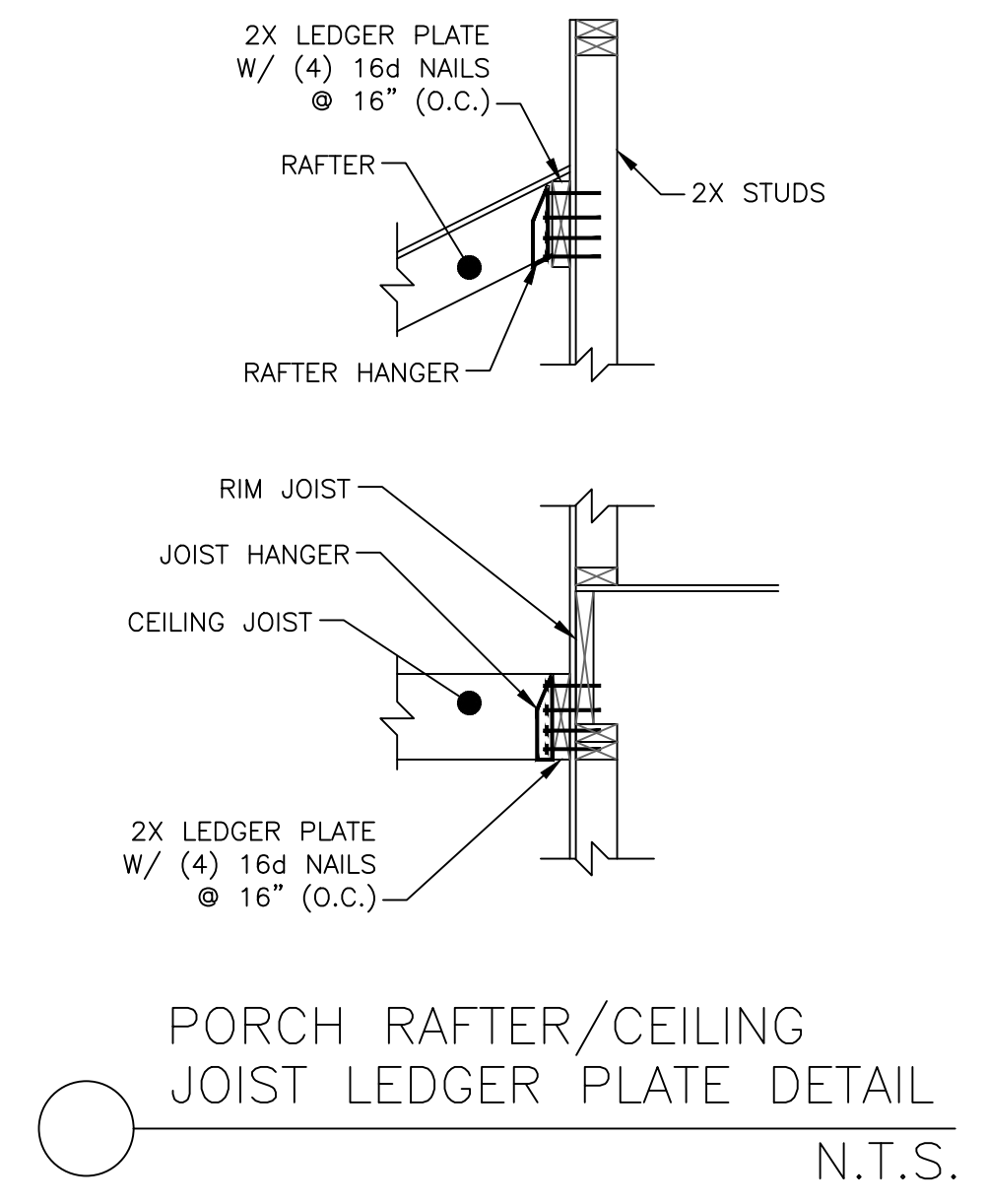
Plans to be used in conjunction with Residential Structures P.C. general notes

117 Silverbell Lane
Ravanel, SC

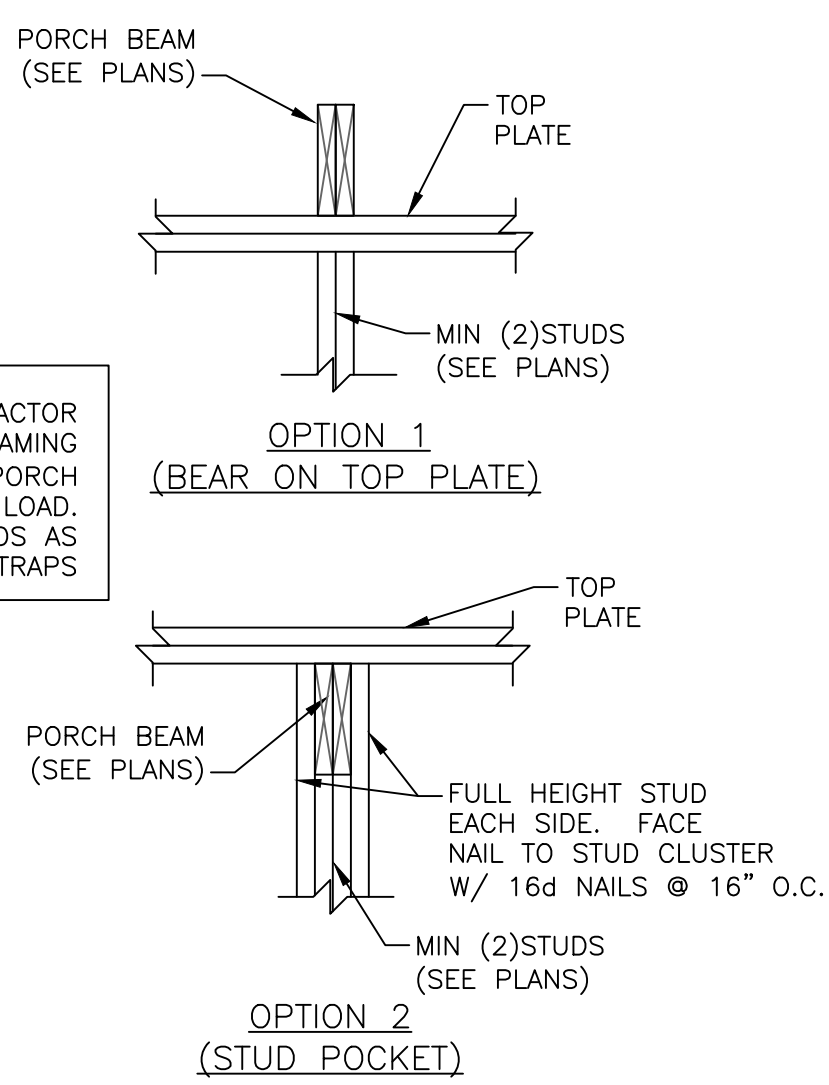
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DESIGNER:		CCM
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SCALE:		AS NOTED
DATE:	05/06/2024	

ROOF FRAMING DETAILS

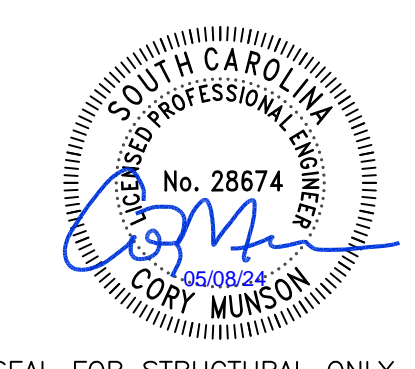
SHEET:
SD1.0



NOTE: FOR BOTH OPTIONS, CONTRACTOR TO ATTACH PORCH BEAM TO FRAMING W/(2)MITS STRAPS (OR EQUAL) IF PORCH BEAM IS CARRYING ANY RAFTER LOAD. PROVIDE ADDITIONAL STUDS AS NECESSARY TO ACCOMMODATE STRAPS



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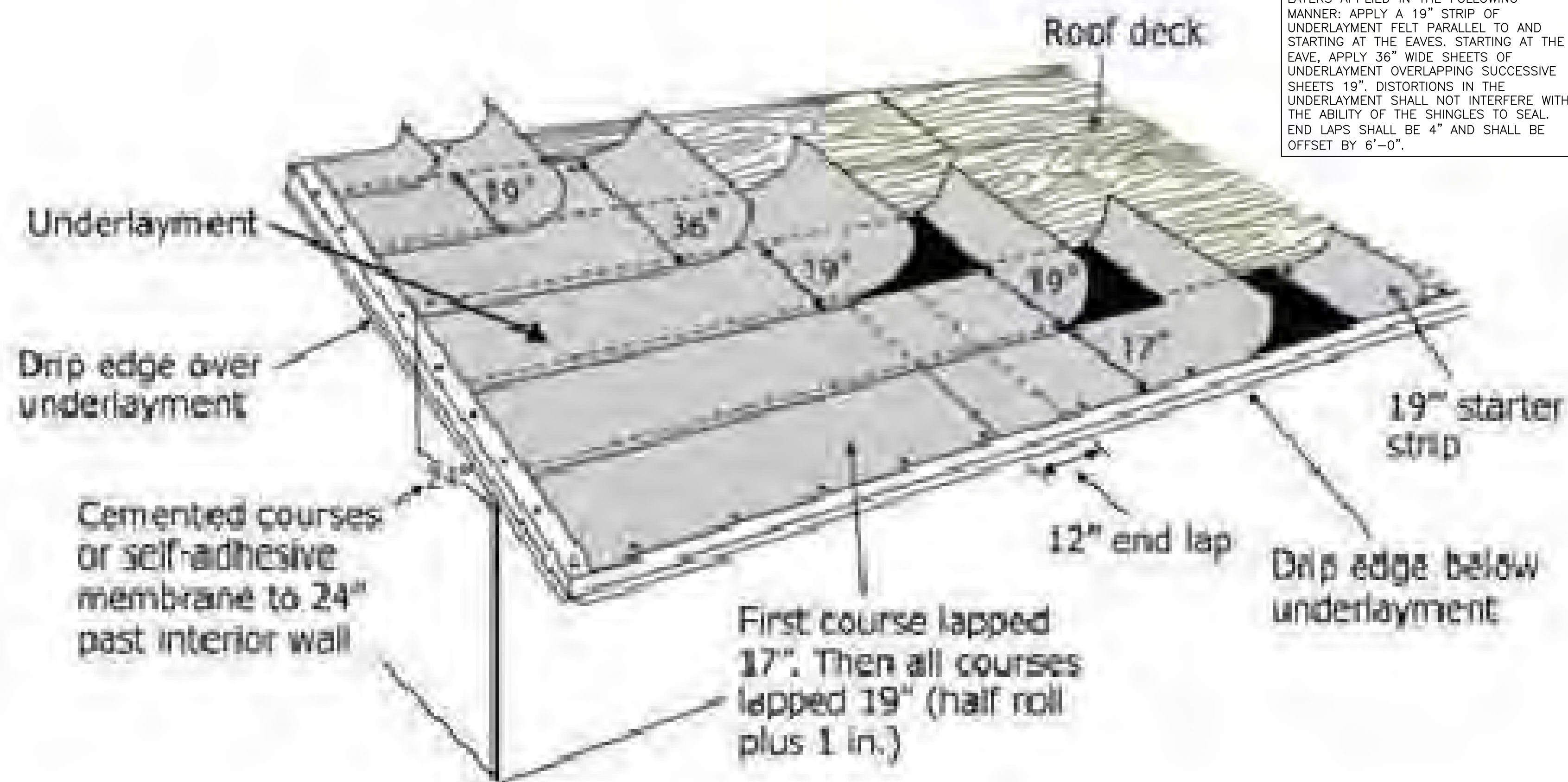
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ROOF FRAMING DETAILS

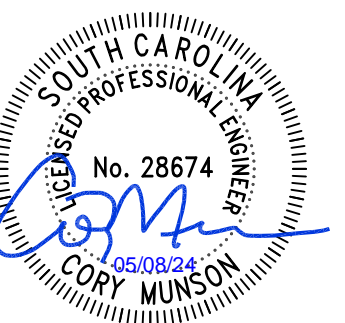
SHEET:
SD1.1

Double Layer Roofing Underlayment

NOTE: UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19". DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4" AND SHALL BE OFFSET BY 6'-0".



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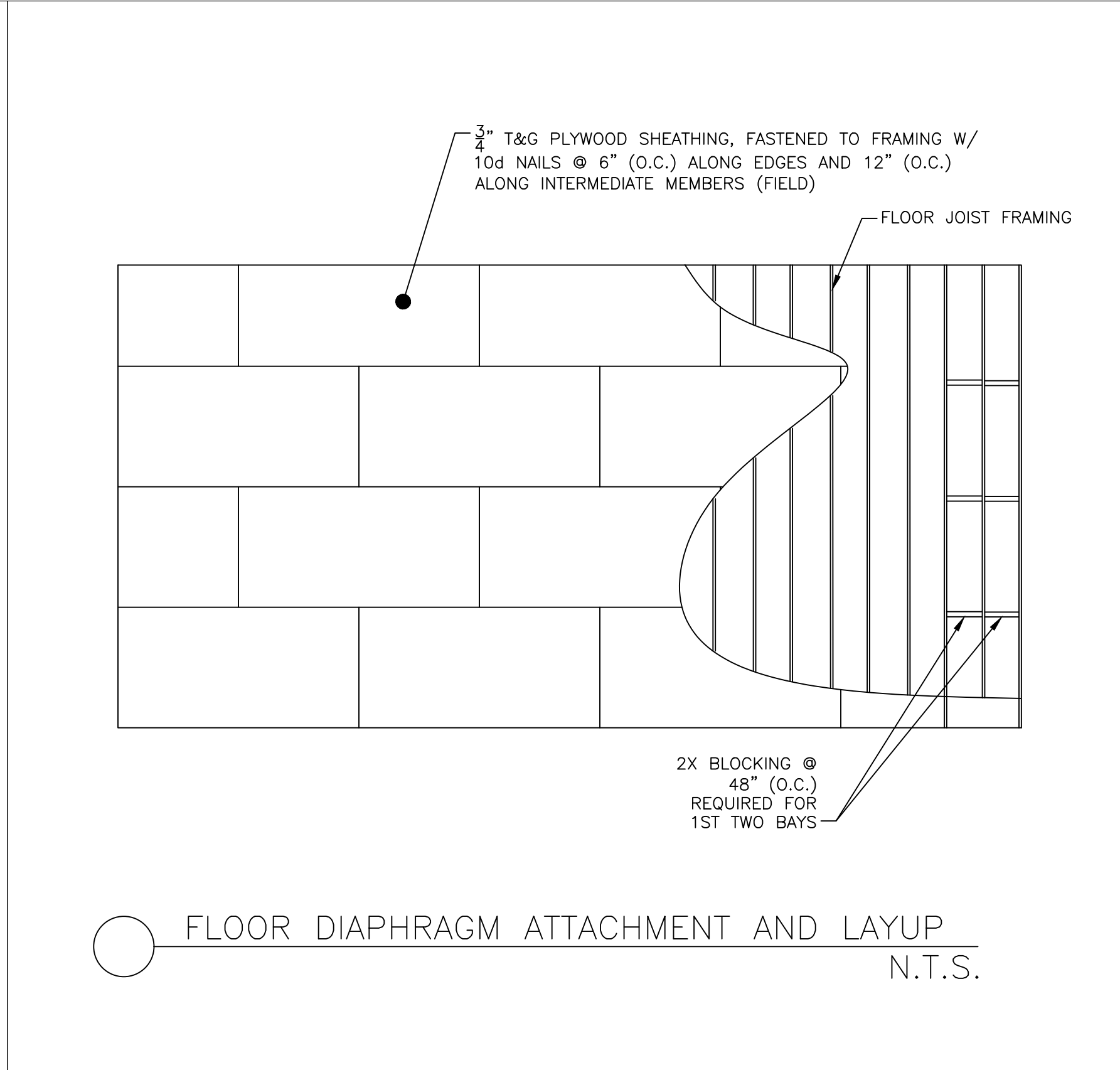
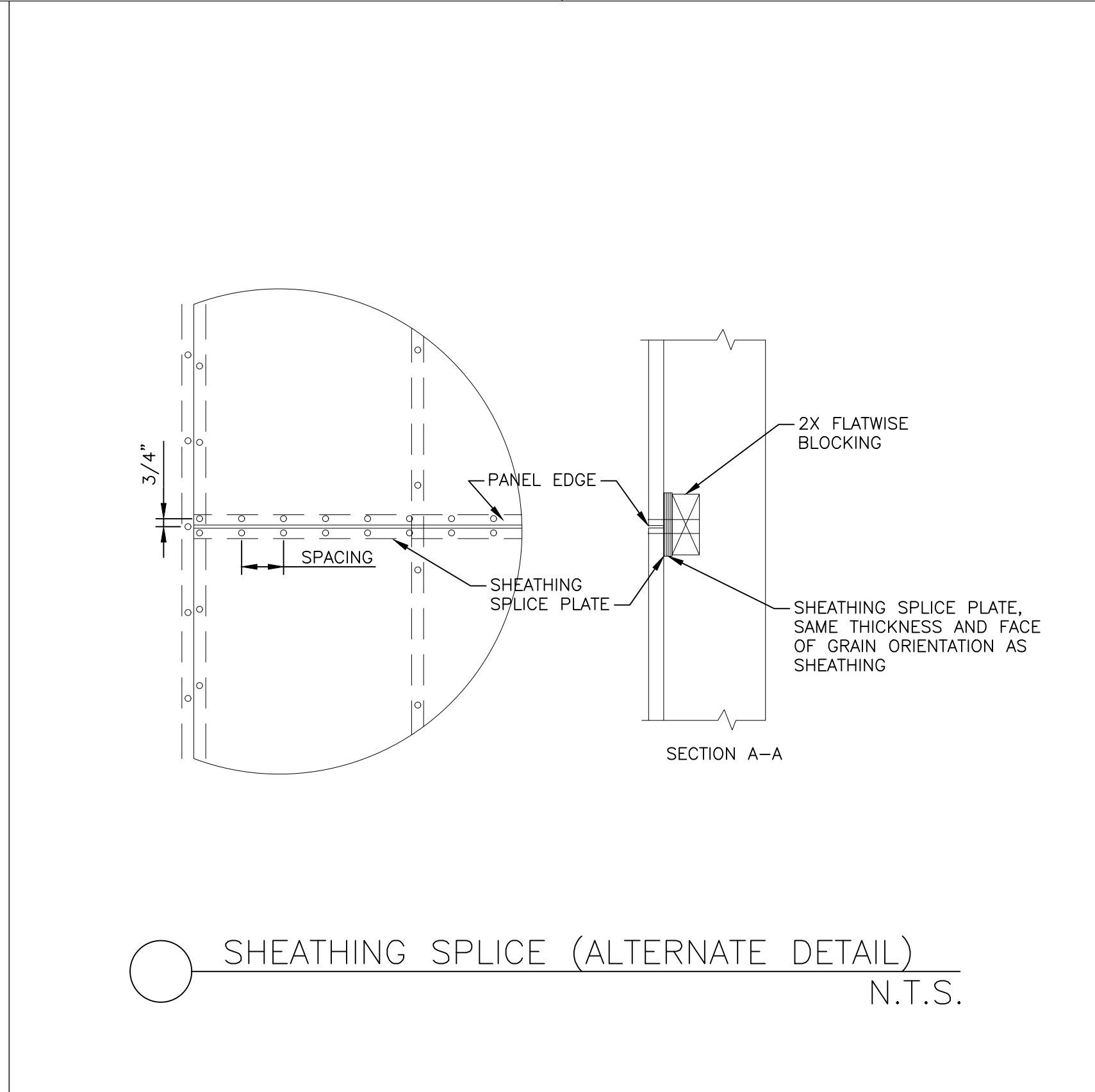
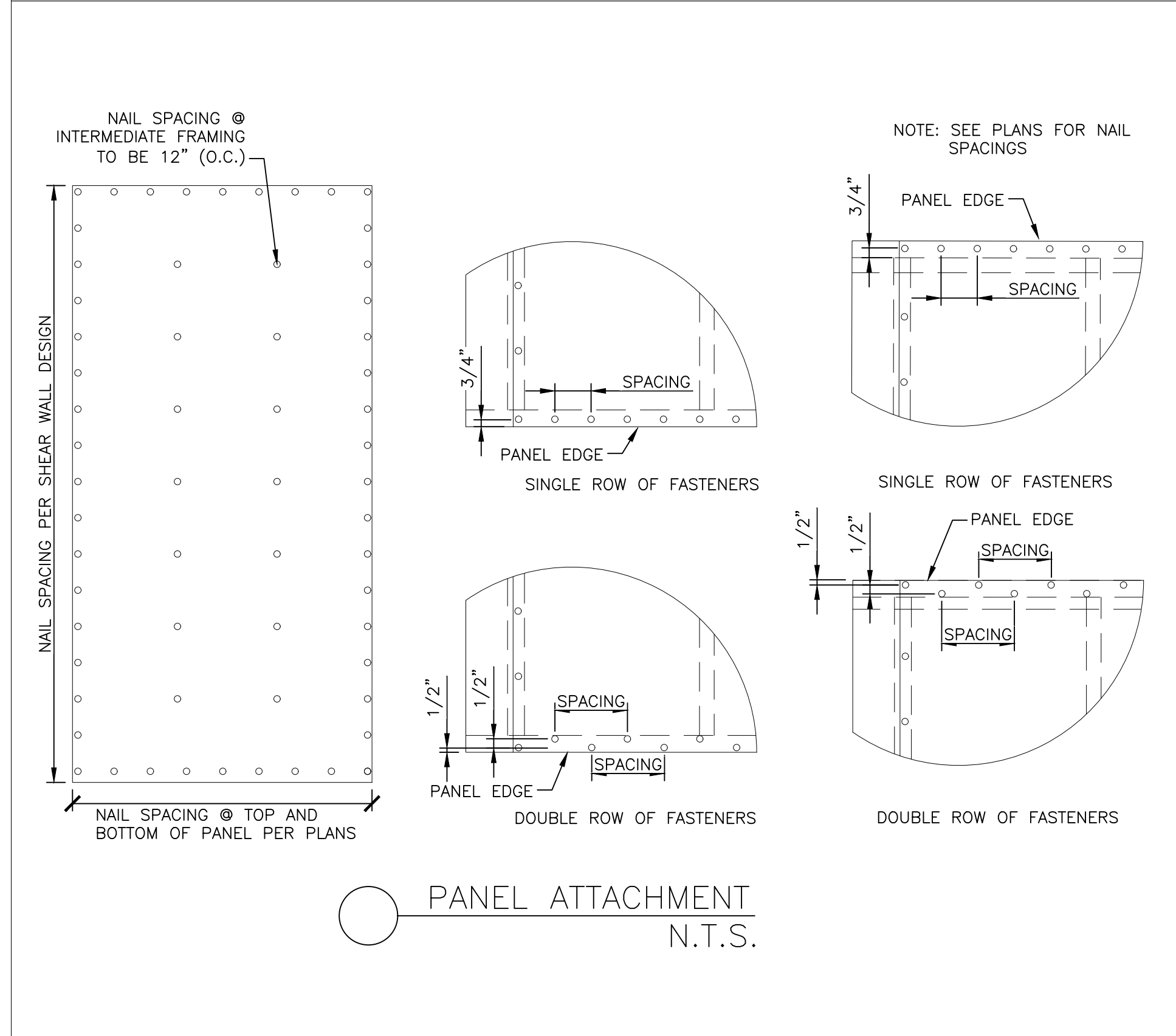
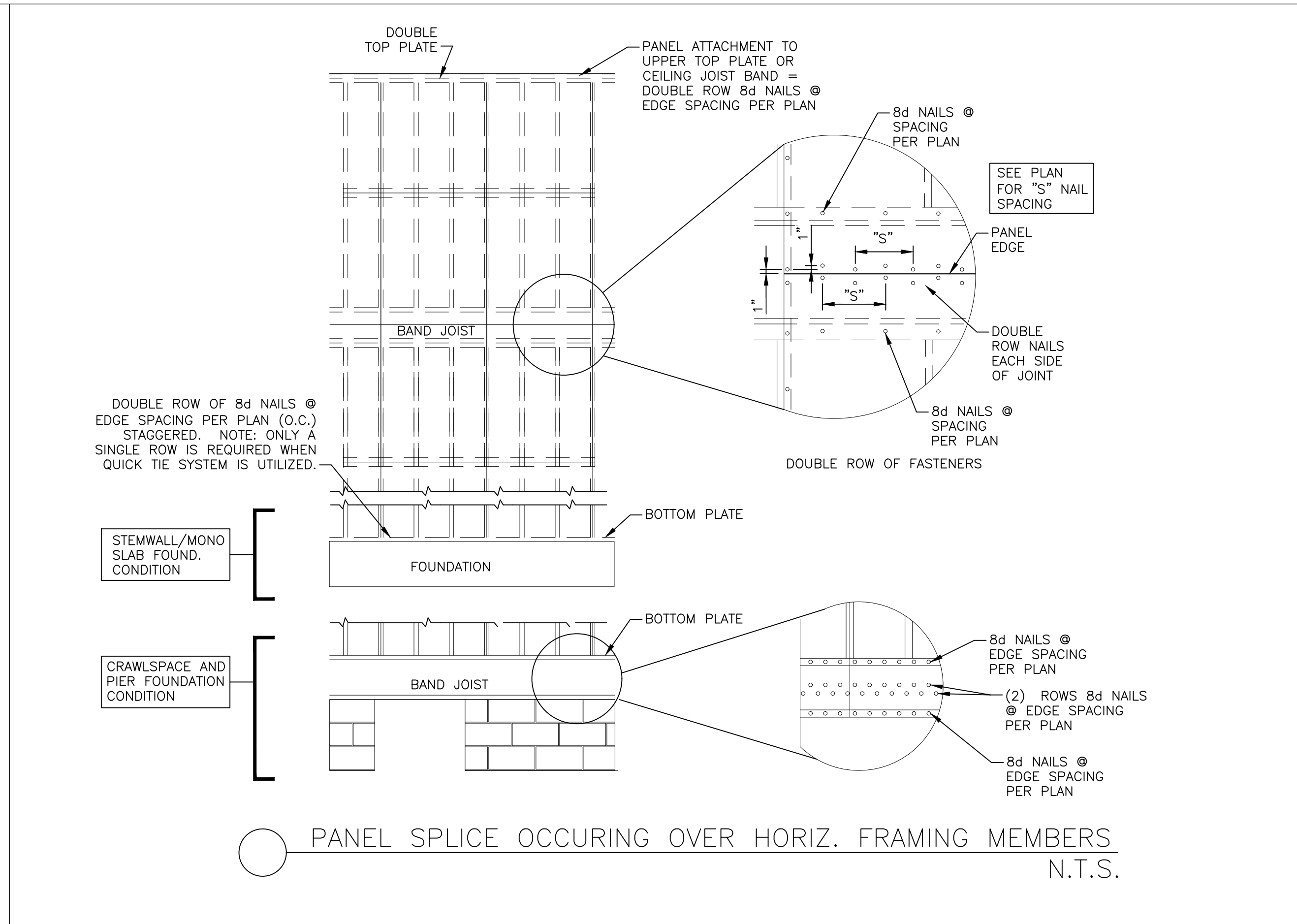
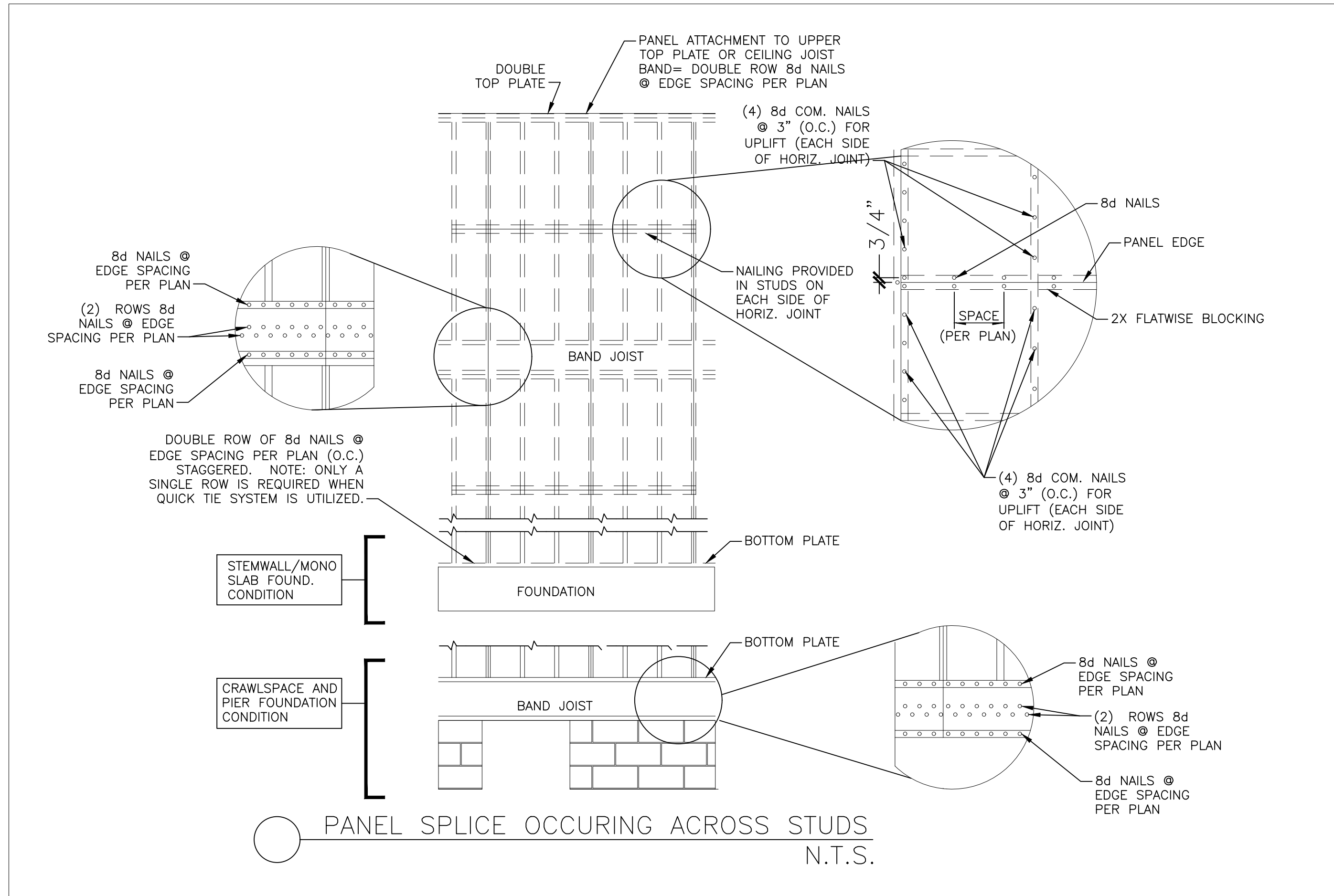
Plans to be used in conjunction with Residential Structures P.C. general notes


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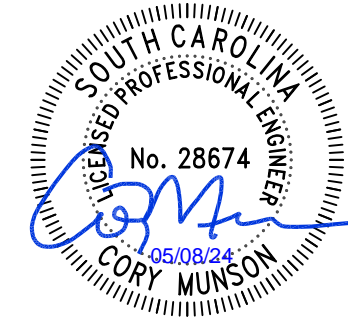
ROOF FRAMING
 DETAILS

SHEET:
SD1.2






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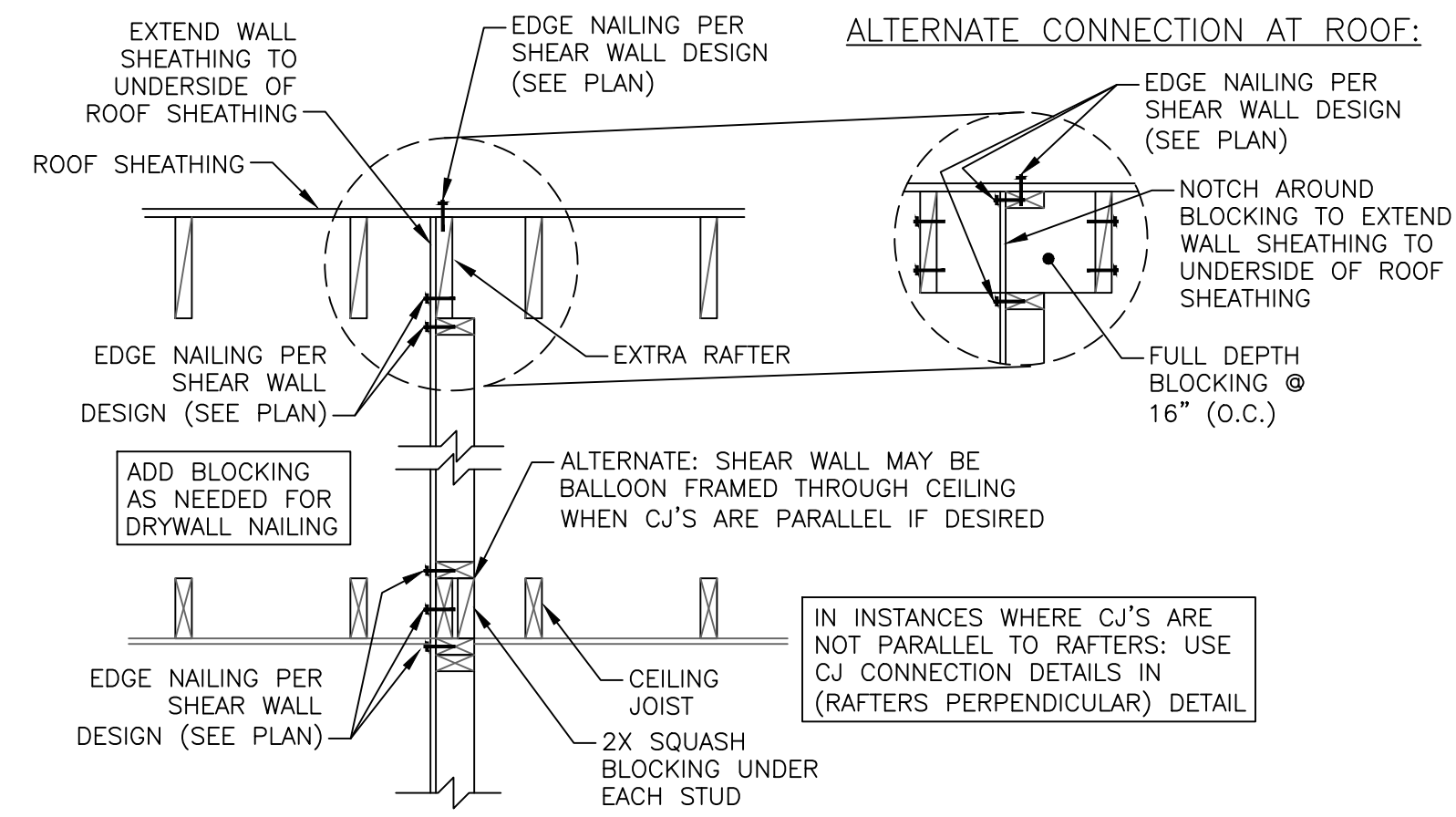
Plans to be used in conjunction
with Residential Structures P.C.
general notes

**117 Silverbell Lane
Ravanel, SC**

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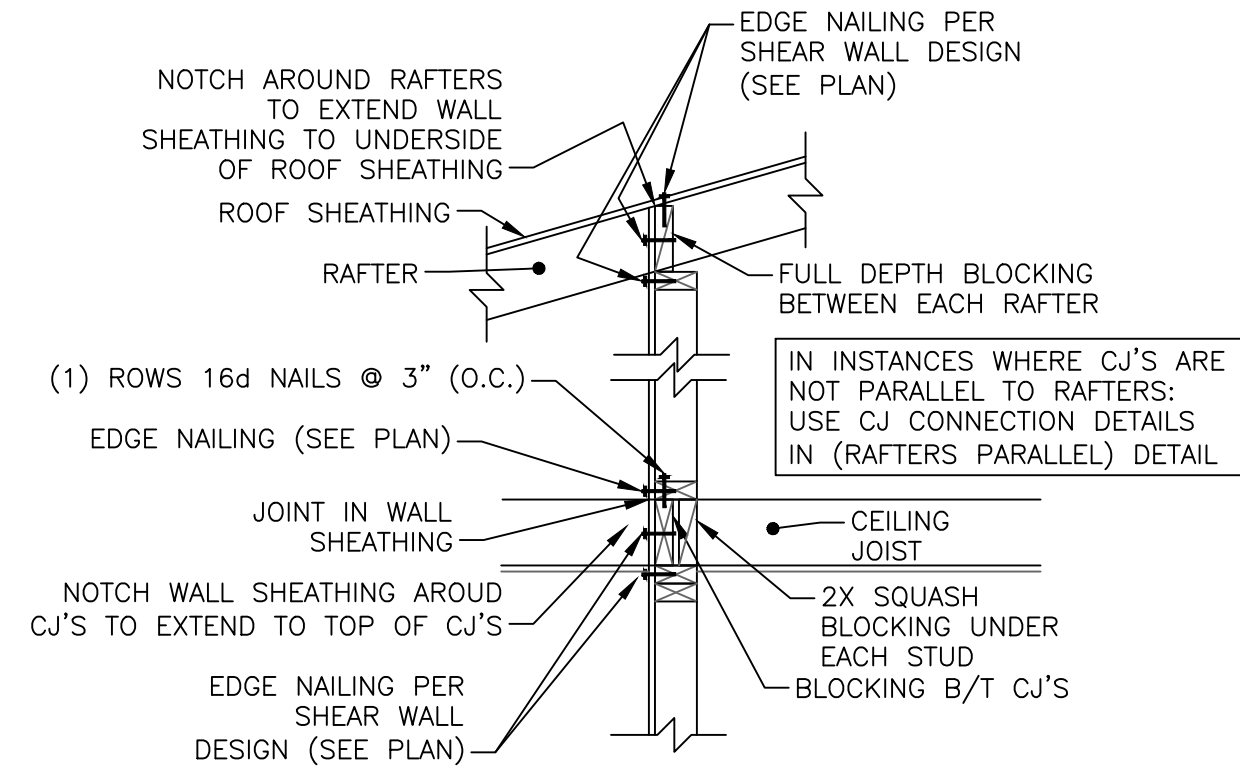
**FRAMING
DETAILS**

SHEET:
SD2.0



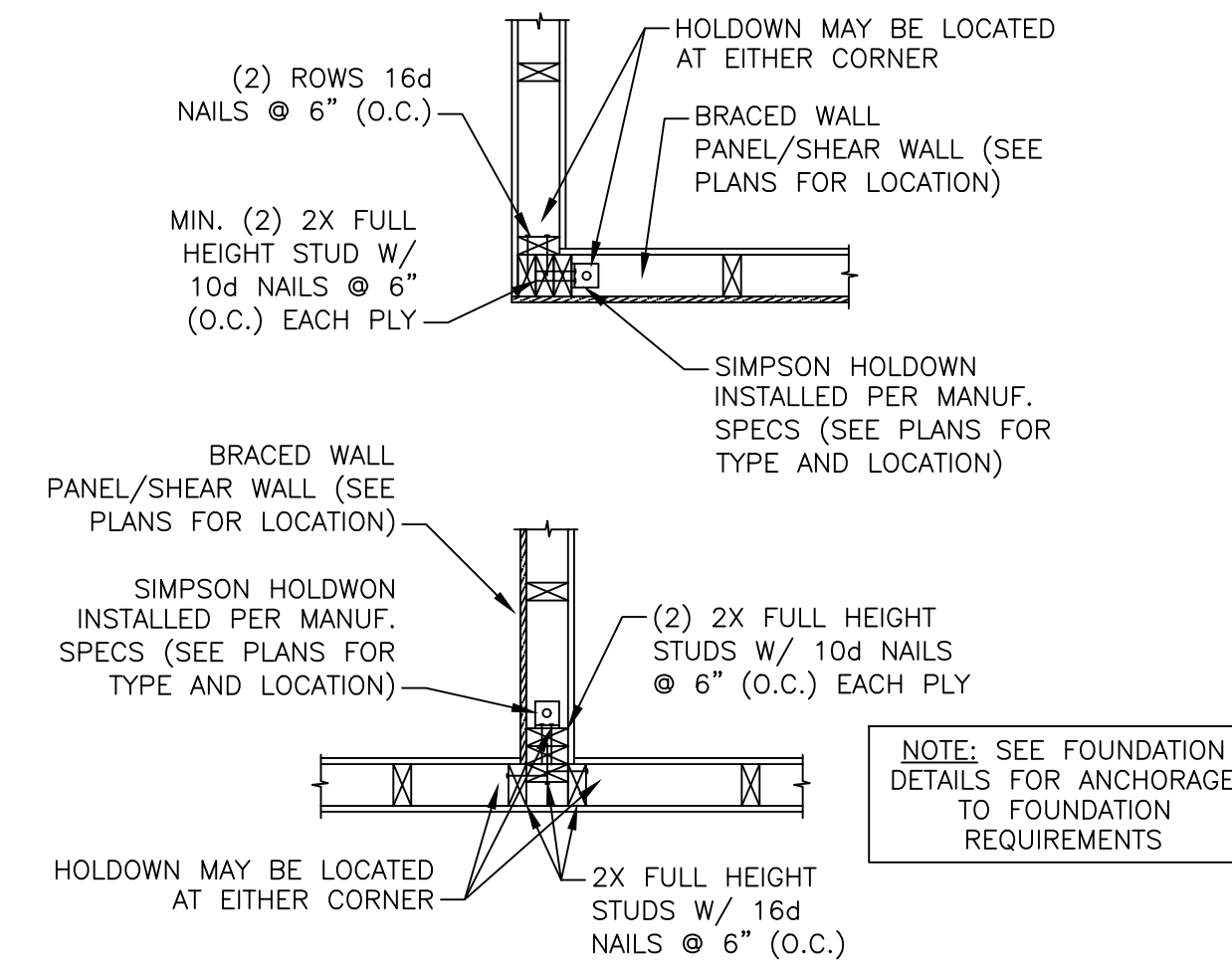
TYP. SHEAR WALL CONNECTION TO ROOF (RAFTERS PARALLEL)

N.T.S.



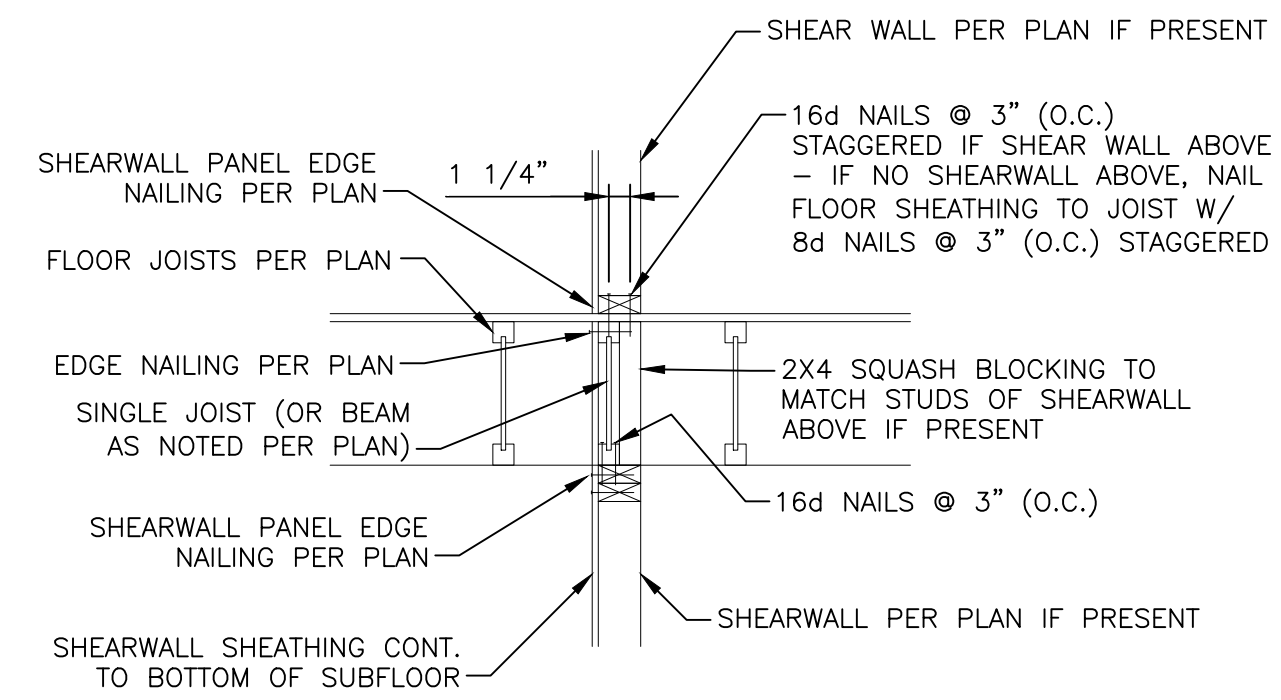
TYP. SHEAR WALL CONNECTION TO ROOF (RAFTERS PERPENDICULAR)

N.T.S.



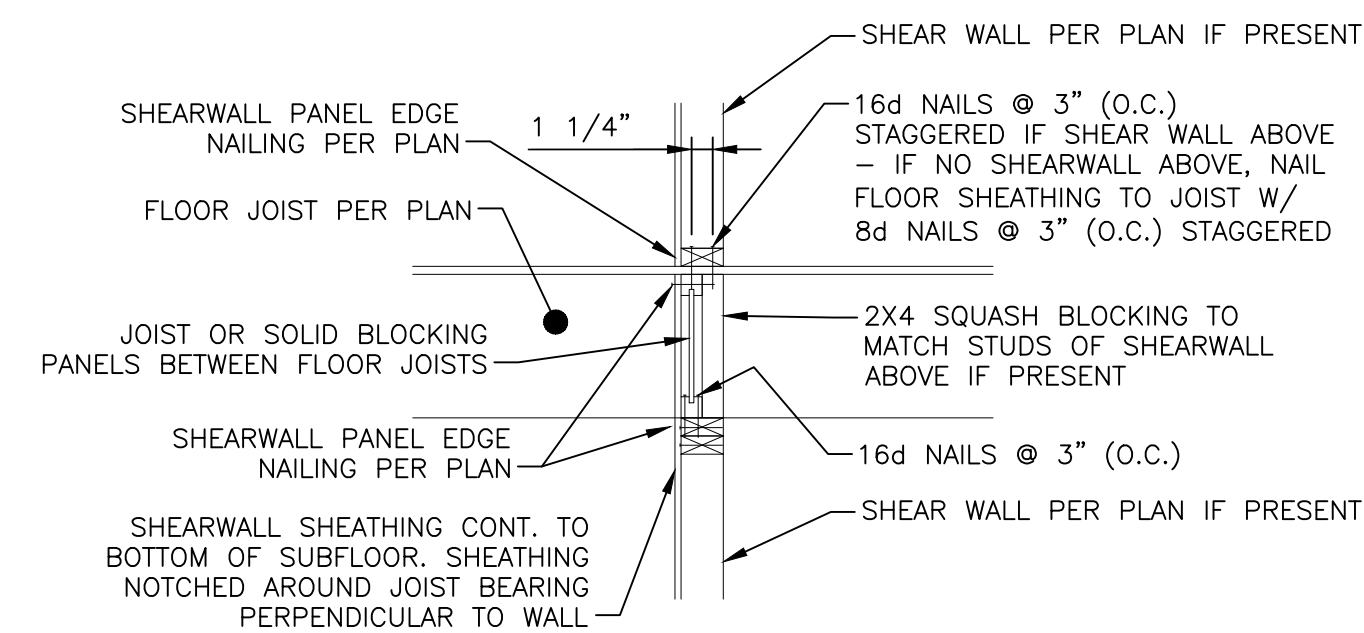
TYP. HOLDOWN DETAIL @ WALL CORNER/INTERSECTION

N.T.S.



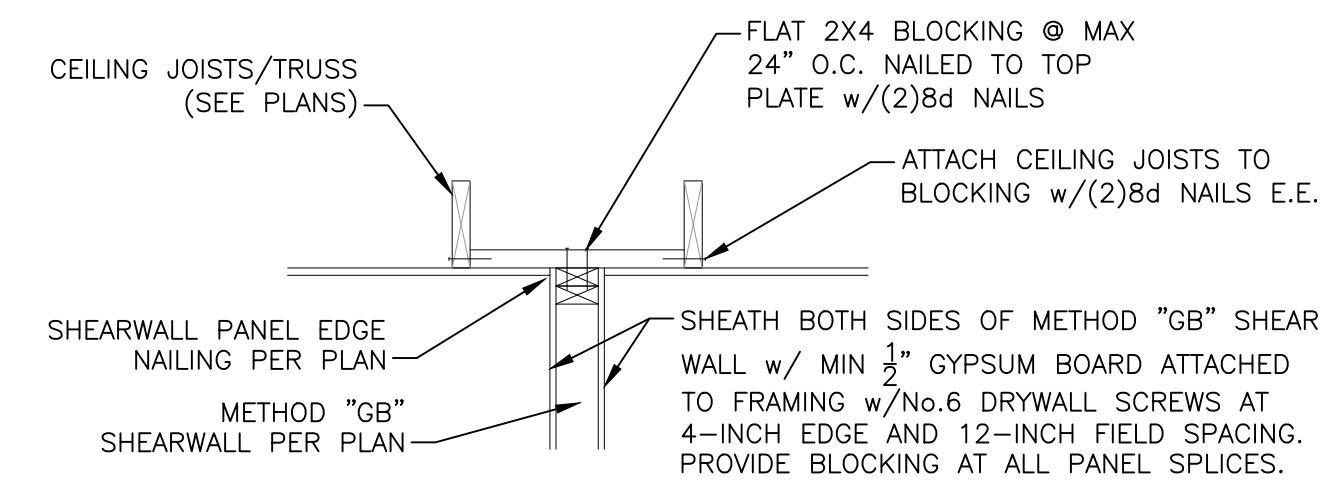
TYP. INTERIOR SHEAR WALL CONNECTION (FRAMING PARALLEL)

N.T.S.



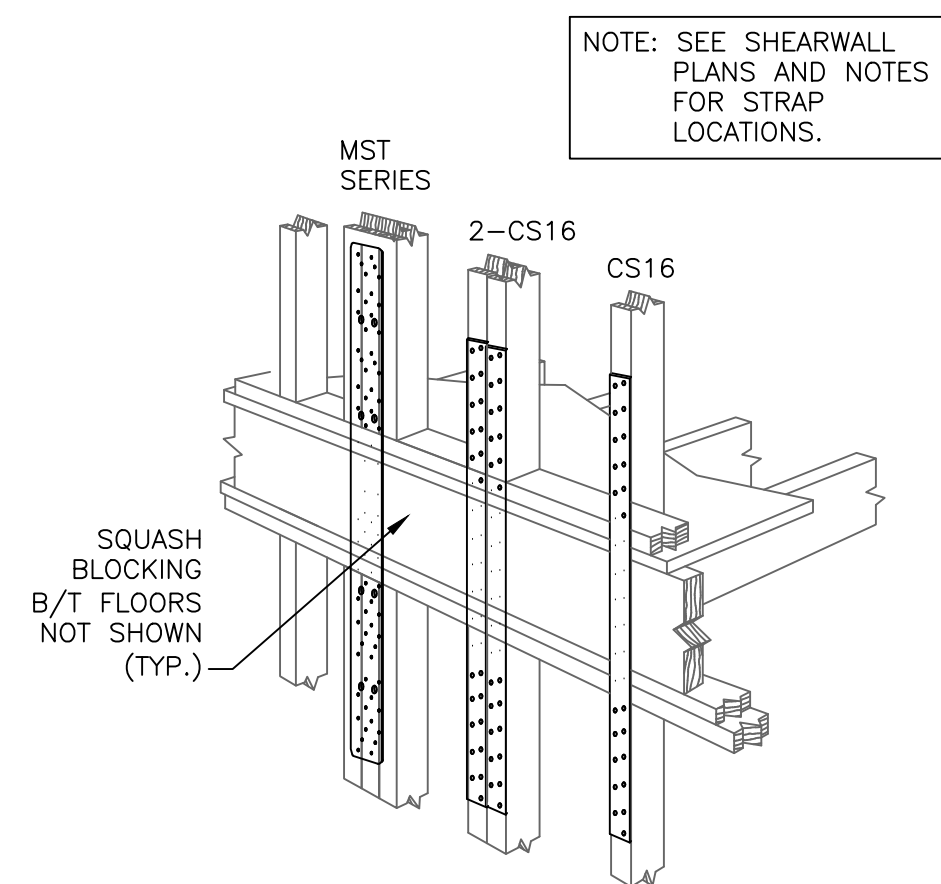
TYP. INTERIOR SHEAR WALL CONNECTION (FRAMING PERPENDICULAR)

N.T.S.



TYP. INTERIOR METHOD GB CONNECTION

N.T.S.



TYP. HOLDOWN STRAPPING BETWEEN FLOORS (EXTERIOR)

N.T.S.



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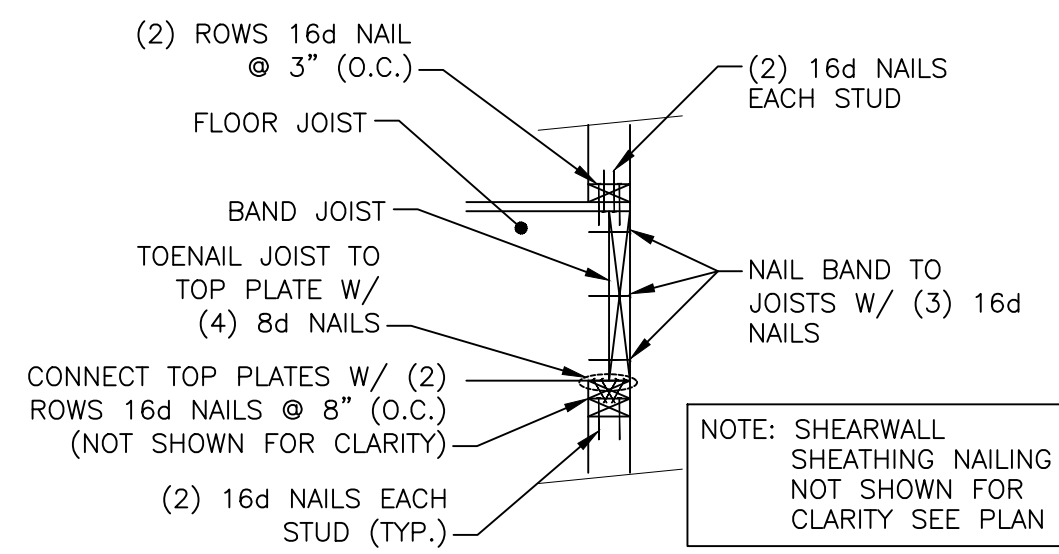
Plans to be used in conjunction with Residential Structures P.C. general notes

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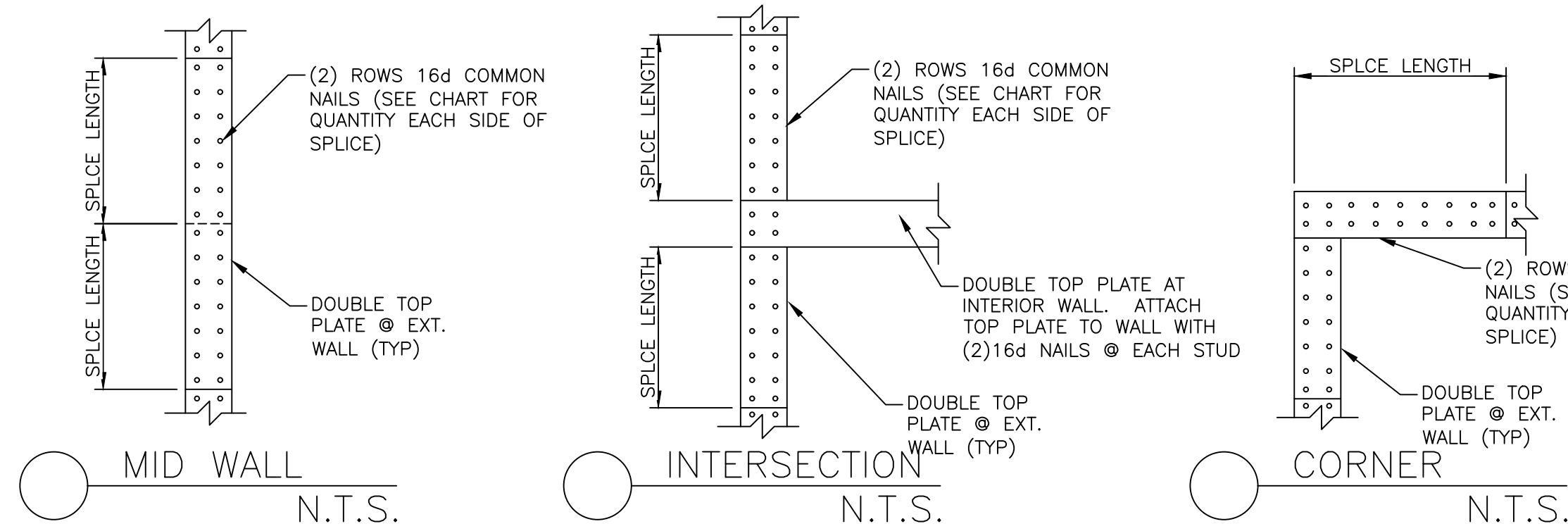
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FRAMING DETAILS

SHEET:
SD2.1



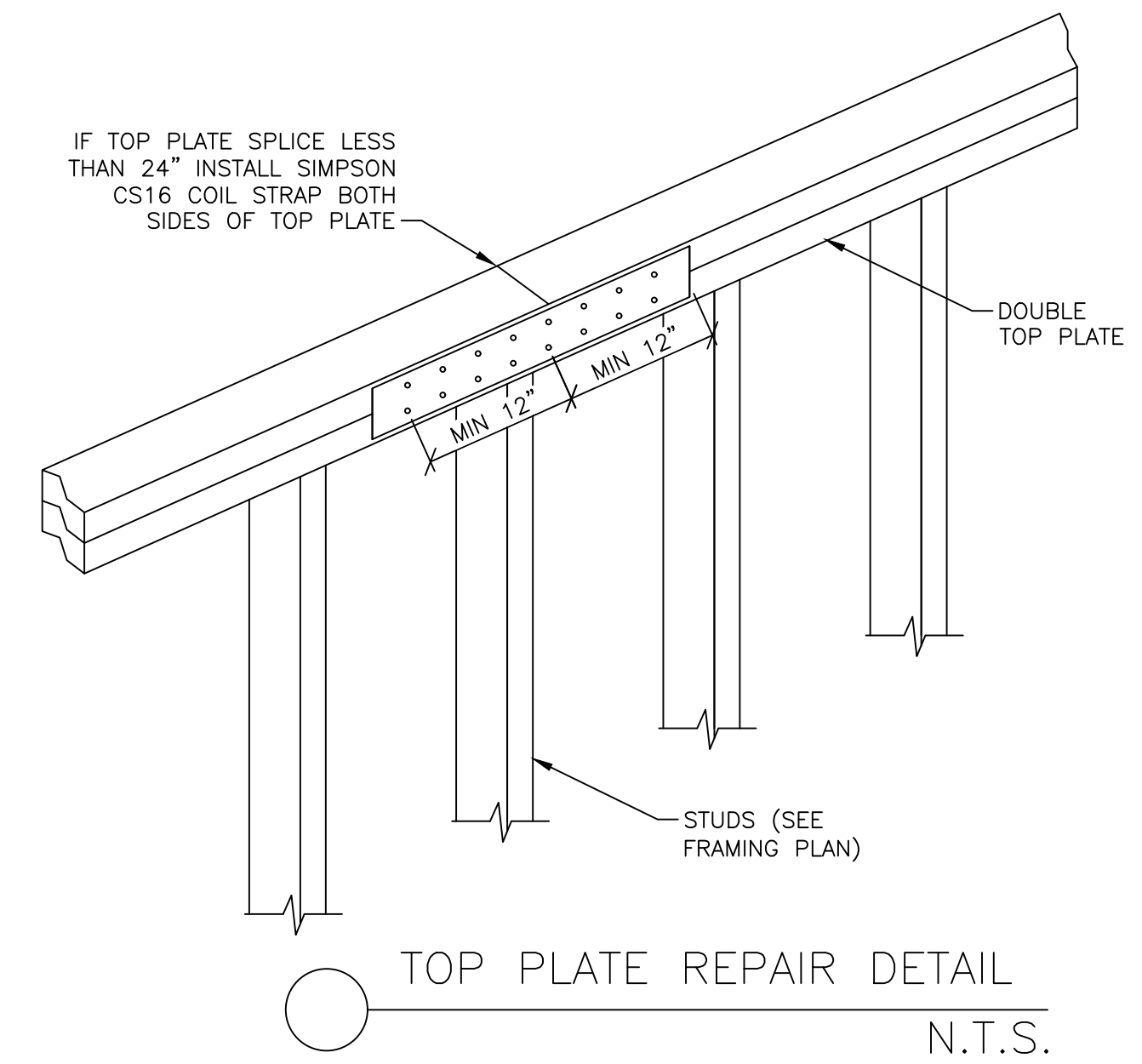
FLOOR TO FLOOR FRAMING
N.T.S.



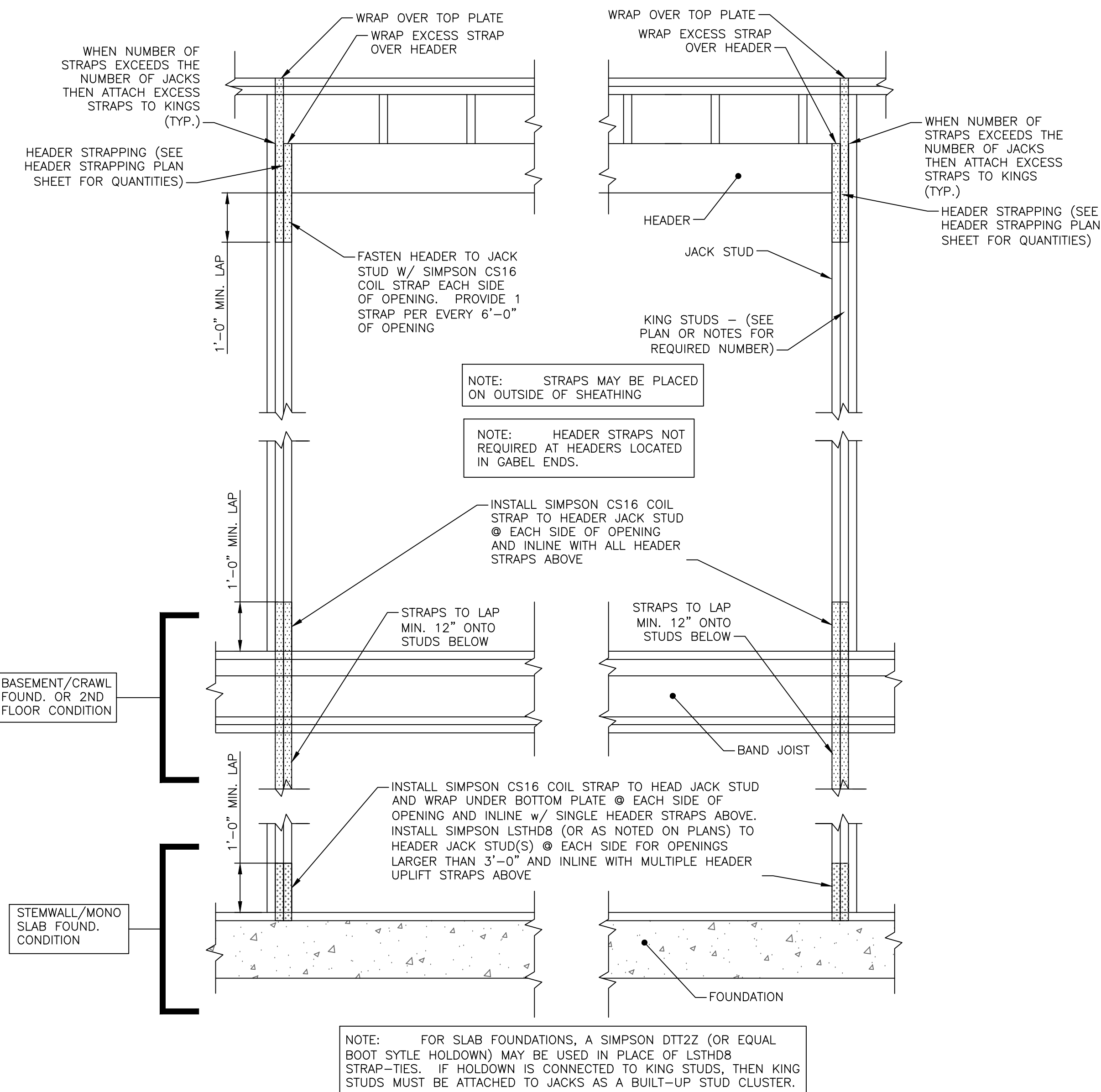
Building Dimension of Wall Containing Top Plate Splice (ft)

Splice Length (ft)	Number of 16d Common Nails per Each Side of Splice											
	12	16	20	24	28	32	36	40	50	60	70	80
2	5	6	8	NP	NP	NP	NP	NP	NP	NP	NP	NP
4	5	6	8	10	11	13	14	16	NP	NP	NP	NP
6	5	6	8	10	11	13	14	16	20	24	NP	NP
8	5	6	8	10	11	13	14	16	20	24	28	32

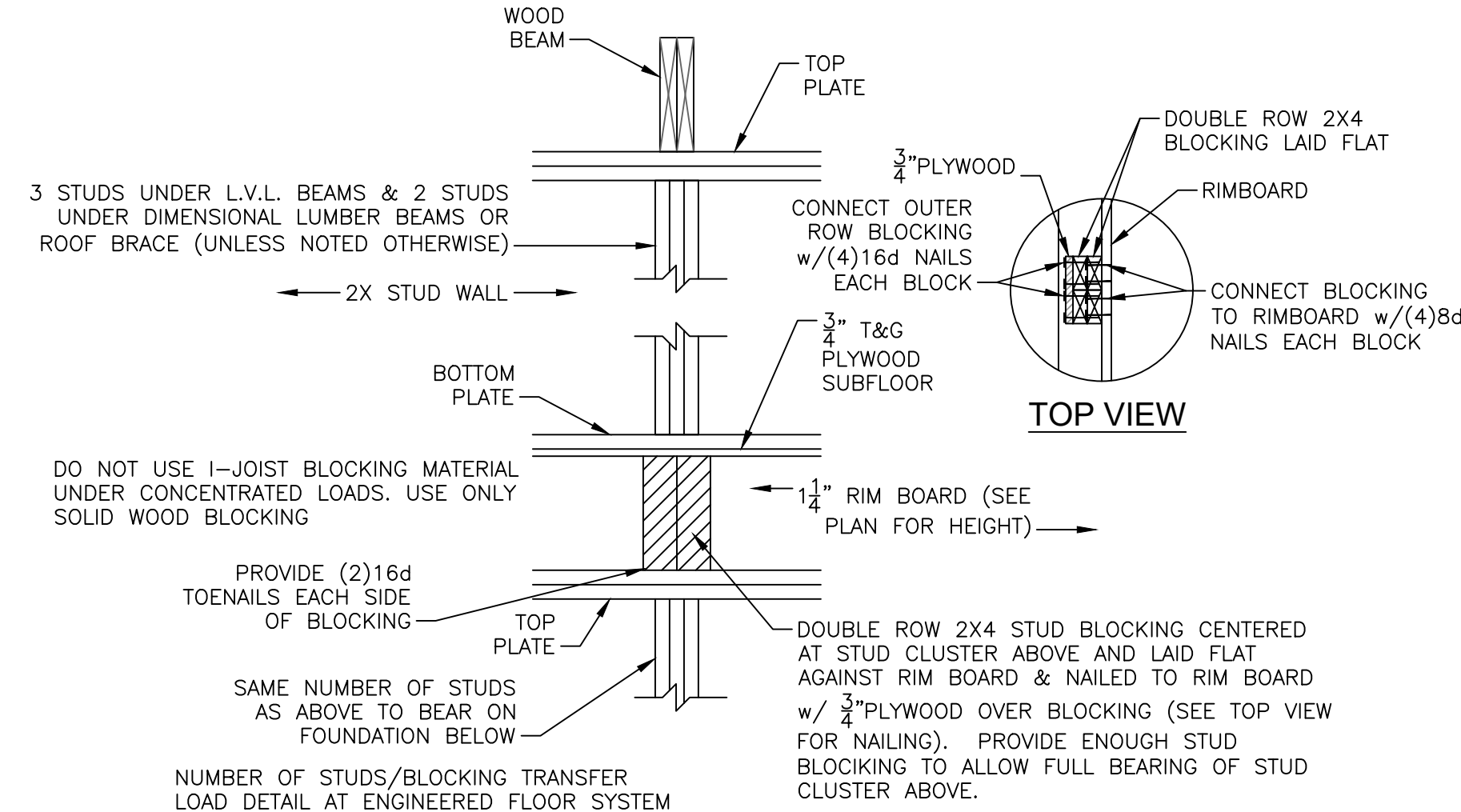
NP = NOT PERMITTED
TOP PLATE SPLICE DETAIL @ EXT WALLS
N.T.S.



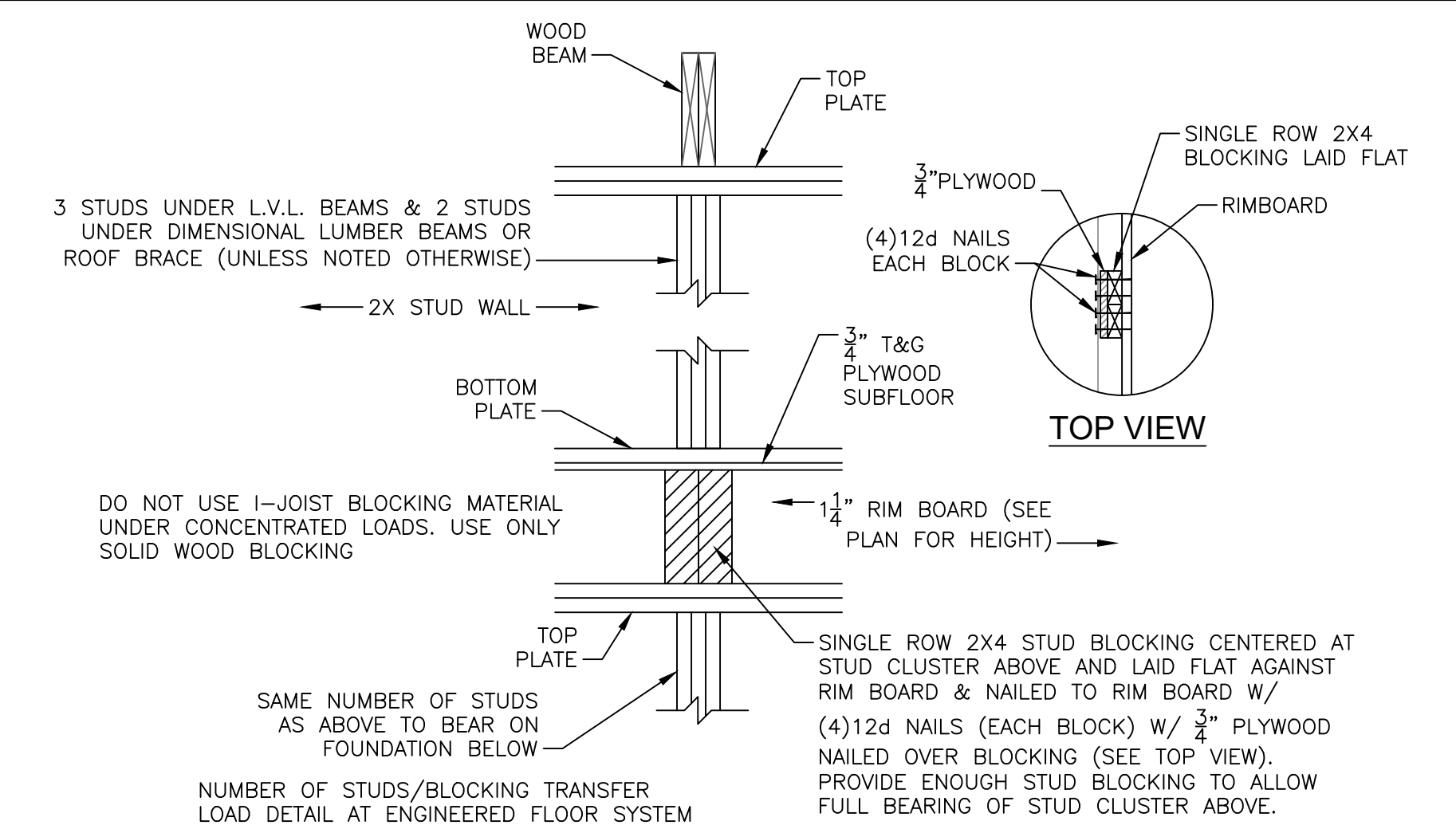
TOP PLATE REPAIR DETAIL
N.T.S.



EXTERIOR WINDOW/DOOR STRAPPING DETAIL
N.T.S.



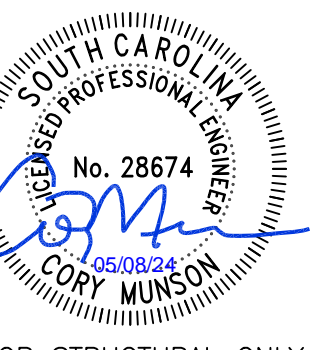
TYP. WOOD BEAM BEARING/LOAD
TRANSFER B/N FLOORS DETAIL (2X6 WALL ABOVE)
N.T.S.



TYP. WOOD BEAM BEARING/LOAD
TRANSFER B/N FLOORS DETAIL (2X4 WALL ABOVE)
N.T.S.



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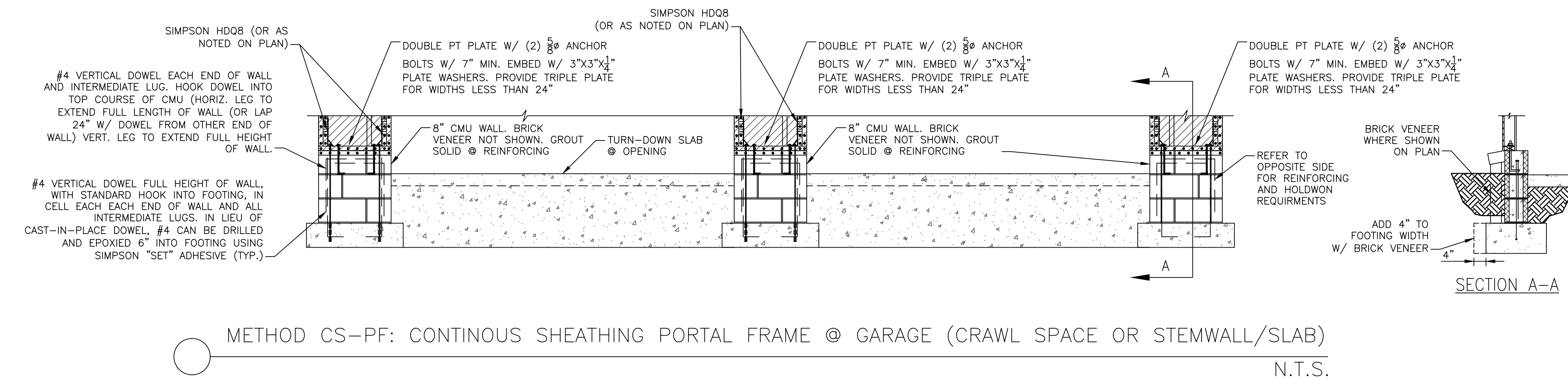
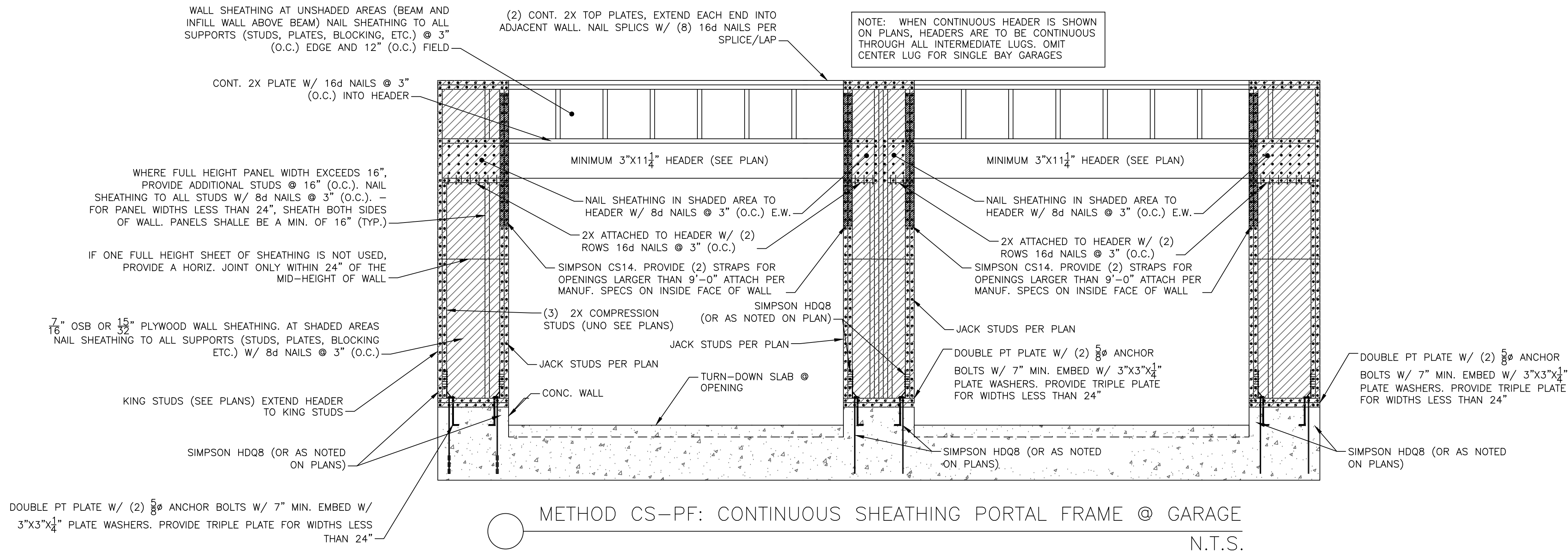
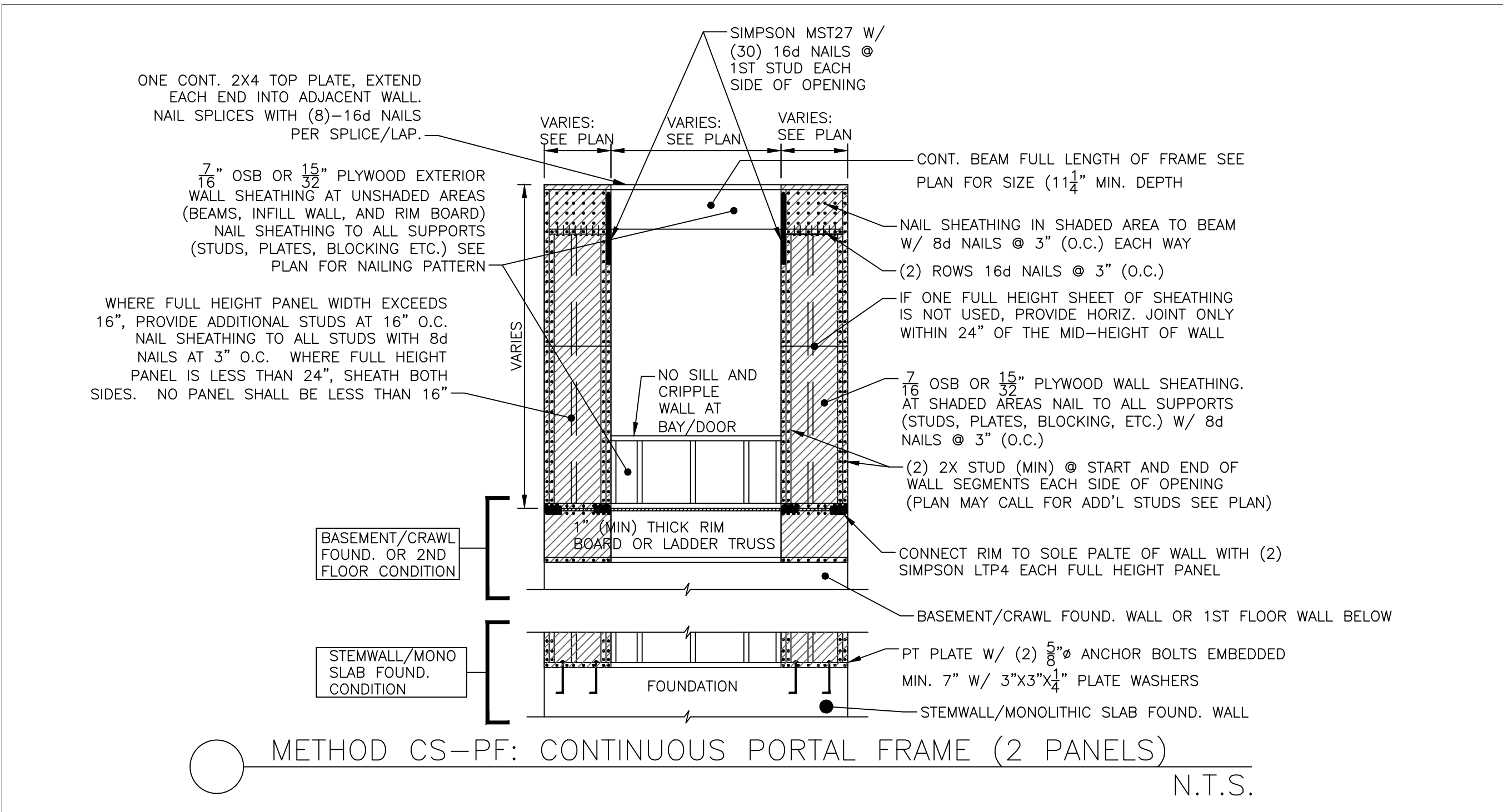
Plans to be used in conjunction
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general notes

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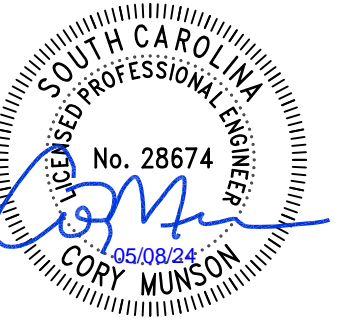
REV.	DATE	DESCRIPTION
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FRAMING
DETAILS

SHEET:
SD2.2



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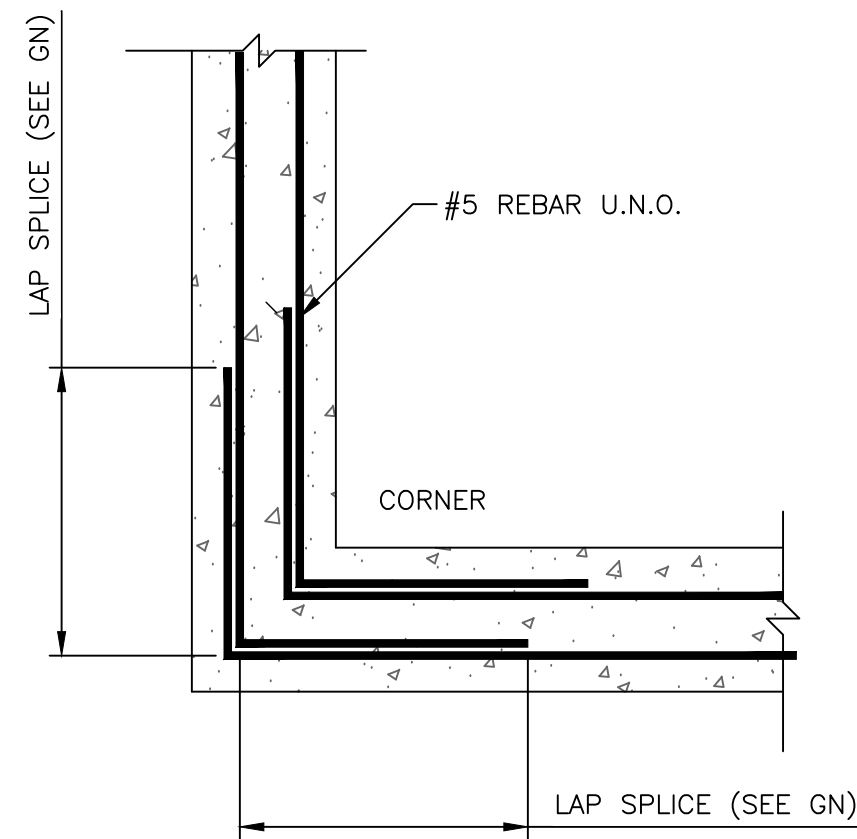
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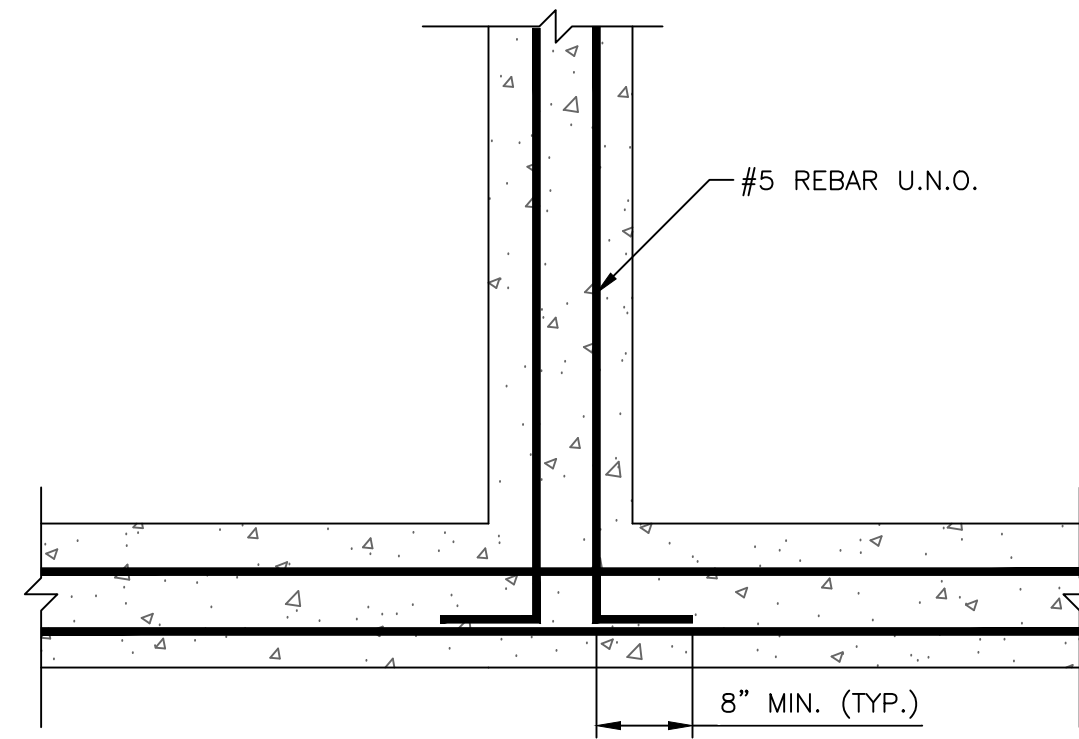
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DESIGNER:		CCM
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SCALE:		AS NOTED
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FRAMING DETAILS

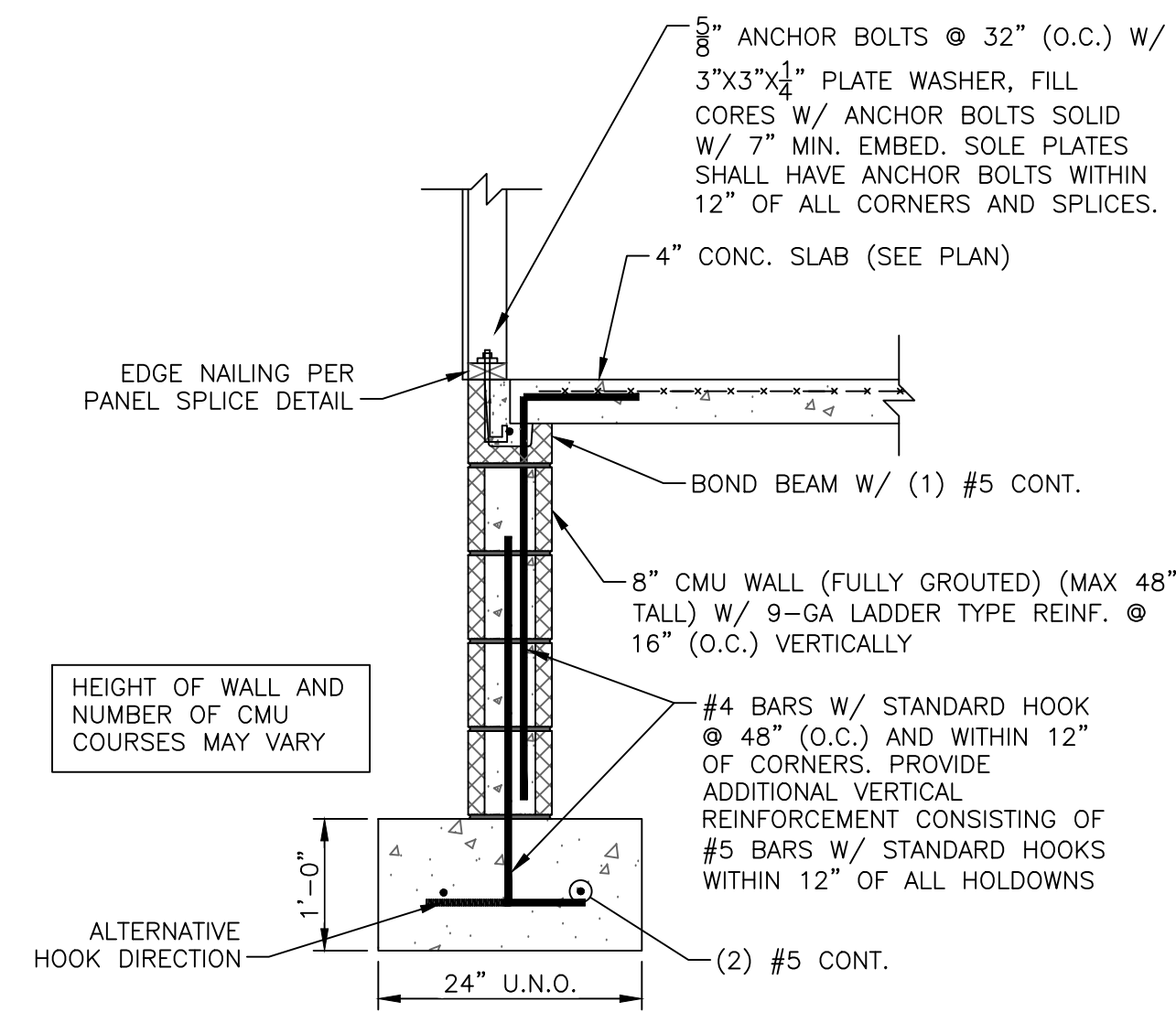
SHEET: SD2.3



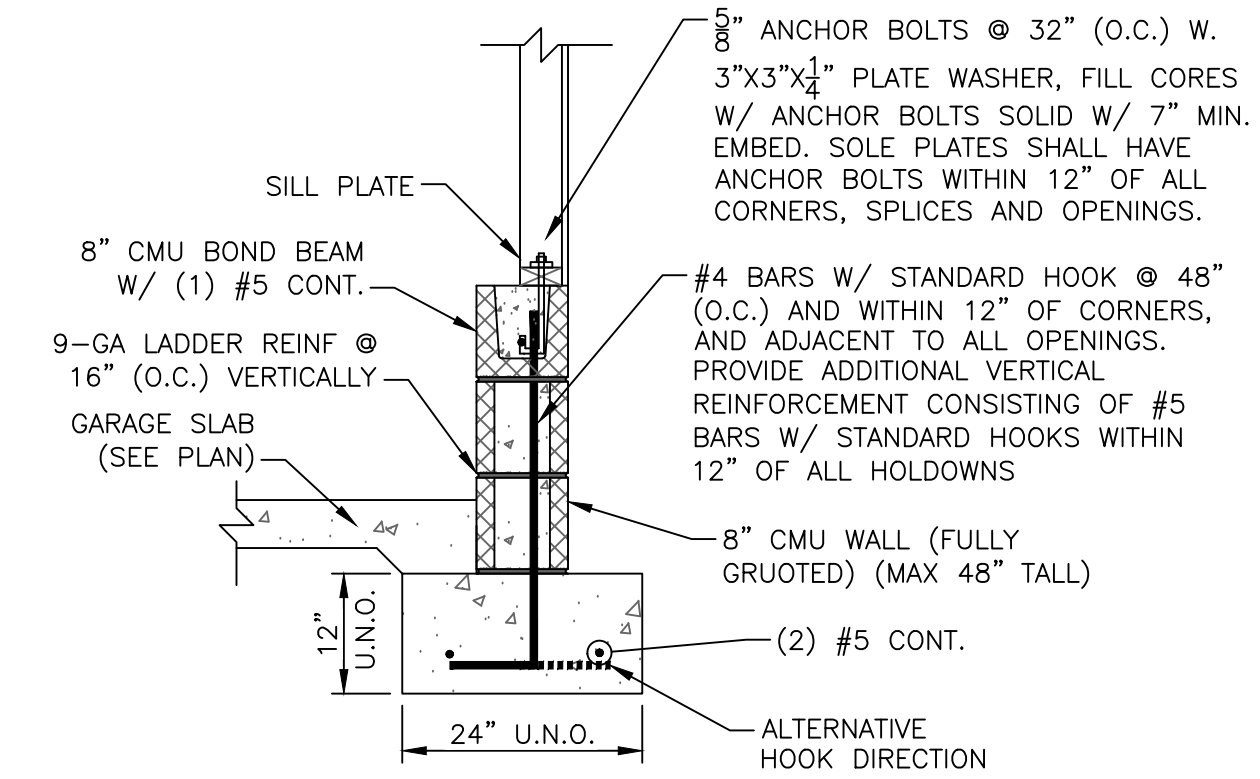
TYP. REBAR LAP @ CORNER
N.T.S.



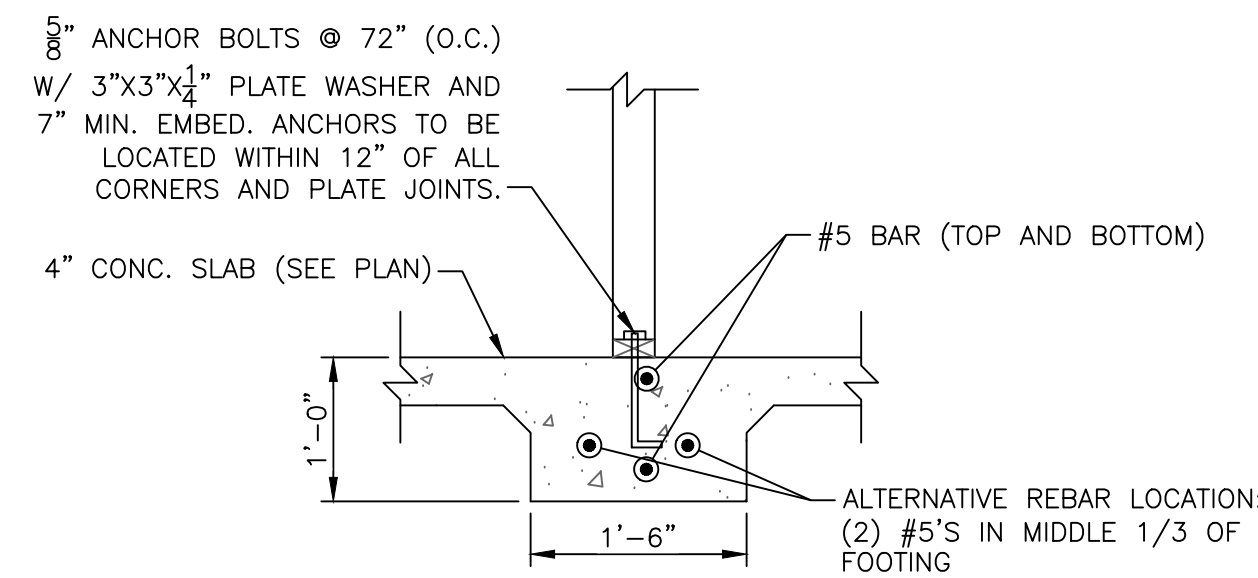
TYP. REBAR LAP @ INTERSECTION
N.T.S.



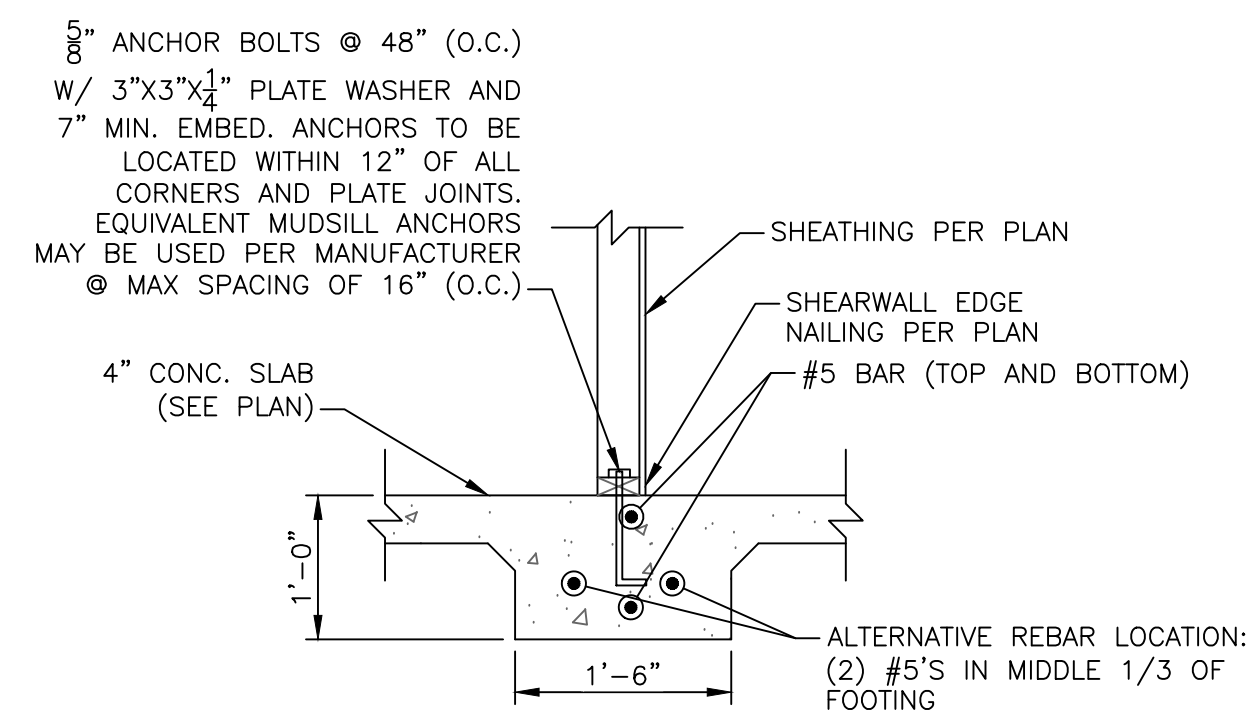
TYP. EXTERIOR WALL SECTION
N.T.S.



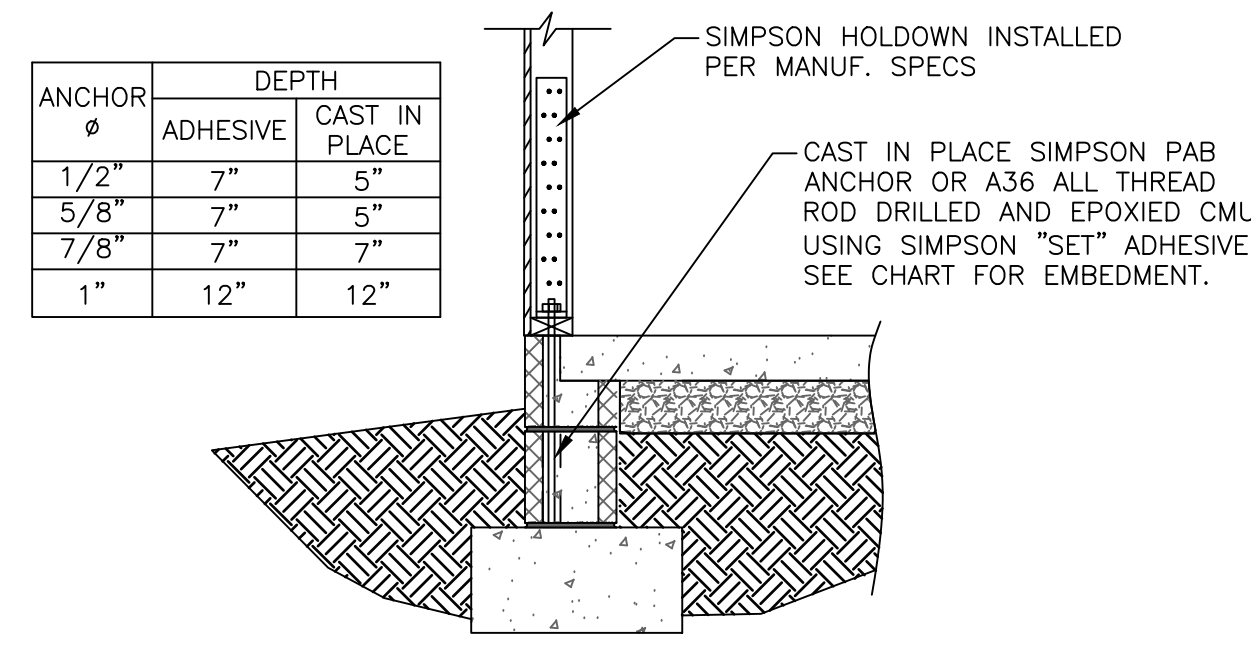
TYP. FOOTING @ GARAGE WALL
N.T.S.



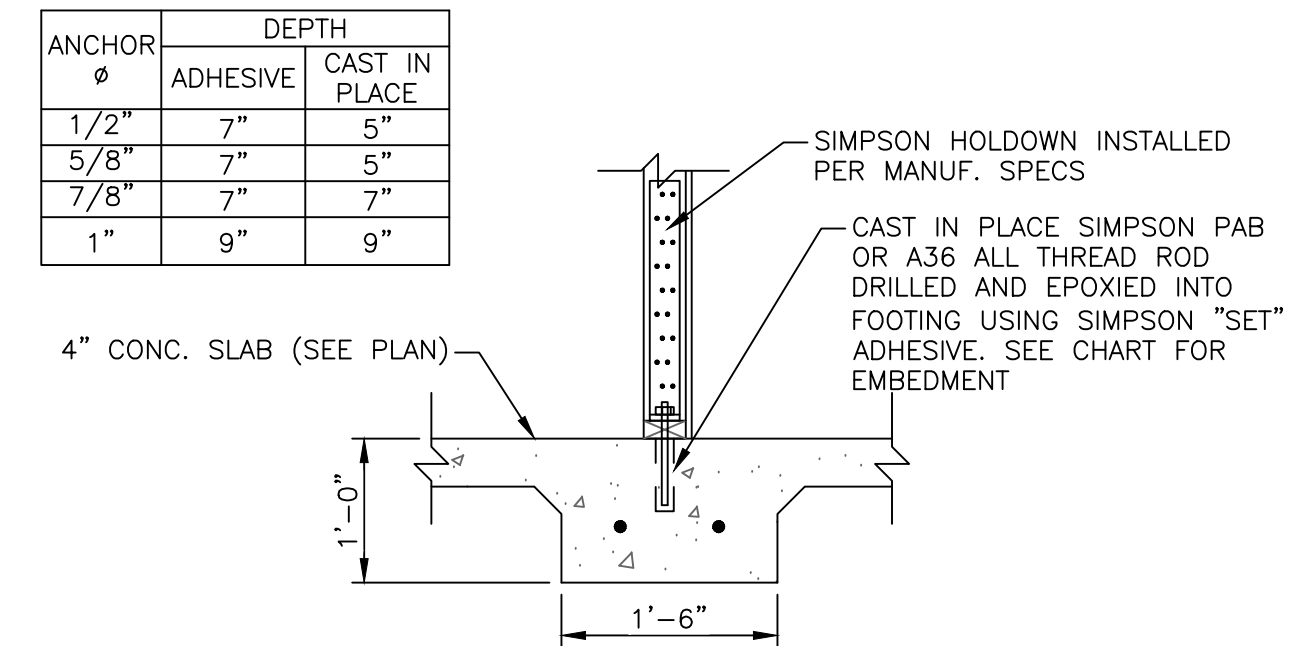
TYP. INTERIOR BEARING WALL FOOTING
N.T.S.



TYP. INTERIOR FOOTING @ SHEAR WALL
N.T.S.

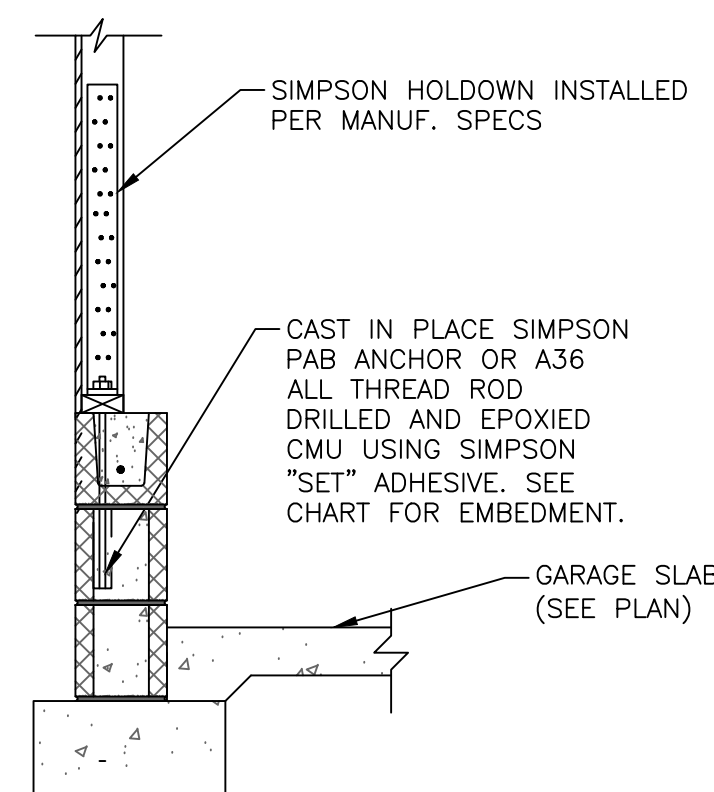


TYP. HOLDOWN DETAIL @ STEMWALL SLAB
N.T.S.

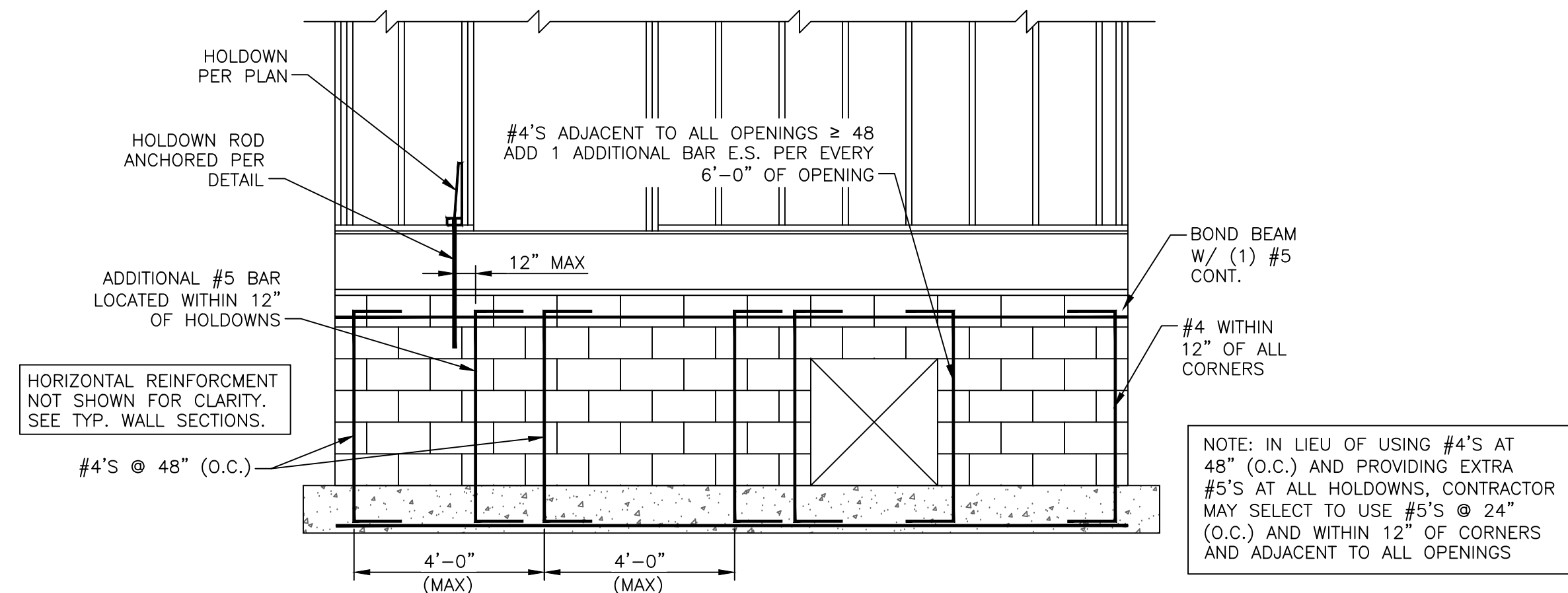


TYP. HOLDOWN @ INTERIOR FOOTING
N.T.S.

ANCHOR Ø	DEPTH	
	ADHESIVE	CAST IN PLACE
1/2"	7"	5"
5/8"	7"	5"
7/8"	7"	7"
1"	12"	12"



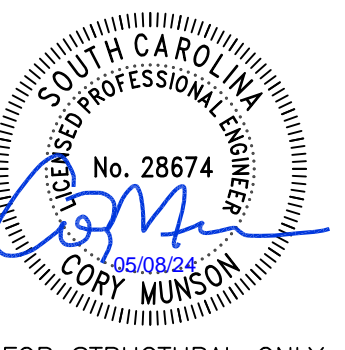
TYP. HOLDOWN DETAIL @ GARAGE CMU FOUND. WALL
N.T.S.



TYP. EXTERIOR WALL ELEVATION VIEW
N.T.S.



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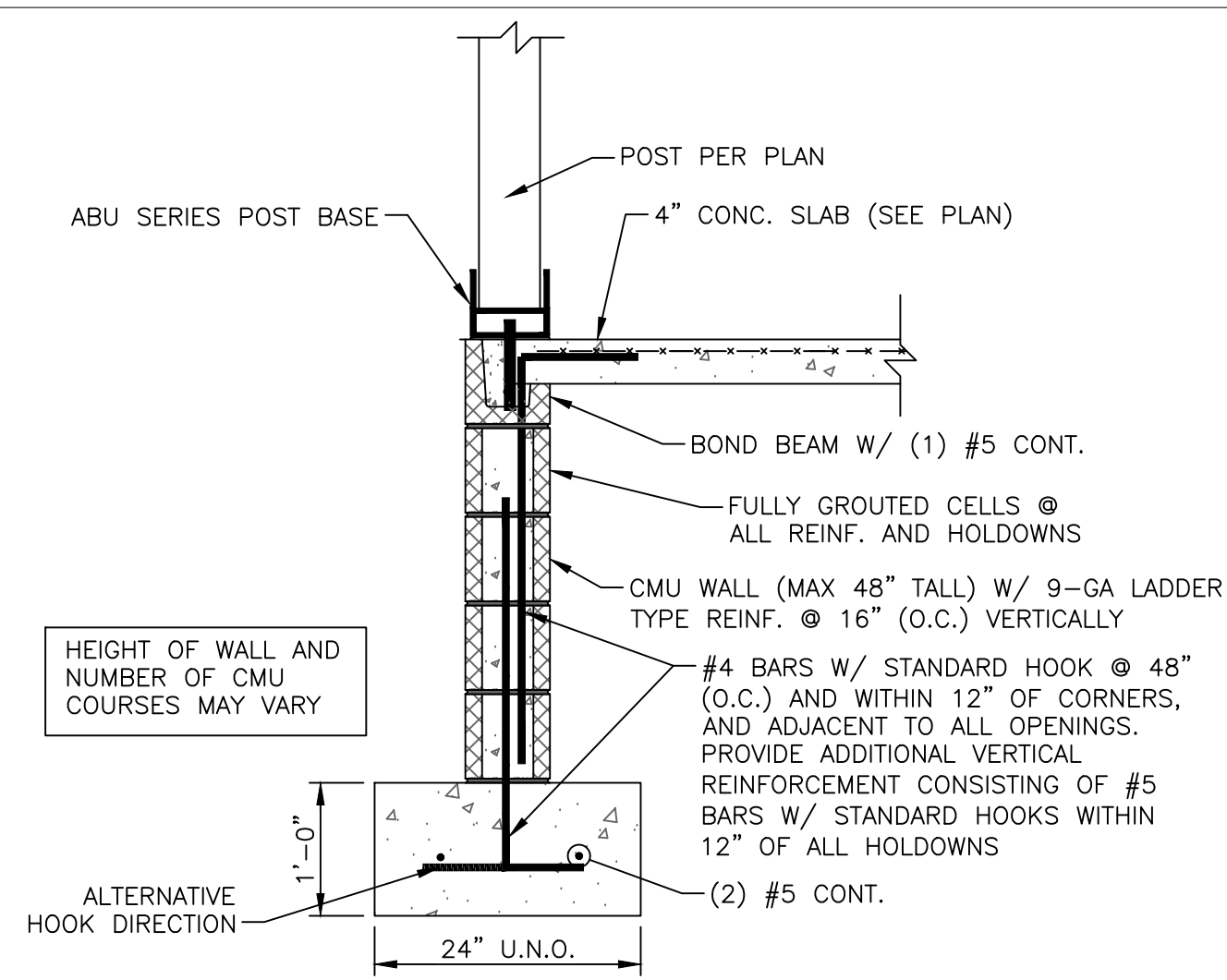
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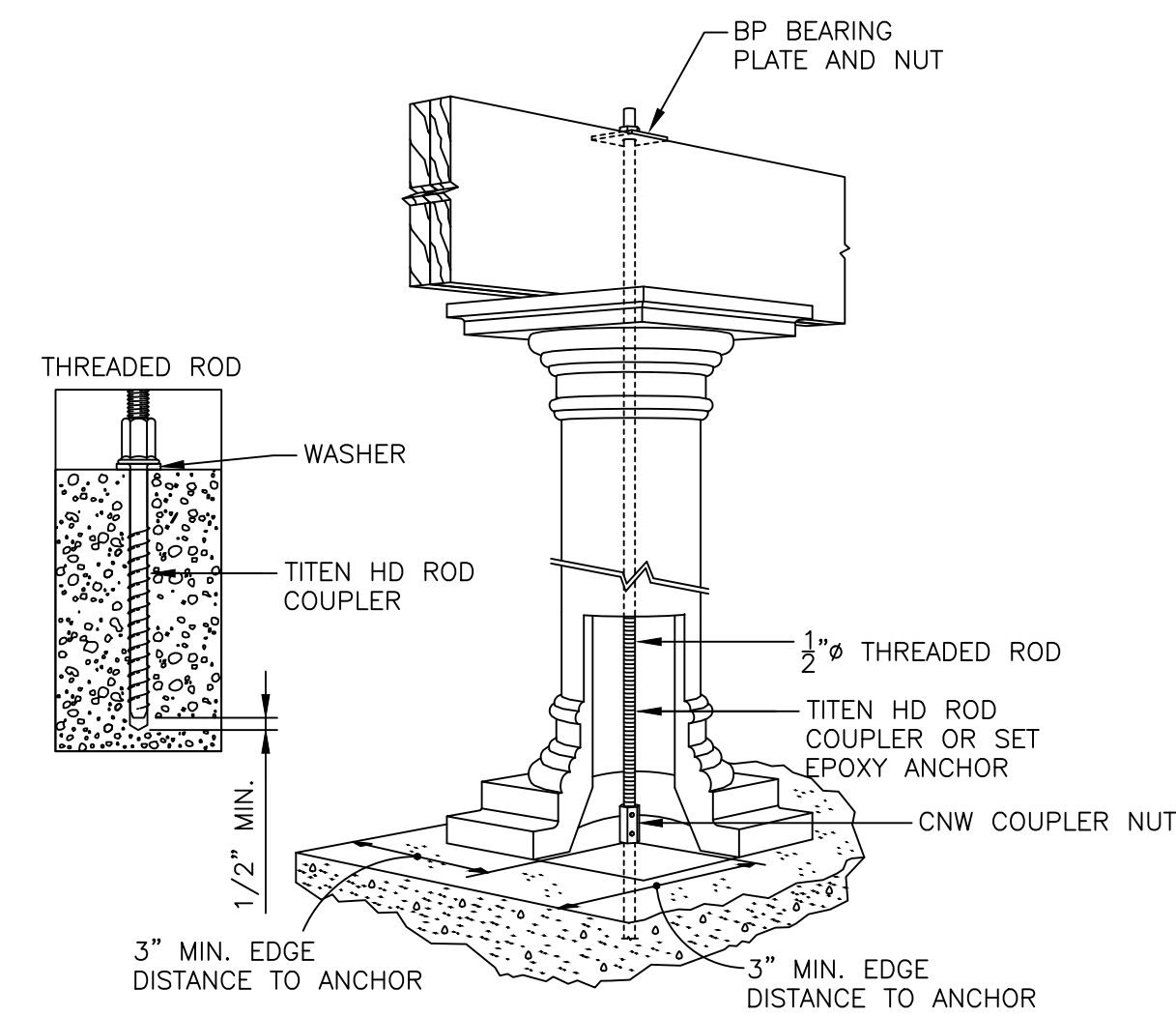
RAISED SLAB
FOUNDATION
DETAILS

SHEET:
SD3.0



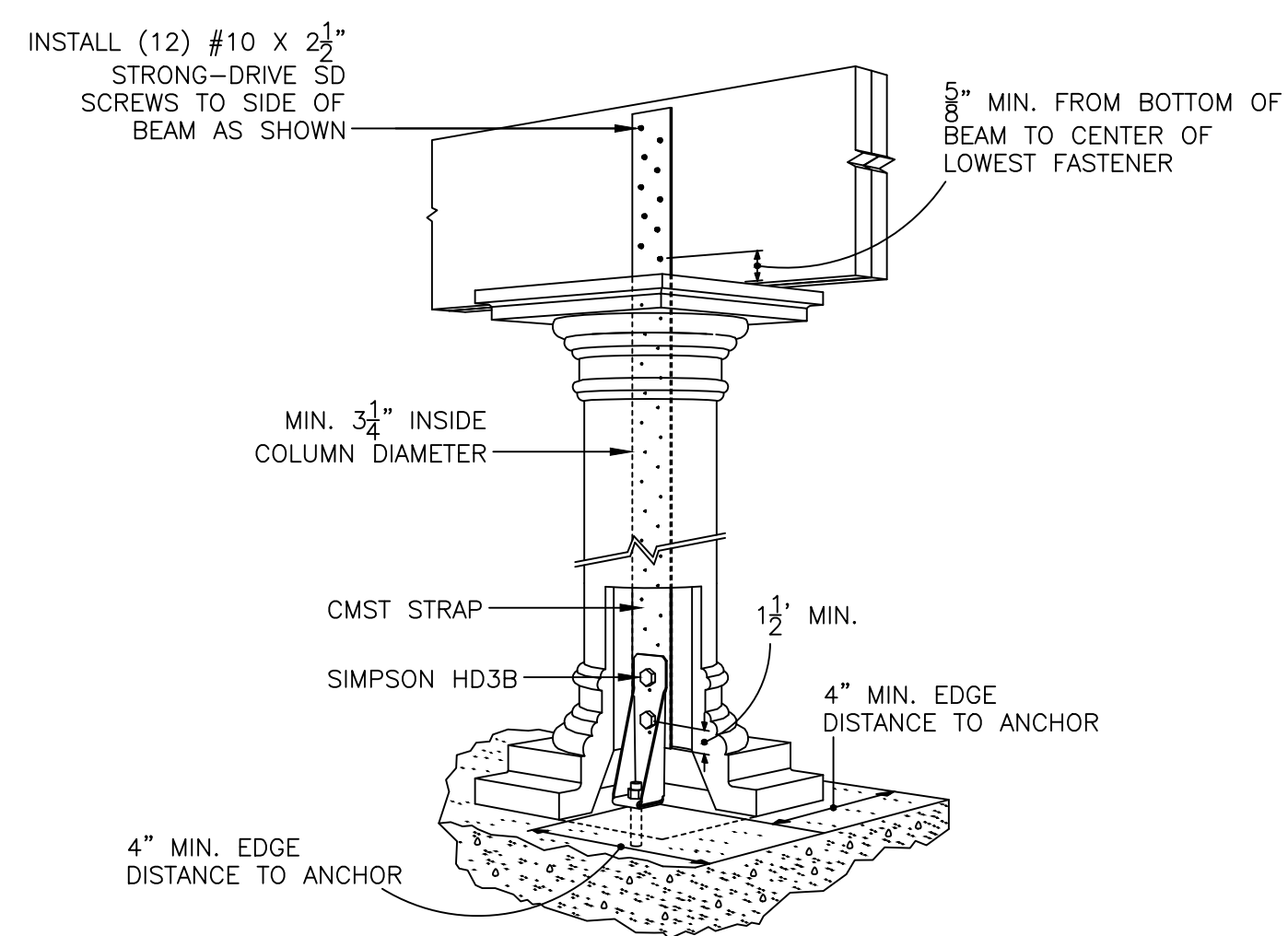
TYP. PORCH POST ATTACHMENT TO CONCRETE FOUNDATION

N.T.S.



HOLLOW COLUMN ALL THREAD ROD UPLIFT CONNECTION

N.T.S.

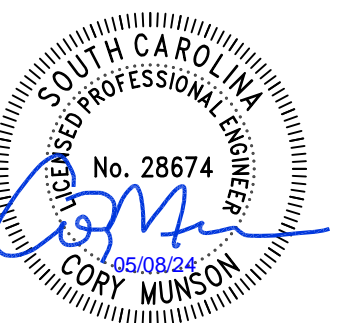


HOLLOW COLUMN CMST UPLIFT CONNECTION (ALTERNATE TO ALL THREAD ROD)

N.T.S.



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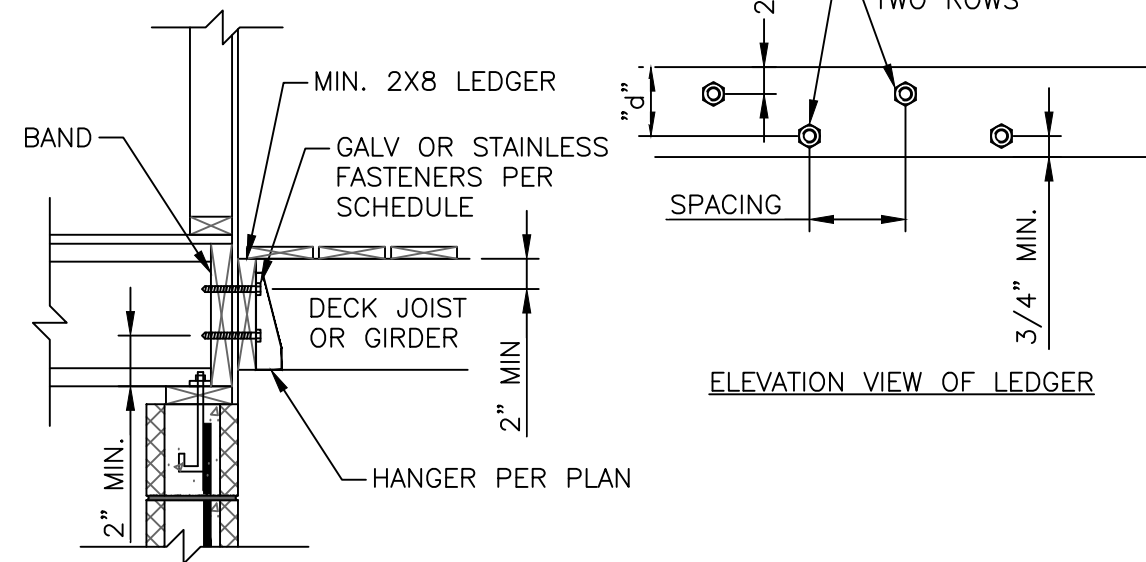
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PORCH DETAILS

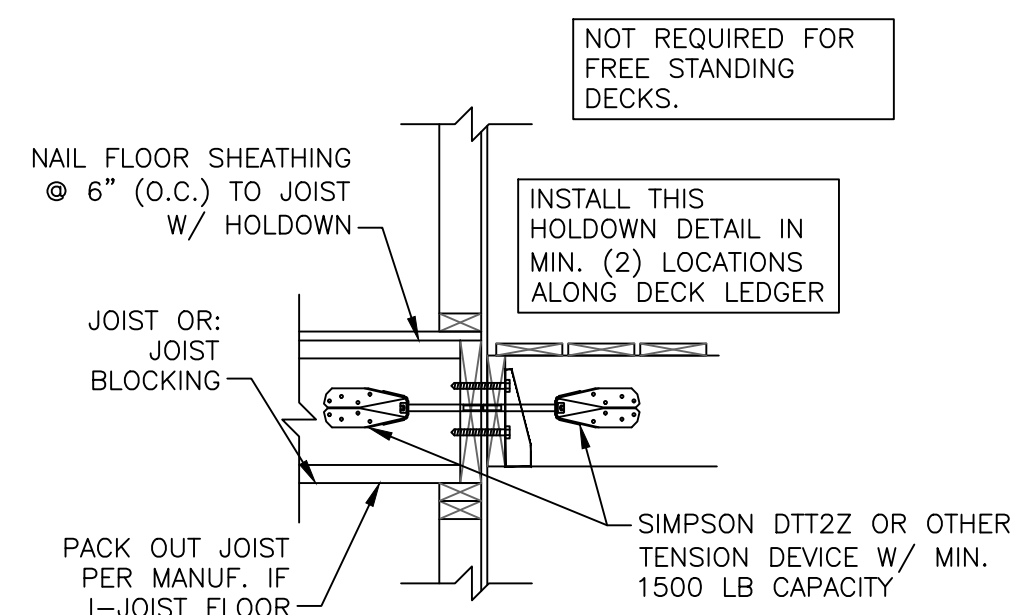
SHEET:
SD4.0

FASTENER SPACING (INCHES)				
PORCH JOISTS	2X6 JOISTS	2X8 JOISTS	2X10 JOISTS	2X12 JOISTS
SPACING	14"	12"	10"	8"
"d"	5 1/2"	5 1/2"	6 1/2"	7 1/2"

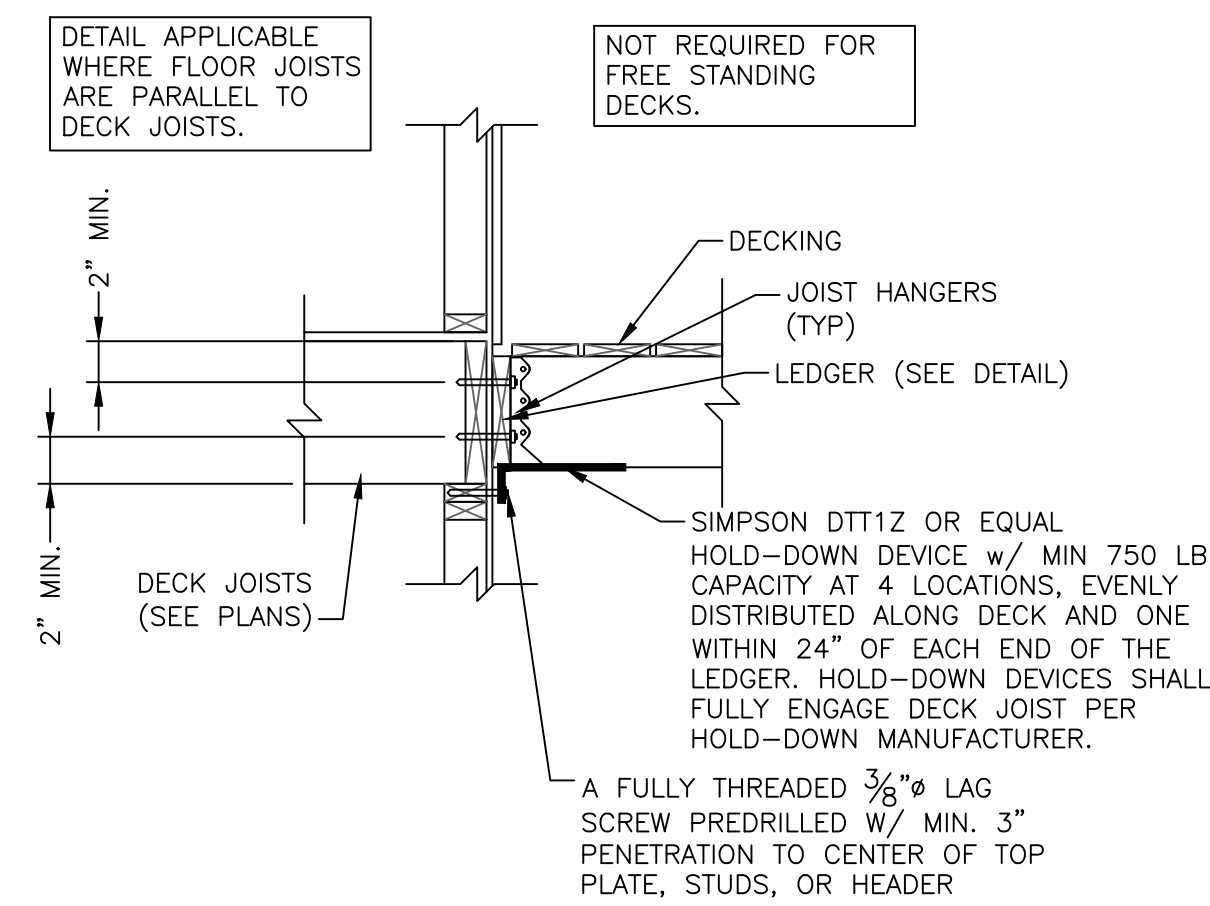
FASTENERS MAY BE: 1/2" LAG SCREWS OR: 3/8" THRU BOLTS W/ NUT. MUST BE GALV OR STAINLESS STEEL AND LONG ENOUGH TO PENETRATE HOUSE BAND 1 1/4" MIN. AT ALL LOCATIONS WHERE GIRDER BEAMS CONNECT TO LEDGER, PROVIDE MIN 2 ADDITIONAL FASTENERS ON EACH SIDE OF GIRDER HANGER



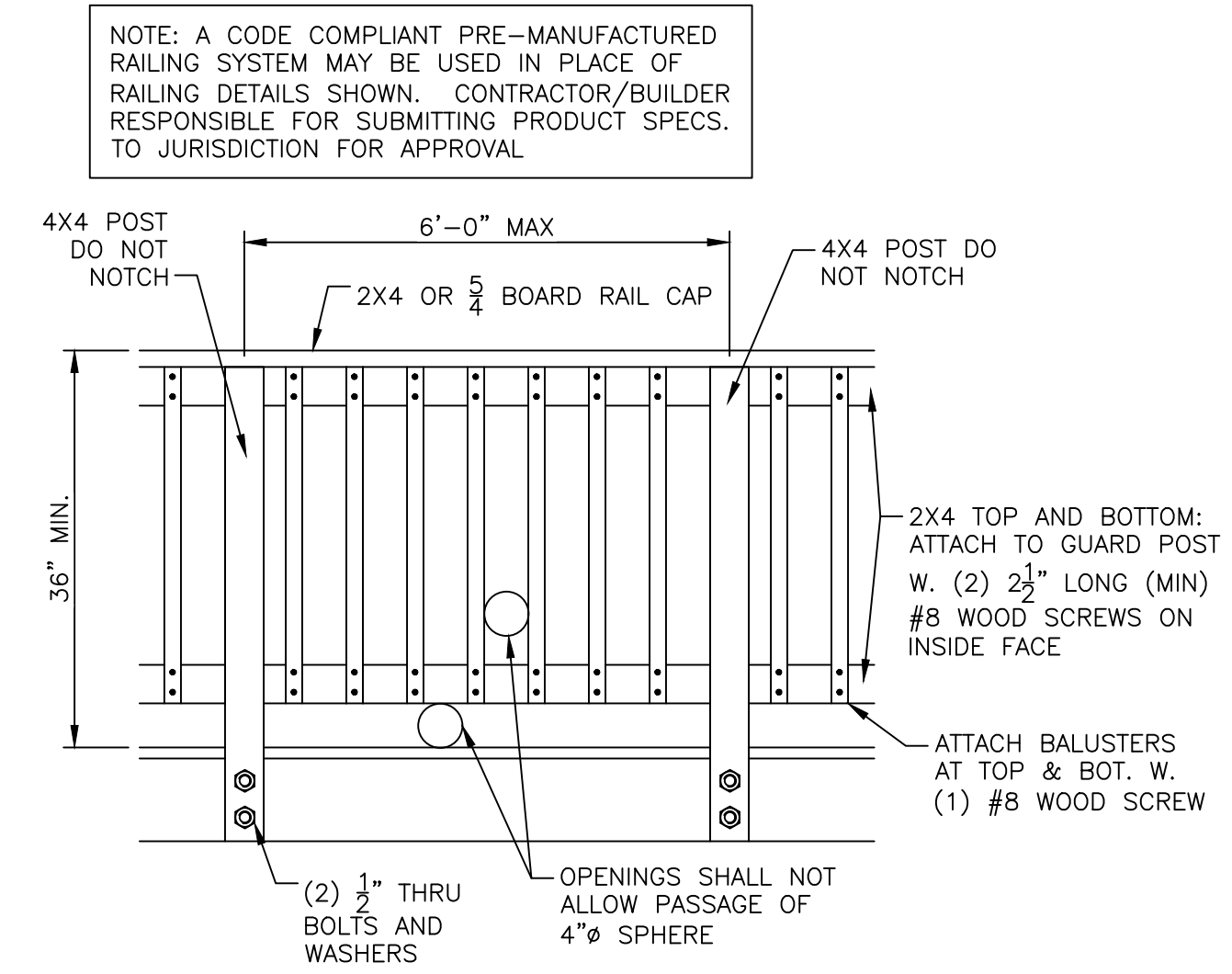
TYP. DECK LEDGER ATTACHMENT
N.T.S.



TYP. DECK ATTACHMENT FOR LATERAL STABILITY (OPTION 1)
N.T.S.

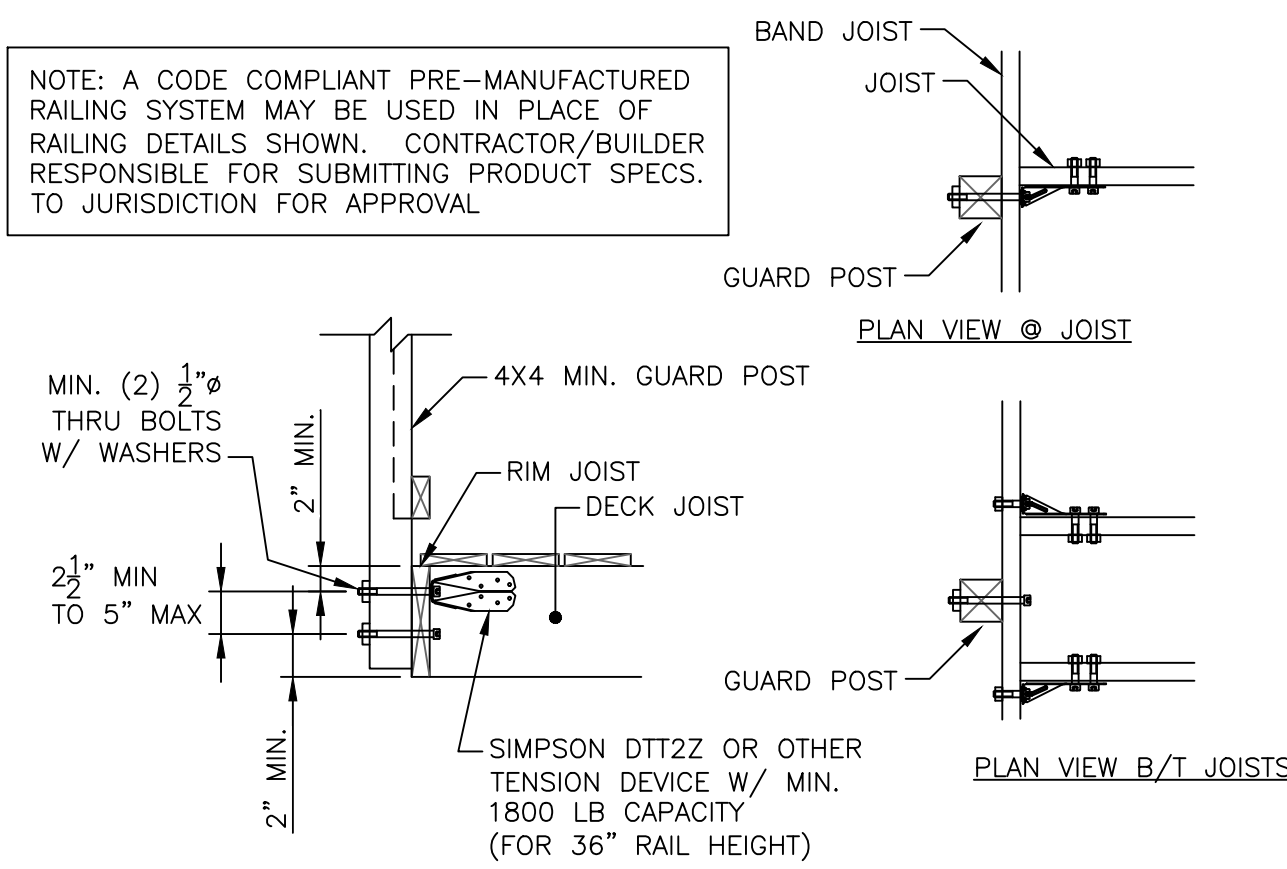


TYP. DECK ATTACHMENT FOR LATERAL STABILITY (OPTION 2)
N.T.S.



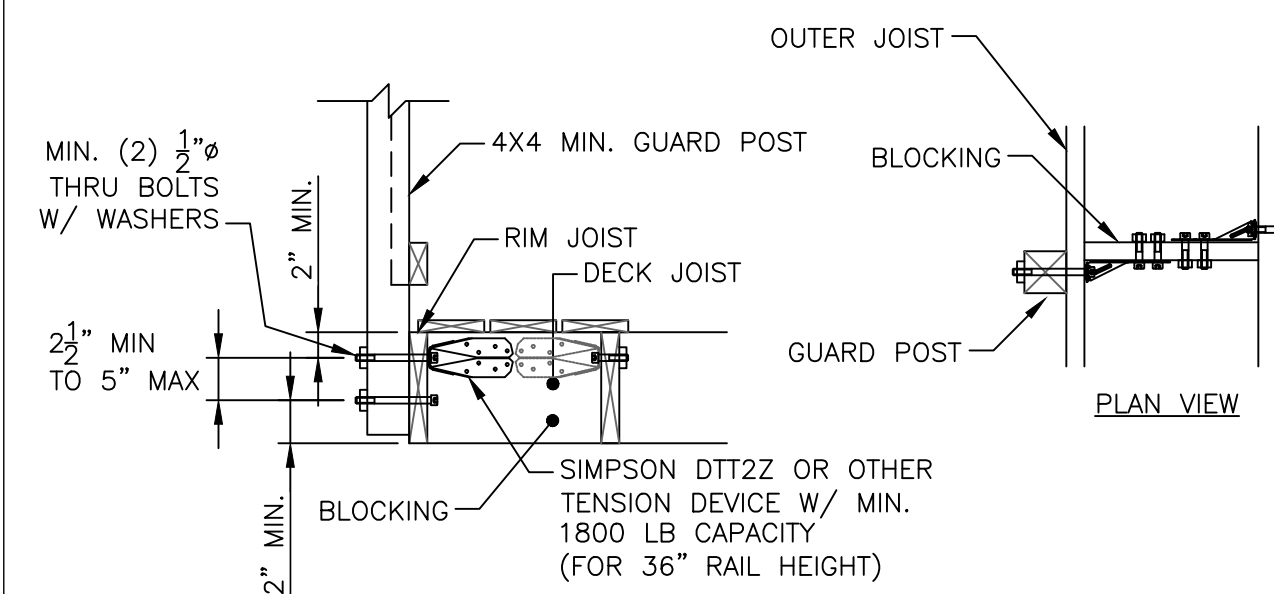
TYP. DECK RAILING DETAIL
N.T.S.

NOTE: A CODE COMPLIANT PRE-MANUFACTURED RAILING SYSTEM MAY BE USED IN PLACE OF RAILING DETAILS SHOWN. CONTRACTOR/BUILDER RESPONSIBLE FOR SUBMITTING PRODUCT SPECS. TO JURISDICTION FOR APPROVAL

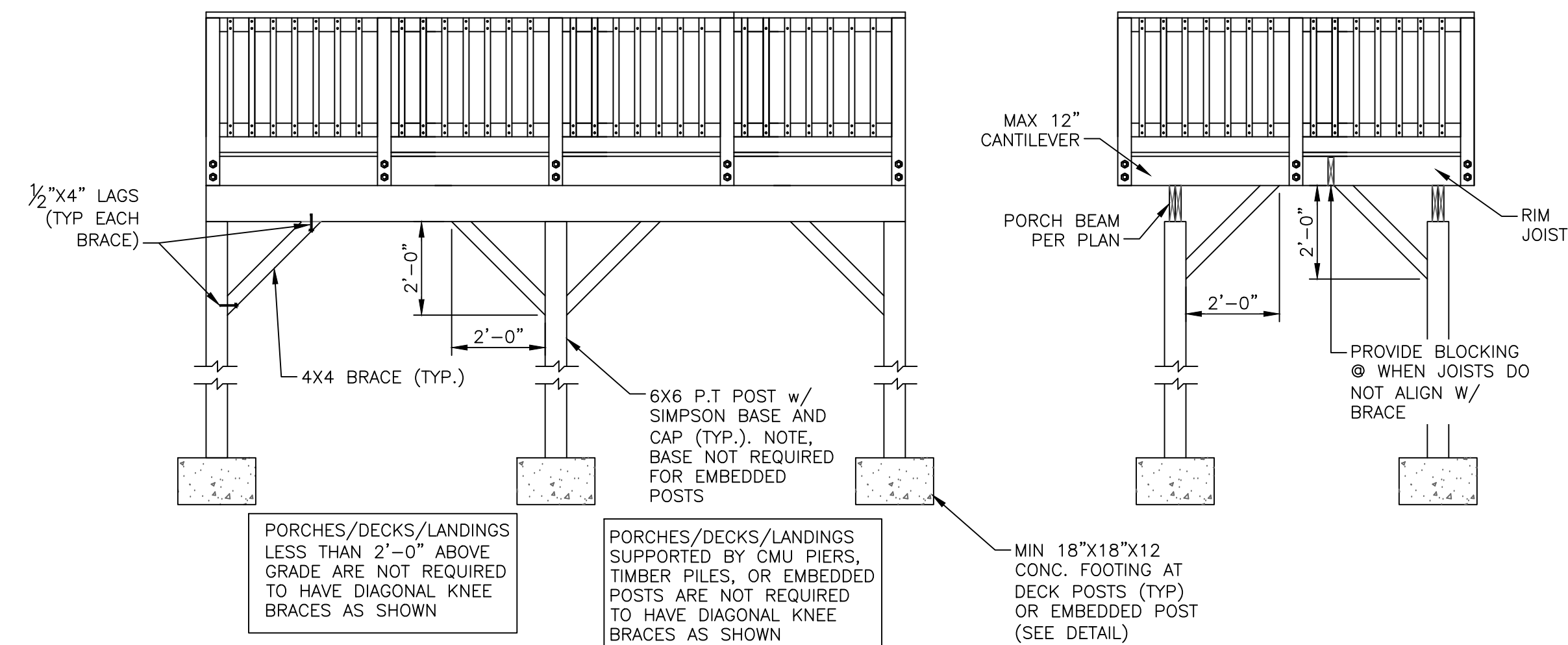


TYP. GUARD POST ATTACHMENT TO RIM JOIST
N.T.S.

NOTE: A CODE COMPLIANT PRE-MANUFACTURED RAILING SYSTEM MAY BE USED IN PLACE OF RAILING DETAILS SHOWN. CONTRACTOR/BUILDER RESPONSIBLE FOR SUBMITTING PRODUCT SPECS. TO JURISDICTION FOR APPROVAL



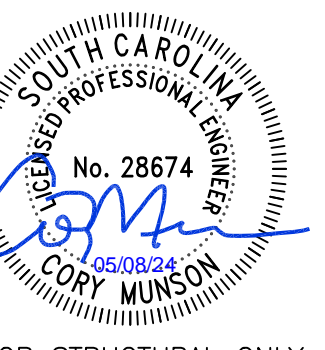
TYP. GUARD POST ATTACHMENT TO OUTSIDE JOIST
N.T.S.



TYP. PORCH/DECK/LANDING KNEE BRACING DETAIL
N.T.S.



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PORCH DETAILS

SHEET:
SD4.1