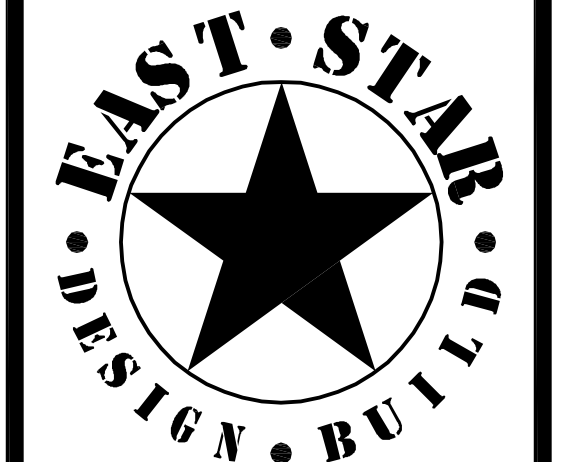
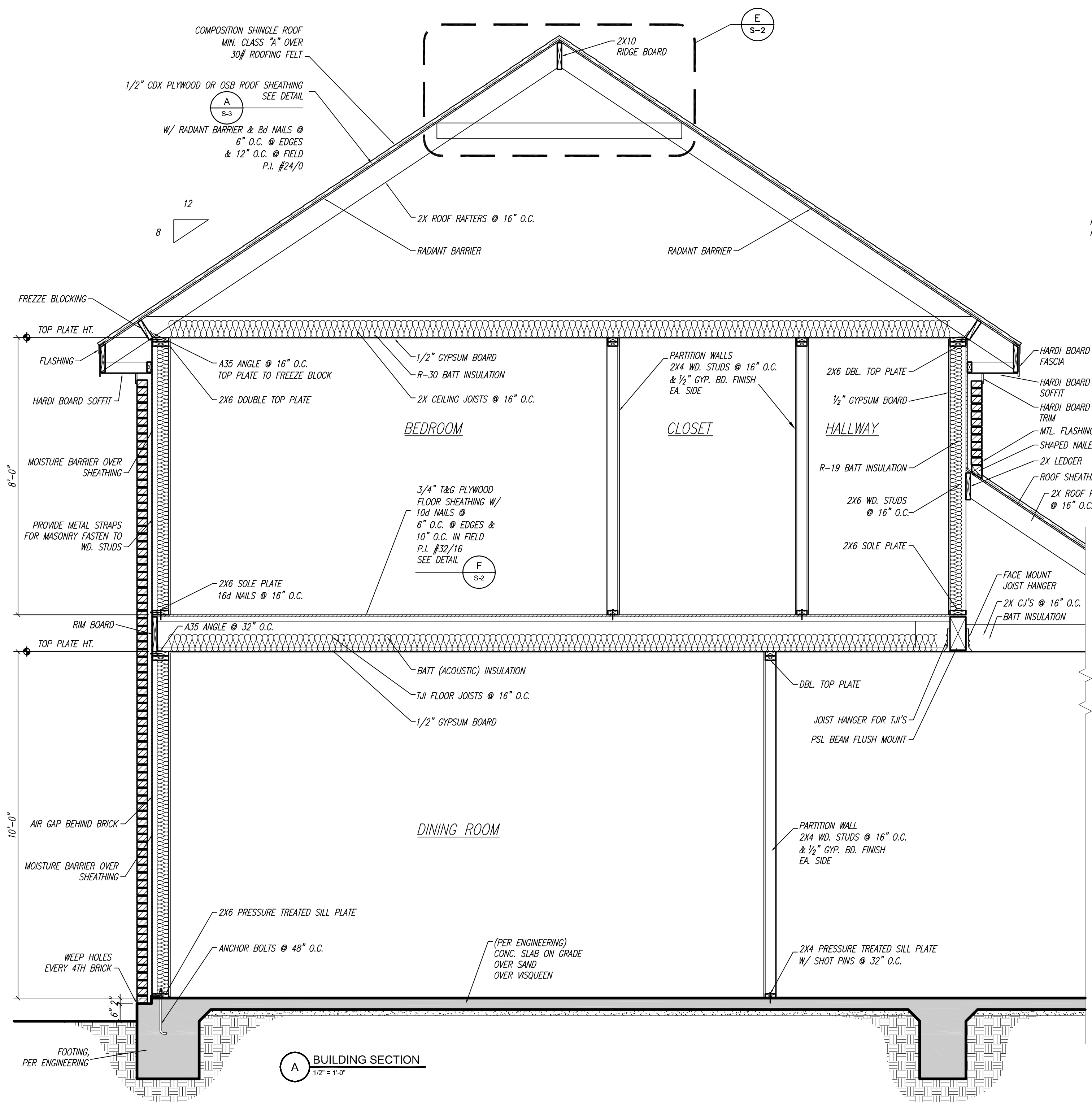
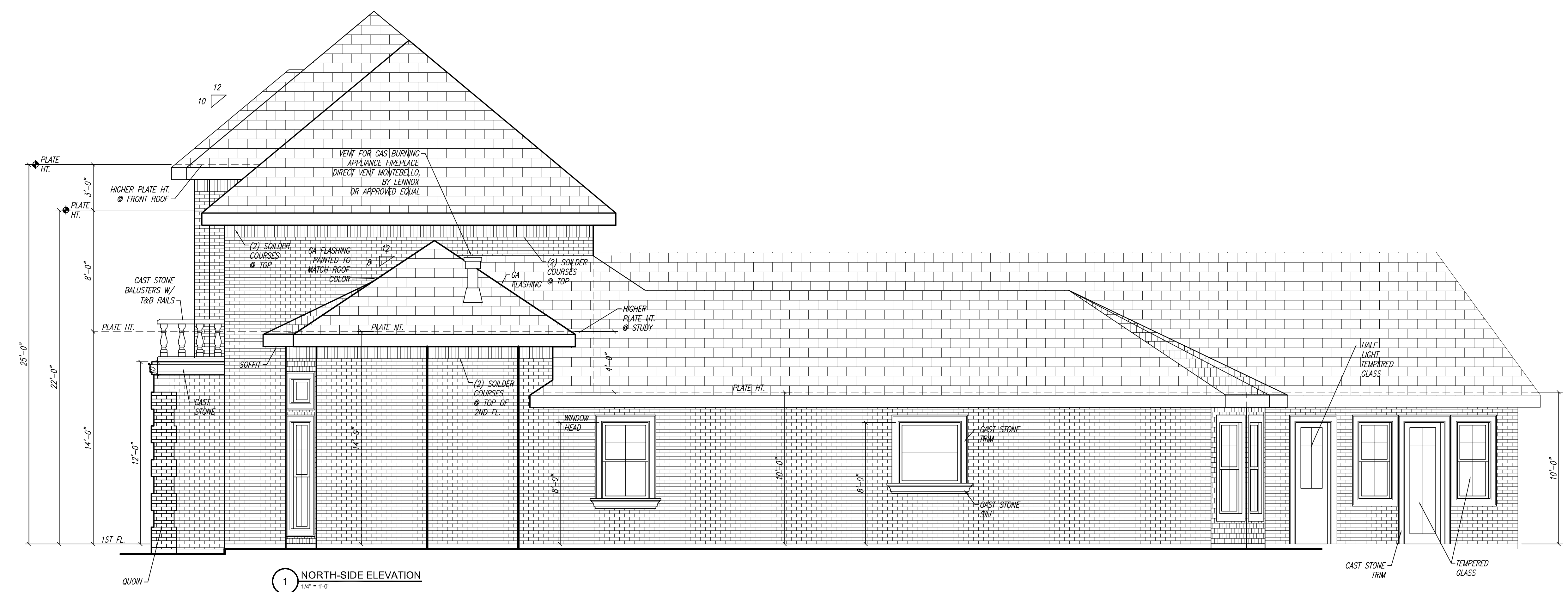
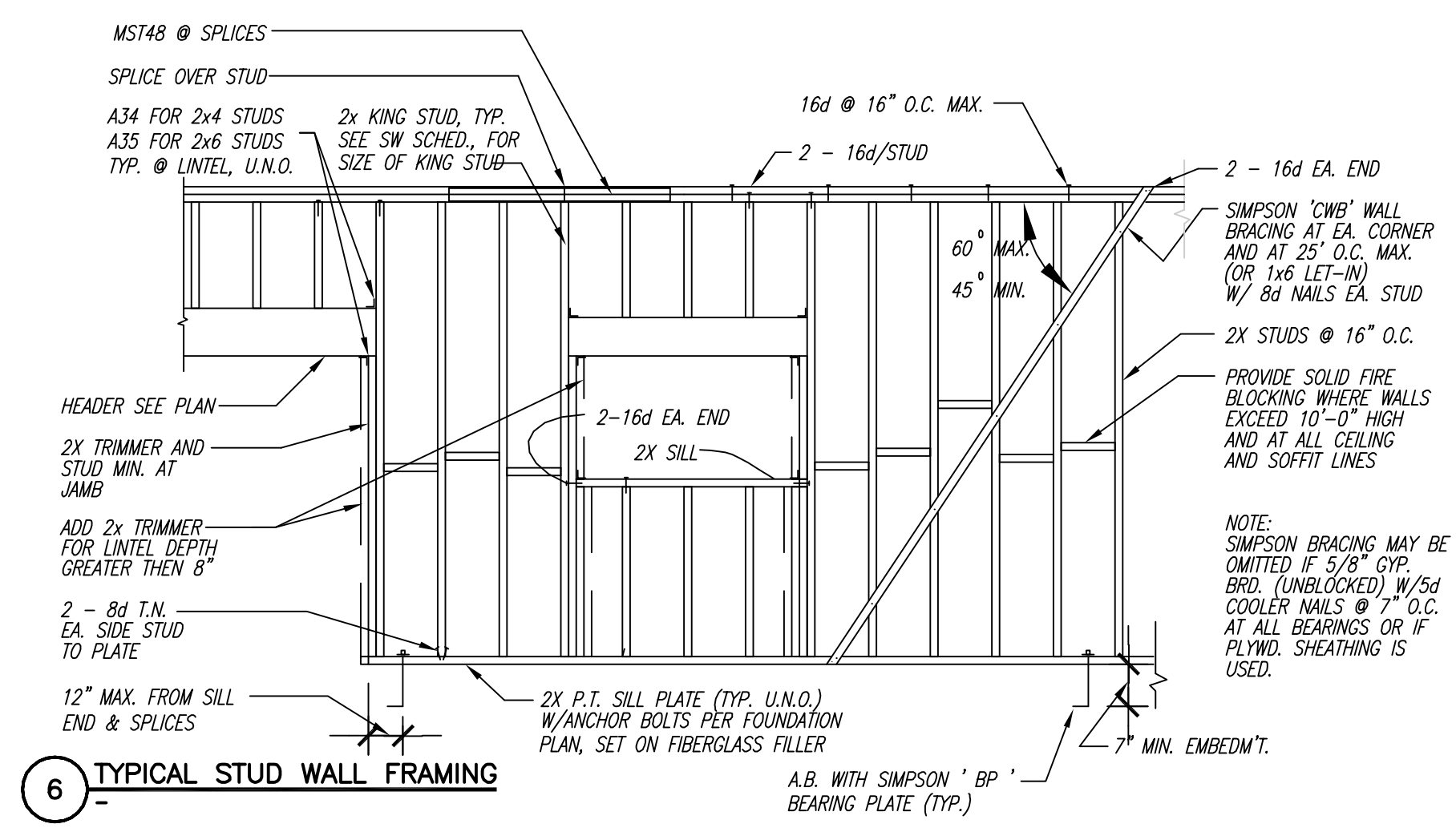


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PREPARED BY:

 Dallas / Ft. Worth, TX
 www.EastStarDesign.com



- 2 SOUTH-SIDE ELEVATION**
 1/4" = 1'-0"
- These notes shall apply unless otherwise noted on plans
- All work shall be in accordance with the 2003 I.B.C. and/or local building codes.
 - Design soil bearing is 1000 p.s.f. per IBC
 - All footings shall have a depth below undisturbed ground surface or approved compacted fill of 18" min. for two-story and 12" min. for one-story. SEE DETAILS
 - Concrete shall be 2500 p.s.i. at 28 days.
 - Rebar shall be deformed A.S.T.M. A615 grade 40. Splice bars with 25 diameters minimum lap in concrete, and 50 diameters minimum lap in masonry.
 - Concrete block shall be lightweight units conforming to A.S.T.M. Grade 90, special inspection not required. f' = 1600-15KSI.
 - Mortar mix shall be type "S" per Table 21.1.1 I.B.C. or 1 cement, 1/2" lime, 3 1/2 sand by volume.
 - Grout mix shall be by volume 1 cement, 3 sand, and 2 3/8" pea gravel with sufficient water added to produce consistency for pouring without segregation.
 - Lumber shall be grade stamped by an approved agency, W.W.P.A., W.C.L.B., or equal. Unless noted, lumber shall be as follows:
 2x rafters and joists, and studs: #2 D.F.-L.
 4x beams and posts: #2 D.F.-L.
 6x beams and posts: #1 D.F.-L.
 - Contractor shall provide solid blocking or double floor joist under all partition walls above.
 - All stud walls are 2x @ 16" o.c. excepts for interior plumbing walls which shall be 2x6 @ 16" o.c. Provide full height 2x studs from floor to double top plate.
 - Provide continuous Simpson CS16 strap over 2x blocking w/ 10d nails @ 4" o.c., staggered.
 - Solid blocking shall be placed between all joists and rafters at all points of points of support and at 10 foot intervals for rafters and 8 foot intervals for joists. This is in addition to the one shown on plans.

- Wood joists on concrete shall be pressure treated D.F.-L. or Foundation Grade Redwood.
- Flywood shall be grade stamped by the APA, rated or equal in conformance with U.S. Product Standard PS 1-85, and shall be Structural 1, Exposure 1. Typical roof sheathing shall be 5/8" thick w/ 8d nails at 4" B.N., 4" E.N., & 12" F.N. blocked. Typical floor sheathing shall be 3/4" thick, glued and nailed w/ 10d nails at 4" B.N., 4" E.N., & 12" F.N. blocked.
- Prefabricated, manufactured joists and beams shall be as shown on plans. erection, bridging etc. shall be per manufacturer's recommendations.
- Miscellaneous steel shall conform to A.S.T.M. specification for minimum yield strength of 36,000 p.s.i.
- All welding shall be done by a certified welder in an approved shop, or in the field with special inspection, unless approved otherwise by building officials.
- Hole for bolts in wood shall be bolt diameter + 1/16" max. Holes for bolts in steel shall be bolt diameter + 1/16" max.
- Metal framing connectors for wood connections shall be Simpson Strong-Tie.
- Anchor bolts, rebar, post bases, holdowns, etc. shall be accurately located and tied in place prior to pouring of concrete.
- Nailing of wood members shall be in accordance with Table 23-B-4 of the 2003 I.B.C.
- Bolts and all-thread rods shall be A.S.T.M. grade A-307.
- All framing shall be in accordance with Sect. 2320 of the 2003 I.B.C.
- Plumbing, electrical, and mechanical designs shall be in accordance with the applicable codes.
- Contractor shall verify all dimensions and conditions as shown on plans. Contractor shall verify all existing conditions prior to commencing any work. Engineer or Designer shall be notified of any discrepancies.

4 TYP. NAILING SCHEDULE

1) JOIST TO SILL OR GIRDER	(3) 8d
2) BRIDGING TO JOIST TOE NAIL EA. END	(2) 8d
3) 1X8 SUB FL. OR LESS TO EA. JOIST FACE NAIL	(2) 8d
4) WIDER THAN 1X8 SUB FL. TO EA. JOIST FACE NAIL	(3) 8d
5) 2" SUB FL. TO JOIST OR GIRDER BLIND & FACE NAIL	(2) 16d
6) SOLE PLATE TO JOIST OR BLOCKING FACE NAIL	16d @ 24" O.C.
7) TOP PLATE TO STUD END NAIL	(2) 16d
8) STUD TO SOLE PLATE	(4) 8d T.N. / (2) 16d E.N.
9) DOUBLE STUDS FACE NAIL	16d @ 24" O.C.
10) DOUBLE TOP PLATE FACE NAIL	16d @ 24" O.C.
11) TOP PLATE LAP & INTERSECTION FACE NAIL	(2) 16d
12) CONTINUOUS HEADER TWO PIECES	16d @ 16" O.C.
13) CONTINUOUS JOISTS TO PLATE TOE NAIL	(3) 6d
14) CONTINUOUS HEADER TO STUD TOE NAIL	(4) 8d
15) CEILING JOISTS LAP OVER PARTITION FACE NAIL	(3) 16d
16) CEILING JOISTS TO PARALLEL FACE NAIL	(3) 16d
17) RAFTER TO PLATE TOE NAIL	(3) 8d
18) 1" BRACE TO EA. STUD PLATE FACE NAIL	(2) 8d
19) 1X8 SHEATHING OR LESS TO EA. BEARING FACE NAIL	(2) 8d
20) WIDER THAN 1X8 SHEATHING TO EA. BEARING FACE NAIL	(3) 8d
21) BUILT UP CORNER STUDS	16d @ 24" O.C.

5 STRUCTURAL NOTES

ELEVATIONS & BUILDING SECTION

DRAWN BY: GREG GUERIN
 DATE: 04/21/07
 PROJECT #: 103
 SHEET #: (5 OF 8)

APPLICANT:
 Custom Home
 Irving, TX 75060

A-3.2