

GENERAL STRUCTURAL NOTES BUILDING DESIGN

ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:

- (A) INTERNATIONAL RESIDENTIAL CODE - 2018 (IRC-2018)
- (B) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC-600)
- (C) AF & PA WOOD FRAME CONSTRUCTION MANUAL (WFCM)
- (D) ASCE24-14

DESIGN CRITERIA

MINIMUM UNIFORMLY DISTRIBUTED LOADS		
USE	LIVE LOAD IN PSF	DEAD LOAD IN PSF
UNINHABITABLE ATTICS WITHOUT STORAGE	10	20
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	30
BALCONIES (EXTERIOR) AND DECKS	40	45
FIRE ESCAPES	40	30
GUARDS AND HANDRAILS	200 lbs	-
PASSENGER VEHICLE GARAGES	50	8000 lbs
ROOMS OTHER THAN SLEEPING ROOMS	40	30
SLEEPING ROOMS	40	30
STAIRS	40	30
ROOF DEAD LOAD:	20 PSF	
ROOF LIVE LOAD:	50 PSF	

WIND LOADS: (WIND ZONE 1)

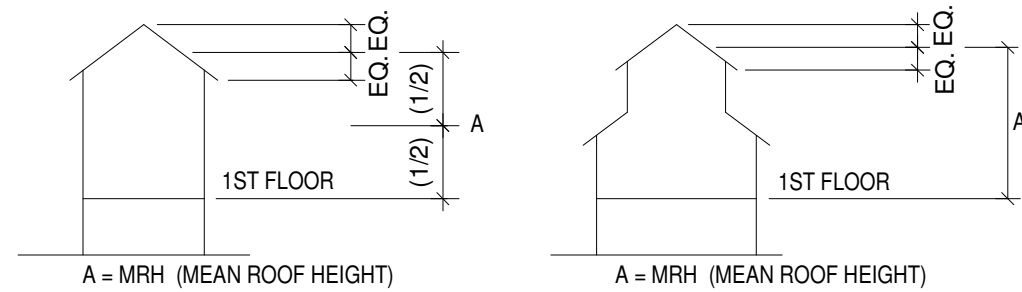
3 SECOND GUST WIND SPEED V_{3s} = 150 MPH
(3) FIG. R301.2(4)A
EQUIVALENT BASIC WIND SPEED V_{fm} = 116 MPH
(TAB. R301.2(1))

ROOF NET UPLIFT = 20 PSF
(NOT WITHIN 1 MILE OF COASTAL MEAN HIGH WATER LINE)
WIND LOADS PER IBC 2018
WINDOW AND DOOR DP RATINGS PER IBC-2018
EXPOSURE CATEGORY "C"

WIND ZONE - INLAND 140 MPH (B EXPOSURE) BASIC WIND SPEED - MPH 3 SECOND GUST
WIND ZONE - OCEANFRONT 140 MPH (C EXPOSURE) BASIC WIND SPEED - MPH 3 SECOND GUST

MRH	ZONE(4)	ZONE(5)	MRH	ZONE(4)	ZONE(5)
15'	DP35	DP45	15'	DP40	DP50
20'	DP35	DP45	20'	DP45	DP55
25'	DP35	DP45	25'	DP45	DP55
30'	DP35	DP45	30'	DP50	DP60
35'	DP35	DP45	35'	DP50	DP60
40'	DP40	DP45	40'	DP50	DP65
45'	DP40	DP50	45'	DP55	DP65
50'	DP40	DP50	50'	DP55	DP65

DESIGN PRESSURE VALUES LISTED IN TABLE ARE POUNDS/SQUARE FOOT (PSF)



6. SEISMIC CRITERIA: (2018 IBC - SECTION 1613)

SITE CLASSIFICATION: SITE CLASS 'D'
AVERAGE "N" VALUES: BETWEEN 15 TO 50
SPECTRAL RESPONSE ACCELERATION:
SITE COEFFICIENT VALUE:
BUILDING DESIGN CATEGORY "D"

S_s = 0.435, S₁ = 0.146
F_a = 1.452, F_v = 2.308

STRUCTURAL STUD LEGEND

WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING	OPT. STUD GRADE- (SPP)
EXTERIOR	8'-0"	2 x 4	16"	16"
EXTERIOR	9'-0"	2 x 4	16"	12"
EXTERIOR	10'-0"	2 x 6	16"	
EXTERIOR	12'-0"	2 x 6	12"	
EXTERIOR	14'-0"	2 x 6	12" & DBL @ 36"	
EXTERIOR	16'-0"	2 x 8	16"	
INTERIOR	8'-0"	2 x 4	16"	
INTERIOR	9'-0"	2 x 4	16"	
INTERIOR	10'-0"	2 x 4	16"	
INTERIOR	12'-0"	2 x 6	16"	
INTERIOR	14'-0"	2 x 6	12"	

* STUDS MAY BE USED AT HEIGHTS AND DISTANCES OTHER THAN WHAT IS LISTED ON THIS CHART IF SHOWN ON THESE PLANS.

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK; NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2018 CODE, OSHA, AISC, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION. ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACING REMOVAL.

TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

SUBGRADE PREPARATION NOTES:

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS, FOREIGN OBJECTS AND DEBRIS.

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF.

IF NECESSARY, THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DEWATERING METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH CONSTRUCTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 12 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE DESIGN SOIL BEARING PRESSURE IS PSF 2000.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 318.

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 306; FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES (CONTINUED):

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE RE-BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THESE DRAWINGS

FLOOR JOINTS SHALL BE LOCATED AS RECOMMENDED BY ACI 318. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES:

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO IRC 2018 CODE, ICC-600 AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

THE ENGINEERING OF FRAMING MEMBERS IS BASED ON # 2 SPRUCE OR # 2 S.Y.P. FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING. ALL ENGINEERED TIMBER SHALL HAVE A MINIMUM OF PROPERTIES OF: (F_b = 2800 PSI, F_t = 2600 PSI, F_c = 2400 PSI).

ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWPI STANDARD LP-2.

ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1-83 OR APA PRP-108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR". APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS.

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8D NAILS (TWISTED SHANK) 3" O.C. AROUND EDGES AND 6" O.C. IN FIELD.

ALL TIMBER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AITC SPECIFICATIONS AND REQUIREMENTS.

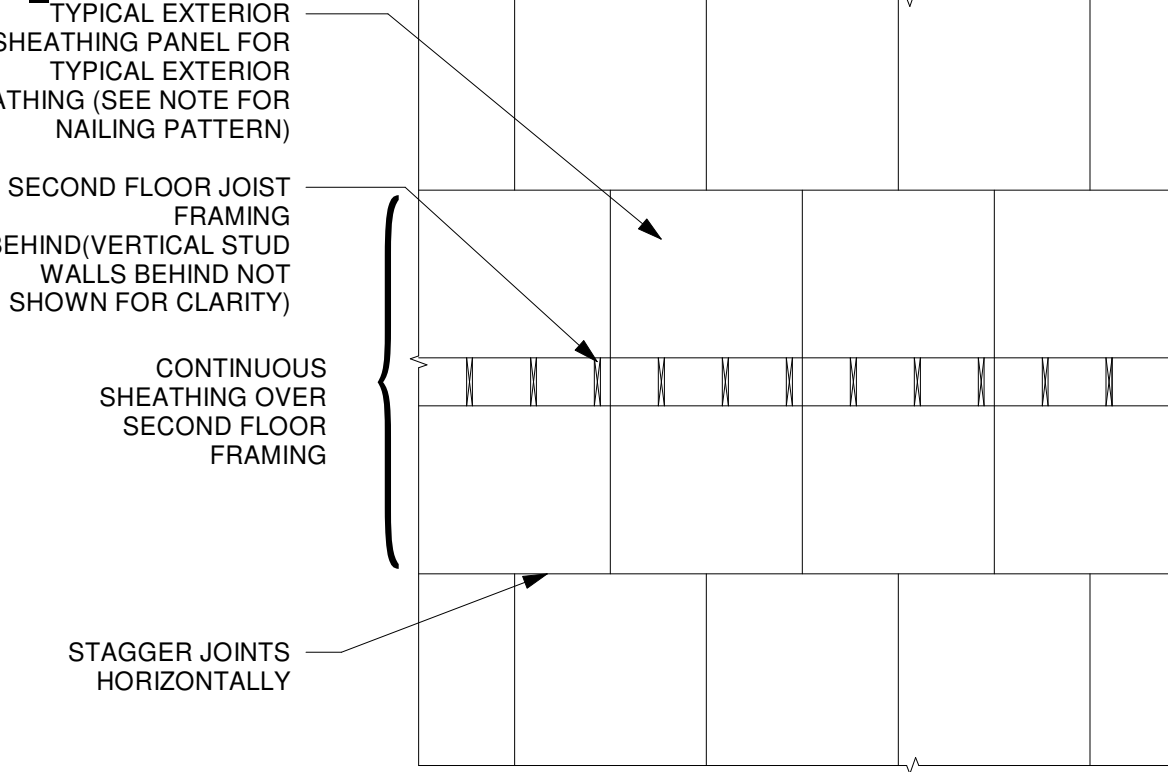
ALL TIMBER FRAMING, UNLESS OTHERWISE NOTED HEREIN, SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WOOD FRAMED CONSTRUCTION MANUAL.

PROVIDE A DOUBLE JOIST BELOW ALL PARALLEL WALLS NOT SHOWN OTHERWISE. PROVIDE A DOUBLE JOIST ADJACENT TO ALL CHANGES IN SPAN TO MINIMIZE DIFFERENTIAL SETTLEMENT.

SUPPORT ALL JOISTS AND BEAMS ON JOISTS AND BEAM HANGERS. NAILERS SHALL NOT BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM ENGINEER.

STEEL BEAMS AND COLUMNS SHALL NOT BEAR ON TIMBER FRAMING. PROVIDED EMBEDDED WELD PLATES AND STEEL COLUMNS BEARING DIRECTLY ON CONCRETE OR MASONRY AS NECESSARY FOR PROPER SUPPORT.

TYPICAL SHEATHING INSTALLATION PATTERN FOR SHEAR BETWEEN FLOORS



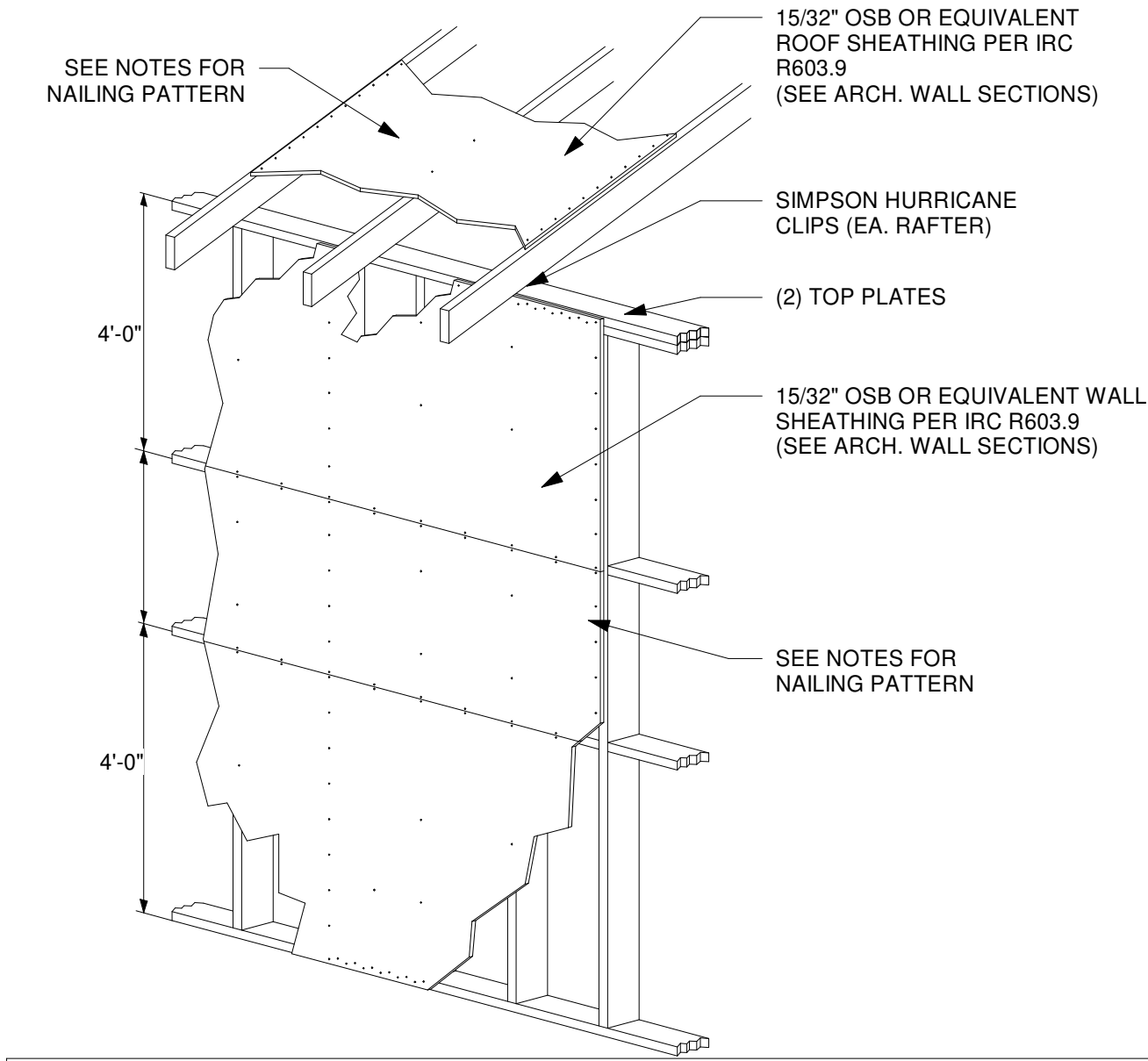
IF SHEATHING IS NOT INSTALLED VERTICALLY BETWEEN FLOORS USE VERTICAL SIMPSON STRAPS @ 48" O.C. (EVERY OTHER STUD)

SOIL BEARING PRESSURE ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P. OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY & ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

NAILING SCHEDULE

(PER ICC-600) (APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)		
CONNECTION	FASTENER	NUMBERS OR SPACING
JOIST TO BAND JOIST, FACE NAIL	16D COMMON	3
JOIST TO SILL OR GIRDER, TOE-NAIL	8D COMMON	2
BRIDGING TO JOIST, TOENAIL EACH END	8D COMMON	3
LEDGER STRIP	16D COMMON	3 @ EACH JOIST
1x8 OR LESS SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	2
OVER 1x8 SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	3
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16D COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLE STUDS, FACE NAIL	10D COMMON	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	-	2-16D OR 3-10D COMMON
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	8D COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8D COMMON	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	-	3-16D OR 4-10D COMMON
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	-	3-16D OR 4-10D COMMON
RAFTER TO PLATE, TOENAIL	8D COMMON	3
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	8D COMMON	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	2
BUILT-UP CORNER STUDS	16D COMMON	3
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20D COMMON	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16D COMMON	16D COMMON

SHEATHING NAILING PATTERN

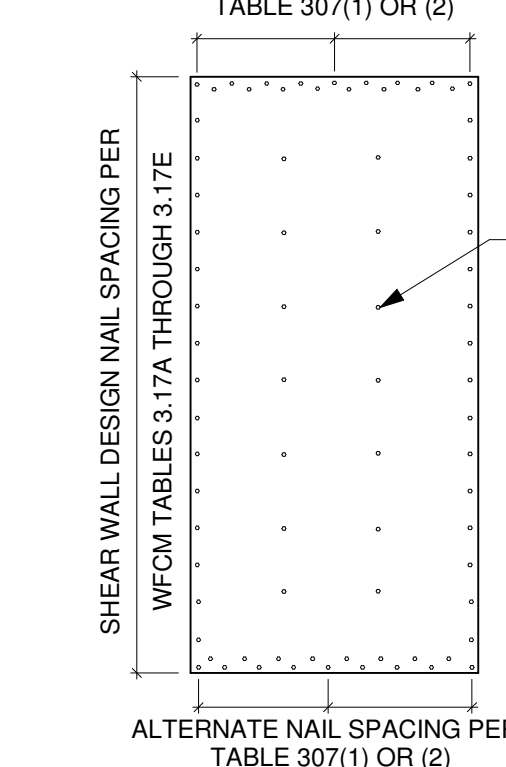


NOTE: WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS 3" O.C. AROUND EDGES AND 6" O.C. IN FIELD OR WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS 4" O.C. AROUND EDGES AND 12" O.C. IN FIELD PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY

NAILS IN ANY SINGLE ROW SHALL NOT BE SPACED CLOSER THAN 3" O.C.

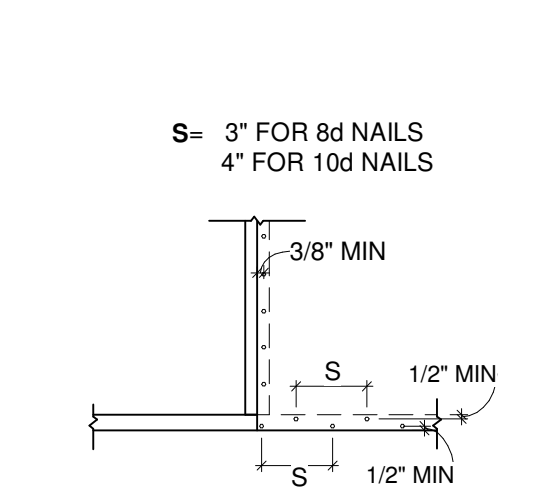
NAIL SPACING PER ICC 600

ALTERNATE NAIL SPACING PER TABLE 307(1) OR (2)



DOUBLE EDGE NAIL SPACING

S = 3" FOR 8d NAILS
4" FOR 10d NAILS



EXTERIOR WINDOW AND DOOR PROTECTION

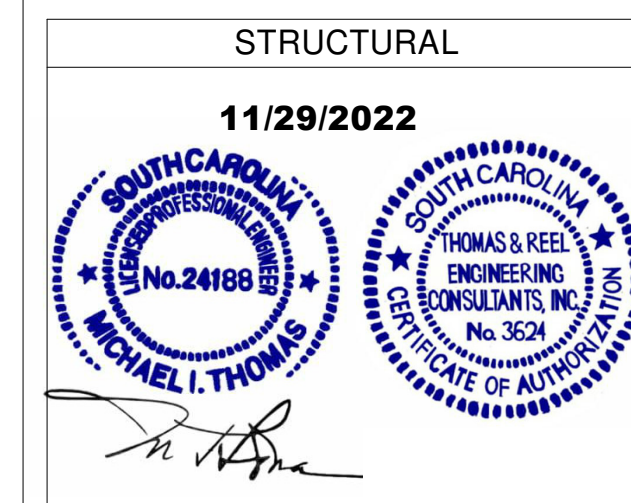
WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY ICC-600. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION. (ICC-600)

ALL GAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR "LARGE MISSILE IMPACT RESISTANCE" AS NOTED BELOW. OPTION: PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8' PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED. (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12" O.C. AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER, (IRC 301.2.1.2 AND ICC-600)

THE DOOR AND WINDOW UNITS WILL HAVE MIN. 5/16" LAMINATED GLASS IN COMPLIANCE WITH AAMA 1011.S.2.87 TESTING SPECIFICATIONS AND LARGE MISSILE RESISTANCE IN ACCORDANCE WITH ASTM E1886/E1996. UNLESS PROTECTED WITH WOOD STRUCTURAL PANELS FASTENED IN ACCORDANCE WITH THE FOLLOWING DETAILS

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

DO NOT REPRODUCE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THOMAS & REEL ENGINEERING CONSULTANTS, INC.



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WATKINS RESIDENCE

JASMINE HALL RD. SEABROOK, SC

WATKINS
GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No. 1801-1676-97

Date Printed 11/29/2022 2:08:06 PM

Date Issued

Designed By AS

Checked by MT

Approved by MT

S1.0
As indicated

GENERAL NOTES

ISSUE FOR CONSTRUCTION

CONCRETE NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONCRETE WORK SHOULD BE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ALL REINFORCING STEEL TO BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60 EXCEPT THAT TIES MAY BE DOMESTIC STEEL CONFORMING TO ASTM A-615 GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO A-185. POLYPROPYLENE FIBERMESH OR FIBER STRANDS MAY BE SUBSTITUTED FOR WELDED WIRE FOR NON STRUCTURAL SLAB REINFORCEMENT.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVES, OPENINGS OR INSERTS MAY BE PLACED IN BEAMS OR SLABS UNLESS APPROVED BY THE ENGINEER AND SHOWN ON SHOP DRAWINGS.
- ALL REINFORCING DETAILS TO CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315," UNLESS DETAILED OTHERWISE ON STRUCTURAL DRAWINGS.
- PROVIDE SPACERS, CHAIRS, BOLTERS, ETC. AS REQUIRED TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLAN.
- PROVIDE CORNER BARS FOR ALL FOOTINGS, ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5" INTO INTERIOR FOOTINGS AND A MINIMUM OF 7" INTO ALL OTHERS. DOWEL BARS LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25".
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- SOIL UNDER SLAB TO BE PRETREATED FOR TERMITES AS PER THE 2018 INTERNATIONAL BUILDING CODE.
- ALL FOOTINGS TO BE DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2000 P.S.F. OWNER #/OR CONTRACTOR TO HAVE SOIL PRESSURE VERIFIED AND IF CONTACT PRESSURE IS LESS THAN 2000 P.S.F. FOUNDATION SHALL BE REDESIGNED. COMPACT FILL SOIL TO 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D-1557 DOWN TO 2'-0" BELOW ALL SLABS & FOOTINGS.
- PLUMBING WASTE PIPE PENETRATING FOOTING SHALL BE CAST IRON OR SCH 40 PVC. GROUT WORK AS PER ASTM C476 I 3. MASONRY WORK AS PER ACI 530.1-02

STRUCTURAL STEEL COMPONENTS FASTENERS & TIE DOWNS

- SHAPES, ANGLES, CHANNELS: ASTM A 36 Fy = 36 KSI ROUND AND SQUARE METAL PIPE: ASTM A 53 GRADE B Fy = 36 KSI; SQUARE METAL TUBING: ASTM A 500, GRADE B Fy = 36 KSI
- FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO: HIGH STRENGTH BOLTS: ASTM A325 MACHINE BOLTS: GALVANIZED ASTM A 307
- SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A 526 Fy = 33 KSI WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A 525.
- NAILS SHALL CONSIST OF RING SHANK NAILS WITH MINIMUM DIAMETER AS FOLLOWS: 8D = .131", 10D = .148", 16D = .162"
- ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.
- ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.
- ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND MANUFACTURER'S SPECIFICATIONS.
- CONCRETE EMBEDDED "J" BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.
- CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO PLACING GROUT/CONCRETE.
- FASTENERS ARE TO BE GALVANIZED ROOFING NAILS WITH A MINIMUM OF 12 GAUGE SHANK AND A MINIMUM 3/8" DIA. HEAD.
- FASTENERS ARE TO BE LONG ENOUGH TO PENETRATE THE SHINGLES AND STILL PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING, USE 1" NAILS MIN.

FOUNDATION DESIGN ASSUMPTIONS

THE FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL OR ROCK WITH A BEARING CAPACITY WITH A SAFE WORKING ZONE DESIGNATED BY GEOTECHNICAL ENGINEER. IF PORTIONS OF THE SLAB OR FOUNDATION IS ON PREPARED FILL, A REGISTERED GEO-TECHNICAL ENGINEER SHALL VERIFY SUITABILITY OF THE FILL FOR USE AND ITS FOUNDATION BEARING CAPACITY, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SOIL AND/OR SITE LOCATION PRIOR TO COMMENCING WORK AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES IN THIS DESIGN IMMEDIATELY.

NOTE:

1)SEE ARCHITECTURAL DRAWINGS FOR DIMENSION(S) AND CONDITION(S) NOT SHOWN HEREIN.

2) FRAMING BY OTHERS. TO BE DESIGNED UTILIZING L/480 DESIGN CRITERIA AND TO BE SUBMITTED TO ENGINEER FOR APPROVAL. SEE ARCHITECTURAL FOR DIMESIONS AND CONDITIONS NOT SHOWN HERIN.

3) SOIL BEARING PRESSURE ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P.OOWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY # ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

4) CONTRACTOR TO VERIFY LOCATION OF THICKENED SLAB LOAD BEARING WALLS.

5) EWP, ENGINEERED WOOD PRODUCT, DESIGN TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOIL BEARING CAPACITY

SOIL BEARING PRESSURE ASSUMED AT 2000 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P.OOWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY # ALL...

ENTRY STEP NOTE

GENERAL CONTRACTOR SHALL DETERMINE IN-FEILD THE LOCATIONS AND PLACEMENT OF ENTRY STAIR AND LANDINGS AS PER SITE CONDITIONS. THESE STAIRS AND LANDINGS...

DIMENSION NOTE

SEE ARCHITECTURAL PACKAGE FOR DIMENSIONS AND FINISH FLOOR ELEVATIONS NOT...

FRAMING SYSTEM NOTE

ALL FRAMING SYSTEMS ARE TO BE DESIGNED BY OTHER AND SUBMITTED FOR REVIEW BY...

CONTROL JOINT NOTE

FOR A 4" THICK SLAB, JOINTS SHOULD BE SPACED 8-12 FEET APART AND CUT 1" DEEP.

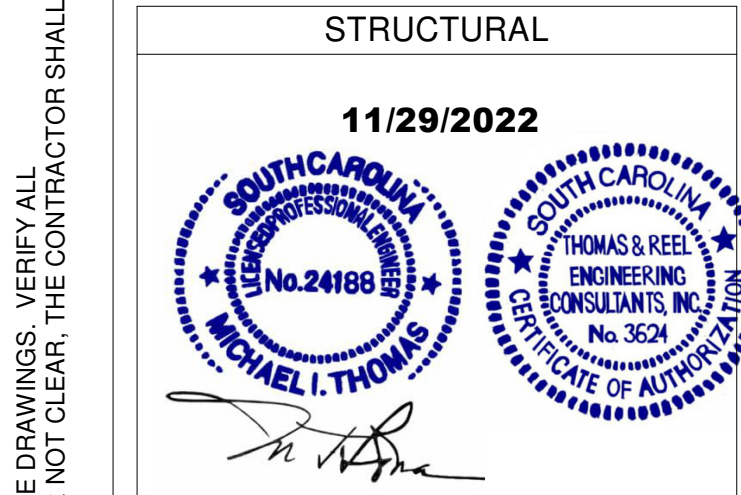
MISCELLANEOUS NOTES

- ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH NAILING PATTERN: 15/32" OSB OR EQUIVALENT 3" EDGE
- CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STURCTURE AND ITS INDIVIDUAL MEMBERS THAT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THIS STRUCTURE IS DESIGN FOR A COMPLETE CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.

GENERAL FOUNDATION NOTES

- ALL CONTINUOUS FOOTINGS SHALL BE REINFORCED WITH 2 #5 MINIMUM LAP ON REBAR IS 25"
- ALL FOOTING TRENCHES SHALL BE FREE OF ANY LOOSE OR ORGANIC MATERIAL. TRENCHES SHALL BE MECHANICALLY TAMPED TO 90% STANDARD PROCTOR DENSITY.
- ALL CONTINUOUS FOOTINGS SHALL BE POURED THE SAME DAY AND ALL CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- PROVIDE 4" THICK (MINIMUM) CONCRETE PAD UNDER ALL AREAS WHERE STEPS DESCEND TO GRADE.
- 24" X 12" CONC. GRADE BEAM W/ (2) #5 RE-ROD. CONT. OVERLAP ENDS 40X DIA. MIN.
- 36" X 36" X 12" CONC. FOOTING W/ (4) #5 RE-ROD. EACH WAY

FLOOR JOIST SCHEDULE FOR SOUTHERN PINE #2 WITH A DEAD LOAD OF 20 PSF		
PER WFCM 2018 TABLE 3.1.8A		
JOIST SPACING	2X	MAXIMUM SPAN
12" O.C.	2X6	10' 9"
12" O.C.	2X8	13' 8"
12" O.C.	2X10	16' 2"
12" O.C.	2X12	19' 1"
16" O.C.	2X6	9' 4"
16" O.C.	2X8	11' 10"
16" O.C.	2X10	14' 0"
16" O.C.	2X12	16' 6"



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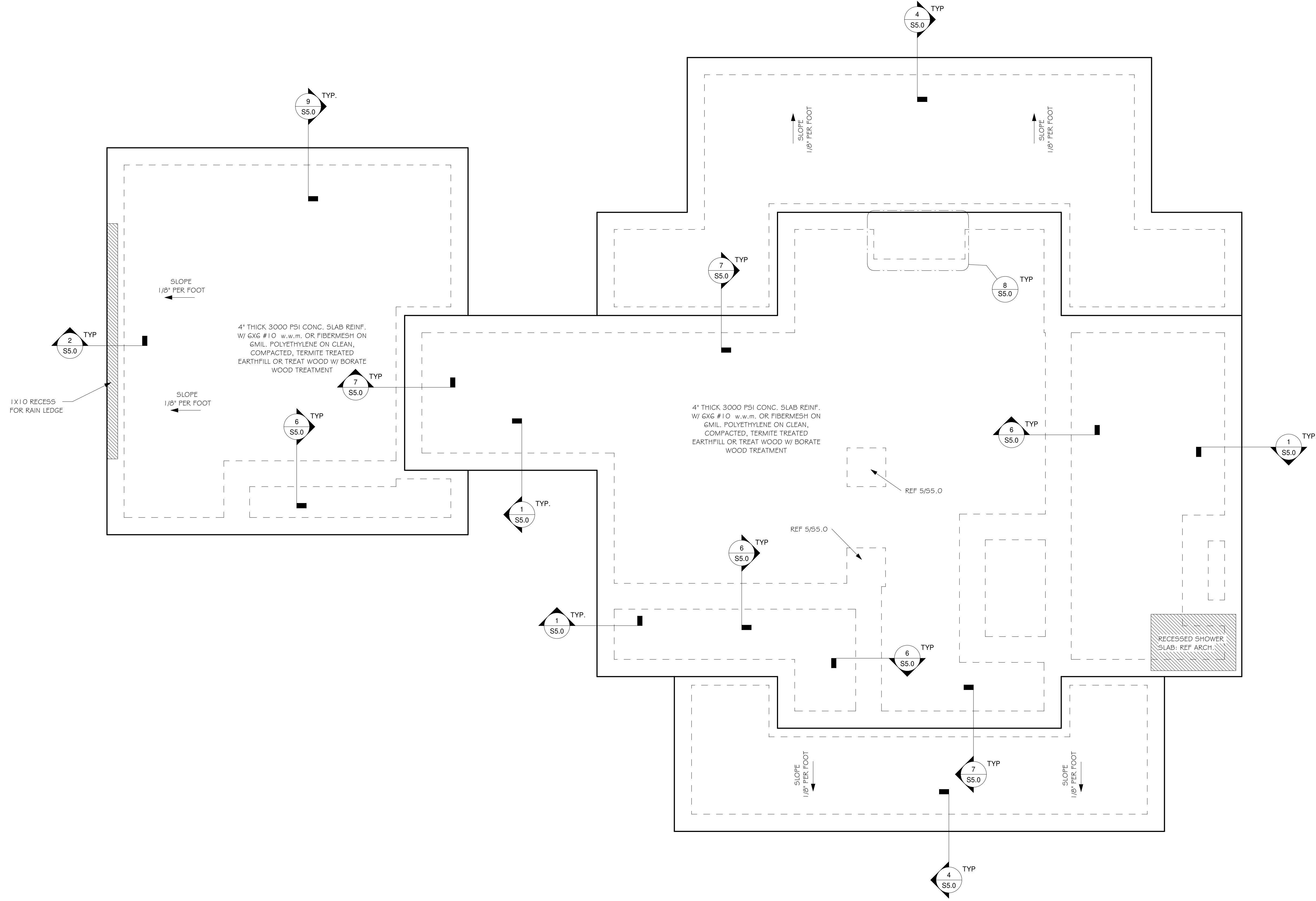
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1 FOUNDATION PLAN
N.T.S



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FULL HEIGHT STUDS

FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS PER SEC. 4; TABLE 5 OF THE WOOD FRAME CONSTRUCTION MANUAL (130 MPH - EXPOSURE "B"). THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN HALF THE NUMBER OF STUDS REPLACED BY THE OPENING, IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL, SECTION 4.2; TABLE 9. FULL HEIGHT STUDS SHALL BE PERMITTED TO REPLACE AN...

WINDOW SILL PLATES

MAXIMUM SPANS FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPANS GIVEN IN WFCM - SEC. 4.2; TABLE 9.

HEADER AND/OR GIRDER TO STUD CONNECTIONS

HEADERS AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN WFCM - SEC. 4.2; TABLE 9. WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE...

TOP AND BOTTOM PLATE TO FULL HEIGHT STUD

EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN WFCM - SEC. 4.2; TABLE 9.

GENERAL ROOF FRAMING NOTES

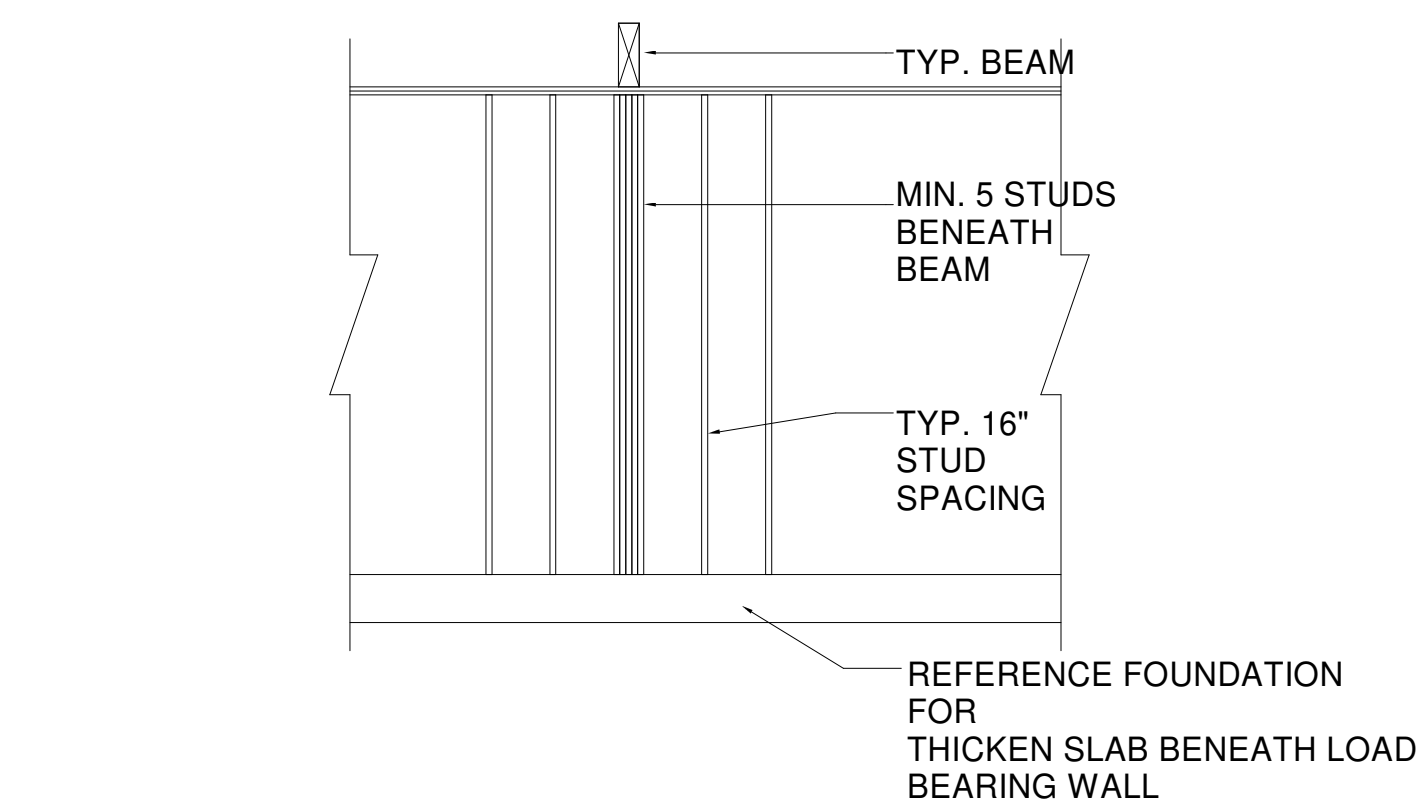
- ALL RIDGE, HIP & VALLEY MEMBERS SHALL BE A 2X12 MINIMUM AND CONTINUOUS IN LENGTH. USE 1-3/4" X 1/4" MICROLAM FOR CONTINUOUS LENGTH, IF NECESSARY.
- WEB PERMANENT DIAGONAL BRACING. 2X4 SYP. STUD GRADE OR BETTER.
- DOUBLE ROOF RAFTERS @ ALL SIDE WALLS OF DORMERS.
- DOUBLE ROOF RAFTERS & HEADER FRAMING @ CHIMNEY WELL W/ MIN 2" CLEARANCE.
- GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING @ 48" O.C. & 48" IN FROM GABLE END WALL (REF. S.B.B.C.C./ICC 600)
- ALL TRUSSES, UNLESS OTHERWISE NOTED, SHALL BE 2X4 @ 16" O.C.
- ALL RAFTERS TO BE STRUCTURALLY SUPPORTED BY SOLID BEARING AND/OR BEAM(S) DESIGNED BY OTHERS

ROOF RAFTER SCHEDULE	
PER WFCM 2018 TABLE 3.26C #2 SOUTHERN PINE DEAD LOAD=20 PSF	
2 X 6's O.C. UP TO 11'-8" (UNSHORED) SPAN	
2 X 8's O.C. UP TO 14'-9" (UNSHORED) SPAN	
2 X 10's O.C. UP TO 17'-6" (UNSHORED) SPAN	
2 X 12's O.C. UP TO 20'-8" (UNSHORED) SPAN	
CEILING JOIST SCHEDULE (WITHOUT STORAGE)	
PER WFCM 2018 TABLE 3.25A1	
2 X 6's O.C. UP TO 16'-11" (UNSHORED) SPAN	
2 X 8's O.C. UP TO 21'-7" (UNSHORED) SPAN	
2 X 10's O.C. UP TO 25'-7" (UNSHORED) SPAN	
CEILING JOIST SCHEDULE (WITH LIMITED STORAGE)	
PER WFCM 2018 TABLE 3.25B1	
2 X 6's O.C. UP TO 12'-0" (UNSHORED) SPAN	
2 X 8's O.C. UP TO 15'-3" (UNSHORED) SPAN	
2 X 10's O.C. UP TO 18'-1" (UNSHORED) SPAN	

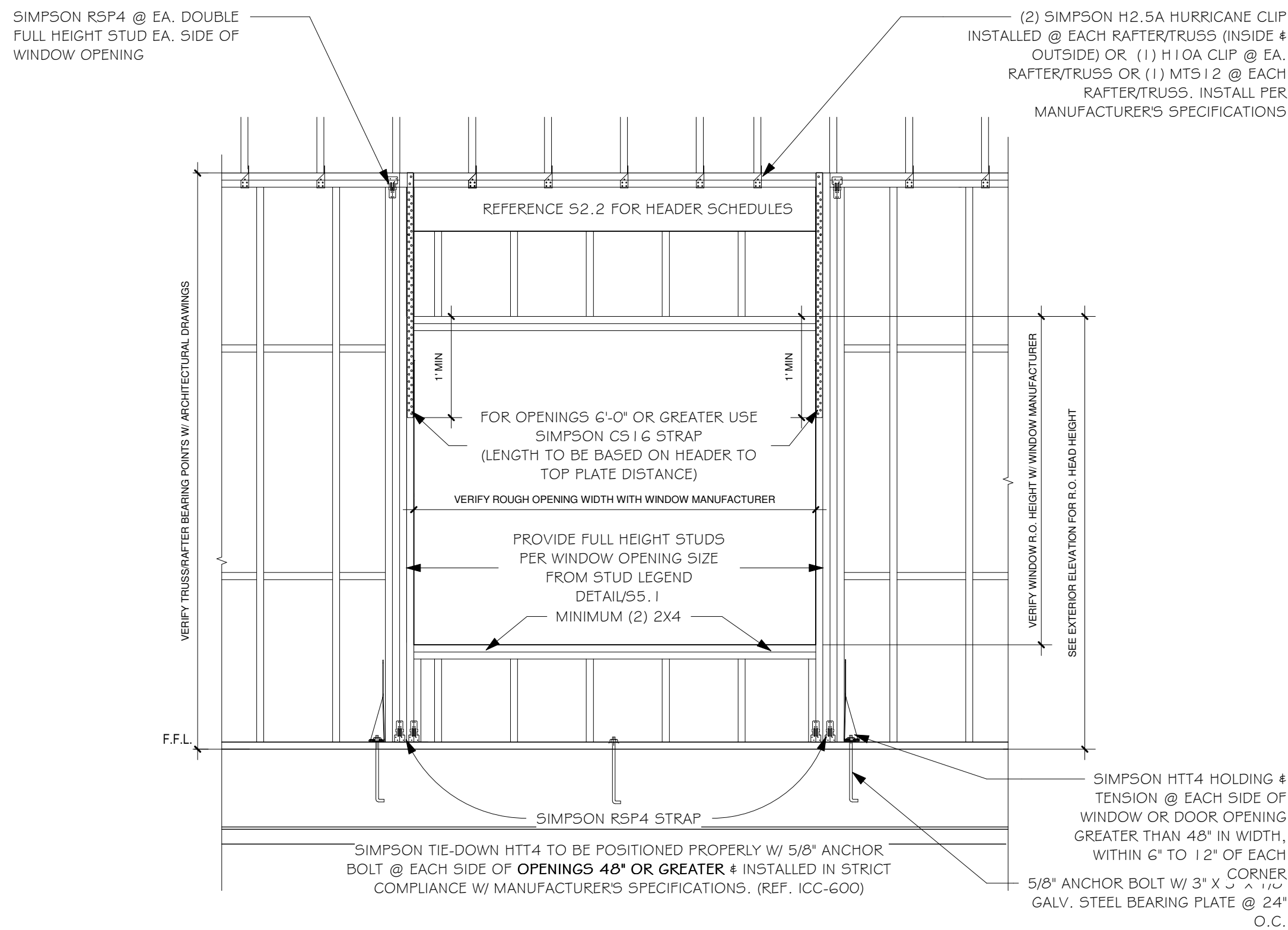
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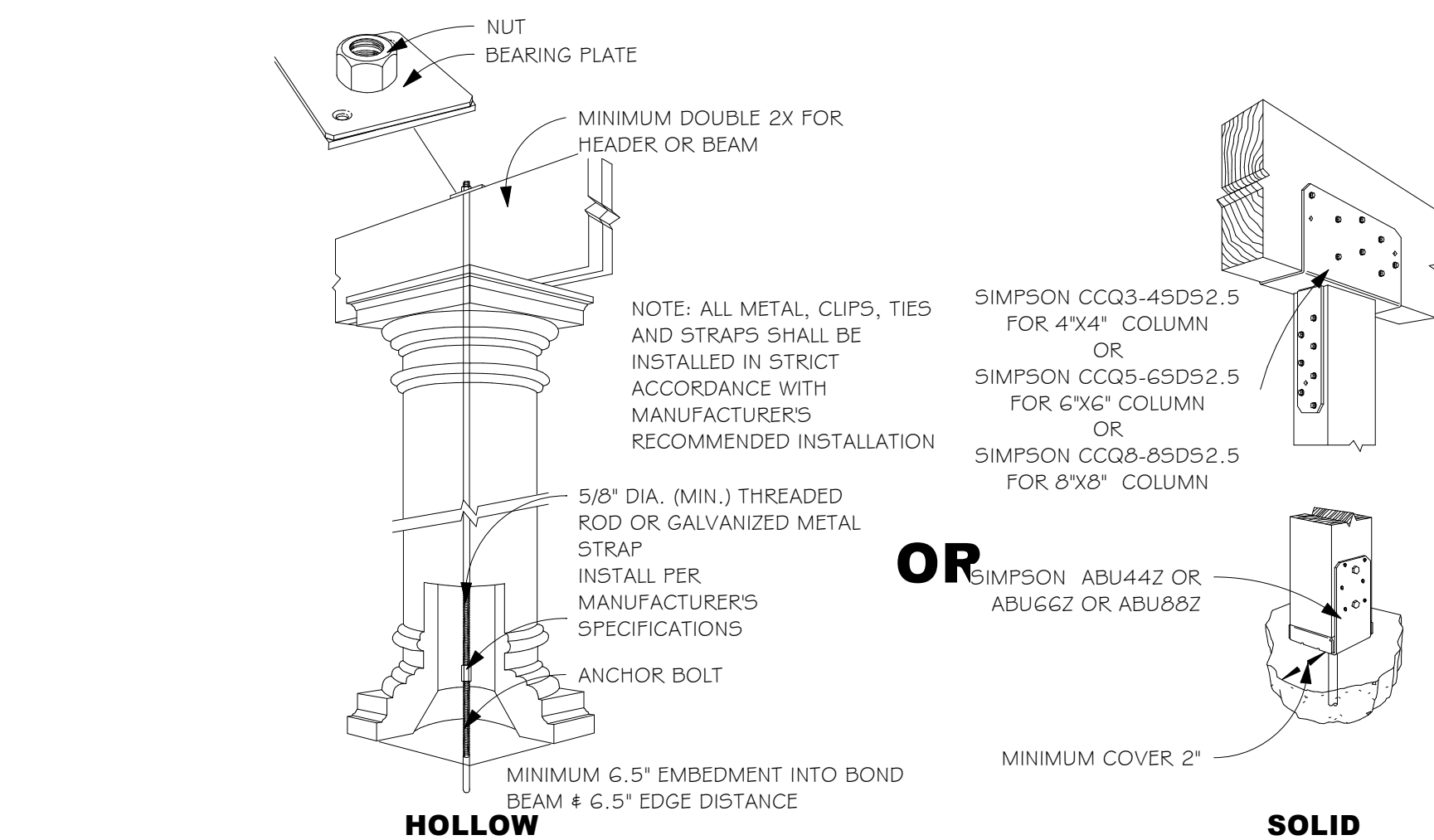
HEADER SCHEDULE			
HEADER SPAN	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER	
		NUMBER OF KING STUDS	NUMBER OF JACK STUDS
0'-0" - 3'-2"	(2) 2X8	1	1
3'-3" - 6'-2"	(2) 2X8	1	2
6'-3" - 8'-0"	(2) 2X10	1	2
8'-1" - 10'-0"	(2) 1.75" X 10" LVL	2	3
10'-1" - 12'-0"	(3) 1.75" X 10" PARALLAM	3	3
12'-1" AND ABOVE	REFERENCE BEAM SCHEDULE	5	5



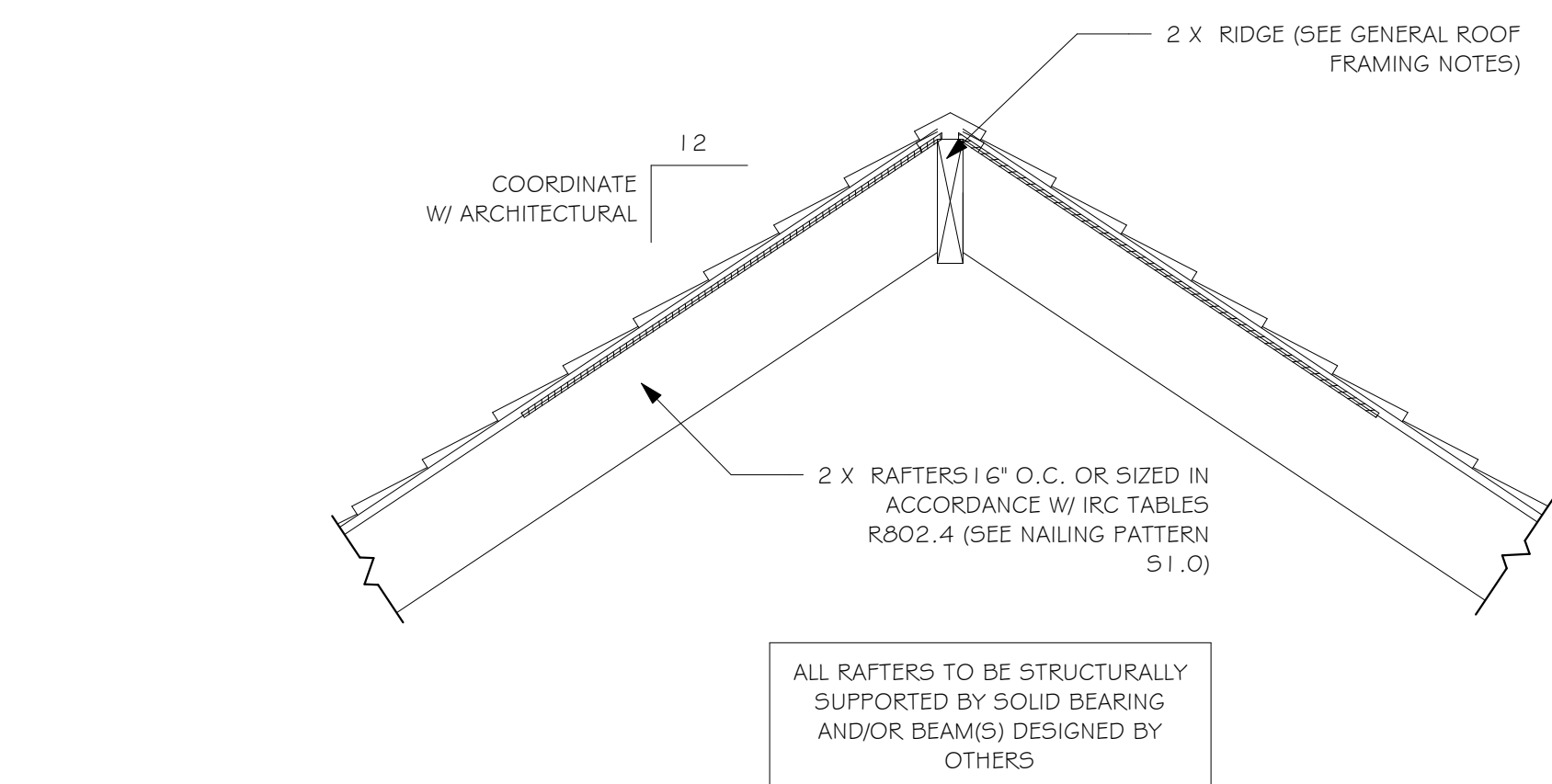
1 TYP. STUD DETAIL AT BEAM N.T.S.



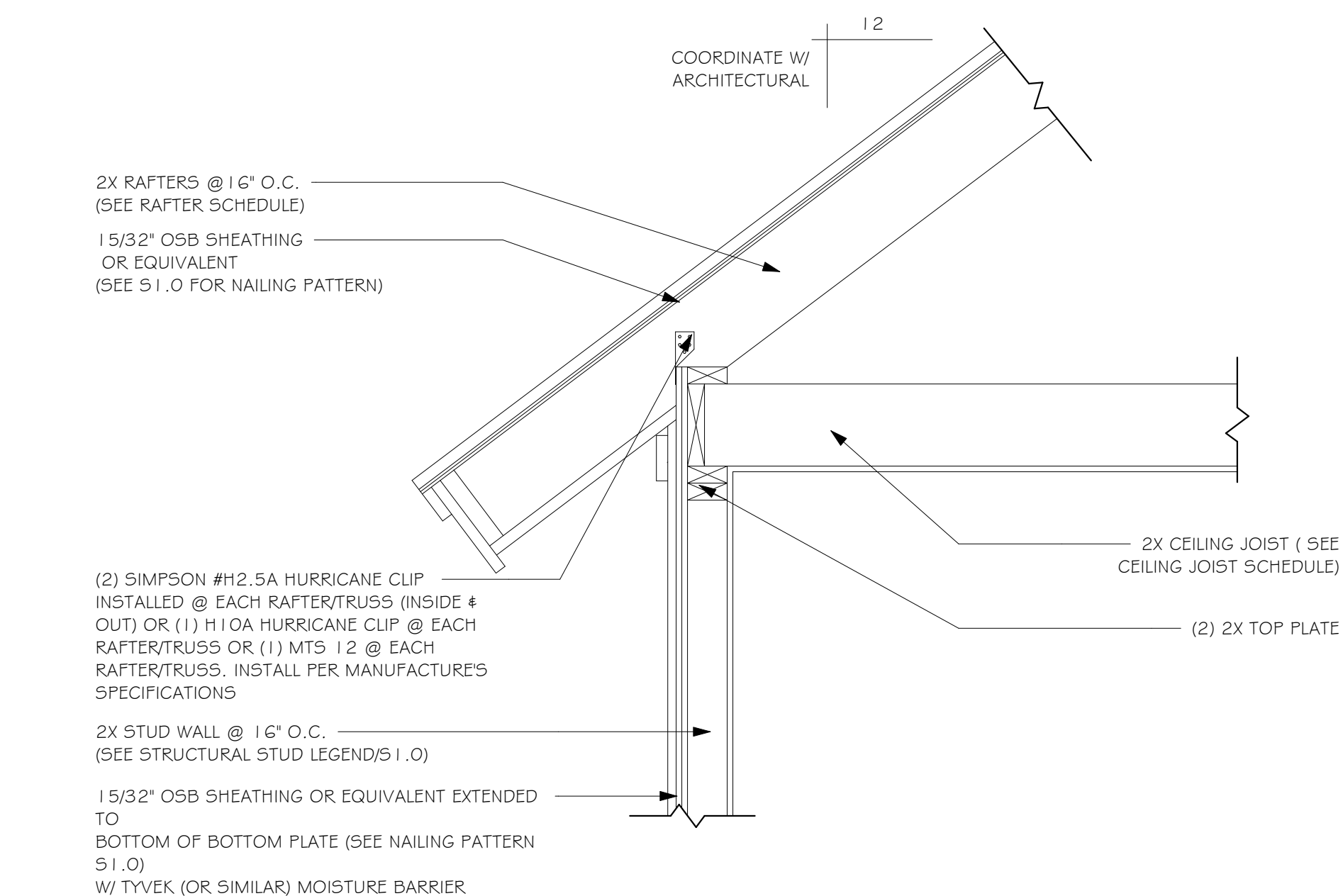
2 WALL OPENING STRAP DETAIL N.T.S.



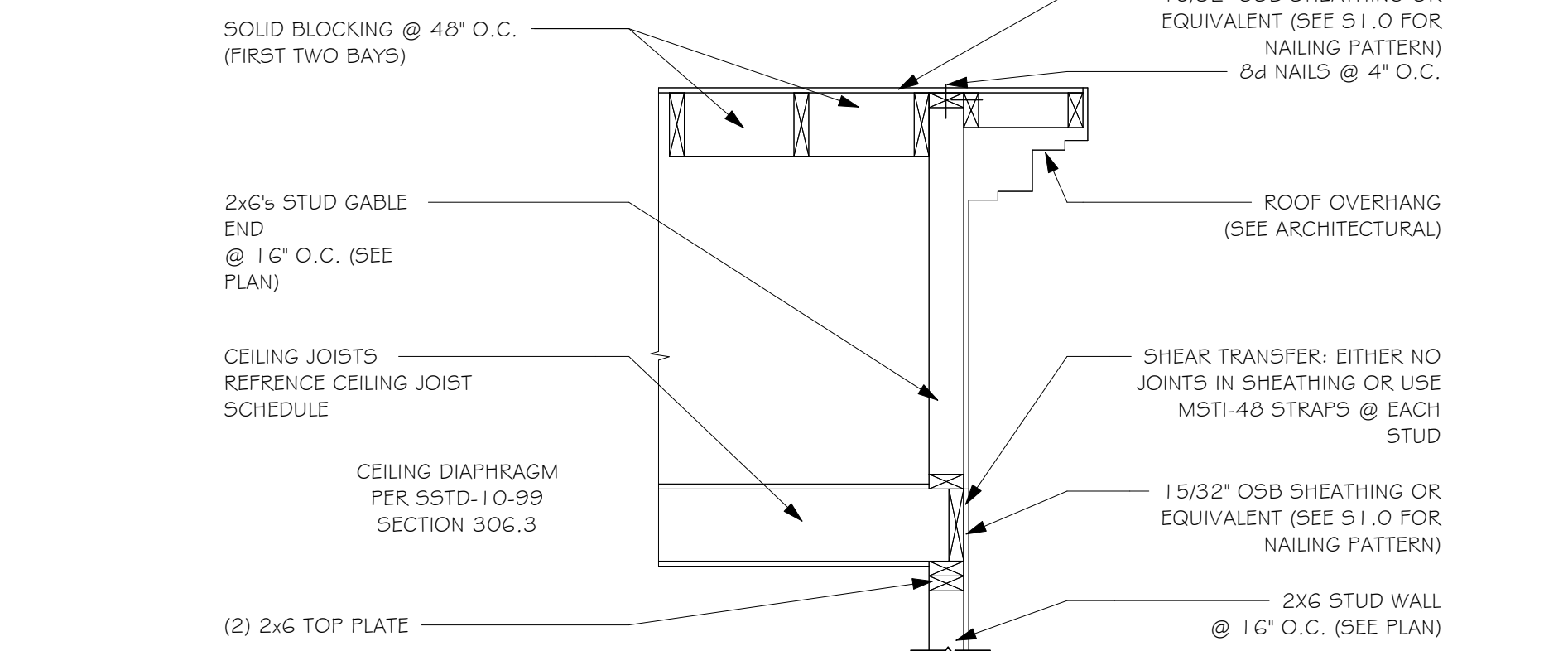
3 SIMPSON ROD TIEDOWN @ HOLLOW & SOLID COLUMNS N.T.S.



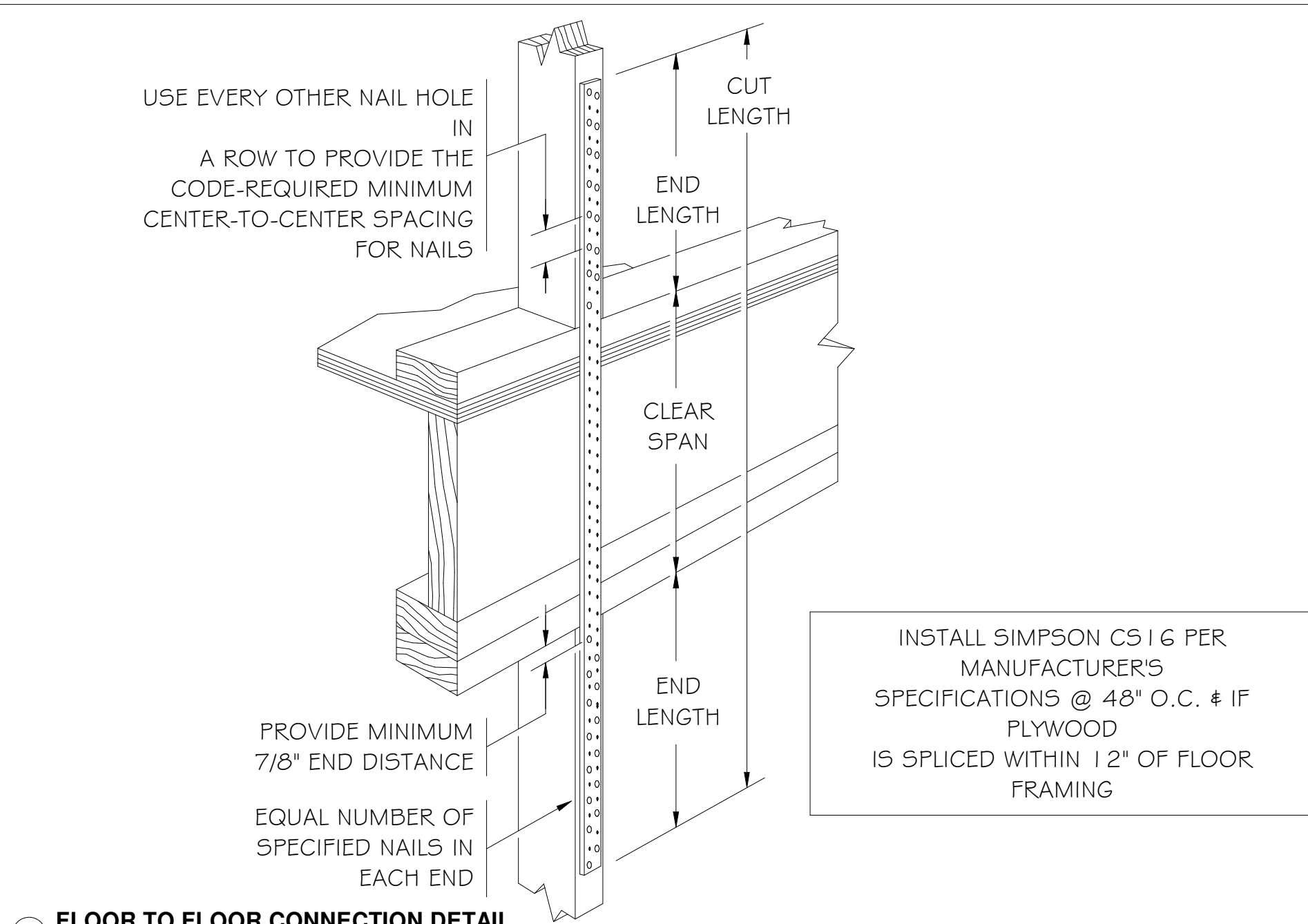
4 ROOF RIDGE DETAIL N.T.S.



5 TYP. EAVE DETAIL N.T.S.



6 TYP. GABLE END FRAMING DETAIL N.T.S.



7 FLOOR TO FLOOR CONNECTION DETAIL N.T.S.

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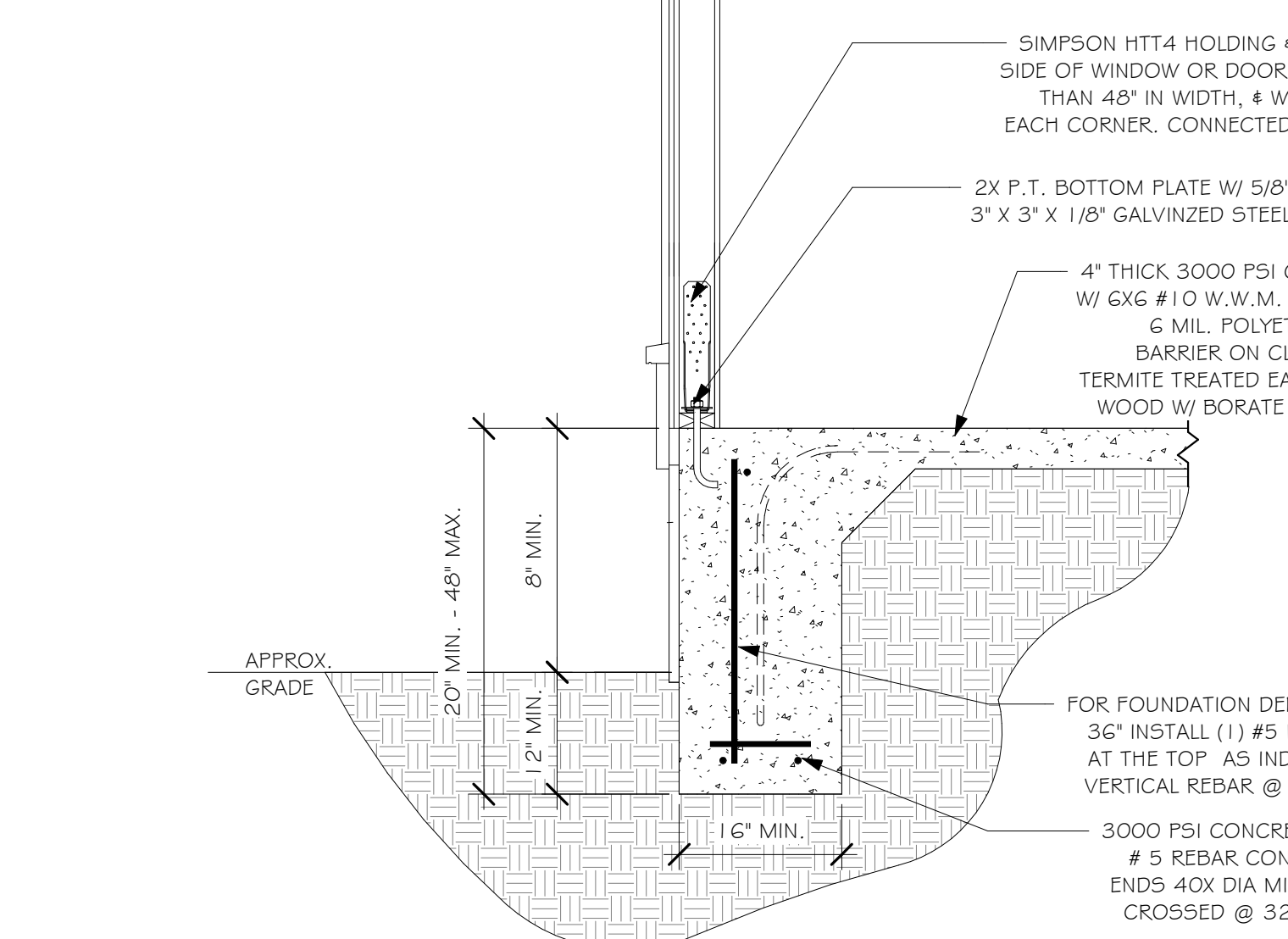
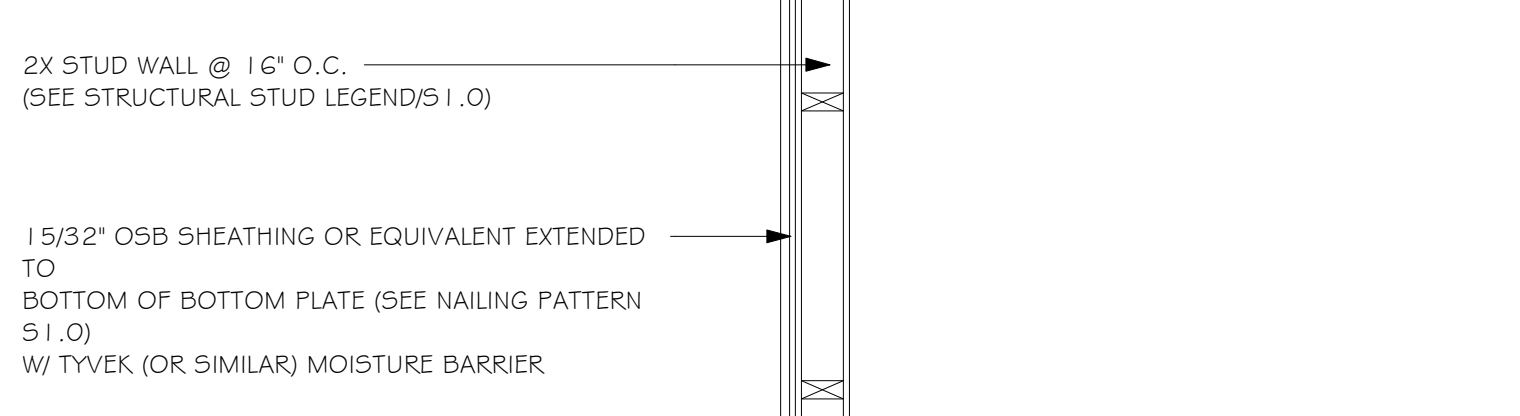
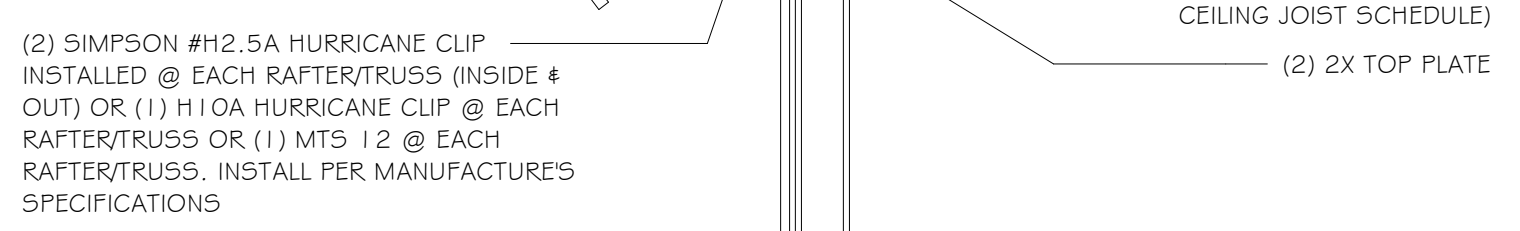
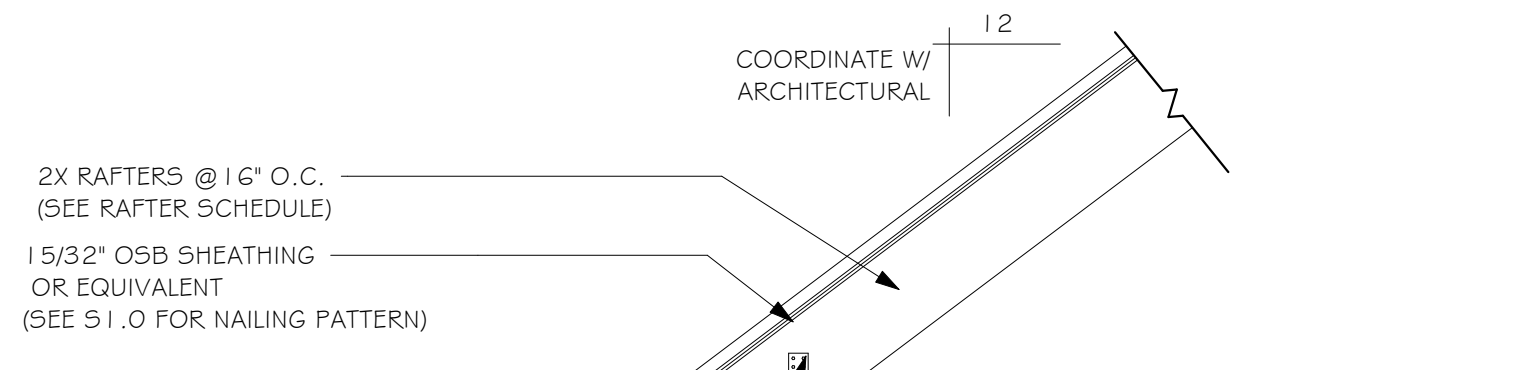
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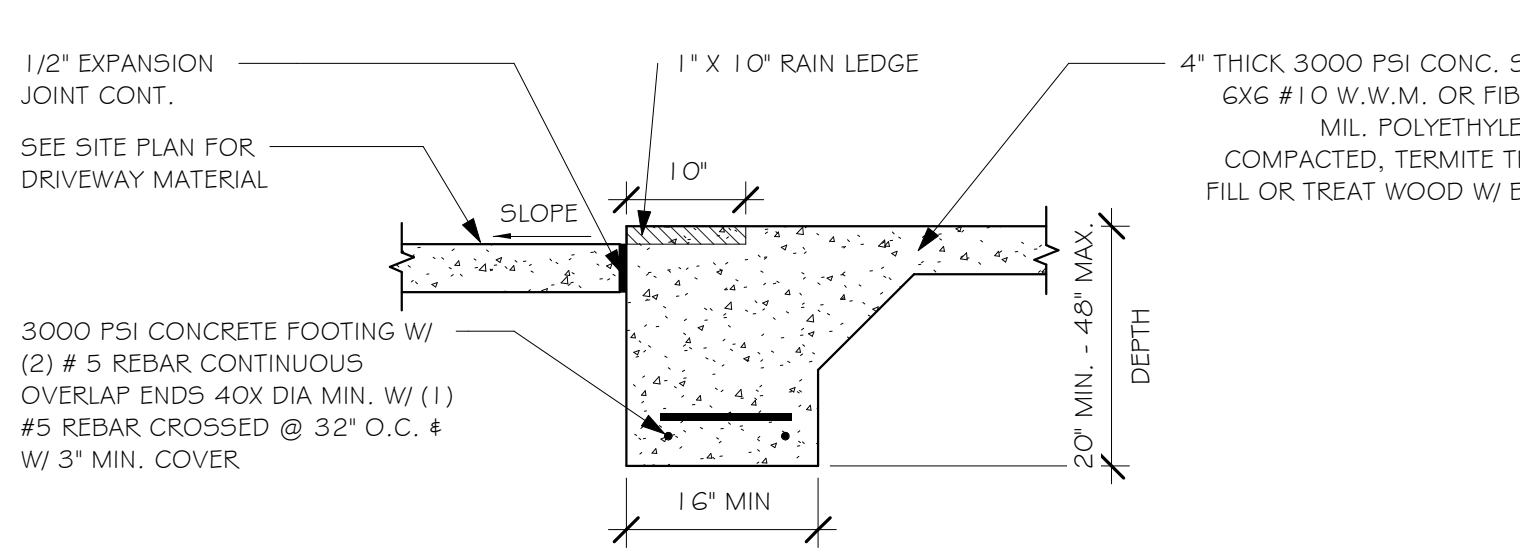
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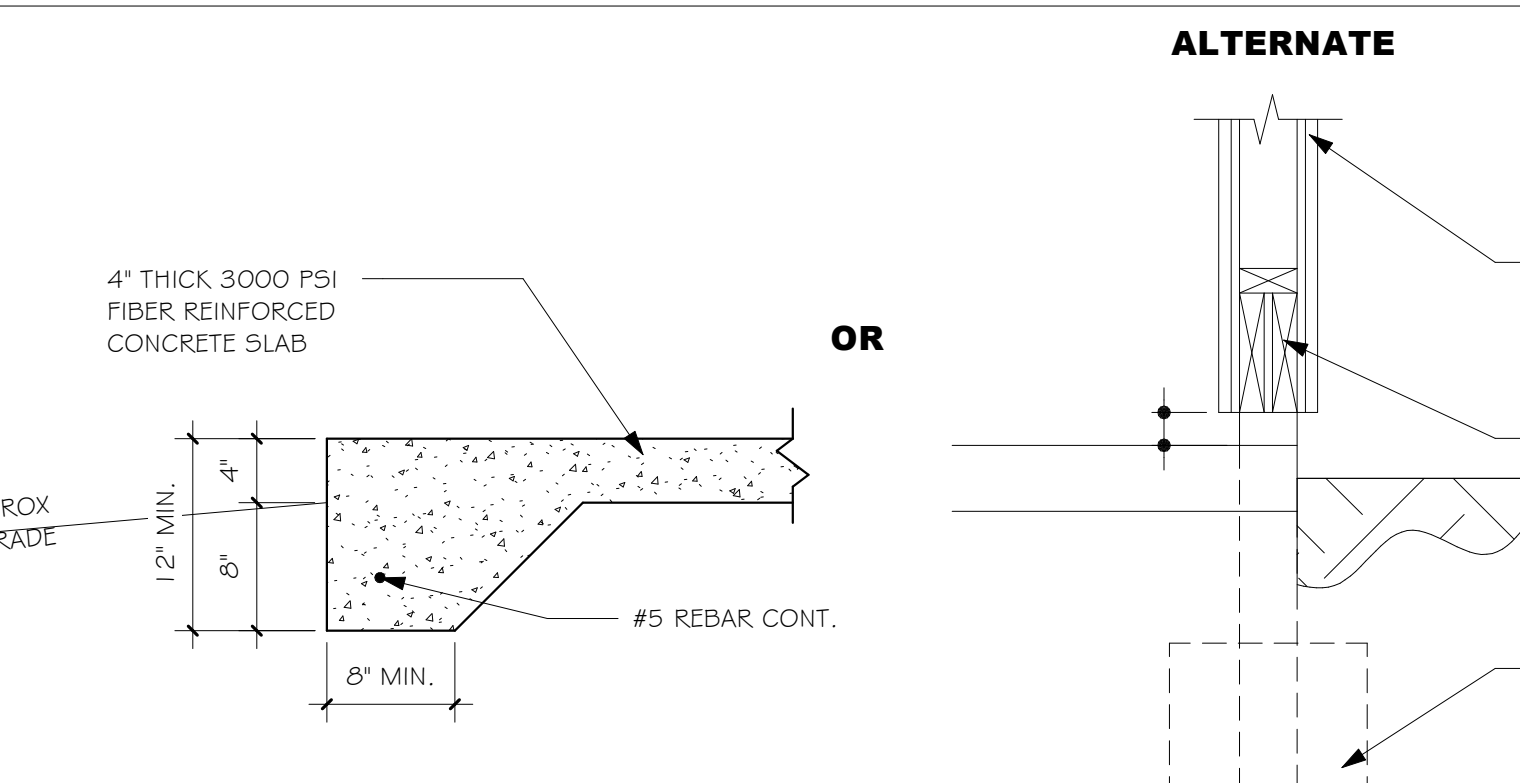
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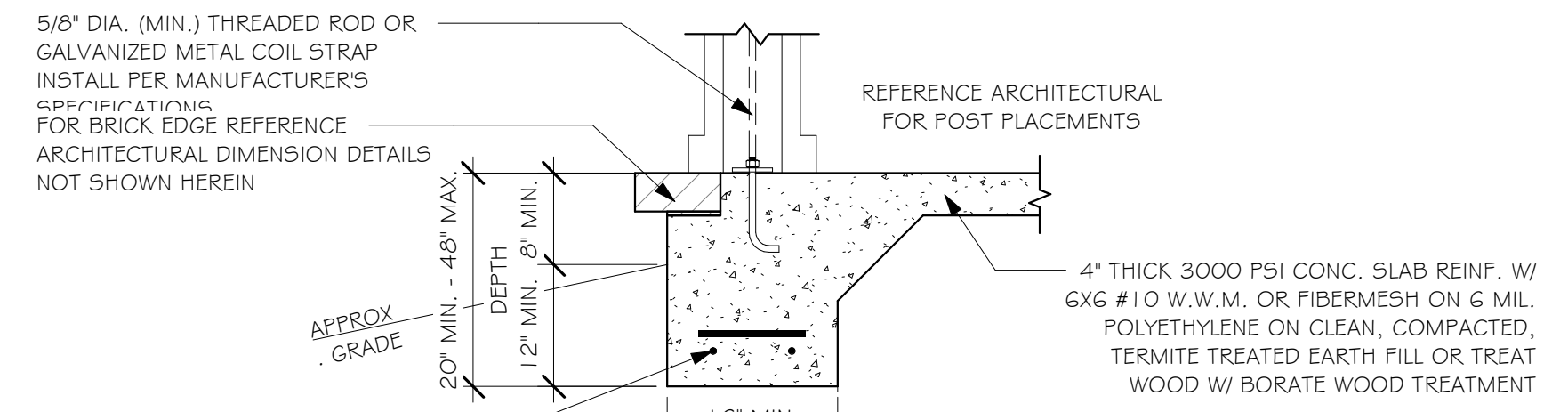
1 TYPICAL WALL SECTION N.T.S.



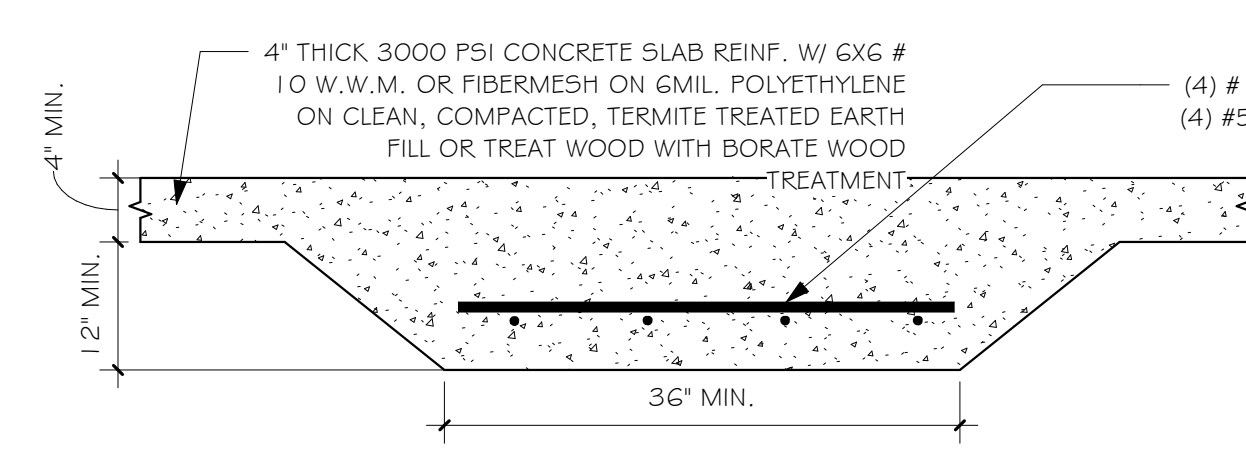
2 GARAGE OPENING DETAIL N.T.S.



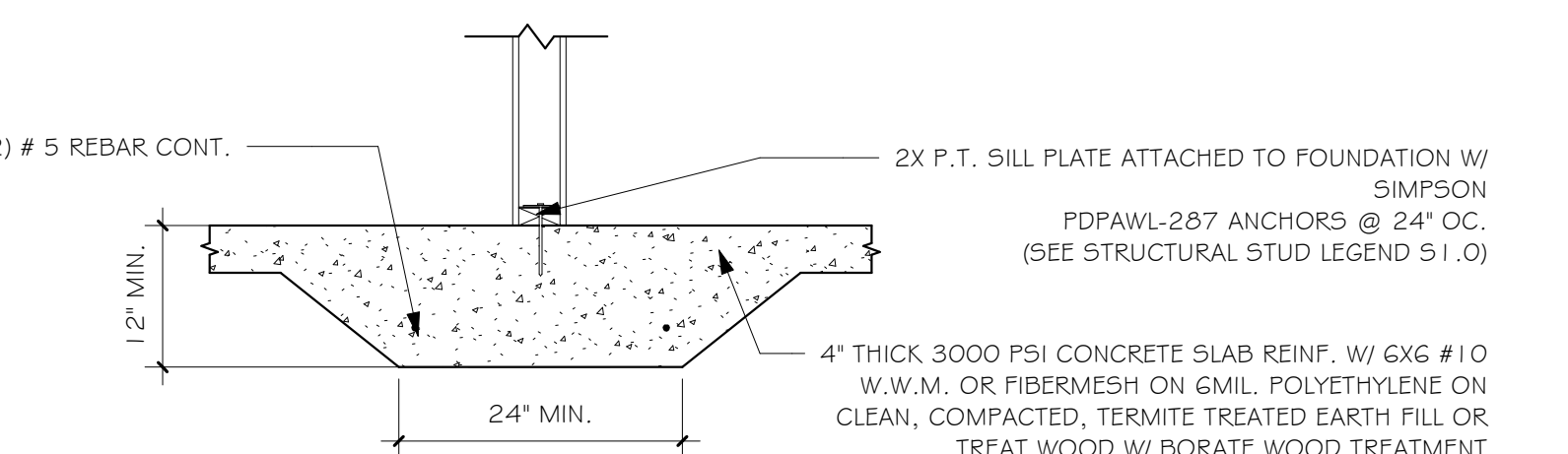
3 TYP. UTILITY/STAIR SLAB N.T.S.



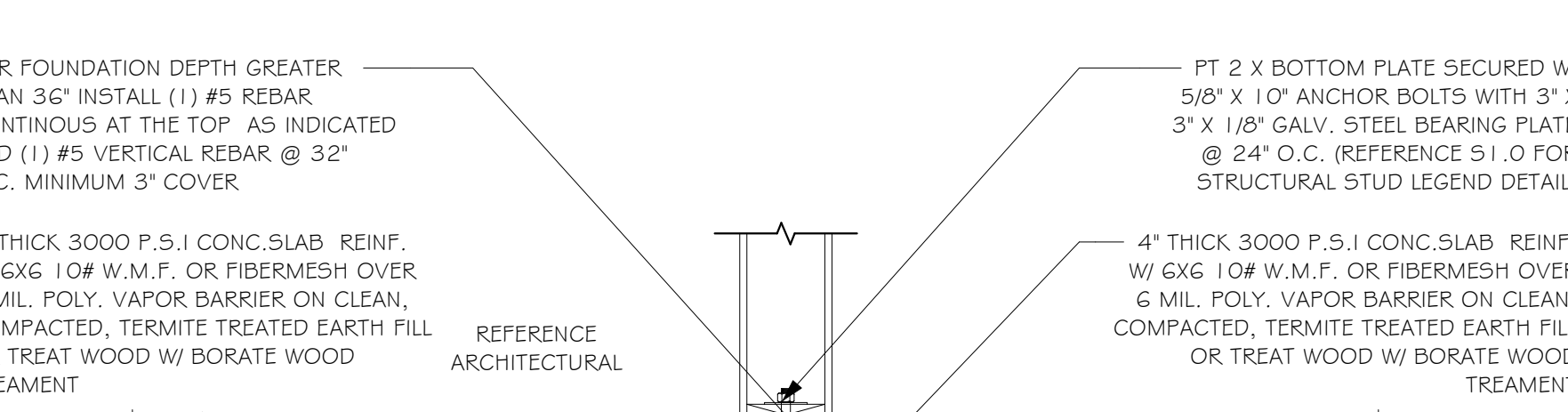
4 TYP. PORCH FOUNDATION N.T.S.



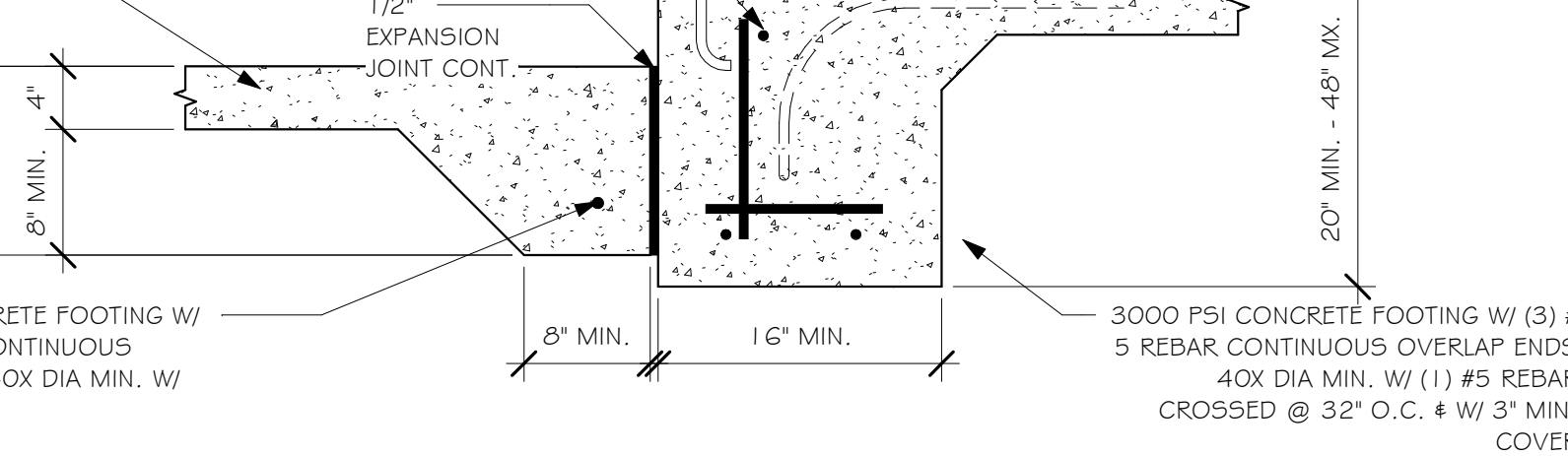
5 3'X3' CONCRETE FOOTING N.T.S.



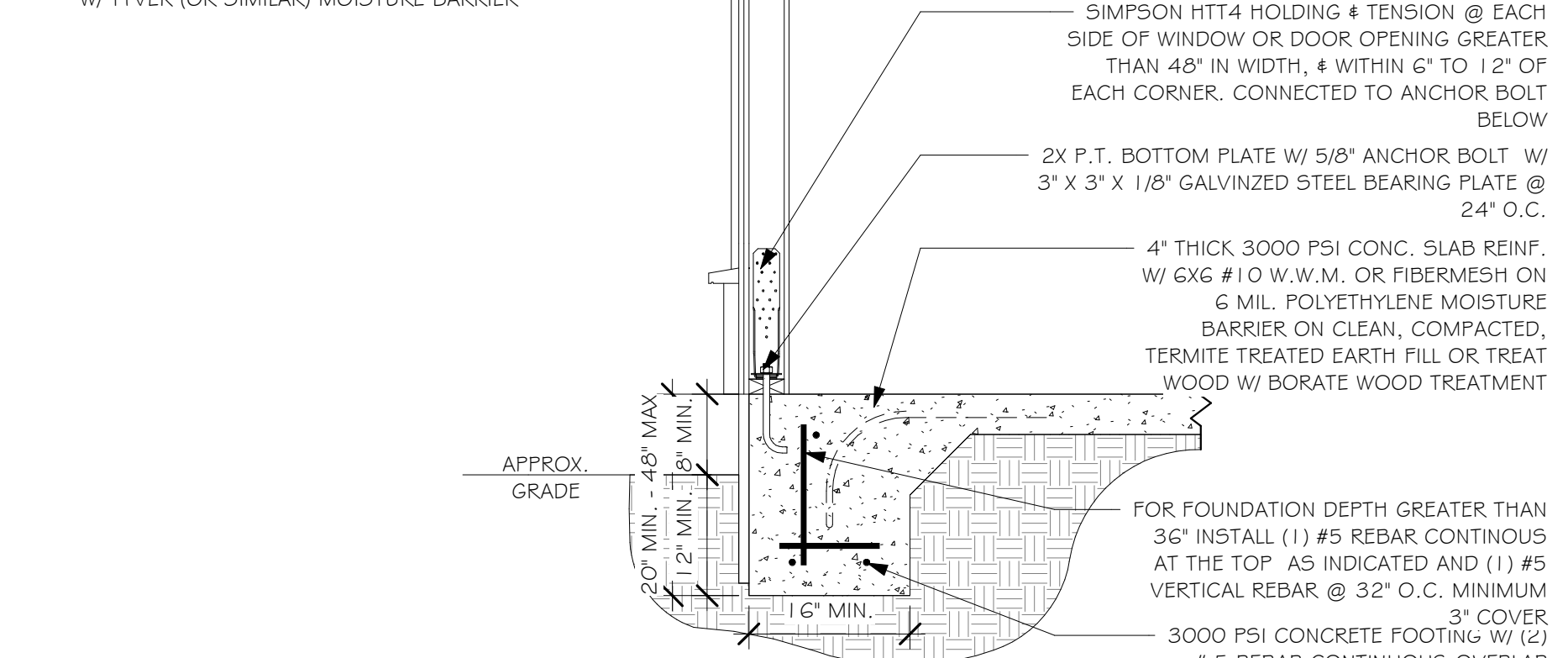
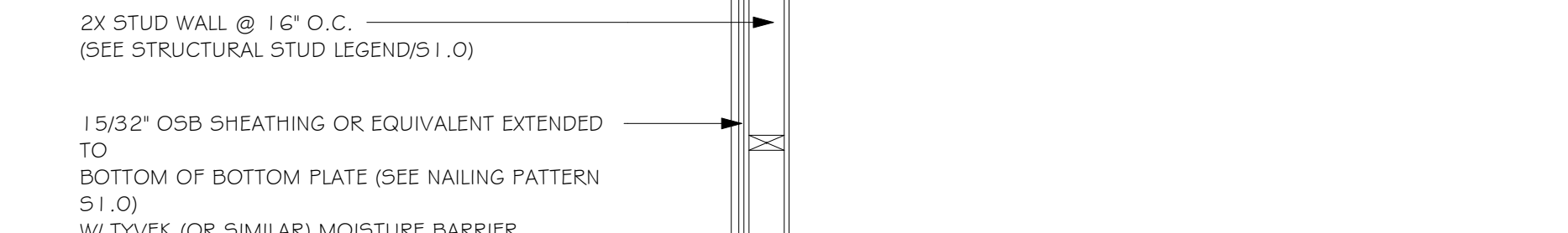
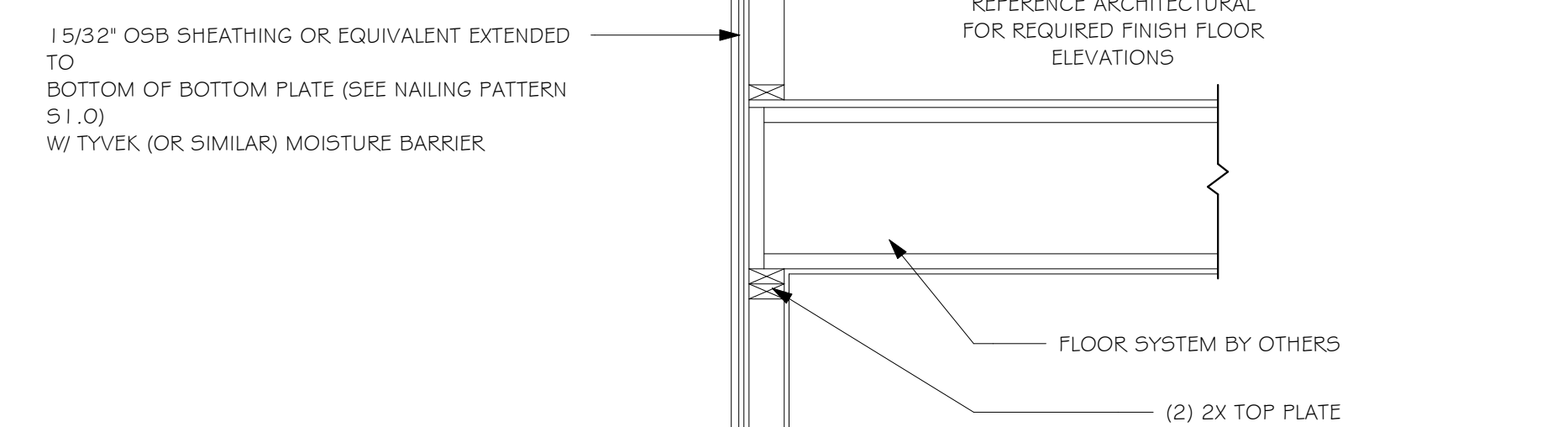
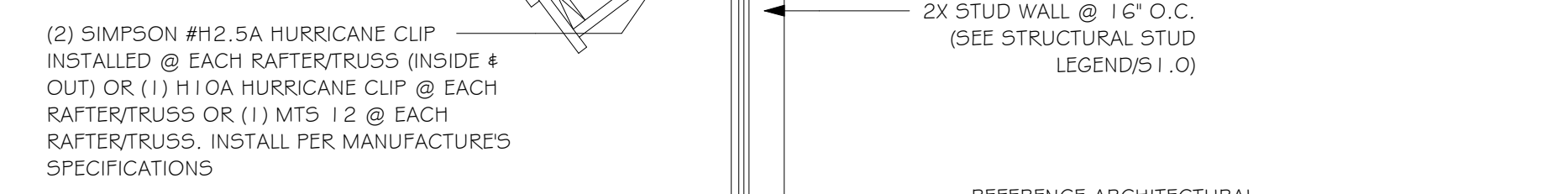
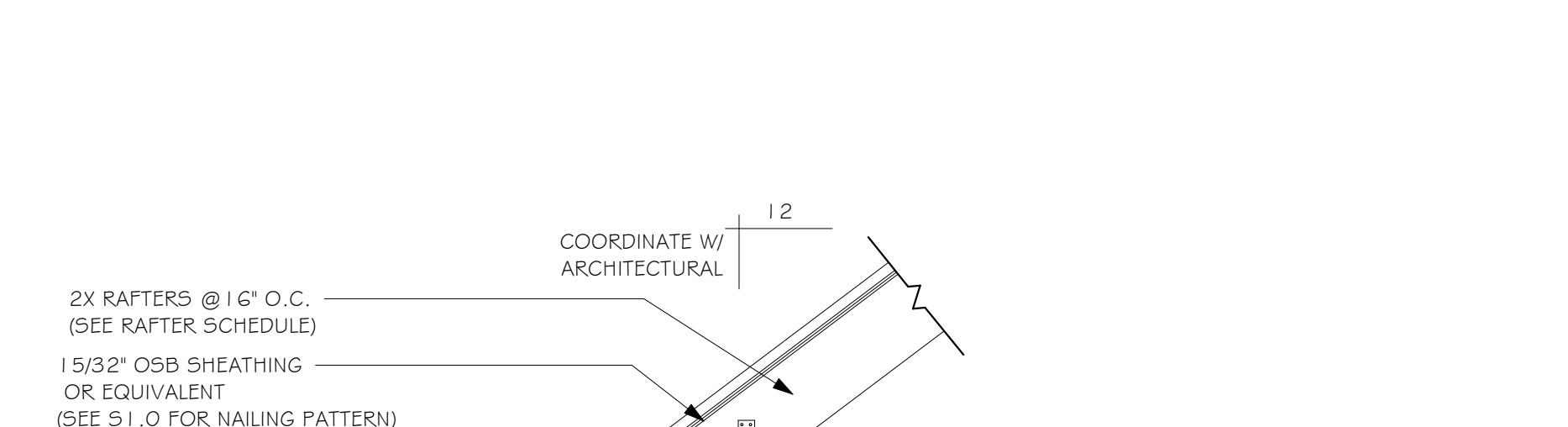
6 THICKENED SLAB FOUNDATION DETAIL N.T.S.



7 TYP. FOUNDATION STEP DOWN W/ TURN DOWN N.T.S.



8 TYPICAL FIREPLACE FOUNDATION DETAIL (EXTERIOR WALL) N.T.S.



9 TYPICAL WALL SECTION @ GARAGE N.T.S.

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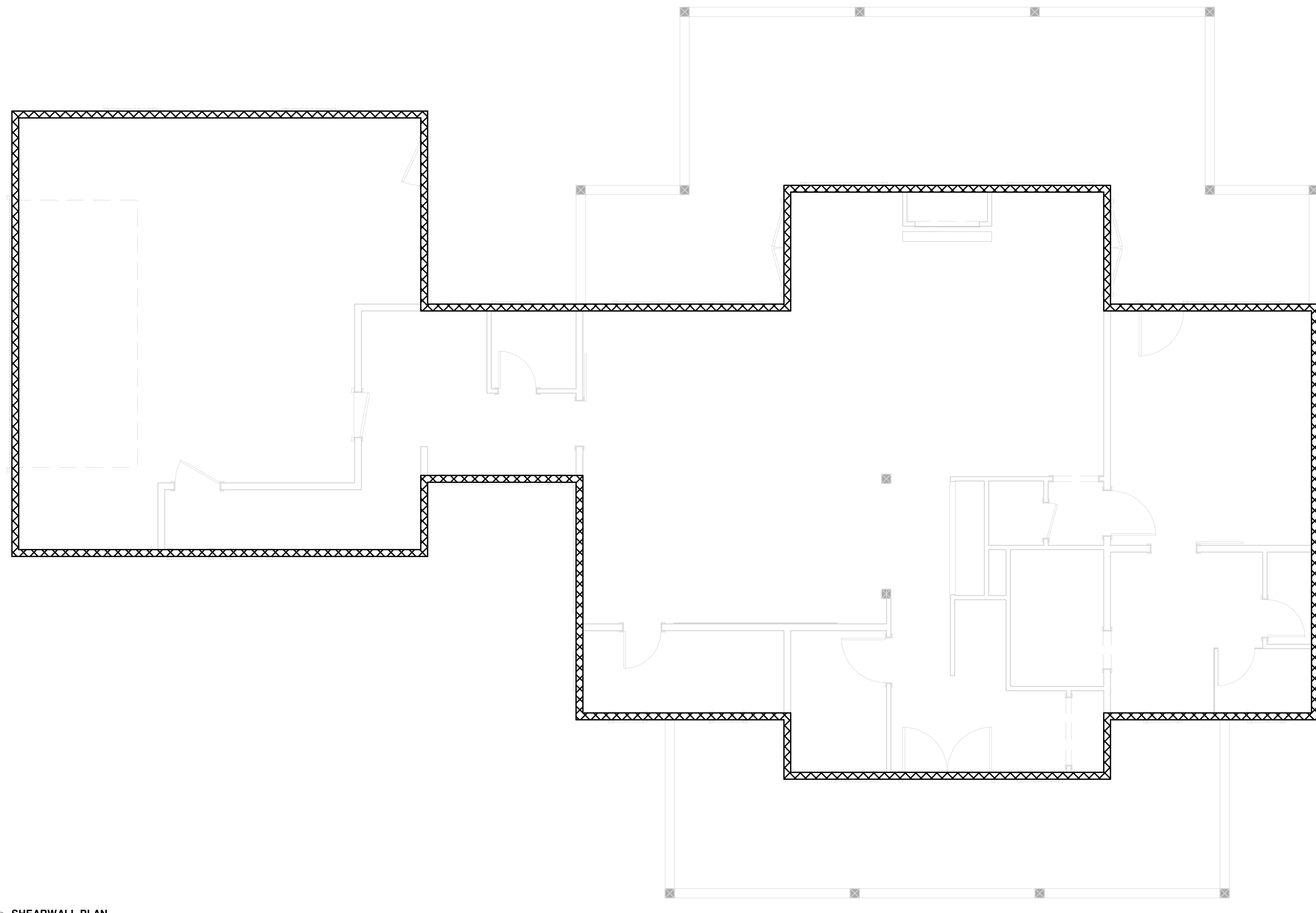
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SECTION DETAILS

ALL EXTERIOR WALLS ARE TO BE SHEAR WALL W/
SINGLE SIDE EXTERIOR SHEATHING PER S1.0

XXXXXXXX	SHEAR WALL
	NOTES: REF. SHEATHING 4 PLYWOOD NAILING PATTERN ON S1.0
	HTT4 HOLD DOWN WITHIN 6-12" OF EACH CORNER OF ALL SHEAR WALLS & AT EACH SIDE OF ANY WINDOWS AND DOORS W/ OPENINGS GREATER THAN 48"



1 SHEARWALL PLAN
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