

STRUCTURAL FRAMING NOTES:

DESIGN LOADS - 2015 INTERNATIONAL RESIDENTIAL CODE

- GROUND SNOWLOAD - 25 PSF
- 115 MPH MAX. PER T-1604.5/RISK CATEGORY
- ATTICS WITH STORAGE - 20 PSF
- DECKS - 40 PSF
- BALCONIES - 40 PSF
- ROOMS (OTHER THAN SLEEPING) - 40 PSF
- SLEEPING AREAS - 30 PSF
- PASSENGER VEHICLE GARAGES - 50 PSF (2000 LB POINT LOAD OVER 20 SQ. IN AREA)
- HANDRAILS - 200 LB CONCENTRATED LATERAL LOAD
- SOIL BEARING CAPACITY - 2,000 PSF

WINDOW AND DOOR OPENINGS

- MUST BE DOUBLE STUDS
- MUST HAVE DOUBLE HEADERS
- ALL HEADERS MUST BE SET ON TOP OF THE STUDS, AND MUST BE SET ON EDGE
- FOR ALL SINGLE WINDOW AND DOOR OPENINGS, NOT EXCEEDING 48 INCHES, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X4 SUPPORTING ONE FLOOR OR ROOF
- FOR ALL TWIN OPENINGS NOT EXCEEDING 72 INCHES, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X6 SUPPORTING ONE FLOOR OR ROOF
- ALL TRIPLE OPENINGS NOT EXCEEDING 8 FEET, THE HEADERS SHALL NOT BE LESS THAN DOUBLE 2X8, AND NOT EXCEEDING 10 FEET, NOT LESS THAN DOUBLE 2X10 SUPPORTING ONE FLOOR OR ROOF. ALL HEADERS MUST BE BRACED AT THE TOP.

FRAMING

- MUST BE SPACED 16 INCHES ON CENTERS
- MUST BE BOLTED TO FOUNDATION WITH BOLTS OF NOT LESS THAN ONE-HALF INCH IN DIAMETER AT 6 FEET MAXIMUM CENTERS
- MINIMUM EMBEDDED TO A DEPTH OF NOT LESS THAN 8 INCHES IN PLACED CONCRETE
- LESS THAN 15 INCHES IN WIDTH OF ALL WALL SUPPORTED THEREON
- PRESSURE TREATED JOISTS < 18" TO GROUND

- PROVIDE DOUBLE JOISTS UNDER OVERSIZE BATHROOM TUBS
- PROVIDE 15 1/2" HEEL AT ROOF TRUSS BEARINGS FOR R-49 INSULATION INSTALLATION
- PROVIDE COLLAR TIES OR STRUCTURAL RIDGE AT FRAMED ROOFS LESS THAN 3 1/2" IN 12 PITCH
- DECK CONSTRUCTION MUST COMPLY WITH ALL SPECIFICATIONS PROVIDED IN THE DECK CONSTRUCTION GUIDE

Mortar Mixture

NOT WEAKER THAN 1-2-3 1/2" AND ALL MIXTURE WET, BUT NOT MORE THAN 6-3/4 GALLONS OF WATER TO ONE BAG OF CEMENT OF 94 POUNDS

FOUNDATION WALLS

- ARE REQUIRED EXCEPT THAT ONE-STORY BUILDINGS MAY USE PIERS
- FOUNDATION PIERS MAY BE STONE, BRICK, OR CONCRETE BLOCK
- ACCESSORY BUILDINGS LESS THAN 400 SF REQUIRE FOOTINGS A MINIMUM OF 12" BELOW GRADE
- PIERS AND ALL OTHER FOOTINGS MUST BE PLACED BELOW THE SURFACE OF THE GROUND AND SHALL NOT BE LESS THAN 30 INCHES (BOTTOM OF FOOTING) AND ALL JOINTS MUST BE SECURELY CEMENTED TOGETHER
- SUBSOIL DRAINS ARE REQUIRED FOR ALL DWELLINGS WITH BASEMENTS, CELLARS, CRAWL SPACES, OR FLOORS BELOW GRADE AND MUST BE LOCATED INSIDE AND OUTSIDE OF THE FOUNDATION. WEEPHOLES ARE REQUIRED WITH HOLLOW BLOCK, MAXIMUM 48 INCHES APART.
- FOUNDATION WALLS OF HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADE LINE. THE MEMBRANE SHALL CONSIST OF EITHER 2-PLY HOT MOPPED FELTS, 6-MIL. POLYVINYL CHLORIDE, 55-POUND ROLL ROOFING OR EQUIVALENT MATERIAL. THE LAPS IN THE WATERPROOFING MEMBRANE SHALL BE SEALED AND FIRMLY AFFIXED TO THE WALL.
- AN ACCESS CRAWL HOLE 18" BY 24" SHALL BE PROVIDED TO THE UNDERFLOOR SPACE. VENTS TO BE LOCATED PER 2012 IRC, SECTION 408.
- A READILY ACCESSIBLE ATTIC ACCESS OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH PERMANENT OR PULL-DOWN STAIRWAY IN ALL NEW CONSTRUCTION.

WOOD

- SHALL NOT REST UPON MASONRY WITHIN 8 INCHES OF THE GROUND
- THERE SHALL INTERPOSE BETWEEN THE WOOD AND THE MASONRY A SOLID CONTINUOUS LAYER OF SOLID BLOCK OR CEMENT MORTAR AT LEAST 4 INCHES THICK, OR A HOOD ALONG THE EDGES OF THE MASONRY
- NO WOOD WITHIN 4 FEET OF THE GROUND SHALL BE ALLOWED TO COME IN CONTACT WITH PIPING, OR OTHER OBJECTS UNLESS THEY HAVE BEEN FITTED WITH METAL SHIELDS TO BLOCK THE SHELTER TUBES OF TERMITES

Lintel Schedule

Number	Size	Bearing	Miscellaneous Remarks
L.1	3-2X10's + 2 (2") Plywood Gusset Plates	4" Min. Each End	
L.2	3-2X12's + 2 (2") Plywood Gusset Plates	4" Min. Each End	
L.3	3-1 3/4" x 11-7/8" MicroLam	4" Min. Each End	
L.4	3-1 3/4" x 16" MicroLam	4" Min. Each End	



ARCHITECTS

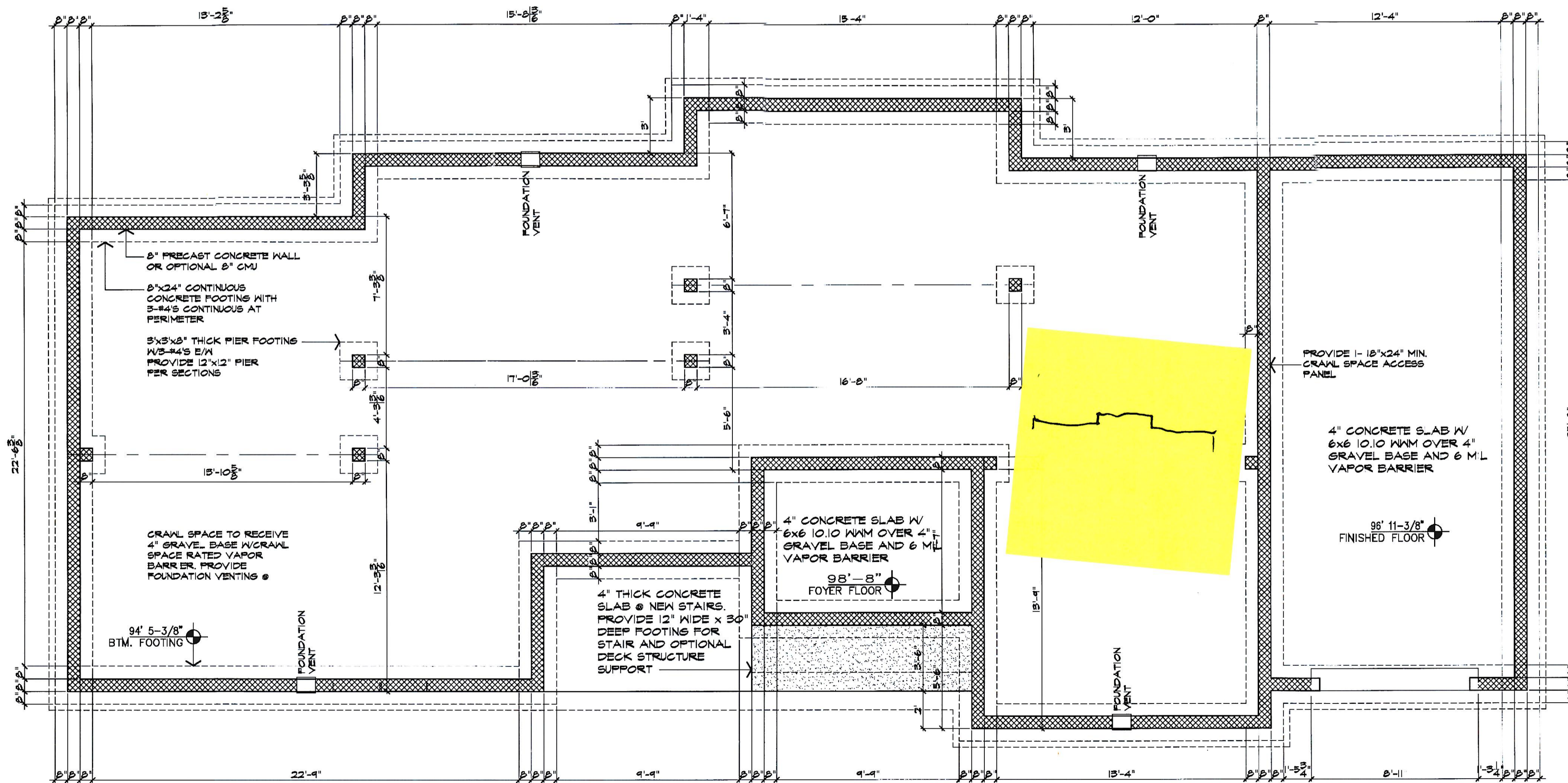
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Professional Certification:
I certify that these documents were prepared and approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, License Number #5297-A, Expiration Date: 06/27/2021



Professional Seal and Signature

Proposed Home Plans



1721 Lake Avenue
Shady Side, Maryland 20764

Revisions

Number	Description	Date

Sheet Title:
FOUNDATION PLAN

Scale: 1/4"=1'-0"
Date: **DECEMBER 1, 2019**
Project Number: **2019.42**
Drawn By: **JPC**
Sheet Number:

S.1

Total Sheets This Project: