ROUGH CARPENTRY

1. WOOD CONSTRUCTION MATERIALS AND METHODS TO CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE TO ADEQUATELY SHORE AND BRACE ALL FLOOR AND ROOF FRAMING AND WALLS DURING CONSTRUCTION.
3. MATERIALS
   - A. FRAMING LUMBER
     - I JOIST, RAFTERS, HEADERS, BEAMS, 2X AND LARGER SHALL BE SPF#1
     - II. SUDS AND BEARING WALL, REFER TO PLANS FOR SIZE
       - a. 2X4 OR 2X6 LENGTHS UP TO 8 FEET — STUD GRADE
       - b. 2X4 OR 2X6 LENGTHS 8 FEET AND UP — #2 GRADE
     - III SPECIES AND GRADES SHOWN ARE THE MINIMUM ACCEPTABLE. BETTER GRADES MAY BE SUBSTITUTED.
     - Iv. LUMBER EXPOSED TO THE WEATHER TO BE PRESSURE TREATED TO RESIST DECAY.
   - B. SHEATHING
     - I. ROOF SHEATHING: 1/2" NOMINAL) RATED
     - II. WALL SHEATHING: SEE PLANS AND SCHEDULES.
     - III. ALL PLYWOOD TO BE APA RATED AND EXTERIOR GRADE
   - C. ENGINEERED WOOD PRODUCTS:
     - I PARALLAM (PSL):
       F_b = 2600 PSI, E. = 2.0 X 10^6 PSI
     - II MICROLAM (LVL)
       F_b = 2600 PSI, E. = 2.0 X 10^6 PSI
   - D, HARDWARE:
     - I. BOLTS AND THREADED RODS: — ASTM A307
     - II. PREFABRICATED CONNECTIONS: "SIMPSOM STRONG TIE" OR EQUIVALENT
     - III. NAILS: COMMON WIRE NAILS
     - Iv. USE GALVANIZED HARDWARE FOR EXTERIOR FRAMING
4. BEARING WALL ARE TO HAVE 2X HORIZONTAL BRIDGING AT MID HEIGHT IN THOSE WALLS THAT DO NOT HAVE SHEATHING OR DRYWALL ON BOTH SIDES.
5. NAILING SHALL BE OER FASTENING SCHEDULE OF THE 2015 IBC (INTERNATIONAL BUILDING CODE)
6. ALL POST AND JAMB ARE TO BE BLOCKED SOLID WITH THE SAME SIZE AND NUMBER OF PLIES AS THE POST OR JAMB WITH THE FLOOR SPACE. BLOCKING IS TO ALIGN WITH POST OR JAMB.

BRACING

1. USE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING FOR ALL EXTERIOR WALL, GABLE ENDS AND BAND BOARDS. ALL VERTICAL JOINTS BETWEEN PANELS SHALL BE BLOCKED.
2. BRACE WALL PANELS ARE LOCATED IN EVERY EXTERIOR BRACED WALL LINE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
   - a. THE EDGE OF THE FIRST BRACED WALL PANEL MEETING THE WIDTH ESTABLISHED IN THE TABLE BELOW, IS LOCATED 12'-6" OR LESS FROM EACH END OF THE BRACED WALL LINE.
   - B. THE CENTERLINE SPACING OF BRACED WALL PANELS IN A BRACED WALL LINE MAY NOT EXCEED 25'-0"
3. BRACED WALL PANEL LOCATIONS ARE SHOWN ON THE FLOOR PLANS AND ELEVATION VIEWS AND MEET THE WIDTHS ESTABLISHED IN THE FOLLOWING TABLE:

		Width of Solid Panel[a,b]			
		8'-0" Wall Height	9'-0" Wall Height	10'-0" Wall Height	12'-0" Wall Height
Plywood/OSB Panel	3:1	32"	36"	40"	48"
APA Narrow Portal Wall	6:1	16"[c,d]	18"[c,d]	20"[c,d]	24"[c,d]

   - a. Linear interpolation is permitted
   - b. Wall Heights is the vertical distance from the bottom of the sole/sill plate to the top of the double top plate. An additional 2" variation in height is allowed for pre cut stud framing
   - c. Per Figure 11 in the St. Louis County Appendix A, One and Two Family Wind Bracing Guidelines-See Details
   - d. Assumes beam is placed under the wall top plate. One may compute the required width based on a 6:1 height to width ratio for a top of beam height located lower in the wall (i.e.: 20" Portal Wall can be used when the top of beam is at 10'-0" in a 12'-0" tall wall)
4. WHEN THE PERPENDICULAR DISTANCE BETWEEN THE EXTERIOR WALL LINES EXCEED 50'-0", THAN THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITHOUT EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION 6602.10 FROM THE 2015 IRC OR SECTION 2305 OF THE IBC
5. EXTERIOR WALL HEIGHT MAY NOT EXCEED 12'-2" IN HEIGHT UNLESS DESIGNED BY AND ENGINEER AND SPECIFIED BE AN ARCHITECT TO RESIST WITH LOADS IN BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS.
6. BRACED WALL PANELS SHALL MEET THE FOLLOWING CRITERIA:
   - a. THE BRACE METHOD SHALL COVER A MINIMUM OF 3 WALL STUDS AND 16" O.C. WITHOUT ANY OPENINGS.
   - b. 1/2" MINIMUM GYPSUM BOARD PLACED ON STUDS AT 16" O.C. FASTENED 7" O.C. WITH SIZE NAIL PER TABLED R702.3.5 FOR INTERIOR GYPSUM BOAR. 4'-0" LONG WALL WITH DRYWALL ON BOTH SIDES, OR 8'-0" LONG WALL WITH DRYWALL ON ONE SIDE. NO OPENINGS PERMITTED EXCEPT FOR ELECTRICAL OUTLETS AND SWITCHES-- INTERIOR WALLS.

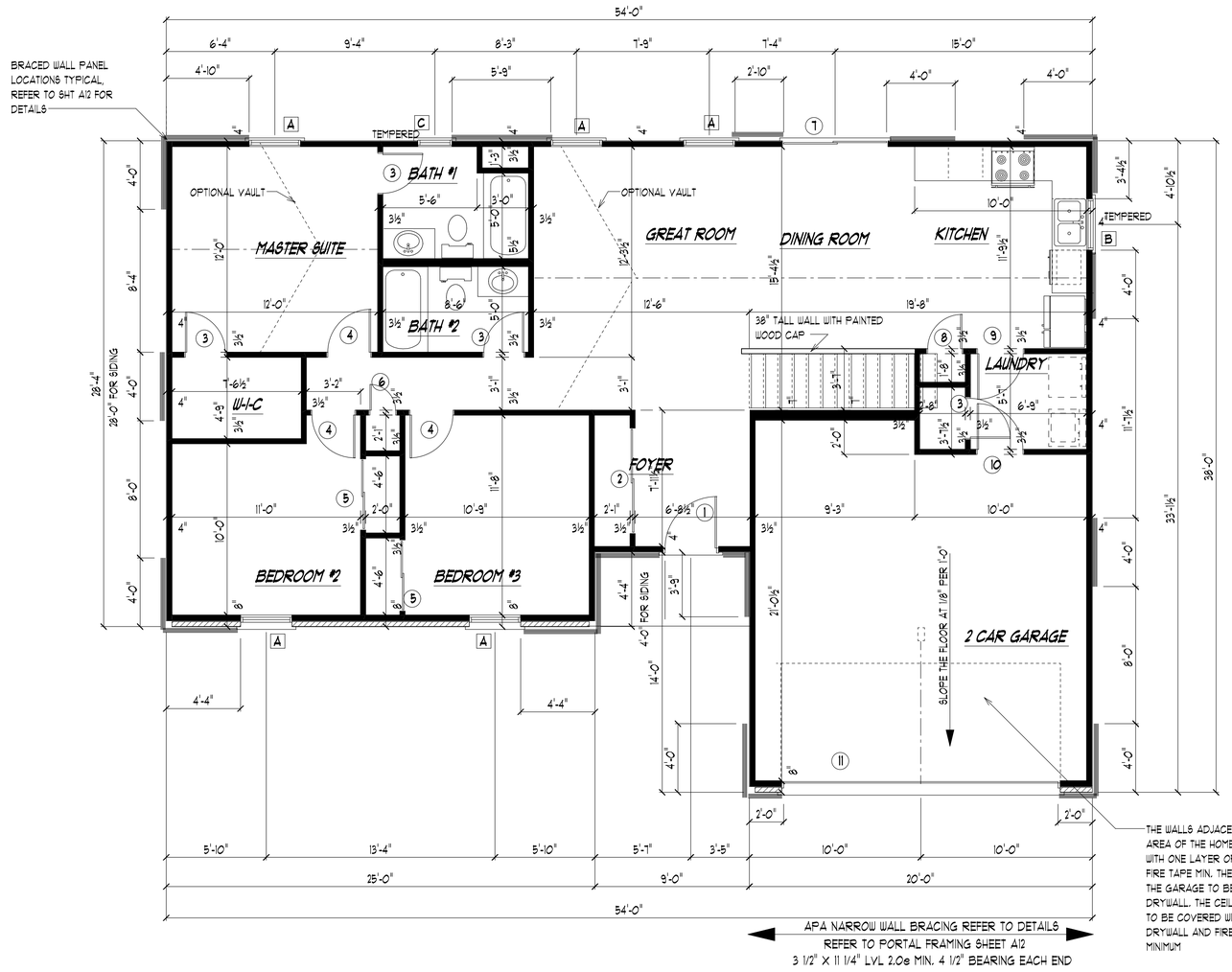
   OR

   NOMINAL 1" X 4" CONTINUOUS DIALOG BRACES LET INTO THE TOP AND BOTTOM PLATES AND THE INTERVENING STUDS OR APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE LET-ON BRACING SHALL BE PLACES AT ANGLE NOT MORE THAN 60 DEGREES OF LESS THAN 45 DEGREES FOR THE HORIZONTAL.
   - C. CONTINUOUS 1/2" EXTERIOR PLYWOOD SHEATHING ON STUDS AT 16" O.C. PER TABLE R602.3 (3) FOR EXTERIOR WALLS.

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL PRINTED DIMENSIONS. ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.
2. ALL WINDOWS SHALL BE CONTRACTOR SELECTED OWNER APPROVED SINGLE HUNG VINYL WITH DRYWALL RETURNS AND PAINTED WOOD SILLS. IF AN ALTERNATE WINDOW IS USED FOLLOW THE WINDOW SCHEDULE FOR SIZES.
3. ALL DIMENSIONS ARE TO THE FACE OF THE STUDS AND THE FACE OF THE EXTERIOR WALL SHEATHING OR BRICK
4. THE APPROXIMATE AREA OF THE HOUSE IS AS FOLLOWS
   HOUSE = 1215 SQUARE FEET
   GARAGE = 410 SQUARE FEET

THE SQUARE FOOTAGE SHOWN IS APPROXIMATE ONLY AND SHALL NOT BE USED FOR ESTIMATING PURPOSES. THE CONTRACTOR SHALL VERIFY ACTUAL AREAS TO HIS SATISFACTION.



DOOR SCHEDULE FIRST FLOOR — SYMBOL ○

MARK	SIZE	DESCRIPTION	HDR. SIZE	QUAN.
1	3'-0" X 6'-8" X 1 3/4"	OWNER SELECTED	(2) 2X10	1
2	6'-0" X 6'-8" X 1 3/4"	RAISED PANEL HARDBOARD BIPASS		1
3	2'-4" X 6'-8" X 1 3/8"	RAISED PANEL HARDBOARD HINGED		4
4	2'-6" X 6'-8" X 1 3/8"	RAISED PANEL HARDBOARD HINGED		3
5	4'-0" X 6'-8" X 1 3/8"	RAISED PANEL HARDBOARD BIPASS		2
6	1'-6" X 6'-8" X 1 3/8"	RAISED PANEL HARDBOARD HINGED		1
7	6'-0" X 6'-8" X 1 3/4"	OWNER SELECTED FULL VIEW PATIO	(2) 2X12	1
8	2'-0" X 6'-8" X 1 3/8"	RAISED PANEL HARDBOARD HINGED		1
9	2'-8" X 6'-8" X 1 3/4"	RAISED PANEL HARDBOARD HINGED		1
10	2'-8" X 6'-8" X 1 3/4"	20 MIN FIRE RATED	(2) 2X10	1
11	16'-0" X 7'-0"	OWNER SELECTED OHD	SEE PLANS	1

WINDOW SCHEDULE FIRST FLOOR — SYMBOL □

MARK	ROUGH OPENING	DESCRIPTION	VINYL	HDR SIZE	QUAN.
A	3'-0" X 5'-0"	SINGLE HUNG		(2) 2X10	5
B	3'-0" X 3'-0"	SINGLE HUNG		(2) 2X10	1
C	2'-0" X 3'-0"	SINGLE HUNG		(2) 2X10	1

THE STANDARD MASTER PLAN DESIGN IS BRACING USING THE SIMPLIFIED BRACING METHOD AS SHOWN ON SHEET A12. THE BUILDING EXTERIOR WALLS ARE SHEATHED WITH 7/16" OF THICKER APA APPROVED EXTERIOR WALLS AND GABLE AND BAND BOARDS. ALL VERTICAL JOINTS BETWEEN PANELS SHALL BE BLOCKED, HORIZONTAL. JOINTS BETWEEN PANELS ON DETACHED DWELLINGS MAY REMAINED UNBLOCKED. THE EXTERIOR CORNERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAGES #240 THROUGH #244 OF THE 2015 IRC ONE AND TWO FAMILY DWELLINGS CODE BOOK (REFER TO SHEET A12 FOR CORNER BRACING WHEN THE PERPENDICULAR DISTANCE BETWEEN EXTERIOR BRACED WALL LINES EXCEED 50'-0" THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS ON SECTION R602.1 OF THE 2015 EDITION OF THE IRC.

0 2 4 8 12

SCALE: 1/4"=1'-0"

FIRST FLOOR FRAMING PLAN

Prepared for:

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IF THE SIGNATURE ON THE SEAL IS NOT RED IT IS A COPY OF THE ORIGINAL

Revisions

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Designed By: kwg

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