

DESIGN CRITERIA

- CODE: 2021 IRC / 2021 IBC CH 16 BY REFERENCE. RISK CATEGORY II.
- ROOF SNOW LOAD $P_f = 30$ PSF (1" = 30 PSF, MIN.). ROOF DEAD LOAD 15 PSF.
- FLOOR LIVE LOAD 40 PSF; SLEEPING ROOMS 30 PSF; DECKS 60 PSF. FLOOR DEAD LOAD 15 PSF.
- WIND: 115 MPH (ULT). EXPOSURE C. SEISMIC: SITE CLASS D, SDS 0.30, SDC B.
- SOIL: ASSUMED ALLOWABLE BEARING 1,500 PSF PER IRC TABLE R401.4.1 — VERIFY WITH GEOTECHNICAL REPORT. FROST DEPTH 36".

MATERIALS

- CONCRETE: $f'_c = 3,000$ PSI @ 28 DAYS, AIR-ENTRAINED 5-7%, MAX 3/4" AGG., REINFORCING ASTM A615 GR 60.
- CMU: ASTM C90, $f'_m = 2,000$ PSI, TYPE S MORTAR, GROUT ASTM C476 2,000 PSI.
- FRAMING LUMBER: DOUG FIR LARCH NO.2 OR BETTER, STUDS @ STUD GRADE, P.T. AT CONCRETE CONTACT.
- LVL 2 DE. $F_b = 2,600$ PSI. JOISTS: TJ 210 OR EQUAL PER MANUFACTURER SPAN TABLES.
- SHEATHING: 7/16" OSB WALLS (8 @ 6'12"), 1/2" OSB ROOF (8 @ 6'12"), 3/4" T&G SUBFLOOR GLUED & NAILED (10 @ 6'12").
- HOLD-DOWN: HD04 AT ENDS OF GARAGE PORTAL FRAME (PFH) PER R602.10.6.2.
- HARDWARE: SIMPSON STRONG-TIE OR EQUAL, HOT-DIP GALV. AT P.T. LUMBER.

FRAMING NOTES

- HEADERS: (2) 2x10 DF#2 U.N.O. AT OPENINGS $> 6'-0"$; (2) 1-3/4x11-7/8 LVL AT OPENINGS $> 6'-0"$. TRIMMERS: 1 PER SIDE $> 6'$, 2 PER SIDE $> 6'$.
- BRACED WALL LINES PER IRC R602.10 — METHOD CS-WSP, MIN 4'-0" PANELS AT EACH END OF EACH BRACED WALL LINE.
- ROOF TRUSSES @ 24" O.C. BY MANUFACTURER; H2.5A HURRICANE TIES AT EACH BEARING.
- HOLD-DOWNS: HD04 AT ENDS OF GARAGE PORTAL FRAME (PFH) PER R602.10.6.2.
- ANCHOR BOLTS 1/2" DIA @ 6'-0" O.C. MAX, 12" FROM ENDS, 7" EMBED, 3" SQ. PLATE WASHERS.

STRUCTURAL SYMBOLS

- POST / COLUMN
- CONCRETE FOOTING (DASHED IN PLAN)
- BEAM / HEADER (ABOVE)
- JOIST / TRUSS DIRECTION ARROW
- HOLD-DOWN HD04