

**Structural General Notes:**

1. Builder shall consult and follow the building code and other regulations in effect for the building site for all construction details not shown in this drawing. Local codes, standards and practices are to be used in the design and/or are provided as reference.

Additional building code or local requirements may apply.

2. Builder shall provide a safe working place, including but not limited to, providing fall protection equipment, a temporary protective barrier, and fall protection equipment as applicable by OSHA standards.

3. Design is based on the snow load listed on the building plans, 60 mph basic wind speed, Exposure type S, soil bearing capacity of 2000 psi, and Dynamic Category C, unless otherwise noted on the drawing. Consult the appropriate product manual for differing conditions.

**Excavation:**

1. No footing shall be poured on loose or unsuitable soils, in water or on frozen ground.

2. All exterior footings conform to all applicable code requirements for frost protection.

3. All concrete shall have a minimum compressive strength of at least 3000 PSI at 28 days.

4. Foundation anchorage to comply with IBC 2019 Section 1914.6.1. Anchorage shall be provided by four 1/2" diameter anchor bolts with 3 1/2" x 2 1/2" washers at a maximum of 72" o.c. for two stories or 48" o.c. for one story, max of 12" from each corner & 6" from center of wall. Anchorage shall be provided by concrete or grouted cast of concrete masonry units. Be aware that a design upgrade may be required if your contractor uses a different material. Additional anchorage may be required at braced walls.

**Wood Material:**

1. All structural wood shall be identified by a grade mark or certificate of inspection by a recognized inspection agency.

2. Structural wood shall be Spruce-Pine-Fir (SPF) #2 or better.

3. When used, LVL or PSL indicate Location, Venetian, Lateral or Flitch. These materials must be certified by manufacturer and exceed the strength properties that are also indicated by manufacturer by Product.

4. When used, AJS indicates wood joists as manufactured by Danner Construction. Standard dimensions may be substituted provided they meet or exceed the strength properties for the member specified.

5. All floor joists shall have bridging installed at mid-span or at 6'-0" o.c. maximum.

6. Floor systems are designed for performance with subfloor placed directly over joists.

7. All posts, provide solid flange blocking to support beams. Provide minimum 1 1/2" bearing height for all beams and headers, unless stated otherwise.

8. All wood permanently exposed to weather, in contact with concrete or in contact with the ground, must meet code requirements for termite protection.

9. Decking shall be securely attached to the structure and independently supported, including girder lateral movement, per building code requirements and best practices. Unless otherwise indicated, joists shall be spaced no more than 16' 0" o.c. above grade, and solid 6" flat for heights above that.

10. Wherever beams are noted as Flash framed, total joist hangers at all jacks, stand appropriate for the members being connected.

11. Support the base and roof beams via minimum 2" bearing height on a post, ledger or rafter in an appropriately sized and configured hanger.

12. Where multiple beams are suspended on one post, provide min of 6" bearing for each, via either appropriately sized post cap or saddle plate.

13. Hangers, post caps, ties and other connectors shall be as manufactured by Simpson Strong Tie, as designed to connect the members shown, and shall be installed per manufacturer's instructions.

**Prescribed Wood Trusses:**

1. Where trusses are indicated in the drawings, truss design and size shall be provided by the manufacturer.

2. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Specifications for Wood Construction (NDS), American Forest and Paper Association (AF&PA) Wood Truss Specification, Metal Post Connected Wood Trusses (ANSI/HPF 15), Truss Plate Institute (TPI) and code of jurisdiction.

3. Manufacturer shall furnish design drawings, bearing seal and registration number of a structural engineer licensed in the state where project will be built.

4. Where trusses are indicated in the drawings, truss design and size shall be provided by the manufacturer.

5. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design Specifications for Wood Construction (NDS), American Forest and Paper Association (AF&PA) Wood Truss Specification, Metal Post Connected Wood Trusses (ANSI/HPF 15), Truss Plate Institute (TPI) and code of jurisdiction.

6. Manufacturer shall furnish design drawings, bearing seal and registration number of a structural engineer licensed in the state where project will be built.

7. Where trusses are indicated in the drawings, truss design and size shall be provided by the manufacturer.

8. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design

Specifications for Wood Construction (NDS), American Forest and Paper Association (AF&PA) Wood Truss Specification, Metal Post Connected Wood Trusses (ANSI/HPF 15), Truss Plate

Institute (TPI) and code of jurisdiction.

9. Manufacturer shall furnish design drawings, bearing seal and registration number of a structural engineer licensed in the state where project will be built.

10. Where trusses are indicated in the drawings, truss design and size shall be provided by the manufacturer.

11. Trusses shall be designed in accordance with applicable provisions of the latest edition of the National Design

Specifications for Wood Construction (NDS), American Forest and Paper Association (AF&PA) Wood Truss Specification, Metal Post Connected Wood Trusses (ANSI/HPF 15), Truss Plate

Institute (TPI) and code of jurisdiction.

**INTEGRAL REINFORCED FOUNDATION WALL:**

1. 4" thick concrete, 6.5' 0" wide, max 7'-10" finished, with total ci 1/3" rebar, as follows:

a. 1 (1) 6x12" C-verified support. Only this rebar at walls 4' high or less.

b. 1 (1) 6x12" 3" from bottom of rebar per code.

c. Secure all to foundation with 1/2" diameter anchor bolts that extend through the concrete and into the earth and washer @ 6' 0" o.c. or max 12" from each corner & each end @ wood all splices @ 6" o.c. All rebar must extend through all walls.

d. All vertical rebar @ 6" o.c. and 1/2" thick concrete.

e. Foundation dimension same as above. Contact Arform Home Plans for Foundation Plan.

f. Select a soil type and allow for the structural plan.

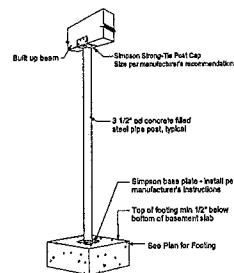
g. Soil bearing pressure based on soil type and/or consideration with code officer.

h. Test for bearing capacity at the intersection of the Snow Load and Soil PSF. Rebar is not required. Key pin foundation wall to footing per code. For the purpose of permitting, see the Arform Home Plans Foundation Plan.

i. 1/2" thick rebar @ 6" o.c. bearing does not reduce the required width. Rebar affects strength with each movement, like an earthquake and has near zero effect on bearing capacity.

j. Guide to Bell 881

3,000# sandy gravel and/or gravel (GW and GP),  
3,000# sand, silt and/or loam (S, GL, SM, SC, GM and GC),  
1,800# clay, sandy clay, silty clay, silt, alluvial  
and sandy silt (CL, CH and CH).



**Typical Basement Post**  
Not to Scale

**Footings Size up to 28 ft plan depth Type 8.8.2B**

8 ft nominal basement height  
Full basement plus 2 stories  
Snow Load

	6"	8"	10"	12"
Bell	3,000	185 E.W.	185 E.W.	185 E.W.
P.S.F.	2,000	207 E.W.	207 E.W.	222 E.W.
	1,500	222 E.W.	222 E.W.	242 E.W.

Footings Size 33-58 ft plan depth Type 8.8.2B

8 ft nominal basement height  
Full basement plus 2 stories  
Snow Load

	6"	8"	10"	12"
Bell	3,000	185 E.W.	185 E.W.	185 E.W.
P.S.F.	2,000	207 E.W.	207 E.W.	222 E.W.
	1,500	207 E.W.	207 E.W.	230 E.W.

Footings Size 33-58 ft plan depth Type 8.8.2B

8 ft nominal basement height  
Full basement plus 2 stories  
Snow Load

	6"	8"	10"	12"
Bell	3,000	185 E.W.	185 E.W.	185 E.W.
P.S.F.	2,000	207 E.W.	207 E.W.	222 E.W.
	1,500	207 E.W.	207 E.W.	230 E.W.

POST CAP & JOINT ATTACHMENT

POST CAP C-2

POST STAND OFF

FLASHING TICKED 1 IN.  
UNDER EBRACK &  
WRAPPED OVER LEDGER

HOUSE FLOOR SYSTEM  
TREATED LUMBER, 16" O.C.  
STACKEDE

CONCRETE FOUNDATION  
ANCHOR BOLT  
GRADE

JOIST HANGERS  
POST CAP  
TREATED POST

POST STAND OFF

DECKING  
PT. BEAM

POST CAP  
POST STAND OFF

ANCHOR BOLT  
CONCRETE FOOTING

To Joist  
1/2" per code

VAPOR BARRIER  
SHIMS TO LEVEL BEAM

3 1/2" UHM  
SURFACE FOR  
DOOR OR SWING

Foundation Wall

CONFIRM SIZE AND LOCATIONS OF BEAMS & BEAM POCKETS

CONFIRM SIZE AND LOCATIONS OF BEAMS & BEAM POCKETS

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION

CONFIRM LOCATION AND INSTALLED ELECTRICAL SERVICES GROUNDING - SEE OG FOR LOCATION