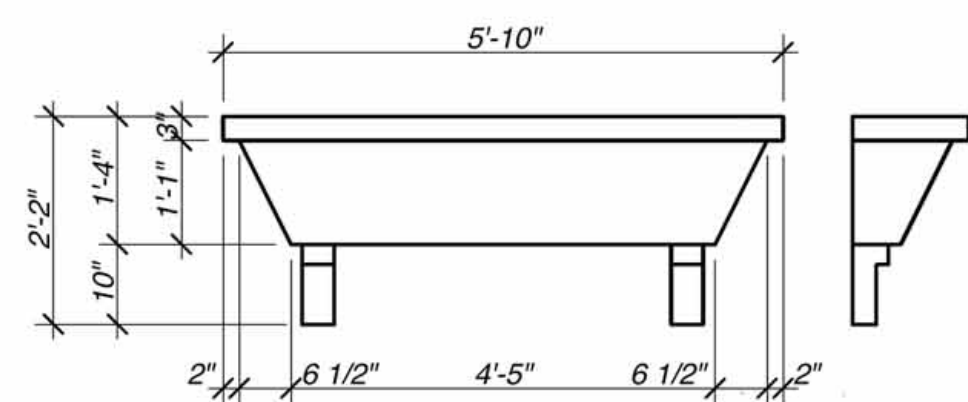


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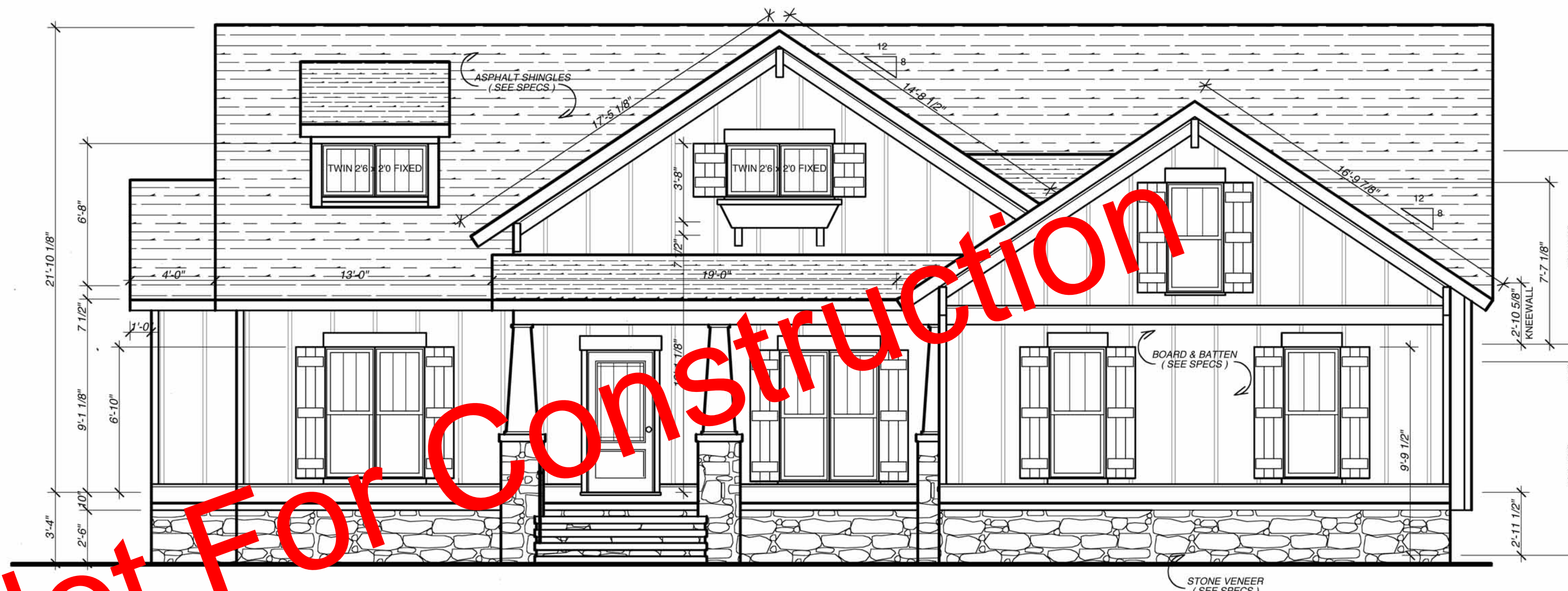


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**PLANTER DETAIL**

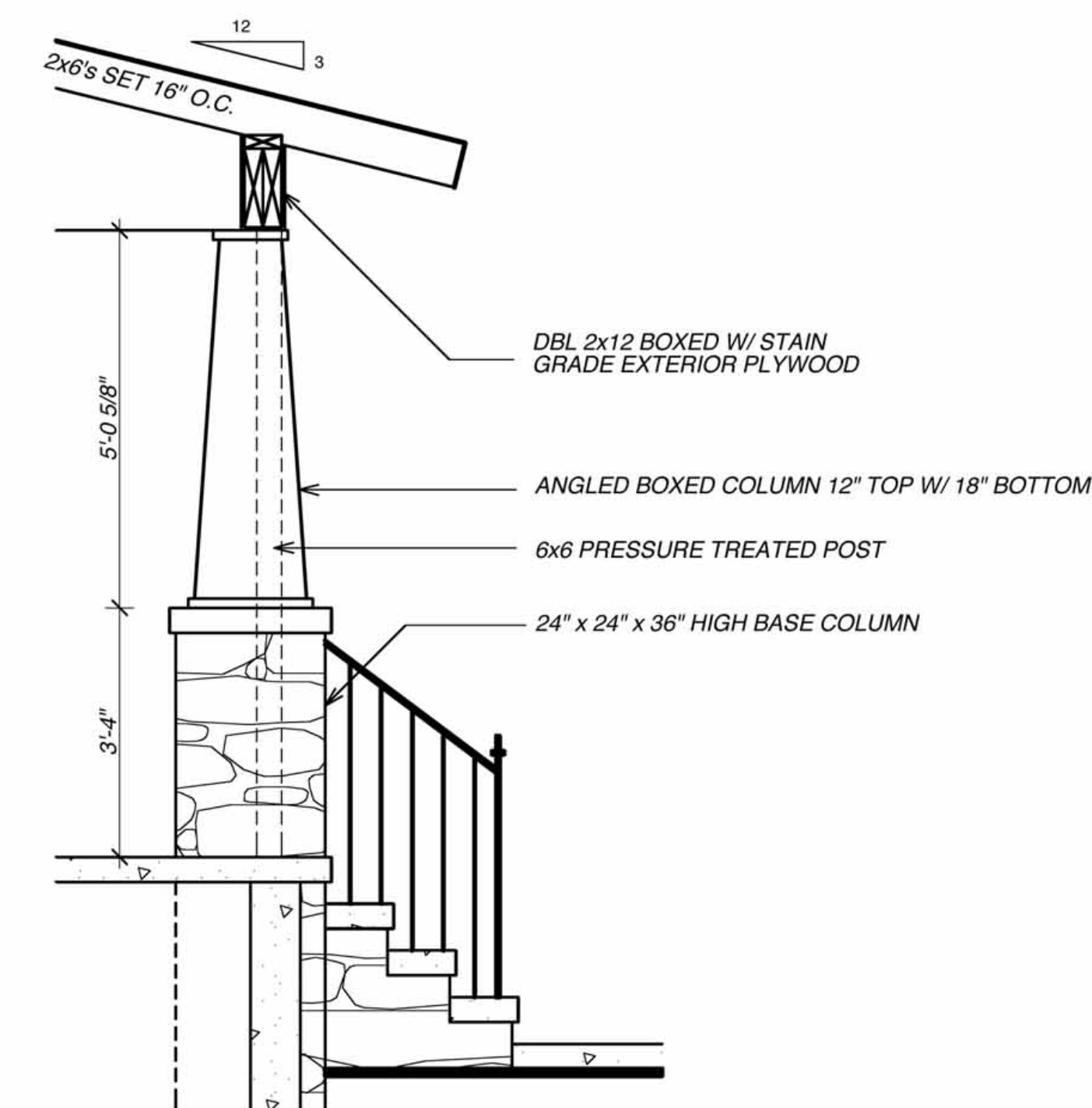
SCALE 1/2" = 1'-0"



**FRONT ELEVATION PLAN NO. 2110 BRECKENRIDGE**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION PLAN NO. 2110 BRECKENRIDGE**  
SCALE: 1/4" = 1'-0"



**COLUMN DETAIL**

SCALE 1/2" = 1'-0"

NOTE: BEDROOM WINDOWS ARE SIZED FOR WOOD DOUBLE HUNG UNITS WHICH MEET EGRESS. PLEASE VERIFY THIS INFORMATION WITH THE BRAND AND TYPE OF WINDOW YOU USE.

ENERGY CODE COMPLIANCE CHART		SQ. FT. CHART	
The percentage shown complies with the GA. Energy Code using 2500-3000 degree days, type 3 walls and type D windows.		FIRST FLOOR-	2110
Main House w/o Barn. Total Sq Ft of Openings =		SECOND FLOOR-	
Sq Ft of Perimeter Wall =		TOTAL	2110
Main House w/ Barn. Total Sq Ft of Openings =		HEATED-	2110
Sq Ft of Perimeter Wall =		LOWER LEVEL-	2110
		BONUS ROOM-	389
		TOTAL-	4609
		GARAGE-	550
		STORAGE-	140
		COVERED PORCH-	140
		SUNDECK-	189

To convert to your area verify wall and window types needed for the opening percentage shown using the degree days for your city and state. You may omit windows to comply if you do not want to upgrade wall and window types used.



Sample Copy; Not For Construction



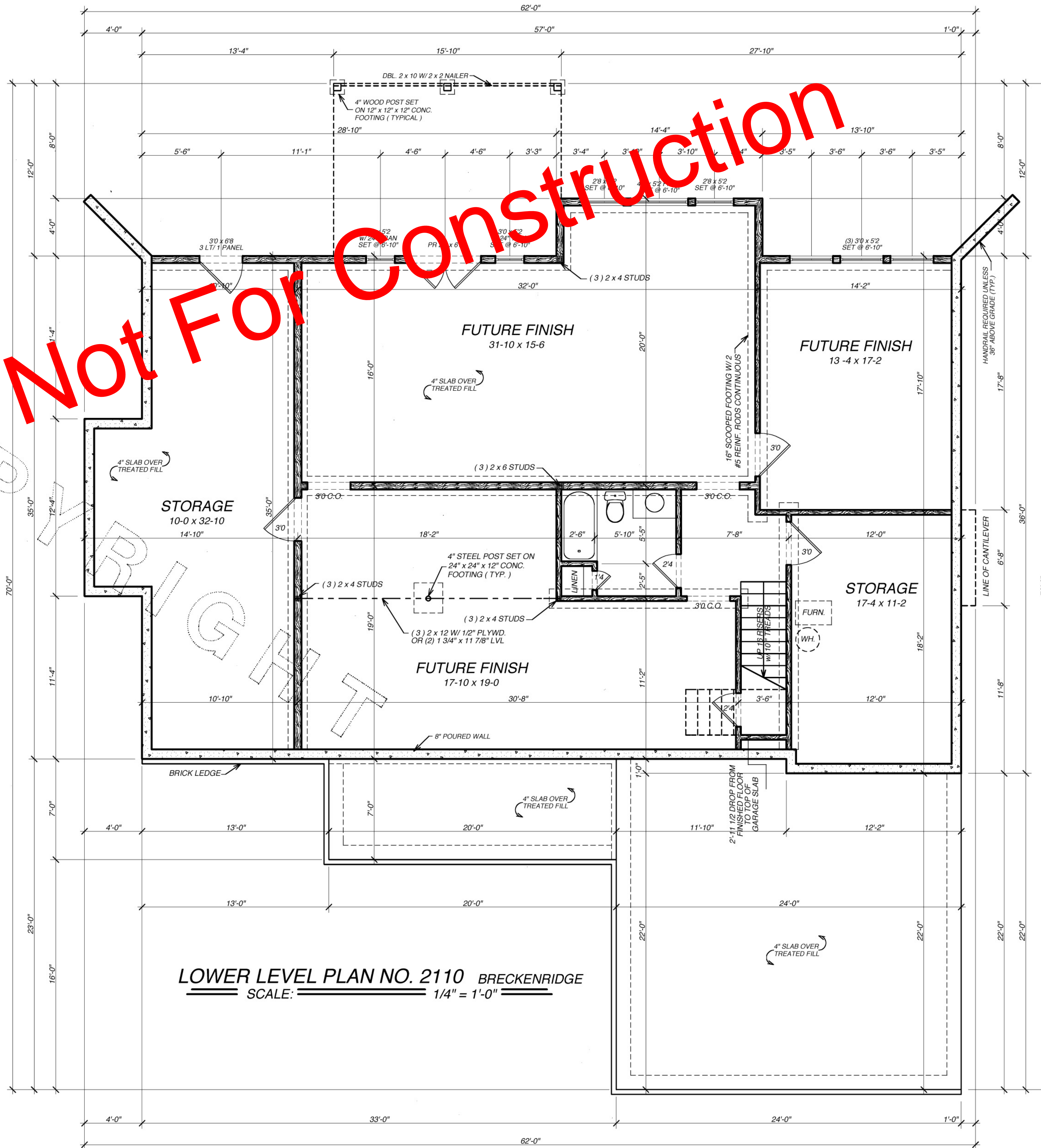
REAR ELEVATION PLAN NO. 2110 BRECKENRIDGE  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION PLAN NO. 2110 BRECKENRIDGE  
SCALE: 1/4" = 1'-0"



Sample Copy; Not For Construction



**LOWER LEVEL PLAN NO. 2110 BRECKENRIDGE**  
SCALE:  $\frac{1}{4}'' = 1'-0''$

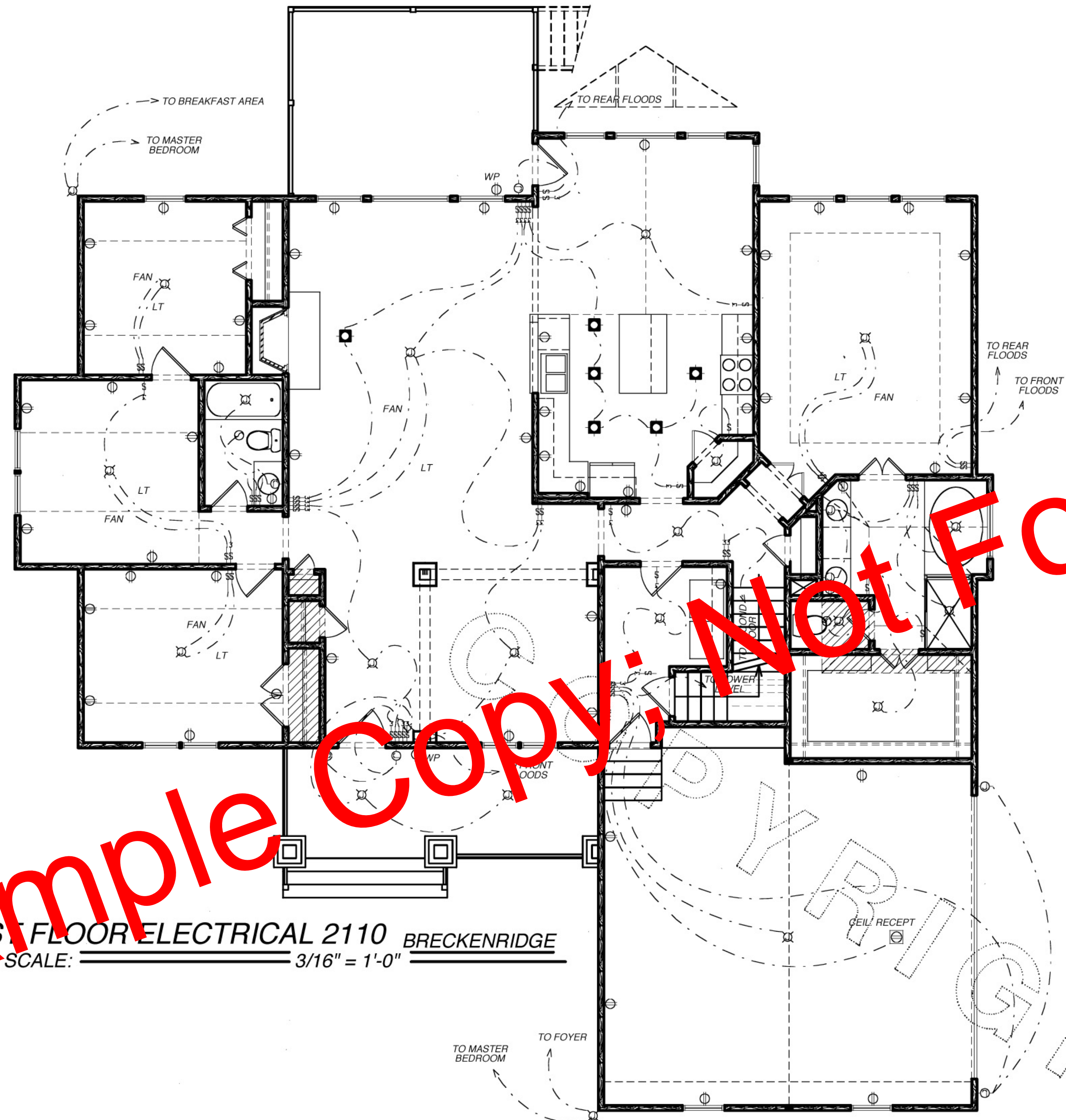
NOTE: BEDROOM WINDOWS ARE SIZED FOR WOOD DOUBLE HUNG UNITS WHICH MEET EGRESS. PLEASE VERIFY THIS INFORMATION WITH THE BRAND AND TYPE OF WINDOW YOU USE.



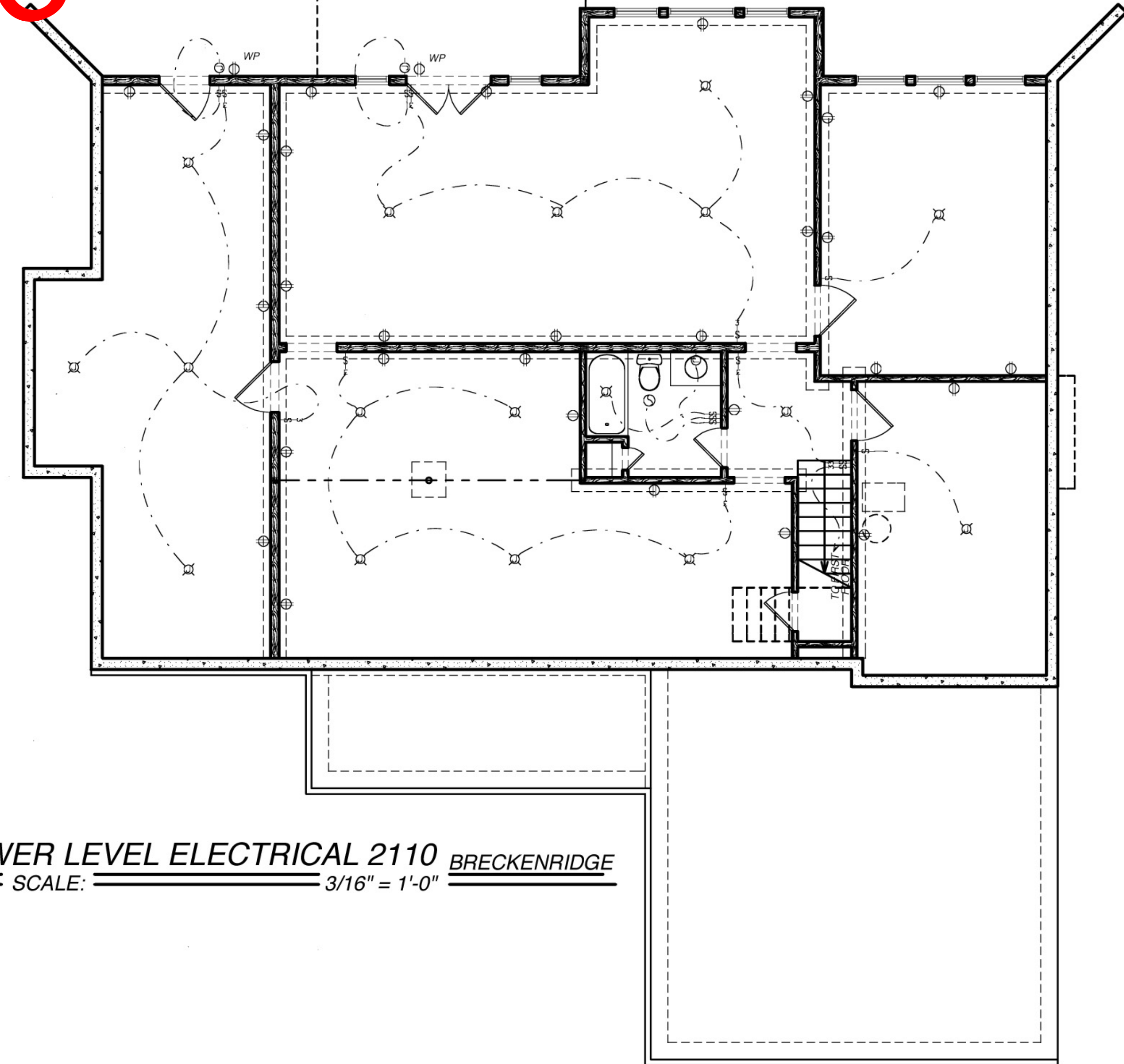




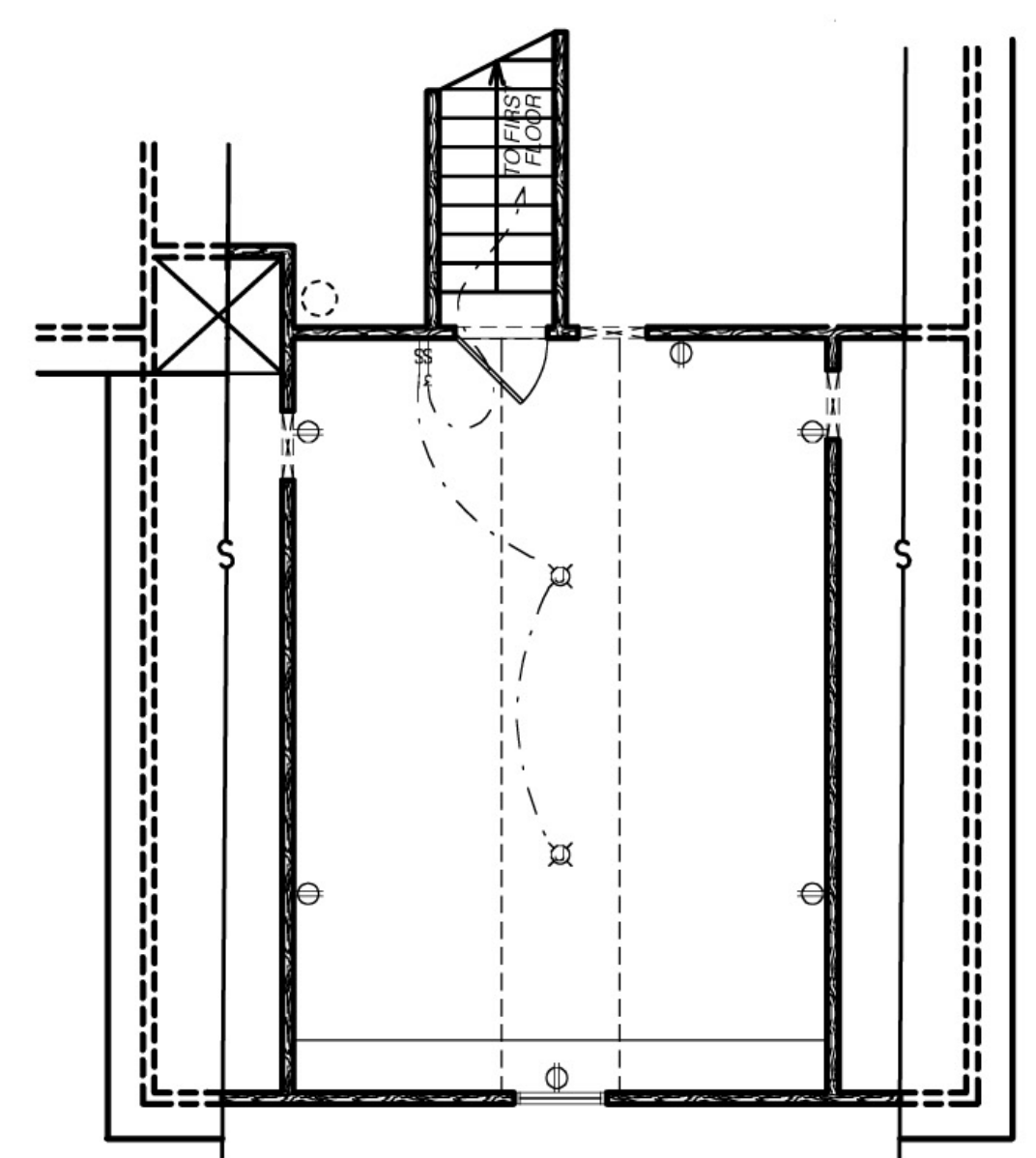
Sample Copy; Not For Construction



FIRST FLOOR ELECTRICAL 2110 BRECKENRIDGE  
SCALE: 3/16" = 1'-0"



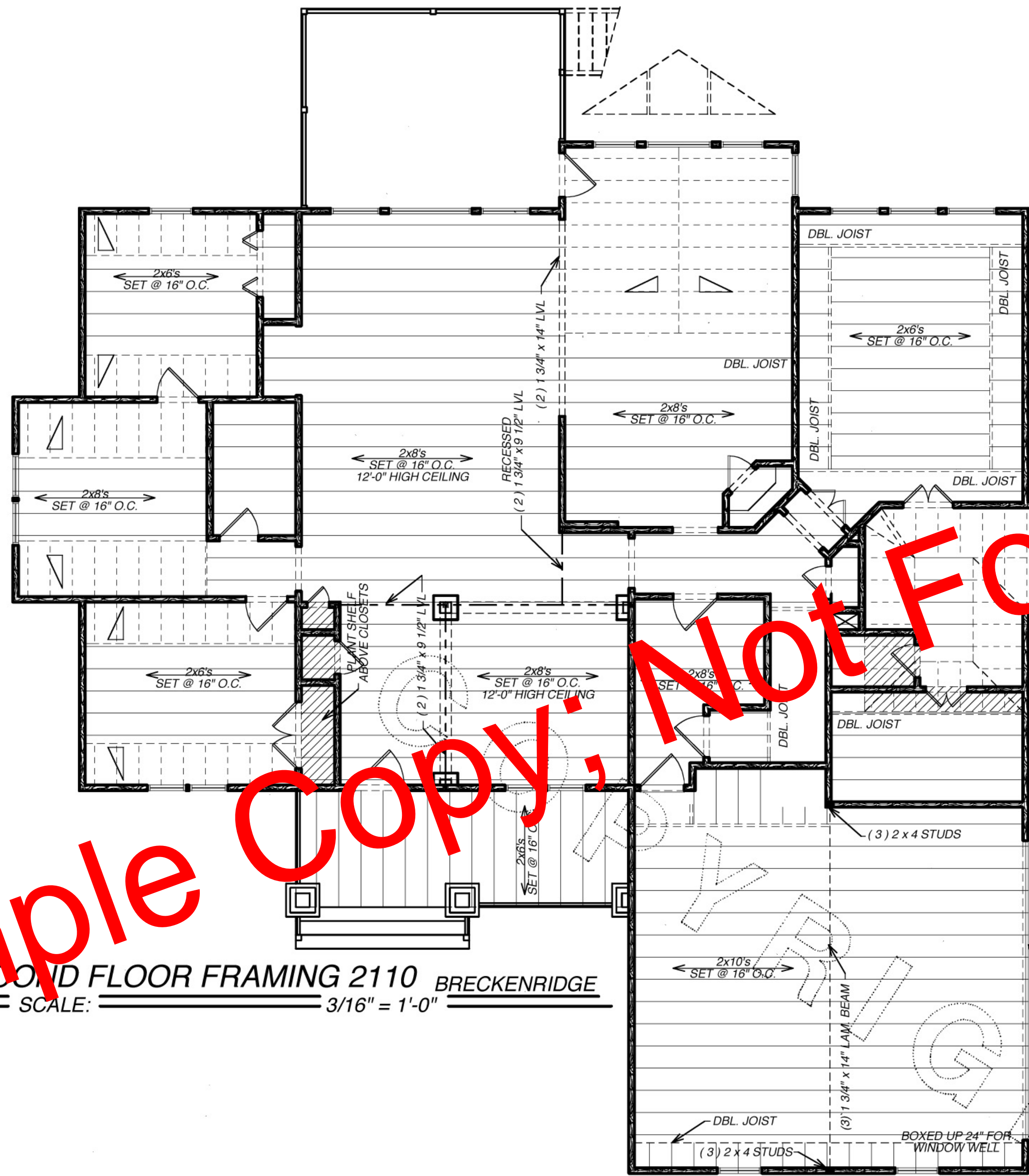
LOWER LEVEL ELECTRICAL 2110 BRECKENRIDGE  
SCALE: 3/16" = 1'-0"



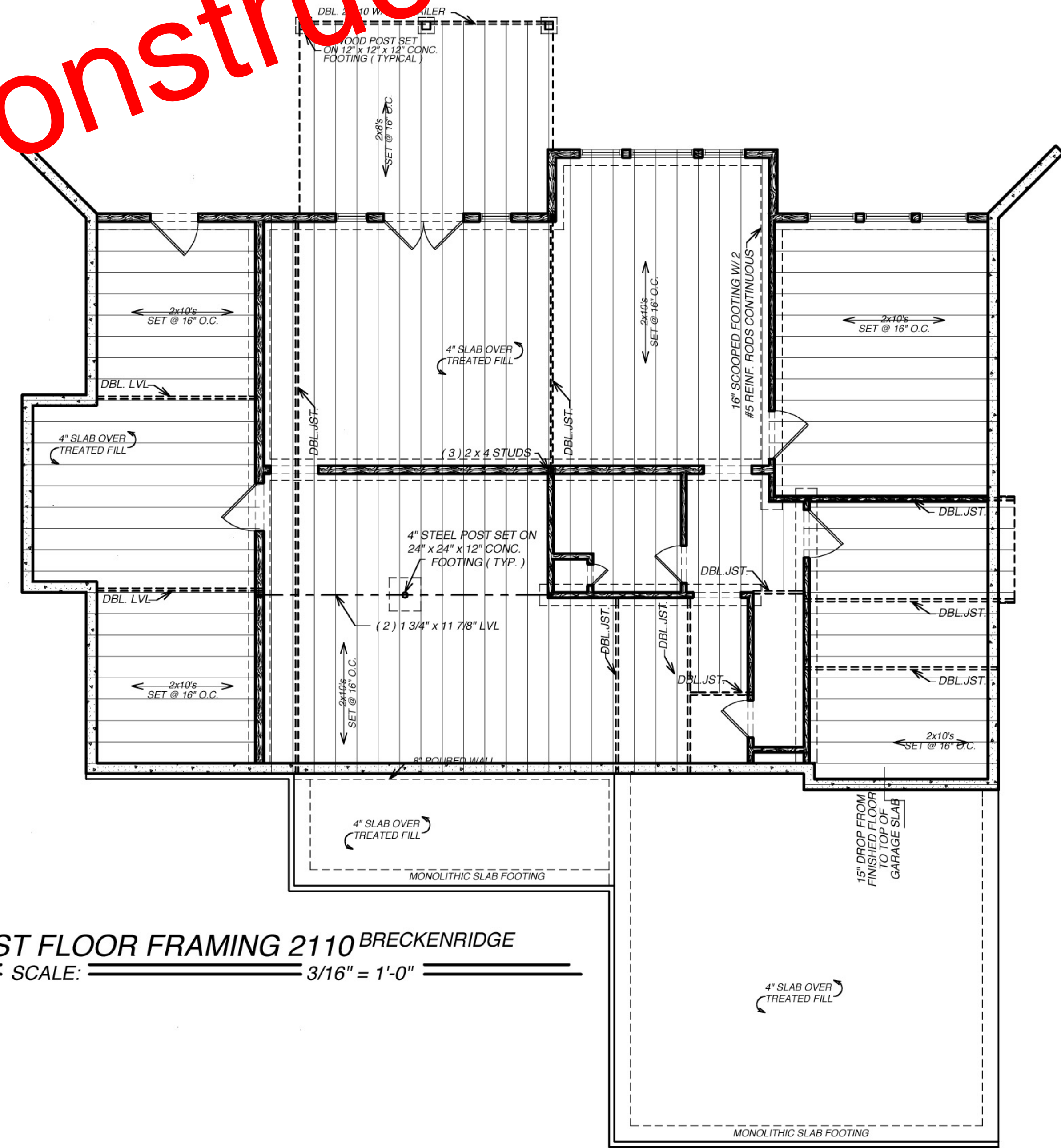
SECOND FLOOR ELECTRICAL 2110 BRECKENRIDGE  
SCALE: 3/16" = 1'-0"



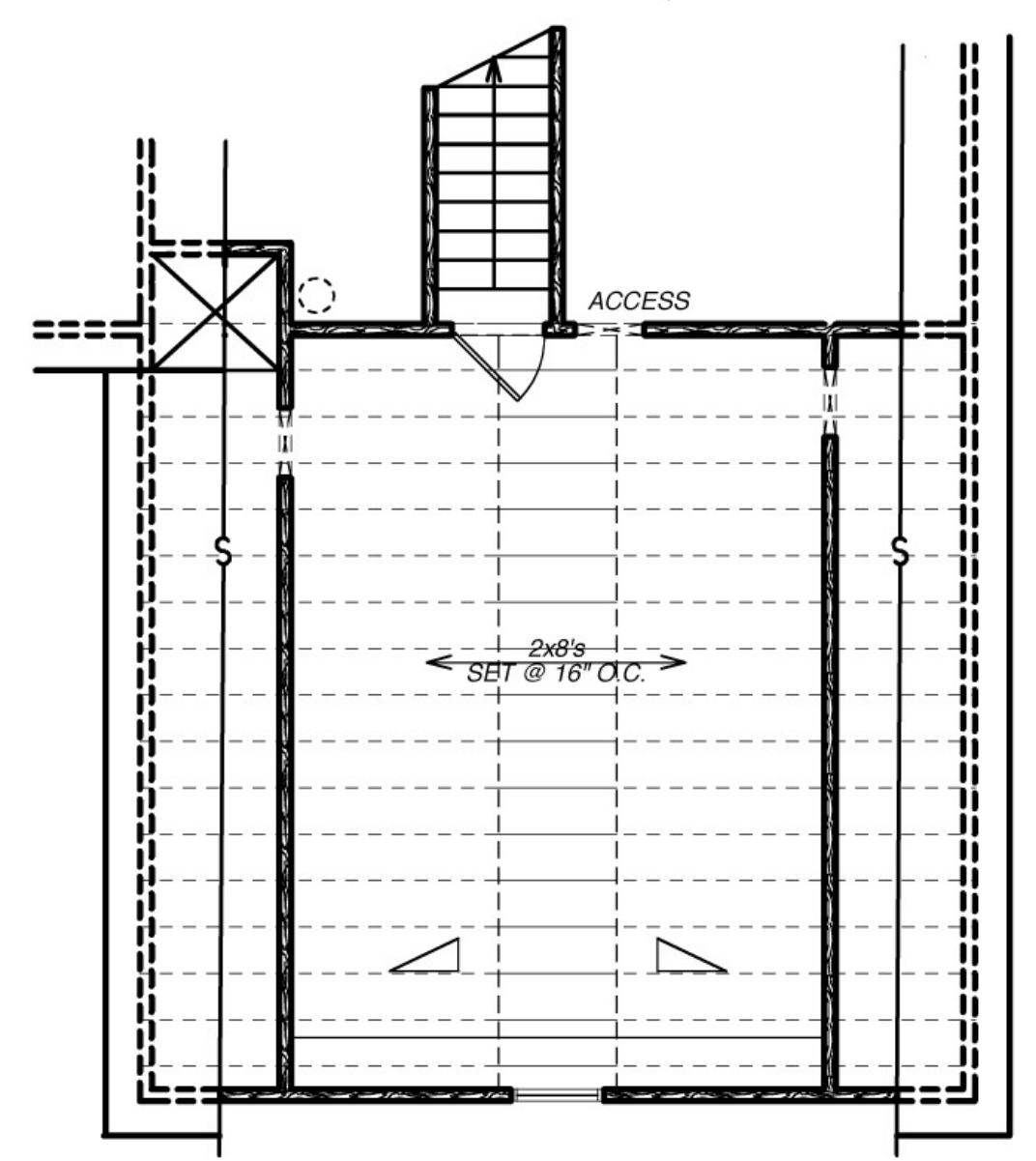
Sample Copy, Not For Construction



SECOND FLOOR FRAMING 2110 BRECKENRIDGE  
SCALE: 3/16" = 1'-0"



FIRST FLOOR FRAMING 2110 BRECKENRIDGE  
SCALE: 3/16" = 1'-0"

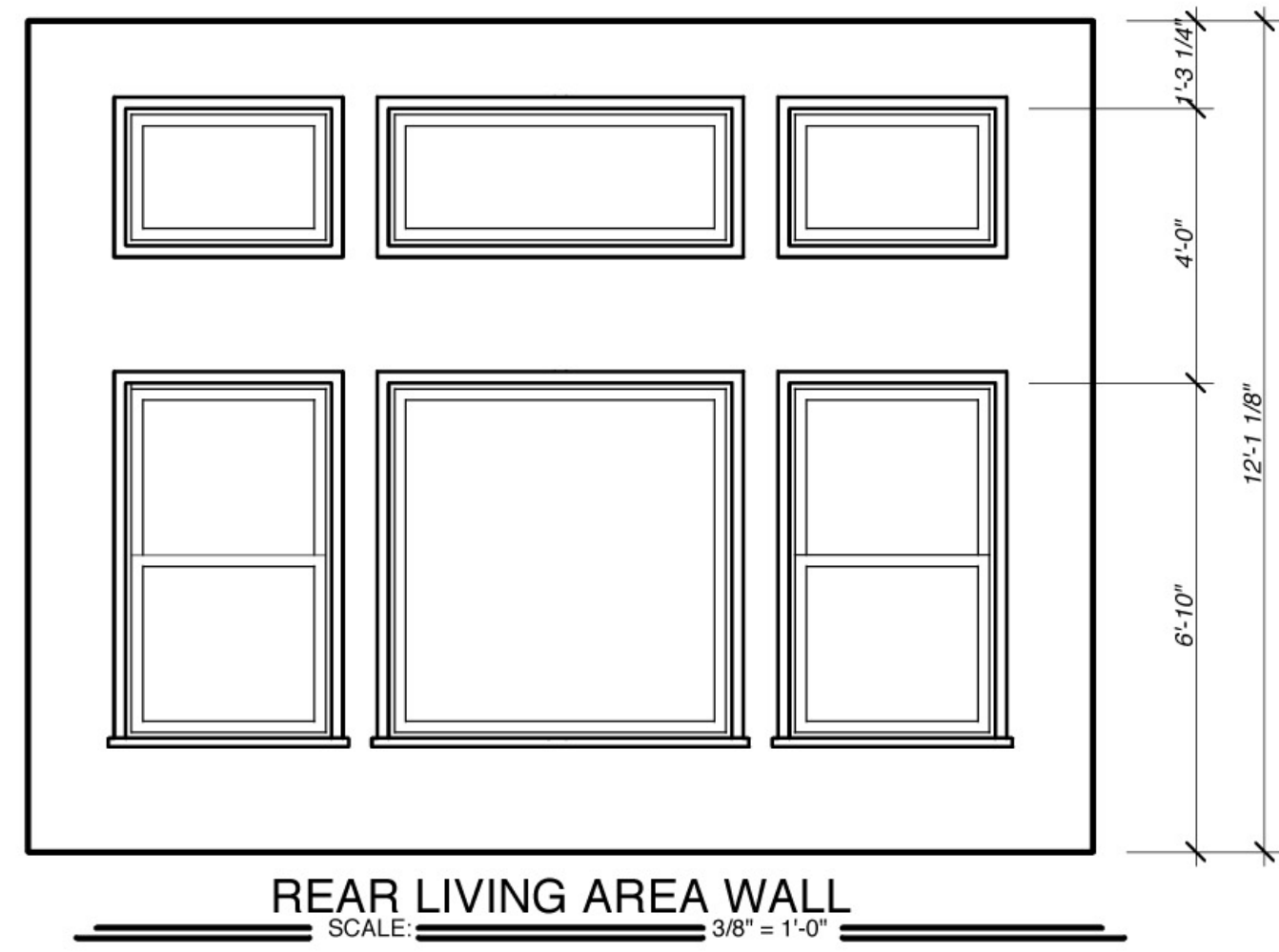


CEILING FRAMING 2120 BRECKENRIDGE  
SCALE: 3/16" = 1'-0"

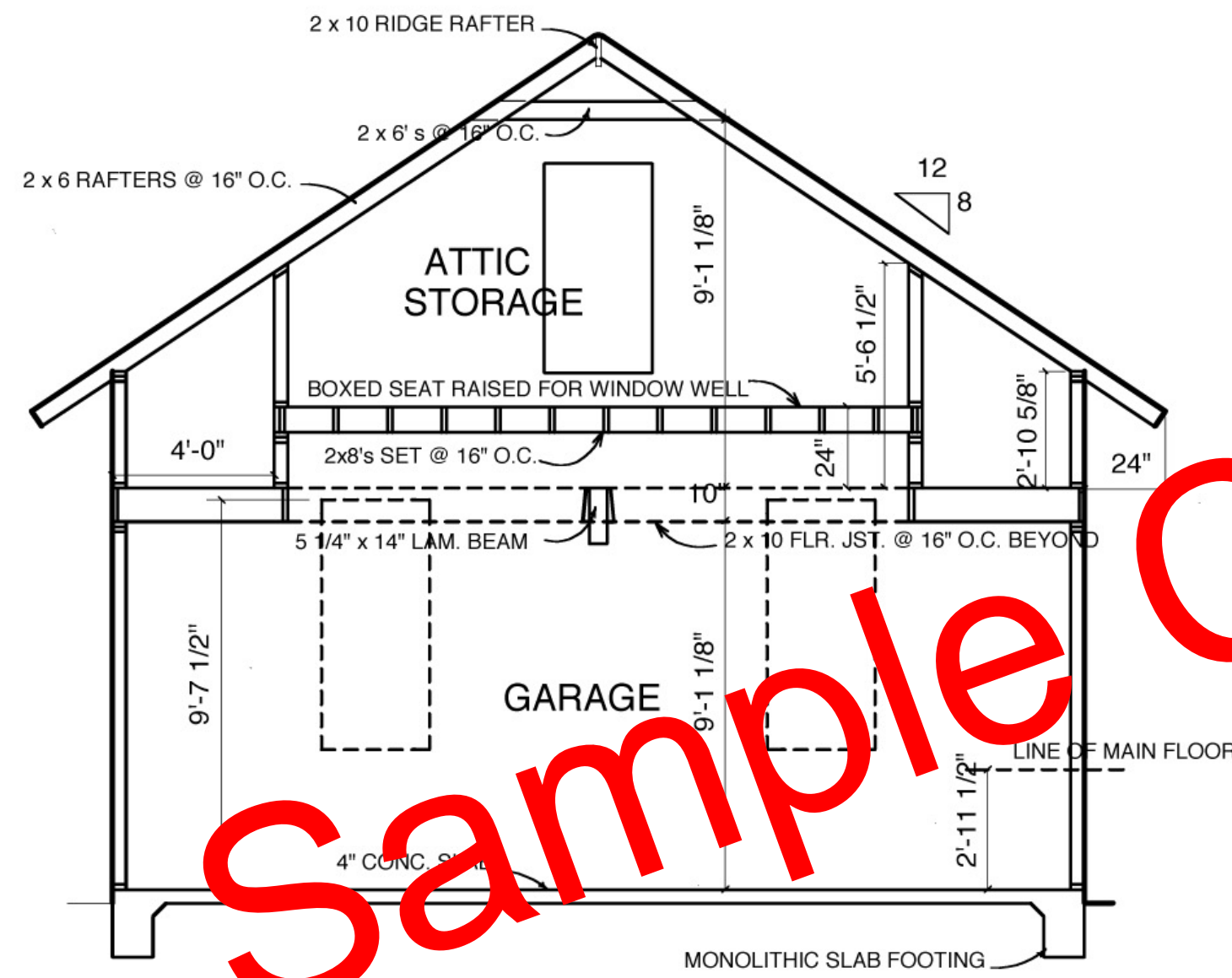




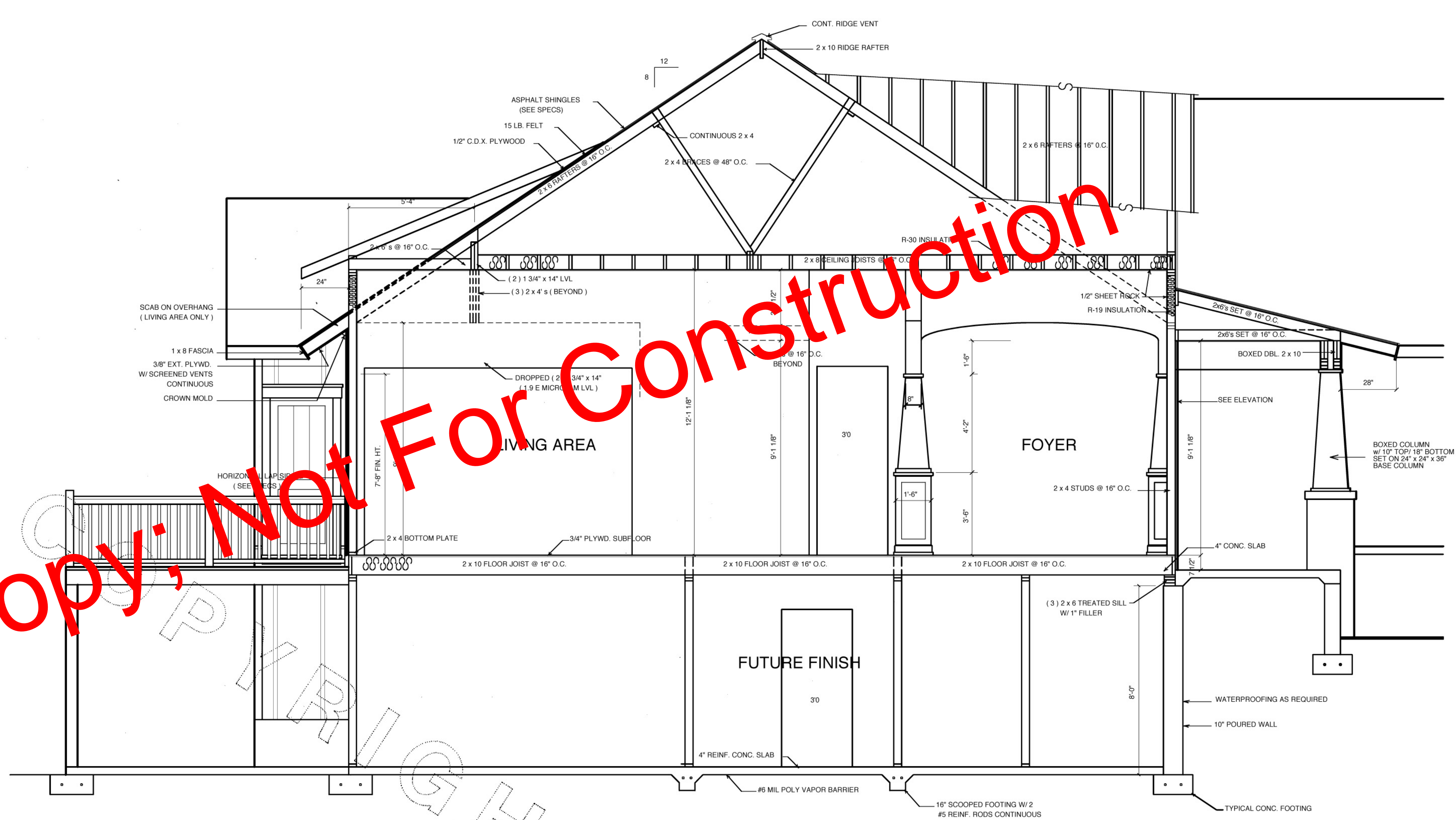




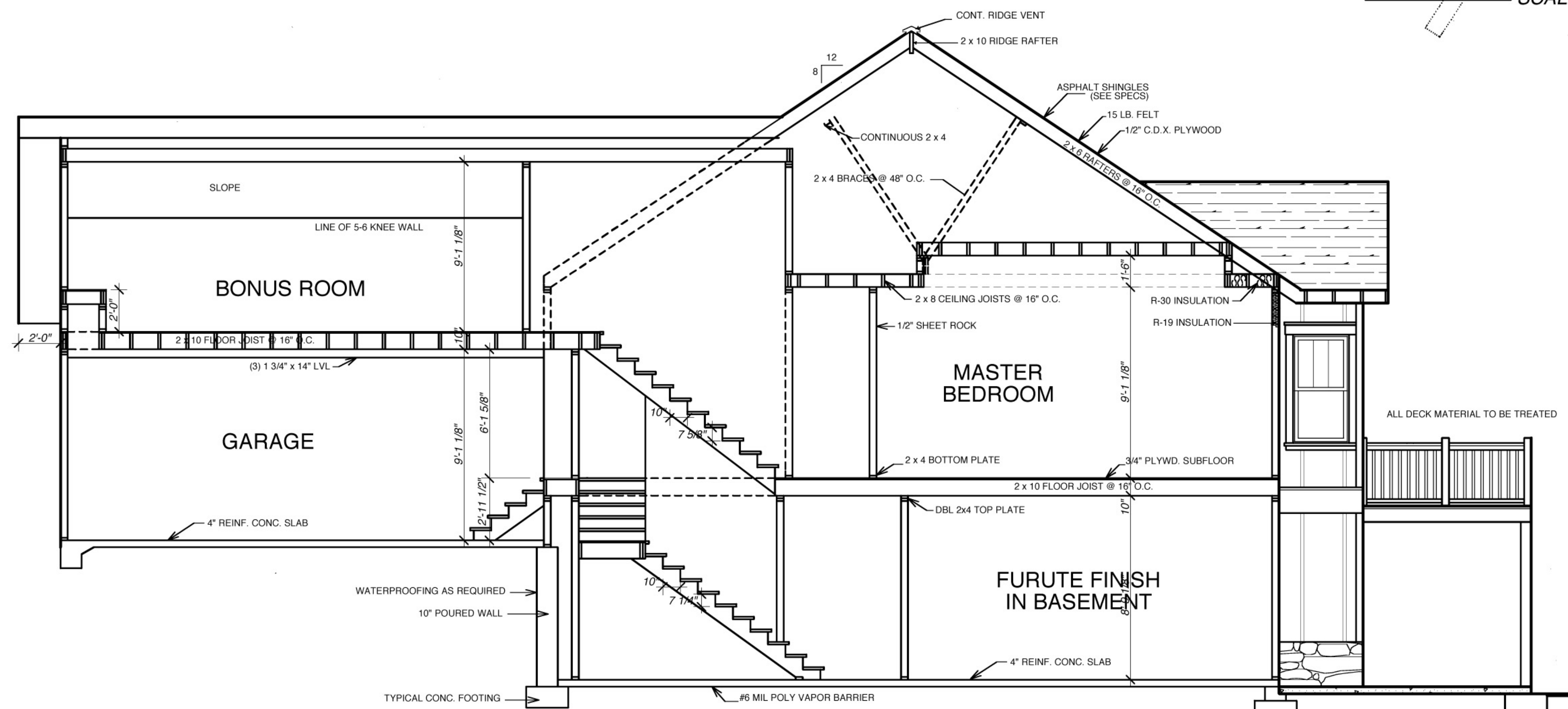
REAR LIVING AREA WALL  
SCALE: 3/8" = 1'-0"



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



A-A SECTION PLAN NO. 2110 BRECKENRIDGE  
SCALE: 3/8" = 1'-0"



B-B SECTION PLAN NO. 2110 BRECKENRIDGE  
SCALE: 1/4" = 1'-0"



**GENERAL NOTES**

These plans were designed to conform to the latest edition of The 2009 International Building Code adhering to the most stringent code requirements in each case at the time the plans were drawn (exclusive of seismic and high wind regulations). Some of this information will be included in these general notes rather than on the plans themselves, so please read thoroughly. Due to continuous changes in both local and national building codes, accommodating all building restrictions is impossible. Therefore, these plans are subject to local requirements and interpretations. It becomes the responsibility of the user to make certain these plans comply to local code requirements. In the event of a conflict between specifications contained in this set of plans and applicable codes or regulations in your area, the more stringent provision shall apply and be followed during construction. Variations required by local building officials shall not be binding on the designer. The designer is not responsible for the availability of any suggested manufactured products specified on these plans or material lists.

**BUILDER QUALIFICATIONS & CONSTRUCTION STANDARDS**

These plans are intended for use only by persons knowledgeable in and familiar with generally accepted methods, techniques and industry standards for construction, and who are familiar with all applicable codes and other regulations that govern the construction of this type of structure. All construction is to be performed in accordance with these regulations and standards. If no building code ordinance has been locally adopted, then the 2009 International Residential Code should be used. House Plan Resource cannot be responsible for any construction methods or procedures not followed that are not specified or called out specifically in these plans and specifications.

**DIMENSIONS**

Drawing dimensions govern over scale. Verify all rough opening dimensions for selected doors, windows, and mechanical requirements before construction begins. Written dimension shall take precedence over scale dimensions. (DO NOT SCALE DRAWINGS).

**ERRORS AND OMISSIONS**

Every effort has been made to insure that these plans are accurate and drawn to reflect all current national standards for safe and proper building practices. Any errors or omissions found should be reported to: House Plan Resource, 12195 Hwy. 92 Suite 114-184, Woodstock, GA 30188 or call 770-928-0456 to insure that errors will be corrected for future purchasers.

**DESIGN LOADS**

These plans were designed to meet the external load conditions noted below. However, design load specifications (especially for roofs) vary from region to region due to local codes and geographic conditions. User must consult with local building code officials to determine if these design load specifications are adequate. An alternate roof load chart may need to be included with the roof framing plan to accommodate increased roof load conditions. If design loads do not meet local requirements, it is the users responsibility to ensure proper material substitutions are made to conform to any such requirements. These plans are sized for:

	Dead Loads	Live Loads
Shingles	10 psf	20 psf
First Floor	10 psf	40 psf
Second Floor	10 psf	30 psf
Decks and Balconies	10 psf	60 psf
Ceiling	10 psf	20 psf

(Space above ceilings where limited storage is possible, but additional room construction is not)

Note: Verify design loads with local codes and site conditions. Check with local building department officials for wind, seismic, snow or other special loading conditions.

**INSULATION & WEATHER SEALING**

It may be necessary to alter the width of framing members or the size and style of wall sheathing on exterior walls to something other than shown on these plans in order to accommodate alternate insulation materials as may be required by local codes or conventions. Unless inconsistent with local code requirements, insulation with the following "R" values is to be installed with vapor barrier facing towards the heated space.

Ceiling Insulation (attic space above)	R-30 Min.
Ceiling Insulation (combination rafter joists)	R-30

**Exterior Walls**

2x4 construction	R-11 Min.
2x6 construction	R-19

**Floors Over Unheated Crawl Spaces or At the perimeter of Unheated Basements**

Ducts in Unheated Spaces	R-42
Cantilevered Floors & Floors Over Garage	R-30

**FOUNDATIONS**

- Footings shall bear on firm, undisturbed soil. The depth of the footing shall be verified with local codes for one and two story structures below the frost line. Footing depths must always be at least 12" below the frost line.
- To insure proper support for the footing and foundation walls, footings must be poured with a flat bottom surface. Footings may be stepped to allow the footing to remain above frost line on a sloping grade, but the bottom of the footing must be at least 12" above the finished grade line except thirty degrees down from level. Sloping sites require special engineering for stepped foundation walls and stepped footings.
- A minimum 2500 psf soil strength is required.
- Drains shall be provided around all usable spaces located below ground. Drain tiles, perforated pipe, or other methods approved by local officials should be installed at or below the area to be protected, and must discharge by gravity or mechanical means to a drainage system.
- Apply bituminous foundation coating on all exterior walls below grade, and damp proofing on all exposed surfaces of concrete walls above grade and on all slabs not covered by finish materials. It is the responsibility of the foundation contractor to waterproof the foundation walls with the appropriate materials for local conditions.

**CONCRETE**

- All concrete for walls, footings, and basement slabs shall develop and maintain a minimum compressive strength of 2500 psi at 28 day strength.
- All concrete for garage slabs and porches shall develop and maintain a minimum compressive strength of 3000 psi at 28 day strength.
- Concrete forms, shoring and pouring methods shall conform to all current practices endorsed by the American Concrete Institution.
- Backfill shall not be placed against basement retaining walls until:
  - Concrete or masonry grout has reached its 28 day strength.
  - Structural floor framing (including sub-floor) required to stabilize walls is complete, fully nailed and anchored, and
  - Walls have been properly shored.

**FRAMING NOTES**

The following is a list of procedures to accompany standard building practices and should be followed during the framing of the structure:

- All frame walls shall have stud framing placed at 16" o.c. except where noted otherwise.
- Top plates shall be doubled on all walls except where noted otherwise.
- Jack studs under all headers shall be continuous to sole plate.
- Place double joists under all walls parallel to joists except where noted otherwise. Also under kitchen cabinets and bath tubs parallel with joists.
- Use double 2x10 headers with 1/2" plywood flitch plate between or (1) 1 3/4 x 9 7/8 LVL at all door and window openings, unless otherwise noted on plans. Block all stud walls as required for sheathing.
- Solid blocking between all joists and rafters at supporting walls and beams except at rim joists.
- Beams, girders, and joists supporting bearing walls or concentrated loads shall not be notched or drilled with holes larger than 1" in diameter.
- Sill plates must have a minimum of 2 anchor bolts per plate section. Bolt shall be at least 1/2" diameter and shall extend at least 7" into concrete or grouted cell. Bolts shall be located not more than 12" or less than 3 1/2" from each end.
- Floor construction: 3/4" tongue and groove plywood underlayment.
- All rafter s shall be notched to provide full bearing at supports.
- The ends of all joists shall bear on not less than 1 1/2" on wood or metal and not less than 3" on masonry. The ends of all beams or girders shall bear on not less than 3".
- Lap all joists 3" minimum (24" maximum) at all interior bearing supports.
- Mudsills and ledger boards at concrete walls shall have 1/2" anchor bolts 32" spacing or as required by local codes. Each board shall be secured with at least two bolts and each board shall have a bolt within 12" of each end.
- Provide double framing at all roof and floor diaphragm penetrations, unless noted otherwise on plans.
- Contractor shall provide adequate bracing or otherwise support at portions of the structure until all members have been permanently joined together.
- All roof trusses shall be designed by a registered engineer, employed by the truss manufacturer. Submit sealed truss engineering drawings to the local building department indicating bracing, etc., which may be required.
- All wood in permanent contact with concrete shall be pressure treated with a water borne preservative.
- All mechanical holes through any structural member shall be at the center line of the member in compliance with the latest edition of the Wood Structural Design Data Specifications.
- All slabs on grade shall be reinforced with 6x6 10/10 welded wire mesh. Slabs shall bear on 4" of crushed stone over undisturbed soil or well compacted fill.

**WOOD FRAMING**

All solid sawn lumber shall be a minimum #2 grade or better with a Fiber Stress in Bending factor (Fb) of 875 psi BASE VALUE and modulus of Elasticity (E) of 1,400,000 psi unless otherwise specified. Solid sawn lumber at visually exposed locations shall be of a "clear grade #1 select". All lumber shall have a moisture content of 19% or less. Lumber shall be graded in accordance with the Southern Pine Council Western Wood Products Association and/or the Canadian Wood Council.

- |                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| A. Post, Beams, & Headers                   | #2 or better                                        |
| B. Floor, Ceiling Joists & Rafters          | #2                                                  |
| C. Plates & Blocking                        | #2                                                  |
| D. Sill, Exterior Deck & Balcony Components | Pressure Treated                                    |
| E. Studs                                    | Stud Grade                                          |
| F. Roof Sheathing                           | 1/2" CD Plywood (32/16) with Interior/Exterior glue |
| G. Sub-Floor over Joists                    | 3/8" T&G Plywood                                    |
| H. Laminated Veneer Lumber (LVL)            | Fb 2800 psi, E=2,000,000                            |

**DECK FRAMING:**

Many changes have been made for the construction of decks. We recommend referencing Forest Products Deck Manual, Chapter 3 for deck construction. Code changes that might not appear on these plans:

- Deck ledger attachment requirements and bolt spacing should allow for a minimum 40 lb. live load.
- Deck & Porch Stairs: open risers allowed only if opening between treads can't allow for the passage of a 4" sphere.
- All deck handrail balusters must be spaced to prevent a 4" sphere from passage.
- Stair handrail balusters may be 4/8" allowing only 2 balusters per step.
- Screened porches and screened decks over 30" above grade are required to have guardrails.
- Handrail heights must be between 34" and 38" high.

**WINDOW & DOOR REQUIREMENTS**

- All window sizes are noted on floor plans and are sized for a wood double hung style. Manufacturer is to be determined by owner/contractor. Contractor must verify all required rough framing openings. If selection changes to aluminum or vinyl, window sizes will change.
- Where glass is within 18" above finished floor, provide tempered glass. All glass within 12" of a door and/or 18" of the floor or a walkway shall have tempered glazing.
- Glazed glass is required in any window within 24" of a door on a perpendicular wall adjacent to hinged side of door.
- Windows at the bottom of a staircase must be glazed unless 60" above floor. This applies to windows on the landing of a staircase.
- Bedrooms and sleeping areas must have at least one window with a sill height of no more than 44" above the floor meeting local code egress requirements.
- All windows, patio doors, and doors with glass shall be double glazed, insulated units with wood or aluminum frame and sash.
- Exterior doors are to be foam-core insulated steel doors unless otherwise noted. All doors between garage and living areas shall be one hour fire rated assemblies with 1 3/4" solid wood core (or code approved equivalents) with self-closing mechanism.
- Caulk and seal all sashes, sliding glass doors, entrance doors, bottom plates and around all electrical boxes mounted in exterior walls.
- Doors from garage into living space must be 20-minute fire rated, self-closing and latching. Garages must be equipped with sprinkler system is used.
- Minimum net clear egress opening size: Area = 5.7 sq. ft., Height 24", 20"

**MISCELLANEOUS**

- Plan and/or elevation changes may have been made from the preliminary drawings that appeared in the publication. We feel these changes enhance the character and use of the home.
- Plumbing diagrams or drawings shall be provided by the plumbing contractor. Heating/Cooling duct diagrams or drawings shall be provided by the heating/cooling contractor.
- Heat loss or energy calculations shall be provided by the heating/cooling contractor or other professional as required by local codes.
- All fireplaces shall be U.L. approved zero-clearance fireplaces with triple wall metal flue. U.L. approved spark arrester chimney caps with rain caps. All fireplace openings shall be provided with tempered glass doors.
- Provide an oil liquid fuel heating appliances, (U.B.C. 3707.11)
- Smoke alarms must be installed in sleeping areas, plus a hall in the vicinity of the bedrooms, plus on each floor level, and in the garage. Smoke alarms shall be connected to house power (with battery back-up) if required by local codes and smoke alarms shall be interconnected.
- Shower and tub/shower enclosures are to have 1/2" water resistant gypsum board and a hard, moisture resistant surface up to 6'-0" (min) above the floor.
- All exhaust fans, range hoods, and dryers shall vent to the outside through sheet metal ducts. Caulk around all penetrations through exterior envelope.
- Provide 5/8" type "X" fire rated, gypsum board between garage and living areas including garage ceilings and under all stairs where storage space is available.
- Owner is responsible for site location of all foundation and slab penetrations (i.e. sewer, water, underground power conduit sub-up)
- Stair treads and risers shall not exceed the code required maximum and/or minimum dimensions of 7 3/4" rise or 10" run. Rising to be no more than a 1 1/4" projection.
- All stairs with 3 or more risers must have code compliant handrail.
- Windows in stairwells must have safety glazing unless it is 60" above the closet tread and 36" above the landings. Glazing may be omitted if the window side is separated by a handrail.
- A vapor-permeable air filtration barrier is to be installed between the wall sheathing and siding.
- Prior to starting construction, the user of these plans must verify availability of all manufactured products suggested or specified herein.
- All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, etc., in accordance with the manufacturer's representatives in writing.
- Structure is designed to carry the load of composition roof shingles or shakes. Should substantially heavier roof materials be contemplated, then the structure will need to be redesigned accordingly.
- The contractor is responsible for providing adequate bracing or to otherwise support all portions of the structure until all members have been permanently fastened together.
- Detached Garages located less than 3' from dwelling must meet fire-rating requirements along the side closest to the dwelling unit.
- Garage apartments must meet the same requirements as attached garages with living space above.
- A Carbon Monoxide Detector must be placed in each sleeping area of the house.

**STRUCTURAL & MISCELLANEOUS METAL**

- All structural steel shall conform to American Institute of Steel Construction Specification A36.
- Trusses: (if specified) Truss manufacturer shall submit shop drawings and/or stress and load calculation diagrams for contractor's approval.
- Unless otherwise noted, standard wood beams, headers and floor joists shall be #2 spf and have an allowable bending base stress of 875 p.s.i. (per member) and modulus of elasticity of 1,320,000 p.s.i.

**CONNECTORS & FASTENERS**

- All nailing and fastening shall comply with the applicable code's Nail Fastening Schedule (Table R602.3.1a & 1.b)
- All flush beams and girders shall use joist hangers to support abutting joists and rafters.

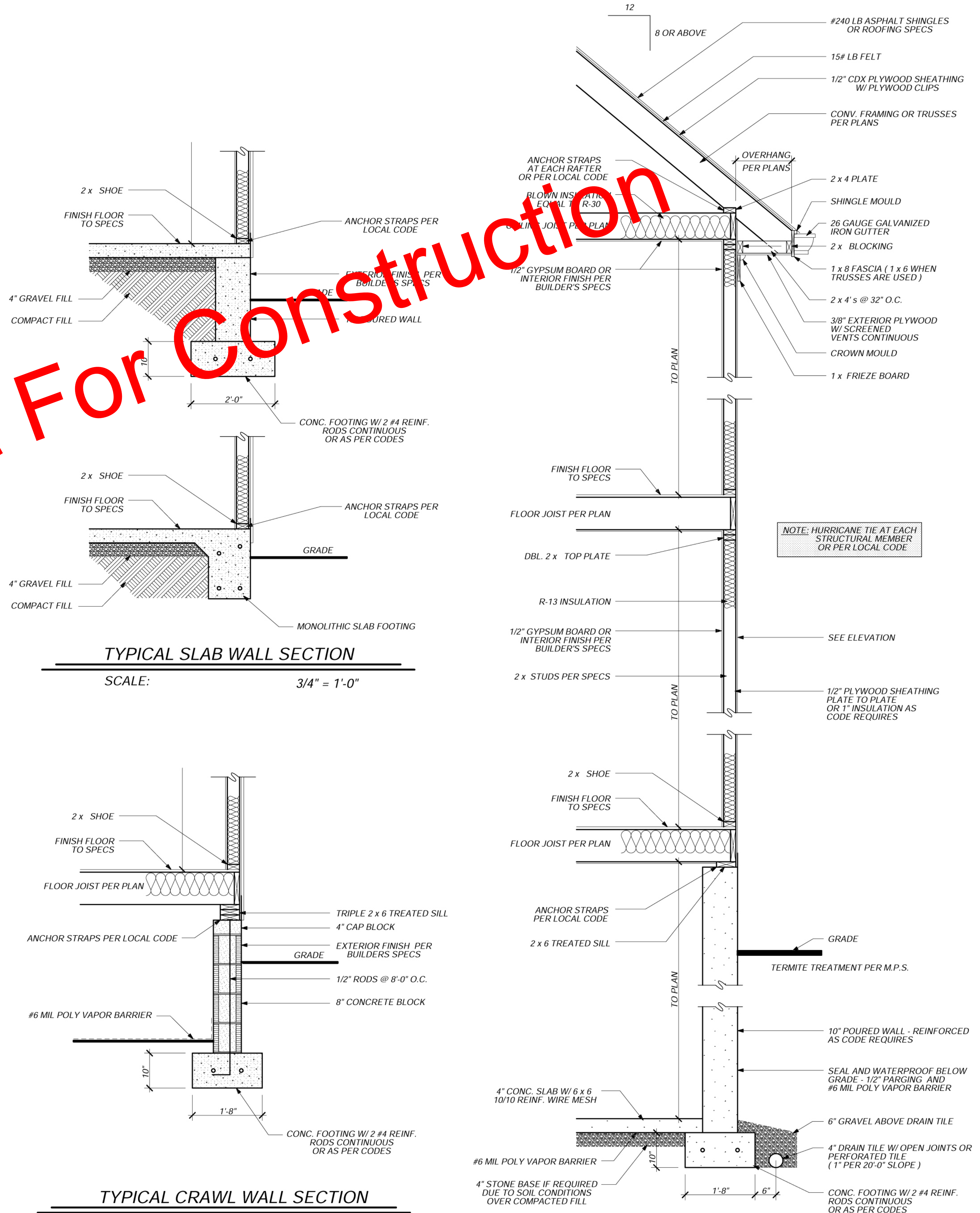
**FLASHING**

Install flashing and counter-flashing of 26-gauge galvanized metal or aluminum wherever dissimilar building materials join or intersect at the roof of the structure. This includes all intersections of the roof with vertical walls, chimneys, and dormers, and as otherwise shown on the drawings. Flashing must also be installed above windows and doors, and at all horizontal joints in sheet siding.

**GUTTERS**

All gutters shall be made of aluminum or vinyl or as otherwise shown on drawings. Gutters should be secured a minimum of every 4'-0" with approved fasteners.

ABBREVIATIONS			
A.F.F	Above Finish Floor	Manuf.	Manufacturer
Arch.	Architect	Max.	Maximum
B/	Bottom Of	Min.	Minimum
B.F.F.	Below Finish Floor	O.C.	On Center
Bm.	Beam	Ong.	Opening
Bot.	Bottom	Pl	Plate
Col.	Column	Reinf.	Reinforcing
Conc.	Concrete	Sim.	Similar
Cont.	Continuous	Spa.	Spaces
Dia.	Diameter	Stl.	Steel
Ea.	Each	Typ.	Typical
Elev.	Elevation	Vert.	Vertical
F.F.	Finish Floor	W/	With
Fnd.	Foundation	Wd.	Wood
Fig.	Footing		
Galv.	Galvanized		
Gdr.	Girder		
Horiz.	Horizontal		
Jst.	Joist		



NOTE: BEDROOM WINDOWS ARE SIZED FOR WOOD DOUBLE HUNG UNITS WHICH MEET EGRESS. PLEASE VERIFY THIS INFORMATION WITH THE BRAND AND TYPE OF WINDOW YOU USE.