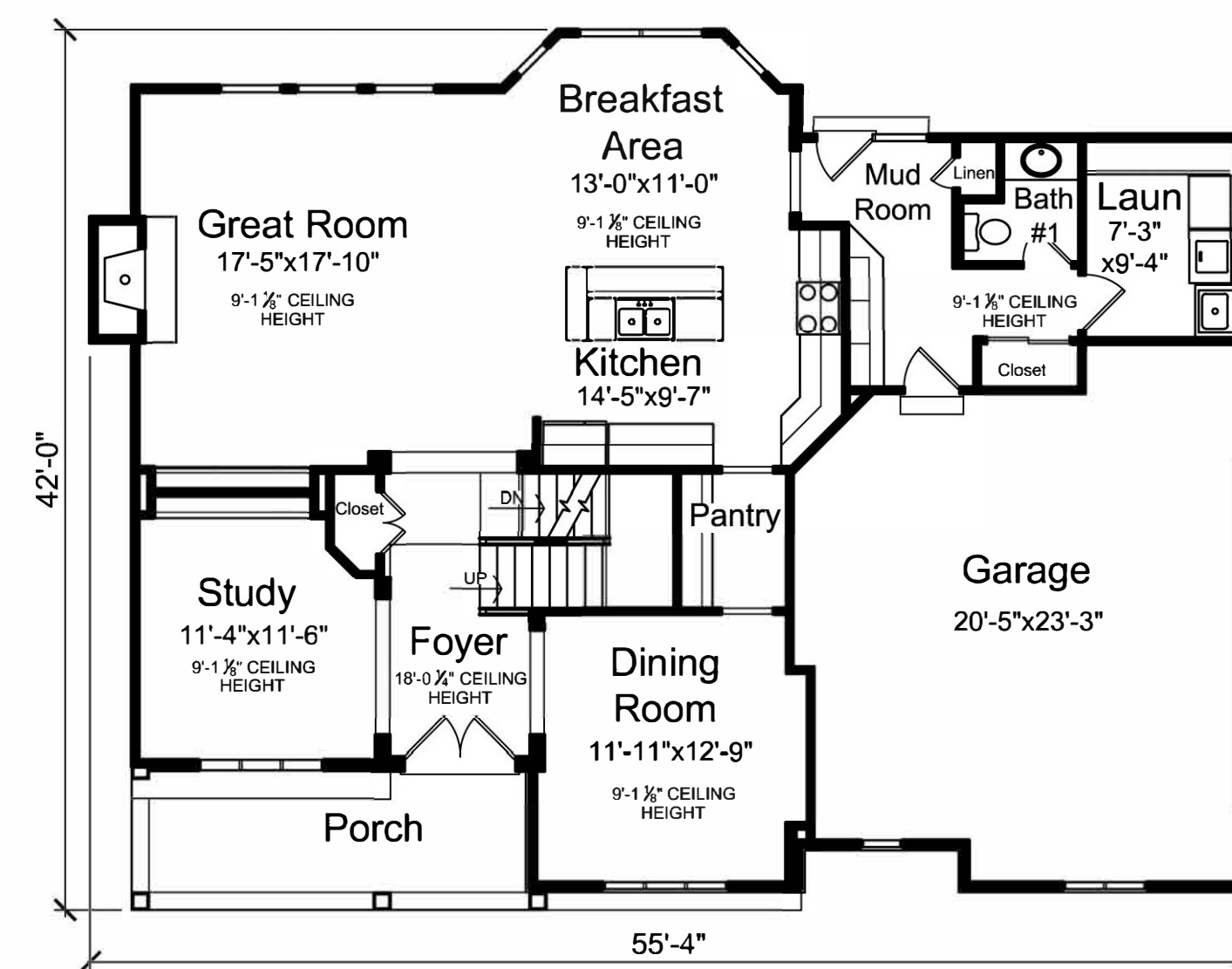
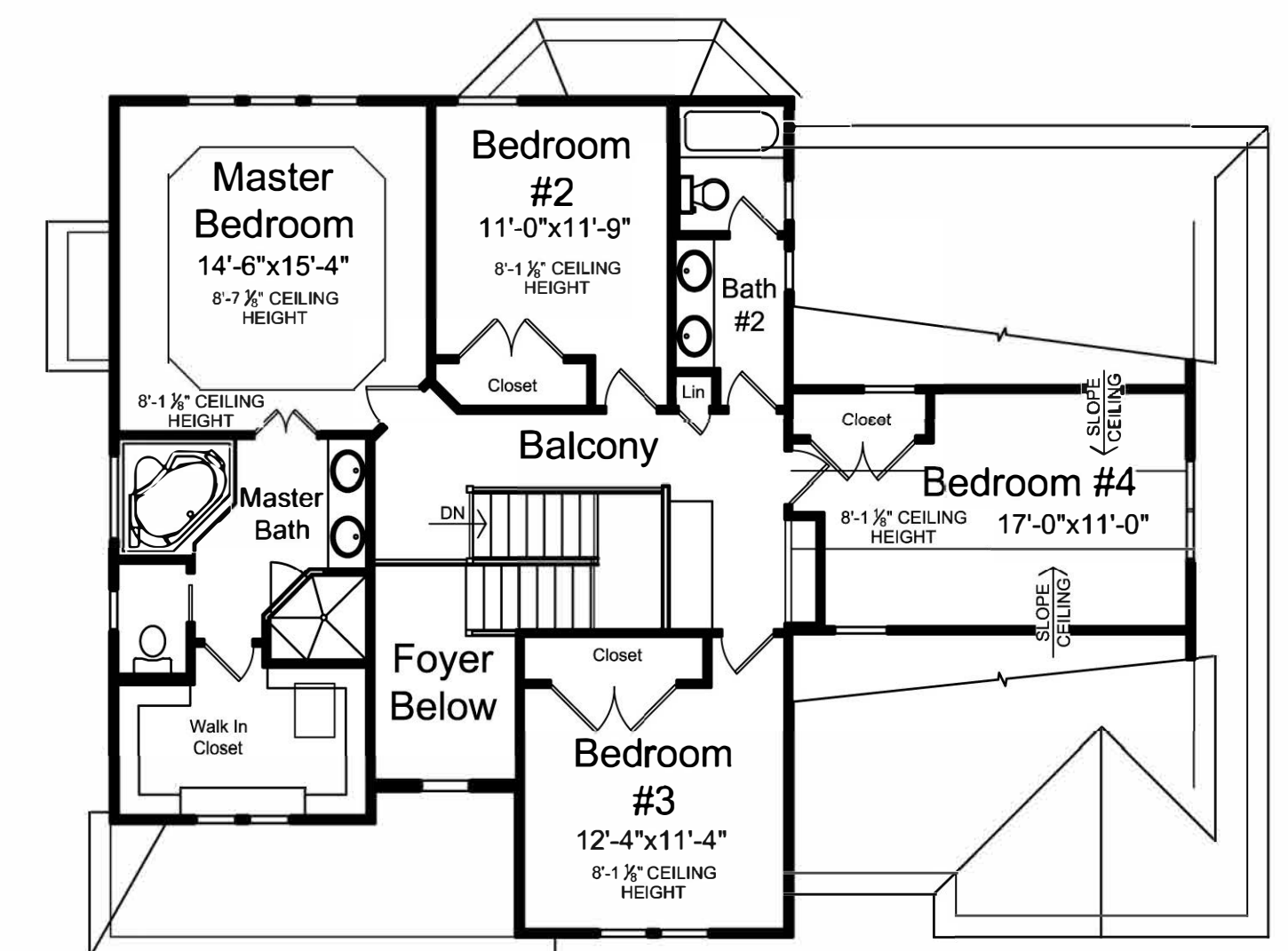


Foundation Plan



First Floor Plan



Second Floor Plan

GENERAL NOTES

Home Plans designed in compliance with International Residential Code (IRC) one and two family dwelling code.

I. DESIGN LOADS

First floor	40 p.s.f. live load 10 p.s.f. dead load
Second floor	40 p.s.f. live load 10 p.s.f. dead load
Roof	30 p.s.f. live load 17 p.s.f. dead load
Soil pressure	2000 p.s.f. (Silt Verify)
Garage Slab	50 p.s.f. live load
Deck / Porch	40 p.s.f. live load 10 p.s.f. dead load
Wind Speed	90 MPH

Maximum Deflection Limits
Floor L / 360 Wall L / 240
Exposed rafters with less than 3/12 pitch L / 240
Exposed rafters with greater than 3/12 pitch L / 190

Seismic Class B

NOTE: Verify design loads with local codes & site conditions. Check with local building dept. officials or specific loading conditions.

Contractor is to verify that the soil & site conditions are in accordance with IRC 401. Soils testing is not the responsibility of the designer. All design work is based on solid, well draining, and non-expansive soil with a min. bearing capacity of 2000 p.s.f. If soil and site conditions do not meet this requirement, additional engineering by soils & structural engineer will be required prior to construction. Additional engineering is not the responsibility of the designer.

II. CONCRETE

- Unless otherwise noted, all exterior slabs on grade (including garage slab) shall be 3500 p.s.f. & interior slabs shall be 2500 p.s.f. min. (28 day compressive strength) concrete on 4" compacted gravel fill. Interior slabs shall be placed on 4 mil. polyethylene vapor barrier.
- All foundation walls and footings shall be 3000 p.s.f. (28 day compressive strength).
- Foundation walls, garage slabs and exterior concrete shall have 5% min. / 7% max. air entrainment.
- Provide slab saw cut control joints at 30'-0" o.c. max.

III. FOUNDATIONS

- Verify depth of frost footings with local codes.
- Unless otherwise noted, foundation walls shall be poured concrete, see reinforced foundation details.
- Provide termite control protection as required by IRC 324.
- Foundation drainage is to comply with IRC 405. A sump pump may be required on level sites. Contractor is to verify that foundation drainage is installed as required by site.
- The finished grade shall slope away from foundation walls 6" min. in the first 10'-0" run. Top of grade at brick and stone veneer walls to be held 4" min. below foundation. Veneer weep holes to be open & not covered by any material. Top of grade at siding or dryvit walls to be held 8" min. below top of foundation or as req'd by siding or dryvit mfr.
- Foundation walls that retain earth and enclose habitable or useable spaces below grade shall be dampproofed. Waterproofing shall be used if a high water table and/or other severe soil conditions are known to exist.

IV. STRUCTURAL STEEL

- All structural steel shall conform with ASTM Spec. A-36.

V. CARPENTRY

- Unless otherwise noted, all 2x4 & 2x6 framing lumber shall be Spruce Pine Fir #2 or equal. All 2x6, 2x10, and 2x12 framing shall be Southern Pine No. 1 grade. Beams & headers shall have an allowable bending stress of 1500 p.s.f. for all 2x10's and 1250 p.s.f. for all 2x12's. Floor joists shall have a repetitive bending stress of 1500 p.s.f. for 2x10's and 1440 for 2x12's. All 2x dimensional lumber headers are to have a minimum of (2) cripple studs @ each end unless noted otherwise.
- All wall plates to be Spruce Pine Fir #2 or equal, min. Fc = 425 p.s.f.
- Glulam beam design values are: Fb = 2400 p.s.f., Fv = 185 p.s.f., E = 1,800,000 p.s.f. Members with equal or greater design values may be substituted. Minimum (3) cripple studs at each end unless otherwise noted on plan.
- Laminated veneer lumber beams (L.V.L.) design base values are: Fb = 2600 p.s.f., Fv = 285 p.s.f., E = 1,800,000 p.s.f. Fb values may be less than 2600 p.s.f. for beam sizes greater than 12" tall, verify specs with mfr. Members with equal or greater design values may be substituted. Minimum (3) cripple studs at each end unless otherwise noted on plan. Verify multiple member connection with manufacturer.
- Girder trusses to have (1) 2x4 cripple stud for every 2251 pounds of end reaction, in 2x4 walls & (1) 2x6 cripple stud for every 3506 pounds of end reaction, in 2x6 walls. See truss mfr. specs for loads. When bearing studs required exceed width of girder truss, provide Simpson T.B.E. Truss Bearing Enhancers, install per mfr. specs.
- Provide solid bearing to foundation or beam below for all beams, headers & girder trusses. Provide blocking between joists.
- Unless otherwise noted provide:
 - Double header joists & trimmers at all floor openings.
 - Blocking between joists under parallel partitions.
 - All headers @ bearing partitions to be (2) 2 x 12's unless noted otherwise.
 - 1 row of 1" x 3" cross bridging @ 3'-0" o.c. max. spacing per joist span.
 - Floor construction: 3/4" A.P.A. rated Sub-Floor, 20" o.c. T&G exposure 1
 - Provide fire-stopping in accordance with IRC R-602.2
 - Exterior walls shall be sheathed fully with 3/2" plywood or o.s.b. For walls greater than 8' tall, additional plywood or o.s.b. sheaths may be used to create full height sheathing. All seams to be backed w/ blocking equal to stud size. Attach sheathing to studs w/ 8d nails at 4 inches on center at panel edges and 12 inches on center at intermediate supports.
ALTERNATE OPTION: 7/8" plywood or o.s.b. attached to studs with 8d nails at 3 inches o.c. at panel edges & 12 inches on center at intermediate supports, max. stud spacing 16" on center. Install weather resistant membrane per mfr. specs over all sheathing not water repellent.
 - All interior walls & ceilings are to be covered with 1/2" min. gypsum board, with metal corner reinforcing, tape, float and sand (3 coats). Garage ceilings to be covered with gypsum board as noted. Gypsum board to be attached to studs with any of the following: 5d nails, 120" wallboard nails, or #6 drywall screws 1 1/2" long. Wall board fasteners are to be 7" inches on center at all studs and plates.
 - If marble flooring is used in areas not noted, floor system may have to be reevaluated to control joist deflection.
 - All interior partitions to have studs @ 16" o.c.
- Interior trim and finishes to be selected by Owner.
- All wood trim and siding applied over weather resistant membrane to be backprimed prior to installation.

VI. MASONRY

- Masonry veneer walls shall be separated from the water repellent sheathing by an air space of a min. of 1" nominal. When the 1" space is not free of mortar, a weather resistant membrane or building paper is required over sheathing.
- Flashing shall be located beneath the first course of masonry above finished grade above the foundation wall or slab and at other points of support including roof intersections & lintels.
- Weep holes shall be provided at a maximum spacing of 33" O.C. Weep holes shall not be less than 3/16" in diameter & shall be located immediately above flashing.

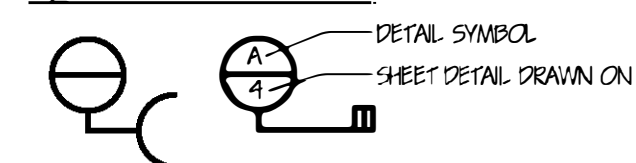
VII. MISCELLANEOUS

- Verify insulation values per local code.
- Unless otherwise noted, provide:
 - Install craft faced insulation batts in exterior walls or install polyethylene vapor barrier against inside of unfaced batt wall insulation.
 - Insulating double glazing (U-Value .50 max.) at all exterior glass areas interior and exterior glass areas including sliding doors, patio doors windows shall be tempered glass as required by IRC 308
- The working drawings do not provide specific detail and workmanship requirements in areas including but not limited to flashing, caulking, painting, nailing, soils, dryvit, waterproofing, concrete curing placement and finishing. Builder is responsible for providing supervised workmanship in all areas of construction.
- It shall be the owner's responsibility to review materials and products specified on drawings (and match to existing building if applicable) and verify the same with contractor prior to start of construction.
- Windows noted on plan will be Andersen...
 - Window grid patterns may vary with manufacturer.
 - All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches as required by IRC 310.
 - Window glazing is to have Uo of not more than 0.40 Max.
 - Install and flash windows and doors per manufacturers specs. All wall and roof penetrations shall be flashed and sealed.
- All exterior wall penetrations are to be flashed or caulked in accordance with specifications provided by exterior wall surface manufacturer (i.e. brick, siding, or dryvit etc.).
- Dryvit is to be installed according to manufacturers specs. Refer to the dryvit builders reference guide "Building Successfully with Dryvit EIFS" or the most current specs available from Dryvit Systems, Inc.
- Exterior siding to be installed over weather resistant membrane per siding mfr specs. Flashing on vertical & horizontal siding joints per siding mfr specs.
- Provide GFCI, AFCI, & Tamper Resistance receptacles @ all locations req'd per 2008 National Electric Code

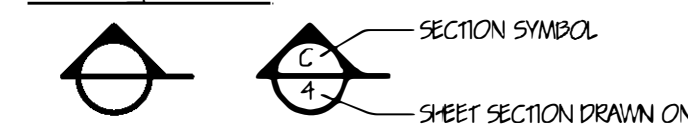
All Federal, State and Local Codes, Ordinances, and Regulations, etc. Shall Be Considered as Part of The Specifications of This Building, and Are to Be Adhered to Even If They Are in Variance with The Plan.
Designer Assumes No Responsibility Over Any Phase of Construction or Completed Building
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Detail Reference System

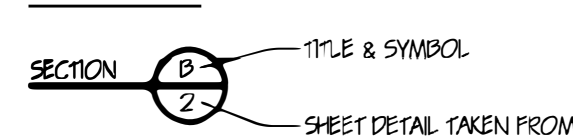
Spot or Section Detail



Building Section



Detail Title



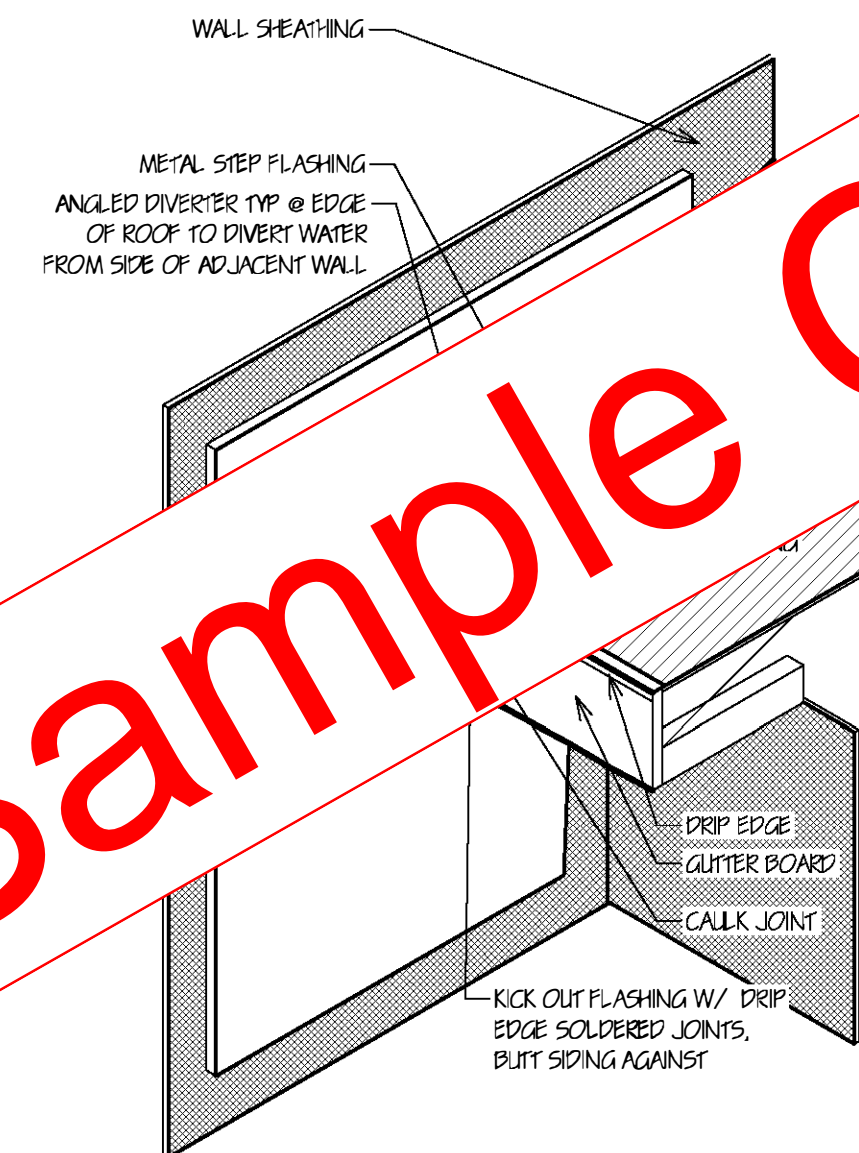
Key to Materials

	EARTH
	CONCRETE
	GRAVEL
	CONCRETE BLOCK
	BRICK
	ROUGH WOOD FRAMING
	FRAMING AT 16" O.C.
	FINISHED WOOD
	BATT / BLOWN INSULATION
	STONE

Wall Bracing Note:

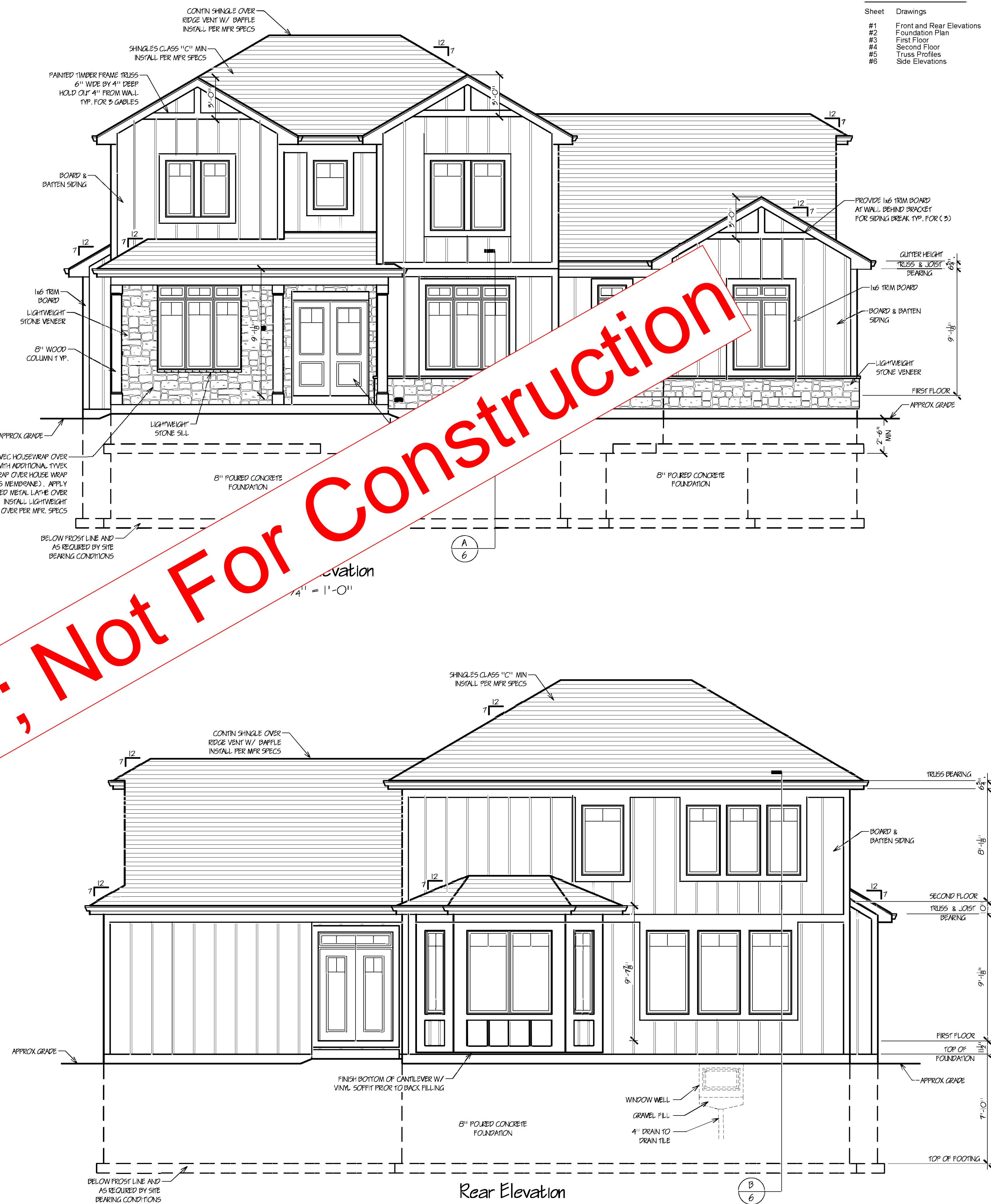
EXTERIOR SHEATHING REQUIREMENTS FOR 90 MPH WIND LOAD

EXTERIOR SHEATHING IS TO BE 3/2" O.S.B. OR PLYWOOD ATTACHED TO STUDS WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES ARE TO BE BLOCKED WITH 2x MATERIAL. ALTERNATE OPTION: 7/8" O.S.B. OR PLYWOOD ATTACHED TO STUDS WITH 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, MAX. STUD SPACING 16" O.C.



Siding Flashing Detail

Install Siding Per Mfr Specs



Rear Elevation

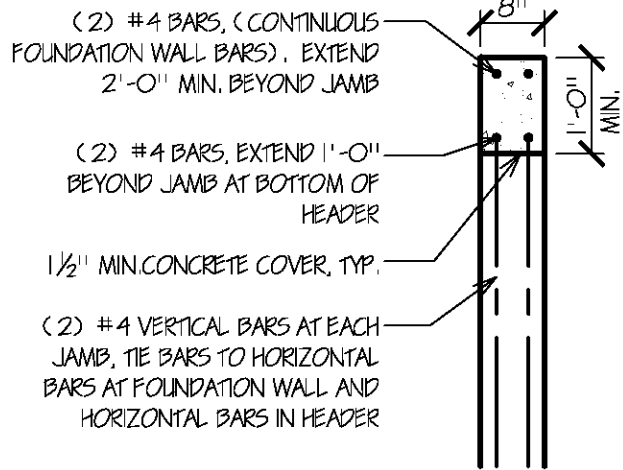
Scale 1/4" = 1'-0"

INDEX TO DRAWINGS

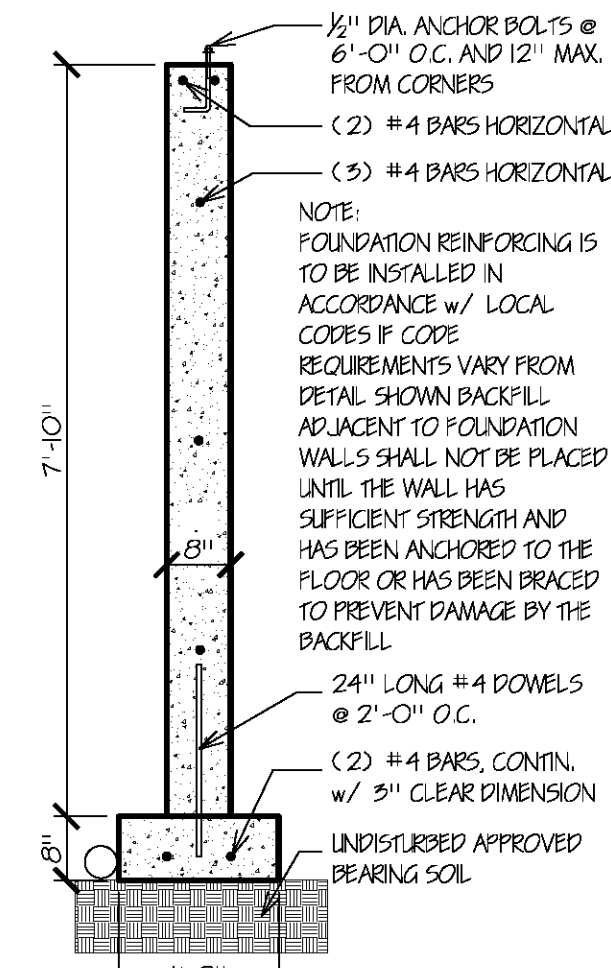
Sheet	Drawings
#1	Front and Rear Elevations
#2	Foundation Plan
#3	First Floor
#4	Second Floor
#5	Truss Profiles
#6	Side Elevations

Foundation Notes:

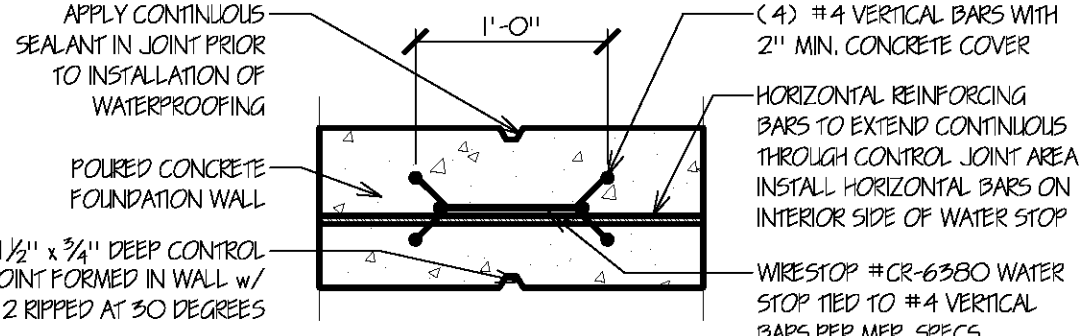
- SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT W/ BATTERY BACK-UP. INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND. TYP. @ EVERY FLOOR AND EACH BEDROOM.
- VENT BATH EXHAUST FANS TO OUTSIDE, TYPICAL.
- SET TOP OF WINDOW OPENINGS 1'-0" BELOW TOP OF FOUNDATION UNLESS NOTED OTHERWISE.
- UL APPROVED HIGH EFFICIENCY GAS FURNACE W/ AIR COND. VENT AS REQ'D. PROVIDE OUTSIDE AIR FOR COMBUSTION.
- UL APPROVED GAS WATER HEATER, VENT AS REQ'D. PROVIDE OUTSIDE AIR FOR COMBUSTION.
- UNLESS NOTED OTHERWISE, ALL INTERIOR WALLS ARE 3 1/2" FOR 2 x 4 FRAMING @ 16" O.C.



Typical Concrete Window Header Detail
Scale 1/2" = 1'-0"



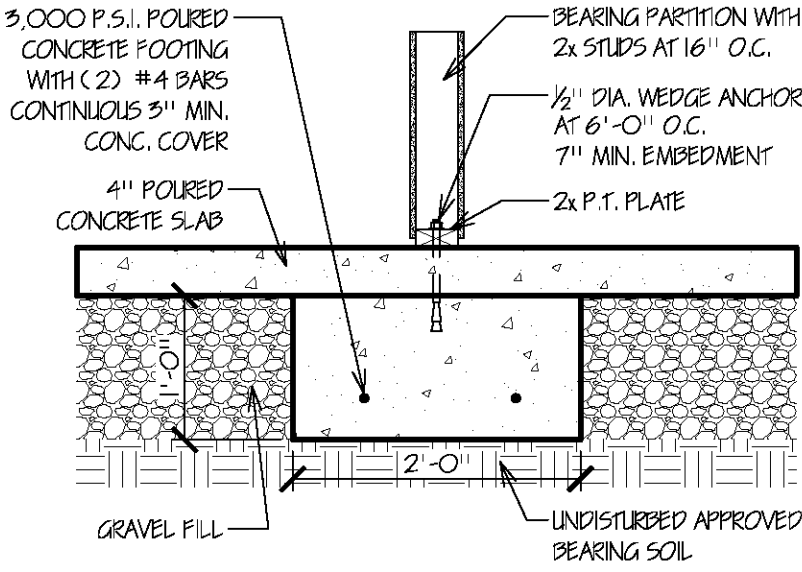
Foundation Reinforcing Detail
Scale 1/2" = 1'-0"



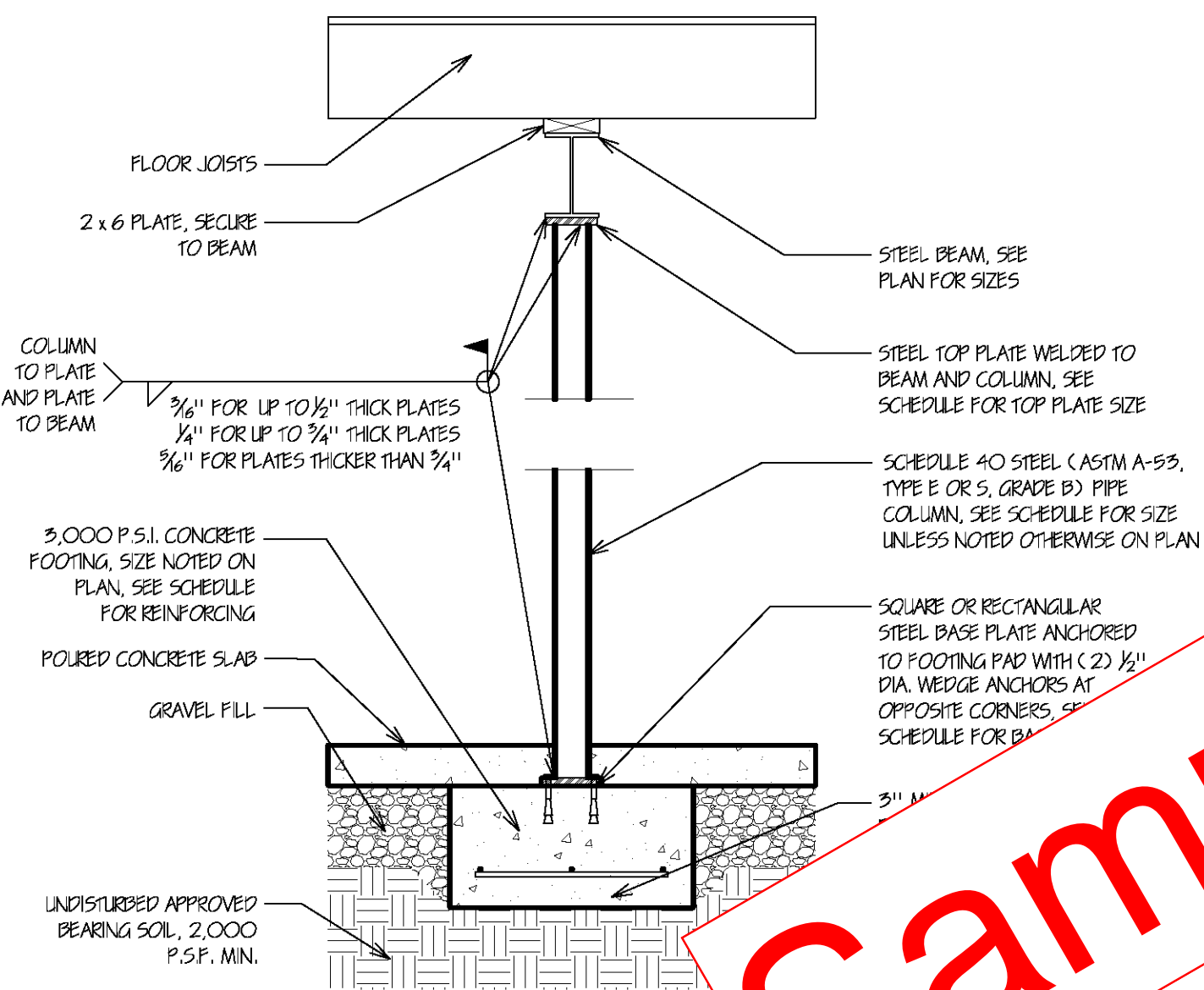
Foundation Wall Control Joint Detail
Scale 1" = 1'-0"

NOTES FOR LOCATING JOINT IN WALL

- IN STRAIGHT WALLS BETWEEN 5'-0" & 50'-0" LONG, PROVIDE (1) CONTROL JOINT NEAR MIDPOINT OF WALL.
- IN STRAIGHT WALLS BETWEEN 50'-0" & 75'-0" LONG, PROVIDE (2) CONTROL JOINT NEAR THIRD POINT OF WALL.
- DO NOT LOCATE JOINTS WITHIN 5'-0" OF DOOR OR WINDOW OPENINGS.



Bearing Wall Footing Section
Scale 3/4" = 1'-0"



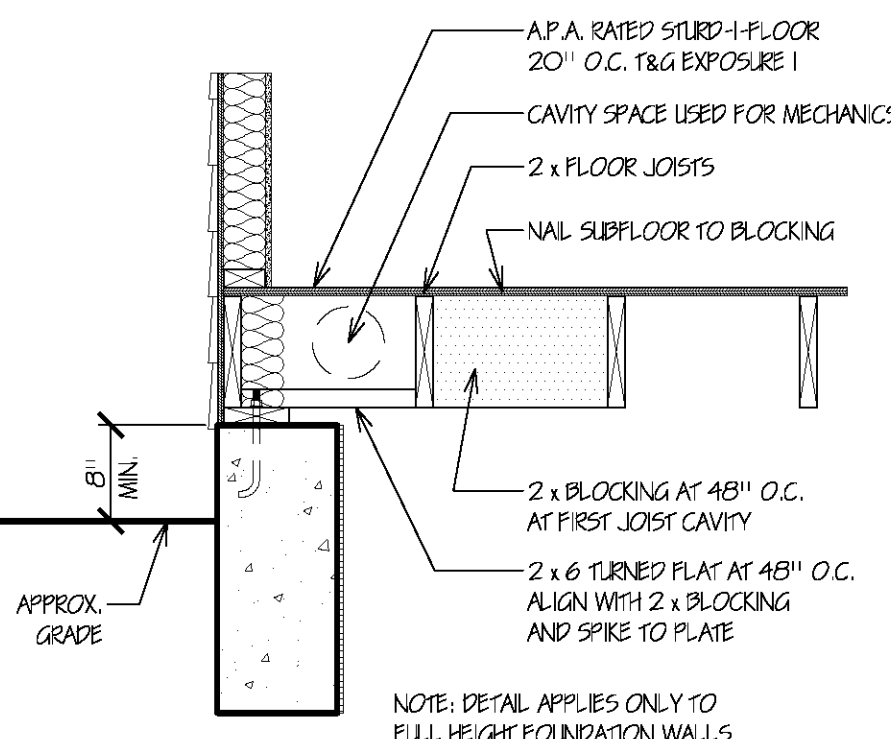
Typical Beam and Column Detail

Scale 3/4" = 1'-0"

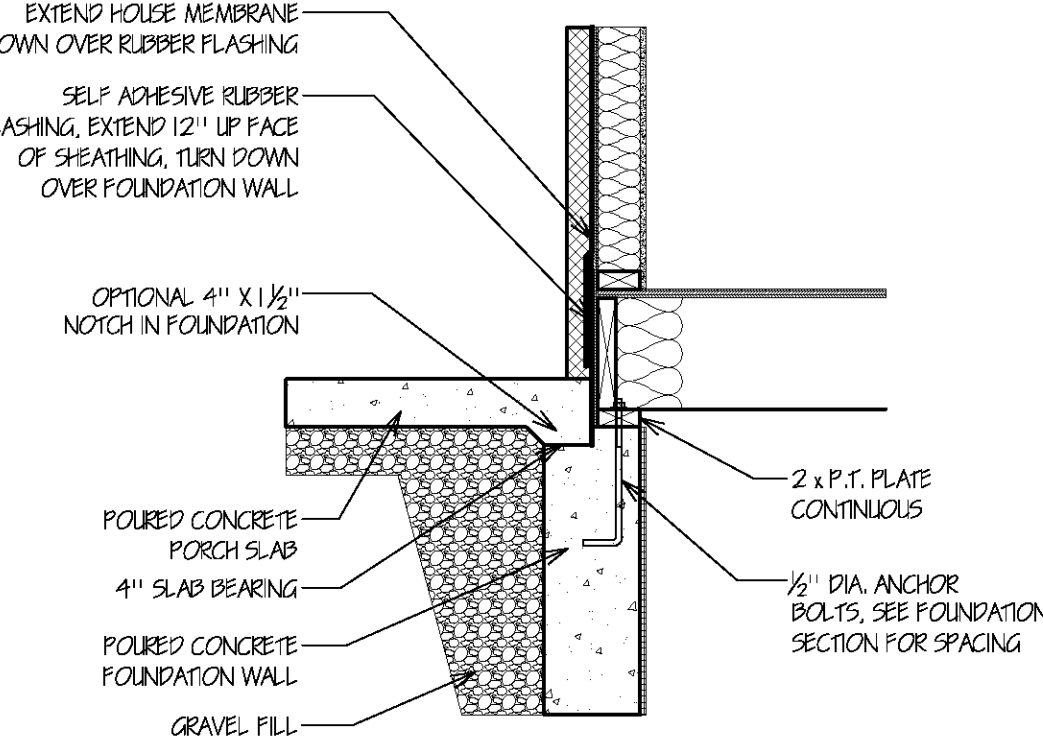
- NOTE:
- SIZE OF FOOTING AS NOTED ON FOUNDATION PLAN TO BE USED TO SELECT COLUMN COMPONENTS AND FOOTING REINFORCING.
 - FOR FOOTING SIZES NOTED MORE THAN ONCE, FABRICATOR TO HAVE OPTION OF WHICH COLUMN SIZE TO USE, UNLESS NOTED OTHERWISE ON FOUNDATION PLAN. USE COLUMN WITH MATCHING COMPONENTS FROM CHART.
 - PROVIDE MIN. DIAMETER COLUMN FOR FOOTING SIZE, UNLESS OTHERWISE NOTED ON FOUNDATION PLAN.
 - MAXIMUM COLUMN HEIGHT FOR THIS SCHEDULE SHALL NOT EXCEED 10'-0".
 - LONG LEG OF RECTANGULAR PLATES TO BE INSTALLED PARALLEL WITH BEAM FLANGE UNLESS NOTED OTHERWISE.

Footing Reinforcing & Column Size Schedule

FOOTING SIZE	STEEL COLUMN MIN. DIA.	MAX. COLUMN LOAD (LBS)	MINIMUM THICKNESS	FOOTING REINFORCING	SQUARE BASE PLATE SIZE	RECTANGULAR BASE PLATE SIZE	TOP PLATE SIZE
24" x 24"	5"	8,000	8"	NONE REQUIRED	6" x 6" x 1/2"	4" x 7" x 1/2"	NONE REQUIRED
30" x 30"	5"	12,500	8"	(5) #4'S BOTH DIRECTIONS	6" x 6" x 1/2"	4" x 7" x 3/8"	NONE REQUIRED
36" x 36"	5"	18,000	10"	(5) #4'S BOTH DIRECTIONS	6" x 6" x 1/2"	4" x 7" x 3/8"	NONE REQUIRED
42" x 42"	5"	24,900	10"	(5) #4'S BOTH DIRECTIONS	6" x 6" x 1/2"	4" x 7" x 3/8"	NONE REQUIRED
36" x 36"	4"	18,000	10"	(5) #4'S BOTH DIRECTIONS	6" x 6" x 1/2"	5" x 8" x 3/8"	NONE REQUIRED
42" x 42"	4"	24,500	10"	(5) #4'S BOTH DIRECTIONS	6" x 6" x 1/2"	5" x 8" x 3/8"	NONE REQUIRED
48" x 48"	4"	32,000	10"	(4) #4'S BOTH DIRECTIONS	8" x 8" x 3/8"	5 1/2" x 12" x 3/8"	5 1/2" x 10" x 3/8"

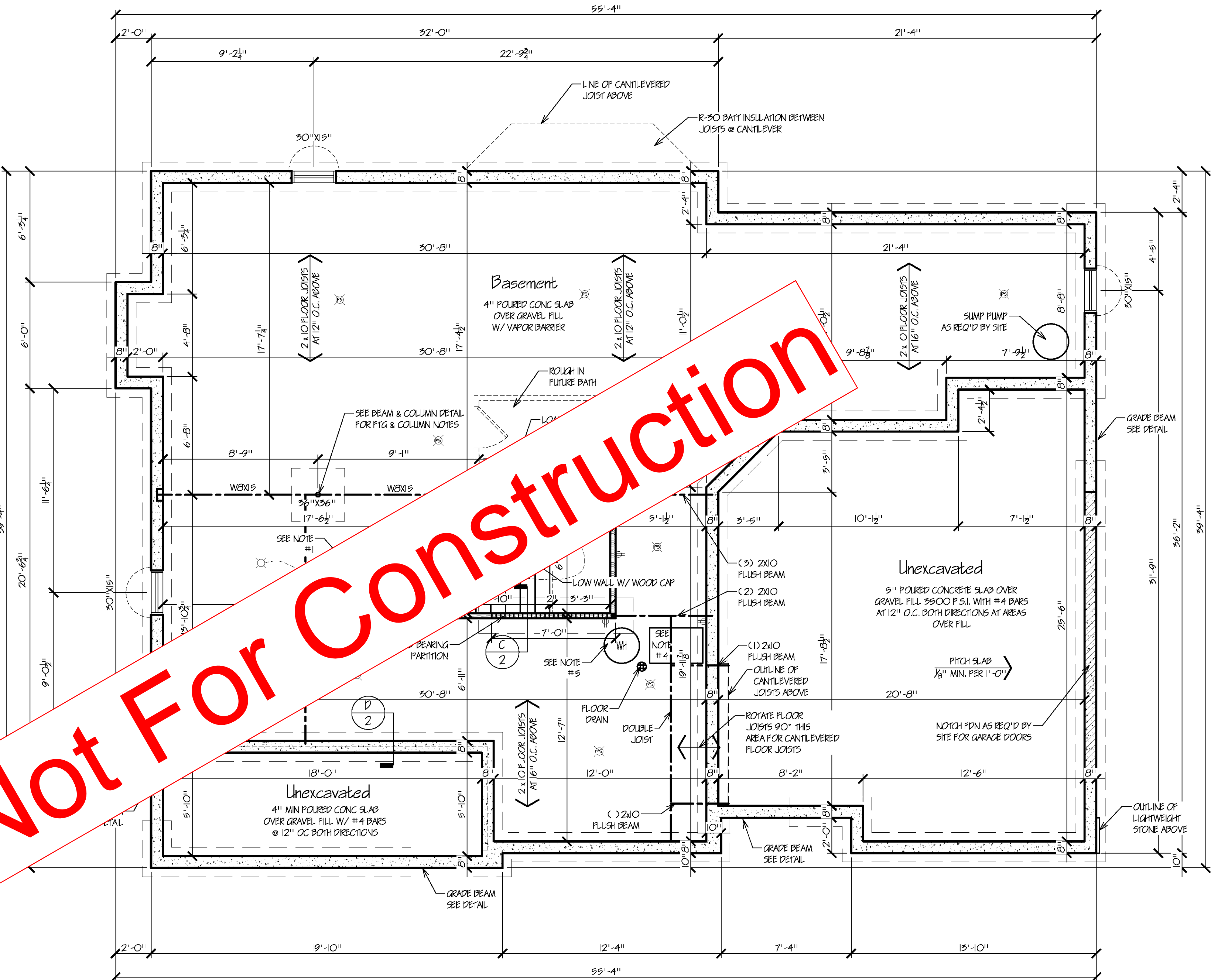
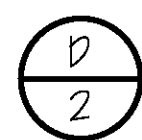


Blocking Detail for Floor Joists Parallel to Foundation Wall
Scale 3/4" = 1'-0"



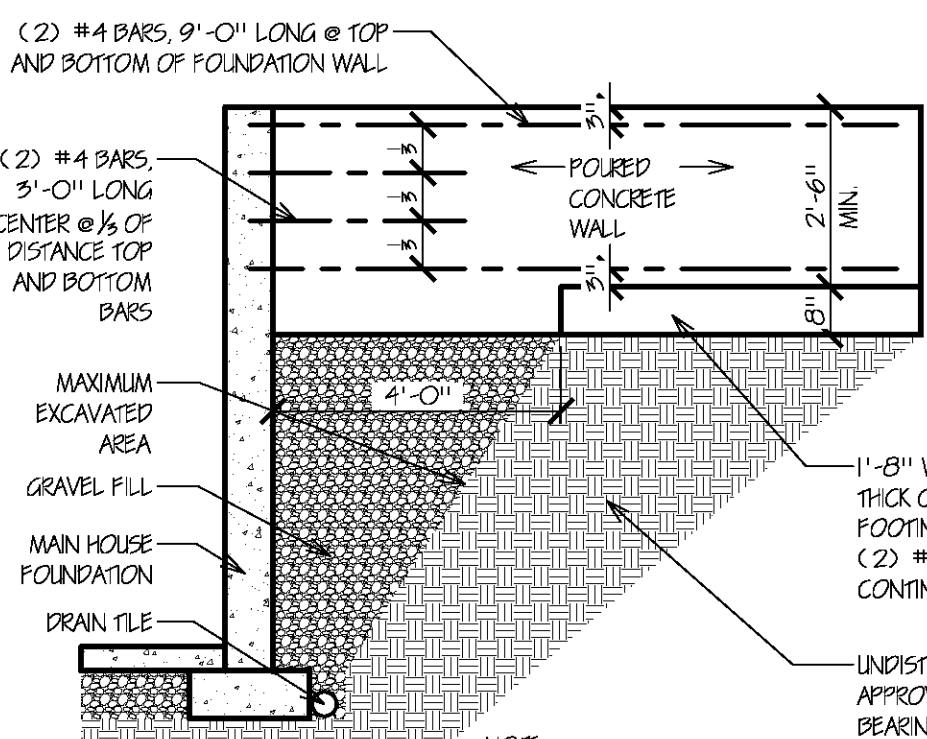
Section

Scale 3/4" = 1'-0"



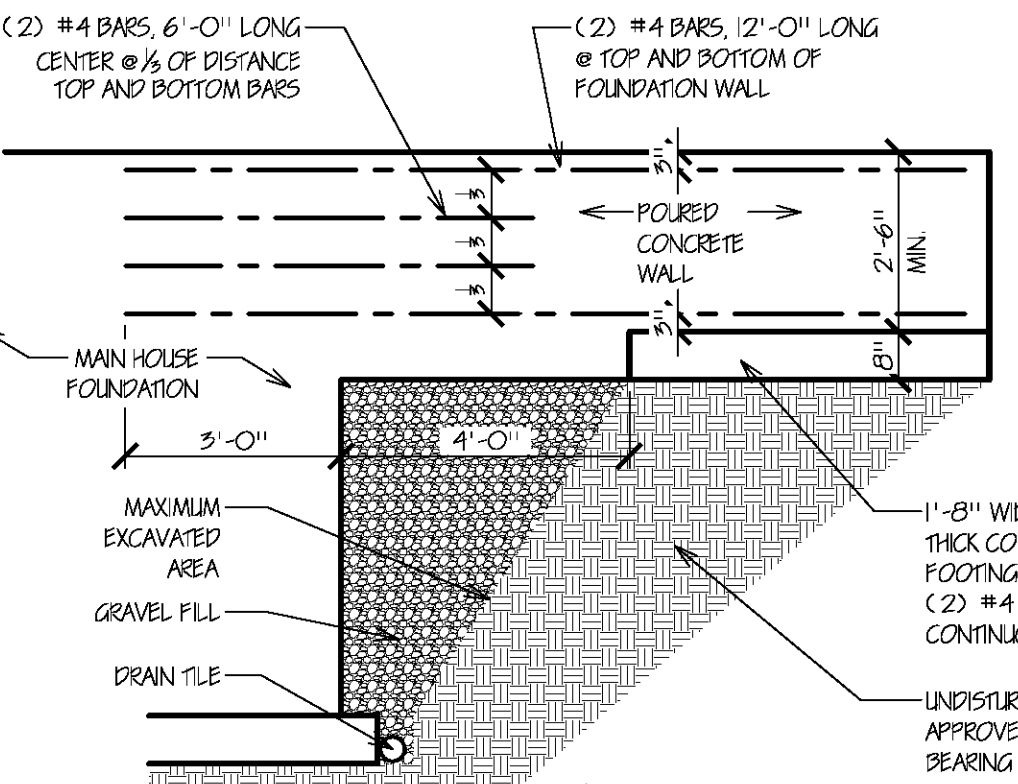
Foundation Plan

Scale 1/4" = 1'-0"



Grade Beam Detail #1

Scale 3/8" = 1'-0"



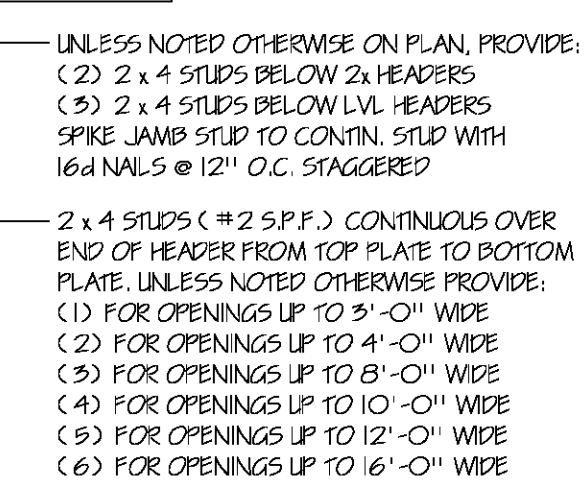
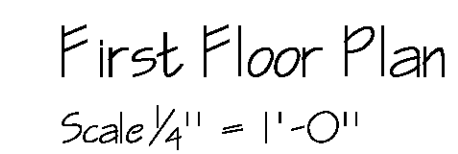
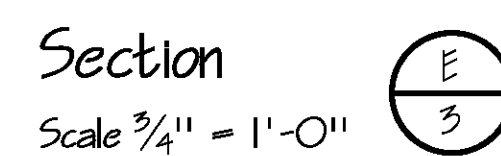
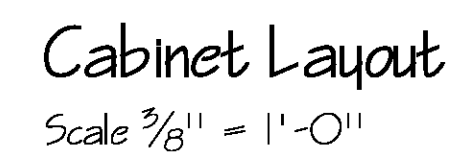
Grade Beam Detail #2

Scale 3/8" = 1'-0"

1. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM. OUTSIDE EACH SLEEPING AREA, AND ON EACH BUILDING LEVEL INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND, TYP. @ EVERY FLOOR AND EACH BEDROOM.
2. AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA IN DWELLING UNITS WHICH HAVE FLUE-FIRE APPLIANCES ARE INSTALLED OR IN DWELLING UNITS WHICH HAVE ATTACHED GARAGES.
3. VENT BATH EXHAUST FANS TO OUTSIDE, TYPICAL.
4. SET TOP OF WINDOW OPENINGS 7'-10 3/8" ABOVE FLOOR UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE, ALL INTERIOR WALLS ARE 5 1/2" FOR 2 x 4 FRAMING @ 16" O.C.

EXTERIOR SHEATHING REQUIREMENTS FOR 90 MPH WIND LOAD

EXTERIOR SHEATHING IS TO BE $\frac{1}{2}$ " O.S.B. OR PLYWOOD ATTACHED TO STUDS WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES ARE TO BE BLOCKED WITH 2x MATERIAL. ALTERNATE OPTION, $\frac{1}{2}$ " O.S.B. OR PLYWOOD ATTACHED TO STUDS WITH 8d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. MAX. STUD SPACING 16" O.C.



DESIGN REQUIREMENTS
WALL HEIGHTS NOT TO EXCEED 9'-1 1/8" HIGH
WALL PLATES SHALL BE S.P.F., #2
WALL STUDS SHALL BE S.P.F., #2 OR BETTER
DEFLECTION = L/240 FOR 17.4 P.S.F. WIND LOAD

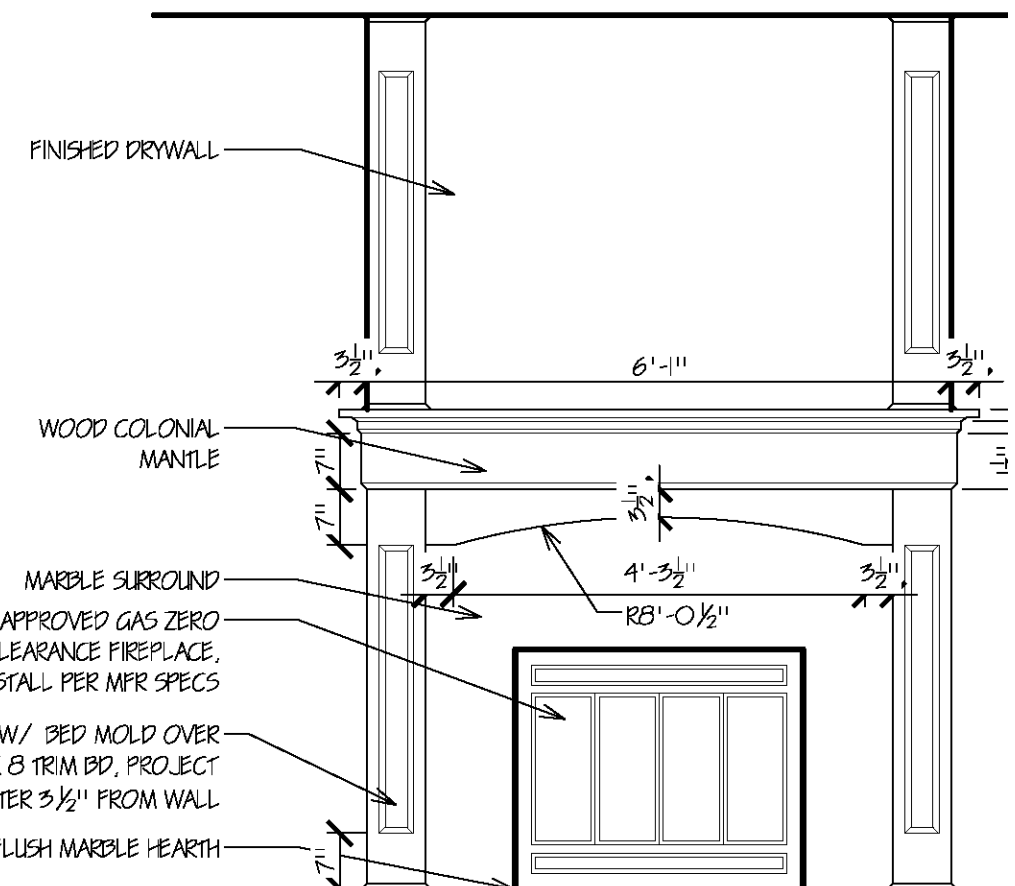
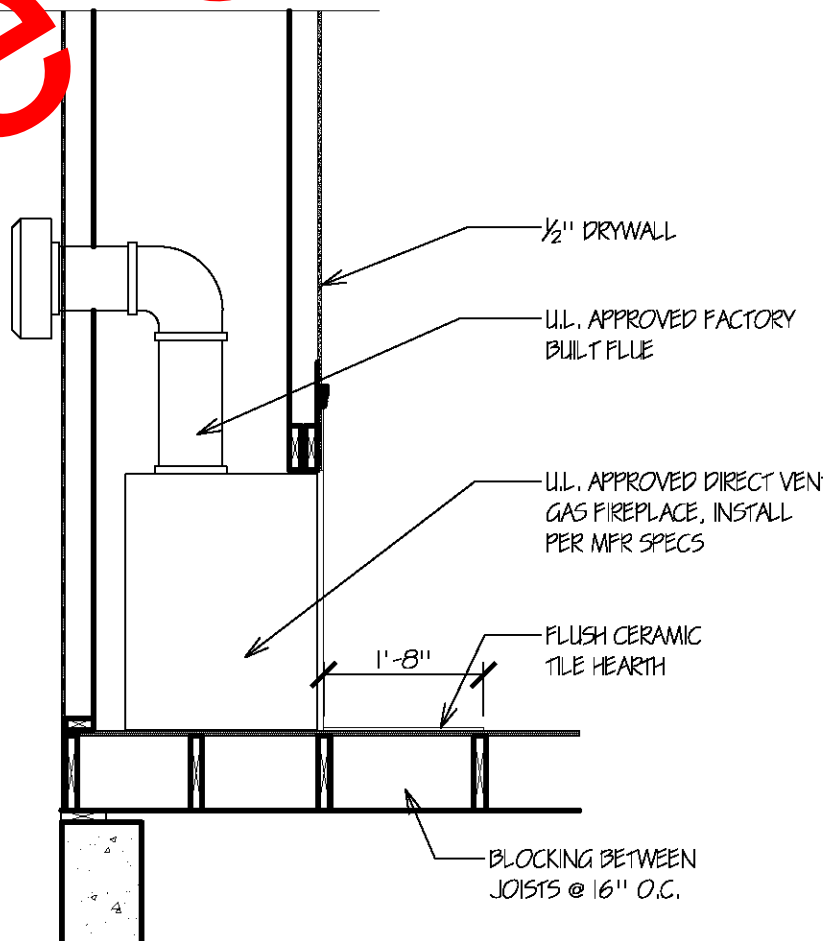
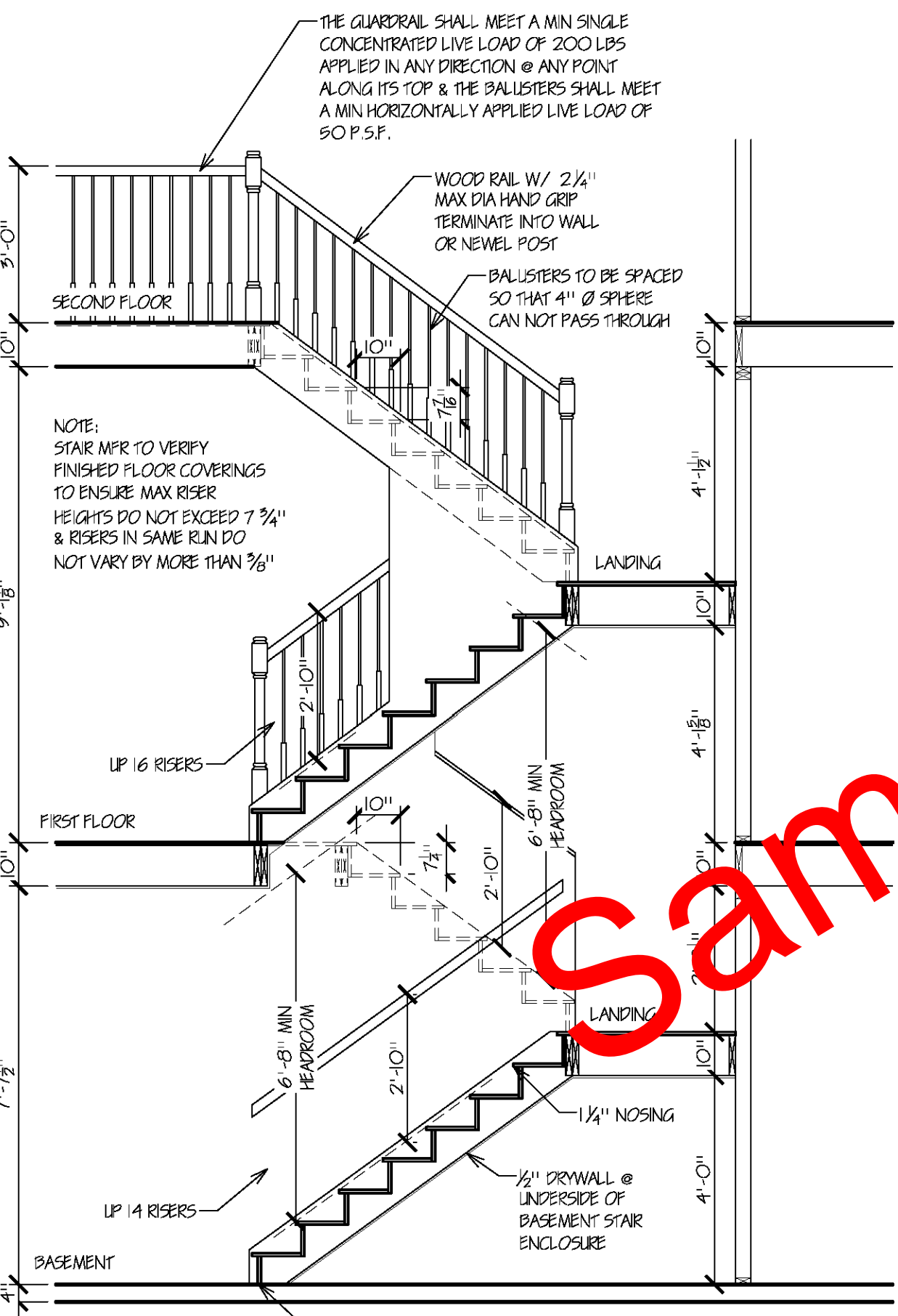
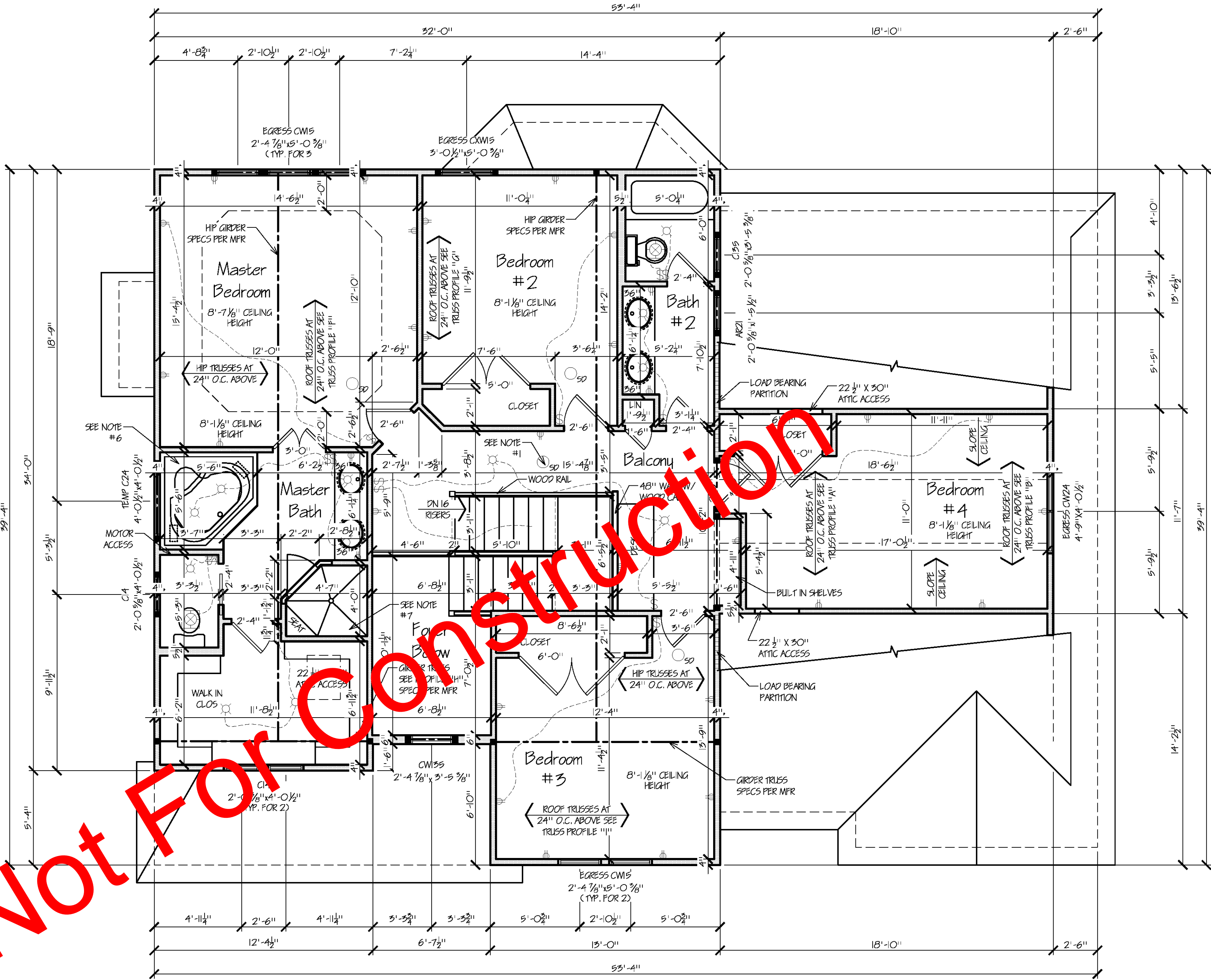
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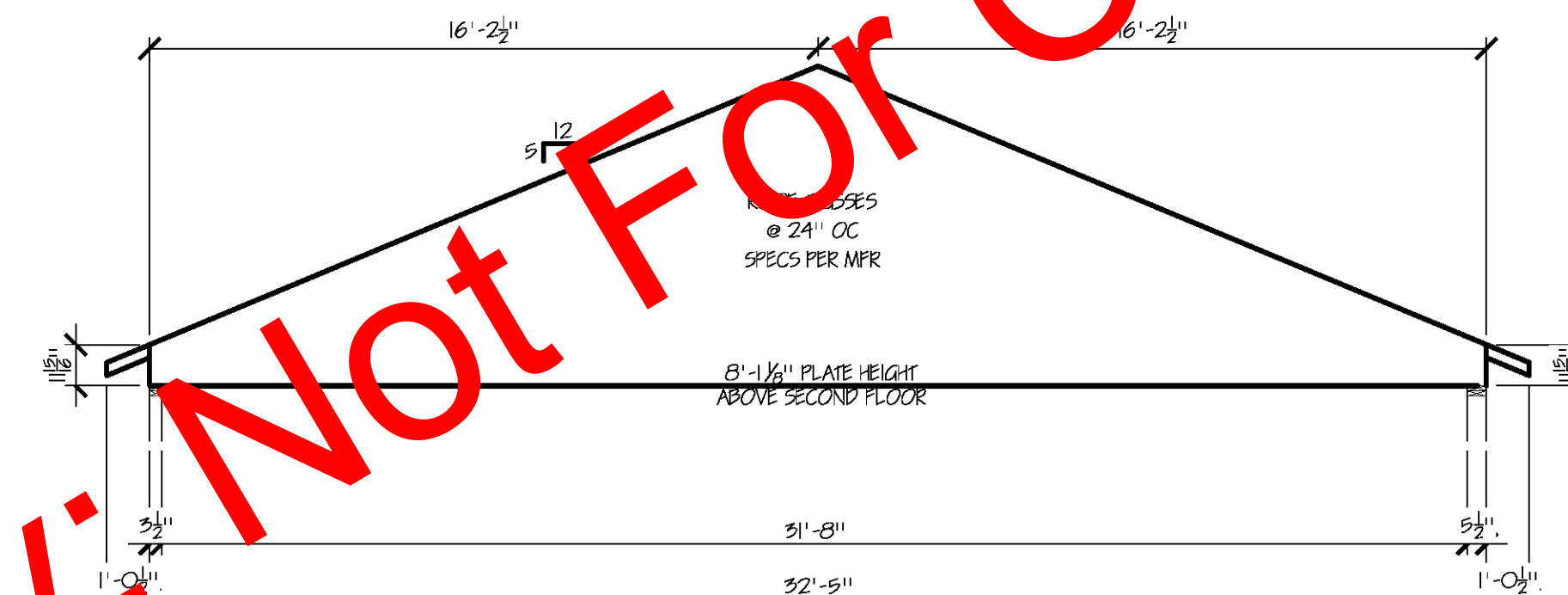
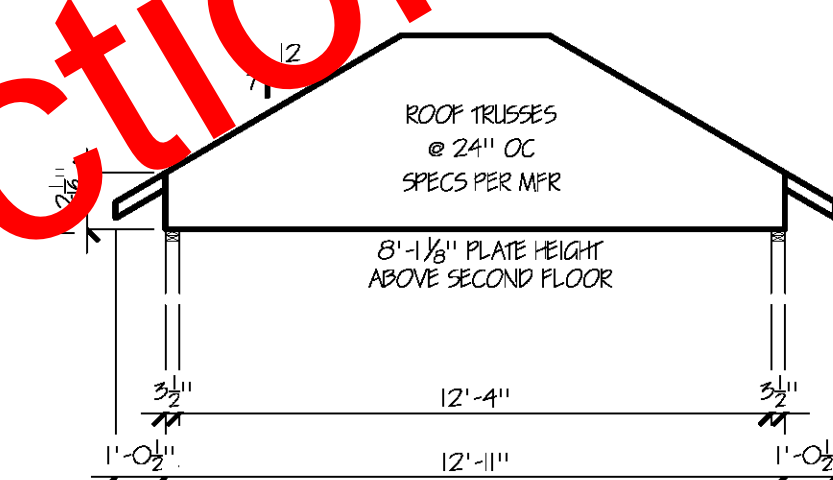
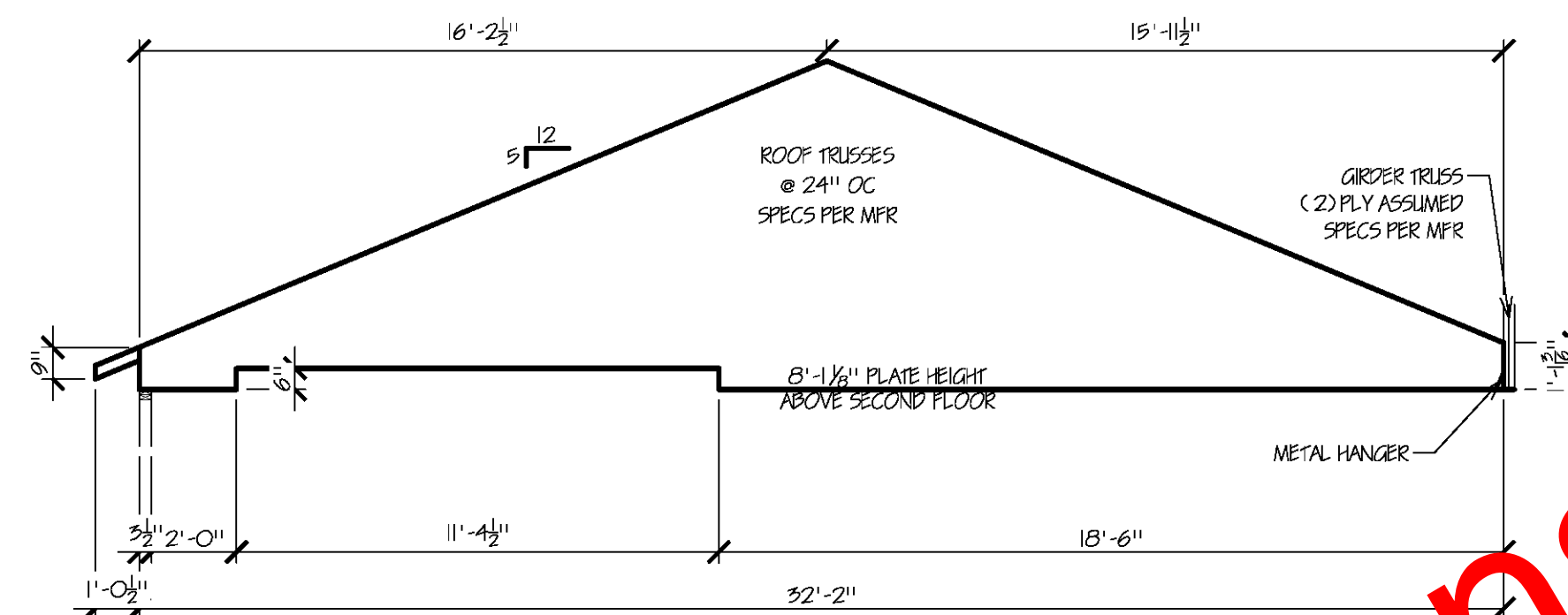
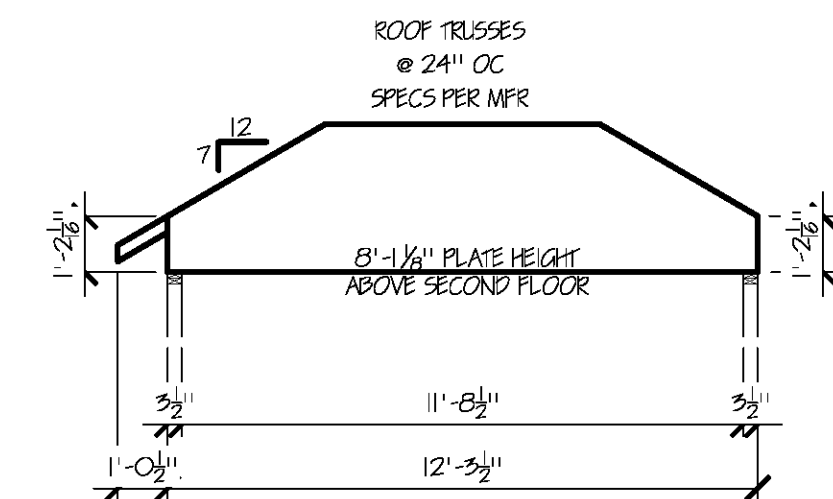
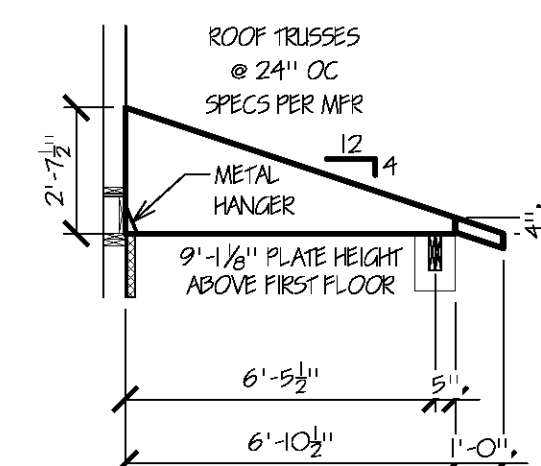
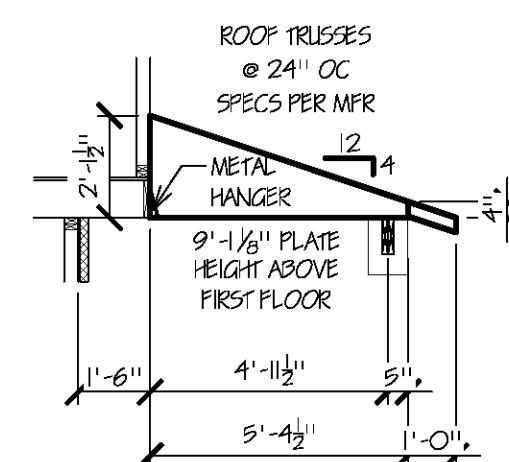
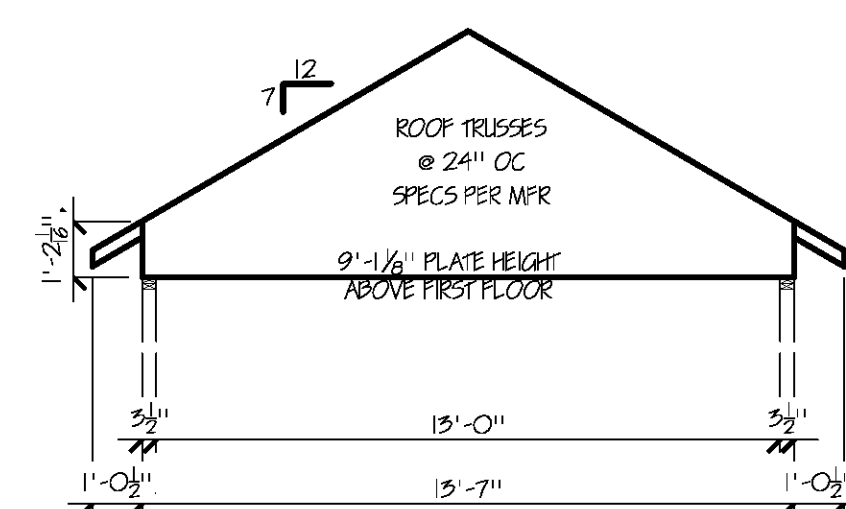
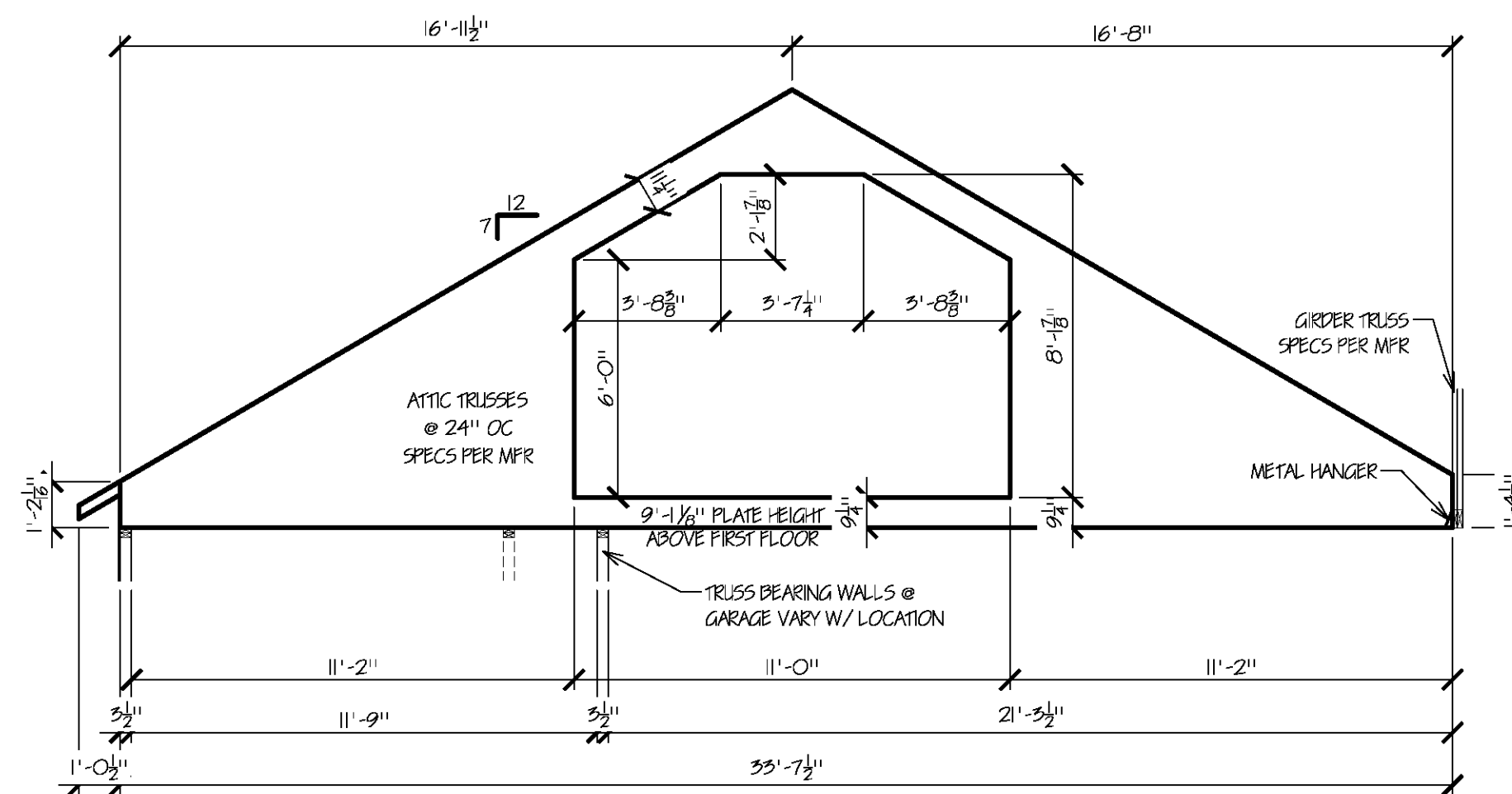
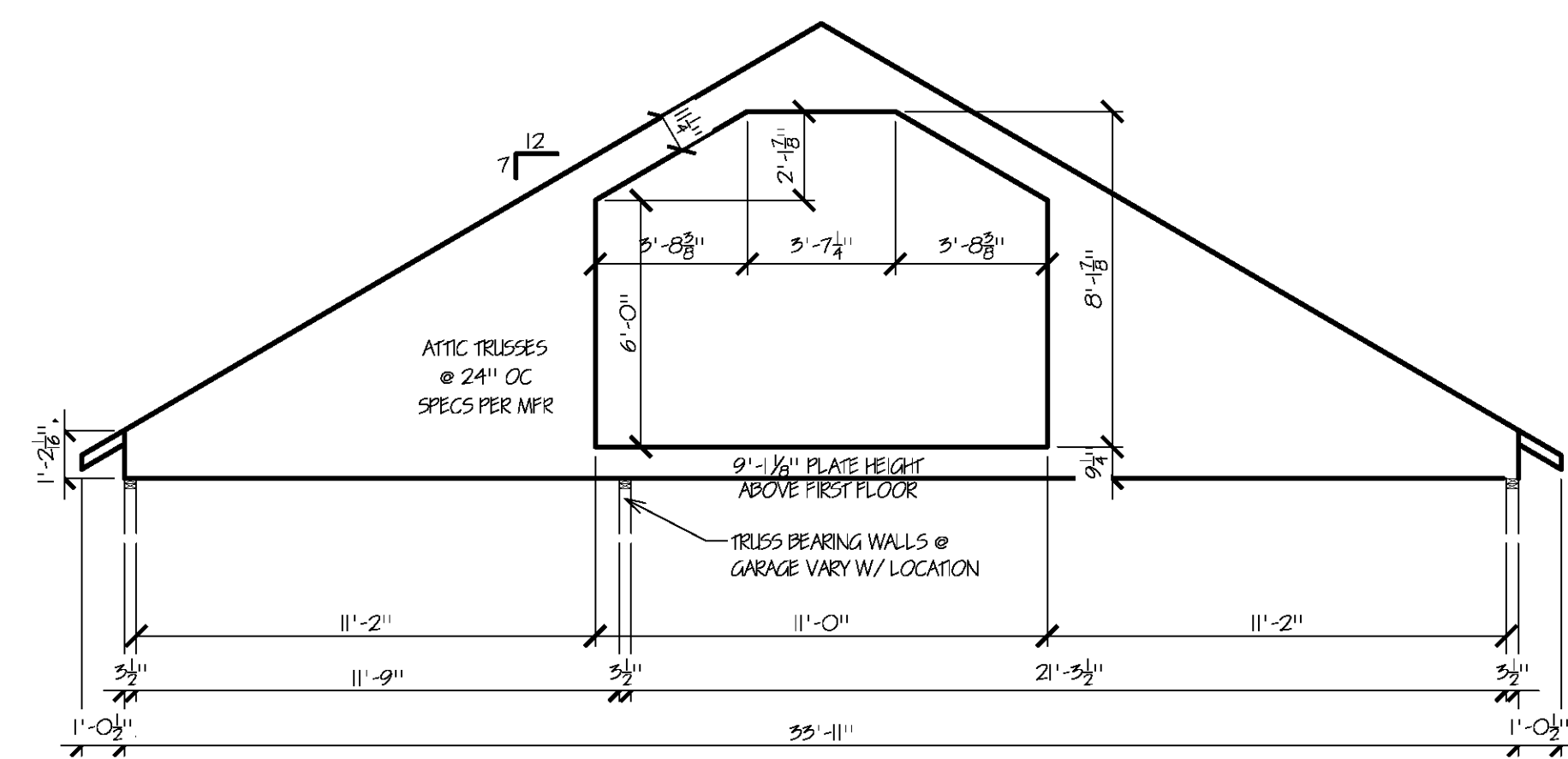
Second Floor Notes:

1. SMOKE DETECTORS TO BE WIRED INTO HOUSE CURRENT W/ BATTERY BACK-UP. INTERCONNECT SO IF ONE SOUNDS, THEY ALL SOUND. TYP. @ EVERY FLOOR AND EACH BEDROOM.
2. AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN DWELLING UNITS WHICH FUEL-FIRE APPLIANCES ARE INSTALLED OR IN DWELLING UNITS WHICH HAVE ATTACHED GARAGES.
3. VENT BATH EXHAUST FANS TO OUTSIDE, TYPICAL.
4. SET TOP OF WINDOW OPENINGS 6'-10 3/8" ABOVE FLOOR UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE, ALL INTERIOR WALLS ARE 5/8" FOR 2 x 4 FRAMING @ 16" O.C.
6. PEARL CS60 WHIRPOOL TUB OR EQUAL, INSTALL PER MFR. SPECS
7. CERAMIC TILE SHOWER W/ SEAT & TEMPERED GLASS ENCLOSURE

Wall Bracing Note:

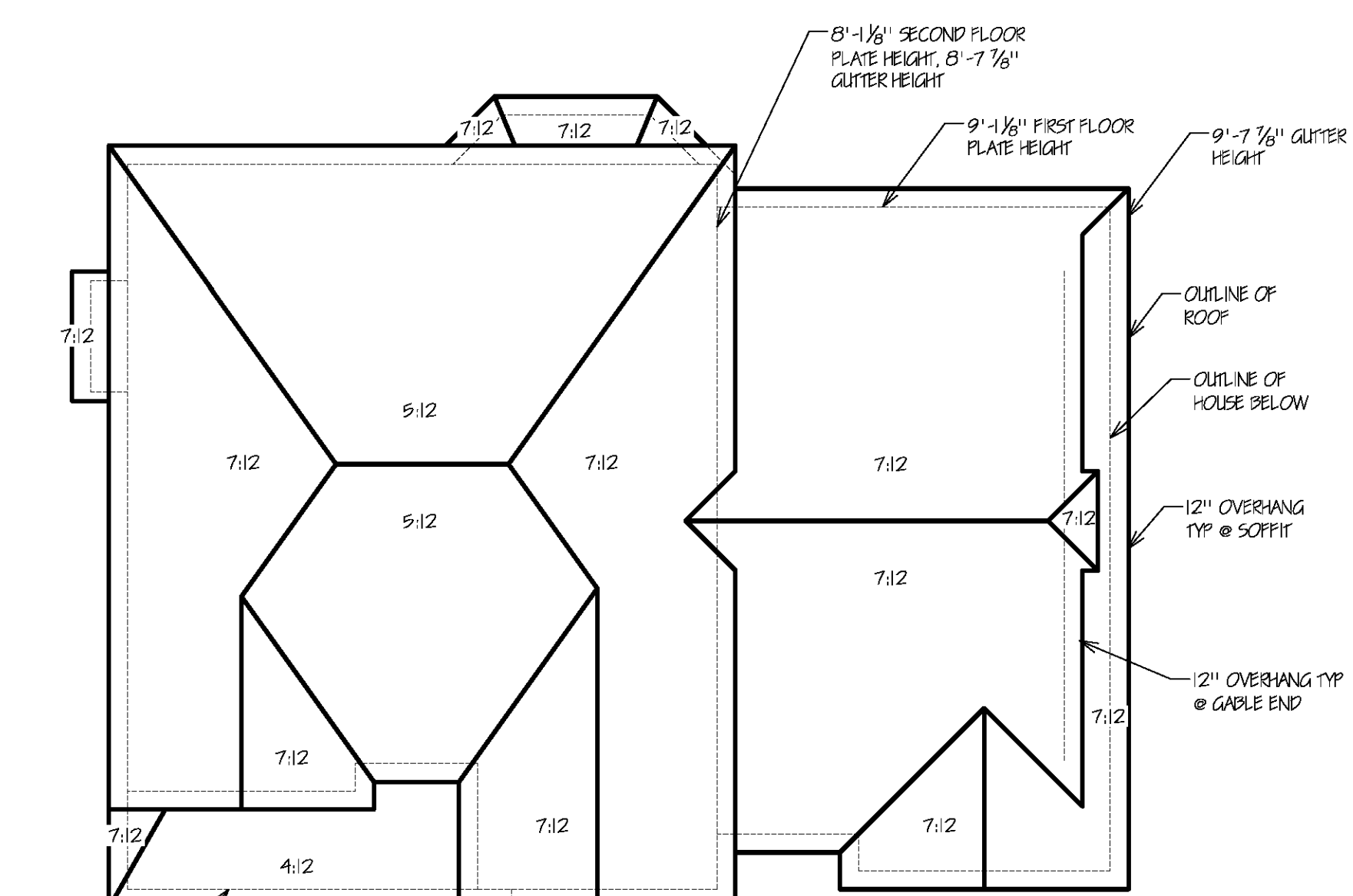
EXTERIOR SHEATHING REQUIREMENTS FOR 90 MPH WIND LOAD
EXTERIOR SHEATHING IS TO BE 1/2" O.S.B. OR PLYWOOD ATTACHED TO STUDS WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES ARE TO BE BLOCKED WITH 2x MATERIAL. ALTERNATE OPTION, 3/4" O.S.B. OR PLYWOOD ATTACHED TO STUDS WITH 8d NAILS AT 2" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, MAX. STUD SPACING 16" O.C.

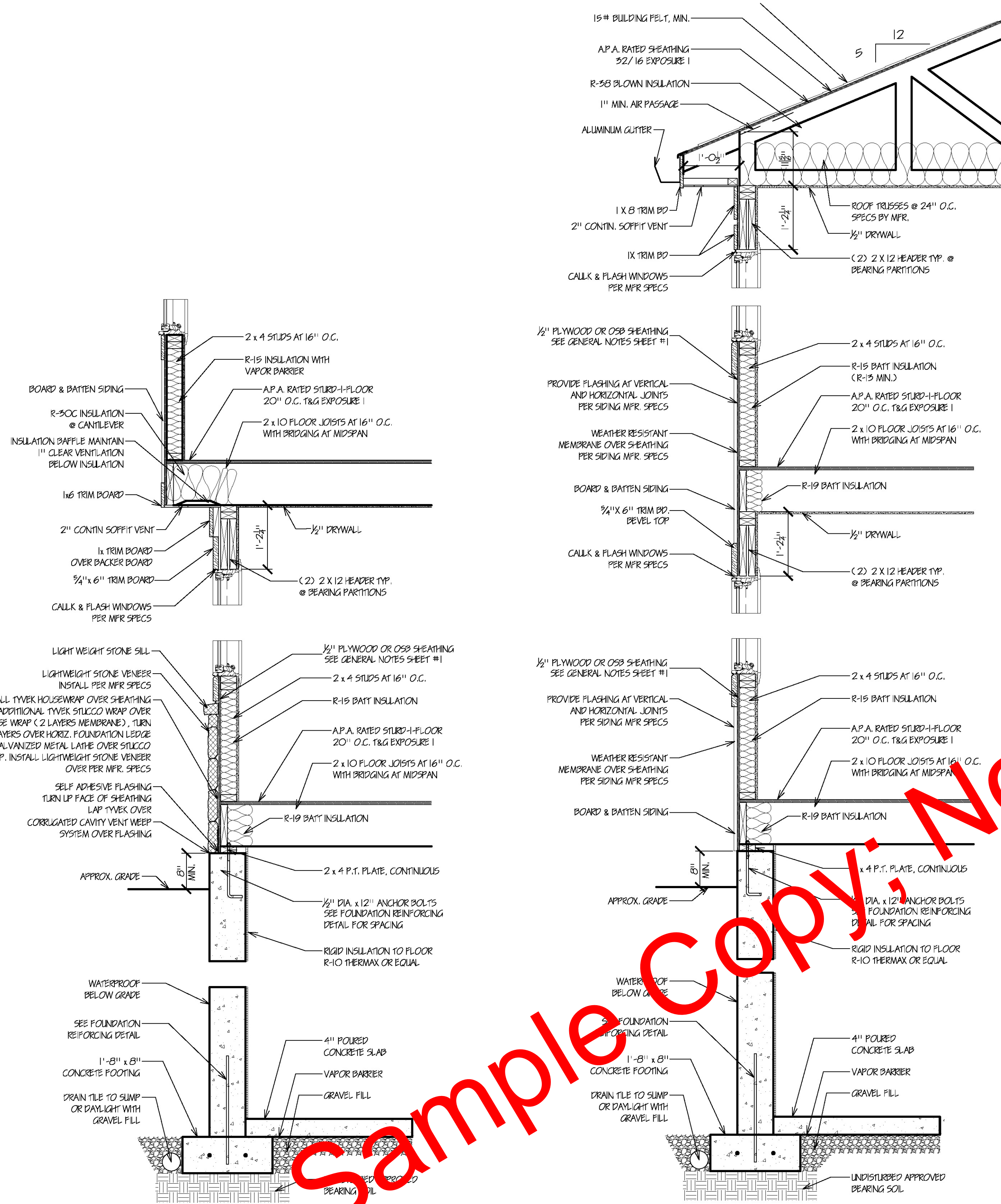




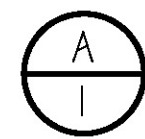
Note:

1. TRUSS SPECS PROVIDED BY MFR
2. ENGINEERED ROOF TRUSS DRAWINGS & A LAYOUT SHEET WILL BE GIVEN TO THE FIELD INSPECTOR FOR USE @ THE FRAME INSPECTION
3. TRUSSES ARE NOT DESIGNED FOR ANY FUTURE STORAGE LOAD
4. PROFILES MAY NOT SHOW TOP CHORDS FLAT AS REQ'D FOR HIP ROOFS. TRUSS MFR TO LOCATE & FABRICATE TOP CHORDS AS REQ'D
5. TRUSSES SHALL BE CONNECTED TO ALL WALL PLATES OR BEAMS AT ALL BEARING LOCATIONS W/ SIMPSON H2.5A HURRICANE TIE OR EQUAL TIE W/ MIN UPLIFT RATING OF 175 LBS. TRUSS DESIGN SHEETS SPECIFYING HIGHER AMOUNTS OF UPLIFT SHALL GOVERN. SELECTION OF TIE. SIMPSON H2.5A TIES ARE APPROVED FOR UPLIFT VALUE OF 480 LBS AS PLACED ON BOTH SIDES OF TRUSS TO DOUBLE VALUE OF UPLIFT CAPACITY (960 LBS) FOR GREATER LOADS THE USE OF SIMPSON H1520 STRAP OVER TOP CHORD OF TRUSS SHALL BE REQ'D. H1520 STRAPS ARE APPROVED FOR 1,245 LBS OF UPLIFT CAPACITY. (2) STRAPS MAY BE USED TO DOUBLE CAPACITY (2,490 LBS).

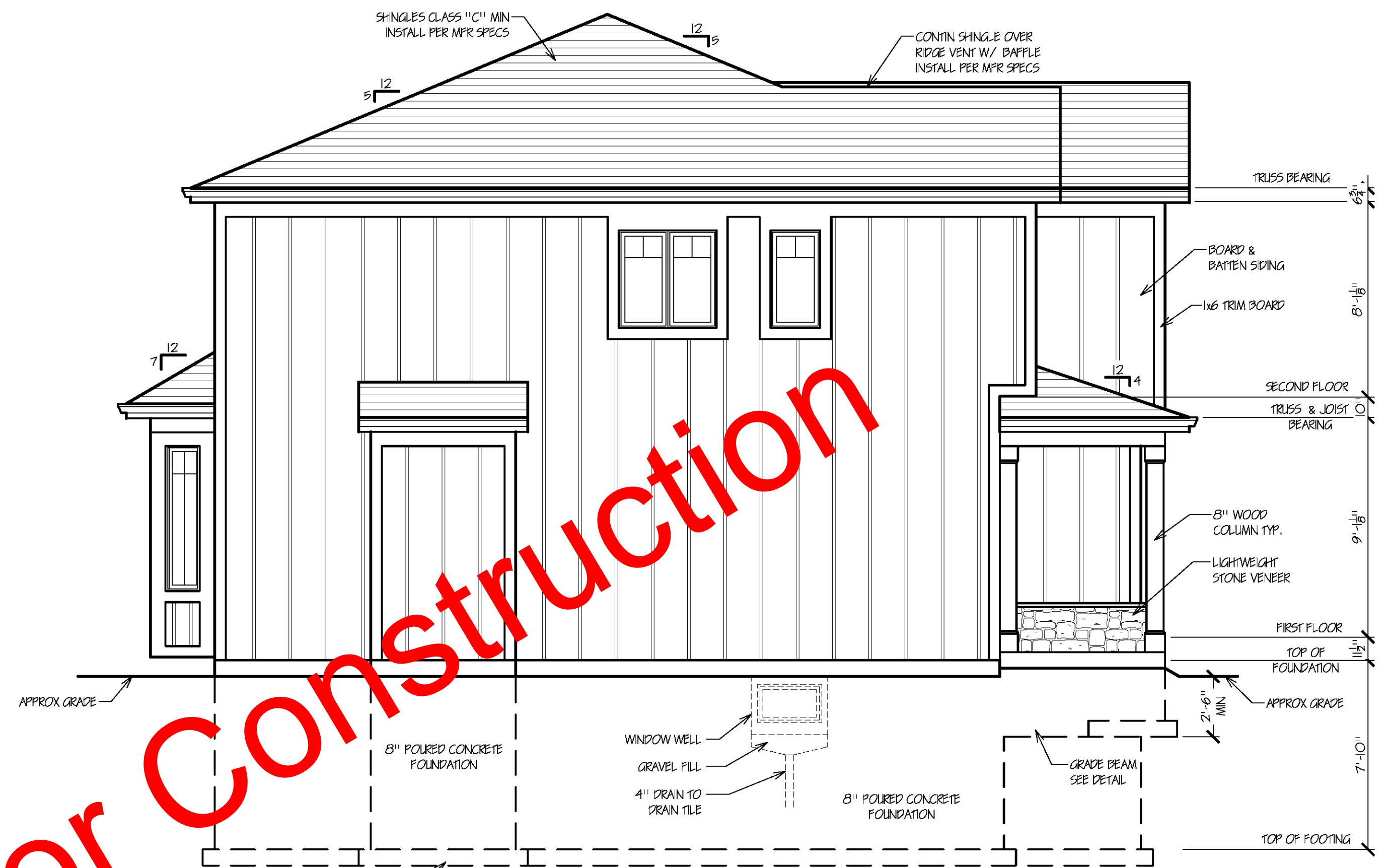
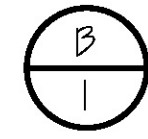




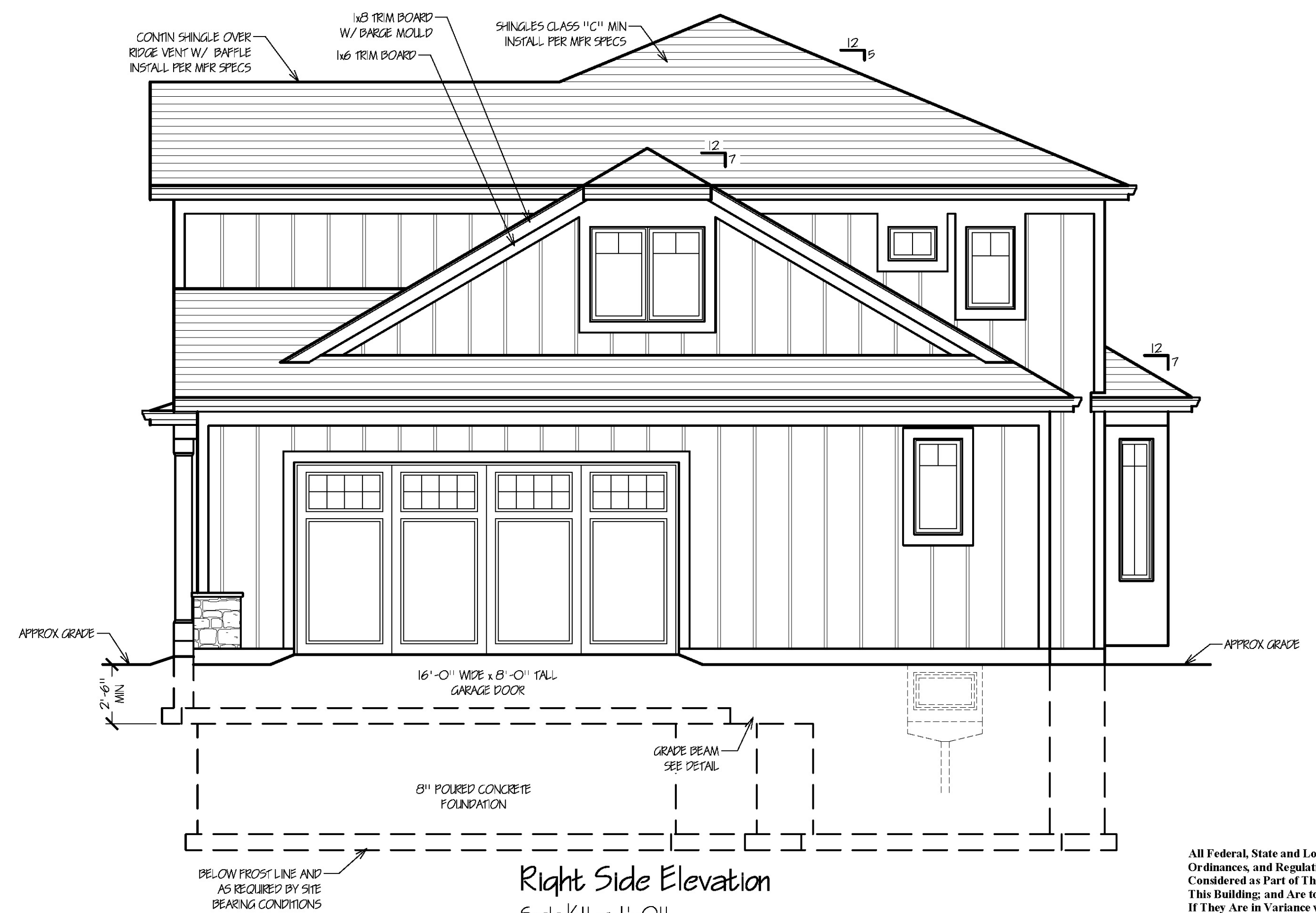
Section
Scale 3/4" = 1'-0"



Section
Scale 3/4" = 1'-0"



Left Side Elevation
Scale 1/4" = 1'-0"



Right Side Elevation
Scale 1/4" = 1'-0"