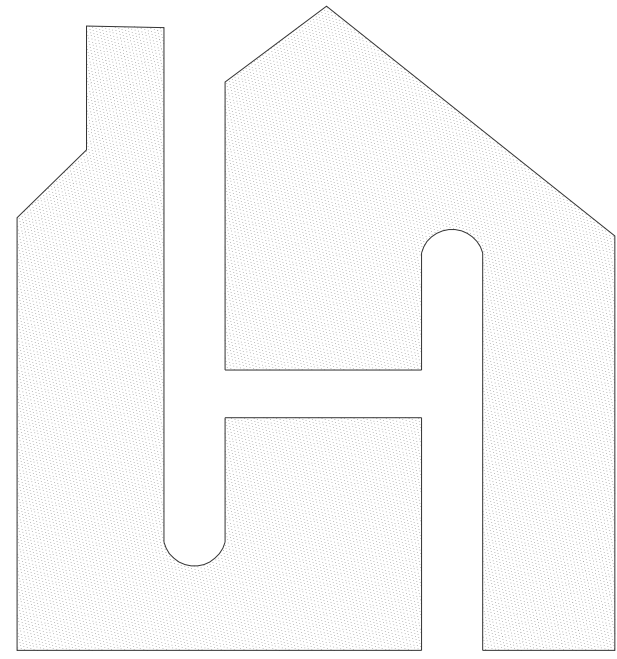


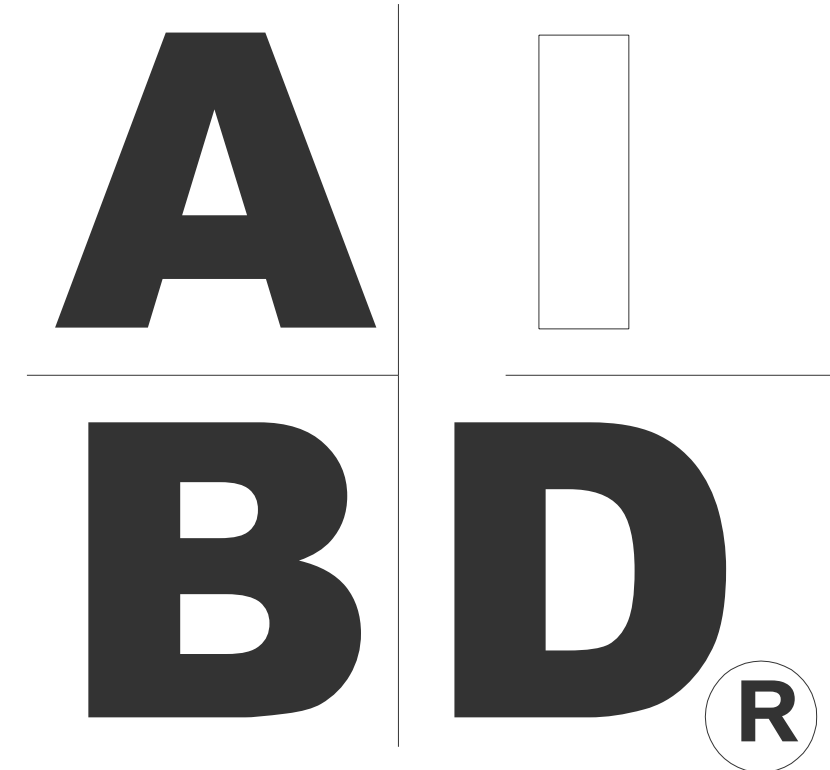


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STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	POUND(S)	LIN.	LINEN
APPROX. APPROXIMATELY		MANUF.	MANUFACTURER
BASE.	BASEMENT	MAS.	MASONRY
B/T	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BRD.	BOARD	O.C.	ON CENTER
BOT.	BOTTOM	O/C	ON CENTER
BLDG.	BUILDING	OPT.	OPTIONAL
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLG.	CEILING	OTS	OWNER TO SELECT
CLR.	CLEAR	O.T.S	OWNER TO SELECT
CLOS.	CLOSET	PG.	PAGE
COL.	COLUMN	PAN.	PANTRY
COLS.	COLUMNS	PL.	PLATE
CONC.	CONCRETE	PL	PLATE
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
C.U.	CONDENSOR UNIT	PLYW'D	PLYWOOD
CONN.	CONNECTION	POLY.	POLYETHYLENE
CONT.	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
COVER'G	COVERING	PRE-FAB	PREFABRICATED
CS	CRAWL SPACE	RE.	REFERENCE
DECO.	DECORATIVE	REF	REFRIGERATOR
DET	DETAIL	REINF.	REINFORCED
DIA.	DIAMETER	R	RESISTANCE
DW	DISHWASHER	R.A.	RETURN AIR
DBL.	DOUBLE	R.A.G.	RETURN AIR GRILLE
DF	DOUGLAS FIR	REQD	REQUIRED
D	DRYER	SCR.	SCREEN
EA.	EACH	SHLVs.	SHELVES
ELEV.	ELEVATION	SHR.	SHOWER
ENG.	ENGINEER	SHWR.	SHOWER
FT.	FEET	SST.	SIMPSON STRONG TIE
F.F.L.	FINISHED FLOOR LINE	SP	SOUTHERN PINE
FIN.	FINISH	SPECS.	SPECIFICATIONS
F.C.	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F.	SQUARE FOOTAGE
FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION	THK.	THICK
FND.	FOUNDATION	THK.	THICKNESS
FR.	FREEZER	TBD.	TO BE DETERMINED
GA.	GAUGE	TR.	TRANSOM
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HTS.	HEIGHTS	WH	WATER HEATER
HORIZ.	HORIZONTAL	W	WASHER
IN.	INCHES	WT.	WEIGHT
INCL.	INCLUDE	WIN.	WINDOW
INSUL.	INSULATION	W.M.	WIRE MESH
JT.	JOINT	W/	WITH
JST.	JOIST	WD.	WOOD
JSTS.	JOISTS	WFCM	WOOD FRAME CONSTRUCTION MANUAL



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- 9 ROOF PLAN
- 10 STRUCTURAL DETAILS
- 11 FIRST FLOOR ELECTRICAL
- 12 SECOND FLOOR ELECTRICAL

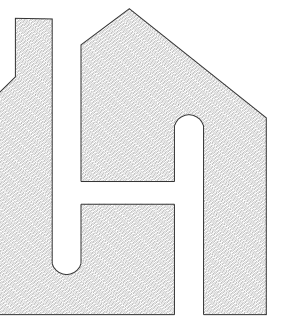
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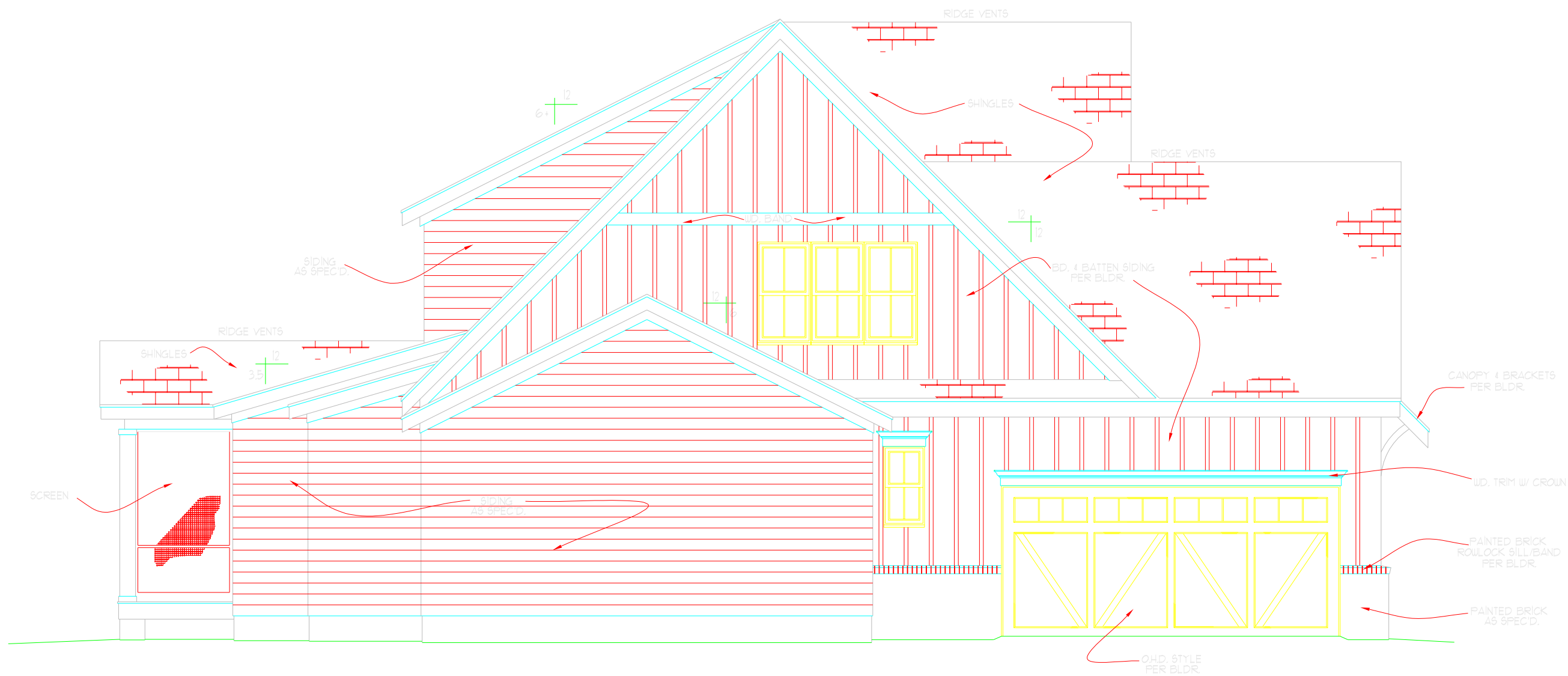
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FRONT/REAR
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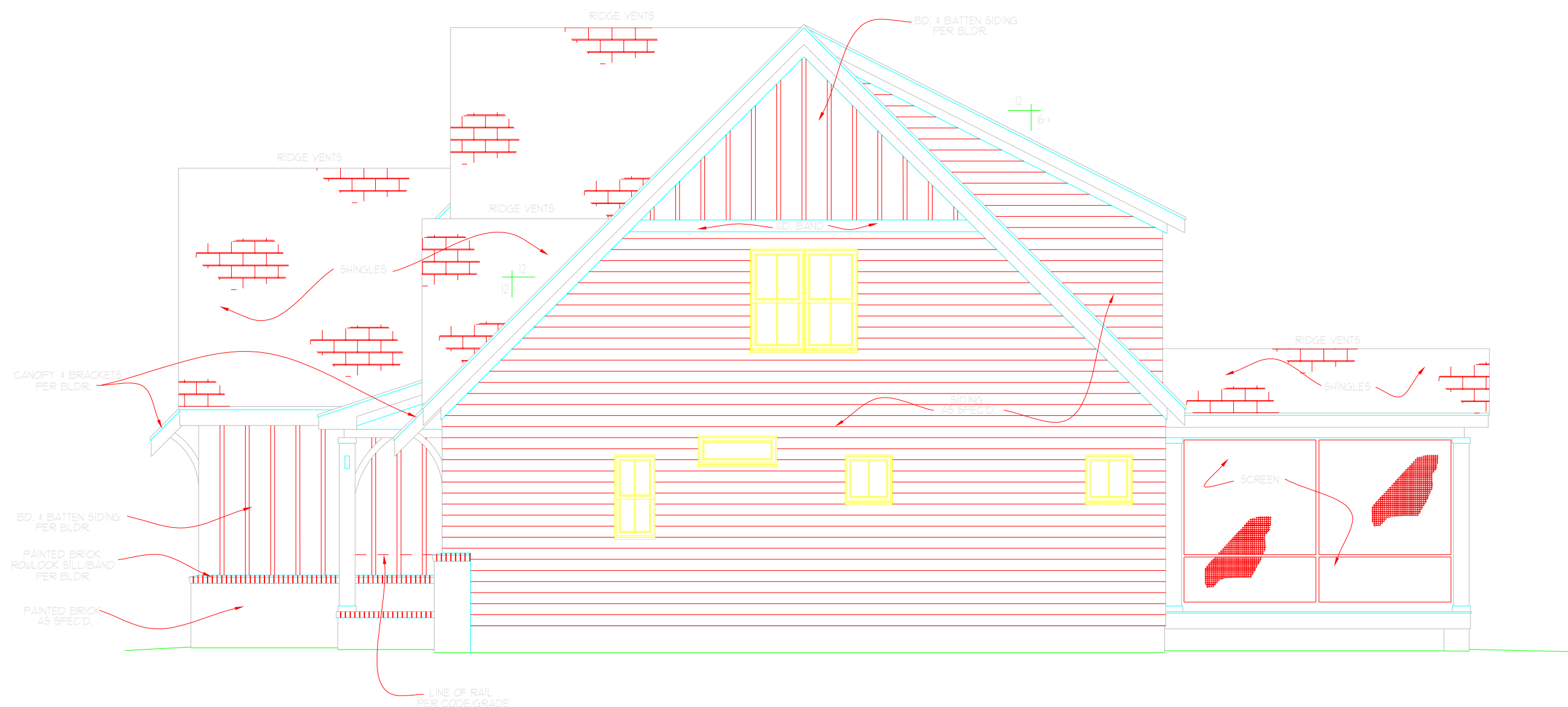


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LEFT ELEVATION

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



RIGHT ELEVATION

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

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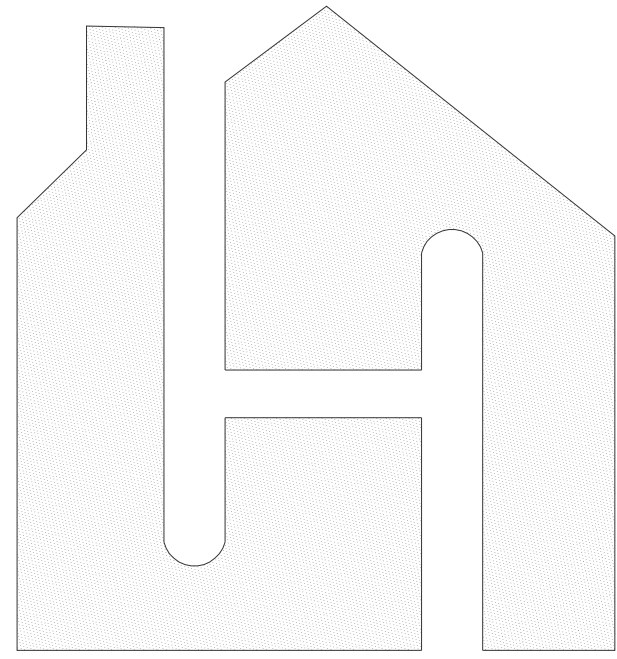
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RIGHT/LEFT
ELEVATION PLAN



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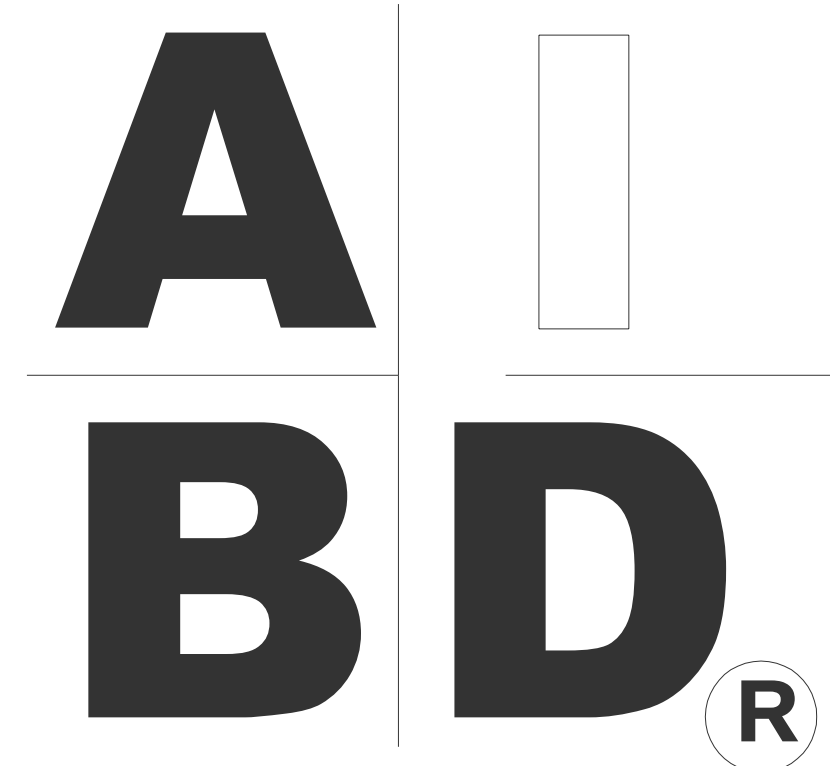


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STANDARD ABBREVIATIONS

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#	POUND(S)	LIN.	LINEN
APPROX. APPROXIMATELY		MANUF. MANUFACTURER	
BASE.	BASEMENT	MAS.	MASONRY
B/T	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
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BRD.	BOARD	O.C.	ON CENTER
BOT.	BOTTOM	O/C	ON CENTER
BLDG.	BUILDING	OPT.	OPTIONAL
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLG.	CEILING	OTS	OWNER TO SELECT
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F.F.L.	FINISHED FLOOR LINE	SP	SOUTHERN PINE
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FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION	THK.	THICK
FND.	FOUNDATION	THK.	THICKNESS
FR.	FREEZER	TBD.	TO BE DETERMINED
GA.	GAUGE	TR.	TRANSOM
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HTS.	HEIGHTS	WH	WATER HEATER
HORIZ.	HORIZONTAL	W	WASHER
IN.	INCHES	WT.	WEIGHT
INCL.	INCLUDE	WIN.	WINDOW
INSUL.	INSULATION	W.M.	WIRE MESH
JT.	JOINT	W/	WITH
JST.	JOIST	WD.	WOOD
JSTS.	JOISTS	WFCM	WOOD FRAME CONSTRUCTION MANUAL



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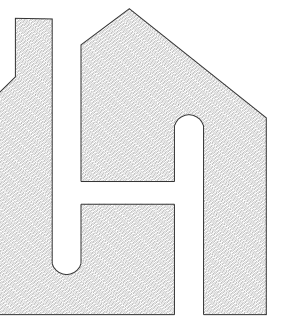
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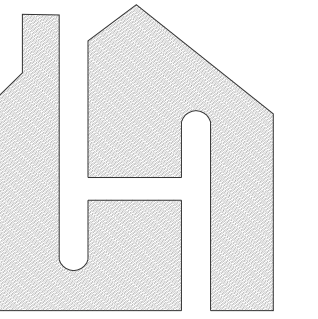
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FRONT/REAR
ELEVATION PLAN



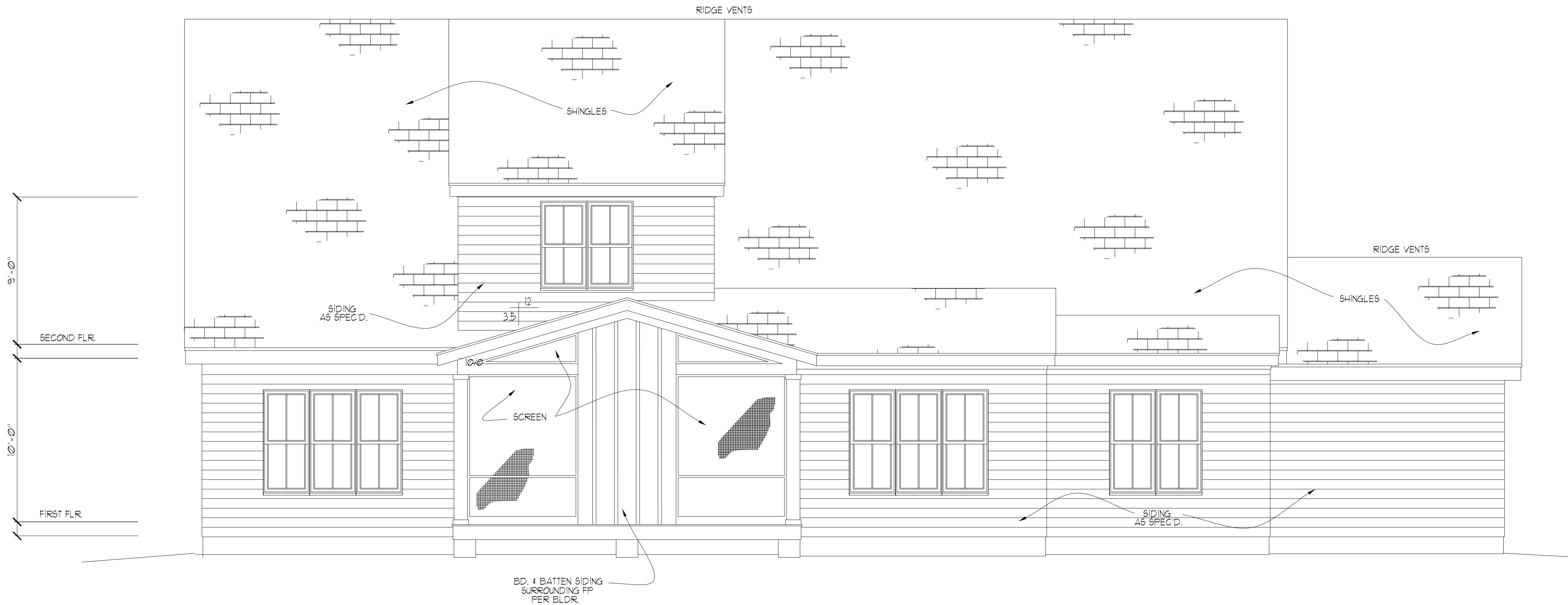
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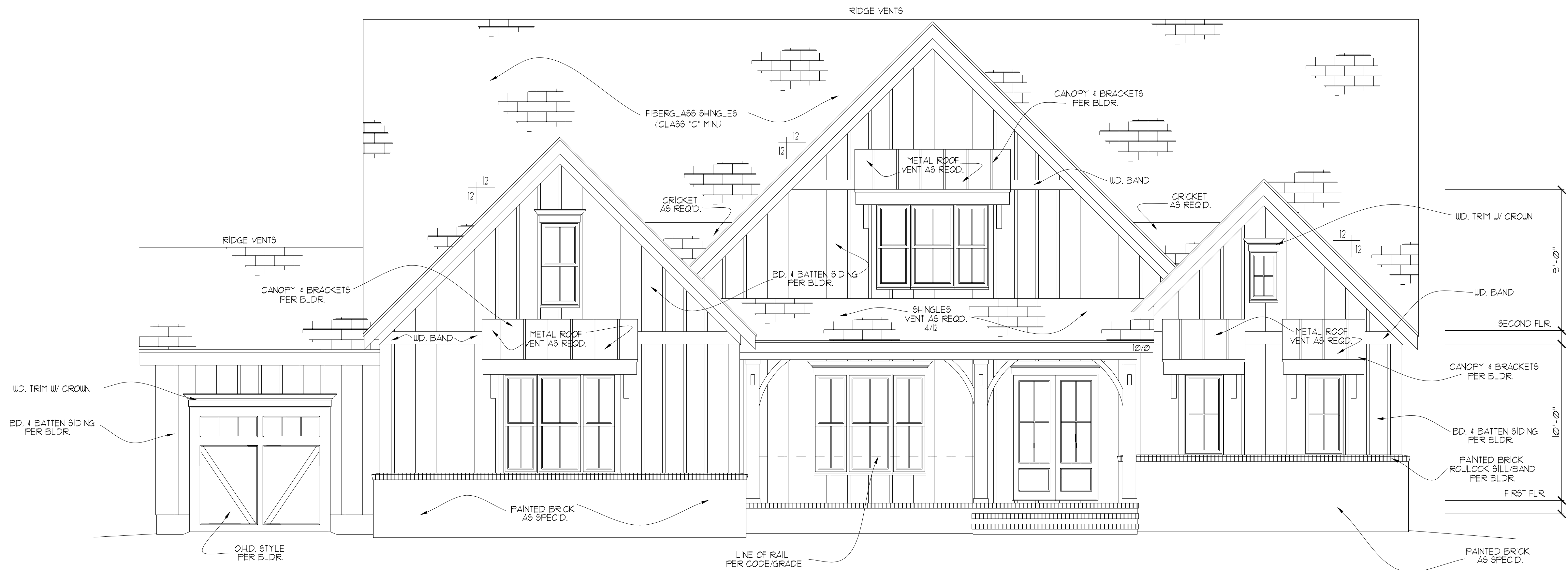
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FRONT/REAR
ELEVATION PLAN



REAR ELEVATION

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



FRONT ELEVATION

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

ATTIC VENTILATION

3845 ± 1281 sq. ft. REQ'D.
3000
• () - BASE, / VENTS =
• () - BASE, / VENTS =
•
•
• (133') - RIDGE VENT @ 9 sq.in./ft. = 831 SQ. FT.
TOTAL = 831 SQ. FT.

** PROVIDE CONTINUOUS SOFFIT VENT SURROUND
TO EQUAL OR EXCEED 640 SQ. FT.
*** (OPT.) PROVIDE THERMOSTATICALLY CONTROLLED
POWER VENT TO EQUAL OR EXCEED 640 SQ. FT.

CODE INFORMATION

• ZONE: (CHECK ONE)

ZONE 1

ZONE 2

ZONE 3

• GLAZING U-FACTOR

• R-VALUES

CEILING

WALL

FLOOR

BSMT. WALL

SLAB PERIMETER

CRAWL SPACE WALL

• MEAN ROOF HEIGHT 22'-5"

• WALL AND ROOF CLADDING DESIGN VALUE:

(MEAN ROOF HGT. 30 FT. OR LESS)

CRAWL SPACE WALL

WALLS

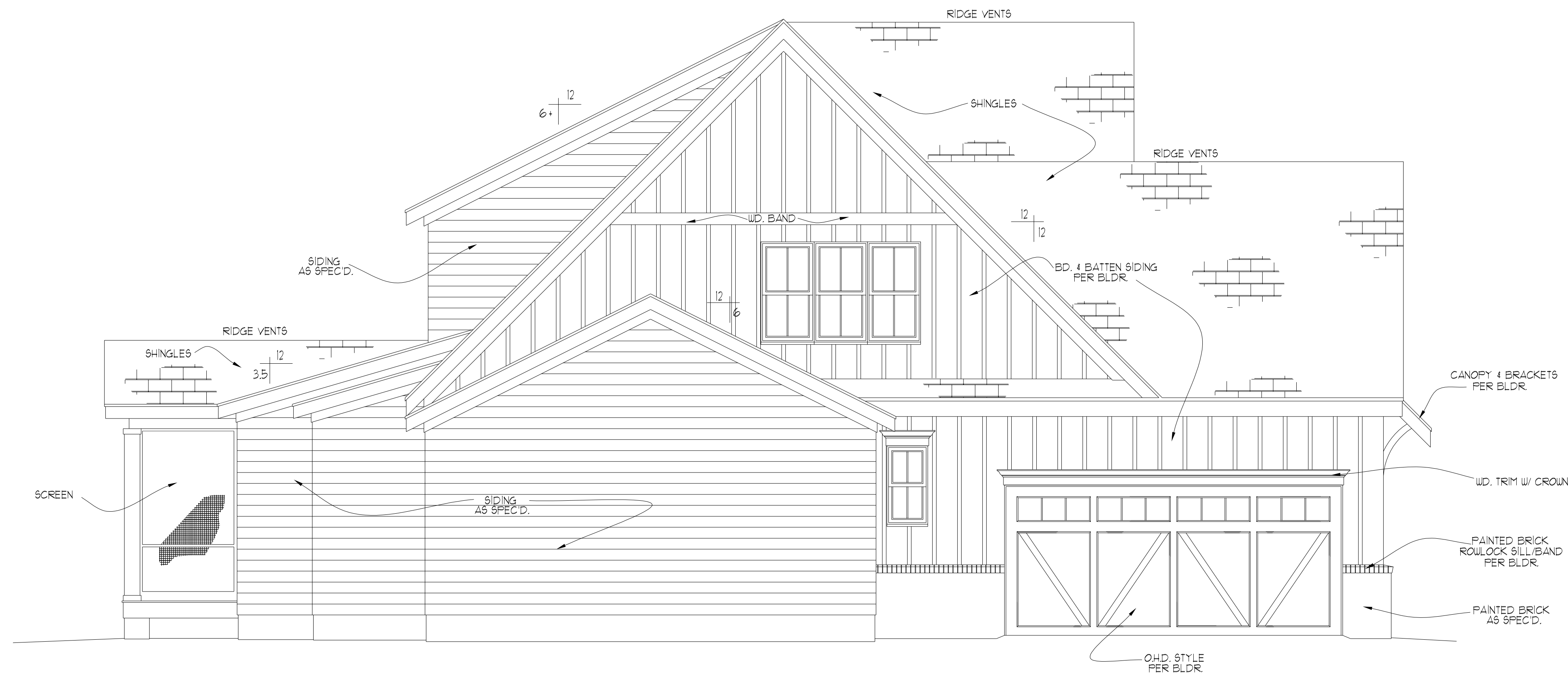
ROOF PITCH 0/12 TO 225/12

ROOF PITCH 225/12 TO 1/12

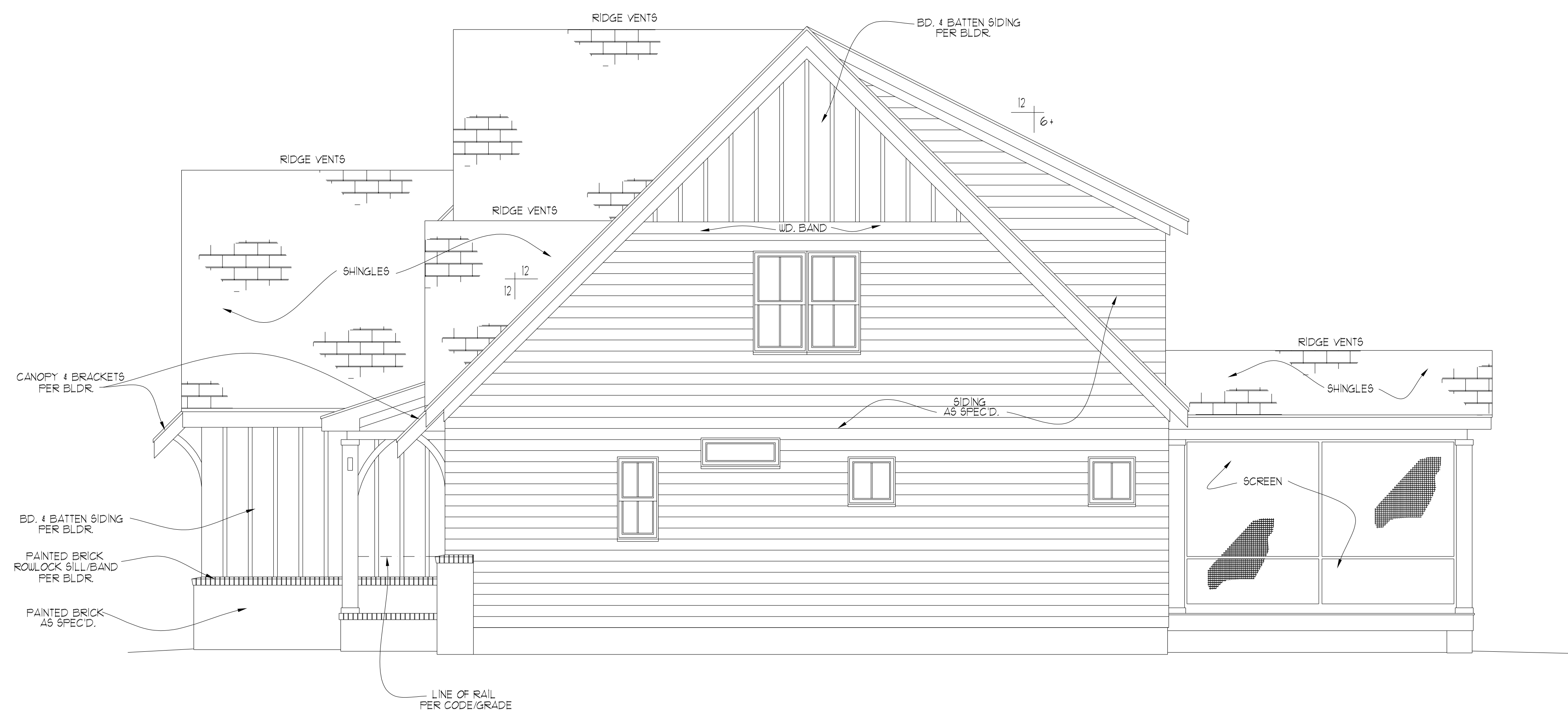
ROOF PITCH 1/12 TO 12/12

EXPOSURE ADJUSTMENT

+18.0, -24.1
+10.0, -45.4
+10.4, -34.8
+16.5, -21.0
x

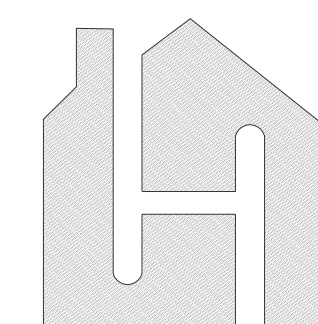


LEFT ELEVATION
SCALE:1/4" = 1'-0"



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

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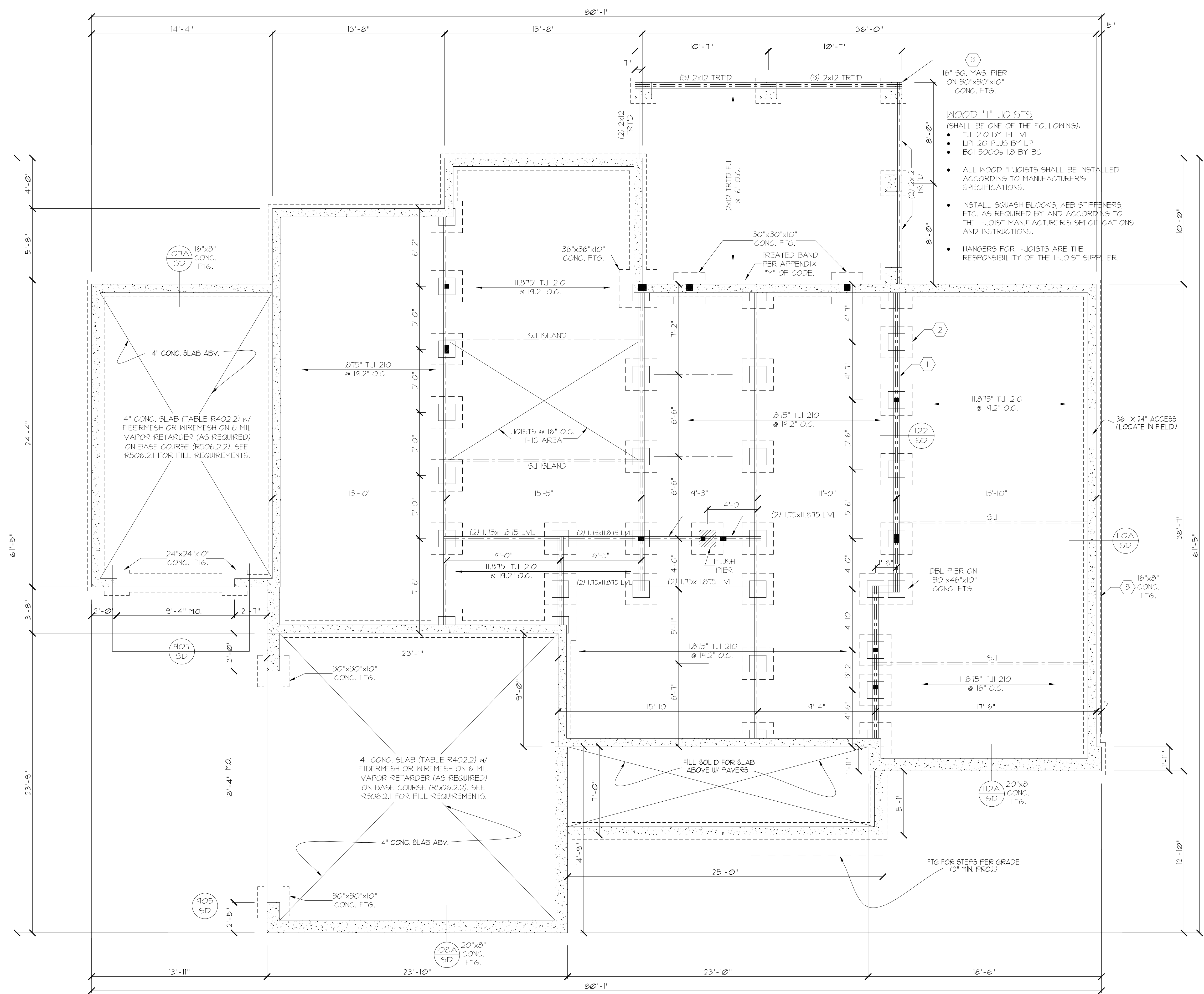
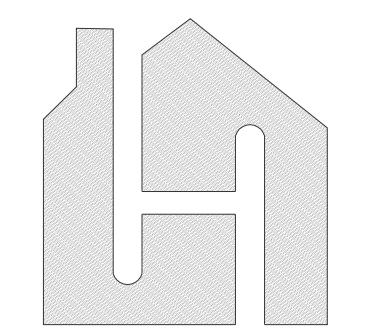


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RIGHT/LEFT
ELEVATION PLAN





FOUNDATION NOTES

1) PROVIDE DBL. BAND @ EXTERIOR WALLS PARALLEL TO FLOOR JOISTS

2) ALL 1/2 PIERS TO BE TIED INTO FND. WALL (BONDED)

3) PROVIDE 1/2" ANCHOR BOLTS @ EXT. WALLS W/ 1" EMBEDMENT @ 6'-0" CNTRS. AND 12" FROM CORNERS

4) CRAWL SPACE TO BE A 'SEALED' CRAWL. (SEE BLDG. FOR REQUIREMENTS.)

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

FOUNDATION STRUCTURAL NOTES

NC (2018 NGRC): Wind: 115-120 mph - CRAWL

1) (3)2x10 SYP#2 OR SPF#2 GIRDER, TYPICAL UNO.

2) CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW	SOLID
8x16	UP TO 32"	UP TO 5'-0"
12x16	UP TO 48"	UP TO 9'-0"
16x16	UP TO 64"	UP TO 12'-0"
24x24	UP TO 96"	

WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

3) WALL FOOTING AS FOLLOWS

DEPTH:	8" - UP TO 2 STORY
	10" - 3 STORY

WIDTH:

SIDING:	16" - UP TO 2 STORY
	20" - 3 STORY
BRICK:	16" - 1 STORY
	20" - 2 STORY
	24" - 3 STORY

FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (1 THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.

4) (4) 2x10 SPF #2 OR SYP #2 GIRDER

5) (2) 1.75x9.25 LVL OR LSL GIRDER

6) (3) 1.75x9.25 LVL OR LSL GIRDER

7. ■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.

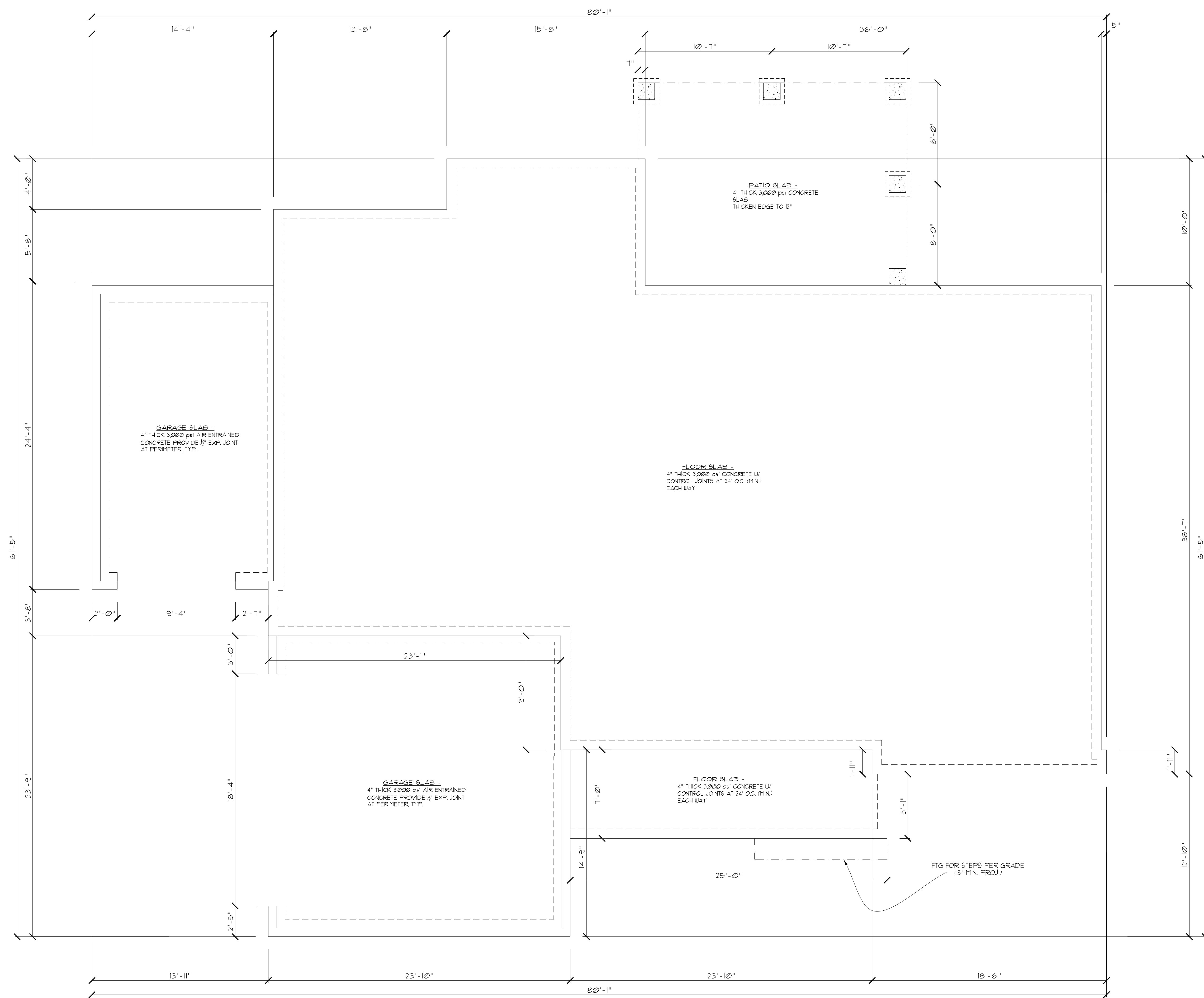
8. ABBREVIATIONS:

- "S.J." = SINGLE JOIST
- "DJ." = DOUBLE JOIST
- "T.J." = TRIPLE JOIST

9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

FOUNDATION PLAN

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



- FOUNDATION NOTES
- 1) PROVIDE DBL. BAND @ EXTERIOR WALLS PARALLEL TO FLOOR JOISTS
 - 2) ALL 1/2 PIERS TO BE TIED INTO END WALL (BONDED)
 - 3) PROVIDE 1/2" ANCHOR BOLTS @ EXT. WALLS w/ 1" EMBEDMENT @ 6'-0" CNTRS. AND 12" FROM CORNERS
 - 4) CRAWL SPACE TO BE A 'SEALED' CRAWL. (SEE BLDG. FOR REQUIREMENTS.)

FOUNDATION PLAN
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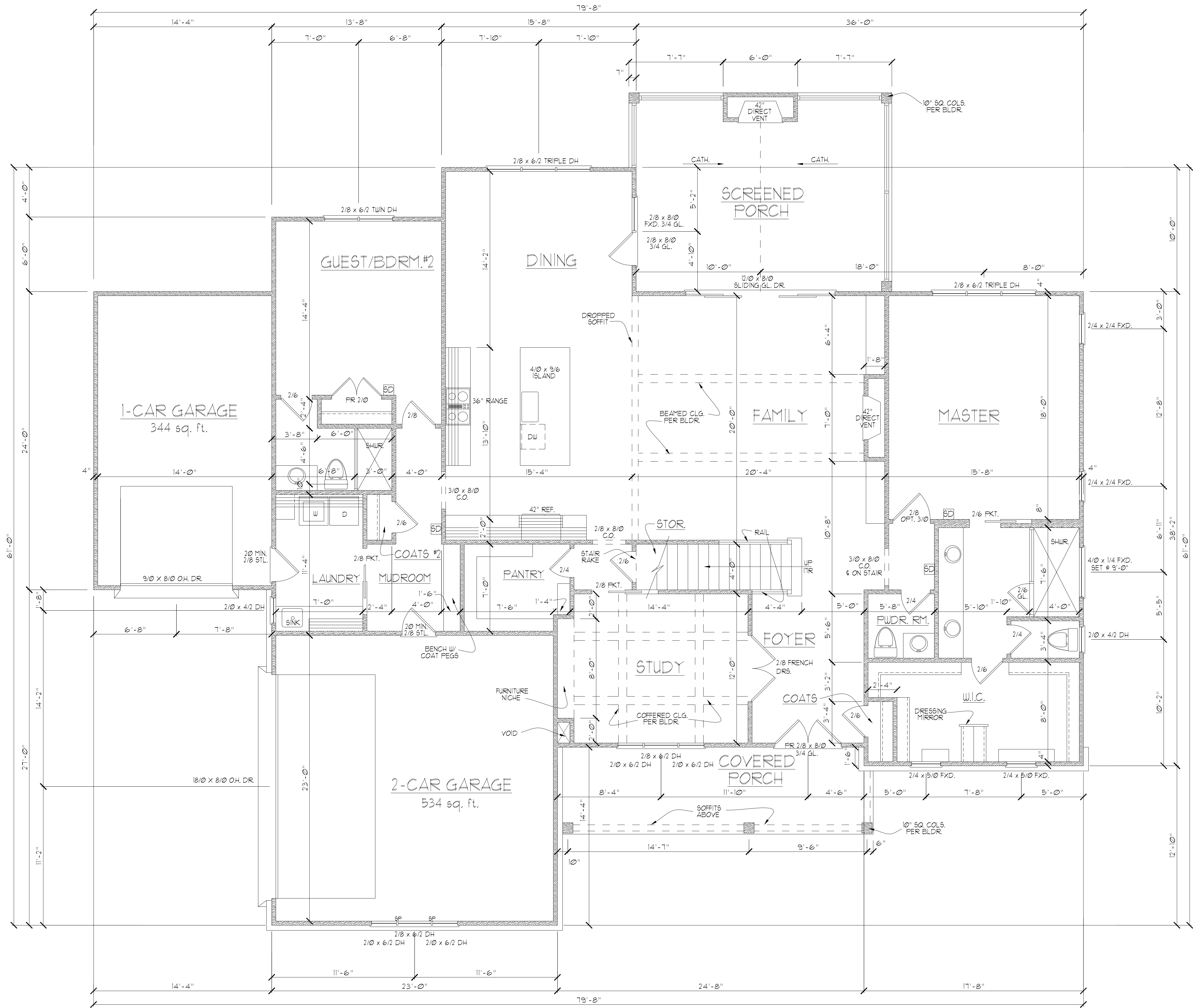
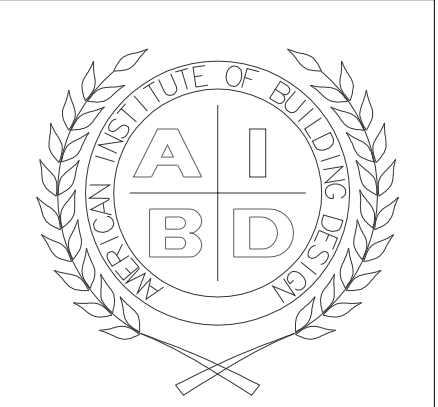
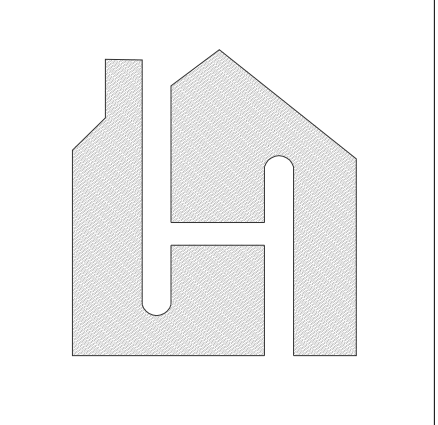
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SLAB

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FIRST FLOOR NOTES:

- 1) 10'-0" CLG. HGT. (TYP.) UNO.
- 2) SET WINDOWS @ 8'-0" AFF. (TYP.) UNO.
- 3) STAIRS: UP 11 RISERS @ 7 1/4" (+/-) (TYP.) UNO. (VERIFY W/ FLR. SYSTEM.)
- 4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES. PROVIDE 1/2" GYPSUM @ GARAGE WALLS ADJACENT TO HTD. SPACES
- 5) ALL WALLS FIGURED AT 4" WIDTHS FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) UNO.
- 6) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 7) 1 SD = SMOKE DETECTOR
- 8) ALL INT. DOORS TO BE 8'-0" H. (VERIFY W/ BLDR.)

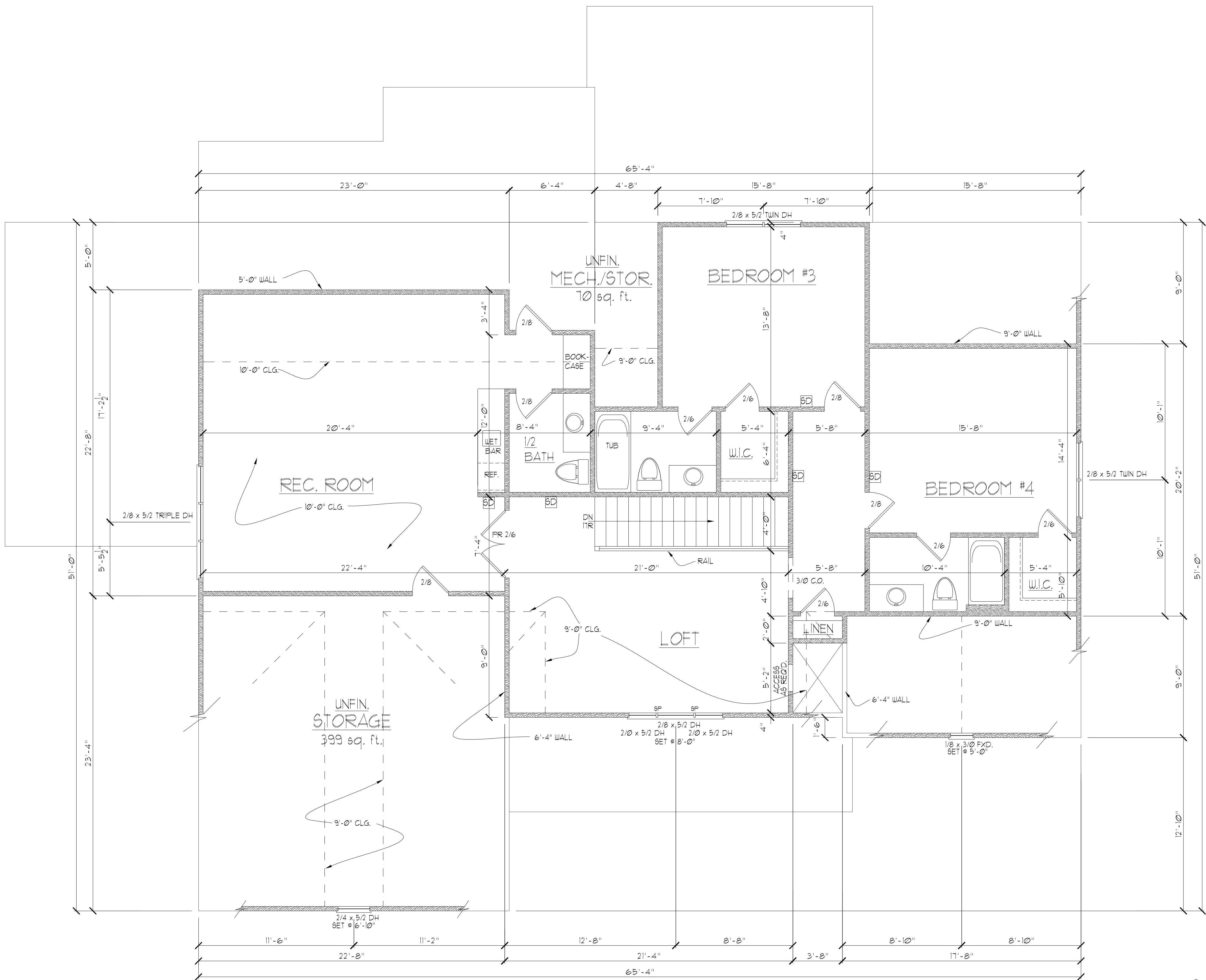
SQUARE FOOTAGE w/o brick

	HTD.	UNHTD.
• BSMT.		
• FIRST FLR.	2451	878
• SECOND FLR.	1669	469
• ATTIC (3rd. FLR.)		
TOTAL	4126	1347
MISC.		
• COVERED PORCH		171
• SCREENED PORCH		333
•		
•		

WNDW. FALL PROTECTION NOTES:

SEE CODE SECTIONS R612 THRU R612.4 FOR WINDOW FALL PROTECTION DEVICE REQUIREMENTS IF WINDOW SILL IS LESS THAN 24" ABV. FLR. WITH A 6'-0" OR GREATER DISTANCE TO A SURFACE OUTSIDE AND BELOW THE WINDOW.

FIRST FLOOR PLAN
SCALE: -----1/4" = 1'-0"



SECOND FLOOR NOTES:

1) 9'-0" CLG. HGT. (TYP.) UNO.
2) SET WINDOWS @ 1'-4" AFF. (TYP.) UNO.
3) STAIRS: N/A (VERIFY ATTIC ACCESS W/ BLDG.)

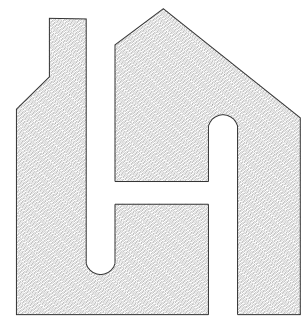
4) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) UNO.
5) VERIFY ROUGH OPNG'S, SPEC'S. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
6) SD = SMOKE DETECTOR

WINDW. FALL PROTECTION NOTES:

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SECOND FLOOR PLAN
SCALE: -----1/4" = 1'-0"

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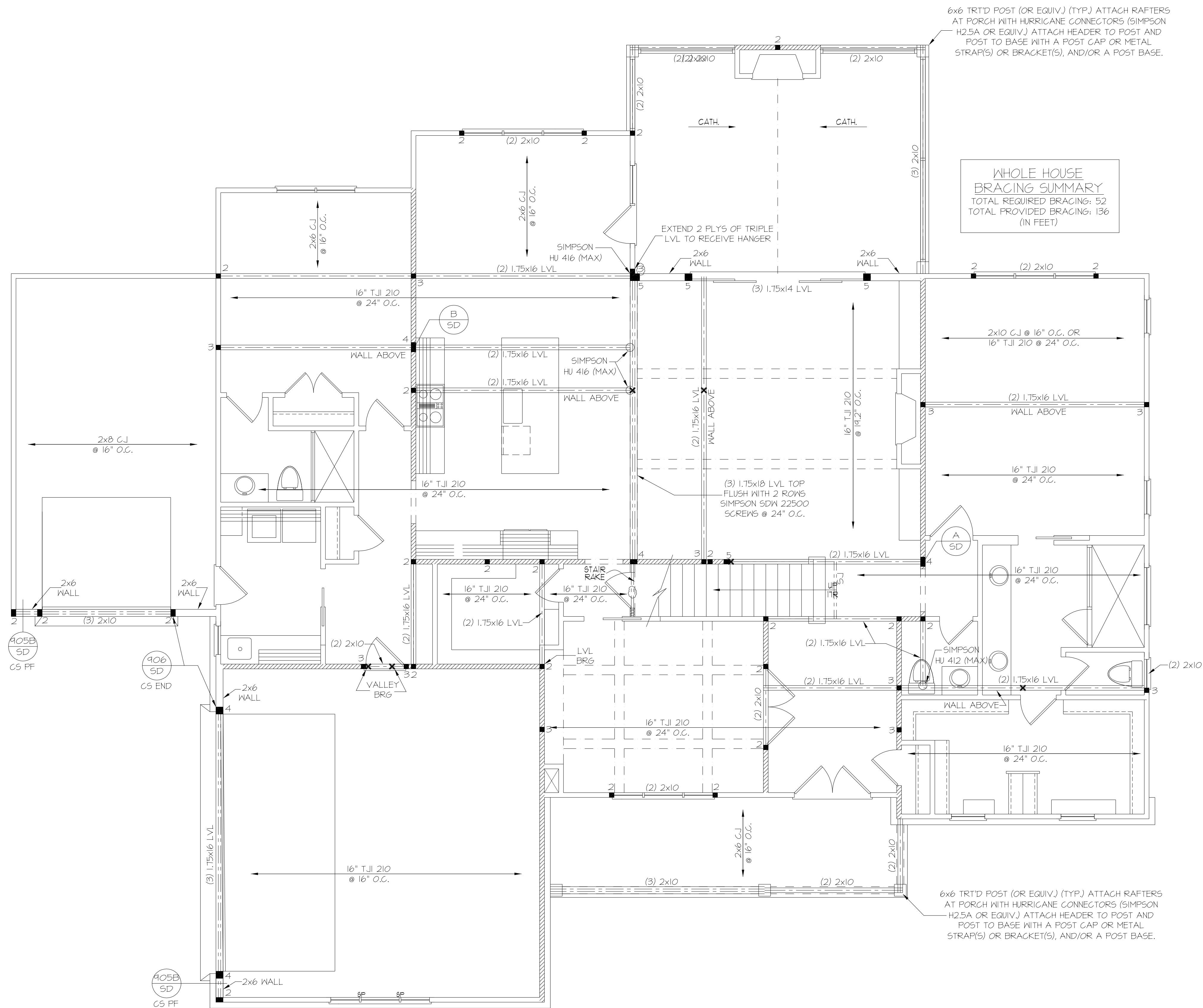
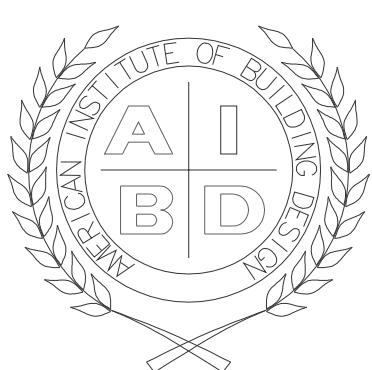
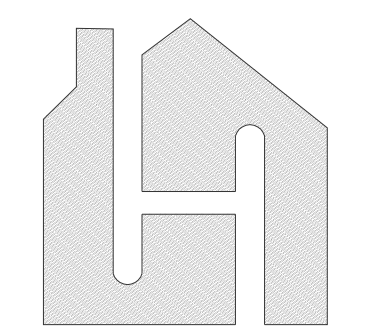
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SECOND FLOOR PLAN



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WOOD "I" JOISTS
(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY I-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 BY BC

ALL WOOD "I"JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

HEADER/BEAM & COLUMN NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
 - UP TO 4' SPAN: (1) KING STUD
 - OVER 4' UP TO 8' SPAN: (2) KING STUDS
 - OVER 8' UP TO 11' SPAN: (3) KING STUDS
 - OVER 11' SPAN: (4) KING STUDS

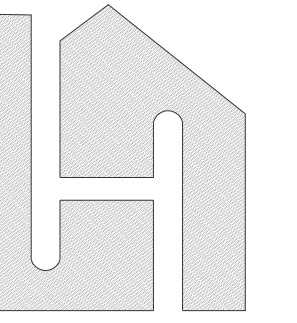
FRAMING NOTES

NC (2018 NCR.C): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLDDOWN; HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP T" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

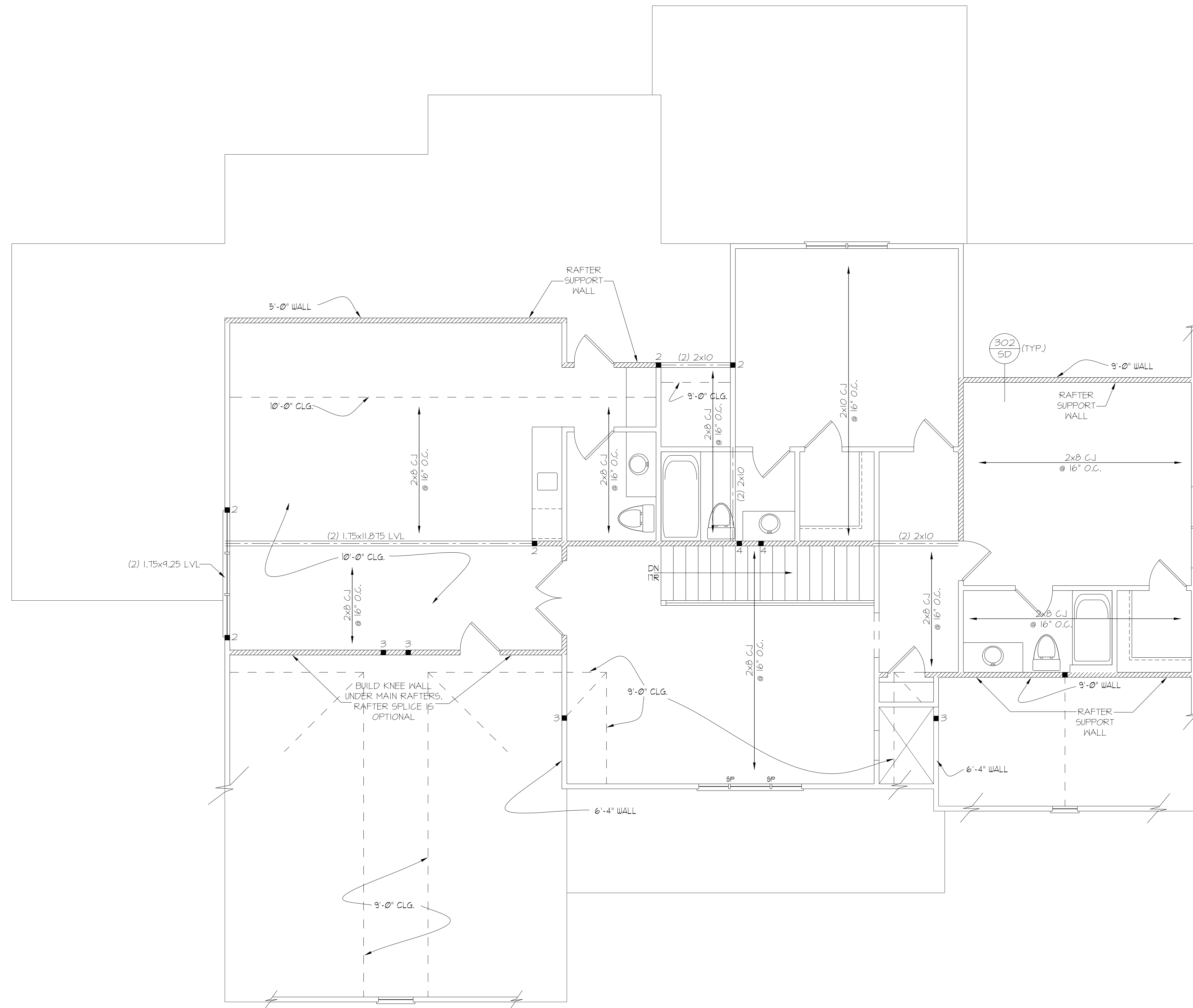
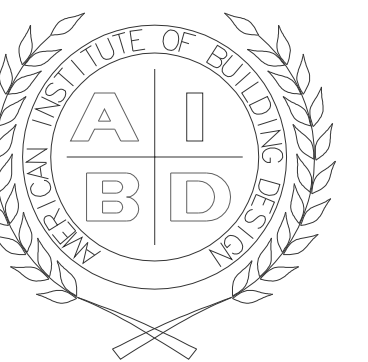
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

FIRST FLOOR CEILING STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"
10'-0" CLG. HGT.



CLIENT NAME
AND ADDRESS

SECOND FLOOR STRUCTURAL PLAN

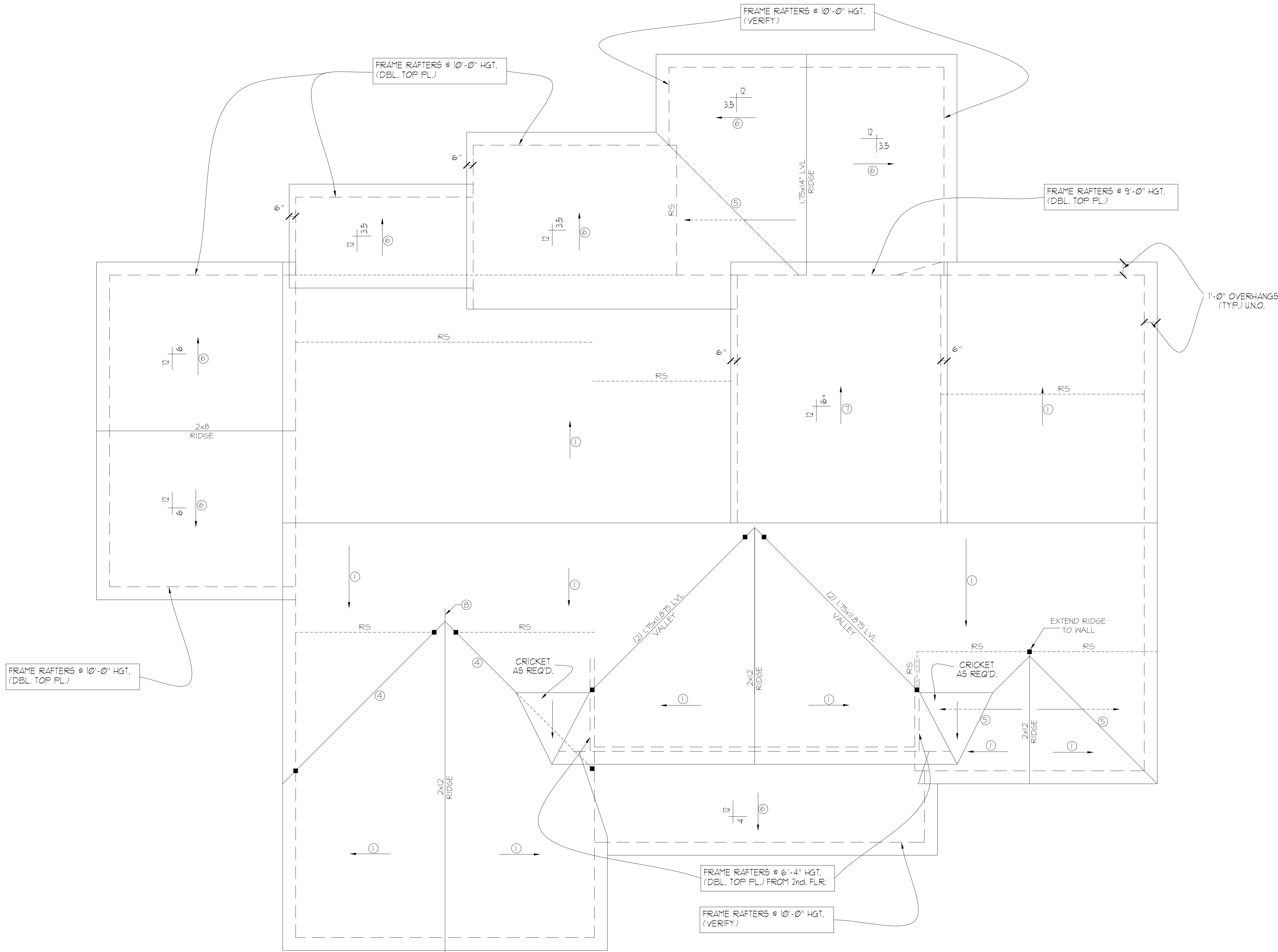


REFER TO "SD" SHEET(S) FOR
STANDARD DETAILS, BRACING
DETAILS AND STRUCTURAL NOTES.

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
 - UP TO 4" SPAN: (1) KING STUD
 - OVER 4" UP TO 8" SPAN: (2) KING STUDS
 - OVER 8" UP TO 11" SPAN: (3) KING STUDS
 - OVER 11" SPAN: (4) KING STUDS

SECOND FLOOR CEILING STRUCTURAL PLAN



ROOF FRAMING NOTES:

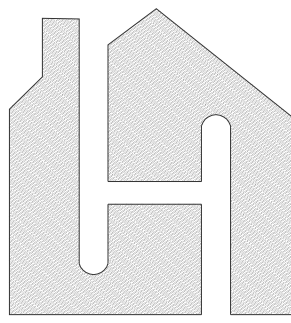
- 1) ALL ROOF PITCHES TO BE 12/12 (TYP.) UNO.
- 2) PROVIDE 2x4 COLLAR BEAMS EVERY OTHER RAFTER (TYP.)
- 3) PROVIDE "HURRICANE CLIPS" AT ALL VALLEYS AND OPPOSING DBL. RAFTERS
- 4) PROVIDE DBL. HEADERS AND TRIMMERS AT ALL ROOF OPENINGS (EX: DORMERS, SKYLIGHTS, CHIMNEYS ETC.)
- 5) 2x8 RAFTERS @ CATH. OR VAULTED CLGS. TO BE FURRED DOWN 2" OR USE 2x10 RAFTERS (VERIFY BRNG. HGT.) FOR PROPER INSULATION PER CODE
- 6) VERIFY ALL RAFTER BRNG. HGTS. BEFORE CONSTR. HAS BEGUN

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

- ROOF FRAMING NOTES:**
NC (2018 NCRC); Wind: 115-120 mph
- 1) 2x8 @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - 2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
 - 3) (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
 - 4) 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
 - 5) FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - 6) 2x8 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
 - 7) 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - 8) EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2x6 STUDS OR 6x6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

ROOF FRAMING PLAN
SCALE:1/4" = 1'-0"

PROJECT #
20-1419

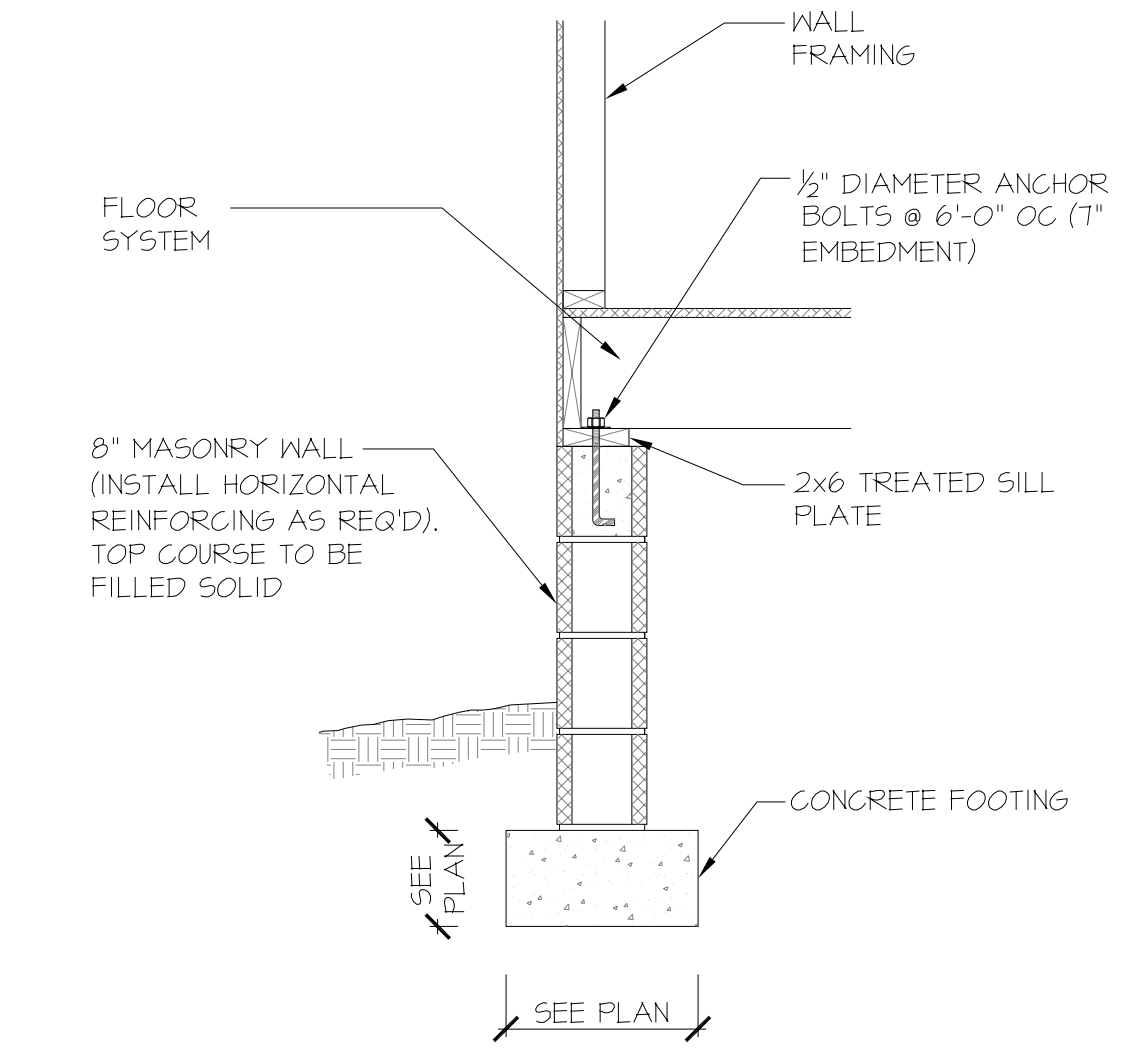
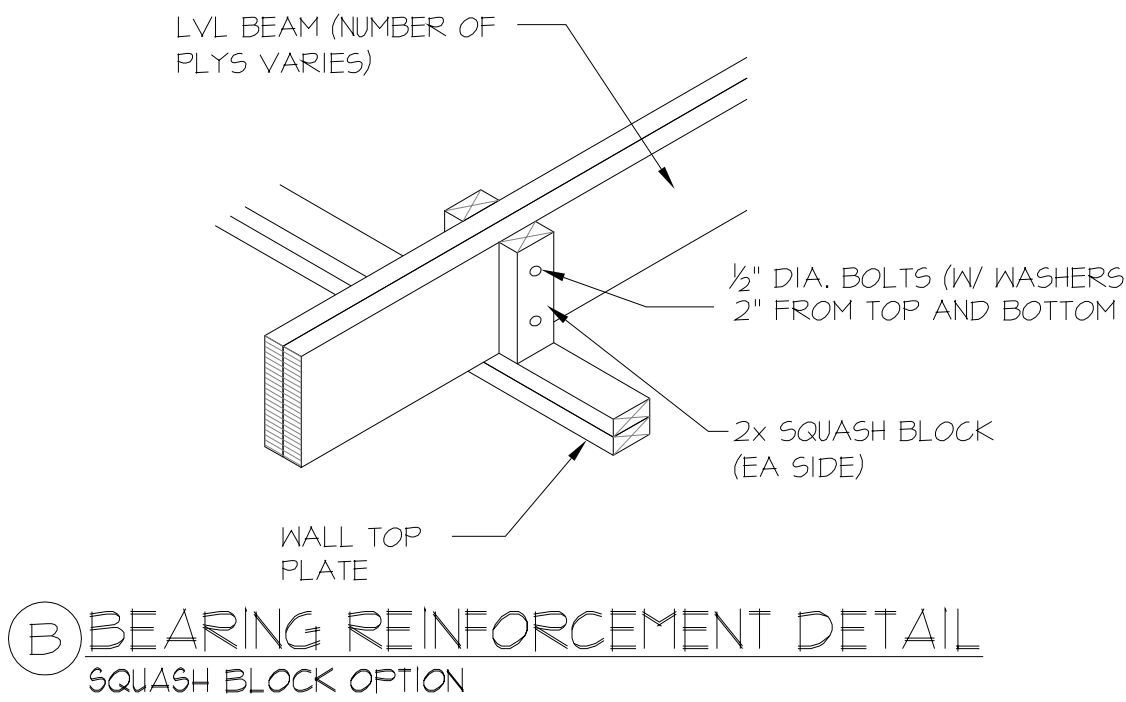
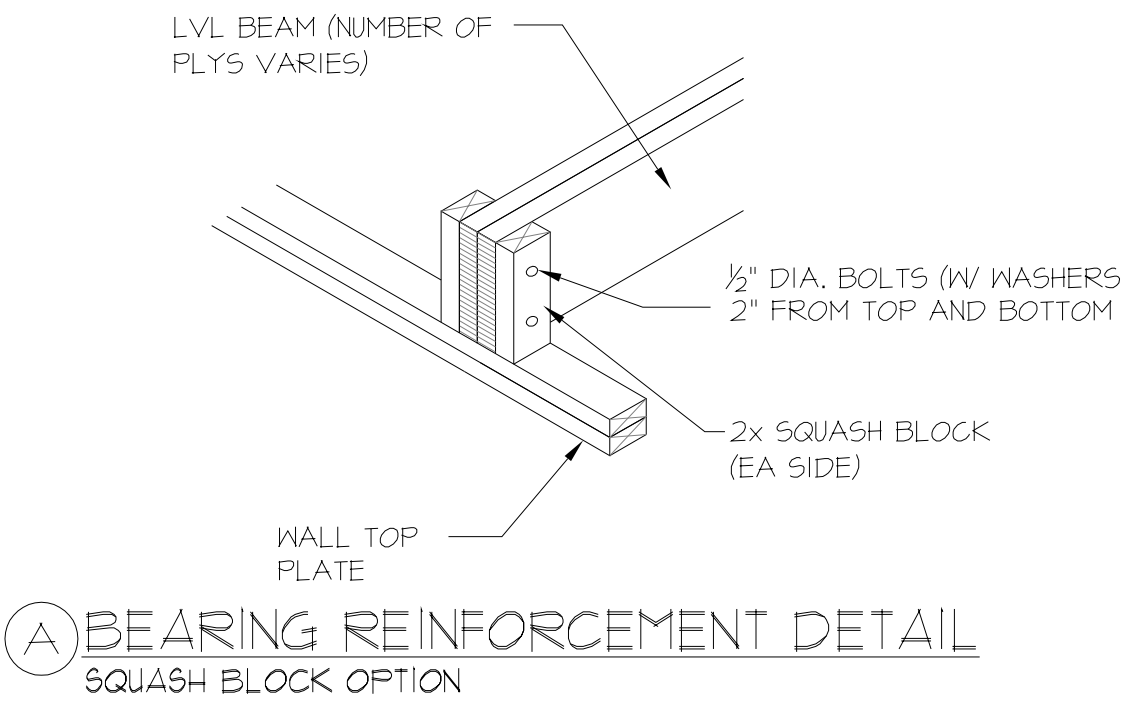


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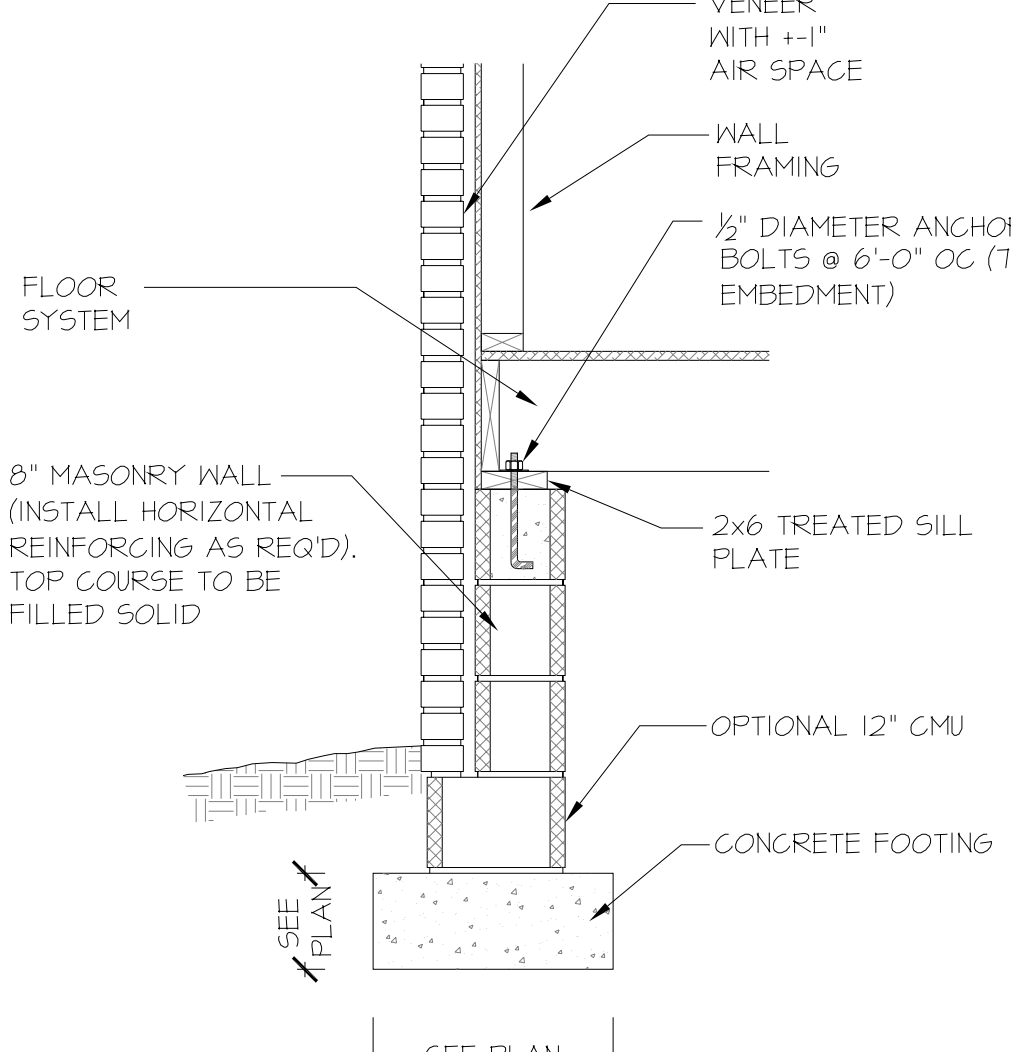
**CLIENT NAME
AND ADDRESS**

ROOF PLAN

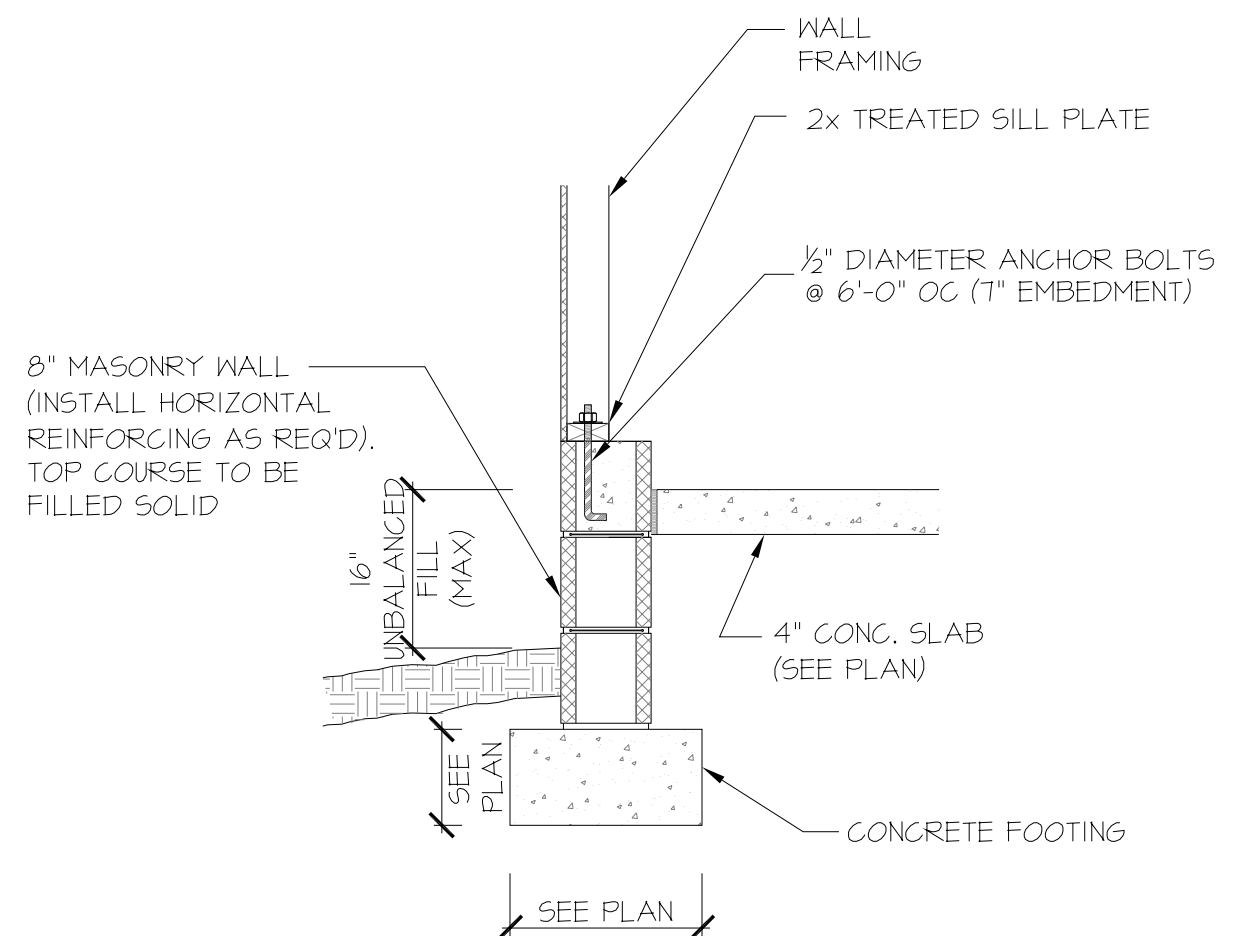




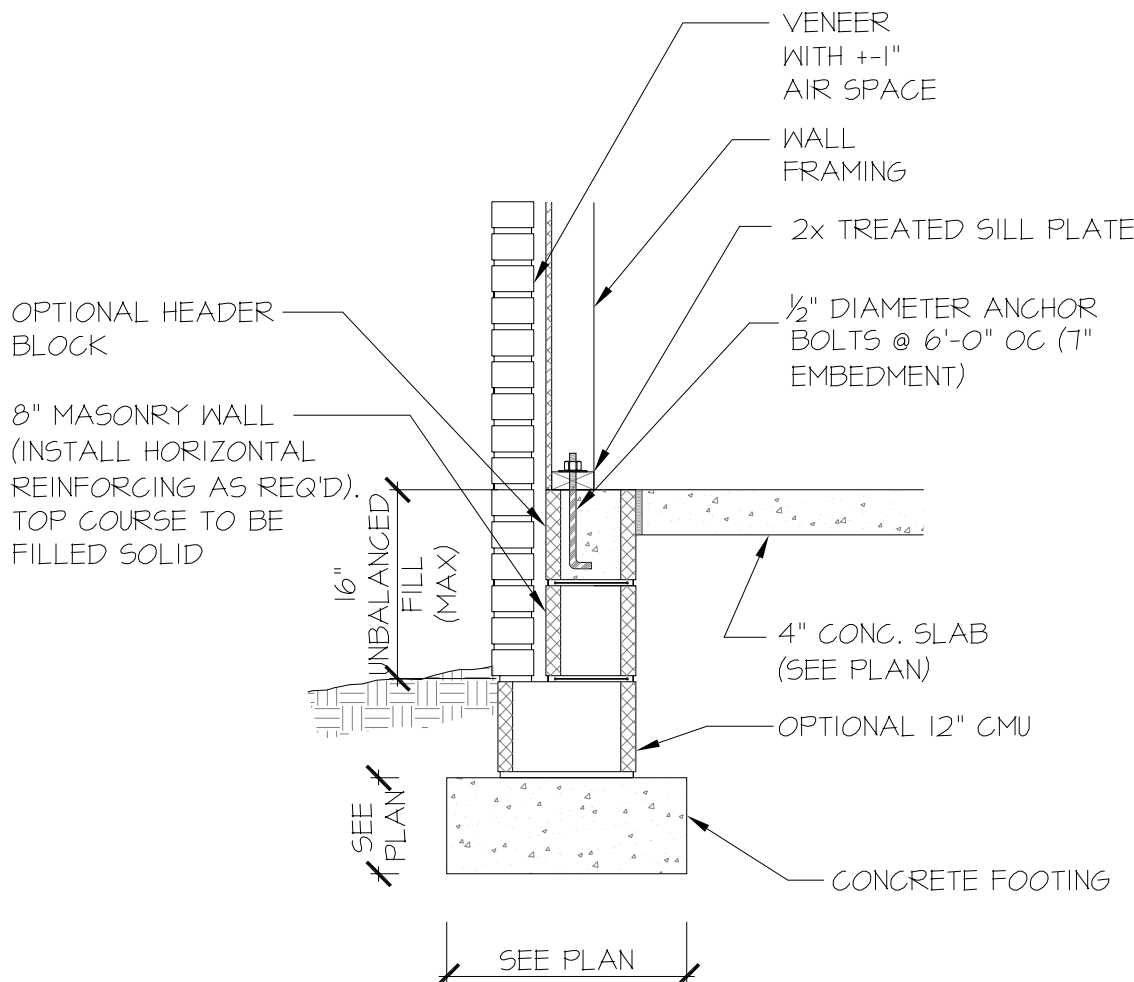
115-120 MPH 10A SD CRAWL SPACE FOOTING (SIDING OR EQUAL)



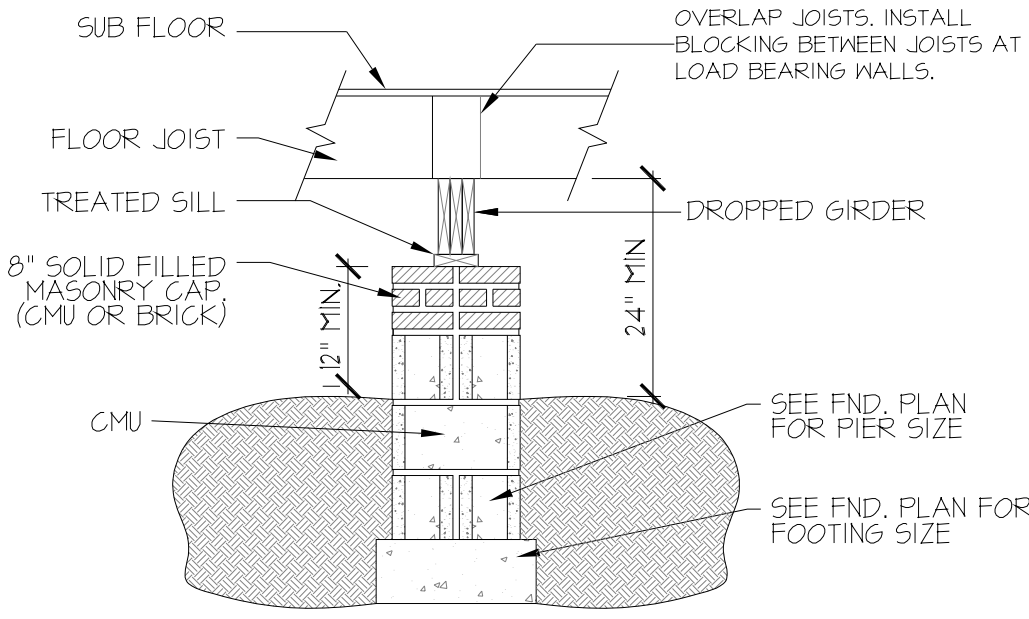
115-120 MPH 112A SD CRAWL SPACE FOOTING (VENEER)



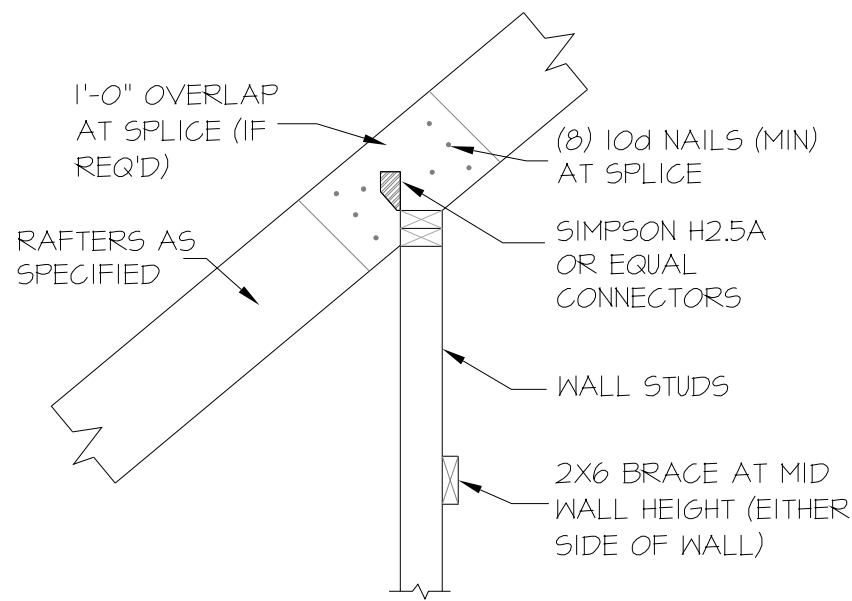
115-120 MPH 107A SD STEM WALL SLAB @ GARAGE (SIDING OR EQUAL)



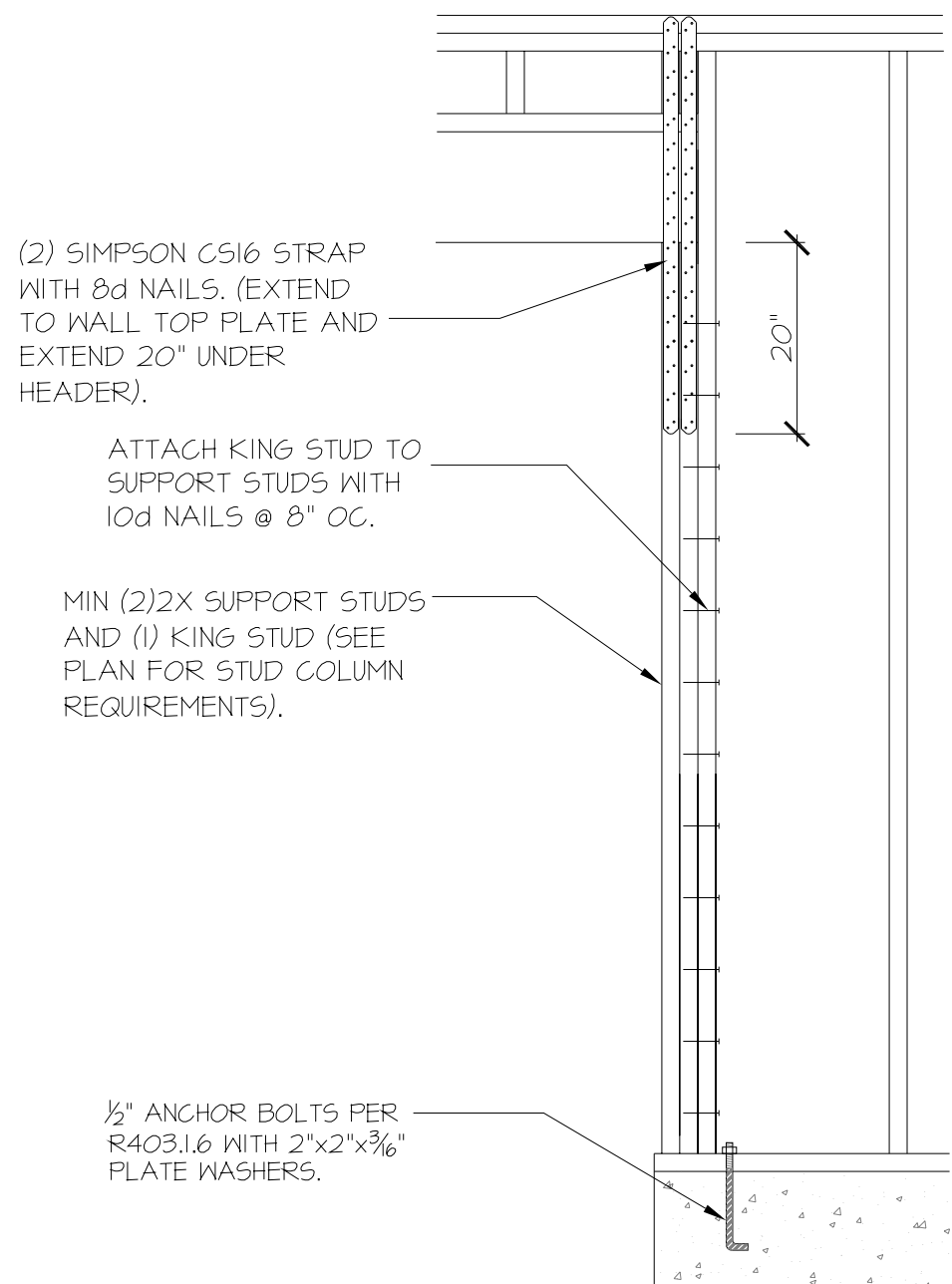
115-120 MPH 108A SD STEM WALL SLAB FOOTING (VENEER)



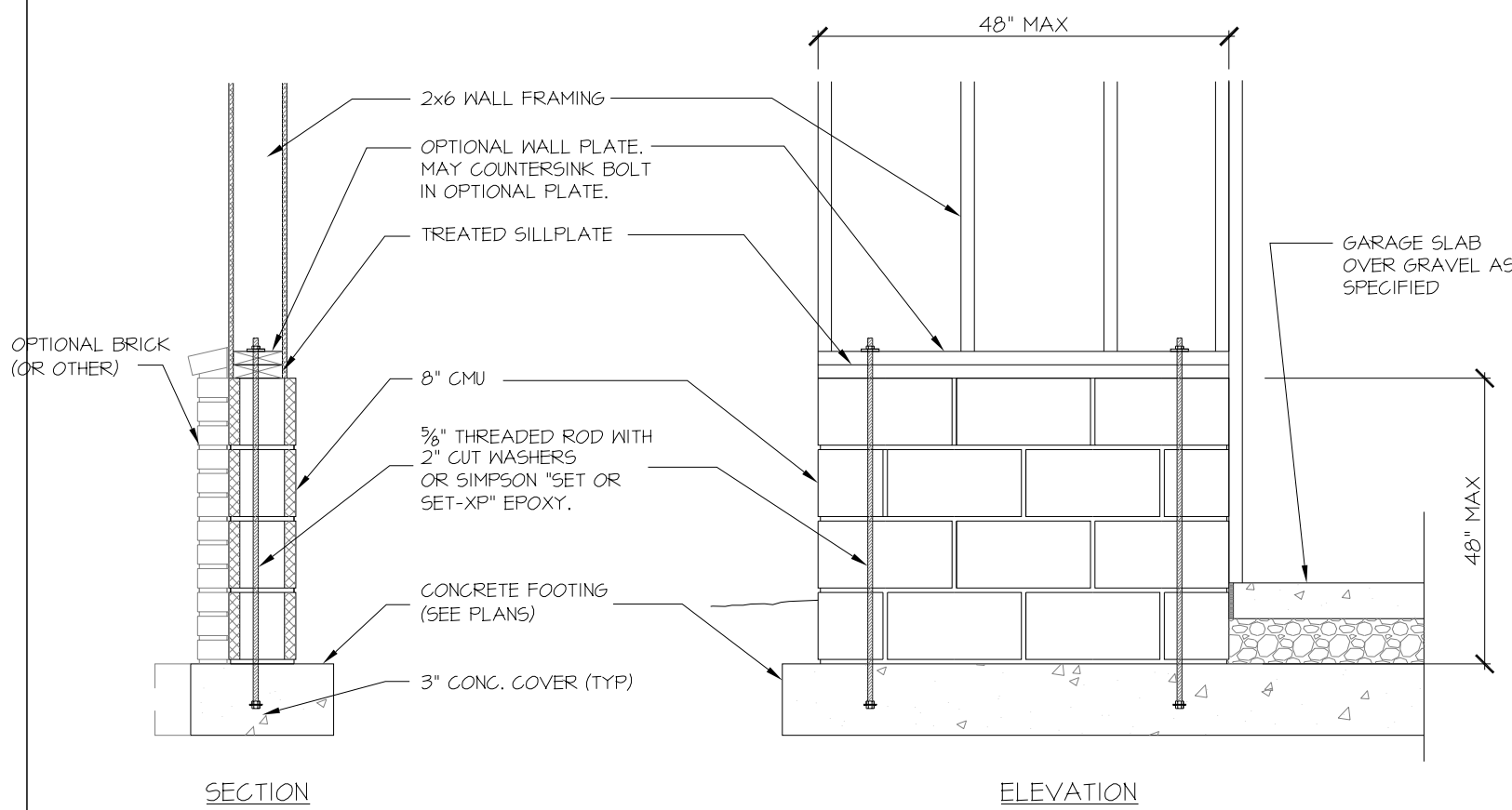
122A SD DROPPED GIRDER NTS



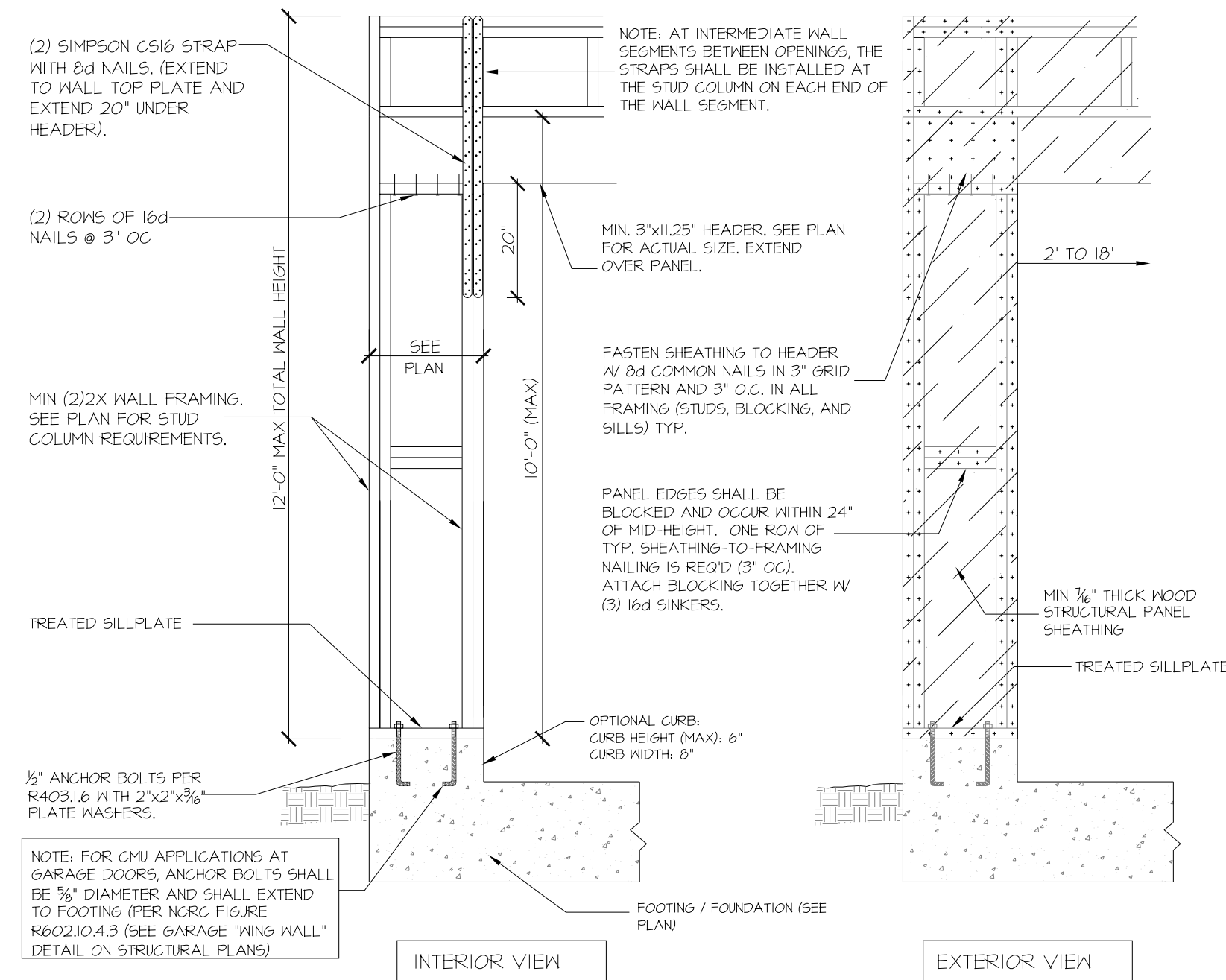
302 SD TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL NTS.



906 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRF FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



907 SD GARAGE 'WING WALL' REINFORCING PER IRC FIGURE R602.10.4.3



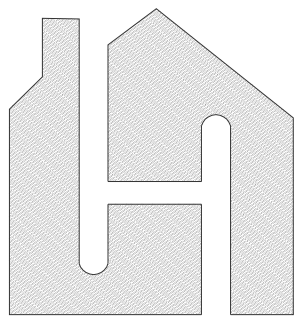
905B SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION DETAIL AND APPLICATION BASED ON NCRF FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

STRUCTURAL NOTES

Wind: 115-120 mph

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. 'CONSTRUCTION REVIEW' SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
 - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
 - STAIRS: (40 PSF, 10 PSF, L/360)
 - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
 - DECKS: (40 PSF, 10 PSF, L/360)
 - GUARDRAILS AND HANDRAILS: (200 LBS)
 - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
 - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
 - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/2". (I.E. 4" CONCRETE SLABS SHALL HAVE 1/4" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (Fb(perp) = 425 PSI - MIN).
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
 - q.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10⁶ PSI.
 - q.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION RT03.1.3 LINTELS.

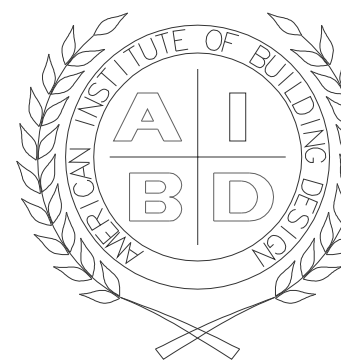
PROJECT #
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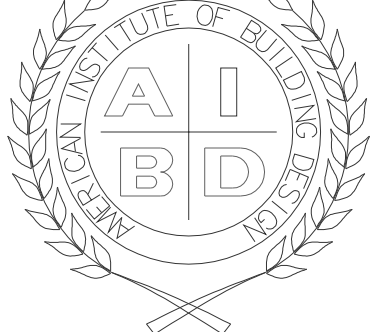
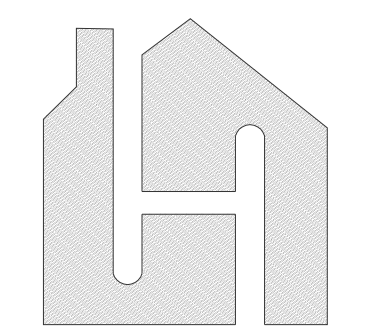
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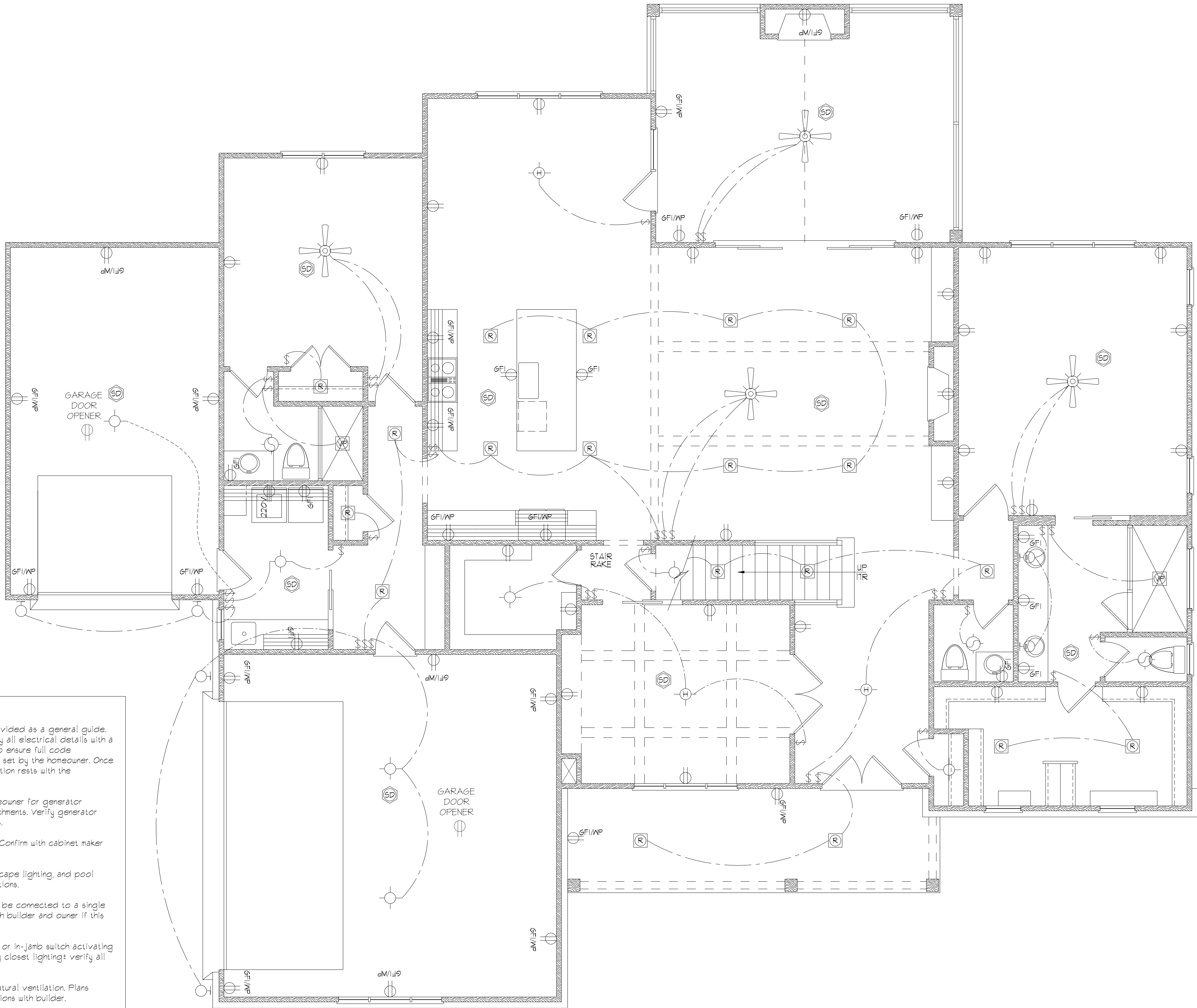
STRUCTURAL
DETAILS



10 of 12



PRELIMINARY ELECTRICAL LAYOUT:
This basic residential electrical layout was prepared in-house for general coordination. Final fixture and receptacle locations, circuitry, panel requirements, loads, and code compliance shall be verified by the builder and a licensed electrician in accordance with applicable local codes.



ELECTRICAL NOTES:

Electrical diagrams shown on these plans are provided as a general guide. The homeowner and builder must review and verify all electrical details with a licensed electrical contractor before rough-in to ensure full code compliance and to meet any special requirements set by the homeowner. Once construction begins, responsibility for implementation rests with the contractor, not My Home Floor Plans, Inc.

Coordinate with the electrician, builder, and homeowner for generator location, switches, receptacles, and related attachments. Verify generator size and model are adequate for required loads.

Under-cabinet lighting in the kitchen is optional. Confirm with cabinet maker and electrician before installation.

Coordinate electrical for exterior lighting, landscape lighting, and pool equipment per local code and builder specifications.

If desired, top receptacles at front windows may be connected to a single switch for window decoration lighting. Confirm with builder and owner if this option is selected.

Closet lighting to be controlled by a wall switch or in-jamb switch activating when the door opens. Some plans may not display closet lighting; verify all locations with the builder.

Exhaust fans are required in bathrooms without natural ventilation. Plans include fan locations; verify type and specifications with builder.

Heat lamps or heaters may not be shown. Confirm with builder if required and verify placement.

All sleeping areas and bedrooms must contain smoke detectors. Some corridors may also require detectors. Refer to local, state, and federal building codes to confirm exact requirements.

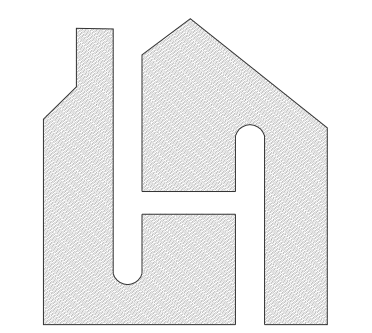
Panel box location to be determined by electrician and builder per code.

ELECTRICAL KEY

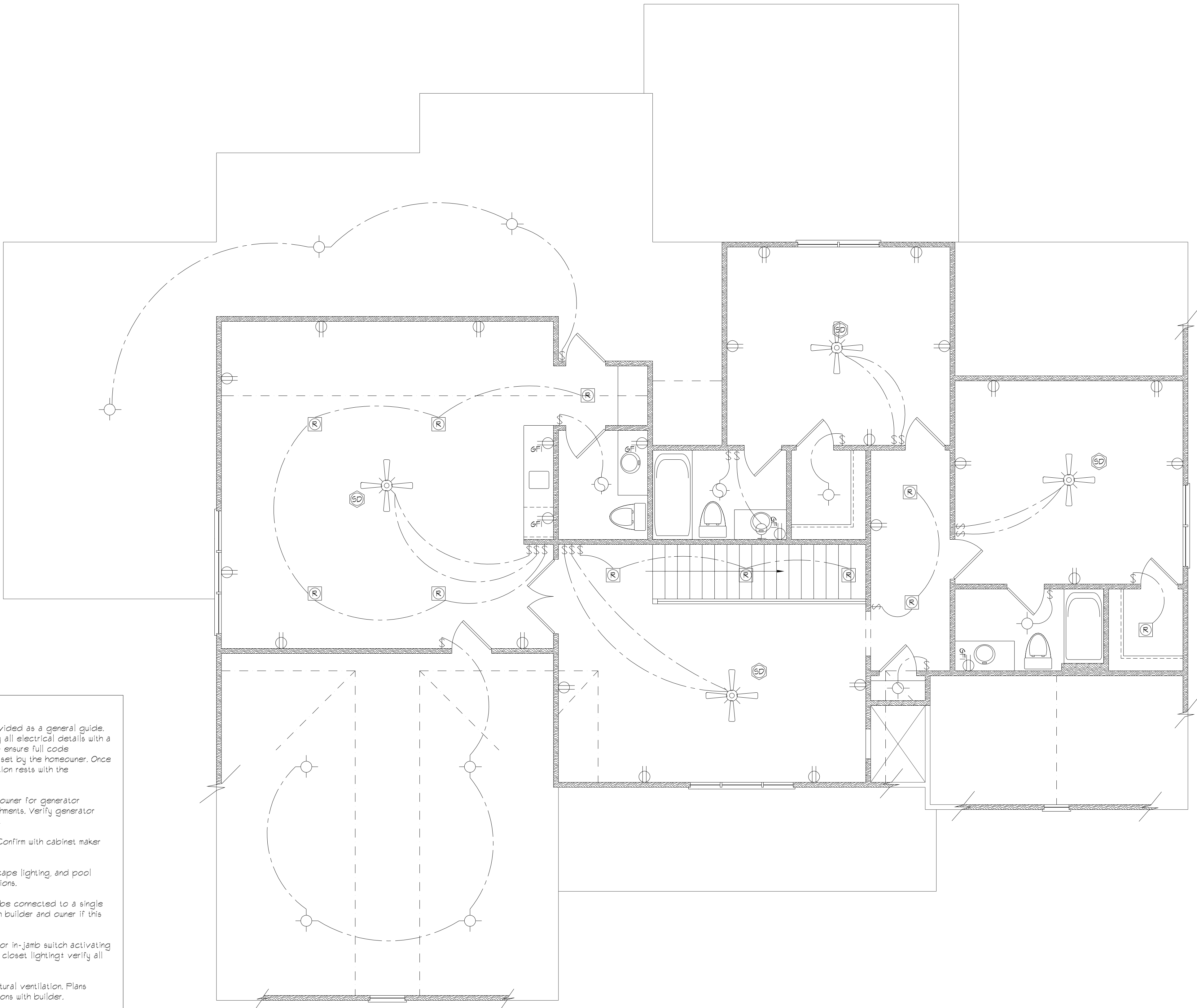
- DUPLEX OUTLET
- SPLIT SWITCHED OUTLET
- FLOOR OUTLET
- QUADPLEX OUTLET
- GROUND FAULT OUTLET
- WEATHER PROOF OUTLET
- 220V OUTLET
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- EXHAUST FAN / HEAT LIGHT
- RECESSED CAN LIGHT
- EYEBALL LIGHT
- VAPOR PROTECTED LIGHT
- CEILING LIGHT
- HANGING CEILING LIGHT
- WALL LIGHT
- WALL SCONCE LIGHT
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- CABLE T.V. JACK
- BUTTON
- PHONE JACK
- DIRECT WIRE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- 1 BULB FLUORESCENT
- 2 BULB FLUORESCENT
- VANITY LIGHTS
- FLOOD LIGHT
- CHIMES
- CEILING FAN
- CEILING FAN W/ LIGHT

FIRST FLOOR
ELECTRICAL PLAN

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



PRELIMINARY ELECTRICAL LAYOUT:
This basic residential electrical layout was prepared in-house for general coordination. Final fixture and receptacle locations, circuitry, panel requirements, loads, and code compliance shall be verified by the builder and a licensed electrician in accordance with applicable local codes.



ELECTRICAL NOTES:

Electrical diagrams shown on these plans are provided as a general guide. The homeowner and builder must review and verify all electrical details with a licensed electrical contractor before rough-in to ensure full code compliance and to meet any special requirements set by the homeowner. Once construction begins, responsibility for implementation rests with the contractor, not My Home Floor Plans, Inc.

Coordinate with the electrician, builder, and homeowner for generator location, switches, receptacles, and related attachments. Verify generator size and model are adequate for required loads.

Under-cabinet lighting in the kitchen is optional. Confirm with cabinet maker and electrician before installation.

Coordinate electrical for exterior lighting, landscape lighting, and pool equipment per local code and builder specifications.

If desired, top receptacles at front windows may be connected to a single switch for window decoration lighting. Confirm with builder and owner if this option is selected.

Closet lighting to be controlled by a wall switch or in-jamb switch activating when the door opens. Some plans may not display closet lighting; verify all locations with the builder.

Exhaust fans are required in bathrooms without natural ventilation. Plans include fan locations; verify type and specifications with builder.

Heat lamps or heaters may not be shown. Confirm with builder if required and verify placement.

All sleeping areas and bedrooms must contain smoke detectors. Some corridors may also require detectors. Refer to local, state, and federal building codes to confirm exact requirements.

Panel box location to be determined by electrician and builder per code.

ELECTRICAL KEY

- DUPLEX OUTLET
- SPLIT SWITCHED OUTLET
- FLOOR OUTLET
- QUADPLEX OUTLET
- GROUND FAULT OUTLET
- GROUND FAULT / WEATHER PROOF OUTLET
- 220V OUTLET
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- EXHAUST FAN / HEAT LIGHT
- RECESSED CAN LIGHT
- EYEBALL LIGHT
- VAPOR PROTECTED LIGHT
- CEILING LIGHT
- HANGING CEILING LIGHT
- WALL LIGHT
- WALL SCONCE LIGHT
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- CABLE T.V. JACK
- BUTTON
- PHONE JACK
- DIRECT WIRE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- 1 BULB FLUORESCENT
- 2 BULB FLUORESCENT
- VANITY LIGHTS
- FLOOD LIGHT
- CHIMES
- CEILING FAN
- CEILING FAN W/ LIGHT

SECOND FLOOR
ELECTRICAL PLAN

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