

GENERAL NOTES

DESIGN NOTES

1. Floor: 40 lbs. Live load, 15 lbs. Dead load
2. Roof: 30 lbs. Live load, 20 lbs. Dead load
3. Soil bearing capacity-2000 PSF
4. Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS

1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
2. All slabs on grade shall bear on four inch compacted granular fill with 6 by 6 10-10 welded wire mesh.
3. Interior slabs shall have 6 mil. polyethylene vapor barrier underneath.
4. Provide proper expansion joints and control joints as per local requirements.
5. Provide additional bearing points as required by floor "T" joist manufacturer and loading transfers.
6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
7. Provide foundation eaves and vents as required by local codes and conditions.
8. Foundation wall and footing size reinforcing must conform with your local building requirements.
9. Foundation walls are not to be backfilled until house is completely framed and roof is in place.
10. Verify depth of footings with your local codes.
11. Provide termite protection as required by HUD minimum property standards.

BASEMENT

1. Basement stairs are calculated as 10 inch treads with 1 inch nosing (11 inch total) and 7.75 inch risers.
2. Water heater and air conditioner may be located in basement when using basement option.
3. Provide sump pumps as required.
4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
5. Provide exterior windows and door as grade allows.
6. Provide venting as local codes and conditions dictate.

FRAMING

1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
3. Double floor joists under all partition walls, unless otherwise noted.
4. All angled walls are 45 degree angles unless noted otherwise.
5. Provide collar ties, cross-bracing and bracing as required.
6. Provide additional bearing points as required by loading transfers.
7. Framing lay-out and size may vary with local codes and conditions.
8. Roof framing plan is for general layout only, do no use for rafter count.

MISC. NOTES

1. Prefabricated fireplaces and stoves are to be U.L. approved and installed per manu. specifications.
2. All materials, supplies and equipment to be installed per manu. specifications and local codes.
3. Provide type "x" firecode sheetrock on garage walls and ceilings.
4. Confirm window openings for your local egress requirements and minimum light and venting.
5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
6. Minor alterations to this plan can be made by the builder. Please contact our drafting department for information price quotes if major changes are required.

This plan was designed and drafted by [REDACTED] to meet average conditions and codes in the state of [REDACTED] at the time it was designed. Because codes and regulations can change and may vary from jurisdiction to jurisdiction, [REDACTED] cannot warrant compliance with any special code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application.

This plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state, and federal).

The purchaser and/or builder of this plan releases [REDACTED] its owner and employees from any claims or lawsuits that may arise during the construction of this structure or any time thereafter.



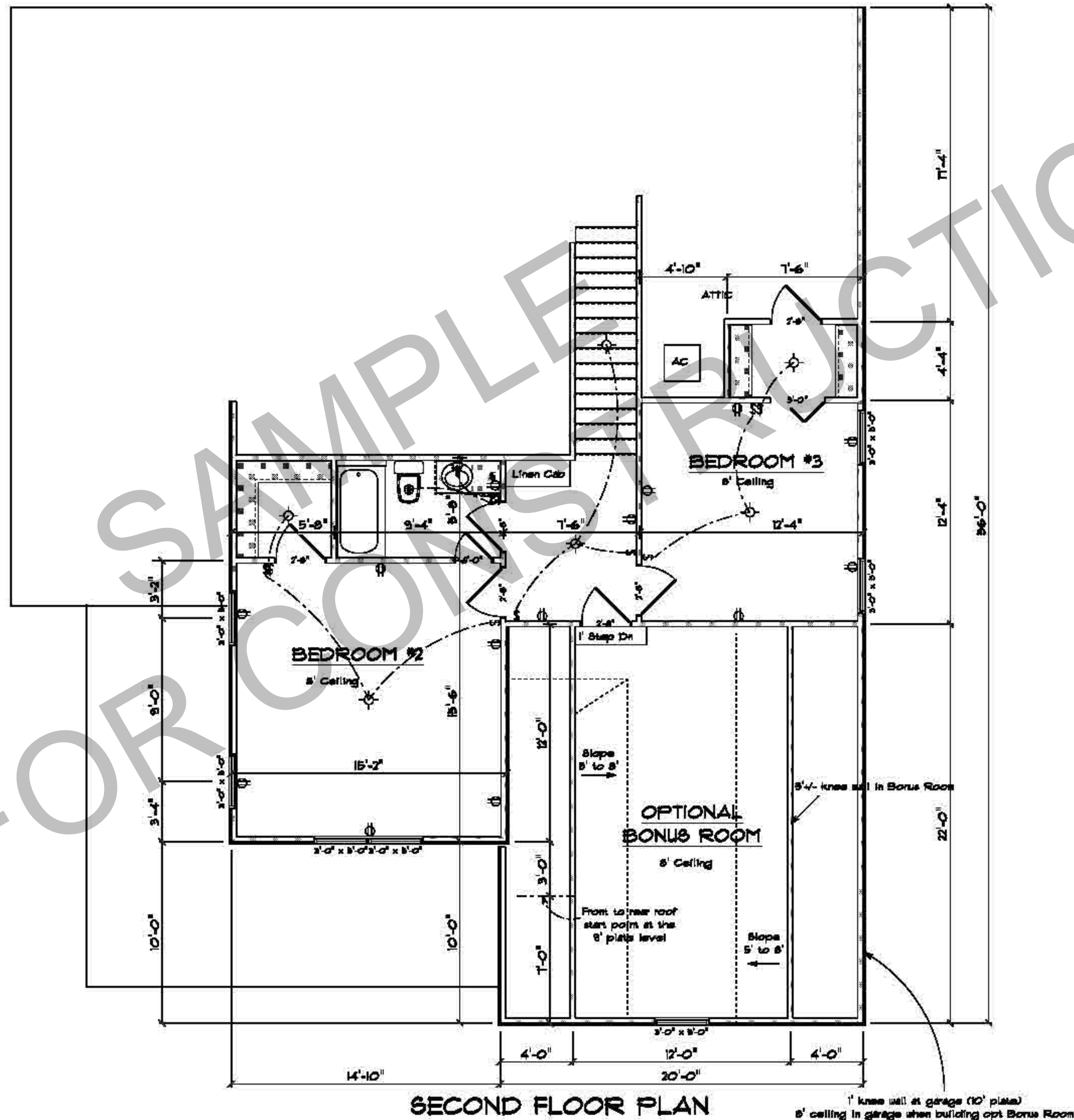
FRONT ELEVATION

REVISIONS	BY

Houses Plan

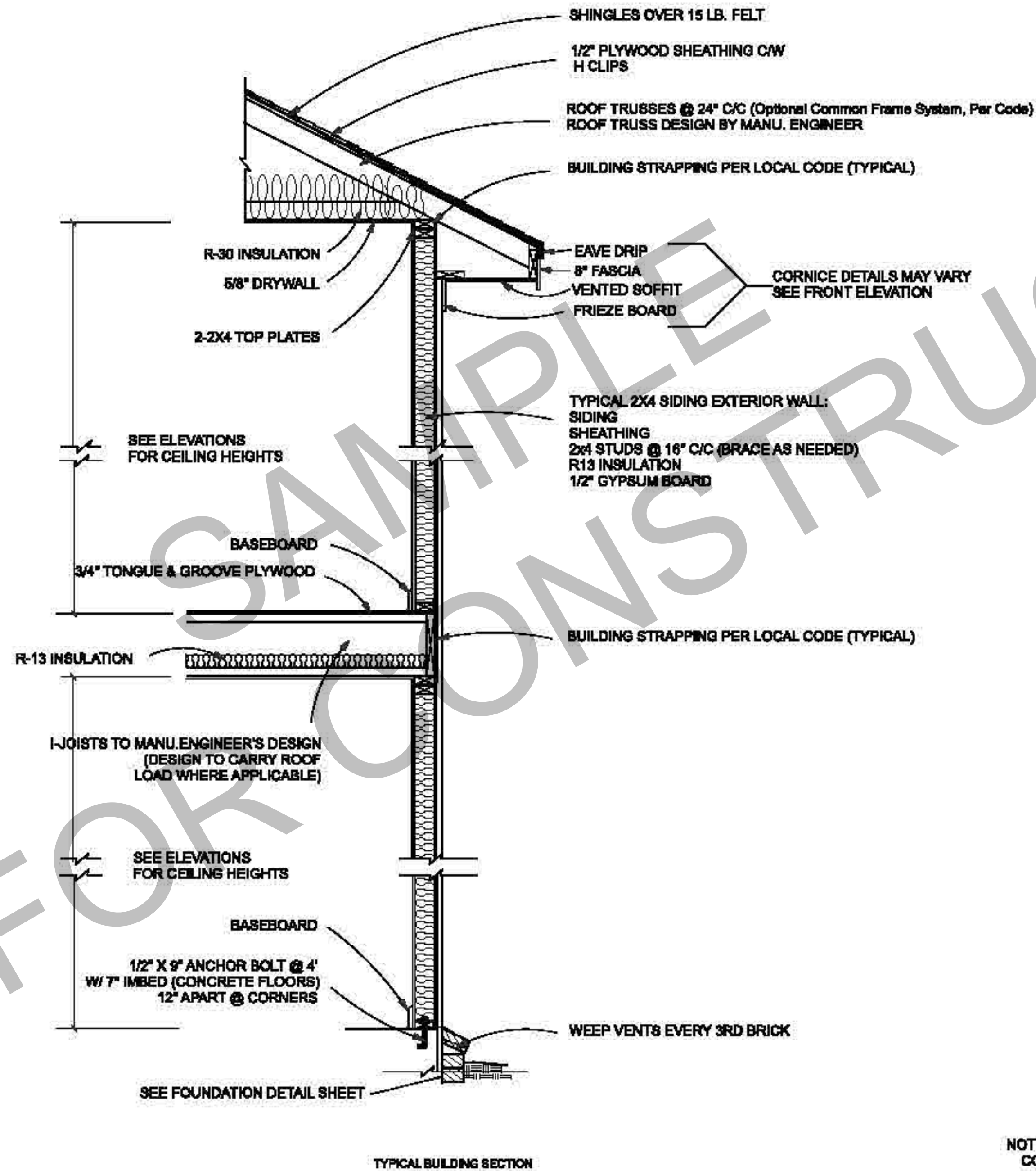
for Contact Information

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet 1
Of 8 Sheets



REVISIONS		BY
House Plan		
for Contact Information		
Date		
Scale 1/4" = 1'-0"		
Drawn		
Job		
Sheet 4		
of 8 sheets		

DESIGN DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THIS SET OF PLANS. BEFORE CONSTRUCTION THE CONTRACTOR, ENGINEER, OR ARCHITECT MUST CHECK DIMENSIONS AND LOADING, AND VERIFY THAT THESE PLANS COMPLY WITH ALL BUILDING CODES IN EFFECT AT CONSTRUCTION LOCATION.

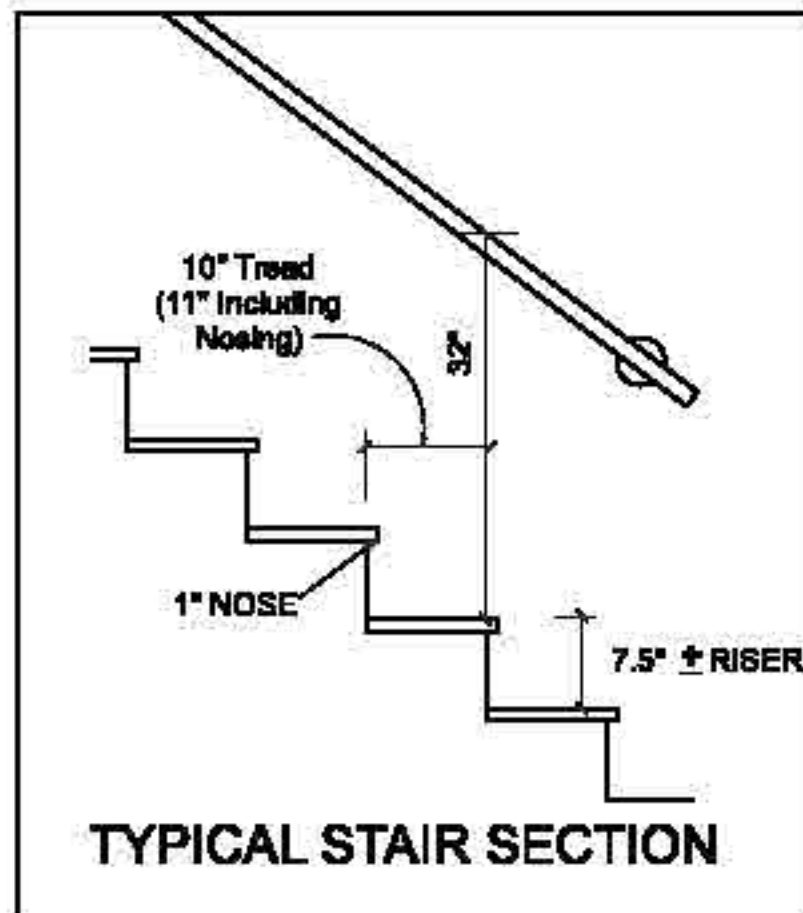


NOTE: ALL STRUCTURAL MEMBERS MUST COMPLY W/ LOCAL BUILDING CODES.

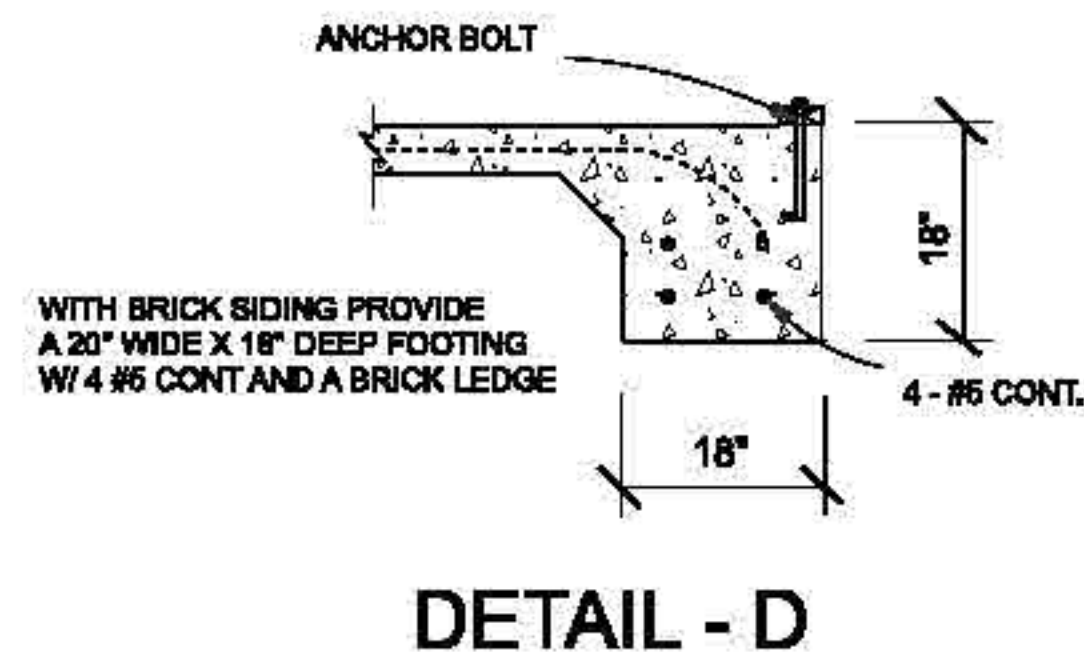
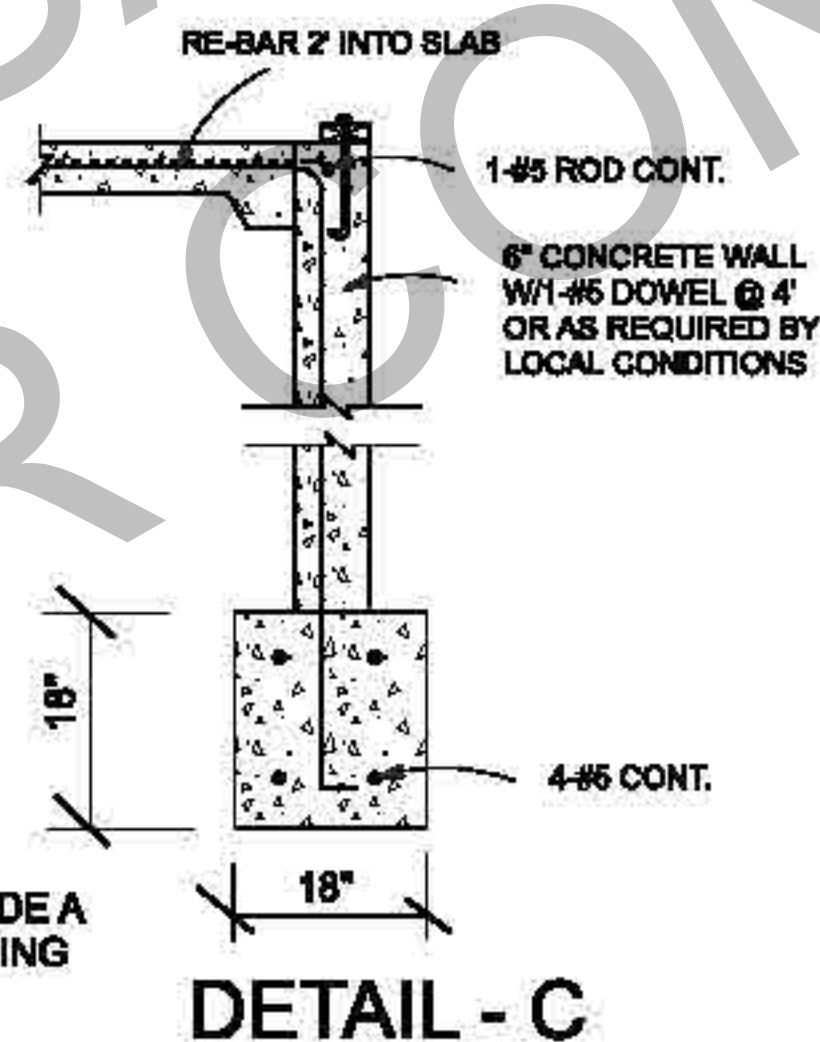
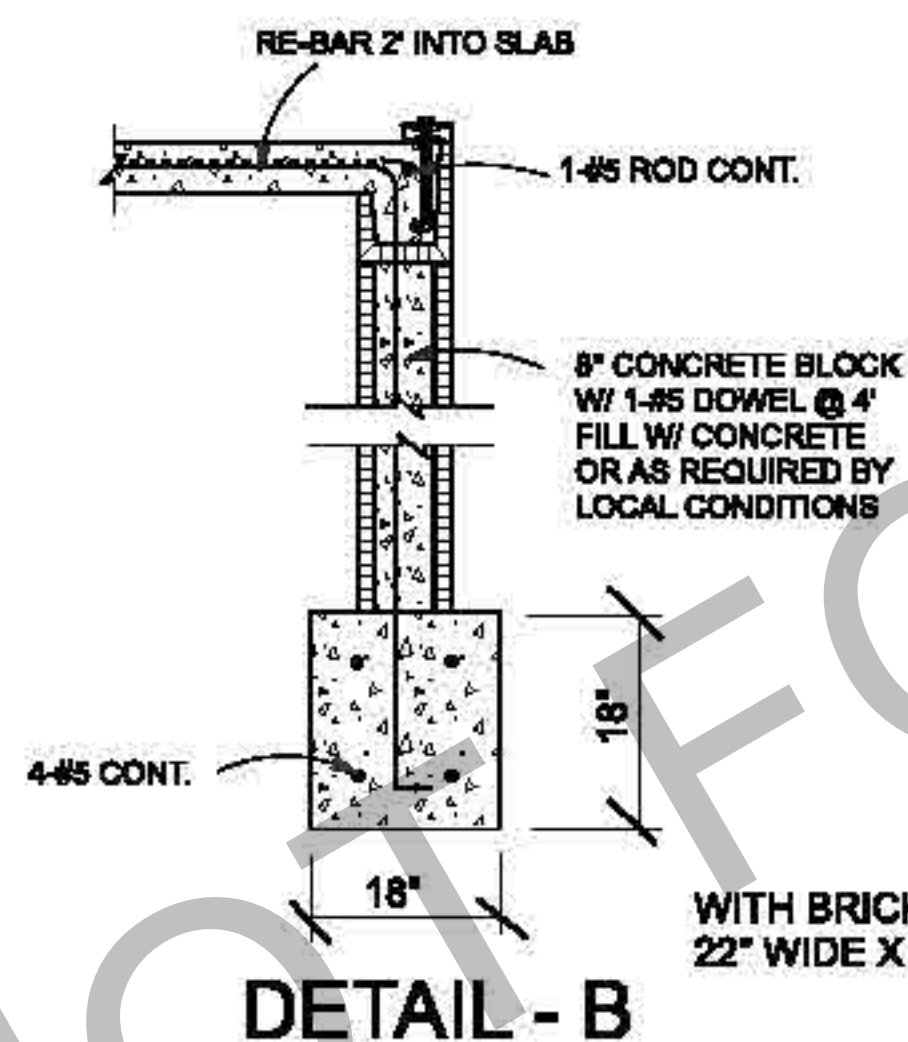
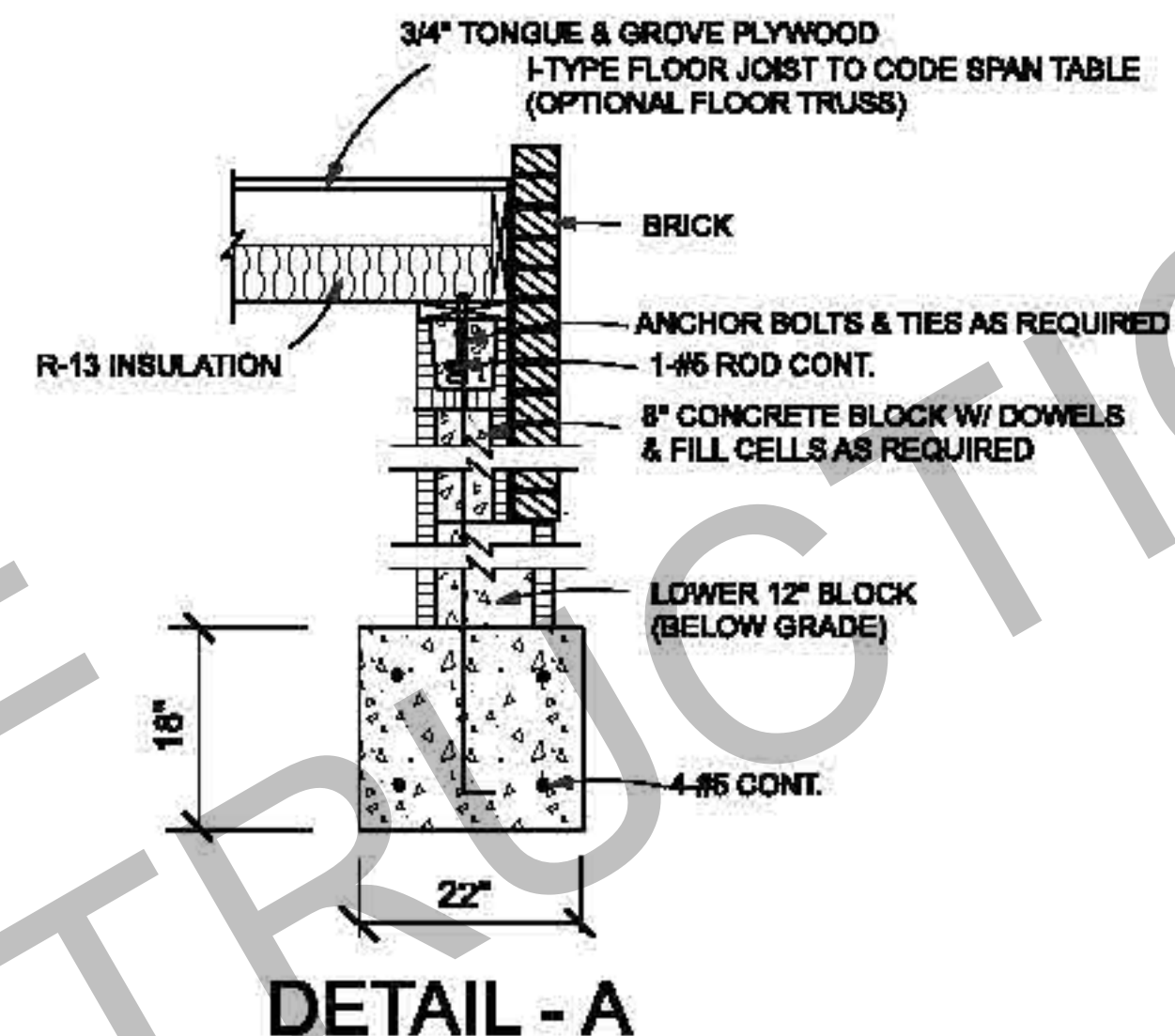
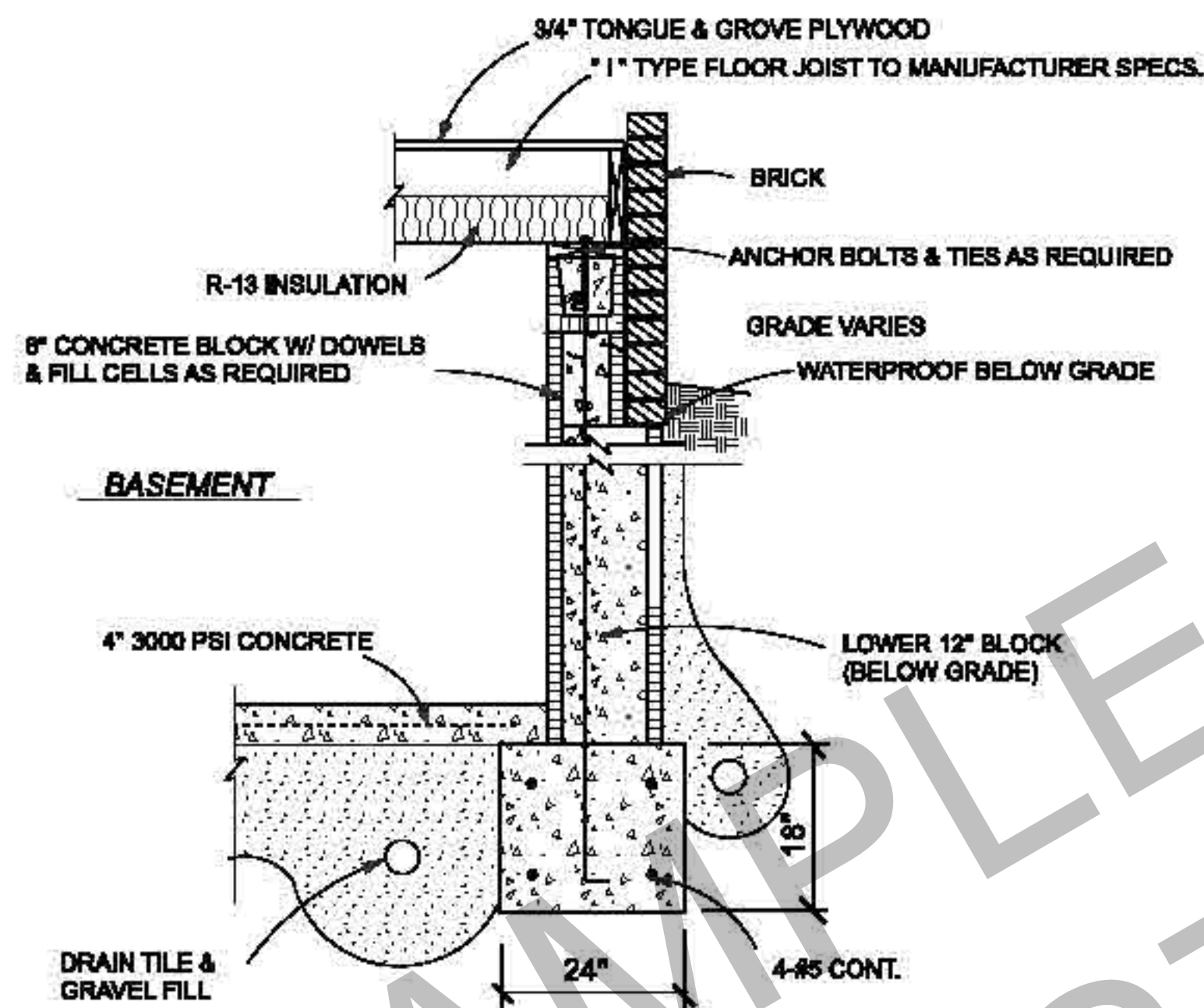
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Of	8 Sheets



NOTE: SEE ADDITIONAL NOTES ON FRONT ELEVATION SHEET.



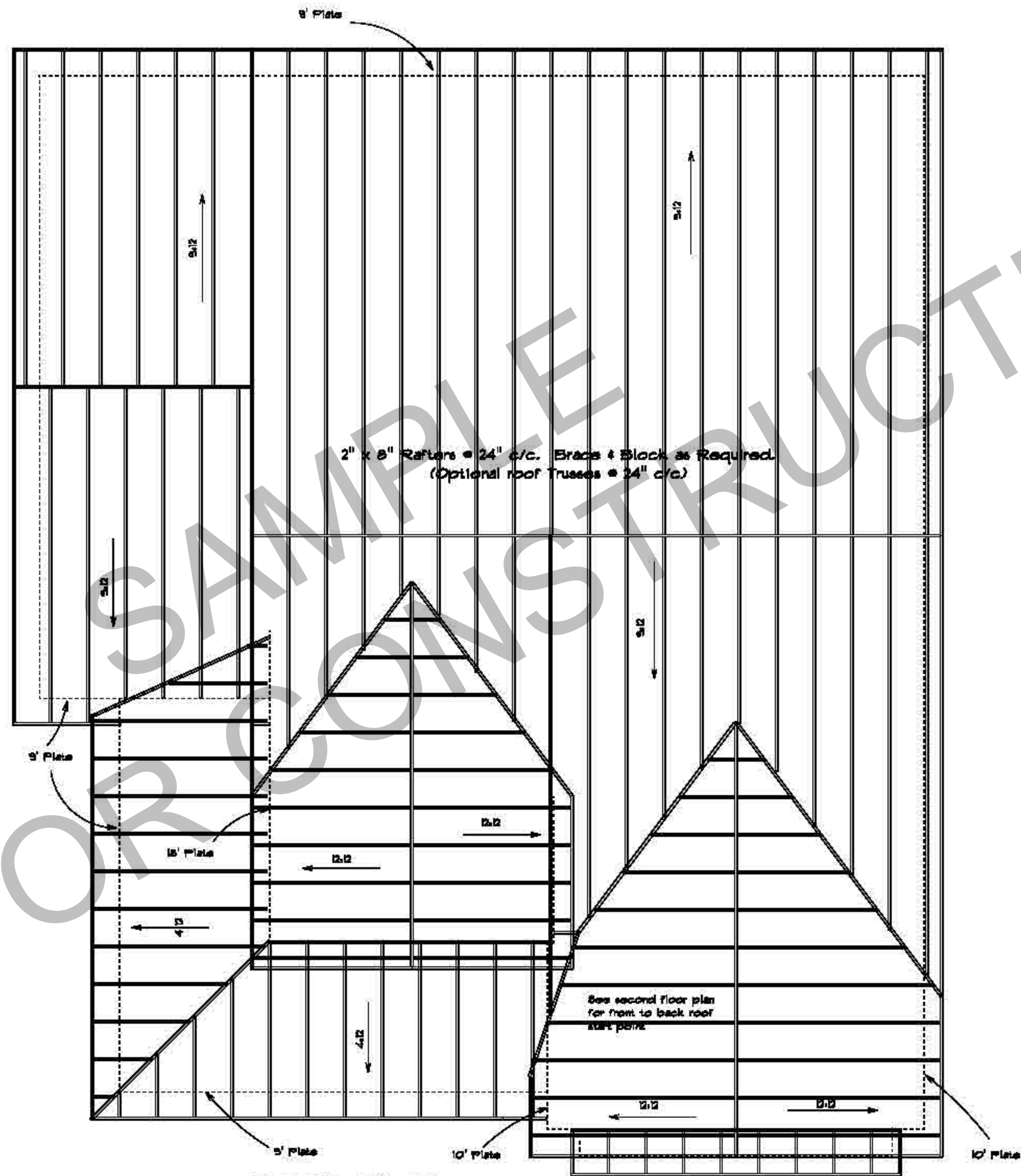
2 STORY FOUNDATION DETAILS (OPTIONS)

- NOTES:
- * WALLS ABOVE 4'-0" FROM FINISH GRADE MAY REQUIRE ADDITIONAL STRUCTURAL SIZING, SEE ENGINEER (FOOTING SIZE & RETAINING WALL REQ.)
 - * FOOTING DETAILS MAY VARY IN REQUIREMENTS, IN YOUR AREA, VERIFY WITH CONTRACTOR OR ENGINEER.
 - * CONCRETE FLOOR TO BE 8" MINIMUM ABOVE FINISH GRADE.
 - * PROVIDE COMPACTED SAND FILL AS REQUIRED UNDER FOOTINGS.

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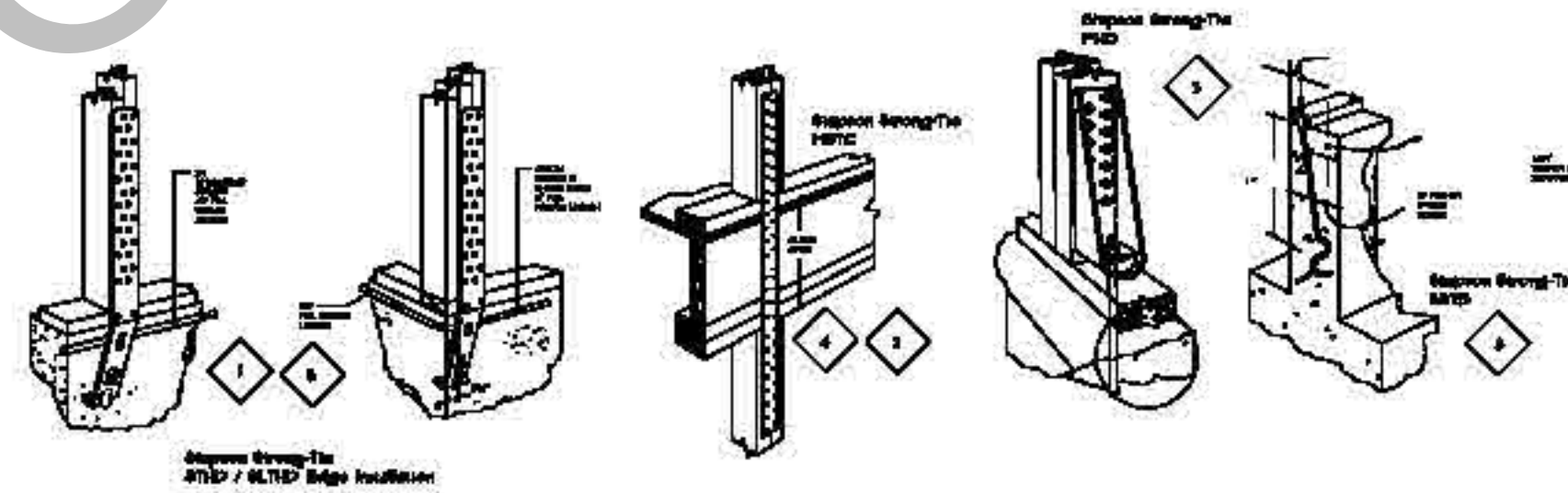
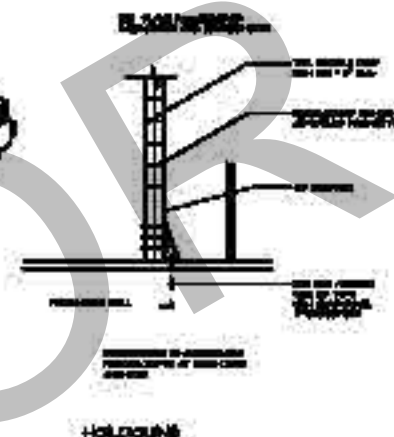
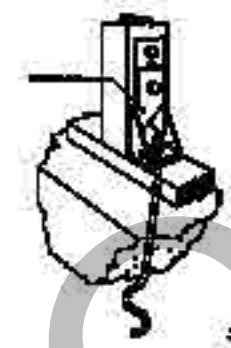
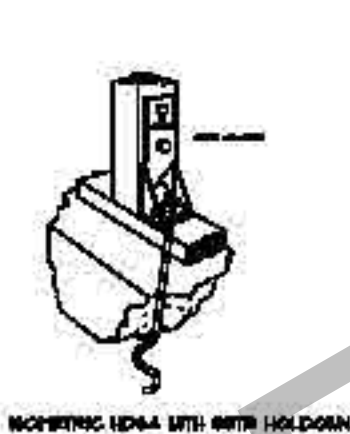
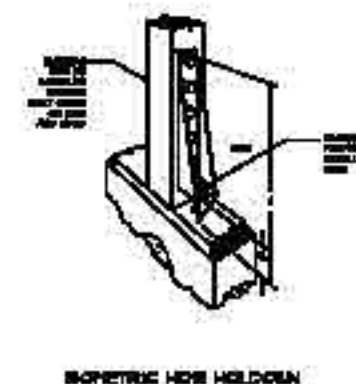
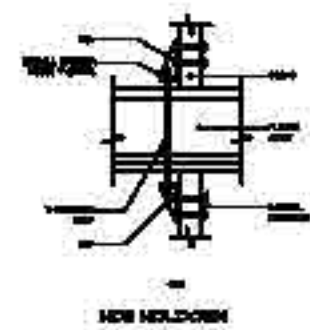
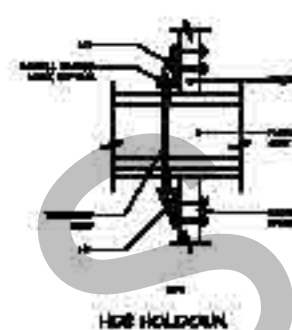
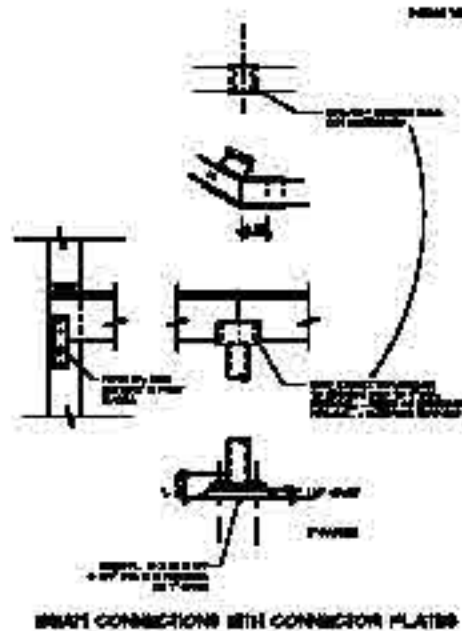
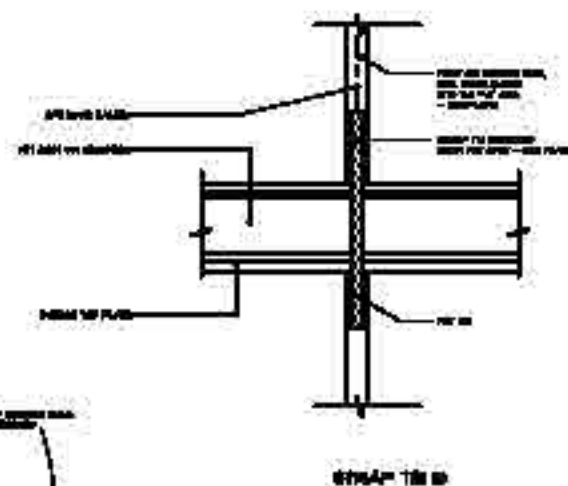
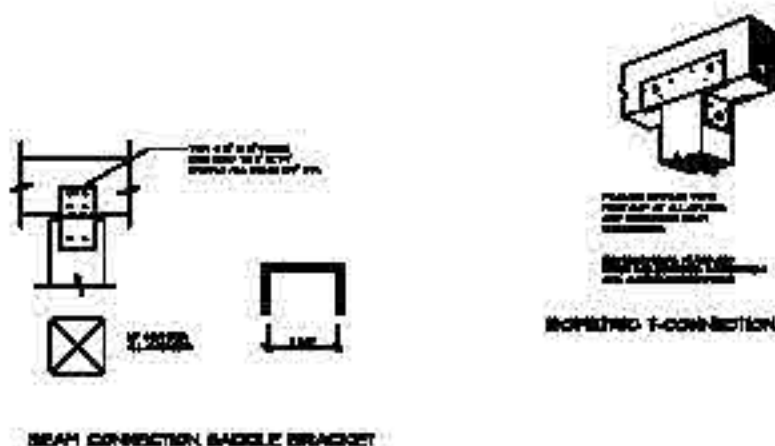
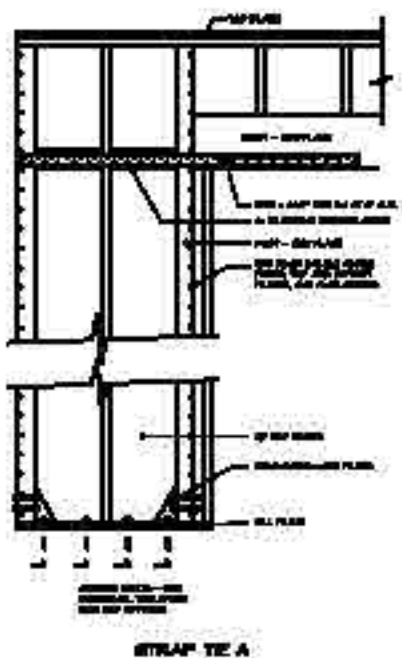
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Of	8 Sheets



ROOF PLAN

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for Contact Information		
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Scale 1/4" = 1'-0"		
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or 8 Sheets		

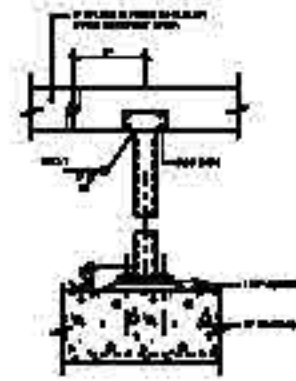


HOLD DOWN KEY

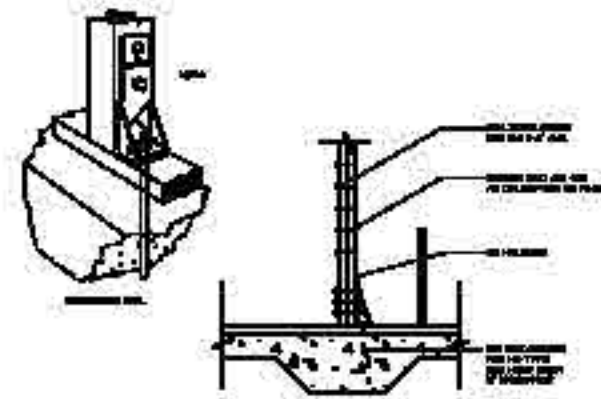
- 1 SIMPSON L8THDS OR L8THDRJ (FOR RIM JOIST APPLICATION) WITH 24-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 8" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.
- 2 TO CLEAR SPAN FLOOR USE SIMPSON MSTC40 WITH 36-16d SINKERS. USE 18-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 18-16d SINKERS TO DBL OR 4x STUD OR HEADER. SEE DETAIL FROM SIMPSON CATALOG. 16" CLEAR SPAN.
- 3 SIMPSON PHD5 WITH 14-8DS 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON 55TB20 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE FOUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.
- 4 TO CLEAR SPAN FLOOR USE SIMPSON MSTC18 WITH 80-16d SINKERS. USE 40-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 40-16d SINKERS TO DBL OR 4x STUD. SEE DETAIL FROM SIMPSON CATALOG. 18" CLEAR SPAN.
- 5 SIMPSON 5THD10 OR 5THD10RJ (FOR RIM JOIST APPLICATION) WITH 28-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 10" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.

Details shown will not all apply to your build.
Details will vary based on local codes, conditions,
foundation and construction methods and materials used.

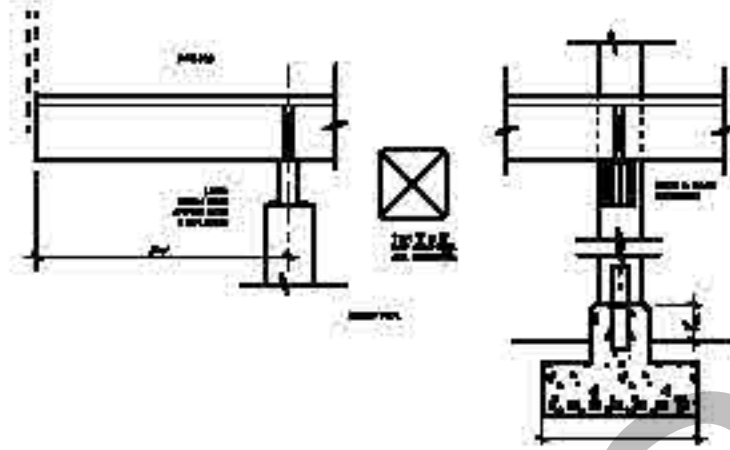
STRAP DETAILS



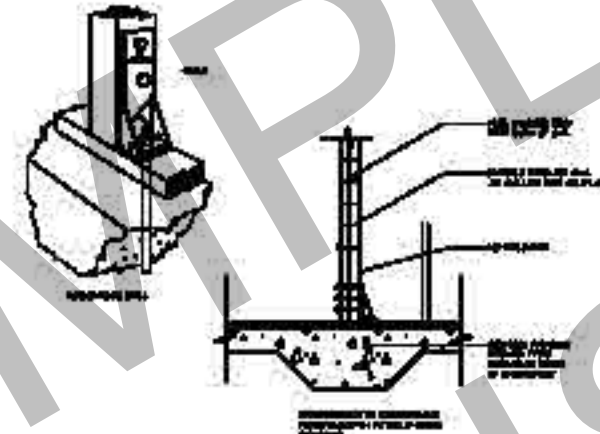
BEAM CONNECTION STEEL POST AND FOOTING



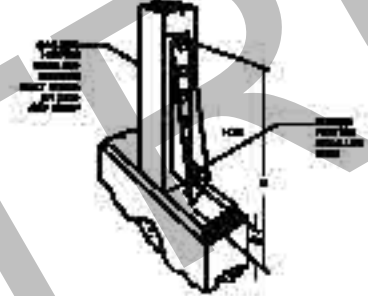
HDBA HOLDOWN



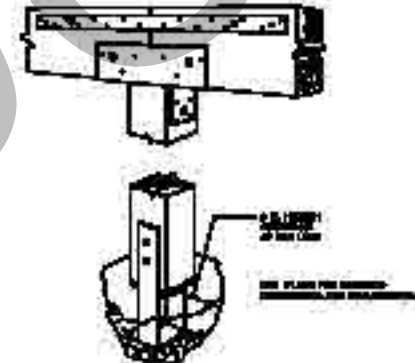
BEAM AND POST



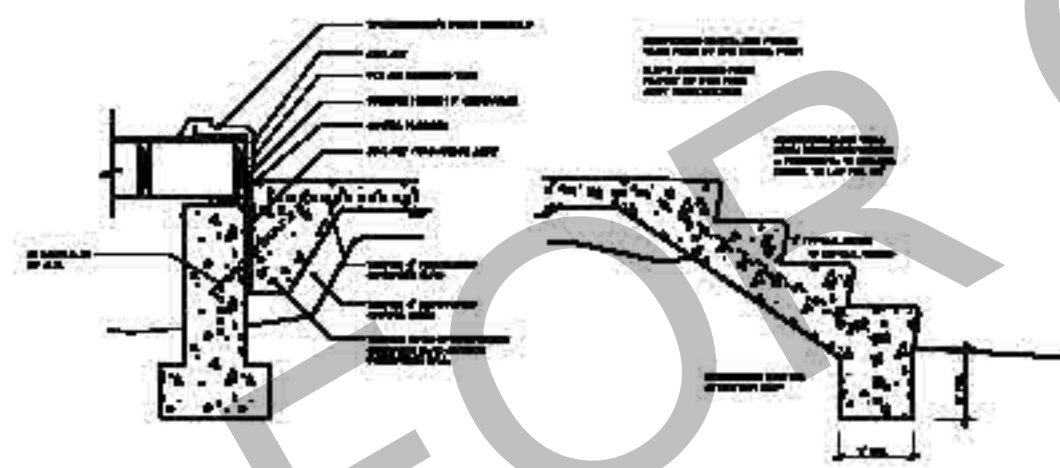
HDBA HOLDOWN



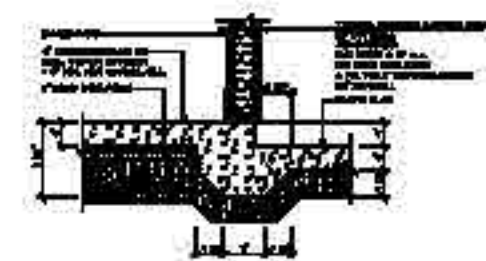
ISOLATING HDBA HOLDOWN



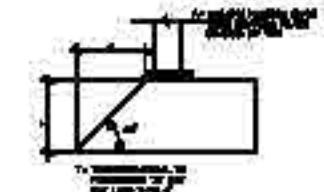
POST BEAM AND CAP CONNECTIONS



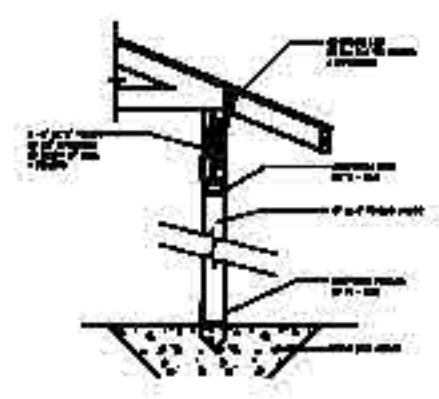
FOUNDATION DETAIL



BASEMENT WALL THICKENED SLAB



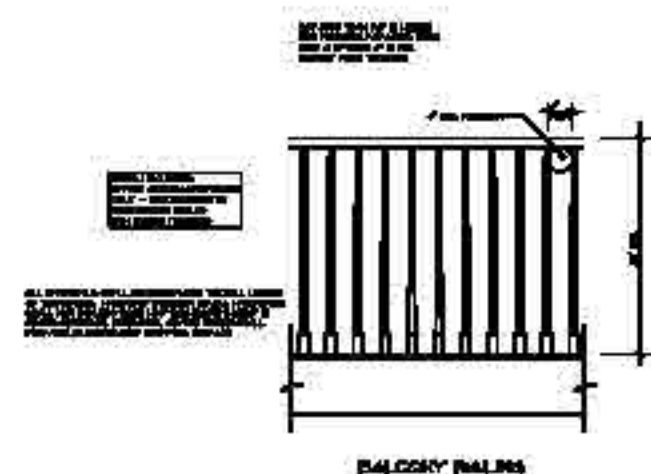
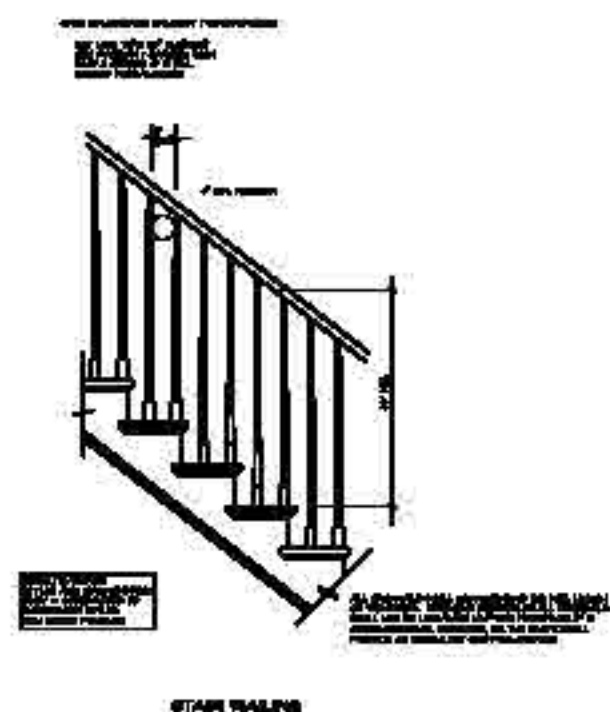
COLUMN FOOTING



POST AND BEAM DETAIL B

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FOUNDATION DETAILS



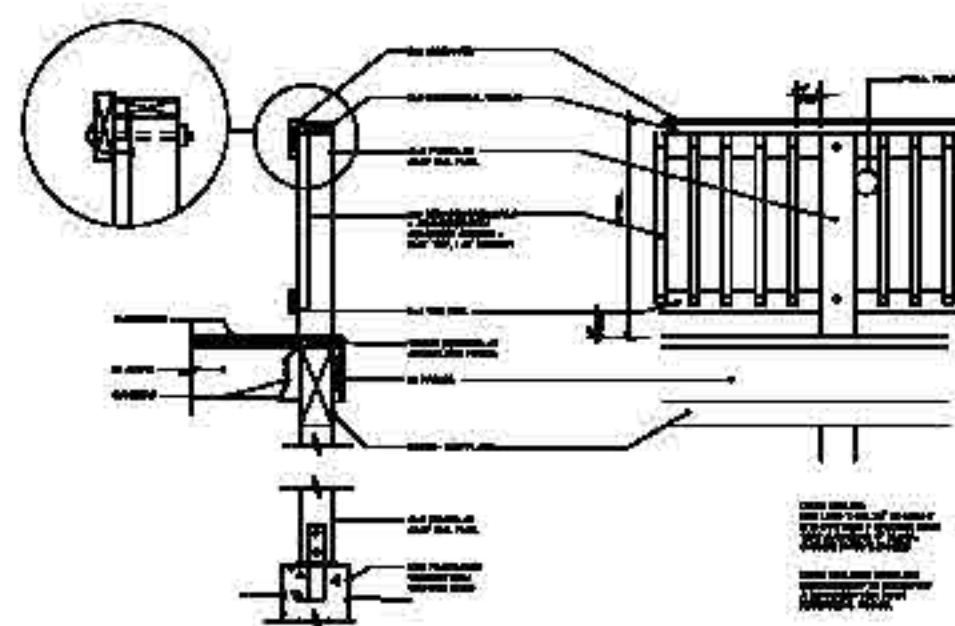
HANDRAIL ATTACHED TO BALL



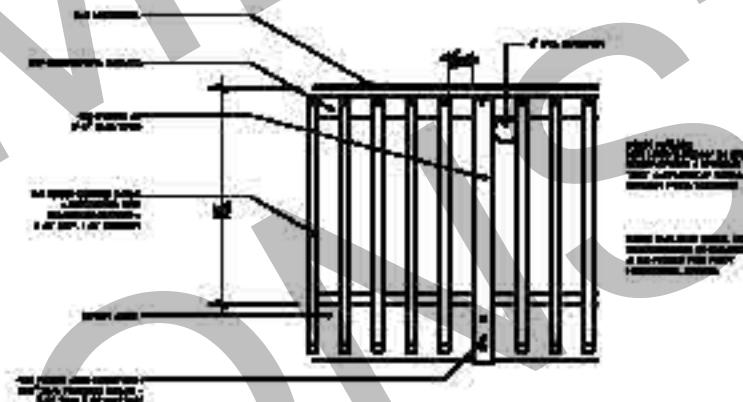
HANDRAIL AT OPEN END

INTERIOR STAIR AND RAILS

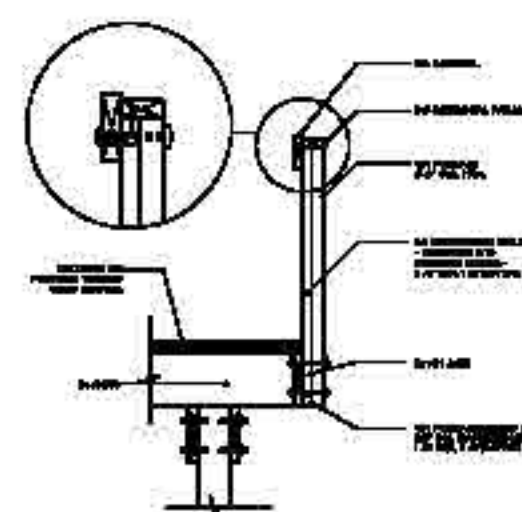
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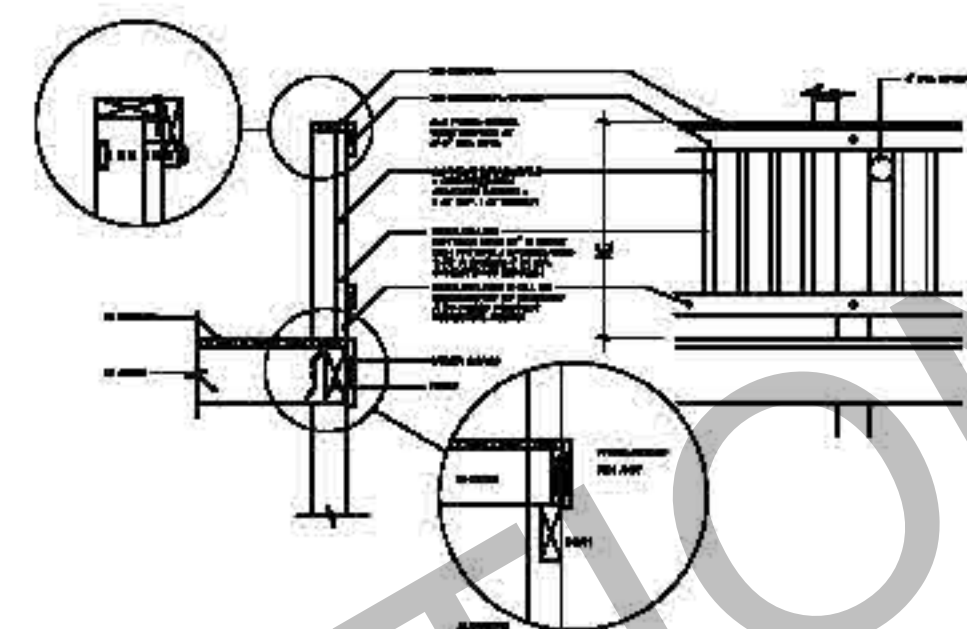
DECK AND RAILING B



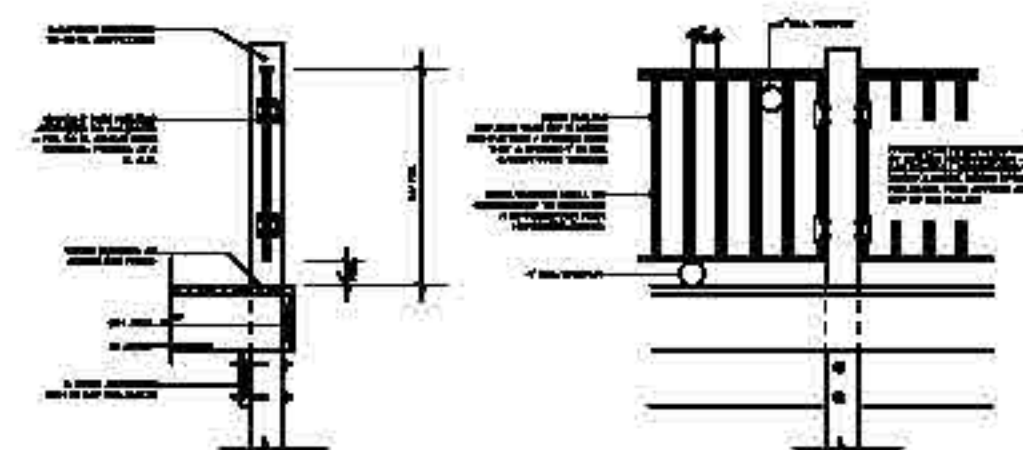
DECK RAILING



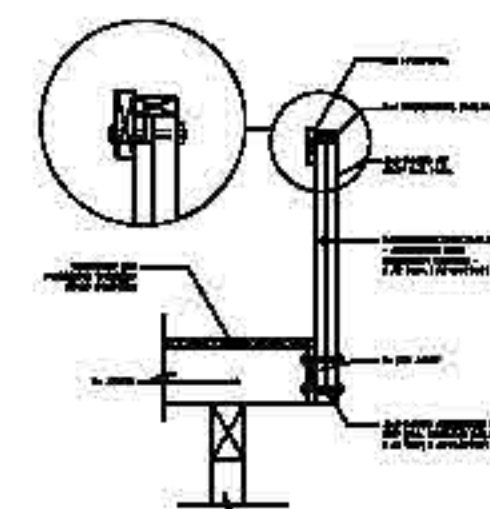
CANTILEVERED DECK AND RAILING ON BUILT-UP BEAM



DECK AND RAILING A

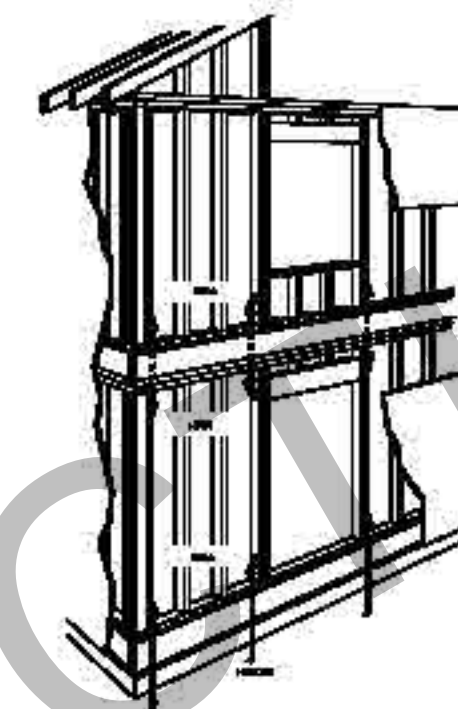
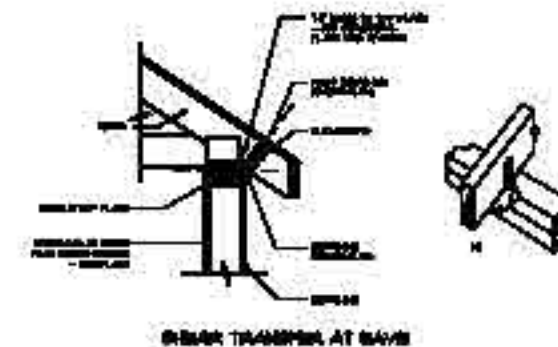
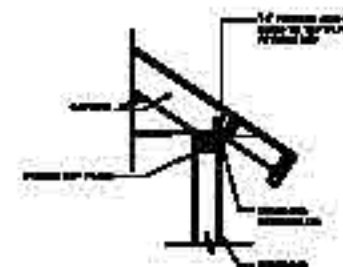
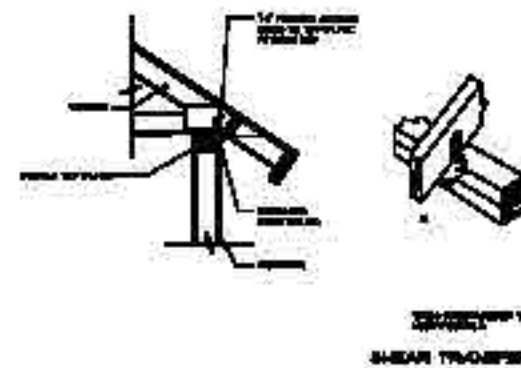
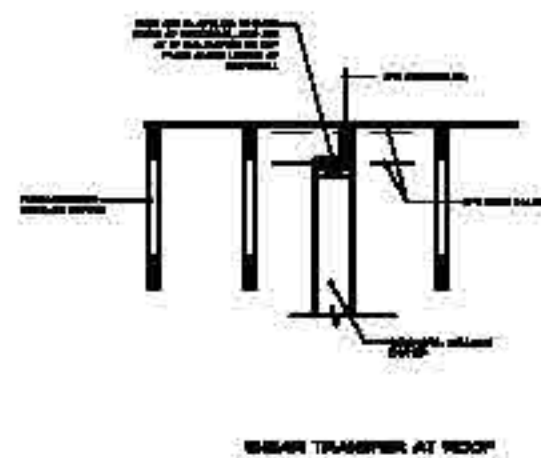
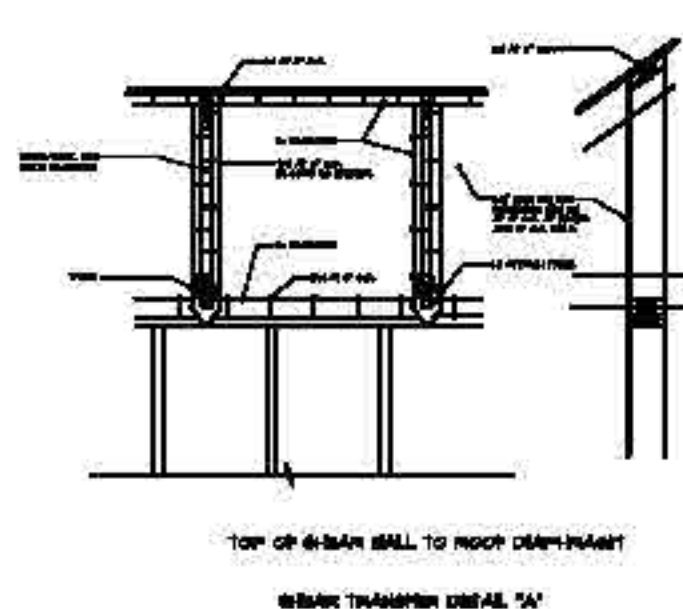


DECK POST CONTINUED TO RAILING POST

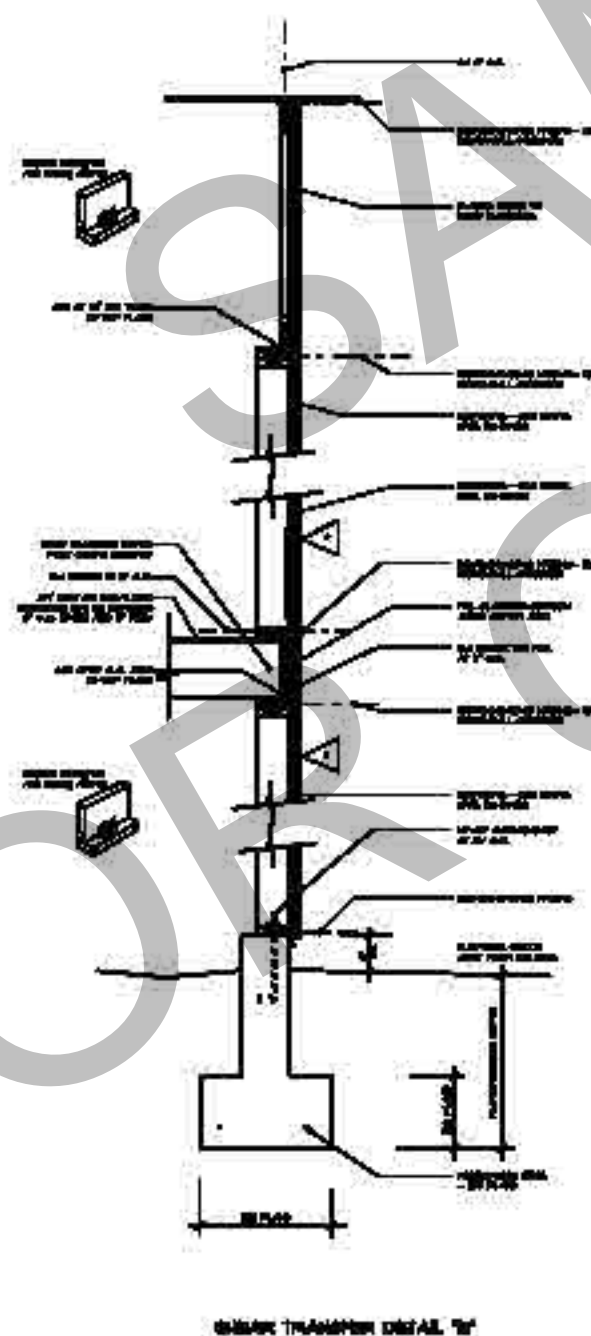
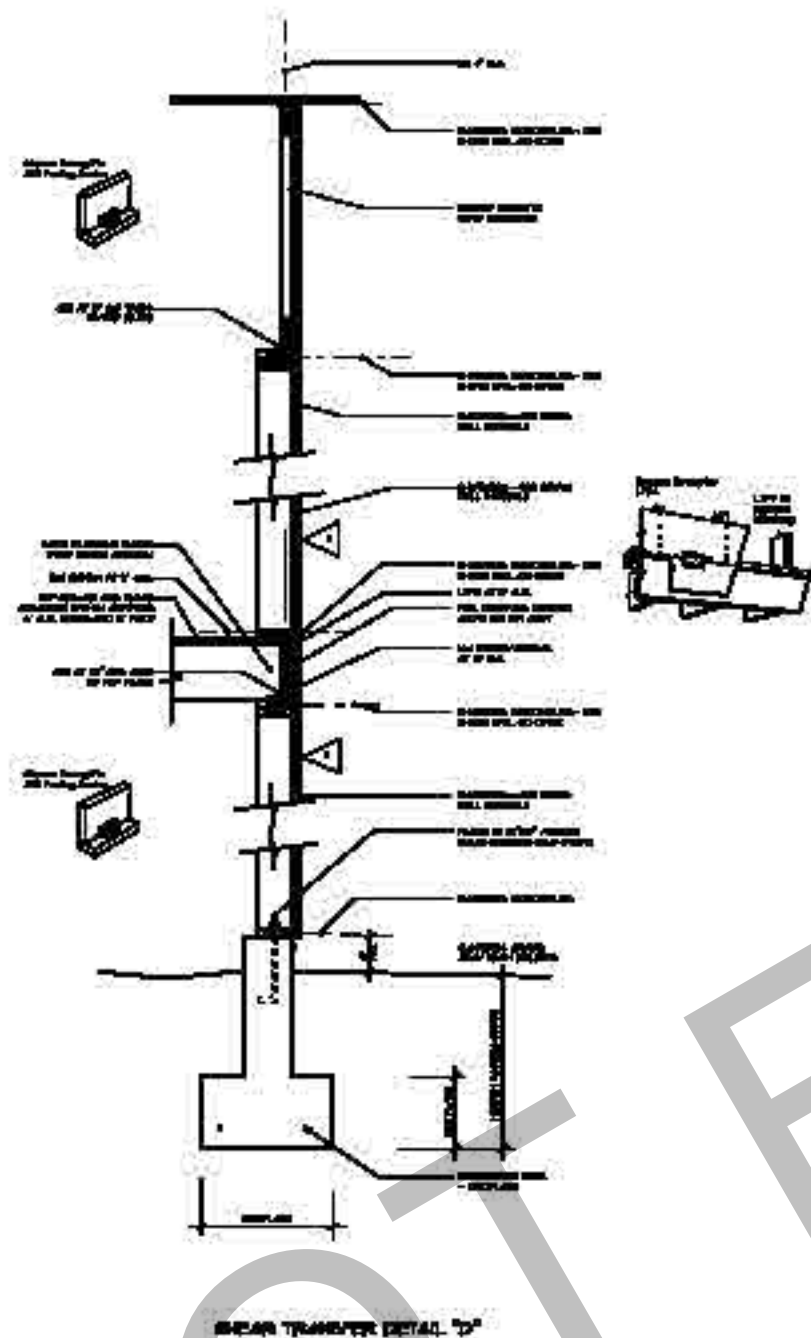


CANTILEVERED DECK AND RAILING ON SOLID BEAM

EXTERIOR DECK DETAILS



SHEAR WALL LOCATION



SHEAR WALL KEY

NOTE FOR SHEAR WALLS 8d IS FOR GALVANIZED BOX NAIL OR COMMON NAIL

AT ALL EXTERIOR WALLS AND WHERE NOTED

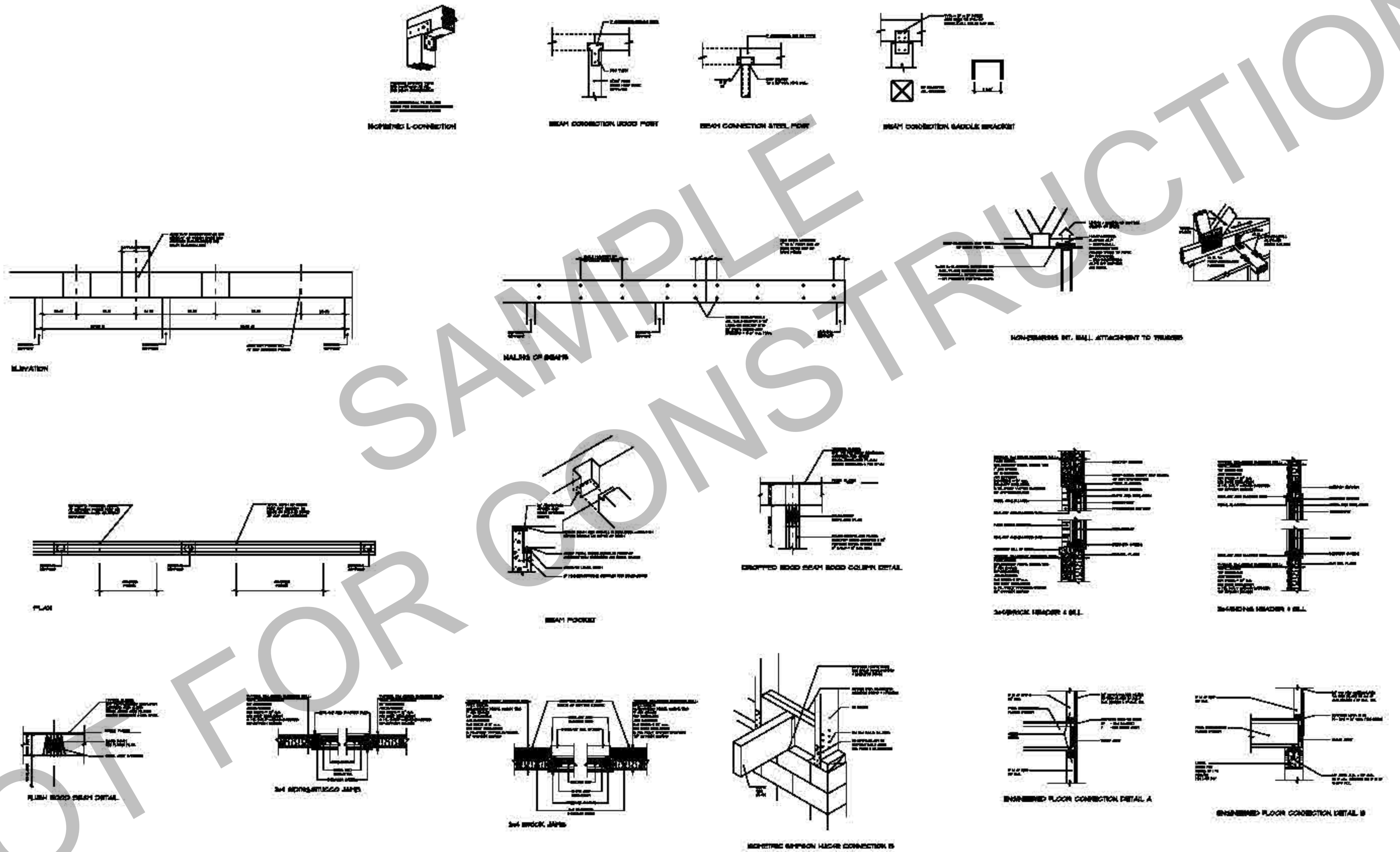
3/8" CDX OR OSB OR 5/8" T-11 WITH 8d AT 6" O.C. AT PANEL EDGES AND 12" O.C. FIELD. STUDS AT 16" O.C. MAX.

3/8" CDX OR OSB OR 5/8" T-11 WITH 8d AT 4" O.C. AT PANEL EDGES AND 12" O.C. FIELD. STUDS AT 16" O.C. MAX.

1/2" CDX OR OSB WITH 10d AT 3" O.C. AT PANEL EDGES AND 12" O.C. FIELD. USE 4x6's AT ALL VERTICAL EDGES. STUDS AT 16" O.C. MAX.

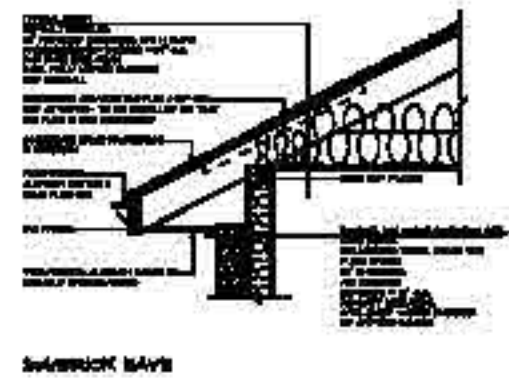
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SHEAR WALL DETAILS

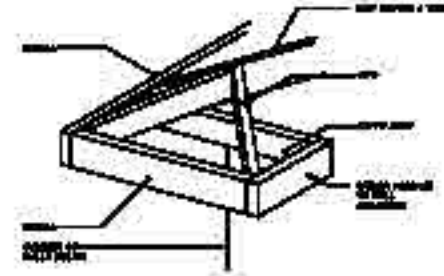


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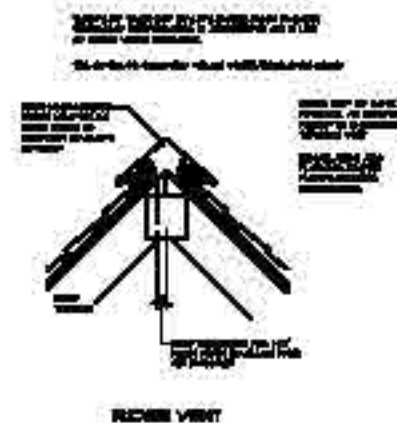
WALL AND BEAM DETAILS



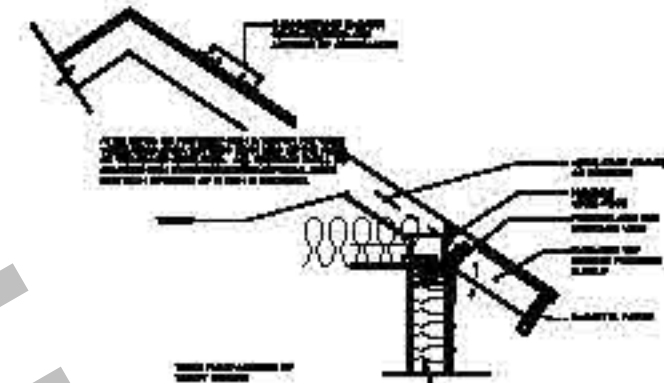
SHARROCK EAVE



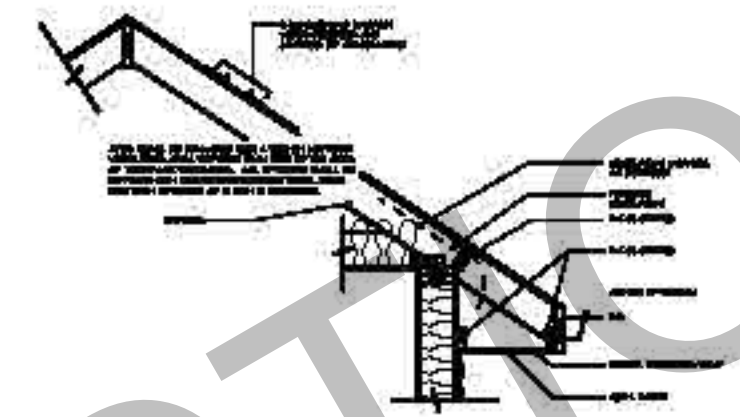
HP FLASHING DETAIL



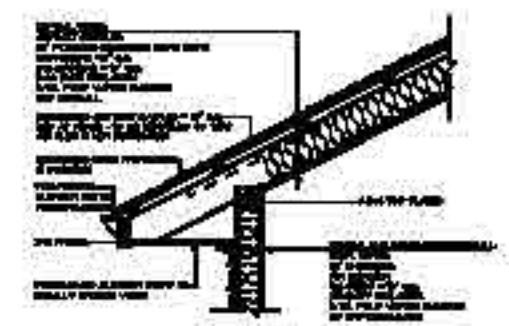
RIDGE VENT



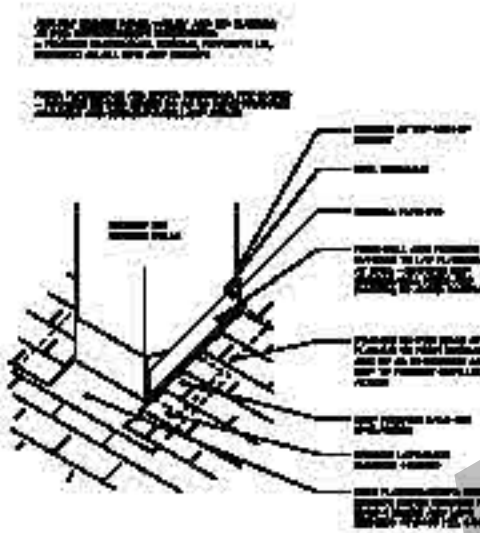
ROOF VENTILATION EAVE DETAIL TRUSS



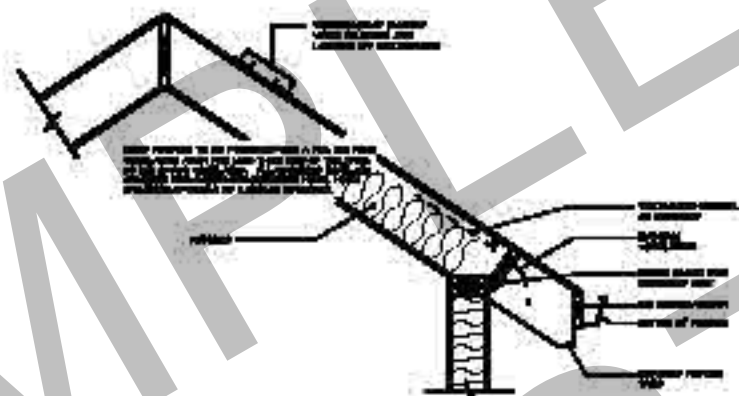
ROOF VENTILATION EAVE DETAIL BATTEN



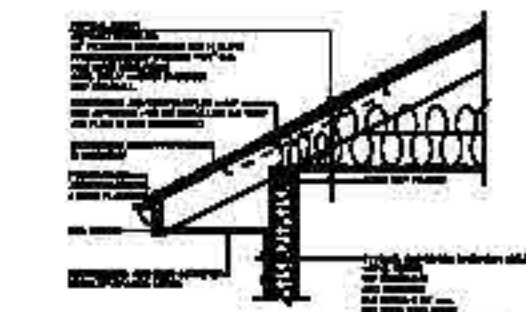
SHARROCK CATHEDRAL EAVE IN PURLINE



FLASHING DETAILS / NOTES



ROOF VENTILATION EAVE DETAIL STICK FRAME



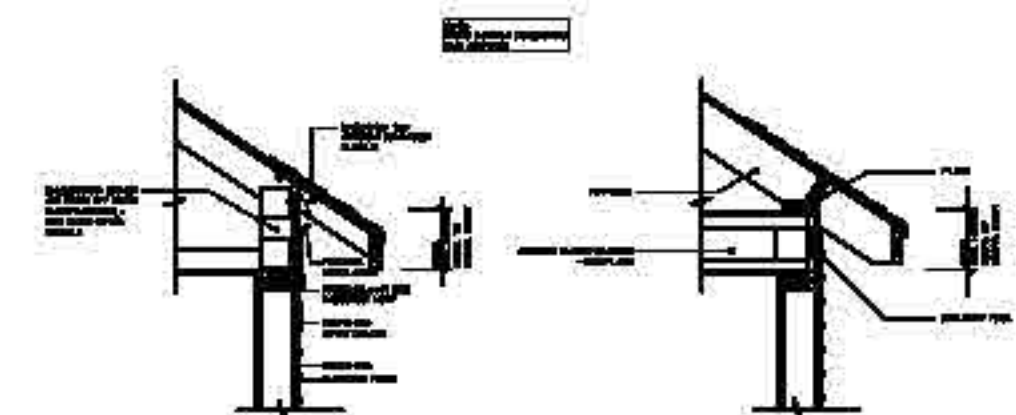
SHARROCK EAVE



ROOF JACKS AND VENTS



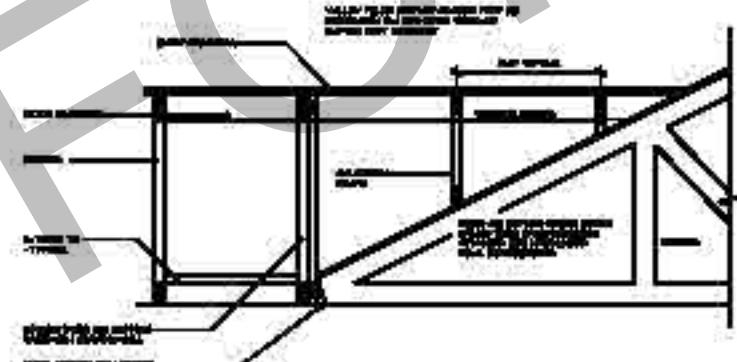
6-BAY TRUSS



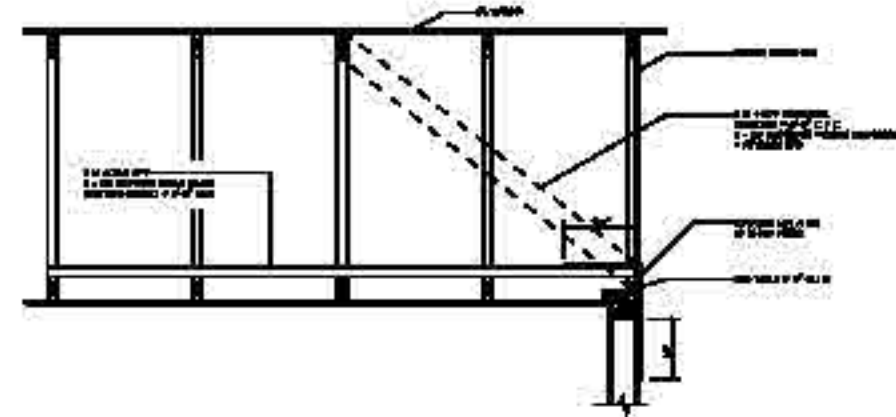
TRUSS ROOF WITH ACCESSIBLE STICK FRAME ROOF



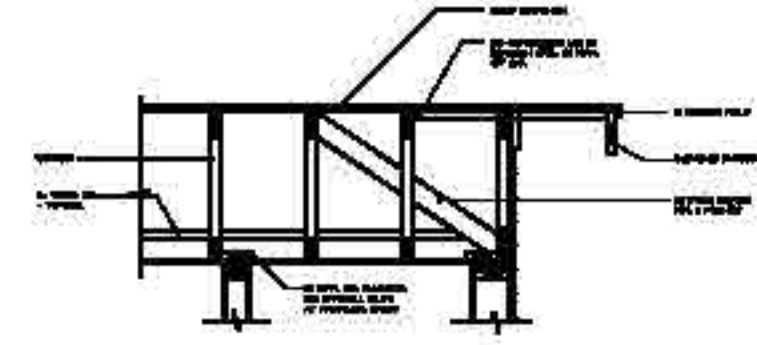
SHARROCK CATHEDRAL EAVE



TRUSS ROOF WITH GABLE TRUSS



ROOF WALL BRACING FOR CEILING DIAPHRAGM



TRUSS FRAME GABLE END ROOF

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ROOF DETAILS