

SEQUENCE OF SHEETS

SHEET #	DESCRIPTION
A-000	COVER SHEET & SITE PLAN
A-100A	FIRST FLOOR PLAN - PRIMARY WING
A-100B	FIRST FLOOR PLAN - GUEST WING
A-100C	FIRST FLOOR PLAN - GARAGE & WORKSHOP
A-200A	BUILDING ELEVATIONS - PRIMARY WING
A-201A	BUILDING ELEVATIONS - PRIMARY WING
A-200B	BUILDING ELEVATIONS - GUEST WING
A-201B	BUILDING ELEVATIONS - GUEST WING
A-200C	BUILDING ELEVATIONS - GARAGE & WORKSHOP
A-201C	BUILDING ELEVATIONS - GARAGE & WORKSHOP
A-300	BUILDING SECTIONS
E-100A	ELECTRICAL PLAN - PRIMARY WING
E-100B	ELECTRICAL PLAN - GUEST WING
E-100C	ELECTRICAL PLAN - GARAGE & WORKSHOP
S-001	STRUCTURAL GENERAL NOTES
S-002	STRUCTURAL GENERAL NOTES
S-100A	FOUNDATION PLAN - PRIMARY WING
S-100B	FOUNDATION PLAN - GUEST WING
S-100C	FOUNDATION PLAN - GARAGE & WORKSHOP
S-101A	FIRST FLOOR FRAMING PLAN - PRIMARY WING
S-101B	FIRST FLOOR FRAMING PLAN - GUEST WING
S-101C	FIRST FLOOR FRAMING PLAN - GARAGE & WORKSHOP
S-102A	ROOF FRAMING PLAN - PRIMARY WING
S-102B	ROOF FRAMING PLAN - GUEST WING
S-102C	ROOF FRAMING PLAN - GARAGE & WORKSHOP
S-200A	FRAMING ELEVATIONS - PRIMARY WING
S-200B	FRAMING ELEVATIONS - GUEST WING
S-200C	FRAMING ELEVATIONS - GARAGE & WORKSHOP
S-300	BUILDING SECTIONS

PROJECT DESCRIPTION:

2 STRUCTURES, NEW CONSTRUCTION

1 - SINGLE FAMILY HOME	1,008 SQ FT
1 A - PRIMARY WING	1,000 SQ FT (20'-0" x 50'-0")
1 B - GUEST WING	608 SQ FT (16'-0" x 38'-0")
2 C - GARAGE / WORKSHOP	1,000 SQ FT (20'-0" x 50'-0")

OCCUPANCY GROUP: R3

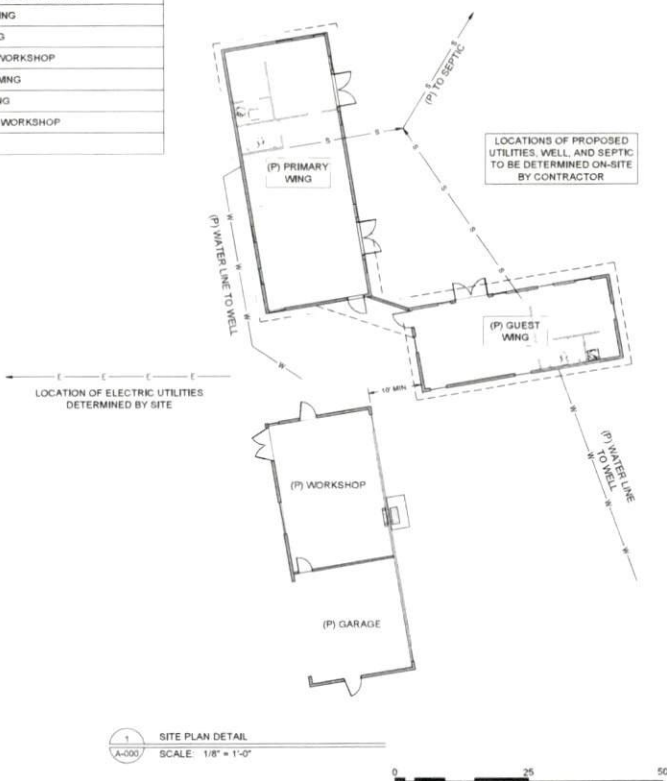
CONSTRUCTION TYPE: V-B

THIS PROJECT SHALL COMPLY WITH THE 2018 NCBC AND ALL RELATED TITLES, INCLUDING THE NORTH CAROLINA STATE RESIDENTIAL ENERGY CONSERVATION, MECHANICAL, AND PLUMBING CODES, AS WELL AS THE 2017 NEC.

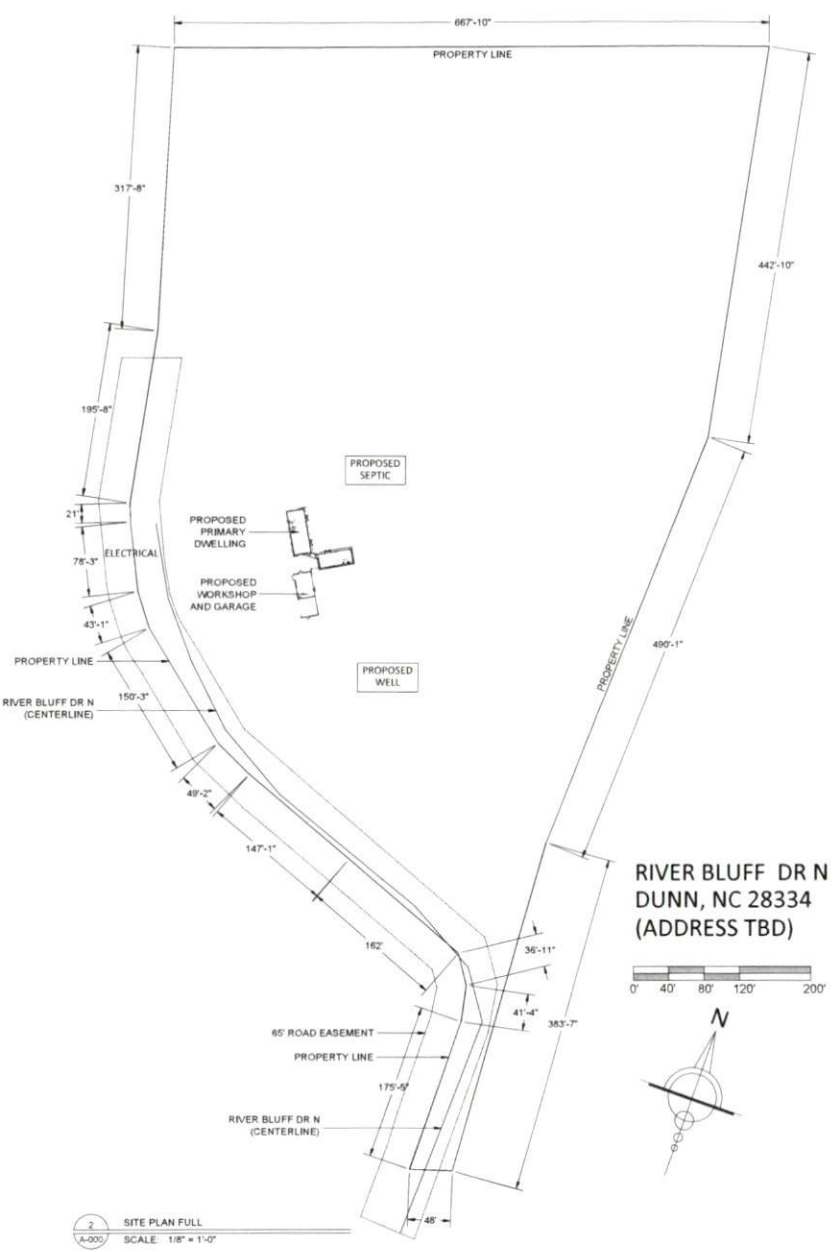
PLANS PREPARED BY ANDREW LANGDON | (303) 945-6973 | ALANGDON@STUDIOSHED.COM

PROJECT NOTES:

GRADING AND DRAINAGE BY CONTRACTOR ON-SITE. GRADING SHALL COMPLY WITH NCBC: RESIDENTIAL CODE R401.3 "SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN 10 FEET (3048 MM), EXCEPT WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.



1 SITE PLAN DETAIL
A-000 SCALE: 1/8" = 1'-0"



2 SITE PLAN FULL
A-000 SCALE: 1/8" = 1'-0"



1500 CHERRY STREET
LOUISVILLE, CO 80027
PH: 888.946.3933
WWW.STUDIOSHED.COM

DATE:

REVISION:

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE
TYPE OF CONSTRUCTION
KIM FOWLER
RIVER BLUFF DR N
DUNN, NC 28334
NUMBER

PREPARED BY PLANS

ANDREW LANGDON
ALANGDON@STUDIOSHED.COM
(303) 945-6973

02/21/25

24x36

SHEET SIZE

A-000
COVER



ISSUE DATE	
1	12.04.2024
2	02.18.2025

REVISIONS

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE

VINI KOMAR

RIVER BLUFF DR N
DUNN, NC 28334

PREPARER OF PLANS

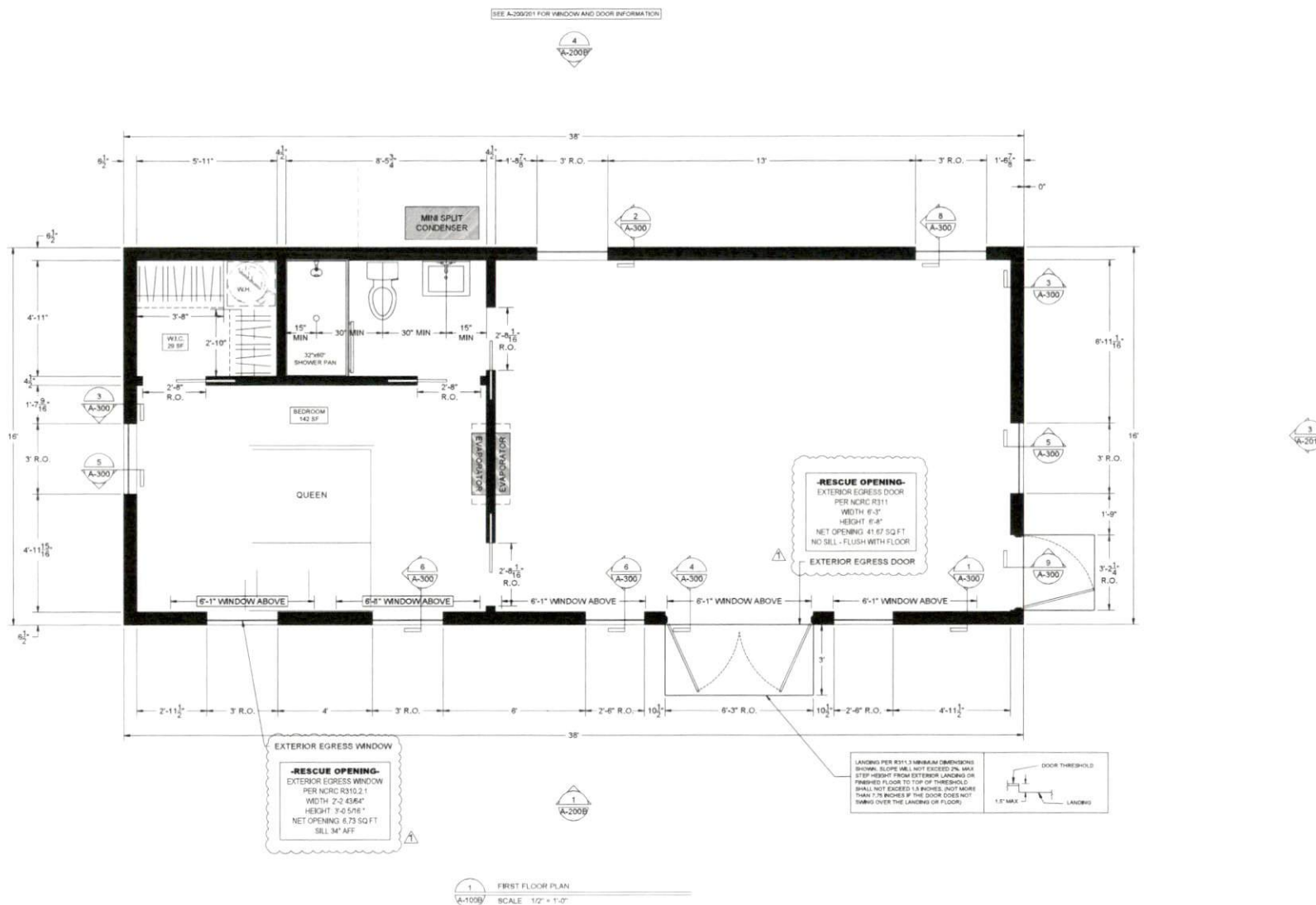
ANDREW LANGDON
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(303) 945-6973

02/21/25

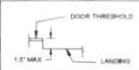
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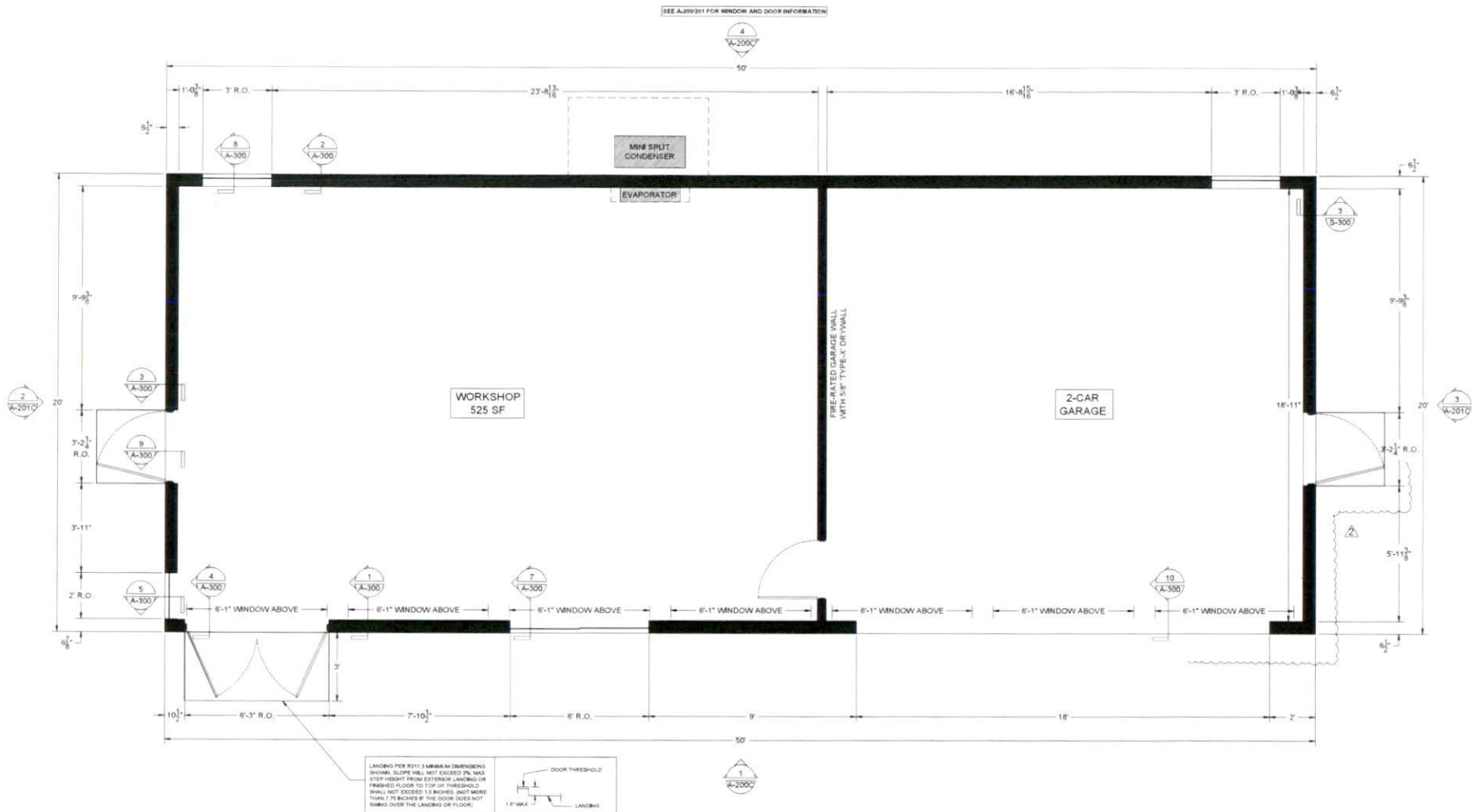
A 2000

A-100B



LANDING PER R311.3 MINIMUM DIMENSIONS:
SHOWN. SLOPE WILL NOT EXCEED 2%. MAX
STEP HEIGHT FROM EXTERIOR LANDING OR
FINISHED FLOOR TO TOP OF THRESHOLD
SHALL NOT EXCEED 1.5 INCHES. (NOT MORE
THAN 7.5 INCHES IF THE DOOR DOES NOT
SWING OVER THE LANDING OR FLOOR.)





1 FIRST FLOOR PLAN
A-100/ SCALE 1/2" = 1'-0"



STUDIO SHED

1506 CHERRY STREET
LOUISVILLE, CO 80027

PH 303.300.3933
WWW.STUDIOSHED.COM

WORK DATE

12.04.2024

02.18.2025

REVISIONS

PRIMARY DRAFTER: GUEST KING WORKSHOP / GARAGE

DATE OF CONSTRUCTION

NAME: KIM FOWLER

PROJECT: RIVER BLUFF DR N
DUNN, NC 28334

PREPARED BY PLANS

ANDREW LANGDON
ALANGDON@STUDIOSHED.COM
(303) 945-6973

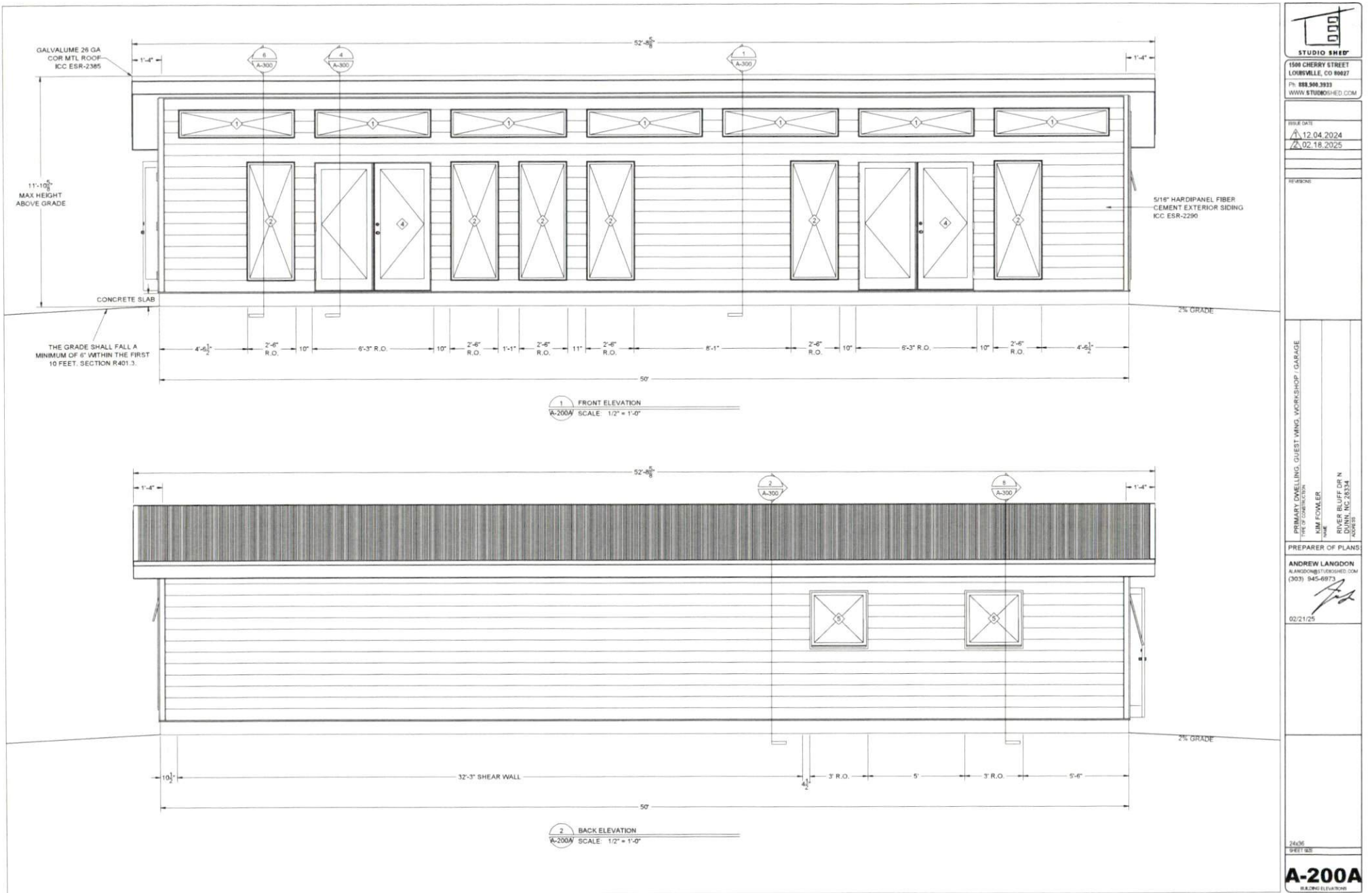
02/21/25

24/06

SHEET 002

A-100C

FIRST FLOOR PLAN



1500 CHERRY STREET
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ISSUE DATE
12.04.2024
02.18.2025

REVISION

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE
 NAME
 KIM FOWLER
 ROGER BLUFF OR N
 DUNN, NC 28334
 ADDRESS

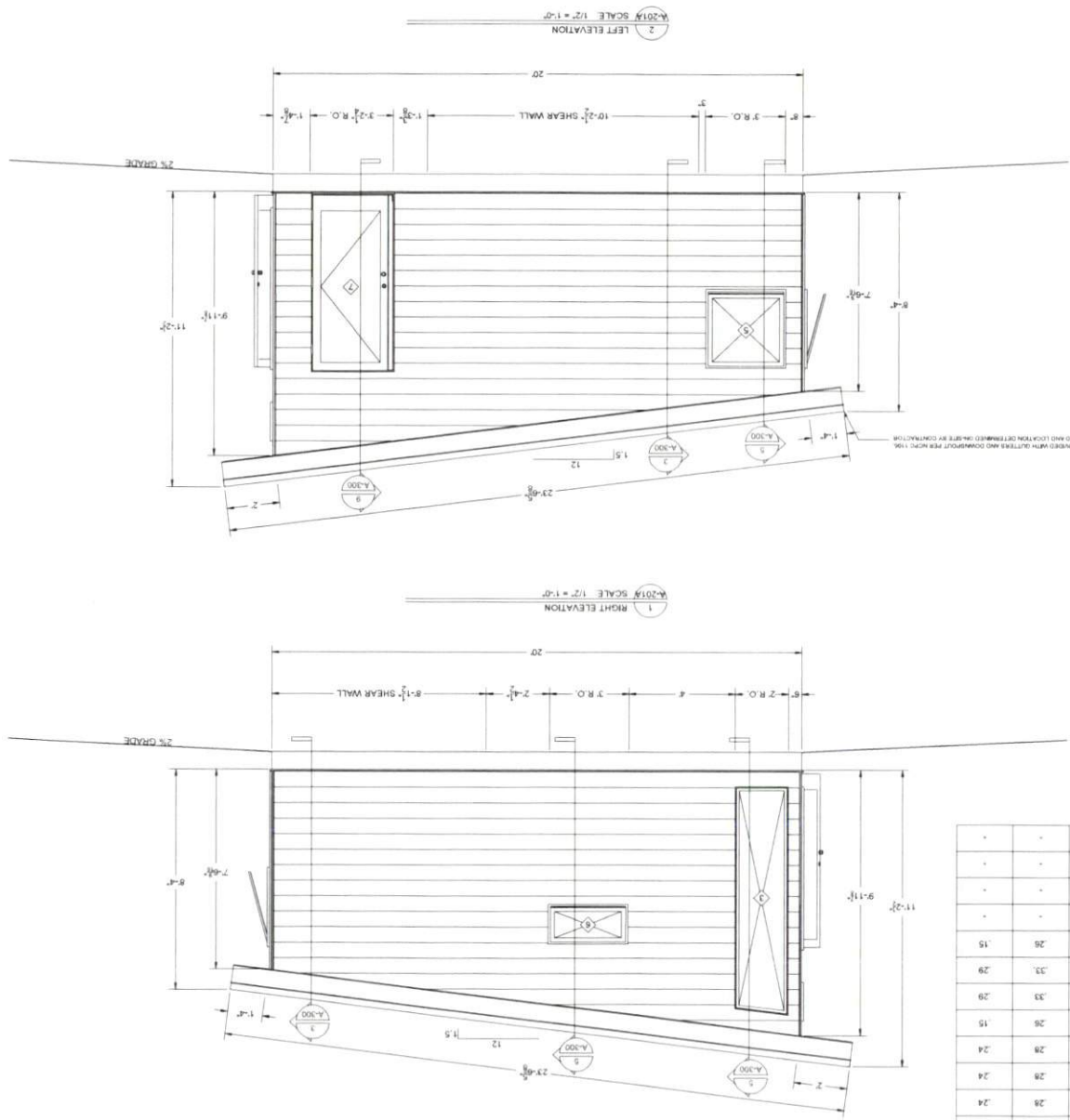
PREPARED BY PLANS
 ANDREW LANGDON
 A-200A(10)1100000.COM
 (303) 945-6973
 02/21/25

2400
 2400

A-200A
 BUILDING ELEVATIONS

NO.	SIZE (MDTH x HEIGHT)	FRAME	QTY	LOCATION	DESCRIPTION	MAKE / MODEL	U/Factor	SHGC
1	6'-1" x 1'-5.34"	FRAMEGLASS	7	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.26	.24
2	2'-6" x 6'-2"	FRAMEGLASS	6	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.26	.24
3	2'-0" x 8'-7.34"	FRAMEGLASS	1	RIGHT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.26	.24
4	6'-2 1/2" x 6'-8.34"	FRAMEGLASS	2	FRONT ELEVATION	72" OUTSWING, LHO, DOUBLE PANE, LOW-E, TEMPERED	THEMATRU	.26	.15
5	3'-0" x 3'-0"	FRAMEGLASS	3	BACK AND LEFT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.33	.29
6	3'-0" x 1'-8"	FRAMEGLASS	1	RIGHT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.33	.29
7	3'-2" x 6'-8.34"	FRAMEGLASS	1	LEFT ELEVATION	36" OUTSWING, LHO, DOUBLE PANE, LOW-E, TEMPERED	THEMATRU	.26	.15
8	3'-2" x 6'-8.34"	FRAMEGLASS	0	-	-	-	-	-
9	3'-0" x 3'-0"	-	-	-	-	-	-	-
10	6'-0" x 3'-0"	FRAMEGLASS	0	-	-	-	-	-
11	6'-0" x 6'-10"	TBD	0	-	-	-	-	-

MIN FINISHED CEILING HEIGHT 7'-6.34"
MAX FINISHED CEILING HEIGHT 9'-11.78"
AVERAGE FINISHED CEILING HEIGHT 8'-8.1/2"



STUDIO SWEP

1506 CHERRY STREET
LONGVIEW, CO 80407
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DATE: 02.18.2025
BY: J. L. J.

REVISIONS

PREPARED BY: ANDREW LANGDON
ARCHITECTURE
(303) 445-0973
A: 1204 CHERRY STREET
LONGVIEW, CO 80407

02/21/25

PROJECT: PRIMARY DWELLING, GUEST RANG, WORKSHOP, GARAGE

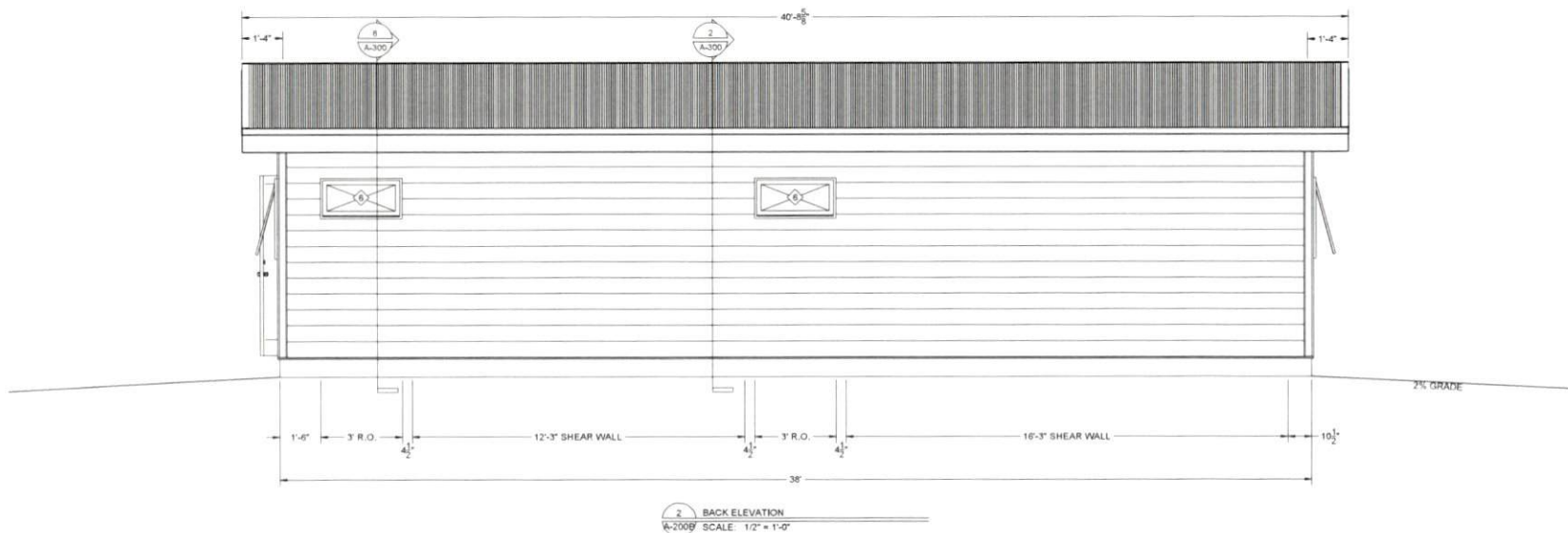
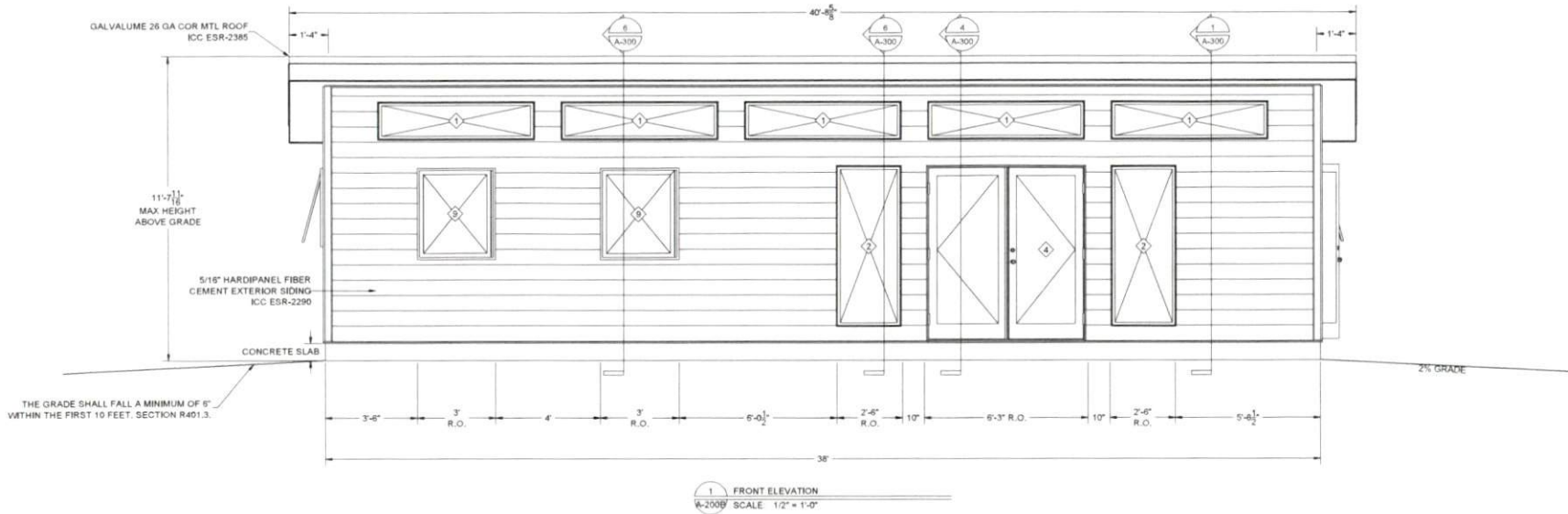
TEAM: J. L. J.

OWNER: J. L. J.

ADDRESS: 1506 CHERRY STREET, LONGVIEW, CO 80407

A-201A

7405
9-11-25



1599 CHERRY STREET
LOUISVILLE, CO 80027
PH: 888.990.3933
WWW.STUDIOSHEP.COM

ISSUE DATE
12.04.2024
02.18.2025

REVISIONS:

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE
TYPE OF CONSTRUCTION
NAME
KIM FOWLER
RIVER BLUFF DR N
DUNN, NC 28324
ADDRESS

PREPARED BY PLANS

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ALANGOON@STUDIOSHEP.COM
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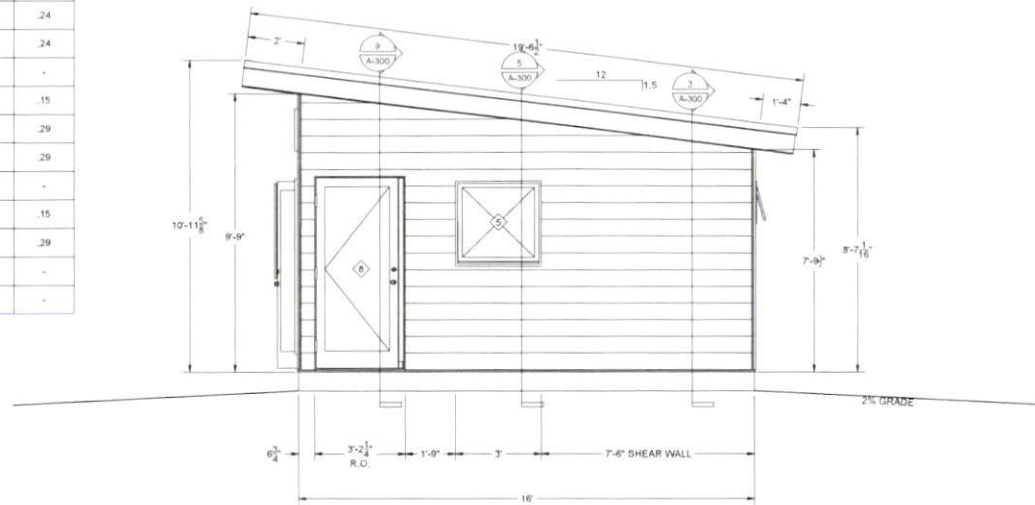
02/21/25

24636
SHEET 03

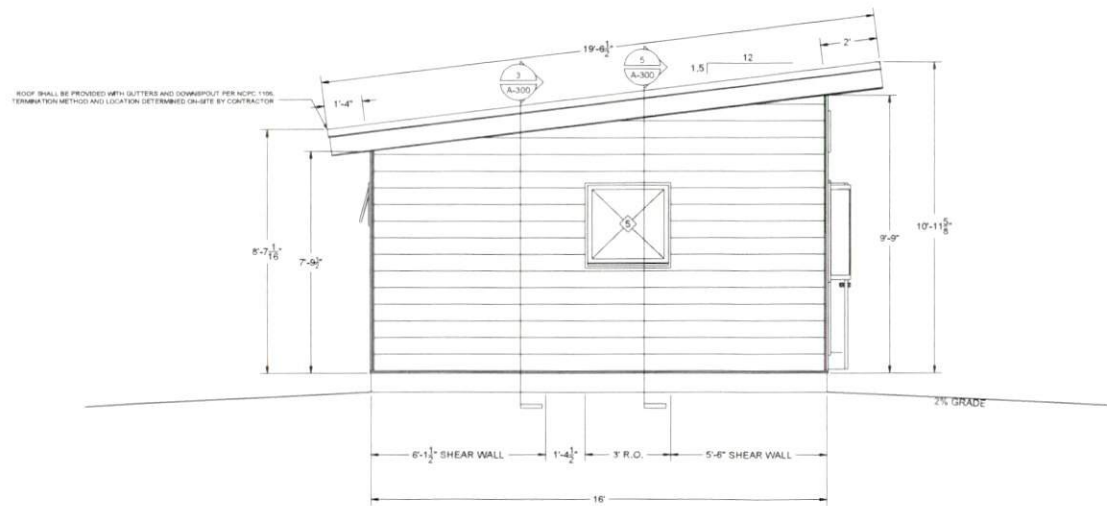
A-200B
BUILDING ELEVATIONS

WINDOW AND DOOR SCHEDULE - GUEST WING (B)							
NO.	SIZE (WIDTH x HEIGHT)	FRAME	QTY	LOCATION	DESCRIPTION	MAKE / MODEL	U-FACTOR SHGC
1	6'-1" x 1'-5 3/4"	FIBERGLASS	5	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.28 .24
2	2'-6" x 6'-2"	FIBERGLASS	2	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.28 .24
3	2'-0" x 8'-7 3/4"	FIBERGLASS	0	-	-	-	- -
4	6'-2 1/2" x 6'-8 3/4"	FIBERGLASS	1	FRONT ELEVATION	72" OUTSWING, LHO, DOUBLE PANE, LOW-E, TEMPERED	THERMATRU	.26 .15
5	3'-0" x 3'-0"	FIBERGLASS	2	LEFT AND RIGHT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.33 .29
6	3'-0" x 1'-6"	FIBERGLASS	2	BACK ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.33 .29
7	3'-2" x 6'-8 3/4"	FIBERGLASS	0	-	-	-	- -
8	3'-2" x 6'-8 3/4"	FIBERGLASS	1	RIGHT ELEVATION	36" OUTSWING, RHO, DOUBLE PANE, LOW-E, TEMPERED	THERMATRU	.26 .15
9	3'-0" x 3'-6"	FIBERGLASS	2	FRONT ELEVATION	OPERABLE CASEMENT, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.32 .29
10	6'-0" x 3'-6"	FIBERGLASS	0	-	-	-	- -
11	8'-0" x 6'-10"	TBD	0	-	-	-	- -

MIN FINISHED CEILING HEIGHT: 7'-9 1/2"
MAX FINISHED CEILING HEIGHT: 9'-3"
AVERAGE FINISHED CEILING HEIGHT: 8'-8"



1 RIGHT ELEVATION
A-201B SCALE 1/2" = 1'-0"



2 LEFT ELEVATION
A-201B SCALE 1/2" = 1'-0"



ISSUE DATE
12.04.2024
02.18.2025

REVISION

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE

NAME: KIM FOWLER
ADDRESS: RIVER BLUFF DR N, DUNN, NC 28334

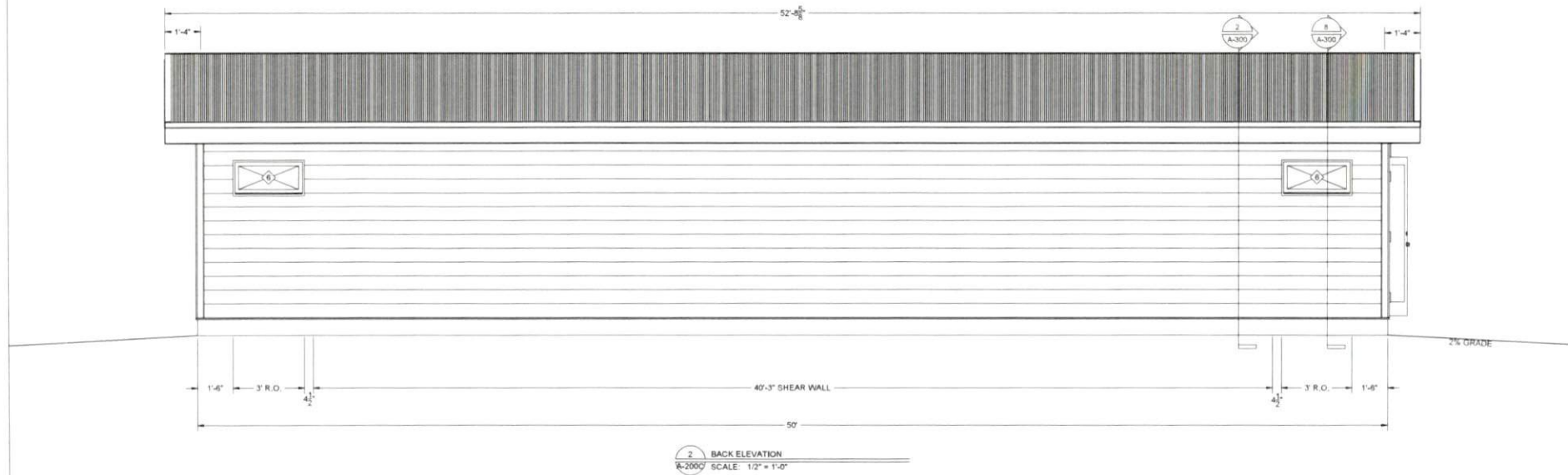
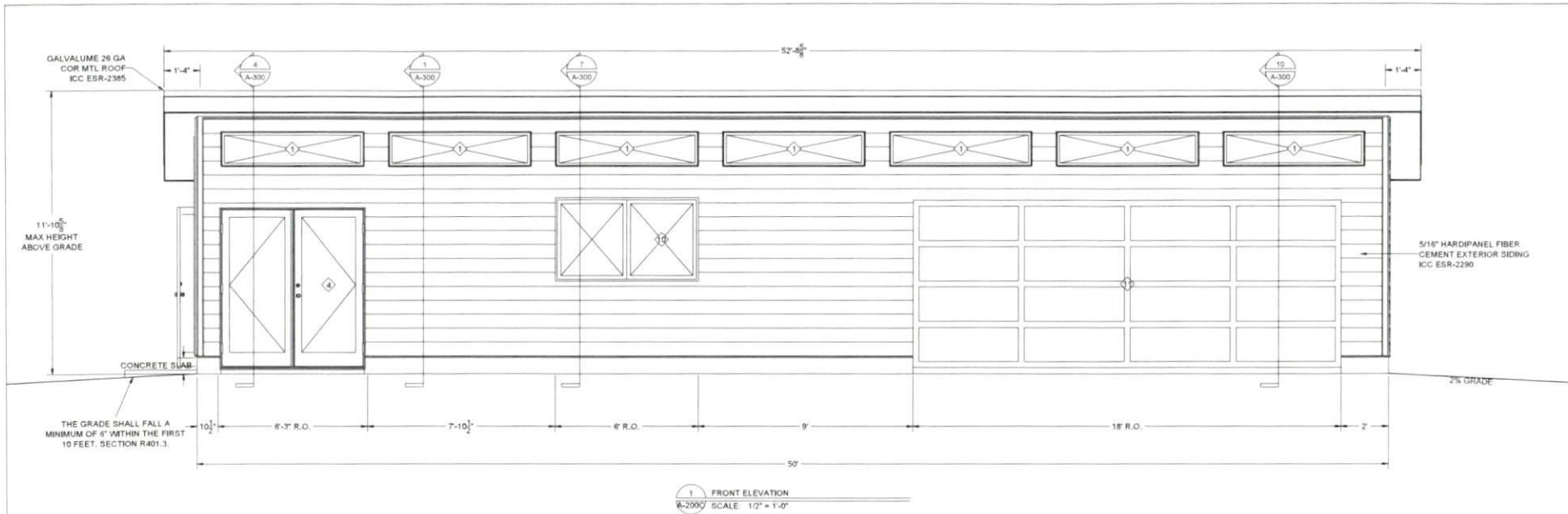
PREPARED BY: ANDREW LANGDON

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02/21/25

24x36
SHEET 125

A-201B
BUILDING ELEVATIONS





STUDIO SHED
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ISSUE DATE
A 12.04.2024
Z 02.18.2025

REVISIONS

PRIMARY DWELLING, GUEST WING, WORKSHOP, GARAGE
NEW FOWLER
RIVER BLUFF CDP N
DUNN, NC 28334
OWNER

PREPARED BY
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02/21/25

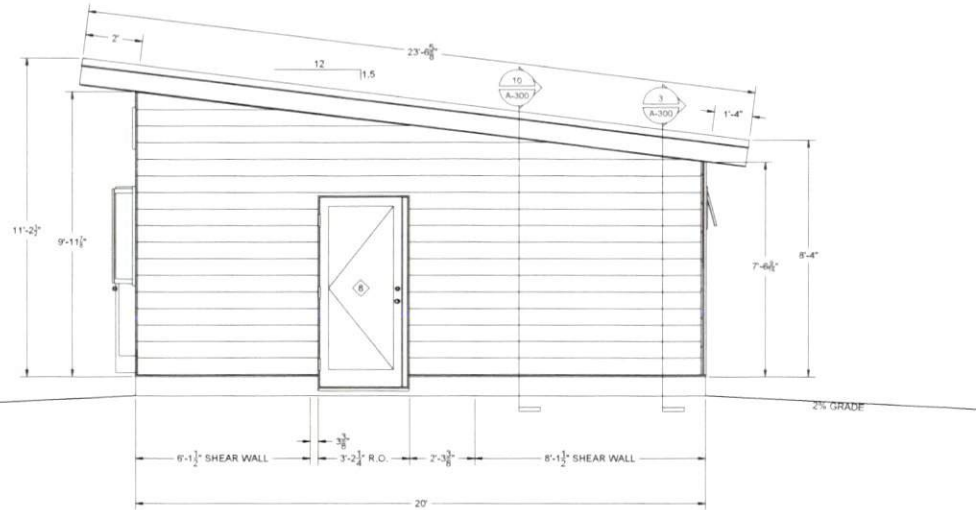
24x36
SHEET SIZE

A-200C
STANDARD ELEVATIONS

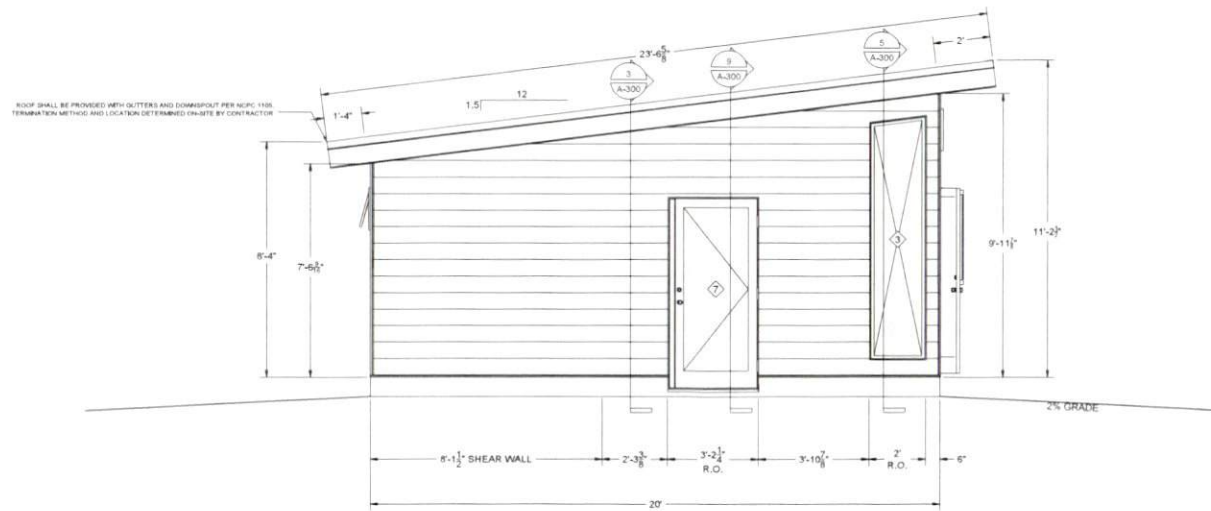
WINDOW AND DOOR SCHEDULE - WORKSHOP & GARAGE (C)							
NO.	SIZE (WIDTH x HEIGHT)	FRAME	QTY	LOCATION	DESCRIPTION	MAKE / MODEL	U-FACTOR SHGC
1	6'-1" x 1'-5 3/4"	FIBERGLASS	7	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.28 .24
2	2'-4" x 6'-2"	FIBERGLASS	0	-	-	-	- -
3	2'-0" x 6'-7 3/4"	FIBERGLASS	1	LEFT ELEVATION	FIXED, DOUBLE PANE, LOW-E, TEMPERED	MARVIN ESSENTIALS	.28 .24
4	6'-2 1/2" x 6'-8 3/4"	FIBERGLASS	1	LEFT ELEVATION	72" OUTSWING, LHD, DOUBLE PANE, LOW-E, TEMPERED	THERMATRU	.26 .15
5	3'-0" x 3'-0"	FIBERGLASS	0	-	-	-	- -
6	3'-0" x 1'-6"	FIBERGLASS	2	BACK ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.33 .29
7	3'-2" x 6'-8 3/4"	FIBERGLASS	1	LEFT ELEVATION	36" OUTSWING, LHD, DOUBLE PANE, LOW-E, TEMPERED	THERMATRU	.26 .15
8	3'-2" x 6'-8 3/4"	FIBERGLASS	1	RIGHT ELEVATION	36" OUTSWING, RHD, DOUBLE PANE, LOW-E, TEMPERED	THERMATRU	.26 .15
9	3'-0" x 3'-6"	FIBERGLASS	1	FRONT ELEVATION	OPERABLE CASEMENT, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.32 .29
10	6'-0" x 3'-6"	FIBERGLASS	2	FRONT ELEVATION	OPERABLE GLIDER, DOUBLE PANE, LOW-E	MARVIN ESSENTIALS	.29 .22
11	18'-0" x 7'-0"	TBD	1	FRONT ELEVATION	TBD - OWNER FURNISHED, CONTRACTOR INSTALLED	TBD	- -

MIN FINISHED CEILING HEIGHT: 7'-6 9/16"
 MAX FINISHED CEILING HEIGHT: 9'-11 7/8"
 AVERAGE FINISHED CEILING HEIGHT: 8'-8 1/2"

* - U-FACTOR AND SHGC SHALL ADHERE TO REQUIRED MINIMUMS PER 2018 NCECC



1 RIGHT ELEVATION
 A-201C SCALE 1/2" = 1'-0"



2 LEFT ELEVATION
 A-201C SCALE 1/2" = 1'-0"



ISSUE DATE
 12.04.2024
 02.18.2025

REVISION:

PRIMARY DWELLING: GUEST WING, WORKSHOP, GARAGE
 TYPE: CONTRACT
 NAME: JIM FOWLER
 OWNER: BRISER BLUFF OR N DUNN, INC. 28334 KENNES

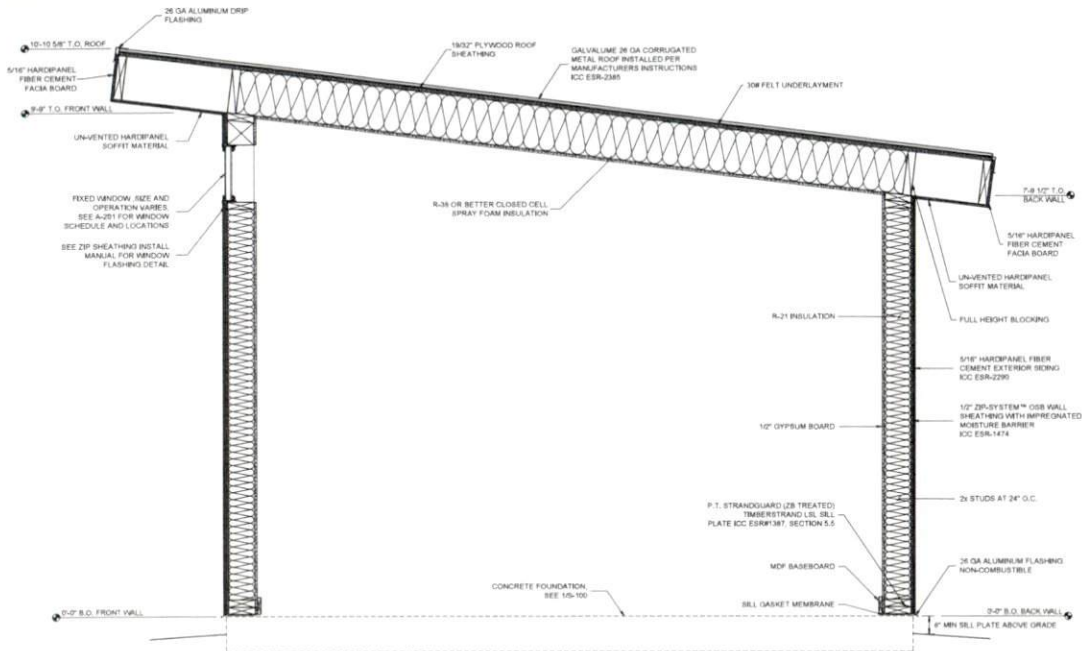
PREPARED BY PLANS
 ALANGDON@STUDIOSHRED.COM
 (303) 945-6973

02/21/25

24/36

SHEET NO.

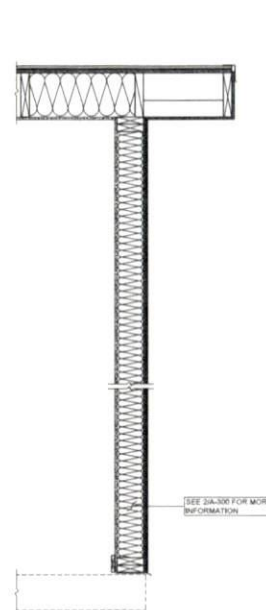
A-201C



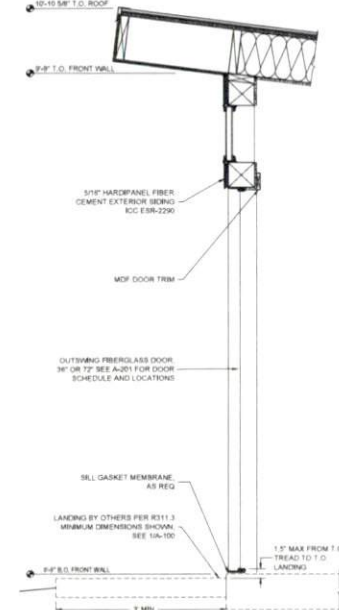
1 FRONT WALL SECTION
SCALE: 1" = 1'-0"

2 TRANSVERSE SECTION
SCALE: 1" = 1'-0"

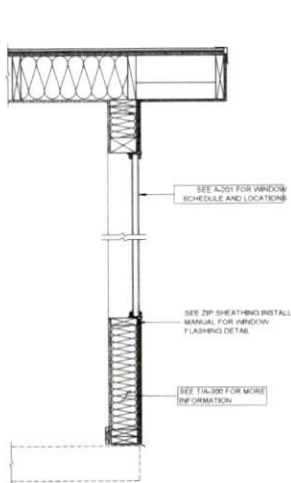
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SCALE: 1" = 1'-0"



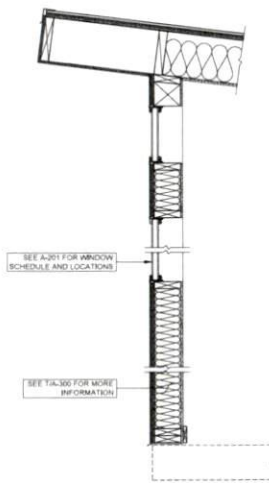
4 BACK WALL SECTION
SCALE: 1" = 1'-0"



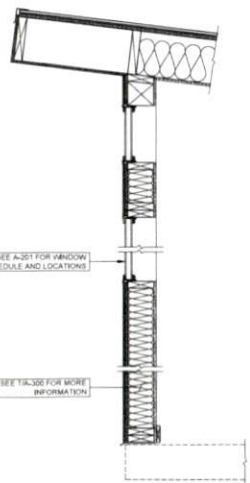
5 FRONT WALL SECTION AT 7\"/>



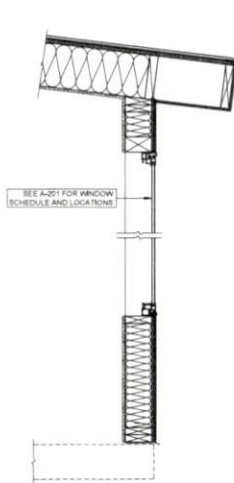
6 TYP WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0"



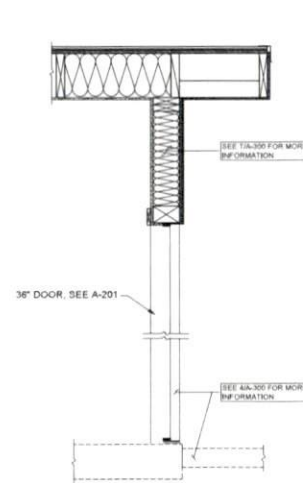
7 FRONT WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0"



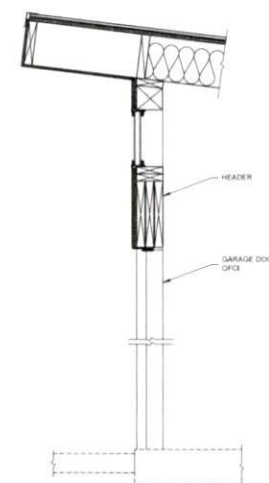
8 FRONT WALL SECTION WITH SLIDER WINDOW
SCALE: 1" = 1'-0"



9 REAR WALL SECTION WITH WINDOW
SCALE: 1" = 1'-0"



10 TYP WALL SECTION WITH DOOR
SCALE: 1" = 1'-0"



11 GARAGE DOOR
SCALE: 1" = 1'-0"



1500 CHERRY STREET
LOUISVILLE, CO 80027
PH: 888.960.2933
WWW.STUDIOSHEP.COM

ISSUE DATE
12.04.2024
02.18.2025

REVISIONS

PRIMARY DWELLING, GUEST WING, WORKSHOP, GARAGE
FOR CONSTRUCTION
JIM FOWLER
RIVER BLUFF OF N
DUNN, NC 28334
OWNER

PREPARED BY PLANS

ANDREW LANGDON
ALANGDON@STUDIOSHEP.COM
(303) 945-6973

02/21/25

24x36
SHEET SIZE

A-300
BUILDING SECTIONS



BIBLIOGRAPHY	
1	12.04.2024
2	02.18.2025

REVISIONS

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE

PREPARER OF PLANS

ANDREW LANGDON
ALANGDON@STUDIO5HED.COM
(303) 945-6973

02/21/25

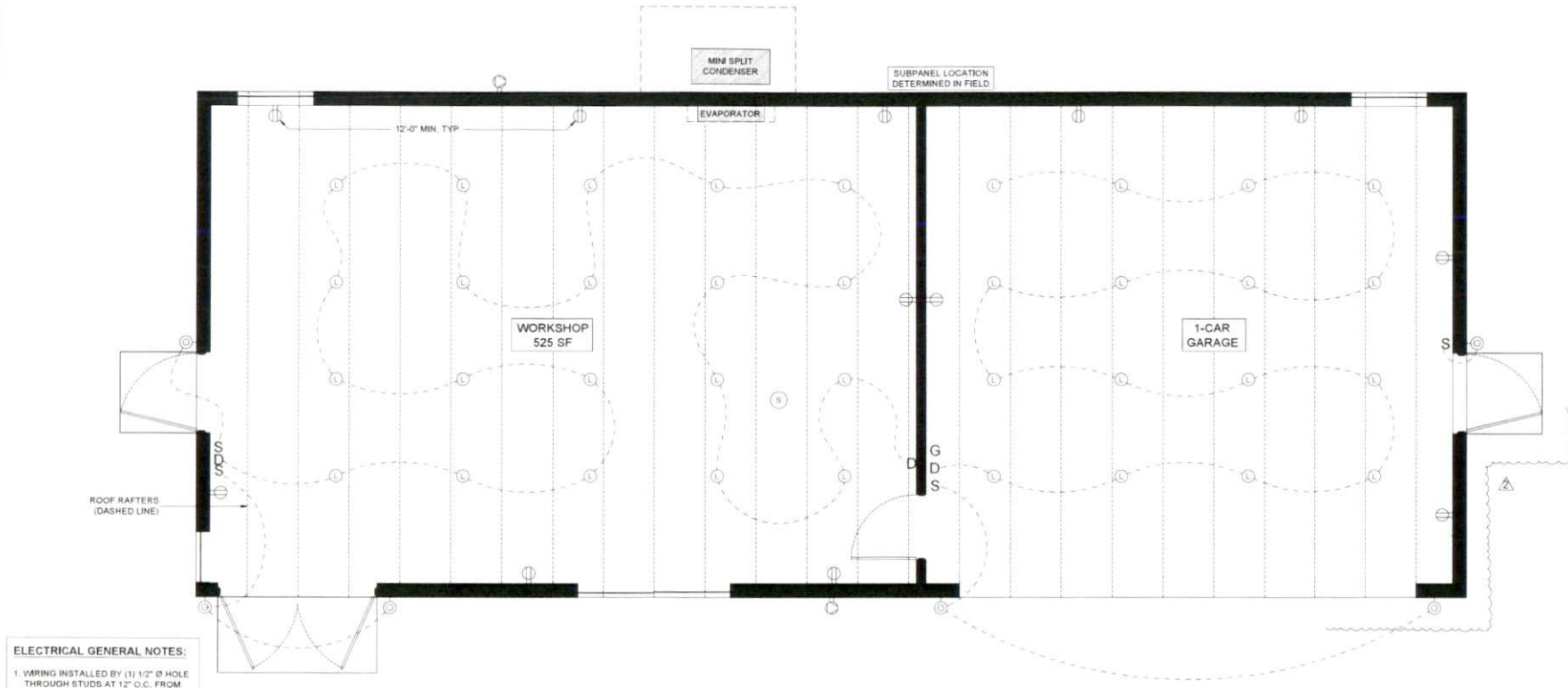
24x36
SHEET 0425

E-100B



1. WIRING INSTALLED BY (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE
2. JUNCTION BOX INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. BOX
3. OUTLETS INSTALLED 12" A.F.F. TO BOTTOM OF BOX
4. EXTERIOR LIGHTS INSTALLED 6'-4" AFF TO MOUNTING HOLE
5. DUPLEX OUTLETS ARE CONNECTED TO 20 AMP GFCI CIRCUIT BREAKER.
6. MINIMUM OF 20' OF #14G. COPPER WIRE MUST BE INSTALLED IN THE LOWEST PORTION OF THE FOOTING. SUFFICIENT WIRE MUST PROTRUDE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE.

HIGH EFFICACY INTERIOR LIGHT FIXTURE	D DIMMER SWITCH	S SWITCH	EXTERIOR RATED GFCI DUPLEX OUTLET	TAMPER RESISTANT DUPLEX OUTLET	HIGH EFFICACY EXTERIOR LIGHT FIXTURE	V VACANCY SWITCH	SMOKE ALARM R314	CARBON MONOXIDE ALARM R315
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ELECTRICAL GENERAL NOTES:

1. WIRING INSTALLED BY (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE
2. JUNCTION BOX INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. BOX
3. OUTLETS INSTALLED 12" A.F.F. TO BOTTOM OF BOX
4. EXTERIOR LIGHTS INSTALLED 6'-4" AFF TO MOUNTING HOLE
5. DUPLEX OUTLETS ARE CONNECTED TO 20 AMP GFCI CIRCUIT BREAKER.
6. MINIMUM OF 20' OF #12GA. COPPER WIRE MUST BE INSTALLED IN THE LOWEST PORTION OF THE FOOTING. SUFFICIENT WIRE MUST PROTRUDE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE.

Ⓛ	HIGH EFFICACY INTERIOR LIGHT FIXTURE	D	DIMMER SWITCH	S	SWITCH	Ⓢ	EXTERIOR RATED GFCI DUPLEX OUTLET	Ⓢ	TAMPER RESISTANT DUPLEX OUTLET	Ⓢ	HIGH EFFICACY EXTERIOR LIGHT FIXTURE
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1 A - PRIMARY DWELLING	1,000 SQ FT (20'-0" x 50'-0")
1 B - GUEST WING	608 SQ FT (18'-0" x 38'-0")
2 C - GARAGE / WORKSHOP	1,000 SQ FT (20'-0" x 50'-0")

DESIGN LOADS: 2015 NCSBC/NCSRC WITH HARNETT COUNTY LOCAL AMENDMENTS
ASCE 7-16
RISK CATEGORY
II STANDARD

ROOFS	
ROOF DEAD LOAD	15 PSF
ROOF LIVE LOAD	20 PSF
ROOF SNOW LOAD	20 PSF

WALLS	
EXT WALL DEAD LOAD	10 PSF

ULTIMATE DESIGN WIND SPEED, VULT. (3-SECOND GUST) = 120 MPH
INTERNAL PRESSURE COEFFICIENT = 0.18 (ENCLOSED)
WIND EXPOSURE = C
COMPONENTS AND CLADDING DESIGN WIND PRESSURES (ULTIMATE)

WALLS	WITHIN 3 FEET OF CORNERS	+31.4 PSF	-42.0 PSF
	AWAY FROM CORNERS	+31.4 PSF	-34.0 PSF
ROOFS:			
	ZONE 1	+16.0 PSF	-34.0 PSF
	ZONE 2	+16.0 PSF	-39.4 PSF
	ZONE 2'	+16.0 PSF	-47.3 PSF
	ZONE 3	+16.0 PSF	-52.7 PSF
	ZONE 3'	+16.0 PSF	-73.9 PSF
OVERHANGS			
	ZONE 2		-65.9 PSF
	ZONE 2'		-83.9 PSF
	ZONE 3		-89.3 PSF
	ZONE 3'		-90.4 PSF
PRESSURES MAY BE REDUCED FOR EFFECTIVE WIND AREAS LARGER THAN 16 PSF.			

SPECTRAL RESPONSE ACCELERATION PARAMETERS		
SHORT PERIOD	SS 0.1340	SDS 0.1430
ONE SECOND	S1 0.0680	SD1 0.1040
SOIL SITE CLASS	D	
SEISMIC IMPORTANCE FACTOR	1.0	
SEISMIC DESIGN CATEGORY	A	
BASIC SEISMIC FORCE-RESISTING SYSTEM(S)		
LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE		
DESIGN BASE SHEAR(S)	0.775 KIPS (ULTIMATE) A	
	0.516 KIPS (ULTIMATE) B	
	0.780 KIPS (ULTIMATE) C	
	0.922	
SEISMIC RESPONSE COEFFICIENT(S), CS		
RESPONSE MODIFICATION COEFFICIENT(S), R 1.5		
ANALYSIS PROCEDURE		
	EQUivalent LATERAL FORCE	

FOUNDATIONS ARE DESIGNED WITHOUT AN ENGINEER'S SOIL INVESTIGATION; THE DESIGN CRITERIA IS ASSUMED FOR PURPOSES OF FOUNDATION DESIGN.

DESIGN OF SLAB ON GRADE IS BASED ON MAXIMUM ALLOWABLE BEARING PRESSURE 1500 PSF BEARING ON THE NATURAL UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

	MAX		SLUMP		ENTRAINED		
	FC, PSI	WC	MAXIMUM	INCHES	AIR, PERCENT	CEMENT	ADMIXTURES,
INTENDED USE	28 DAY	RATIO	AGGREGATE	(+/- 1")	(+/- 1.5%)	TYPE	COMMENTS
SLAB ON GRADE	3000	0.45	3/4" STONE	4	3	V	

UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, LAP BARS 50 DIAMETERS (MINIMUM)
EXCEPT AS NOTED ON THE DRAWINGS, CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE
SHALL BE AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	3/4"
BEAMS AND COLUMNS:	
PRIMARY REINFORCEMENT	1-1/2"
STIRRUPS, TIES, SPIRALS	1-1/2"

2X FRAMING SHALL BE S4S SPF#2 OR BETTER UNLESS NOTED OTHERWISE.
ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE.
STUDS SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.

TOP AND BOTTOM PLATES SHALL BE SPF NO. 2 AND BETTER OR STUD GRADE.
FASTENERS FOR USE WITH TREATED WOOD SHALL COMPLY WITH IRC SECTION R317.3
WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE.
PRESERVATIVE TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWP-A1 AND AEP-A4.
CONVENTIONAL LIGHT FRAMING SHALL COMPLY WITH IRC SECTION R502, R503, AND R602.
MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN IRC TABLE 2304.10.1 "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS."

METAL FRAMING ANCHORS SHOWN OR REQUIRED SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM ALLOWED CAPACITY. SHEAR PLATES SHALL BE INSTALLED IN THE MANNER SHOWN. NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MIGHT NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.

LEAD HOLES FOR LAG SCREWS SHALL BE 40%-70% OF THE SHANK DIAMETER AT THE THREADED SECTION AND EQUAL TO THE SHANK DIAMETER AT THE UNTHREADED SECTION PER NDS SECTION 12.1.2.4(b).

CONCRETE OR BOLTS AND LAG SCREWS SHALL CONFORM TO ANSII B18.1 AND ASTM SPEC A249 GRADE 1.

NAILS AND SPIKES SHALL CONFORM TO ASTM F1667.

WOOD SCREWS SHALL CONFORM TO ANSII B18.6.

ALL BEAMS SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF OPENINGS EQUAL TO ONE-HALF OR GREATER THE NUMBER OF STUDS INTERRUPTED BY OPENING UNLESS NOTED OTHERWISE.
ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS.
SOLE PLATE AT ALL PERIMETER WALLS AND AT DESIGNATED SHEAR WALLS SHALL BE NAILED WITH
(3) 100 BOB NAILS (COATED OR DEFORMED SHANK) AT 16".
ALL ROOF RAFTERS, JOISTS, BEAMS SHALL BE ANCHORED TO SUPPORTS WITH METAL FRAMING ANCHORS.

PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR AND ROOF SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING APA TRADEMARK AND PANEL, SPAN RATING.

MINIMUM ROOF SHEATHING: 19/32" OSB OR CDX PLYWOOD, APA 32/16, NAILED.

MINIMUM WALL SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.

NAIL SHEATHING WITH MINIMUM 8D COMMON OR 10D BOX AT 6" ON PANEL EDGES, AND 12" AT INTERMEDIATE FRAMING EXCEPT AS NOTED. BLOCK AND NAIL ALL EDGES BETWEEN STUDS, MINIMUM (3) 8D NAILS PER STUD TO PLATES, NAIL ALL PLATES USING EDGE NAILS. SPACING AND NAILING SHALL BE AS SHOWN ON THE DRAWINGS.

SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.

SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS.

PER THE IBC:

1705.3 - SPECIAL INSPECTION SHALL BE REQUIRED WHEN THE SPECIFIED CONCRETE COMPRESSIVE STRENGTH PER THE APPROVED PLANS IS GREATER THAN 2500 PSI AND WHEN THE FOOTINGS OR TURNDOVNS SUPPORTING WALLS ARE NOT CONTINUOUS.

TABLE 1705.3 - PERIODIC SPECIAL INSPECTION SHALL BE REQUIRED FOR ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS PER THE PRODUCT'S ICC EVALUATION REPORT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1705.4 - NO SPECIAL INSPECTION WILL BE REQUIRED BECAUSE WE DO NOT SHOW MASONRY CONSTRUCTION.

1705.5 - WE ARE USING UNLOCKED ROOF DIAPHRAGMS PER THE SDPWS. THIS IS NOT CONSIDERED HIGH LOAD AND DOES NOT REQUIRE SPECIAL INSPECTION.

1705.6 - PERIODIC SPECIAL INSPECTIONS ARE NOT REQUIRED FOR SHEAR WALLS WITH 6 INCH ON CENTER PANEL JOIST NAILING, WHEN THE SHORT PERIOD ACCELERATION, S_{ds} , IS GREATER THAN 0.5 OR THE BUILDING HEIGHT IS GREATER THAN 35 FEET. PERIODIC INSPECTIONS ARE REQUIRED FOR SHEAR WALLS WITH 4 INCH ON CENTER JOIST NAILING OR LESS.

NAIL SIZES							
PENNYWEIGHT	TYPE	DIAMETER	LENGTH	PENNYWEIGHT	TYPE	DIAMETER	LENGTH
8d	COMMON	0.131"	2 1/2"	12d	COMMON	0.148"	3 1/4"
8d	BOX	0.113"	2 1/2"	12d	BOX	0.128"	3 1/4"
8d	SINKER	0.113"	2 3/8"	12d	SINKER	0.128"	3 1/8"
8d	GUN	0.113"	2 3/8"	12d	GUN	0.131"	3 1/4"
10d	COMMON	0.148"	3"	16d	COMMON	0.162"	3 1/2"
10d	BOX	0.128"	3"	16d	BOX	0.135"	3 1/2"
10d	SINKER	0.120"	2 7/8"	16d	SINKER	0.148"	3 1/4"
10d	GUN	0.131"	3"				

ALL NAILS TO BE GUN NAILS, UNLESS NOTED OTHERWISE

ANDREW LANGDON
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02/21/25



24x36

SHEET SIZE

S-001

STRUCTURAL GENERAL NOTES

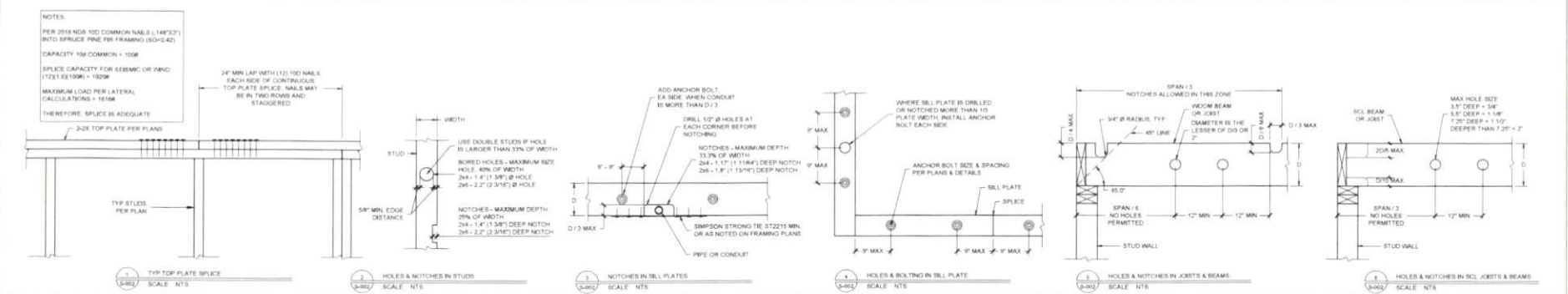
FASTENING SCHEDULE 2018 NORTH CAROLINA STATE BUILDING CODE TABLE 2304.10.1

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			11. CONTINUOUS HEADER TO STUD			27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS (CONT.)		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSESS TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	EACH END, TOENAIL		4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128")	TOENAIL		10d BOX (2 1/2" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 1/4" CROWN	24" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
			12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL		AND 2-20d COMMON (4" x 0.192") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	EACH END, TOENAIL	13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162") 12-10d BOX (3" x 0.128") 12-3" x 0.131" NAILS 12-3" 14 GAGE STAPLES, 1/4" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	EACH JOIST OR RAFTER, FACE NAIL
	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL	14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 1/4" CROWN	16" O.C. FACE NAIL	29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS @ 6" O.C. 3-3" 14 GAGE STAPLES @ 6" O.C.	FACE NAIL	15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	16" O.C. FACE NAIL	30. BRIDGING OR BLOCKING JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 1/4" CROWN	EACH END, TOENAIL
2. CEILING JOIST TO TOP PLATE	3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	EACH JOIST, TOENAIL				WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING*		
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	FACE NAIL	16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	TOENAIL	EDGES, INTERMEDIATE SUPPORTS		
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL	17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	END NAIL	6d COMMON OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6"	12"
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	FACE NAIL	18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	FACE NAIL	8d BOX OR DEFORMED (2 1/2" x 0.113") (ROOF)	6"	12"
6. RAFTER OR ROOF TRUSS TO TOP PLATE	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	TOENAIL	19. 1" BRACE TO EACH STUD AND PLATE	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	END NAIL	2 1/2" x 0.113" NAIL (SUBFLOOR AND WALL)	6"	12"
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	EACH END	20. 1" x 6" SHEATHING TO EACH BEARING	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	FACE NAIL	1 1/2" 16 GAGE STAPLE, 1/4" CROWN (SUBFLOOR AND WALL)	4"	8"
	3-10d COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 1/4" CROWN	TOENAIL	21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	2-16d COMMON (3 1/2" x 0.162") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 1/4" CROWN	FACE NAIL	2 1/2" x 0.113" NAIL (ROOF)	4"	8"
						1 1/2" 16 GAGE STAPLE, 1/4" CROWN (ROOF)	3"	6"
						8d COMMON (2 1/2" x 0.131") 8d DEFORMED (2" x 0.113")	6"	12"
						2" 16 GAGE STAPLE, 1/4" CROWN	4"	8"
						10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6"	12"
						OTHER EXTERIOR WALL SHEATHING		
						1 1/2" GALVANIZED ROOFING NAIL (1/4" HEAD DIAMETER)	3"	6"
						1 1/2" 16 GAGE STAPLE WITH 1/4" CROWN OR 1" CROWN		
						1 1/2" GALVANIZED ROOFING NAIL (1/4" HEAD DIAMETER)	3"	6"
						1 1/2" 16 GAGE STAPLE WITH 1/4" CROWN OR 1" CROWN		
						WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
						36. 1/2" AND LESS	6d COMMON (2 1/2" x 0.131") 6d DEFORMED (2" x 0.113")	6" 12"
						37. 1/2" - 1"	8d COMMON (2 1/2" x 0.131") 8d DEFORMED (2 1/2" x 0.131")	6" 12"
						38. 1 1/2" - 1 1/2"	10d COMMON (3" x 0.148") 8d DEFORMED (2 1/2" x 0.131")	6" 12"
						PANEL SIDING TO FRAMING		
						39. 1/2" AND LESS	6d CORROSION-RESISTANT SIDING (1 1/2" x 0.106") 6d CORROSION-RESISTANT CASING (2" x 0.099")	6" 12"
						40. 1"	6d CORROSION-RESISTANT SIDING (2 1/2" x 0.128") 6d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6" 12"
						PANEL SIDING TO FRAMING		
						41. 1"	4d CASING (1 1/2" x 0.080") 4d FINISH (1 1/2" x 0.072")	6" 12"
						42. 1 1/2"	5d CASING (2" x 0.099") 6d FINISH (PANEL SUPPORTS AT 24 INCHES)	6" 12"

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR SHEATHING ARE PERMITTED TO BE COMMON, BOX, OR CASING.

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES, (20 INCHES IF STRENGTH AXIS IN THE LOAD DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.



STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
PH: 888.360.7973
WWW.STUDIOSHED.COM

ISSUE DATE
A 12.04.2024
B 02.18.2025

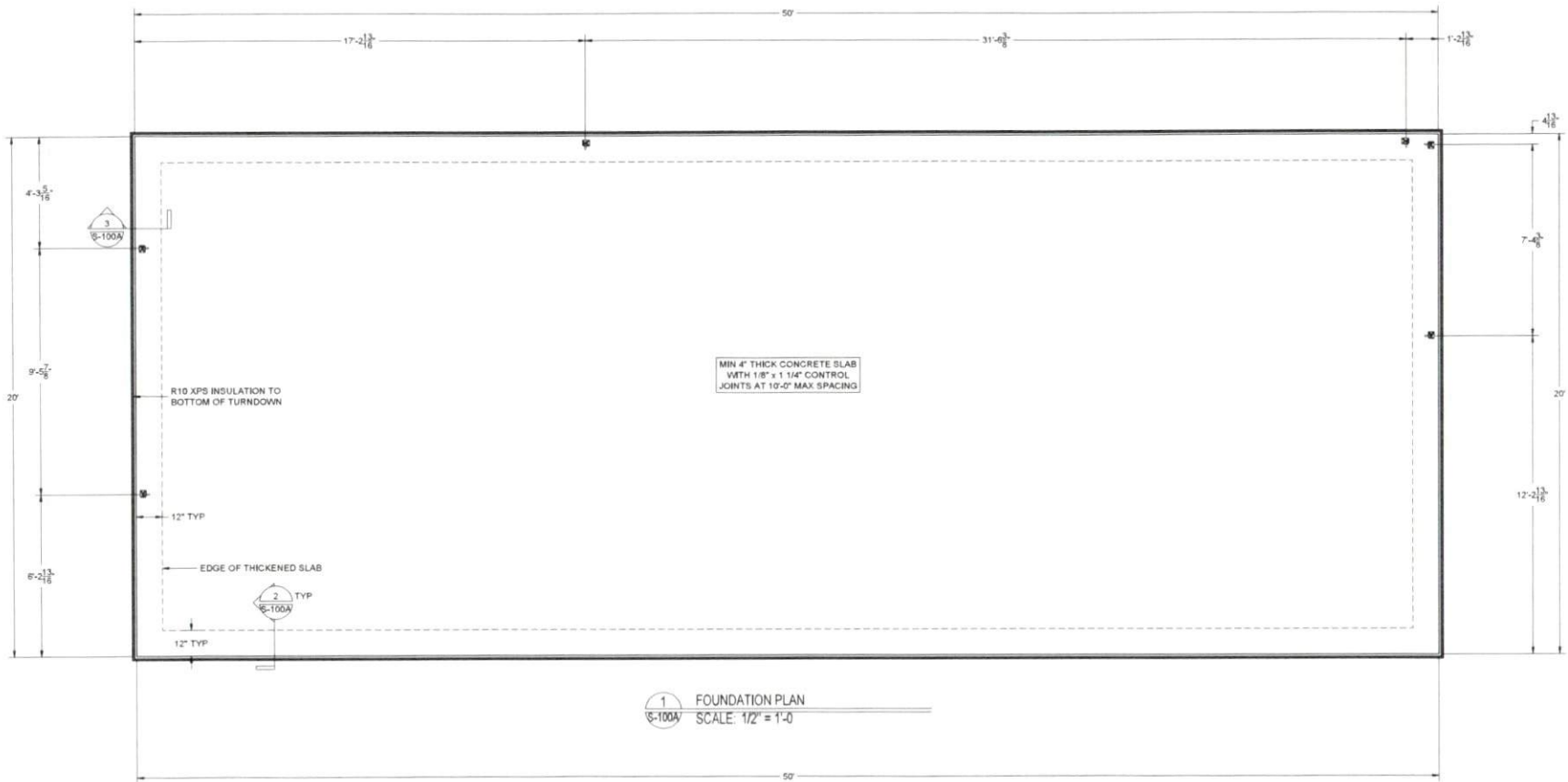
REVISIONS

PRIMARY: EXTERIOR, GUEST WING, WORKSHOP, GARAGE
DATE OF CONSTRUCTION: 2024
OWNER: JIM FOWLER
DESIGNER: ANDREW LANGDON
ARCHITECT: ANDREW LANGDON
3031 945-8873

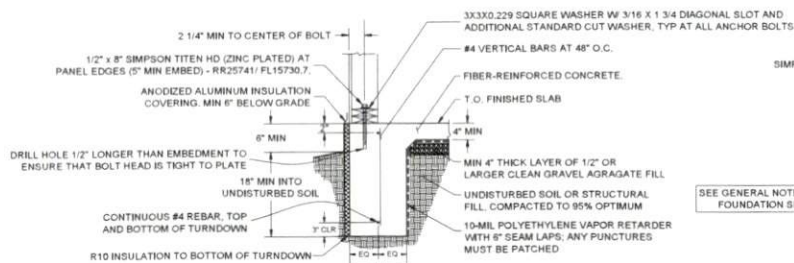
PREPARED BY: ANDREW LANGDON
3031 945-8873

24x36
SHEET 02

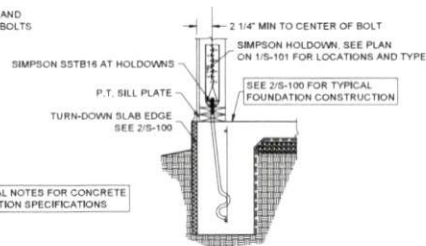
S-002
STRUCTURAL GENERAL NOTES



1 FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



2 TYP TURNDOWN SECTION
SCALE: 1" = 1'-0"



3 SECTION AT HOLDOWN
SCALE: 1" = 1'-0"

PLAN NOTES:

- HOLD-DOWN CONNECTOR BOLTS THROUGH WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.225 INCH BY 3 INCHES BY 3 INCHES. (2305.5)
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (APPLIES ONLY TO HOLES DRILLED THROUGH WOOD MEMBERS.) (11.2.2, 2012 NDS)
- PER R402.2.10 INSULATION LOCATED BELOW GRADE SHALL EXTEND THE REQUIRED DISTANCE BY ANY COMBINATION OF VERTICAL INSULATION OR INSULATION EXTENDING OUT FROM THE BUILDING. INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY NO LESS THAN 10 INCHES OF SOIL.



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ISSUE DATE
12.04.2024
02.18.2025

REVISIONS

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE
JIM POWELL
RIVER BLUFF DR N
DUNN, NC 28334
400819

PREPARED BY PLANS

ANDREW LANGDON
ALANGDON@STUDIOSHEEP.COM
(303) 945-6973

02/21/25



24x36
SHEET 18

S-100A
FOUNDATION PLAN



1500 CHERRY STREET
LOUISVILLE, CO 80027
PH: 888.908.3933
WWW.STUDIO-SHED.COM

ISSUE DATE:
A 12.04.2024
A 02.18.2025

REVISIONS:

PRIMARY DWELLING, GUEST WING, WORKSHOP, GARAGE
TYPE OF CONSTRUCTION
JIM FOWLER
RIVER BLUFF CH N
DANA, NC 28334
OWNER

PREPARED BY PLANS

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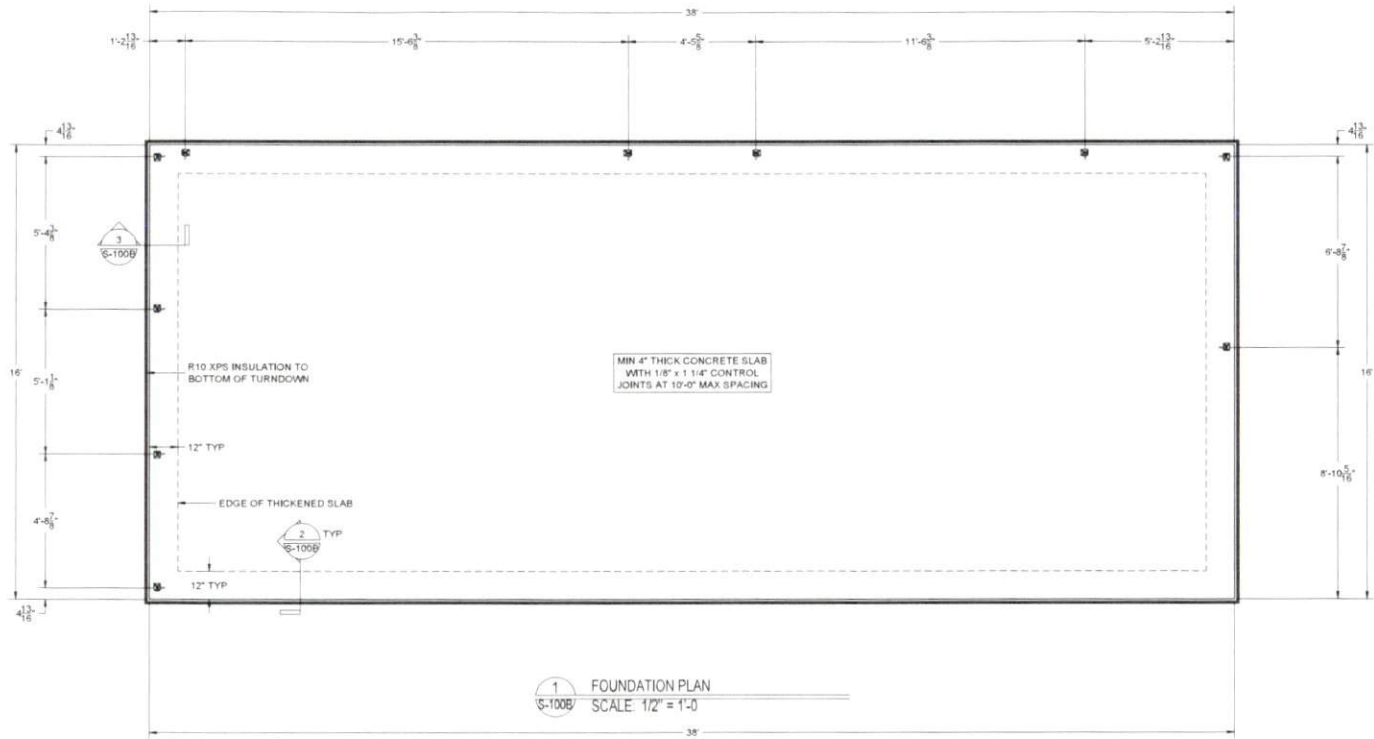
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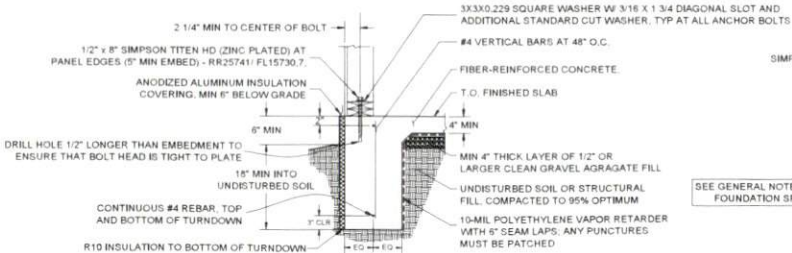
24x36
SHEET 02

S-100B

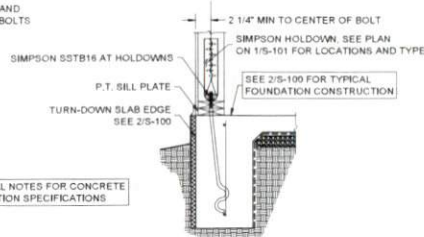
FOUNDATION PLAN



1 FOUNDATION PLAN
SCALE 1/2" = 1'-0"



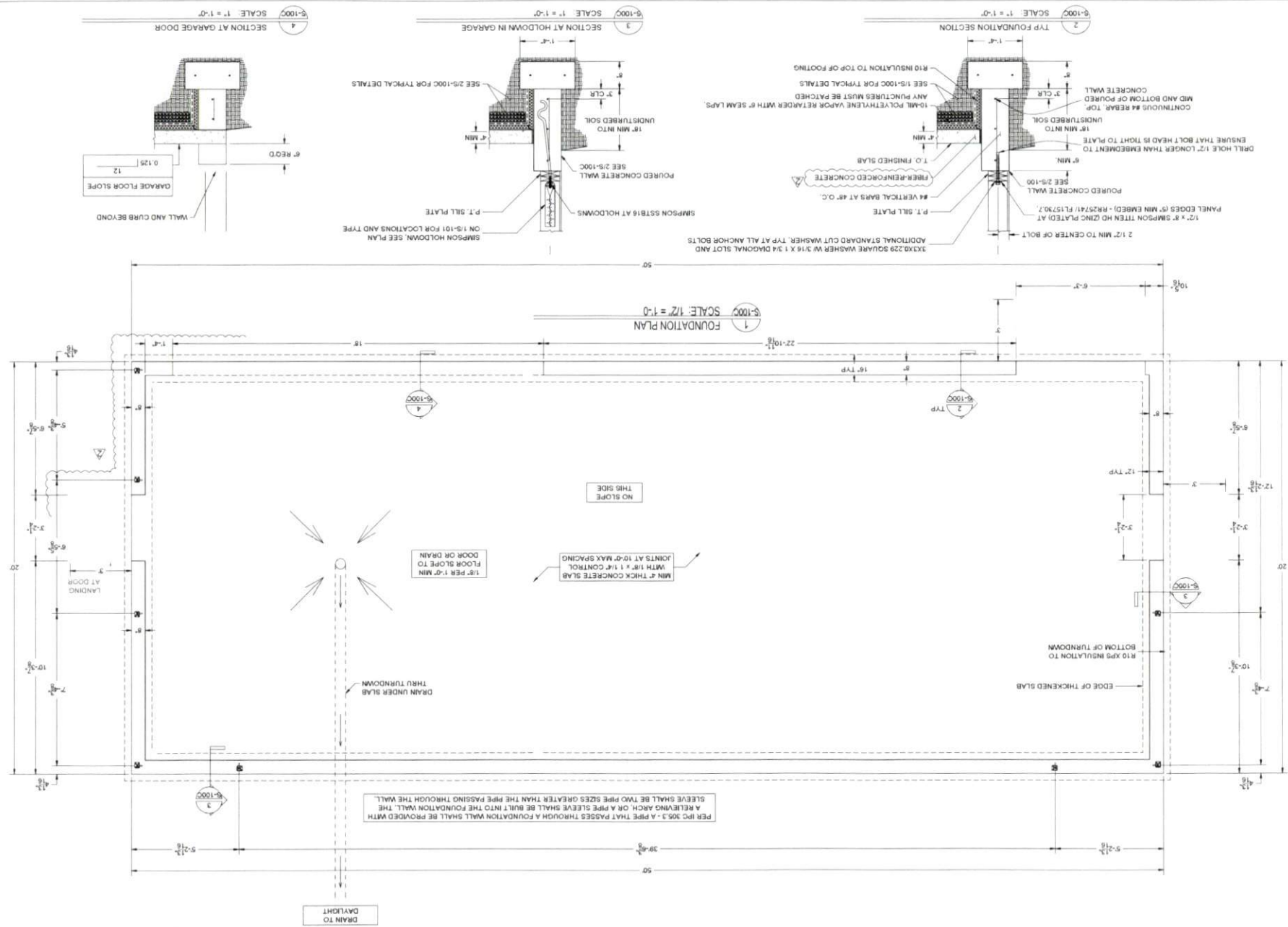
2 TYP TURNDOWN SECTION
SCALE 1" = 1'-0"



3 SECTION AT HOLD-DOWN
SCALE 1" = 1'-0"

PLAN NOTES:

- HOLD-DOWN CONNECTOR BOLTS THROUGH WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES. (2305.9)
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (APPLIES ONLY TO HOLES DRILLED THROUGH WOOD MEMBERS.) (11.1.2.2, 2012 NDS)
- PER R402.2.10 INSULATION LOCATED BELOW GRADE SHALL EXTEND THE REQUIRED DISTANCE BY ANY COMBINATION OF VERTICAL INSULATION OR INSULATION EXTENDING OUT FROM THE BUILDING. INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY NO LESS THAN 10 INCHES OF SOIL.





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REVISIONS

PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE
ARCHITECT
NM FORMER
OWNER
OWNER
OWNER

PREPARED BY PLANS

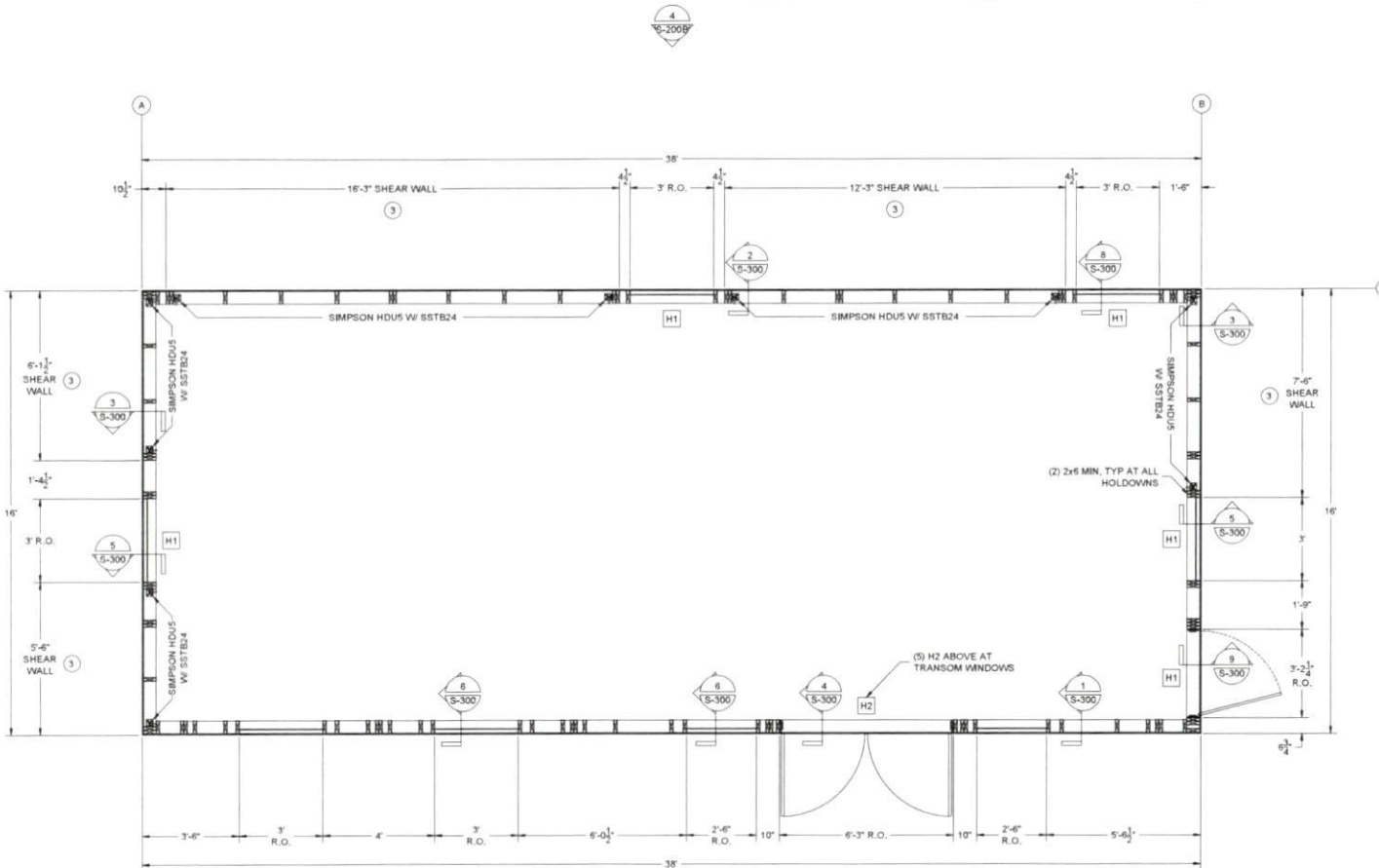
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02/21/25



24x36
SHEET

S-101B
FIRST FLOOR FRAMING PLAN



H1 3.5" X 5.5"
ROTATED LVL

H2 (3) 2X8 HF#2 OR
(3) 2X8 LVL

OPEN FRONT STRUCTURE

THE PROPOSED STRUCTURE IS AN OPEN FRONT STRUCTURE. THE FRONT WALL HAS NO SHEAR LOAD PER THAT DEFINITION AND AS ALLOWED BY SDPWS SECTION 4.2.5.2.1. SEE SHEET L2 OF THE STRUCTURAL CALCULATIONS FOR THE NECESSARY ASPECT RATIO CRITERIA AND A COMPLETE ROTATIONAL ANALYSIS ON SHEET L4.

PLAN NOTES

PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.

MARK	STUDS	SHEATHING	NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	BOTTOM PLATE ANCHORS	WASHERS	SEEMING CAPACITY	WIND CAPACITY
3	24" SPACING @ 24" O.C. MAX	1/2" APA (2418) EXTERIOR	8d COMMON NAILS (0.131" X 1 1/2")	6"	6"	12"x6" @ 32" O.C. WITH CONCRETE	SEE 305-100	220 PLF	308 PLF
4	24" SPACING @ 24" O.C. MAX	1/2" APA (2418) EXTERIOR	8d COMMON NAILS (0.131" X 1 1/2")	6"	6"	12"x6" @ 16" O.C. WITH CONCRETE	SEE 305-100	322 PLF	481 PLF
OTHER WALLS	24" SPACING @ 24" O.C. MAX	1/2" APA (2418) EXTERIOR	8d COMMON NAILS (0.131" X 1 1/2")	6"	12"	12"x6" @ 48" O.C. WITH CONCRETE	SEE 305-100	-	-

1. BILL PLATE ANCHORS (BOLTS OR SCREWS) SHALL BE SPACED ACCORDING TO THE WALL SCHEDULE ABOVE AND THERE SHALL NOT BE LESS THAN TWO ANCHORS PER PIECE OF BILL PLATE WITH ONE ANCHOR LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF EACH PIECE.

GENERAL NOTES
1. SCREWS @ 12" O.C. INTO STUDS BETWEEN WALL PANEL JOINTS.
2. IF SHEATHING IS TO BE USED BETWEEN SHEAR WALL PANEL JOINTS, MATCH SHEAR WALL PANEL EDGE NAIL SPACING.
3. USE (IF ANY) DRIP SHEATHING MUST CONTINUE TO THE DOUBLE TOP PLATE.
4. ONE TIME STUD AND ONE END STUD TYPICAL AT ALL HEADERS, WHI.
5. SEE SHEET 105-01 FOR HOLDOWN TYPE AND LOCATION.
6. NUMBER OF STUDS AT EACH END OF SHEAR WALLS IS CALLED OUT ON PLAN AND
7. NO PENETRATIONS GREATER THAN 1/4" IN SHEAR WALLS, BLOCK AND NAIL ALL EDGES, CUT SHEATHING INTO "I" AND "T" SHAPES AROUND OPENINGS IN NON-SHEAR WALLS.
8. ALL EDGES IN SHEAR WALLS TO BE BLOCKED WITH 2x4 MEMBERS.
9. ALL WALLS HAVE 2x4 TOP PLATES AND 2x4 BOTTOM PLATES EQUAL TO WIDTH OF STUDS SEE, TYP. UNO
10. SEE DETAILS ON 105-02 FOR ATTACHMENT OF DIMENSIONAL TO SHEAR WALL PLATES, TYPICAL.
11. NAIL WALLS SHEATHING WITH MINIMUM 8d COMMON, 160 D.A. OR 160 D.A. AS INDICATED IN THE WALL SCHEDULE.
12. MINIMUM 8d NAILS PER STUD.
13. SHEATH ALL EXTERIOR WALLS, SHEATH INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.
TYPICAL FOR ALL SHEAR WALL NAILING
PER 105-02, 105-03, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANELS NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NAIL GUN USED FOR FASTENING ARE SET AT THE PROPER DEPTH AND/OR AIR PRESSURE TO ACHIEVE THE REQUIRED PENETRATION.

3/32"x3/32" 90 PLATE WASHER DETAIL, WHERE CONCRETE ANCHORAGE IS REQUIRED



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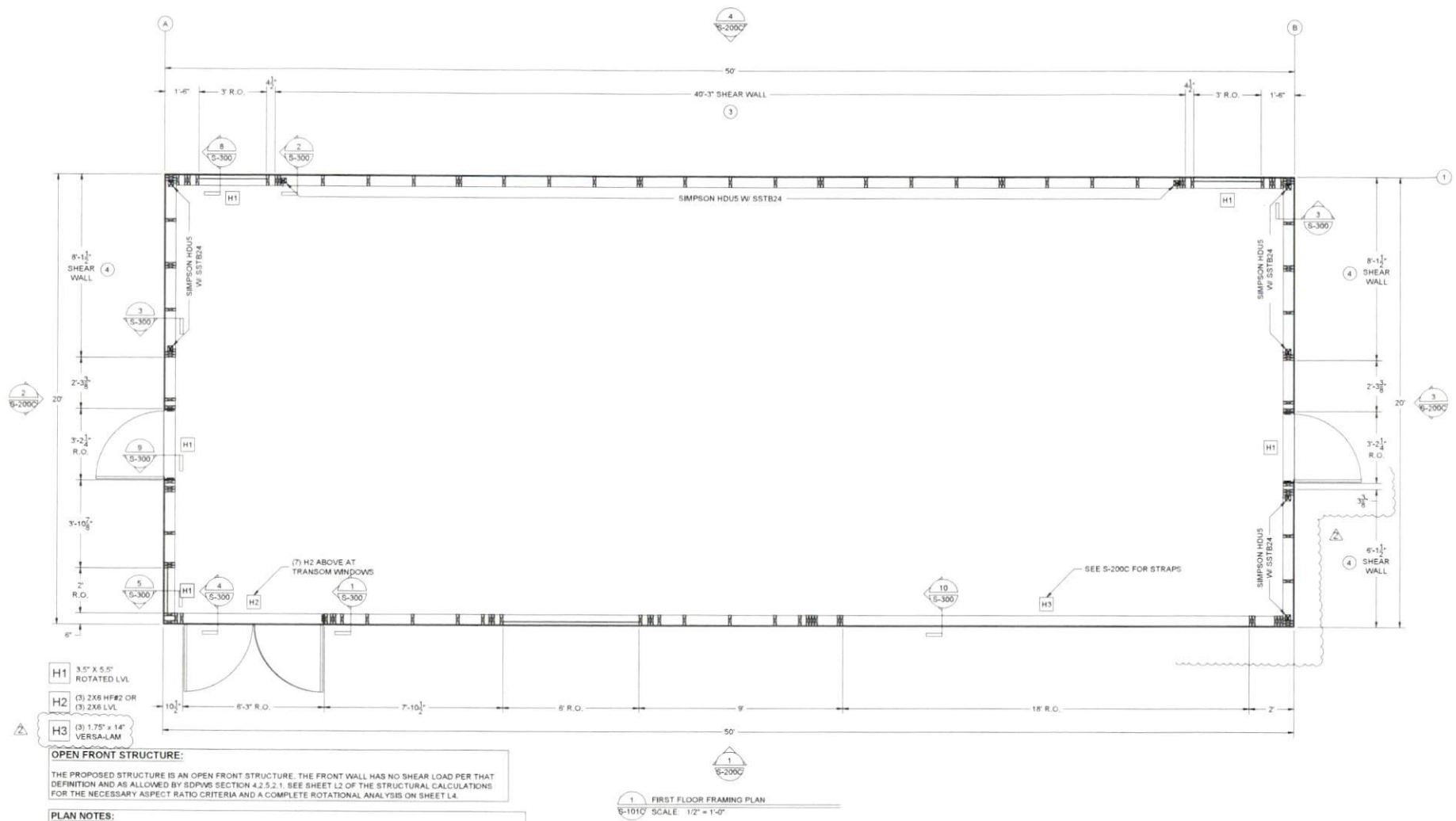
ISSUE DATE
12.04.2024
02.18.2025

REVISIONS

PROJECT: PRIMARY DWELLING, GUEST WING, WORKSHOP, GARAGE
DESIGNED BY: ANDREW LANDON
DRAWN BY: JIM FOWLER
CHECKED BY: JIM FOWLER
DATE: 02/21/25

SEAL
02/21/2025
JIM FOWLER
P.E.

2409
SHEET 10
S-101C
FIRST FLOOR FRAMING PLAN



OPEN FRONT STRUCTURE:

THE PROPOSED STRUCTURE IS AN OPEN FRONT STRUCTURE. THE FRONT WALL HAS NO SHEAR LOAD PER THAT DEFINITION AND AS ALLOWED BY SDPWS SECTION 4.2.5.2.1. SEE SHEET L2 OF THE STRUCTURAL CALCULATIONS FOR THE NECESSARY ASPECT RATIO CRITERIA AND A COMPLETE ROTATIONAL ANALYSIS ON SHEET L4.

PLAN NOTES:

PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.

WALL SCHEDULE						
MARK	STUDS	SHEATHING	NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	BOTTOM PLATE ANCHORS
SHEAR WALL 3	2x6 SPPR @ 24" O.C. MAX	1/2" APA (LATH) EXTERIOR	5d COMMON NAILS (0.131x2 1/2")	6"	6"	1/2" W x 12" O.C. WITH CONCRETE
SHEAR WALL 4	2x6 SPPR @ 24" O.C. MAX	1/2" APA (LATH) EXTERIOR	5d COMMON NAILS (0.131x2 1/2")	6"	6"	1/2" W x 12" O.C. WITH CONCRETE
OTHER WALLS	2x6 SPPR @ 24" O.C. MAX	1/2" APA (LATH) EXTERIOR	5d COMMON NAILS (0.131x2 1/2")	6"	12"	1/2" W x 48" O.C. WITH CONCRETE

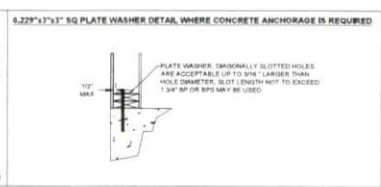
1. ALL PLATE ANCHORS (BOULTS OR BOWTIES) SHALL BE SPACED ACCORDING TO THE WALL SCHEDULE ABOVE AND THERE SHALL NOT BE LESS THAN TWO ANCHORS PER PIECE OF SILL PLATE WITH ONE ANCHOR LOCATED NOT MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF EACH PIECE.

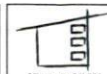
GENERAL NOTES:

1. IF SCREWS @ 12" O.C. INTO STUDS BETWEEN WALL PANEL JOINTS.
2. IF SCREWS INTO STUDS BETWEEN SHEAR WALL PANEL JOINTS, MATCH SHEAR WALL PANEL EDGE NAIL SPACING.
3. OVER (P) ALL SHEATHING MUST CONTINUE TO THE DOUBLE TOP PLATE.
4. ONE TRIM STUD AND ONE END STUD TYPICAL AT ALL HEADWALLS.
5. SEE SHEET L-0101 FOR HOLDOWN TYPE AND LOCATION.
6. NUMBER OF STUDS AT EACH END OF SHEAR WALLS IS CALLED OUT ON PLAN UNITS.
7. NO PENETRATIONS GREATER THAN 1/2" IN SHEAR WALLS. BLOCK AND NAIL ALL EDGES, CUT SHEATHING INTO "L" AND "T" SHAPES AROUND OPENINGS IN NON-SHEAR WALLS.
8. ALL EDGES IN SHEAR WALLS TO BE BLOCKED WITH 2x MEMBERS.
9. ALL WALLS HAVE (2) 2x TOP PLATES AND (2) 2x BOTTOM PLATES EQUAL TO WIDTH OF STUDS (SEE TRF UNITS).
10. SEE DETAILS ON S-005 FOR ATTACHMENT OF GYPSUMBOARD TO SHEAR WALL PLATES TYPICAL.
11. NAIL WALL SHEATHING WITH MINIMUM 5d COMMON 100 DUAL OR 100 BOLS AS INDICATED IN THE WALL SCHEDULE.
12. MINIMUM (3) 5d NAILS PER STUD.
13. SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.

TYPICAL FOR ALL SHEAR WALL NAILING:

PER NCSC-70000, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANEL NAILS NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IF IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NAIL GUN USED FOR FASTENING ARE SET AT THE PROPER DEPTH AND/OR AIR PRESSURE TO ACHIEVE THE REQUIRED PENETRATION.





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REVISIONS:

PRIMARY DWELLING, GUEST YARD, WORKSHOP, GARAGE

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ADDRESS

PREPARED BY PLANS

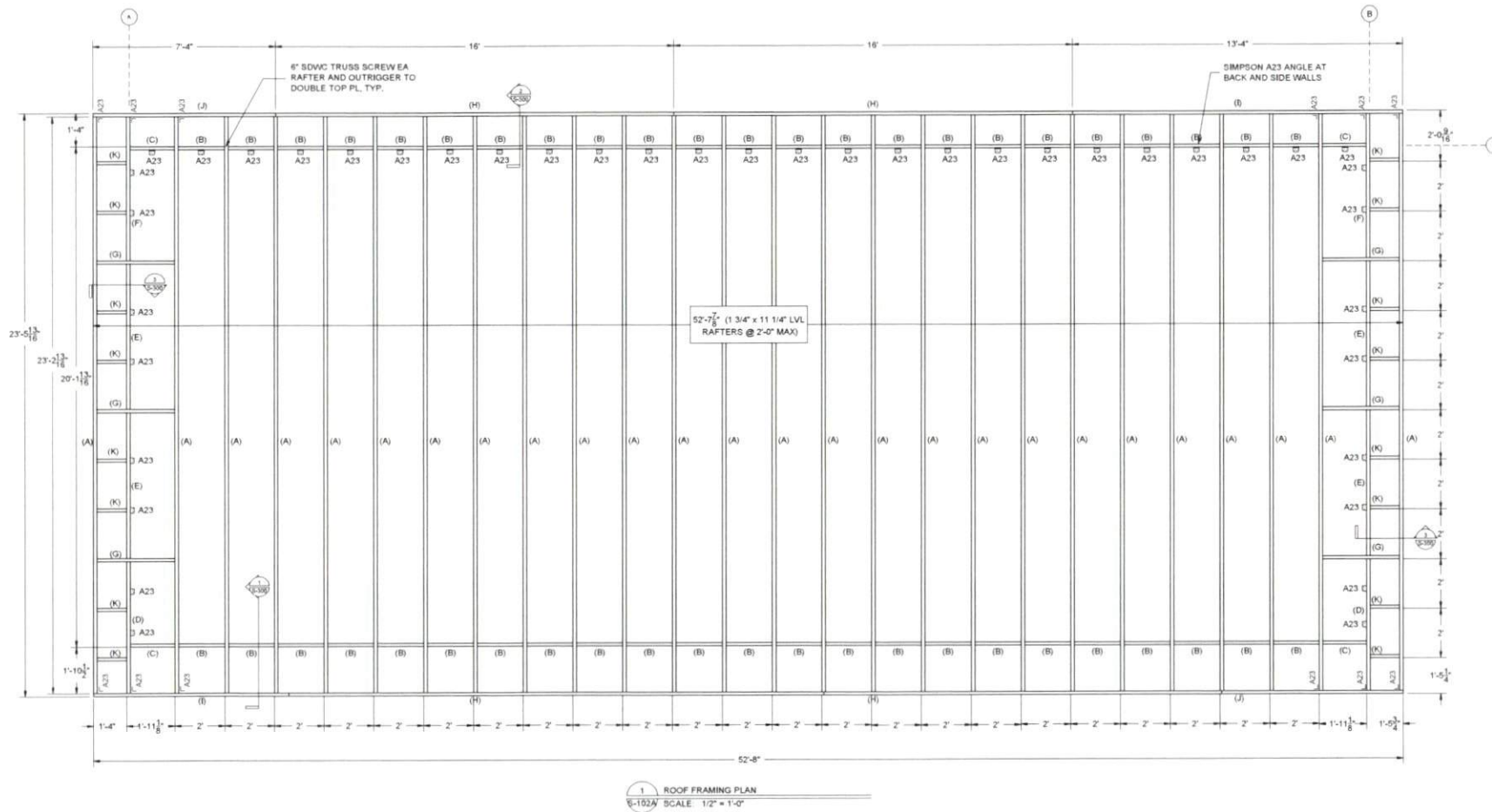
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02/21/25



24X36
SHEET 25

S-102A
ROOF FRAMING PLAN

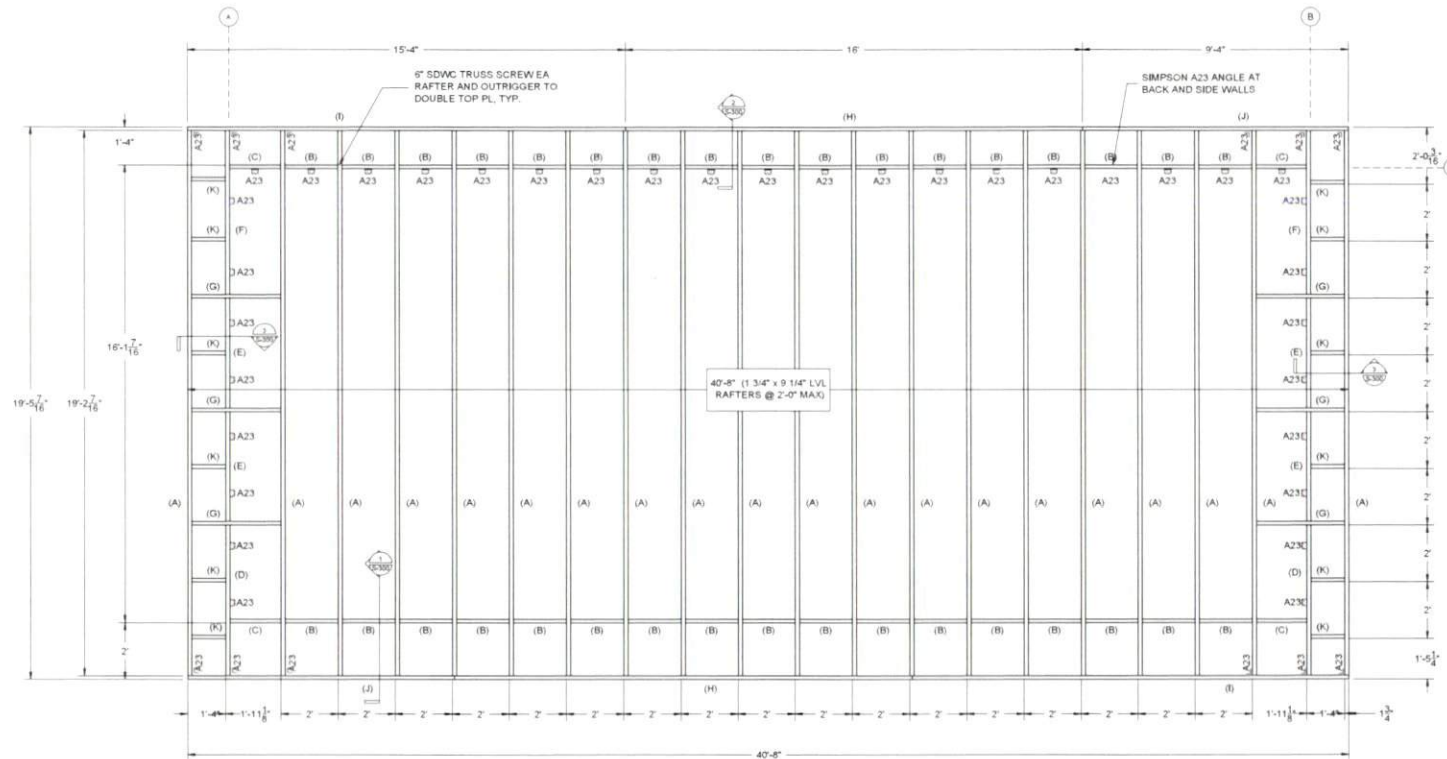


ROOF DRAINAGE
2014 SYPAR TABLE 4.2C (UNLOCKED INDOOR STRUCTURAL PANEL (DRAINAGE))
1/8"X2" SHEATHING AND SINGLE-FLUSH W/ AS COMMON (S. 1/2"X2" OVER 3" FRAMING MEMBERS OF 3/4" x 8.5 (DOUGL. FIR OR LVL))

PLAN NOTES
ALL DRAINAGE AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX NAILS. SEE GENERAL NOTES AND WALL SCHEDULE FOR ATTACHMENT. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

ASD		
	SEISMIC	WIND
(STRONG)	CASE 1	280 PLF
(WEAK)	CASE 3	180 PLF

KEY
- (R1) - RAFTER - 1 3/4" x 11 1/4" LVL
- (B1) - BLOCKING - 1 3/4" x 11 1/4" LVL
- (G1) - BLOCKING - 1 3/4" x 11 1/4" LVL
- (G2) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (G3) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (G4) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (G5) - OUTRIGGER - NO. 2 2X12 DOUGL. FIR
- (G6) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G7) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G8) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G9) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G10) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G11) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G12) - SUB-PASION - NO. 2 2X12 DOUGL. FIR
- (G13) - SUB-PASION - NO. 2 2X12 DOUGL. FIR



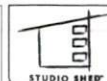
1 ROOF FRAMING PLAN
SCALE: 1/2" = 1'-0"

ROOF DIAPHRAGM
2018 SDWS TABLE 4.2C (UNBLOCKED WOOD STRUCTURAL PANEL DIAPHRAGMS)
1/2" SHEATHING AND SINGLE-PLY OR 3/4" OSB OVER 2x FRAMING MEMBERS OF 2x OR 3x DOUGLAS FIR OR LVL

PLAN NOTES
ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED ROX NAILS. SEE GENERAL NOTES AND WALL SCHEDULE FOR ATTACHMENT. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

	STRONG	CASE 1	2x4 PLF	33x PLF
(WEAK)	CASE 3	180 PLF	253 PLF	

KEY
- (R1) RAFTER - 1 3/4" x 9 1/4" LVL
- (B1) BLOCKING - 1 3/4" x 9 1/4" LVL
- (C1) BLOCKING - 1 3/4" x 9 1/4" LVL
- (D1) RAFTER BLOCKING - 1 3/4" x 9 1/4" LVL
- (E1) RAFTER BLOCKING - 1 3/4" x 9 1/4" LVL
- (F1) RAFTER BLOCKING - 1 3/4" x 9 1/4" LVL
- (G1) OUTRIGGER - NO. 2 2x10 DOUGLAS FIR
- (H1) SUBPANSER - NO. 2 2x10 DOUGLAS FIR
- (I1) SUBPANSER - NO. 2 2x10 DOUGLAS FIR
- (J1) SLOTTED NAILER - NO. 2 2x4 DOUGLAS FIR



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REVISIONS

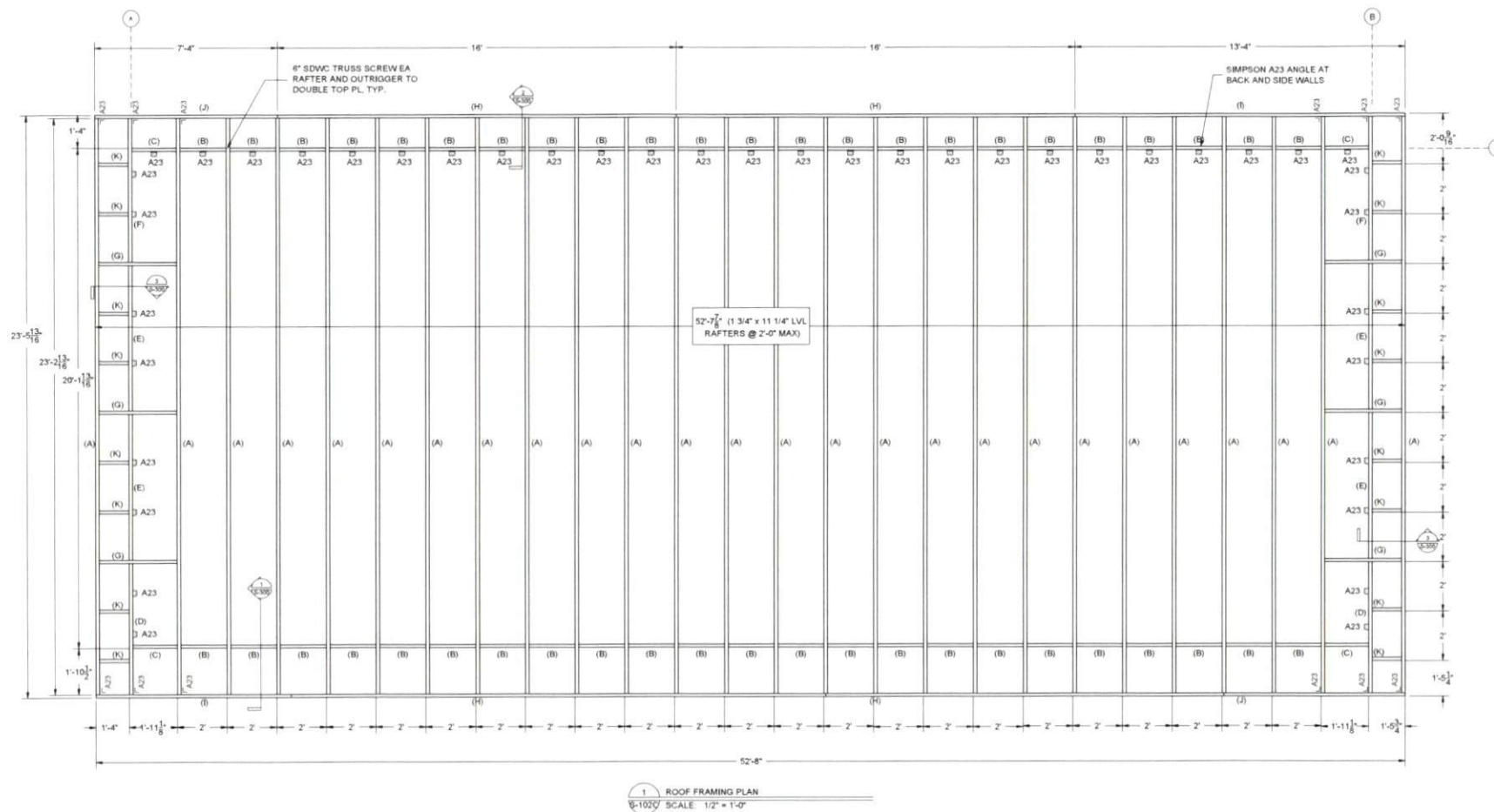
PRIMARY DWELLING, GUEST WING, WORKSHOP / GARAGE
PREPARED BY: ANDREW LANGDON
DATE: 02/21/25

PREPARED BY: ANDREW LANGDON
DATE: 02/21/25

02/21/25

24/30
SHEET 02

S-102C
ROOF FRAMING PLAN



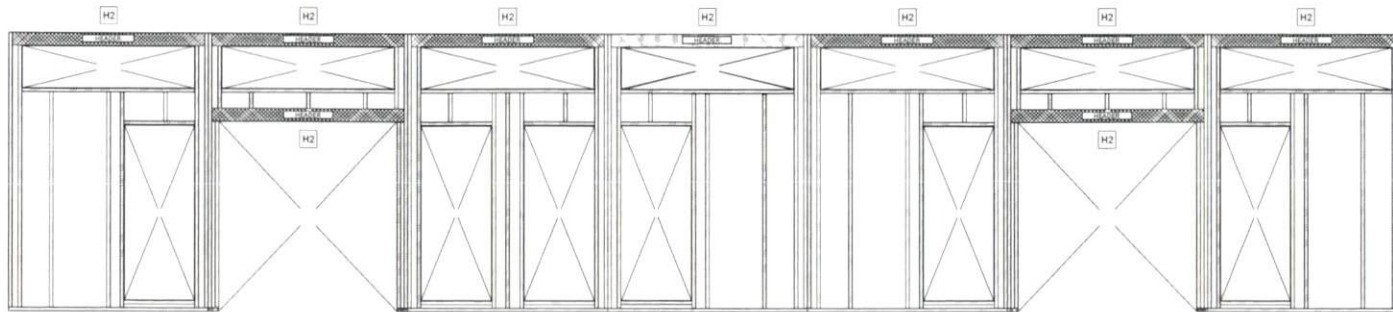
1 ROOF FRAMING PLAN
SCALE 1/2" = 1'-0"

ROOF DIAGRAM
2018 SDWS TABLE 4.2C UNLOCKED WOOD STRUCTURAL PANEL DIAGRAMS
1802" SHEATHING AND BRIDGE PLATE BY 4" COMMON (S-1342) OVER 2" FRAMING MEMBERS OF 2S + 0.5 (DOUGL. FIR OR LVL)

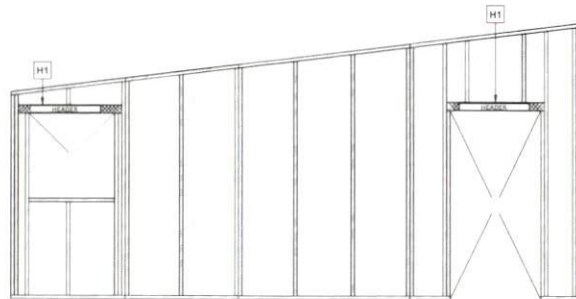
PLAN NOTES
ALL DIAGRAM AND SHEAR WALL MARKING SHALL UTILIZE COMMON NAILS OR GALVANIZED NAIL NAILS. SEE GENERAL NOTES AND WALL SCHEDULE FOR ATTACHMENT. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

	STRONG	SEMI	WIND
(STRONG)	CASE 1	240 PLF	335 PLF
(WIND)	CASE 1	180 PLF	253 PLF

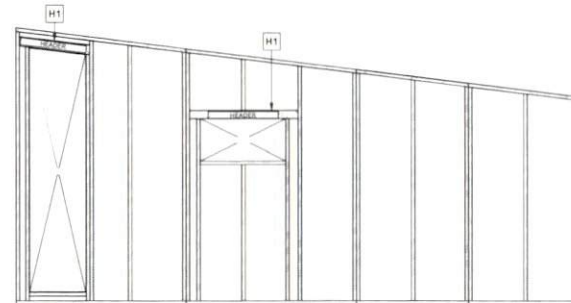
KEY
- (A) - RAFTER - 1 3/4" x 11 1/4" LVL
- (B) - BLOCKING - 1 3/4" x 11 1/4" LVL
- (C) - BLOCKING - 1 3/4" x 11 1/4" LVL
- (D) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (E) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (F) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (G) - RAFTER BLOCKING - 1 3/4" x 11 1/4" LVL
- (H) - OUTRIGGER - NO. 2 2X12 DOUGL. FIR
- (I) - SUBFASOR - NO. 2 2X12 DOUGL. FIR
- (J) - SUBFASOR - NO. 2 2X12 DOUGL. FIR
- (K) - SOFTY NAILER - NO. 2 2X12 DOUGL. FIR



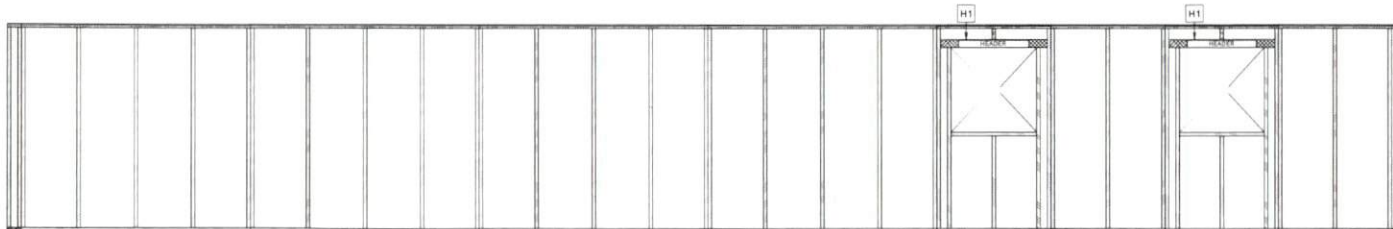
1 FRONT FRAMING ELEVATION
5'-200" SCALE 1/2" = 1'-0"



2 LEFT FRAMING ELEVATION
5'-200" SCALE 1/2" = 1'-0"



3 RIGHT FRAMING ELEVATION
5'-200" SCALE 1/2" = 1'-0"



4 BACK FRAMING ELEVATION
5'-200" SCALE 1/2" = 1'-0"



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ISSUE DATE
12.04.2024
02.18.2025

REVISION

PRIMARY DWELLING, GUEST KING WORKSHOP, GARAGE
TYPE OF CONSTRUCTION
NAME
KIM FOWLER
OWNER
RIVER BLUFF DR N
DUNN, NC 28334
ADDRESS

PREPARER OF PLANS

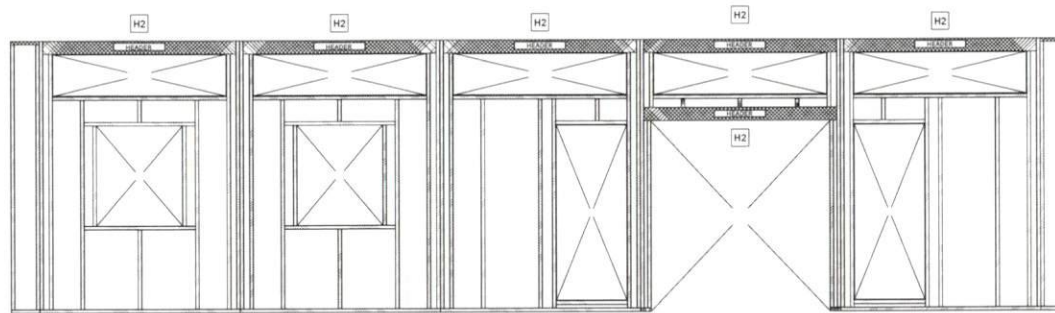
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02/21/25

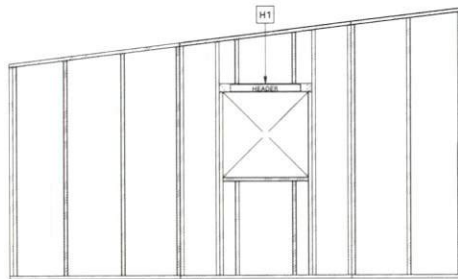


24x36
SHEET SIZE

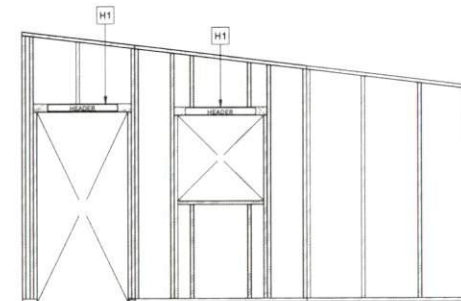
S-200A
WALL FRAMING PLAN



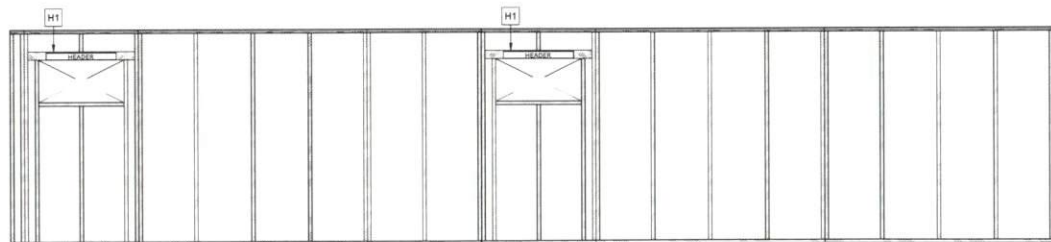
1 FRONT FRAMING ELEVATION
S-2008 SCALE: 1/2" = 1'-0"



2 LEFT FRAMING ELEVATION
S-2008 SCALE: 1/2" = 1'-0"



3 RIGHT FRAMING ELEVATION
S-2008 SCALE: 1/2" = 1'-0"



4 BACK FRAMING ELEVATION
S-2008 SCALE: 1/2" = 1'-0"



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ISSUE DATE
1. 12.04.2024
2. 02.18.2025

REVISIONS

PRIMARY DRAFTER: GUEST KING WORKSHOP / GARAGE
NAME: KIM FOWLER
RIVER BLUFF DR N
DUNN, NC 28334
NO. 0000000000

PREPARED BY: ANDREW LANGDON

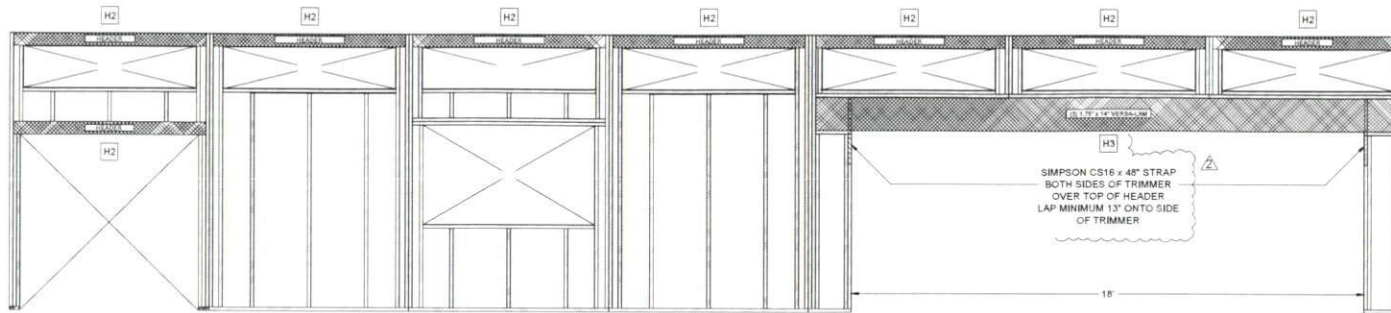
ANDREW LANGDON
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02/21/25

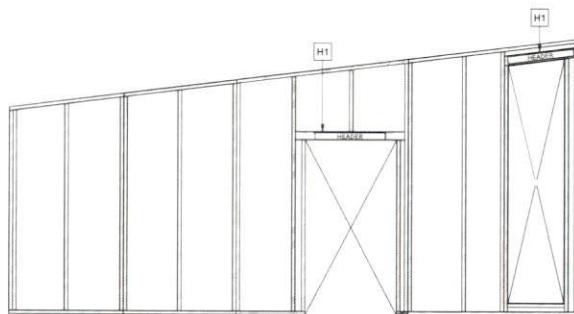


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SHEET SIZE

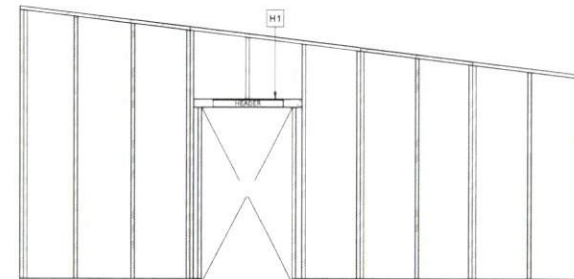
S-200B
WALL FRAMING PLAN



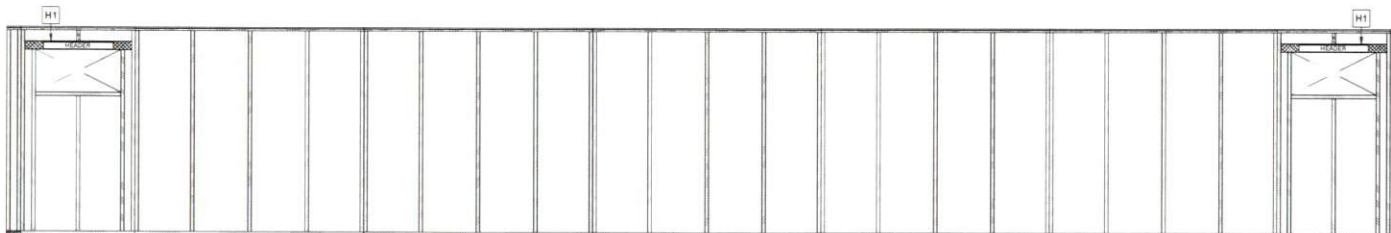
1 FRONT FRAMING ELEVATION
6-2000 SCALE: 1/2" = 1'-0"



2 LEFT FRAMING ELEVATION
6-2000 SCALE: 1/2" = 1'-0"



3 RIGHT FRAMING ELEVATION
6-2000 SCALE: 1/2" = 1'-0"



4 BACK FRAMING ELEVATION
6-2000 SCALE: 1/2" = 1'-0"



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ISSUE DATE:
12.04.2024
02.18.2025

REVISION:

PRIMARY DWELLING GUEST WING WORKSHOP GARAGE
TYPE OF CONSTRUCTION
NAME: JIM FOWLER
ADDRESS: RIVER BLUFF DR N DUNN, NC 28334

PREPARED BY: ANDREW LANGDON
ALANGDON@STUDIOSHED.COM
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02/21/25



24/06
SHEET 02

S-200C
WALL FRAMING PLAN

