

Some portions of the plan show no framing design.

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GENERAL NOTES:

THESE ARE STOCK PLANS.

INFORMATION PROVIDED IN THESE DRAWINGS REPRESENT BUILDING DESIGN ONLY AND WAS PREPARED IN ACCORDANCE WITH IRC 2018. LOCAL BUILDING AUTHORITY MAY REQUIRE ADDITIONAL DRAWINGS PREPARED BY REGISTERED ENGINEER OR OTHER DESIGN PROFESSIONAL TO ISSUE BUILDING PERMIT. DETAILED INFORMATION (NOT PART OF THESE DRAWINGS) SPECIFYING PROPOSED HOUSE SYSTEMS AND PRODUCTS SUCH AS ELECTRICAL, PLUMBING, HVAC, INSULATION, WINDOWS, DOORS ETC. MAY ALSO BE REQUIRED.

THE BUILDER SHALL, PRIOR TO CONSTRUCTION COMMENCEMENT, VERIFY THE PLANS SUITABILITY FOR THE CHOSEN BUILDING SITE, VERIFY ALL DIMENSIONS IN THESE DRAWINGS AND DETERMINE IF ANY MODIFICATIONS TO THESE DRAWINGS ARE NECESSARY TO MEET ALL APPLICABLE BUILDING CODES.

THE BUILDING DESIGN PRESENTED IN THESE DRAWINGS UTILIZES STANDARD PLATFORM FRAMING TECHNOLOGY USING DIMENSIONAL LUMBER AND ENGINEERED LUMBER PRODUCTS AS AVAILABLE IN THE USA . ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO BEAMS, BEAM SUPPORTS, STEEL BEAM AND FLOOR JOIST HANGERS, ROOF BRACING AS WELL AS ALL FOUNDATION DETAILS SHOWN IN THESE DRAWINGS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED , MODIFIED AND SPECIFIED AS NEEDED PRIOR TO CONSTRUCTION BY A QUALIFIED ENGINEER BASED ON SITE SPECIFIC TOPOGRAPHICAL, GEOLOGICAL, CLIMATE, SEISMIC AND FLOOD RISK CONDITIONS.

ALL CONSTRUCTION WORK MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE NATIONAL AND LOCAL BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND ENERGY CODES AND ANY OTHER CONDITIONS IMPOSED BY THE LOCAL BUILDING AUTHORITY.

IF THE HOME IS BEING CONSTRUCTED IN AN AREA UNDER NO BUILDING DEPARTMENT JURISDICTION IT IS STRONGLY RECOMMENDED THAT IRC 2018 IS FOLLOWED AS "BEST PRACTICES" .

BUILDING CODES AT THE LOCATION OF THE CONSTRUCTION SITE SHALL GOVERN OVER ANY INFORMATION IN THESE DRAWINGS.

PRINTING INSTRUCTIONS:

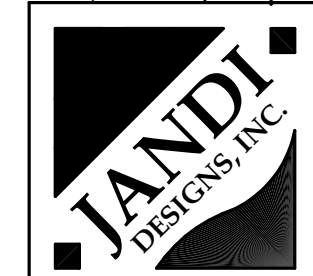
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WHEN PRINTED COPY IS DESIRED, PRINT ON 24" X 36" SHEETS AT 100% SIZE SCALE OF DRAWINGS WILL BE AS NOTED.

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COVER SHEET - NO SCALE
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 SHEET 1 of 08
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PLAN SPECIFIC FRAMING NOTES:

CONSTRUCTION TYPE: DIMENSIONAL LUMBER, SITE FRAMED, WALL STUDS 16" O.C., EXTERIOR WALLS 2X4, INTERIOR WALLS 2X4

ROOF STRUCTURE: DIMENSIONAL LUMBER, SITE FRAMED, 2x6 RAFTERS 16" O.C. BRACED EVERY 8'-0" HORIZONTALLY WITH PURLINS. FOLLOW ALL LOAD AND SPAN LIMITATIONS OF SPECIES OF WOOD USED AS PER I.R.C. GUIDELINES

FIRST FLOOR SYSTEM:

TJI 360 1 1/8" FLOOR JOISTS 16" ON CENTERS, 1 1/2" T&G FLYWOOD, MUST BE VERIFIED BY FLOOR SYSTEM MANUFACTURER'S AUTHORIZED ENGINEER AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

FIREPLACE:

THIS PLAN IS DESIGNED TO USE PRE-MANUFACTURED METAL FIREPLACE AS MADE BY SUPERIOR, MAJESTIC, HEAT-N-GLO AND OTHERS CAN BE ACCOMMODATED. FOR INSTALLATION AND FRAMING REQUIREMENTS FOLLOW MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS AS WELL AS LOCAL CODES. IF SOLID MASONRY FIREPLACE IS DESIRED, FOUNDATION MUST BE ENGINEERED ACCORDINGLY.

SHEATHING: ALL EXTERIOR WALLS ARE SHEATHED WITH CODE APPROVED 1/2" OSB

ROOF DECKING: CODE APPROVED 1/2" OSB

SIDING: HARDI PRODUCTS FIBER CEMENT SIDING OR EQUIVALENT - STYLE IS OWNER'S CHOICE

DIMENSIONS SHOWN ARE TO FRAMING, NOT VENEER OR SIDING SURFACES.

DIMENSIONS ARE ROUNDED TO NEAREST HALF INCH. MAKE TWO OR MORE DIMENSIONS EQUAL WHERE "EQ" FOLLOWS THE NUMBER. VERIFY FRAMING REQUIREMENTS OF ALL FIXTURES AND APPLIANCES PRIOR TO CONSTRUCTION. INCLUDING BUT NOT LIMITED TO: FIREPLACES, APPLIANCES, BATH TUBS, HEAT AND AIR UNITS, RETURN AIR AND DUCTING.

ENGINEERING NOTES:

ALL ENGINEERED STRUCTURAL MEMBERS SUCH AS BEAMS AND STEEL BEAM SUPPORTS, STEEL BEAM HANGERS, ANCHORS, FLOOR TRUSSES, ROOF STRUCTURE AND BRACING FOR CONCRETE OR CLAY ROOFING TILE MUST BE DESIGNED OR SPECIFIED BY QUALIFIED STRUCTURAL ENGINEER. SOME MODIFICATIONS OF SUCH STRUCTURAL MEMBERS SHOWN IN THESE DRAWINGS MAY BE NECESSARY BASED ON SPECIFIC LOCAL CONDITIONS AND CIRCUMSTANCES.

IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO SECURE ALL ENGINEERING SERVICES AS NEEDED PRIOR TO CONSTRUCTION AND TO VERIFY ALL DIMENSIONS IN THESE DRAWINGS.

GENERAL CONSTRUCTION NOTES:

THESE STOCK PLANS ARE INTENDED TO BE USED BY A PROFESSIONAL BUILDER FAMILIAR WITH STANDARD BUILDING TECHNIQUES AND WORK SEQUENCES, JOBSITE MANAGEMENT AND LOCAL BUILDING CODE REQUIREMENTS.

THE DESIGN IS USING STANDARD DIMENSIONAL LUMBER AND ENGINEERED LUMBER PRODUCTS SUCH AS PLYWOOD, LVL BEAMS AND TJI JOISTS AS AVAILABLE IN THE USA.

IT IS THE BUILDER'S RESPONSIBILITY TO REVIEW THESE PLANS PRIOR TO ANY CONSTRUCTION IS STARTED AND DETERMINE THE SUITABILITY FOR THE CHOSEN LOCATION.

SOME ADJUSTMENTS OR MODIFICATIONS TO THESE DRAWINGS MAY BE REQUIRED TO CONSTRUCT THE HOUSE ON SPECIFIC SITE. THE DETAILS SHOWN ARE GENERIC AND SOME MODIFICATIONS MAY BE REQUIRED BASED ON LOCAL BUILDING CODES AND SITE-SPECIFIC CONDITIONS SUCH AS SNOW LOADS, WIND LOADS, FLOOD RISK, SEISMIC CONDITIONS AND OTHERS.

SEE SEPARATE FOUNDATION NOTES ON FOUNDATION PLAN SHEET IN THIS SET.

THE BUILDER AND HIS/HER SUBCONTRACTORS SHALL BE FAMILIAR AND SKILLED IN BUILDING TECHNIQUES SPECIFIC TO THEIR REGION AND ABLE TO SPECIFY AND EXECUTE DETAILS AND SYSTEMS INCLUDING BUT NOT LIMITED TO FRAMING DETAILS OF WALLS, CEILING, JOIST LAY OUT, ROOF AND ROOF BRACING, CORNICHE, SHEATHING, INSULATION AND WATERPROOFING, HEATING AND AIR-CONDITIONING, ELECTRICAL SYSTEM AND PLUMBING. STANDARDS AND DETAILS FOR THESE SYSTEMS ARE NOT SHOWN IN THESE DRAWINGS. THEY ARE CONSIDERED INDUSTRY STANDARD OR BUILDER'S OPTION, VARY FROM REGION TO REGION AND ARE OFTEN SUBJECT TO UNIQUE, LOCAL CODE REQUIREMENTS. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE PROVISIONS FOR THESE AND ALL OTHER ASPECTS OF HOME BUILDING PRIOR TO START OF ANY CONSTRUCTION.

LOCAL BUILDING CODES GOVERN OVER ANY INFORMATION CONTAINED IN THESE DRAWINGS.

FLOOR SYSTEM FRAMING NOTE:

FLOOR JOIST LAY OUT IN THESE DRAWINGS IS ONLY SCHEMATIC AND IS BASED ON WYERHAEUSER (OR EQUIVALENT) ENGINEERED PRODUCTS

FACTORY AUTHORIZED ENGINEERED FLOOR SYSTEM DRAWINGS GOVERN OVER ANY INFORMATION SHOWN IN THESE DRAWINGS

TJI (M) FLOOR SYSTEM MUST BE DESIGNED BY FACTORY AUTHORIZED ENGINEER

ASSURE ALL LOAD BEARING WALLS REST ON TOP OF DOUBLE FLOOR JOISTS OR LVL BEAMS AS SPECIFIED IN ENGINEERED LAY OUT DRAWINGS (BY OTHERS).

ASSURE CONTINUOUS LOAD PATHS TO FOUNDATION BY BLOCKING FLOOR CAVITY SOLID UNDER ALL BEAM SUPPORT POINT LOADS.

USE 6'-8" DOOR IF 7'-0" ARE NOT AVAILABLE
VERIFY SAFETY GLAZING AS REQUIRED BY CODE

AREA INFORMATION:

FIRST FLOOR AG AREA:	1,808 SQ. FT.
TOTAL LIVING AREA:	1,808 SQ. FT.
BACK PORCH:	113 SQ. FT.
FRONT PORCH:	300 SQ. FT.
GARAGE:	490 SQ. FT.
TOTAL AREA UNDER ROOF:	2,719 SQ. FT.
BONUS ROOM:	356 SQ. FT.
TOTAL ROOF SURFACE AREA:	4,001 SQ. FT.

DOOR SCHEDULE

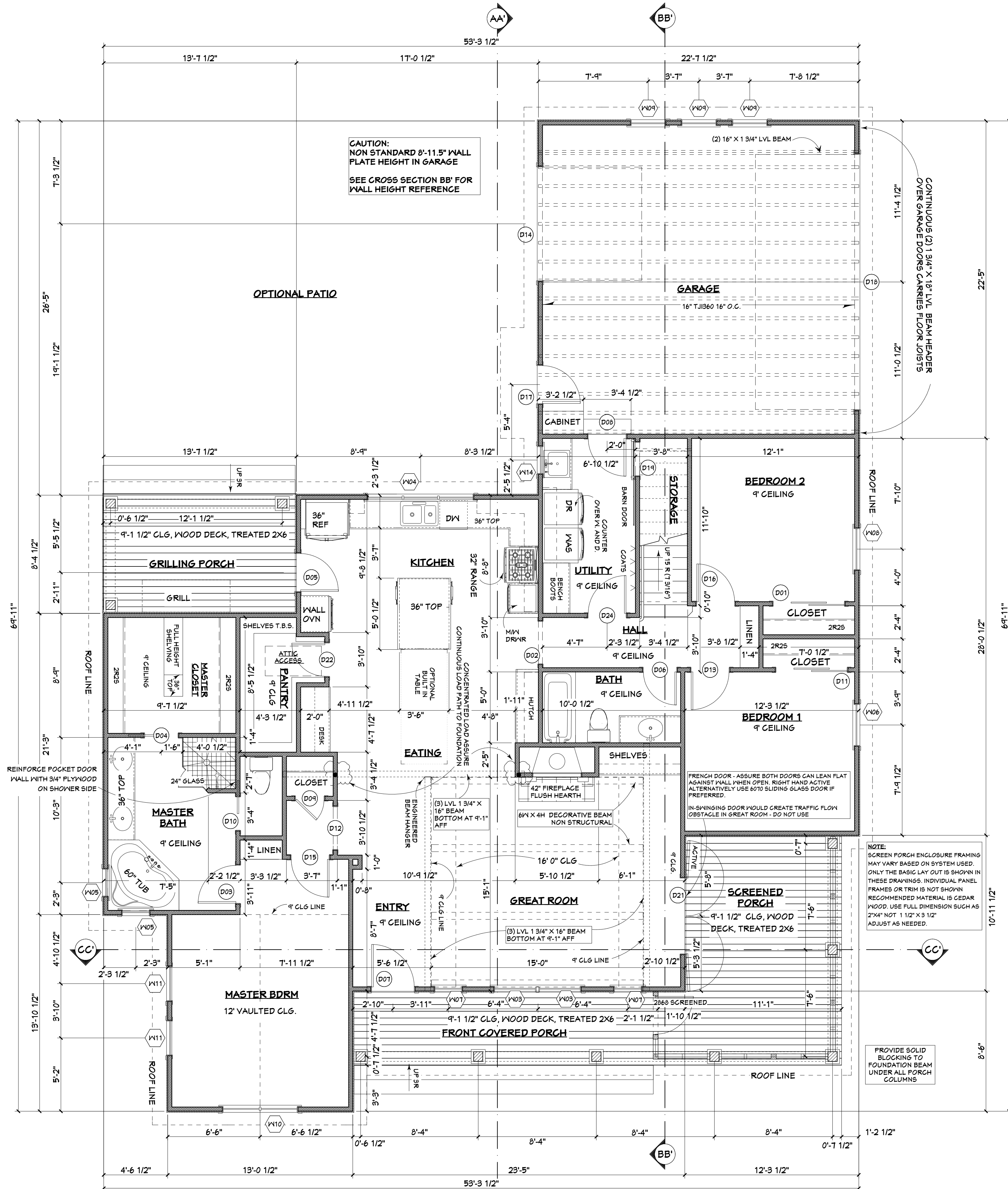
NUMBER	ROOM NAME	FLOOR	QTY	SIZE	DESCRIPTION	COMMENTS
D01	CLOSET/BEDROOM 2	1	1	5'0" R	SLIDING DOOR	
D02	KITCHEN/HALL	1	1	3'0" R	DOORWAY	
D03	MASTER BATH/MASTER BDRM	1	1	2'0" L IN	HINGED DOOR	
D04	MASTER BATH/MASTER CLOSET	1	1	2'4" L IN	POCKET DOOR	
D05	KITCHEN/GRILLING PORCH	1	1	2'0" R EX	EXT GLASS DOOR	
D06	BATH/HALL	1	1	2'4" L IN	HINGED DOOR	
D07	ENTRY/FRONT COVERED PORCH	1	1	3'0" L EX	EXT GLASS DOOR	
D08	UTILITY/GARAGE	1	1	2'0" L EX	EXT FIRE RATED SLAB DOOR	
D09	MASTER BDRM HALL/CLOSET	1	1	2'0" R IN	HINGED DOOR	
D10	MASTER BATH/MASTER BATH	1	1	2'4" L IN	POCKET DOOR	
D11	BEDROOM 1/CLOSET	1	1	3'0" R IN	SLIDING DOOR	
D12	MASTER BDRM HALL/KITCHEN	1	1	3'0" R	DOORWAY	
D13	BEDROOM 1/HALL	1	1	2'0" R IN	HINGED DOOR	
D14	GARAGE	1	1	1'0" R	OVERHEAD DOOR	
D15	MASTER BDRM HALL/MASTER BDRM	1	1	2'8" L IN	HINGED DOOR	
D16	BEDROOM 2/HALL	1	1	2'0" L IN	HINGED DOOR	
D17	GARAGE	1	1	2'0" R EX	EXT HINGED DOOR	
D18	GARAGE	1	1	1'0" R	OVERHEAD DOOR	
D19	STORAGE/UTILITY	1	1	2'4" R	DOORWAY	BARN DOOR
D20	STORAGE/UTILITY	1	1	2'6" L IN	HINGED DOOR	BONUS R.
D21	GREAT ROOM/SCREENED PORCH	1	1	5'4" L R EX	EXT DOUBLE GLASS DOOR	OUT SWINGING
D22	PANTRY/KITCHEN	1	1	2'4" R IN	HINGED GLASS PANEL	ATTIC ACCESS
D23	UTILITY/HALL	1	1	2'4" R IN	EXT SLAB	
D24	UTILITY/HALL	1	1	2'0" R IN	HINGED DOOR	

VERIFY EGRESS REQUIREMENTS, VERIFY SAFETY GLAZING AS REQUIRED BY CODE
HEADER HEIGHT IS STANDARD 84" ABOVE SUBFLOOR UNLESS NOTED OTHERWISE

WINDOW SCHEDULE

NUMBER	ROOM NAME	FLOOR	QTY	SIZE	DESCRIPTION	COMMENTS
W01	GREAT ROOM/FRONT COVERED PORCH	2	2	2840SG	SINGLE CASEMENT-HR	BONUS ROOM HEADER 6'-3" ABOVE SUBFLOOR
W02	GREAT ROOM/FRONT COVERED PORCH	2	1	71030	FIXED GLASS	GREAT ROOM UPPER
W03	KITCHEN	1	2	3050FX	FIXED GLASS	
W04	MASTER BATH	1	1	1636TC	TRIPLE CASEMENT-LHL/RHR	
W05	MASTER BATH	1	2	2030FX	FIXED GLASS	
W06	BEDROOM 1	1	1	3050SG	SINGLE CASEMENT-HR	
W07	GREAT ROOM/FRONT COVERED PORCH	1	2	2050FX	FIXED GLASS	
W08	BEDROOM 2	1	1	3050SG	SINGLE CASEMENT-HR	
W09	GARAGE	1	3	2618FX	FIXED GLASS	
W10	MASTER BDRM	1	1	5450DC	DOUBLE CASEMENT-LHL/RHR	
W11	MASTER BDRM	1	2	2618FX	FIXED GLASS	HEADER 5' 6" ABOVE LANDING
W12	MASTER BDRM	2	3	2618FX	FIXED GLASS	BONUS ROOM HEADER 8'-3" ABOVE SUBFLOOR
W13	UTILITY	2	1	5030DC	DOUBLE CASEMENT-LHL/RHR	
W14	UTILITY	1	1	2030FX	FIXED GLASS	

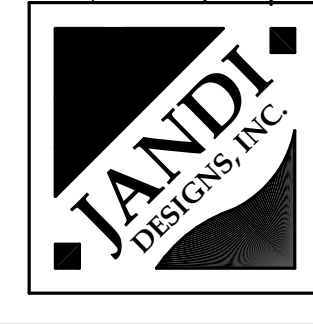
One window in bonus room and bedrooms must meet egress requirements

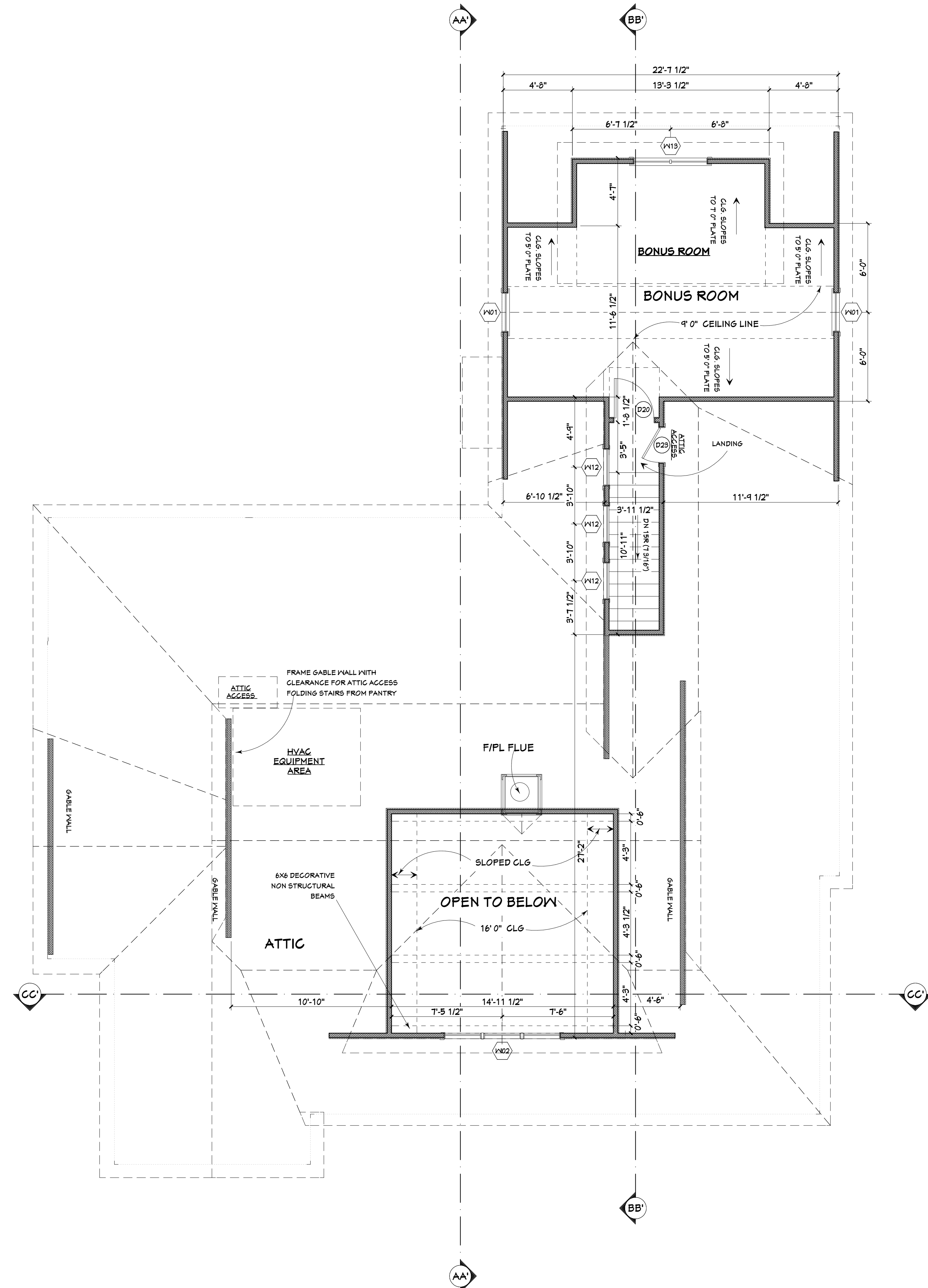


FIRST FLOOR PLAN

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

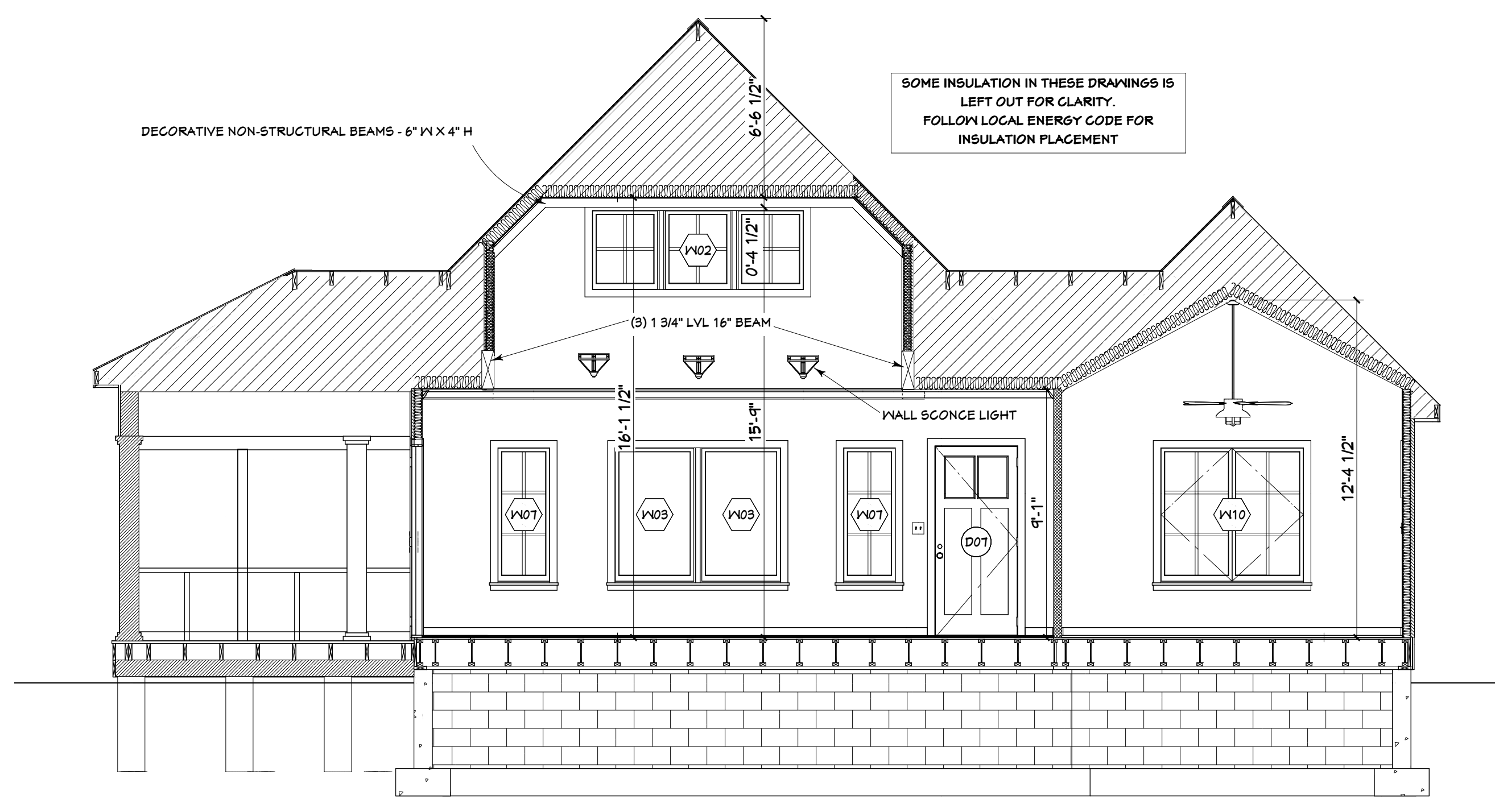
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BONUS ROOM PLAN

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



CROSS SECTION CC'

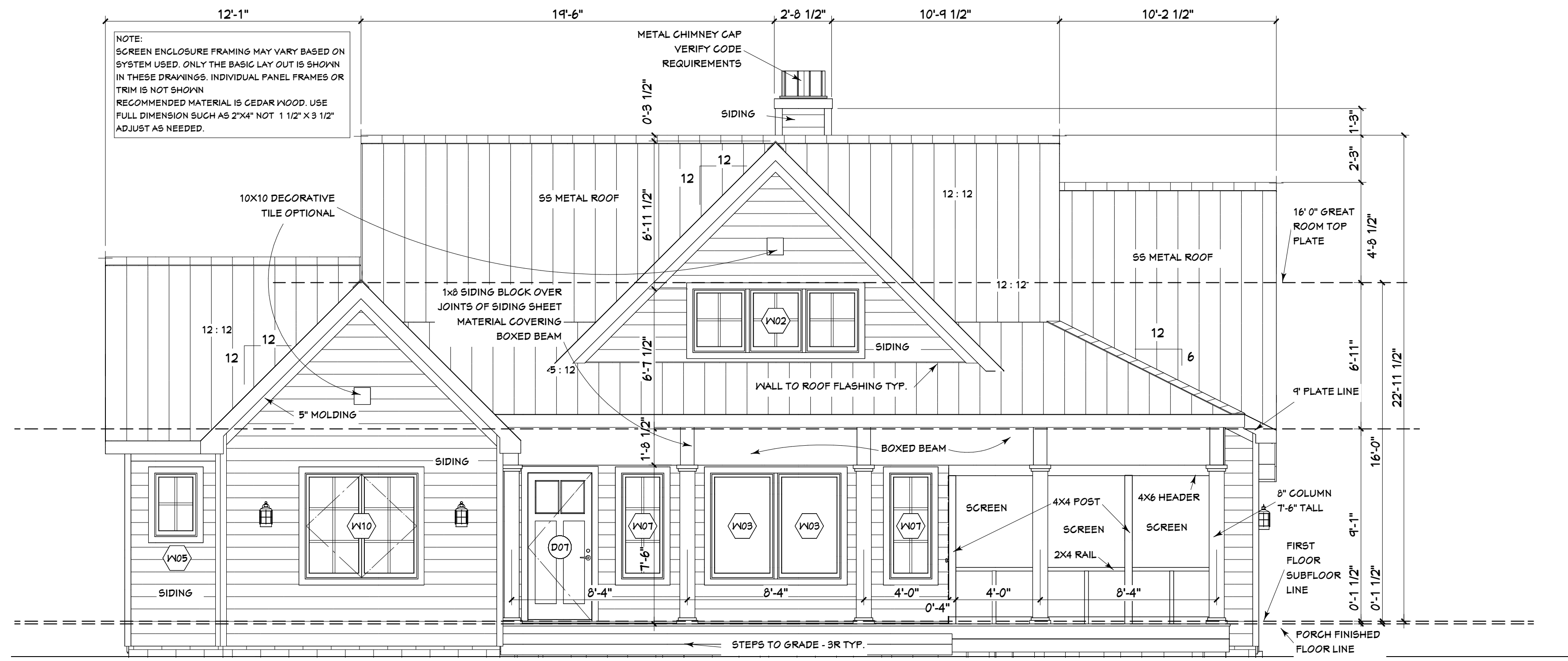
SCALE: 1/4" = 1' - 0"

USE 6'-8" DOOR IF 7'-0" ARE NOT AVAILABLE
VERIFY SAFETY GLAZING AS REQUIRED BY CODE

NUMBER	ROOM NAME	FLOOR	QTY	SIZE	DESCRIPTION	COMMENTS
D01	CLOSET/BEPROOM 2		1	3070 R IN	SLIDING DOOR	
D02	KITCHEN/HALL		1	3070	DOORWAY	
D03	MASTER BATH/MASTER BDRM		1	2670 L IN	HINGED DOOR	
D04	MASTER BATH/MASTER CLOSET		1	2470 L	POCKET LOUVERED	
D05	KITCHEN/GRILLING PORCH		1	2670 R EX	EXT GLASS DOOR	
D06	BATH/HALL		1	2470 L IN	HINGED DOOR	
D07	ENTRY/FRONT COVERED PORCH		1	3070 L EX	EXT EGRESS DOOR	
D08	UTILITY/GARAGE		1	2670 L EX	EXT FIRE RATED SLAB DOOR	
D09	MASTER BDRM HALL/CLOSET		1	2070 R IN	HINGED DOOR	
D10	MASTER BATH/MASTER BATH		1	2470 L	POCKET DOOR	
D11	BEDROOM 1/CLOSET		1	3070 R IN	SLIDING DOOR	
D12	MASTER BDRM HALL/KITCHEN		1	3070	DOORWAY	
D13	BEDROOM 1/HALL		1	2670 R IN	HINGED DOOR	
D14	GARAGE		1	3070	OVERHEAD DOOR	
D15	MASTER BDRM HALL/MASTER BDRM		1	2670 L IN	HINGED DOOR	
D16	BEDROOM 2/HALL		1	2670 L IN	HINGED DOOR	
D17	GARAGE		1	2670 R EX	EXT HINGED DOOR	
D18	GARAGE		1	18070	OVERHEAD DOOR	
D19	STORAGE/UTILITY		1	2470	DOORWAY	
D20			1	2668 L IN	HINGED DOOR	BARN DOOR
D21	GREAT ROOM/SCREENED PORCH		1	5470 L/R EX	EXT DOUBLE GLASS DOOR	OUT SWINGING
D22	PANTRY/KITCHEN		1	2470 R IN	HINGED-GLASS PANEL	
D23			1	2468 R IN	EXT SLAB	ATTIC ACCESS
D24	UTILITY/HALL		1	2670 R IN	HINGED DOOR	

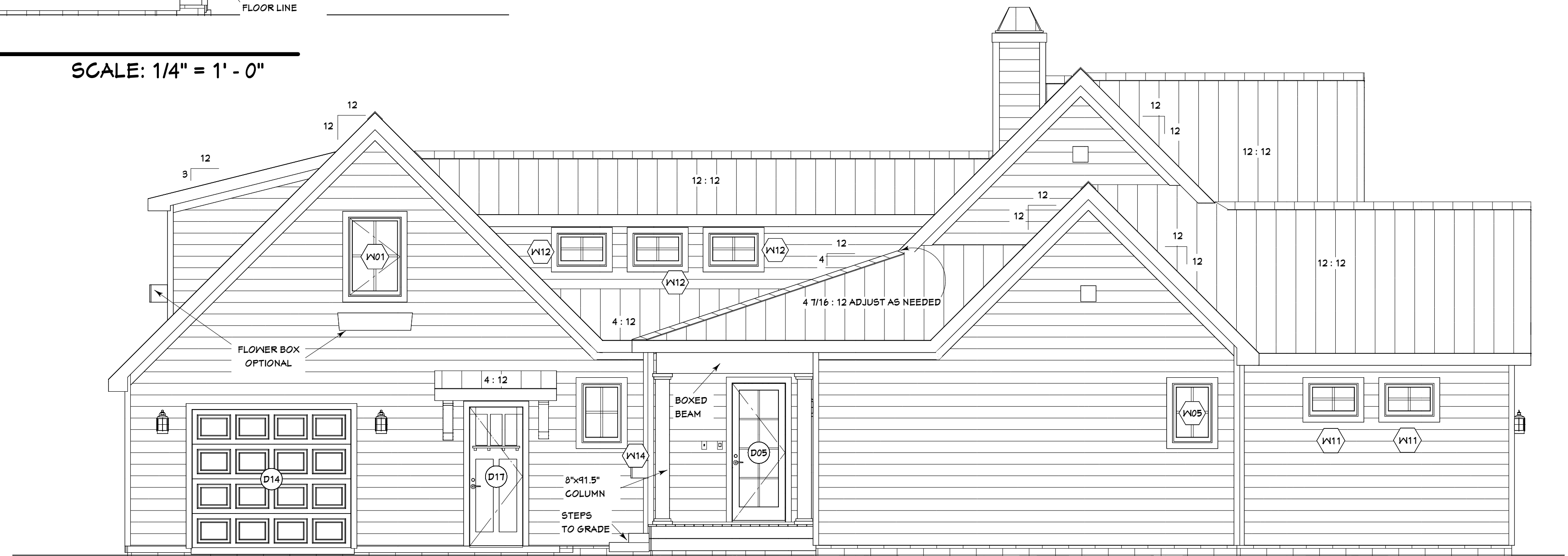
VERIFY EGRESS REQUIREMENTS, VERIFY SAFETY GLAZING AS REQUIRED BY CODE
HEADER HEIGHT IS STANDARD 84" ABOVE SUBFLOOR UNLESS NOTED OTHERWISE

NUMBER	ROOM NAME	FLOOR	QTY	SIZE	DESCRIPTION	COMMENTS
W01		2	2	2840SC	SINGLE CASEMENT-HR	BONUS ROOM HEADER 6'-3" ABOVE SUBFLOOR
W02		2	1	T1030	(B) 2630 FIXED GLASS MULLED	GREAT ROOM UPPER
W03	GREAT ROOM/FRONT COVERED PORCH	1	2	3050FX	FIXED GLASS	
W04	KITCHEN	1	1	7636TC	TRIPLE CASEMENT-LHL/RHR	
W05	MASTER BATH	1	2	2030FX	FIXED GLASS	
W06	BEDROOM 1	1	1	3050SC	SINGLE CASEMENT-HR	
W07	GREAT ROOM/FRONT COVERED PORCH	1	2	2050FX	FIXED GLASS	
W08	BEDROOM 2	1	1	3050SC	SINGLE CASEMENT-HR	
W09	GARAGE	1	3	2618FX	FIXED GLASS	
W10	MASTER BDRM	1	1	5450DC	DOUBLE CASEMENT-LHL/RHR	
W11	MASTER BDRM	1	2	2618FX	FIXED GLASS	HEADER 5' 6" ABOVE LANDING
W12		2	3	2618FX	FIXED GLASS	BONUS ROOM HEADER 6'-3" ABOVE SUBFLOOR
W13		2	1	5030DC	DOUBLE CASEMENT-LHL/RHR	
W14	UTILITY	1	1	2030FX	FIXED GLASS	



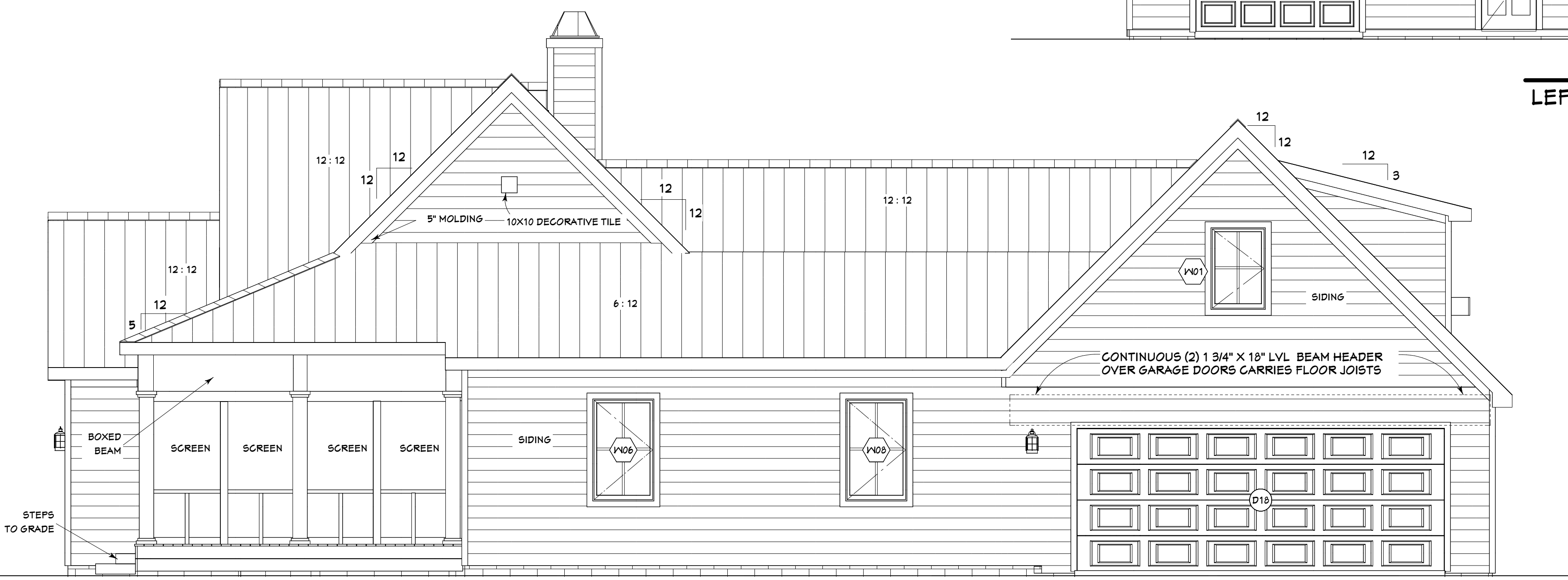
FRONT ELEVATION

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



LEFT ELEVATION

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

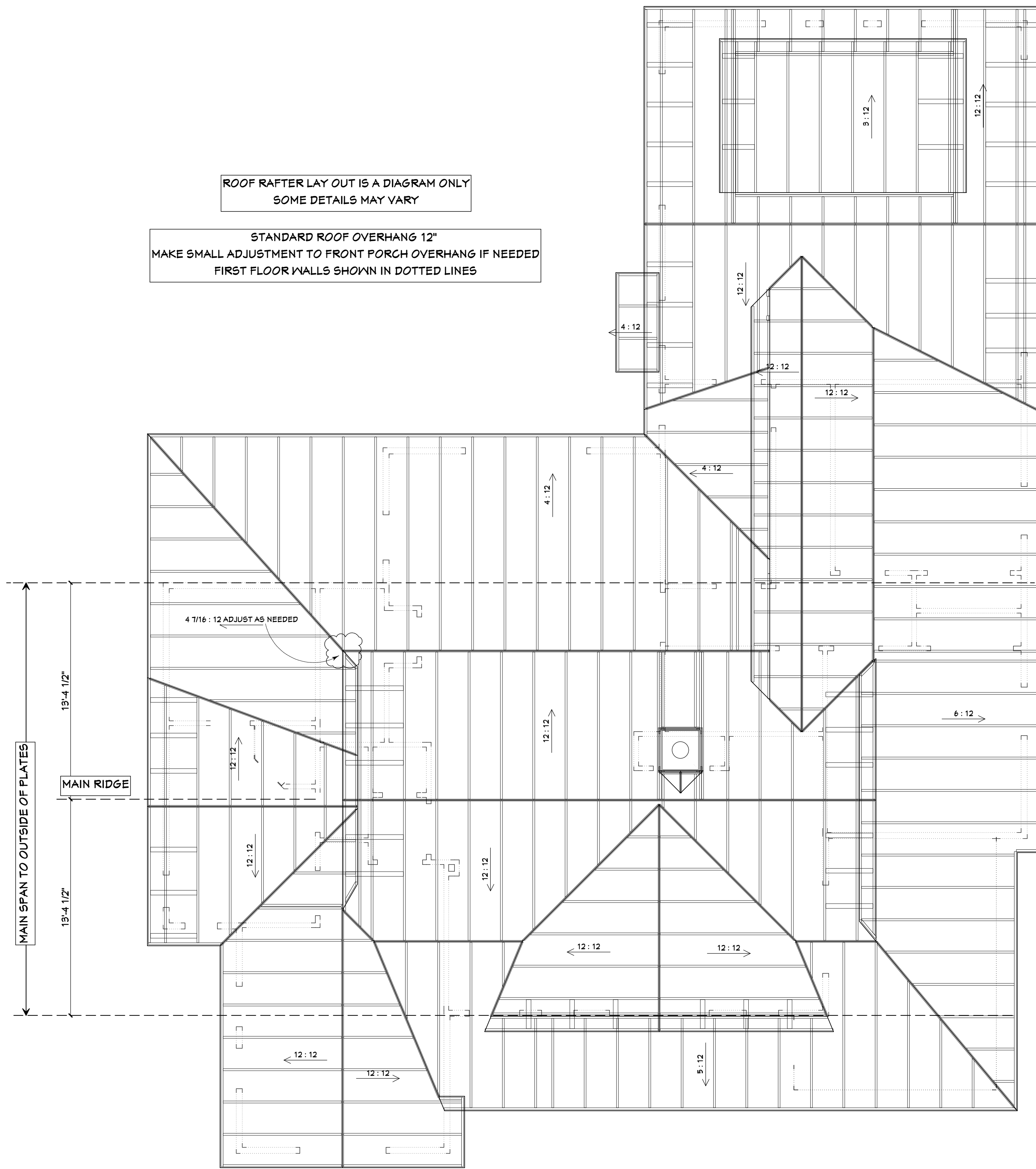


RIGHT ELEVATION

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

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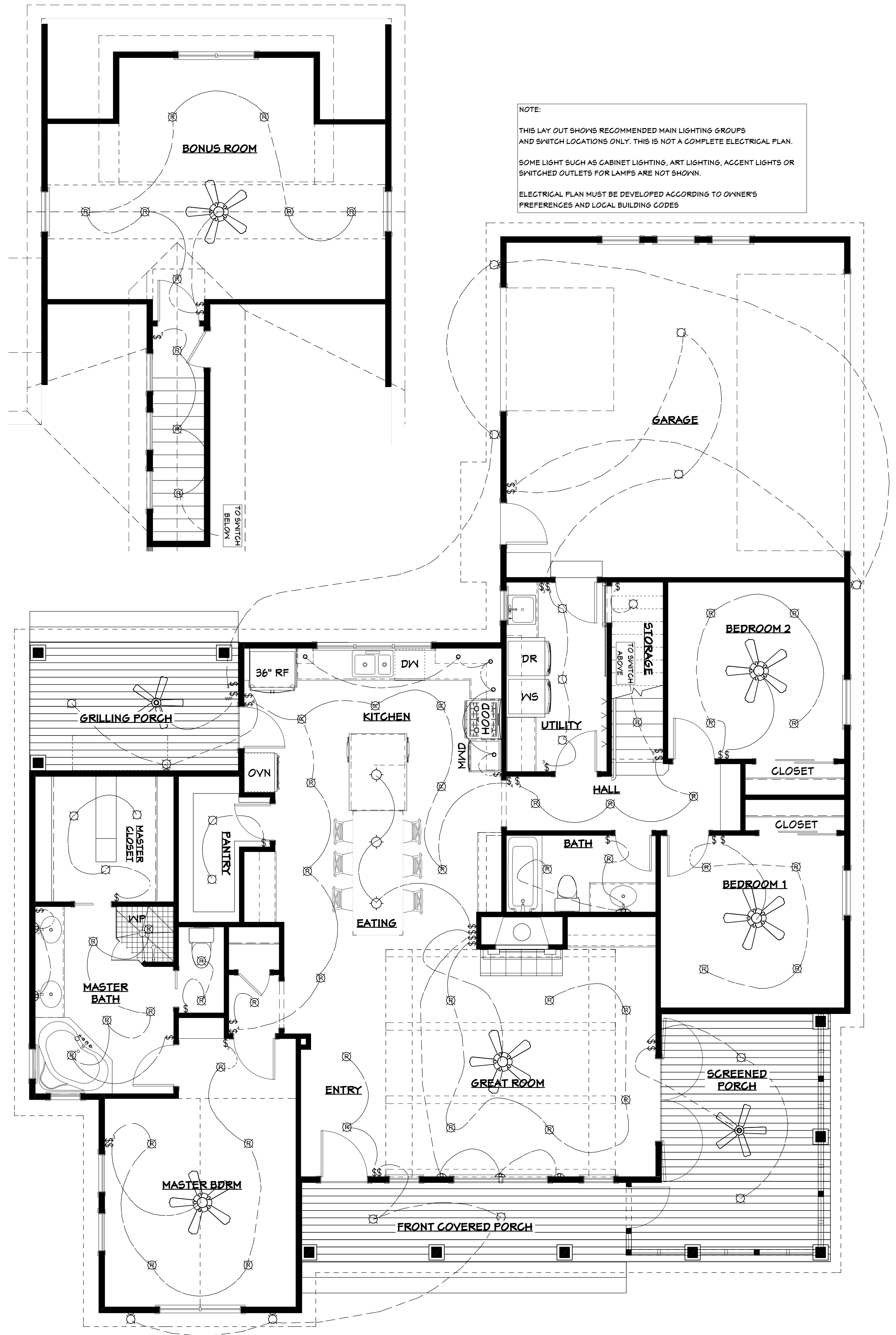


ROOF RAFTER LAY OUT IS A DIAGRAM ONLY
SOME DETAILS MAY VARY

STANDARD ROOF OVERHANG 12"
MAKE SMALL ADJUSTMENT TO FRONT PORCH OVERHANG IF NEEDED
FIRST FLOOR WALLS SHOWN IN DOTTED LINES

ROOF PLAN

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



NOTE:
THIS LAY OUT SHOWS RECOMMENDED MAIN LIGHTING GROUPS
AND SWITCH LOCATIONS ONLY. THIS IS NOT A COMPLETE ELECTRICAL PLAN.
SOME LIGHT SUCH AS CABINET LIGHTING, ART LIGHTING, ACCENT LIGHTS OR
SWITCHED OUTLETS FOR LAMPS ARE NOT SHOWN.
ELECTRICAL PLAN MUST BE DEVELOPED ACCORDING TO OWNER'S
PREFERENCES AND LOCAL BUILDING CODES

LIGHTING AND SWITCH LOCATION LAY OUT

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



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ROOF PLAN, LIGHTING LAY OUT PLAN scale: 1/4" = 1' - 0"

PLAN : ADEX1808 CR RR

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FROM KITCHEN TO GREAT ROOM



FROM GREAT ROOM TO KITCHEN

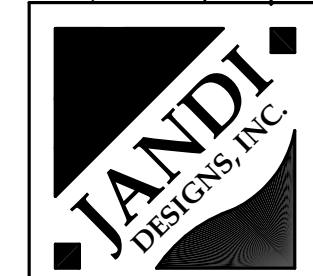


FROM KITCHEN TO GREAT ROOM 2



FROM ENTRY

3D VIEWS - FOR VISUALIZATION ONLY. SOME DETAILS MAY VARY OR BE MISSING



3D VIEW DRAWINGS - NO SCALE
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 SHEET

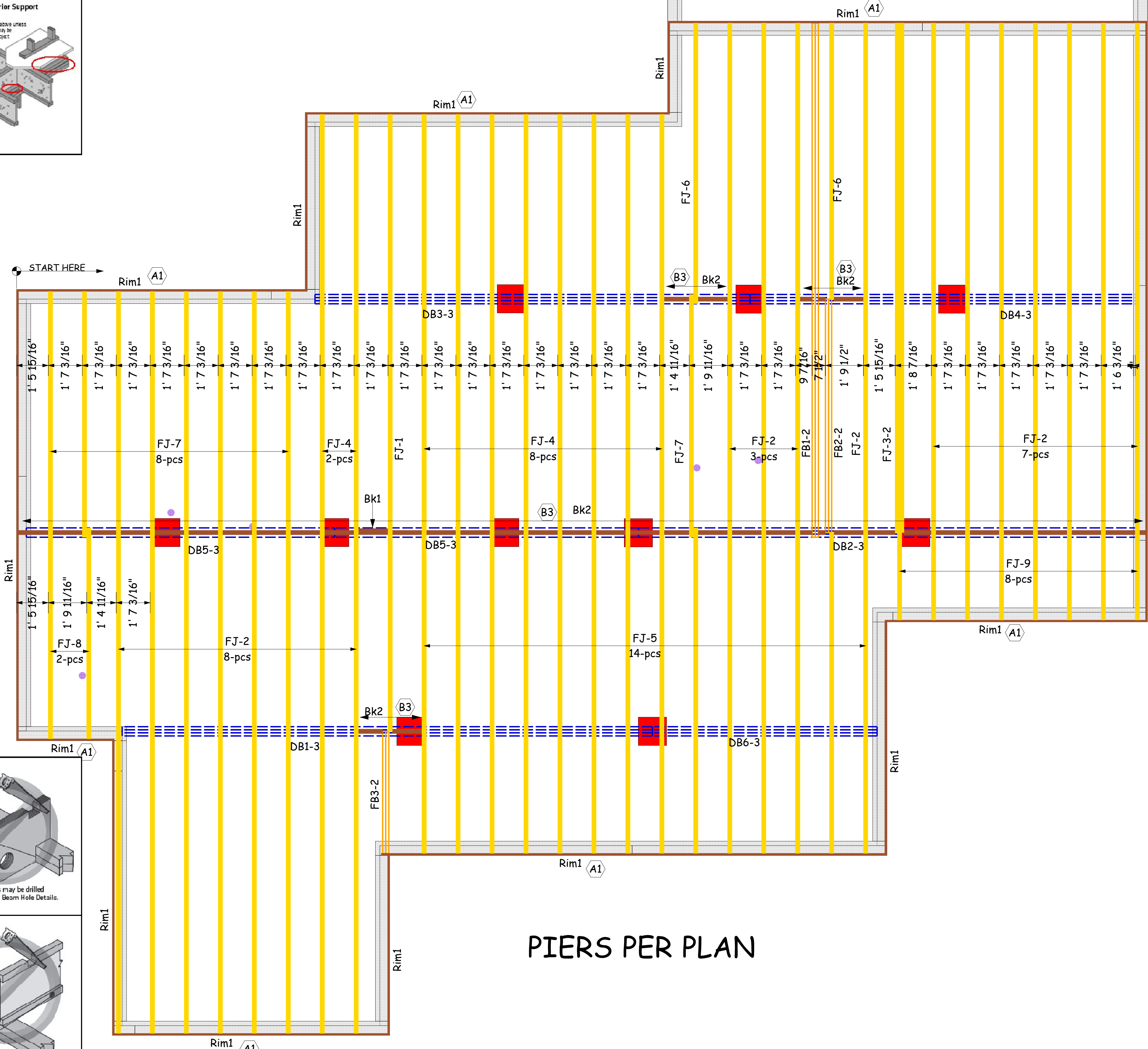
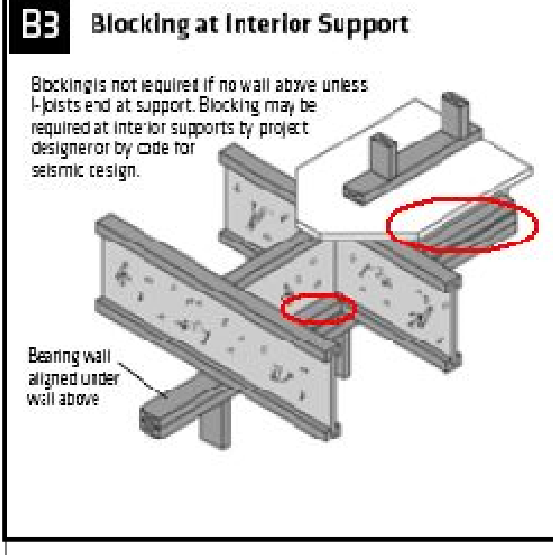
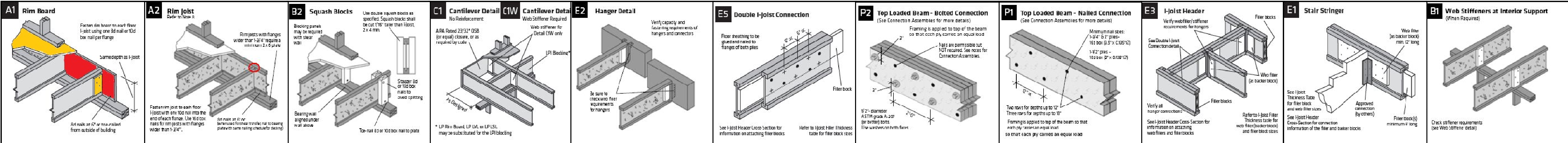
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 PDF# 0720

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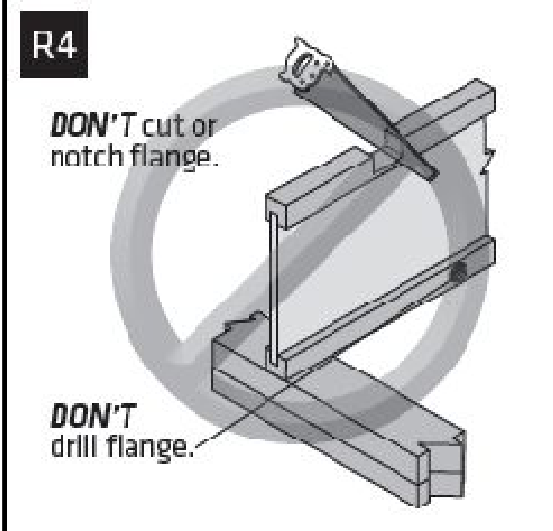
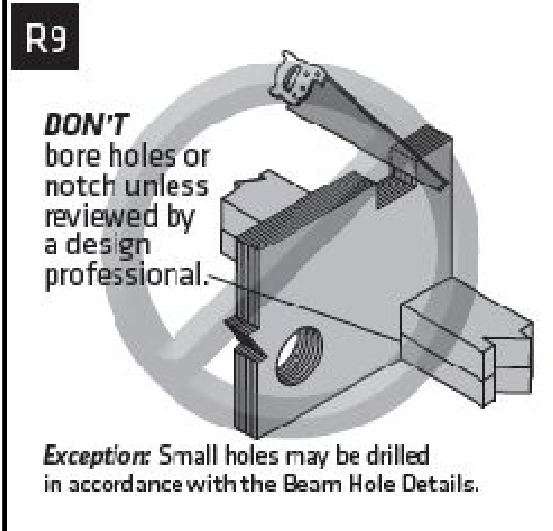
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- GENERAL NOTES:**
- 1.) READ THE INSTALLATION GUIDE BEFORE FRAMING.
 - 2.) ALL WALLS SHOWN ARE LOAD BEARING UNLESS NOTED OTHERWISE. WALLS NOT SHOWN ARE CONSIDERED NON-LOAD BEARING.
 - 3.) UNLESS STATED OTHERWISE ALL CEILING & ROOF LOADS BRACE DIRECTLY TO LOAD BEARING WALLS SUPPORTED BY FOUNDATION.
 - 4.) CONTACT BUILDERS FIRSTSOURCE BEFORE MAKING ANY ALTERATIONS OR ADJUSTMENTS...FAILURE TO DO SO MAY RESULT IN COSTLY REPAIRS.



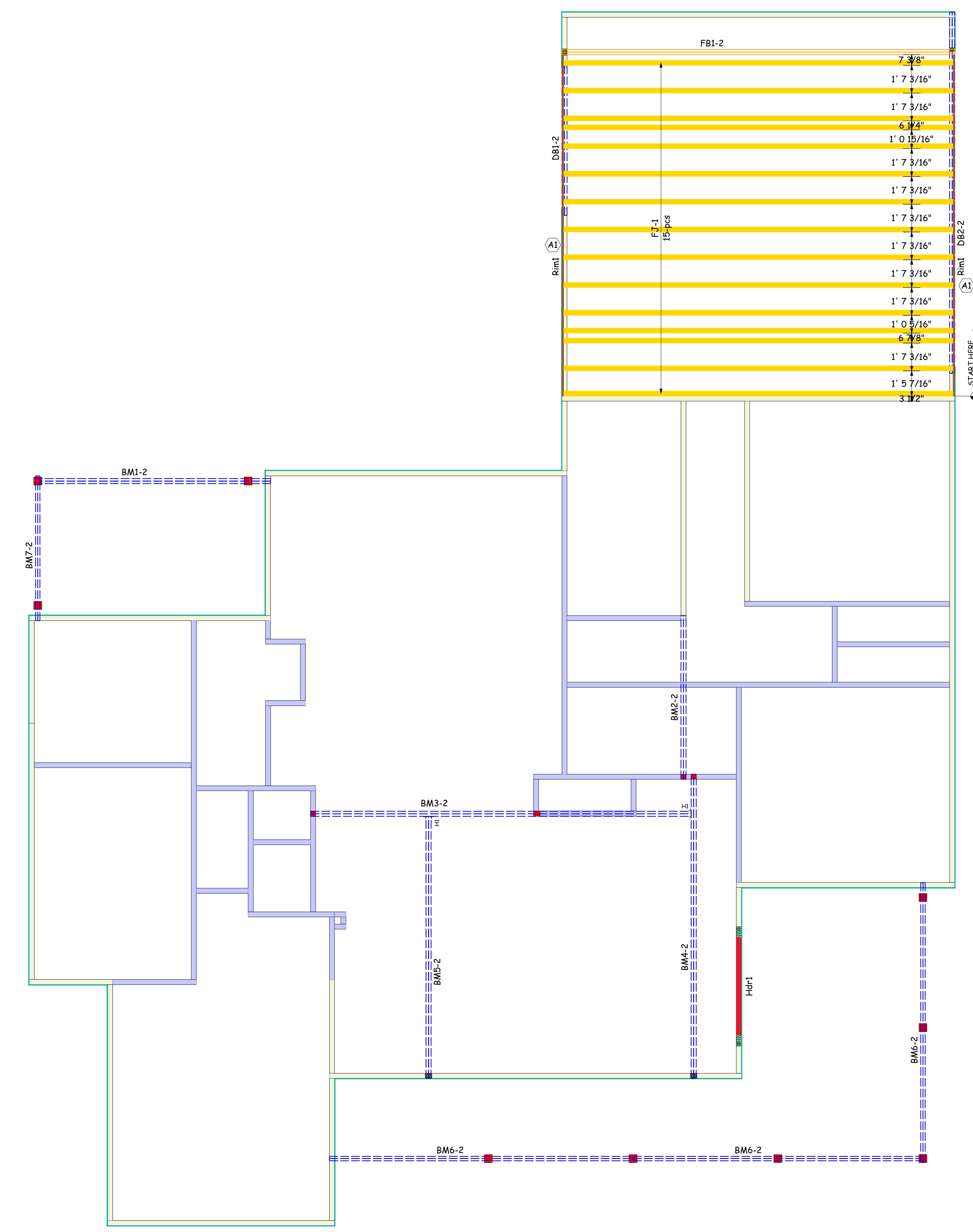
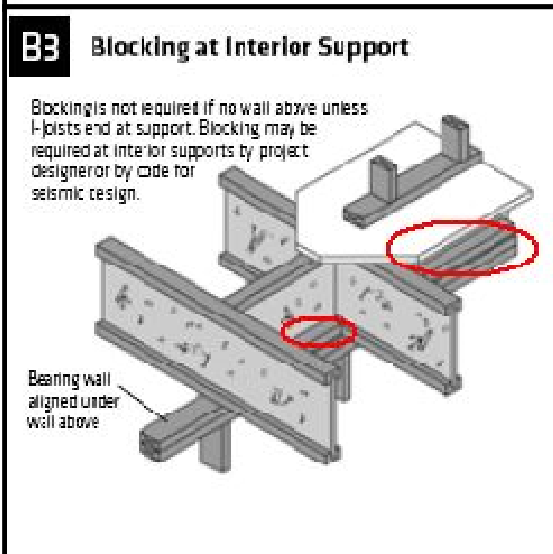
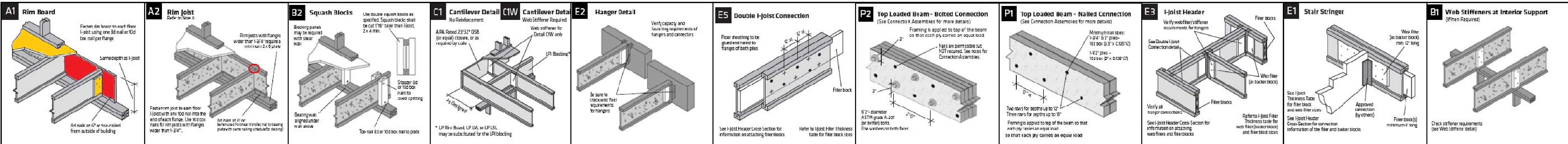
PlotID	Length	Product	Plies	Net Qty
FJ-1	30' 0"	11-7/8" LPI 20Plus	1	1
FJ-2	24' 0"	11-7/8" LPI 20Plus	1	19
FJ-3-2	24' 0"	11-7/8" LPI 20Plus	2	2
FJ-4	20' 0"	11-7/8" LPI 20Plus	1	10
FJ-5	16' 0"	11-7/8" LPI 20Plus	1	14
FJ-6	14' 0"	11-7/8" LPI 20Plus	1	2
FJ-7	12' 0"	11-7/8" LPI 20Plus	1	9
FJ-8	10' 0"	11-7/8" LPI 20Plus	1	2
FJ-9	6' 0"	11-7/8" LPI 20Plus	1	8
FB1-2	26' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2
FB2-2	12' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2
FB3-2	6' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2
DB1-3	26' 0"	1 3/4" x 14" (2.0E 3100) LVL	3	3
DB2-3	24' 0"	1 3/4" x 14" (2.0E 3100) LVL	3	3
DB3-3	22' 0"	1 3/4" x 14" (2.0E 3100) LVL	3	3
DB4-3	20' 0"	1 3/4" x 14" (2.0E 3100) LVL	3	3
DB5-3	16' 0"	1 3/4" x 14" (2.0E 3100) LVL	3	6
DB6-3	12' 0"	1 3/4" x 14" (2.0E 3100) LVL	3	3
Rim1	12' 0"	1-1/8X11-7/8 LP-OSB Plus	1	17
Bk1	2' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2
Bk2	52' 0"	11-7/8" LPI 20Plus	1	1



PIERS PER PLAN

GROFF
NESTER
1ST FLOOR PLACEMENT PLAN
Builders FirstSource, Central Carolina Markets
DRAWN BY: Vernon Schmidt
DATE: 5/13/2022
SCALE: NTS
JOB NUMBER: 3174778

MINIMUM DESIGN DATA
LIVE LOAD 40 PSF
DEAD LOAD 10 PSF
TOTAL LOAD 50 PSF
DOL = 100%
DEFLECTION CRITERIA
L/480 (MINIMUM)
ARCHITECTURAL PLAN DATE
XX-XX-XX
REVISED ARCH. PLAN DATE
XX-XX-XX
3174778
Sheet
1 of 2

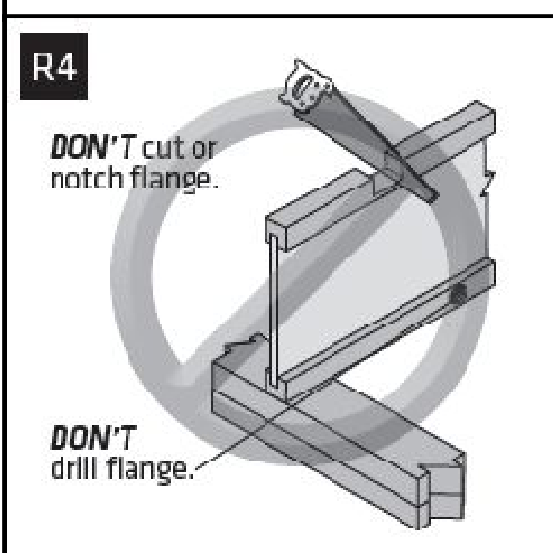
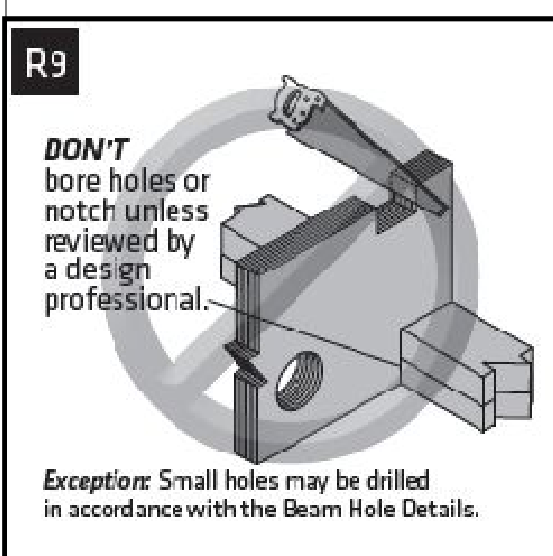


Products				
PlotID	Length	Product	Plies	Net Qty
FJ-1	24' 0"	16" LPI 42Plus	1	15
FB1-2	24' 0"	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	2	2
BM1-2	14' 0"	1 3/4" x 9 1/4" (2.0E 3100) LVL	2	2
BM2-2	10' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2
DB1-2	10' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2
BM3-2	22' 0"	1 3/4" x 16" (2.0E 3100) LVL	2	2
DB2-2	22' 0"	1 3/4" x 16" (2.0E 3100) LVL	2	2
BM4-2	18' 0"	1 3/4" x 16" (2.0E 3100) LVL	2	2
BM5-2	16' 0"	1 3/4" x 16" (2.0E 3100) LVL	2	2
BM6-2	18' 0"	2x10 SP No.2	2	6
BM7-2	10' 0"	2x10 SP No.2	2	2
Rim1	12' 0"	1-1/8x16 LP-OSB Plus	1	4

Wall Framing				
PlotID	Length	Product	Plies	Net Qty
Hdr1	8' 0"	2x10 SP No.2	2	2

Accessories				
PlotID	Length	Product	Plies	Net Qty
Web Stiffeners (16" LPI 42Plus)			1	2

Hangers			
PlotID	Qty	Manuf	Product
H1	2	Simpson	HGUS412



Builders FirstSource
www.bfs.com

LP

7601 BOEING DRIVE
GREENSBORO, NC 27409
V (336) 884-5454

4575 HAMPTON ROAD
CLEMMONS, NC 27409
V (336) 712-9910

1135 ROBESON STREET
FAYETTEVILLE, NC 28305
V (910) 485-1111

3189 NC HIGHWAY 5
ABERDEEN NC 28315
V (910) 944-2516

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GROFF

NESTER

2ND FLOOR PLACEMENT PLAN

Builders FirstSource, Central Carolina Markets

DRAWN BY: Vernon Schmidt | DATE: 5/13/2022

SCALE: NTS | JOB NUMBER: 3174778

MINIMUM DESIGN DATA

LIVE LOAD 40 PSF
DEAD LOAD 10 PSF

TOTAL LOAD 50 PSF

DOL = 100%

DEFLECTION CRITERIA
L/480 (MINIMUM)

ARCHITECTURAL PLAN DATE
XX-XX-XX

REVISED ARCH. PLAN DATE
XX-XX-XX

3174778

Sheet
2 of 2

ROOF TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss.

Espanol - (NO CORTE, PERFORE, HAGA MUASCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modificación.)

- This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
- The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
- The wood components shown on this diagram are to be used in dry service (moisture content <19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
- Refer to the Truss Design Drawings for specific information about each individual truss design.
- The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
- The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
- In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
- Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
- Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.
- This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
- If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
- The Contractor shall follow the SBCT TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

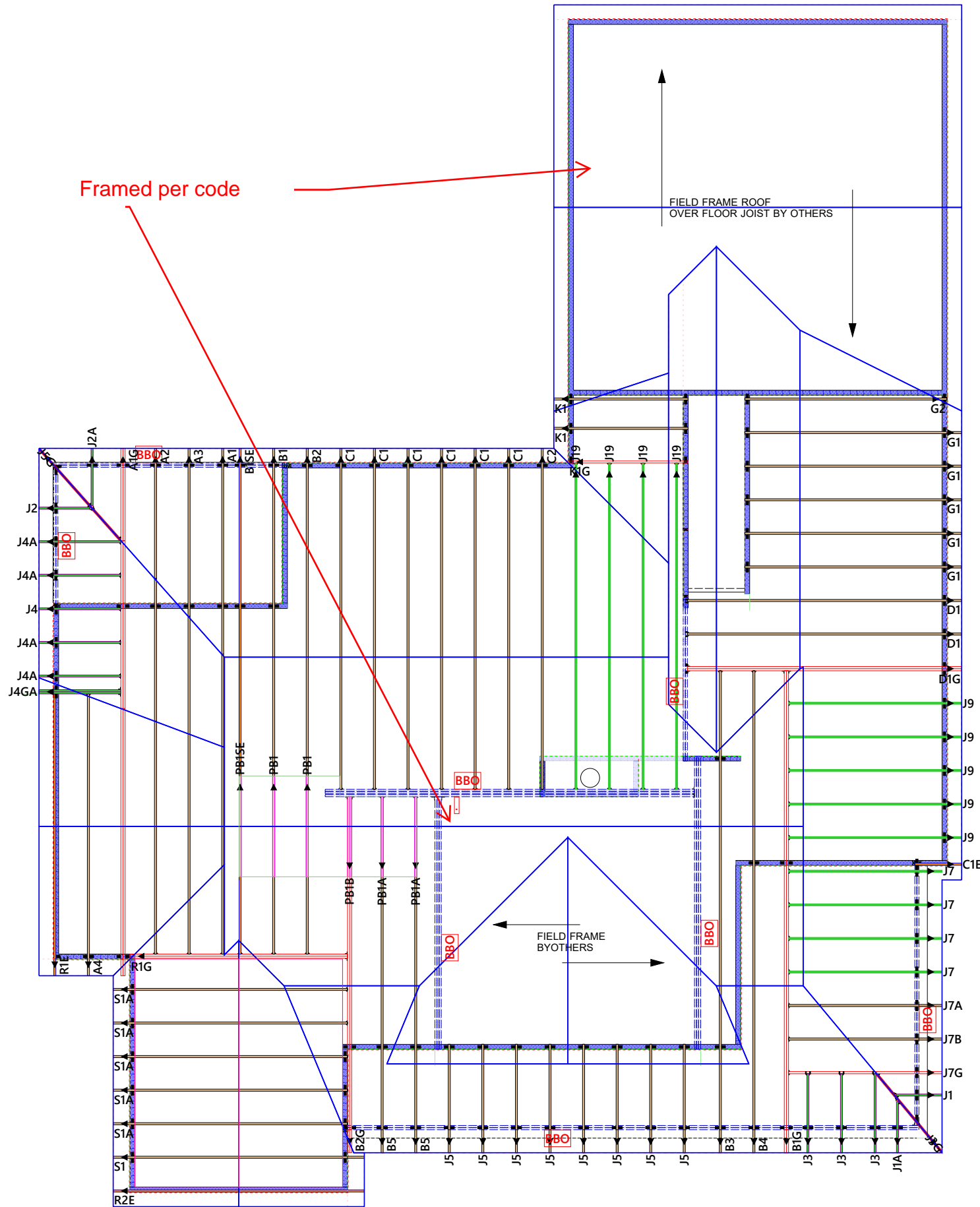
WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.

Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

- Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
- Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.
- BCSI INSTRUCTIONS SHALL BE FOLLOWED:**
 BCSI-B1 = Safe Truss Handling and Installation
 BCSI-B2 = Installation and Temporary Restraint
 BCSI-B3 = Permanent Restraint
 BCSI-B4 = Safe Construction Loading
 BCSI-B5 = Truss Damage and Modification Guidelines
 BCSI-B7 = Floor Truss Installation
 BCSI-B8 = Toe-Nailed Connections
 BCSI-B9 = Multi-Ply Girders
 BCSI-B10 = Post Frame Truss Installation
 BCSI-B11 = Fall Protection
- Follow TPI Requirements for Long Span Trusses (>60').

**TOTAL ROOF AREA
3764.17 SQ FT**



Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Truss instability may increase with building width, height, and length. Buildings under construction are vulnerable to high winds and present a possible safety hazard. It is the responsibility of the contractor and framer to recognize adverse weather conditions and take prompt and appropriate action to protect life and prevent injury. Prior to setting trusses, refer to Building Component Safety Information (BCSI) document produced by SBCT and TPI. Follow BCSI Specifications for Erection and Bracing.

No Scale

Customer Name: PAUL GROFF
 Subdivision: .
 Lot#: . Plan Name: NESTER
 MISC NOTES: .
 3153929

Builders
FirstSource
 Albemarle, NC

Revisions:

Job Number
3153929
 Drawn By:
MEJ
 DATE:
5/11/2022
 Page Number
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