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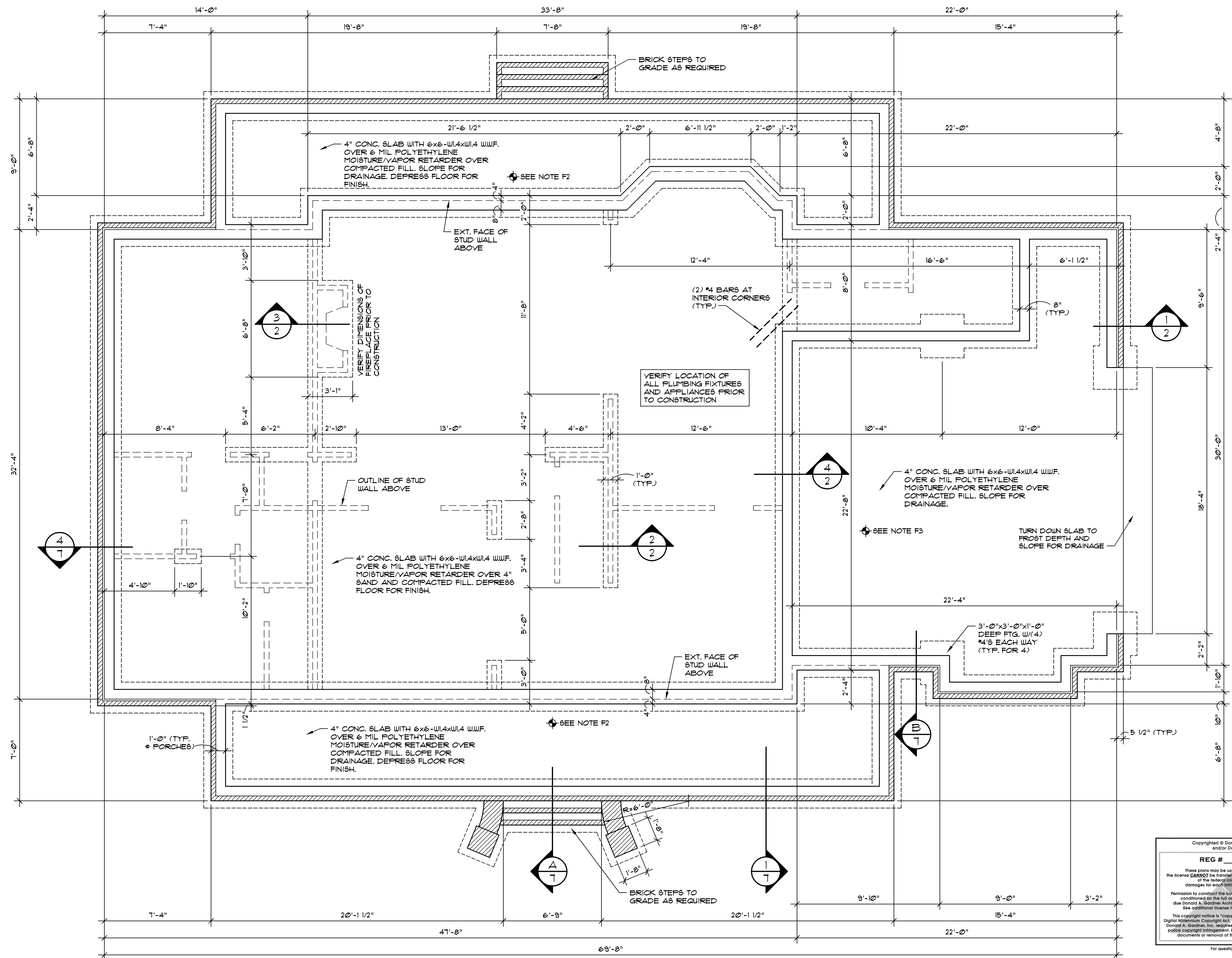
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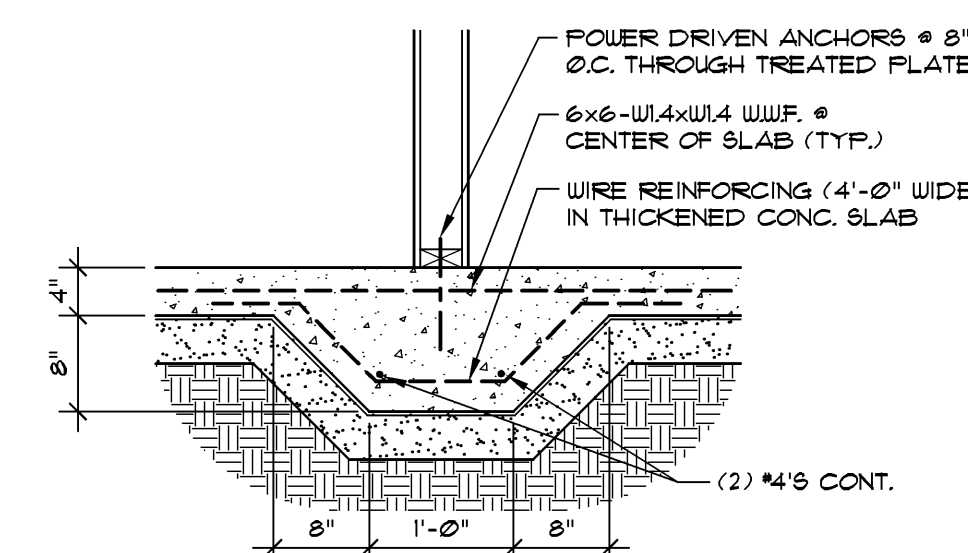
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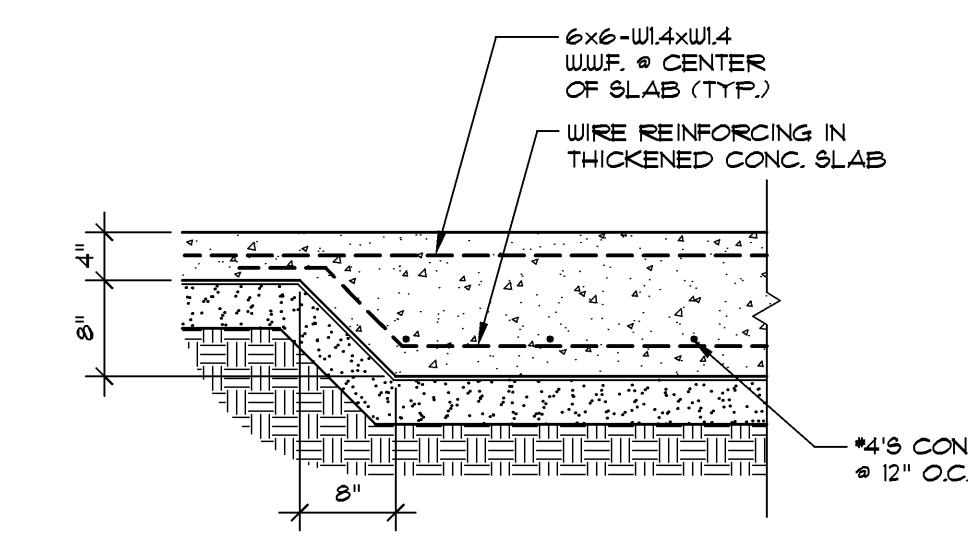
DESIGN NO. 1034-B
SHEET OF DR. 10
COVER SHEET



- ### GENERAL NOTES
- A. GENERAL:**
1. AT THE TIME OF CREATION, PLANS CONFORM TO "CBOBO ONE AND TWO FAMILY DWELLING CODE" OR THE "INTERNATIONAL RESIDENTIAL CODE," HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
 3. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
 4. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
 5. HEARTH DIMENSIONS DETERMINED BY CODE.
 6. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
- B. FRAMING:**
1. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
 2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
 3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
 4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).
- C. VENTILATION:**
1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
 2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.
- D. FOOTINGS:**
1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
 - A. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
 - B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
 2. AT ELEVATED SLABS, PROVIDE #4 REIN. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL AT 48" O.C. AND LIMIT UNBALANCED FILL TO 32" IN HEIGHT.
- E. CHIMNEY CONSTRUCTION:**
1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
 2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
 3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.



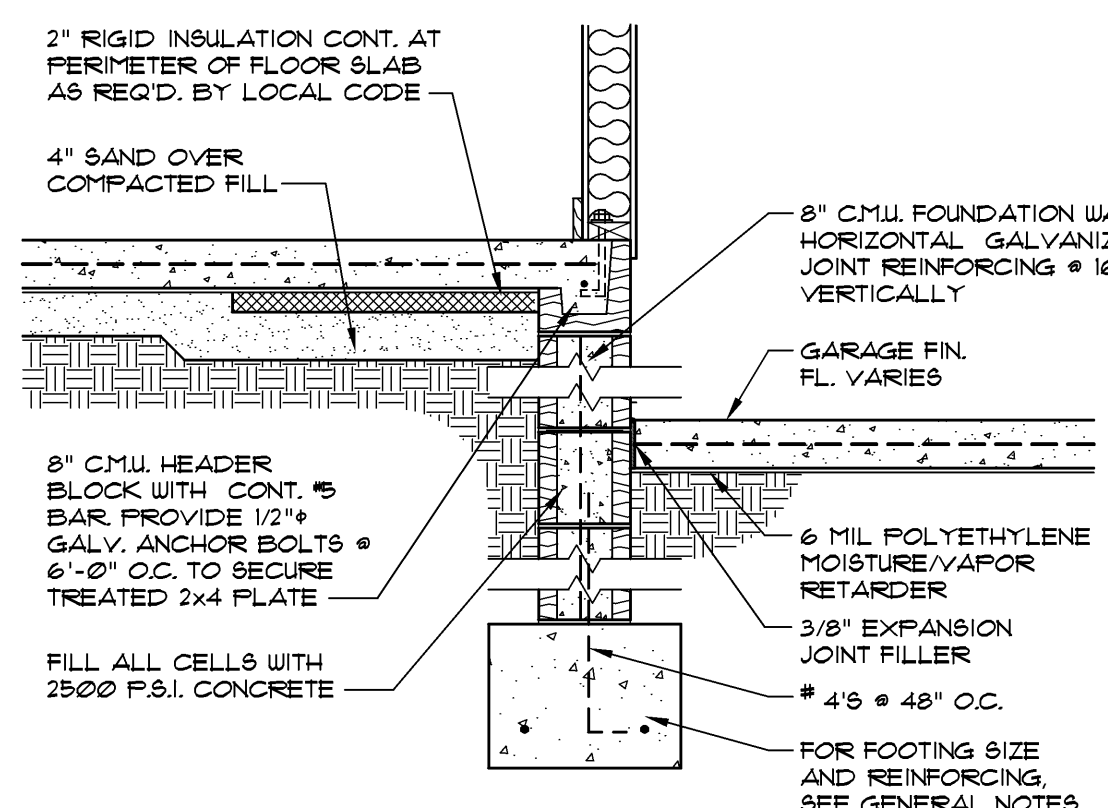
2 DETAIL AT THICKENED SLAB 3/4" x 1'-0" (DETAIL TO BE USED @ INTERIOR LOAD BEARING WALL LOCATIONS)



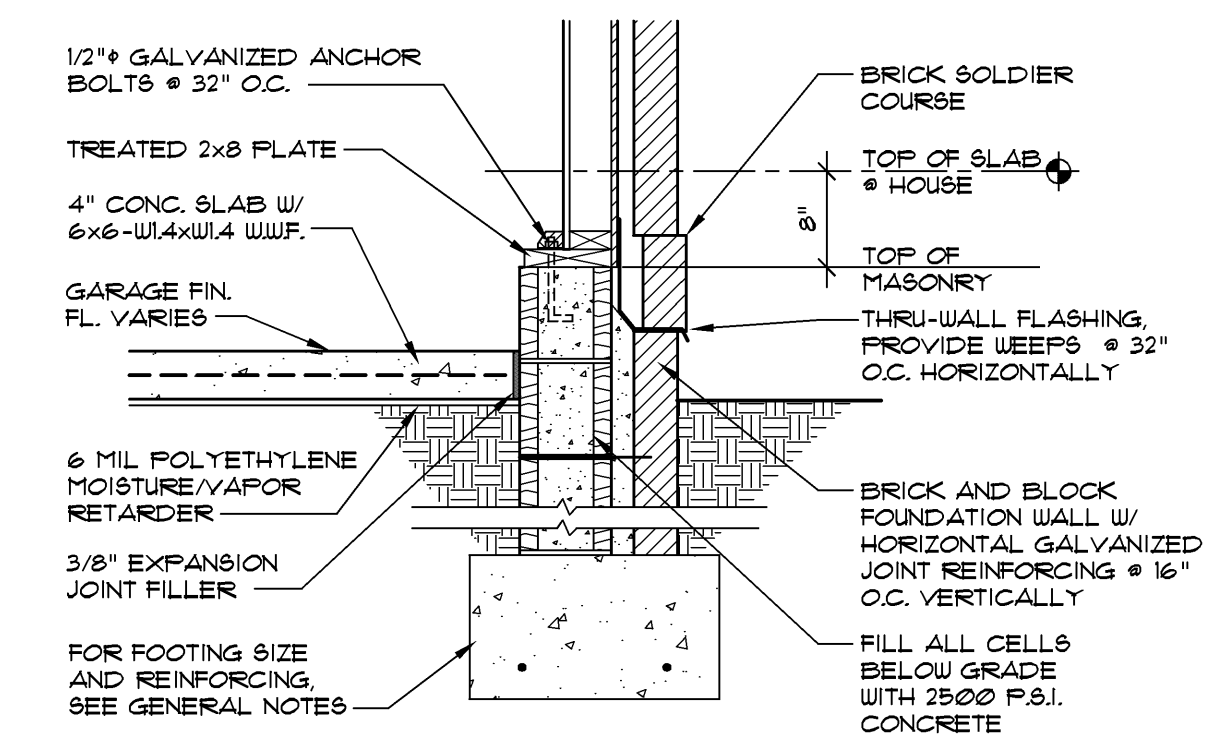
3 DETAIL AT THICKENED SLAB 3/4" x 1'-0" (DETAIL TO BE USED @ INTERIOR LOAD BEARING LOCATIONS)

FOUNDATION PLAN

- ### FOUNDATION NOTES
- F1. PROVIDE CONTROL JOINTS IN SLAB TO DIVIDE INTO AREAS OF 200 SQ. FT. OR LESS.
 - F2. SET PORCH TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY MASONRY COURSING.
 - F3. SET GARAGE TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY GRADE.



4 SECTION 3/4" x 1'-0" SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



1 SECTION 3/4" x 1'-0" SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

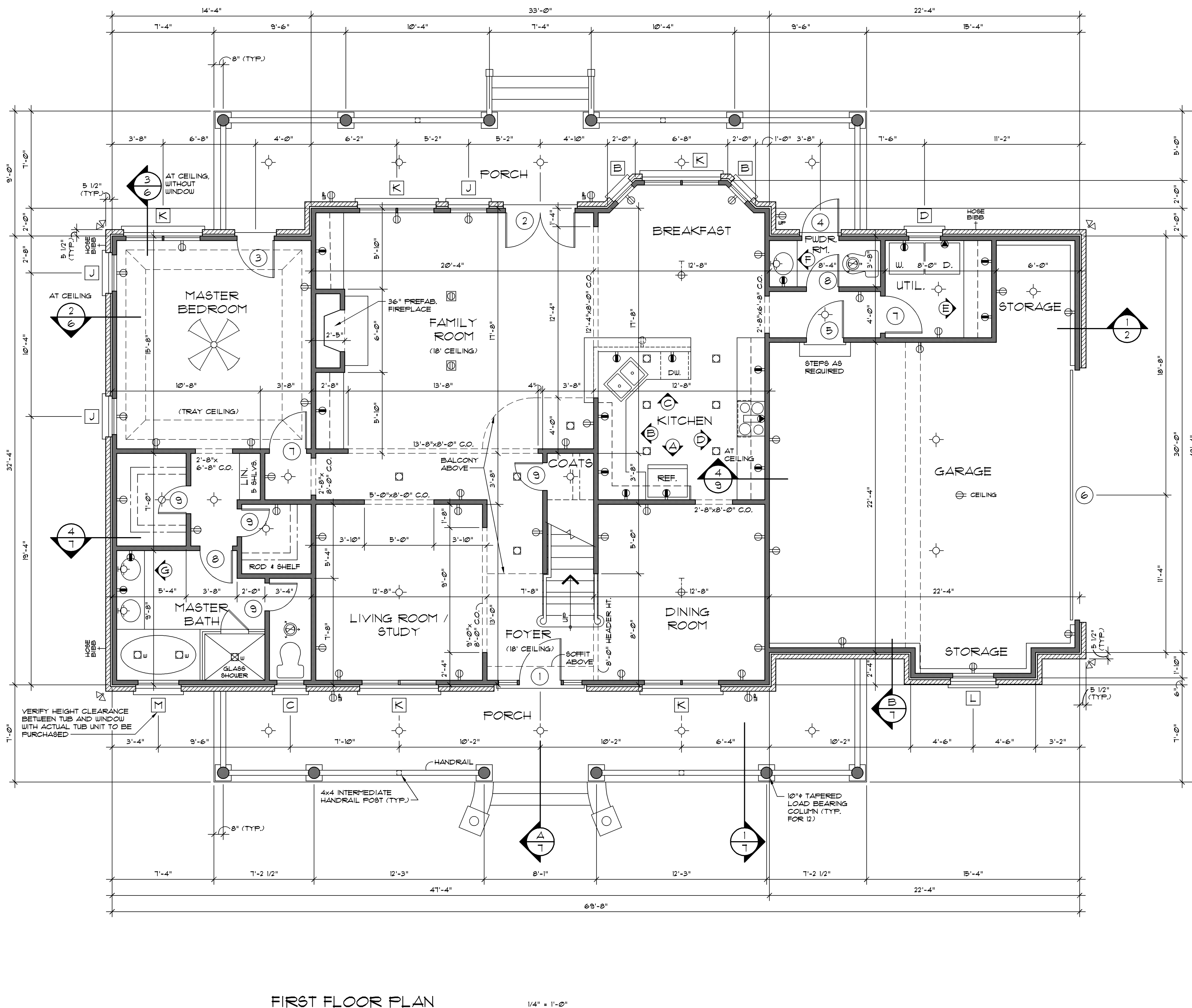
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DESIGN NO. 1034 -B
 SHEET OF DR 2 OF 2
 FOUNDATION PLAN

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

FIRST FLOOR 1809 sq. ft.
 SECOND FLOOR 1171 sq. ft.
 TOTAL LIVING 2980 sq. ft.
 GARAGE + STORAGE 930 sq. ft.
 BONUS ROOM 264 sq. ft.

DOOR SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
1	3'-0" x 6'-8"	1	EXT. THREE-QUARTER GLASS W/ 16" SIDELITES & ELLIPTICAL TRANSOM *	
2	(2) 2'-6" x 6'-8"	1	EXT. FULL GLASS W/ 12" TRANSOM	
3	2'-8" x 6'-8"	1	EXT. FULL GLASS W/ 12" TRANSOM	
4	2'-8" x 6'-8"	1	EXT.	
5	2'-8" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED	
6	18'-0" x 8'-0"	1	GARAGE	
7	2'-8" x 6'-8"	6	INT.	
8	2'-4" x 6'-8"	4	INT.	
9	2'-0" x 6'-8"	6	INT.	
10	(2) 2'-0" x 6'-8"	1	INT. BIFOLD	
11	1'-6" x 6'-8"	1	INT.	

* SEE ELEVATION FOR TRANSOM.

WINDOW SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
A	(3) 1'-8" x 3'-10"	1	D.H.	
B	1'-8" x 6'-2"	2	D.H.	
C	2'-0" x 4'-6"	1	D.H.	
D	2'-4" x 5'-2"	1	D.H.	
E	2'-8" x 3'-0"	1	FIXED, W/ HALF CIRCLE TRANSOM	
F	(2) 2'-8" x 3'-0"	2	FIXED	
G	(2) 2'-8" x 5'-2"	3	D.H. W/ HALF CIRCLE TRANSOM *	
H	(2) 2'-8" x 4'-6"	1	D.H.	
J	2'-8" x 6'-2"	3	D.H.	
K	(2) 2'-8" x 6'-2"	5	D.H.	
L	3'-0" x 5'-2"	1	D.H.	
M	3'-0" x 4'-6"	1	D.H.	

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED. VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE. VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
 * SEE ELEVATION FOR TRANSOM.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR WET AREA
	UNDER CABINET FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN w/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER

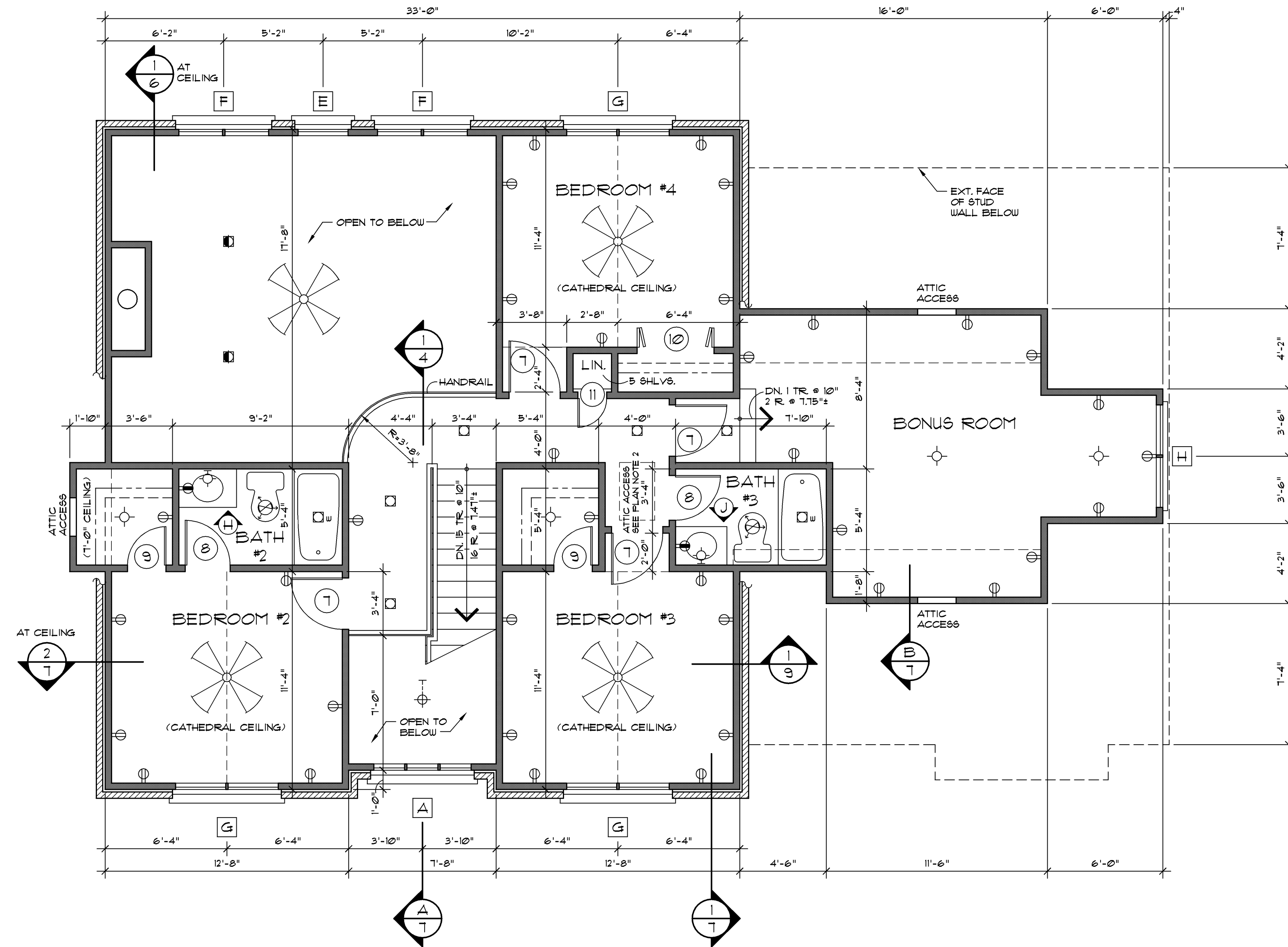
- PLAN NOTES:**
- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
 REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNITS WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR ATTIC OR GARAGE LOCATIONS.
 HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 - TYPICAL WALL, 2x4'S @ 16" O.C. UNLESS OTHERWISE DIMENSIONED.
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 - PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

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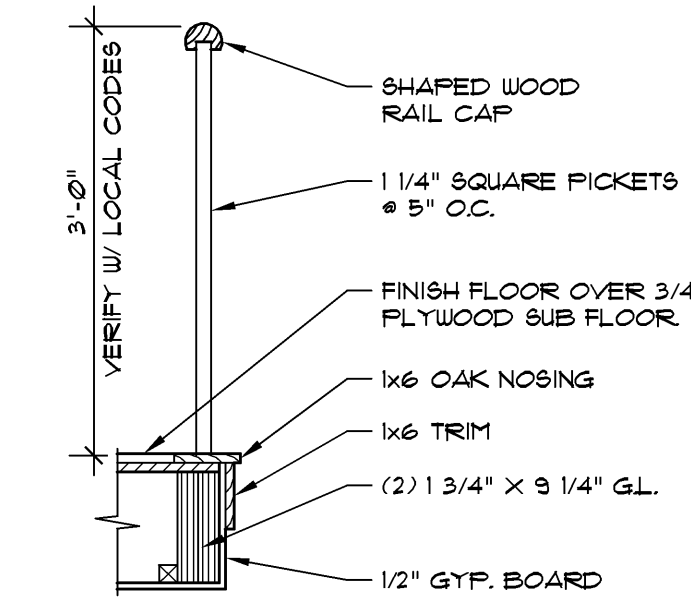
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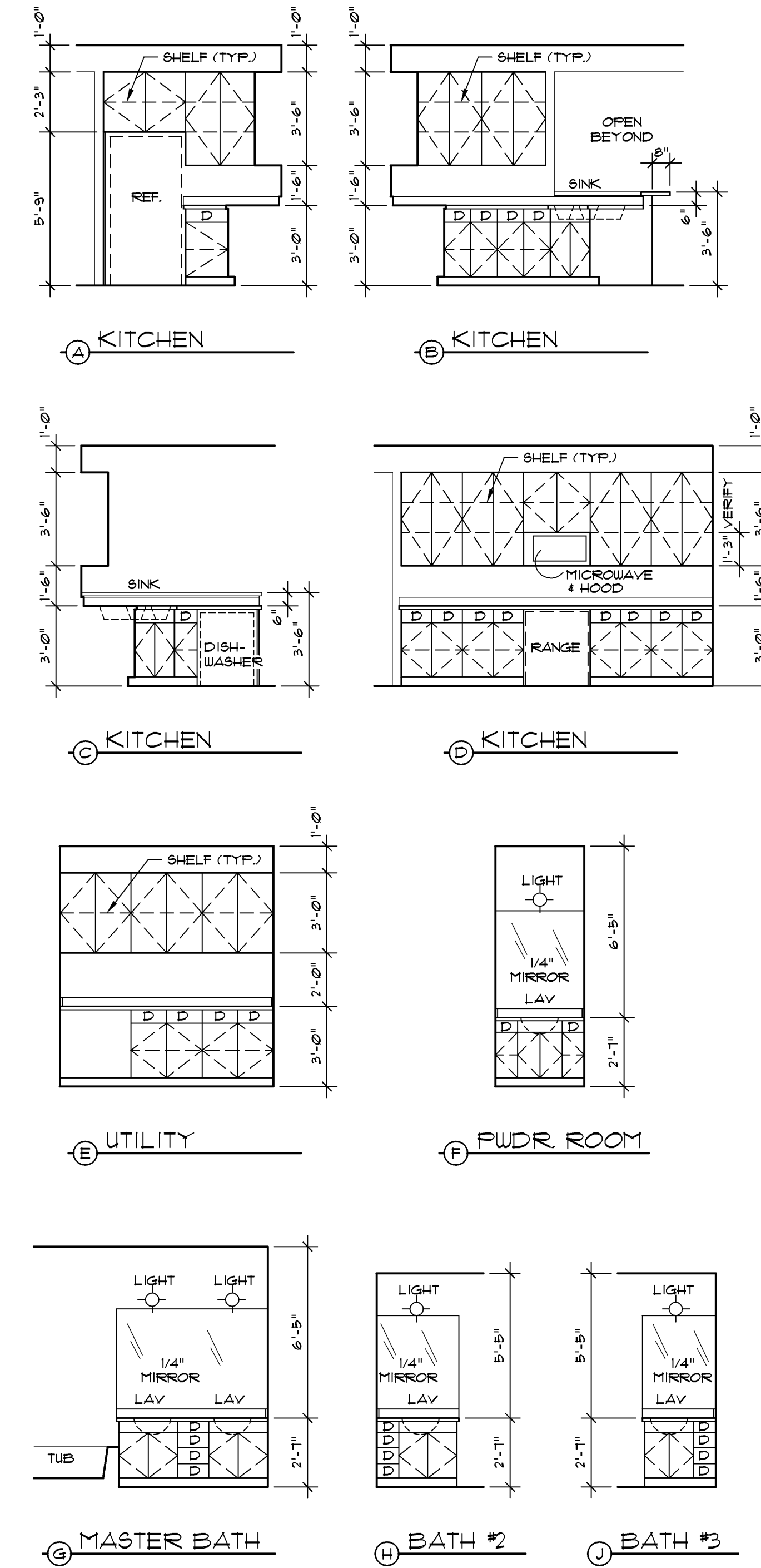
DESIGN NO. 1034-B
 SHEET OF 10 DR
 3 OF 10 B'S
 FIRST FLOOR PLAN



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



SECTION 1-4 3/4" = 1'-0"



INTERIOR ELEVATIONS 1/4" = 1'-0"

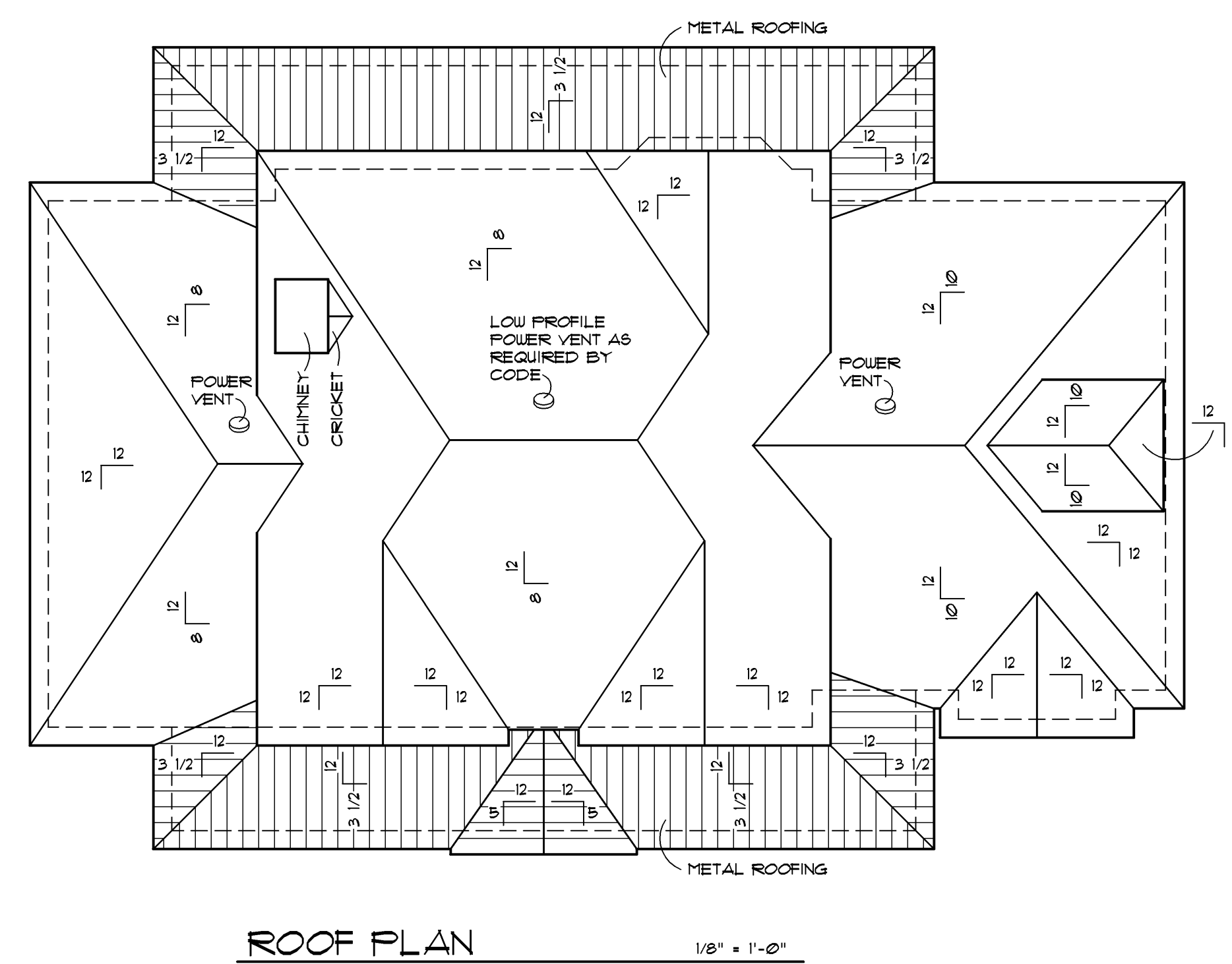
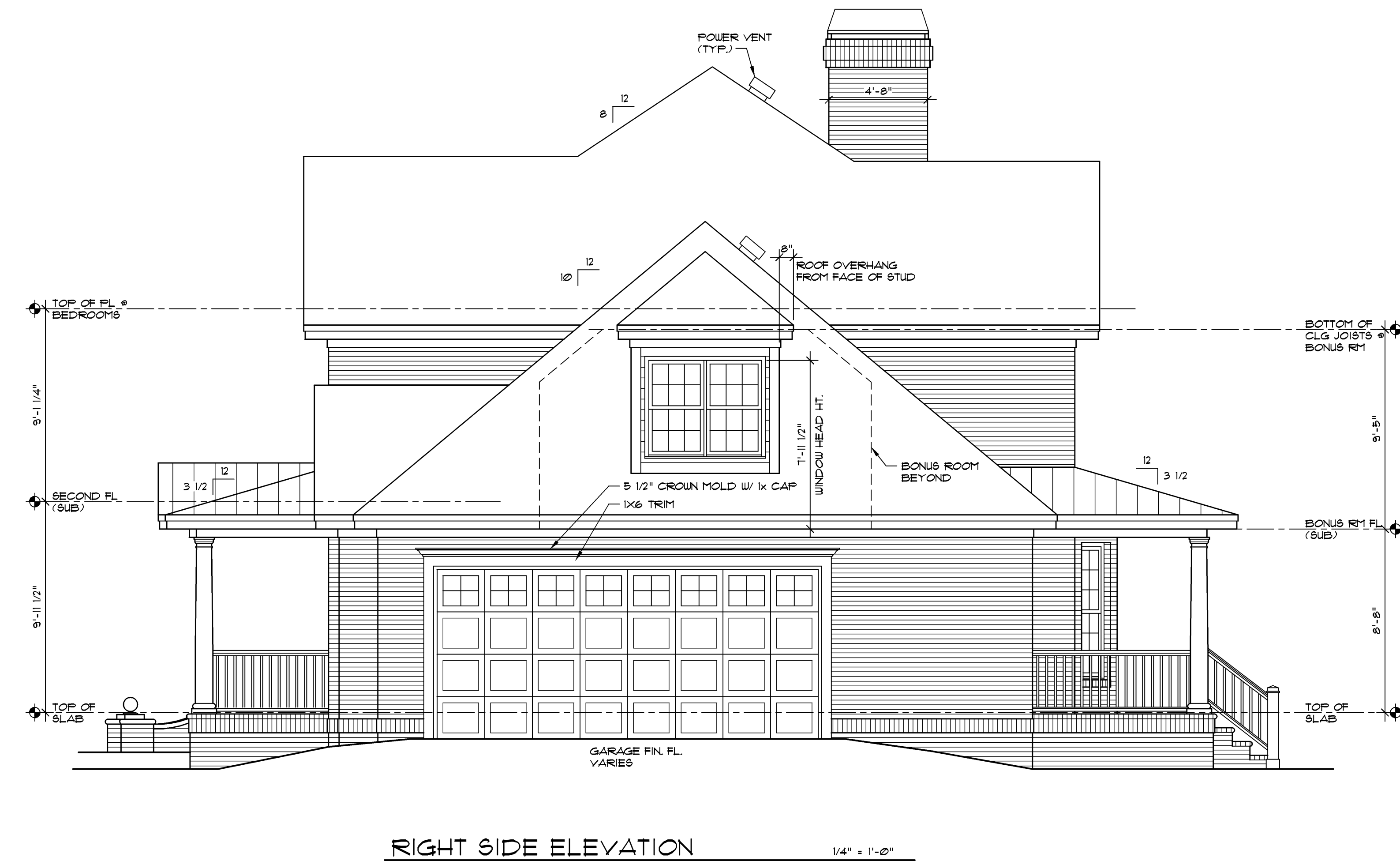
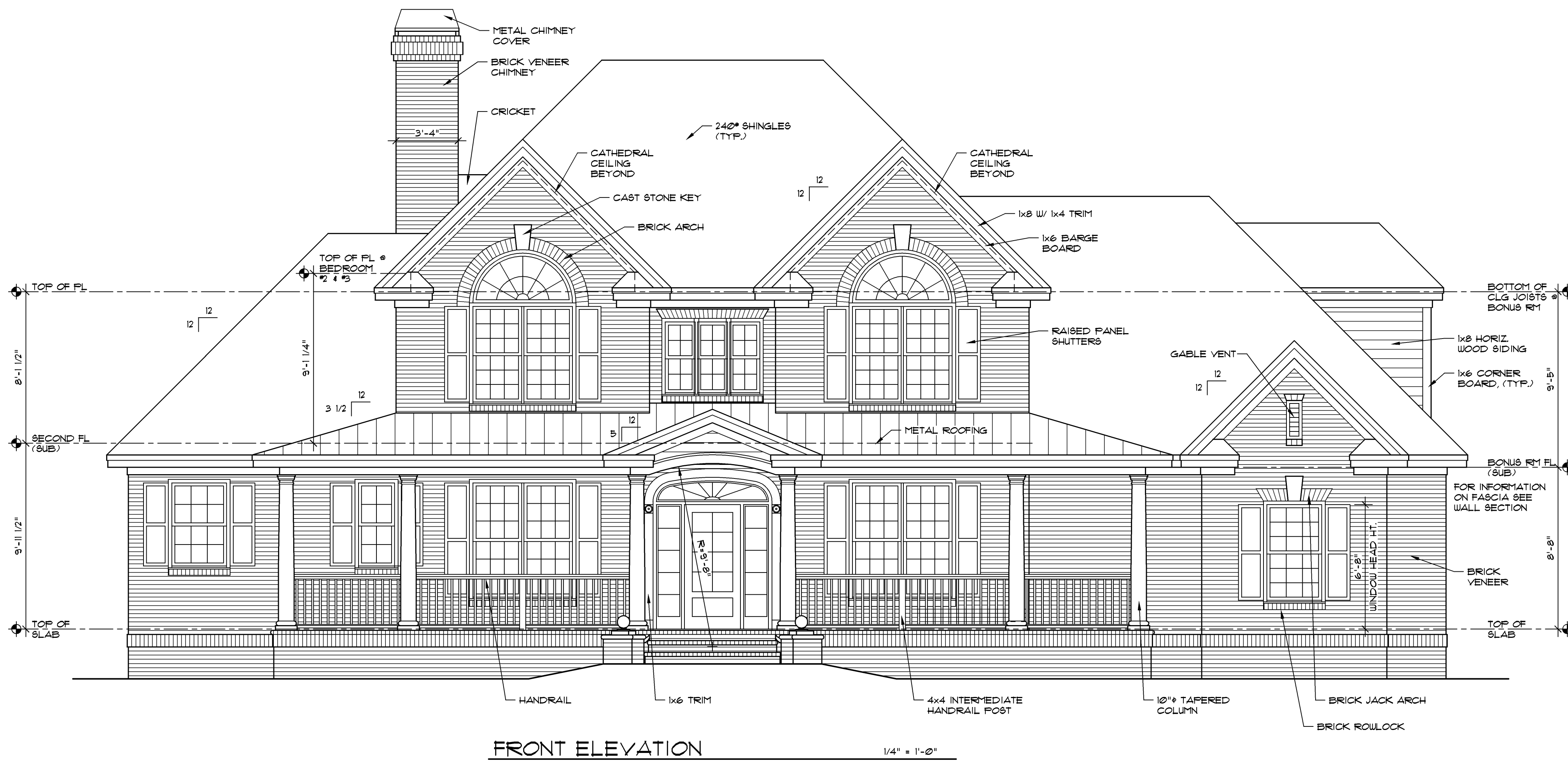
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DESIGN NO. 1034-B
 SHEET OF DR 4 OF 10
 SECOND FLOOR PLAN



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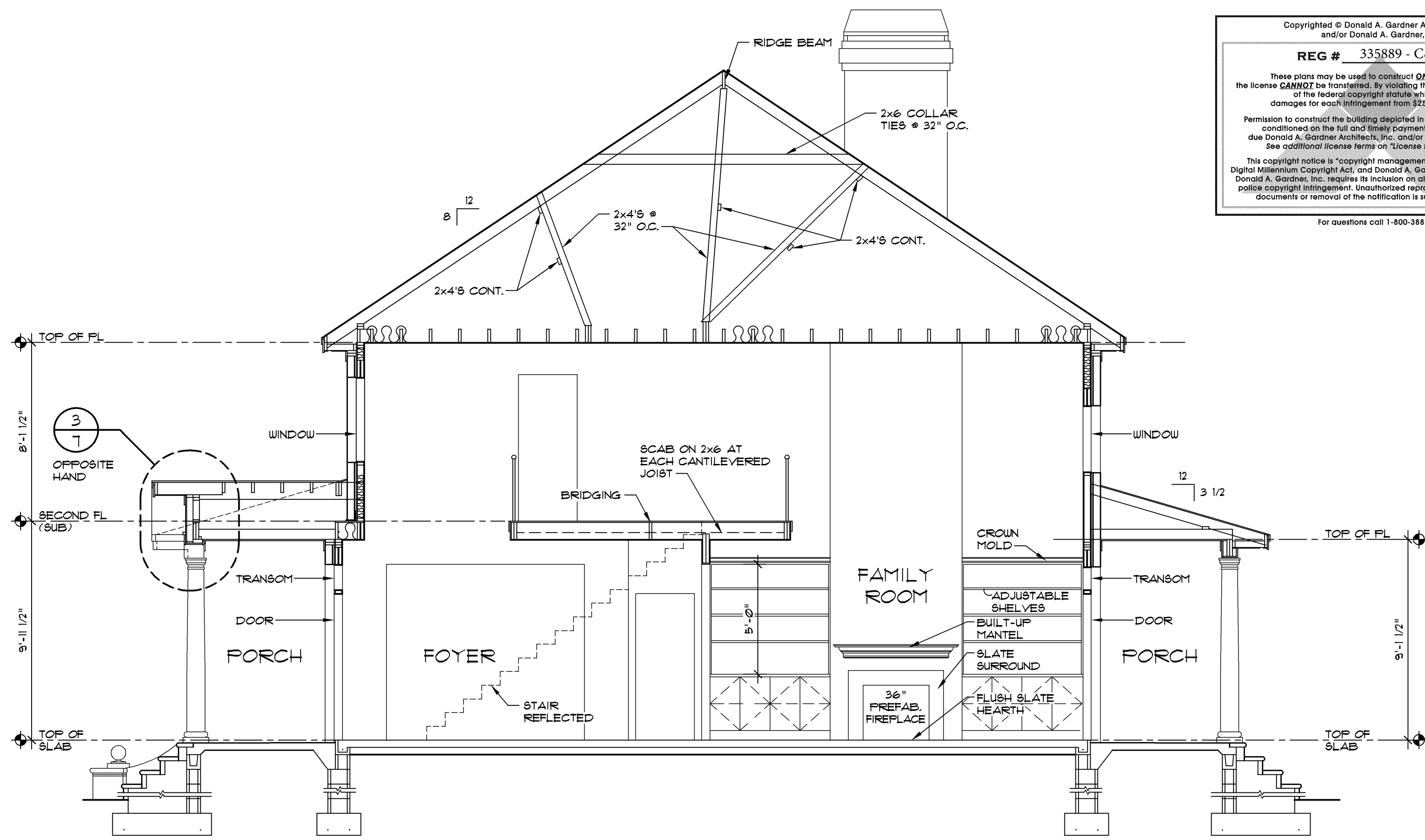
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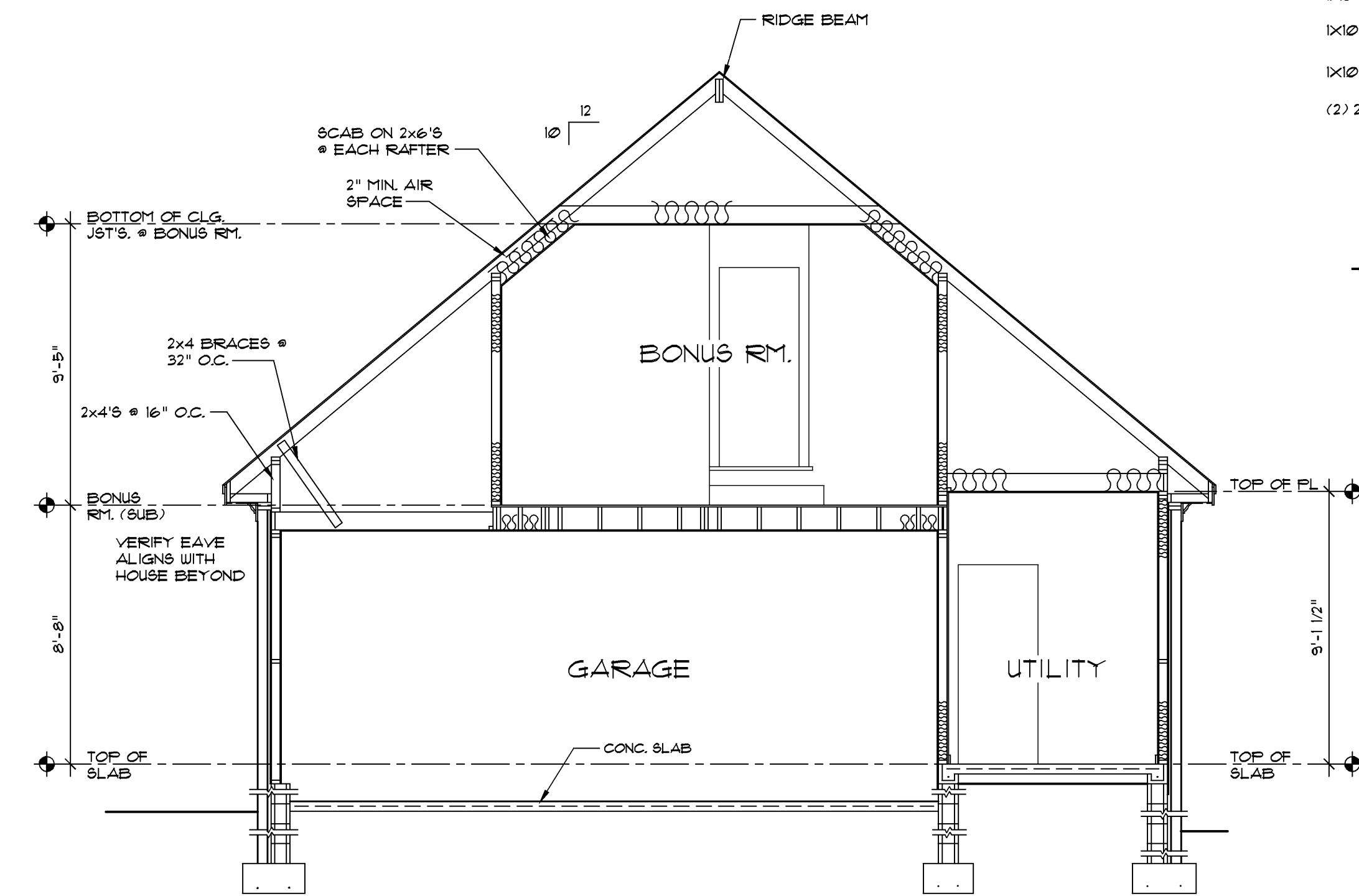
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DR
5 OF 10
ELEVATIONS

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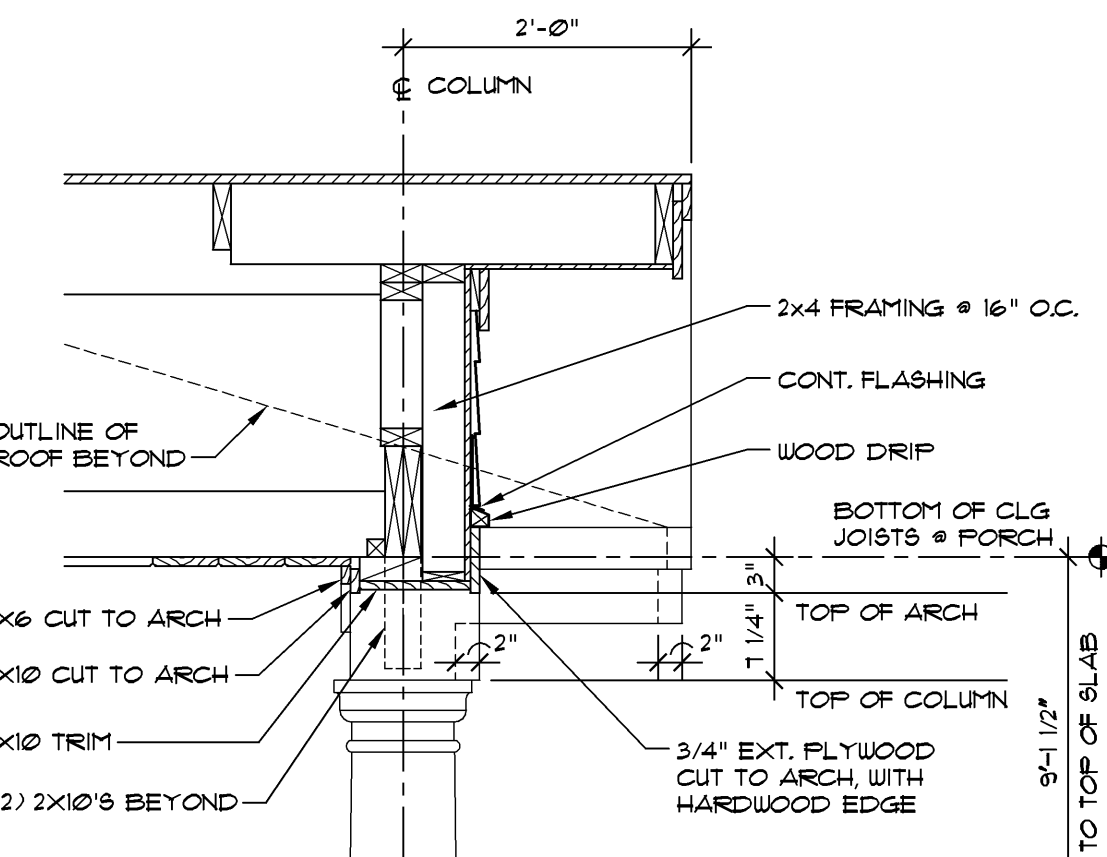
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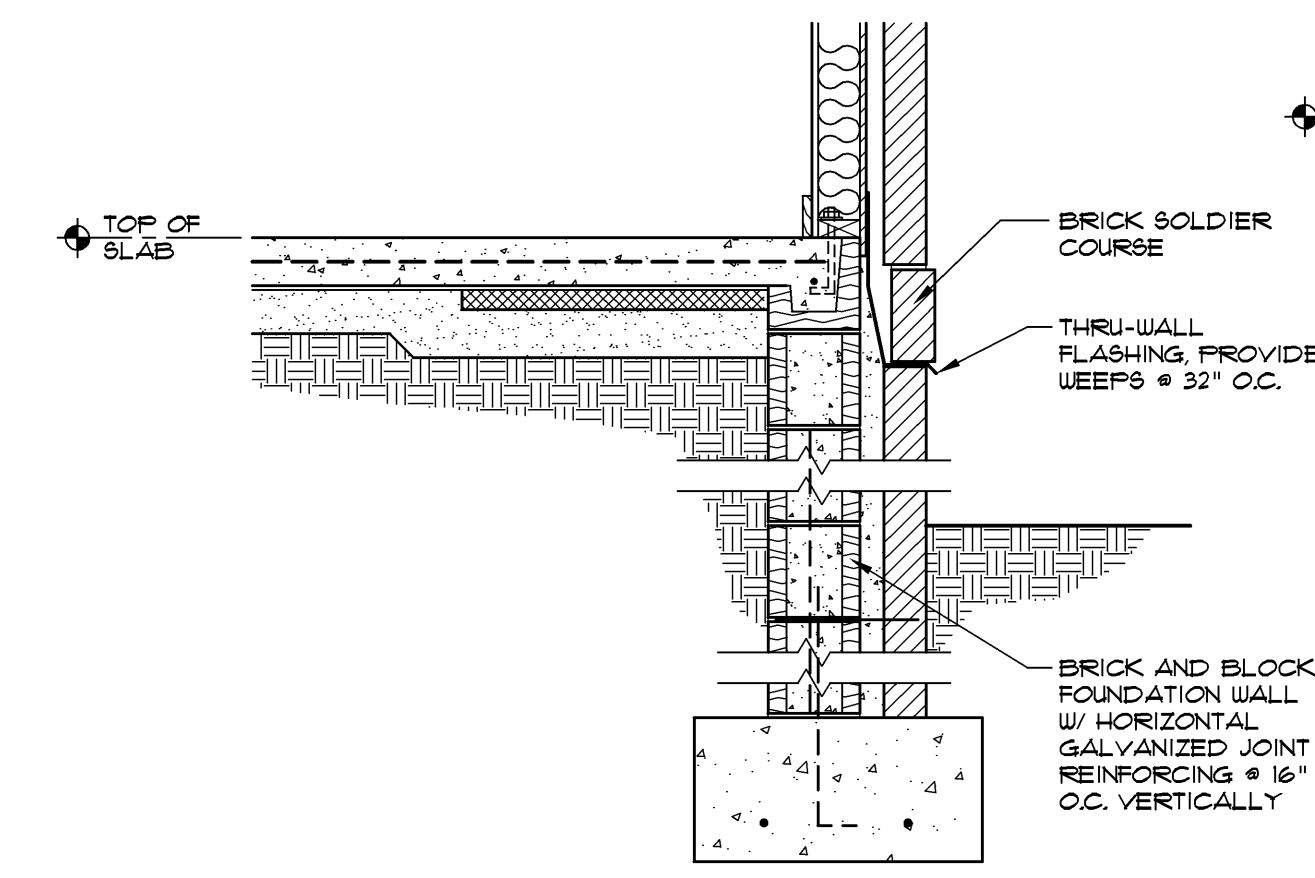
SECTION A 1/4" = 1'-0"



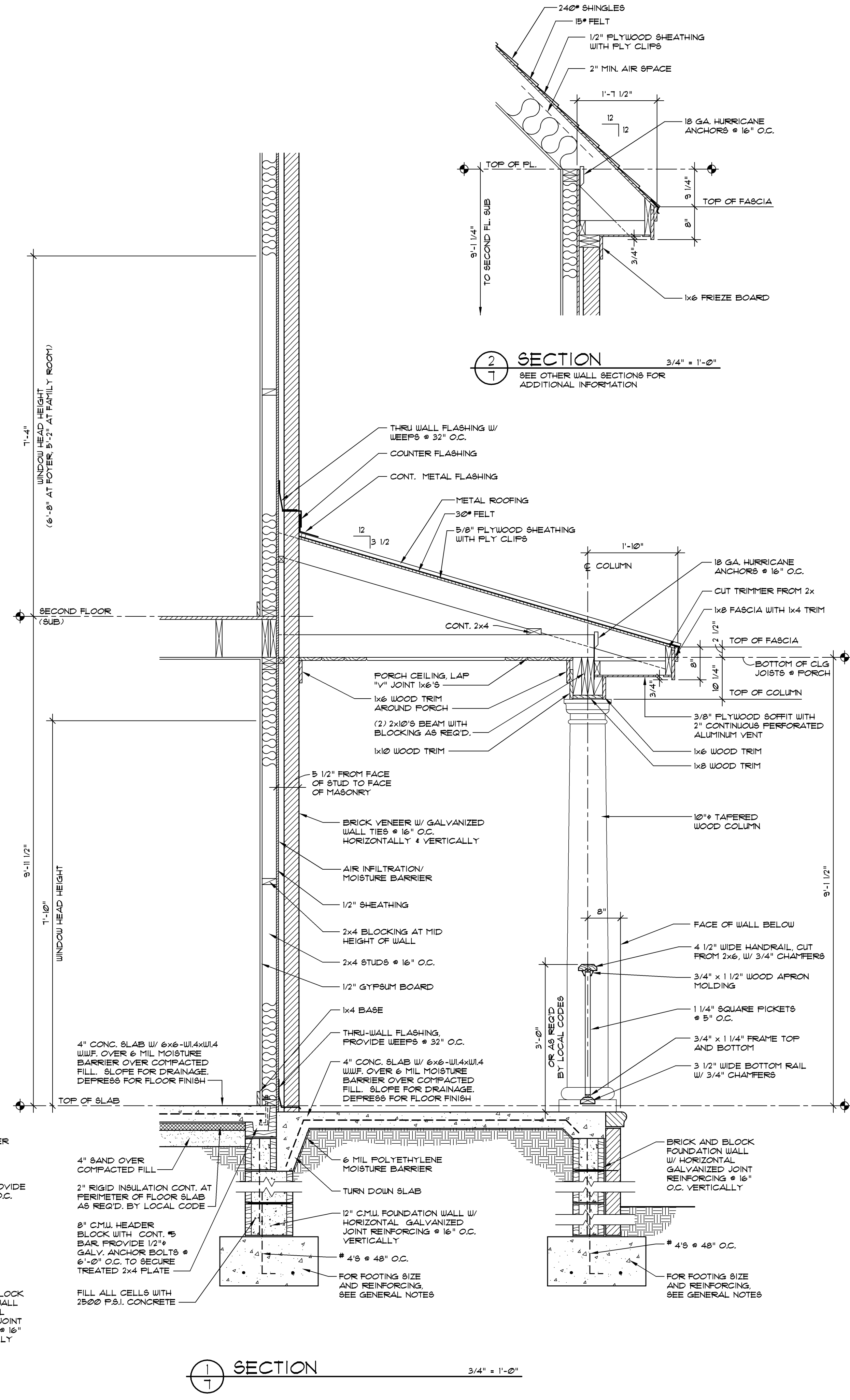
SECTION B 1/4" = 1'-0"



SECTION 3 3/4" = 1'-0"



SECTION 4 3/4" = 1'-0"



SECTION 7 3/4" = 1'-0"

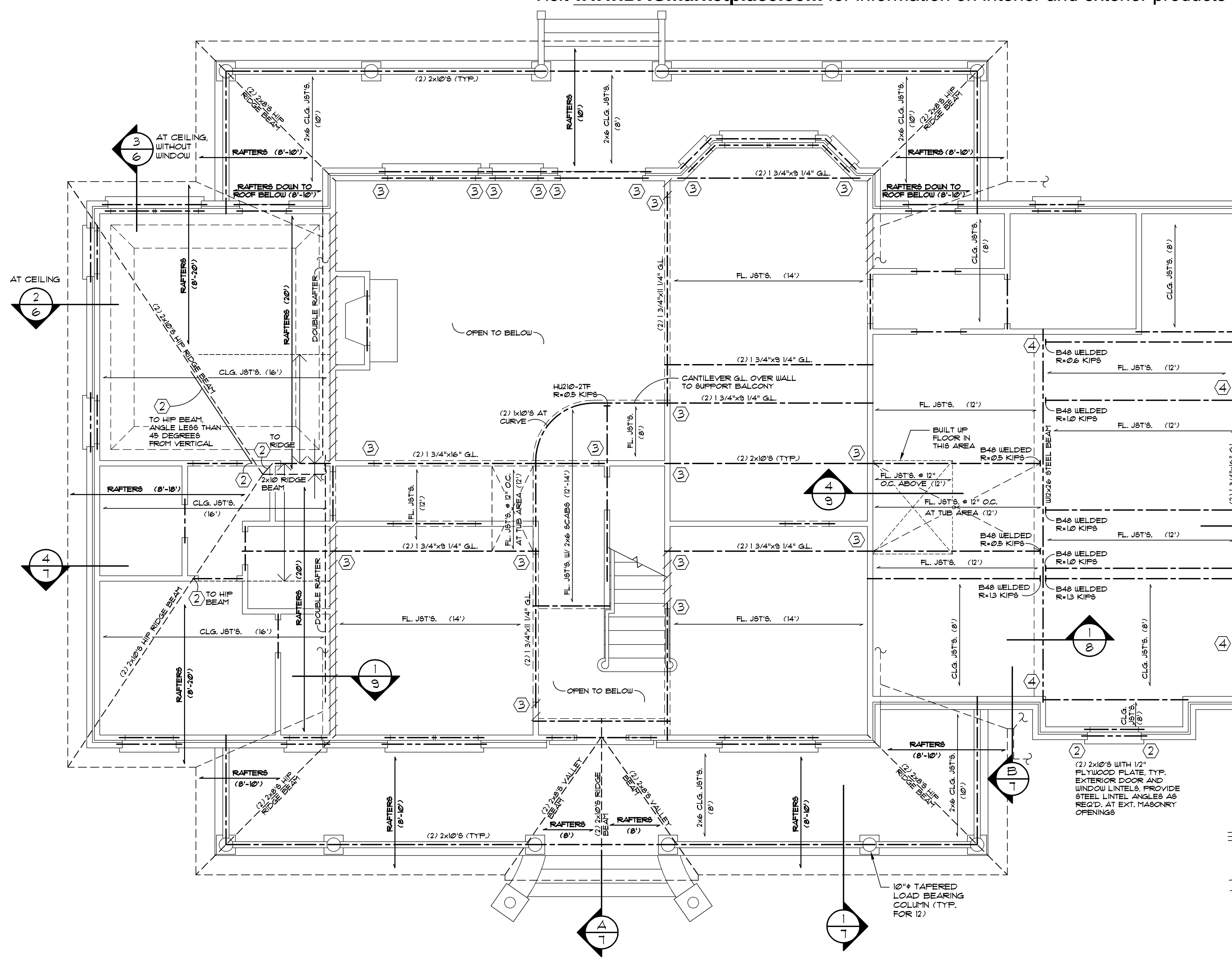
SECTION 7 3/4" = 1'-0"

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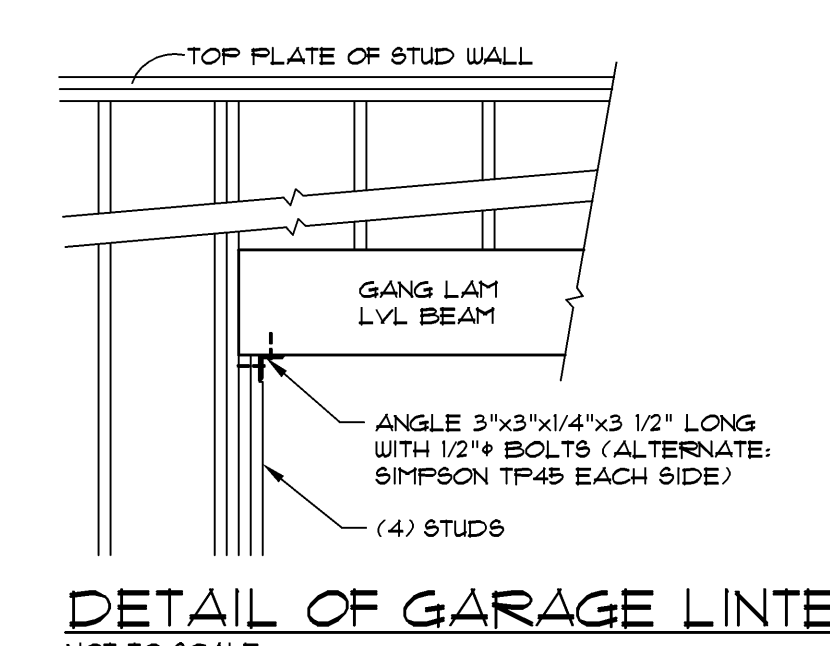
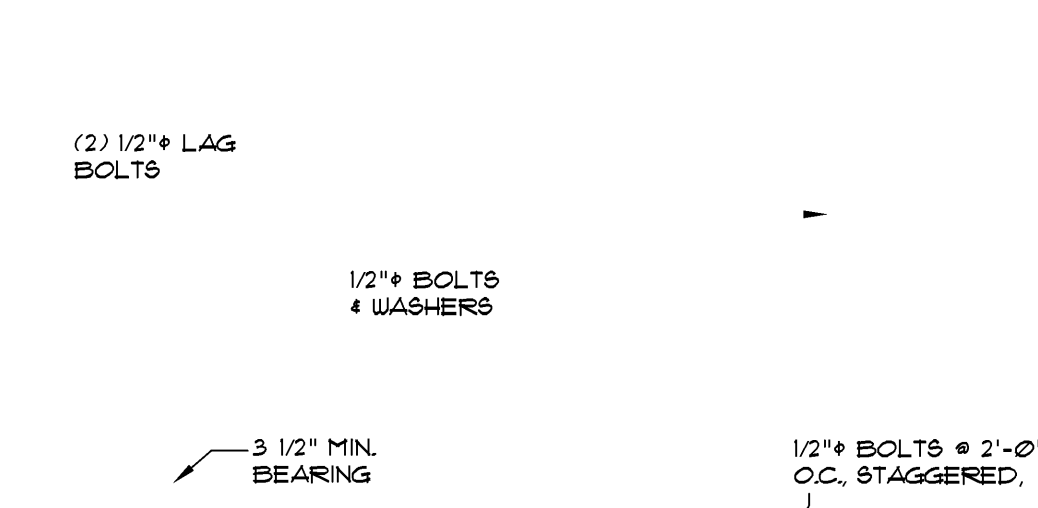
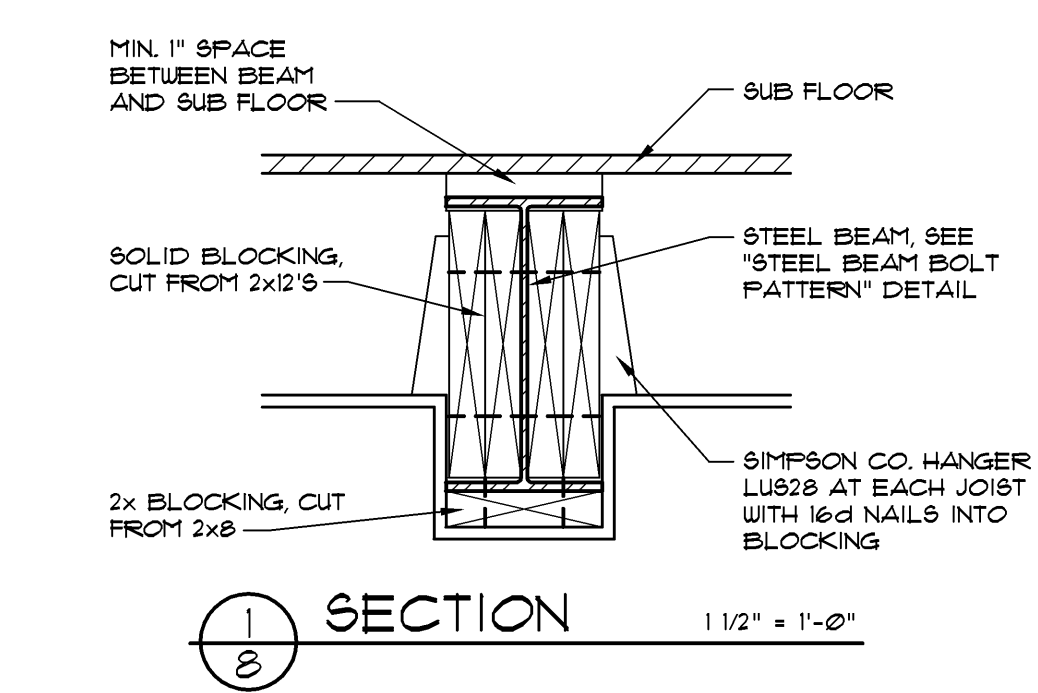
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DESIGN NO. 1034-B
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 SECTIONS

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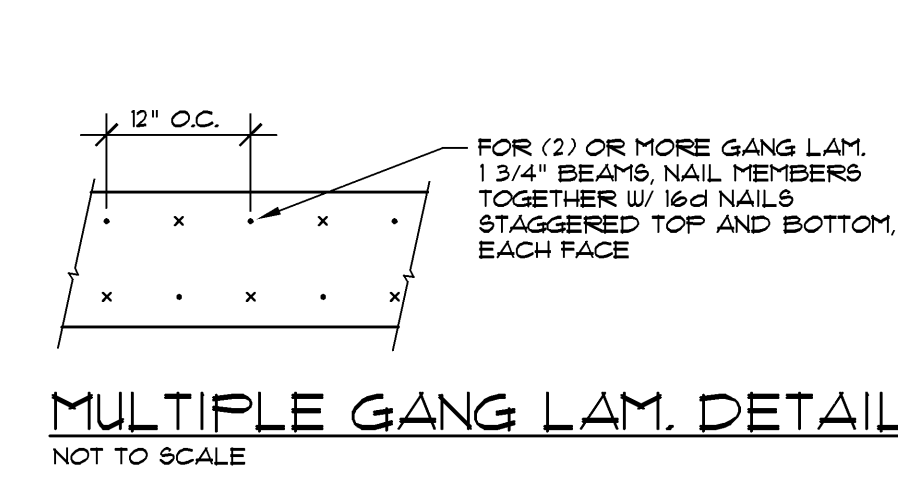


SECOND FLOOR STRUCTURAL PLAN 1/4" = 1'-0"



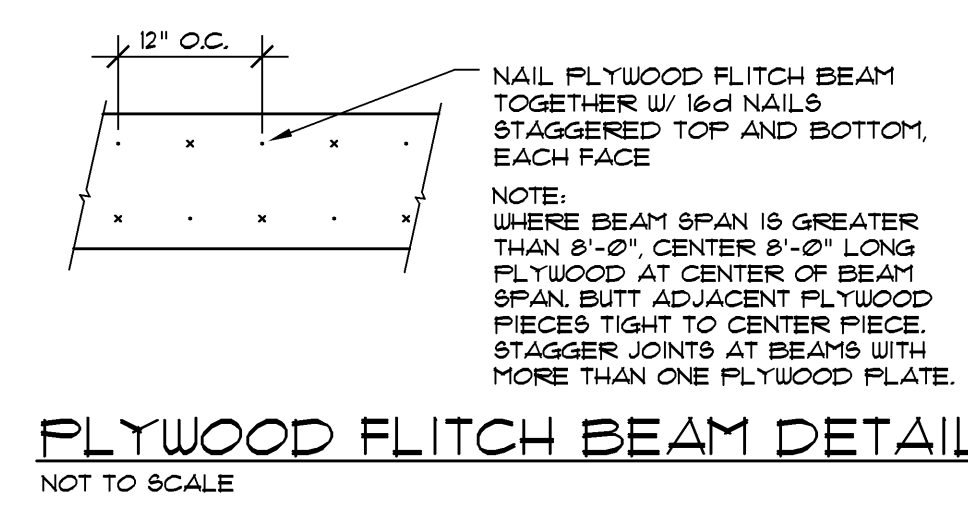
DETAIL OF GARAGE LINTEL NOT TO SCALE

STRUCTURAL LEGEND	
RAFTERS (X)	RAFTERS 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
FL. JST'S (X)	FLOOR JOISTS 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
CLG. JST'S (X)	CEILING JOISTS 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE
---	PHANTOM LINE INDICATES STEEL BEAM
	THIS SYMBOL INDICATES LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING
----	DASH LINE INDICATES ROOF FRAMING
---	CENTER LINE INDICATES (2) 2x10'S BEAM BELOW ROOF UNLESS NOTED OTHERWISE. (SEE STUD NOTE (3) BELOW)
(3)	INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE. NOTE: IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS
←	BRACE ROOF TO WALL OR BEAM BELOW WITH 2x4'S @ 32" O.C.



MULTIPLE GANG LAM. DETAIL NOT TO SCALE

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PLYWOOD FLITCH BEAM DETAIL NOT TO SCALE

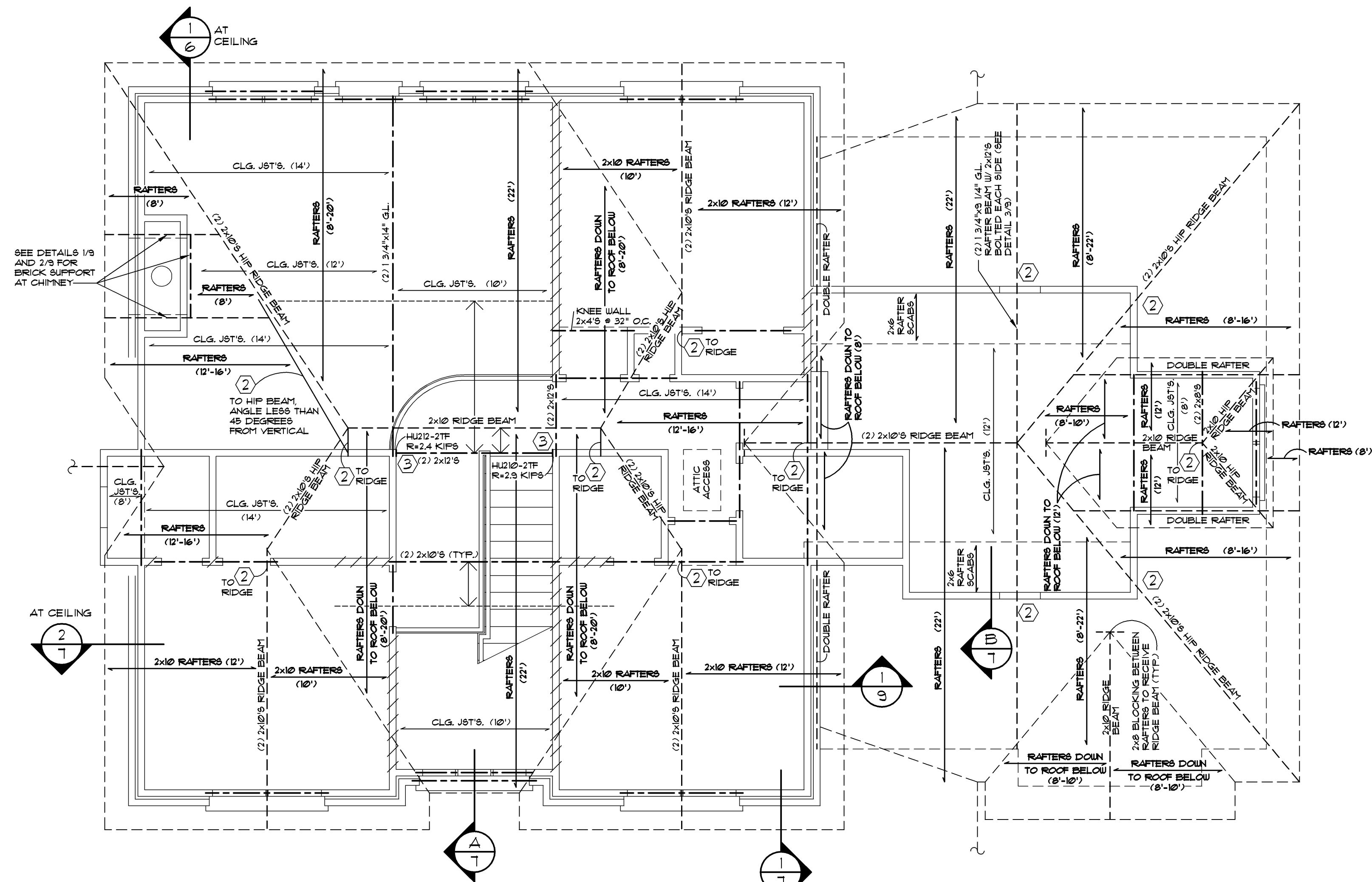
- STRUCTURAL NOTES**
- ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO PRE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
 - PROVIDE 2x6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 3'-0" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
 - UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10'S LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL).
 - UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2x10'S WITH 1/2" PLYWOOD PLATE LINTEL. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
 - AT ALL BUILDING CORNERS USE NOMINAL 12" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
 - CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA 94571 (800-999-5099)

- DESIGN CRITERIA**
- (NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)
- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
 ROOF 4 FLOOR DEAD LOADS - 15 P.S.F.
 ROOF LIVE LOAD - 20 P.S.F.
 FLOOR LIVE LOAD - 40 P.S.F.
 MAXIMUM WIND SPEED - 90 MPH. (3-SECOND GUST)
 - VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
 - SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
 - INSULATION:
 CEILING - R-30
 WALL - R-13
 FLOOR - R-19
 - GL MATERIAL SPECS
 LAMINATED VENEER LUMBER GANG LAM LVL SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-899-9109) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
 Fb = 2950 PSI
 Fv = 230 PSI
 E = 2,000,000 PSI
 GANG LAM 1" LVL'S ARE INDICATED. GANG LAM 1" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED.

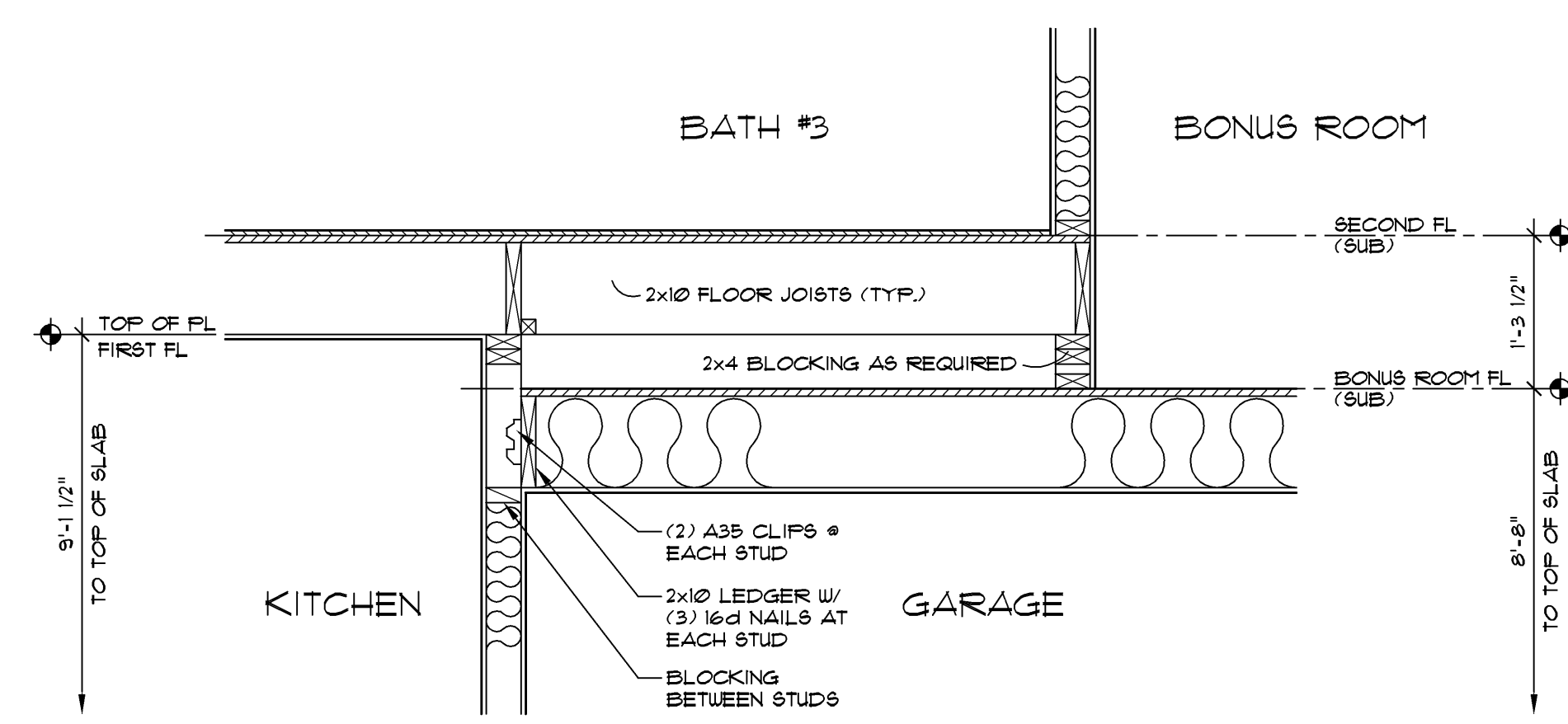
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DESIGN NO. 1034-B
 SHEET OF 10 DR. B'S
 SECOND FLOOR STRUCTURAL PLAN
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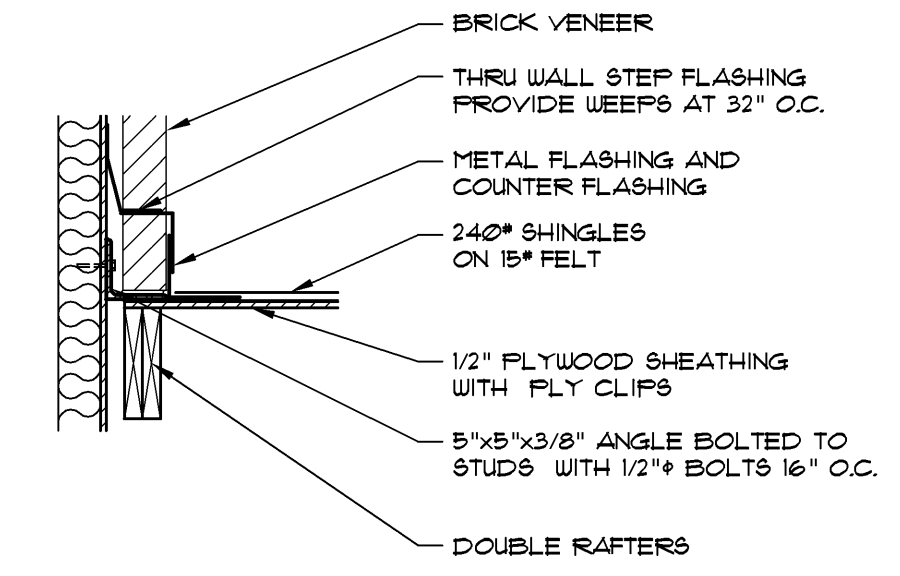


ROOF AND CEILING STRUCTURAL PLAN 1/4" = 1'-0"

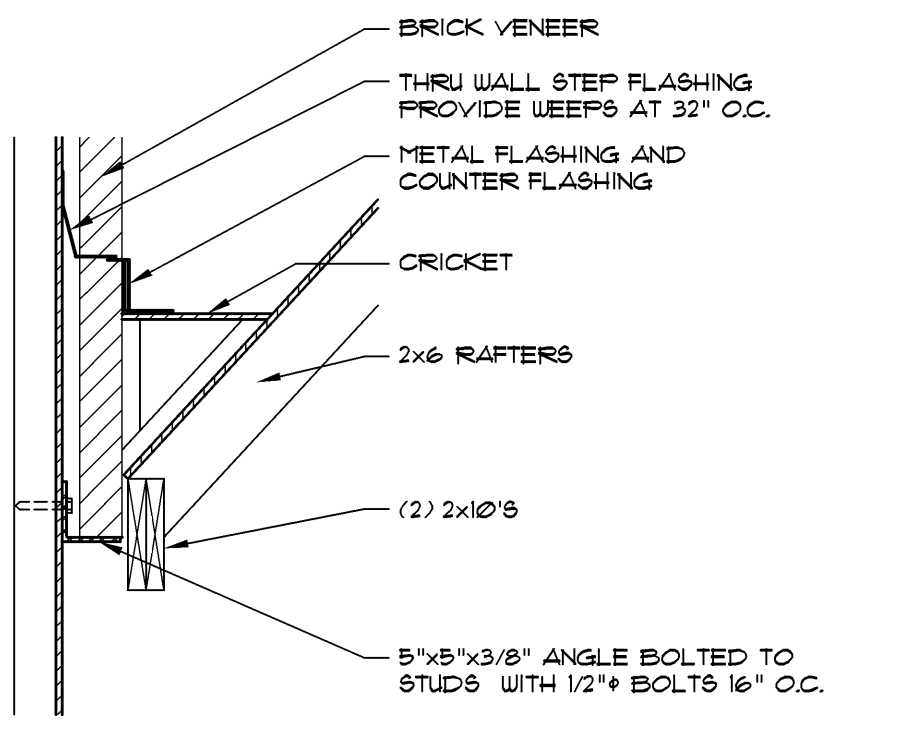


SECTION 3/4" = 1'-0"

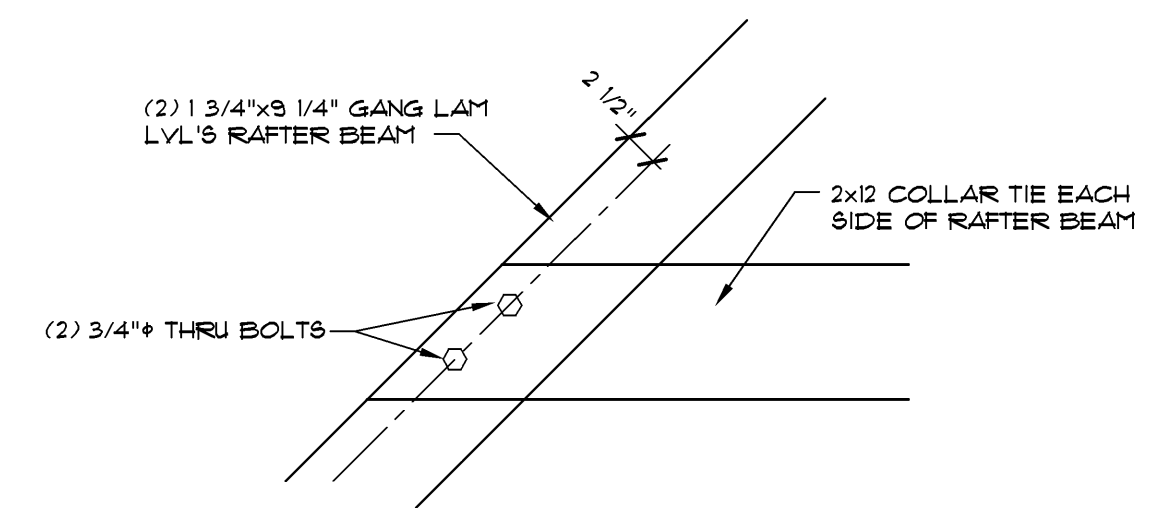
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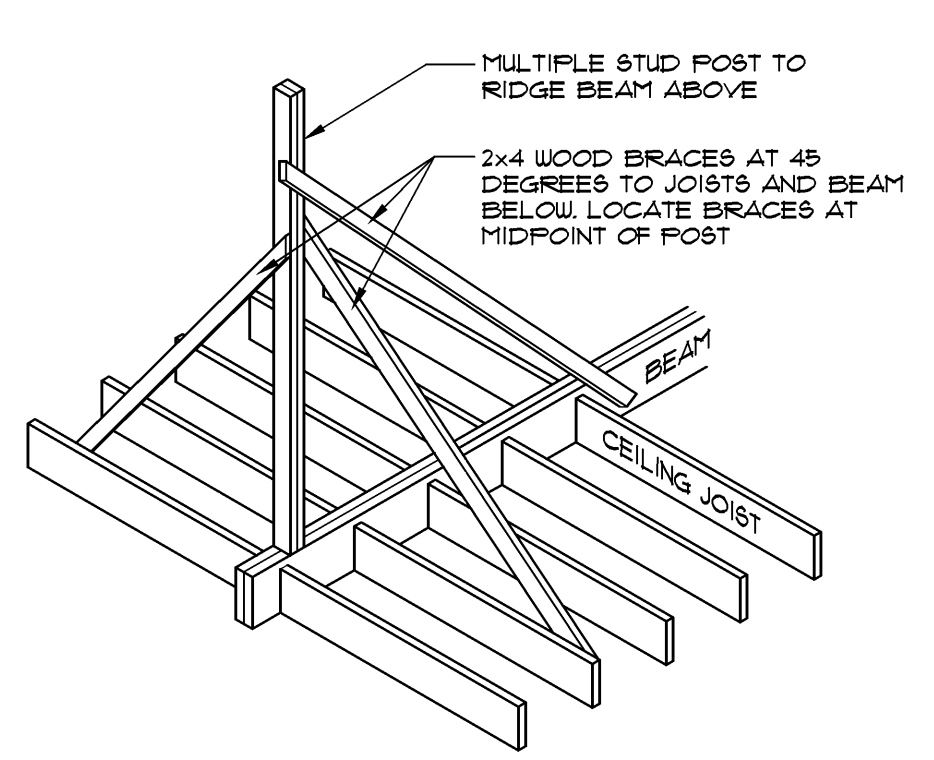
1 DETAIL @ ROOF TO WALL 3/4" = 1'-0"



2 DETAIL @ ROOF TO WALL 3/4" = 1'-0"



3 DETAIL AT RAFTER BEAM 3/4" = 1'-0"



DETAIL OF POST FROM BEAM TO RIDGE BEAM

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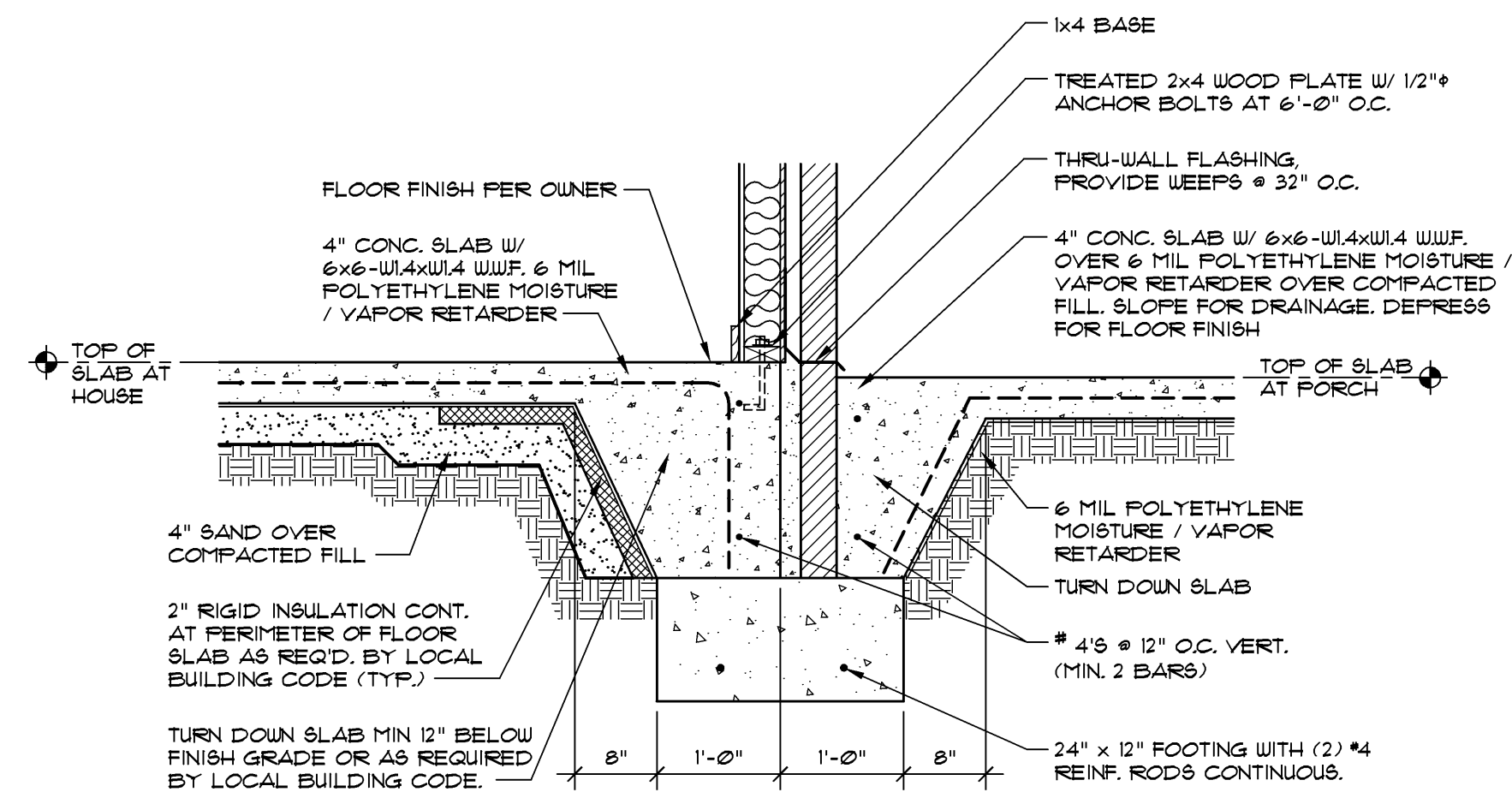
DESIGN NO. 1034-B
 SHEET OF 9 DR
 9 OF 9
 ROOF AND CEILING STRUCTURAL PLAN

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ALTERNATE FOUNDATION DETAILS FOR TURN DOWN SLAB

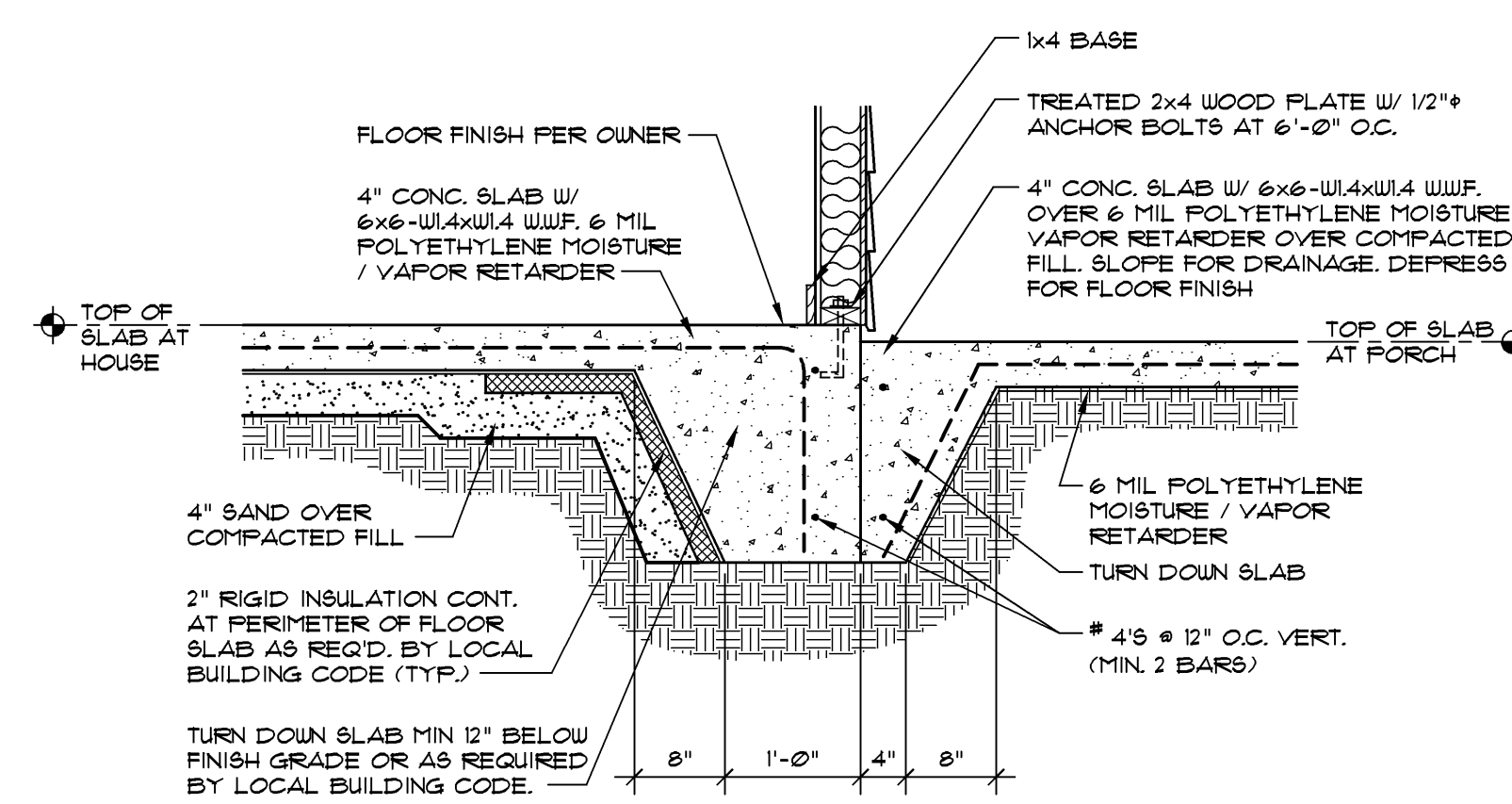
TURN DOWN @ HOUSE AND PORCH

BRICK VENEER HOUSE



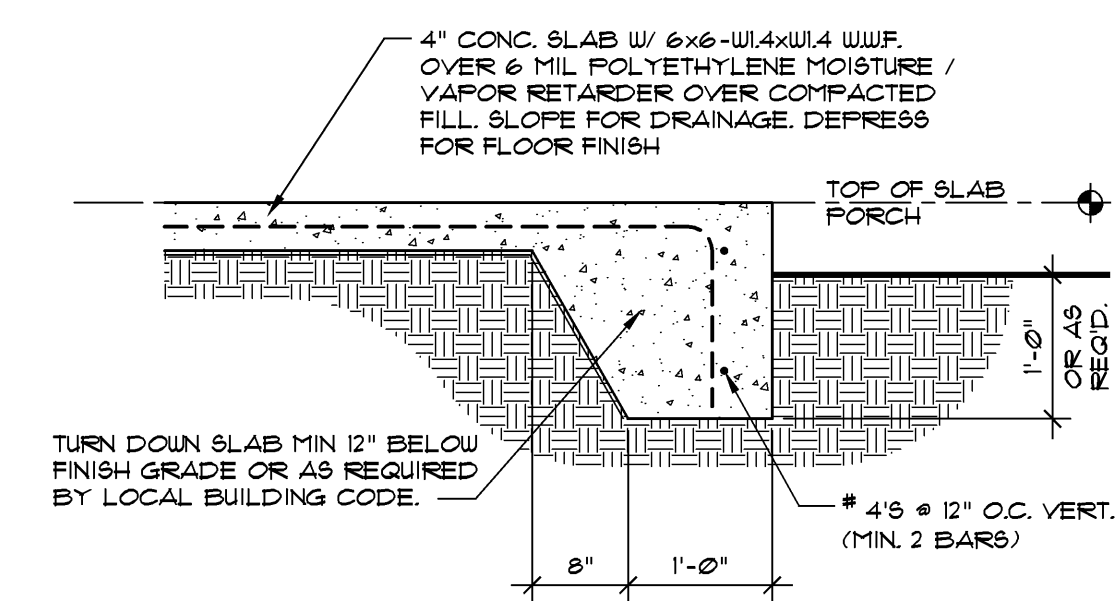
1 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

SIDING, STUCCO, OR STONE VENEER HOUSE



4 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

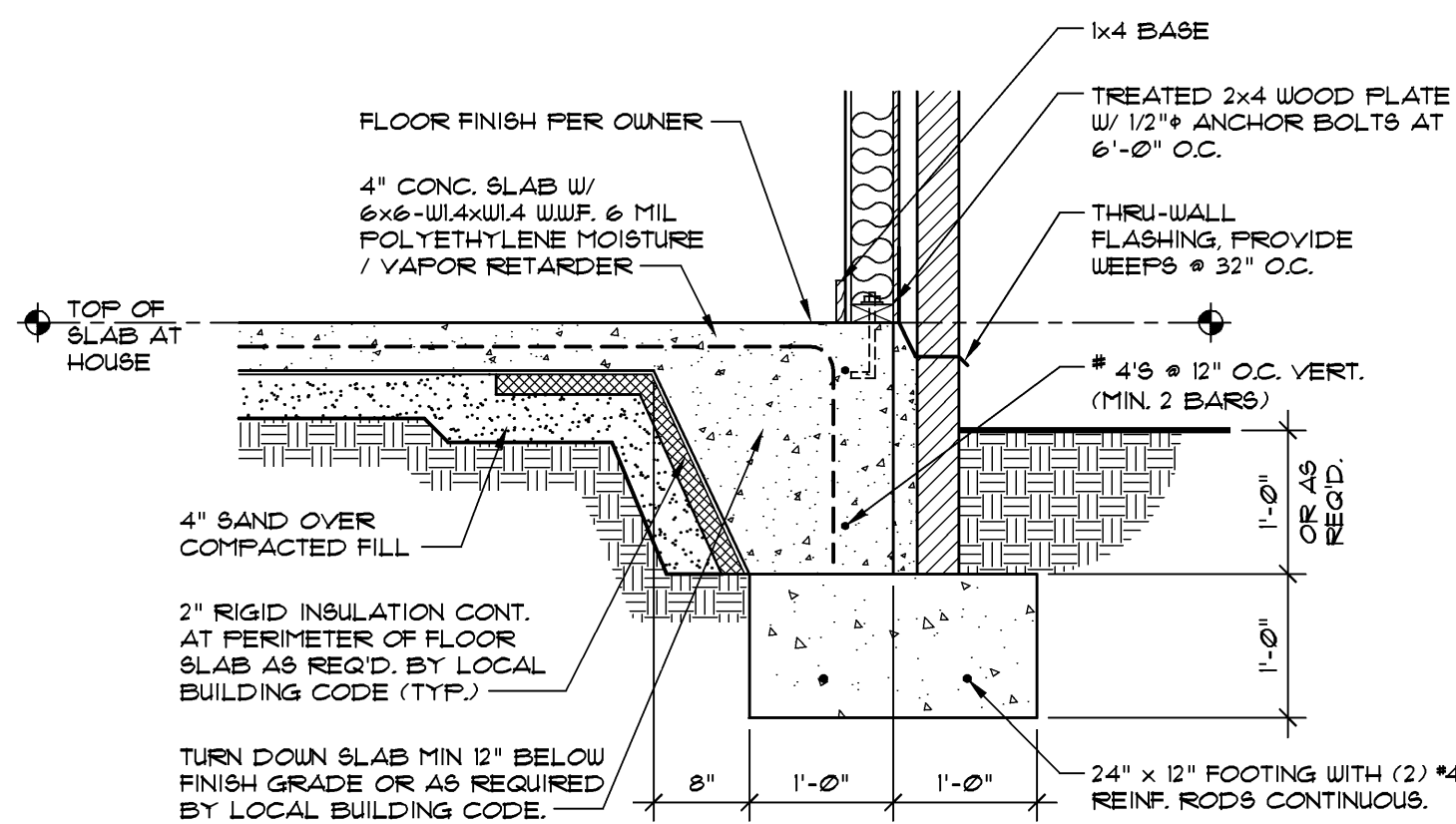
MISCELLANEOUS TURN DOWN SLAB DETAILS



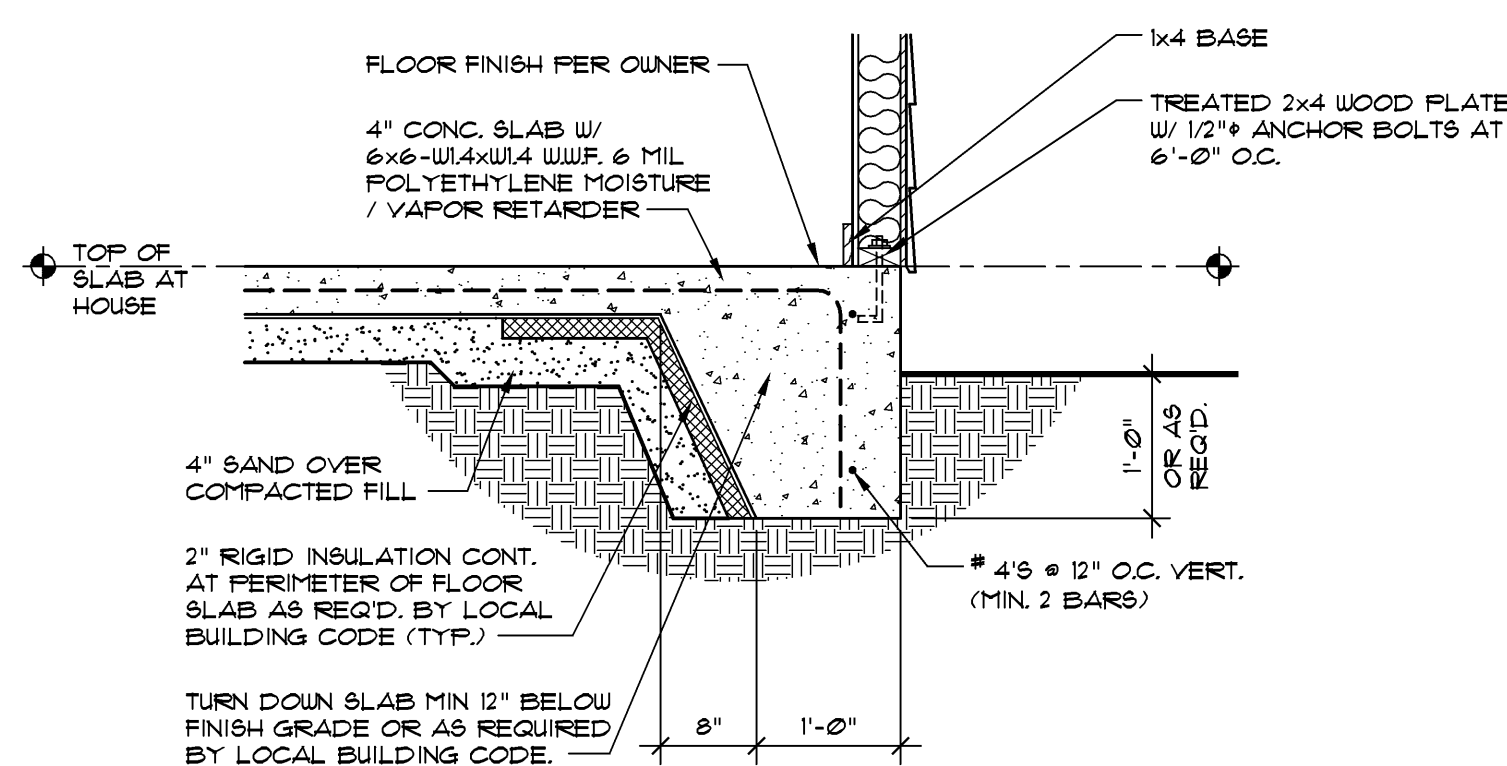
7 TURN DOWN SLAB @ PORCH 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

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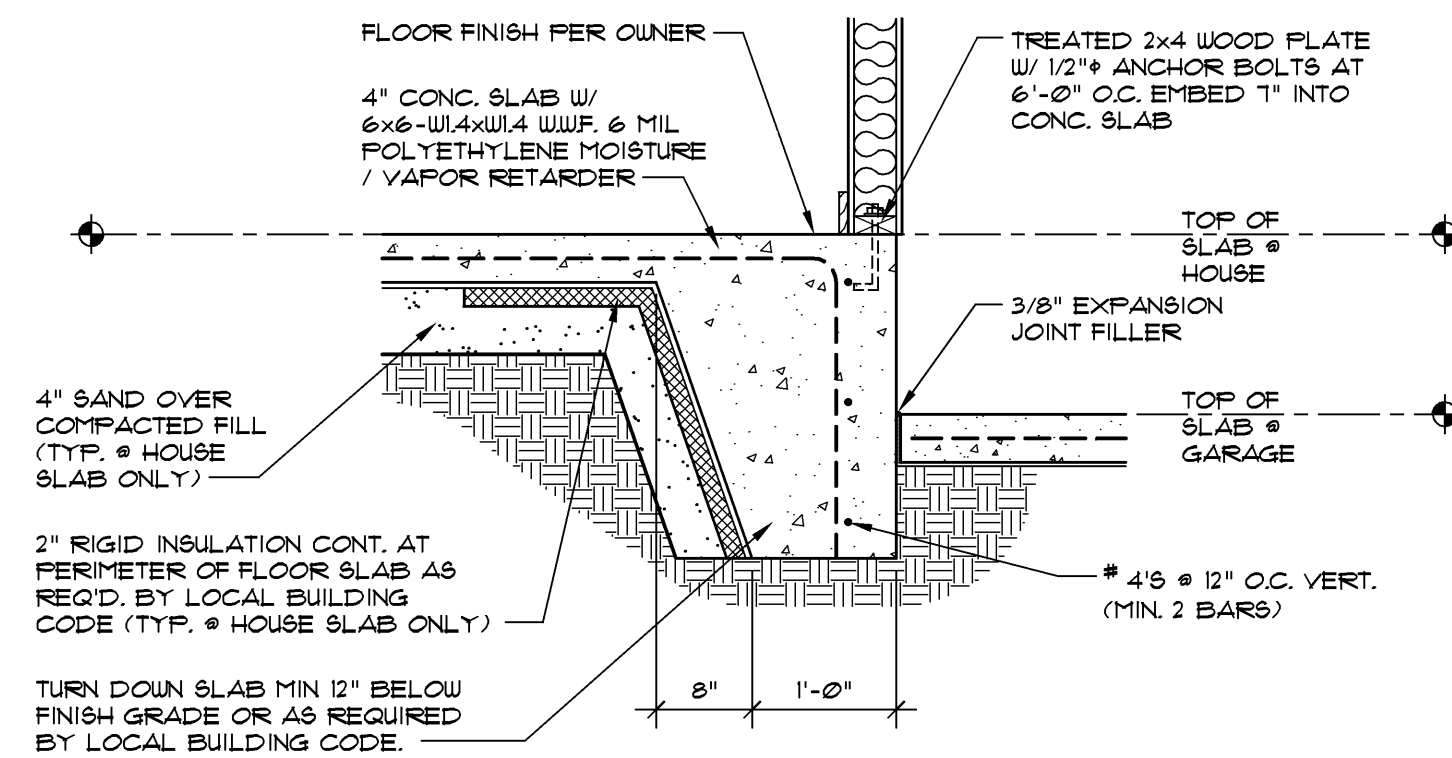
TURN DOWN @ HOUSE



2 TURN DOWN SLAB @ HOUSE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

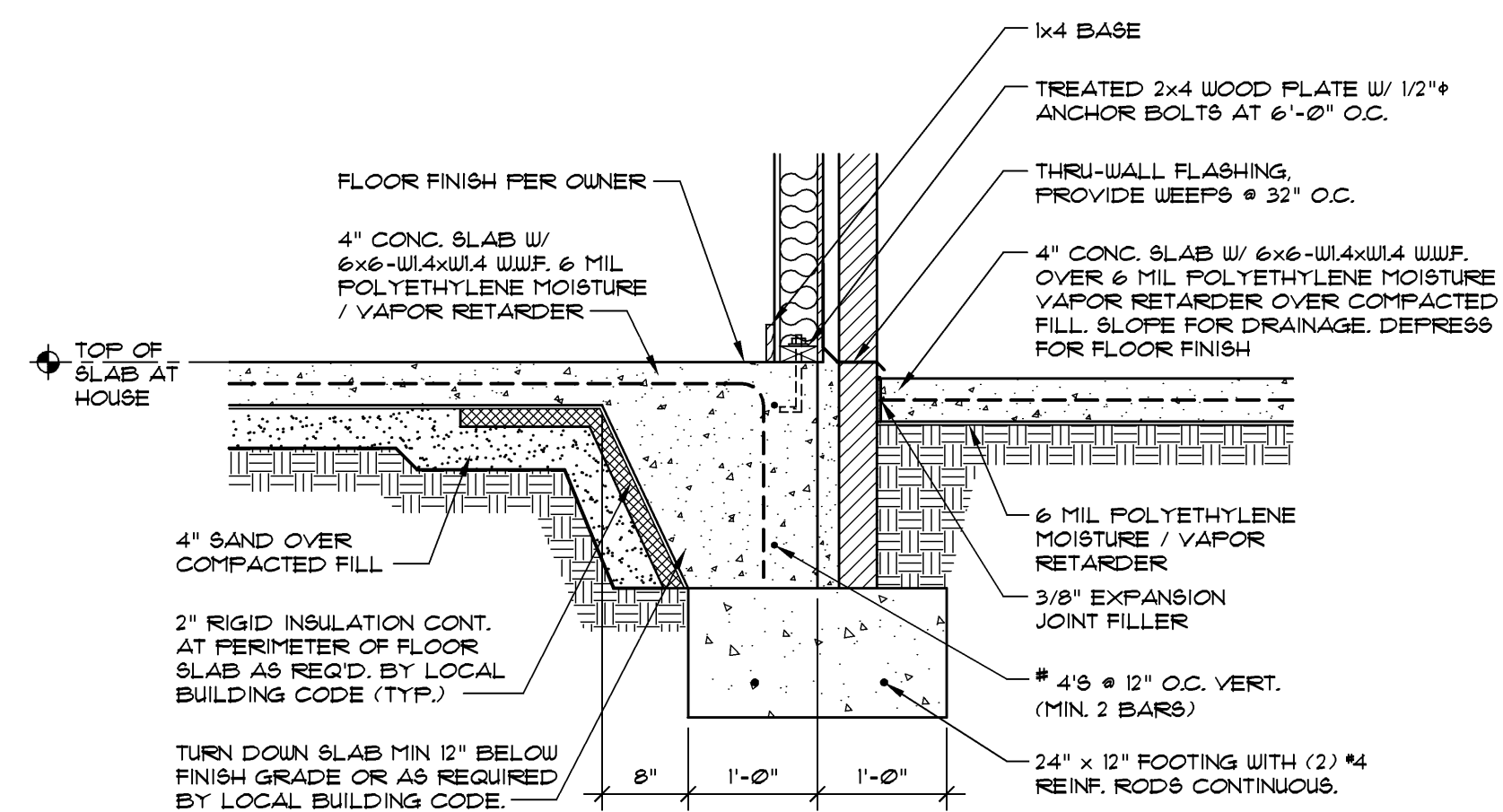


5 TURN DOWN SLAB @ HOUSE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

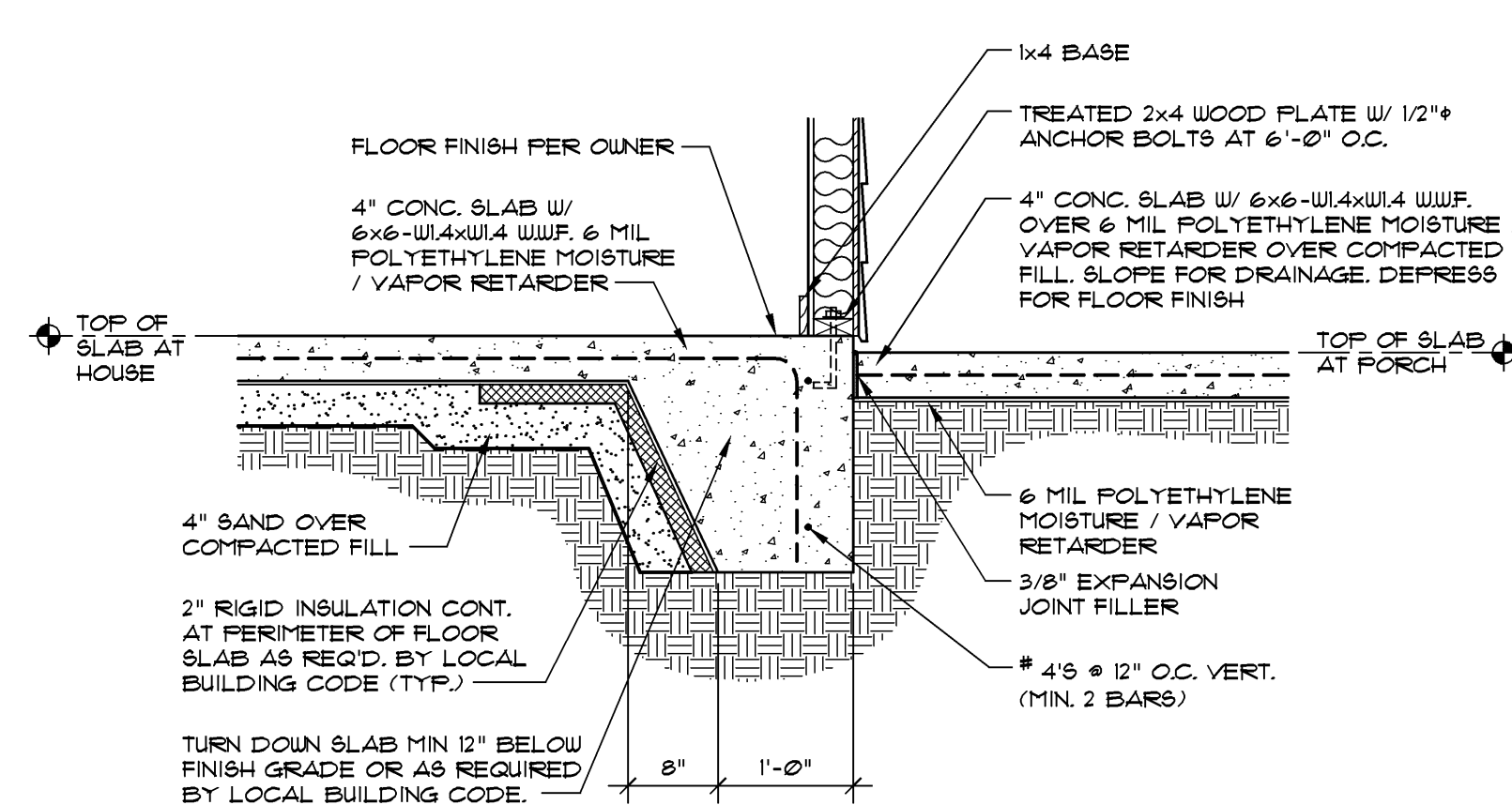


8 DETAIL @ HOUSE AND GARAGE 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

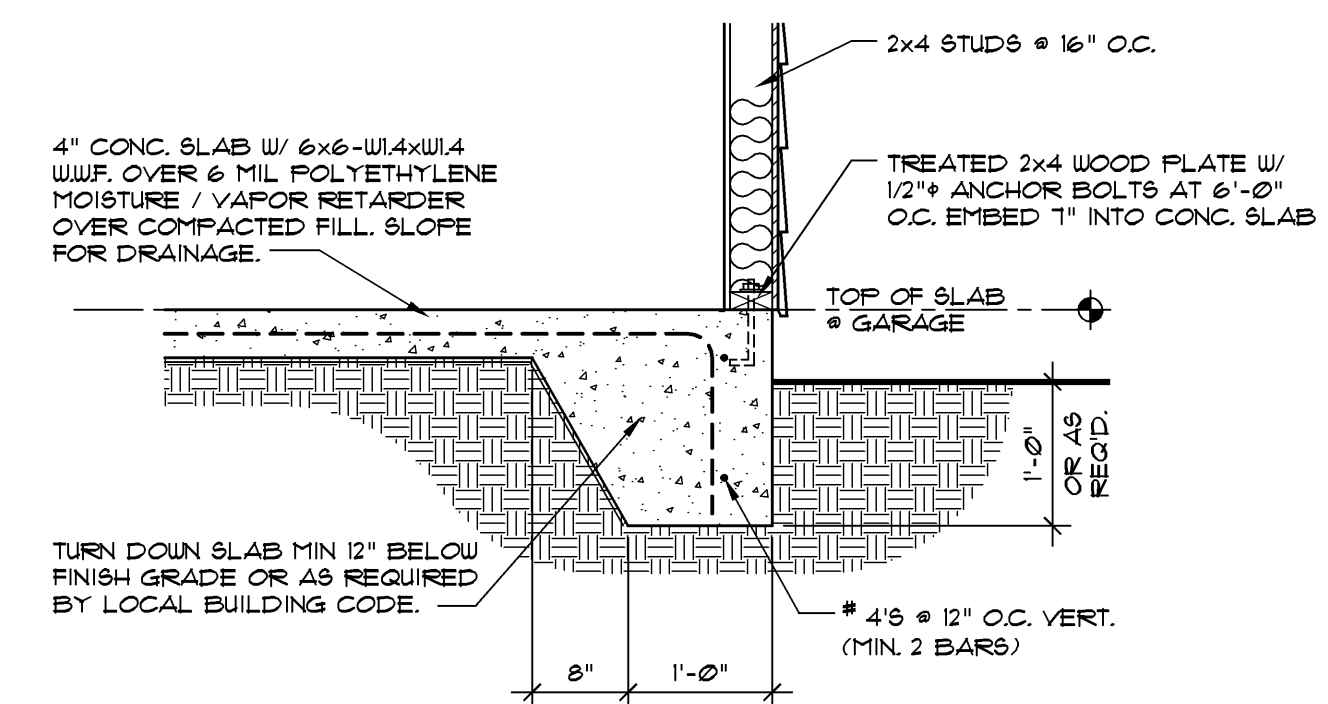
TURN DOWN @ HOUSE AND PATIO



3 TURN DOWN SLAB @ PATIO 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



6 TURN DOWN SLAB @ PATIO 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



9 TURN DOWN SLAB @ GARAGE 3/4" = 1'-0"
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