GENERAL NOTES

DESIGN NOTES

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

CONCRETE AND FOUNDATIONS

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

BASEMENT

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

FRAMING

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

MISC. NOTES

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

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

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

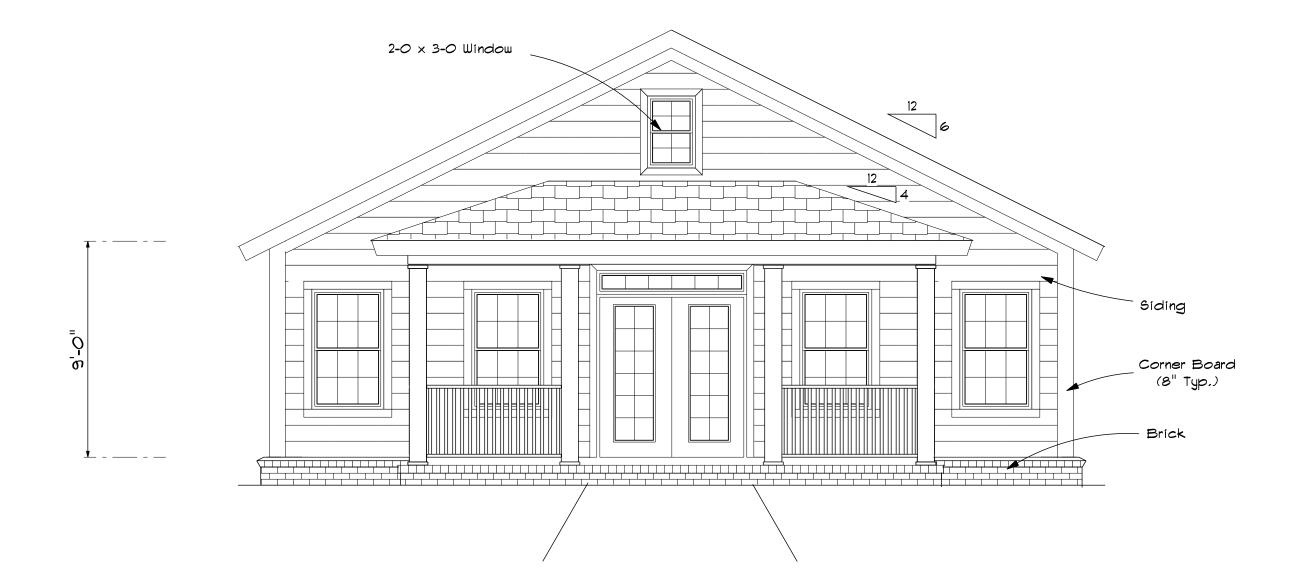
The purchaser and/or builder of this plan releases W.L. Martin Home Designs, its owner and employees from any claims or lawsuits that may arise during the construction of this structure or any time thereafter.

REVISIONS BY

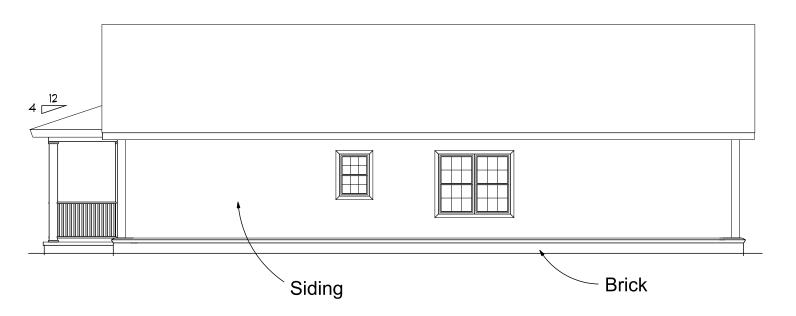
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for Contact Information

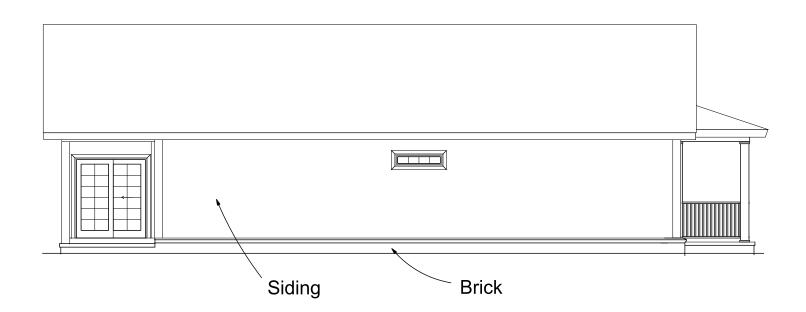
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Sheet 1
of 7 Sheets



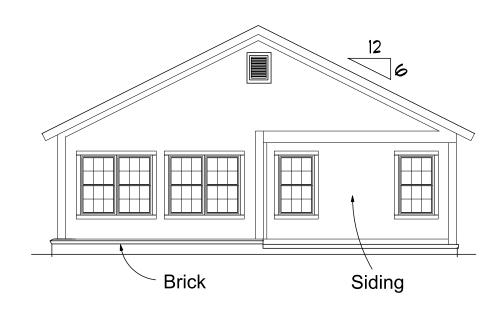
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

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Scale 1/4" = 1'-0"

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Sheet 2

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STRUCTURAL EVALUATION BY: HOWERTON SERVICES, PLLC 3513 CATHEDRAL BELL ROAD RALEIGH, NC 27614 LICENSE P-1716

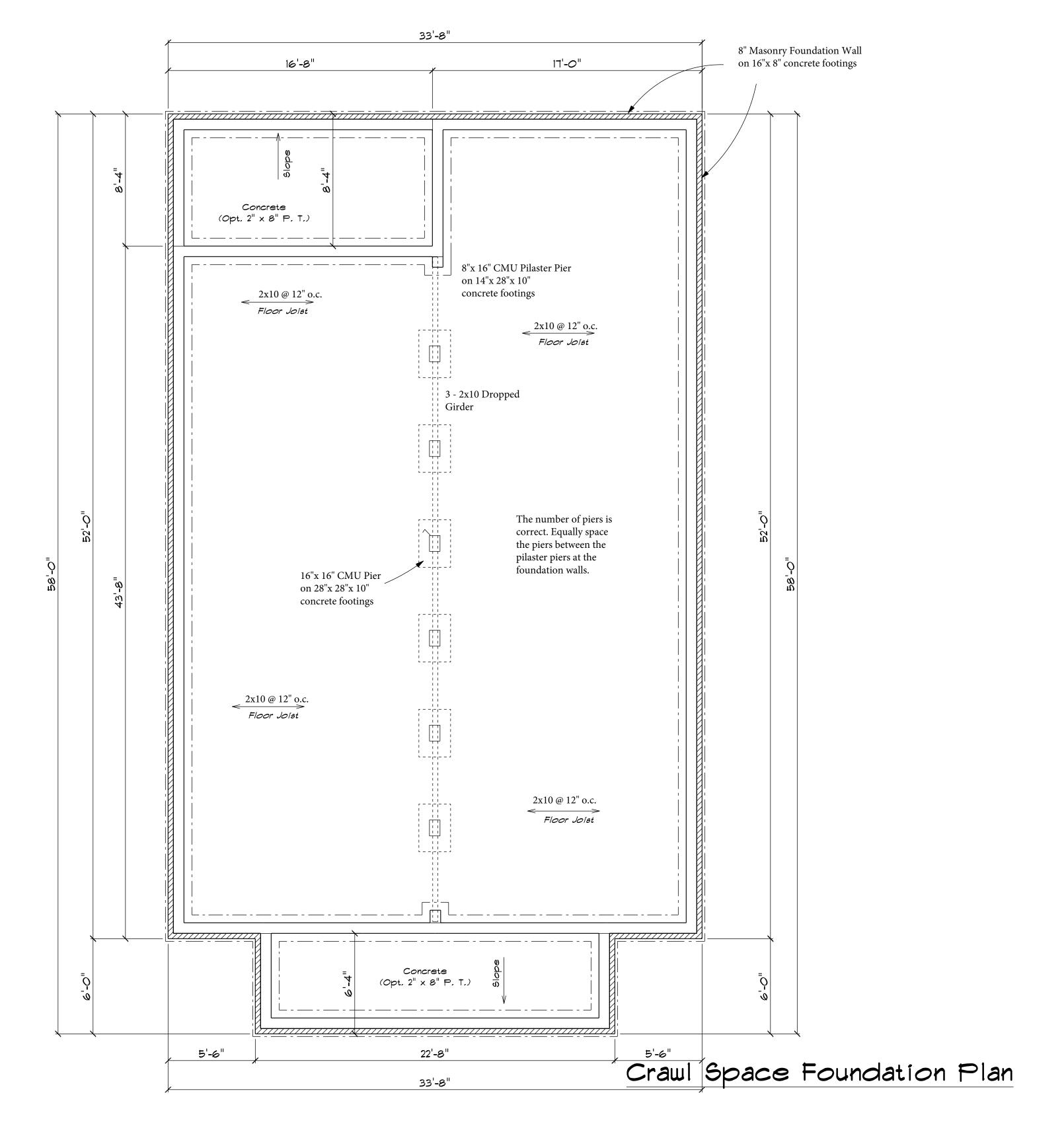
- * ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW,
- MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
- * ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.



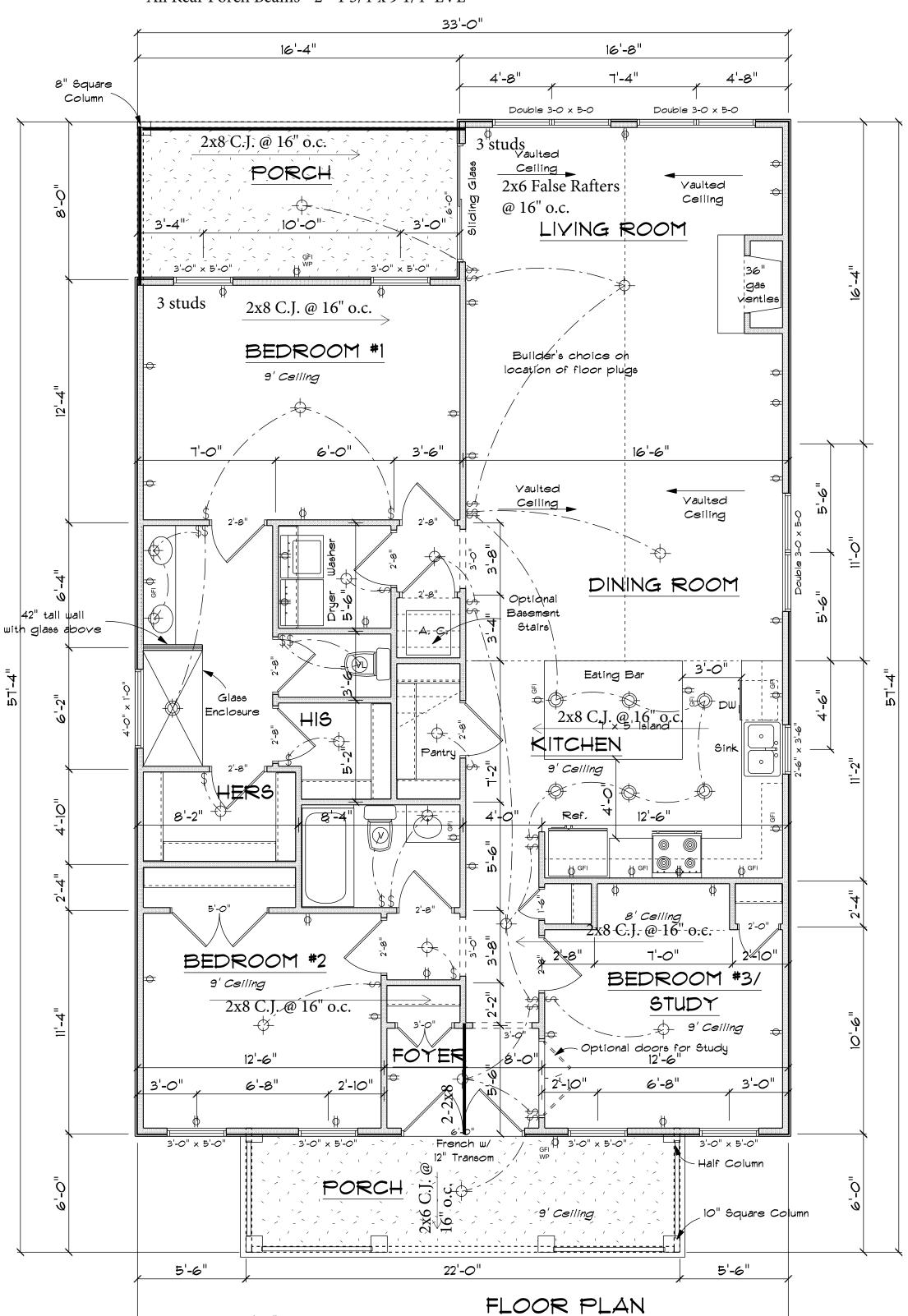
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GENERAL FOUNDATION NOTES:

- 1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- 2. EXTERIOR WALL FOOTING TO BE 20" X 8" 3000 PSI STRUCTURAL CONCRETE WITH 2- #4 BARS UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12"
 BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED
 PALOGAL INSPECTOR.
- 4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
- 5. THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
- 6. THIS FOUNDATION DESIGN IS VALID FOR 120 MPH WIND ZONES.
- 7. FOUNDATION WALLS SHAIL BE 12" IN WIDTH WHERE SUPPORTING FRAMING WITH BRICK VENEER.
- 8. PORCH POST FOOTINGS SHALL BE 24"X24"X10" WITH 2- #4 BARS EACH WAY.



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Sheet 3	
Of 7 Shee	ts



	Date	
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1563 Sq Ft Heated/Cooled 131 Sq Ft Rear Porch 132 Sq Ft Front Porch	Of 7 Sheets	

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Martin

BRACED WALL NOTES:

1. BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE

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- 2. THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16* OSB. THESE WAILS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABLED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- 3. INTERIOR WAILS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

<u>LIB METHOD</u>:

INSTALL 1X4 WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER. CONNECT AS INDICATED IN CODE SECTION.

GB METHOD:

MINIMUM $\rlap{/}{t}$ 2" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOU FROM TOP PLATE TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

- 4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE **MINIMUM** REQUIREMENTS FOR SUPPORT.
- 5. SEE TABLE R602.7.5 FOR CORRECT NUMBER OF KING STUDS PER HEADER.

GENERAL FRAMING NOTES:

- 1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE. 2018 EDITION.
- 2. GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF NI101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
- 3. WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER
- POSITIVE/NEGATIVE PRESSURE.
- 4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSUIATED IN ACCORDANCE WITH CODE SUMMARY.

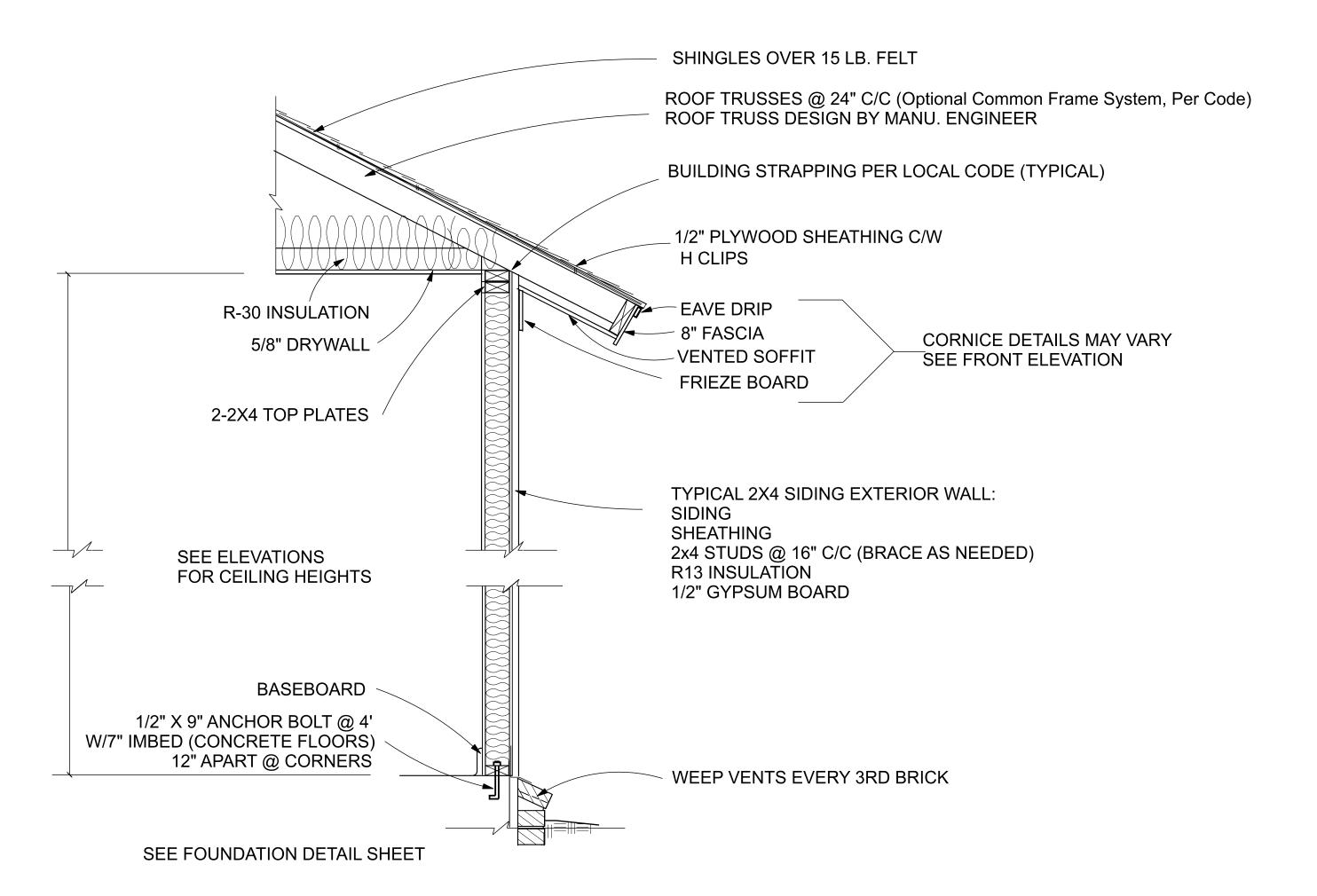
5. DESIGN CRITERIA: LIVE 40 PSF PRIMARY FLOOR 10 PSF 40 PSF SECONDARY FLOOR 10 PSF 10 PSF 30 PSF SLEEPING AREAS 10 PSF **20 PSF** ATTIC **ROOF** 10 PSF 20 PSF DEFLECTION LIMITS:

FLOOR L/360(LIVE LOAD ONLY)
ROOF L/240

- 6. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10 U.O.N.
- . ALL WALLS ARE 2X4 @ 16" O.C. U.O.N.
- 8. PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- 9. PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- 10. ALL JOISTS TO BE SPF.

33'-0"

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



TYPICAL BUILDING SECTION SIDING

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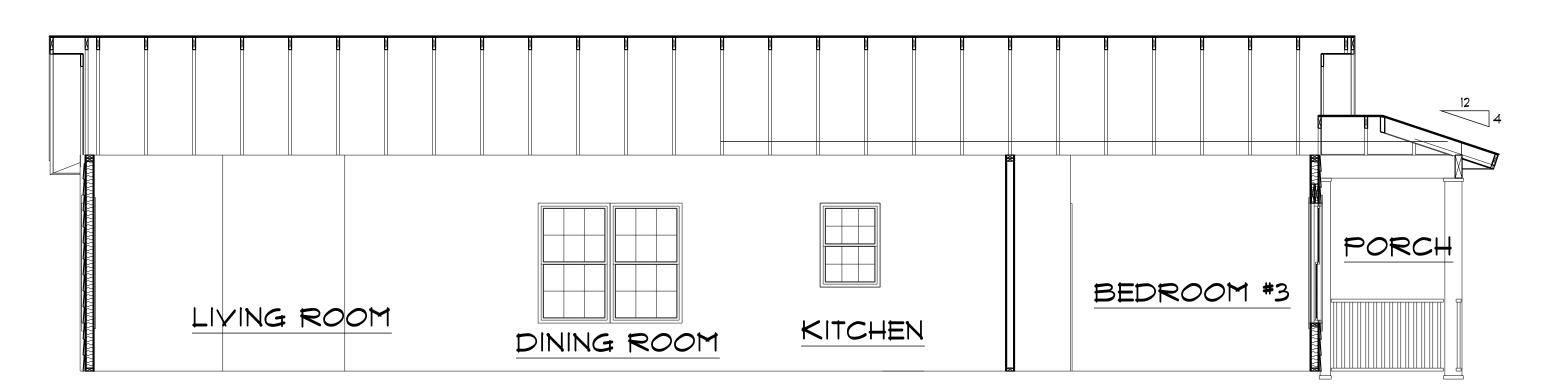
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3

Shoots

provide bracing and blocking as required, individual rafters and ceiling joists are not shown in location or direction

See roof plan for details



BUILDING SECTION

For more details see: Typical wall section, foundation plan, foundation details and roof plan

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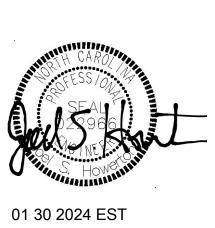
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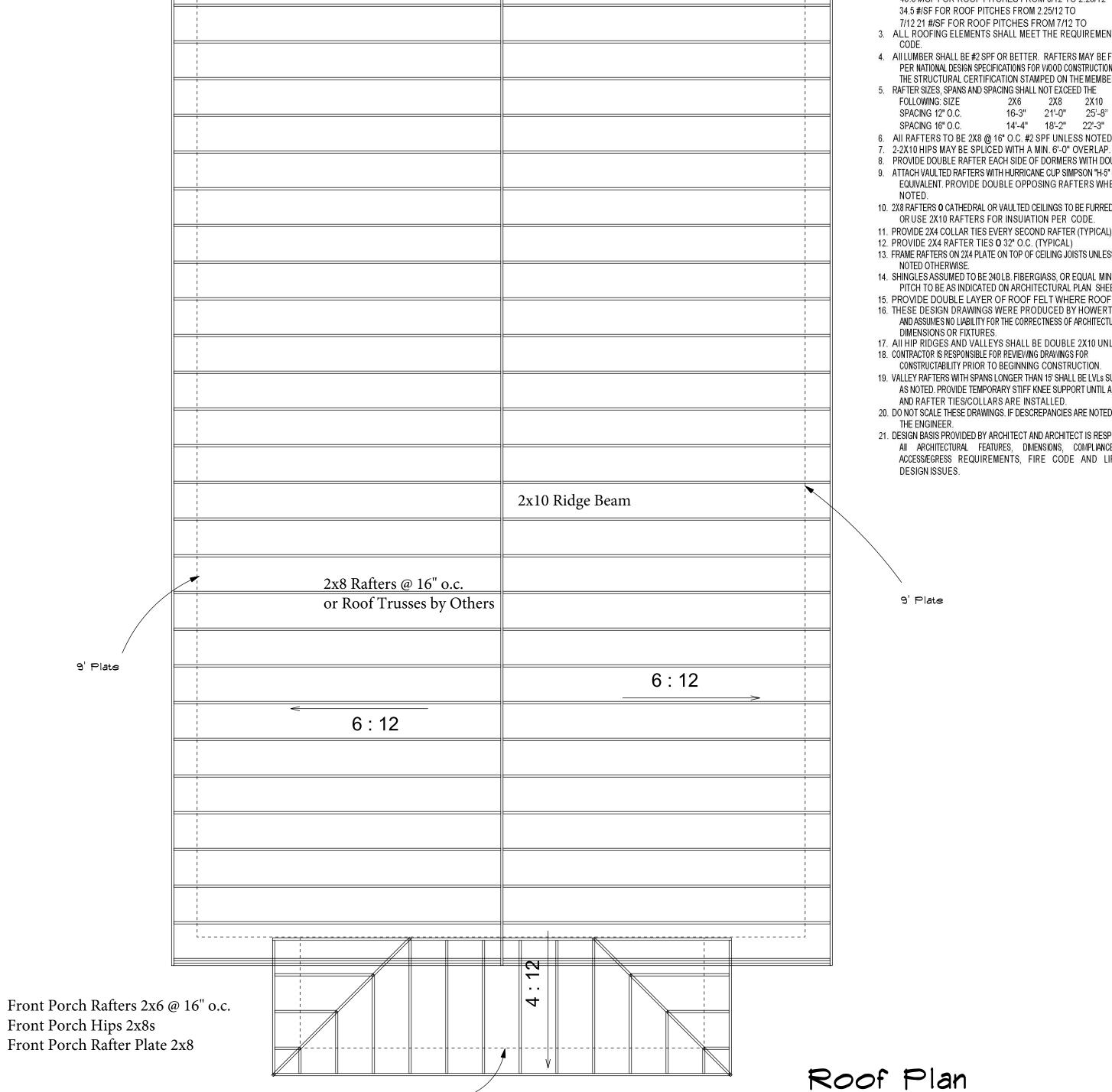
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Sheet 6

Sheets





9' Plate

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GENERAL ROOF NOTES:

- 1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- 2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS: 45.5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2.25/12 34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO
- 3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE
- 4. All LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- 2X6 2X8 2X10 16-3" 21'-0" 25'-8" FOLLOWING: SIZE SPACING 12" O.C. 14'-4" 18'-2" 22'-3"
- 6. All RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
- 8. PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
- 9. ATTACH VAULTED RAFTERS WITH HURRICANE CUP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE
- 10. 2X8 RAFTERS O CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" ORUSE 2X10 RAFTERS FOR INSUIATION PER CODE.
- 11. PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)
- 12. PROVIDE 2X4 RAFTER TIES **O** 32" O.C. (TYPICAL) 13. FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS
- NOTED OTHERWISE.
- 14. SHINGLES ASSUMED TO BE 240 LB. FIBERGIASS, OR EQUAL MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
- 15. PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12. 16. THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC AND ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES,
- 17. All HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE. 18. CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR
- CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
- 19. VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVLs SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL All SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
- 20. DO NOT SCALE THESE DRAWINGS. IF DESCREPANCIES ARE NOTED, CONTACT
- 21. DESIGN BASIS PROVIDED BY ARCHITECT AND ARCHITECT IS RESPONSIBLE FOR All ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH All ACCESS/EGRESS REQUIREMENTS, FIRE CODE AND LIFE SAFETY

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Scale 1/4" = 1'-0"

Sheets

Drawn

Sheet 7

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