

ABBREVIATIONS

ACC.	= ACCESS
BWL.	= BRACED WALL LINE
BWP.	= BRACED WALL PANEL
C.O.	= CASSED OPENING
C.J.	= CEILING JOIST
C.L.S.	= CLOSET
COL.	= COLUMN
COMP.	= COMPOSITION
CONC.	= CONCRETE
CONT.	= CONTINUOUS
C.M.A.	= CARBON MONOXIDE ALARM
C.M.U.	= CONCRETE MASONRY UNIT
D.H.	= DOUBLE HUNG
DIA.	= DIAMETER
D.J.	= DOUBLE JOIST
DN.	= DOWN
EXH.	= EXHAUST
EXT.	= EXTERIOR
F.L.J.	= FLOOR JOIST
FIG.	= FOOTING
G.F.I.	= GROUND FAULT INTERRUPTER
H.B.	= HOSE BIB
LVL.	= LAMINATED VENEER LUMBER
M.O.	= MASONRY OPENING
MAS.	= MASONRY
MAX.	= MAXIMUM
M.C.	= MEDICINE CABINET
MTL.	= METAL
MIN.	= MINIMUM
O.C.	= ON CENTER
OSB	= ORIENTED STRAND BOARD
PERF.	= PERFORATED
REC.	= RECESSED
REINF.	= REINFORCED
SCR.	= SCREENED
S.D.	= SMOKE DETECTOR
SEC.	= SECOND
SHWR.	= SHOWER
S.Y.P.	= SOUTHERN YELLOW PINE
S.P.F.	= SPRUCE/PINE/FIR
SUSP.	= SUSPENDED
TYP.	= TYPICAL
U.O.N.	= UNLESS OTHERWISE NOTED
WASH.	= WASHER
W.H.	= WATER HEATER
W.P.	= WEATHER PROOF
W.W.M.	= WELDED WIRE MESH
WDW. HT.	= WINDOW HEIGHT
WD.	= WOOD

SYMBOLS

—O—	= HOSE BIB
s	= SWITCH
s ₃	= 3-WAY SWITCH
⊙	= LIGHT FIXTURE
⊞	= EXHAUST FAN & LIGHT
⊞	= SMOKE DETECTOR
▷	= SHOWER HEAD
◀	= TELEPHONE JACK
⊖	= CONVENIENCE OUTLET
⊕	= 220 VOLT OUTLET
⊖	= GROUND FAULT INTERRUPTER
⊞	= CEILING FAN
⊞	= CARBON MONOXIDE ALARM

GENERAL NOTES AND SPECIFICATIONS

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ORIGINAL PURCHASE AGREEMENT

SEE ATTACHED CONSTRUCTION LICENSE FOR INVOICE NUMBER 13493.

BUILDING CODE INFORMATION

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION (2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION) WITH AMENDMENTS UNLESS OTHERWISE NOTED. (SEE ATTACHMENTS)

PRIOR TO CONSTRUCTION

THE CONTRACTOR SHALL REVIEW THE PLANS FOR THIS PARTICULAR BUILDING PROJECT TO ENSURE COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, CLIMATE GEOGRAPHIC DESIGN CRITERIA, AND ANY OTHER PROVISIONS THAT MAY BE REQUIRED BY VA/THA/RD.

THE CONTRACTOR SHALL VERIFY PLAN DIMENSIONS, STRUCTURAL COMPONENTS, AND GENERAL SPECIFICATIONS CONTAINED IN THIS SET OF PLANS AND REPORT ANY DISCREPANCIES TO STANDARD HOMES PLAN SERVICE, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH WORK ON HOUSE.

THE CONTRACTOR SHALL DETERMINE ROUGH OPENING SIZES FOR ALL BUILT-IN EQUIPMENT AND/OR FACILITIES AND ADJUST PLAN DIMENSIONS AS REQUIRED.

DO NOT SCALE FROM BLUEPRINTS. REFER TO THE LABELED DIMENSIONS FOR ACTUAL MEASUREMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO PROVIDE FOR THE SERVICES OF A PROFESSIONAL ENGINEER IF REQUIRED BY THE BUILDING CODE OFFICIAL.

SHIPPING DATE : _____

STAMP MUST APPEAR IN RED. PLANS FOR WHICH A BUILDING PERMIT HAS NOT BEEN OBTAINED ONE YEAR FROM THE ABOVE DATE IS SUBJECT TO REVIEW BY STANDARD HOMES PLAN SERVICE, INC. A FEE MAY BE CHARGED FOR THIS SERVICE.

EXCAVATION

EXCAVATE TO UNDISTURBED SOIL. BOTTOM OF FOOTING SHALL EXTEND BELOW LOCAL FROST LINE AND TO A MINIMUM DEPTH OF 12" BELOW ADJACENT GRADE. (PRESUMED 2000 PSF SOIL BEARING CAPACITY).

EXPANSIVE, COMPRESSIVE OR SHIFTING SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE A STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE.

FOUNDATION

PROVIDE 1/2" DIA. STEEL ANCHOR BOLTS 6'-0" O.C., 1'-0" MAX. FROM CORNERS AND 1'-0" MAX. FROM ENDS OF EACH PLATE SECTION, WITH 7" MIN. EMBEDMENT.

PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.

SLOPE GRADE AWAY FROM FOUNDATION WALLS 6" MINIMUM WITHIN THE FIRST 10 FEET.

PROVIDE PRESSURE TREATED LUMBER FOR SILLS, PLATES, BANDS AND ANY LUMBER IN CONTACT WITH MASONRY.

PROVIDE APPROVED AND BONDED CHEMICAL SOIL TREATMENT AGAINST FUNGUS, TERMITES AND OTHER HARMFUL INSECTS.

CRAWL SPACE

ALL GIRDER JOINTS AND ENDS OF GIRDERS SHALL REST ON SOLID BEARINGS. FILL CORES OF HOLLOW MASONRY TO FOOTING WITH CONCRETE. FILL TOP COURSE CORES OF EXTERIOR FOUNDATION WALL WITH CONCRETE.

FOOTINGS SHALL EXTEND 6" AND SHALL BE 12" THICK UNDER GIRDER PIERS.

CHIMNEY FOOTING SHALL EXTEND 12" MINIMUM BEYOND EACH SIDE AND SHALL BE AT LEAST 12" THICK.

BASEMENT

ALL GIRDER JOINTS SHALL BREAK ON COLUMN CENTER LINES (S/MAGGERED) AND ENDS OF GIRDERS SHALL REST ON SOLID MASONRY.

DOUBLE SILL AND USE LEDGER OVER ALL BASEMENT OPENINGS.

ALL BASE. SASH SHALL BE 18/20 2-LT. 3'-3 7/8" X 1'-11 15/16" 3420 HB.

FRAMING

ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, GIRDERS, HEADERS, SILLS AND BEAMS SHALL BE NO. 2 SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

ALL LOAD BEARING WALLS SHALL BE STUD GRADE SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

DESIGN SPECIFICATIONS FOR LAMINATED VENEER LUMBER (LVL) BEAMS AND HEADERS :

GRADE : 2950Fb-2.0E
BENDING Fb : 2950
MOE : 2.0 X 10⁶
SHEAR Fv : 290

SUPPORT FOR HEADERS:

HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH BUILDING CODE (SEE PLAN). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS. SEE TABLE BELOW.

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS:

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES)
3 FEET OR LESS	24
4 FT.	2
8 FT.	3
12 FT.	5
16 FT.	6

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF LIVE LOAD (POUNDS PER SQUARE FOOT) : 20 PSF
ULTIMATE DESIGN WIND SPEED (MILES PER HOUR) : 120 MPH
NOMINAL DESIGN WIND SPEED : 93 MPH

EXPOSURE CATEGORY "B" UNLESS OTHERWISE NOTED
WINDOW DESIGN PRESSURE RATING : DP 25
COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET OR LESS:

PRESSURE ZONE	ULTIMATE DESIGN WIND SPEED (MPH)			
	115	120	130	140
ZONE 1	13.1, -14.0	14.2, -15.0	16.7, -18.0	19.4, -21.0
ZONE 2	13.1, -16.0	14.2, -18.0	16.7, -21.0	19.4, -24.0
ZONE 3	13.1, -16.0	14.2, -18.0	16.7, -21.0	19.4, -24.0
ZONE 4	14.3, -15.0	15.5, -16.0	18.2, -19.0	21.2, -22.0
ZONE 5	14.3, -19.0	15.5, -20.0	18.2, -24.0	21.2, -28.0

ASSUMED MEAN ROOF HEIGHT: 17'-7"

SEISMIC CONDITION BY ZONE : ZONES A AND B

SUBJECT TO DAMAGE FROM WEATHERING : MODERATE

CLIMATE ZONES (UNLESS OTHERWISE NOTED): ZONES 3 AND 4

MINIMUM VALUES FOR ENERGY COMPLIANCE:
CEILING R-38; EXTERIOR WALLS R-15; FLOORS R-19
WINDOW U-FACTOR ≤ 0.35; RECOMMENDED SHGC ≤ 0.30

MISCELLANEOUS

LOCATE ALL CONVENIENCE OUTLETS ABOVE KITCHEN BASE CABINETS 42" ABOVE FINISHED FLOOR.

EMERGENCY EGRESS REQUIREMENTS

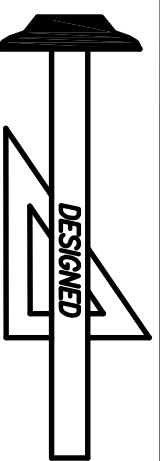
IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY CONFORMITY WITH EGRESS REQUIREMENTS BASED ON SPECIFICATIONS PROVIDED BY WINDOW MANUFACTURER.

2018 NORTH CAROLINA RESIDENTIAL CODE

THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 4.0 SQUARE FEET WHERE THE NET CLEAR OPENING HEIGHT SHALL BE AT LEAST 22 INCHES AND THE NET CLEAR OPENING WIDTH SHALL BE AT LEAST 20 INCHES. IN ADDITION THE MINIMUM TOTAL GLASS AREA SHALL NOT BE LESS THAN 5.0 SQUARE FEET IN THE CASE OF A GROUND STORY WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF A SECOND STORY WINDOW.

2015 INTERNATIONAL RESIDENTIAL CODE

THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

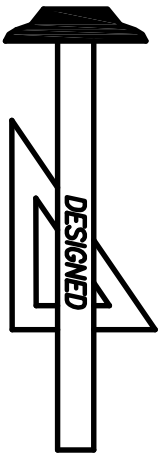


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DESIGNED FOR HEIDI SANTIAGO	PLAN FALLON	NO. 7	MAT'L SID.	SHOWN	SHEET 1 OF 7
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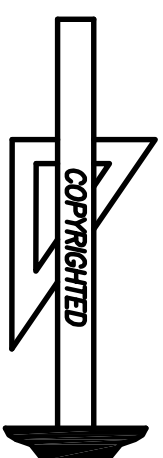


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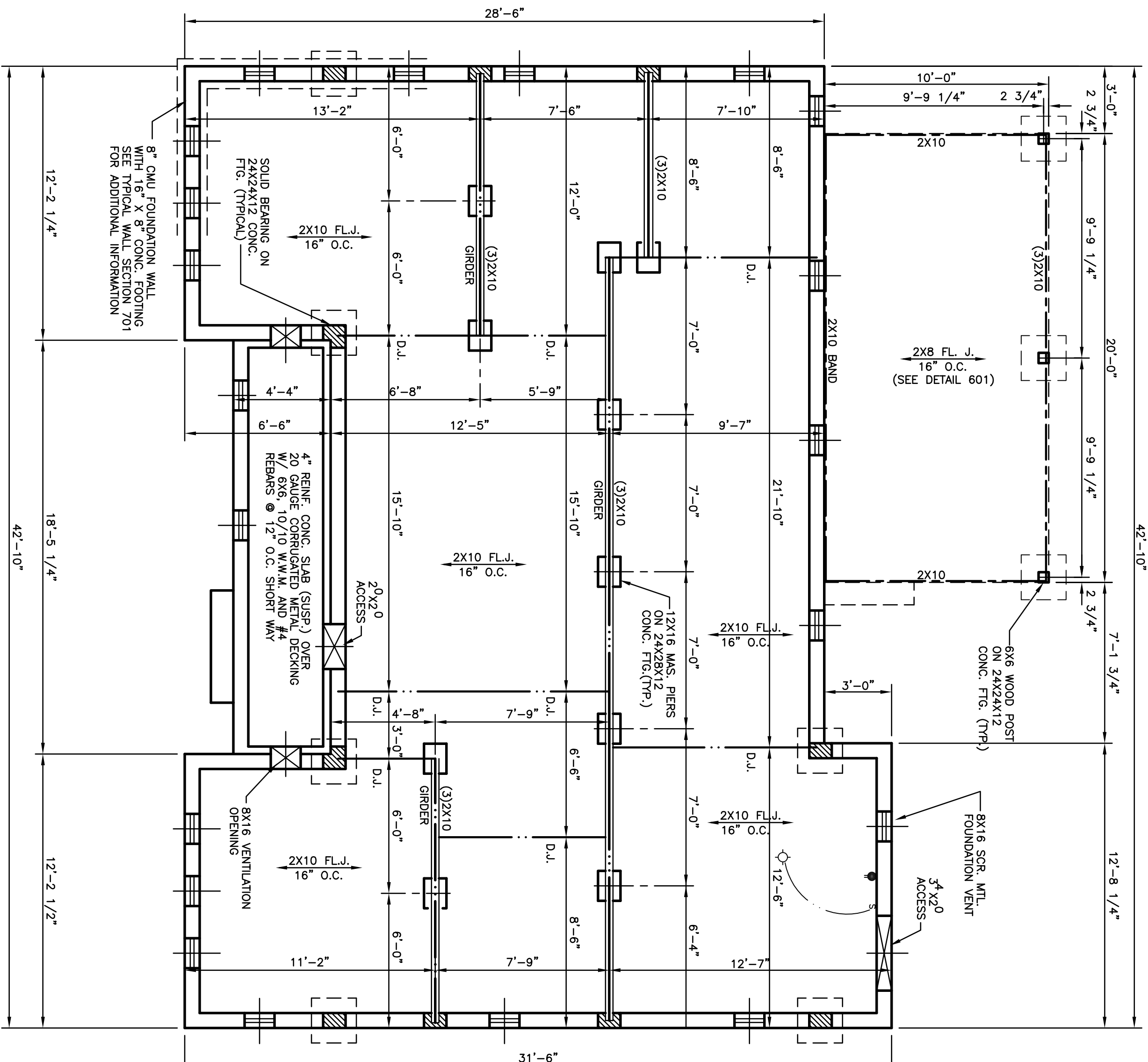
DESIGNED FOR
HEIDY SANTIAGO

PLAN
FALLON

NO.
7

MAT'L
SID.

SHOWN
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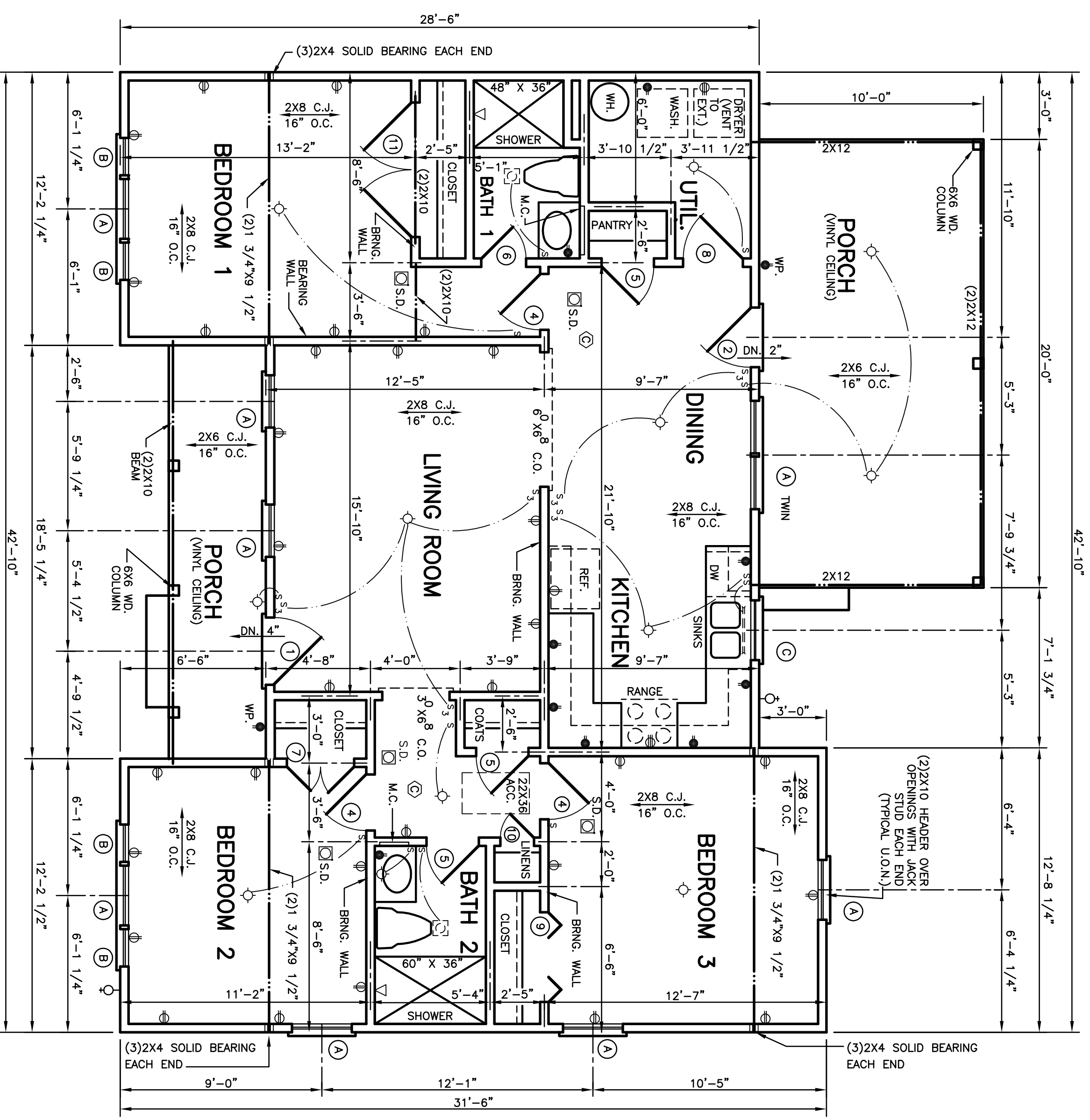
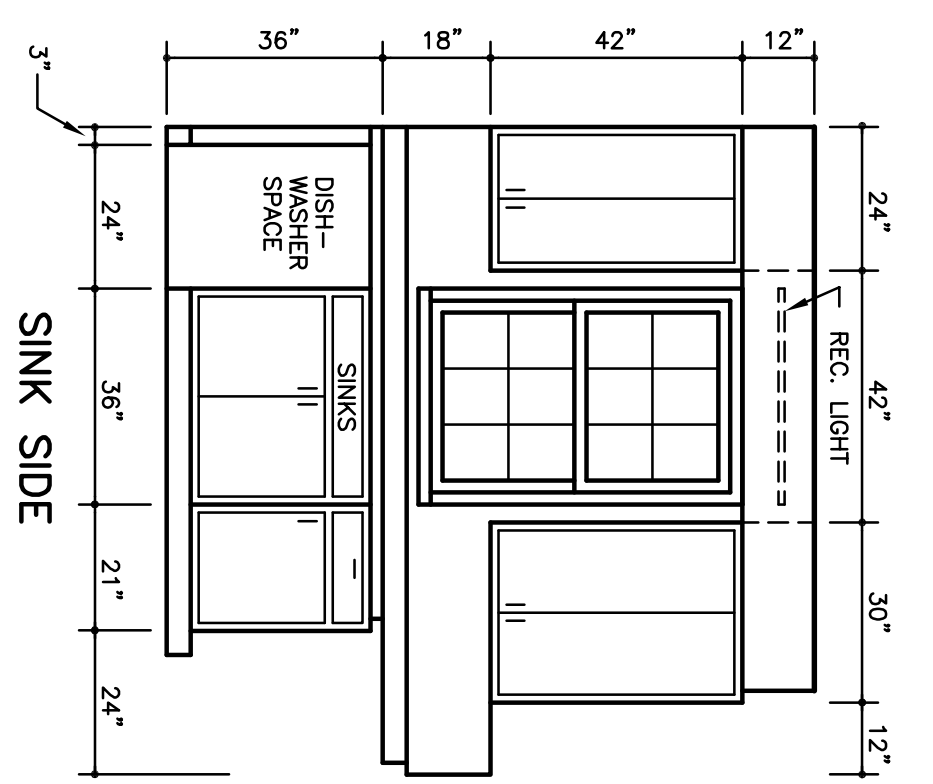
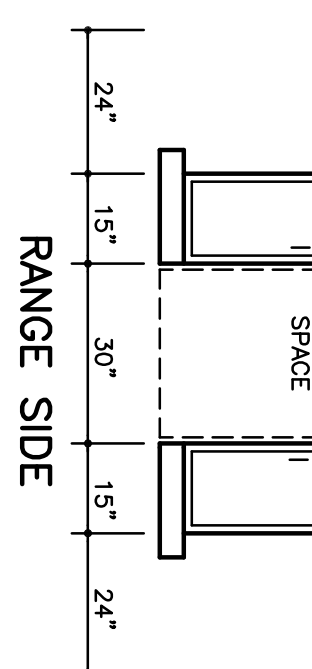
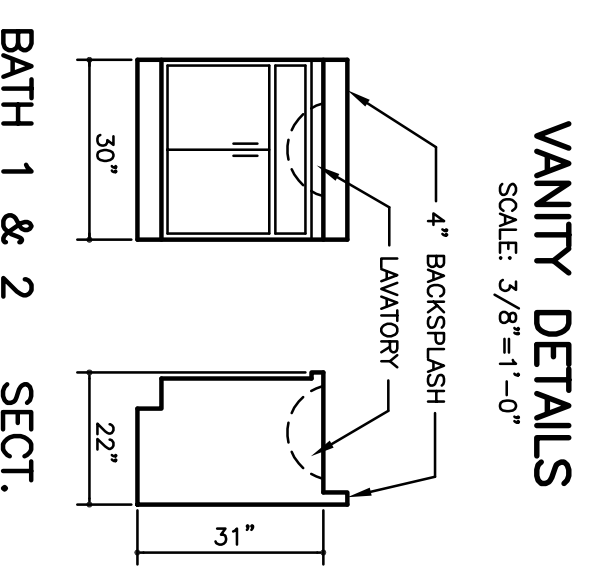
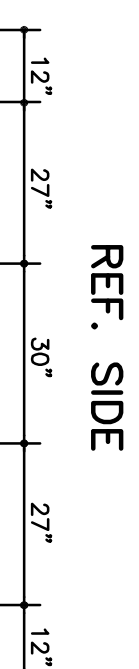
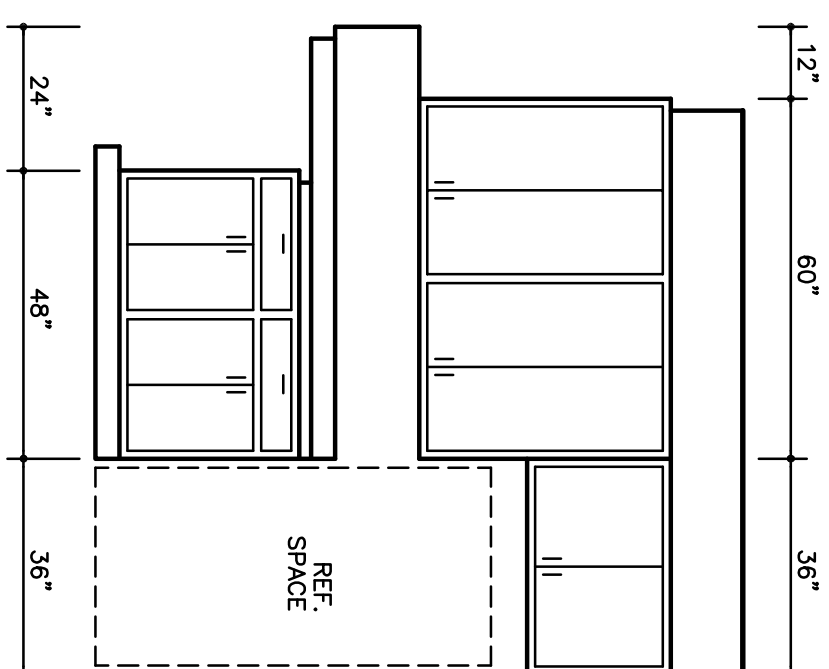
FOUNDATION PLAN

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

FOUNDATION VENTILATION REQUIREMENTS :
1219 SQ. FT. --- 150 = 8.1 SQ. FT. NET
FREE AREA REQ'D.
PROVIDE 19 VENTS WITH A MINIMUM OF 64
SQUARE INCHES NET FREE AREA PER VENT.

KITCHEN CABINET ELEVATIONS

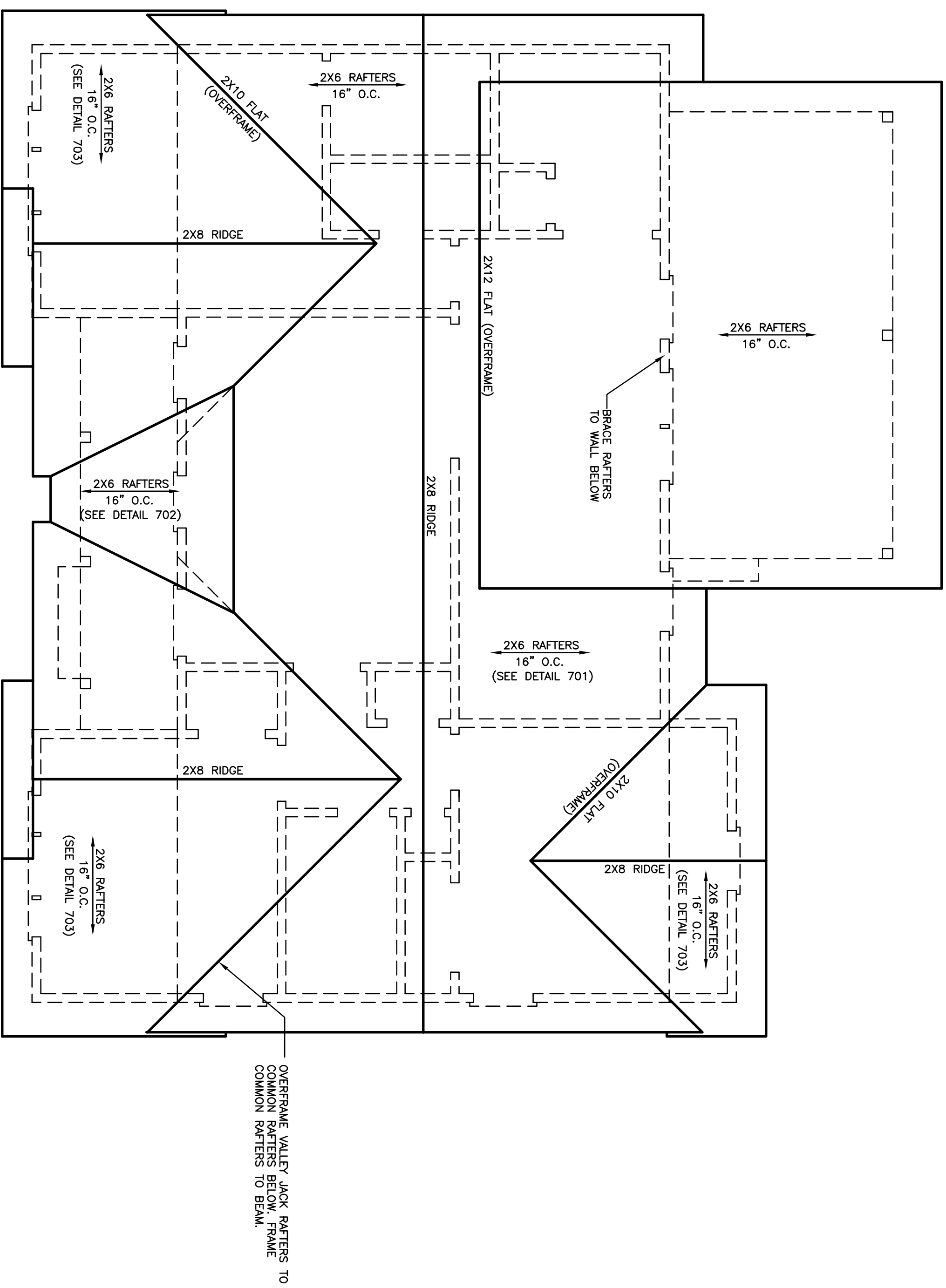
SCALE: 3/8"=1'-0"
 FOB SECTION THRU CABINETS.
 SEE DETAIL ON COVER SHEET!



FLOOR PLAN
 SCALE: 1/4"=1'-0"
 HEATED AREA: 1139 SQ. FT. IN SIDING
 FRONT PORCH: 80 SQ. FT.
 REAR PORCH: 200 SQ. FT.
 9 FT. CEILING THROUGHOUT U.O.N.

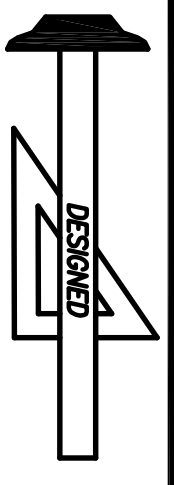
WINDOW SCHEDULE		DOOR SCHEDULE	
A	2'-8"x5'-2" WD. D.H.	1	3'-0"x6'-8"x1 3/4"
B	1'-8"x5'-2" WD. D.H.	2	FRENCH 2'-8"x6'-8"x1 3/4"
C	2'-8"x4'-2" WD. D.H.	3	2'-8"x6'-8"x1 3/4"
D		4	2'-6"x6'-8"x1 3/8"
E		5	2'-4"x6'-8"x1 3/8"
F		6	2'-0"x6'-8"x1 3/8"
G		7	DOUBLE OPENING 3'-0"x6'-8"x1 3/8"
H		8	2'-8"x6'-8"x1 3/8"
I		9	LOUVERED BIFOLD 4'-0"x6'-8"x1 3/8"
J		10	1'-4"x6'-8"x1 3/8"
K		11	DOUBLE OPENING 6'-0"x6'-8"x1 3/8"
L		12	

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 DESIGNED FOR HEIDY SANTIAGO
FALLON NO. 7 MATERIAL SID.
 SHEET 3 OF 7
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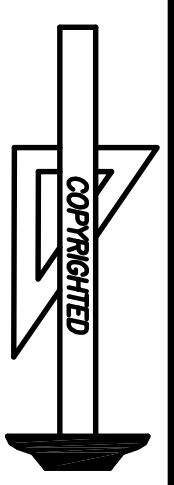


ROOF PLAN
SCALE : 1/4"=1'-0"

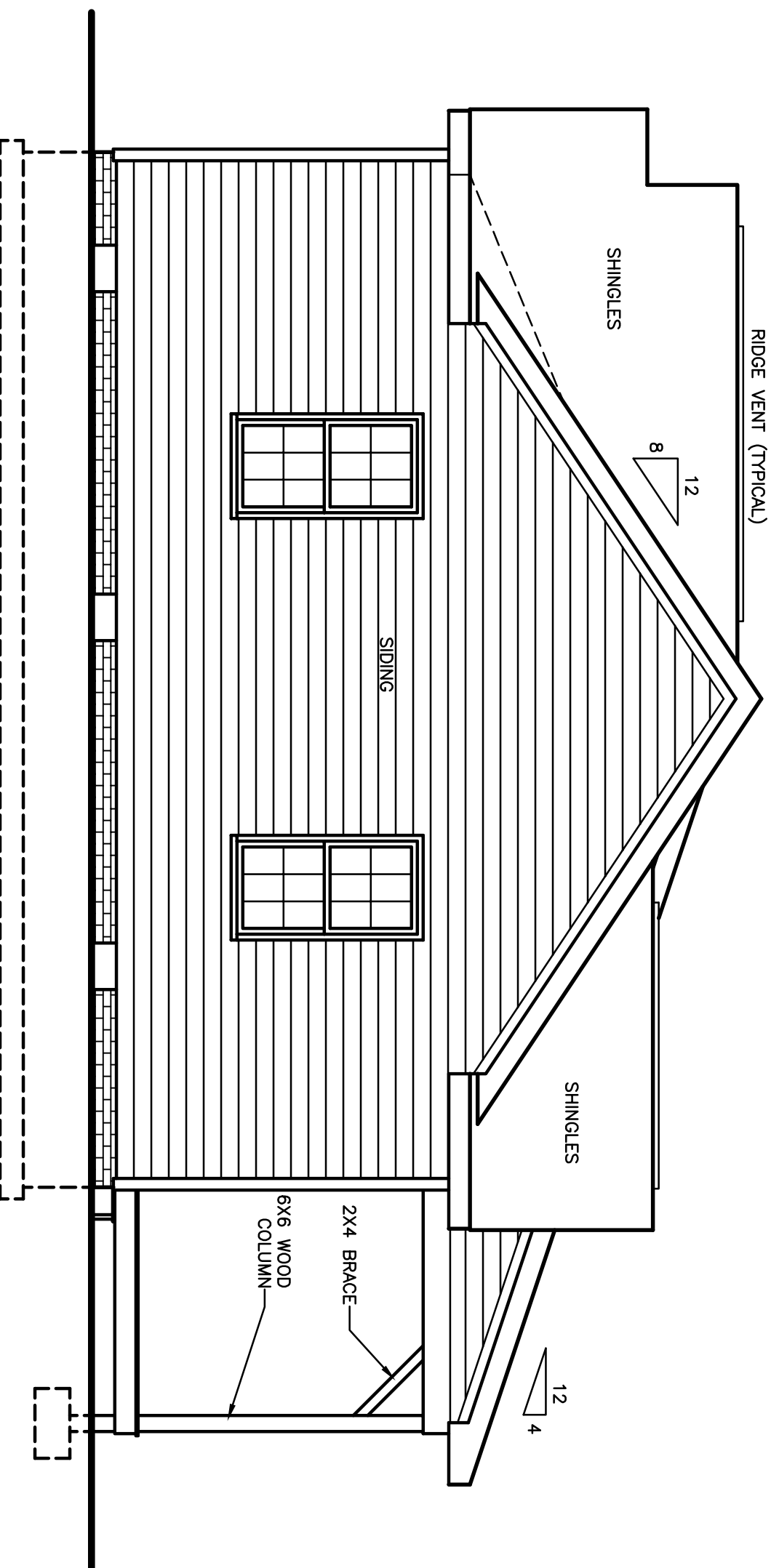
ATTIC VENTILATION REQUIREMENTS :
1419 SQ. FT. + 150 = 9.5 SQ. FT. NET
FREE AREA REQUIRED



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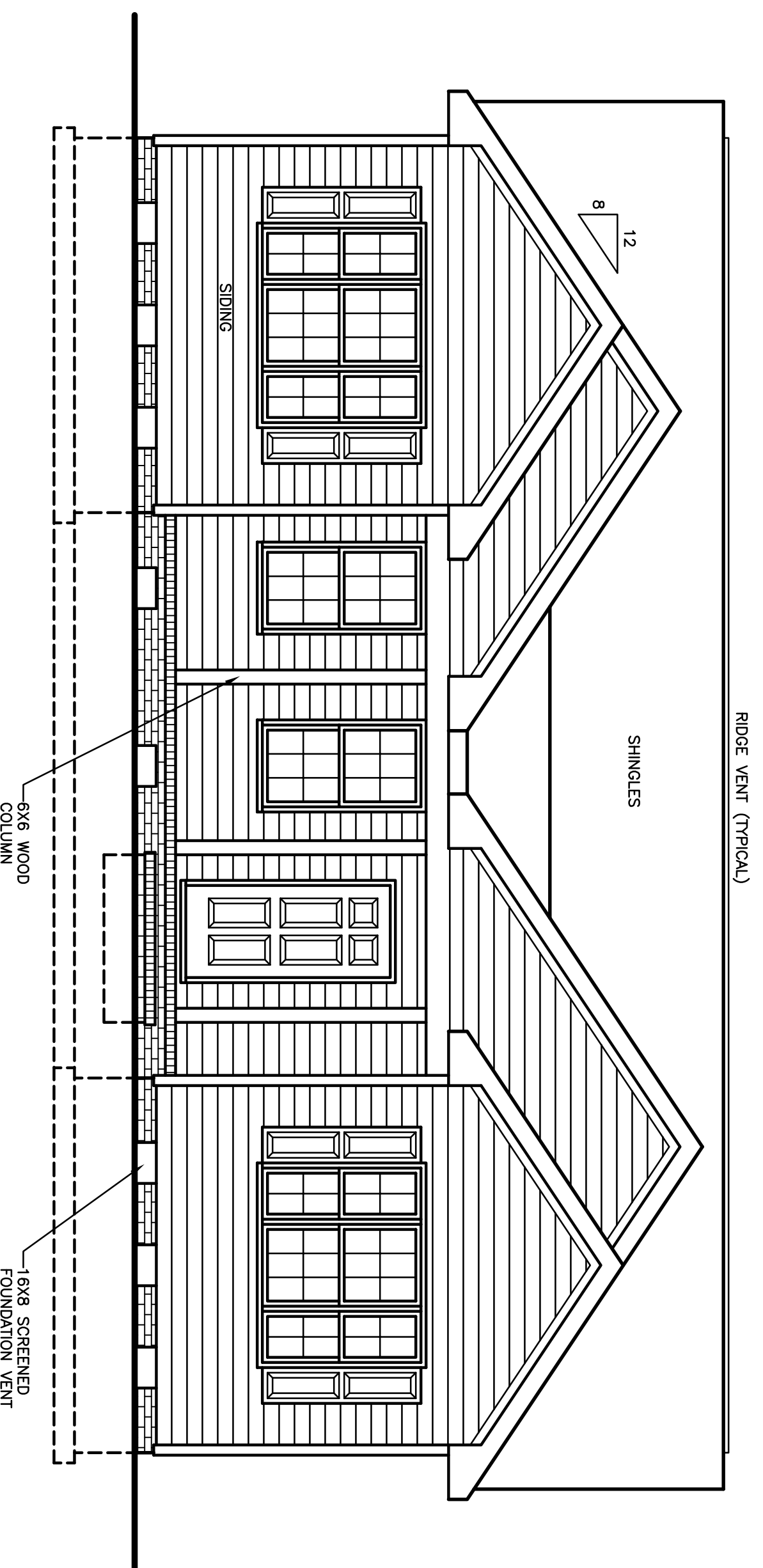


DESIGNED FOR	PLAN	NO.	MAT'L	SHOWN	SHEET
HEIDY SANTIAGO	FALLON	7	SID.		4 OF 7

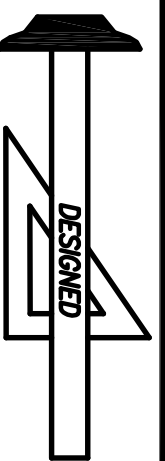


RIGHT SIDE ELEVATION
SCALE : 1/4"=1'-0"

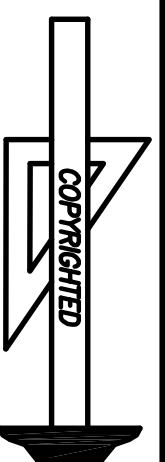
PROVIDE GUTTERS, DOWNSPOUTS AND SPLASHPADS
ACCORDING TO LOCAL CODE AND RAINFALL CONDITIONS.
ALL SPLASHPADS SHALL CARRY WATER 60"
FROM BUILDING.



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



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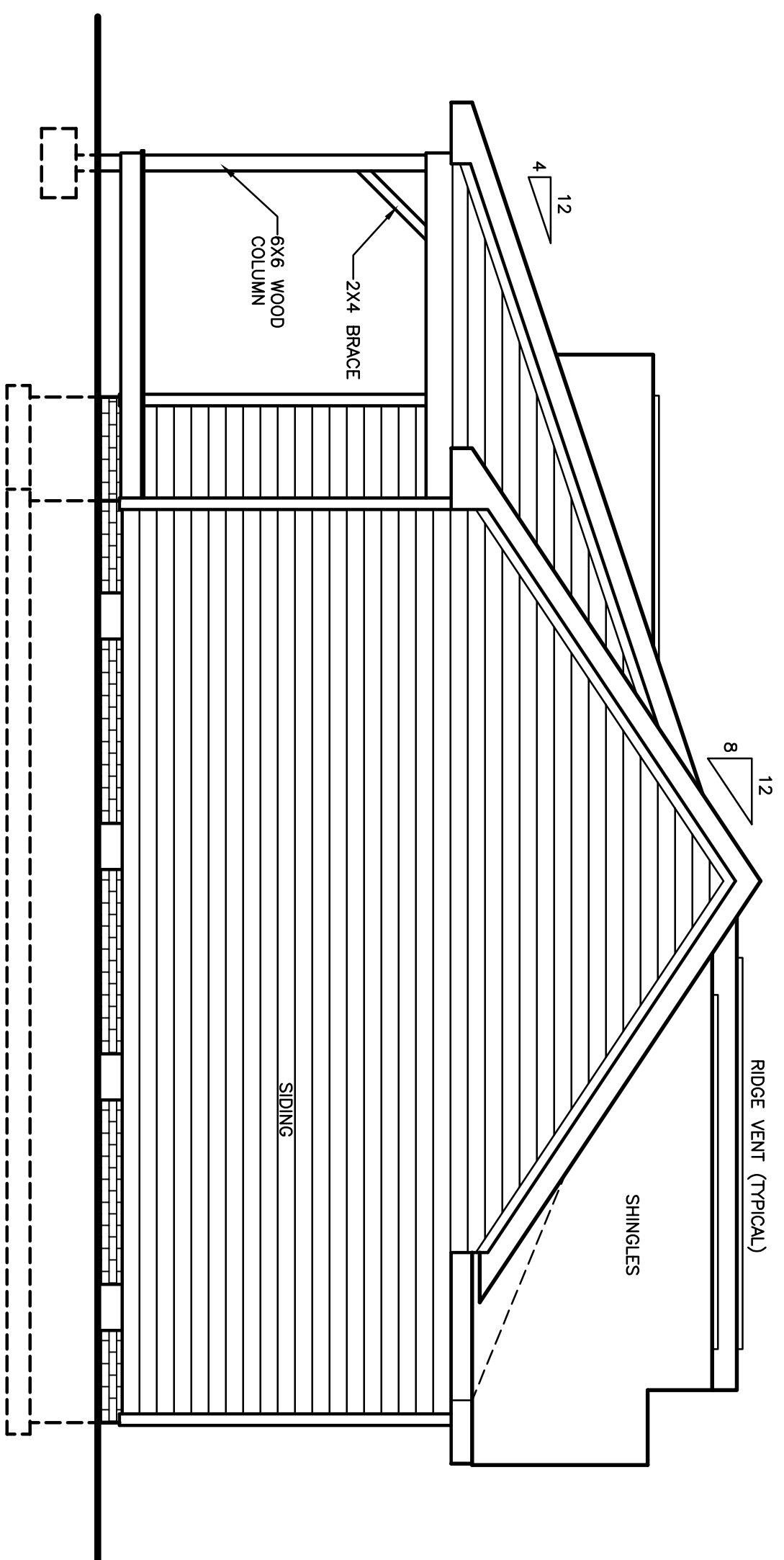
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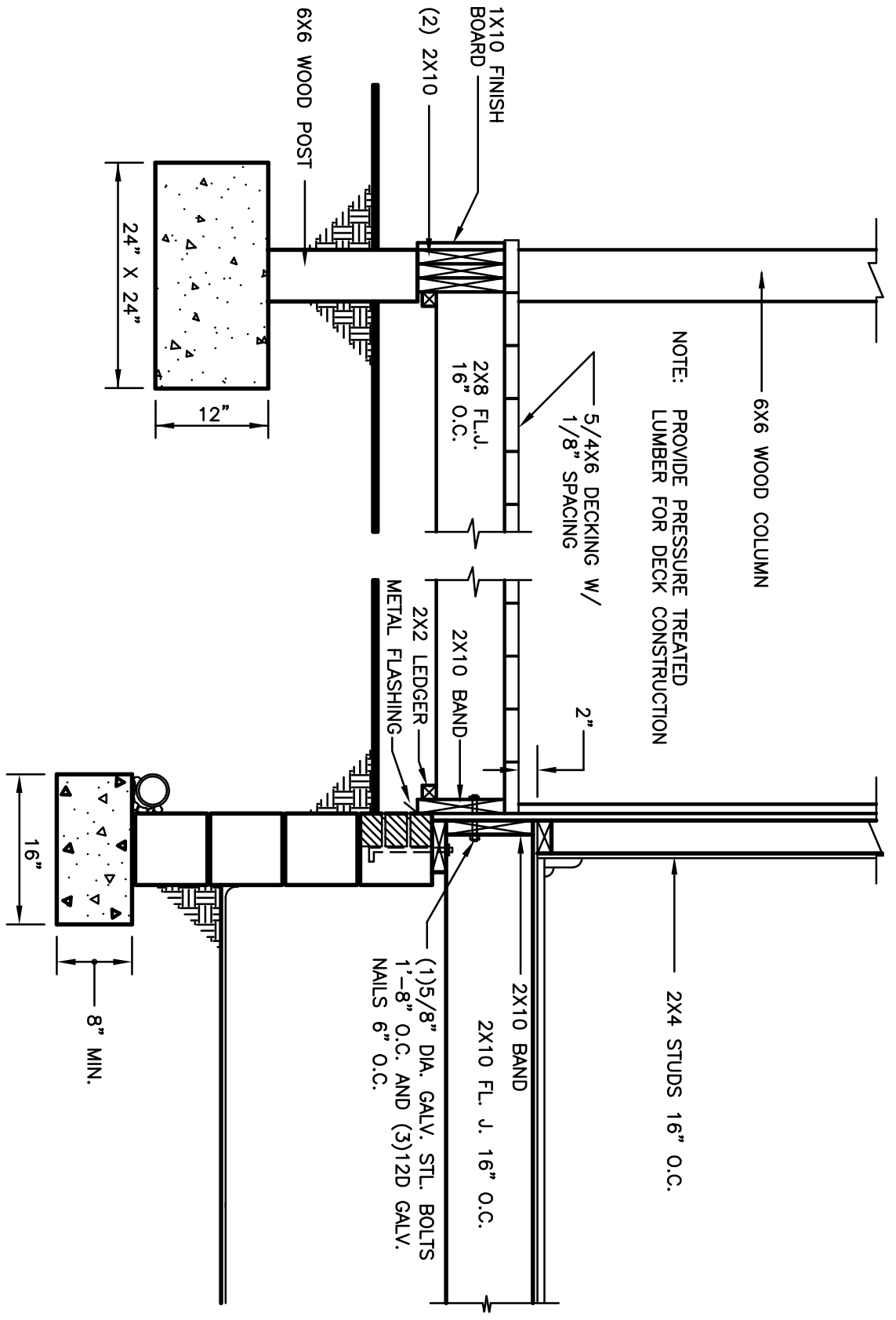
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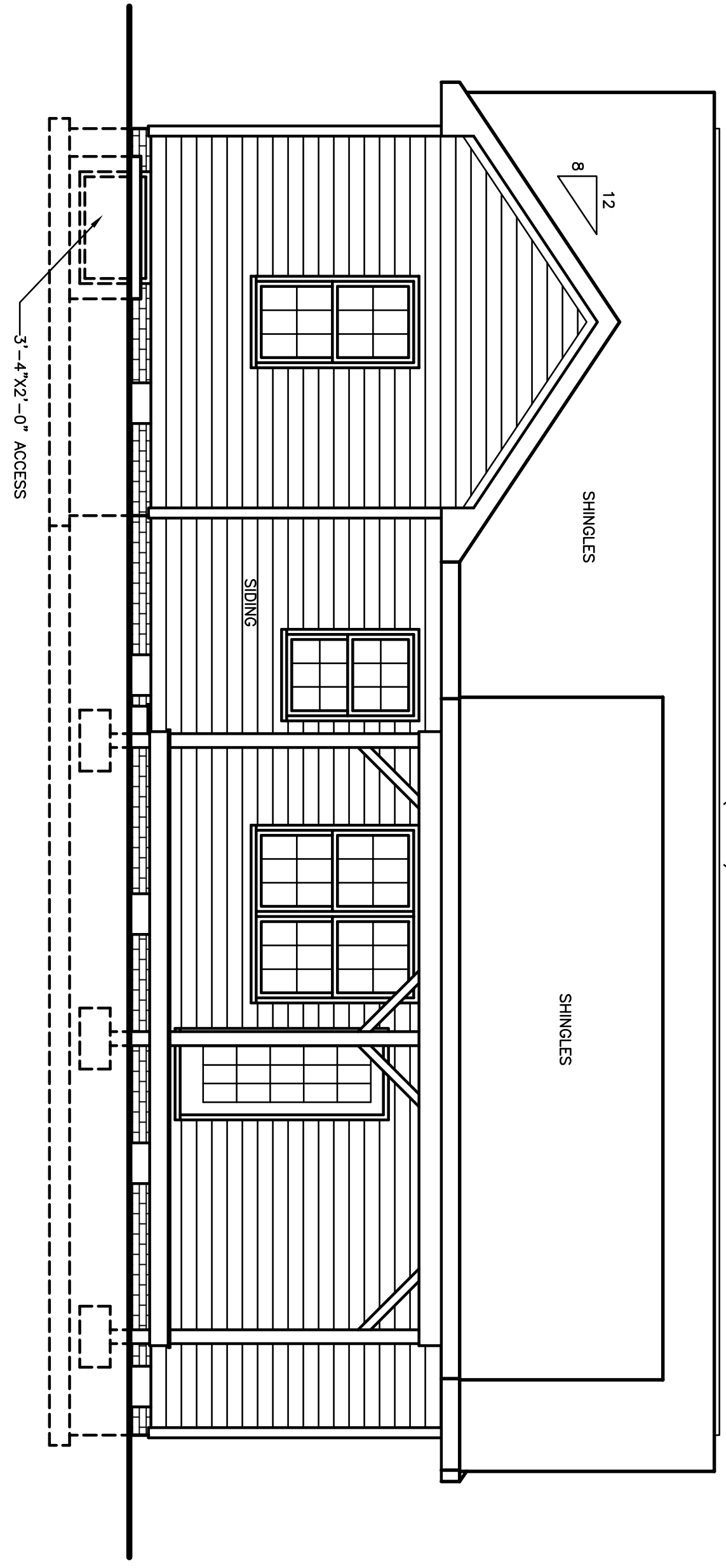


LEFT SIDE ELEVATION
SCALE : 1/4"=1'-0"

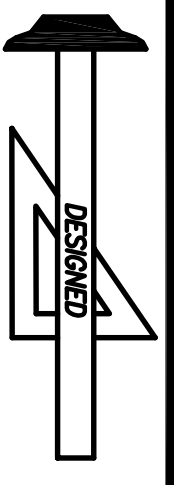
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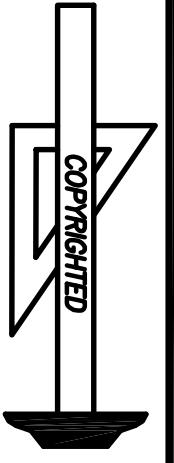
601 REAR PORCH DETAIL
SCALE : 3/4"=1'-0"



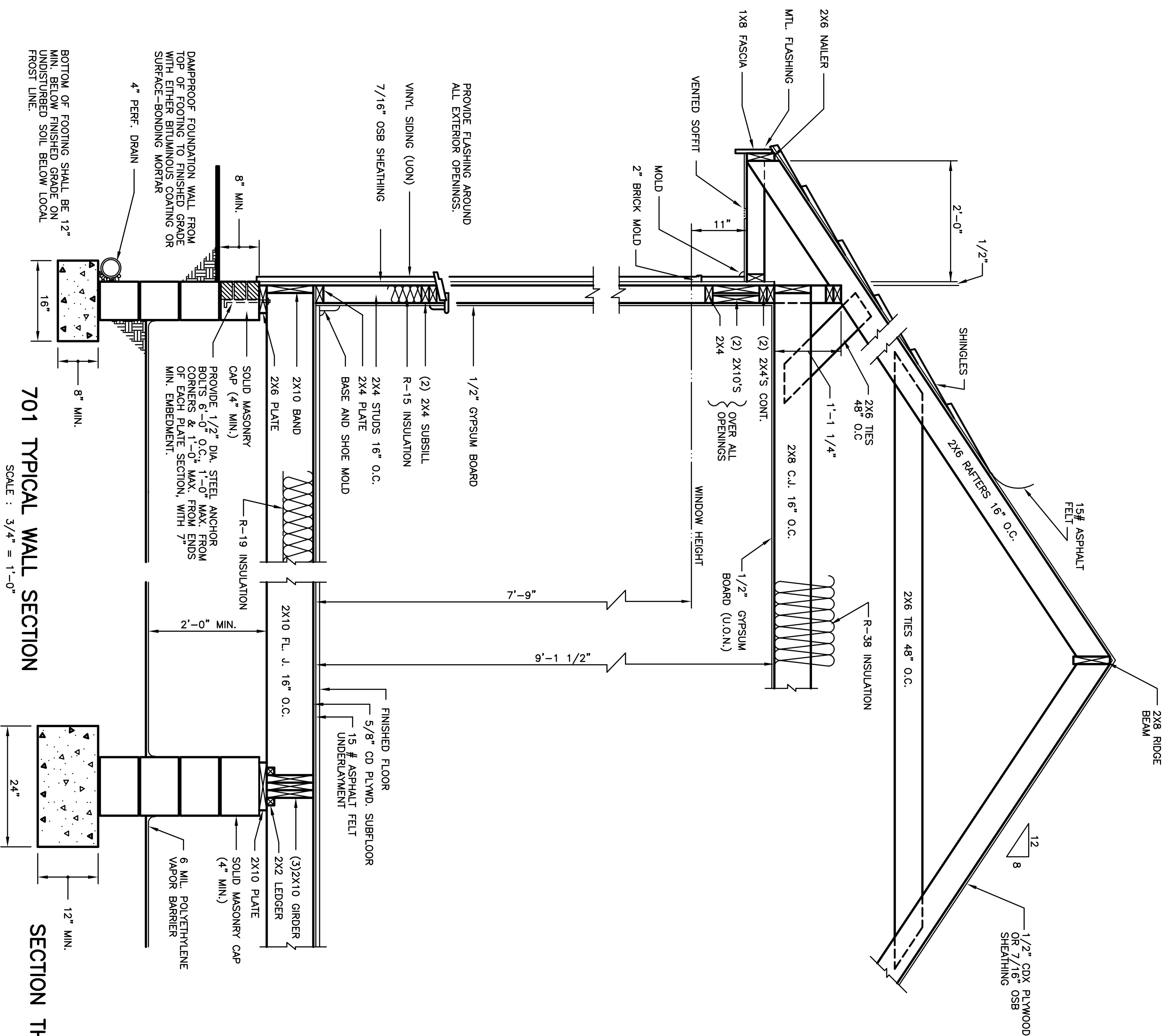
REAR ELEVATION
SCALE : 1/4"=1'-0"



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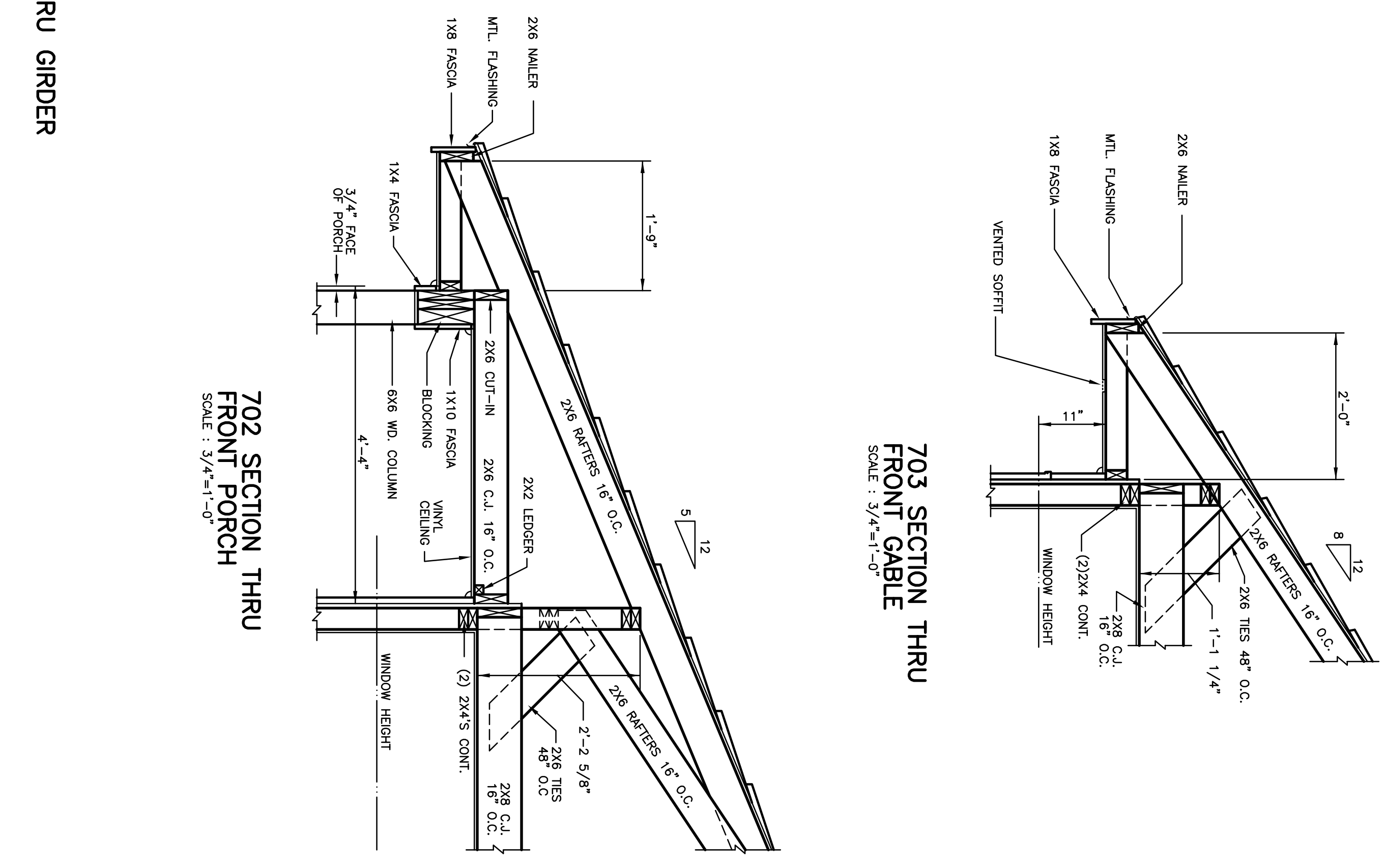


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HEIDY SANTIAGO	FALLON	7	SID.		6 OF 7



701 TYPICAL WALL SECTION

SCALE : 3/4" = 1'-0"

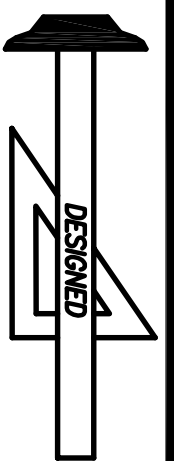


702 SECTION THRU FRONT PORCH

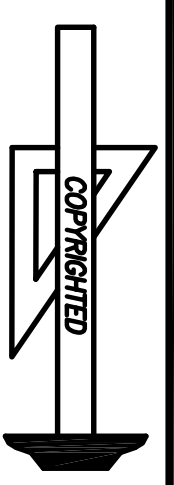
SCALE : 3/4" = 1'-0"

703 SECTION THRU FRONT GABLE

SCALE : 3/4" = 1'-0"



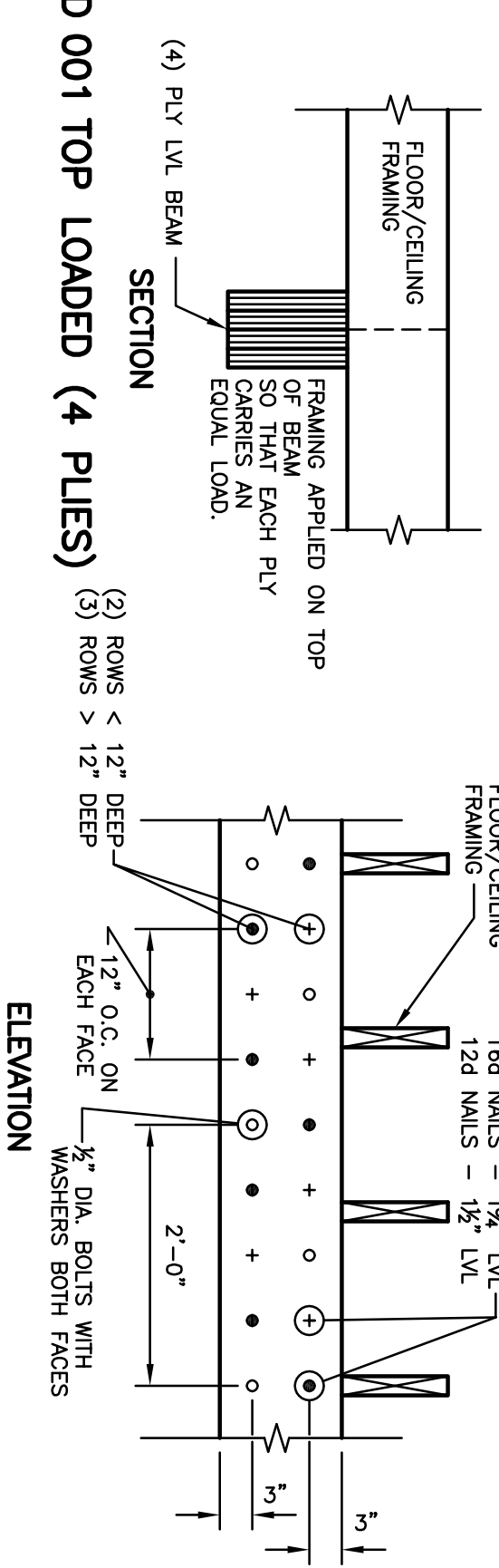
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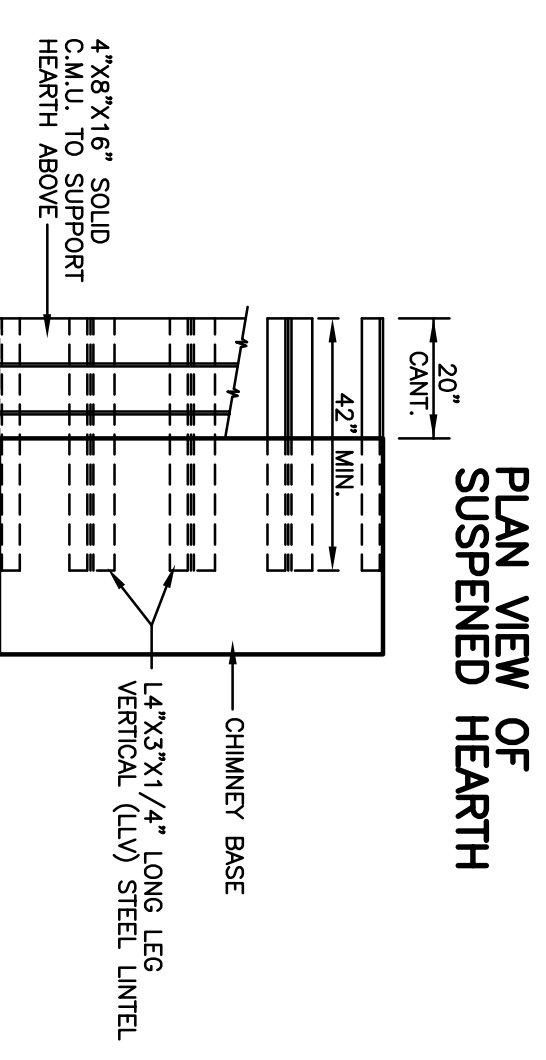
CONNECTION OF MULTIPLE PLY BEAMS

(INSTALLATION & CONNECTION OF BEAMS SHALL BE ACCORDING TO MANUFACTURERS SPECIFICATIONS)



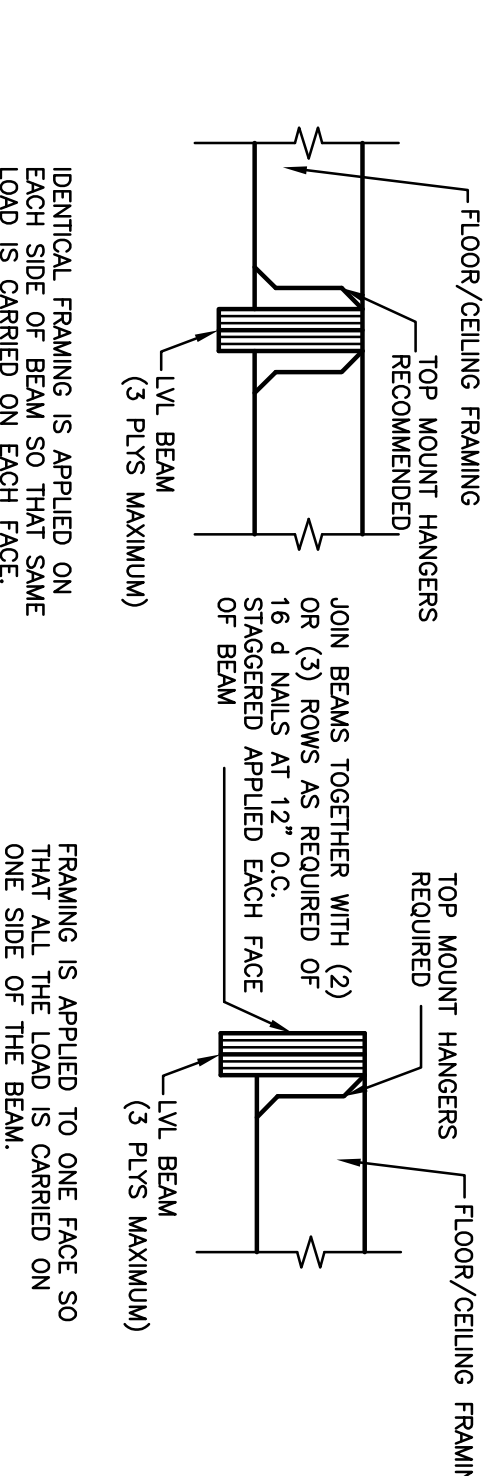
DESIGN CRITERIA:
THE FOLLOWING LIVE AND DEAD LOAD ASSUMPTIONS FOR ROOF, CEILING, AND FLOOR HAVE BEEN USED IN THE PREPARATION OF THIS PLAN UNLESS OTHERWISE NOTED.

	LIVE LOAD	DEAD LOAD	TOTAL LOAD	DEFLECTION (Δ)
ROOF (MEDIUM OR HIGH SLOPE)	20 P.S.F.	10 P.S.F.	30 P.S.F.	L / 180
CEILING (1/2" DRUMS WITH LIMITED STORAGE)	20 P.S.F.	10 P.S.F.	30 P.S.F.	L / 240
SECONDARY FLOORS (ROOMS & ATTICS WITH STAIRS)	30 P.S.F.	10 P.S.F.	40 P.S.F.	L / 360
PRIMARY FLOOR (ALL ROOMS)	40 P.S.F.	10 P.S.F.	50 P.S.F.	L / 360



D 001 TOP LOADED (4 PLYS)

D 002 TOP LOADED (3 PLYS MAXIMUM)

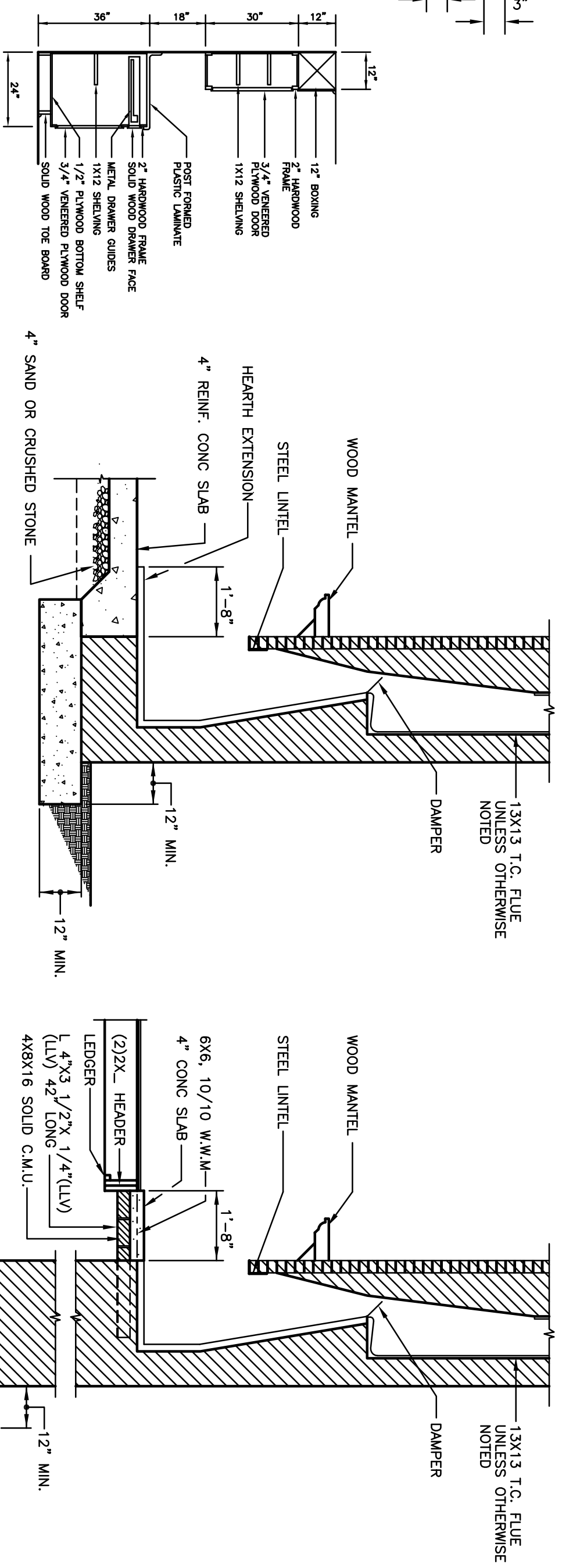


D 003 SIDE LOADED

SECTION THRU KITCHEN CABINETS

D 005 SECT. THRU FIREPLACE ON CONCRETE SLAB

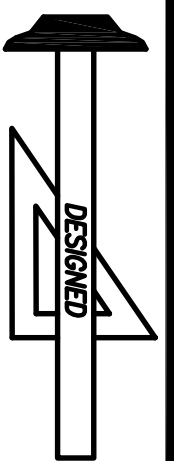
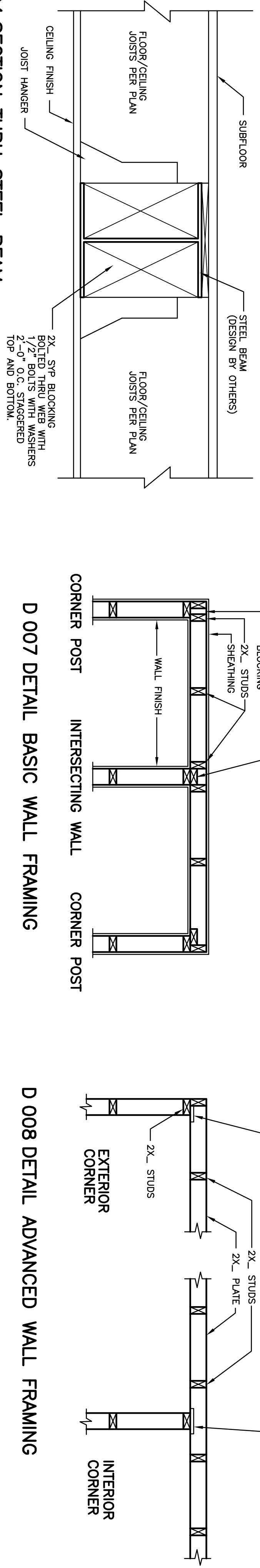
D 006 SECT. THRU FIREPLACE ON WOOD FLOOR



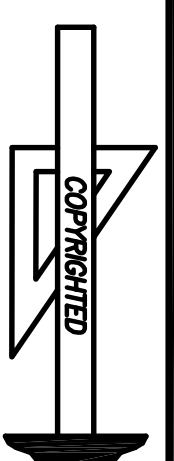
D 004 SECTION THRU STEEL BEAM

D 007 DETAIL BASIC WALL FRAMING

D 008 DETAIL ADVANCED WALL FRAMING



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STANDARD CONSTRUCTION DETAILS

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