

1st Floor	935
2nd Floor	1320
Garage	429
Front Porch	101
<b>Covered Deck Option</b>	<b>170</b>
<b>2nd-Car Garage Option</b>	<b>600</b>

2255

18 LDP

**McDowell D**

Genesis Series  
v.05.02.00.00

**GARAGE LEFT**

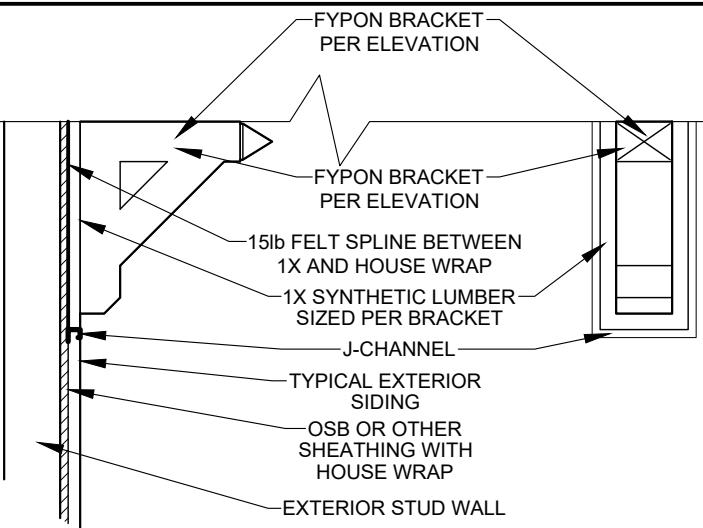
Features:

Rev By: cja  
am SH EB

Drawn By: ATW

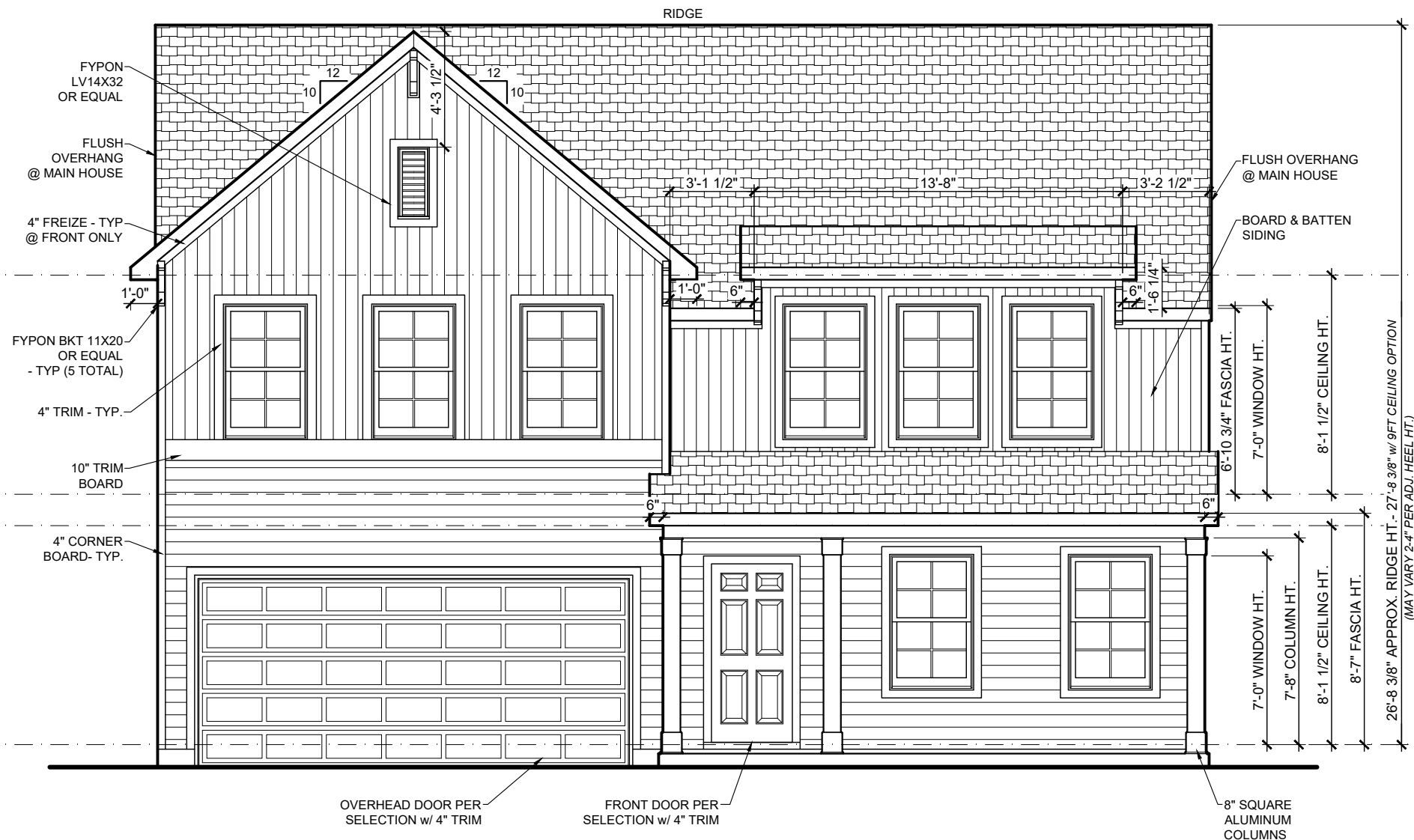
Date: 9/6/2024

**A1**



**BRACKET DETAIL**

1" = 1'-0"



**FRONT ELEVATION**  
3/16" = 1'-0"

~~SEE SHEET AA-1 FOR STONE & BRICK WATER TABLE OPTIONS~~

- 9FT CEILING OPTION NOTES:**
1. Fascia heights from 1st Flr of main house increase 12in. Fascia heights from 2nd Flr of main house remain the same.
  2. Fascia/beam/column heights at Front and Rear Porches remain the same (regardless of fascia @ main house.)
  3. Roof pitch at porch may change. Follow notes at elevations.
  4. Window heights and sizes remain the same.



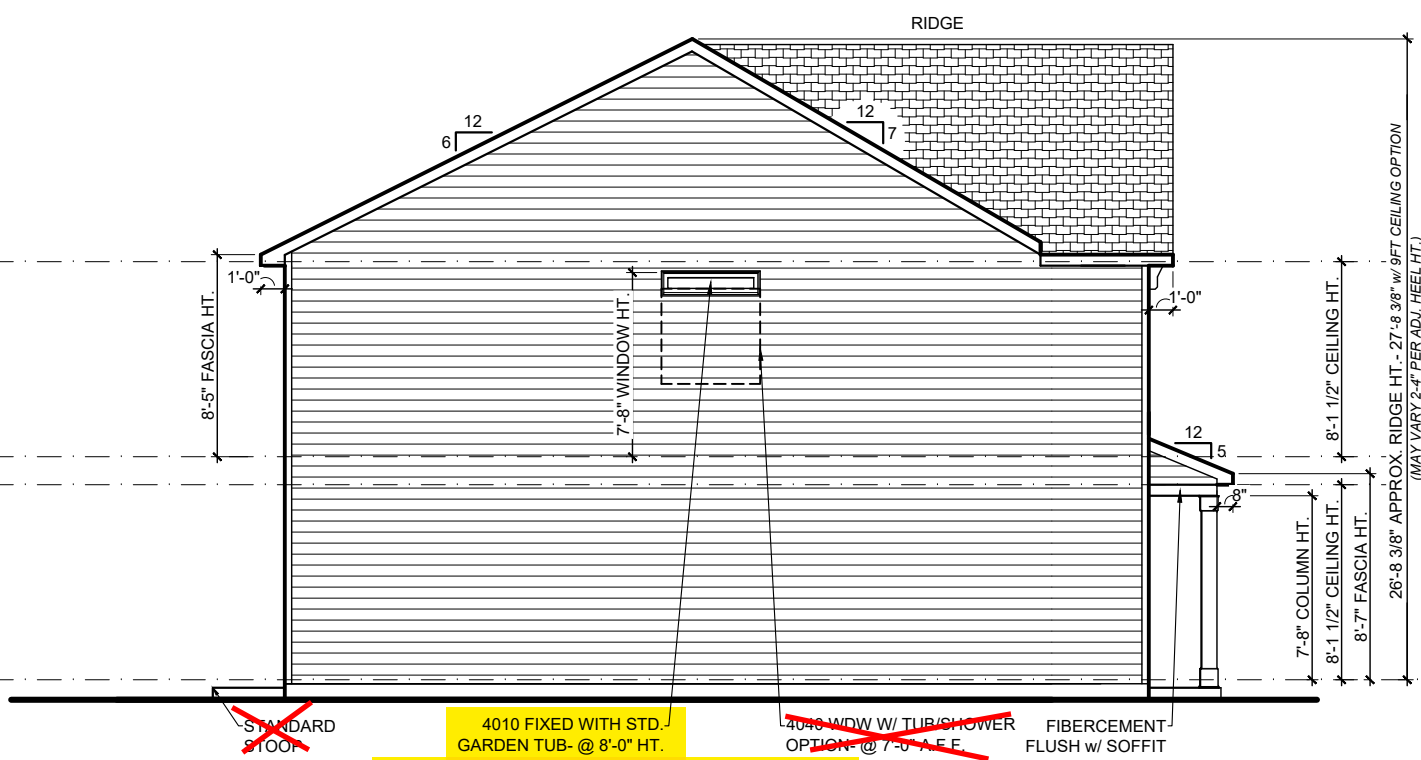
D Square Footages:

1st Floor	935
2nd Floor	1320
Garage	429
Front Porch	101
Covered Porch Option	120
3rd Car Garage Option	220

**McDowell D**  
Genesis Series  
v.05.02.00.00  
GARAGE LEFT

Features:  
Drawn By: ATW  
Date: 9/6/2024  
Rev By: cja  
am SH EB

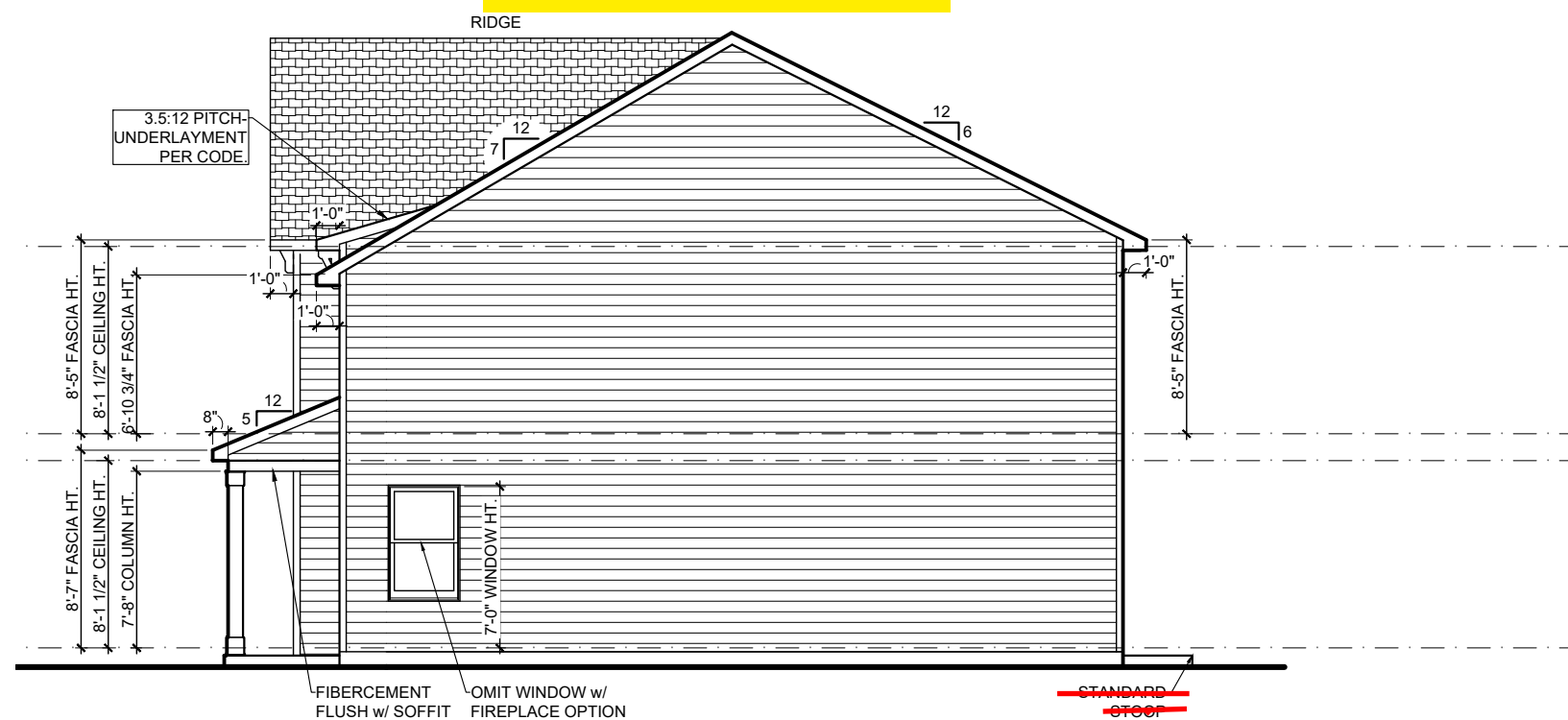
**A2**



**LEFT ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"



**RIGHT ELEVATION**  
1/8" = 1'-0"

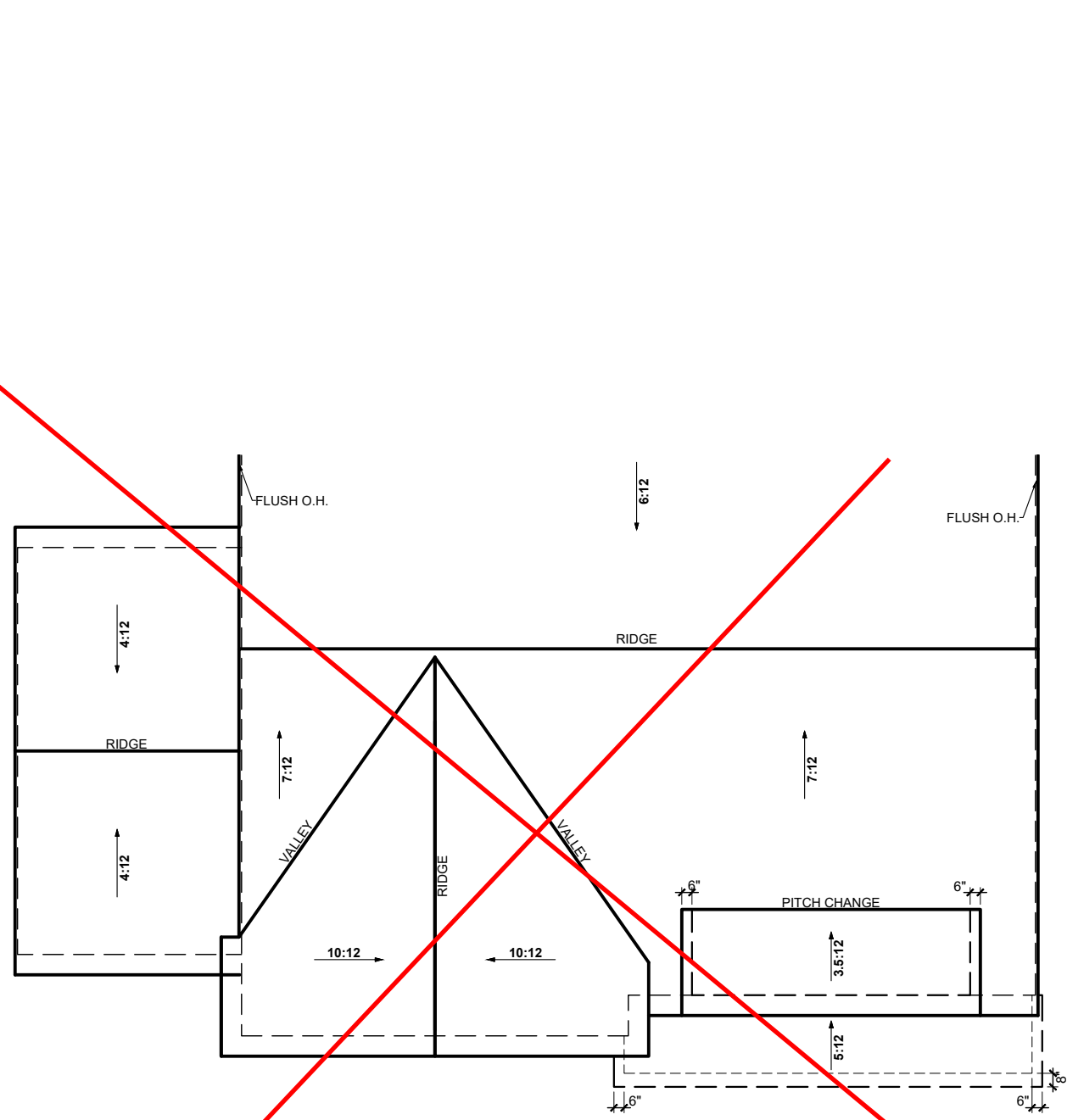
- 9FT CEILING OPTION NOTES:**
1. Fascia heights from 1st Flr of main house increase 12in. Fascia heights from 2nd Flr of main house remain the same.
  2. Fascia/beam/column heights at Front and Rear Porches remain the same (regardless of fascia @ main house.)
  3. Roof pitch at porch may change. Follow notes at elevations.
  4. Window heights and sizes remain the same.



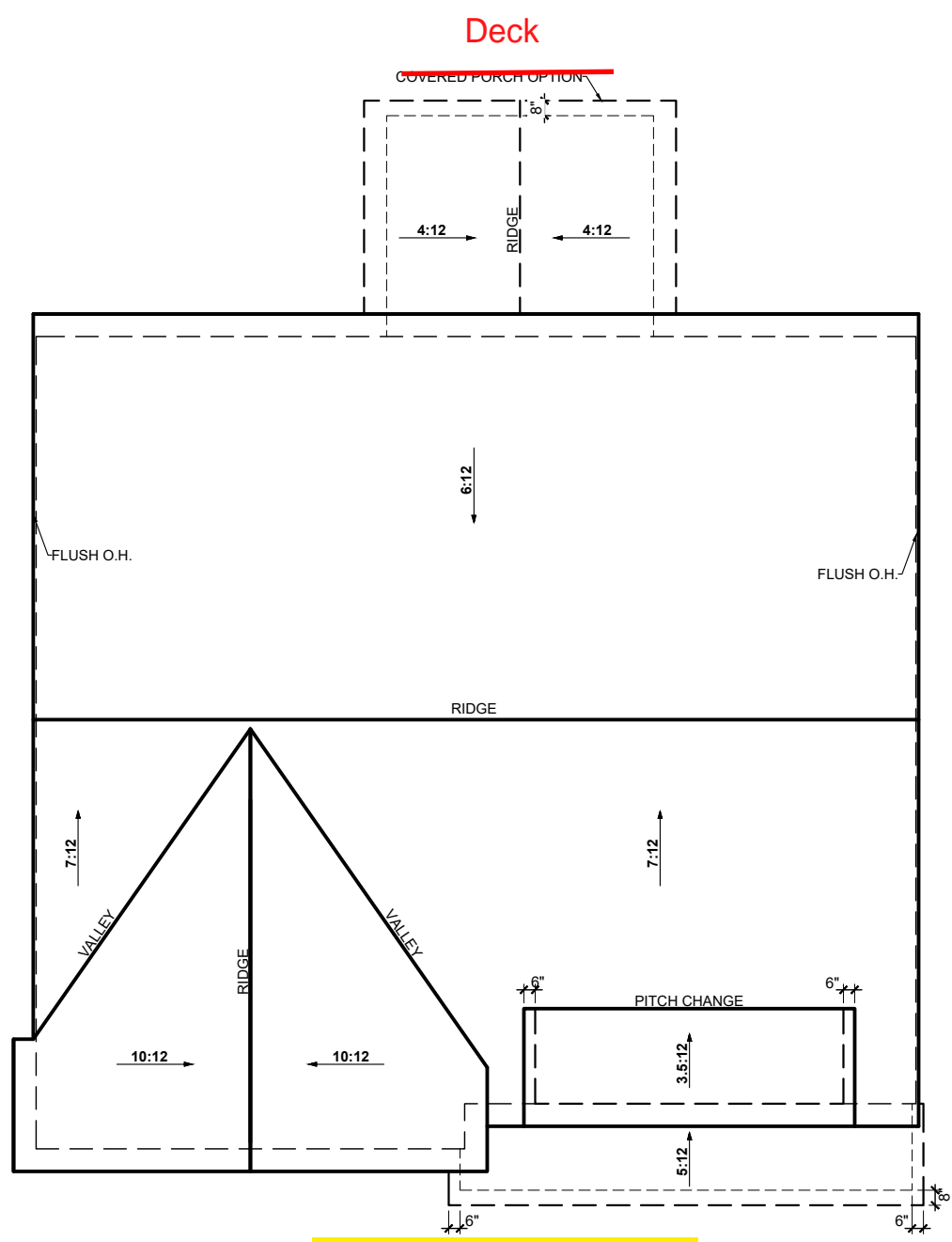
- NOTES:**
1. ALL OVERHANGS ARE 1'-0" U.N.O.
  2. ROOF PLANS *DO NOT* INCLUDE FULL BRICK OPTIONS.
  3. ROOF PLANS ARE NOT INTENDED FOR CONSTRUCTION USE. (INFORMATIONAL USE ONLY)
  4. BE SURE TO CHECK OVERHANG INFORMATION AT PLAN WHEN CALCULATING SOFFIT INTAKE

D Square Footages:

1st Floor.....	935
2nd Floor.....	1320
Garage.....	429
Front Porch.....	101
Covered Porch Option.....	120
3rd Car Garage Option.....	220



**3-Car Garage Option**  
1/8" = 1'-0"



**ROOF PLAN**  
1/8" = 1'-0"

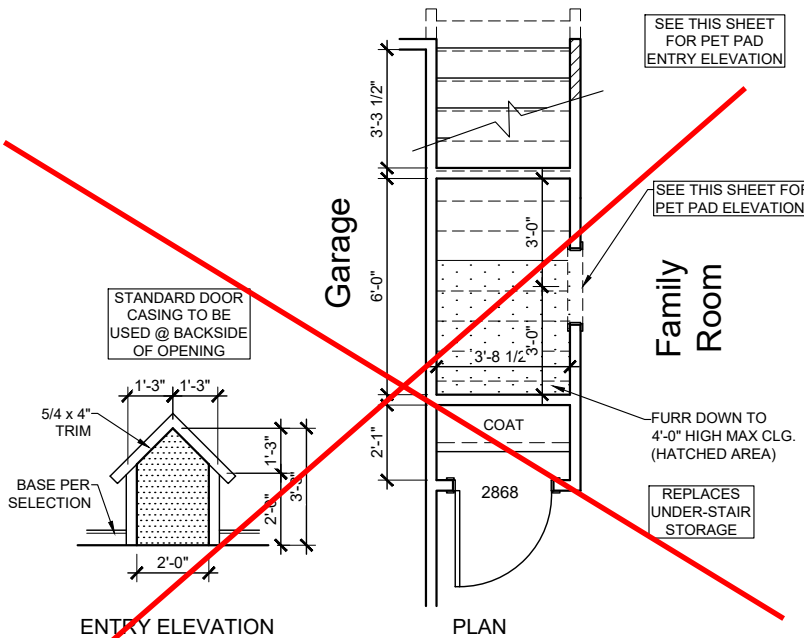
**ROOF INFORMATION SUMMARY**

<b>MAIN ROOF-</b>	
<b>Base House:</b>	
Attic Square Footage.....	1364 sf
Flat Soffit.....	67 lf
Ridge.....	56 lf
<b>AREA(S) NOT AFFECTING MAIN ROOF-</b>	
<b>Front Porch:</b>	
Attic Square Footage.....	76 sf
Flat Soffit.....	20 lf
Ridge.....	0 lf
Roof to Wall Ridge.....	4 lf
<b>Rear Covered Porch Option:</b>	
Attic Square Footage.....	116 sf
Flat Soffit.....	20 lf
Ridge.....	9 lf

**McDowell D**  
Genesis Series  
v.05.02.00.00  
GARAGE LEFT

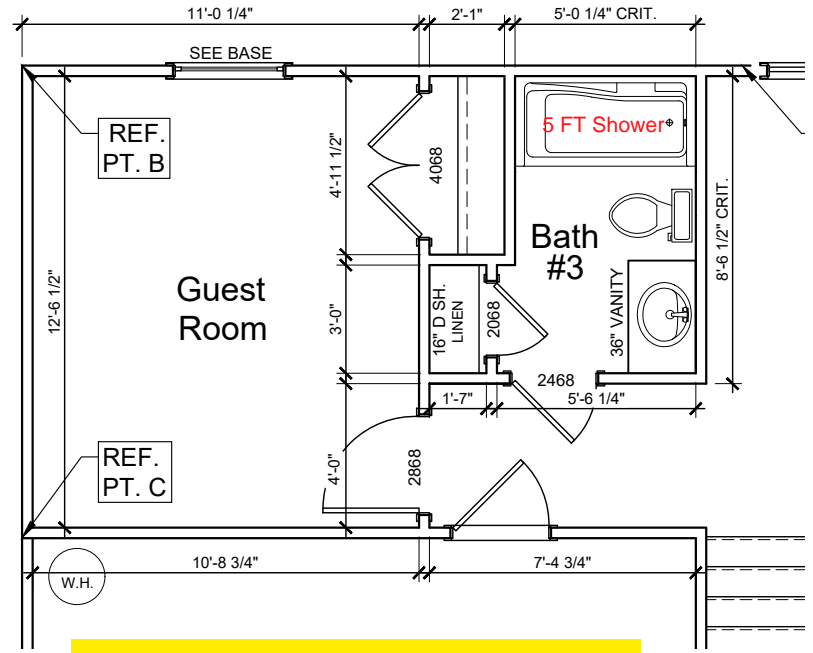
Features:  
Drawn By: ATW  
Rev By: cja  
am SH EB  
Date: 9/6/2024

**A-R 1**



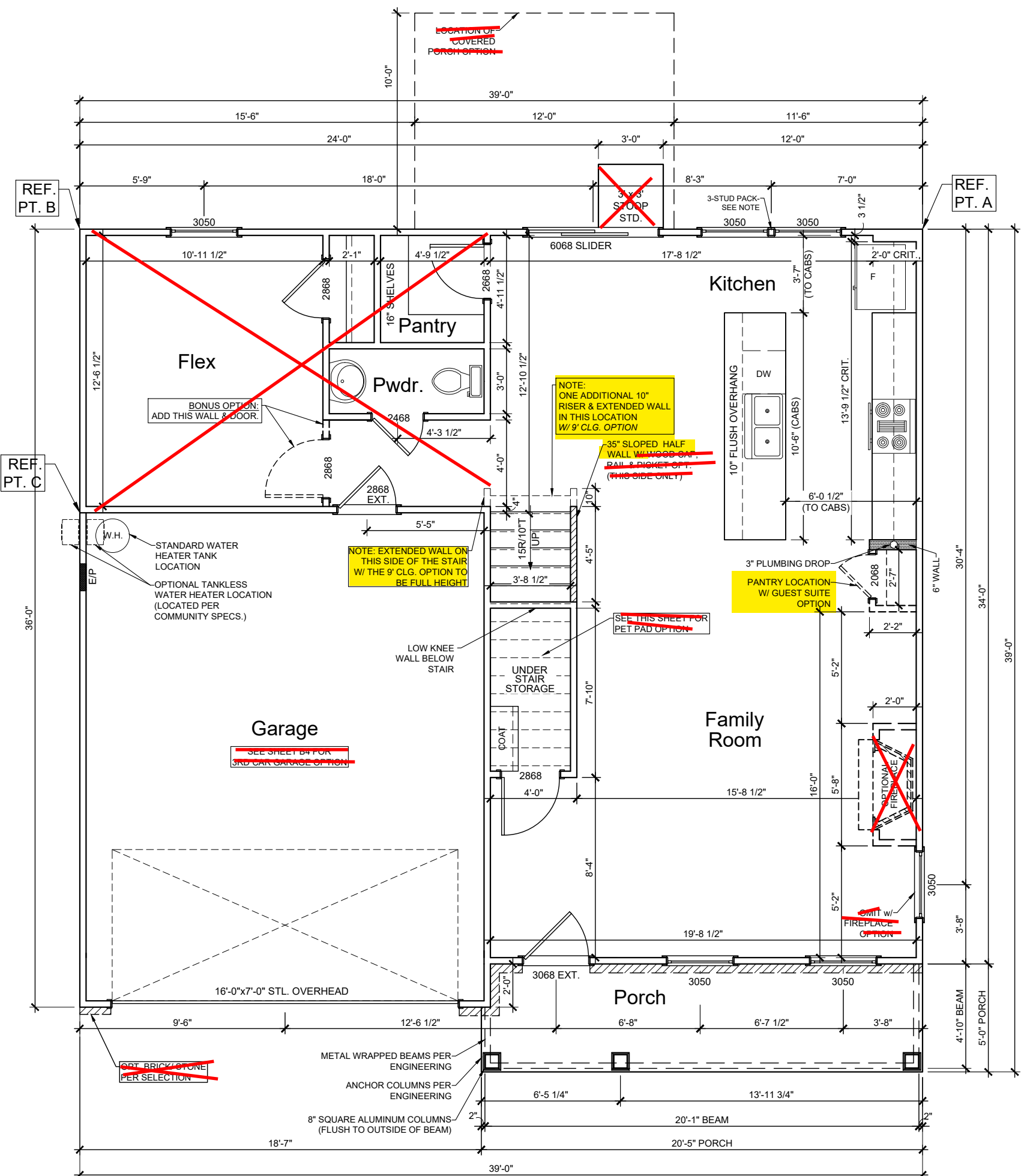
**Pet Pad Option**

3/16" = 1'-0" I.L.O. UNDER STAIR STO. Deck



**Guest Suite Option**

3/16" = 1'-0" I.L.O. FLEX



**FIRST FLOOR**

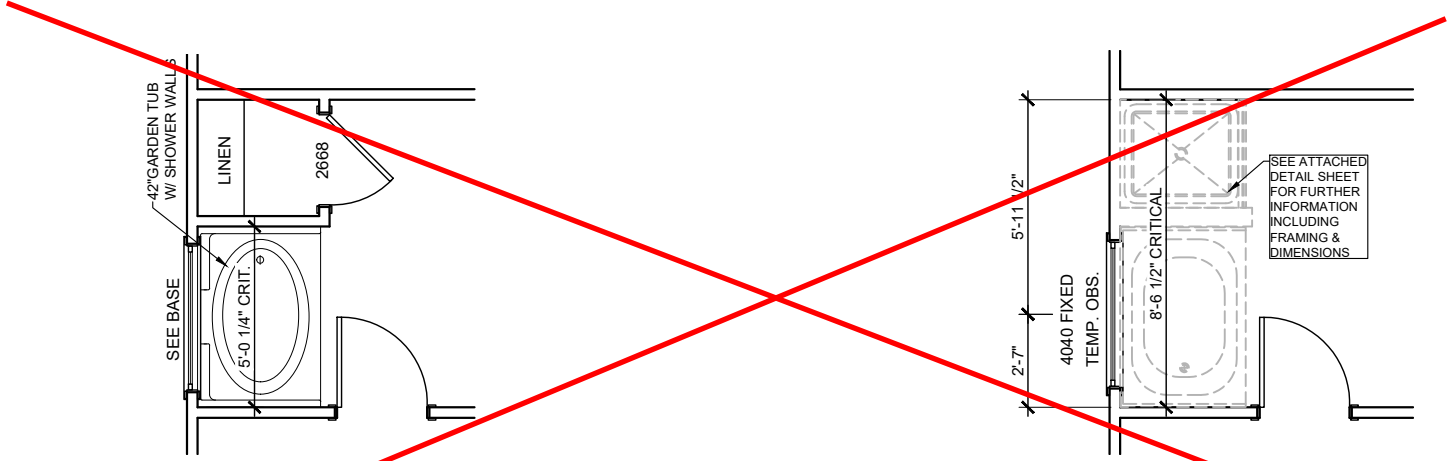
3/16" = 1'-0"

- NOTES:
1. SEE ENGINEERING FOR FRAMING PLANS.
  2. 8'-0" CEILING HEIGHTS @ 1ST FLOOR (9FT CLG. OPT.) U.N.O.
  3. 8'-0" CEILING HEIGHTS @ 2ND FLOOR U.N.O.
  4. WINDOW HEIGHTS VARY - FOLLOW ELEVATIONS CAREFULLY.
  5. ALL ANGLES ARE 45° UNLESS NOTED OTHERWISE.

3- STUD PACK NOTE:  
ALL FRAMING BETWEEN WINDOWS TO BE WRAPPED IN ICE & WATER SHIELD OR OTHER WEATHER RESISTANT BARRIER BEFORE WINDOWS ARE INSTALLED. MAINTAIN DRAINAGE PLAN FROM TOP TO BOTTOM WITH HOUSEWRAP- TYPICAL.

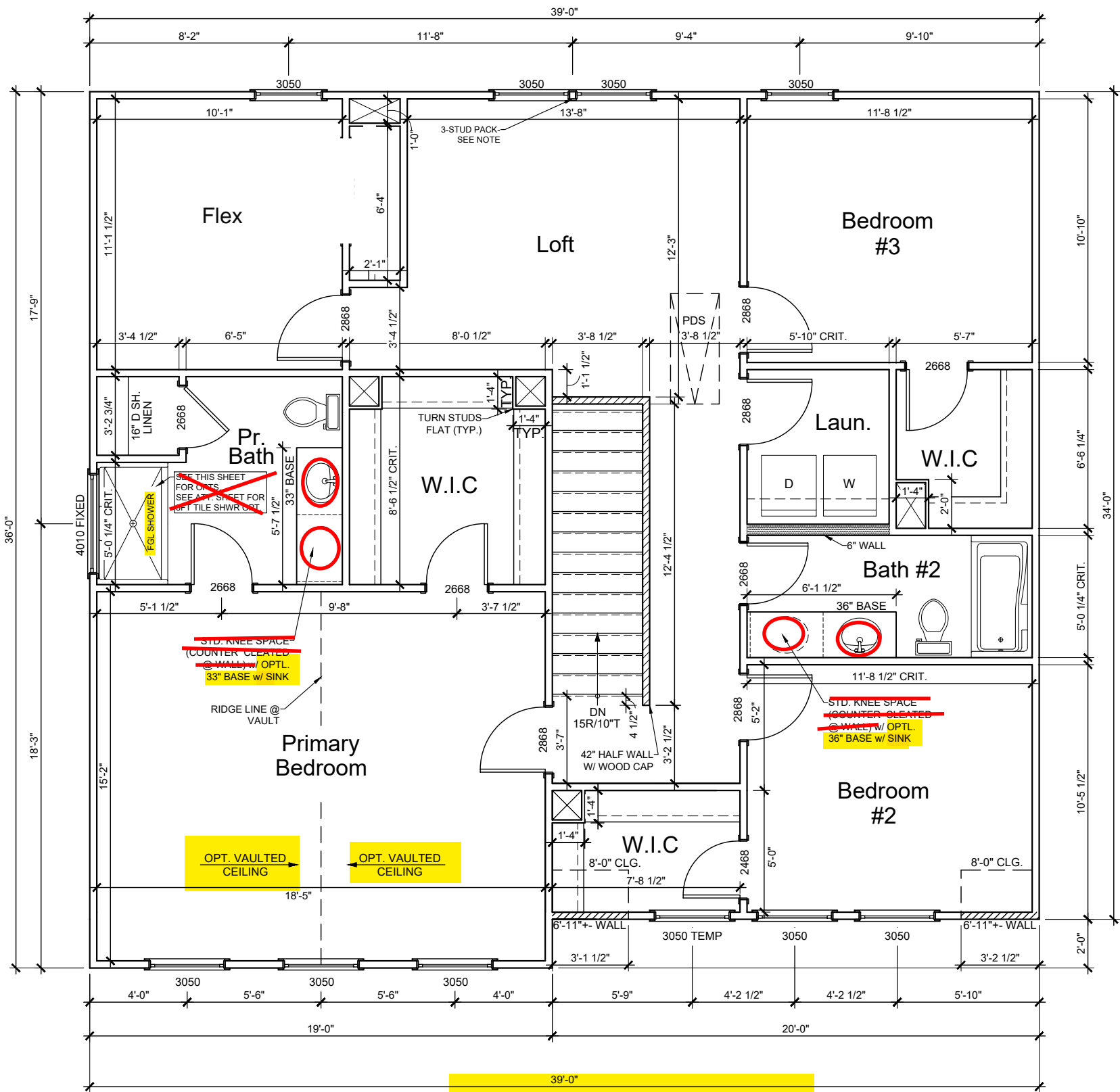
B1	Features:	<h2 style="margin: 0;">McDowell D</h2> <p style="margin: 0;">Genesis Series v.05.02.00.00</p> <p style="margin: 0; font-weight: bold;">GARAGE LEFT</p>	<p>1st Floor..... 935</p> <p>2nd Floor..... 1320</p> <p>Garage..... 429</p> <p>Front Porch..... 101</p> <p>Covered Porch Option..... 120</p> <p>3rd Car Garage Option..... 220</p>		
	Drawn By: ATW				Rev By: cja am SH EB
	Date: 9/6/2024				

**3-STUD PACK NOTE:**  
 ALL FRAMING BETWEEN WINDOWS TO BE WRAPPED IN ICE & WATER SHIELD OR OTHER WEATHER RESISTANT BARRIER BEFORE WINDOWS ARE INSTALLED. MAINTAIN DRAINAGE PLAN FROM TOP TO BOTTOM WITH HOUSEWRAP - TYPICAL.



**42" Garden Tub w/  
 Shower Walls Option**  
 3/16" = 1'-0" @ PRIMARY BATH

**Tub/ Shower Option**  
 FOR ORIENTATION PURPOSES ONLY  
 @ PRIMARY BATH @ 2ND FLOOR



**SECOND FLOOR**  
 3/16" = 1'-0"

**B2**

Features:  
 Drawn By: ATW Rev By: cja  
 Date: 9/6/2024 am SH EB

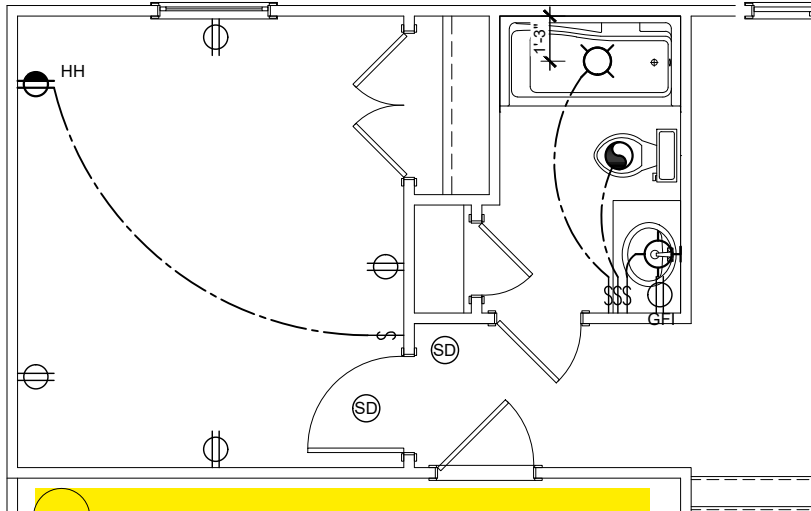
**McDowell D**  
 Genesis Series  
 v.05.02.00.00  
 GARAGE LEFT

1st Floor.....	935
2nd Floor.....	1320
Garage.....	429
Front Porch.....	101
Covered Porch Option.....	120
3rd Car Garage Option.....	220

D Square Footages:

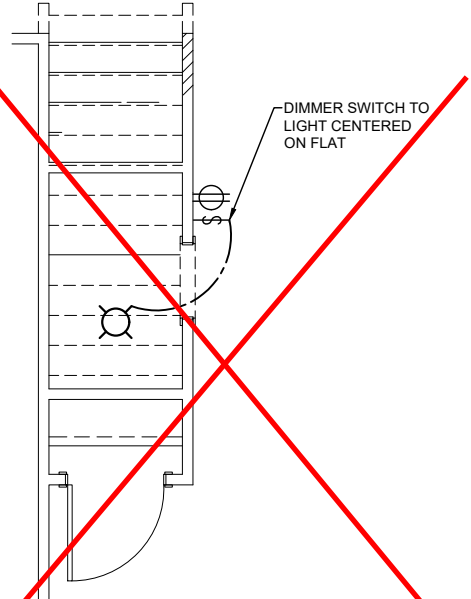






**Guest Suite Option**

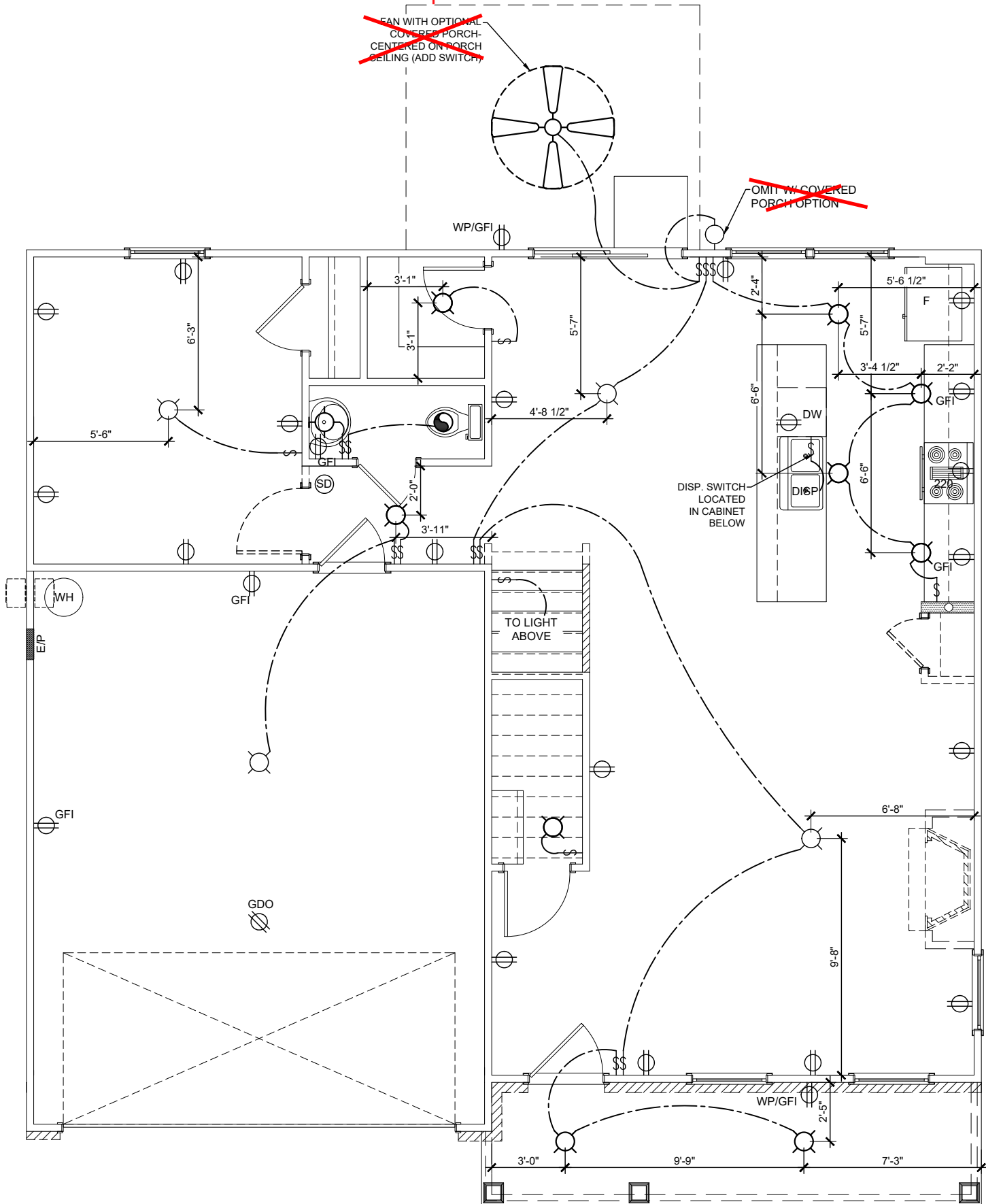
3/16" = 1'-0"



**Pet Pad Option**

I.L.O. UNDER STAIR STO.

See Page SO1.1 for Opt. Wood Deck



**FIRST FLOOR - ELECTRICAL**

3/16" = 1'-0"

**E1**

Features:

Drawn By: ATW

Rev By: cja  
am SH EB

Date: 9/6/2024

**McDowell D**

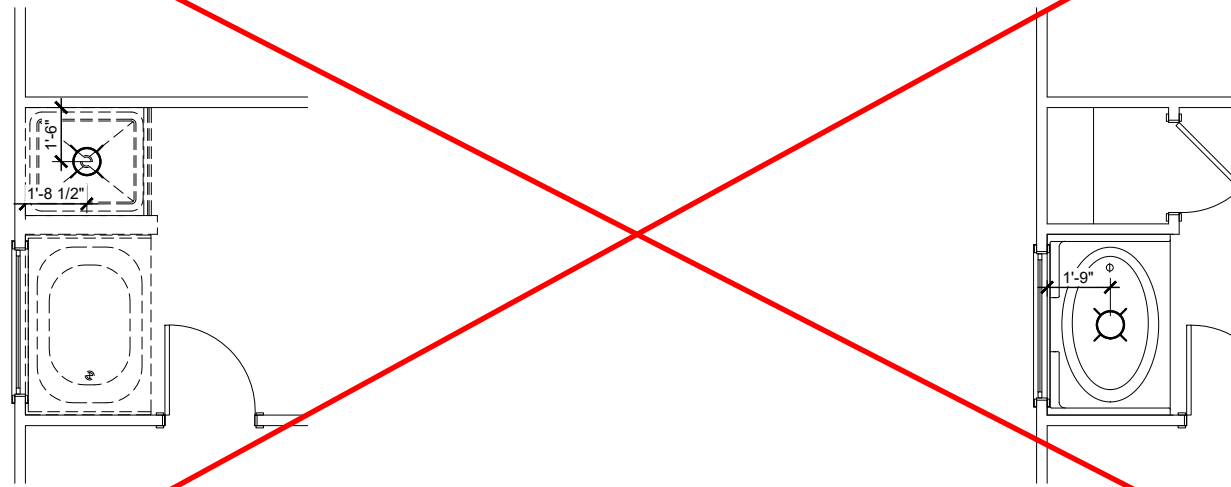
Genesis Series  
v.05.02.00.00

GARAGE LEFT

1st Floor.....	935
2nd Floor.....	1320
Garage.....	429
Front Porch.....	101
Covered Porch Option.....	120
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D Square Footages:



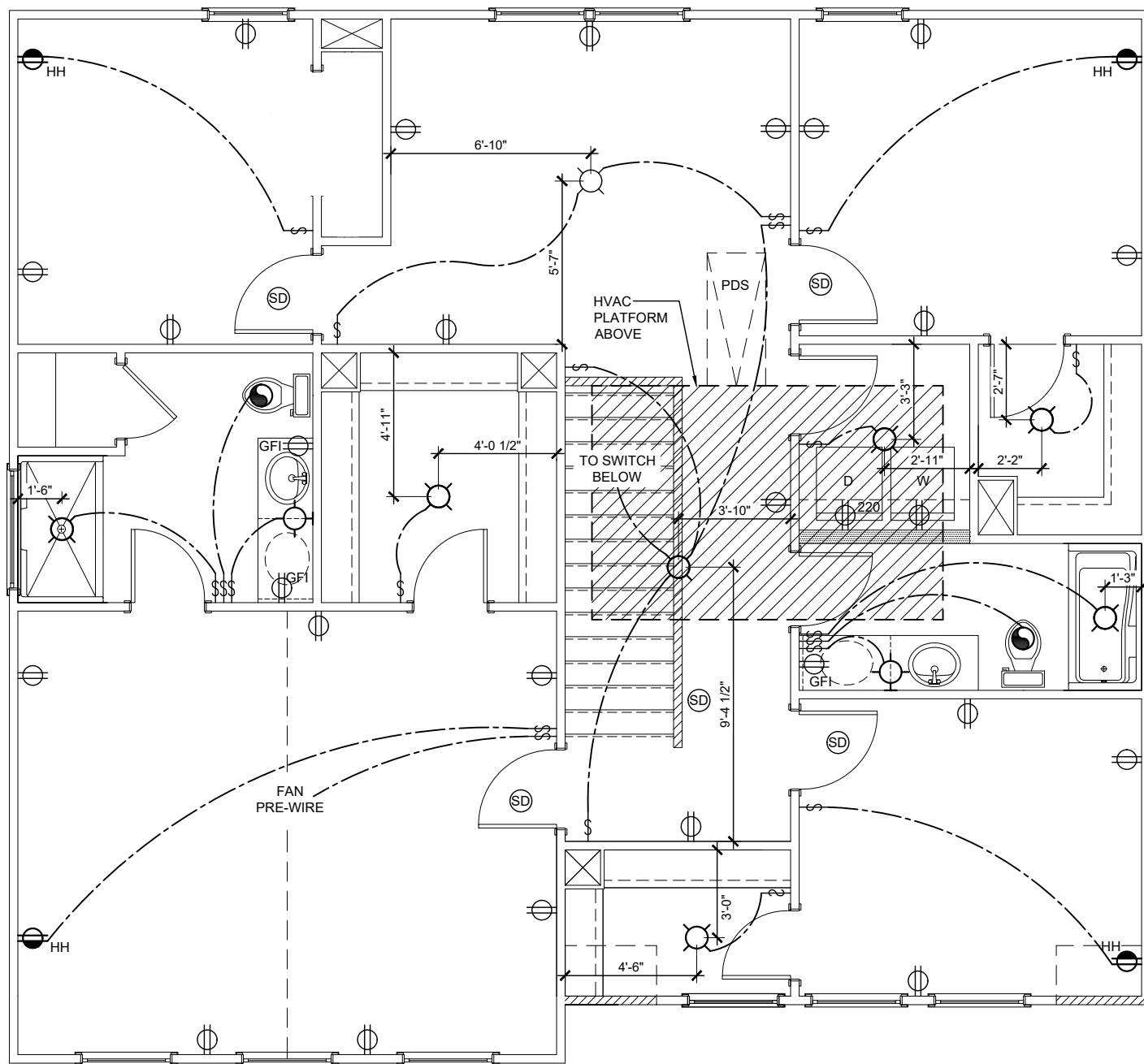


**Tub/ Shower Option**

FOR ORIENTATION PURPOSES ONLY  
@ PRIMARY BATH @ 2ND FLOOR


**42" Garden Tub w/  
Shower Walls Option**

3/16" = 1'-0" @ PRIMARY BATH



**SECOND FLOOR - ELECTRICAL**

3/16" = 1'-0"

<b>EN</b>	Features:	<b>McDowell D</b> Genesis Series v.05.02.00.00 GARAGE LEFT	1st Floor..... 935 2nd Floor..... 1320 Garage..... 429 Front Porch..... 101 Covered Porch Option..... 120 3rd Car Garage Option..... 220	D Square Footages: 	
	Drawn By: ATW				Rev By: cja am SH EB
	Date: 9/6/2024				



CONNECTION SPECIFICATIONS (TYP. U.N.O.)

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.131" NAILS, 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, SOLE PL. TO JOIST/RIM OR BLKG STUD TO PLATE, RIM TO TOP PLATE, etc.

\* 2 1/2"x0.131 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120, SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE \* ARE SHOWN)

VENEER LINTEL SCHEDULE

Table with 3 columns: SPAN (MAX), HEIGHT OF VENEER ABOVE LINTEL, STEEL ANGLE SIZE. Rows include 3'-0", 6'-0", 8'-0", 9'-6", 16'-0".

ALL LINTELS: - SHALL SUPPORT 2 3/8" - 3 1/2" VENEER w/ 40 psf MAXIMUM WEIGHT. < 16' SHALL HAVE 4" MIN. BEARING. > 16' SHALL HAVE 8" MIN. BEARING. > 16' SHALL NOT BE FASTENED BACK TO HEADER. > 16' SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.

SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. FOR ANY LINTEL FASTENED BACK TO BEAM, FASTENERS SHALL MAINTAIN A 2 1/2" (MINIMUM) CLEAR DISTANCE FROM BOT. OF BEAM.

NON-BEARING HEADER SCHEDULE

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Rows include UP TO 3'-0", UP TO 6'-0", UP TO 8'-0", UP TO 12'-0".

LEGEND

- Interior Bearing Wall
Bearing Wall Above (B.N.A.) -AND/OR-SHEAR WALL ABOVE (S.N.A.)
Beam / Header
Extent of Overframing (O.F.)
Extent of Tile Over Floor
Extent of Bracing Panels/Shear Wall w/ ADDL. CONNECTION REQUIREMENTS
INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.
METAL HANGER
INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS.

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE RESIDENTIAL CODE.
FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED.
FASTEN 2x4/6 SILL PLATES TO CONC. FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
- 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. W/ 1" MIN. EMBEDMENT OR SIMPSON MASA ANCHORS @ 6'-0" O.C.

- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
fc = FOUNDATION WALLS (SEE FOUNDATION DETAILS) 2500 psi
fy = 60,000 psi
TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH.

- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)

- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
BUILDER TO PROVIDE SUBTERRANEAN TERMITES PROTECTION MEETING THE REQUIREMENTS OF R301 OR LOCAL CODE REQUIREMENTS
CRAWLSPACE/BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.

- CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C40 WITH A MIN. COMPRESSIVE STRENGTH OF 1400 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S.
CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.

- PROVIDE 2x6 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS.
PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.
BASEMENT FOUNDATION WALL DESIGN BASED ON:
- 4' OR 10' HEIGHT (SEE PLAN)
- ACTUAL WALL WIDTHS ASSUMED FOR DESIGN, NOMINAL WIDTHS SHALL NOT BE USED.

PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 W/ (2)2x6 JACK STUDS, U.N.O.
LARGER OPENINGS SHALL BE PER PLAN.

EXTERIOR & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 115 MPH WIND IN 2018 NC5BC:RC (115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER NC5BC R301.2.1.1) EXP. B & SEISMIC CAT. A/B.

THE ENGINEERED DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC. DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC:RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3/8"x0.131 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)

ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.

3" O.C. EDGE NAILING

AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 2 3/8" x 0.131" NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
REFER TO DETAIL SHEET.
"NUMBERED" DETAILS ARE REFERENCED ON PLAN.
DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
DESIGN ASSUMES ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE CONTINUOUS SHEATHED ABOVE AND BELOW OPENINGS.

INDICATES LOCATION AND EXTENT OF SHEARWALL WHICH REQUIRES SHEATHING AND/OR FASTENING SPECIFICATIONS BEYOND THAT OF STANDARD CONSTRUCTION

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

- TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS").
METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS - W/ 2 1/2" x 0.131" NAILS @ 6" O.C.
WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5A HURRICANE CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS.
ALL ROOF GIRDER TRUSSES AND FLUSH BEAMS WITHIN THE ROOF SYSTEM SHALL BE FASTENED TO THE DOUBLE TOP PLATES AND POST SUPPORT W/ (2) SIMPSON H2.5A CLIPS OR APPR. EQUAL (TYP. U.N.O. ON PLANS)

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

- TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:
A. ROOF TRUSSES: 1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

LIST OF ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes B.F. (BALLOON-FRAMED), INT. (INTERIOR), J.T. (JACK TRUSS), etc.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE RESIDENTIAL CODE.
WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
MODEL IS CONSIDERED AS "FULLY ENCLOSED". OPENING PROTECTION PER BUILDER (MINIMUM STRUCTURAL PANELS PER CODE)

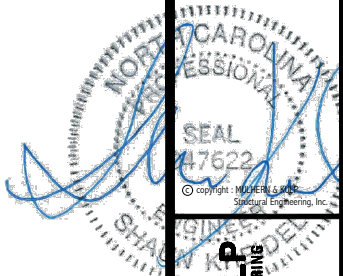
- DESIGN LOADS:
ROOF: LIVE = 20 PSF, DEAD = 17 PSF, ATTIC = 20 PSF AT HT. > 42", LOAD DURATION FACTOR = 1.25
FLOOR: LIVE = 40 PSF (30 PSF AT SLEEPING AREAS), DEAD = 15 PSF (10 PSF T.G., 5 PSF B.C.) (TRUSSES) = 10 PSF (1-JOISTS/5AMN) (ADDL. 10 PSF AT TILES)
WIND: S115 MPH, EXPOSURE B
SEISMIC: DESIGN CATEGORY A/B

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3(1)) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION.
WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5A HURRICANE CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS.
ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ GYP WALL BOARD (ONE SIDE MIN) OR PROVIDE MID HT. BLOCKING.

- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 16" O.C. (MAX., U.N.O.)
ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS 1/2"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O.C.

- FASTEN ALL METAL CONNECTORS (I.E. HANGERS, CLIPS, ETC) PER MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM TABLE LOAD VALUE U.N.O.
PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
CORROSION NOTES:
BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SFF OR 2x6, "STUD" GRADE OR BETTER.



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING logo and contact information: 330 Riverside Ave., Building 4 - Asheville, NC 28801.

M&K project number: 192-17012
project mgr: SMK
draw by: MRG
issue date: 03-24-22

MUNGO HOMES logo and ARCH: v.02.01.00.00

GENERAL STRUCTURAL NOTES McDowell logo and WIND SPEED < 115 MPH NORTH CAROLINA

sheet: S0.0

DIMENSIONS REFLECT FACE OF WALL STUDS ABOVE OR CENTERLINES OF CRAWLSPACE PIERS (REFER TO DETAILS FOR FOUNDATION WALL PLACEMENT RELATIVE TO WALL FRAMING ABOVE)

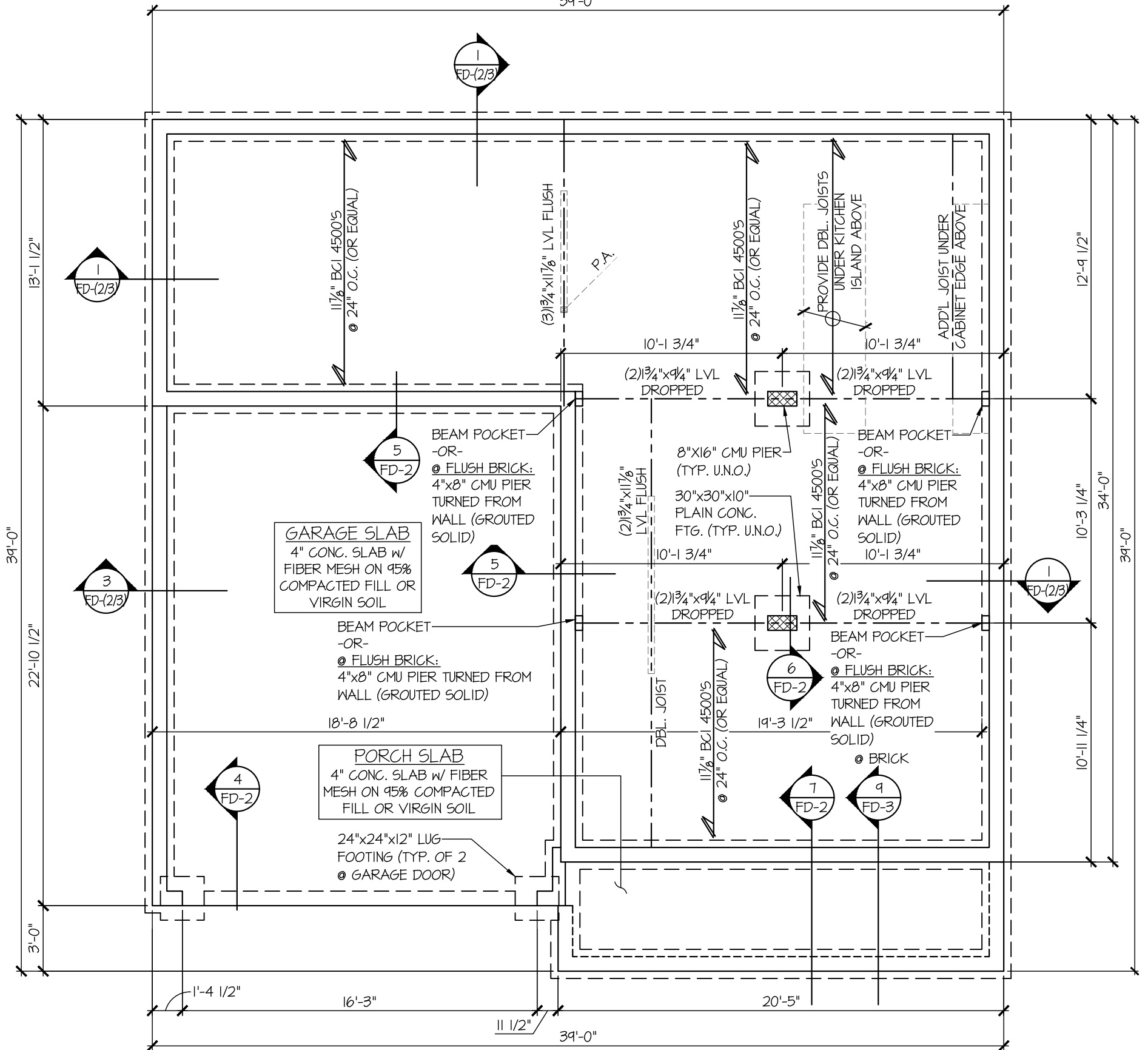
FOUNDATION HARDWARE SCHEDULE  
ELEVATION D

QTY	PRODUCT
15	SIMPSON STRONG-BOLT 2

HARDWARE NOTES:  
- ALL NAIL HOLES FILLED  
- ALL COUNTS ESTIMATED  
- 15 ADDITIONAL STRONG-BOLT 2 ANCHORS INCLUDED FOR MISSED ANCHOR BOLTS

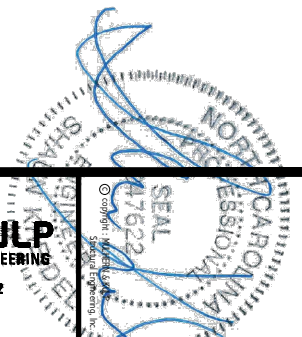
Deck

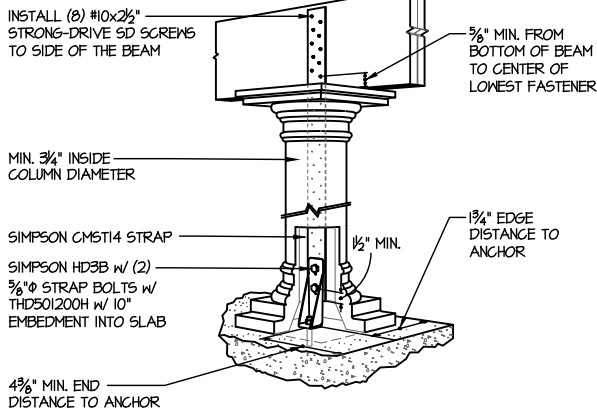
39'-0"



**CRAWLSPACE SLAB FOUNDATION PLAN**  
SCALE: 3/16"=1'-0" ELEV. D

REFER TO S-0.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

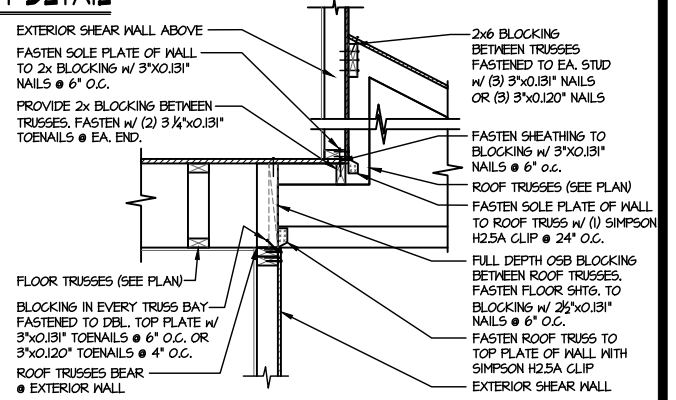




2ND FLOOR HARDWARE SCHEDULE ELEVATION D	
QTY	PRODUCT
20	SIMPSON H2.5A CLIP
3	SIMPSON HD3B HOLDOWN
3	SIMPSON CMST14 STRAP

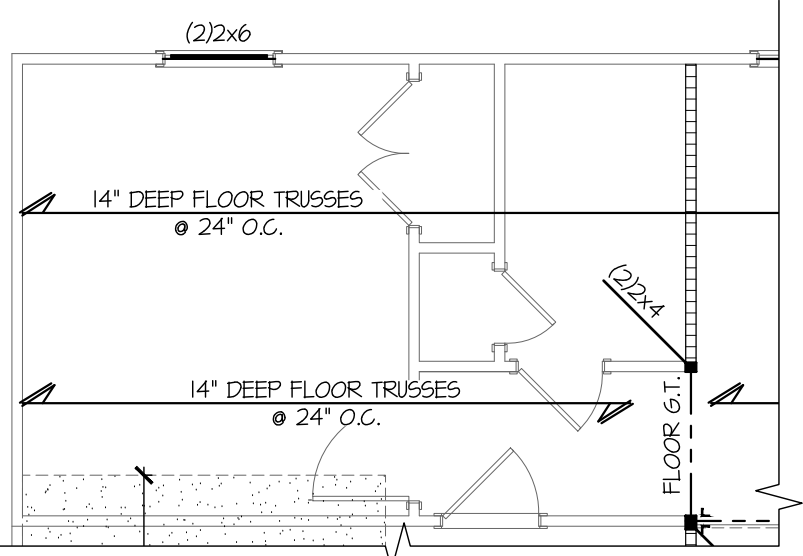
HARDWARE NOTES:  
 - ALL NAIL HOLES FILLED  
 - ALL COUNTS ESTIMATED  
 - HARDWARE COUNT DOES NOT INCLUDE TRUSS TO TRUSS CONNECTIONS

**A HOLLOW STRUCTURAL COLUMN UPLIFT DETAIL**  
 NOT TO SCALE - AS REQUIRED

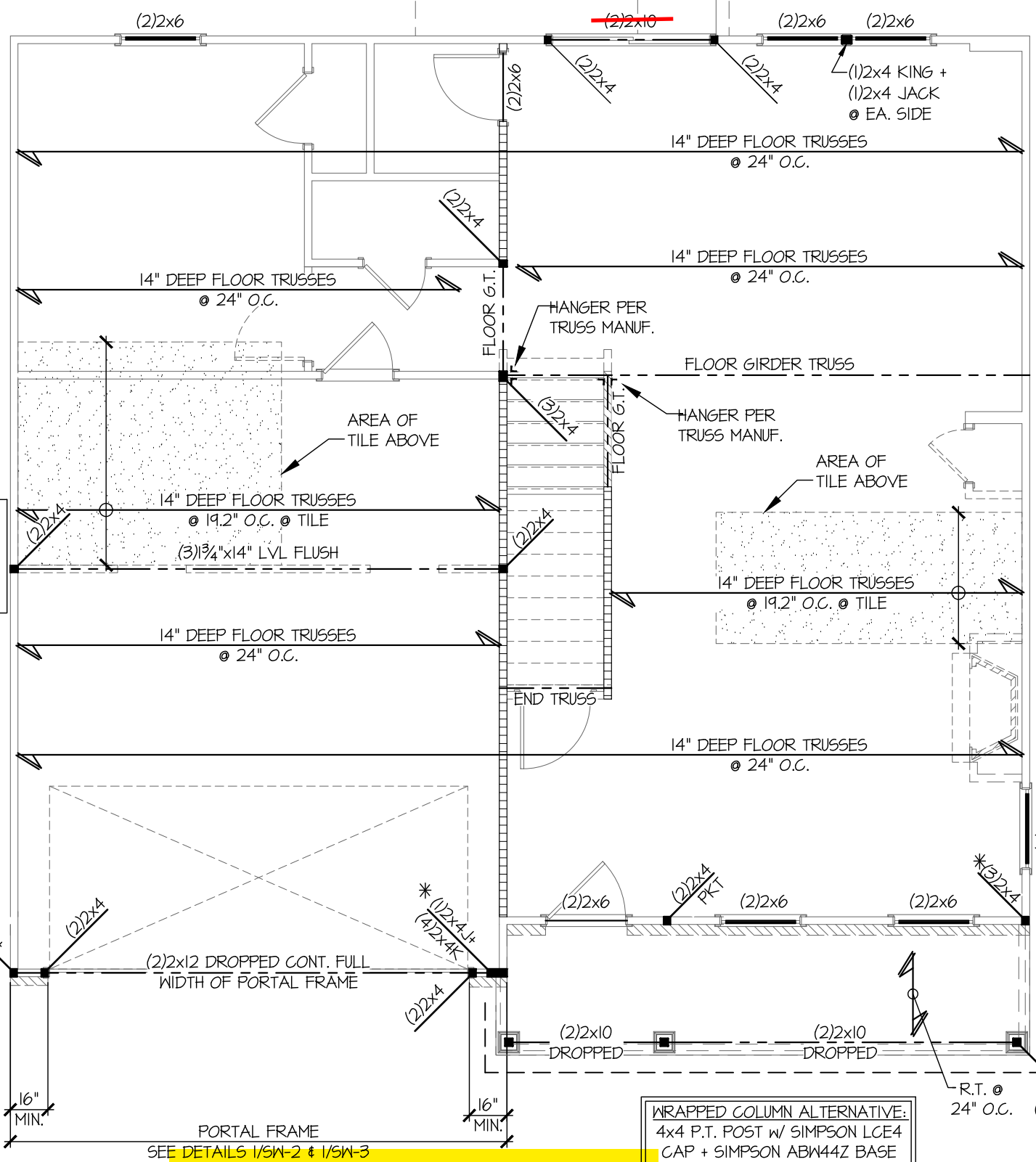


**B SHEAR TRANSFER DETAIL**  
 EXTERIOR SHEAR WALL  
 SCALE: 3/8\"/>

See Page SO1.1 for Opt. Wood Deck



**2 PARTIAL 2ND FLR FRAMING PLAN OPT. GUEST SUITE**  
 SCALE: 3/16\"/>



EXT. GARAGE WALLS:  
 - 2x4 SP 'STUD' @ 16\"/>

WRAPPED COLUMN ALTERNATIVE:  
 4x4 P.T. POST w/ SIMPSON LCE4 CAP + SIMPSON ABW44Z BASE

8\"/>

**1 2ND FLOOR FRAMING PLAN**  
 SCALE: 3/16\"/>

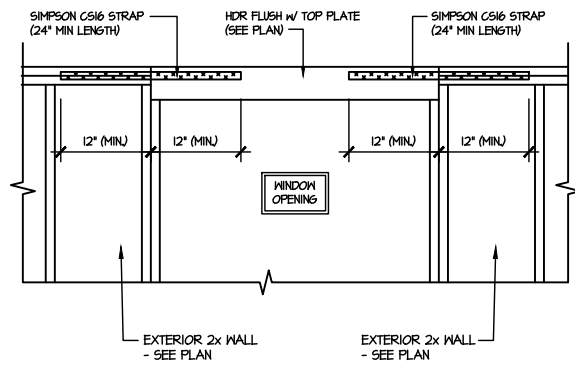
PLAN DESIGNED FOR 8' -OR- 9' PLATE HEIGHT  
 REFER TO S-O-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

2/19/24

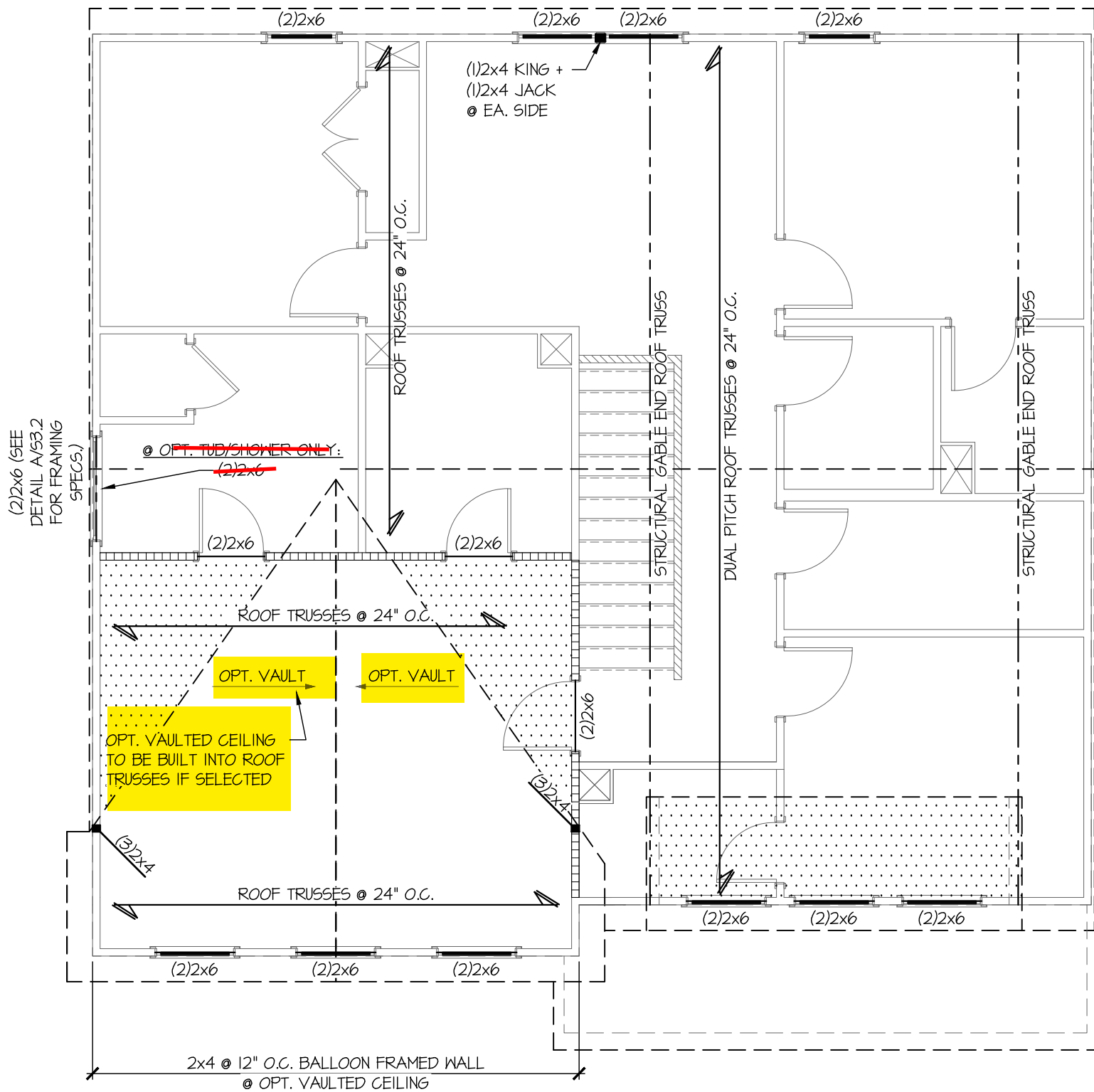
ROOF HARDWARE SCHEDULE  
ELEVATION D

QTY	PRODUCT
86	SIMPSON H2.5A CLIP
2	SIMPSON C516 (24" STRAP)

HARDWARE NOTES:  
 - ALL NAIL HOLES FILLED  
 - ALL COUNTS ESTIMATED  
 - HARDWARE COUNT DOES NOT INCLUDE TRUSS TO TRUSS CONNECTIONS



**SHEAR TRANSFER DETAIL  
AT UPSET WINDOW**  
 SCALE: 3/8"=1'-0"



PLAN DESIGNED FOR  
8' PLATE HEIGHT

REFER TO S-O-O FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

**1 ROOF FRAMING PLAN**  
 SCALE: 3/16"=1'-0"  
 (2ND FLOOR WALLS SHOWN) ELEV. D

S3.3M

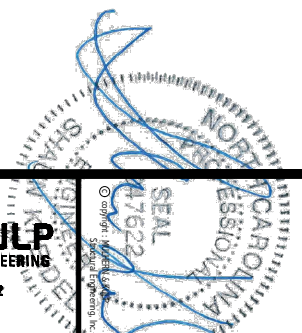
ROOF FRAMING PLAN  
 McDOWELL  
 ELEVATION D  
 WIND SPEED < 115 MPH NORTH CAROLINA



ARCH: 02.01.00.00  
 date: \_\_\_\_\_  
 REVISIONS:  
 project mgr: SMK  
 drawn by: MRG  
 issue date: 03-24-22  
 M&K project number: 192-17012



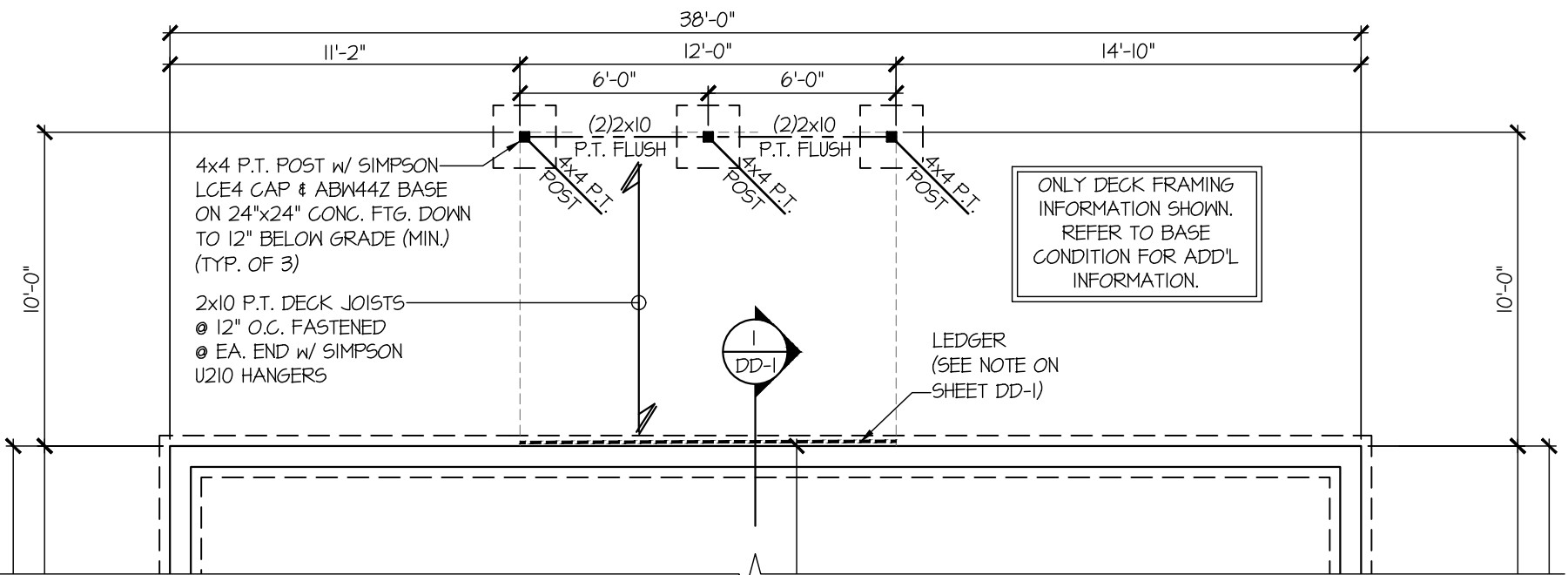
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2/19/24

ADD'L HARDWARE SCHEDULE FOR  
OPT. WOOD DECK

QTY	PRODUCT
24	SIMPSON U210 HANGER
3	SIMPSON LCE4 POST CAP
3	SIMPSON ABW44Z POST BASE
4	SIMPSON H3 CLIP
2	SIMPSON BC52-2/4 POST BASE



**PARTIAL CRAWLSPACE FOUNDATION PLAN  
OPT. WOOD DECK**  
SCALE: 3/16"=1'-0" ALL ELEVS. SIM.

REFER TO S-0.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

**SO1.1**

OPTION FRAMING PLANS

TELFAIR  
COVERED PORCH  
WIND SPEED < 115 MPH NORTH CAROLINA



DATE: 09-04-20

PROJECT NO: 192-17017

DRAWN BY: MDS

ISSUE DATE: 09-04-20

REVISIONS:

DATE: INITIAL:

PROJECT NO: 192-17017

SMK

MDS

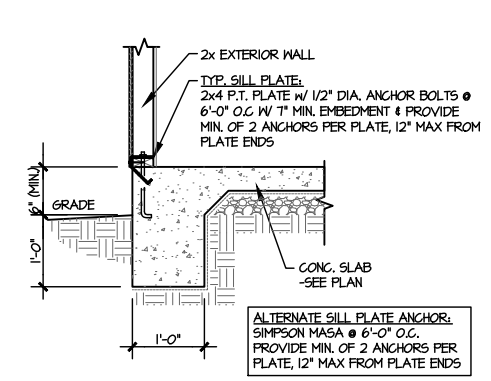
09-04-20

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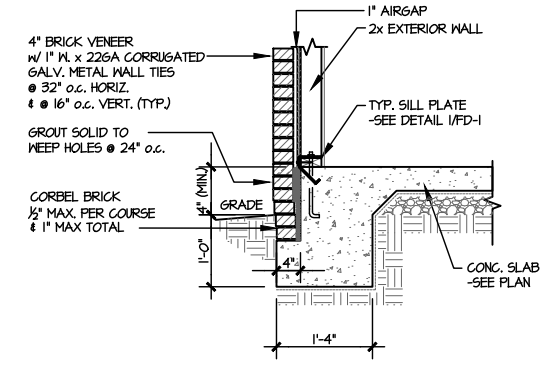
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SEAL  
47622

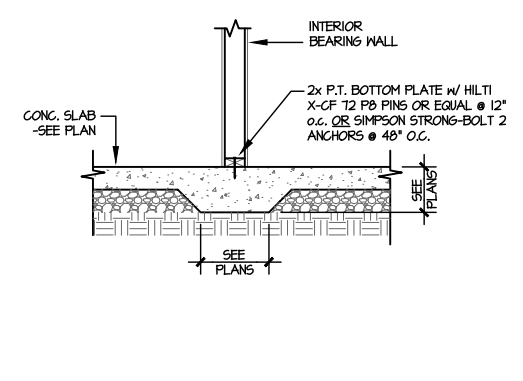
2/19/24



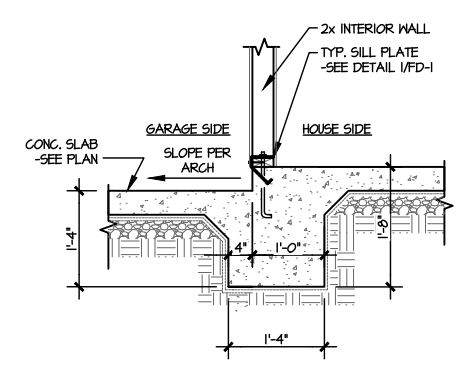
**1** TYPICAL TURNDOWN @ EXT. WALL  
SCALE: 3/8\"/>



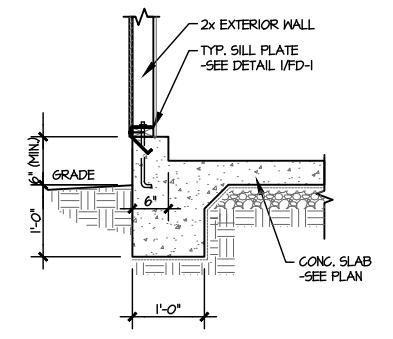
**2** TYPICAL TURNDOWN @ EXT. WALL (BRICK)  
SCALE: 3/8\"/>



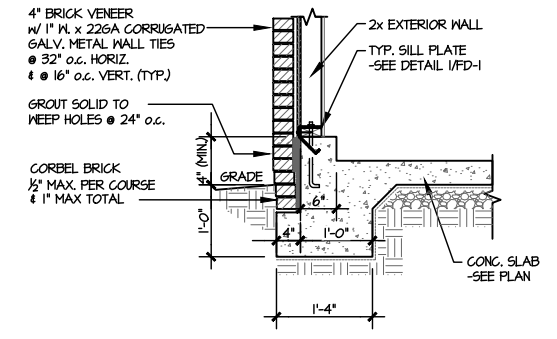
**3** TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL  
SCALE: 3/8\"/>



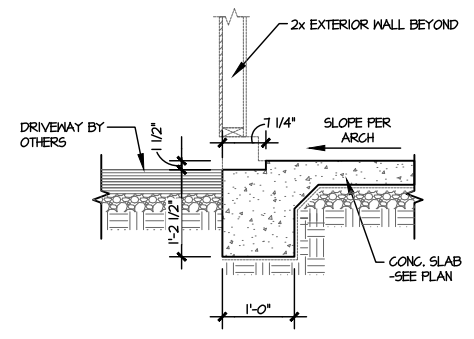
**4** TYPICAL INT. FOOTING BETWEEN HOUSE & GARAGE  
SCALE: 3/8\"/>



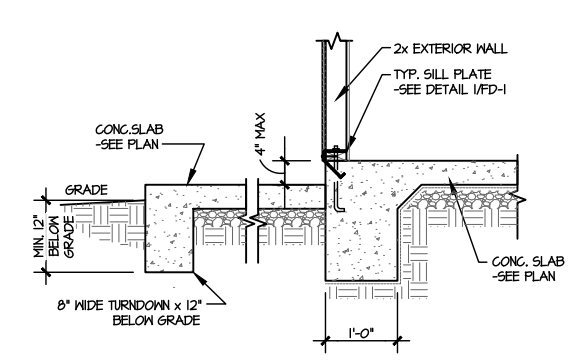
**5** TYPICAL TURNDOWN @ EXT. GARAGE WALL  
SCALE: 3/8\"/>



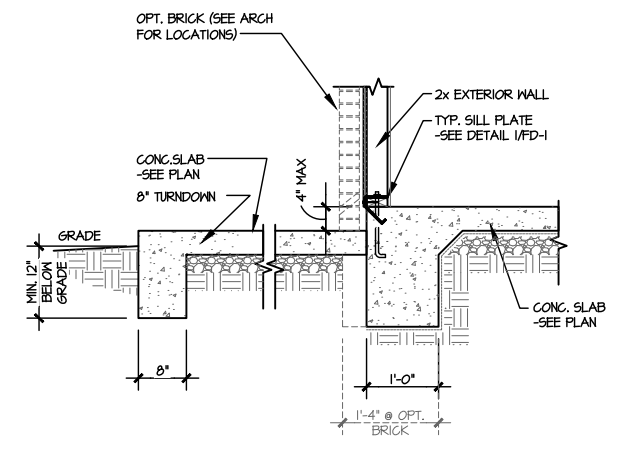
**6** TYPICAL TURNDOWN @ EXT. GARAGE WALL (BRICK)  
SCALE: 3/8\"/>



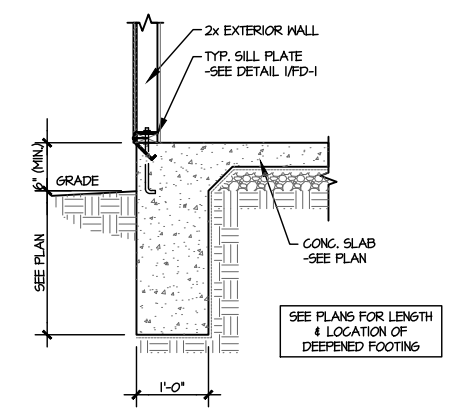
**7** GARAGE OPENING  
SCALE: 3/8\"/>



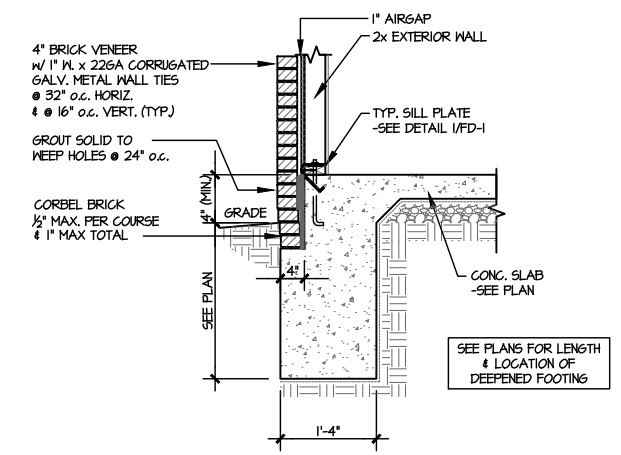
**8** TYPICAL TURNDOWN @ PATIO/PORCH  
SCALE: 3/8\"/>



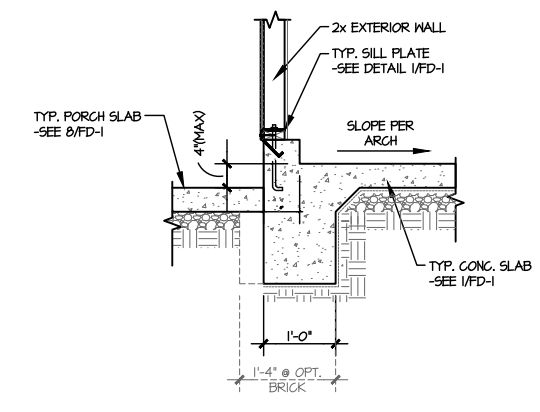
**9** TYPICAL TURNDOWN @ PATIO/PORCH (BRICK)  
SCALE: 3/8\"/>



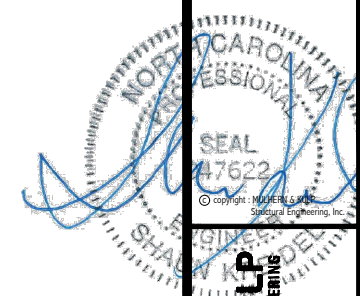
**10** TYPICAL TURNDOWN W/ DEEPENED FTGS. @ EXT. WALL  
SCALE: 3/8\"/>



**11** TYPICAL TURNDOWN @ EXT. WALL (BRICK)  
SCALE: 3/8\"/>



**12** TYPICAL TURNDOWN @ COVERED PORCH/ATTACHED GARAGE  
SCALE: 3/8\"/>



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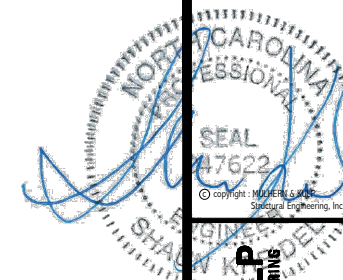
MS&K project number: 192-17012  
project mgr: SMK  
drawn by: MRG  
issue date: 03-24-22

REVISIONS:  
date: initial:

ARCH: v.02.01.00.00



FOUNDATION DETAILS  
McDOWELL  
WIND SPEED < 115 MPH NORTH CAROLINA



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MSK project number: 192-17012  
project mgr: SMK  
drawn by: MRG  
issue date: 03-24-22

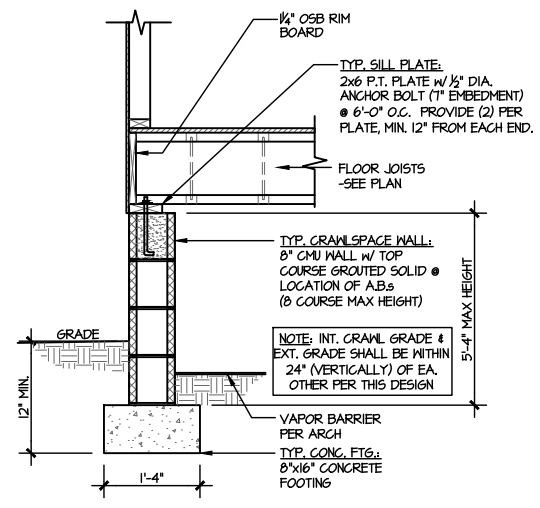
REVISIONS:  
date: initial:

ARCH: v.02.01.00.00



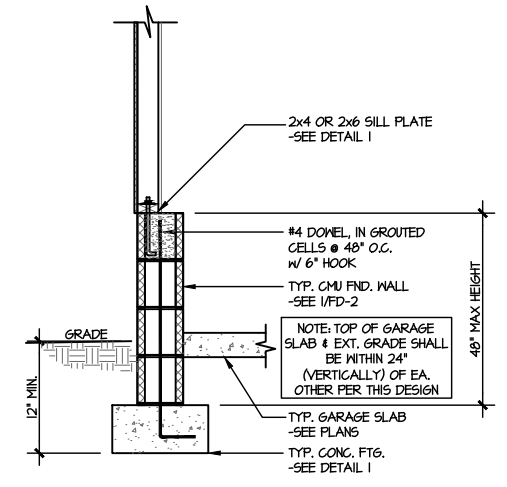
FOUNDATION DETAILS  
McDOWELL  
WIND SPEED < 115 MPH NORTH CAROLINA

sheet: **FD-2**

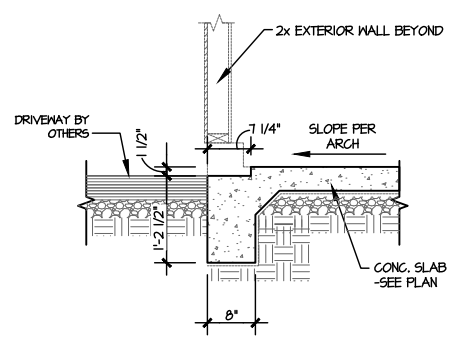


**1** TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0"

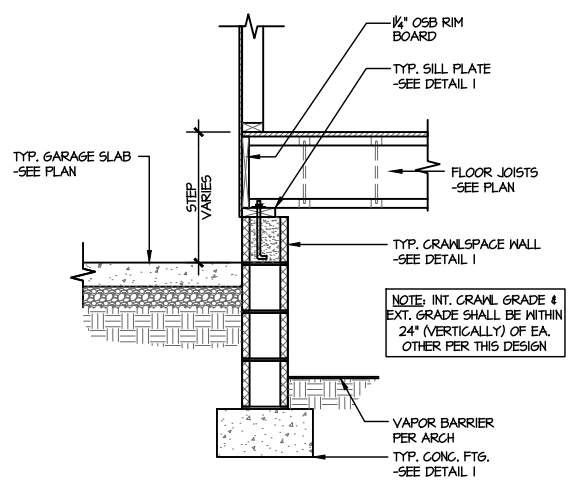
**2** NOT USED  
SCALE: 3/8"=1'-0"



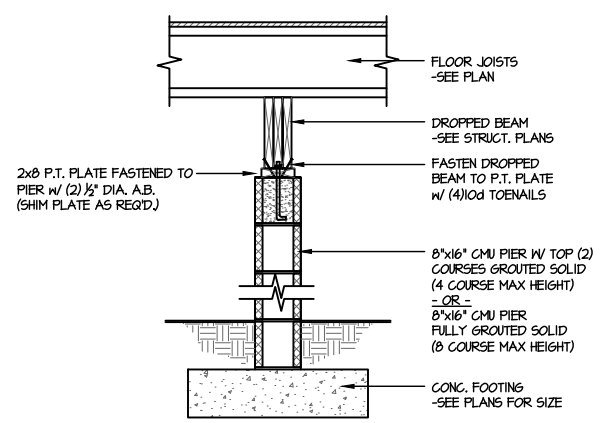
**3** TYPICAL PERIMETER FOOTING @ EXTERIOR GARAGE WALL  
SCALE: 3/8"=1'-0"



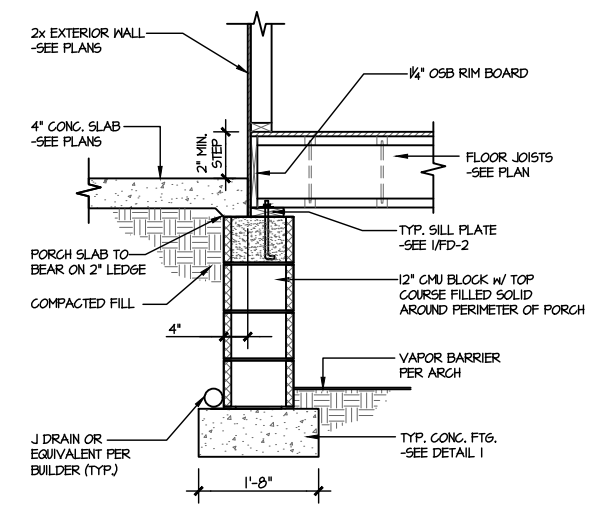
**4** TYPICAL TURNDOWN FOOTING AT EXTERIOR GARAGE APRON  
SCALE: 3/8"=1'-0"



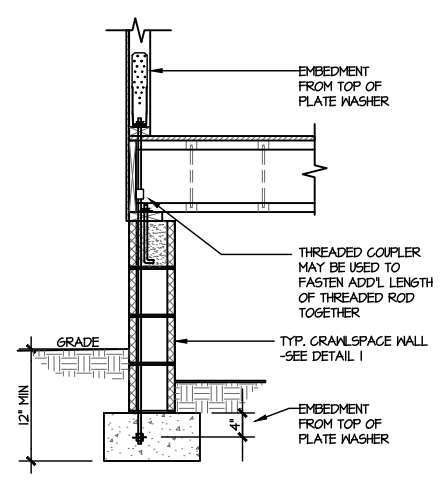
**5** TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR GARAGE WALL  
SCALE: 3/8"=1'-0"



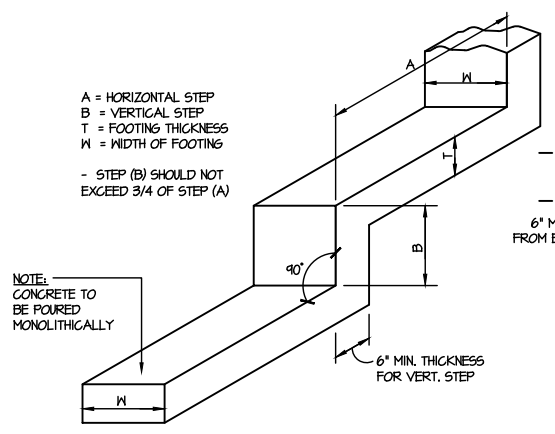
**6** TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR PIER  
SCALE: 3/8"=1'-0"



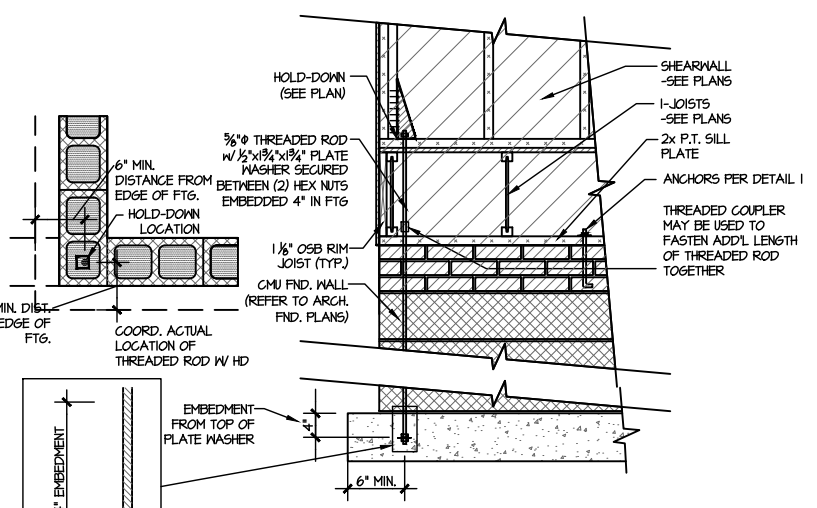
**7** TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB  
SCALE: 3/8"=1'-0"



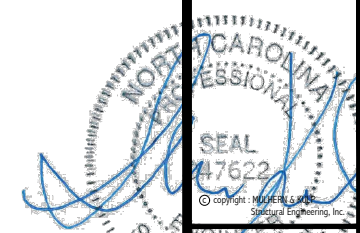
**A** TYPICAL CRAWLSPACE FOUNDATION HOLD-DOWN INSTALLATION  
SCALE: 3/8"=1'-0"  
w/ STONE VENEER OR SIDING



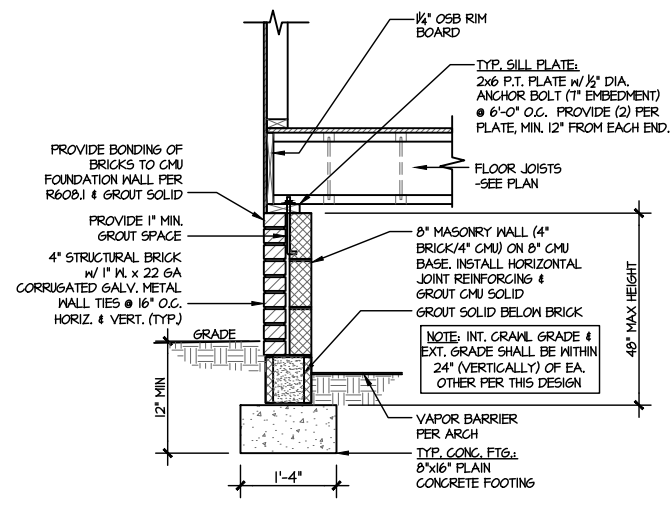
**B** TYPICAL STEPPED FOOTING DETAIL  
SCALE: N.T.S.



**C** TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION  
SCALE: 3/8"=1'-0"  
(CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)

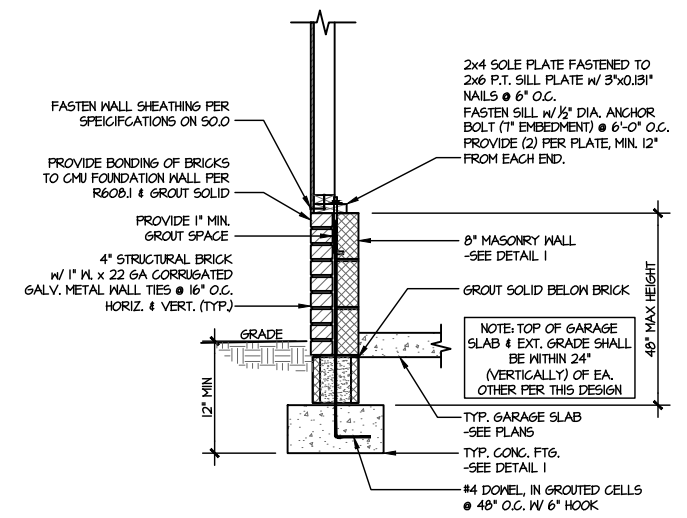


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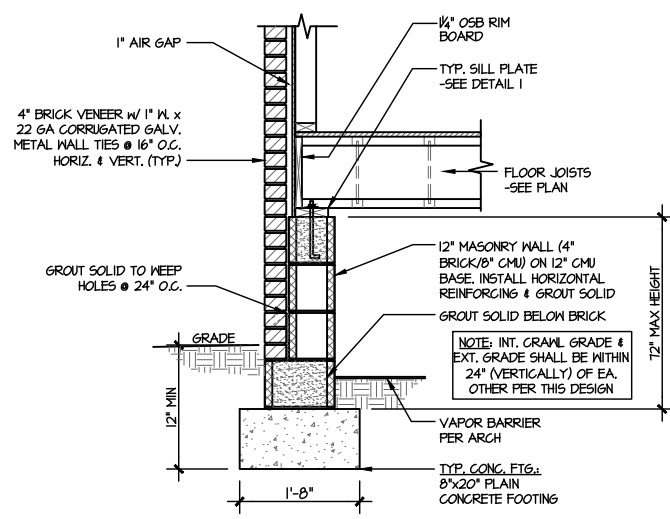
**1** TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0"  
W/ BRICK WATERTABLE

**2** NOT USED  
SCALE: 3/8"=1'-0"



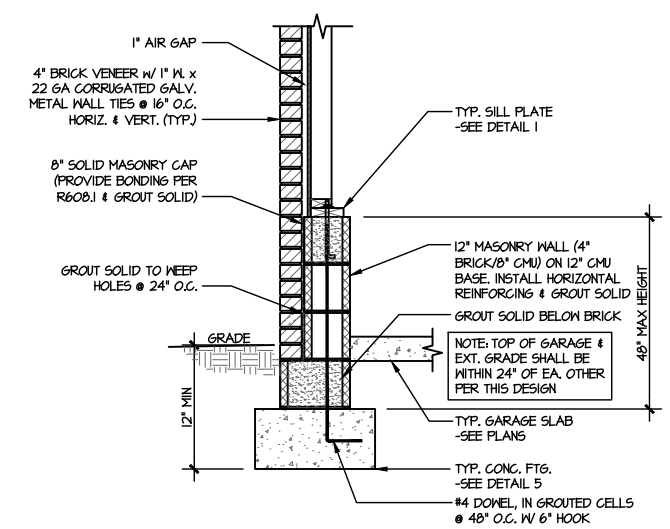
**3** TYPICAL CRAWLSPACE FOUNDATION  
@ EXTERIOR GARAGE WALL  
SCALE: 3/8"=1'-0"  
W/ BRICK WATERTABLE

**4** NOT USED  
SCALE: 3/8"=1'-0"



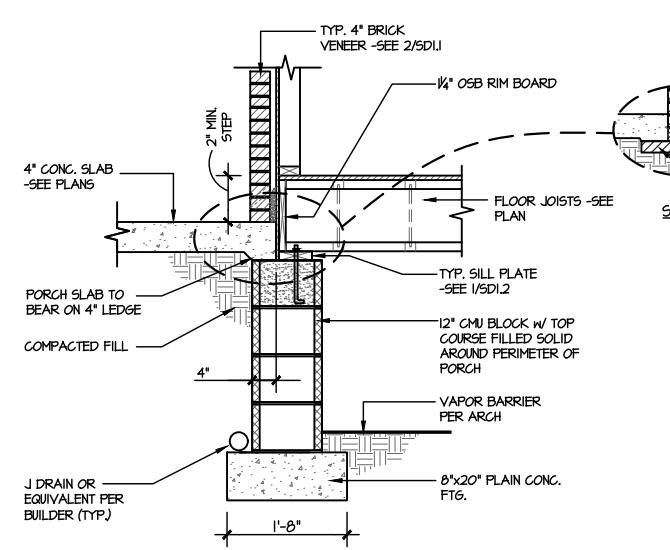
**5** TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0"  
W/ FULL BRICK VENEER

**6** NOT USED  
SCALE: 3/8"=1'-0"

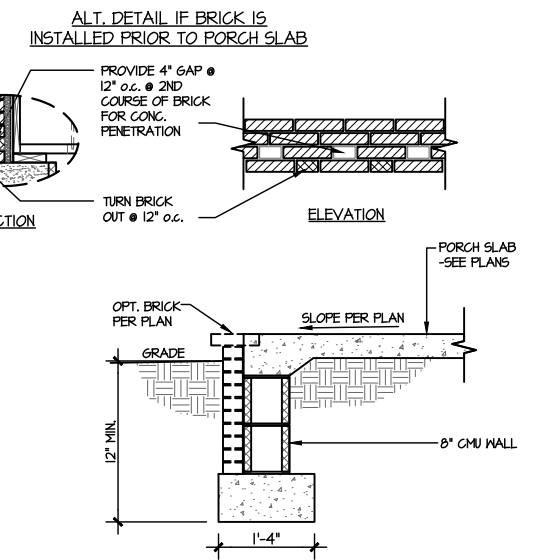


**7** TYPICAL CRAWLSPACE FOUNDATION  
@ EXTERIOR GARAGE WALL  
SCALE: 3/8"=1'-0"  
W/ FULL BRICK VENEER

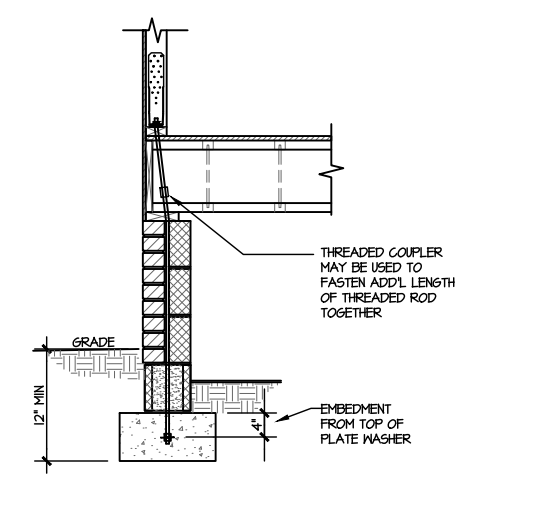
**8** NOT USED  
SCALE: 3/8"=1'-0"



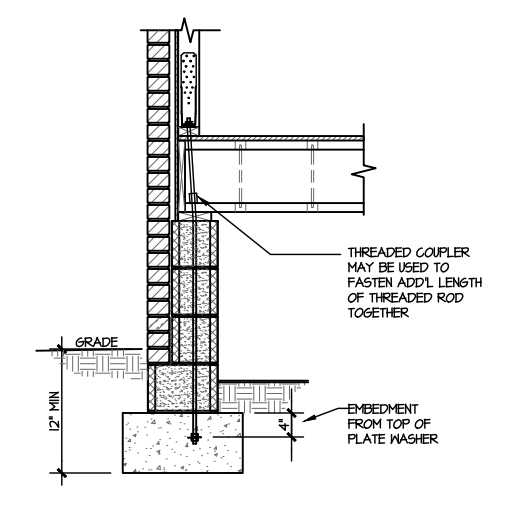
**9** TYPICAL CRAWLSPACE FOUNDATION  
@ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
W/ BRICK VENEER



**10** TYPICAL FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0"



**D** TYPICAL CRAWLSPACE FOUNDATION  
HOLD-DOWN INSTALLATION  
SCALE: 3/8"=1'-0"  
W/ BRICK WATERTABLE



**E** TYPICAL CRAWLSPACE FOUNDATION  
HOLD-DOWN INSTALLATION  
SCALE: 3/8"=1'-0"  
W/ FULL BRICK VENEER

M&K project number: 192-17012  
project mgr: SMK  
drawn by: MRG  
issue date: 03-24-22  
REVISIONS:  
date: initial:



FOUNDATION DETAILS  
McDOWELL  
WIND SPEED < 115 MPH NORTH CAROLINA





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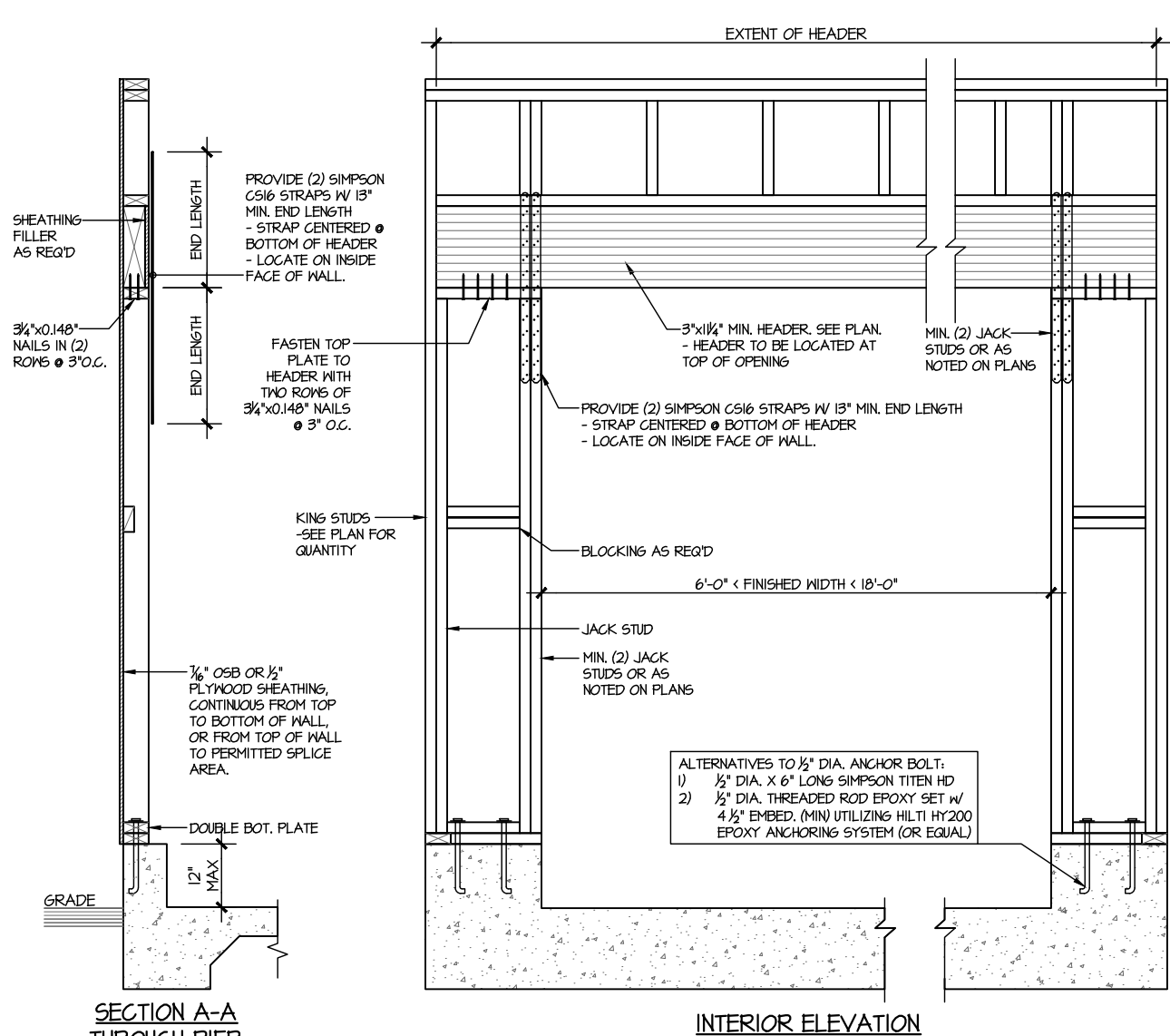
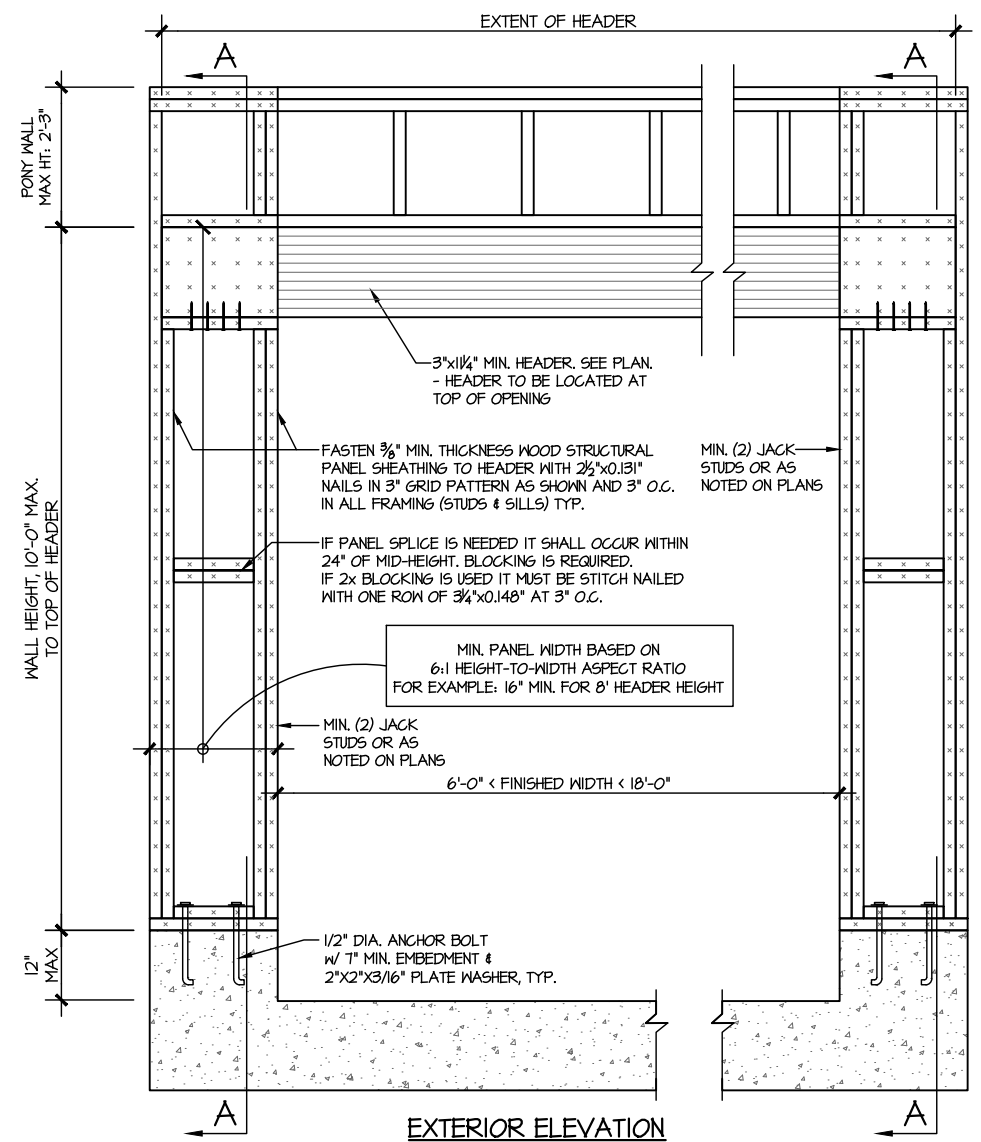


MSK project number: 192-17012  
project mgr: SMK  
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issue date: 03-24-22  
REVISIONS:  
date: initial:  
ARCH: v.02.01.00.00

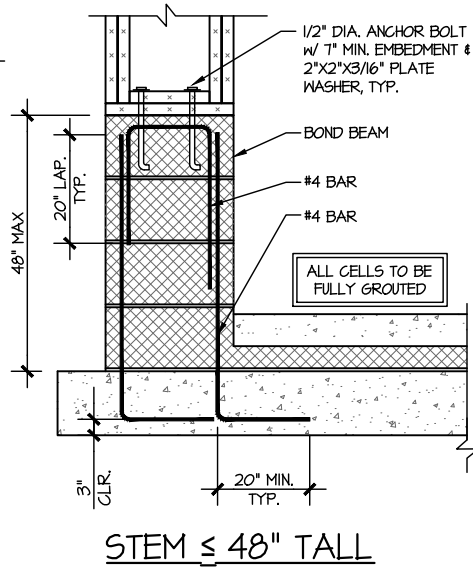
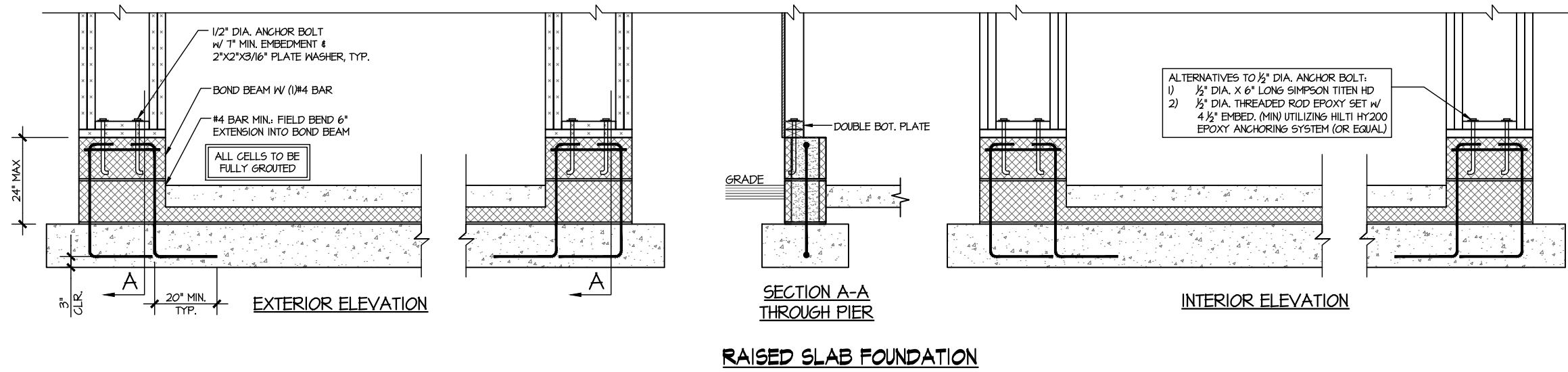
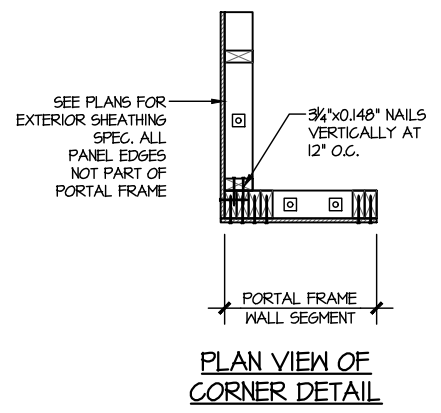


STRUCTURAL DETAILS  
McDOWELL  
WIND SPEED < 115 MPH NORTH CAROLINA

sheet: SW-2

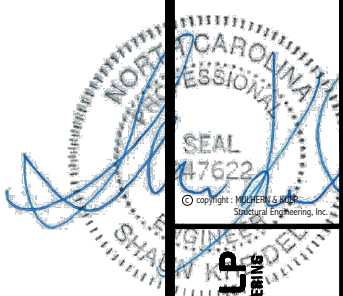


WALL FRAMING SPECIFICATION:  
• 2x4 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)  
• 2x6 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)



PORTAL FRAME DETAIL  
SCALE: N.T.S.

BOTH SIDES OF GARAGE DOOR  
1 KING STUD & RETURN WALLS



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M&K project number: 192-17012  
project mgr: SMK  
drawn by: MRG  
issue date: 03-24-22

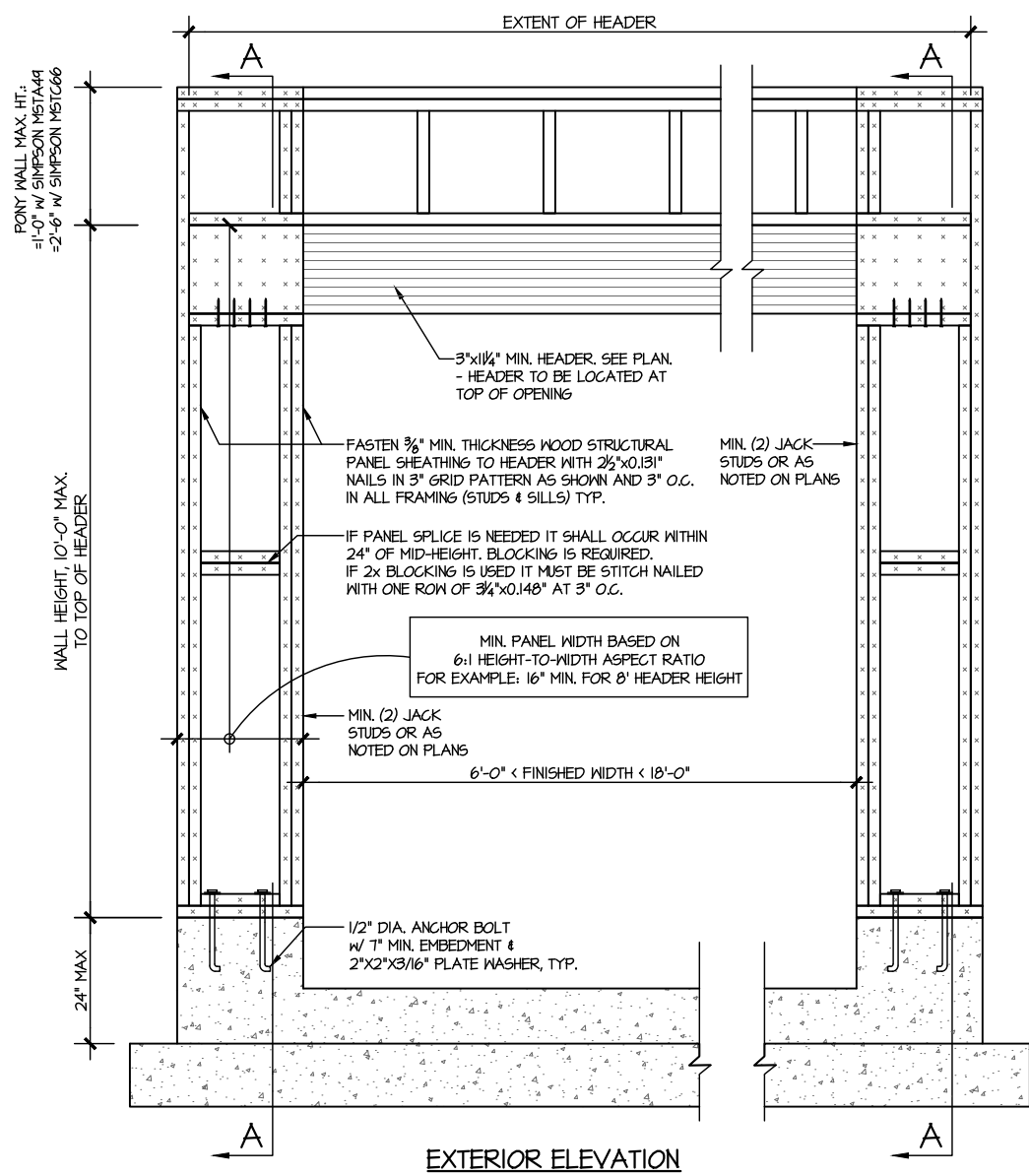
REVISIONS:  
date: initial:

ARCH: v.02.01.00.00

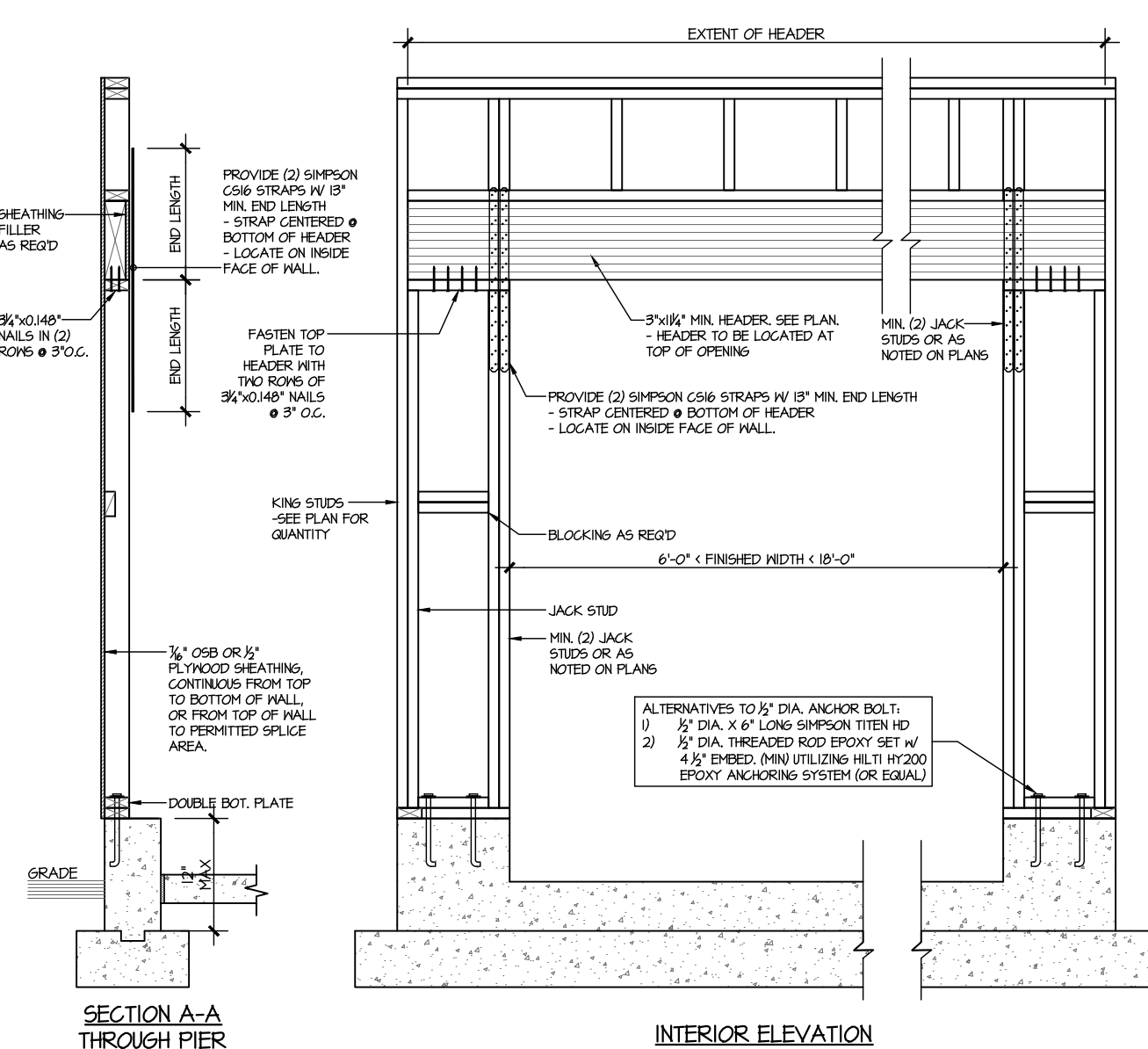


STRUCTURAL DETAILS  
McDOWELL  
WIND SPEED < 115 MPH NORTH CAROLINA

sheet: SW-3



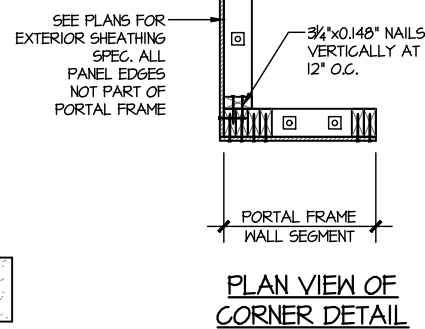
EXTERIOR ELEVATION



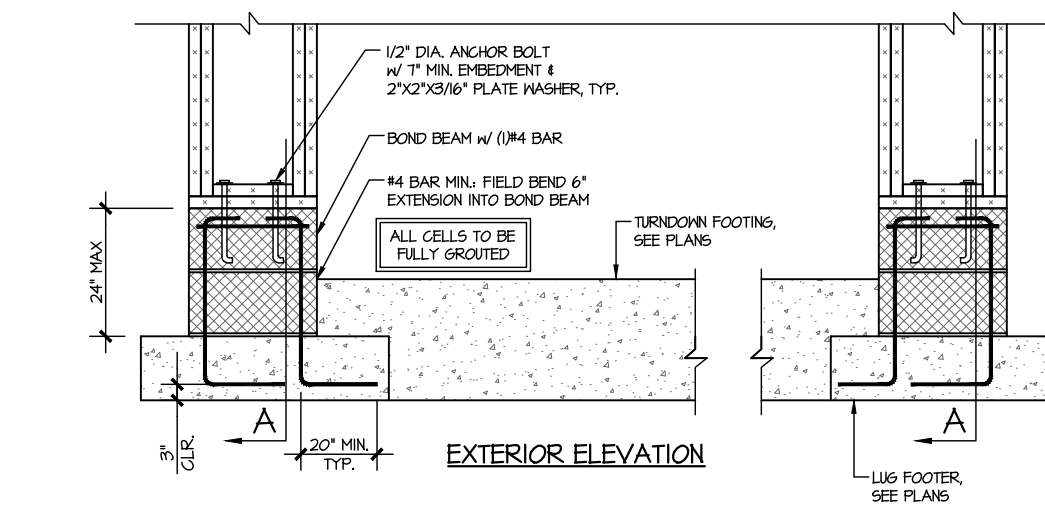
INTERIOR ELEVATION

SECTION A-A THROUGH PIER  
BASEMENT FOUNDATION

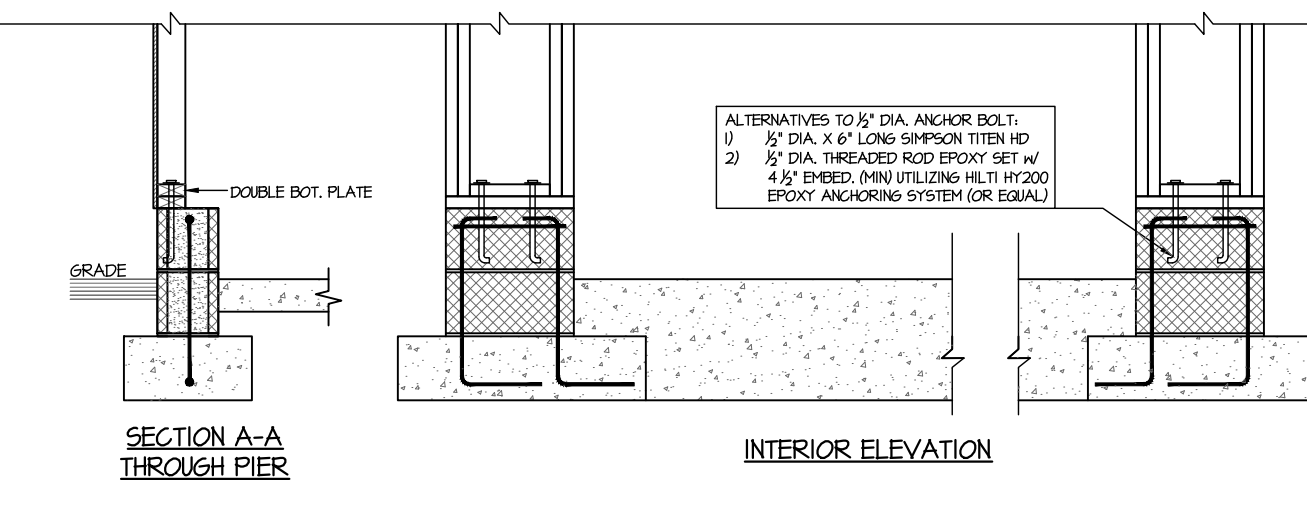
WALL FRAMING SPECIFICATION:  
• 2x4 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)  
• 2x6 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)



PLAN VIEW OF CORNER DETAIL

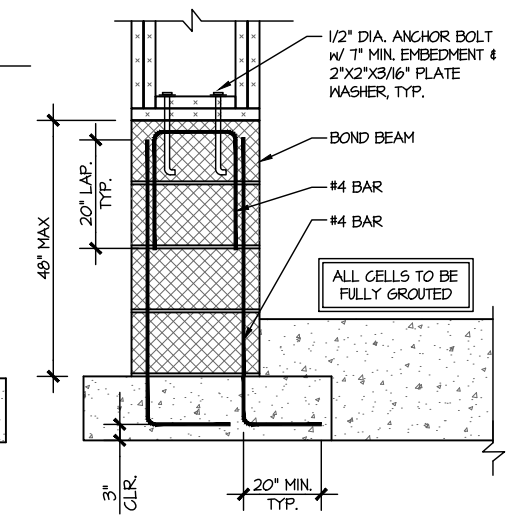


EXTERIOR ELEVATION



INTERIOR ELEVATION

SECTION A-A THROUGH PIER  
CRAWLSPACE FOUNDATION



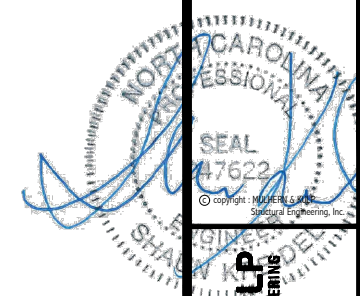
STEM HEIGHT > 24" & ≤ 48" TALL

PORTAL FRAME DETAIL  
SCALE: N.T.S.

BOTH SIDES OF GARAGE DOOR  
1 KING STUD & RETURN WALLS

**LEDGER NOTE**

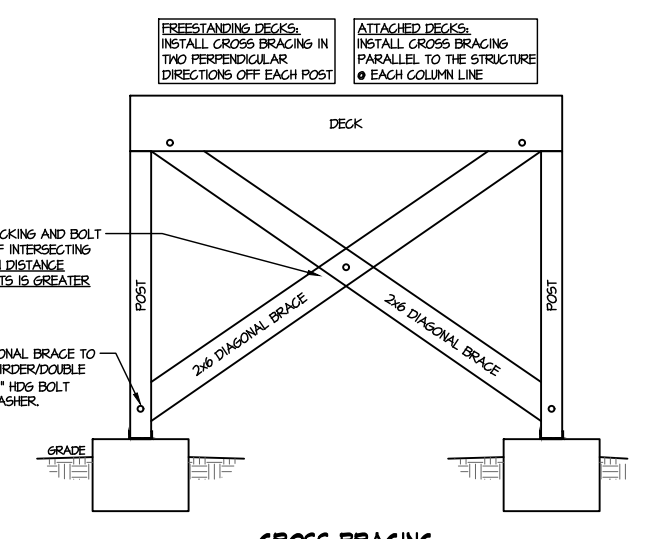
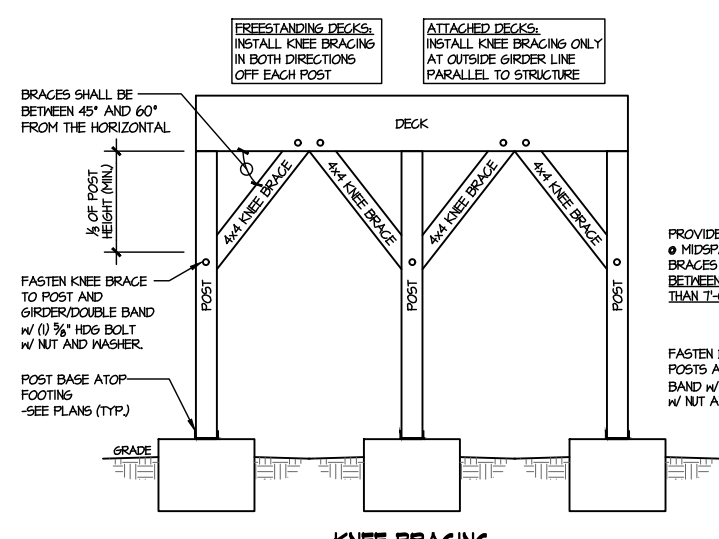
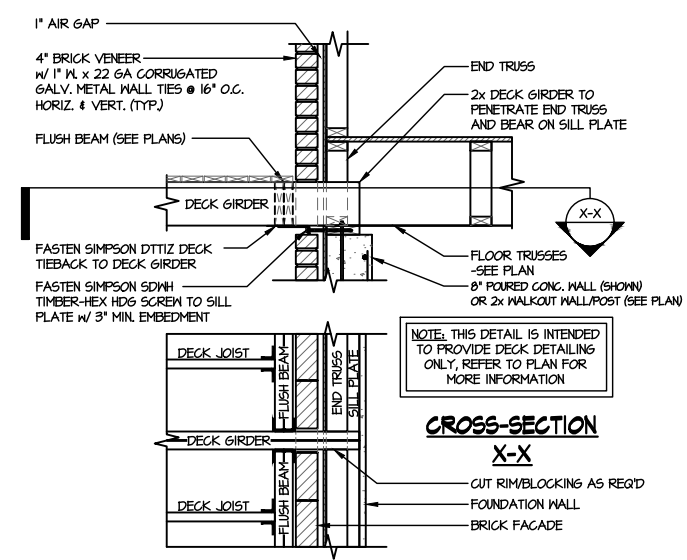
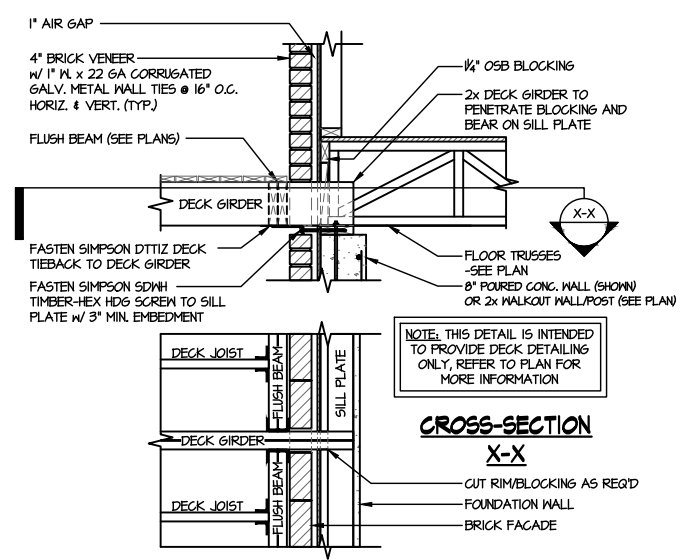
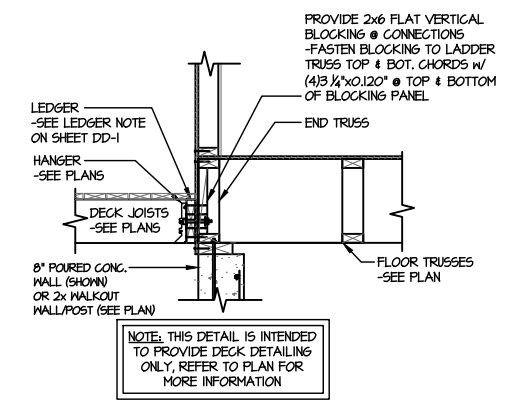
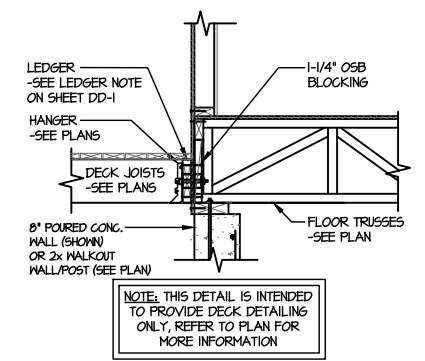
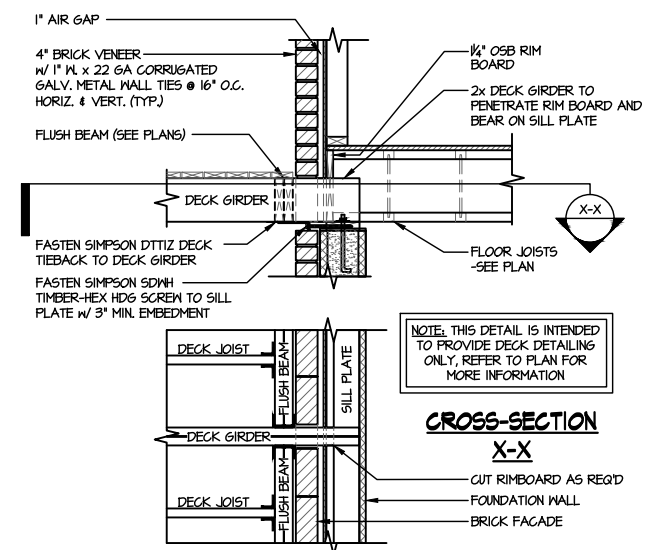
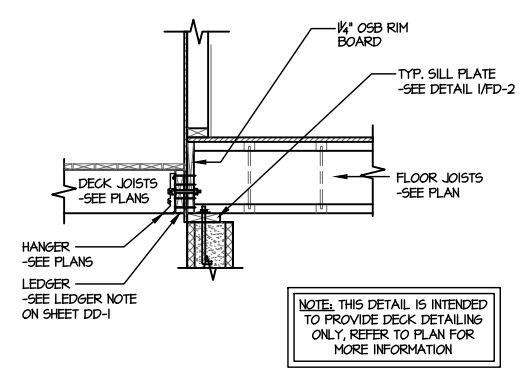
- LEDGER TO END TRUSSES:  
-FASTEN 2x LEDGER (MATCH D.J.) TO END TRUSS VERTICALS w/ (1) 1/2" DIA. THRU BOLT + (4) 2 1/2"x0.135" NAILS @ 16" O.C. PACK OUT END TRUSS AS REQ'D FOR LEDGER FASTENING.
- LEDGER TO RIMBOARD/BLOCKING:  
-FASTEN 2x LEDGER (MATCH D.J.) TO RIMBOARD/BLOCKING w/ (1) 1/2" DIA. THRU BOLT + (4) 2 1/2"x0.135" NAILS @ 16" O.C.
- PROVIDE (2) BOLTS IN END (2) JOIST BAYS @ EACH END OF DECK
- INSTALL (1) SIMPSON HB CLIP ON LAST (2) DECK JOISTS @ EACH END OF DECK, CONNECTING SIDE OF JOIST TO TOP OF LEDGER (IRC R502.2.2)
- ALT. LEDGER SPEC:  
FASTEN 2x10 LEDGER TO RIMBOARD w/ (2) 1/4" DIA. x 3 1/2" LONG SIMPSON S05 SCREWS @ 16" O.C.
- NOT APPLICABLE AT BRICK CONDITIONS



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MS&K project number: 192-17012  
project mgr: SMK  
drawn by: MRG  
issue date: 03-24-22  
REVISIONS:  
date: initial:  
ARCH: v.02.01.00.00



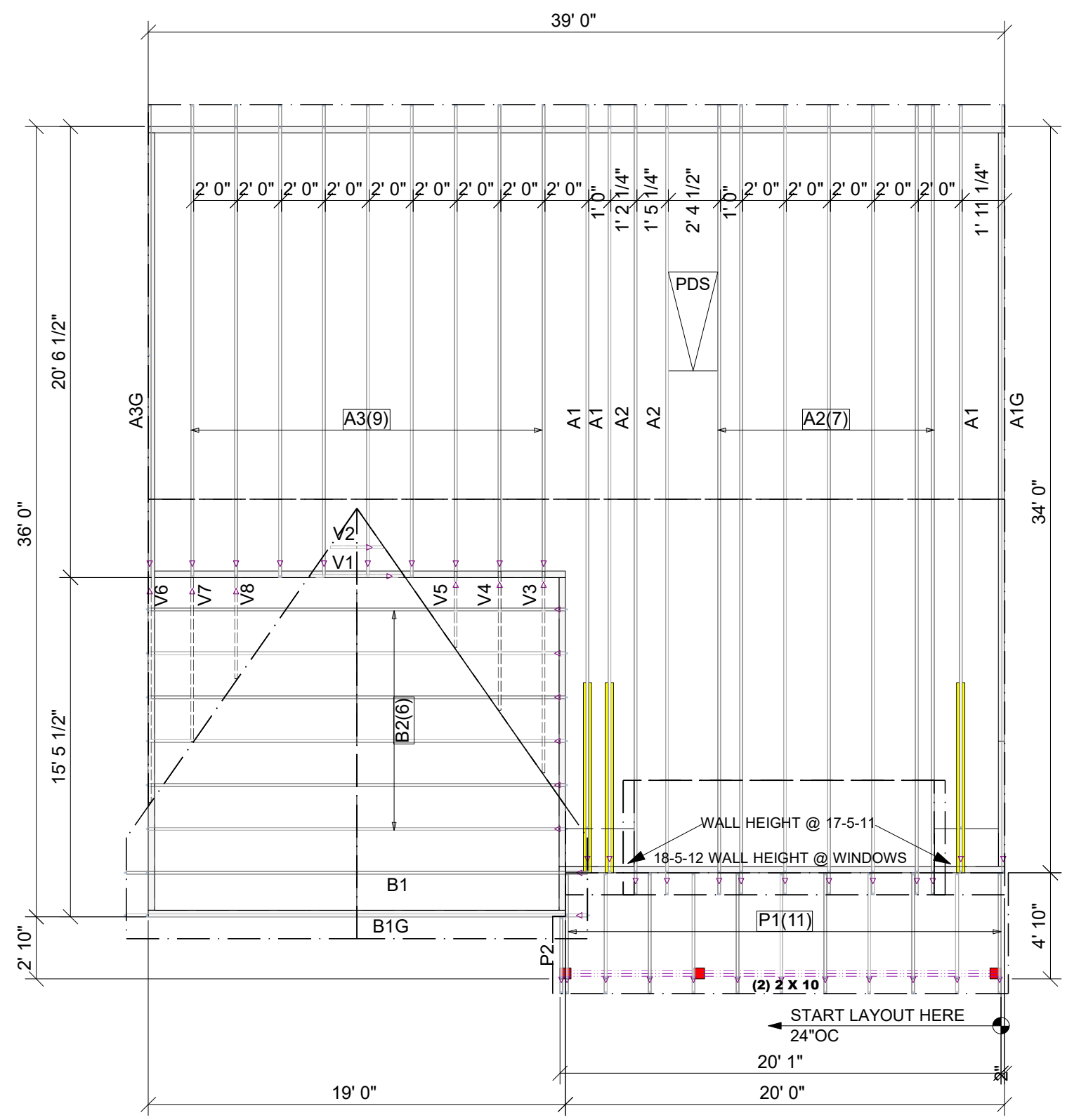
**A TYPICAL LATERAL BRACING DETAILS FOR DECKS GREATER THAN 4' HIGH**  
SCALE: 1/8"

FOUNDATION DETAILS  
McDOWELL  
WIND SPEED < 115 MPH NORTH CAROLINA

# 72436846 18 LANGDON PRESERVE

THIS IS A TRUSS PLACEMENT DIAGRAM (TPD) ONLY; NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDD's) for each truss design identified on the TPD. The Contractor is responsible for the permanent restraint/bracing of truss systems may be met by following the methods outlined in ANSI-TPI 1-2014 - 2.3.3. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. For general guidance regarding installation and bracing, consult "Building Component Safety Information" (BCSI) available from the SBC Association (www.sbcassociation.com). It is the responsibility of the General Contractor to verify that the provided component layout matches the final intended construction plans, loading conditions, and use. If they do not, it is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" MANUFACTURED TRUSSES IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. Truss-to-wall connections, if shown, are for uplift only and do not consider lateral loads. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not truss-to-truss are suggestions only and are to be verified by the Building Designer or Engineer of Record for suitability to this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not truss-to-truss as they apply to this specific structure.

**ROOF PLACEMENT PLAN**



**\*\*NOTE\*\***  
 (4) LUS26 HANGERS TO BE USED @ PDS HEADERS (NOT SHOWN)  
 ADD 2X4 BLOCKING IN FIELD FOR ROOF SHEATHING AND DRYWALL  
 @ PULL DOWN STAIR AREA AS NEEDED  
 FRAME OVERHANGS @ A1 & A1G TRUSSES AS REQUIRED BY OTHERS  
 DUE TO BEING TAIL BEARING

△ INDICATES LEFT END OF TRUSS SCALE: N.T.S

<b>ROOF AREA:</b> 1810.06 ft <sup>2</sup> sqft	<b>RIDGE LINE:</b> 58.61 ft	<b>VALLEY LINES:</b> 40.59 ft	<b>HIP LINES:</b> 0 ft	THESE VALUES ARE APPROXIMATE ONLY																																	
<b>MCDOWELL DR</b>		<b>MUNGO HOMES</b>																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">DATE</th> <th style="width: 45%;">REVISIONS DESCRIPTION</th> <th style="width: 5%;">DSN</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					DATE	REVISIONS DESCRIPTION	DSN																														
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DESIGNER LJP LAYOUT DATE 11/20/2024 ARCH DATE - STRUC DATE -																																					
JOB #: 24111383																																					

TRUSS TRAX  
UP CONSTRUCTION

TrussTrax.com

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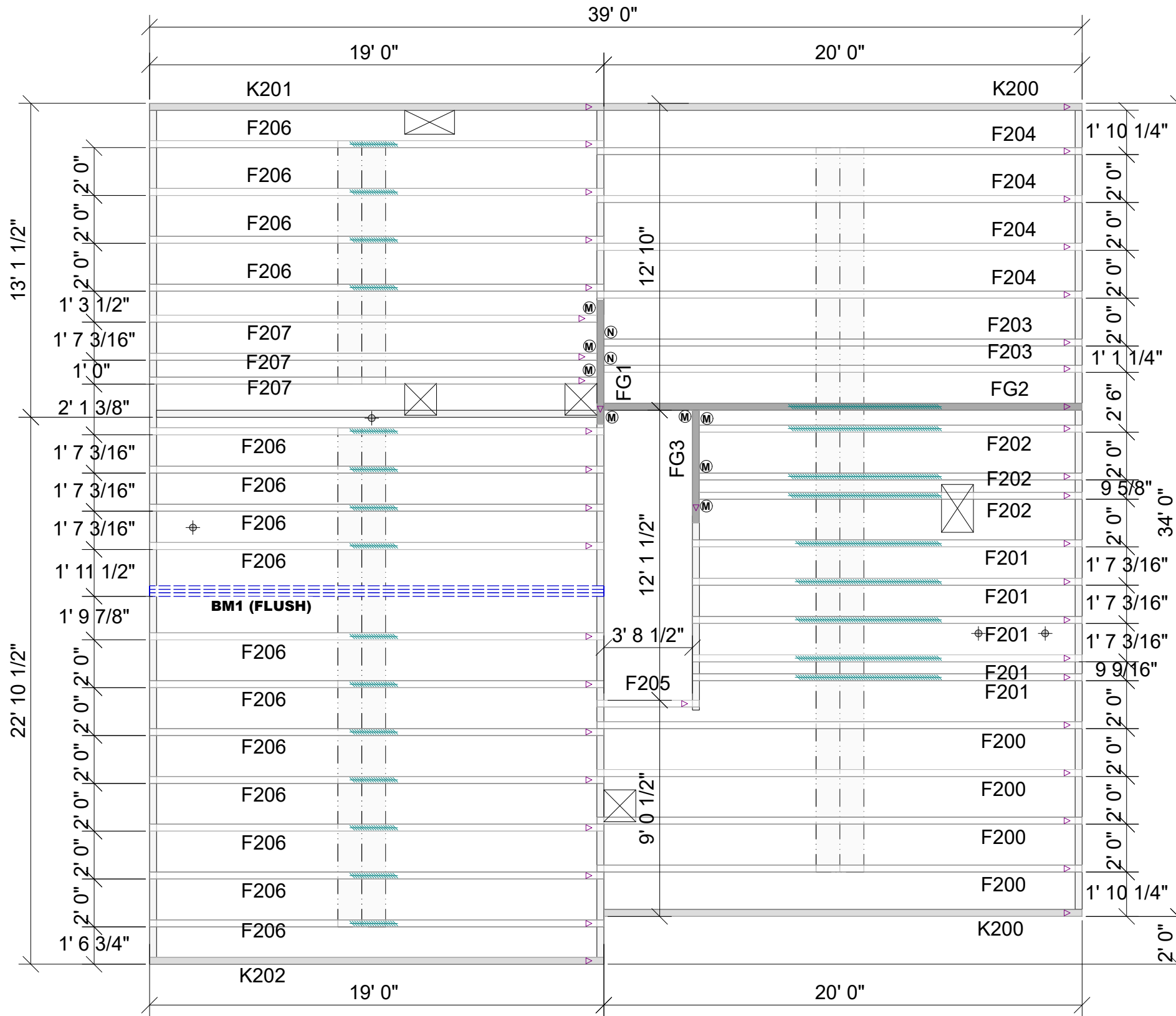
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72436847 18 LANGDON PRESERVE

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2ND FLOOR PLACEMENT PLAN



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM1 (FLUSH)	19' 0"	1 3/4" x 14" 2.0E Microllam® LVL	3	3	MFD

Floor Hanger List		
MARK	TYPE	QTY
(M)	THA422	8
(N)	THAC422	2

△ INDICATES LEFT END OF TRUSS SCALE: N.T.S

**ROOF AREA:** 0 ft<sup>2</sup> sqft **RIDGE LINE:** 0 ft **VALLEY LINES:** 0 ft **HIP LINES:** 0 ft **THESE VALUES ARE APPROXIMATE ONLY**

REVISIONS	
DATE	DESCRIPTION

DESIGNER LJP  
LAYOUT DATE 11/20/2024  
ARCH DATE -  
STRUC DATE -

**MCDOWELL D 2ND FLR**

**MUNGO HOMES**

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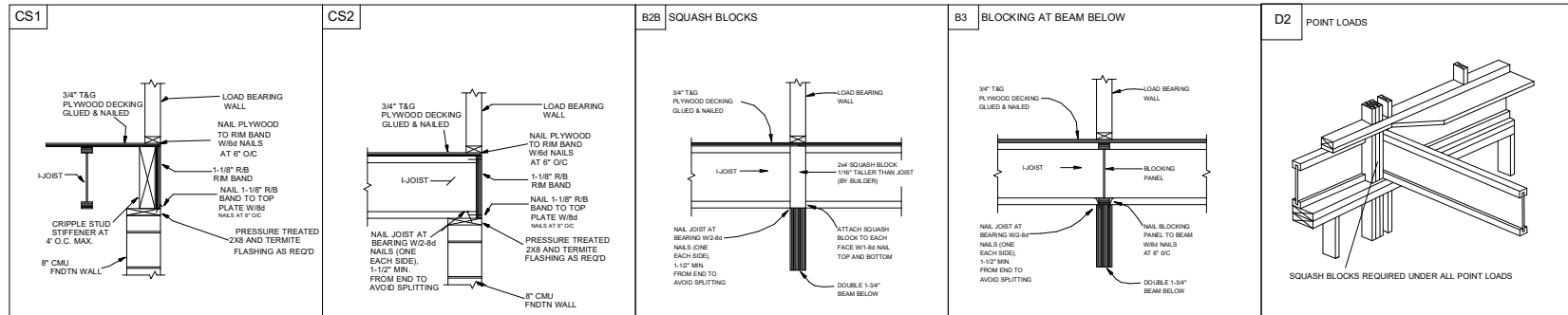
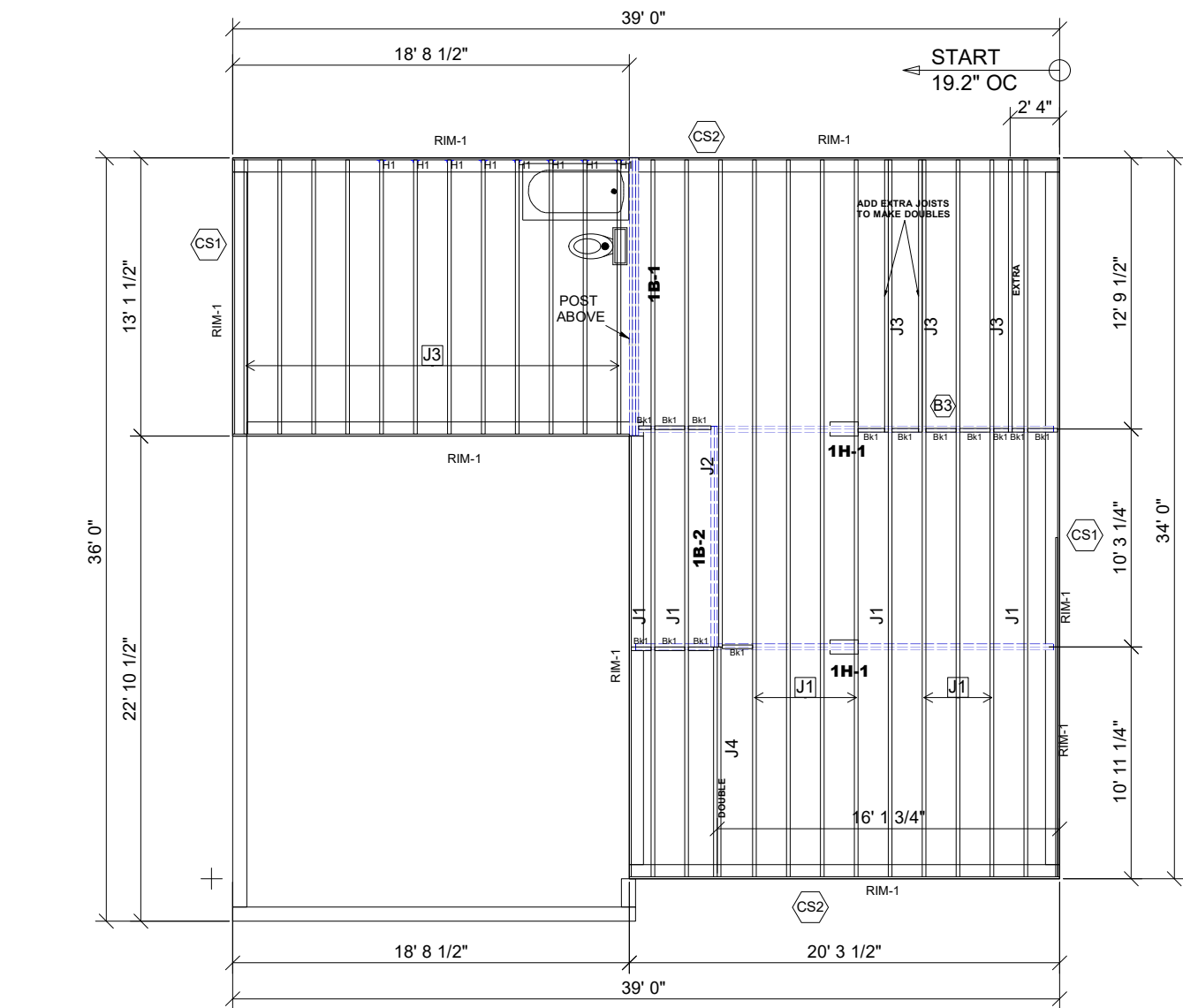
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THIS IS AN ENGINEERED WOOD PRODUCT (EWP) MEMBER PLACEMENT DIAGRAM ONLY; NOT AN ENGINEERED DOCUMENT. EWP members are designed as individual building components to be incorporated into the building design at the specification of the building designer. The Contractor is responsible for the temporary bracing of the floor system, and the building designer is responsible for the permanent bracing and blocking of the floor system and the overall structure. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. It is the responsibility of the General Contractor to verify that the provided layout matches the final intended construction plans, loading conditions, and use. If they do not, it is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" EWP MEMBERS IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not joist to joist are suggestions only and are to be verified by the Building Designer or Engineer of Record for suitability to this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not joist to joist as they apply to this specific structure.

**FLOOR PLACEMENT PLAN**



Products						
PlotID	Length	Product	Plies	Net Qty	Fab Type	
J1	34' 0"	11 7/8" TJI@ 210	1	11	MFD	
J2	23' 0"	11 7/8" TJI@ 210	1	1	MFD	
J3	13' 0"	11 7/8" TJI@ 210	1	15	MFD	
J4	11' 0"	11 7/8" TJI@ 210	2	2	MFD	
1H-1	20' 0"	1 3/4" x 9 1/4" 2.0E Microllam@ LVL	2	4	MFD	
1B-1	14' 0"	1 3/4" x 11 7/8" 2.0E Microllam@ LVL	3	3	MFD	
1B-2	11' 0"	1 3/4" x 11 7/8" 2.0E Microllam@ LVL	2	2	MFD	
RIM-1	16' 0"	1 1/8" x 11 7/8" TJI@ Rim Board	1	11	FF	
Bk1	2' 0"	11 7/8" TJI@ 210	1	14	MFD	

Connector Summary		
PlotID	Qty	Manuf Product
H1	8	Simpson IUS2.06/11.88

• Avoid Plumbing Drops

**FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.**

LAYOUT FOR 19.2" O/C

1= 19-3/16"	9= 172-13/16"
2= 38-3/8"	10= 192"
3= 57-5/8"	11= 211-3/16"
4= 76-13/16"	12= 230-3/8"
5= 96"	13= 249-13/16"
6= 115-3/16"	14= 268-13/16"
7= 134-3/8"	15= 288"
8= 153-5/8"	

**FRAMER NOTE**  
 1. GLUE AND NAIL PLYWOOD SUBFLOOR TO BEAMS AND GIRDERS AT 6" O/C WHERE NO WALL IS ABOVE.  
 2. FILL HANGER SEAT WITH GLUE BEFORE SETTING JOIST IN HANGER. FILL ROUND HOLES WITH NAILS.

**CRITICAL !!**  
 INSTALL 2X4 SQUASH BLOCKS IN FLOOR TRUSS SPACE BELOW ALL EXTERIOR DOOR HEADER JACKS. CUT 1/16" TALLER THAN TRUSS.

FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!

**1ST FLOOR LAYOUT**

**GENERAL NOTES:**  
 1.) TOP CHORD OF JOISTS ARE PAINTED RED AT NUMBERED END. PLACE PAINTED END AS NOTED ON PLAN.  
 2.) FOLLOW SPECIAL SPACING AND LOCATION DIMENSIONS FOR EXTRAS OR SHIFTED JOISTS AS SHOWN ON PLAN.  
 3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.  
 4.) DO NOT STACK CONSTRUCTION LOADS ON UN-BRACED JOISTS.  
 5.) PROVIDE SOLID SUPPORT BELOW ALL BEAM AND HEADER BEARING POINTS IN WALL AND JOIST SPACES CONTINUOUS DOWN TO THE FOUNDATION.  
 6.) LOCATE CRIPPLE STUDS IN JOIST SPACE DIRECTLY BELOW HEADER JACKS AT ALL FIRST FLOOR EXTERIOR DOOR LOCATIONS.  
 7.) INSTALL NAILS IN ALL HOLES PROVIDED IN JOIST HANGERS EXCEPT AT BOTTOM CHORD SEAT. PLACE A DAB OF GLUE IN THE HANGER SEAT BEFORE SETTING JOISTS.  
 8.) IMPORTANT NOTE! NO STRUCTURAL ANALYSIS OF CONVENTIONAL HEADERS HAS BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

**PLAN LEGEND**

<b>1B-, 2B-</b>	*INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)
<b>H-, 1H-, GDH-</b>	INDICATES BEAM BELOW TOP PLATE (CORRODED BELOW FLOOR SYSTEM)
*BEAMS MAY PROTRUDE ABOVE OR BELOW DECKING OR TOP PLATE RESPECTIVELY. REFER TO DETAIL IF BEAM IS A DIFFERENT DEPTH THAN FLOOR SYSTEM	
	SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)
<b>SHIFT</b>	SHIFT JOIST TO MISS PLUMBING, ALIGN WITH WALL OR SUPPORT FURNITURE
<b>EXTRA</b>	A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS
<b>DOUBLE</b>	TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)
<b>ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED</b>	

REVISIONS	DESCRIPTION	DATE	DSN

DESIGNER GB1  
 LAYOUT DATE 11/22/24  
 ARCH DATE 9/6/24  
 STRUC DATE 2/19/24  
 JOB #: 24111696F1

SCALE: 1/8"=1'

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**LANGDON PRESERVE**

**MCDOWELL**

**LOT 18**  
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