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DESIGN NO.  
**916-A T**

SHEET OF  
**DR**  
**GITE**

COVER SHEET

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**GENERAL NOTES**

**A. GENERAL:**

- AT THE TIME OF CREATION, PLANS CONFORM TO "CABO 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.
- CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
- 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.
- 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.
- HEARTH DIMENSIONS DETERMINED BY CODE.
- INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

**B. FRAMING:**

- UNLESS NOTED OTHERWISE FLOOR FRAMING SHALL CONSIST OF NOMINAL 12" DEEP WOOD FLOOR TRUSSES.
- FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
- COORDINATE ACTUAL FLOOR TRUSS DIMENSIONS WITH THE SELECTED TRUSS MANUFACTURER.
- PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.
- JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "1989" GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU, GRADE NUMBER TWO (2) KILN DRIED.
- PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
- SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).

**C. VENTILATION:**

- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
- PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.

**D. FOOTINGS:**

- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
  - 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
  - 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.

**E. PIER FOOTINGS:**

- PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)
- PROVIDE 2'-0" x 3'-0" x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 12" x 24" MASONRY PIERS.
  - FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYPICAL.
  - HEIGHT OF PIERS:
    - PIERS LESS THAN 36" IN HEIGHT MAY BE 8" x 16" OR AS NOTED ON FOUNDATION PLAN.
    - PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16" x 16".
    - PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16" x 16" WITH (4) CONTINUOUS #5 BARS.

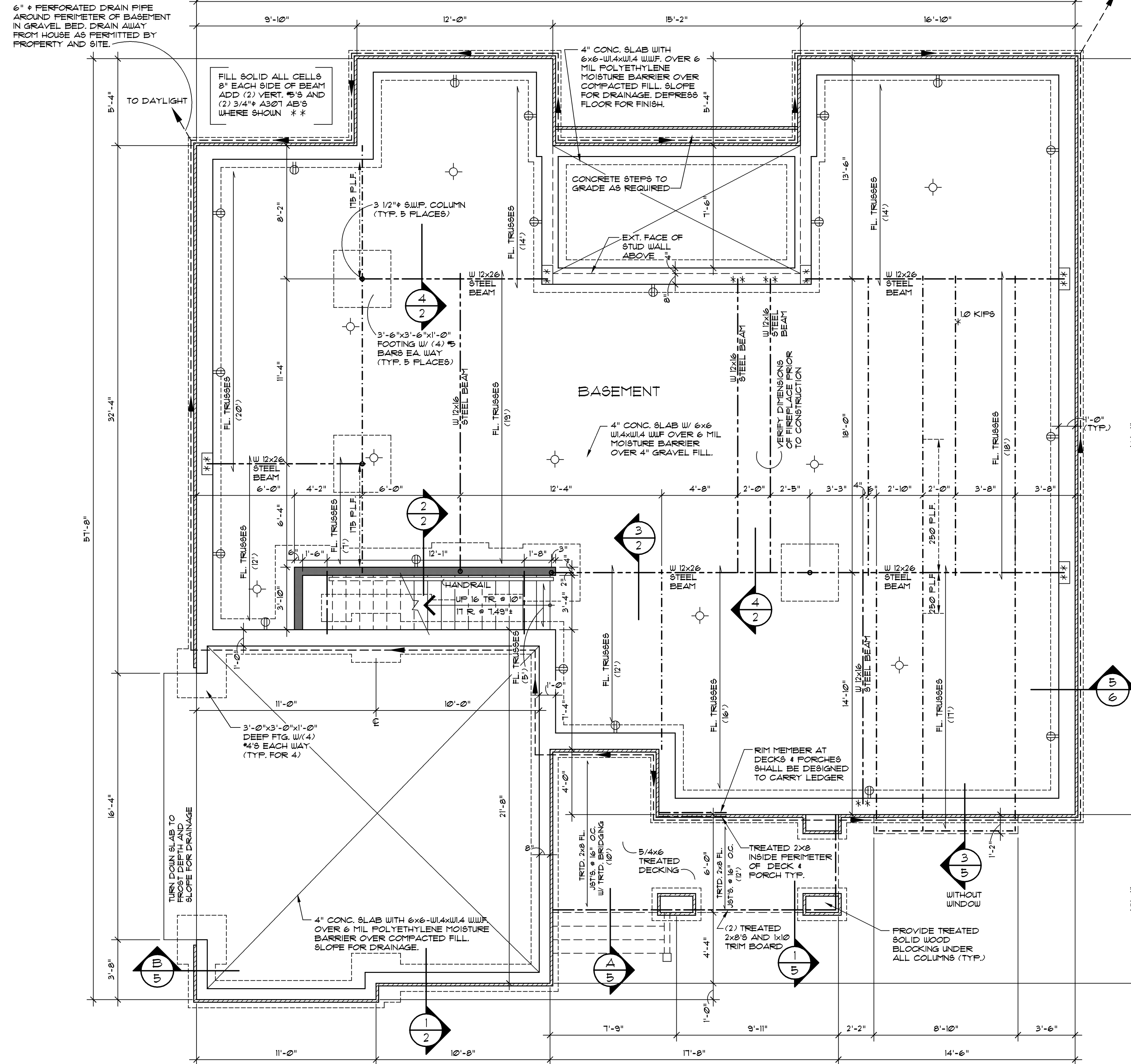
**F. CHIMNEY CONSTRUCTION:**

- USE NOMINAL 12" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
- SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
- USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
- PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
- CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

**G. BASEMENT:**

- BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CODES.
- FOR ELECTRICAL LEGEND, SEE SHEET #3.

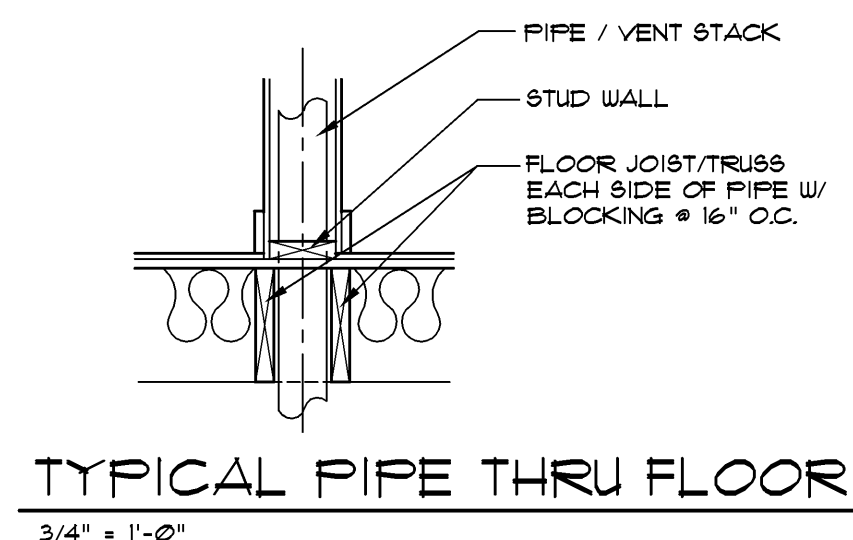
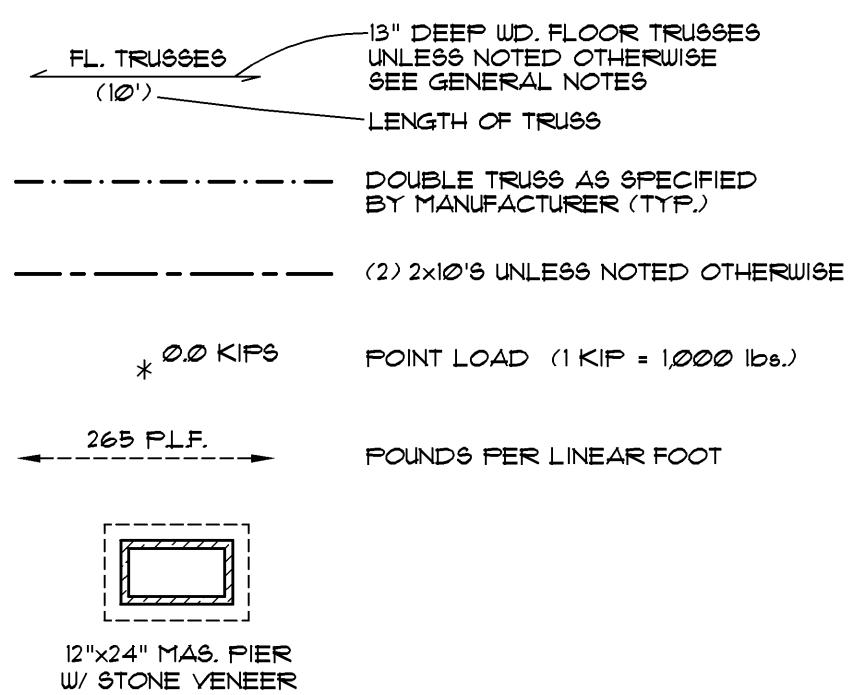
6" PERFORATED DRAIN PIPE AROUND PERIMETER OF BASEMENT IN GRAVEL BED. DRAIN AWAY FROM HOUSE AS PERMITTED BY PROPERTY AND SITE.



**BASEMENT AND FLOOR FRAMING PLAN**

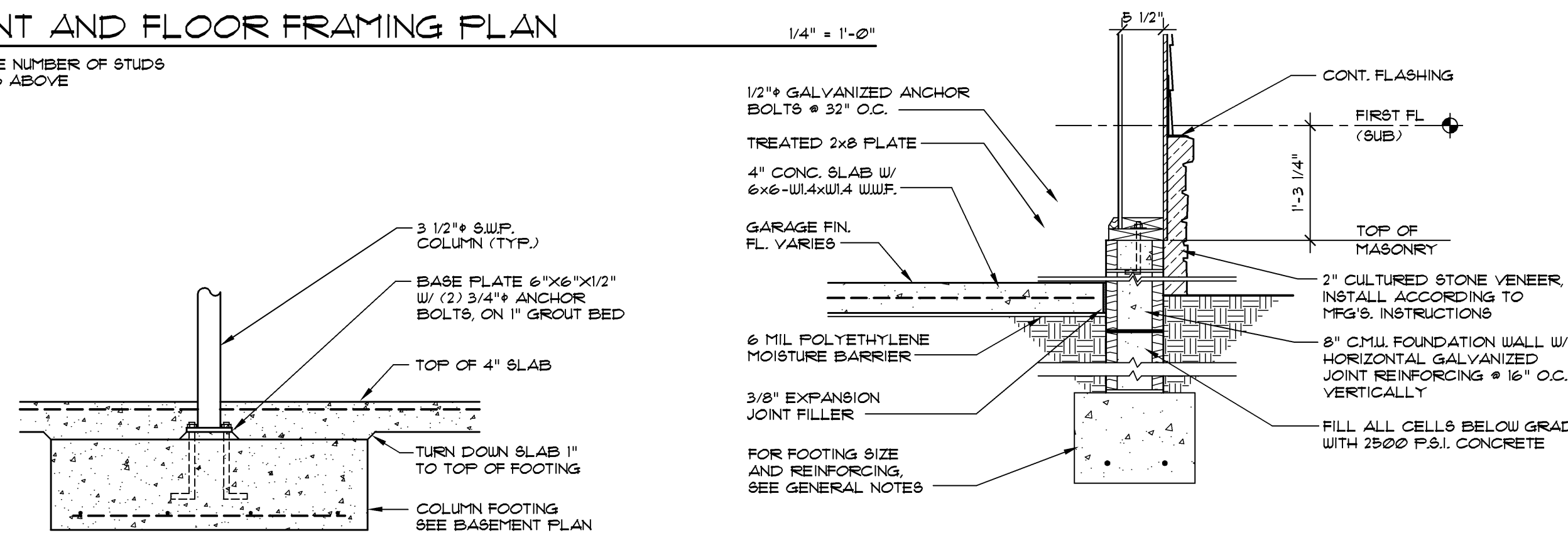
(3) INDICATES THE NUMBER OF STUDS UNDER BEAMS ABOVE.

**FOUNDATION LEGEND**



**COLUMN BASE PLATE DETAIL**

3/4" = 1'-0"

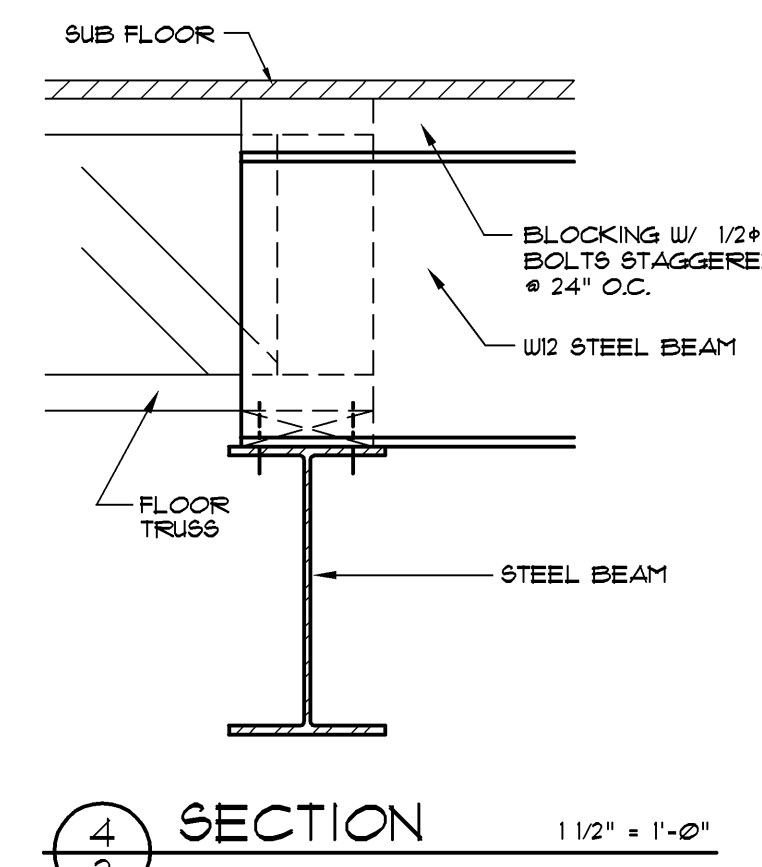
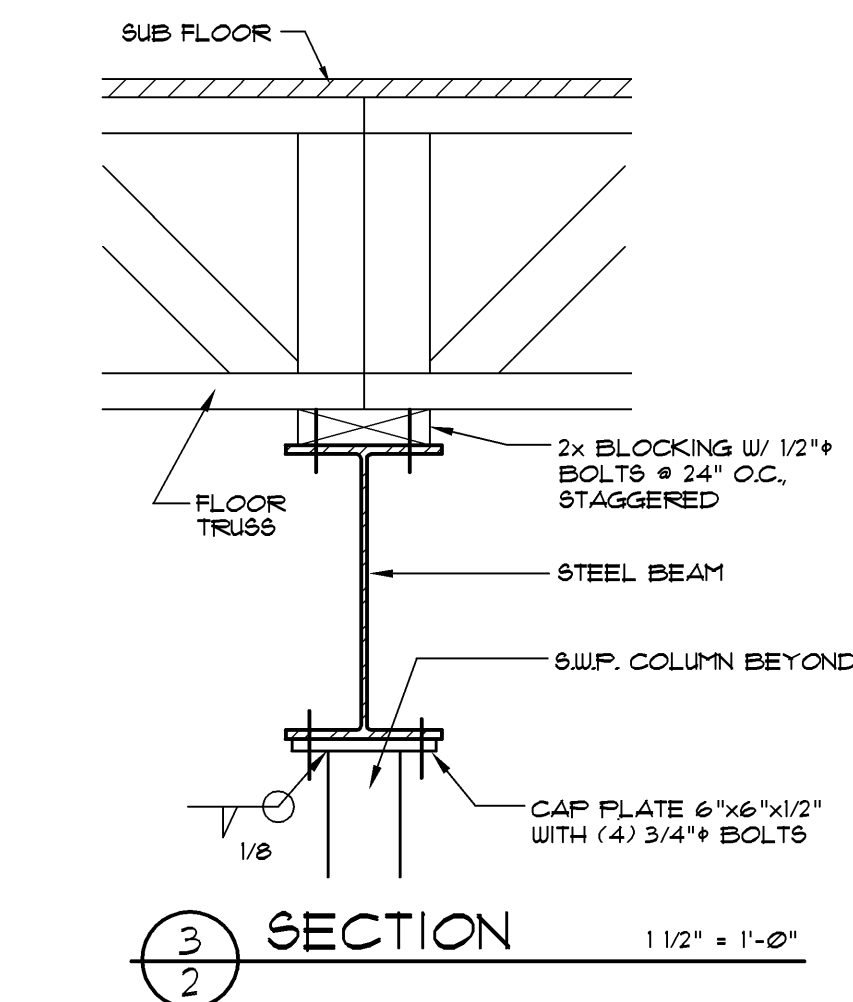


**SECTION**

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

**DETAIL AT THICKENED SLAB**

3/4" = 1'-0"



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DESIGN NO. 916-A T  
SHEET OF 2  
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WINDOW SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
A	2'-8" x 6'-2"	2	D.H.	
B	(3) 2'-8" x 6'-2"	1	D.H. W/ 24" TRANSOM *	
C	(3) 2'-8" x 6'-2"	1	D.H.	
D	(2) 2'-8" x 6'-2"	1	D.H.	
E	2'-8" x 5'-10"	3	D.H.	
F	(2) 2'-8" x 5'-10"	1	D.H. W/ HALF CIRCLE TRANSOM *	
G	(2) 2'-8" x 5'-10"	1	D.H. W/ ELLIPTICAL TRANSOM *	
H	(3) 2'-5" x 6'-1"	1	CASEMENT, CENTER FIXED	
J	(2) 2'-4" x 5'-2"	1	D.H.	
K	2'-0" x 6'-2"	2	D.H.	
L	(2) 2'-0" x 6'-2"	1	D.H. W/ HALF CIRCLE TRANSOM *	
M	2'-0" x 5'-2"	1	D.H.	
N	(2) 2'-0" x 5'-2"	1	D.H.	
P	(2) 2'-0" x 4'-2"	1	D.H.	
Q	2'-0" x 4'-2"	1	D.H.	
R	(2) 2'-4" x 2'-4"	1	FIXED	
S	1'-8" x 3'-11"	1	CASEMENT, ARCH HEAD	
T	1'-5" x 3'-5"	1	FIXED, ARCH HEAD	

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.

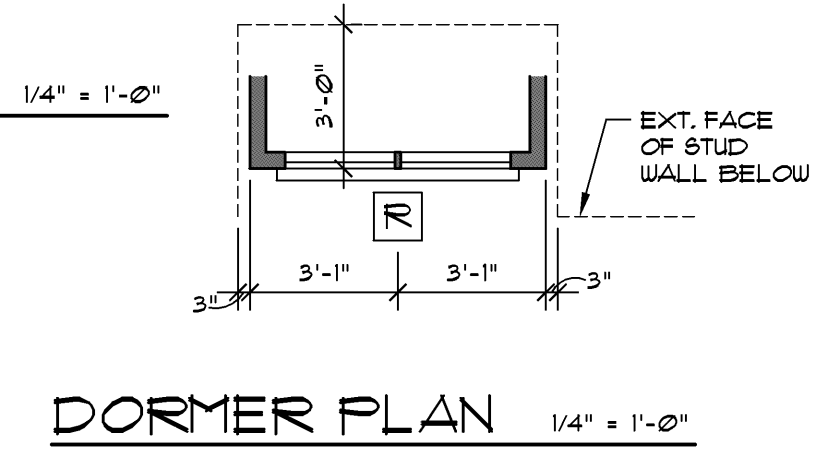
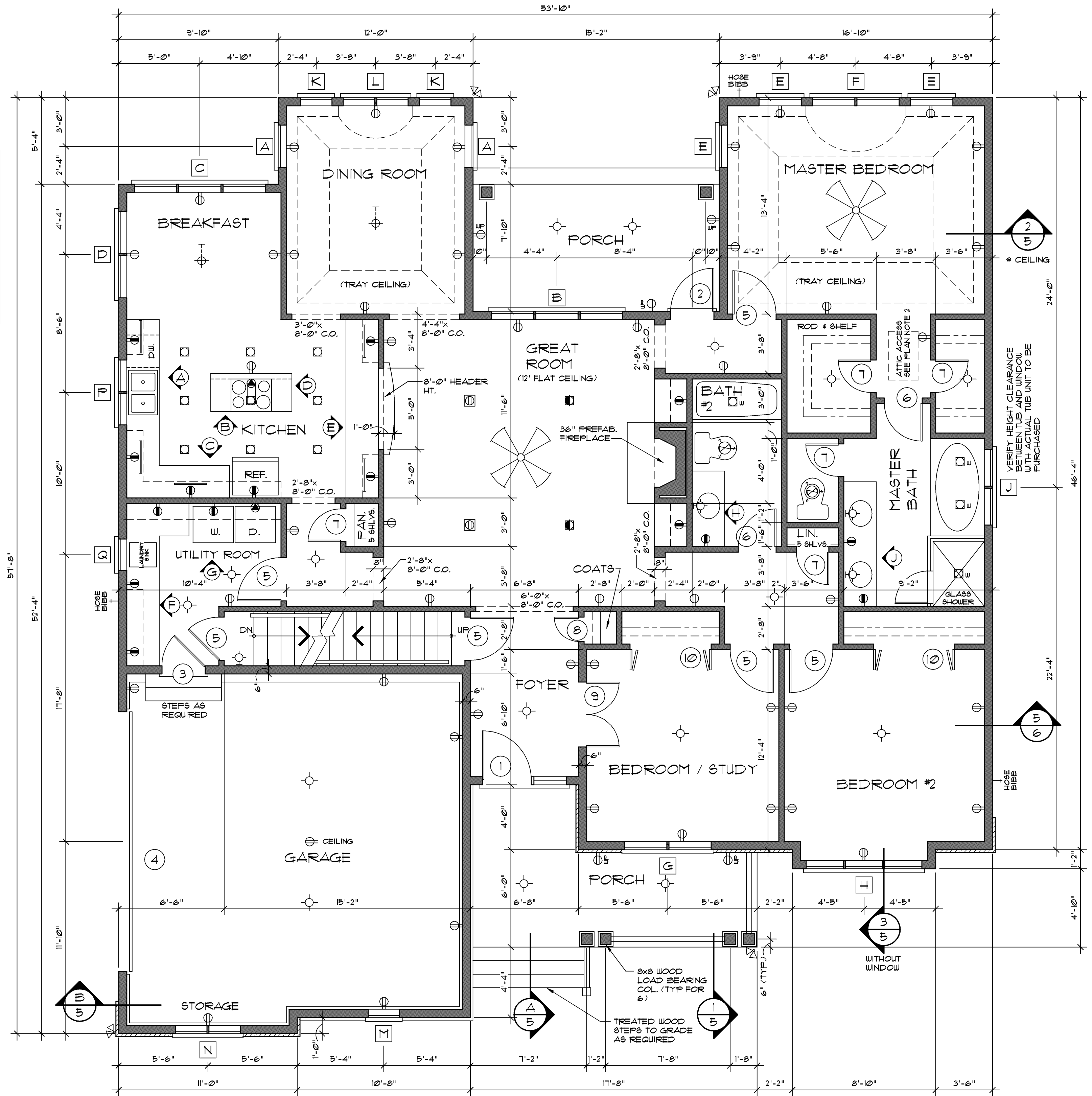
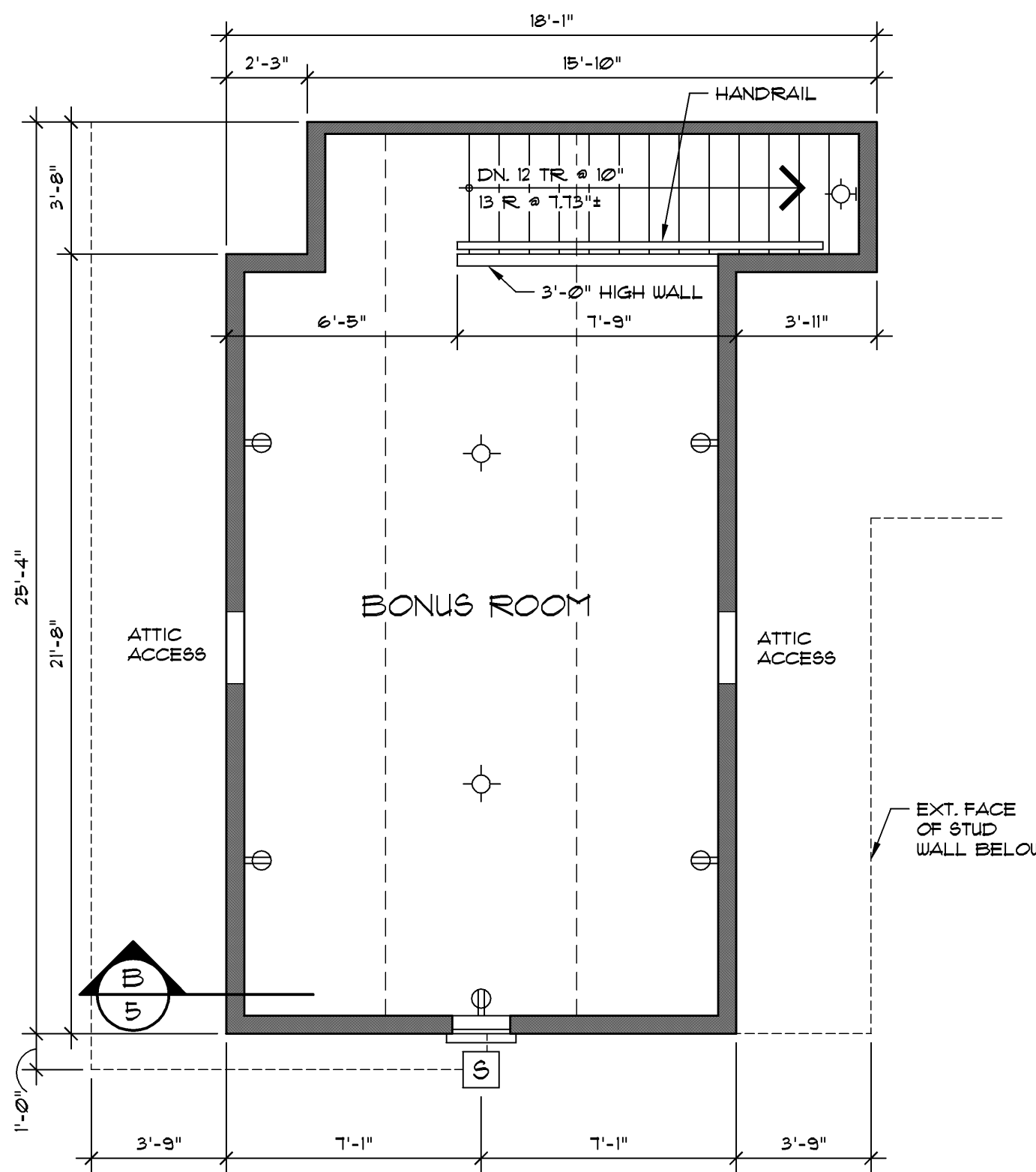
DOOR SCHEDULE				SYMBOL
MARK	SIZE	QUAN.	DESCRIPTION	
1	3'-0" x 6'-8"	1	EXT. 3/4 GLASS W/ 24" SIDELITE # ELLIPTICAL TRANSOM #	
2	2'-8" x 6'-8"	1	EXT. FULL GLASS W/ 24" TRANSOM #	
3	2'-8" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED	
4	16'-0" x 7'-0"	1	GARAGE	
5	2'-8" x 6'-8"	6	INT.	
6	2'-4" x 6'-8"	2	INT.	
7	2'-0" x 6'-8"	5	INT.	
8	1'-6" x 6'-8"	1	INT.	
9	(2) 2'-0" x 6'-8"	1	INT.	
10	(2) 2'-6" x 6'-8"	2	INT. BIFOLD	

\* SEE ELEVATION FOR TRANSOM.

**PLAN NOTES:**

- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
- REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.  
 REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.  
 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 INTERIOR WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
- TYPICAL EXTERIOR WALL, 2x6'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
- PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
- PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

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



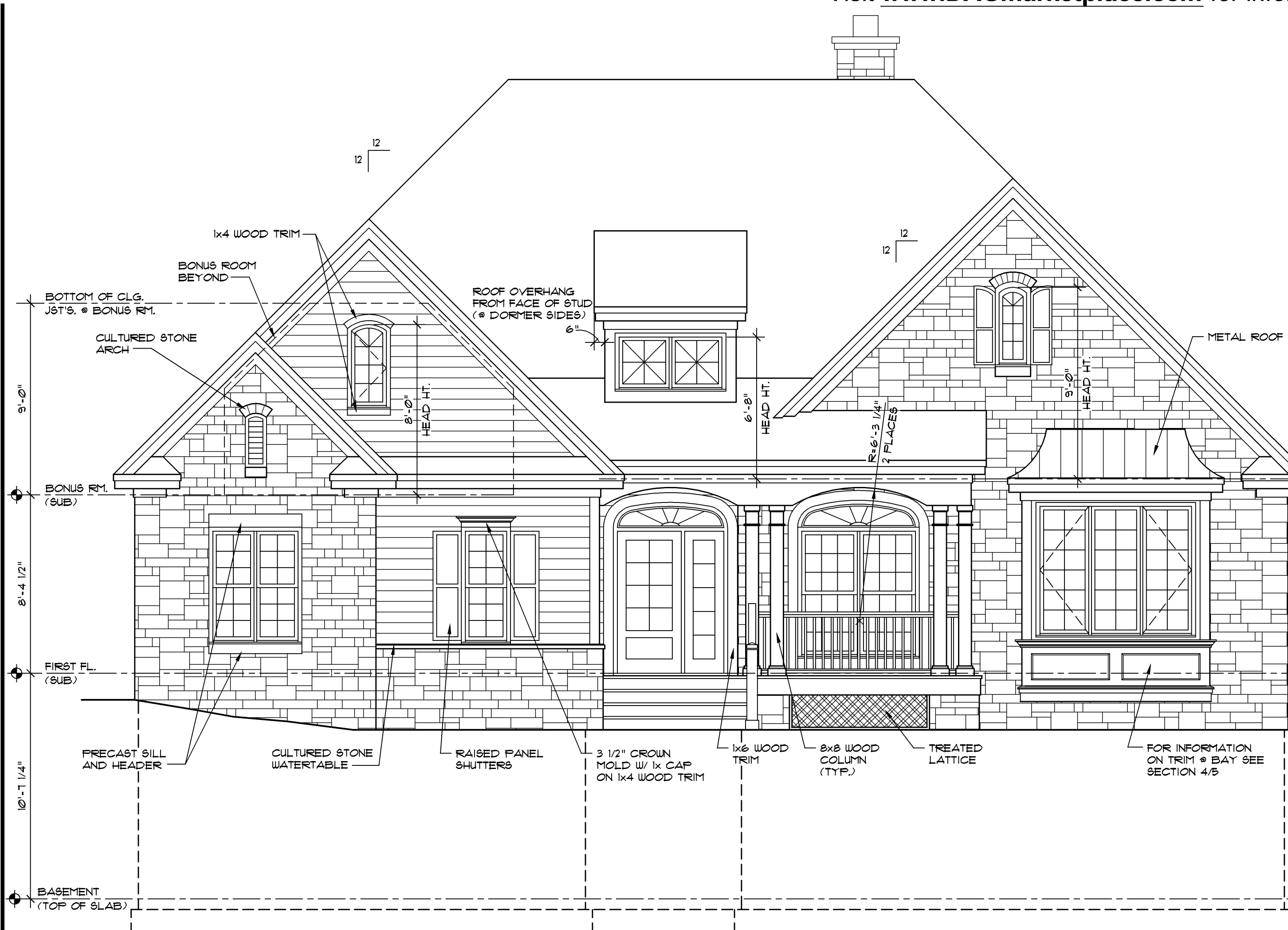
TOTAL LIVING 1939 sq. ft.  
 GARAGE & STORAGE 466 sq. ft.  
 BONUS ROOM 356 sq. ft.  
 BASEMENT 2006 sq. ft.

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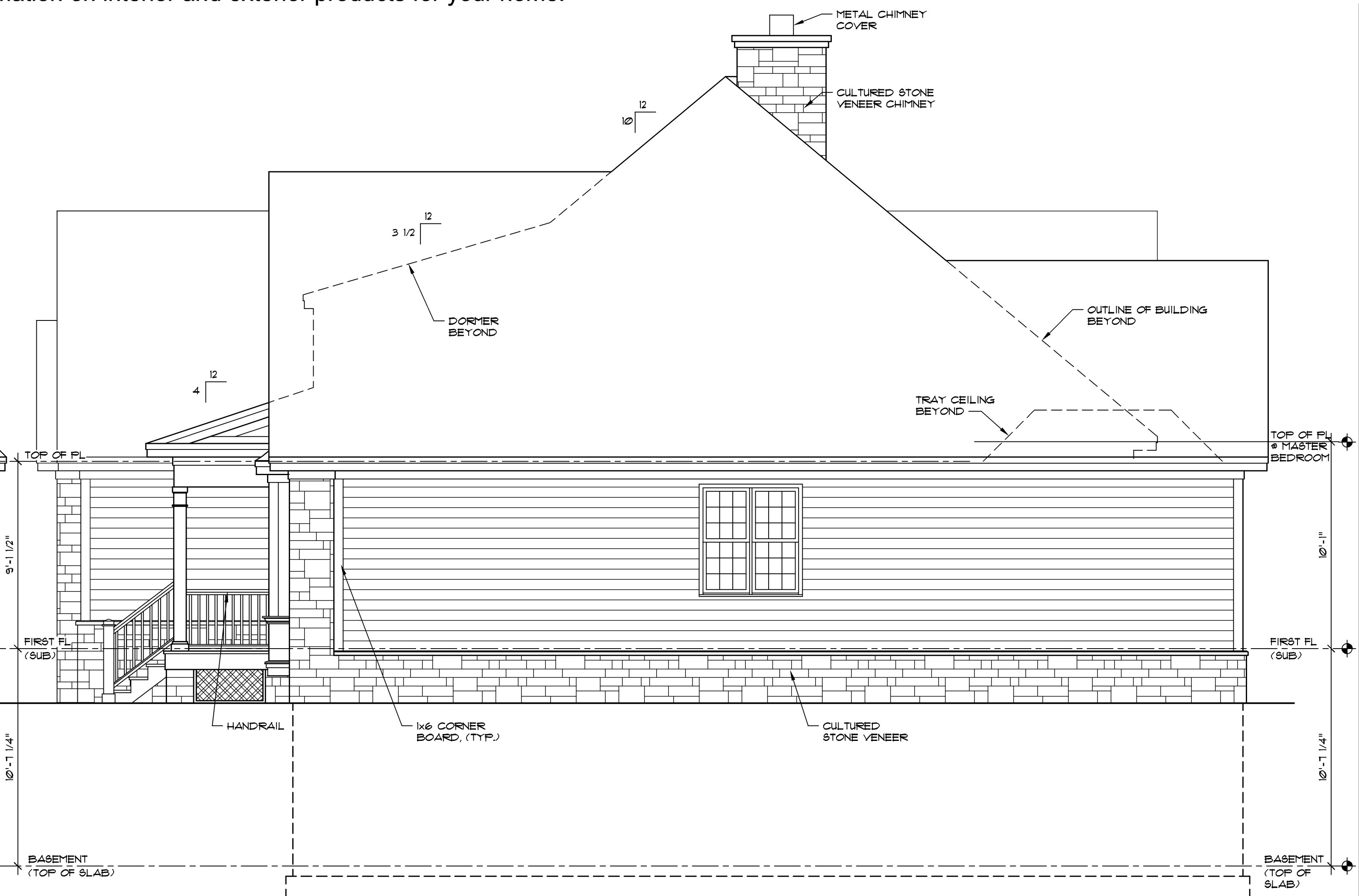
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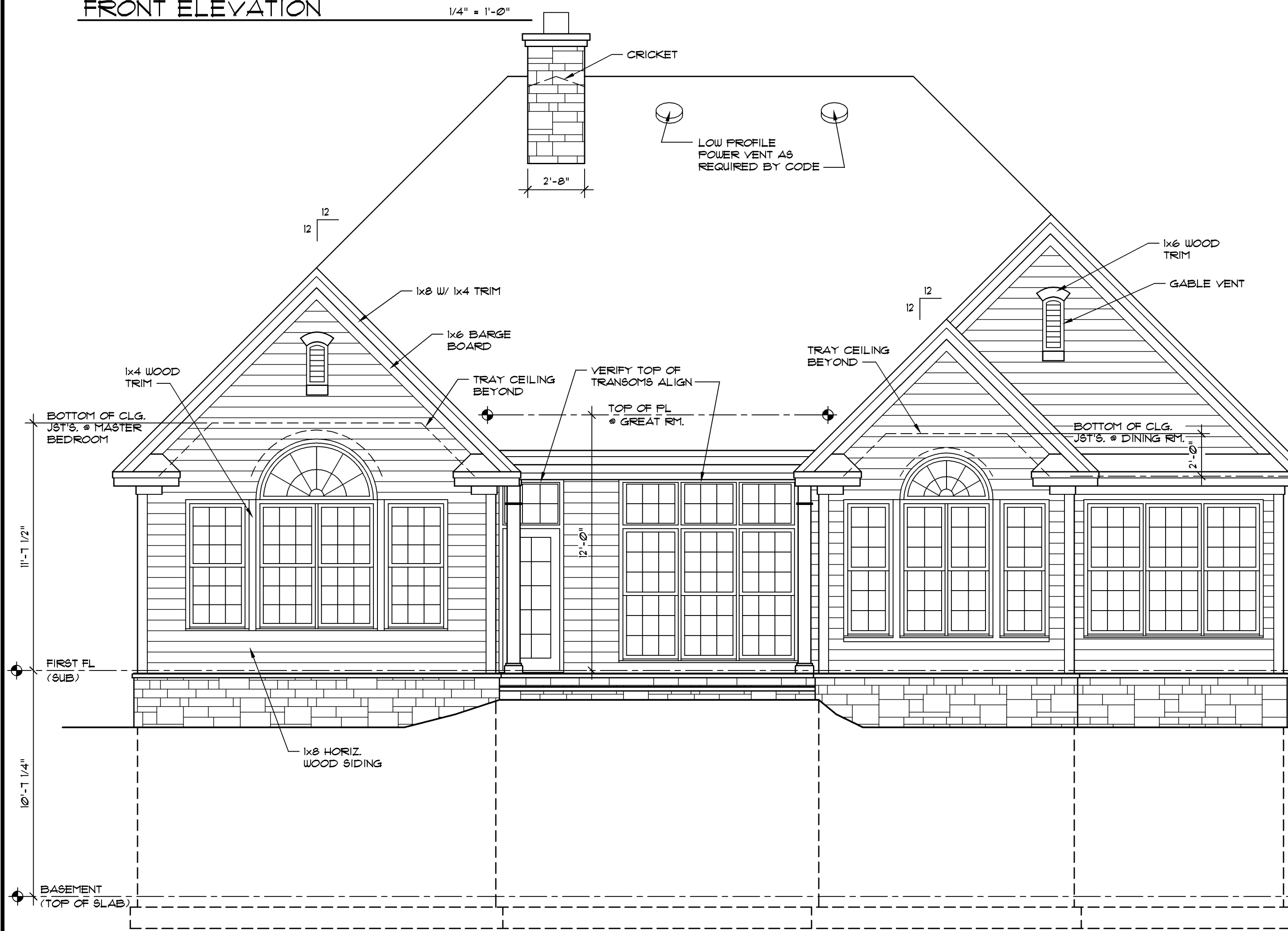
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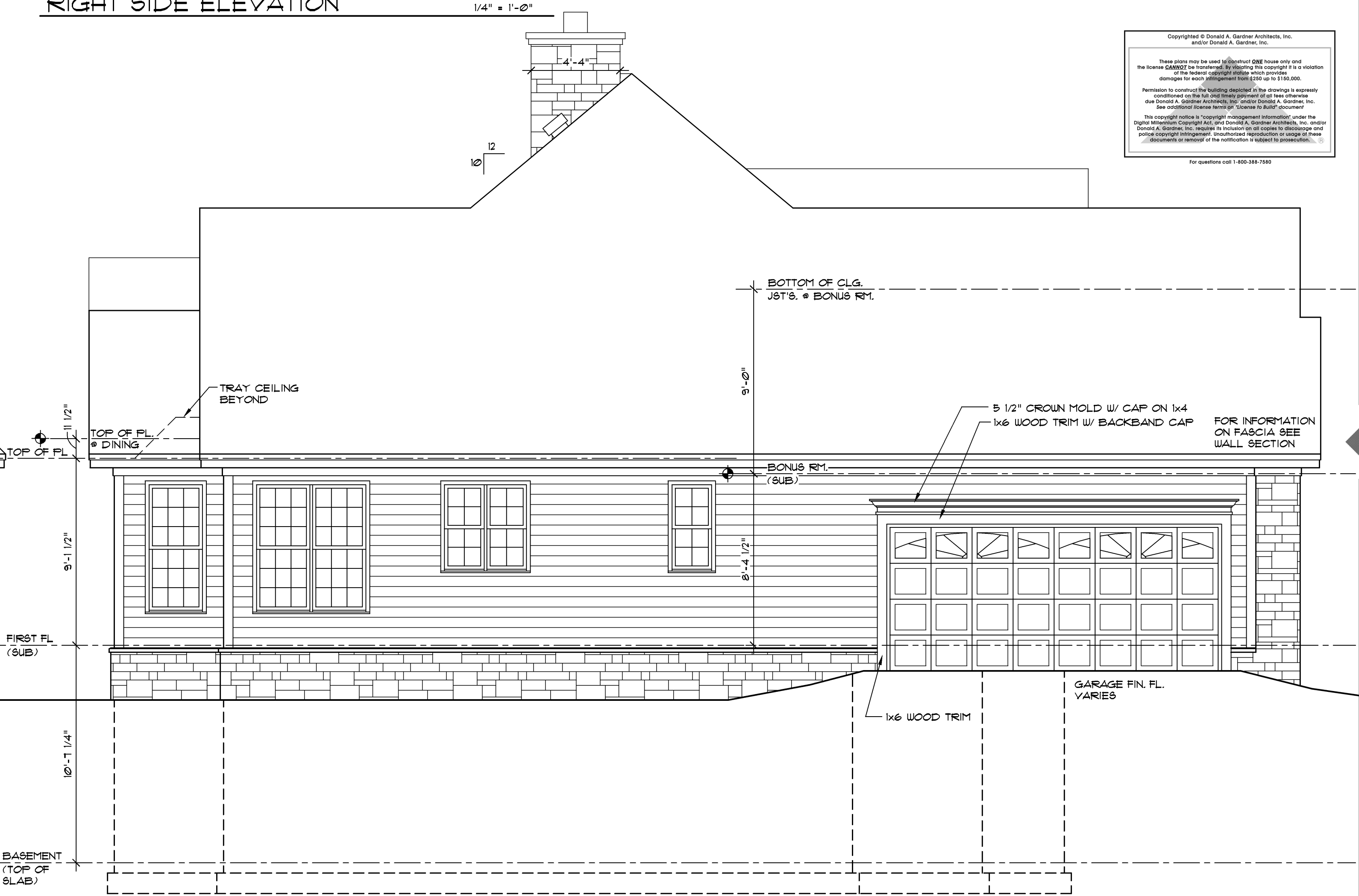
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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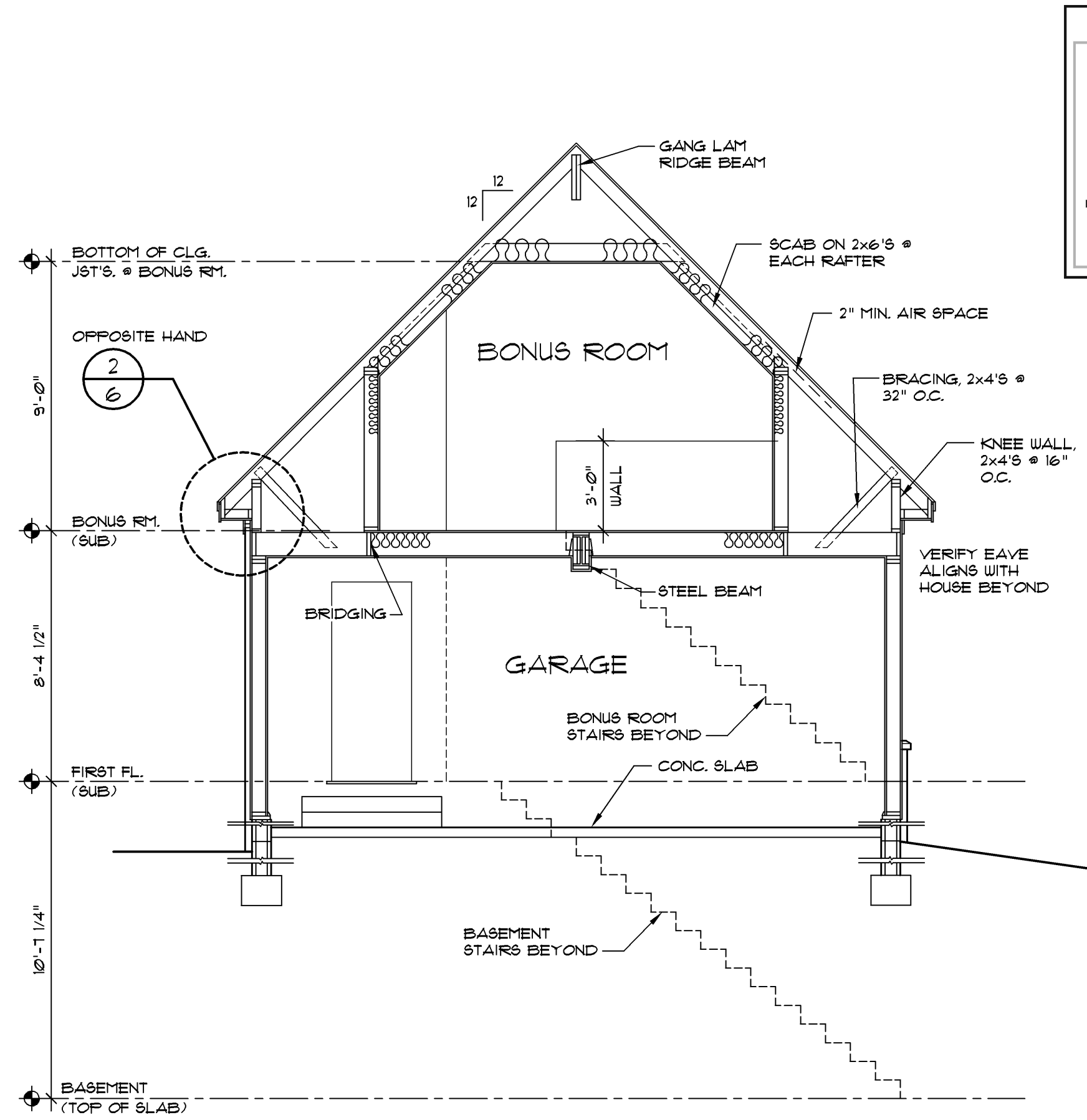
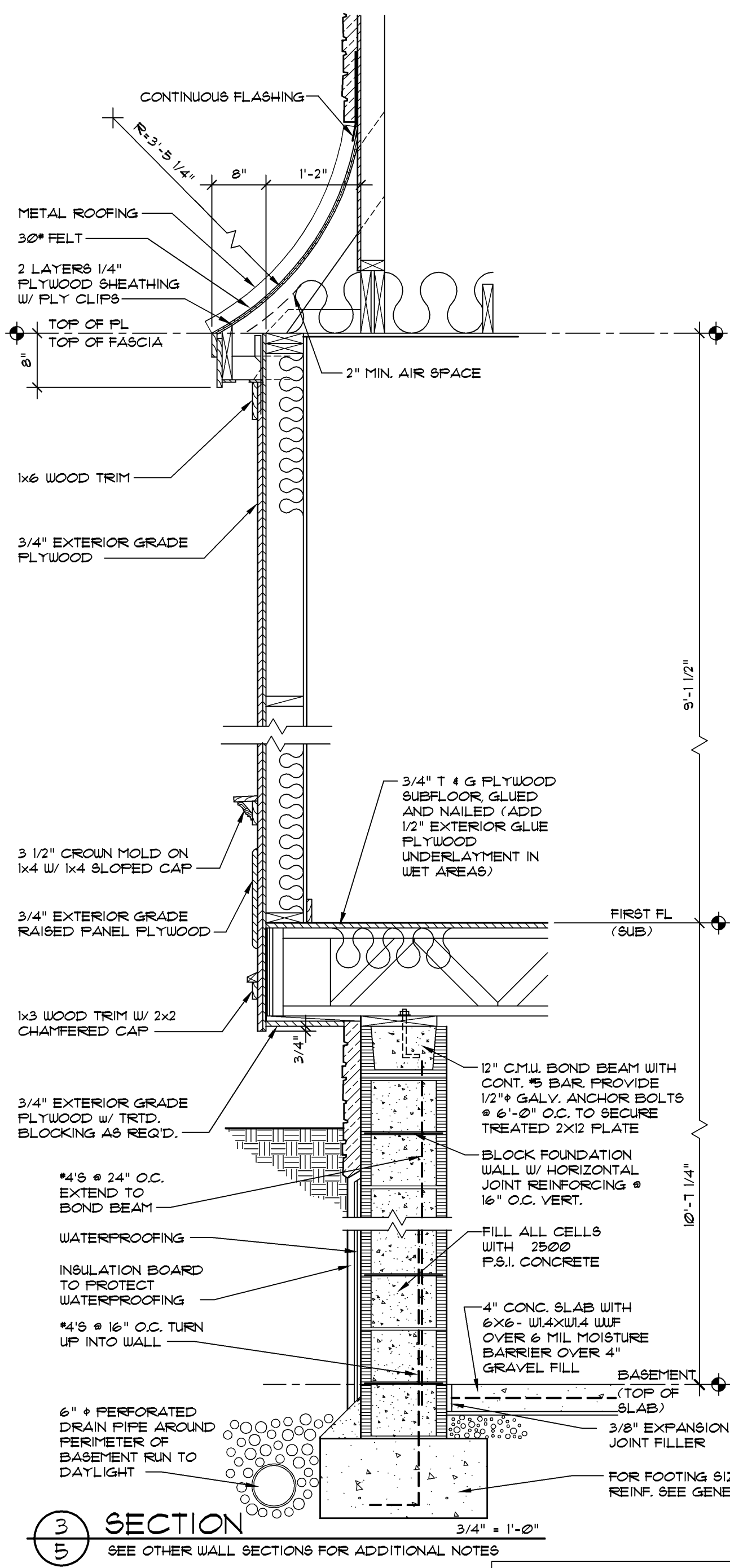
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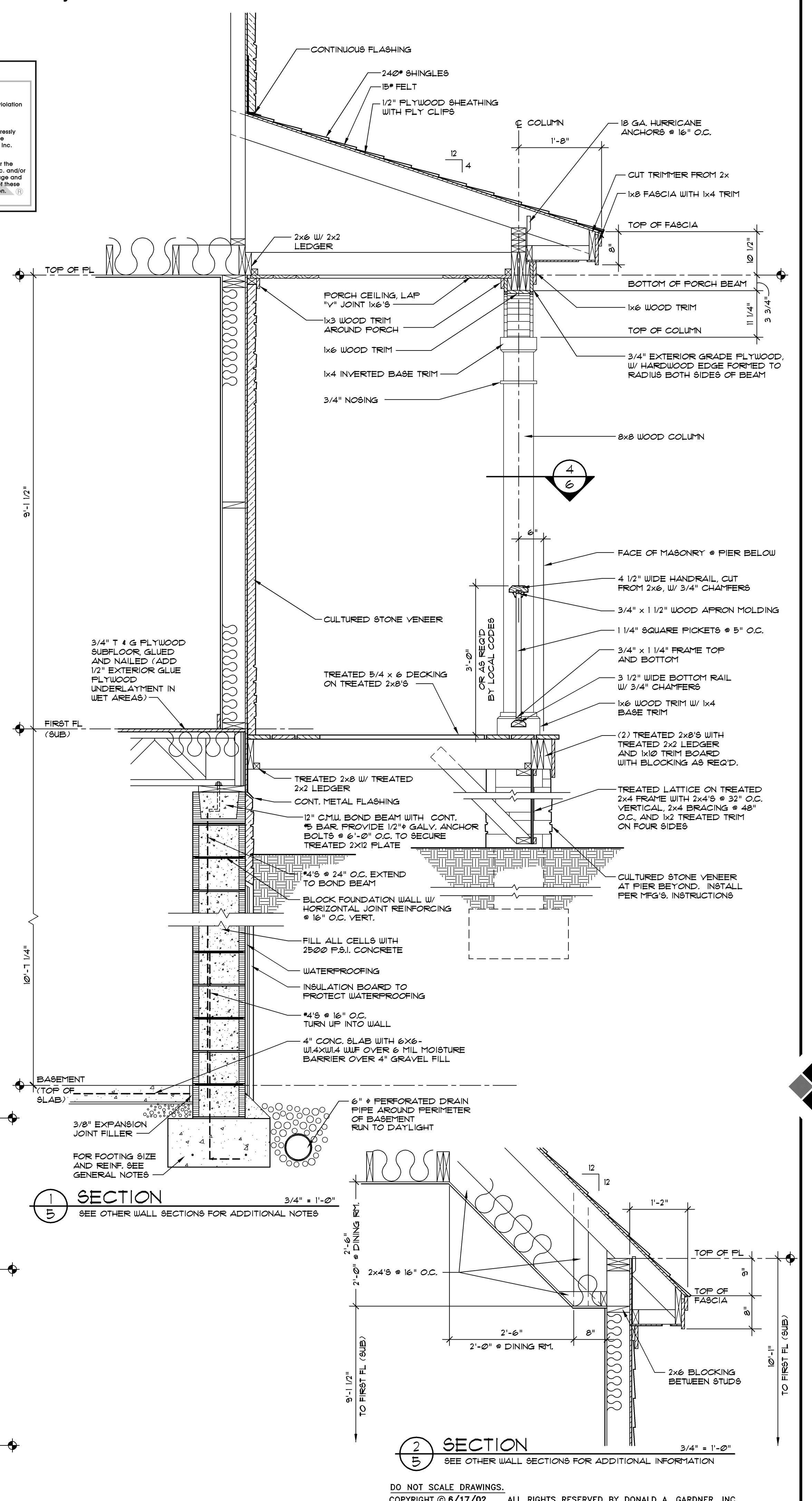
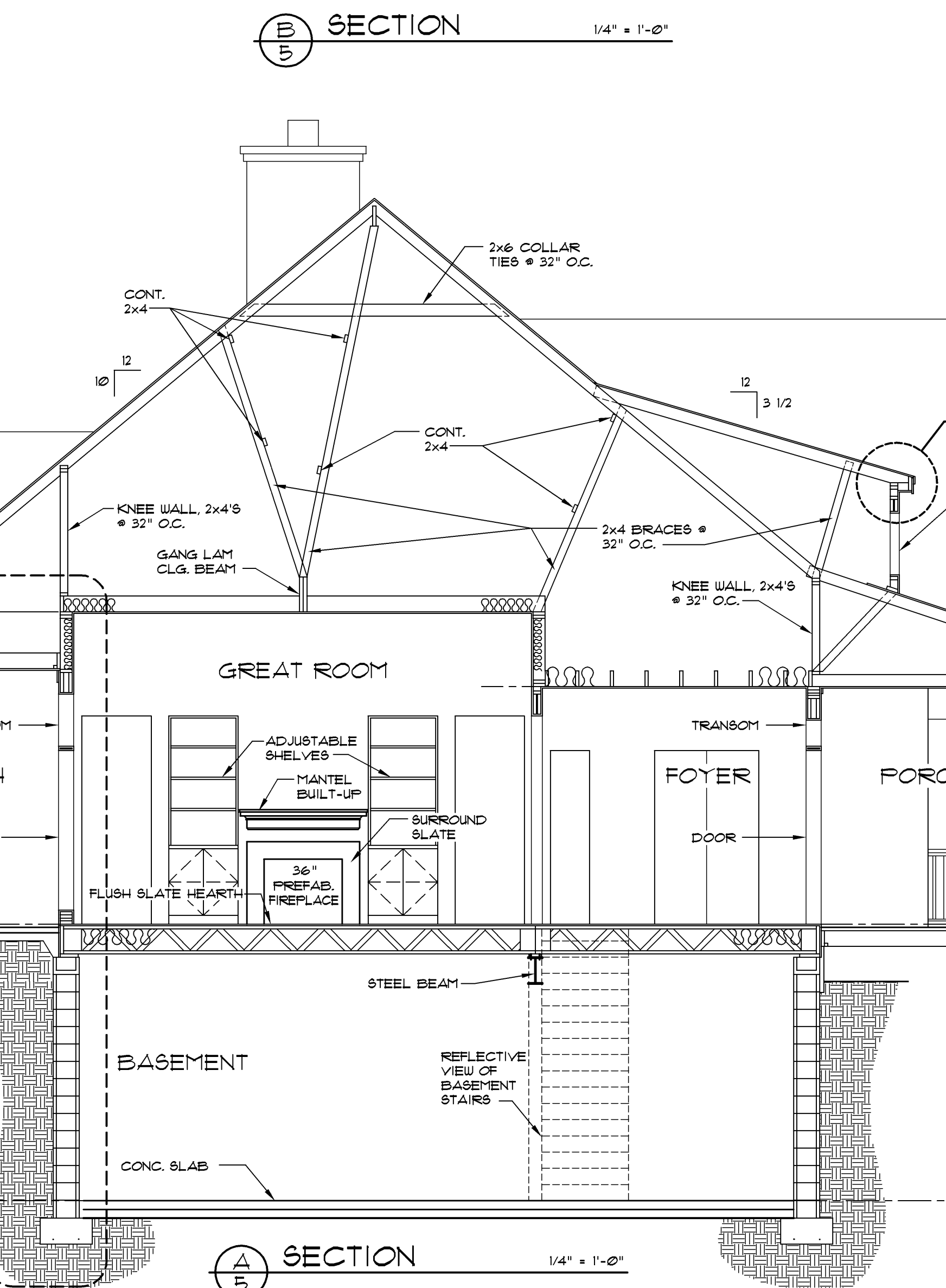
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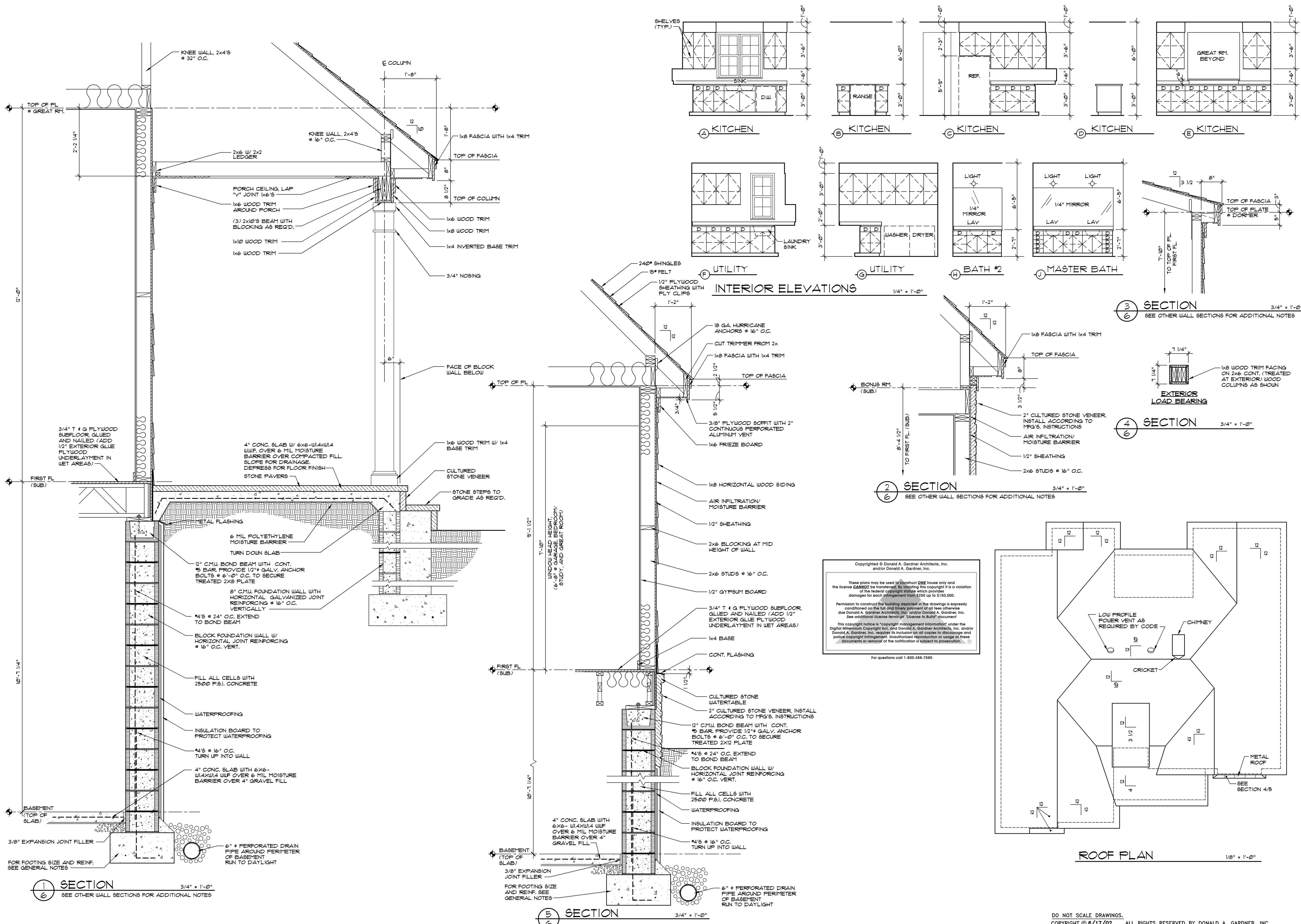
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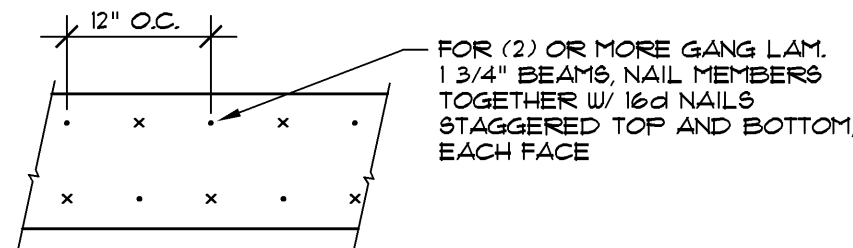


**STRUCTURAL LEGEND**

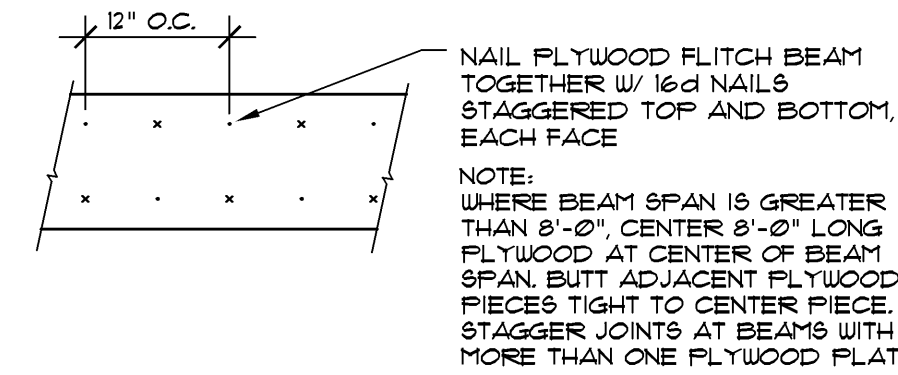
- RAFTERS (X)** RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
- FL. JST'S (X)** FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
- CLG. JST'S (X)** CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE
- PHANTOM LINE INDICATES STEEL BEAM
- THIS SYMBOL INDICATES LOAD BEARING INTERIOR 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.

**DESIGN CRITERIA**

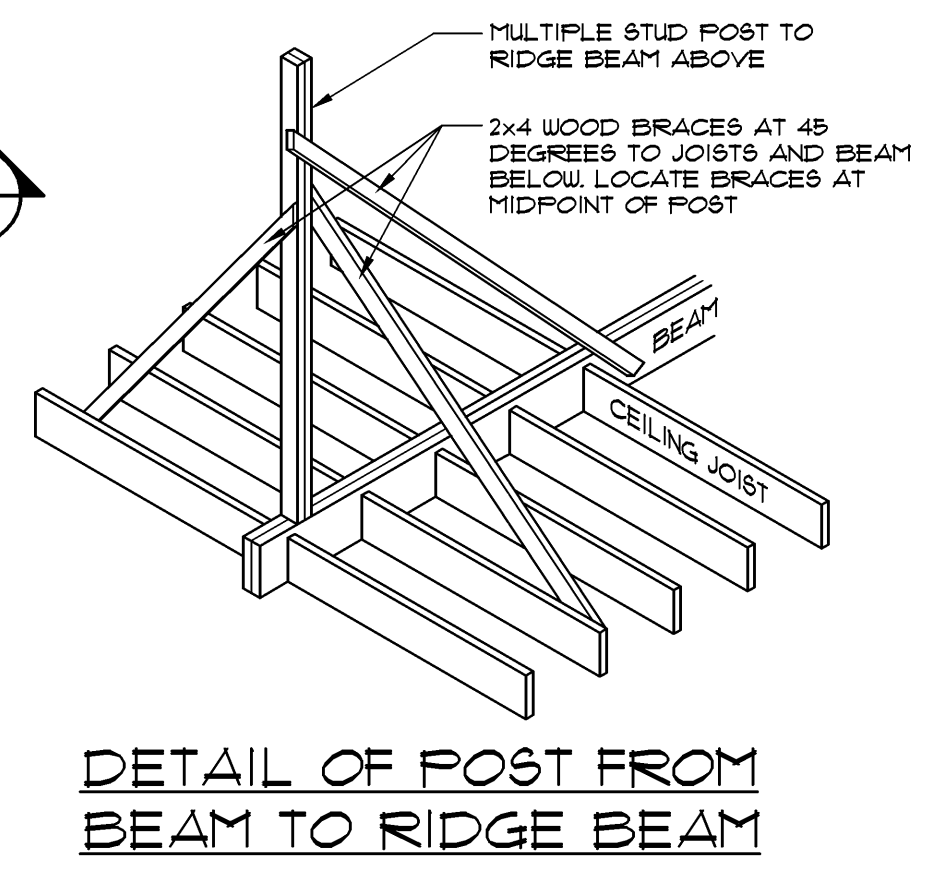
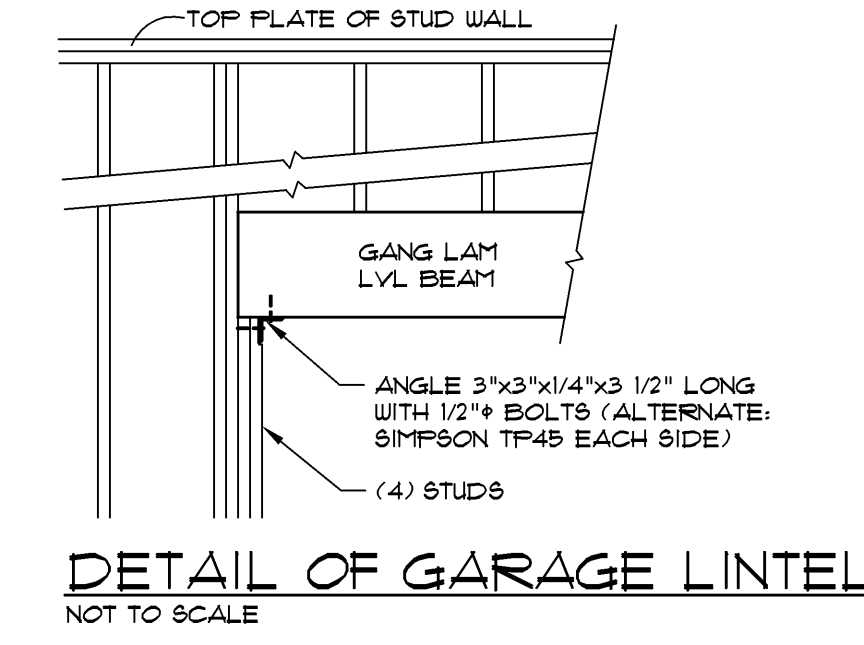
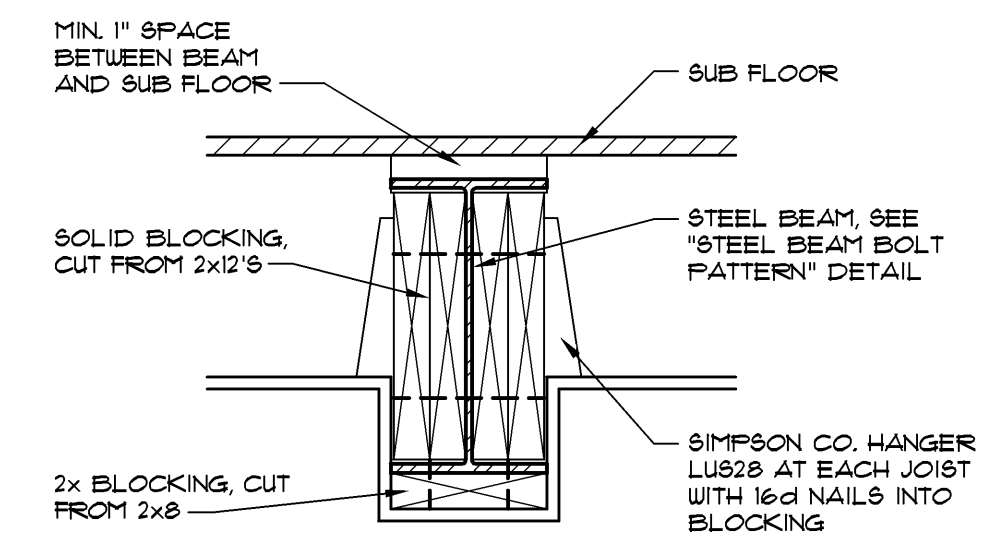
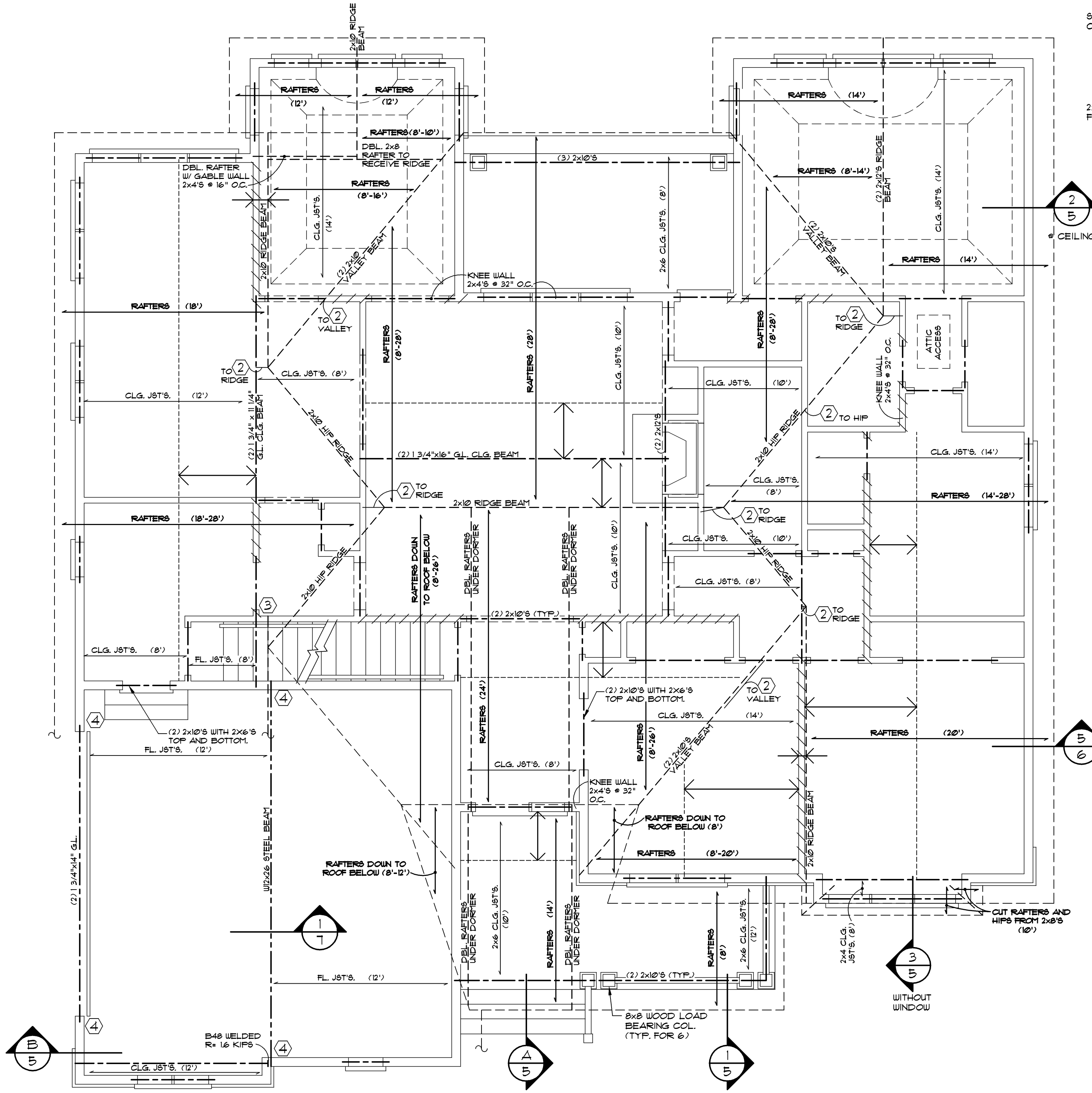
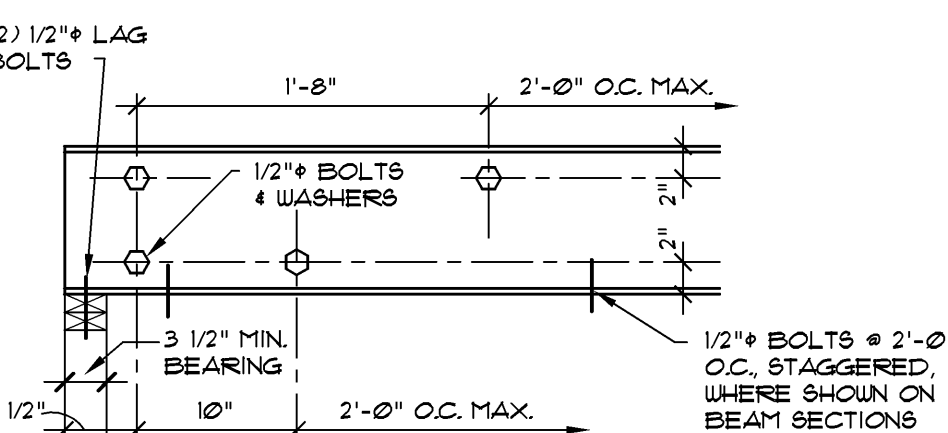
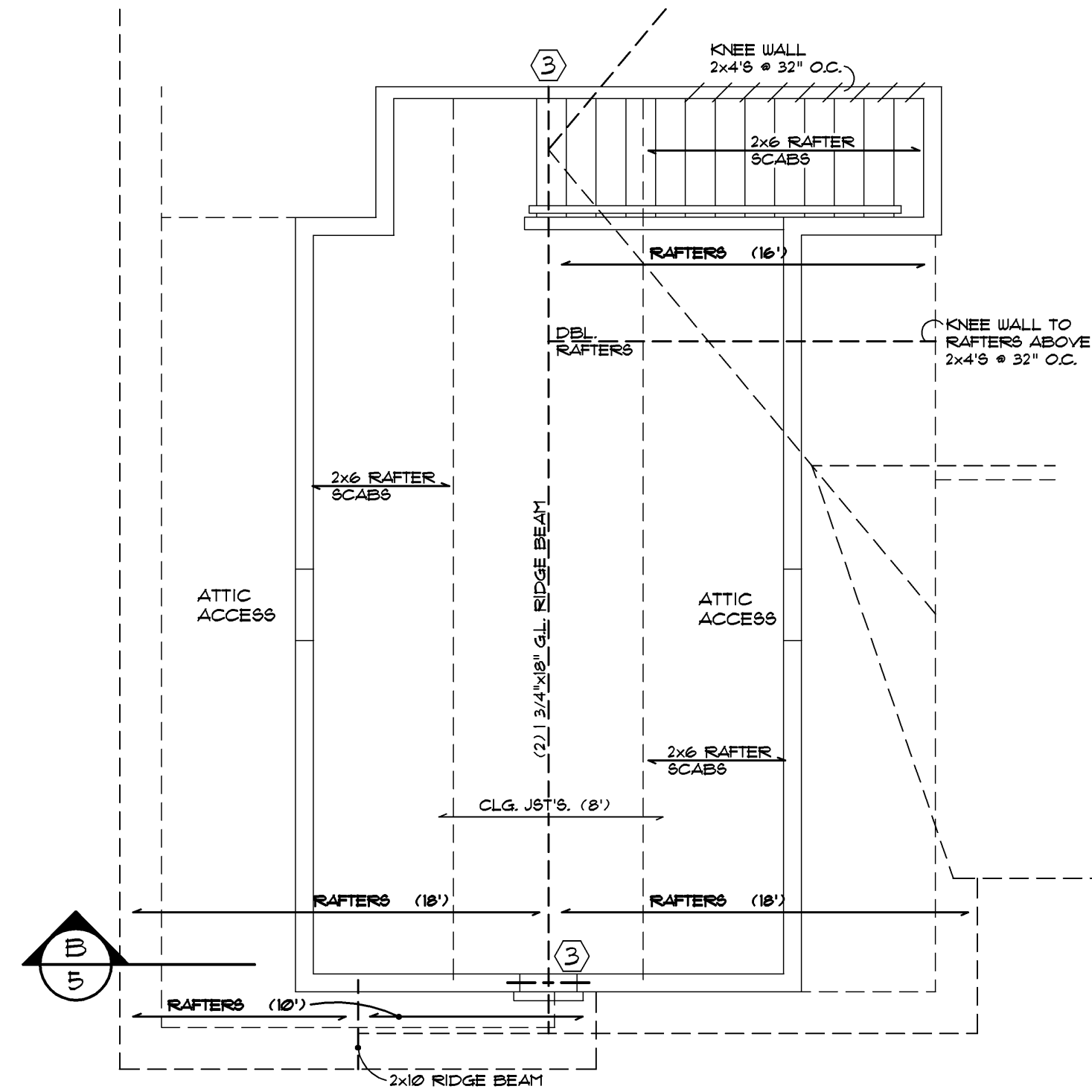
- (NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)
- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
    - ROOF 4 FLOOR DEAD LOADS - 15 P.S.F.
    - ROOF LIVE LOAD - 20 P.S.F.
    - FLOOR LIVE LOAD - 40 P.S.F.
    - MAXIMUM WIND SPEED - 80 MPH.
  - 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
  - G.I. MATERIAL SPECS
    - LAMINATED VENEER LUMBER GANG LAM LVL SHALL BE BY LOUISIANA PACIFIC OF WILMINGTON, NC (800-999-9105) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
      - F<sub>v</sub> = 2350 P.S.I.
      - F<sub>x</sub> = 230 P.S.I.
      - E = 2,000,000 P.S.I.
    - GANG LAM "S" LVL'S ARE INDICATED. GANG LAM "U" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED



**MULTIPLE GANG LAM. DETAIL**  
NOT TO SCALE



**PLYWOOD FLITCH BEAM DETAIL**  
NOT TO SCALE



- STRUCTURAL NOTES**
- ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO FRE-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 2x6'S TOP AND BOTTOM. 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 1/2" 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)

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ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCAL. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

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DESIGN NO. 916-A T  
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