REVERSE HOUSE PLAN

GENERAL NOTES

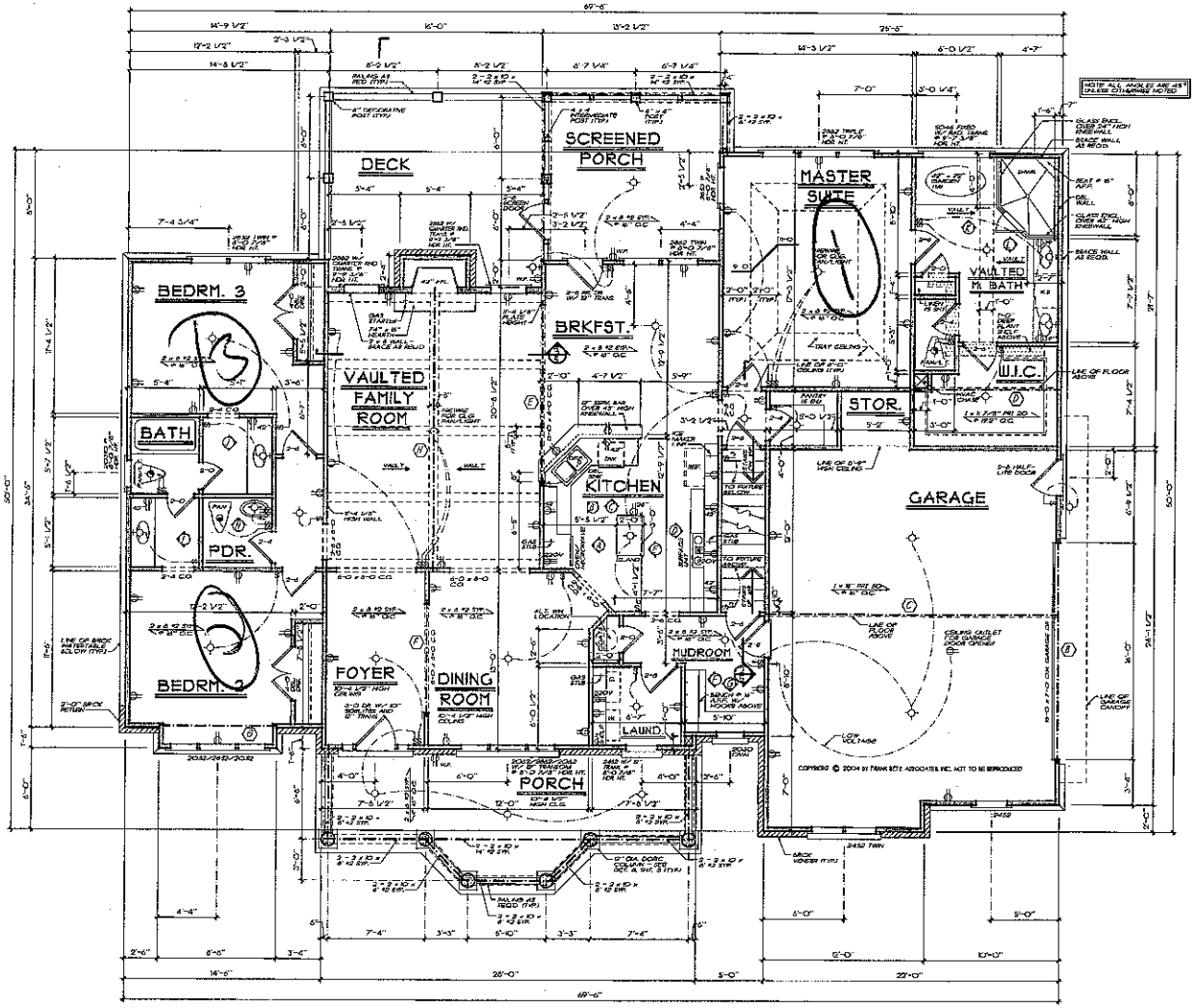
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND RULES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE BEGINNING CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT PROCEED WITH WORK UNTIL AMBIGUITIES AND/OR DISCREPANCIES ARISING PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE HELD OR EXTRAPOLATED AND NEVER SCALED OR ESTIMATED. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORK. CONTACT LOCAL INSPECTOR FOR MINIMUM FOOTING AND FOUNDATION SIZES.
4. CONTRACTOR SHALL ENSURE CONSTRUCTION OF THE BUILDING WITH ALL APPLICABLE CODES.
5. ALL EXTERIOR WALLS TO BE WATERPROOFED AGAINST ANY PENETRATION WALL MOISTURE AS PER CODE.
6. ALL PROPRIETARY AND STRUCTURAL MEMBERS SHOULD BE IDENTIFIED AND DETAILED BY AN ENGINEER OR ARCHITECT PRIOR TO CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, STEEL BEAMS, GLU-LAM BEAMS, TRUSSES, ETC. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHOP DRAWINGS AND ENGINEERING AS REQUIRED BY LOCAL BUILDING OFFICIALS. ALL STRUCTURAL DETAILS AND CALCULATIONS TO BE SIGNED AND SEALED BY AN ENGINEER OR ARCHITECT REGISTERED IN THE STATE IN WHICH THE WORK IS TO BE PERFORMED.
7. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A SIZE AND GRADE AS REQUIRED BY THE CURRENT ALL NATIONAL STATE AND LOCAL CODES.
8. ALL COLUMNS ON POURED FRAMING SHOULD BE REMOVED TO CLEARLY IDENTIFY AND EVENLY EXTEND WITH THE LOWER BEAM AND TERMINATE AT THE SUBGRADE FLOOR OR AT OTHER MEMBERS DESIGNED TO CARRY THE LOAD.

FRAMING NOTES

1. TRUSS FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES BY LOCAL/REGIONAL TRUSS COMPANY TO THE MOST INTELLIGENTIONAL UNIFORM CODE AND WIND DEPARTMENTAL HORIZONTAL LOADS. ALL TRUSS PLANS ARE TO BE REVIEWED AND VERIFIED BY LOCAL BUILDING OFFICIALS. CONSTRUCTIONAL REMODELING MUST BE SUBMITTED TO TRUSS PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ANY APPLICABLE LOCAL CODES, REGULATIONS AND ORDINANCES. ALL CONSTRUCTION SHOULD COMPLY WITH ALL APPLICABLE BUILDING CODE REGULATIONS. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND YOUR LUMBER DEALER TO SELECT THE FRAMING MATERIALS PERMITTED TO ENSURE COMPLIANCE WITH LOCAL AND STRUCTURAL REQUIREMENTS.
3. DESIGN LOADS:
   ROOF: 40 LBS SNOW LOAD
   FLOORS: 10 LBS LIVE LOAD
   BEDROOMS: 30 LBS LIVE LOAD
   CEILING: 10 LBS LIVE LOAD
   ROOF: 20 LBS DEAD LOAD
   FLOORS: 10 LBS DEAD LOAD
   CEILING: 5 LBS DEAD LOAD
4. ALL BEAMS ARE BASED ON 2100 PSI DOUGLAS FIR-LARCH/SOUTHERN PINE #2 OR BETTER UNLESS OTHERWISE NOTED. ALL BEAMS ARE TO BE SUPPORTED BY MINIMUM BEARING AS FOLLOWS: 1 PLY BEAMS AT 1.5" MIN. 2 PLY BEAMS AT 3" MIN. 3 PLY BEAMS AT 4.5" MIN. 4 PLY BEAMS AT 6" MIN. OR AS NOTED ON PLANS.
5. ALL HEADERS OVER OPENINGS IN EXTERIOR BEARING WALLS SHALL BE (2) 2X10 UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
6. ALL HEADERS OVER OPENINGS IN INTERIOR NON-BEARING WALLS SHALL BE (2) 2X6 UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
7. ALL HEADERS OVER OPENINGS IN EXTERIOR BEARING WALLS SHALL BE (2) 2X12 UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
8. ALL BEAMS SHALL BE SUPPORTED BY MINIMUM (1) 2X6 STUD UNLESS OTHERWISE NOTED OR DETAILED ON PLANS.
9. LAMINATED VENEER SCARFED BEAMS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2600 PSI.
10. LAMINATED VENEER SCARFED BEAMS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2600 PSI.
11. ALL FLOOR JOISTS ARE 12"O.C. UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR JOISTS ARE TO BE SUPPORTED BY MINIMUM (1) 2X6 STUD AT EACH END.
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25. ALL FLOOR JOISTS ARE TO BE SUPPORTED BY MINIMUM (1) 2X6 STUD AT EACH END.

I - JOIST NOTES

1. THE I - JOIST ARE SPECIFIED USING THE APA STANDARD PR - 406 PERFORMANCE RATED STANDARD FOR I - 406 JOIST. FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, BRIDGING BLOCKS AND BACKING.
2. ALL JOIST TO BE 16" O.C. UNLESS NOTED OTHERWISE ON PLANS. DO NOT EXCEED MAXIMUM ALLOWABLE SPAN AMOUNT RECOMMENDED BY LISTED APA TESTING AGENCIES.
3. THESE I - JOIST LAYOUTS MUST BE REVIEWED BY A TRUSS OR REPRESENTATIVE OF THE FINAL JOIST MANUFACTURER BEFORE ANY CONSTRUCTION.
4. ALL I - JOIST MUST BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DO NOT CUT OR NOTCH FLANGES. SEE TO ADDITIONAL ATTACHMENTS.
5. INSTALLER MUST CHECK, VERIFY, AND APPROVE ALL ENVIRONMENTAL CONDITIONS, SITE CONDITIONS, AND DIMENSIONS BEFORE PLACING CONSTRUCTION.
6. ALL I - JOIST MUST BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DO NOT CUT OR NOTCH FLANGES. SEE TO ADDITIONAL ATTACHMENTS.
7. INSTALLER MUST CHECK, VERIFY, AND APPROVE ALL ENVIRONMENTAL CONDITIONS, SITE CONDITIONS, AND DIMENSIONS BEFORE PLACING CONSTRUCTION.
8. ALL I - JOIST MUST BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DO NOT CUT OR NOTCH FLANGES. SEE TO ADDITIONAL ATTACHMENTS.
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10. ALL I - JOIST MUST BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DO NOT CUT OR NOTCH FLANGES. SEE TO ADDITIONAL ATTACHMENTS.



BEAM SCHEDULE

(A)	2 - 1 3/4" x 9" x 18'-0" LVL - DROPPED
(B)	4 - 1 3/4" x 16" x 22' LVL - FLUSH
(C)	3 - 1 3/4" x 11 7/8" x 18'-0" LVL - FLUSH
(D)	3 - 1 3/4" x 11 7/8" x 14'-0" LVL - FLUSH
(E)	3 - 3 x 10 x 10' - DROPPED
(F)	3 - 3 x 8 x 10' - FLUSH
(G)	2 - 1 3/4" x 16" x 18'-0" LVL - ROSE BEAM

SQUARE FOOTAGE

FIRST FLOOR	S.F.
OPT. SECOND FLOOR	S.F.
TOTAL	S.F.

IF THIS STAMP IS NOT RED, THIS IS AN ILLEGAL SET OF PLANS

FIRST FLOOR PLAN

1/4" = 1'-0"

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Acknowledgement Of
Plans Submittal ONLY!
Date 5-2-05
Date 5/2/05
Approved 4 BEDROOM PLAN

REVISIONS	DATE	BY

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Southern Living Design Collection

FIRST FLOOR PLAN

THE HUNTLEIGH

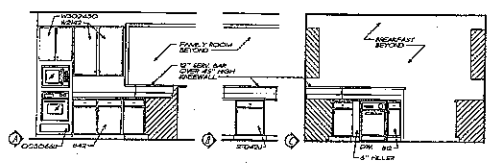
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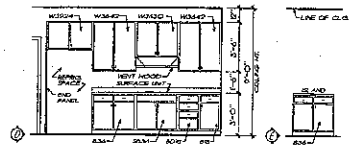
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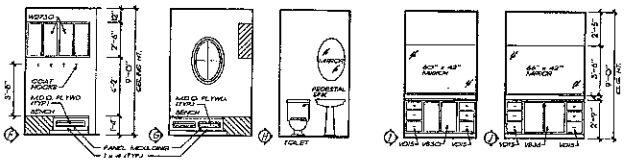
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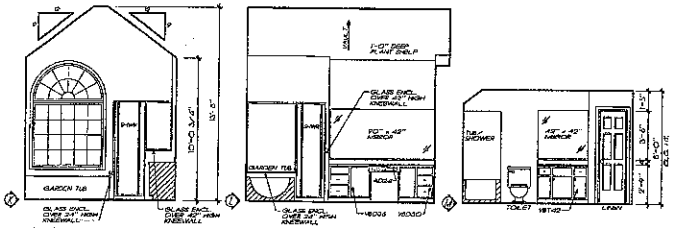


KITCHEN ELEVATIONS



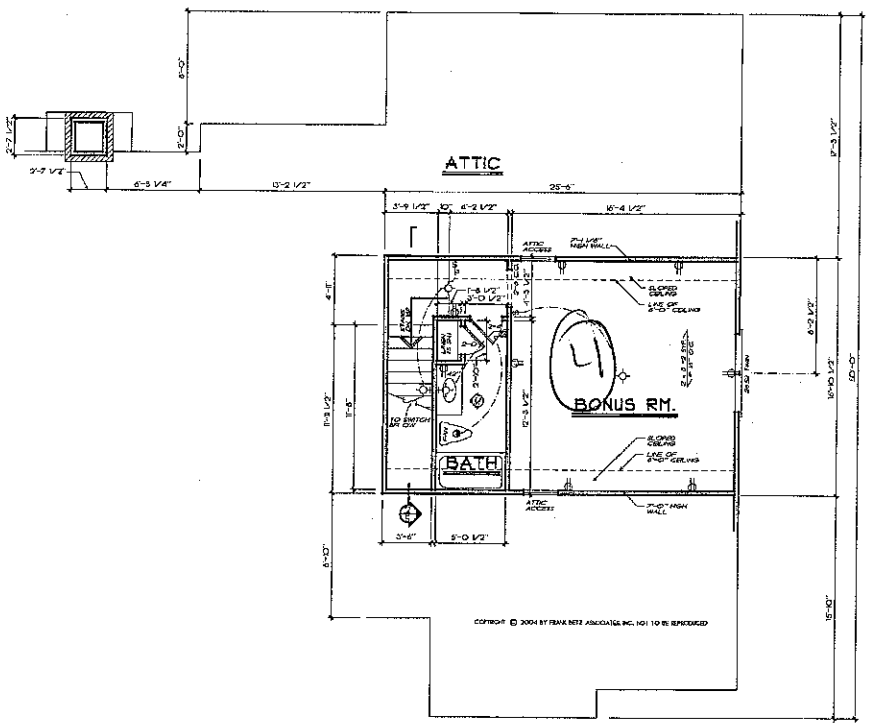


MUD ROOM ELEVS. PDR. ELEV. BATH ELEVATIONS



MASTER BATH ELEVATIONS BATH ELEVATIONS

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ONTO LOAD BEARING WALLS DESIGNED TO CARRY LOAD. THIS ALL LEVELS AND CONNECTED AT FOUNDATION AND BE SUPPORTED BY TRUSSED SLAB CAVITY BEAM OR FOOTING DESIGNED TO CARRY LOAD.



OPT. SECOND FLOOR PLAN

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OPT. SECOND FLOOR PLAN/ K. & B. ELEVATIONS

THE HUNTLEIGH

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DATE: 8/10/2004

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OF: 5