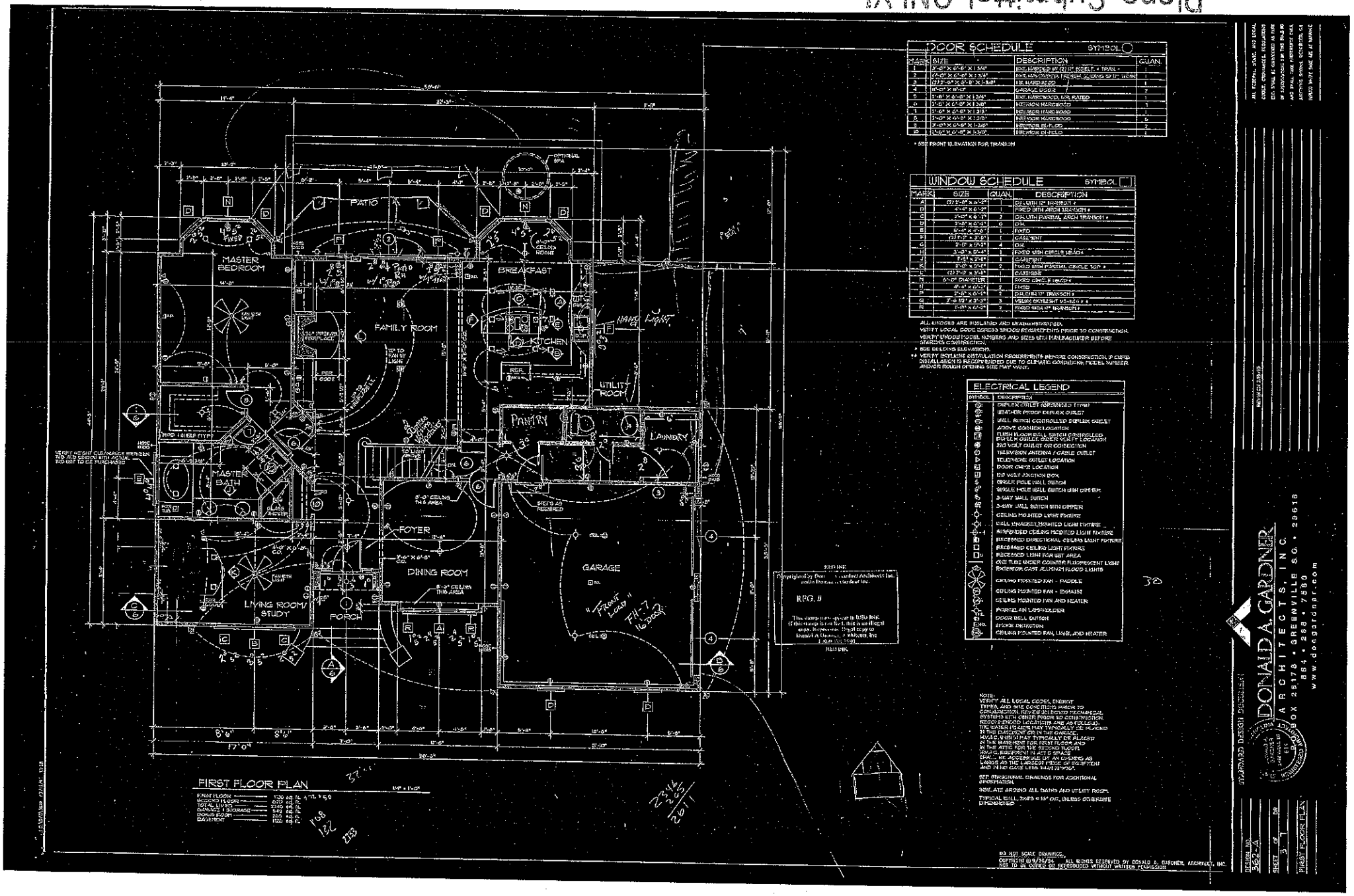
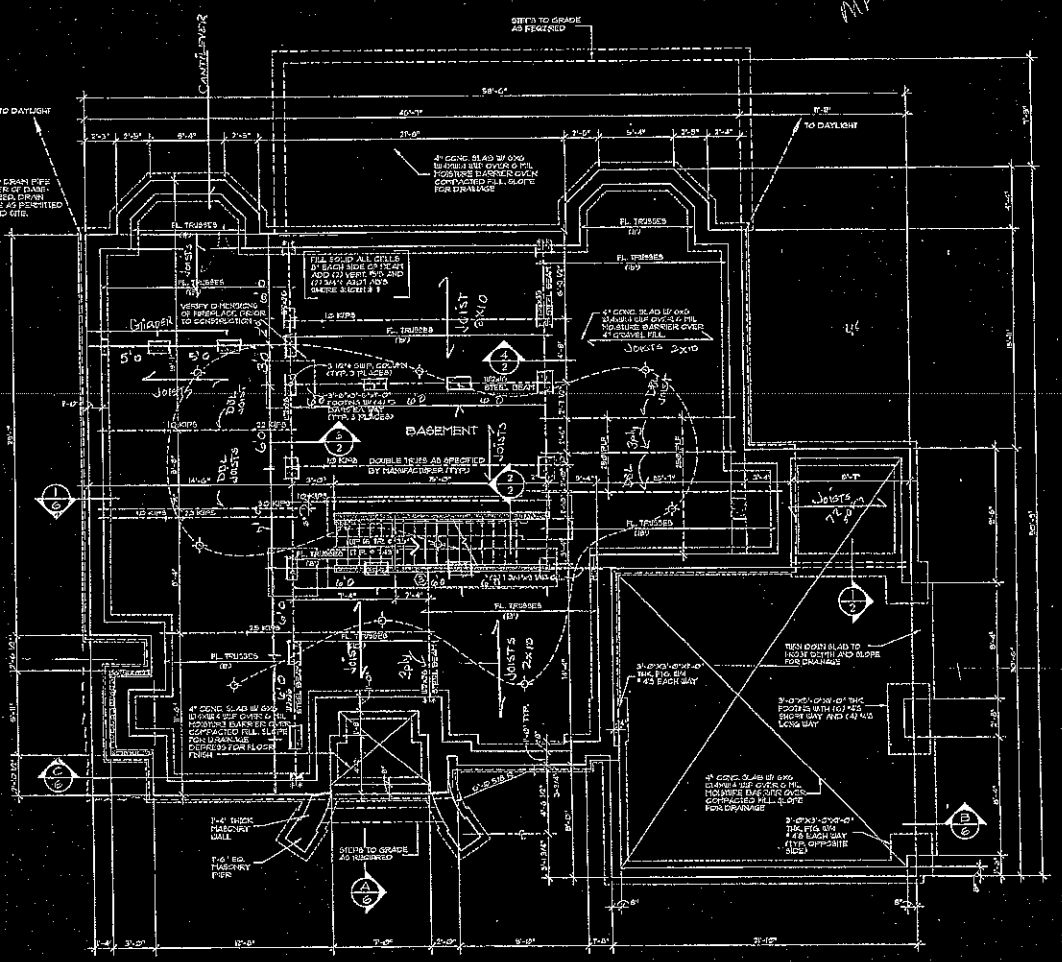
Plans Submittal ONLY!

Date 7-26-06

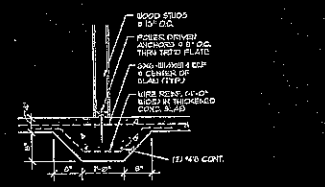
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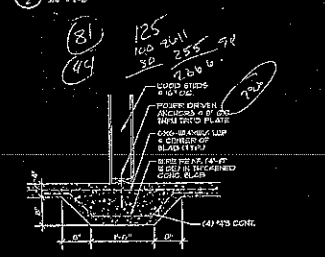
BASEMENT AND FIRST FLOOR FRAMING PLAN

INDICATES THE NUMBER OF STUDS UNDER BEAMS ABOVE



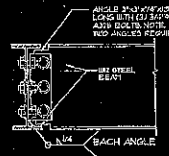
1/2 DETAIL AT THICKENED SLAB

3/4" = 1'-0"



2 DETAIL AT THICKENED SLAB

3/4" = 1'-0"



3 SECTION

1 1/2" = 1'-0"

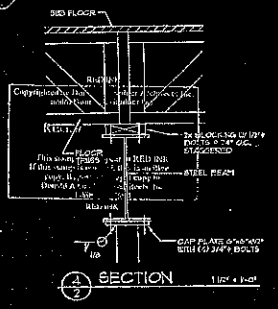
FOUNDATION LEGEND

DOUBLE TRUSS AS SPECIFIED BY MANUFACTURER (TYP.)

3'0 EUP — POINT LOAD 40 KIPS = 40 kip x 1000 LBS

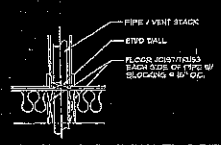
FL. TRUSSES @24" — 24" DEEP ENGINEERED FLOOR TRUSSES SPACED AT 24" O.C. UNLESS NOTED OTHERWISE SEE GENERAL NOTES

LENGTH OF TRUSS



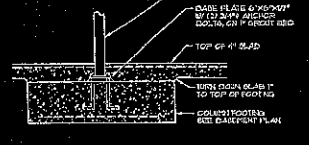
1/2 SECTION

1 1/2" = 1'-0"



TYPICAL PIPE THRU FLOOR

3/4" = 1'-0"



COLUMN BASE PLATE DETAIL

3/4" = 1'-0"

GENERAL NOTES

1. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "NDS" FOR #2 GRADE RULES OF THE SOUTHERN PINE INSPECTION BUREAU. GRADE NUMBER PRO (2) #2N LINED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING.
   - 16" X 8" FOOTING FOR 2'-0" OR 8" FOUNDATION WALL WITH (2) #4 REINF. ROOM CONTINUOUS.
   - 24" X 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #5 REINF. ROOM CONTINUOUS.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
5. BRACING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
   - ROOF / FLOOR DEAD LOADS = 15 PSF.
   - ROOF LIVE LOAD = 30 PSF.
   - FLOOR LIVE LOAD = 40 PSF.
   - MAXIMUM WIND RATIO = 90 MPH.
   - VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
7. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
8. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR. SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 PSF.
9. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
10. PLANS CONFORM TO ONE AND TWO FAMILY DWELLINGS CODE (MOST RECENT EDITION) WHICH COMPLIES WITH "SBCCI NATIONAL BUILDING CODE", AND "MOST RECENT ONE AND TWO FAMILY DWELLINGS CODE". MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
11. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
12. INSULATION:
    - CEILING — R-30
    - WALL — R-13
    - FLOOR — R-19
13. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND SLOPE, INCLUDING BUT NOT LIMITED TO SHINGLES, SLEE, FELTS, FLASHING, AND FASTENING DEVICES.
14. UNLESS NOTED OTHERWISE FLOOR TRUSSES SHALL CONSIST OF NOMINAL 2X DEEP WOOD FLOOR TRUSSES.
15. FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
16. COORDINATE ALL FLOOR TRUSS DESIGNATIONS WITH THE SELECTED TRUSS MANUFACTURER.
17. PROVIDE BLOCKING BETWEEN FLOOR TRUSSES UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.

CRIPPLE CONSTRUCTION REQUIREMENTS

1. USE 5/8" ORIGINAL GRADE 'A' PLYWOOD OR APPLIED.
2. SPLICE ONLY ON CORNER STUD AT ANY 8'-0" STAGGER SPLICES AT LEAST 2'-0" AND USE FASTENERS PER CODES.
3. USE W8 NAILS 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE STUDS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.

BASEMENT

1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CONDITIONS.
2. FOR ELECTRICAL LEGEND, SEE SHEET 13.

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS IF SPECIFICALLY CALLED FOR IN THESE PLANS AND SHALL TAKE PRECEDENCE IN ANY/ALL CONFLICTING SHOWING, DETAILED OR NOTED ON THESE PLANS.

STANDARD DESIGN DEPOSITORY

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DONALD A. GARDNER
ARCHITECTS, INC.
S.C. REG. NO. 5754

DESIGN NO. 262-A
SHEET 2 OF 13
FOUNDATION PLAN

SCALE DRAWINGS.
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