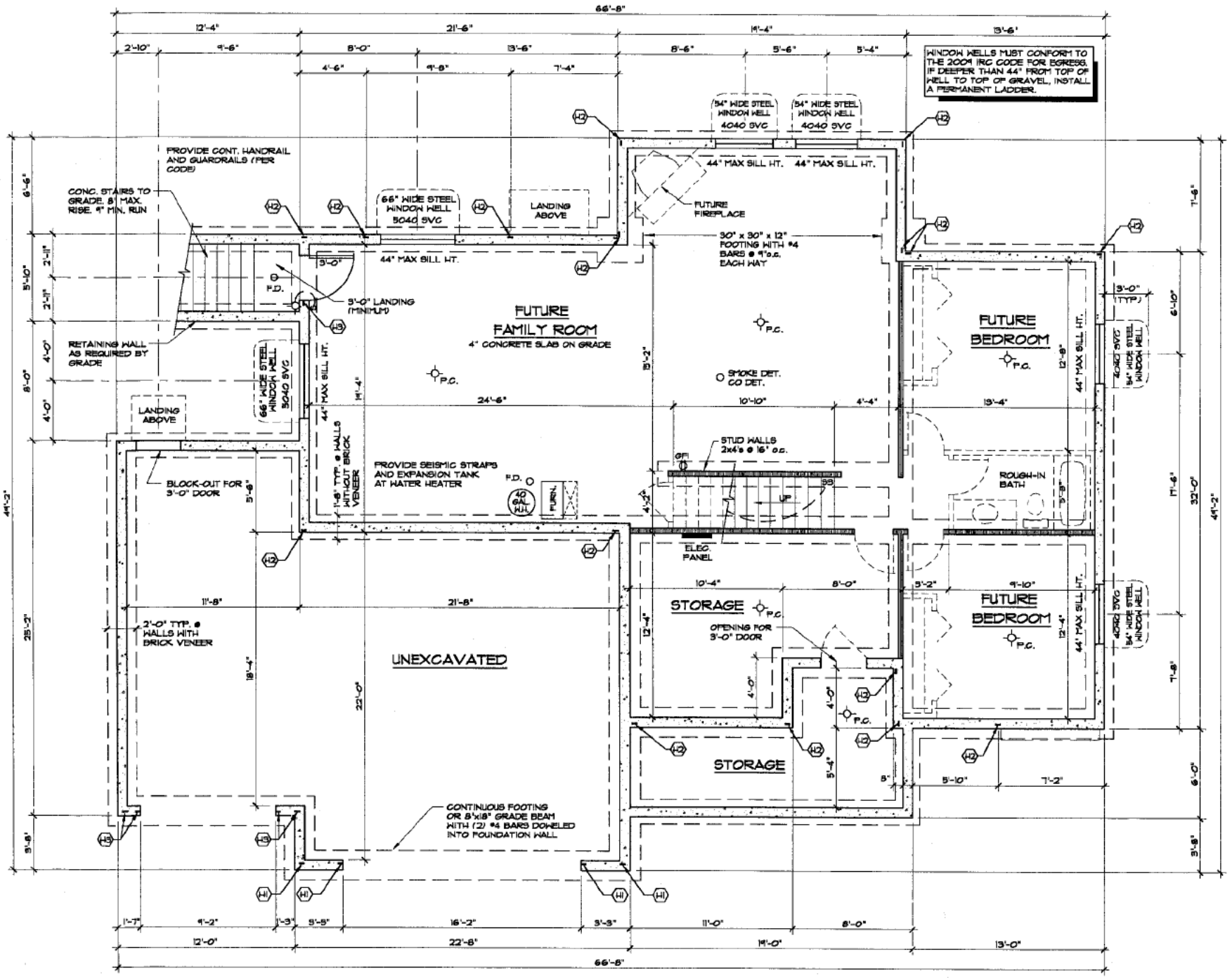

FOOTING AND FOUNDATION PLAN

SCALE: 1/4"=1'-0" 1744 S.F.

[redacted]

H.J. BUILDERS
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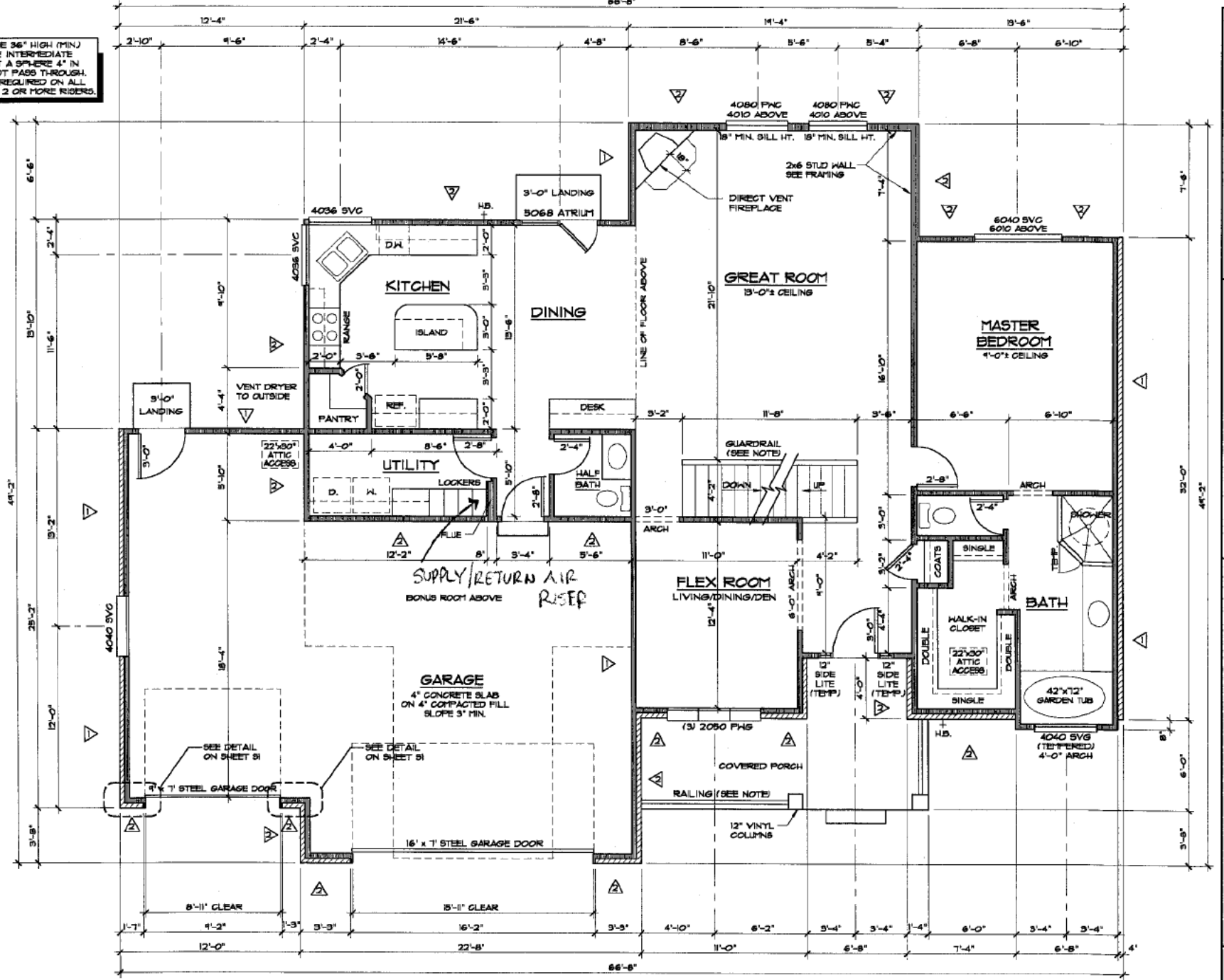
SHEET 1



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0" 1599 S.F.

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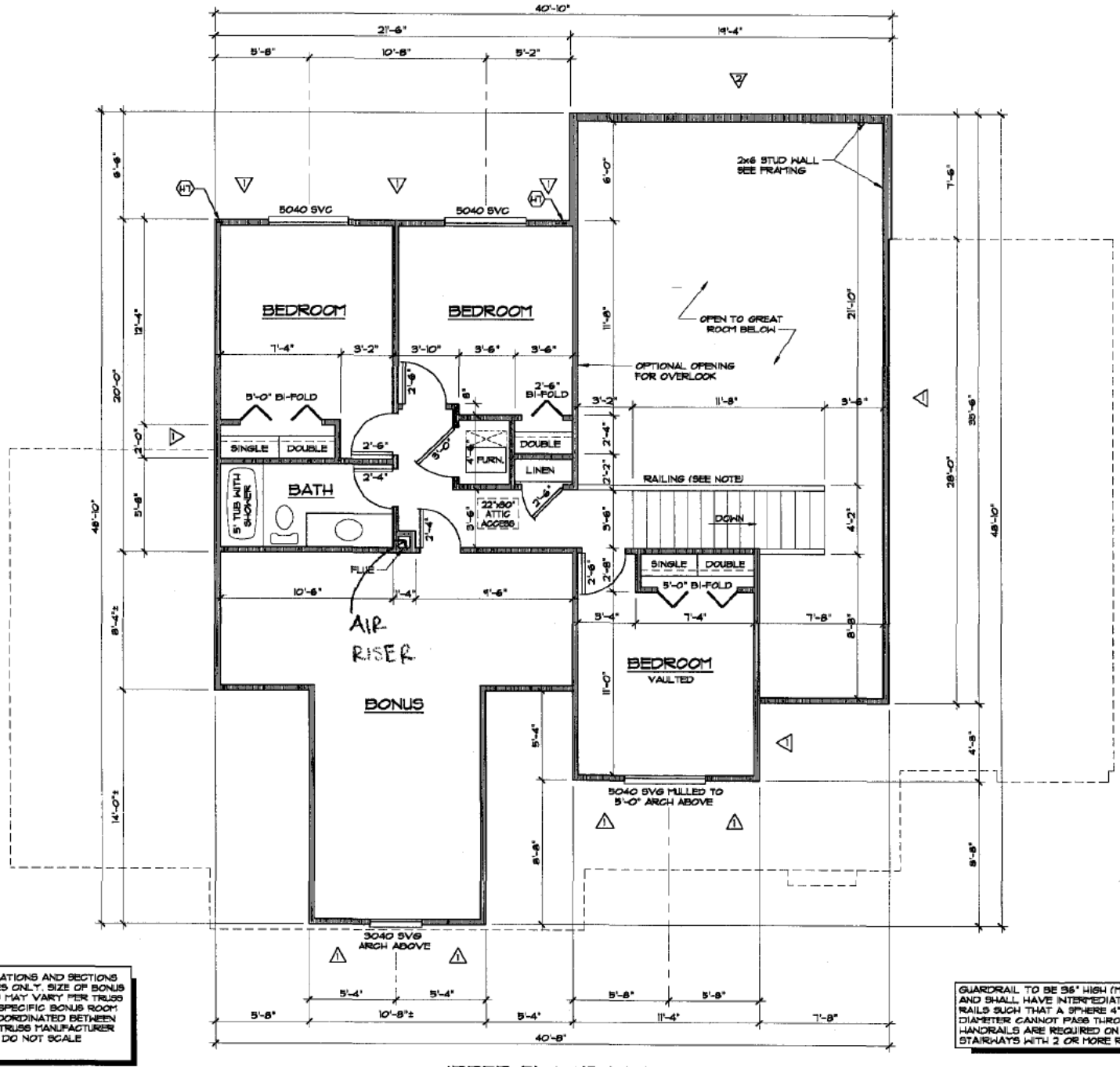
SHEET 2



BONUS ROOM PLANS, ELEVATIONS AND SECTIONS ARE FOR DESIGN PURPOSES ONLY. SIZE OF BONUS ROOM (WIDTH AND HEIGHT) MAY VARY PER TRUSS MANUFACTURER'S DESIGN. SPECIFIC BONUS ROOM REQUIREMENTS MUST BE COORDINATED BETWEEN THE OWNER/BUILDER AND TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS ARE REQUIRED ON ALL STAIRWAYS WITH 2 OR MORE RISERS.

UPPER FLOOR PLAN

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

604 S.F.
330 S.F. BONUS RM.

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SHEET 3

PROVIDE CAULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS ARE REQUIRED ON ALL STAIRWAYS WITH 2 OR MORE RISERS.

MASONRY NOTE:

1. MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GA. x 7/8" SPACED NOT MORE THAN 24"o.c. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 36"o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GUAGE FLASHING FROM FOUNDATION UP FIRST 9 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FOR BRICK SUPPORT OVER 5' WIDE WINDOW OPENINGS USE 3 1/2"x3 1/2"x1/4" STEEL LINTEL. FOR 6' AND 8' WIDE OPENINGS USE 5"x3 1/2"x5/16" WITH 5" VERT. LAG TO HEADER @ 24"o.c.
3. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ 33"o.c. AND BE NO LESS THAN 3/16ø LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GUAGE FROM FOUNDATION UP FIRST THREE COURSES.

FRONT ELEVATION

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

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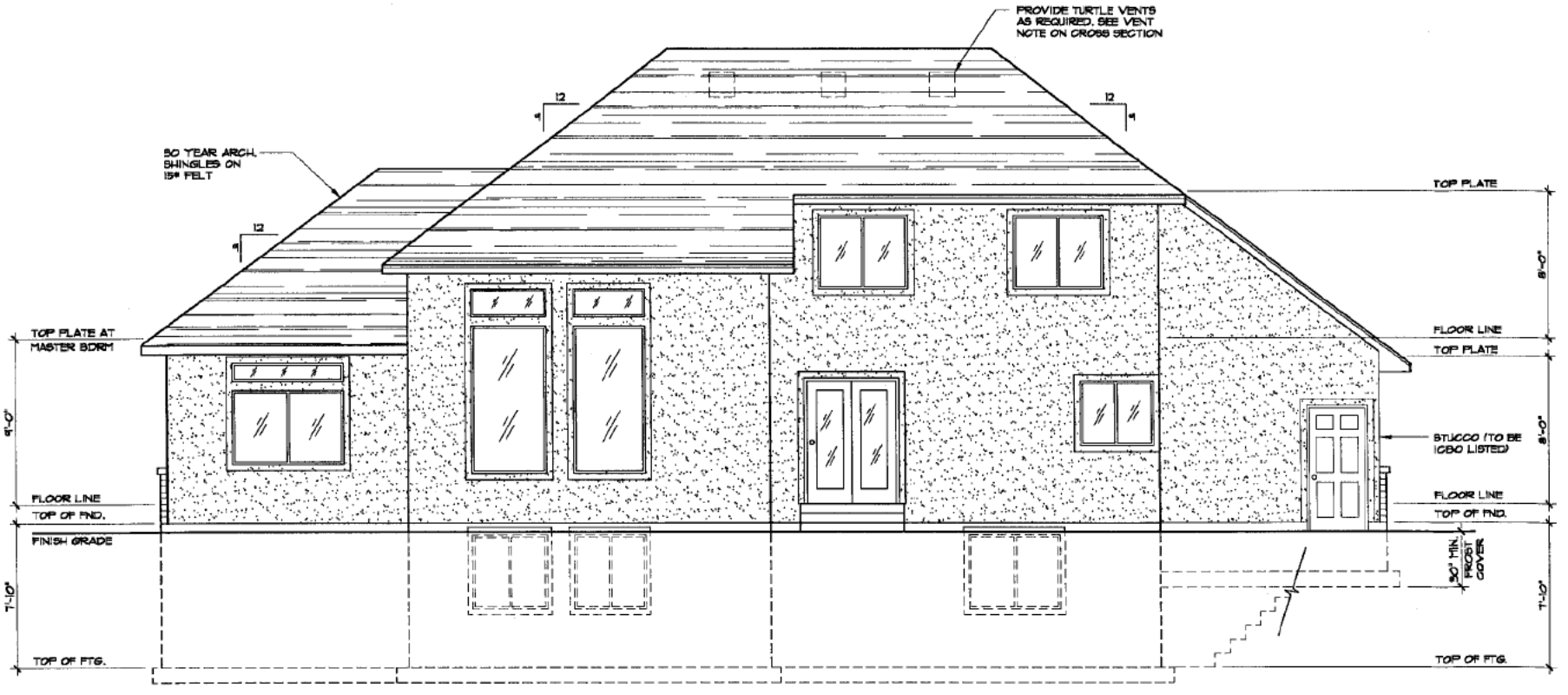
SHEET 4

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.



REAR ELEVATION

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

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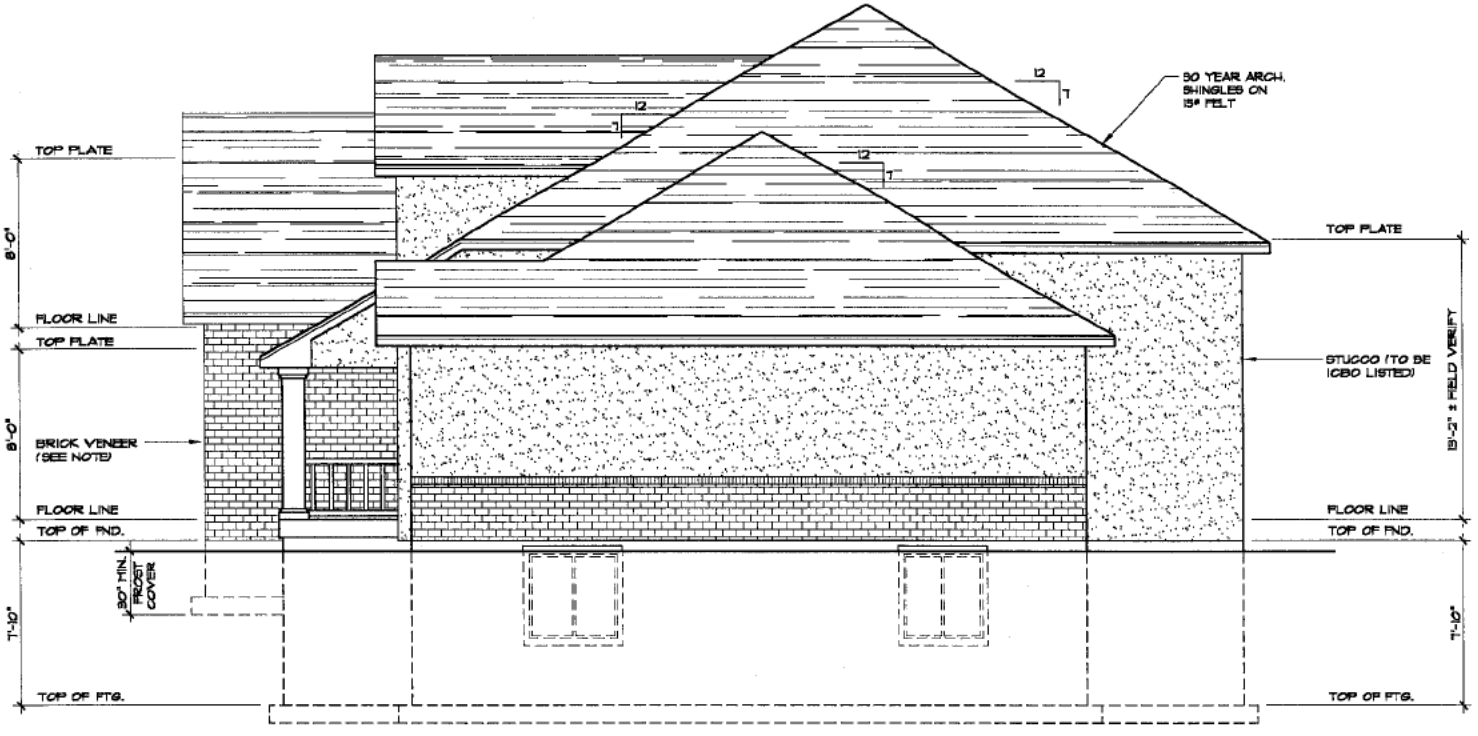
SHEET
01



RIGHT ELEVATION

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

HJ BUILDERS
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SHEET 6

LEFT ELEVATION

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

[redacted]

LJ BUILDERS
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PLAN TS-2210a

SHEET 1

FLOOR DIAPHRAGM:
USE 3/4" APA RATED OSB T&G SHEETING, NAILED AND GLUED WITH 10d NAILS @ 6"o.c. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL WITH 8d NAILS @ 12"o.c.

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

HEIGHT	STUD FRAMING
0' TO 9'	2x4's @ 16"o.c.
9' TO 10'	2x4's @ 12"o.c.
10' TO 14'	2x6's @ 16"o.c.
14' TO 18'	2x6's @ 12"o.c.

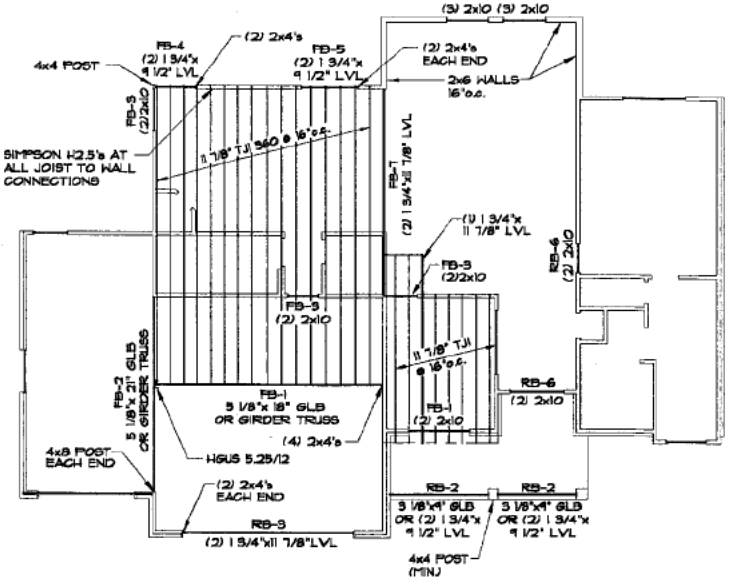
WALLS TALLER THAN 16' AND/OR WALLS WITH LARGE OPENINGS TO BE SPECIFIED BY ENGINEER.

TRUSS MANUFACTURER:
1. ROOF FRAMING PLAN IS FOR DESIGN PURPOSES ONLY. TRUSS DESIGN TO BE PER MANUFACTURER.
2. TRUSS MANUFACTURER TO COORDINATE ROOF FRAMING PLAN WITH, FLOOR PLANS, EXTERIOR ELEVATIONS, AND CROSS SECTION. ANY DISCREPENCIES MUST BE RESOLVED PRIOR TO FABRICATION.

FLOOR FRAMING:
1. PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER ALL BEARING WALLS (NOT REQUIRED WITH TJI JOISTS, UNLESS SUPPORTING A BEARING WALL)
2. PROVIDE RIM BOARD AT EACH SIDE OF STAIR OPENING.
3. 3/4" T&G FLOOR SHEATHING WITH 8d @ 6"o.c. @ DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. 8d @ 12"o.c. IN FIELD.
4. TOP OF WINDOWS TO BE AT 6'-8" A.F.F. BEDROOM WINDOW SILLS SHALL BE WITHIN 44" OF THE FLOOR.
5. BLOCK BASEMENT BEARING WALLS AT MID-HEIGHT, OR AS PER ENGINEER.
6. PROVIDE BACKING FOR HANDRAILS ETC. AS REQUIRED.
7. ENGINEER APPROVED EQUIVALENT MATERIALS MAY BE USED IN LIEU OF THOSE SPECIFIED.

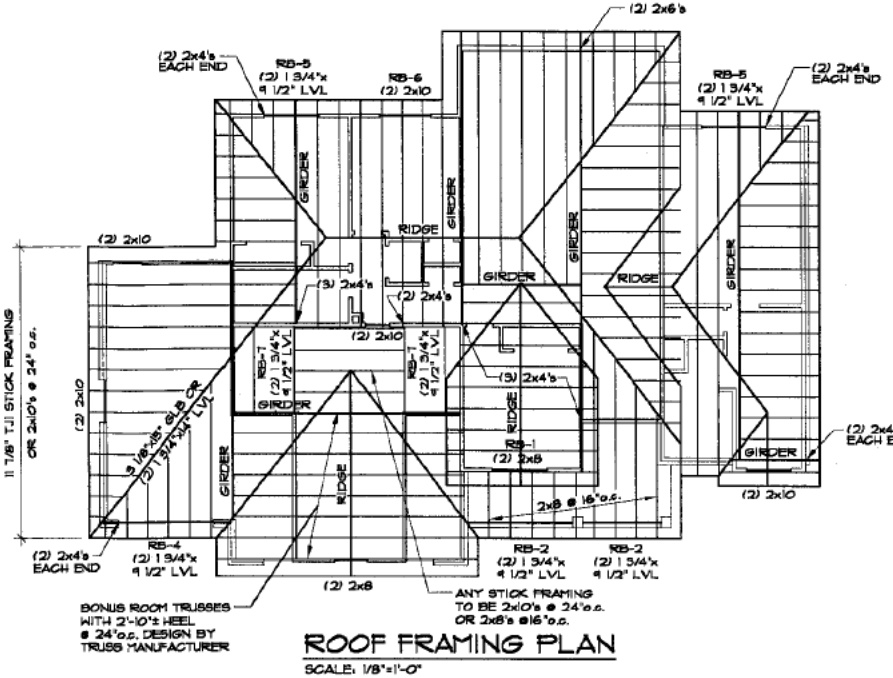
ROOF FRAMING:
1. PRE-FAB WOOD TRUSSES @ 24"o.c. UNLESS NOTED OTHERWISE.
2. TRUSS LAYOUT BY TRUSS MANUFACTURER.
3. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION TO WALL.
4. ANY FIREPLACE CHIMNEY TO EXTEND 2'-0" MINIMUM ABOVE ANY ROOF SURFACE WITHIN 10'-0".
5. GARAGE HEADER BEAM TO EXTEND TO CORNERS.

ROOF DIAPHRAGM:
USE 7/16" (24/16) APA RATED OSB SHEETING, NAILED WITH 8d NAILS @ 6" o.c. AT DIAPHRAM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL WITH 8d NAILS @ 12" o.c. (WITH H-CLIPS)



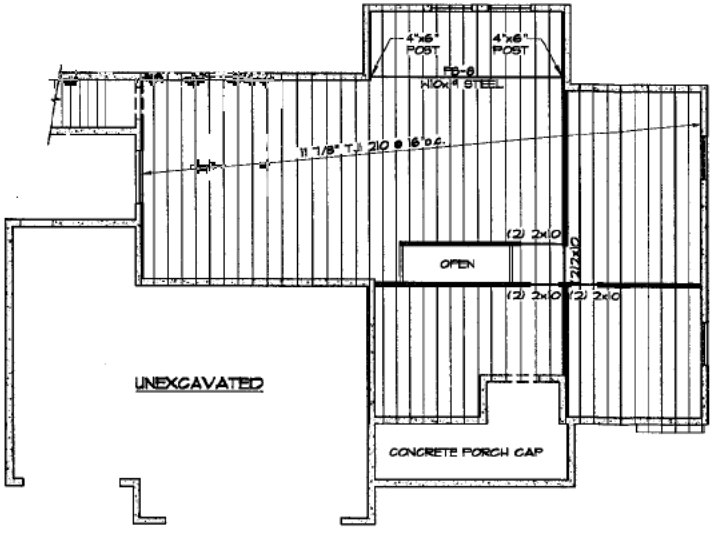
UPPER FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"



MAIN FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"

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SHEET 8