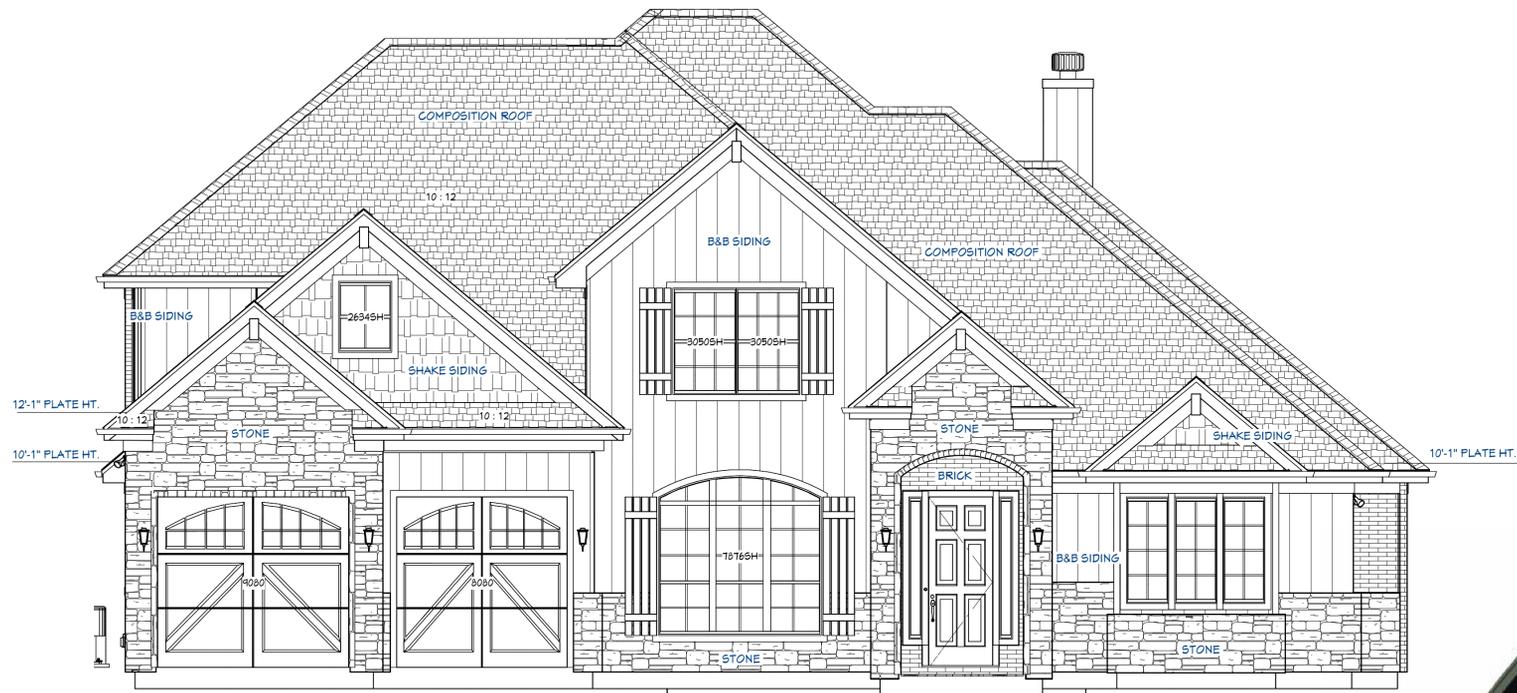


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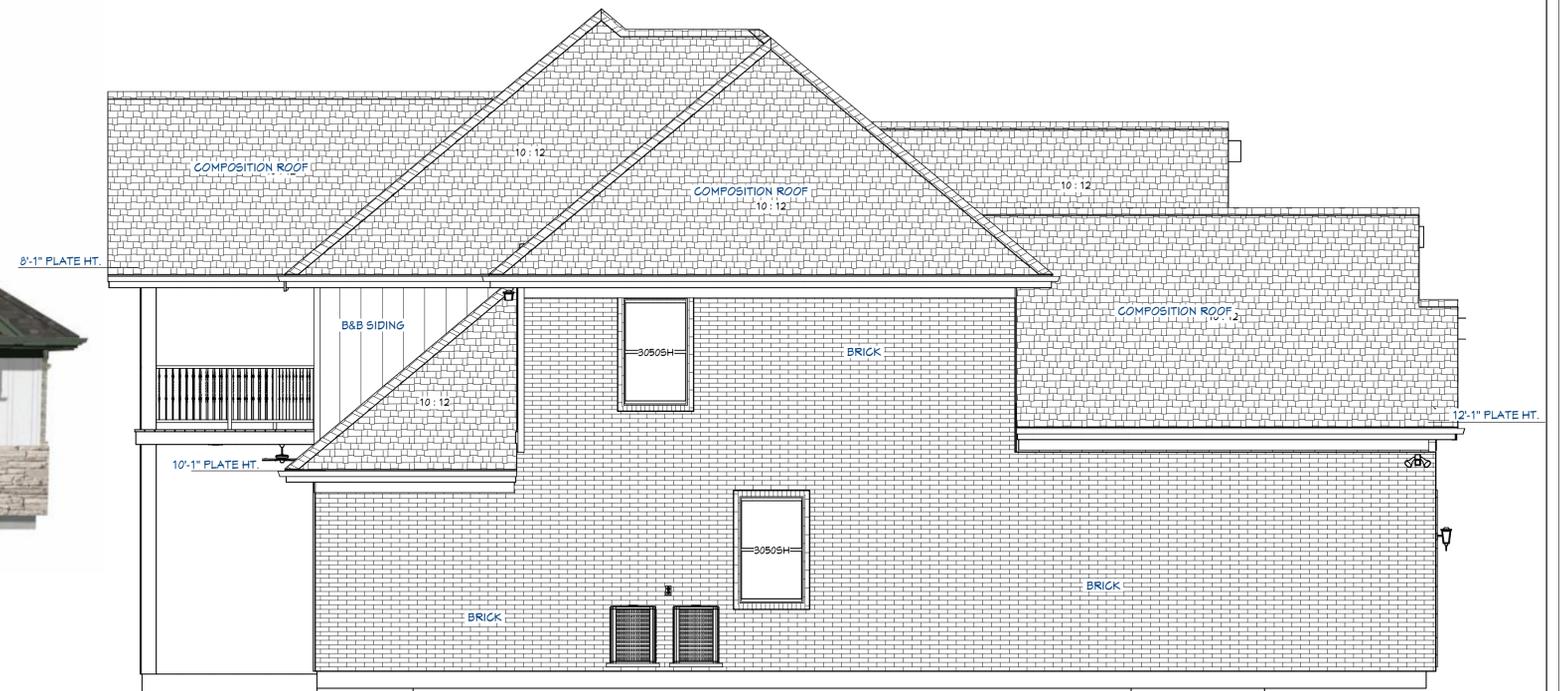
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3. Every attempt have been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.

LIVING AREA 1st FLOOR	2049'
LIVING AREA 2nd FLOOR	952'
TOTAL LIVING	2951'
GARAGE	546'
PORCHES	554'
TOTAL COVERED	4031'



FRONT ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

EXAMPLE HOMES



DATE:

2/27/2026

SCALE:

1/4" = 1'

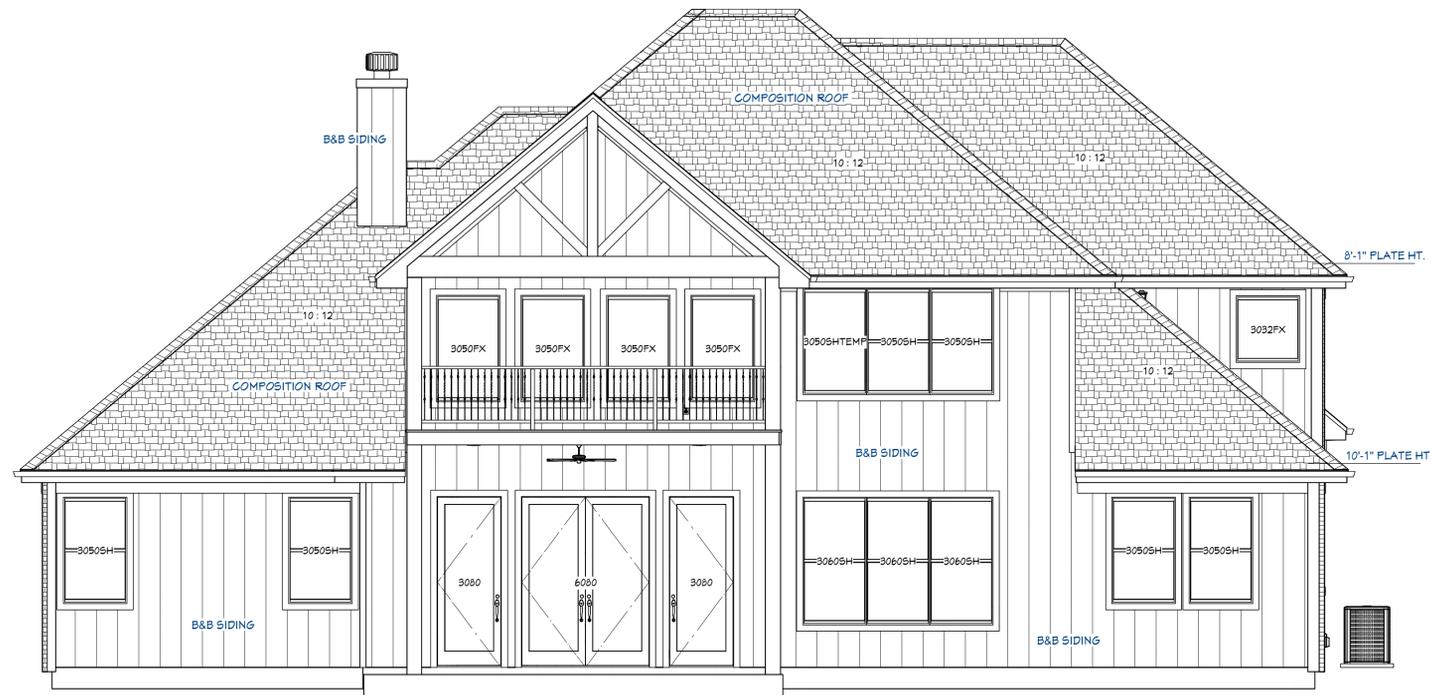
SHEET:

A-1

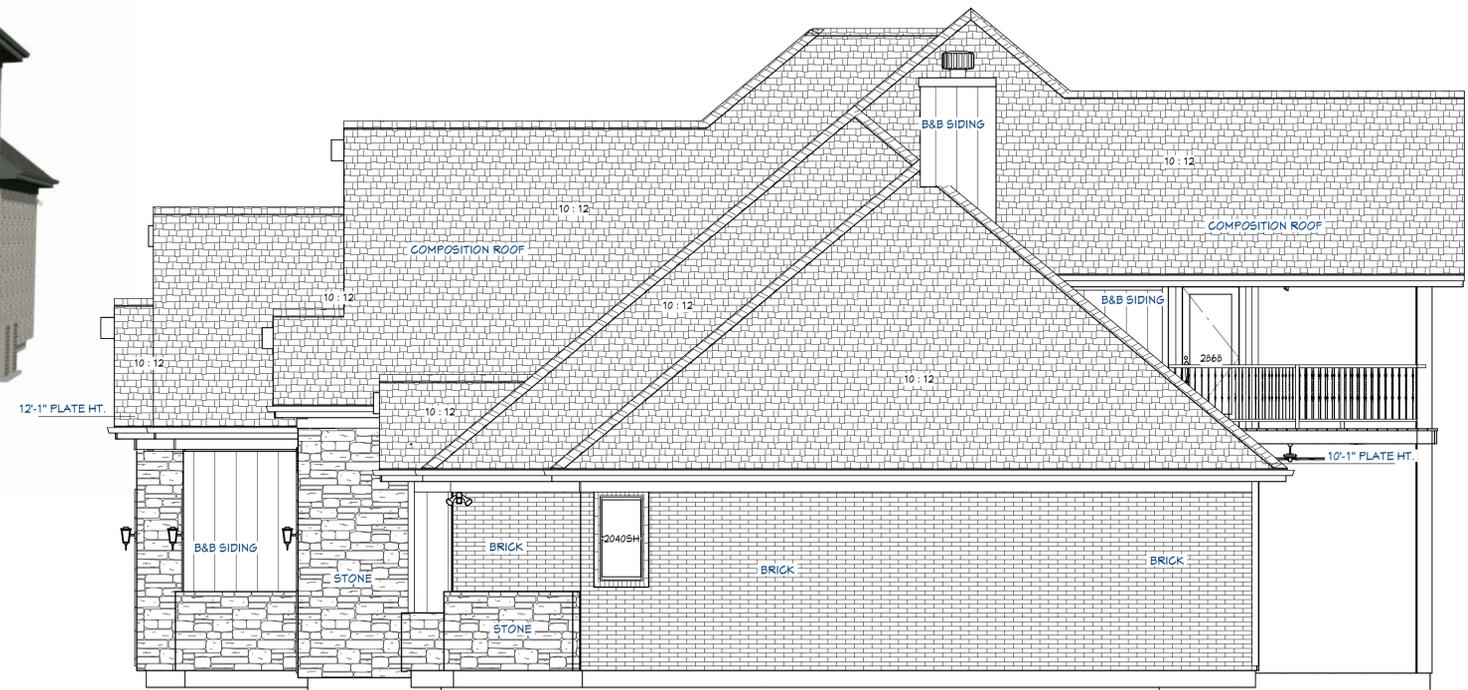
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REAR ELEVATION



RIGHT SIDE ELEVATION

LIVING AREA 1st FLOOR	2049'
LIVING AREA 2nd FLOOR	952'
TOTAL LIVING	2951'
GARAGE	546'
PORCHES	554'
TOTAL COVERED	4031'

ELEVATIONS

EXAMPLE HOMES



DATE:

2/27/2026

SCALE:

1/4" = 1'

SHEET:

A-2

FRAMING NOTES:

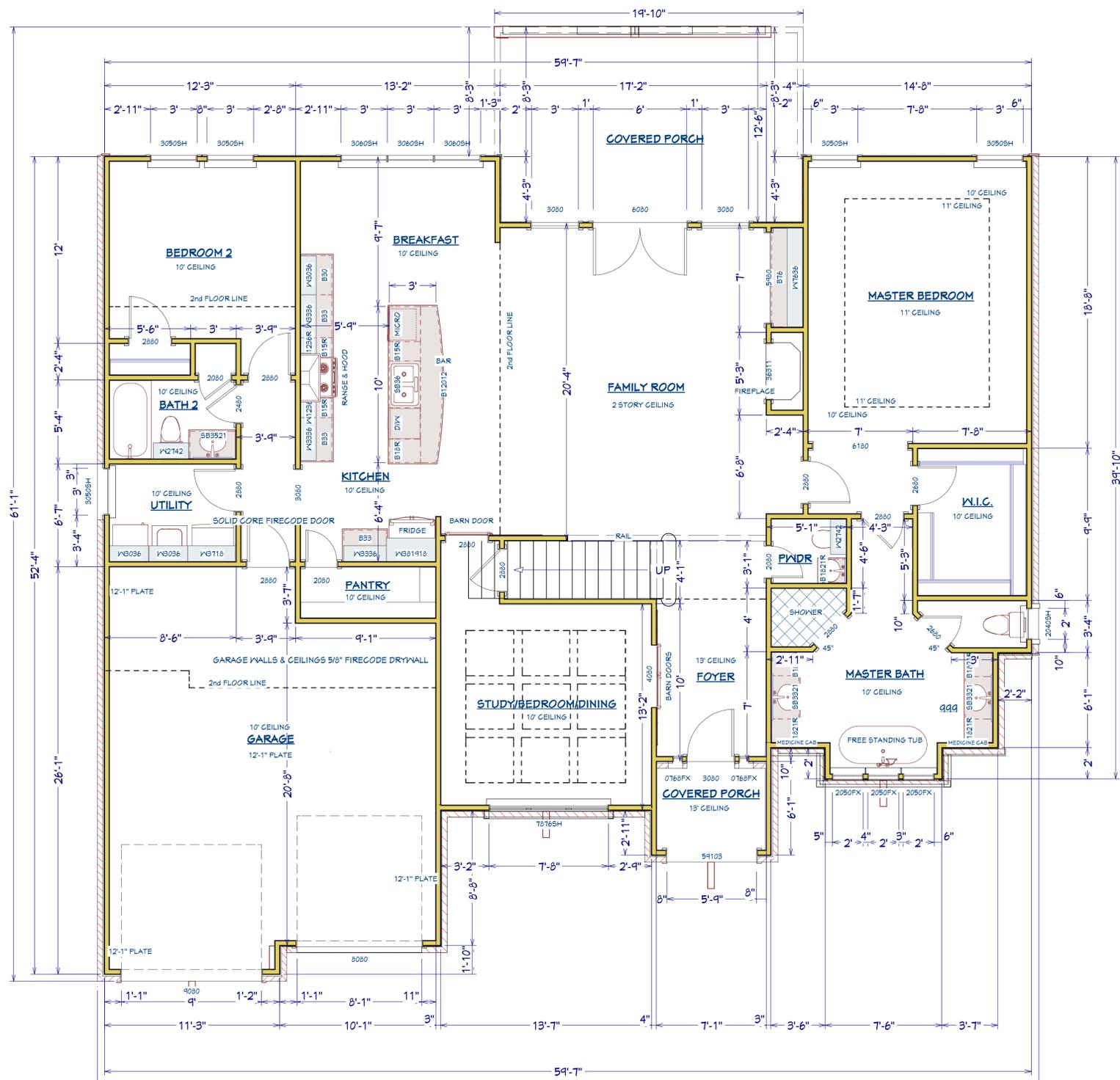
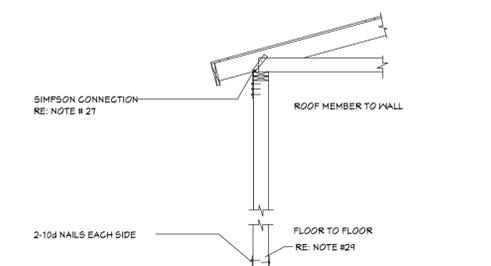
- ALL WALL, CEILING, ROOF & FLOOR FRAMING 16" O.C. MINIMUM SPACING U.N.O. AND ALL WALL DIMENSIONS ARE TO FACE STUDS UNLESS OTHERWISE NOTED.
- ALL FRAMING LUMBER SHALL BE #2 KD (UON) AND MAX. 19% MOISTURE CONTENT, SOUTHERN YELLOW PINE 16" O.C. UNLESS OTHERWISE NOTED. FOR EXPOSED USE, ALL FRAMING LUMBER SHALL BE PRESSURE TREATED.
- ALL BEAMS AND HEADERS SHALL BE #2 KD, 19% MOISTURE CONTENT, SOUTHERN YELLOW PINE.
- PLYWOOD DECKING AND SHEATHING SHALL BE AS FOLLOW UNLESS OTHERWISE NOTED:
 FLOOR DECKING 1 1/2" T & G PLYWOOD - "STURDY FLOOR"
 ROOF DECKING 1/2" CDX OF 7/16" OSB KOOL PLY.
 ATTIC DECKING 3/4" CDX PLYWOOD W/PANEL
 SPAN RATINGS OF 32/16
 EXTERIOR SHEATHING 1/2" EXT. GRADE PLYWOOD OR 7/16" O.S.B. APA RATED PANEL NAILED W/ 10d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS
- PROVIDE AIR INFILTRATION BARRIER TO ALL EXTERIOR SHEATHING WITH ALL JOINTS TAPED.
- SOLE PLATES WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED LUMBER. SOLE PLATES FOR EXTERIOR WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIA. X 10" J ANCHOR BOLTS @ 4'-0" MAX. ON CENTER, EACH SIDE OF DOOR OPENINGS AND CORNERS, AND WITHIN 12" OF ENDS OF PLATE MATERIAL.
- BEARING AND EXTERIOR WALL STUD SHALL BE CAPPED WITH DOUBLE TOP PLATES. INSTALL TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES. WALL STUDS 16" O.C.
- ALL HEADERS BELOW FIRST AND SECOND FLOOR CEILING FRAMING TO BE 2-2X12 UNLESS OTHERWISE NOTED.
- HEADER SCHEDULE - 1-2 STORY:

SPAN	HEADER
2'-6" OR LESS	2-2X4'S
UP TO 5'-0"	2-2X6'S
UP TO 6'-0"	2-2X8'S
UP TO 8'-0"	2-2X10'S
UP TO 9'-0"	2-2X12'S
UP TO 16'-0"	2-2X12'S W/ 5/8" PLYWOOD FLITCH PLATE, GLUED.
- ALL FLITCH PLATES TO BE CONTINUOUS, NAILED AND GLUED TO LUMBER.
- RAISED HEADER HEIGHT APPROX. 3" AT POCKET DOOR OPENINGS TO ALLOW FOR HEAD TRACK.
- LOAD BEARING PARTITIONS, COLUMNS SHALL NOT BEAR ON PLYWOOD DECK ALONE. FLOOR JOISTS OR BLOCKING MUST BE PLACED UNDER FLOOR DECK TO TRANSFER LOAD TO FOUNDATION OR OTHER SUPPORTS.
- PROVIDE 2-2X6 STRONGBACK AT CEILING JOISTS WITH SPANS OVER 10'-0".
- PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS.
- RAFTERS 16" O.C. TO BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN JOISTS 16" O.C. ARE PARALLEL TO RAFTERS. WHERE NOT PARALLEL TO CEILING JOISTS, RAFTER SHALL BE TIED TO 2X6 CROSS TIES. RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, U.O.N.
- BRACE RAFTERS WITH 2X6 CONTINUOUS PURLIN WITH 2X4 BRACING @ 48" ON CENTER, MAX. SPAN OF 2X6 PURLINS TO BE 6 FEET, MAX. SPAN OF 2X4 BRACING TO BE 8 FEET AND THE MIN. SLOPE OF 45 DEGREE. MAXIMUM UNBRACED LENGTH OF RAFTERS SHALL BE:
 FOR 2x6 : 13'-3"
 FOR 2x4 : 11'-3"
- BRACE ALL RIDGES, HIPS AND VALLEYS LONGER THAN 12 FEET.
- PROVIDE 2X6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND I.R.C. 2012.
- BOLT HOLES THROUGH WOOD SHALL BE 1/16" MAX. LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.

LOOSE LINTEL SCHEDULE SUPPORTING 4" BRICK OR BLOCK WALL (UNLESS NOTED OTHERWISE ON PLAN)	BRICK SHELF ANGLE SCHEDULE
CLEAR SPAN	ANGLE SIZE
UP TO 3'-4"	L 4 X 3 X 1/4
3'-5" TO 5'-4"	L 4 X 4 X 3/8
5'-5" TO 8'-0"	L 6 X 4 X 5/16 (LLV)
OVER 8'-0"	L 6 X 4 X 3/8 BOLTED TO HDR. USING 5/8" C BOLTS @ 24" O.C.

NOTE: PROVIDE 8" MINIMUM BEARING EACH END FOR STEEL LOOSE LINTELS. ONE ANGLE SHALL BE PROVIDED FOR EACH WITH OF BRICK OR BLOCK. LINTELS TO BE HOT DIPPED GALVANIZE. THESE LINTELS ARE NOT DESIGNED TO SUPPORT L LINTELS TO BE HOT DIPPED GALVANIZE. THESE LINTELS ARE NOT DESIGNED TO SUPPORT ROOF OR FLOOR LOADS. SCHEDULE HERE OR NOT SHOWN ON PLAN. CONTACT STRUCTURAL ENGINEER FOR DESIGN. THESE SIZES ARE MINIMUM. SEE ARCH DRAWINGS FOR OTHER REQUIREMENTS.

- PROVIDE SIMPSON STRONG-TIE OR EQUAL CONNECTORS AS FOLLOWS:
 CB AT POST BASES
 U AT FLUSH JOIST CONNECTIONS
 PC AT POST BEAM CONNECTIONS
 BHB AT FLUSH BEAM CONNECTIONS
- PROVIDE "DEADWOOD" AS NECESSARY.
- ALL EXTERIOR WOOD TRIM (FASCIA BOARDS AND FRIEZE) TO BE HARDY.
- ALL BEAM TO BEAM CONNECTION SHALL BE SIMPSON STRONGTIE TYPE HGLT.
- CONNECT EVERY OTHER ROOF TRUSS/ RAFTER TO STUD WITH SIMPSON STRONG-TIE TYPE HT STRAPS.
- PROVIDE BRIDGING AS PER THE TRUSS MANUFACTURER'S RECOMMENDATION. IN ADDITION, PROVIDE LOAD PATH TO THE FOUNDATION.
- PROVIDE THE FOLLOWING MINIMUM CONNECTIONS:
 SILL PLATE TO FOUNDATION: 5/8" X 8G X 10" A307 BOLTS @ 48" O.C.
 STUDS TO TOP PLATE: SIMPSON STRONG-TIE TYPE H6
 STUDS TO STUDS: SIMPSON STRONG-TIE TYPE CS150 STRAPS AT EVERY OTHER STUD
 CS18 STRAPS AT SHEAR WALL HOLD DOWN LOCATIONS
- RAFTER TO STUD: SIMPSON STRONG-TIE TYPE
 HTZ STRAPS AT EVERY STUD
 TRUSS TO TOP PLATE: SIMPSON STRONG-TIE TYPE 2-H2.5A
 RIDGE: CORROSION RESISTANT STEEL TIE STRAPS
 1 1/2" X 0.036" WITH 10-10d NAILS AT EVERY OTHER RAFTER
- DESIGN LIVE LOAD:
 1st FLOOR = 50.0 PSF
 ROOF = 20.0 PSF
 PARTITIONS = 15.0 PSF
 BALCONIES = 100.0 PSF
- CODE: INTERNATIONAL BUILDING CODE 2021.
- DESIGN WIND: 115 MPH (3 SEC. GUST) EXPOSURE C



- NOTES:**
- CHECK ALL CEILING & PLATE HT
 - CHECK PLAN FOR DIFFERENT ROOF PITCHES
 - CHECK WITH BUILDER FOR WINDOW ROUGH OPENING FRAMING SIZES
 - CHECK PLAN FOR WINDOW & DOOR HTs
 - RESIDENCE TO BE BUILT TO 2021 I.B.C.
 - ALL SHOWER GLASS TEMPERED

1st FLOOR

EXTERIOR WALLS TOTAL COVERAGE FACADE AREA 2448'-100%
 BRICK & STONE FACADE AREA 1871'-76.4%
 SIDING FACADE AREA 577' -23.6%

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3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.

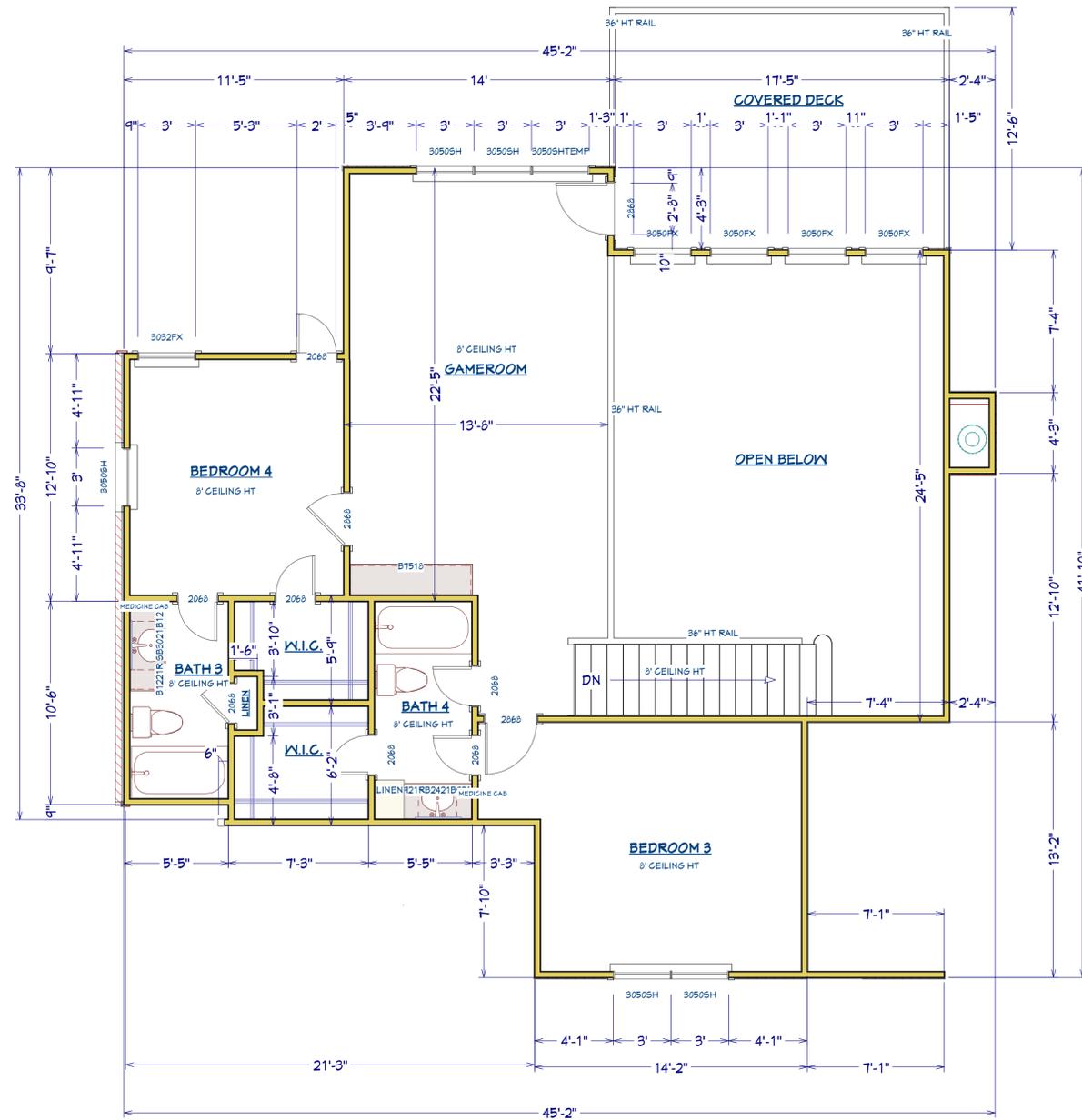
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1st FLOOR	952'
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GARAGE	546'
PORCHES	554'
TOTAL COVERED	4031'

FLOOR PLAN

EXAMPLE HOMES



DATE:	2/27/2026
SCALE:	1/4" = 1'
SHEET:	A-3



FLOOR PLAN 2nd FLOOR

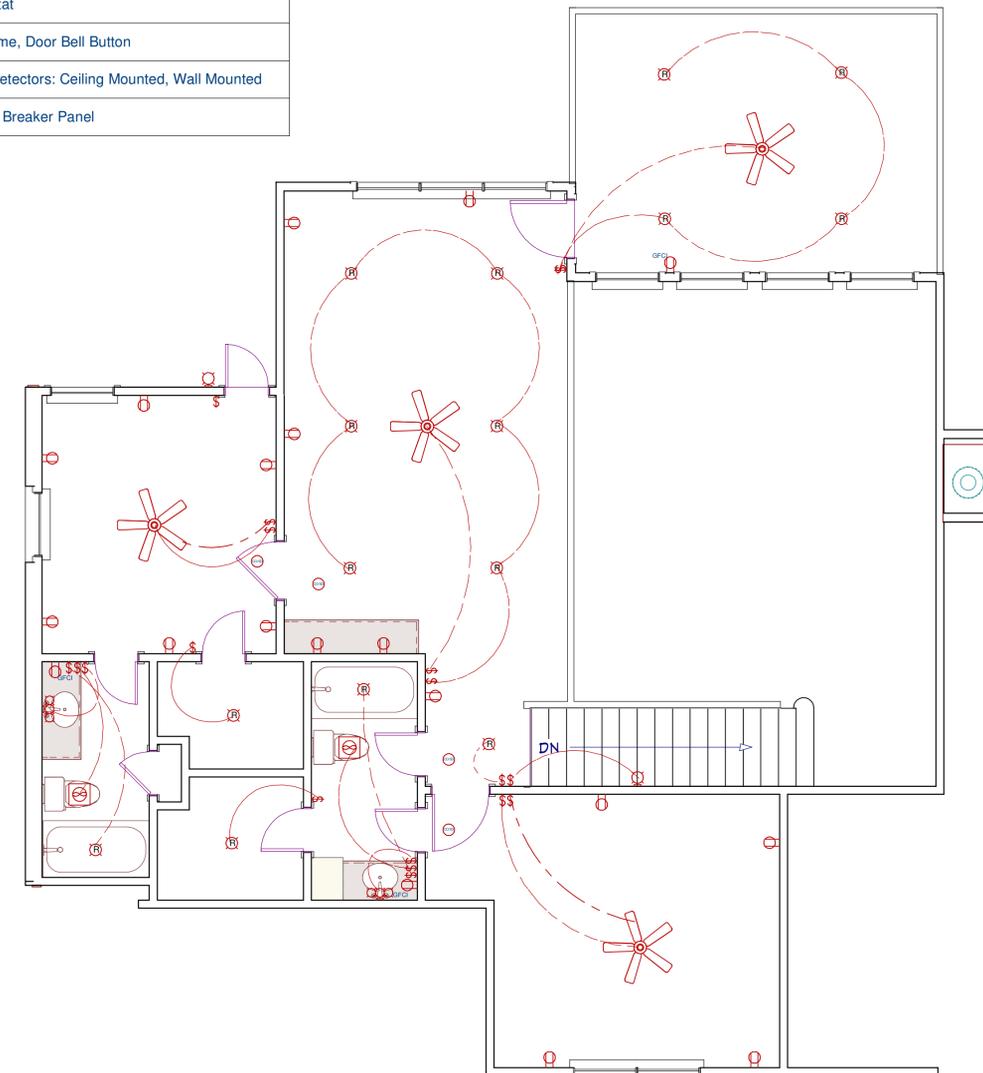
- NOTES:
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 2. CHECK PLAN FOR DIFFERENT ROOF PITCHES
 3. CHECK WITH BUILDER FOR WINDOW ROUGH OPENING FRAMING SIZES
 4. CHECK PLAN FOR WINDOW & DOOR HTs
 5. RESIDENCE TO BE BUILT TO 2021 I.B.C.
 6. ALL SHOWER GLASS TEMPERED

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

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ELECTRICAL & PLUMBING NOTES:

1. ALL ELECTRICAL TO BE DONE IN ACCORDANCE WITH LATEST N.E.C. & LOCAL CODES
2. LOCATE ALL METER LOCATIONS FOR SERVICE DROPS
3. LOCATE ALL FIXTURE LOCATIONS WITH OWNER
4. ALL BEDROOM OUTLETS SHOULD BE ARC-FAULT PROTECTED
5. ALL WET AREA OUTLETS TO BE G.F.C.I. PROTECTED
6. PROVIDE OUTLET & LIGHTING IN ATTIC
7. PROVIDE SMOKE & CO DETECTORS @ PROPER LOCATIONS
8. ALL PLUMBING TO BE DONE IN ACCORDANCE WITH LATEST STATE & LOCAL BUILDING CODES



ELECTRICAL PLAN 2nd FLOOR

LIVING AREA 1st FLOOR	2049'
LIVING AREA 2nd FLOOR	952'
TOTAL LIVING	2951'
GARAGE	546'
PORCHES	554'
TOTAL COVERED	4031'

2nd FLOOR - FLOOR, ELECTRICAL PLAN

EXAMPLE HOMES



DATE:

2/27/2026

SCALE:

1/4" = 1'

SHEET:

A-4

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

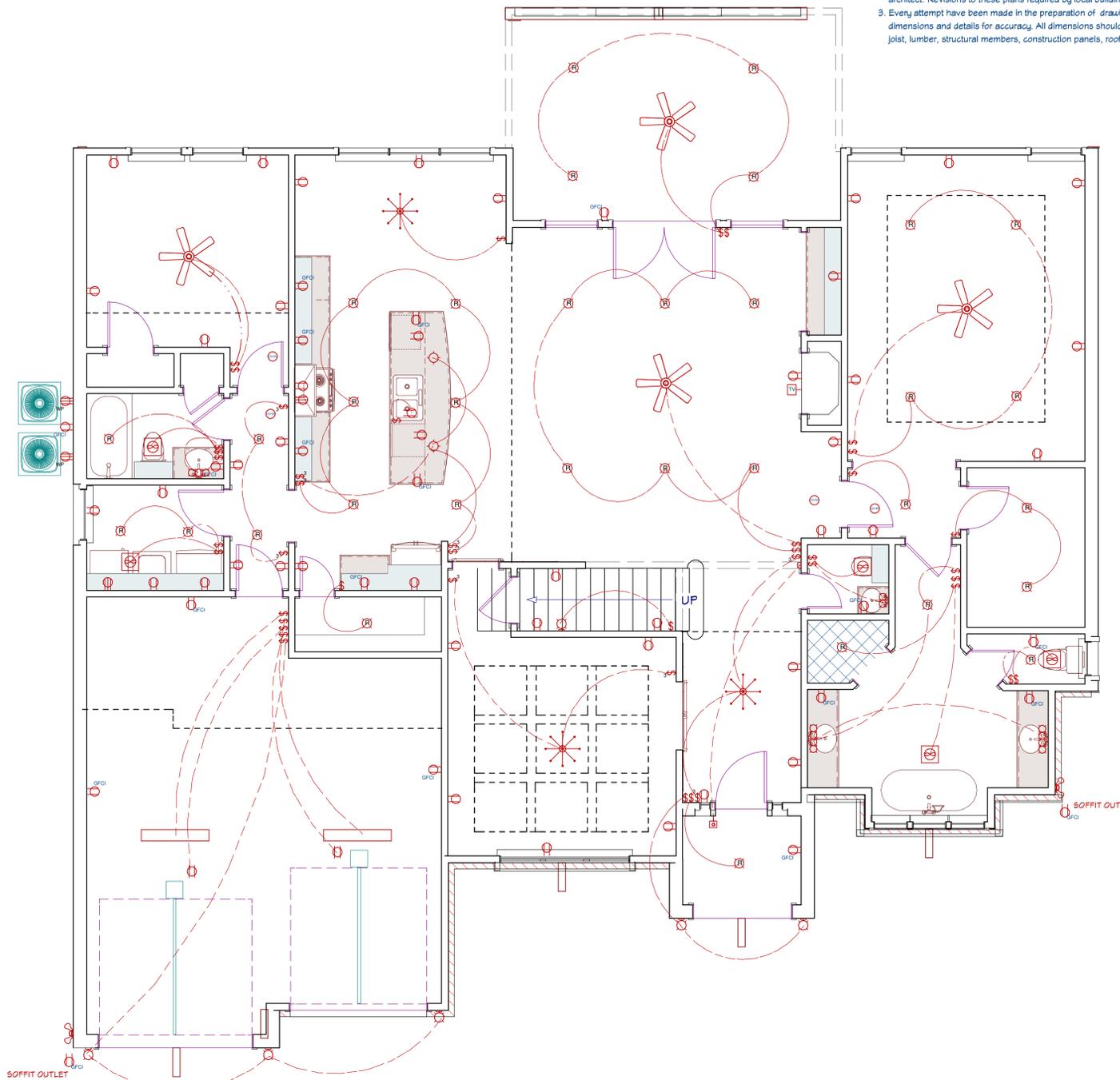
DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

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ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



ELECTRICAL & PLUMBING NOTES:

1. ALL ELECTRICAL TO BE DONE IN ACCORDANCE WITH LATEST N.E.C. & LOCAL CODES
2. LOCATE ALL METER LOCATIONS FOR SERVICE DROPS
3. LOCATE ALL FIXTURE LOCATIONS WITH OWNER
4. ALL BEDROOM OUTLETS SHOULD BE ARC-FAULT PROTECTED
5. ALL WET AREA OUTLETS TO BE G.F.C.I. PROTECTED
6. PROVIDE OUTLET & LIGHTING IN ATTIC
7. PROVIDE SMOKE & CO DETECTORS @ PROPER LOCATIONS
8. ALL PLUMBING TO BE DONE IN ACCORDANCE WITH LATEST STATE & LOCAL BUILDING CODES

1st FLOOR ELECTRICAL

- All receptacles in the kitchen serving the counter top or within 6 feet of a sink are required to be GFCI.
- All receptacles outside are required to be W.P.-GFCI.
- Smoke Alarms are required inside and outside each sleeping area per IRC 2009 Chapter R314.
- CO Detectors are required outside each sleeping area per IRC 2009 Chapter R315.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

LIVING AREA	1st FLOOR	2049'
LIVING AREA	2nd FLOOR	952'
TOTAL LIVING		2951'
GARAGE		546'
PORCHES		554'
TOTAL COVERED		4031'

MECHANICAL PLAN

EXAMPLE HOMES



DATE:	2/27/2026
SCALE:	1/4" = 1'
SHEET:	A-5

FRAMING NOTES:

- ALL WALL, CEILING, ROOF & FLOOR FRAMING 16' O.C. MINIMUM SPACING U.N.O. AND ALL WALL DIMENSIONS ARE TO FACE STUDS UNLESS OTHERWISE NOTED.
- ALL FRAMING LUMBER SHALL BE #2 KD (U.O.N) AND MAX. 18% MOISTURE CONTENT. SOUTHERN YELLOW PINE 16' O.C. UNLESS OTHERWISE NOTED. FOR EXPOSED USE, ALL FRAMING LUMBER SHALL BE PRESSURE TREATED.
- ALL BEAMS AND HEADERS SHALL BE #2 KD, 15% MOISTURE CONTENT, SOUTHERN YELLOW PINE.
- PLYWOOD DECKING AND SHEATHING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 FLOOR DECKING 1 1/8" T & G PLYWOOD - "STURDY FLOOR"
 ROOF DECKING 1/2 CDX OR 7/16" OSB KOOL PLY.
 ATTIC DECKING 3/4" CDX PLYWOOD W/PANEL
 SPAN RATINGS OF 32/16
 1/2" EXT. GRADE PLYWOOD OR 7/16" O.S.B.
 APA RATED PANEL NAILED W/ 10d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS
- PROVIDE AIR INFILTRATION BARRIER TO ALL EXTERIOR SHEATHING WITH ALL JOINTS TAPE.
- SOLE PLATES WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED LUMBER. SOLE PLATES FOR EXTERIOR WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIA. X 10" ANCHOR BOLTS @ 4'-0" MAX. ON CENTER, EACH SIDE OF DOOR OPENINGS AND CORNERS, AND WITHIN 12" OF ENDS OF PLATE MATERIAL.
- BEARING AND EXTERIOR WALL STUD SHALL BE CAPPED WITH DOUBLE TOP PLATES. INSTALL TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES. WALL STUDS 16" O.C.
- ALL HEADERS BELOW FIRST AND SECOND FLOOR CEILING FRAMING TO BE 2X12 UNLESS OTHERWISE NOTED.
- HEADER SCHEDULE - 1-2 STORY:

SPAN	HEADER
2'-6" OR LESS	2X4'S
UP TO 3'-0"	2X6'S
UP TO 5'-0"	2X8'S
UP TO 8'-0"	2X10'S
UP TO 9'-0"	2X12'S
UP TO 16'-0"	2X12'S W/ 5/8" PLYWOOD FLITCH PLATE, GLUED

- ALL FLITCH PLATES TO BE CONTINUOUS, NAILED AND GLUED TO LUMBER.
- RAISED HEADER HEIGHT APPROX. 3" AT POCKET DOOR OPENINGS TO ALLOW FOR HEAD TRACK.
- LOAD BEARING PARTITIONS, COLUMNS SHALL NOT BEAR ON PLYWOOD DECK ALONE. FLOOR JOISTS OR BLOCKING MUST BE PLACED UNDER FLOOR DECK TO TRANSFER LOAD TO FOUNDATION OR OTHER SUPPORTS.
- PROVIDE 2X6 STRONGBACK AT CEILING JOISTS WITH SPANS OVER 10'-0".
- PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS.
- RAFTERS 16' O.C. TO BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN JOISTS 16' O.C. ARE PARALLEL TO RAFTERS, WHERE NOT PARALLEL TO CEILING JOISTS, RAFTER SHALL BE TIED TO 2X6 CROSS TIES, RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, U.O.N.

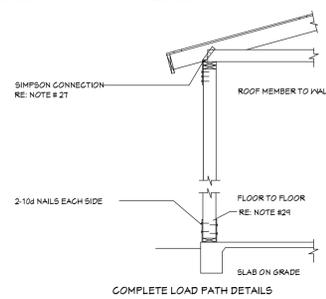
- BRACE RAFTERS WITH 2X6 CONTINUOUS PURLIN WITH 2X4 BRACING @ 48" ON CENTER. MAX. SPAN OF 2X6 PURLINS TO BE 6 FEET. MAX. SPAN OF 2X4 BRACINGS TO BE 8 FEET AND THE MIN. SLOPE OF 45 DEGREE. MAXIMUM UNBRACED LENGTH OF RAFTERS SHALL BE:
 FOR 2x6: 19'-4"
 FOR 2x4: 17'-3"
- BRACE ALL RIDGES, HIP'S AND VALLEYS LONGER THAN 12 FEET.
- PROVIDE 2X6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND I.R.C. 2012.
- BOLT HOLES THROUGH WOOD SHALL BE 1/16" MAX. LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.

CLEAR SPAN	ANGLE SIZE
UP TO 3'-4"	L 4 X 3 X 1/4
3'-5" TO 3'-4"	L 4 X 4 X 3/8
3'-5" TO 3'-0"	L 6 X 4 X 3/16 (LLV)
OVER 3'-0"	L 6 X 4 X 3/8 BOLTED TO HDR USING 3/8" C. BOLTS @ 24" O.C.

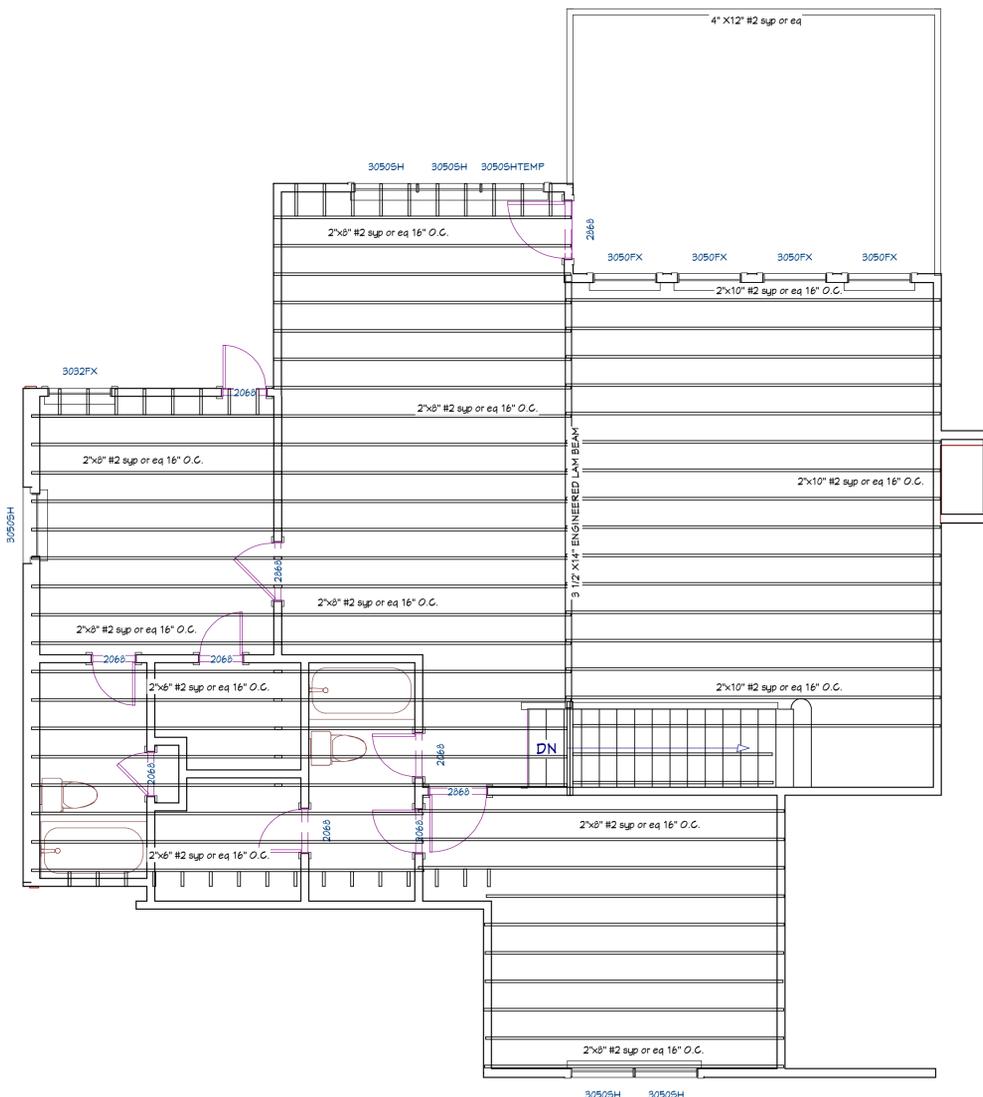
- PROVIDE SIMPSON STRONG-TIE OR EQUAL CONNECTORS AS FOLLOWS:
 CB AT POST BASES U AT FLUSH JOIST CONNECTIONS
 PC AT POST BEAM CONNECTIONS BMB AT FLUSH BEAM CONNECTIONS
- PROVIDE "DEADWOOD" AS NECESSARY.
- ALL EXTERIOR WOOD TRIM (FASCIA BOARDS AND FRIZZE) TO BE HARDY.
- ALL BEAM TO BEAM CONNECTION SHALL BE SIMPSON STRONGTIE TYPE HGLT.
- CONNECT EVERY OTHER ROOF TRUSS/ RAFTER TO STUD WITH SIMPSON STRONG-TIE TYPE HT STRAPS.
- PROVIDE BRIDGING AS PER THE TRUSS MANUFACTURER'S RECOMMENDATION IN ADDITION, PROVIDE:
 5/8" X 10" A307 BOLTS @ 48" O.C.
 SIMPSON STRONG-TIE TYPE H6
 SIMPSON STRONG-TIE TYPE CS150 STRAPS AT EVERY OTHER STUD
 CS15 STRAPS AT SHEAR WALL HOLD DOWN LOCATIONS
- FRAMING SHALL BE HIGH WIND RESISTIVE 16' O.C. AND MUST HAVE A CONTINUOUS BLOCKING AT SHEAR WALL LOCATIONS (TRUSS PERPENDICULAR TO SHEAR WALL AT FLOOR LEVEL)

LOAD PATH TO THE FOUNDATION.
 PROVIDE THE FOLLOWING MINIMUM CONNECTIONS:
 SILL PLATE TO FOUNDATION: STUDS TO TOP PLATE.
 STUDS TO STUDS:

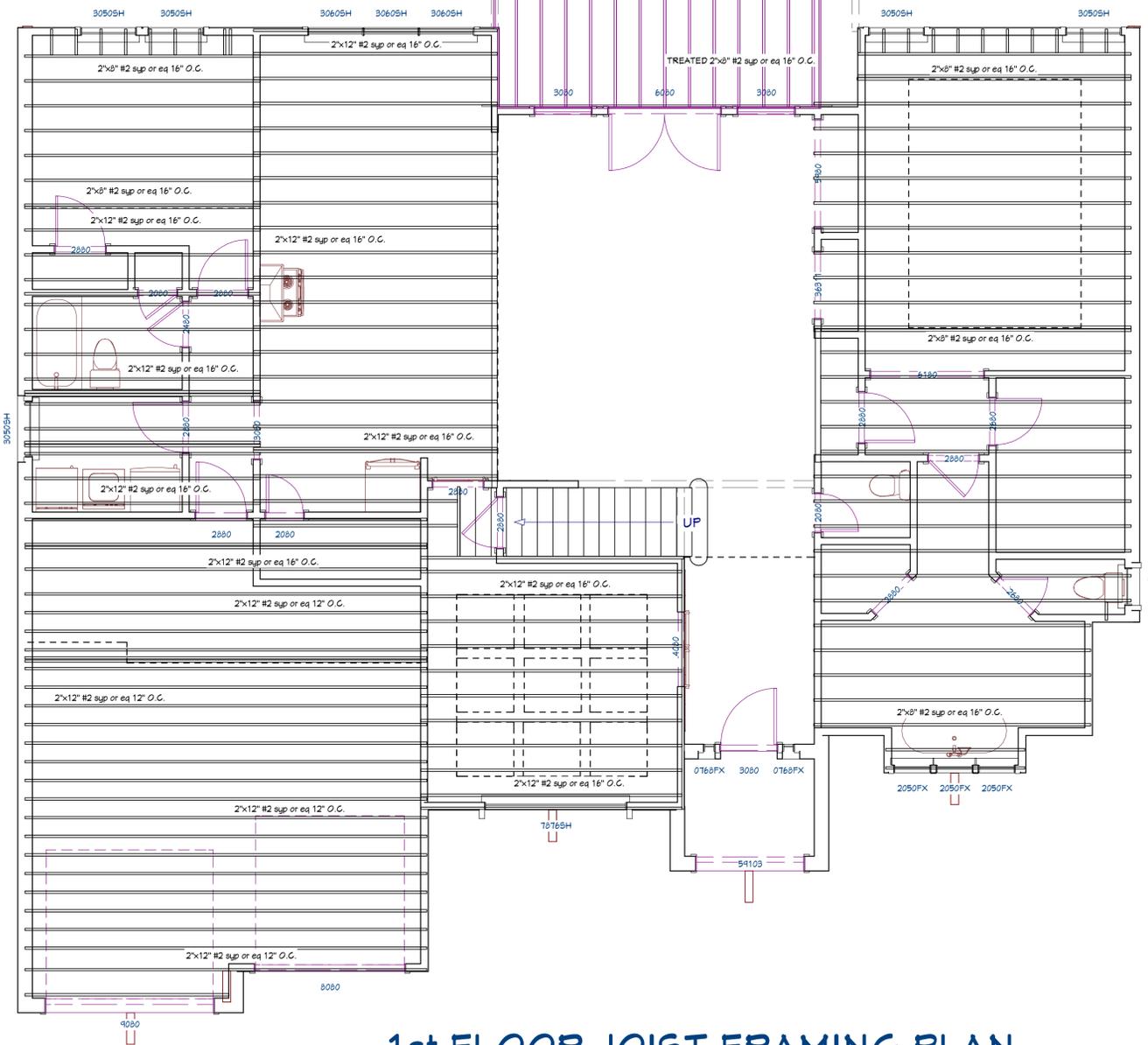
- RAFTER TO STUD: SIMPSON STRONG-TIE TYPE HTZ STRAPS AT EVERY STUD
- TRUSS TO TOP PLATE: SIMPSON STRONG-TIE TYPE 2-H2.5A CORROSION RESISTANT STEEL TIE STRAPS 1 1/2" X 0.036" WITH 10-10d NAILS AT EVERY OTHER RAFTER
- DESIGN LIVE LOAD: 1st FLOOR = 50.0 PSF
 ROOF = 20.0 PSF
 PARTIONS = 15.0 PSF
 BALCONIES = 100.0 PSF
- CODE: INTERNATIONAL BUILDING CODE 2021
- DESIGN WIND: 115 MPH (3 SEC. GUST) EXPOSURE C



- You the (Homeowner and or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards. Engineering could cause specific items to be relocated for structural beams locations and construction techniques or local and state ordinance or codes which will take preference over plans.
- Licencee should have a local "structural engineer", electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licencee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and /or an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.
- Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.



2nd FLOOR JOIST FRAMING PLAN



FRAMING NOTES:

1. ALL WALL, CEILING, ROOF & FLOOR FRAMING 16" O.C. MINIMUM SPACING UNLESS OTHERWISE NOTED.
2. ALL FRAMING LUMBER SHALL BE #2 KD (UN) AND MAX. 18% MOISTURE CONTENT, SOUTHERN YELLOW PINE 16" O.C. UNLESS OTHERWISE NOTED. FOR EXPOSED USE, ALL FRAMING LUMBER SHALL BE PRESSURE TREATED.
3. ALL BEAMS AND HEADERS SHALL BE #2 KD, 15% MOISTURE CONTENT, SOUTHERN YELLOW PINE.
4. FLYWOOD DECKING AND SHEATHING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

FLOOR DECKING	1 1/8" T & G PLYWOOD - "STURDY FLOOR"
ROOF DECKING	1/2" CDX OR 7/16" OSB KOOL FLY.
ATTIC DECKING	3/4" CDX PLYWOOD W/PANEL
EXTERIOR SHEATHING	SPAN RATINGS OF 3218 1/2" EXT. GRADE PLYWOOD OR 7/16" O.S.B. APA RATED PANEL NAILED W/ 10d NAILS AT 3" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS

5. PROVIDE AIR INFILTRATION BARRIER TO ALL EXTERIOR SHEATHINGS WITH ALL JOINTS TAPED.
6. SOLE PLATES WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED LUMBER. SOLE PLATES FOR EXTERIOR WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIA. X 10" ANCHOR BOLTS @ 4'0" MAX. ON CENTER, EACH SIDE OF DOOR OPENINGS AND CORNERS, AND WITHIN 12" OF ENDS OF PLATE MATERIAL.
7. BEARING AND EXTERIOR WALL STUD SHALL BE CAPPED WITH DOUBLE TOP PLATES. INSTALL TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES. WALL STUDS 16" O.C.
8. ALL HEADERS BELOW FIRST AND SECOND FLOOR CEILING FRAMING TO BE 2X12 UNLESS OTHERWISE NOTED.
9. HEADER SCHEDULE - 1-2 STORY:

SPAN	HEADER
2'-6" OR LESS	2-2X4S
UP TO 3'-0"	2-2X6S
UP TO 4'-0"	2-2X8S
UP TO 5'-0"	2-2X10S
UP TO 6'-0"	2-2X12S
UP TO 8'-0"	2-2X12S W/ 5/8" PLYWOOD FLITCH PLATE, GLUED.

10. ALL FLITCH PLATES TO BE CONTINUOUS, NAILED AND GLUED TO LUMBER.
11. RAISED HEADER HEIGHT APPROX. 3" AT POCKET DOOR OPENINGS TO ALLOW FOR HEAD TRACK.
12. LOAD BEARING PARTITIONS, COLUMNS SHALL NOT BEAR ON PLYWOOD DECK ALONE. FLOOR JOISTS OR BLOCKING MUST BE PLACED UNDER FLOOR DECK TO TRANSFER LOAD TO FOUNDATION OR OTHER SUPPORTS.
13. PROVIDE 2X4 STRONGBACK AT CEILING JOISTS WITH SPANS OVER 10'-0".
14. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS.
15. RAFTERS 16" O.C. TO BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN JOISTS 16" O.C. ARE PARALLEL TO RAFTERS. WHERE NOT PARALLEL TO CEILING JOISTS, RAFTERS SHALL BE TIED TO 2X4 CROSS TIES. RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, UNLESS OTHERWISE NOTED.
16. BRACE RAFTERS WITH 2X6 CONTINUOUS PURLIN WITH 2X4 BRACING @ 48" ON CENTER. MAX. SPAN OF 2X6 PURLINS TO BE 8 FEET. MAX. SPAN OF 2X4 BRACING TO BE 5 FEET AND THE MIN. SLOPE OF 45 DEGREE. MAXIMUM UNBRACED LENGTH OF RAFTERS SHALL BE:

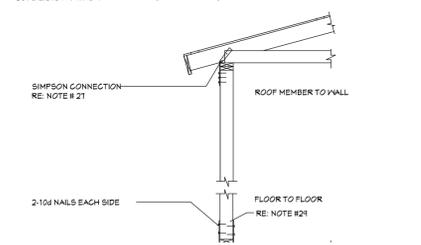
FOR 2x6:	13'-4"
FOR 2x4:	17'-9"
17. BRACE ALL RIDGES, HIPPS AND VALLEYS LONGER THAN 12 FEET.
18. PROVIDE 2X6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
19. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND I.R.C. 2012.
20. BOLT HOLES THROUGH WOOD SHALL BE 1/16" MAX. LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.

LOOSE LINTEL SCHEDULE SUPPORTING BRICK OR BLOCK WALL (UNLESS NOTED OTHERWISE ON PLAN)	NOTE: PROVIDE 3" MINIMUM BEARING EACH END FOR STEEL LOOSE LINTELS. ONE ANGLE SHALL BE PROVIDED FOR EACH IN THE OF BRICK OR BLOCK.
BRICK SHELF ANGLE SCHEDULE	LINTELS TO BE HOT DIPPED GALVANIZE. THESE LINTELS ARE NOT DESIGNED TO SUPPORT ROOF OR FLOOR LOADS.
CLEAR SPAN	ANGLE SIZE
UP TO 3'-4"	L 4 X 3 X 1/4
3'-5" TO 3'-4"	L 4 X 4 X 3/8
3'-5" TO 3'-0"	L 6 X 4 X 3/16 (LLV)
OVER 3'-0"	L 6 X 4 X 3/8 BOLTED TO HDR USING 5/8" C BOLTS @ 24" O.C.

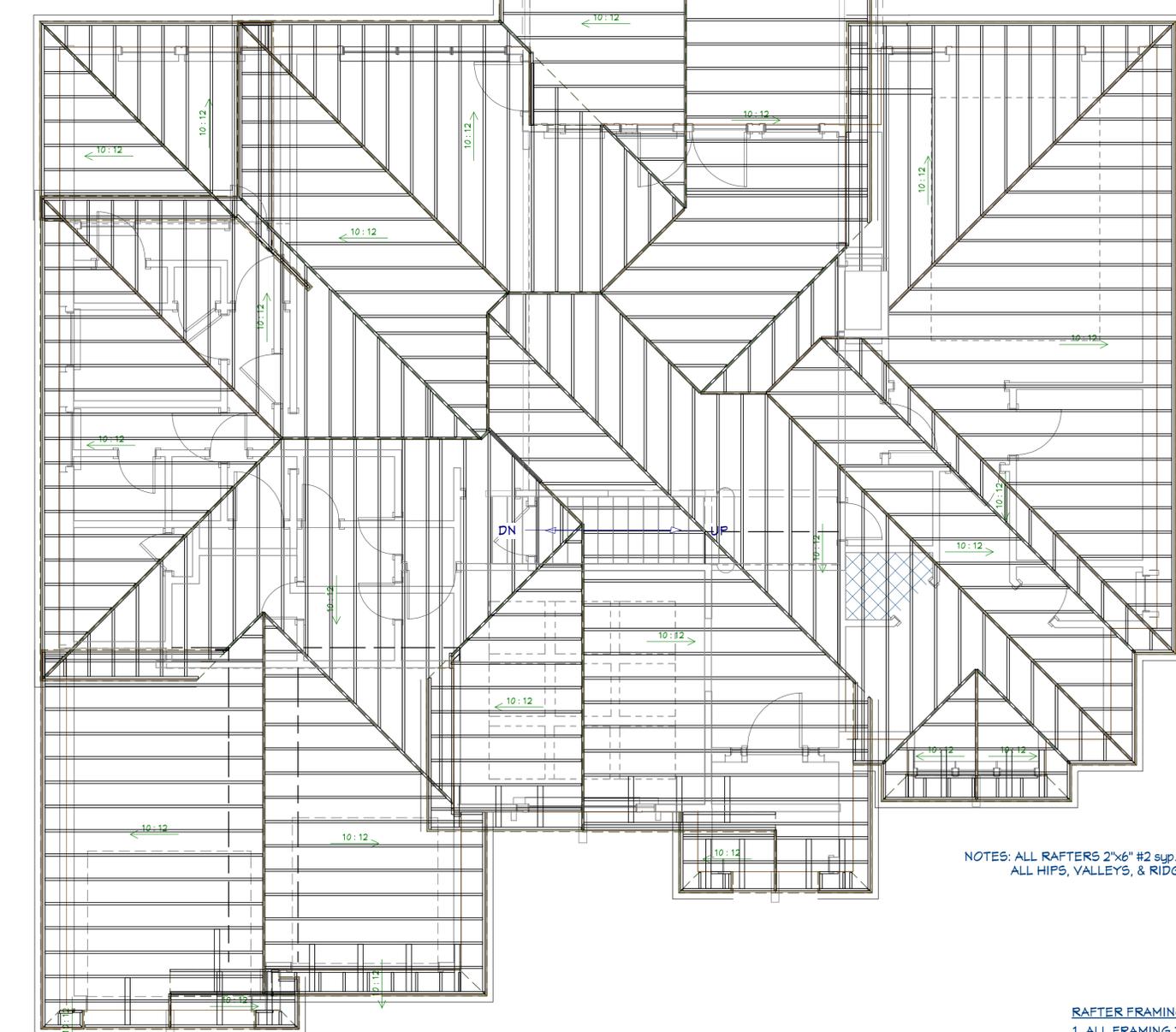
21. PROVIDE SIMPSON STRONG-TIE OR EQUAL CONNECTORS AS FOLLOWS:

CB	AT POST BASES	U	AT FLUSH JOIST CONNECTIONS
FC	AT POST BEAM CONNECTIONS	5MB	AT FLUSH BEAM CONNECTIONS
22. PROVIDE "DEADWOOD" AS NECESSARY.
23. ALL EXTERIOR WOOD TRIM (FASCIA BOARDS AND FRIEZE) TO BE HARDY.
24. ALL BEAM TO BEAM CONNECTION SHALL BE SIMPSON STRONG-TIE TYPE HSLT.
25. CONNECT EVERY OTHER ROOF TRUSS/ RAFTER TO STUD WITH SIMPSON STRONG-TIE TYPE H1 STRAPS.
26. PROVIDE BRIDGING AS PER THE TRUSS MANUFACTURER'S RECOMMENDATION. IN ADDITION, PROVIDE
27. FRAMING SHALL BE HIGH-WIND RESISTIVE 16" O.C. AND MUST HAVE A CONTINUOUS BLOCKING AT SHEAR WALL LOCATIONS (TRUSS PERPENDICULAR TO SHEAR WALL AT FLOOR LEVEL) LOAD PATH TO THE FOUNDATION.

- PROVIDE THE FOLLOWING MINIMUM CONNECTIONS:
- SILL PLATE TO FOUNDATION: 5/8" X 10" ASOT BOLTS @ 48" O.C.
- STUDS TO TOP PLATE: SIMPSON STRONG-TIE TYPE H6
- STUDS TO STUDS: SIMPSON STRONG-TIE TYPE G5150 STRAPS AT EVERY OTHER STUD
- RAFTER TO STUD: SIMPSON STRONG-TIE TYPE
- TRUSS TO TOP PLATE: HTZ STRAPS AT EVERY STUD
- RIDGE: SIMPSON STRONG-TIE TYPE 2-H25A CORROSION RESISTANT STEEL TIE STRAPS 1 1/2" X 0.036" WITH 10-10d NAILS AT EVERY OTHER RAFTER
28. DESIGN LIVE LOAD: 1st FLOOR = 50.0 PSF
ROOF = 20.0 PSF
PARTITIONS = 15.0 PSF
BALCONIES = 100.0 PSF
29. CODE: INTERNATIONAL BUILDING CODE 2021
30. DESIGN WIND: 115 MPH (3 SEC. GUST) EXPOSURE C



NOTES: ALL RAFTERS 2"x6" #2 sup. or eq. 16" O.C.
ALL HIPPS, VALLEYS, & RIDGES #2 sup. or eq.



NOTES: ALL RAFTERS 2"x6" #2 sup. or eq. 16" O.C.
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NOTES: ALL RAFTERS 2"x6" #2 sup. or eq. 16" O.C.
ALL HIPPS, VALLEYS, & RIDGES #2 sup. or eq.

RAFTER FRAMING NOTES:

1. ALL FRAMING TO BE DONE IN ACCORDANCE WITH LATEST I.R.C STANDARDS & LOCAL BUILDING CODES
2. CONNECT ALL RAFTERS ENDS TO JOIST TO RESIST WARPING
3. BRACE /ALL HIP, VALLEY, & RIDGE INTERSECTIONS TO WALL OR BEAM
4. NOTCH BRACING FOR RAFTER PURLINS
5. ALL 2"x6" RAFTERS SHALL BE BRACED @ 12"-8" CENTERS TO WALL OR BEAM (OR TRIPLE JOIST) BRACES (PURLINS & STRUTS SHALL BE 2"x6") STRUTS SPACED @ 48" CENTERS
6. ALL ROOF PITCHES TO BE MEAN ROOF HT ON ELEVATIONS (CHECK ELEVATIONS)
7. TOENAILING SHOULD BE DONE IN A WAY AS TO NOT DESTROY OR WEAKEN WOOD MEMBERS
8. ALL WOOD SHALL BE GRADE STAMPED AND NOT HAVE A GRADE HIGHER THAN #2 FOR ANY STRUCTURAL MEMBER.
9. ALL FRAMING MINIMUM 16" O.C.
10. COLLAR TIES @ 48" O.C.
11. SEE WALL DETAIL SHEET FOR SPECIFICATIONS

ROOF-RAFTER PLAN

LIVING AREA 1st FLOOR	2049'
LIVING AREA 2nd FLOOR	952'
TOTAL LIVING	2951'
GARAGE	546'
FORGHEES	554'
TOTAL COVERED	4031'

EXAMPLE HOMES

ROOF-RAFTER PLAN

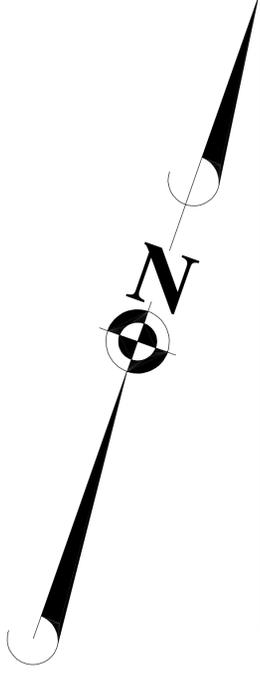
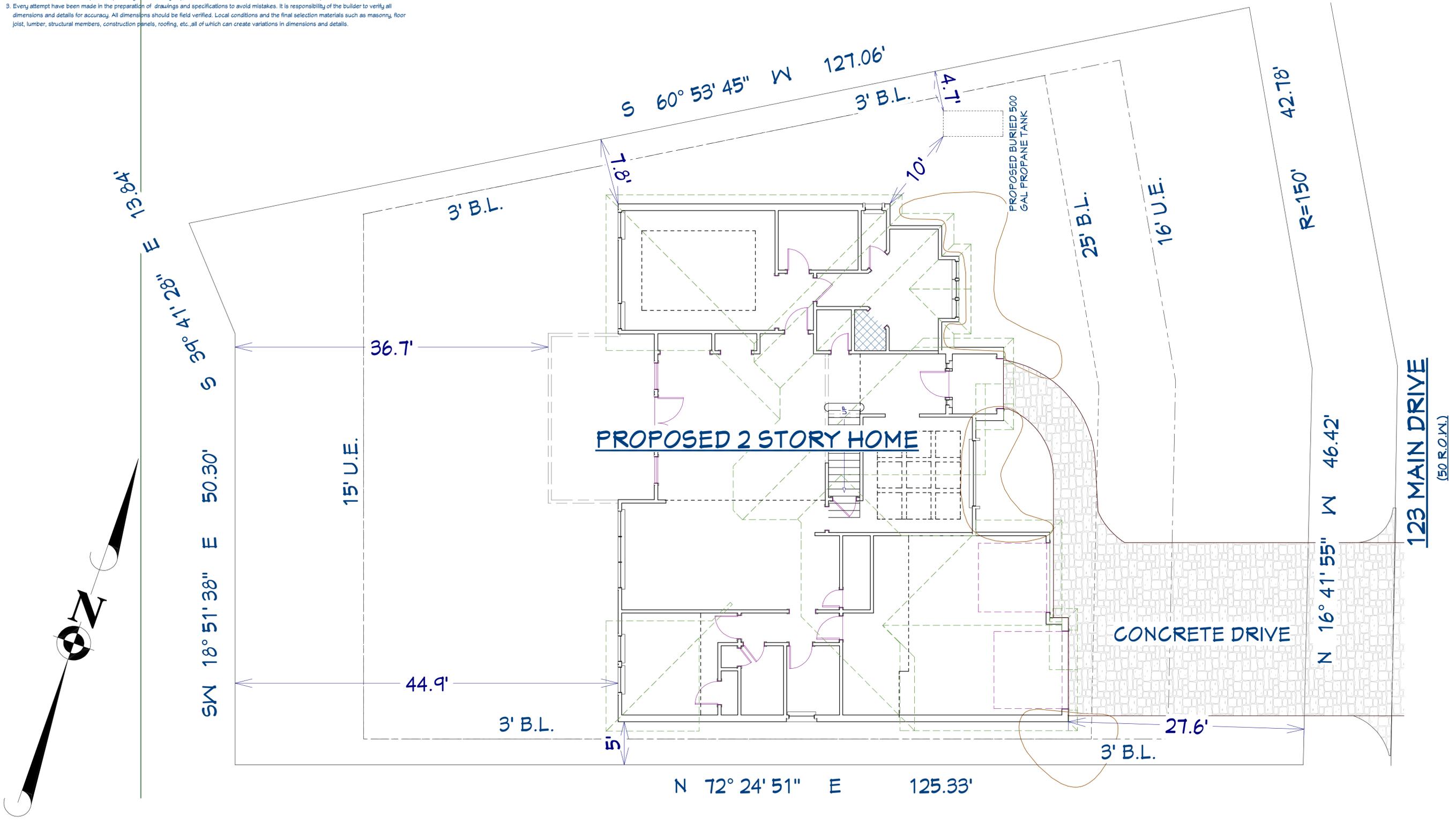


DATE:	2/21/2026
SCALE:	1/4" = 1'
SHEET:	A-7

1. You the (Homeowner and or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards. Engineering could cause specific items to be relocated for structural beams locations and construction techniques or local and state ordinance or codes which will take preference over plans.

2. Licencee should have a local "structural engineer", electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licencee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and for an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.

3. Every attempt have been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.



PLOT PLAN
SCALE 3/16" = 1'

LOT 1, BLOCK 1
OAK TIMBER SUBDIVISION
SECTION 1

LIVING AREA 1st FLOOR	2094'
LIVING AREA 2nd FLOOR	952'
TOTAL LIVING	2951'
GARAGE	546'
PORCHES	554'
TOTAL COVERED	4031'

PLOT PLAN

EXAMPLE HOMES



DATE:	2/27/2026
SCALE:	3/16"=1'
SHEET:	A-10