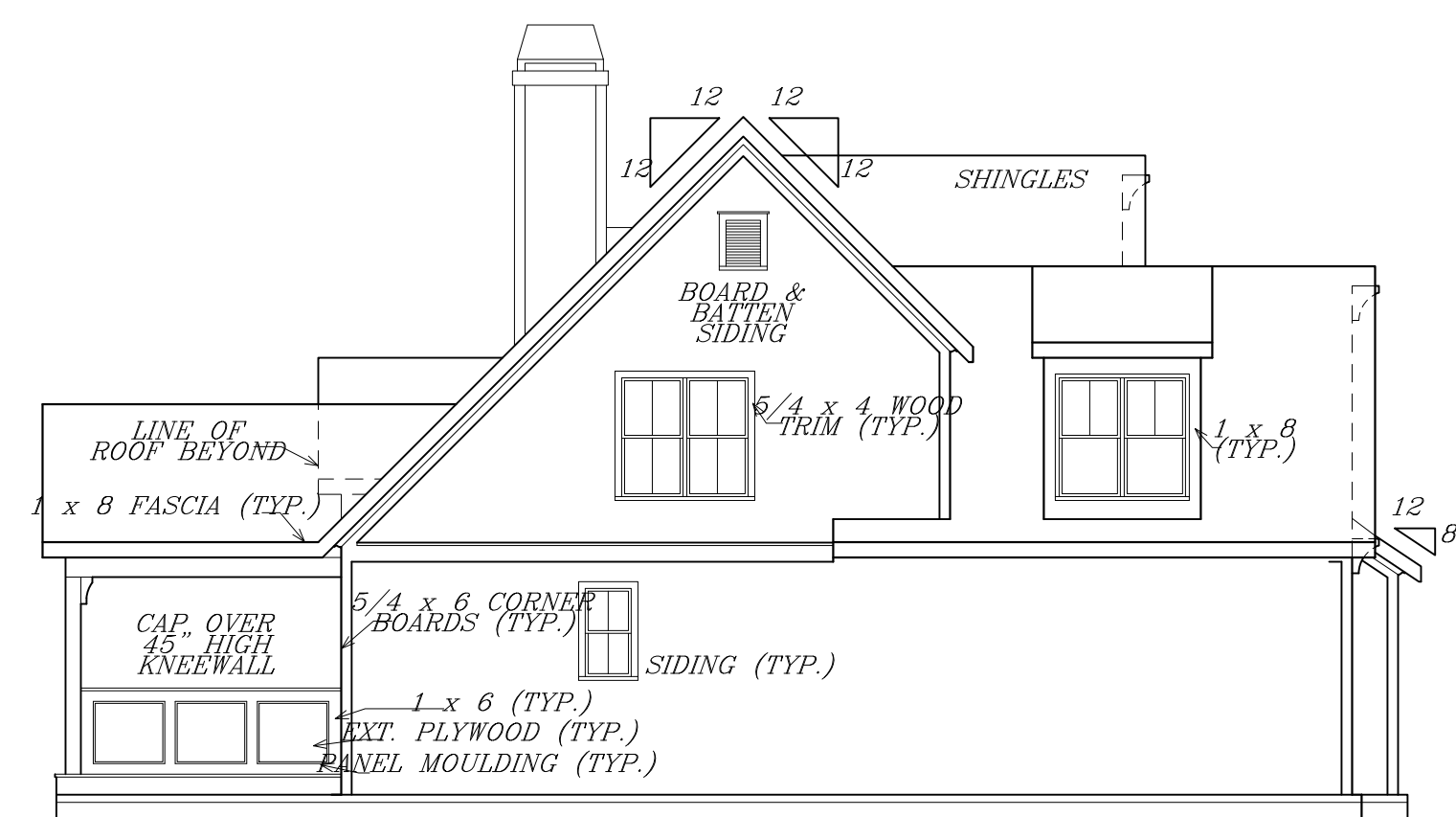
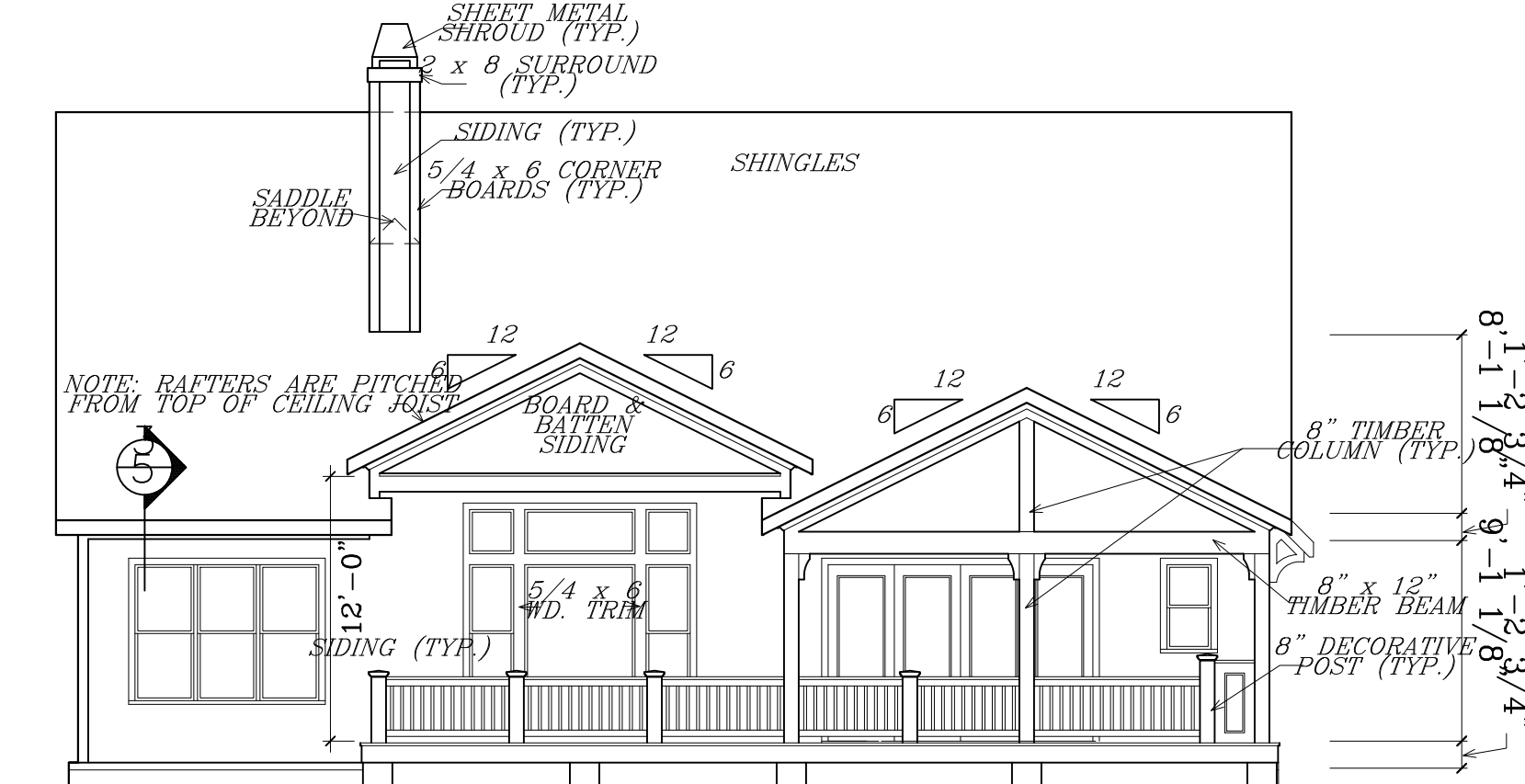


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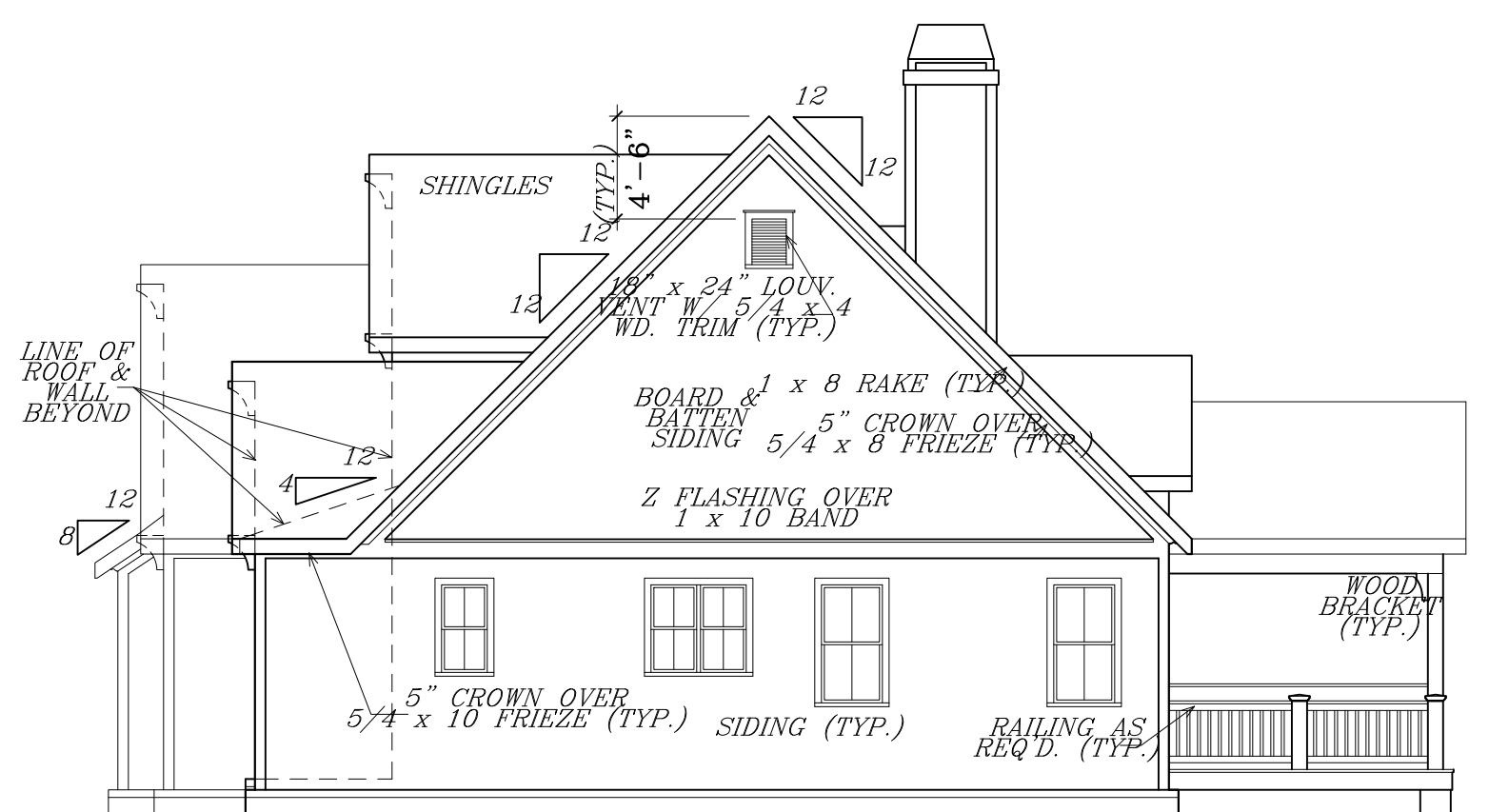
LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS SEE DETAILS



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NOTE: ELEVATIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

PROVIDE SUPPORT FOR FOUNDATION AS REQ'D.

FRONT ELEVATION

1/4" = 1'-0"

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LOT 38 PILOT RIDGE

ELEVATIONS

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BY OAS CK DOF

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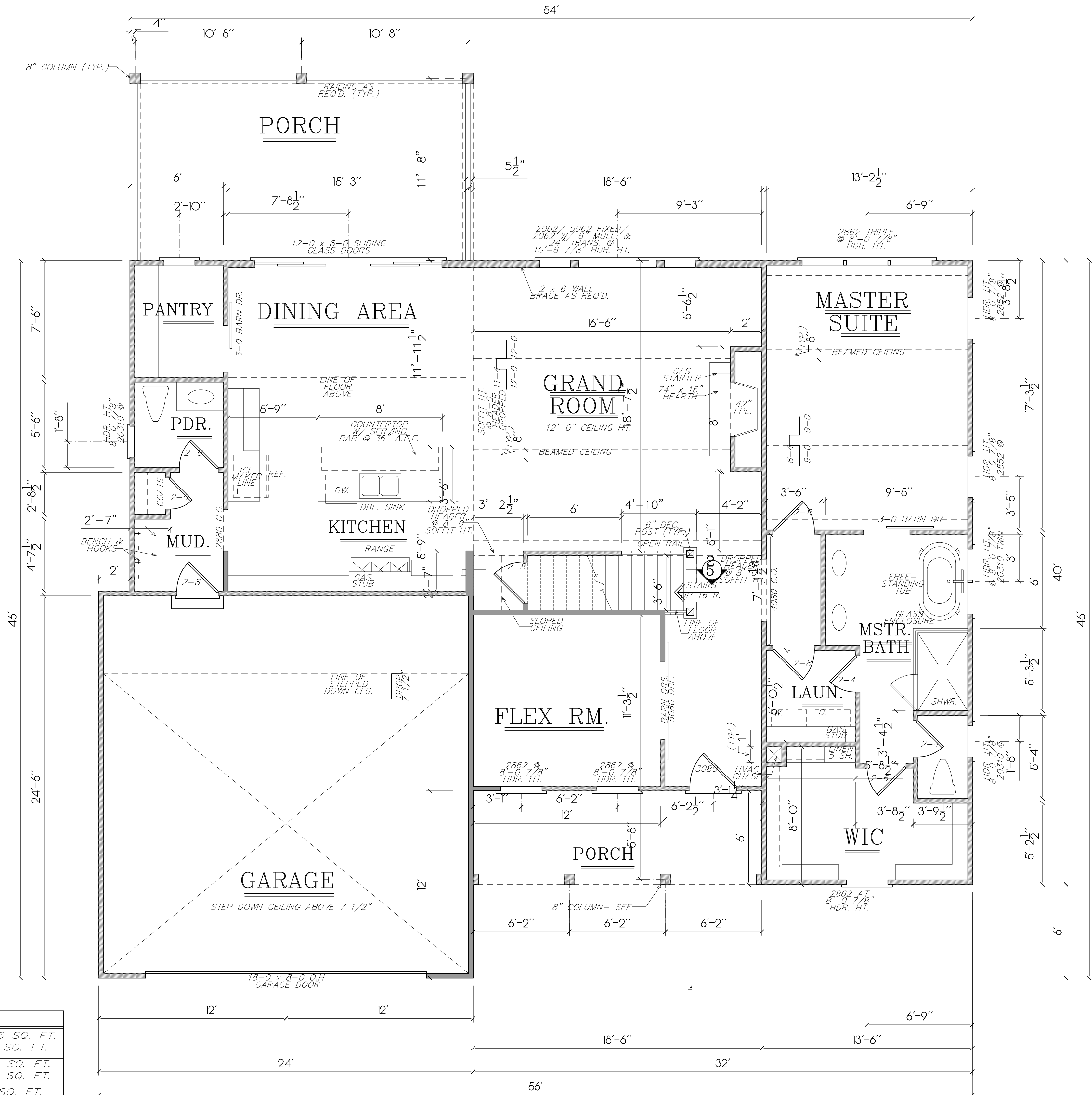
GENERAL NOTES

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FIELD MEASUREMENTS. BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY AND CORRECTED IMMEDIATELY, AND A CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS.
5. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
6. REST ON UNDISTURBED, FIRM, CAPABLE OF HANDLING THE BUILDING.
7. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL EXISTING STRUCTURES.
8. IF BACKSPLICE EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE WITH 4#.
9. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN JURISDICTION WHERE CONSTRUCTION IS OCCURRING. VERIFY CONSTRUCTION DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, AND ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND ALL APPLICABLE STANDARDS.
10. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A QUALITY AND GRADE WHERE APPLICABLE.
11. BUILDING CODES WHERE APPLICABLE SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN TO THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS NOTED OTHERWISE. PROVIDE CURBING AT MID HEIGHT OF ALL WALLS.
2. ALL HEADINGS SHALL BE 2" MIN. THICK WITH 17" MIN. O.W.
3. ALL HEADINGS SHALL BE 2" MIN. THICK WITH 17" MIN. PLYWOOD OR 1/2" MIN. THICK WITH 17" MIN. O.W.
4. FRAME TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL.
5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0"
6. FLOOR DECKING TO BE APA 4.0 RATED 23/36 1" & G PLYWOOD.
7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" OSB.
8. ALL EDGES AND 84 COMMONS AT 12" O.C. AND ALL INTERMEDIATE STUDS AT 16" O.C.
9. WITH SPACING GREATER THAN 8' OR 84 AT MID SPAN FOR CEILING JOISTS.
10. FLOOR BOARD AND CEILING JOISTS AT 16" O.C. MAXIMUM.
11. FLOOR BOARD AND RIDGE BOARDS SHALL BE ONE "2x" SIZE.
12. ROOF SHEATHING TO BE APA MANUFACTURED 1" PLYWOOD OR 1/2" MIN. THICK WITH 17" MIN. O.W.
13. NAILING SCHEDULE TO BE 8d COMMONS AT 12" O.C. AT ALL EDGES AND INTERMEDIATE STUDS.
14. INSTALL 2" MIN. SPACER TYPE EDGE CLIPS PER MANUFACTURER.
15. WHEN THE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE FOLLOVED.
16. REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED SHALL BE REQUIRED TO DESIGN AND SEAL ALL LOCAL CODES.
17. WALLS DESIGNED TO CARRY 120 LB/DF THRU ALL THICKENED BEAM WALLS.
18. ROOFING DESIGNED TO CARRY 40 LB/DF UNLESS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
19. ALL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



SQUARE FOOTAGE	
FIRST FLOOR	1646 SQ. FT.
SECOND FLOOR	600 SQ. FT.
TOTAL	2246 SQ. FT.
BONUS	396 SQ. FT.
GARAGE	585 SQ. FT.
FRONT PORCH	111 SQ. FT.
REAR PORCH	264 SQ. FT.

FIRST FLOOR PLAN

$$1/4'' = 1'-0''$$

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LOT ~~XX~~³⁹ PILOT RIDGE

FIRST FLOOR PLAN

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LOT 39 PILOT RIDGE

SECOND FLOOR PLAN

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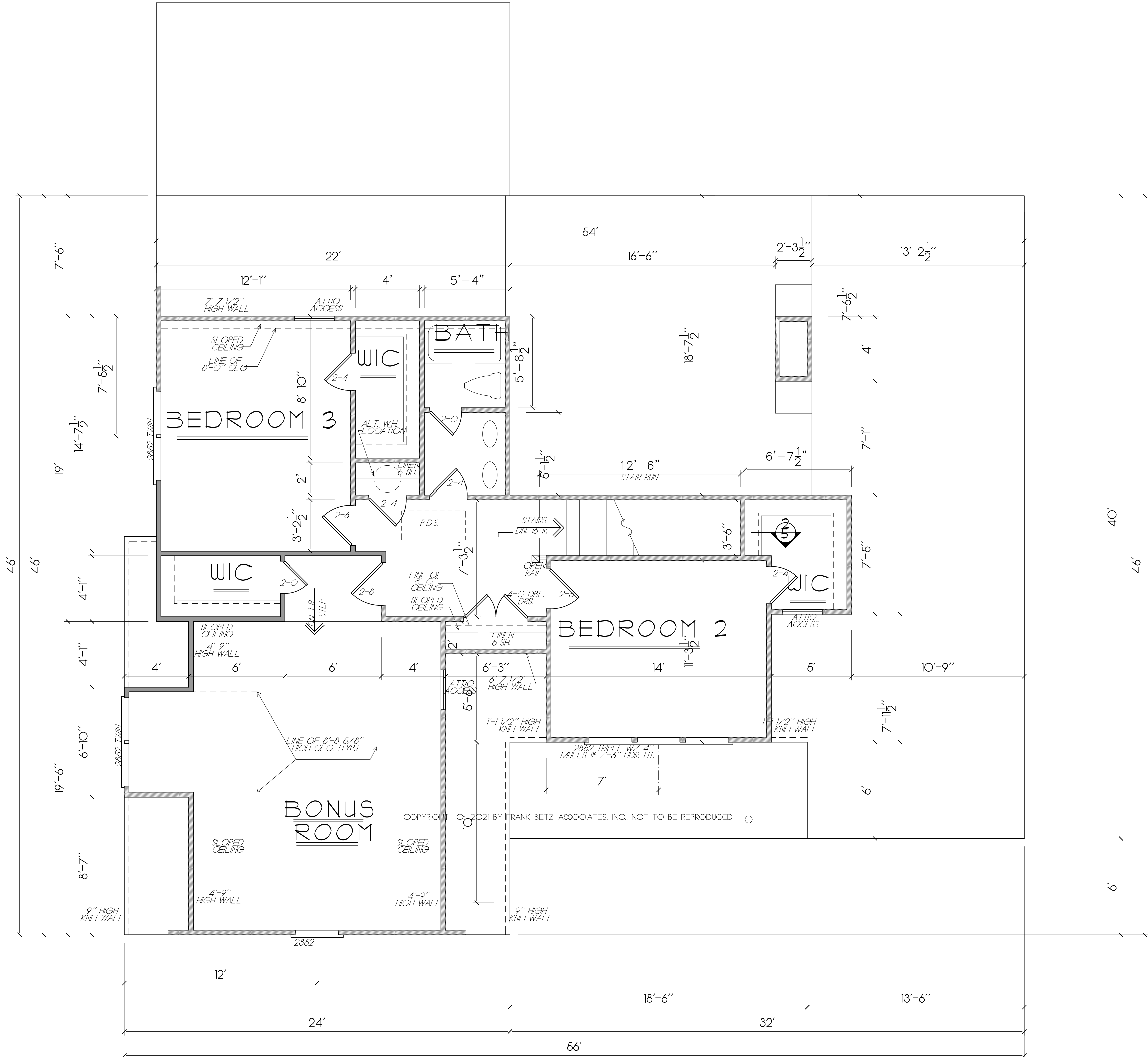
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SECOND FLOOR PLAN

1/4" = 1'-0"

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FOUNDATION PLAN

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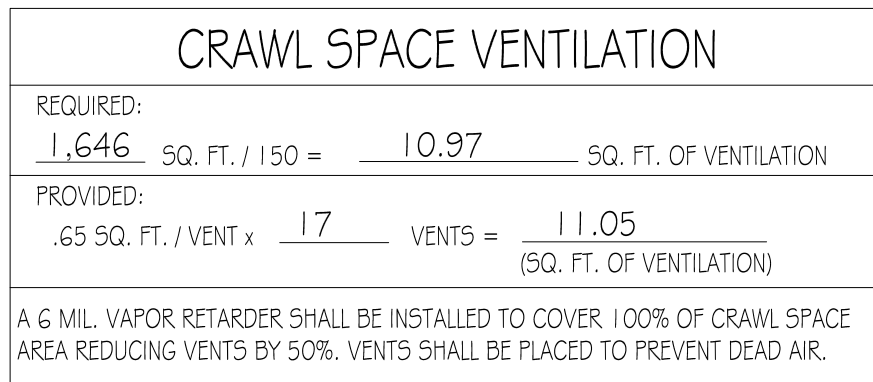
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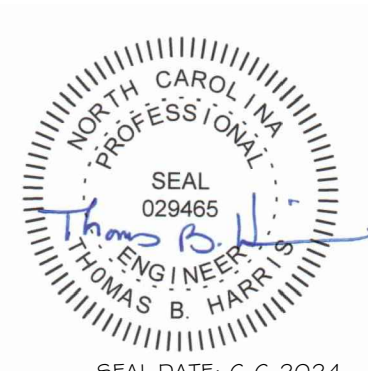
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First Floor Notes:

1. LVL to be 1.9E Min.
2. All studs to be SPF #2.
3. CS stands for Column Studs.
4. All interior piers to be 16"x16" Block Piers on 30"x30"x10" footing U.O.N..
5. Piers @ exterior walls to be 8"x16" on 12"x24" footing U.O.N..
6. All girders to be (3) 2x10 SPF #2 (DROP) U.O.N..
7. All Floor Joists to be 2x10 SPF #2 @ 16" O.C. U.O.N..
8. See Sheet S5 for Typical Details.



SEAL DATE: 6-6-2024

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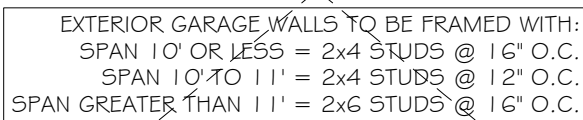
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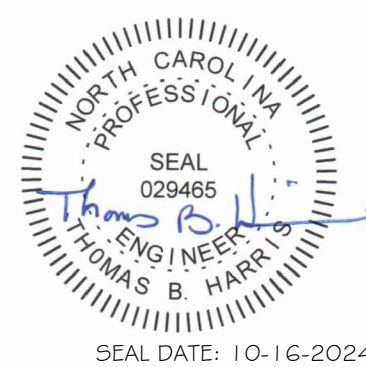
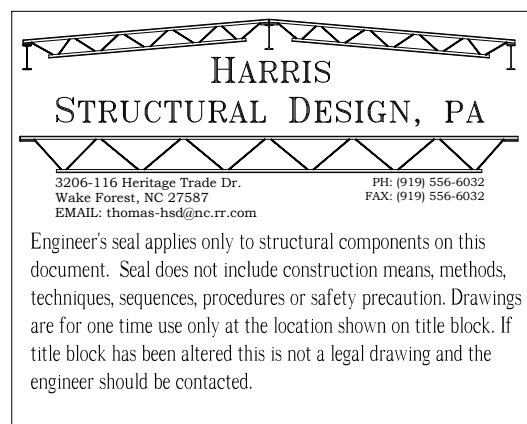
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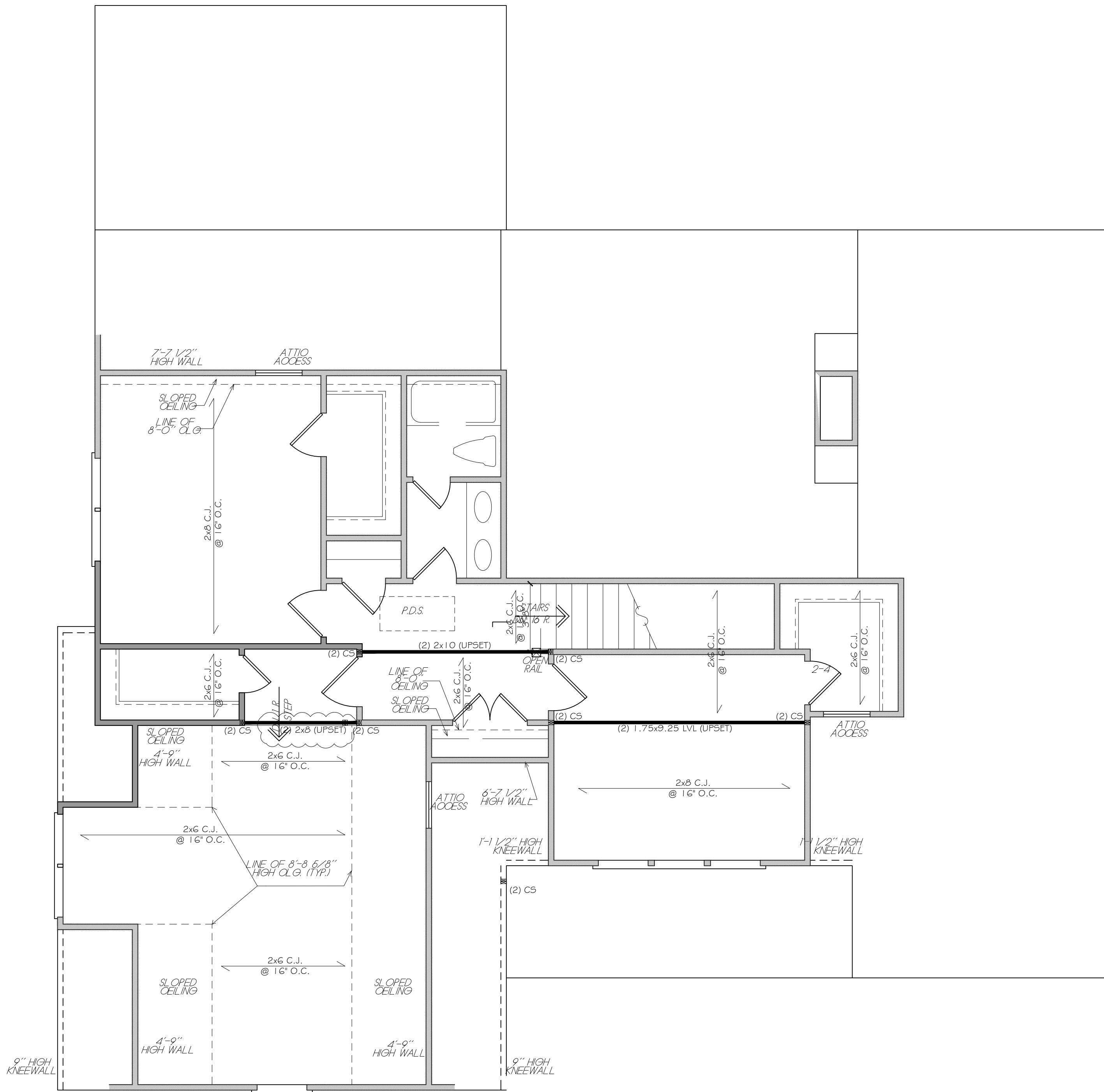


OPENING	HEADER TYPE	NUMBER OF JACK STUDS	NUMBER OF KING STUDS
0' - 3'-6"	2 - 2x10 BOX HEADER	1	1
3'-6" - 5'-9"	2 - 2x10 BOX HEADER	2	2
5'-9" - 6'-8"	2 - 2x12 BOX HEADER	2	2

Second Floor Notes:

- 1. LVL1 to be 1.9E Min.
- 2. All studs to be SPF #2.
- 3. Abbreviations:
 - CS = Column Studs
 - CS+WP = Continuous Sheathed - Wood Structural Panel
 - GB = Gypsum Board Braced Wall
 - CS+PF = Continuous Portal Frame (See Detail Sheet)
 - PFGB = Portal Frame at Garage Door (See Detail Sheet)
 - PFH = Portal Frame with Hold-Downs (See Detail Sheet)
 - J = Jack Studs
 - K = King Studs (Full Height)
 - 4. All Floor Joists to be 2x10 SPF #2
 - 5. 16" O.C. U.O.N..
- 5. See Sheet S5 for Typical Details.

 $1/4'' = 1'.0''$

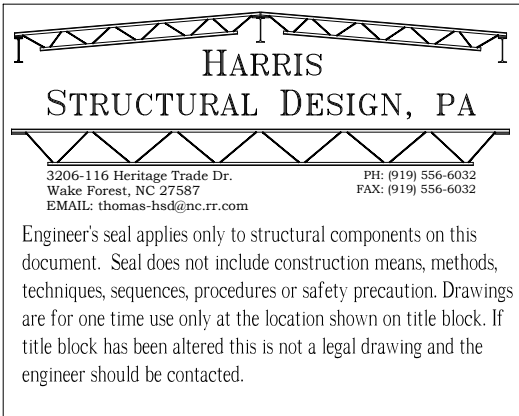


CEILING FRAMING PLAN

1/4" = 1'-0"

OPENING	HEADER TYPE	NUMBER OF JACK STUDS	NUMBER OF STUDS
0' - 3'-6"	2 - 2x8 BOX HEADER	1	1
3'-6" - 6'-0"	2 - 2x10 BOX HEADER	2	2

- Ceiling Notes:
1. LVL to be 1.9E Min.
2. All studs to be SPF #2.
3. Abbreviations:
CS = Column Studs
CS-WSP = Continuous Sheathed - Wood Structural Panel
GB = Gypsum Board Braced Wall
CS-PF = Continuous Portal Frame (See Detail Sheet)
PFG = Portal Frame at Garage Door (See Detail Sheet)
PFH = Portal Frame with Hold-Downs (See Detail Sheet)
J = Jack Studs
K = King Studs (Full Height)
4. All ceiling joists to be SPF #2 U.O.N.
5. See Sheet S3 for Typical Details.



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CEILING FRAMING

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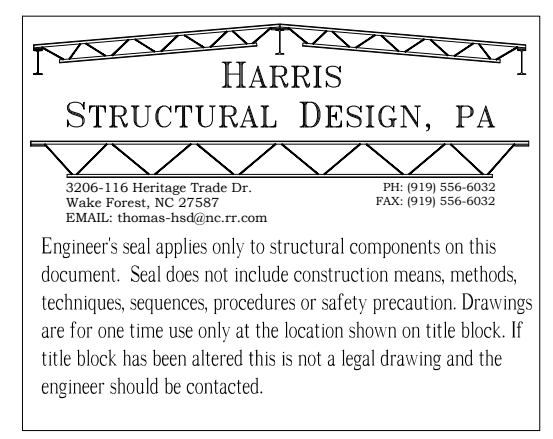
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S3

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THOMAS B. HARRINGTON

Roof Notes:
1. All rafters SPF #2 U.O.N..
2. LVL to be 1.9E or Greater.
3. CS Stands for Column Studs.
4. See Sheet S5 for Typical Details.

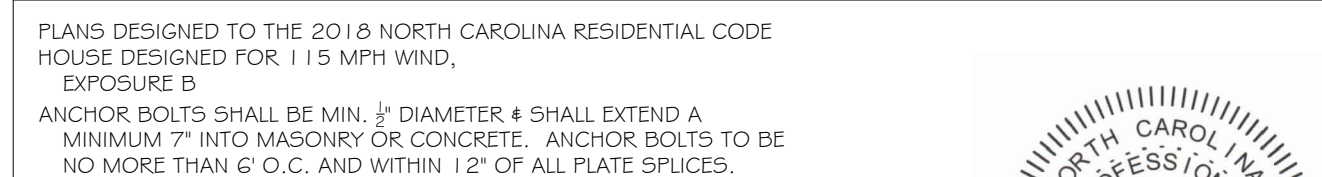
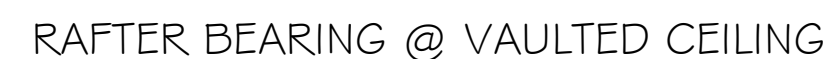
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S4



MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 4		
MAX. GLAZING U-FACTOR = 0.35		
CEILING: R-36, WALLS: R-15, FLOORS: R-19		
<u>HEATED SQUARE FOOTAGE</u>		
FINISHED BASEMENT	N/A	
FIRST FLOOR	1,700 SF	
SECOND FLOOR	600 SF	
THIRD FLOOR	N/A	
<u>UNHEATED SQUARE FOOTAGE</u>		
UNFIN. BASEMENT	N/A	
GARAGE	585 SF	
UNFIN. STORAGE	336 SF	
OTHER	20 SF	

RESIDENTIAL CODE SUMMARY & NOTES



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TYPICAL DETAILS

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