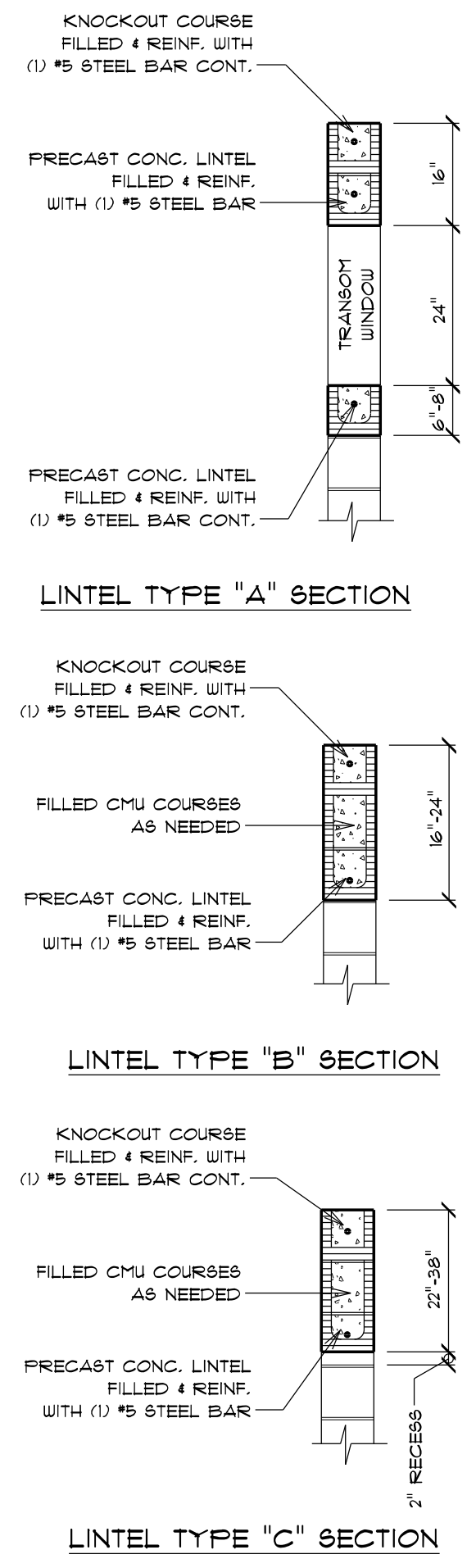


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



LINTEL SCHEDULE (LOTTS CONCRETE)

PRECAST LINTEL (8"x6"-24" COMPOSITE)				
PRECAST LINTEL COMBINED WITH CMU COURSES ABOVE AS NEEDED. CMU AND SUPPORTING LINTEL TO BE FILLED WITH 3000# CONCRETE MIX & REINFORCED WITH #5 STEEL BARS AS NOTED.				
TOTAL ALLOWABLE SUPERIMPOSED LOAD-POUNDS PER LINEAL FOOT				
LINTEL TYPE/DESIGNATION	LINTEL SIZE	CLEAR SPAN	SAFE LOAD	
L-A-1	13'-4" x 16" H. x 13'-4" x 8" H.	12'-0"	123*	
L-A-2	10'-6" x 16" H. x 10'-6" x 8" H.	9'-2"	177*	
L-A-3	7'-8" x 16" H. x 7'-8" x 8" H.	6'-4"	307*	
L-A-4	4'-6" x 16" H. x 4'-6" x 8" H.	3'-2"	10,000*	
L-B-1	17'-4" x 24" H.	16'-0"	165*	
L-B-2	15'-4" x 24" H.	13'-8"	128*	
L-B-3	13'-4" x 24" H.	11'-6"	64,000*	
L-B-4	11'-4" x 24" H.	9'-4"	10,000*	
L-B-5	9'-4" x 24" H.	7'-2"	6,750*	
L-B-6	7'-2" x 24" H.	5'-0"	10,000*	
L-C-1	4'-4" x 22" H.	3'-0"	565*	

WALL HEIGHT/TYPE LEGEND

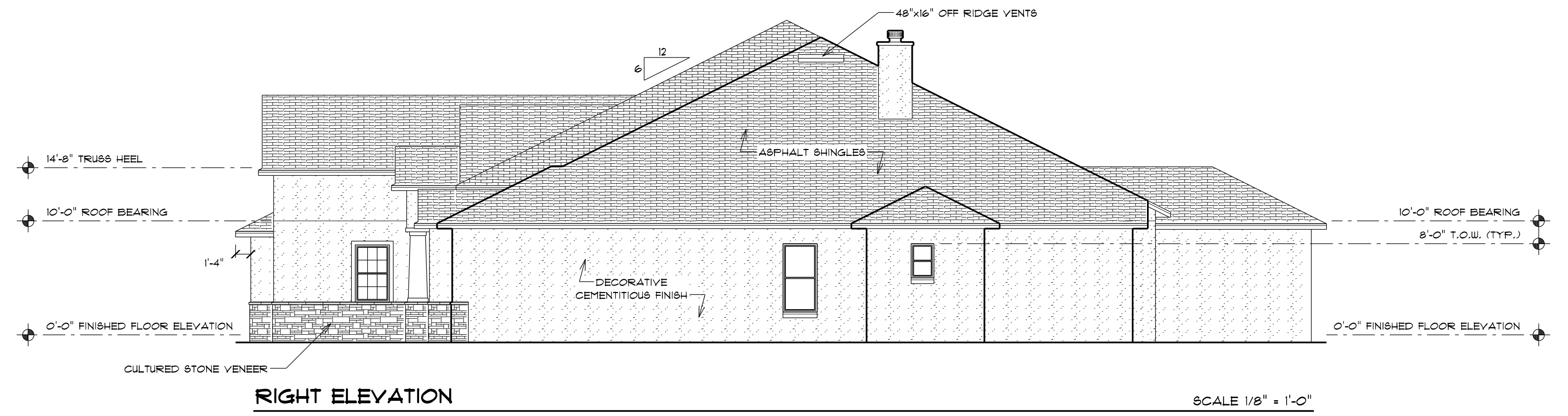
- 10'-0" HIGH CMU WALL
- 12'-0" HIGH CMU WALL
- 10'-0" HIGH BEARING FRAME WALL
- 12'-0" HIGH BEARING FRAME WALL BEARING 10'-0" x 12'-0" (SEE DETAILS D4E-1)
- NON-BEARING FRAME WALL, HEIGHT VARIES.

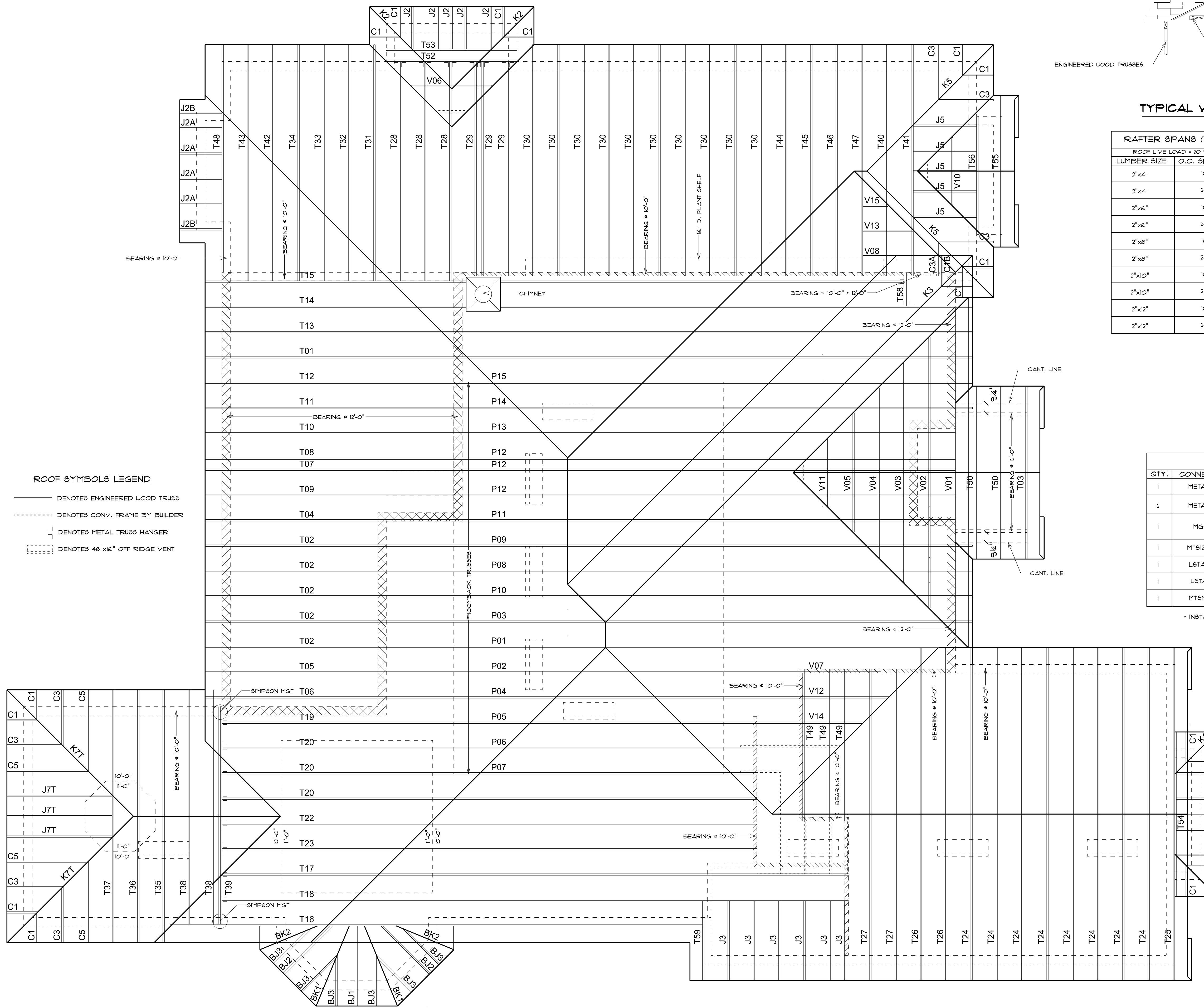
AREA TABULATIONS

FIRST FLOOR LIVING AREA	3660 SQ. FT.
GARAGE AREA	667 SQ. FT.
COVERED PORCH	525 SQ. FT.
FIRST FLOOR LIVING AREA	375 SQ. FT.
COVERED ENTRY	83 SQ. FT.
TOTAL AREA	5310 SQ. FT.

HANGER SCHEDULE (SIMPSON)

HANGER	LOAD	UPLIFT	FASTENERS
HU212-2	5085*	1350*	(22) 1/4"x2-3/4" TITEN @ WALL (10) 10d @ BEAM

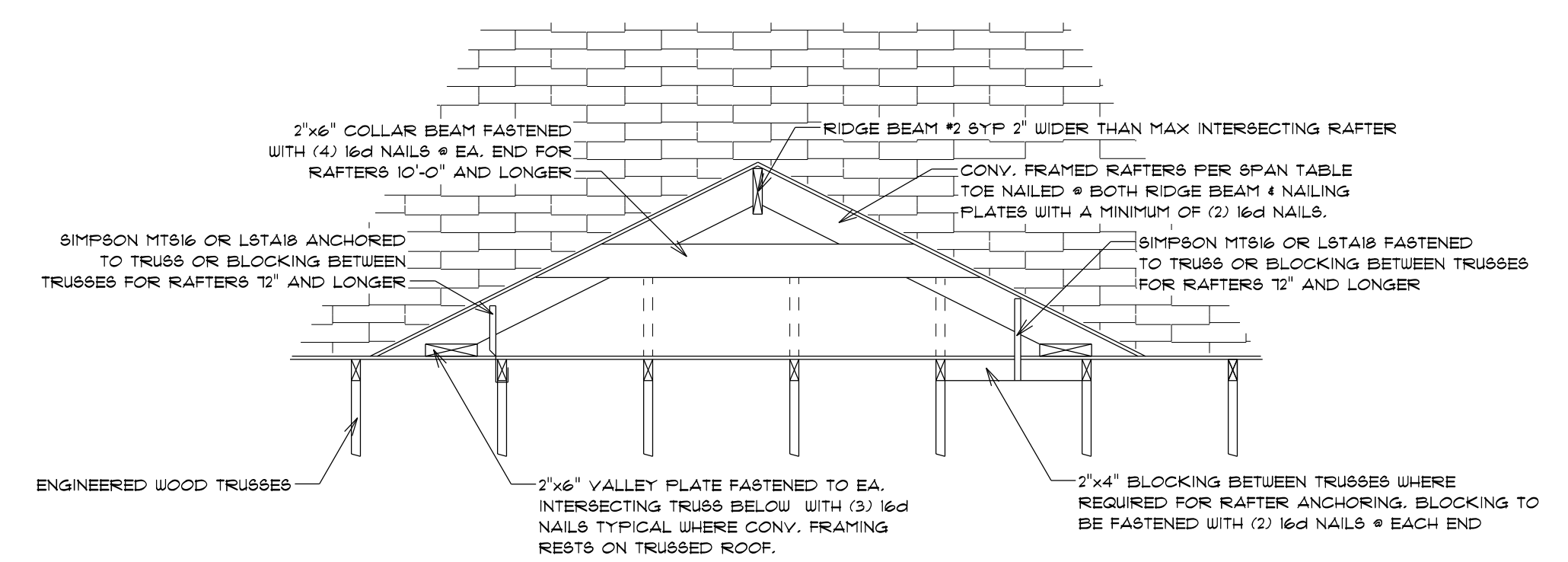




ROOF SYMBOLS LEGEND

- DENOTES ENGINEERED WOOD TRUSSES
- ⋯ DENOTES CONV. FRAME BY BUILDER
- DENOTES METAL TRUSS HANGER
- ⋯ DENOTES 48"x16" OFF RIDGE VENT

ROOF PLAN/TRUSS LAYOUT



TYPICAL VALLEY FRAMING DETAIL

SCALE: N/A

RAFTER SPANS (#2 SOUTHERN PINE)

ROOF LIVE LOAD = 20 PSF DEAD LOAD = 10 PSF

LUMBER SIZE	O.C. SPACING	MAX SPAN
2"x4"	16"	9'-10"
2"x4"	24"	8'-1"
2"x6"	16"	15'-1"
2"x6"	24"	12'-3"
2"x8"	16"	19'-5"
2"x8"	24"	15'-10"
2"x10"	16"	23'-2"
2"x12"	16"	18'-11"
2"x12"	24"	22'-2"

TRUSS ANCHORING NOTES

- A. ALL ENGINEERED WOOD TRUSSES TO BE SPACED @ 24" O.C. AND ANCHORED TO MASONRY WALLS AND BEAMS @ BEARING POINTS WITH (1) SIMPSON META16 EMBEDDED IN POURED CONCRETE BOND BEAM. EXCEPTIONS AS FOLLOWS:
 1. GIRDER TRUSSES #T38 TO BE ANCHORED BY 1 SIMPSON MGT @ EACH BEARING POINT.
 2. GABLE TRUSSES #T16, #T28, #T48, #T55 TO BE ANCHORED BY SIMPSON META16 @ 48" O.C. WHEREVER THEY BEAR CONTINUOUSLY ALONG MASONRY WALLS (SEE GABLE DETAIL).
- B. ALL ENGINEERED WOOD TRUSSES TO BE ANCHORED TO FRAME WALLS & BEAMS @ BEARING POINTS WITH 1 SIMPSON MTS12.
- C. VALLEY TRUSSES #V01 - #V15 TO BE ANCHORED TO SUPPORTING TRUSSES BELOW WITH SIMPSON MTS12 @ 48" O.C. MAX.
- D. PIGGYBACK TRUSSES #P01 - #P15 TO BE ANCHORED TO SUPPORTING TRUSSES BELOW WITH SIMPSON LSTA9 @ 48" O.C. MAX.
- E. ALL REQUIRED ENGINEERED METAL TRUSS HANGERS TO BE SPECIFIED BY TRUSS MANUFACTURER.
- F. ALL ENGINEERED METAL TRUSS ANCHORS TO BE INSTALLED PER MANUFACTURER'S SPECS.

ATTIC VENTING

FORMULA: CEILING AREA (SQ. IN.) / 300 = REQUIRED SQ. IN. VENTING

NET FREE AREA REQUIRED = 2369 SQ. IN.

50% NEAR RIDGE (3 OFF RIDGE VENTS @ 138 SQ. IN. = 1242 SQ. IN. NET FREE AREA)

50% NEAR SOFFIT () 138 LIN. FT. VENTED ALUMINUM SOFFIT @ 6 SQ. IN. PER LIN. FT. =) 1188 SQ. IN. TOTAL:) 2430 SQ. IN. NET FREE AREA.

CONNECTOR SCHEDULE (SIMPSON)

QTY.	CONNECTOR	UPLIFT	LATERAL	FASTENERS
1	META16	1450*	340*	(7) 10d x 1 1/2"
2	META16	1985*	1285*	(14) 16d
1	MGT	3965*	N/A	(22) 10d @ TRUSSES (1) 5/8" A.T.R. @ WALL (12" EMBEDMENT MIN.)
1	MTS12/16	860*	75*	(14) 10d x 1 1/2"
1	LSTA18	1235*	N/A	(14) 10d
1	LSTA9	140*	N/A	(8) 10d
1	MTSM16	830*	120*	(7) 10d x 1 1/2" @ TRUSSES (4) 1/4"x2-1/4" TITEN @ WALL

* INSTALL HALF OF THE FASTENERS ON EACH END OF THE STRAP TO ACHIEVE FULL LOADS

NOTE: MTS16 MAY BE USED AS A REPAIR FOR MISPLACED TRUSS ANCHORS

ROOF ASSEMBLY DETAILS

SHEATHING TYPE & FASTENING:
15/32" CDX OR 3/16" OSB SHEATHING FASTENED WITH 2-3/8"x0.113" RINGSHANK NAILS SPACED @ 6" O.C.

SHINGLE TYPE & FASTENING:
COMPOSITION SHINGLES W/ (6) 1 1/4" ELECTRO GALV. ROOFING NAILS @ EA. SHINGLE W/ FULL SHEATHING PENETRATION.

UNDERLAYMENT TYPE:
TWO LAYERS OF 30" ASPHALT SATURATED FELT COMPLYING WITH ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV. UNDERLAYMENT SHALL BE INSTALLED AS FOLLOWS:
APPLY A 18-INCH (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 18 INCHES (483 MM). END LAP'S SHALL BE 6 INCHES AND SHALL BE OFFSET BY 6 FEET. THE UNDERLAYMENT SHALL BE ATTACHED TO A NAILABLE DECK WITH CORROSION-RESISTANT FASTENERS WITH ONE ROW CENTERED IN THE FIELD OF THE SHEET WITH A MAXIMUM FASTENER SPACING OF 12 INCHES (305 MM) O.C., AND ONE ROW AT THE END AND SIDE LAP'S FASTENED 6 INCHES (152 MM) O.C. UNDERLAYMENT SHALL BE ATTACHED USING ANNULAR RING OR DEFORMED SHANK NAILS WITH METAL OR PLASTIC CAPS WITH A NOMINAL CAP DIAMETER OF NOT LESS THAN 1 INCH. METAL CAPS ARE REQUIRED WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, EQUALS OR EXCEEDS 170 MPH. METAL CAPS SHALL HAVE A THICKNESS OF NOT LESS THAN 32-GAUGE SHEET METAL. POWER-DRIVEN METAL CAPS SHALL HAVE A MINIMUM THICKNESS OF 0.010 INCH. MINIMUM THICKNESS OF THE OUTSIDE EDGE OF PLASTIC CAPS SHALL BE 0.038 INCH. THE CAP NAIL SHANK SHALL BE NOT LESS THAN 0.093 INCH FOR RING SHANK CAP NAILS. CAP NAIL SHANK SHALL HAVE A LENGTH SUFFICIENT TO PENETRATE THROUGH THE ROOF SHEATHING OR NOT LESS THAN 3/4 INCH INTO THE ROOF SHEATHING.

VENT TYPE & FASTENING:
4'-0" x 1'-4" GALV. OFF RIDGE VENTS W/ 1 1/4" ELECTRO GALV. ROOFING NAILS @ 4" O.C.

FLASHING TYPE & FASTENING:
26 GAUGE GALV. METAL FLASHING W/ 1 1/4" ELECTRO GALV. ROOFING NAILS @ 4" O.C.

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