

ABBREVIATIONS

ACC.	= ACCESS
BWL.	= BRACED WALL LINE
BWP.	= BRACED WALL PANEL
C.O.	= CAGED OPENING
C.U.	= CEILING JOIST
CLOS.	= CLOSET
COL.	= COLUMN
COMP.	= COMPOSITION
CONC.	= CONCRETE
CONT.	= CONTINUOUS
C.M.A.	= CARBON MONOXIDE ALARM
C.M.U.	= CONCRETE MASONRY UNIT
D.H.	= DOUBLE HUNG
DIA.	= DIAPHRAGM
D.J.	= DOUBLE JOIST
DN.	= DOWN
EXH.	= EXHAUST
EXT.	= EXTERIOR
FL.J.	= FLOOR JOIST
FTG.	= FOOTING
G.F.I.	= GROUND FAULT INTERRUPTER
H.B.	= HOSE BIB
LVL.	= LAMINATED VENEER LUMBER
M.O.	= MASONRY OPENING
M.S.	= MASONRY
MAX.	= MAXIMUM
M.C.	= MEDICINE CABINET
MTL.	= METAL
MIN.	= MINIMUM
O.C.	= ON CENTER
OSB	= ORIENTED STRAND BOARD
PERF.	= PERFORATED
REC.	= RECESSED
REINF.	= REINFORCED
SOR.	= SCREENED
S.D.	= SMOKE DETECTOR
SEC.	= SECOND
SHWR.	= SHOWER
S.Y.P.	= SOUTHERN YELLOW PINE
S.P.F.	= SPRUCE/PINE/FIR
SUSP.	= SUSPENDED
TYP.	= TYPICAL
U.O.N.	= UNLESS OTHERWISE NOTED
WASH.	= WASHER
W.H.	= WATER HEATER
W.P.	= WEATHER PROOF
W.W.M.	= WELDED WIRE MESH
WDW. HT.	= WINDOW HEIGHT
WD.	= WOOD

SYMBOLS

—○—	= HOSE BIB
s	= SWITCH
s ₃	= 3-WAY SWITCH
○	= LIGHT FIXTURE
⊠	= EXHAUST FAN & LIGHT
⊠	= SMOKE DETECTOR
▽	= SHOWER HEAD
▲	= TELEPHONE JACK
⊖	= CONVENIENCE OUTLET
⊖	= 220 VOLT OUTLET
⊖	= GROUND FAULT INTERRUPTER
⊖	= CEILING FAN
⊖	= CARBON MONOXIDE ALARM

GENERAL NOTES AND SPECIFICATIONS

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ORIGINAL PURCHASE AGREEMENT

SEE ATTACHED CONSTRUCTION LICENSE FOR INVOICE NUMBER 12127.

BUILDING CODE INFORMATION

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION) WITH AMENDMENTS UNLESS OTHERWISE NOTED. (SEE ATTACHMENTS)

PRIOR TO CONSTRUCTION

THE CONTRACTOR SHALL REVIEW THE PLAN(S) FOR THIS PARTICULAR BUILDING PROJECT TO ENSURE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, CLIMATIC GEOGRAPHIC DESIGN CRITERIA, AND ANY OTHER PROVISIONS THAT MAY BE REQUIRED BY VA/FHA/RD.

THE CONTRACTOR SHALL VERIFY PLAN DIMENSIONS, STRUCTURAL COMPONENTS, AND GENERAL SPECIFICATIONS CONTAINED IN THIS SET OF PLANS AND REPORT ANY DISCREPANCIES TO STANDARD HOMES PLAN SERVICE, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH WORK ON HOUSE.

THE CONTRACTOR SHALL DETERMINE ROUGH OPENING SIZES FOR ALL BUILT-IN EQUIPMENT AND/OR FACILITIES AND ADJUST PLAN DIMENSIONS AS REQUIRED.

DO NOT SCALE FROM BLUEPRINTS. REFER TO THE LABELED DIMENSIONS FOR ACTUAL MEASUREMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO PROVIDE FOR THE SERVICES OF A PROFESSIONAL ENGINEER IF REQUIRED BY THE BUILDING CODE OFFICIAL.

SHIPPING DATE :

STAMP MUST APPEAR IN RED. PLANS FOR WHICH A BUILDING PERMIT HAS NOT BEEN OBTAINED ONE YEAR FROM THE ABOVE DATE IS SUBJECT TO REVIEW BY STANDARD HOMES PLAN SERVICE, INC. A FEE MAY BE CHARGED FOR THIS SERVICE.

EXCAVATION

EXCAVATE TO UNDISTURBED SOIL. BOTTOM OF FOOTING SHALL EXTEND BELOW LOCAL FROST LINE AND TO A MINIMUM DEPTH OF 12" BELOW ADJACENT GRADE. (PRESUMED 2000 PSF SOIL BEARING CAPACITY).

EXPANSIVE, COMPRESSIVE OR SHIFTING SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSUME A STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE.

FOUNDATION

PROVIDE 1/2" DIA. STEEL ANCHOR BOLTS 6'-0" O.C., 1'-0" MAX. FROM CORNERS AND 1'-0" MAX. FROM ENDS OF EACH PLATE SECTION, WITH 7" MIN. EMBEDMENT.

PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.

SLOPE GRADE AWAY FROM FOUNDATION WALLS 6" MINIMUM WITHIN THE FIRST 10 FEET.

PROVIDE PRESSURE TREATED LUMBER FOR SILLS, PLATES, BANDS AND ANY LUMBER IN CONTACT WITH MASONRY.

PROVIDE APPROVED AND BONDED CHEMICAL SOIL TREATMENT AGAINST FUNGUS, TERMITES AND OTHER HARMFUL INSECTS.

CRAWL SPACE

ALL GIRDER JOINTS AND ENDS OF GIRDERS SHALL REST ON SOLID BEARINGS. FILL CORES OF HOLLOW MASONRY TO FOOTING WITH CONCRETE. FILL TOP COURSE CORES OF EXTERIOR FOUNDATION WALL WITH CONCRETE.

FOOTINGS SHALL EXTEND 6" AND SHALL BE 12" THICK UNDER GIRDER PIERS.

CHIMNEY FOOTING SHALL EXTEND 12" MINIMUM BEYOND EACH SIDE AND SHALL BE AT LEAST 12" THICK.

BASEMENT

ALL GIRDER JOINTS SHALL BREAK ON COLUMN CENTER LINES (STAGGERED) AND ENDS OF GIRDERS SHALL REST ON SOLID MASONRY.

DOUBLE SILL AND USE LEDGER OVER ALL BASEMENT OPENINGS.

ALL BASE: SASH SHALL BE 18/20 2-LT. 3'-3 7/8" X 1'-11 15/16" 3420 HB.

FRAMING

ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, GIRDERS, HEADERS, SILLS AND BEAMS SHALL BE NO. 2 SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

ALL LOAD BEARING WALLS SHALL BE STUD GRADE SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

DESIGN SPECIFICATIONS FOR LAMINATED VENEER LUMBER (LVL) BEAMS AND HEADERS : 2950Fb-2.0E

BENDING Fb : 2960

MOE : 2.0 X 10⁶

SHEAR Fv : 290

SUPPORT FOR HEADERS:

HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH BUILDING CODE (SEE PLAN). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS. SEE TABLE BELOW.

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS:

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES)
3 FEET OR LESS	1
4 FT.	2
8 FT.	3
12 FT.	5
16 FT.	6

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF LIVE LOAD (POUNDS PER SQUARE FOOT) : 20 PSF

ULTIMATE DESIGN WIND SPEED (MILES PER HOUR) : 120 MPH

NOMINAL DESIGN WIND SPEED : 93 MPH

EXPOSURE CATEGORY "B" UNLESS OTHERWISE NOTED

WINDOW DESIGN PRESSURE RATING : DP 25

COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET OR LESS:

PRESSURE ZONE	100	120	130	140
ZONE 1	13.1, -14.0	14.2, -15.0	16.7, -18.0	19.4, -21.0
ZONE 2	13.1, -16.0	14.2, -18.0	16.7, -21.0	19.4, -24.0
ZONE 3	13.1, -16.0	14.2, -18.0	16.7, -21.0	19.4, -24.0
ZONE 4	14.3, -15.0	15.5, -16.0	18.2, -19.0	21.2, -22.0
ZONE 5	14.3, -19.0	15.5, -20.0	18.2, -24.0	21.2, -28.0

ASSUMED MEAN ROOF HEIGHT: 17'-3"

SEISMIC CONDITION BY ZONE : ZONES A, B, AND C

SUBJECT TO DAMAGE FROM WEATHERING : MODERATE

CLIMATE ZONES (UNLESS OTHERWISE NOTED): ZONE 3

MINIMUM VALUES FOR ENERGY COMPLIANCE:

CEILING: R-30; EXTERIOR WALLS: R-13; SLAB: N/R

WINDOW U-FACTOR ≤ 0.50; RECOMMENDED SHGC ≤ 0.30

MISCELLANEOUS

LOCATE ALL CONVENIENCE OUTLETS ABOVE KITCHEN BASE CABINETS 42" ABOVE FINISHED FLOOR.

EMERGENCY EGRESS REQUIREMENTS

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY CONFORMITY WITH EGRESS REQUIREMENTS BASED ON SPECIFICATIONS PROVIDED BY WINDOW MANUFACTURER.

2009 INTERNATIONAL RESIDENTIAL CODE

THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES



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DESIGNED FOR	PLAN	NO.	MAT'L	SHOWN	SHEET
JERMAINE JOHNSON	FABIAN	2	SID.		1 OF 8

TRUSS CONSTRUCTION
FLOATING SLAB
REVISED 07-26-20



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DESIGNED FOR
JERMAINE JOHNSON

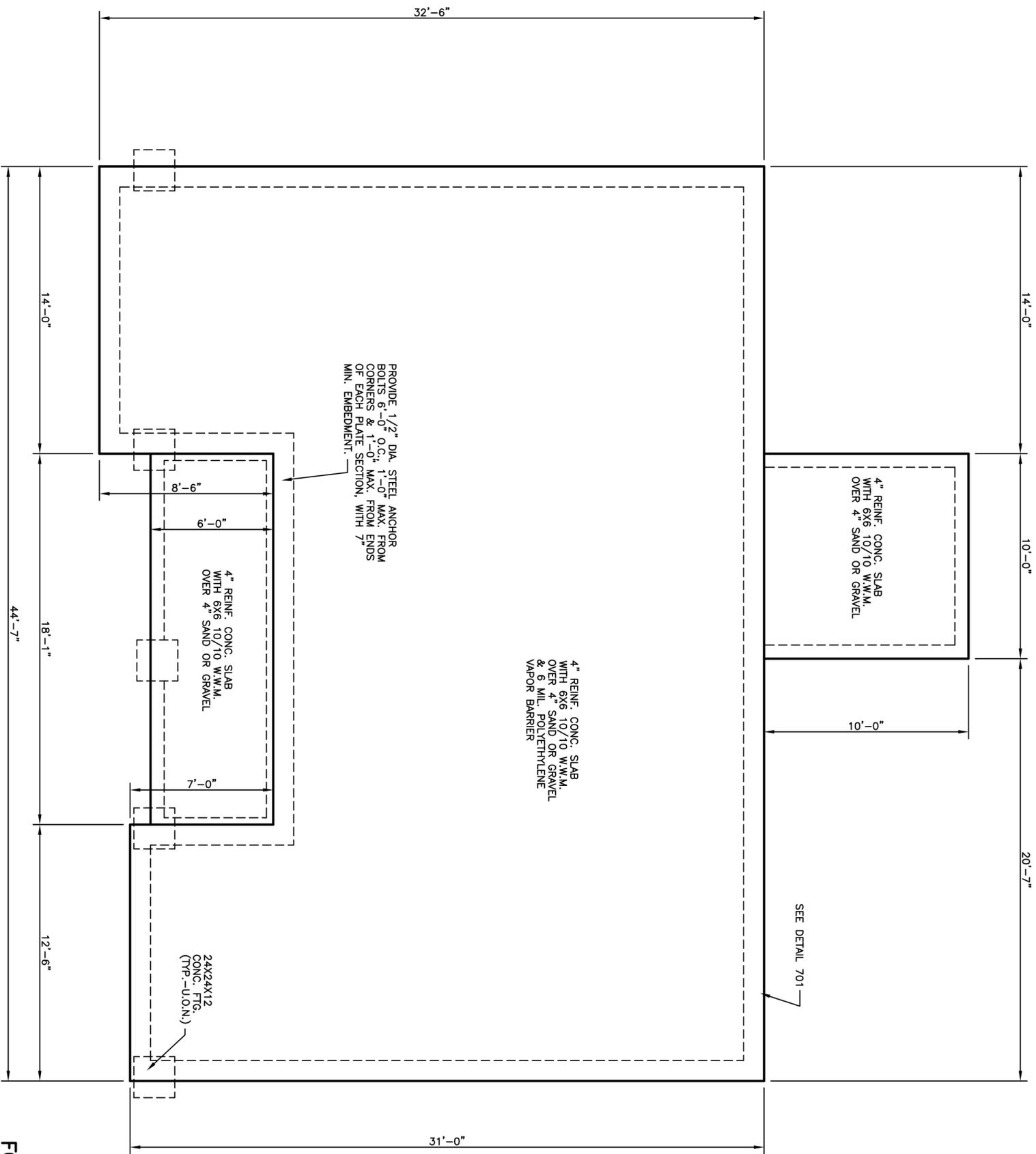
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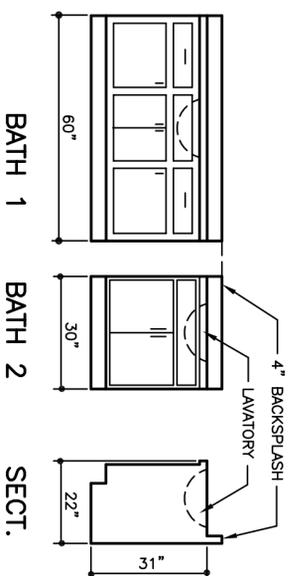
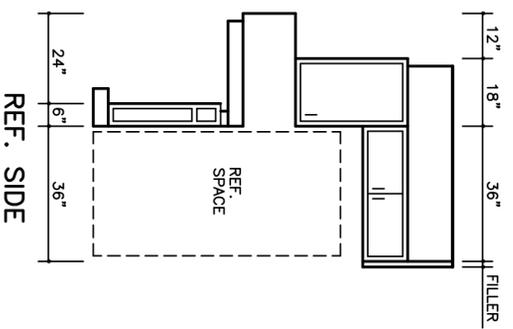
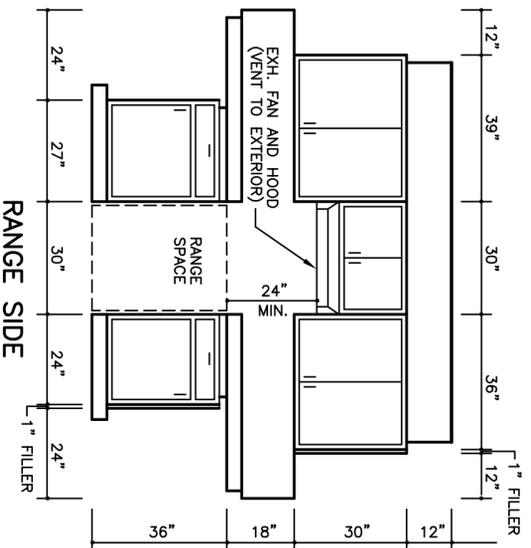
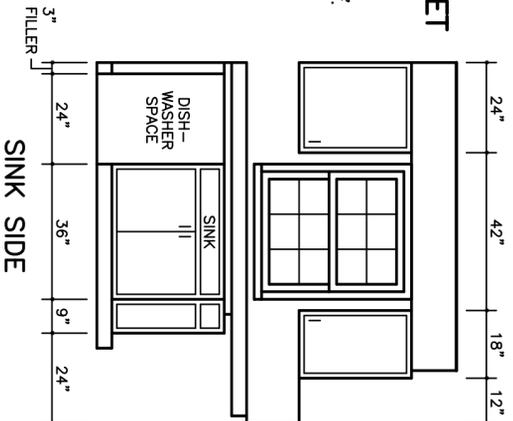
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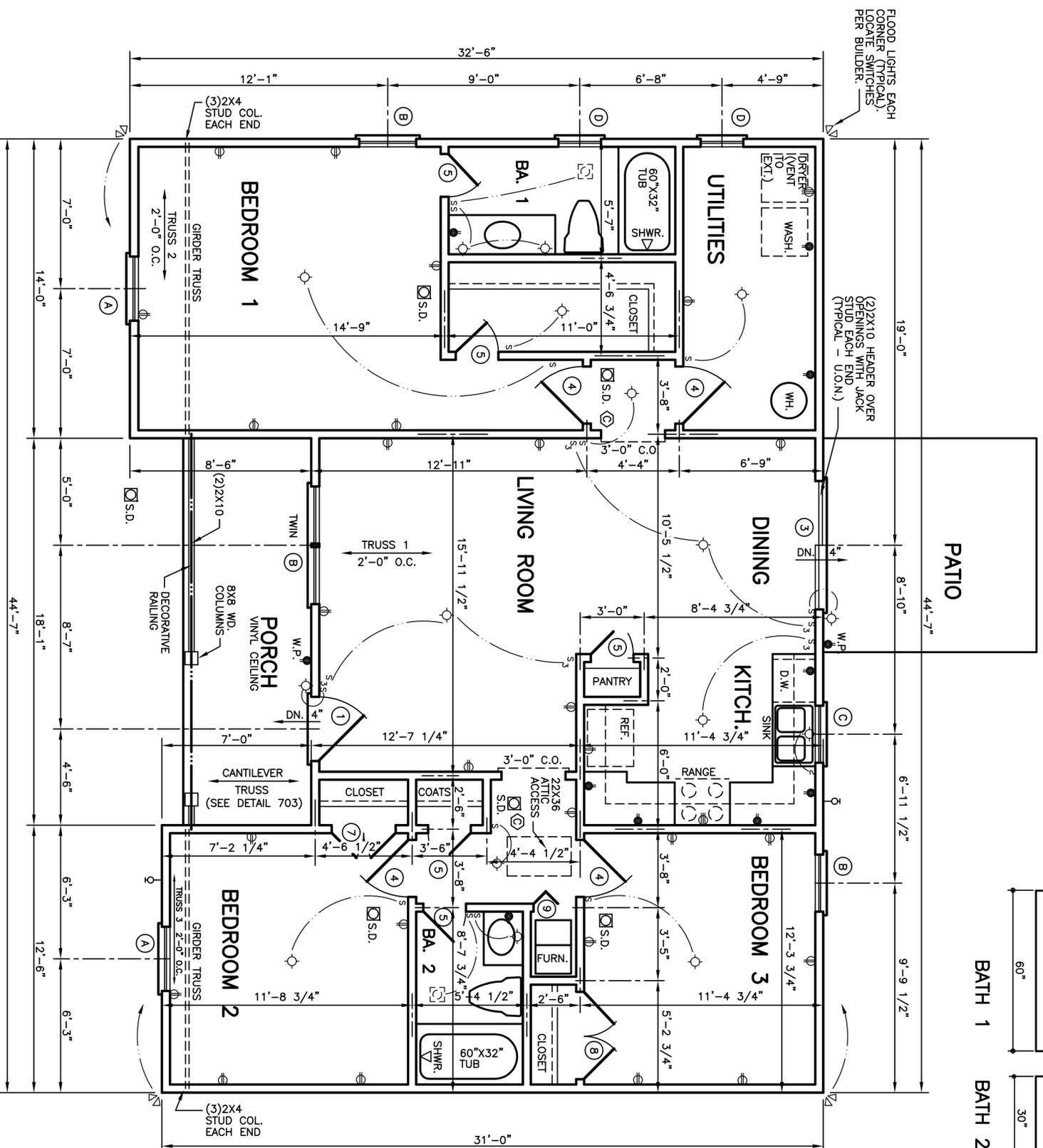
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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KITCHEN CABINET ELEVATIONS
SCALE: 3/8"=1'-0"
FOR SECTION THRU CABINETS, SEE DETAIL ON COVER SHEET.



VANITY DETAILS
SCALE: 3/8"=1'-0"



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

1277 SQ. FT. HEATED AREA IN SIDING
108 SQ. FT. FRONT PORCH
100 SQ. FT. PATIO
8 FT. CEILINGS THROUGHOUT (UON)

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FLOATING SLAB
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WINDOW SCHEDULE

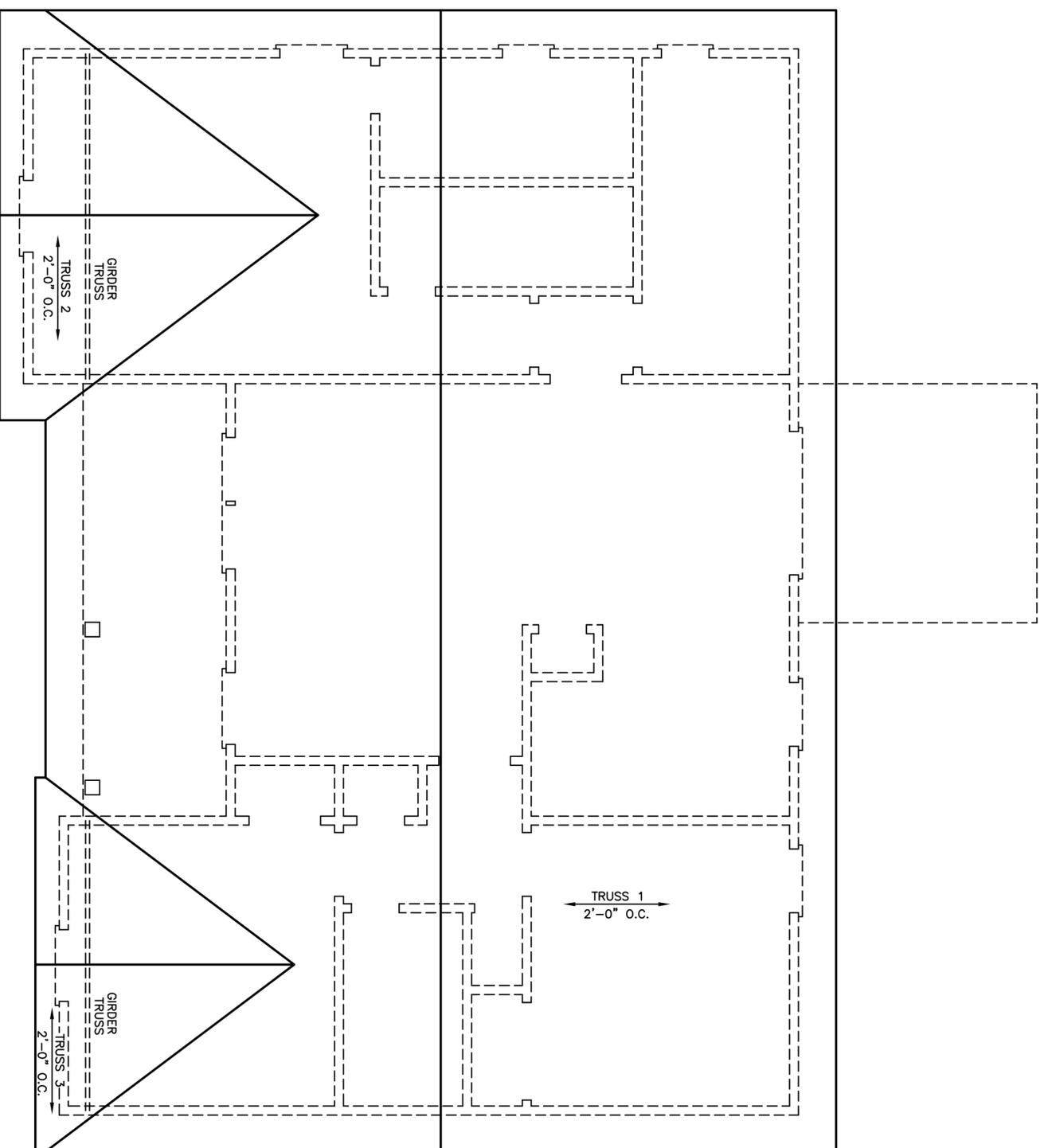
A	3'-0" X 5'-2" WD. D.H.	D	2'-0" X 3'-2" WD. D.H.	G		L	
B	2'-8" X 5'-2" WD. D.H.	E		H		M	
C	2'-8" X 3'-2" WD. D.H.	F		K		N	

DOOR SCHEDULE

1	3'-0" X 6'-8" X 1 3/4"	4	2'-8" X 6'-8" X 1 3/8"	7	3'-0" X 6'-8" X 1 3/8"	10	
2	2'-8" X 6'-8" X 1 3/4"	5	2'-0" X 6'-8" X 1 3/8"	8	4'-0" X 6'-8" X 1 3/8"	11	
3	6'-0" X 6'-8" X 1 3/4"	6	1'-6" X 6'-8" X 1 3/8"	9	2'-0" X 6'-8" X 1 3/8"	12	

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DESIGNED FOR JREMAINE JOHNSON

PLAN NO. **FABIAN 2** MATERIAL **SID.** SHEET **3 OF 8**



ATTIC VENTILATION REQUIREMENTS :
 1385 SQ. FT. -> 150 = 9.2 SQ. FT. NET
 FREE AREA REQUIRED

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

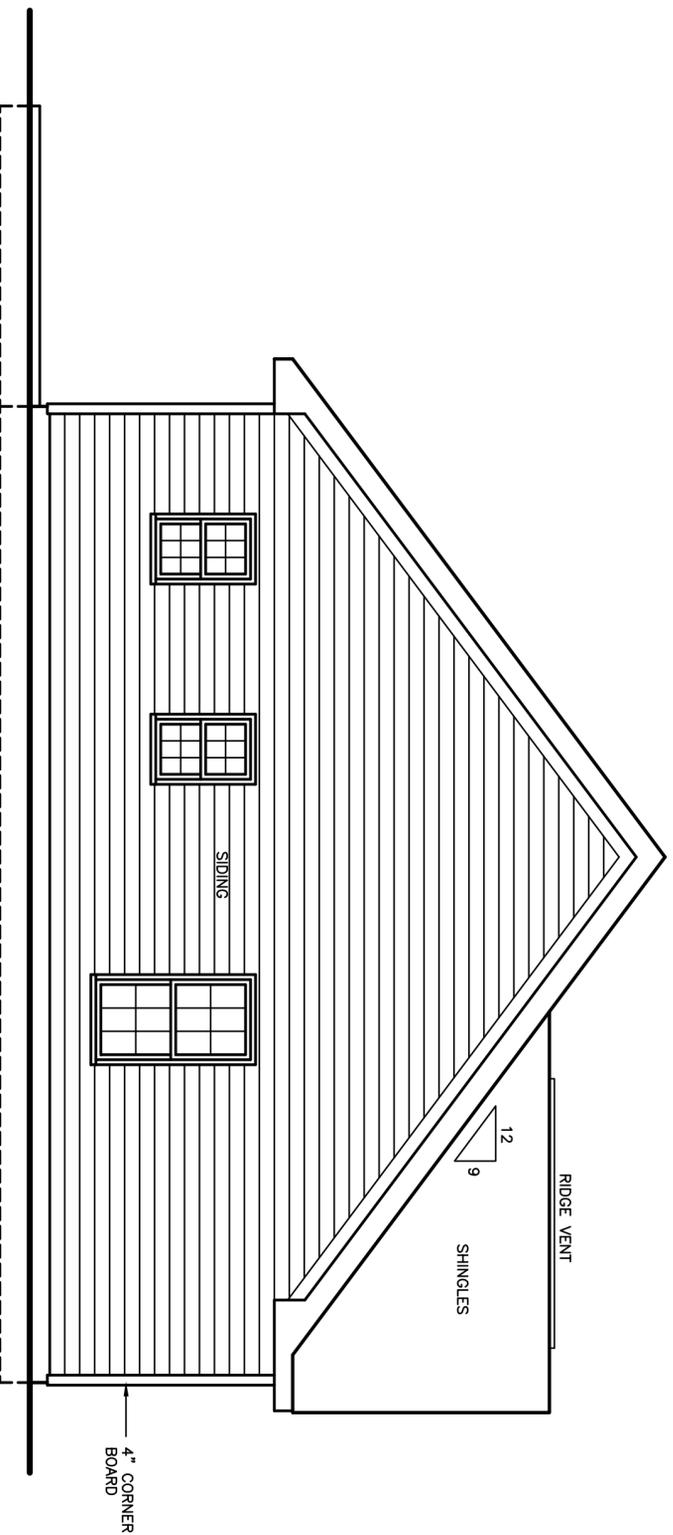
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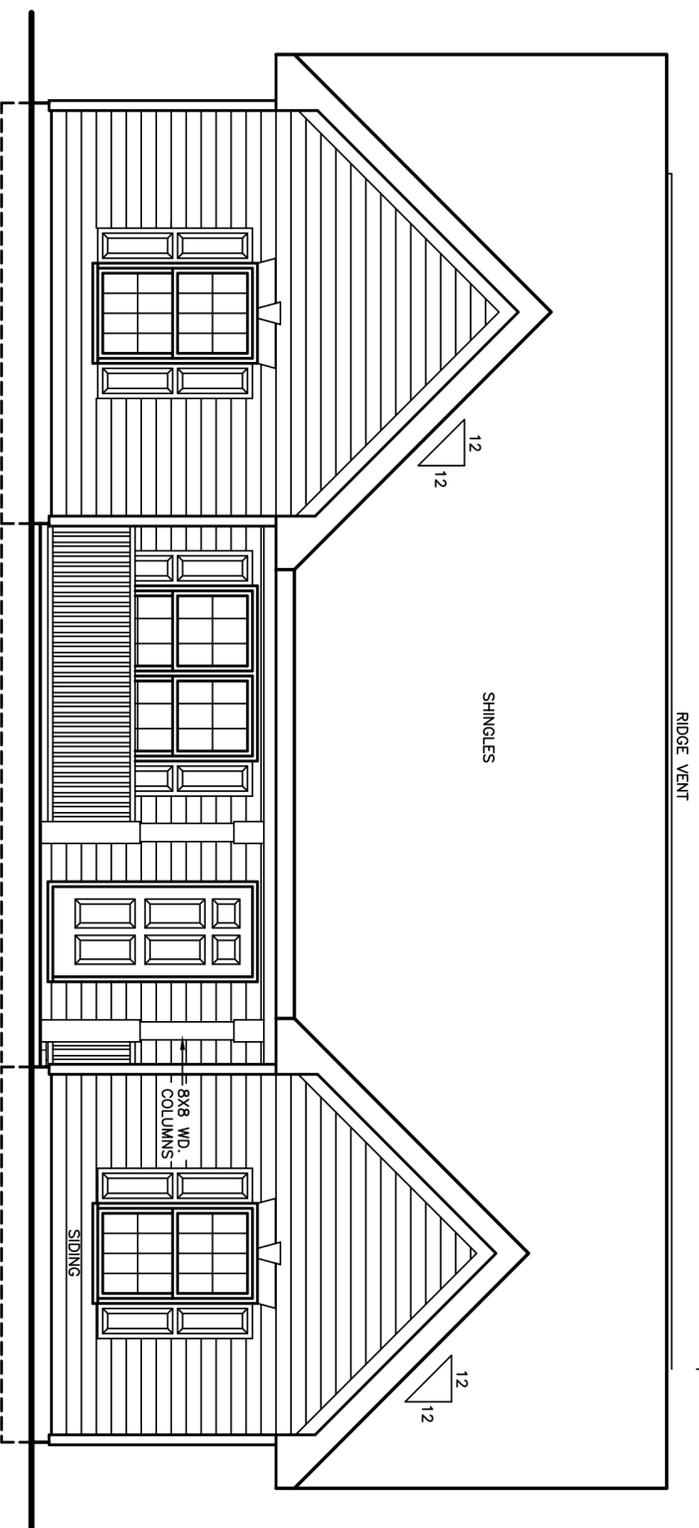


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JERMAINE JOHNSON	FABIAN	2	SID.		4 OF 8



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROVIDE GUTTERS, DOWNSPOUTS AND SPLASHPADS
ACCORDING TO LOCAL CODE AND RAINFALL CONDITIONS.
ALL SPLASHPADS SHALL CARRY WATER 60"
FROM BUILDING.



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



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JERMAINE JOHNSON

PLAN

FABIAN

NO.

2

MAT'L

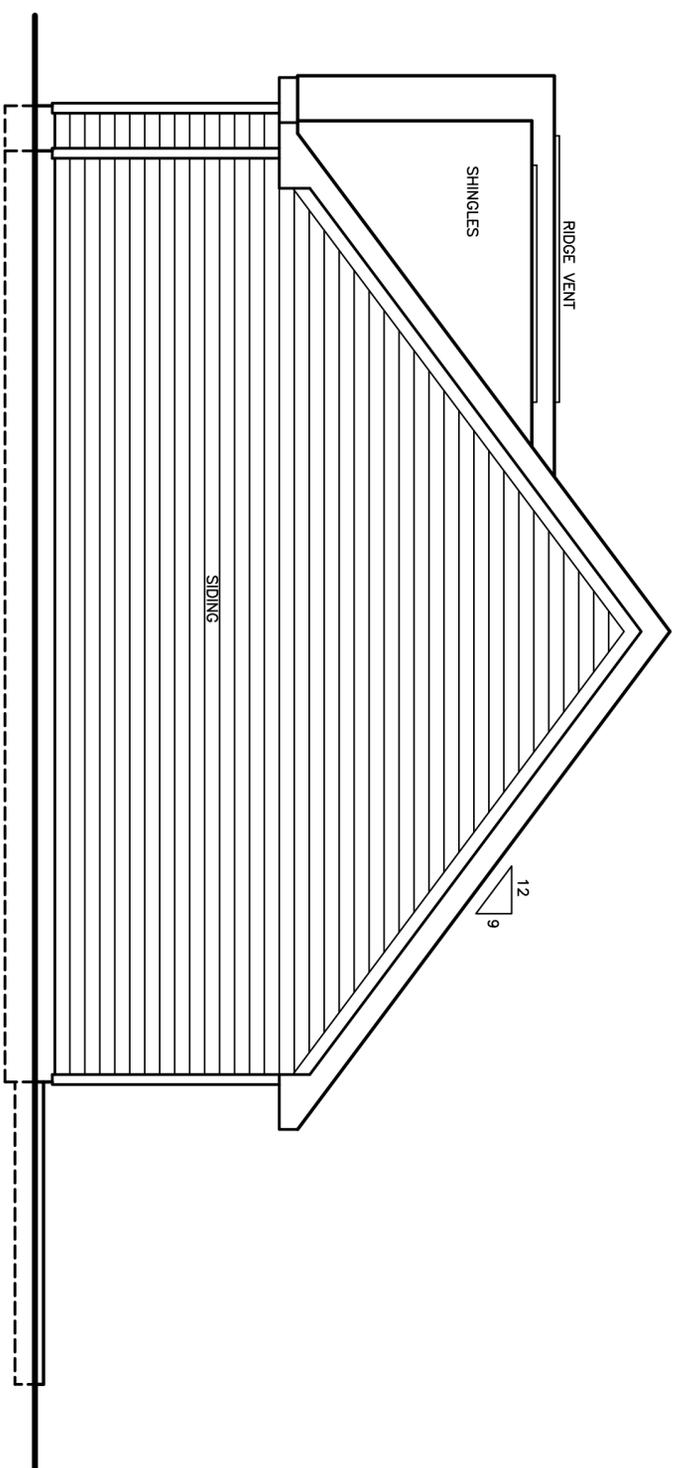
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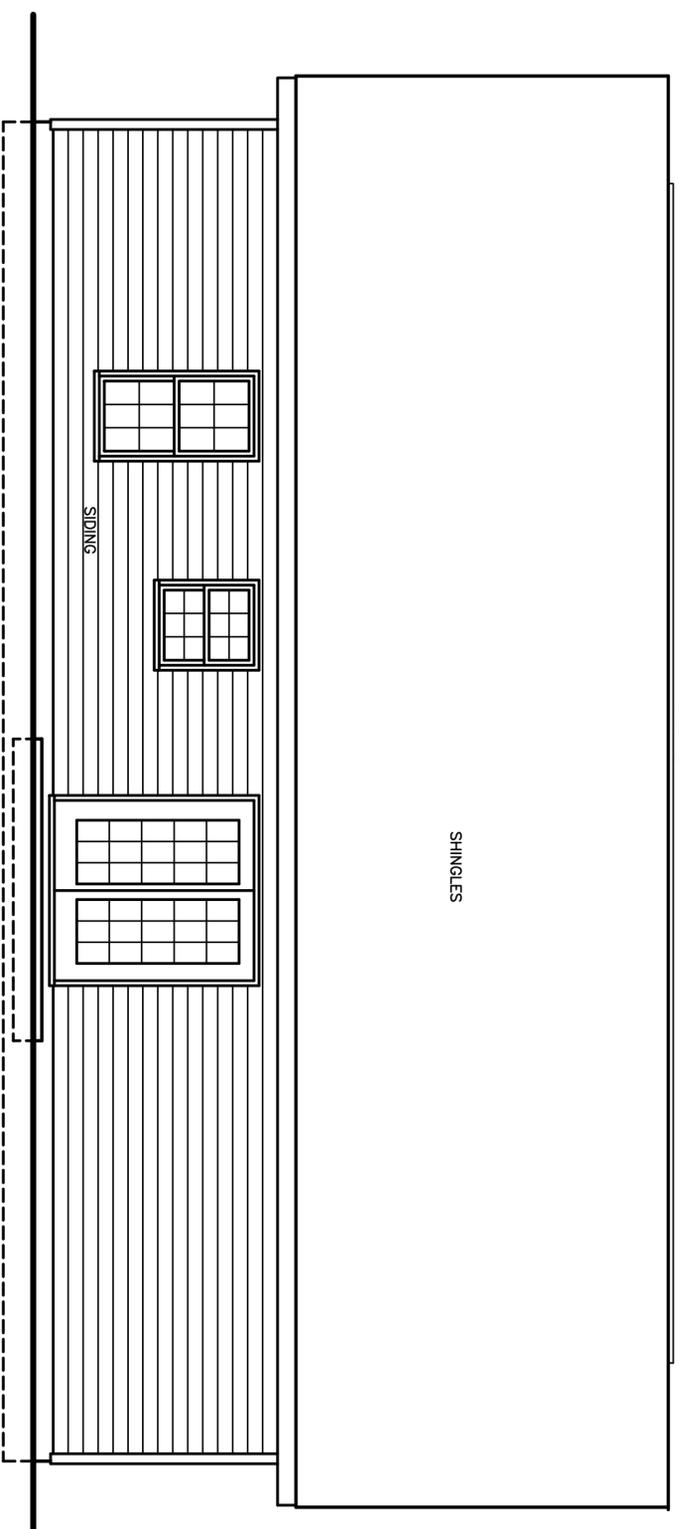
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SHEET

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RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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JERMAINE JOHNSON

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FABIAN

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2

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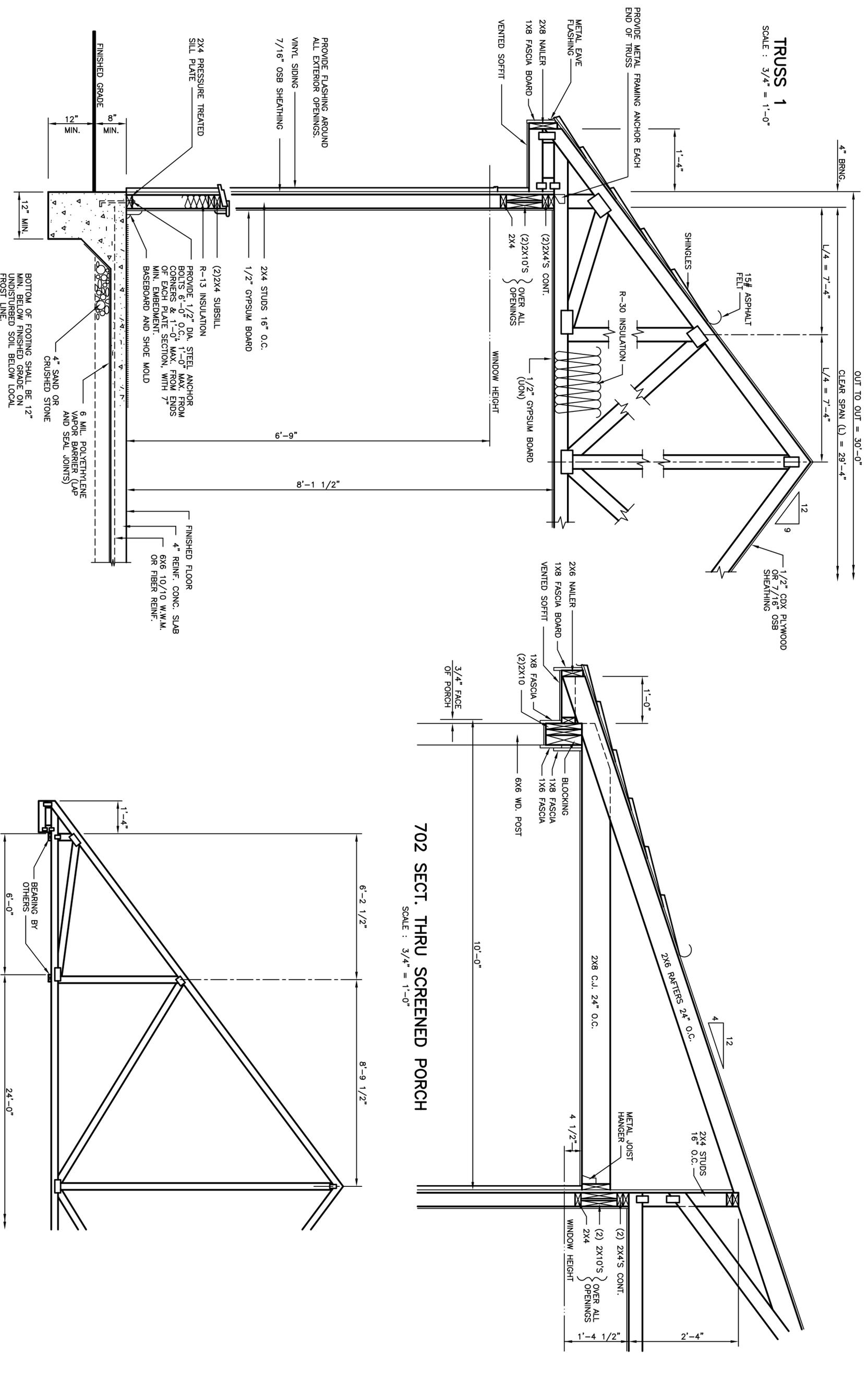
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TRUSS 1

SCALE : 3/4" = 1'-0"

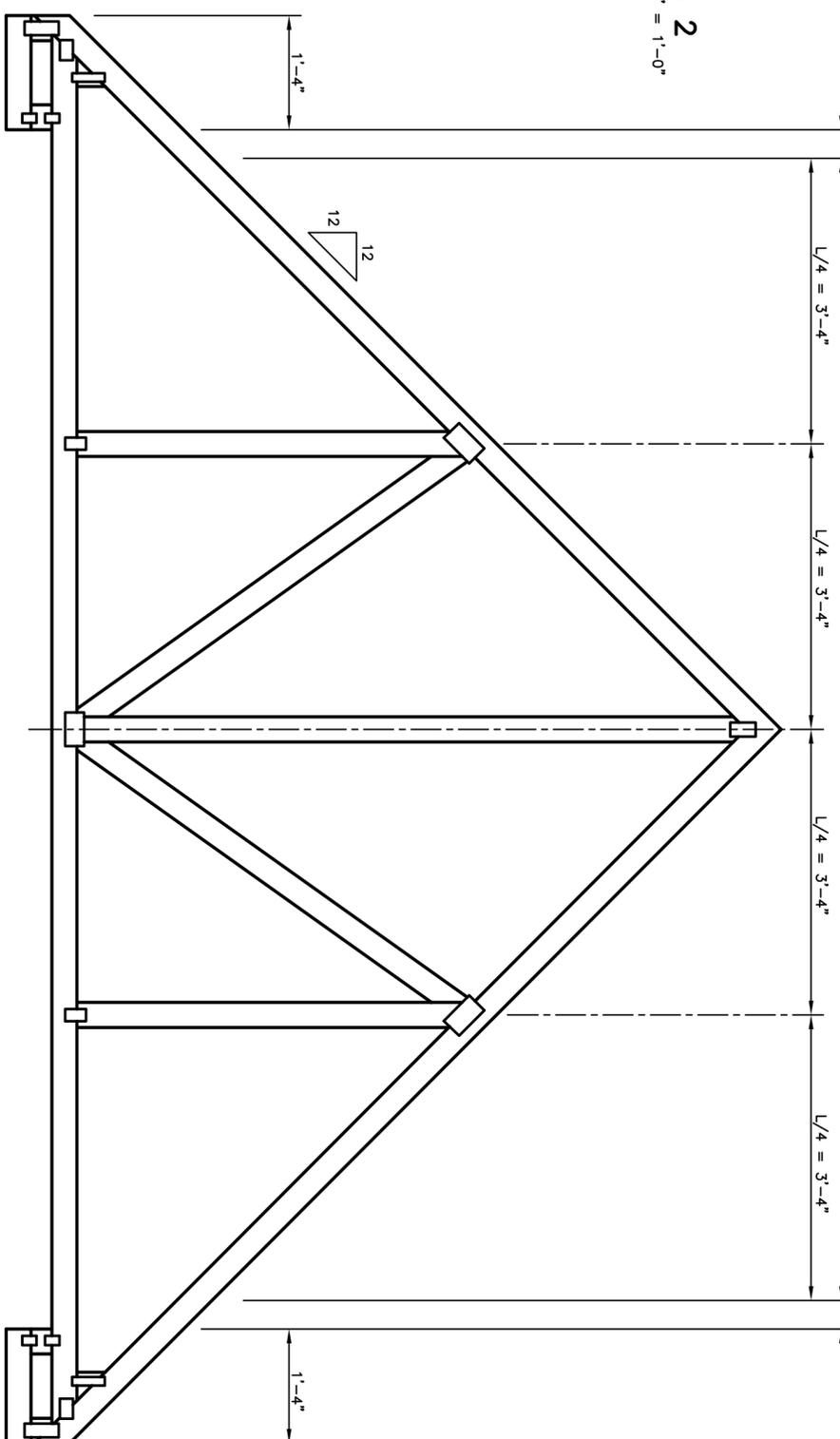


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OUT TO OUT = 14'-0"
 CLEAR SPAN (L) = 13'-4"
 4" BRNG.

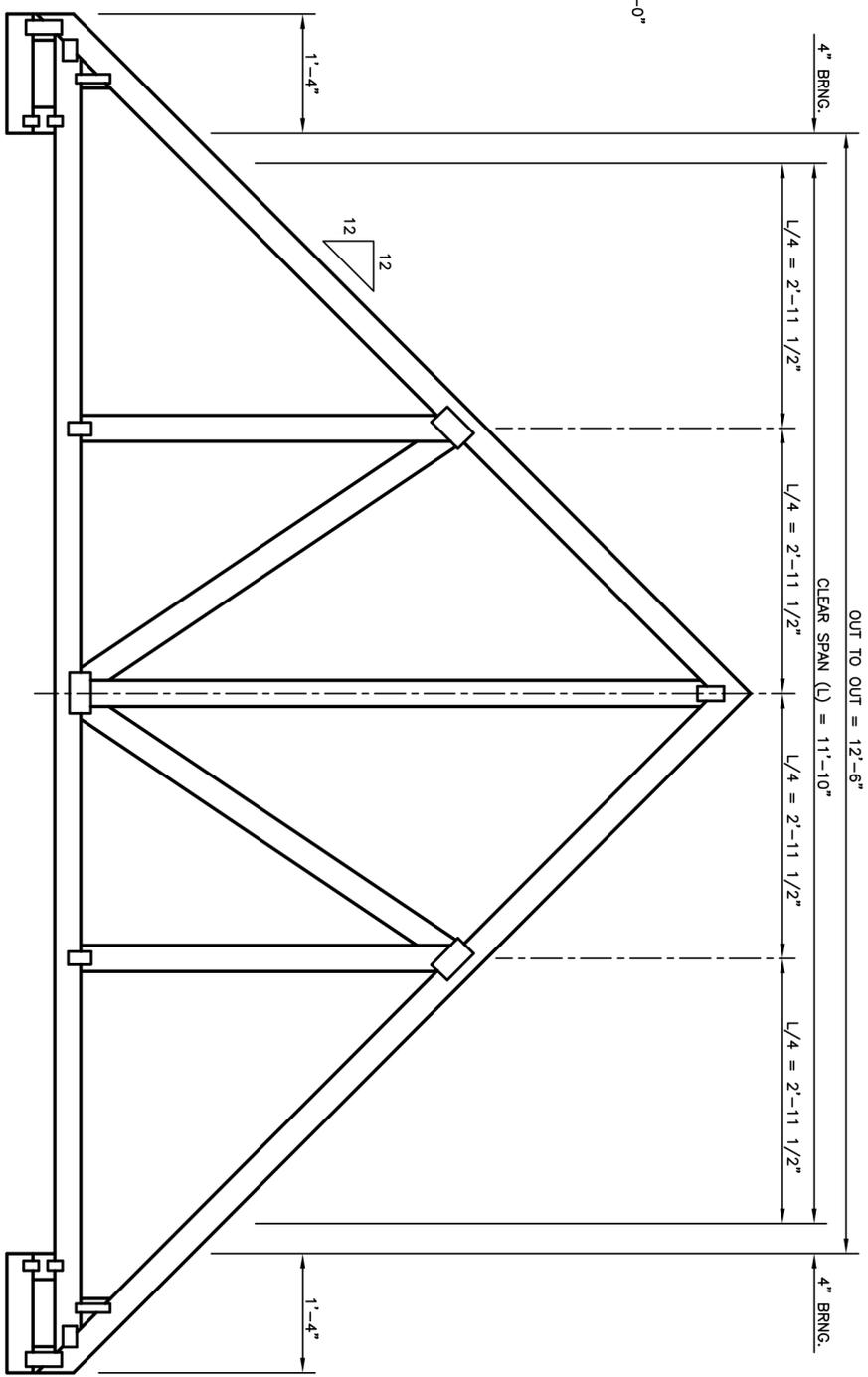


TRUSS 2
 SCALE : 3/4" = 1'-0"

TRUSS GENERAL NOTES

- ALL TRUSSES SHALL BE FACTORY BUILT TO MEET THE REQUIREMENTS OF LOCAL CODES, CLIMATIC CONDITIONS, AND AGENCIES INVOLVED.
- LUMBER:** ALL LUMBER TO BE STRESS GRADED AND SO MARKED, AND SHALL BE OF A DIMENSION TO CARRY ALL DESIGN LOADS SAFELY ACCORDING TO SOUND ENGINEERING PRACTICE.
- CONNECTIONS:** SAFE WORKING LOAD SHALL BE DETERMINED BY TRUSS MANUFACTURER.
- DESIGN:** MANUFACTURER SHALL PROVIDE A TRUSS IN WHICH THE ALLOWABLE WORKING STRESSES HAVE BEEN INCREASED 33% FOR SHORT TIME LOADING CONDITIONS.
- CONNECTION PLATES:** SHALL BE 20 GAUGE (MIN.) GALVANIZED STEEL OF SUCH DESIGN AND SIZE TO PROVIDE A POSITIVE JOINT CONNECTION BETWEEN TWO OR MORE MEMBERS, AND TO SAFELY CARRY ANY COMBINED LOADS IMPOSED ON SAID JOINT. (TRUSS PLATES SHALL BE APPLIED ON BOTH SIDES OF JOINT.)
- FABRICATION:** ALL JOINTS SHALL BE ACCURATELY CUT FOR TRUE, FULL BEARING AND HELD FIRMLY IN PLACE UNTIL CONNECTION PLATE TEETH ARE IMBEDDED IN WOOD.
 KNOTTY WOOD WHICH WOULD REDUCE DESIGN CAPACITY, WILL NOT BE USED.
 TOP AND BOTTOM CHORD SHALL BE STRAIGHT AND TRUE-TO-LINE WITH A MINIMUM OF TWIST OR WARP.
 TOP AND BOTTOM CHORD SPLICES (WHEN REQUIRED) SHALL BE DESIGNED TO CARRY ALL LOADS IMPOSED AT SPLICE. TOP CHORD AND BOTTOM CHORD SPLICES SHALL NOT FALL IN SAME PANEL.
- NAILS:** WHEN USED TO TEMPORARILY ALIGN PLATES PRIOR TO IMBEDMENT, SHALL BE 1 1/2" X 11" GAUGE "SCOTCH" NAILS OR EQUIVALENT.
- LOADS:** TOP CHORD D.L. & L.L. = 30 P.S.F.
 BOTTOM CHORD D.L. = 10 P.S.F.
 TOTAL LOAD = 40 P.S.F.
 LOADS SHOWN ARE AVERAGE. INCREASE OR DECREASE LOADS TO SUIT LOCAL CODES AND SOUND ENGINEERING PRACTICE.
- SPACING:** TRUSSES SHALL BE SPACED 2'-0" O.C. UNLESS OTHERWISE INDICATED.
- CEILING INSTALLATION :** INSTALL 1/2" GYPSUM BOARD PERPENDICULAR TO TRUSS DIRECTION. INSTALL 5/8" GYPSUM BOARD PERPENDICULAR TO TRUSS DIRECTION WHEN APPLYING WATER-BASED TEXTURED CEILING FINISH.

OUT TO OUT = 12'-6"
 CLEAR SPAN (L) = 11'-10"
 4" BRNG.



TRUSS 3
 SCALE : 3/4" = 1'-0"

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