

Roof Plan

General Notes:

- 1. Exterior walls are 2x6 2. Ceiling height is 9' ground floor, 9' first floor, 8' second floor exc. where noted
- 3. Windows are United 3900 single hung with low-e glass (.35 maximum U factor) 4. All smoke/CO detectors to be interconnected with battery backup
- 5. Roof to be engineered trusses
- 6. HVAC and kitchen design by others
- 7. All joist hangers to be fastened with manufacturer approved nails and in accordance with manufacturer's instructions
- 8. All lumber to be #2 Hem-Fir or better
- 9. All window and door headers to be 2 2x10 unless noted otherwise
- 10, All bedrooms to have egress with 5.7 SF, 20" wide and 24" high clear opening 11. All interior passageways to be drywall (add 1" for R.O.)
- 12. All hangers and fasteners in contact with treated lumber to be hot dipped galv. 13. All bathrooms to have 50 CFM exhaust fan
- 14. HVAC to be field located by mechanics
- 15. All window and door openings to have non-corrosive flashing

Stair Data

16 risers a 7.5"

Treads to be 10" plus nosing Builder to know and understand all stair codes

and adjust framing if necessary to comply

Insulation Schedule Floor - R30

House Walls - R23

Ceiling - R49

SF Calculations First Floor - 1200

Second Floor - 1123 Decks/Porches - 900

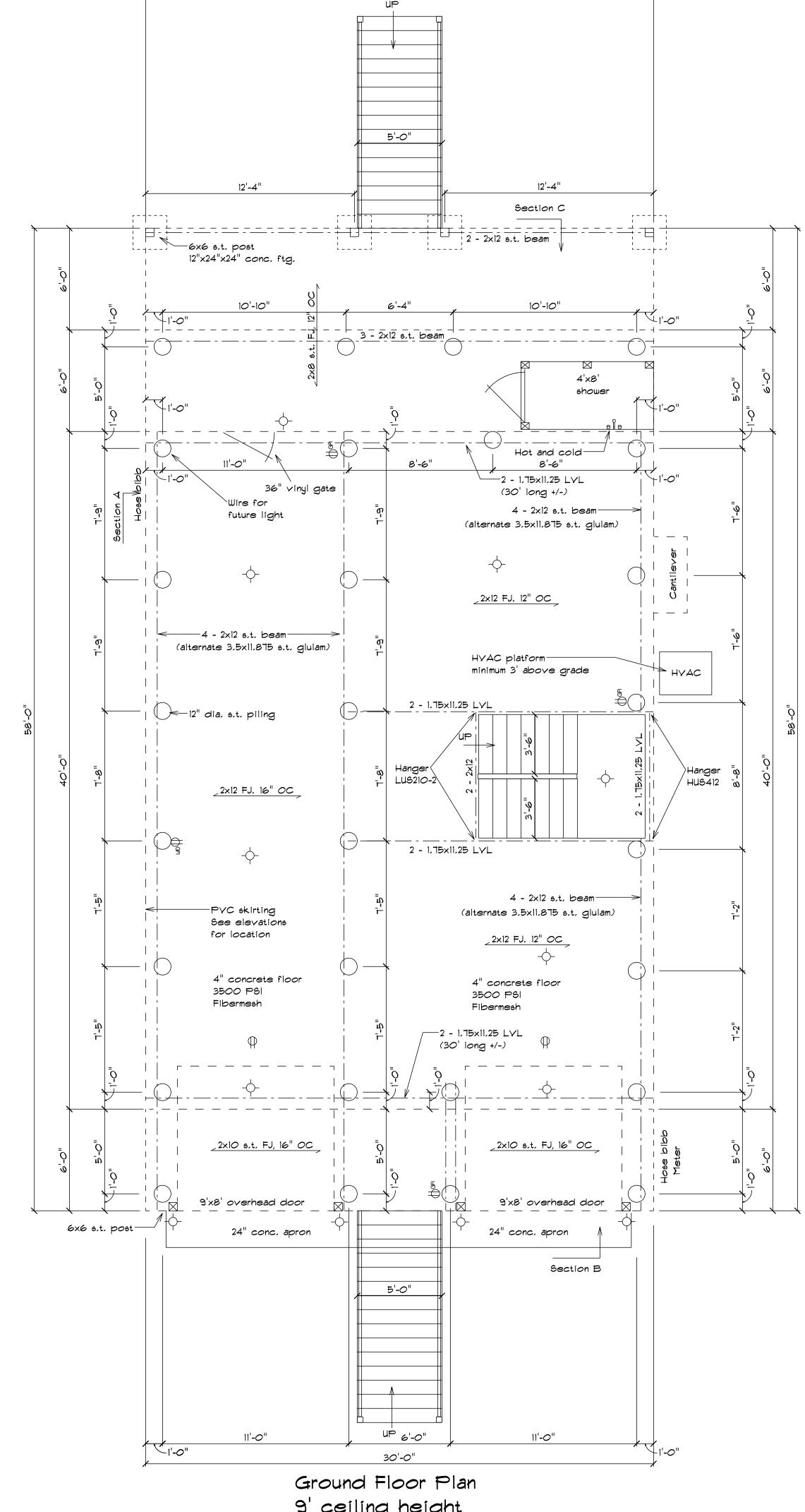
OPENING SCHEDULE		
PRODUCT CODE	R.O. SIZE	
CT40	R.O. 4'-0" × 2'-0"	
2060	R.O. 2'-0" × 6'-0"	
2060-2	R.O. 4'-0" x 6'-0"	
3060-2	R.O. 6'-0" × 6'-0"	
3060-3	R.O. 9'-0" × 6'-0"	
2060	R.O. 2'-0" × 6'-0"	
3060	R.O. 3'-0" x 6'-0"	
6068 sliding door	R.O. 6'-0" x 6'-8"	
3050	R.O. 3'-0" x 5'-0"	
Front Door	By manufacturer	

Builder to verify

Site Location: 30315 Pine Needle Drive Ocean View, DE

Builder: Accessible Home Builders

Engineer Devon Engineering P.O. Box 1567 Ocean View, DE 302-539-6640



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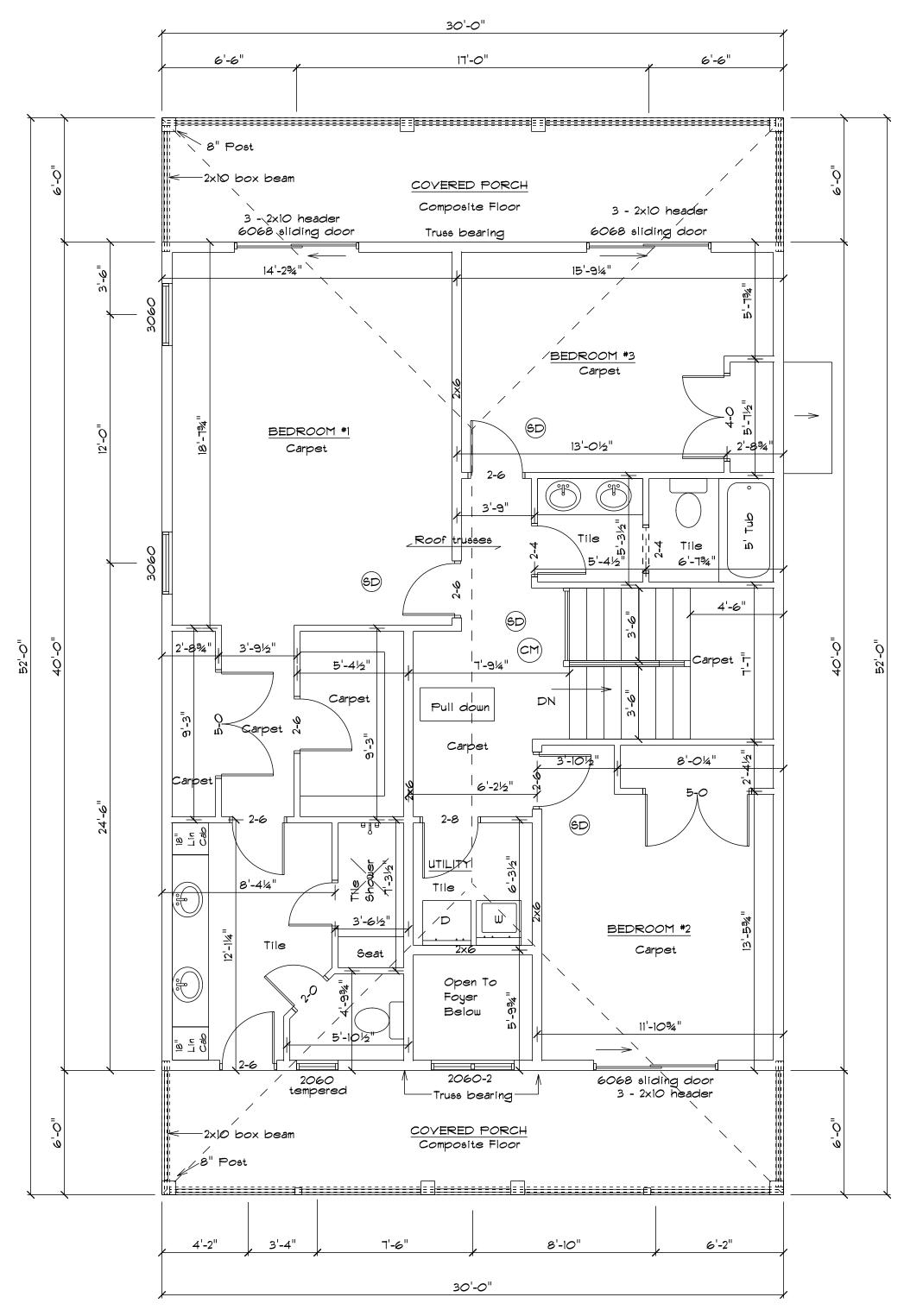
<u>2</u>

Jow Lane

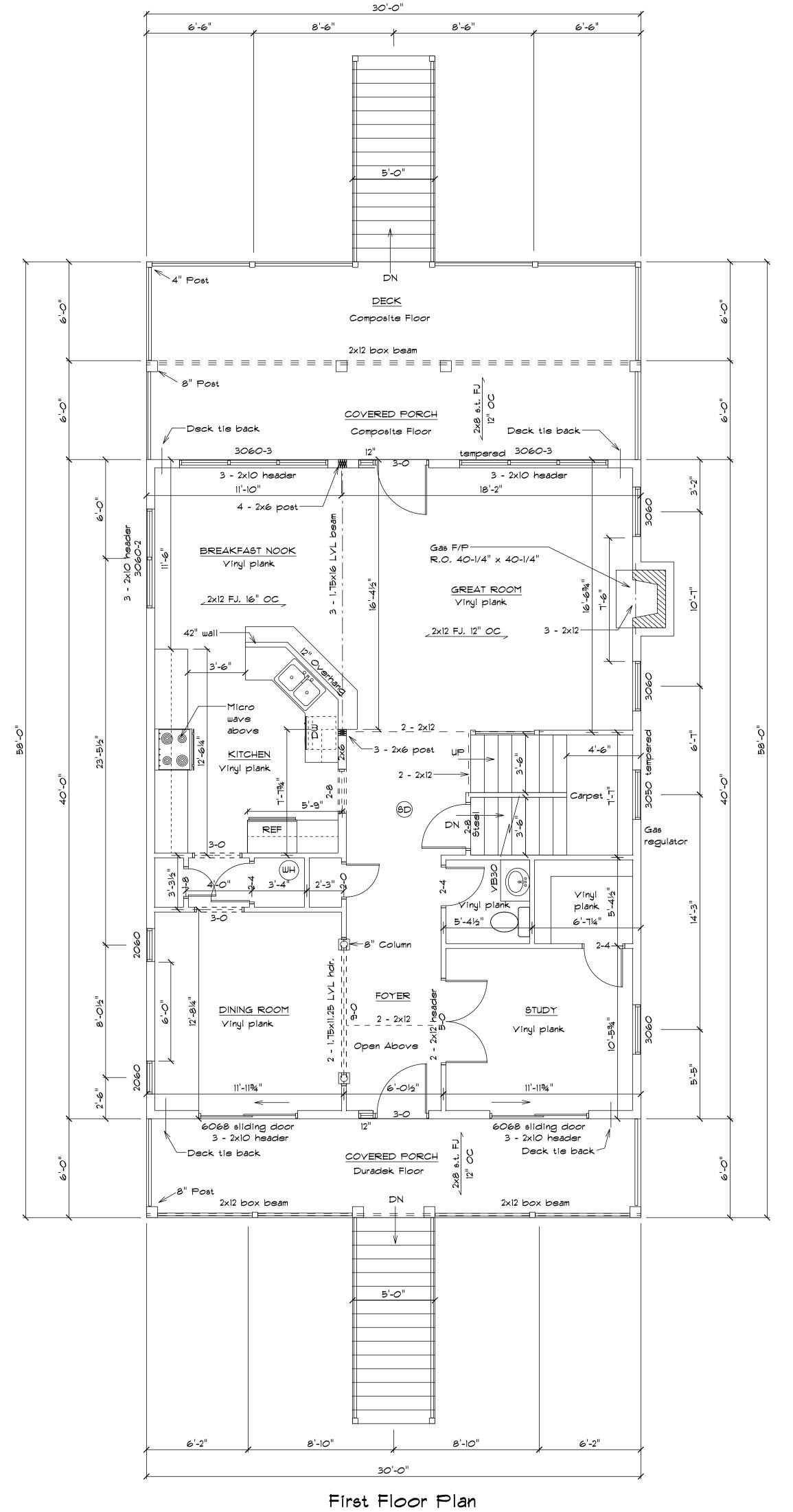
Design 248 Hidden Mead senwood, DE 302

30'-0"

9' ceiling height (first floor framing)



Second Floor Plan 8' ceiling height (roof framing)



tor assumes responsibility of building to

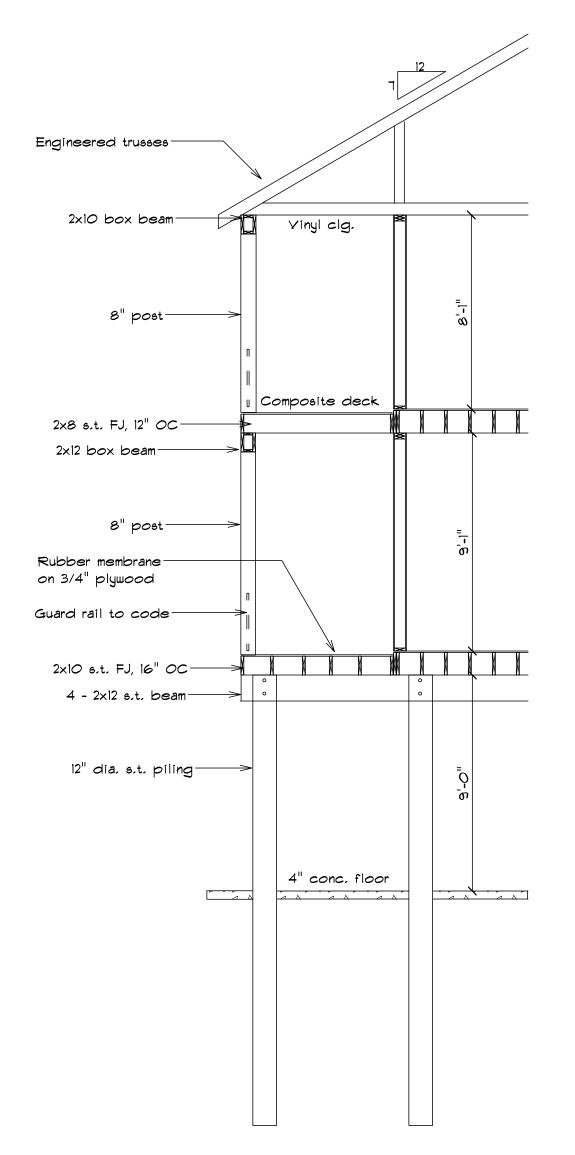
dow Lane

Design 148 Hidden Mead senwood, DE 302

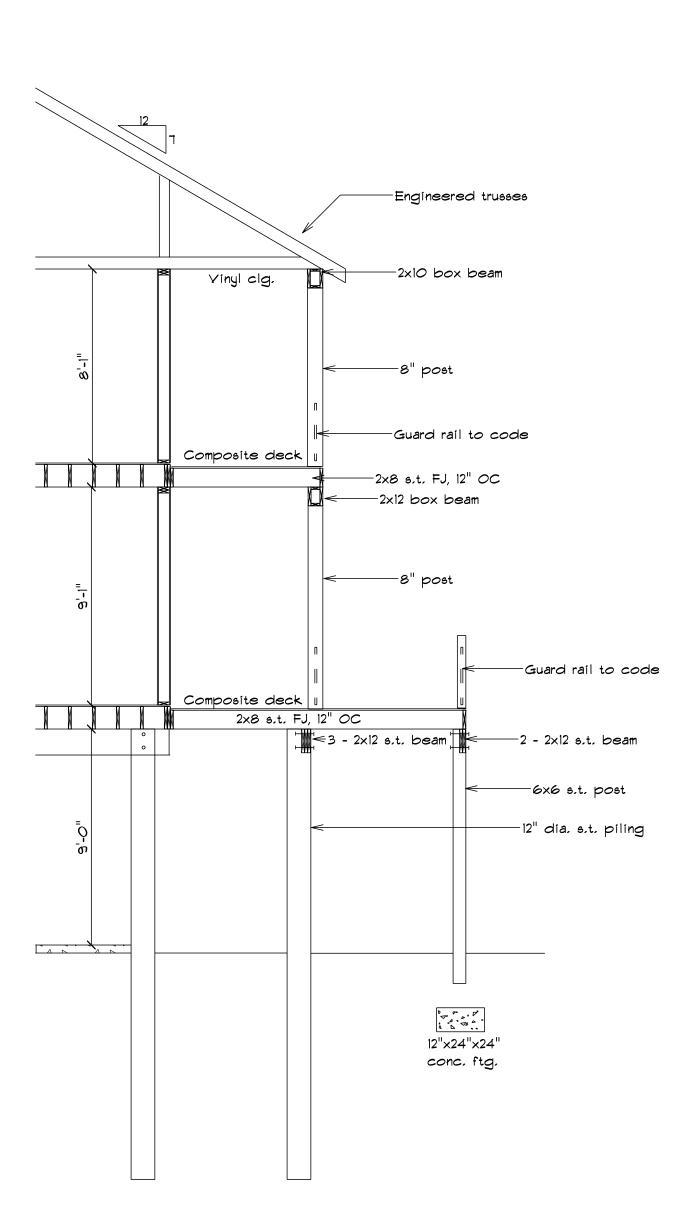
First Floor Plan 9' ceiling height (second floor framing)



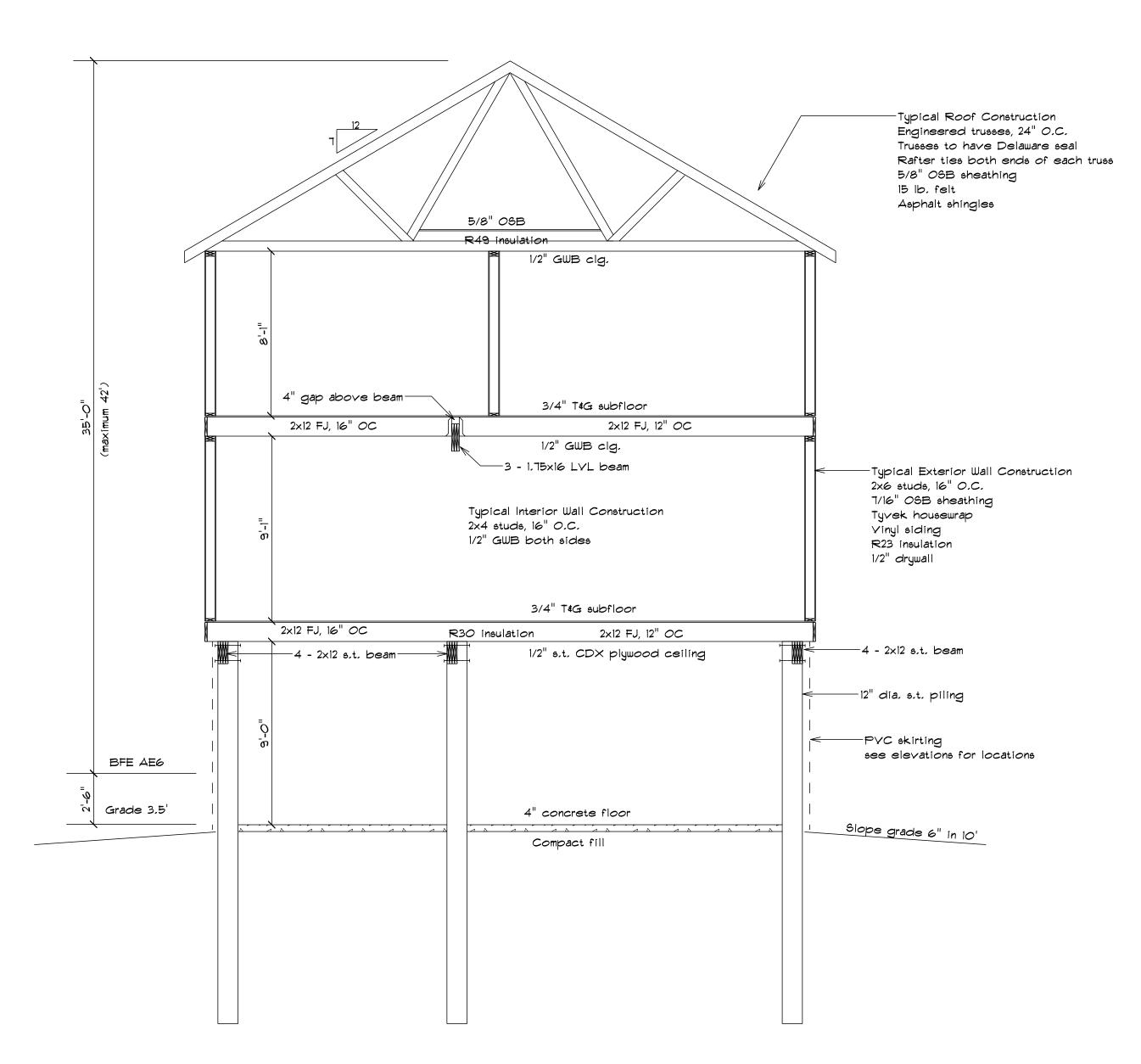
Discharge responsibility of building to responsible for mistakes found after or 248 Hidden Meadow Lane reenwood, DE 302-424-3998 **₩01** 804



Section B



Section C



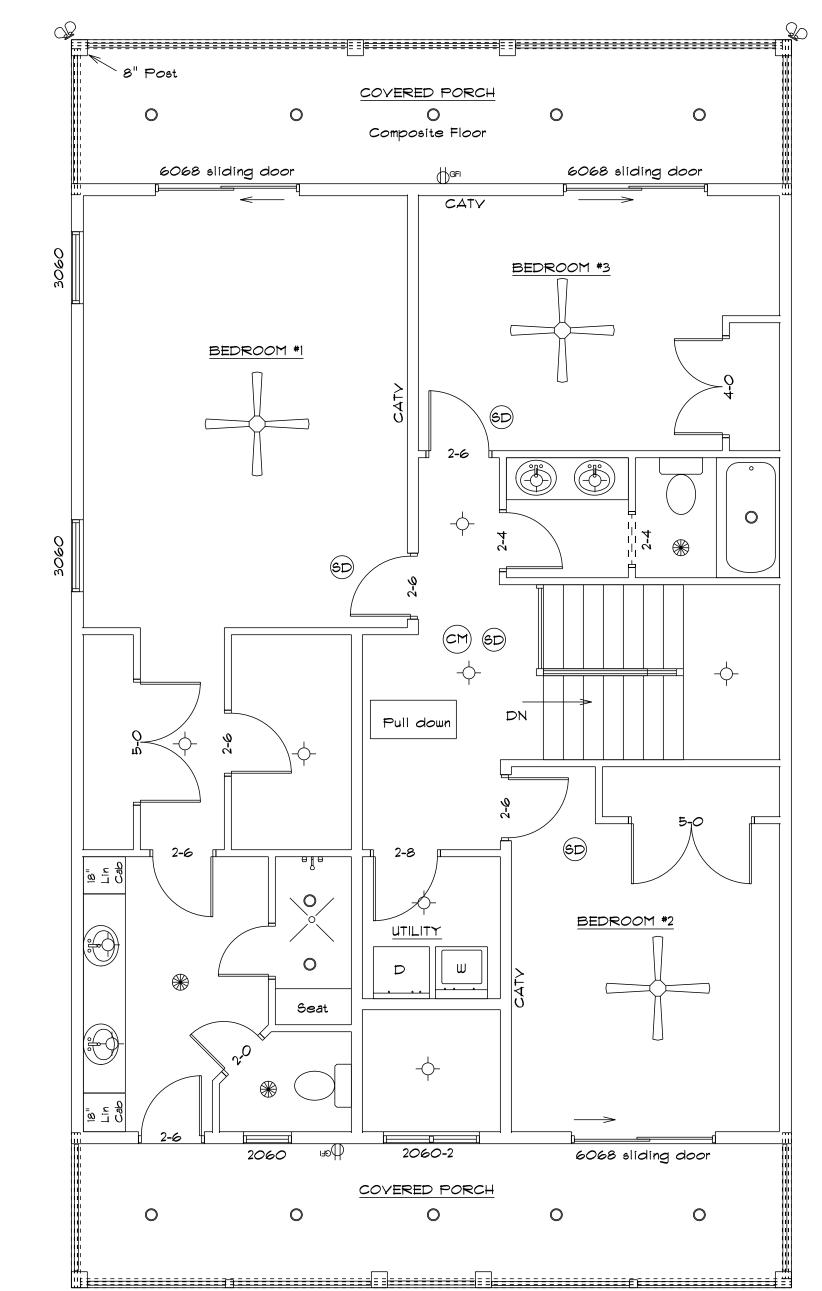
Esponsible for mistakes found after cort a licensed architect

5

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Design 148 Hidden Meac eenwood, DE 30;

Section A



ELECTRICAL LEGEND

Electrical to be per NEC

ELECTRICAL

floodlight

ceiling fan

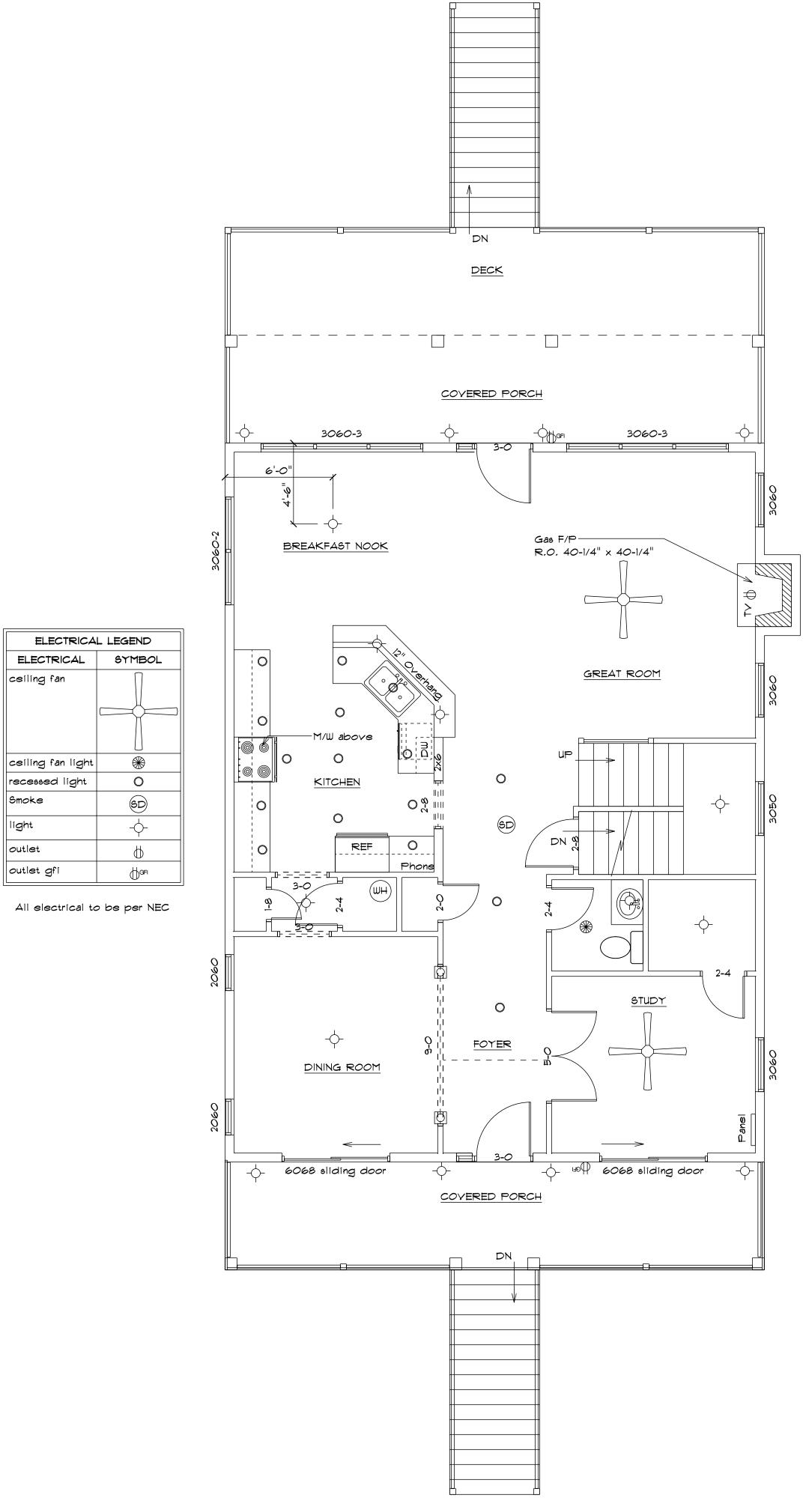
ceiling fan light

Smoke

light

outlet gfi

Second Floor Electrical Plan



First Floor Electrical Plan

Discharations for mistakes found after

DIUS, dow Lane 2-424-3998

Design 148 Hidden Meac eenwood, DE 30;

HOMO8048

All new piling shall be 12" diameter Class B Southern Pine piles conforming to ASTM D25-88A and treated to AWPA Standard C3. Piles shall be driven to a minimum penetration of 10'-0" and then achieve a driven resistance of not less than 20,000 lb. 17 blows per foot are required by an 8100 ft.lb hammer to achieve 20,000 lb. Blow count shall be recorded for the last 4'-0" of driving.

For other size hammers, the driven resistance shall be computed using an acceptable formula such as the "engineering News" formula, R=2Eg/(S+0.1)

- Where **Eg** is the energy of the hammer in ft-lb.; **S** is the set of the pile per blow in inches **R** is the pile bearing load in pounds
- All deck joists, stair stringers and decking shall be #2 Southern Pine or better, pressure treated to AWPA Standard LP22.

Unless specified otherwise.

Deck joists shall be connected to girders using hurricane ties.

- All lumber used as structural framing shall be SPF No.1/No.2 or better, having an Fb=875psi as defined in the latest edition of "National Design Specification" published by National Forest & Paper Association.
- All exterior steel bolts, straps and clips shall be hot dipped galvanized.

 Hanger References are for Simpson Strong Tie Connectors.

 Connectors in contact with contact with pressure treated wood or exposed conditions should be Simpson Z-MAX series.
- All posts and columns within the house, shall be placed directly over pilings or beams below and shall align with posts of lower floors. Posts shall rest on solid timber between floor joists or extend through floors to beams below.

Timber below posts shall be at least as large as the cross section of the post above.

When using built up posts, select lumber that minimizes the number of knots, and avoid knots in the same locations. Use cement coated nails when joining members of built-up posts.

All double and triple LVL's shall be spiked together before loading, using nails as recommended by the manufacturer or as noted on the draw ings. Minimum requirements:

2 PLY LVL - 3 rows 10d common nails @ 12" centers

All multi ply members are to be assembled before installation.

Lintel schedule unless noted on the drawings

2 x 6 w alls	4'-0" 6'-0" >6'-0"	3-2"x8" with 2 layers of ½"plywood. 3-2"x10"with 2 layers of ½" plywood 3-2"x12"with 2 layers of ½" plywood
2 x 4 w alls	4'-0" 6'-0" >6'-0"	2-2"x8" with 1 layer of ½"plywood. 2-2"x10" with 1 layer of ½" plywood 2-2"x12" with 1 layer of ½" plywood

- 7 Double joists are required under all walls running parallel to joist system.
- Engineered roof trusses are to be installed and stiffened in accordance with the manufacturer's written instructions and specifications.

 Copies of the truss layout and details are to be submitted to the Engineer of record for review. Non-load bearing walls should not be attached directly to the trusses. Expansion clips or similar should be used to allow vertical movement of the trusses caused by climatic changes. Dry wall should be attached as recommended by the Gypsum Association.
- Concrete compressive strength at 28 days shall be minimum 3500 psi Concrete shall not be placed in water or on frozen ground. Reinforcing bars shall conform to ASTM A615 Grade 60 Welded wire fabric shall conform to ASTM A185 and be provided in flat sheets..
- Exterior shear walls are designed as "Type II" in accordance with the requirements of the American Forest & Paper Association, Wood Frame Construction Manual. Exterior shear wall are to be sheathed using 7/16" wood structural panels on the exterior attached with 8d common nails at 6" centers and 12" centers on internal framing. Roof sheathing to be 5/8" structural plywood attached with 8d x 2" common nails at 4" centers at panel edges, and 12" centers at intermediate supports

11 BUILDING DESIGN CODE - International Residential Code 2012

DESIGN LOADINGS

Design wind speed 123 mph ASCE 7-16
Ground snow load 20 lb./sq. ft. ASCE 7-16
Sleeping areas 30 lb./sq. ft.
Other floors 40 lb./sq. ft.

FOUNDATION DESIGN CODES

Coastal Construction Manual FEMA 55, Edition 3 August 2005

ASCE Standard 7.16

Minimum Design Loads fro Buildings and other Structures

Timber Pile Design and Construction Manual

Timber Piling Council/American Wood Preservers Institute

DEVIATION FROM THESE SEALED DRAWINGS, WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD WILL VOID THIS SEAL

Revised	Drawing Number 6
Approved	Drawn by John Warfel
6cale 1/4"=1'-0"	2/25/2021
Egner	Engineer Notes
	Designer is not responsible for mistakes found after construction is begun Designer is not a licensed architect No warranty is expressed or implied
Home Design Plus, Inc,	6048 HIGGEN MEAGOW LANE Greenwood, DE 302-424-3998