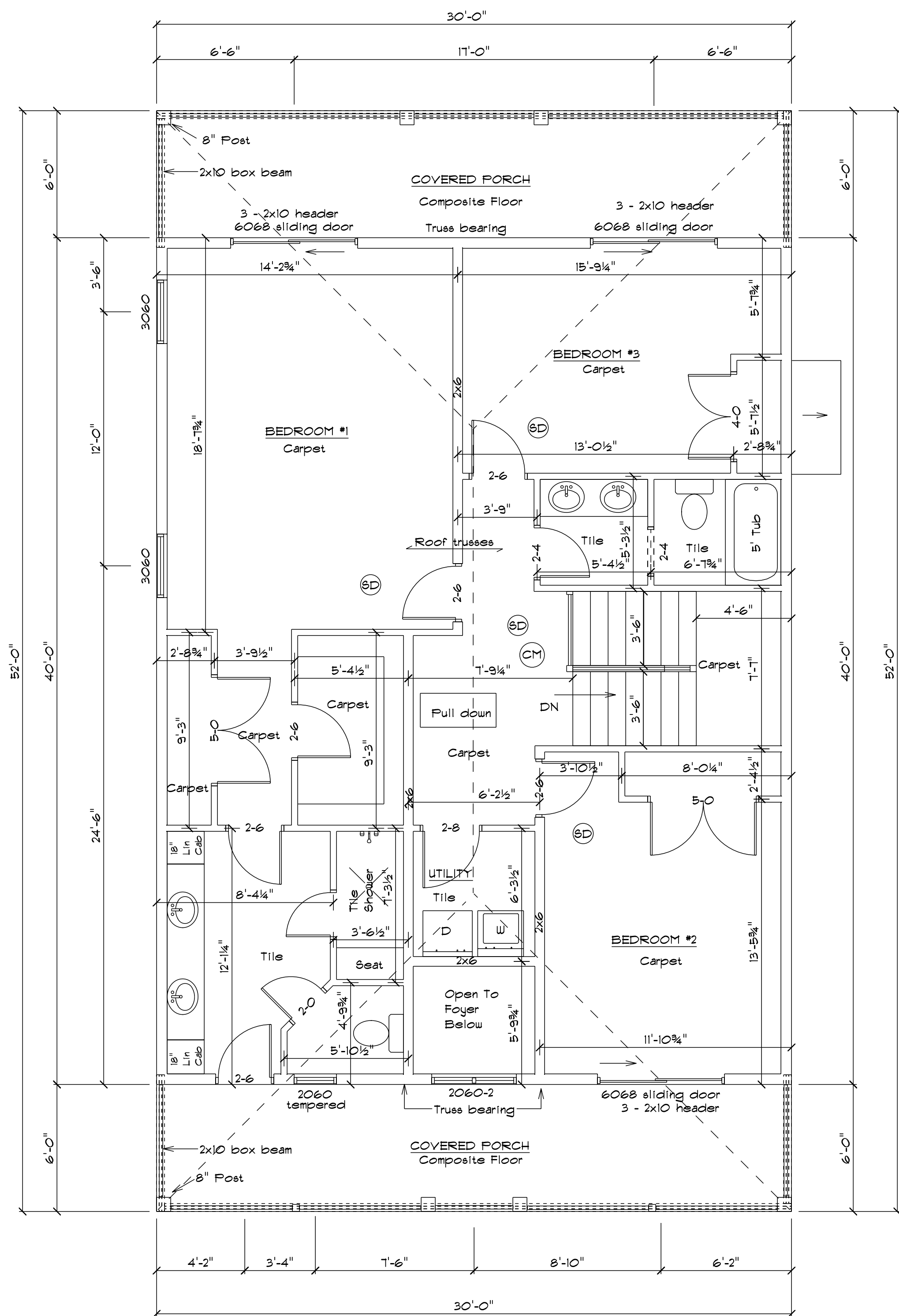


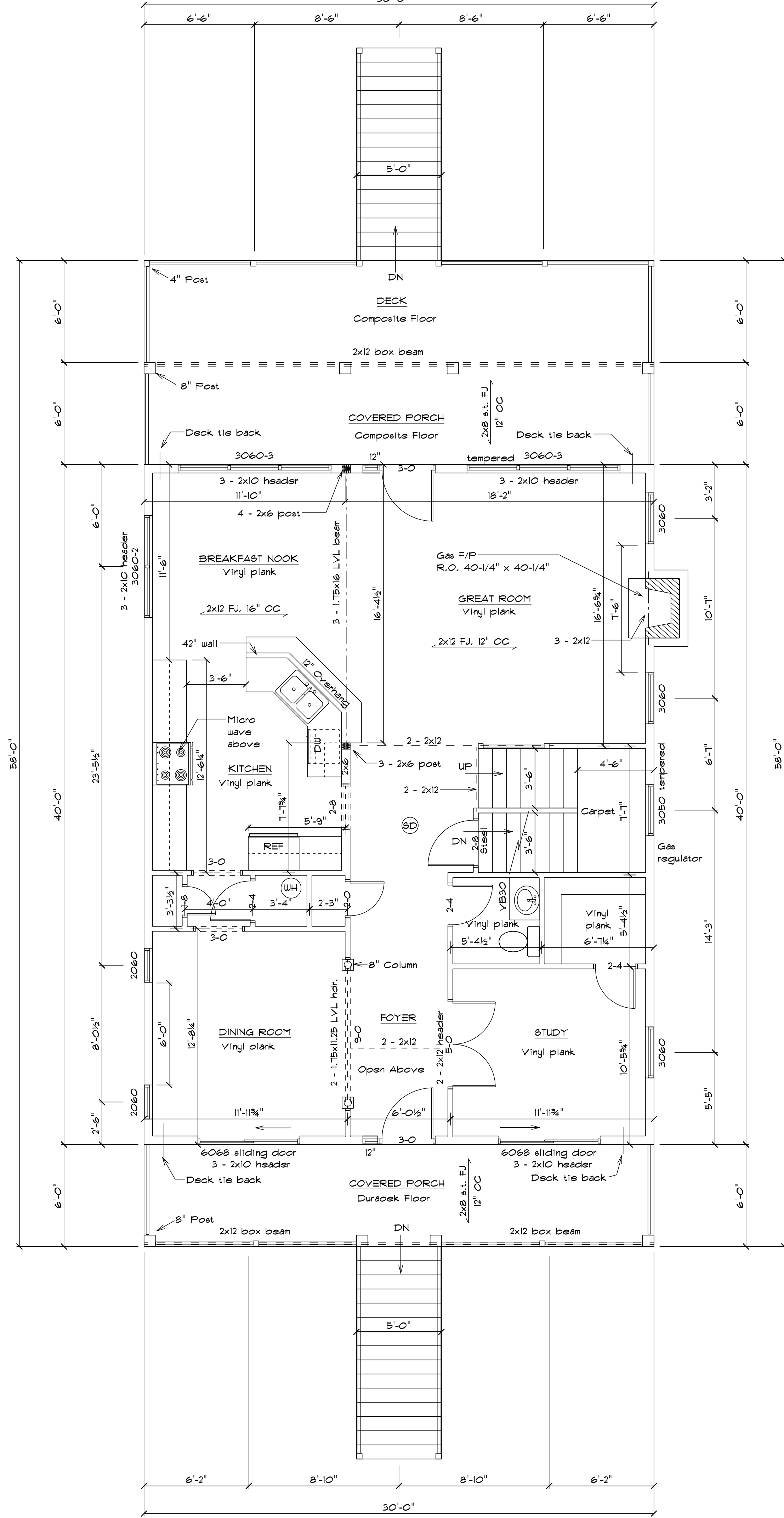
### Roof Plan

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

Ground Floor Plan  
9' ceiling height  
(first floor framing)

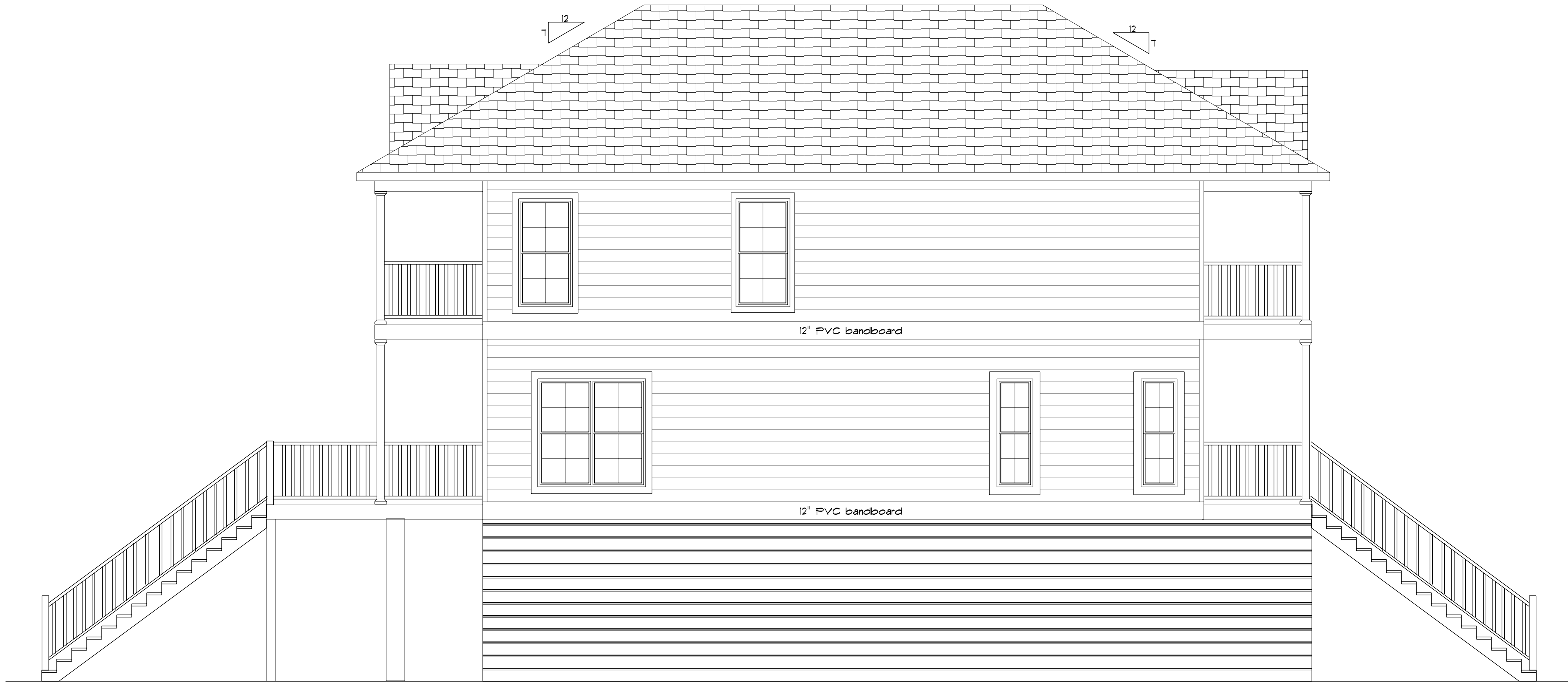


Second Floor Plan  
8' ceiling height  
(roof framing)



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

Owner/Contractor assumes responsibility of building to applicable codes  
Designer is not responsible for mistakes found after construction is begun  
Designer is not a licensed architect  
No warranty is expressed or implied



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Home Design Plus, Inc.,  
8048 Hidden Meadow Lane  
Greenwood, DE 302-424-3998

Disclaimers  
Owner/Contractor assumes responsibility of building to applicable codes  
Designer is not responsible for mistakes found after construction is begun  
No warranty is expressed or implied

Egner

Exterior Elevations

Scale 1/4"=1'-0"

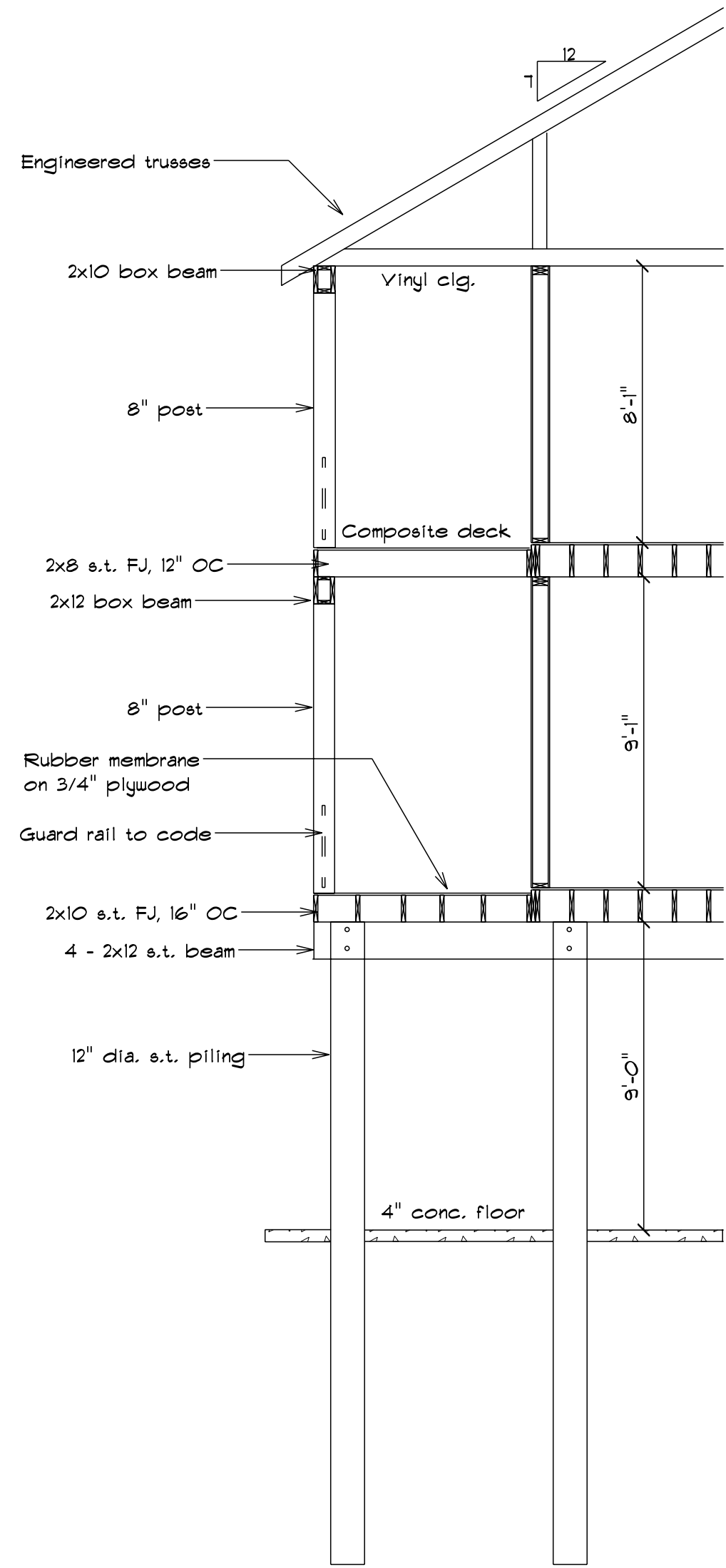
2/25/2021

Approved

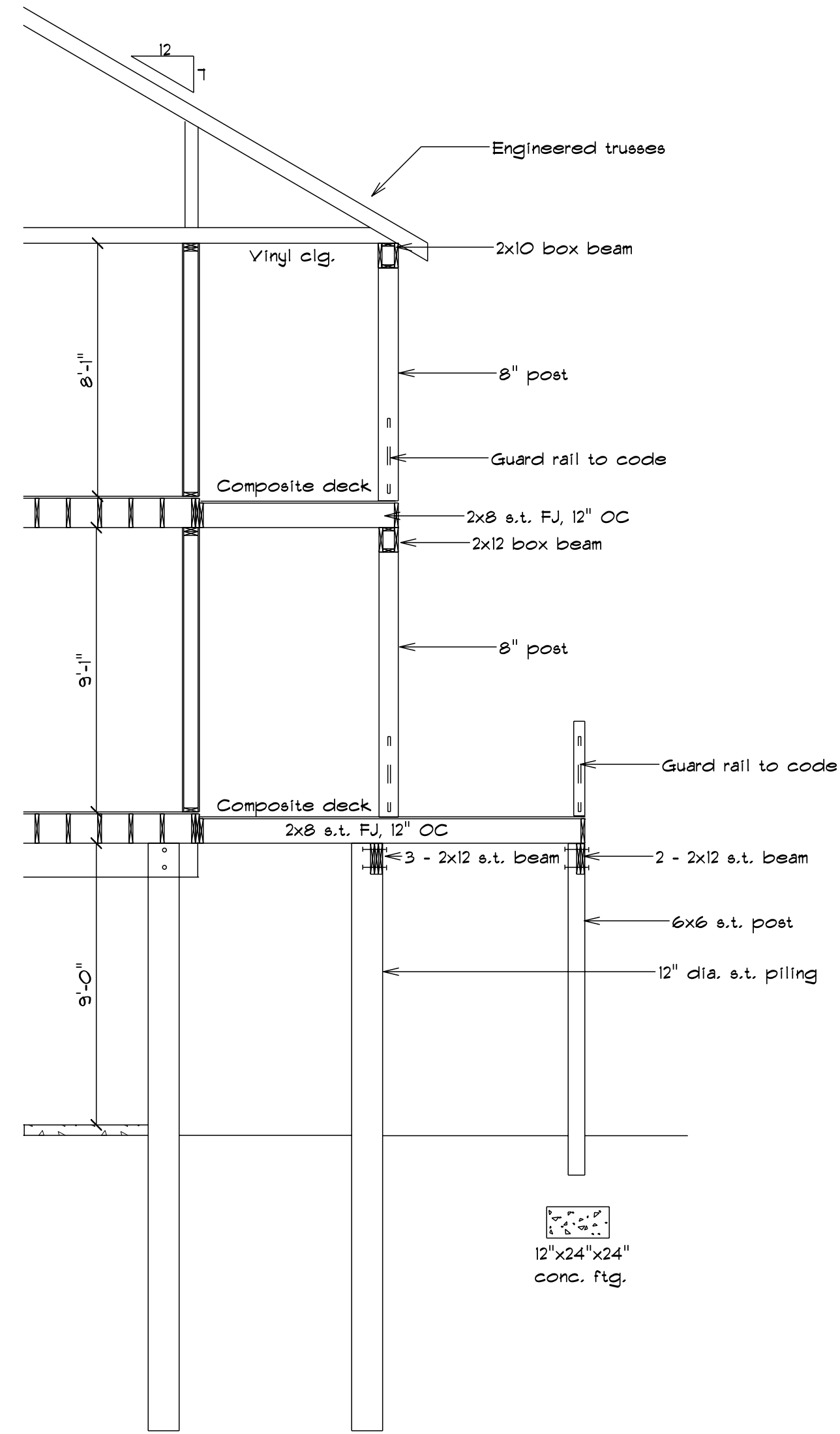
Drawn by John Warrick

Revised

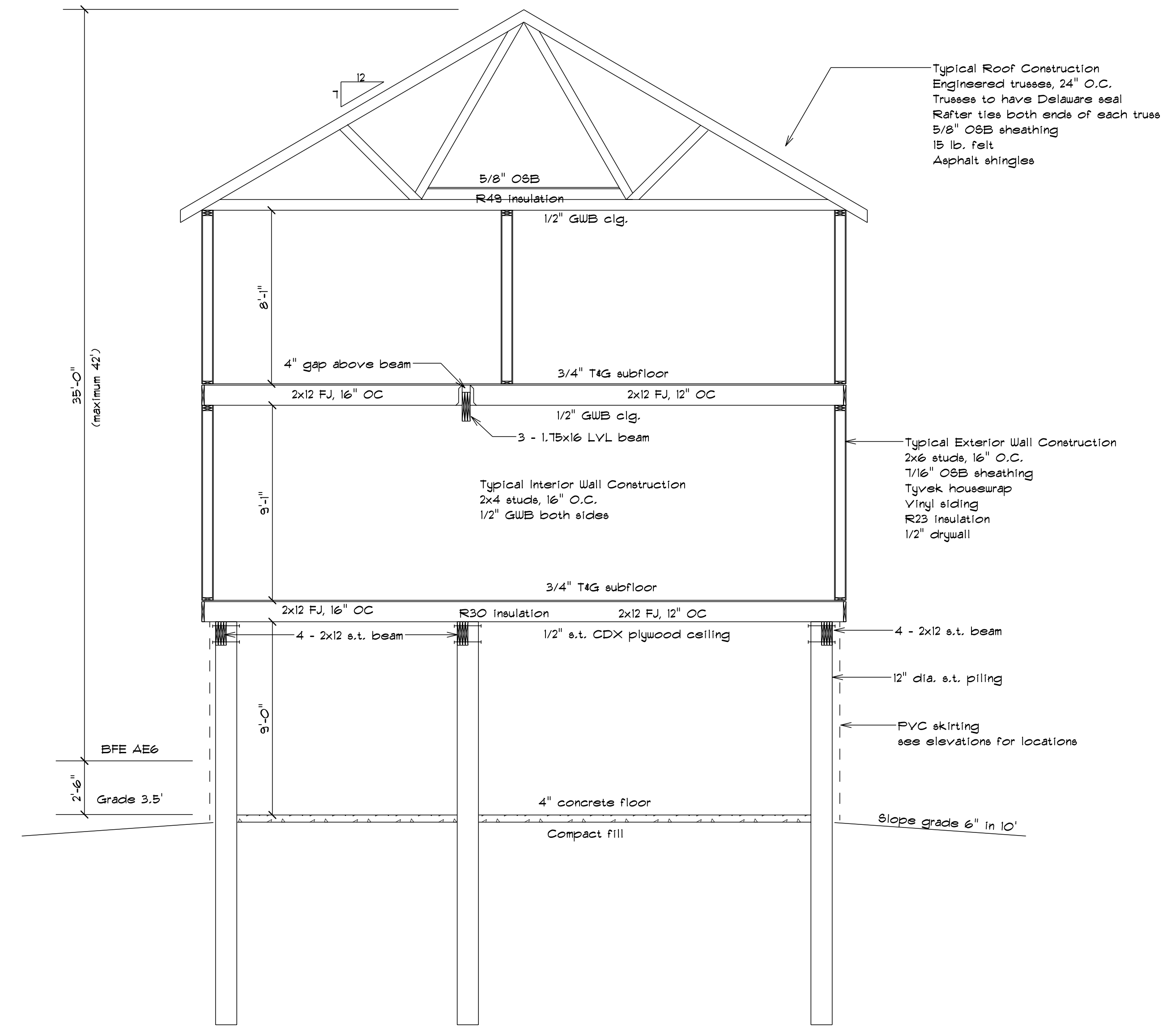
Drawing Number 3



Section B



Section C



Section A

# Disclaimers

Owner/Contractor assumes responsibility of building to applicable codes  
 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.**  
 8048 Hidden Meadow Lane  
 Greenwood, DE 302-424-3998

Egner

Sections

Scale 1/4"=1'-0"

2/25/2021

Approved

Drawn by John Warfel

Revised

Drawing Number

4





- 1

All new piling shall be 12" diameter Class B Southern Pine piles conforming to ASTM D25-88A and treated to AWP A 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 blow s 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 New s" 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
- 2

All deck joists, stair stringers and decking shall be #2 Southern Pine or better, pressure treated to AWP A Standard LP22.

Unless specified otherw ise.

Deck joists shall be connected to girders using hurricane ties.
- 3

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.
- 4

All exterior steel bolts, straps and clips shall be hot dipped galvanized.

Hanger References are for Simpson Strong Tie Connectors.

Connectors in contact w ith contact w ith pressure treated w ood or exposed conditions should be Simpson Z-MAX series.
- 5

All posts and columns within the house, shall be placed directly over pilings or beams below and shall align with posts of low er floors. Posts shall rest on solid timber betw een 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 w hen joining members of built-up posts.
- 6

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 row s 10d common nails @ 12" centers

All multi ply members are to be assembled before installation.

Lintel schedule unless noted on the draw ings

2 x 6 w alls	4'-0"	3-2"x8" w ith 2 layers of ½"plyw ood.
	6'-0"	3-2"x10"w ith 2 layers of ½" plyw ood
	>6'-0"	3-2"x12"w ith 2 layers of ½" plyw ood
2 x 4 w alls	4'-0"	2-2"x8" w ith 1 layer of ½"plyw ood.
	6'-0"	2-2"x10" w ith 1 layer of ½" plyw ood
	>6'-0"	2-2"x12" w ith 1 layer of ½" plyw ood
- 7

Double joists are required under all w alls running parallel to joist system.
- 8

Engineered roof trusses are to be installed and stiffened in accordance w ith the manufacturer's w ritten instructions and specifications.

Copies of the truss layout and details are to be submitted to the Engineer of record for review .

Non-load bearing w alls 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 w all should be attached as recommended by the Gypsum Association.
- 9

Concrete compressive strength at 28 days shall be minimum 3500 psi

Concrete shall not be placed in w ater or on frozen ground.

Reinforcing bars shall conform to ASTM A615 Grade 60

Welded w ire fabric shall conform to ASTM A185 and be provided in flat sheets..
- 10

Exterior shear w alls are designed as "Type II" in accordance w ith the requirements of the American Forest & Paper Association, Wood Frame Construction Manual.

Exterior shear w all are to be sheathed using 7/16" w ood structural panels on the exterior attached w ith 8d common nails at 6" centers and 12" centers on internal framing.

Roof sheathing to be 5/8" structural plyw ood attached w ith 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 w ind 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

Home Design Plus, Inc, 8048 Hidden Meadow Lane Greenwood, DE 302-424-3998	<b>Disclaimers</b> Owner/Contractor assumes responsibility of building to applicable codes Designer is not responsible for mistakes found after construction is begun Designer is not a licensed architect No warranty is expressed or implied	Egner	Scale 1/4"=1'-0"	Approved	Revised
		Engineer Notes	2/25/2021	Drawn by John Wierfel	Drawing Number 6