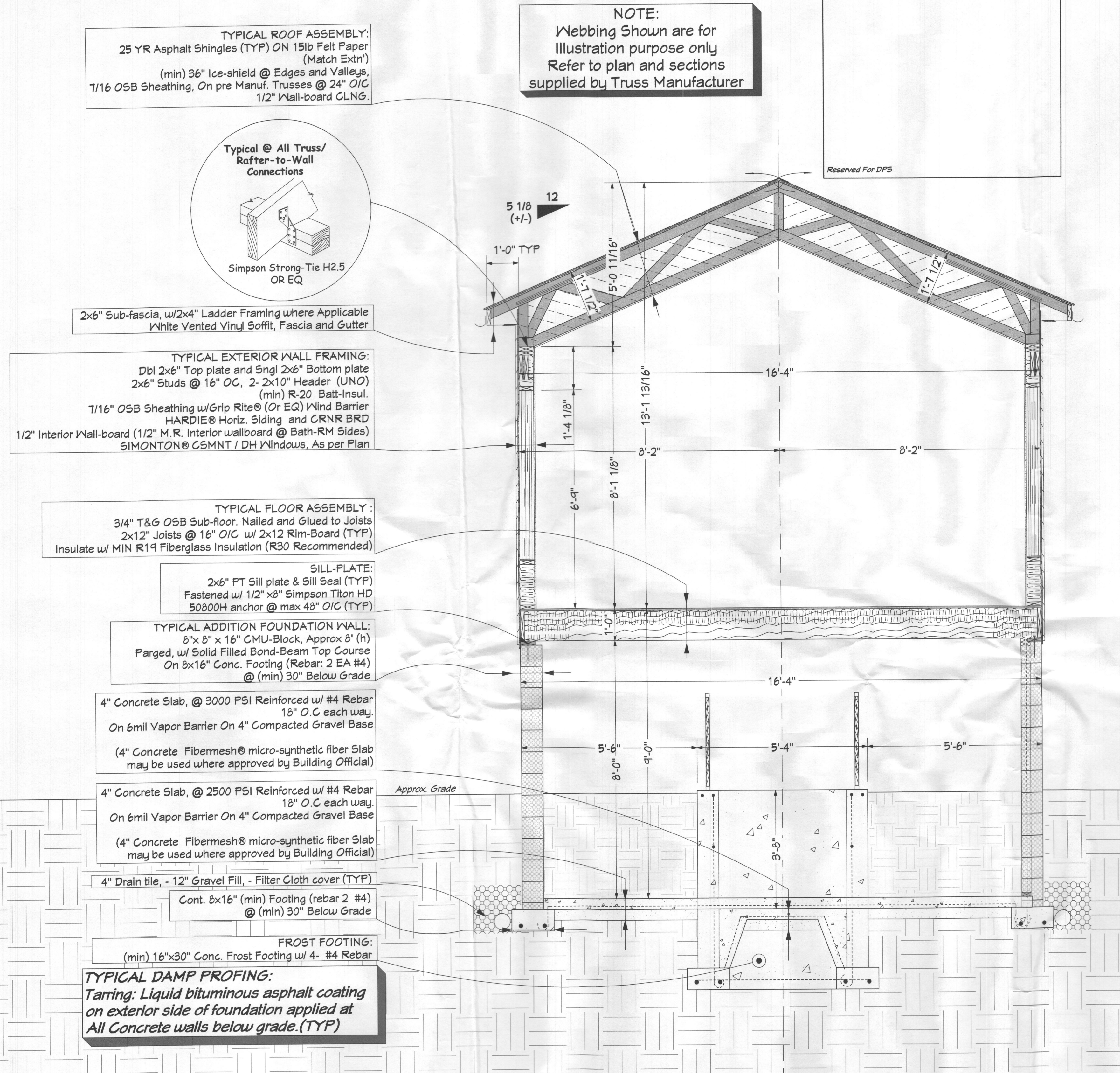
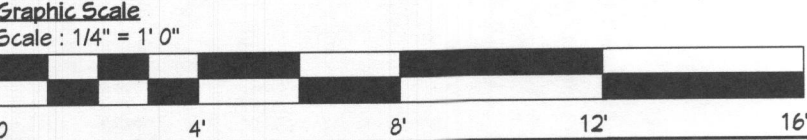


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1 | SECTION: Section @ Rear Elevation (Left to Right)
A0010 | Scale : 1/2" = 1'- 0"



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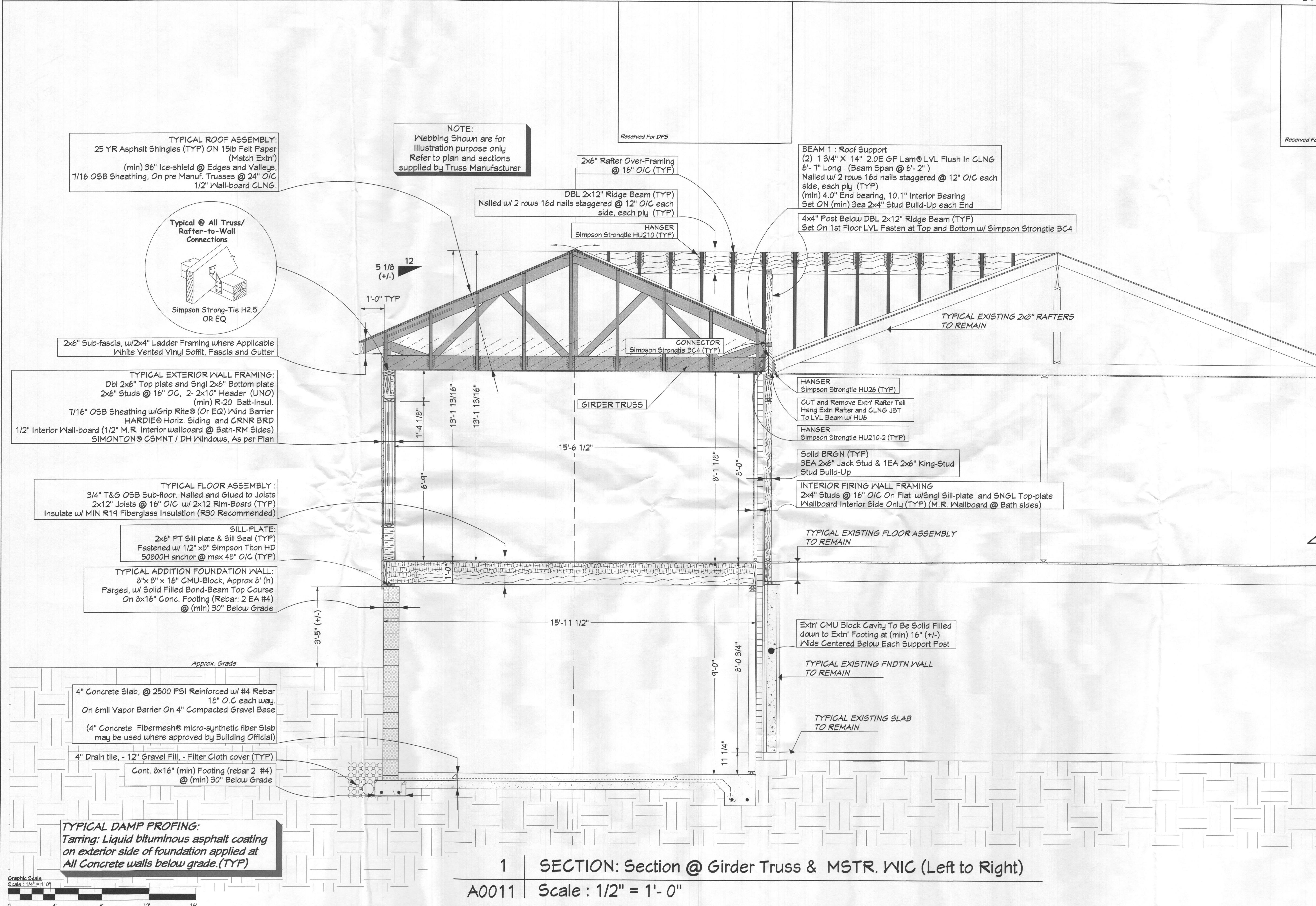
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Consent Plan: Phillips CP 06122020
Date: August 21/2020
Permit Plan: Phillips P 06122020
Date: September 28/2020
OCTOBER
06/2020
Phase : **PERMIT**
Drawn by: C.S.
Sheet Title : **SECTION**

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Concept Plan: Phillips CP: 06122020
Date: August 21/2020
Permit Plan: Phillips P: 24012020
Date: September 20/2020
Date: **OCTOBER 06/2020**
Phase: **PERMIT**
Drawn by: D.B.
Sheet Title: **SECTION**

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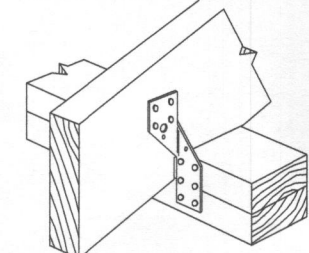
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RAFTER OVER-FRAMING :
2x6" Rafter Over-Framing @ 16" O/C As
per Rafter Layout (TYP)

RAFTER OVER-FRAMING :
2x12" Rafter Over-Framing @ 12" / 16" O/C
As per Rafter Layout (TYP)

TYPICAL ROOF ASSEMBLY:
25 YR Asphalt Shingles (TYP) ON 15lb Felt Paper
(Match Extn'l)
(min) 36" Ice-shield @ Edges and Valleys,
7/16 OSB Sheathing, On pre Manuf. Trusses @ 24" O/C
1/2" Wall-board CLNG.

Typical @ All Truss/
Rafter-to-Wall
Connections



Simpson Strong-Tie H2.5
OR EQ

2x6" Sub-fascia, w/2x4" Ladder Framing where Applicable
White Vented Vinyl Soffit, Fascia and Gutter

TYPICAL REAR ELEV. EXTERIOR WALL FRAMING:
Dbl 2x6 Top plate and Sngl 2x6 Bottom plate
 2x6 Studs @ 16" OC,
(3) 2x12 CONT. HEADER 15'-10" Long
Nailed w/ 3 rows 16d nails staggered @ 12" O/C each
 side, each ply (TYP)
To Sit On 2-Jack / 2-King Stud Each End
 (min) R-20 Batt-Insl.
7/16" OSB Sheathing w/Grip Rite® (Or Eq.) Wind Barrier
HARDIE® Horiz. Siding and GNR BRD
all-board (1/2" M.R. Interior wallboard @ Bath-Rm Sides)
SIMONTON® CSMT / DH Windows, As per Plan

SILL-PLATE:
2x6" PT Sill plate & Sill Seal (TYP)
Fastened w/ 1/2" x8" Simpson Titon HD
50800H anchor @ max 48" O/C (TYP)

BOND BEAM LINTEL:
Install Solid Filled Bond Beam Lintel Above
Opening, w/ 4 EA #4 Horizontal Rebar (TYP)

TYPICAL ADDITION FOUNDATION WALL:
8"x 8" x 16" CMU-Block, Approx 8' (h)
Parged, w/ Solid Filled Bond-Beam Top Course
On 8"x16" Conc. Footing (Rebar: 2 EA #4)
@ (min) 30" Below Grade

4" Concrete Slab, @ 3000 PSI Reinforced w/ #4 Rebar
18" O.C each way.
On 6mil Vapor Barrier On 4" Compacted Gravel Base
(4" Concrete Fibermesh® micro-synthetic fiber Slab
may be used where approved by Building Official)

4" Concrete Slab, @ 3000 PSI Reinforced w/ #4 Rebar
18" O.C each way.
On 6mil Vapor Barrier On 4" Compacted Gravel Base

(4" Concrete Fibermesh® micro-synthetic fiber Slab
may be used where approved by Building Official)

4" Drain tile, - 12" Gravel Fill, - Filter Cloth cover (TYP)

FROST FOOTING:
(min) 16"x30" Conc. Frost Footing w/ 4- #4 Rebar

TYPICAL DAMP PROFING:
Tarring: Liquid bituminous asphalt coating
on exterior side of foundation applied at
All Concrete walls below grade. (TYP)

NOTE:
Webbing Shown are for
Illustration purpose only
Refer to plan and sections
supplied by Truss Manufacturer

Reserved For Engineers Seal and Sign.

Reserved For DPS

1 | SECTION: Section @ Addition (Front to Back)

A0012	Scale : 1/2" = 1'- 0"
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Not Plan:	Phillips CP_08122020 August 21/2020
Plan:	Phillips P_09012020 September 28/2020

OCTOBER
06/2020

PERMIT

by: 0.6
Title:
SECTION

e#
A0012
Page# 13 Of 15

Graphic Scale
Scale : 1/4" = 1' 0"

A horizontal graphic scale bar with alternating black and white segments. Below the bar, numerical labels indicate distances in feet: 0, 4', 8', 12', and 16'. The bar is divided into four equal sections, each representing 4 feet.

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NOTE
All Stairs Shall Be Constructed According To IRC 2015 R311.7

NOTE
Where Applicable -All interior and exterior stairways shall be provided with a means to illuminate the stairs, including landings and treads, as per applicable Local Building Codes

NOTE
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY GRADE AND SLAB HEIGHT(S) PRIOR TO CONSTRUCTING NEW STAIRS. NEW STAIR RISE AND TREADS MAY BE ADJUSTED ACCORDING TO FIELD CONDITIONS WITHIN THE LIMITS OF IRC 2018 R311.7

Reserved For DPS

Reserved For Engineers Seal and Sign.

GRASPABLE HAND-RAIL:
@ 34"
RAIL:
MIN 36" High Safety Rail (TBD)

TYPICAL STAIR FOUNDATION WALL:
8"x 8" x 16" CMU-Block, Approx 4' (h)
Farged, w/ Solid Filled Bond-Beam Top Course
On 8x16" Conc. Footing (Rebar: 2 EA #4)
@ (min) 30" Below Grade

CONCRETE STAIRS:
12" Concrete Slab, @ 3000 PSI
Reinforced w/ #4 Rebar 18" O.C each way.
-OR WNF6x6-VN1.9xVN1.9
Additionally Reinforced w/ 2- #4 Rebar each Step
On 6mil Vapor Barrier - On 4" Compacted Gravel Base
On Compacted Backfill

4" Concrete Slab, @ 2500 PSI Reinforced w/ #4 Rebar 18" O.C each way.
On 6mil Vapor Barrier On 4" Compacted Gravel Base
(4" Concrete Fibermesh® micro-synthetic fiber Slab
may be used where approved by Building Official)

STAIR FOUNDATION WALL:
12"x 8" x 16" CMU-Block, (This Wall Only) Approx 4' (h)
Farged, w/ Solid Filled Bond-Beam Top Course
On 8x16" Conc. Footing (Rebar: 2 EA #4)
@ (min) 30" Below Grade

Cont. 8x16" (min) Footing (rebar 2 #4)
@ (min) 30" Below Grade

DRAIN
8" (min) Drain Connected To Drain-Pipe

COMPACTED
BACK-FILL

FROST
FOOTING

TYPICAL ROOF ASSEMBLY @ 2x12"-OVER FRAMING:
Self-Adhering Mod. Bitumen Membrane with CertainTeed Flintastic Roof System
ON 2 Layers 30lb Felt Paper
(min) 3/8" Ice-shield @ Edges and Valleys,
1/16 OSB Sheathing Over 2x12" Rafters @ 12 / 16" O/C

2x6" Sub-fascia, w/2x4" Ladder Framing where Applicable
White Vented Vinyl Soffit, Fascia and Gutter

EXTENSION WALL FRAMING:
Dbl 2x4" Top plate and Sngl 2x4" Bottom plate
2x4" Studs @ 16" O.C.,
1/16" OSB Sheathing w/Grip Rite® (Or EQ) Wind Barrier
HARDIE® Horiz. Siding

FLASHING

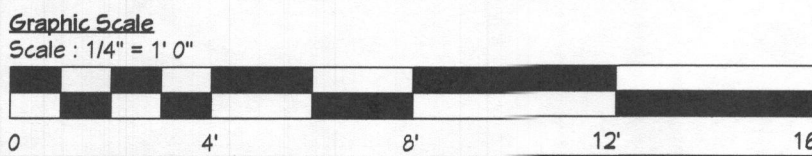
Fasten Bottom Plate To Extn' DBL. Top-Plate w/
1EA Rows 1/4"x 3 5/8" FastenMaster
LEDGERLOK® Coarse Steel Hex-Head Heavy-
Duty Wood Screws, Staggered @ 8" O/C

2x4" Ledger-Board to Stud Framing w/ 1EA
1/4"x 3 5/8" FastenMaster LEDGERLOK®
Coarse Steel Hex-Head Heavy-Duty Wood
Screws, Staggered @ 16" O/C

TYPICAL EXISTING EXTN' WALL
TO REMAIN

2 | DETAIL SECTION: Detail Section @ Rafter Support Wall
A0013 | Scale : 3/4" = 1'- 0"

1 | DETAIL SECTION: Detail Section @ Concrete Stairs
A0013 | Scale : 3/4" = 1'- 0"



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Concept Plan: Phillips CP_08122020
Date: August 21/2020
Permit Plan: Phillips P_29412020
Date: September 24/2020

OCTOBER
06/2020

Phase : PERMIT

Drawn By: C.B.

Sheet Title:

DETAIL
SECTIONS

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NOTE

All NEW interior and exterior stairways shall be provided with a means to illuminate the stairs, including landings and treads, as per applicable Local Building Codes

GENERAL NOTE:

Fasteners and connectors for preservative-treated wood shall be of hot dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (IRC 2018 R317)

TRUSS NOTES:

1. ALL TRUSS SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL FIELD ALTERED TRUSSES SHALL HAVE ENGINEERING DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
6. ALL TRUSS FRAMING 24" O.C.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY HEIGHT OF EXISTING ROOF, EAVES, FASCIA, BALCONIES, CHIMNEYS AND WINDOWS PRIOR TO ORDERING AND INSTALLING NEW TRUSSES AND RAFTERS. NEW TRUSS AND RAFTER HEIGHT AND PITCH MAY BE ADJUSTED TO CLEAR ANY OBSTRUCTIONS SUCH AS WINDOWS, CHIMNEYS, ETC., AND TO ALIGN RIDGES, EAVES AND FASCIAS

PROVIDE 2" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

NOTE: ALL RAFTER TO RAFTER, - RAFTER TO GIRDER, -OR RAFTER TO HIP OR RIDGE BEAM, TO BE INSTALLED WITH HANGERS THROUGHOUT, AND TO BE SUPPLIED BY TRUSS MANUFACTURER

Reserved For DPS

Residential Construction Design Parameters AS PER IRC 2018

Ground Snow Load	Wind Speed	Seismic Design Category	Subject To Damage From				Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp.
			Weathering	Frost Line Depth	Termite	Decay					
30 PSF (1.4 kN/m²)	115 mph (185 km/hr)	B	Severe	30 in (810 mm)	Moderate to heavy	Slight to moderate	13°F (-10.6°C)	Yes	a) July 18, 1975 b) September 29, 2006 c) See note	300	55°F (12.8°C)

Reserved For Engineers Seal and Sign.

ABBREVIATIONS

ADJ.	Adjustable
AFF	Above Finished Floor
BFF	Below Finished Floor
B.M	Black Melamine
B.O	By Others
B.S	Back Splash
BSS	Brushed Stainless Steel
CLMN	Column
CONC	Concrete
CONT	Continuous
CRNR	Corner
C.S	Control Sample
C.TOP	Counter Top
E.B	Edge band
EXT	Exterior
EXTN'	Existing
EXP	Exposed
EQ	Equal
F.E	Finished End
F.S	Field Seam
FP	Fire place
FR	Fire Rated
HDR	Header
HGT	Height
LBW	Load Bearing Wall
MANUF	Manufactured
MAX	Maximum
MIN	Minimum
MIRR	Mirrored
NIC	Not in contract
OPT	Optional
PAN	Pantry
P.B	Particle board
P.G	Paint Grade
PL-	Plastic Laminate
PNL	Panel
R/O	Rough Opening
SCHED	Schedule
SCR	Scribe
SHWR	Shower
SIM.	Similar
TBD	To Be Determined
TPH	Tiolet Paper Holder
TWLS	Towels
TYP	Typical
U.C	Under Cabinet
UON	Unless Otherwise Noted
W.A	Where Applicable
WC	Water Closet
W.M	White Melamine
→	Grain Direction

GENERAL NOTES (as per IRC 2018)

General Info

- 1 All Work shall comply with IRC 2018 for One and Two-family Dwellings, and all amendments by Applicable County
- 2 Sections and details shown are typical for similar conditions throughout the project

Dimensions

- 1 All dimensions are to the face of studs or masonry unless otherwise noted
- 2 Dimensions and notes for a given condition are typical for similar conditions throughout the project
- 3 Contractors shall verify all dimensions including field verifications, prior to starting the construction
- 4 It is the Contractor responsibility to verify all field dimensions and the relation to new products, prior to ordering such items -and prior to starting the construction

Structural Notes

The structure is designed to be self-supporting and stable upon completion of all work. It is the Contractors responsibility to determine construction loading, bracing, procedures and sequence in accordance with IRC 2018, OSHA, and local codes, etc., and to insure the safety of the building and it's components, and persons on-site before, during and after construction.

- 1 Loads: As per IRC 2018

Live Loads		Dead Loads	
Living Area:	40 psf	10 psf	
Sleeping Area:	30 psf	10 psf	
Roof:	30 psf	17 psf	
Decks	40 psf	15 psf	
Stairways	100 psf	15 psf	

Wood Framing:

- 1 All wood wall framing shall comply with IRC 2012, Sect 602
- 2 All wood materials shall be Spruce-Pine-Fir No.1/No.2 (north) or better.
- 3 All exterior studs to be 2x4" or 2x6" @ 16" O/C. unless otherwise noted
- 4 Fire stopping shall be provided to cut of all concealed draft openings and to form an effective fire barrier
- 5 All untreated wood to be a minimum of 8" above finished grade. All lumber in contact with concrete or CMU shall be pressure treated
- 6 Fasteners and connectors for preservative-treated wood shall be of hot dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (IRC 2018 R317.3.1)

Roof

- 1 All Roofs and Girder Trusses to be designed by Truss-manufacturer to carry required loads, and shall be installed and braced in accordance to Manufacturers specifications
- 2 All new roofs to have (min) 36" of Ice Shield underlayment at eave edges

Floor

- 1 All Engineered Floor Joists to be designed by Manufacturer to carry required loads, and shall be installed and bridged in accordance to Manufacturers specifications
FiberStrong Rim board are to be used on all perimeters perpendicular to Engineered Joists
- 2 Wood Joists are to be in accordance with IRC 2018 Sect R-502.3.1 (1)(2) and R-502.3.1 (2) and comply with IRC 2018 sect R-501 thru R-504.3

Concrete/Foundations

- 1 Concrete shall be of regular aggregate design and compressive stress at 28 days shall be 2500PSI
- 2 All concrete footings to be minimum 30" below finished grade
- 3 All Foundation walls to comply with IRC 2018 Sect: R-401 thru R-404
- 4 Foundation drainage shall comply with IRC 2018 Sect R-405
- 5 Foundation water proofing shall comply with IRC 2018 Sect R-406
- 6 Concrete floors shall comply with IRC 2018 Sect R-506.1 thru R-506.2.4
- 7 All Concrete to be 150 PCF and conform to the latest A.C.I. 318 specifications. Porches, Garages, Slabs and Steps exposed to weather, to be 3000 PSI air entrained concrete. Foundation walls and other vertical concrete work to be 2500 PSI air entrained Concrete. All other concrete to be 2500 PSI
- 8 All CMU used in foundation walls shall be load bearing units conforming to A.S.T.M C90-70 for hollow units. At wood posts and wood bearing locations, CMU cells shall be solid filled with concrete for the (min) top two courses
- 9 All CMU walls shall have standard truss type DUR-O-WALL (or SIM) bed joint-reinforcing at a maximum 16" vertical spacing
- 10 Chimneys and Fireplaces shall be constructed in accordance to IRC 2018 Ch 10 and fig. R-1001.1
- 11 Slabs on grade (except where otherwise noted) shall be 4" thick, reinforced with WNF6x6-W1.9xW1.9 wire mesh. Overlap mesh 6" in each direction. Slabs shall be laid on a layer of 6 mil. polyethylene over a 4" layer of compacted washed gravel. Grade beam(s) may be required at fill condition if so noted.
- 12 Exterior slabs on grade shall be air-entrained cement with entrained air of 4% of equivalent air-entraining agent. Provide control joints at 10'-0" on center each way
- 13 Reinforcing bars shall conform to A.S.T.M A-615. Welded Wire Fabric shall conform to A.S.T.M A-185.

Windows and Door Headers

- 1 2x4" walls to have (min) (2) 2x10's w/1/2" plywood spacer, unless otherwise noted
- 2 2x6" walls to have min. (min) (2) 2x10's w/1/2" plywood spacer and blocking, unless otherwise noted

Jack and King Studs as per IRC 2018 sect. R-603.7 (1)

0' - 3' - 6"	(1) Jack Stud	(1) King Stud
3' - 6" to 5' - 0"	(1) Jack Studs	(2) King Stud
5' - 0" to 5' - 6"	(2) Jack Studs	(2) King Studs
5' 6" to 8' - 0"	(2) Jack Studs	(2) King Studs
8' 0" to 10' - 6"	(2) Jack Studs	(3) King Studs
10' 6" to 12' - 0"	(3) Jack Studs	(3) King Studs
12' 0" to 13' - 0"	(3) Jack Studs	(3) King Studs
13' 0" to 14' - 0"	(3) Jack Studs	(4) King Studs
14' 0" to 16' - 0"	(3) Jack Studs	(4) King Studs
16' 0" to 18' - 0"	(4) Jack Studs	(4) King Studs

All posts, Double Studs, etc. are to continue to foundation or be supported by floor beams meeting Manufacturers specifications and loads

Steel Lintel Schedule

Steel Angle Size	No Story Above	One Story Above	Two Stories Above
3 1/2 x 3 1/2 x 1/4	6'-0"	4'-6"	3'-0"
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-6"
(2) 6 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"

Soil

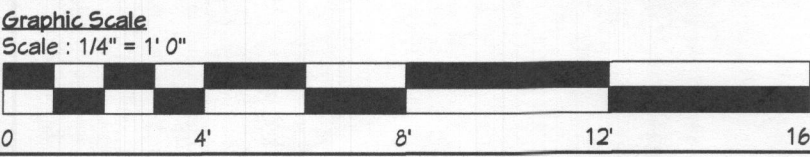
- 1 Soil Bearing to be minimum 2000 PSF

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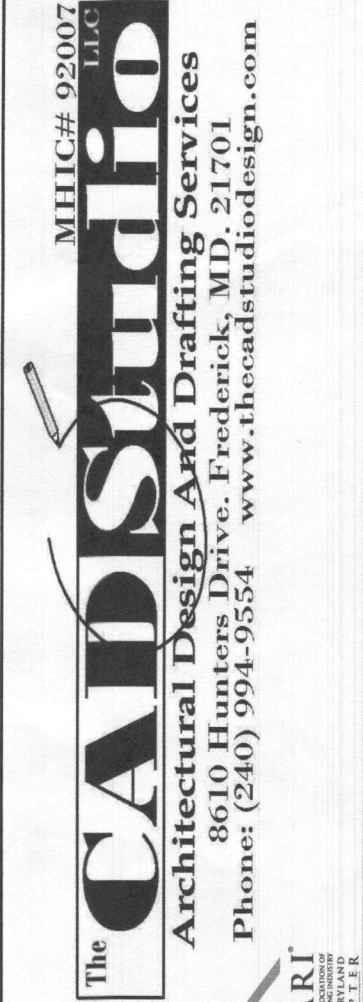
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Permit Plan: Phillips P. 04012020
Date: September 29/2020

OCTOBER 06/2020

Phase: PERMIT

Drawn by: 0.0

Sheet Title: SECTION & DETAILS

Page#

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