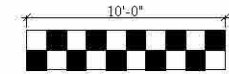
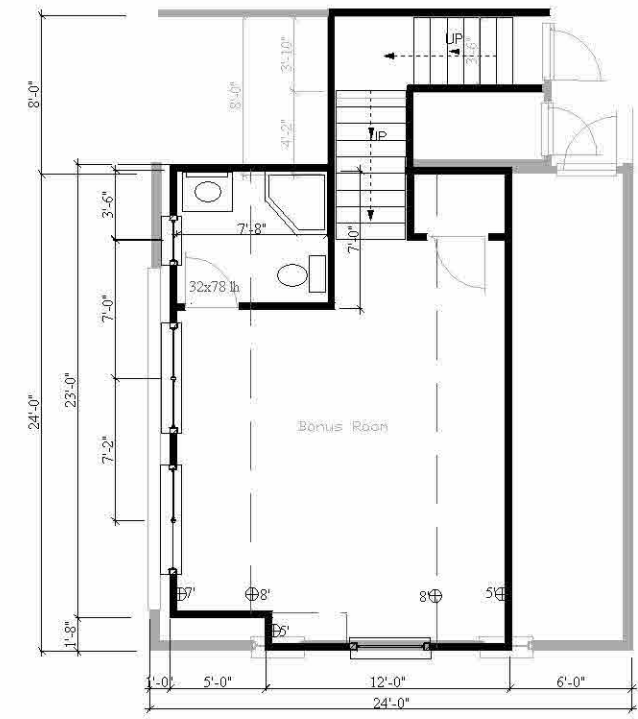


Main Floor Plan



General Notes

1. All exterior walls are 2x6 framing @ 16" o/c, All interior walls are 2x4 framing @ 16" o/c unless otherwise noted.
2. MEASUREMENTS: All measurements are to be double checked by the Contractor during layout.
3. Refer to IBC 2012 for header member. All exterior headers are to be dbl 2x10, unless other wise noted on IBC chart reflects more stringent requirements. Openings up to 4'6" is to have 1 cripple on each side, larger openings are to have 2 cripples each side. Interior non load bearing single doors can have double plate header. All other interior headers to be dble 2x6 unless specified more stringent on the IBC chart for headers.
4. All Windows and Exterior doors have 6" jambs except for windows in bonus room and attic which have 4" jambs. All Windows are to be premium quality Vinyl double hung, High Efficiently Windows. All windows are to have wood sills.
5. Range/ Oven, Grill, Fireplace, Water heater, Heating, dryer, is to be natural gas.
6. All exterior walls are to be full thickness Sprayed Cellulose with fungicide, Attic to have R-38 Blown Insulation and install R-13 between floors



Bonus Room

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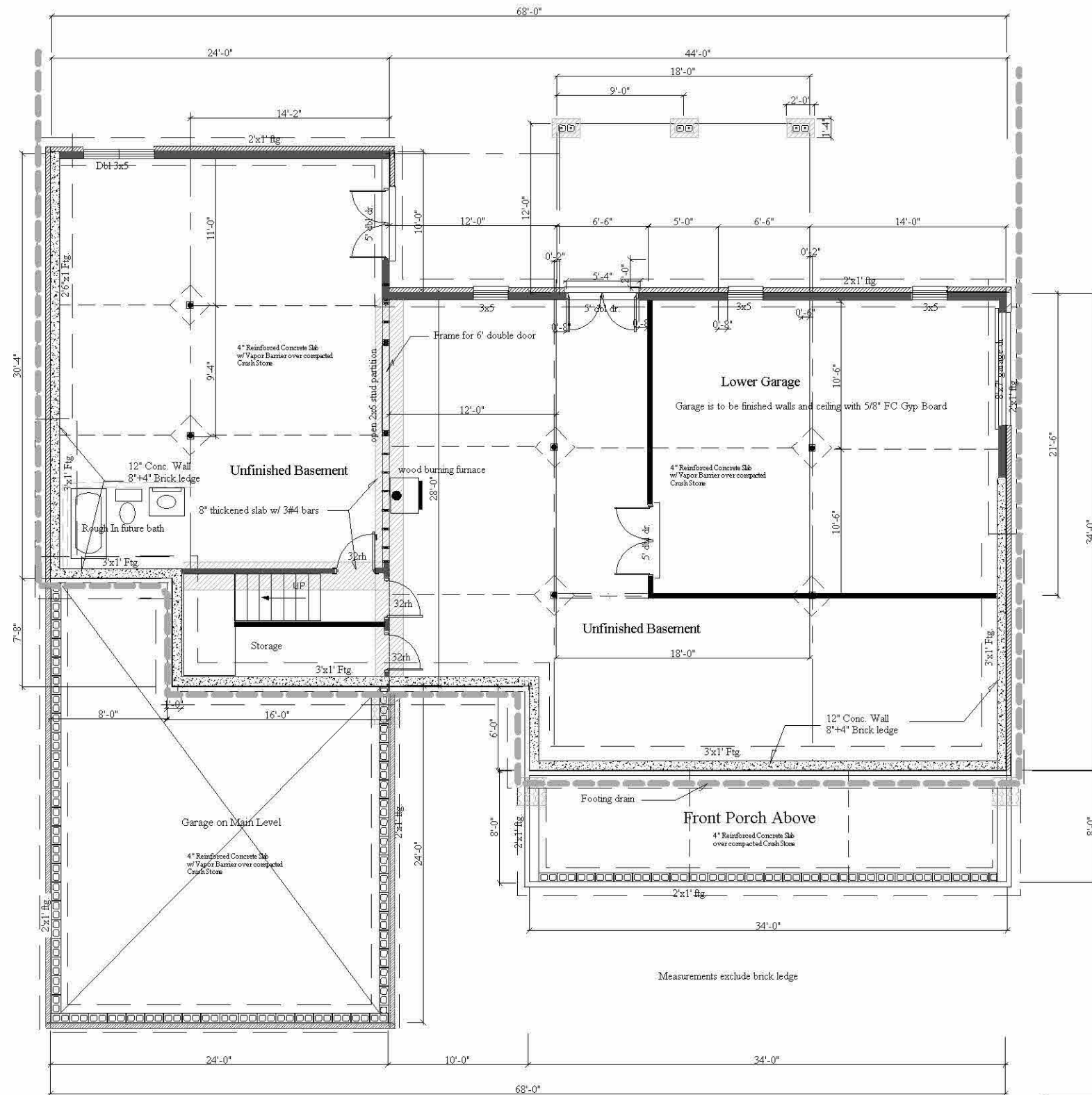
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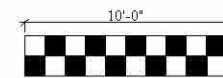
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Basement Plan



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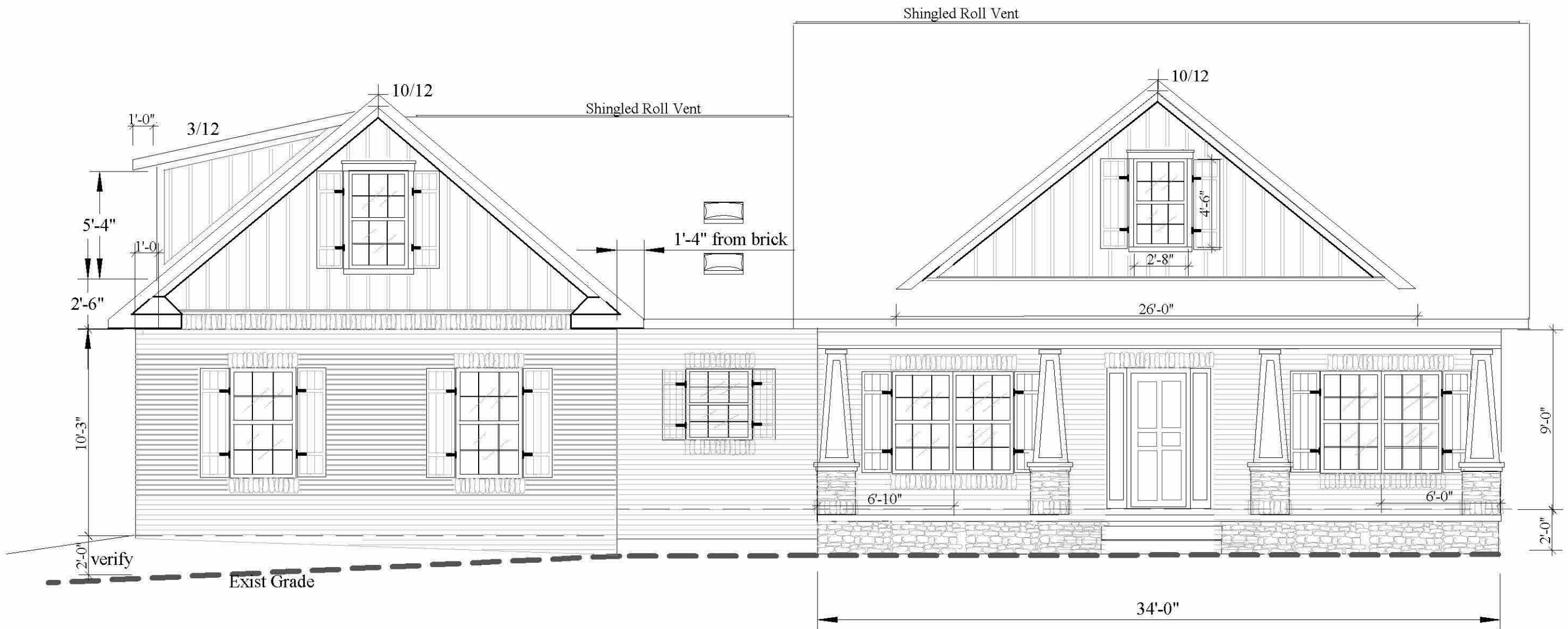
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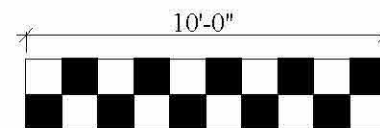
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Front Elevation



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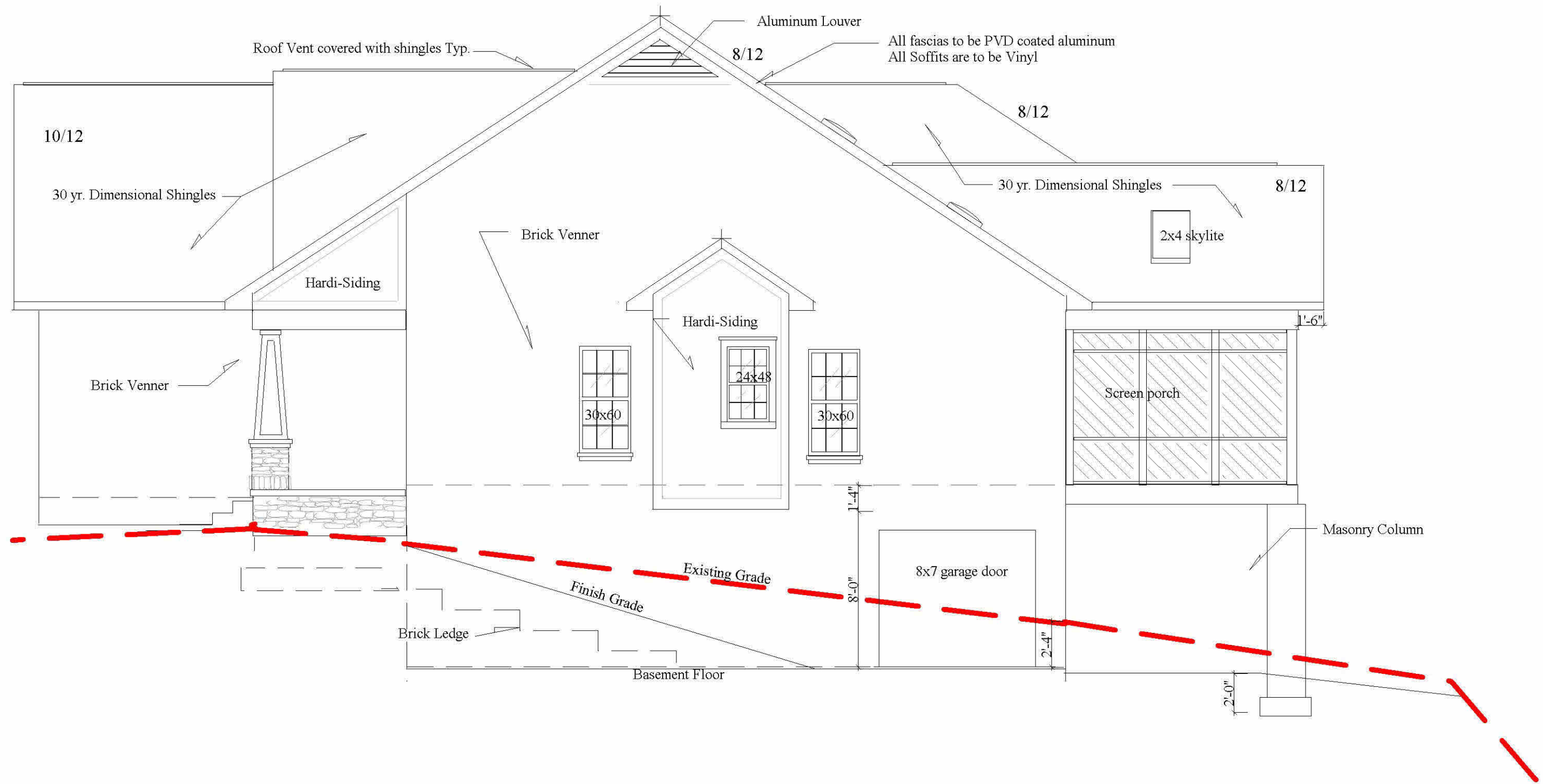
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Right Side Elevation

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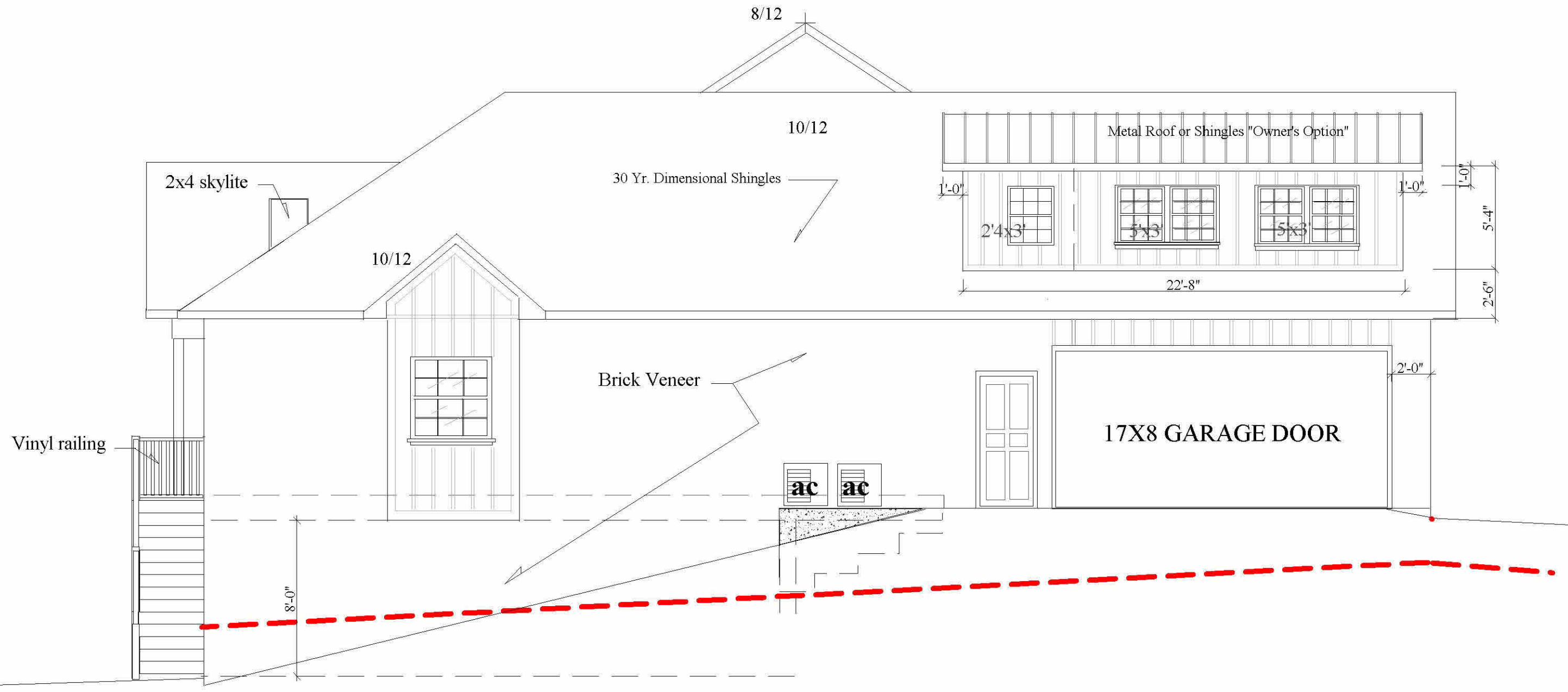
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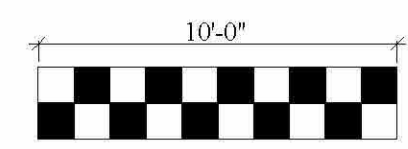
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Left Side Elevation



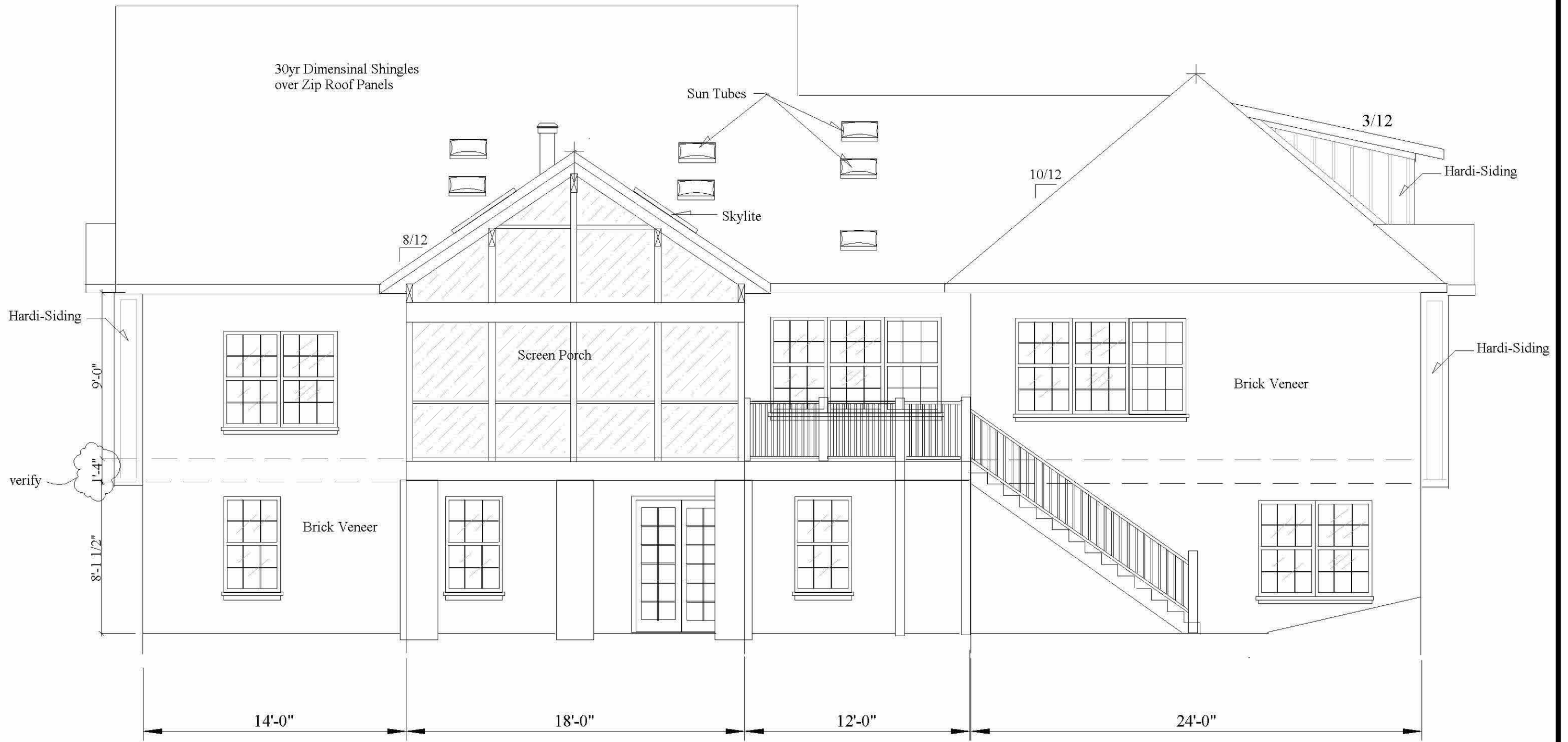
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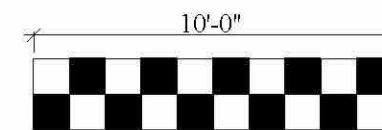
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Rear Elevation



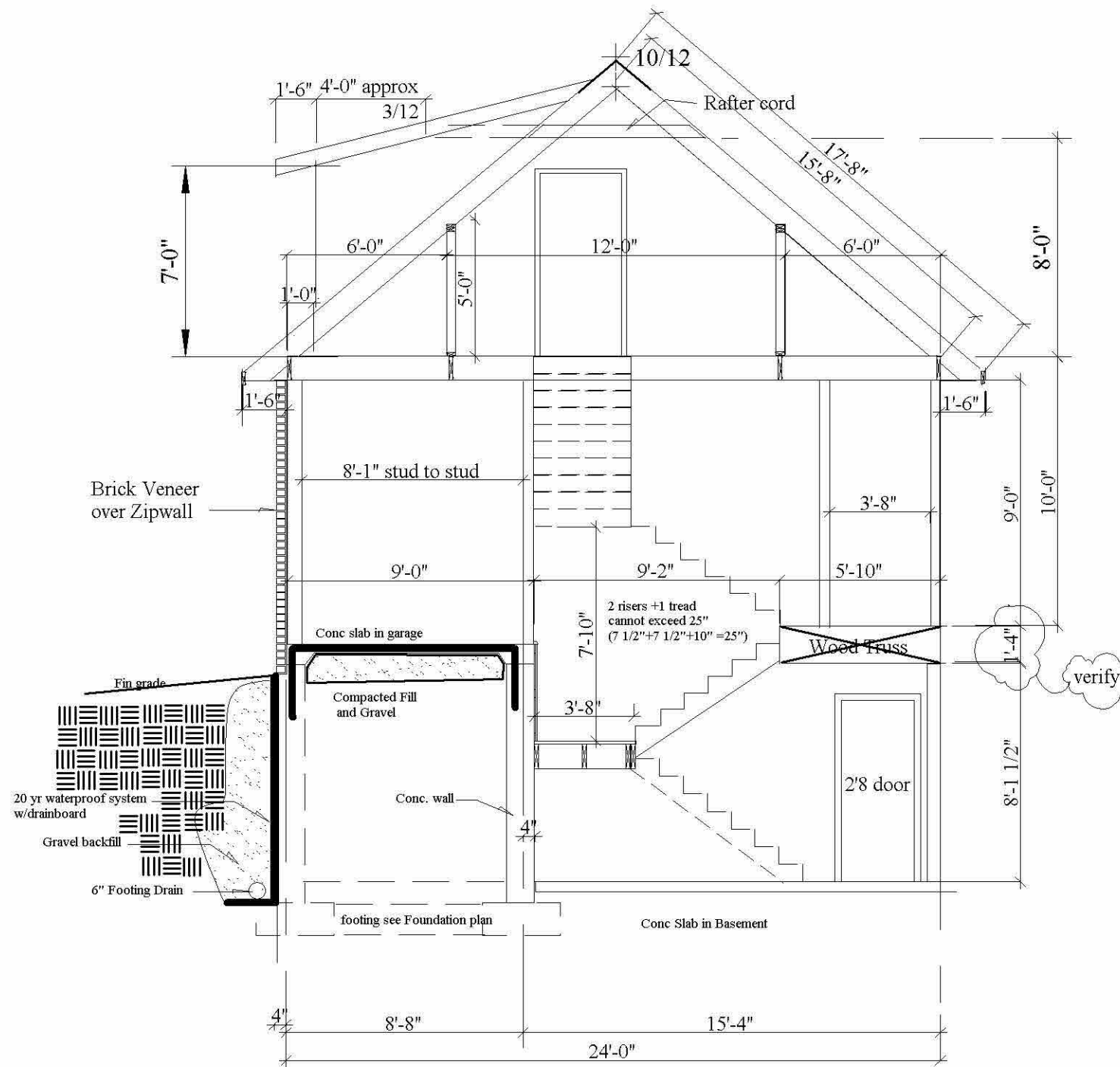
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All Roof framing members are designed according to 2012 International Code tables R802.5.1

Roof Load is designed to 20 L/20D, accomodating required snow load.
 Maximum spans for no#2 Southern Pine Rafters that do not have any ceiling loads are as follows:
 2x4@ 24" centers = 7'-5"
 2x4@ 16" centers = 9'-1"
 2x6@ 24" centers = 10'-8"
 2x6@ 16" centers = 13'-0"
 2x8@ 24" centers = 13'-9"
 2x8@ 16" centers = 16'-10"
 2x10@ 24" centers = 16'-5"
 2x10@ 16" centers = 20'-1"

Ceiling rafters are designed for 20L/10D, per R802.4
 Maximum spans for no#2 Southern Pine Ceiling rafters with Normal Ceiling loads are as Followes:
 2x4@ 24" centers = 7'-8"
 2x4@16" centers = 8'-11"
 2x6@ 24" centers = 11'-0"
 2x6@16" centers = 13'-6"
 2x8@ 24" center = 14'-2"
 2x8@ 16" centers = 17'-5"
 2x10@ 24" centers = 16'-11"
 2x10@ 16" centers = 20'-9"

Consult with the project engineer if any additional loads need to be addressed.

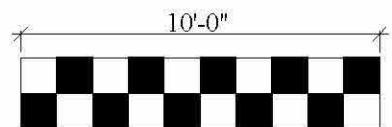
Do not make changes in this design unless approved by the engineer.

All rafters are to be attached with appropriate sized Simpson hangers or straps. Ceiling joist do not need hangers if bearing adequately on load bearing walls

All Framing methods and procedures are to comply to the 2006 International Residential Code.

Section for Bonus Room and Stairway

Section A



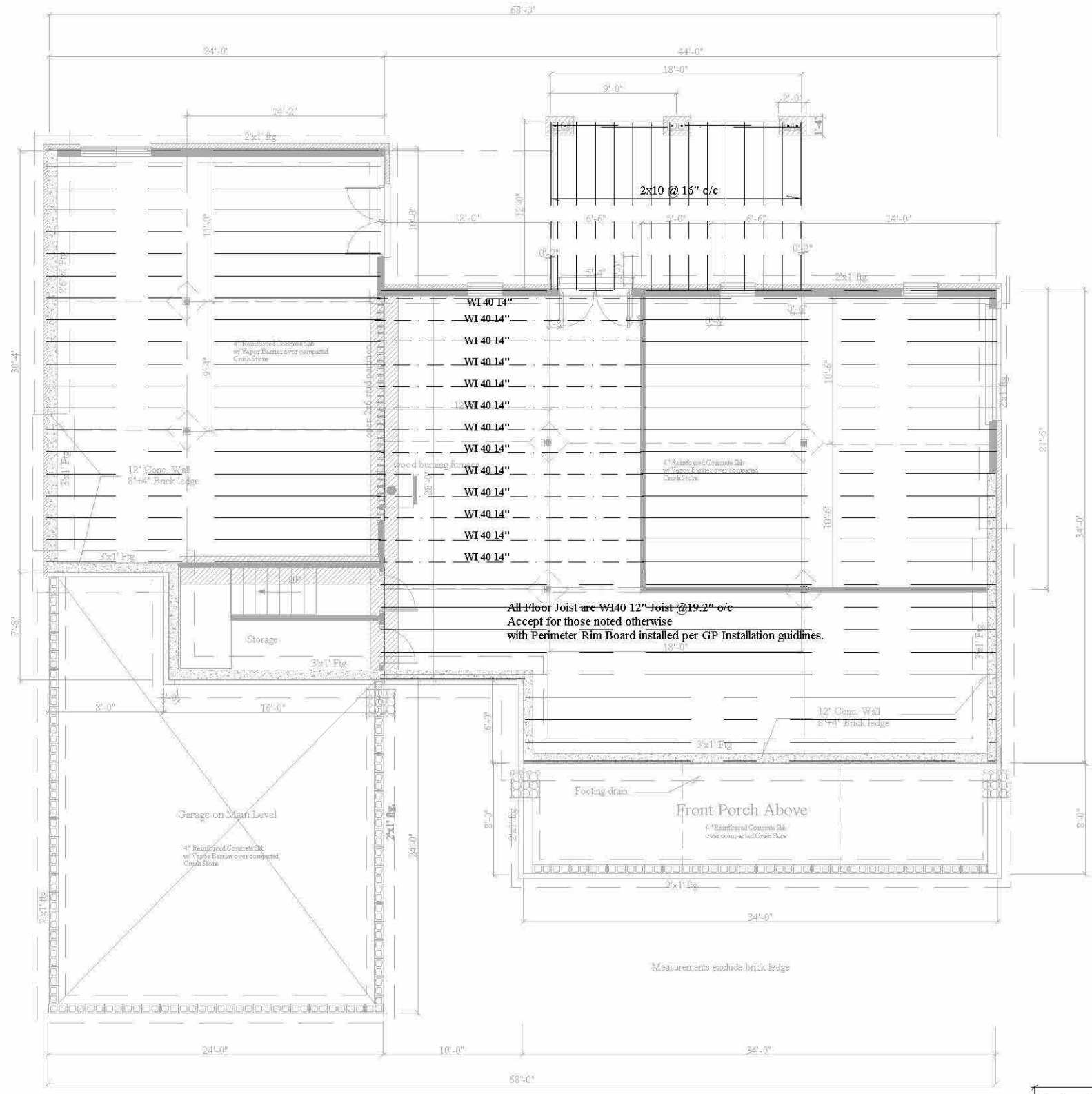
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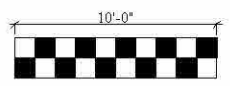
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Floor Framing Plan



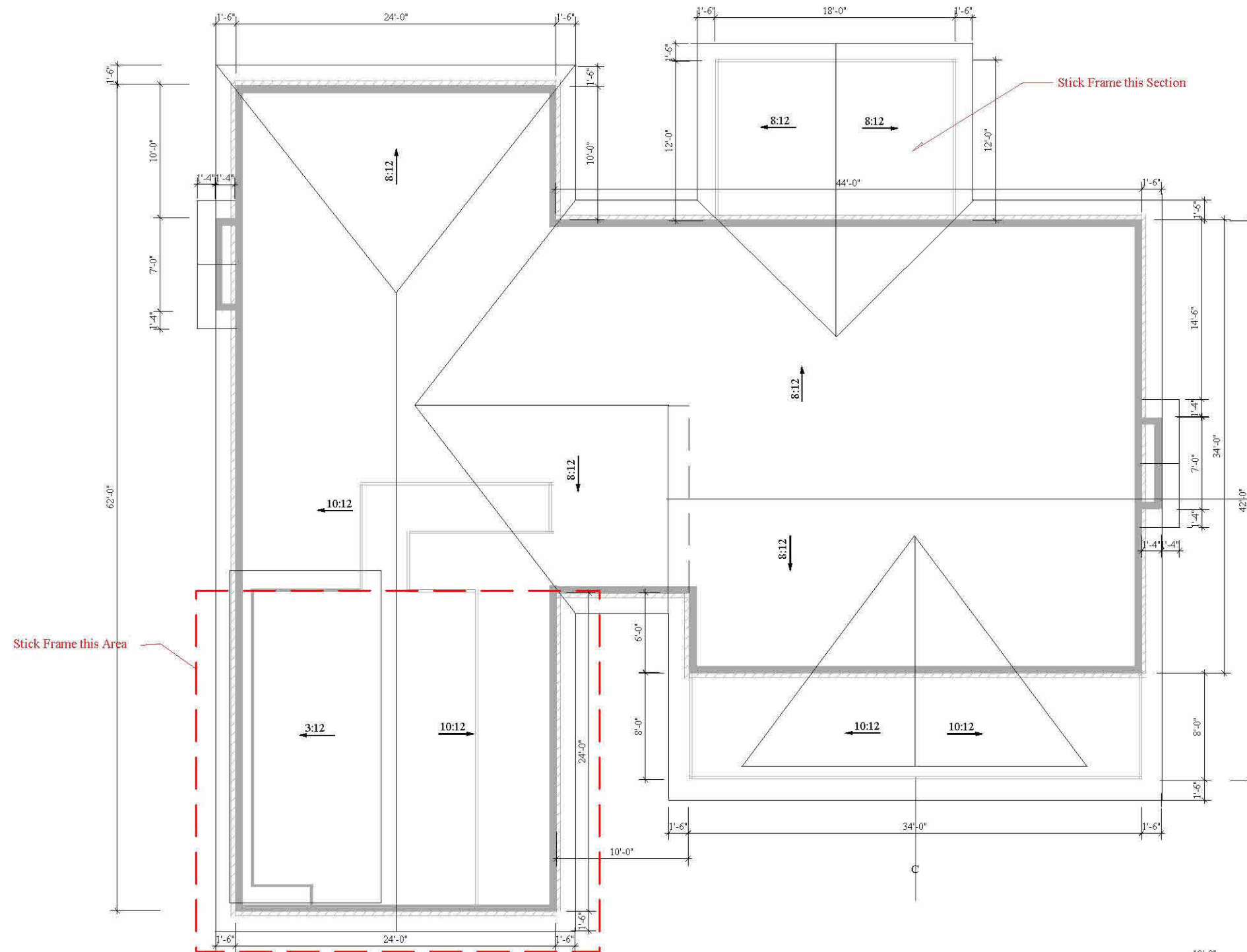
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Roof Plan

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