# GENERAL NOTES

1.0 STRUCTURE
1.1 HEADERS FOR ALL EXTERIOR OPENINGS PER TABLE R602.7(1) UNLESS OTHERWISE SPECIFIED.
1.2 HEADERS FOR ALL INTERIOR OPENINGS PER TABLE R602.7(2) UNLESS OTHERWISE SPECIFIED.
1.3 DOUBLE RAFTERS AROUND ALL OPENINGS IN THE ROOF.
1.4 DOUBLE FLOOR JOISTS UNDER ALL WALLS RUNNING PARALLEL TO THE FLOOR JOISTS.
1.5 FINISHED GRADE SHALL SLOPE 8" FOR A DISTANCE OF 10'-0" AWAY FROM HOUSE TO AN APPROVED DRAINAGE SYSTEM.
1.6 FOUNDATION HEIGHTS SHOWN IN SECTIONS AND ELEVATIONS ARE NOMINAL. ACTUAL FOUNDATION HEIGHT SHALL BE DETERMINED BY GRADE. THE BOTTOM OF THE FOOTING SHALL BE LOCATED BELOW THE LOCAL FROST LINE AND TOP OF FOUNDATION 8" MINIMUM ABOVE GRADE (EXCEPT FOR SLAB ON GRADE APPLICATIONS).
1.7 SEE IRC R602.3(1) FOR FASTENING SCHEDULE.
1.8 WHEN DIMENSIONAL LUMBER IS SPECIFIED TO FORM A BUILT-UP POST, EACH MEMBER SHALL BE NAILED TO THE PREVIOUS @ 6" O.C. W/ 10d NAILS. NAIL FROM BOTH SIDES IF POSSIBLE. BUILT-UP COLUMNS > 3 PLIES SHALL BE NAILED IAW THE CURRENT NDS.
1.9 WIND/ HURRICANE ANCHORING METHODS SHOWN ON THIS DRAWING MAY BE ALTERED PROVIDED THE ALTERNATE METHOD IS IN ACCORDANCE WITH SECTION R301 THE INTERNATIONAL RESIDENTIAL CODE, IS STRUCTURALLY SOUND, AND APPROVED BY THE BUILDING OFFICIAL.
1.10 MOISTURE CONTENT OF FRAMING LUMBER SHALL NOT EXCEED 19% PRIOR TO DRYWALL APPLICATION.
1.11 LAMINATED BEAMS, IF SPECIFIED, SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS REGARDING GLUING, NAILING PASTERN, BEARING, ETC.
1.12 I-JOISTS, IF SPECIFIED, SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS REGARDING, GLUING, NAILING, SHEAR BRACING, SQUASH BLOCKS, ETC.
1.13 PROVIDE CRICKETS AT CHIMNEYS PER SECTION R905.2.8.3 AND R1003.20 OF THE IRC.
1.14 ROOF COVERING AND FLASHING SHALL BE INSTALLED PER SECTION R905 OF THE IRC.
1.15 FIRESTOPPING AND DRAFTSTOPPING SHALL BE INSTALLED PER SECTIONS R502.12, R502.13, & R602.8 OF THE IRC.
1.16 EXTERIOR OF BUILDING SHEATHED ENTIRELY IN 1/2" PLYWOOD OR 7/16" OSB.
1.17 PROVIDE CHEMICAL TERMITICIDE TREATMENT PER SECTION R318.1 OF THE VIRGINIA RESIDENTIAL CONSTRUCTION CODE AS REQUIRED.

2.0 ADMINISTRATION
2.1 BUILDER IS RESPONSIBLE FOR ASSURING ALL BUILDING CODES ARE COMPLIED WITH. IF THERE IS A CONFLICT BETWEEN THIS DRAWING AND THE BUILDING CODES, THE BUILDING CODES SHALL TAKE PRECEDENCE.
2.2 DIMENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE FRAMING LINE UNLESS OTHERWISE NOTED.
2.4 DIMENSIONS TO INTERIOR PARTITIONS ARE TO THE CENTER OF THE STUD UNLESS OTHERWISE NOTED.
2.5 FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE ADDRESSED WITH THE DESIGNER.

3.0 FINISHES
3.1 ALL DOORS ARE 6'-8" TALL UNLESS OTHERWISE NOTED.
3.2 ALL WINDOW HEADERS ARE AT 6'-8" FOR 8'-0" CEILINGS, AND 7'-8" FOR 9'-0" CEILINGS, UNLESS OTHERWISE NOTED.
3.3 IF NO ATTIC ACCESS IS SHOWN ON THE PLAN, FIELD LOCATE A 22" X 30" MINIMUM ACCESS TO ALL ATTIC SPACES.
3.4 ALL WINDOWS LOCATED IN HAZARDOUS LOCATIONS PER SECTION [B] R-308.4 OF THE IRC BUILDING CODE SHALL BE GLAZED WITH TEMPERED GLASS OR SIMILAR SAFETY MEASURES.
3.5 ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" DRYWALL AND AT LEAST 1 COAT DRYWALL TAPE AND MUD.
3.6 IT IS NOT THE INTENT OF THIS DRAWING TO EXCLUDE ALTERNATIVE PRODUCTS OF EQUAL MERIT. WHERE A PARTICULAR MAKE OR MANUFACTURER IS SPECIFIED, SUBSTITUTIONS MAY BE MADE PROVIDED THE SUBSTITUTION IS FUNCTIONALLY, STRUCTURALLY, AND TECHNICALLY ADEQUATE AND IS APPROVED BY THE HOMEOWNER AND/OR BUILDING INSPECTOR.
3.7 ALL INTERIOR WALLS TO BE COVERED IN 1/2" DYRWALL W/ 3 COATS DRYWALL COMPOUND. GARAGE WALLS AND CEILINGS TO BE COVERED IN 5/8" TY-X FIRE RATED DRYWALL IN ACCORDANCE WITH SECTION R302.6 OF THE IRC.
3.8 BATHROOM WALLS AND CEILINGS SHALL BE COVERED IN 1/2" MOISTURE RESISTANT DRYWALL (GREENBOARD), OR CEMENT BACKERBOARD AS REQUIRED FOR TILE.
3.9 SEE BUILDER SPECIFICATIONS FOR MODIFICATIONS TO FINISHES SHOWN ON THIS DRAWING.
3.10 GUTTERS, IF SHOWN ARE OPTIONAL UNLESS SPECIFIED.

4.0 ELECTRICAL
4.1 RECEPTACLES AND TV OUTLETS SHALL BE MOUNTED 12" ABOVE FINISHED FLOOR.
4.2 BATHROOM RECEPTACLES SHALL BE GFI MOUNTED 42" ABOVE FINISHED FLOOR.
4.3 IF NOT SHOWN ON PLAN, TWO EXTERIOR RECEPTACLES SHALL BE FIELD LOCATED AT 12" ABOVE FINISHED FLOOR.
4.4 TELEPHONE RECEPTACLES AT OWNERS REQUEST.
4.5 KITCHEN COUNTER GFI OUTLETS MOUNTED AT 44" ABOVE FINISHED FLOOR.
4.6 RECEPTACLES MOUNTED ABOVE COUNTER TOPS IN 42" HIGH WALLS FOR BREAKFAST BARS TO BE MOUNTED ON THEIR SIDES.
4.7 SWITCHES SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR.
4.8 SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS PLUS ONE PER FLOOR AT A MINIMUM OF 3'-0" FROM ANY HVAC DUCT OPENINGS, AND SHALL BE PERMANENTLY WIRED TOGETHER WITH A BATTERY BACKUP.
4.9 LIGHTING AND ELECTRICAL LAYOUTS ON THESE PLANS IS CONCEPTUAL ONLY, AND MAY BE ALTERED PROVIDED THE NEW LAYOUT CONFORMS TO ALL APPLICABLE BUILDING CODES. IT IS NOT INTENDED TO BE A WIRING DIAGRAM. ACTUAL CIRCUITRY, TO MEET THE CONCEPT SHOWN IS TO BE COMPLETED BY A CLASS "A" ELECTRICAL CONTRACTOR OR MASTERS LEVEL ELECTRICIAN.

5.0 MASONRY
5.1 PROVIDE 1/2" DIA WEEP HOLES FOR MOISTURE DRAINAGE IN BRICK VENEER IN ACCORDANCE WITH IRC SECTION R703.8.6 WHEN BUILT WITH AN AIRSPACE.
5.2 BRICK VENEER SHALL BE ATTACHED TO STRUCTURE W/ No. 22 GAUGE BY 7/8" CORRUGATED WALL TIES SPACED 24" O.C. HORIZONTALLY AND 16" VERTICALLY PER IRC SECTION R703.8.4.1
5.3 FOOTING/ FOUNDATION DESIGN MAY BE MODIFIED BASED ON SOIL REPORT.
5.4 INSTALL THROUGH-WALL BRICK VENEER FLASHING AS REQUIRED PER SECTION 703.8 OF THE IRC BUILDING CODE.
5.5 FOUNDATION AND FOOTINGS ARE BASED ON THE PREMISE THAT THE PROPOSED BUILDING SITE POSSESSES AVERAGE, FIRM, SUITABLE SOIL CONDITIONS ( 2000 LB BEARING CAPACITY). IF UNUSUAL OR QUESTIONABLE CONDITIONS EXIST, A STRUCTURAL OR CIVIL ENGINEER SHOULD REVIEW THE SITE AND THESE PLANS AND MAKE RECOMMENDATIONS PRIOR TO THE BEGINNING OF ANY PORTION OF THE WORK.
5.6 ANCHOR BOLTS SHALL BE INSTALLED PER SECTION R403.1.6 OF THE IRC. WHERE THE MUDSILL DOES NOT END ON AN ANCHOR BOLT, A SIMPSON STRONG-TIE GALVANIZED TITEN HD THREADED ANCHOR MAY BE USED ON EITHER SIDE OF THE JOINT AS APPROVED BY THE BUILDING INSPECTOR.
5.7 ALL UNDER FLOOR GRADING SHALL BE CLEANED OF VEGETATION AND ORGANIC MATERIAL PER SECTION R408.5 OF THE IRC.
5.8 INTERIOR GRADE OF CRAWLSPACES SHALL BE EQUAL TO OR HIGHER THAN THE EXTERIOR GRADE UNLESS AN ADEQUATE DRAINAGE SYSTEM IS PROVIDED. SEE SECTION 408.6 OF THE IRC.

6.0 HVAC
6.1 HEATING, VENTILATING, & AIR CONDITIONING LAYOUTS, IF PROVIDED ON THESE PLANS IS CONCEPTUAL ONLY, AND MAY BE ALTERED PROVIDED THE NEW LAYOUT CONFORMS TO ALL APPLICABLE BUILDING CODES. IT IS NOT INTENDED TO BE AN HVAC DIAGRAM. ACTUAL DUCTWORK, TO MEET THE CONCEPT SHOWN IS TO BE COMPLETED BY A CLASS "A" HVAC CONTRACTOR OR ENGINEER.

7.0 PLUMBING
7.1 PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION P2501 OF THE IRC.
7.2 PROVIDE 2X6 BLOCKING (VERTICAL ORIENTATION, FLUSH WITH FACE OF STUD) @ 36" ABOVE FINISHED FLOOR AROUND ALL BATHTUBS, SHOWER STALLS, AND TOILETS FOR FUTURE HANDICAP ACCESSIBLE HANDRAILS.
7.3 IF NOT SHOWN, PROVIDE ACCESS TO MECHANICALS FOR ALL JETTED TUBS, STEAM SHOWERS, ETC. PER MANUFACTURER'S RECOMMENDATIONS.

8.0 STRUCTURAL STEEL
8.1 ALL STEEL SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", (LATEST EDITION).
8.2 STRUCTURAL SHAPES AND PLATES SHALL BE PER ASTM A36 UNLESS OTHERWISE NOTED.
8.3 STRUCTURAL TUBING SHALL BE ASTM A500 GRADE B UNLESS OTHERWISE NOTED.
8.4 ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS UTILIZING SERIES E70XX LOW HYDROGEN ELECTRODES. ALL WELDS IN FIELD TO BE DONE BY CERTIFIED WELDERS.
8.5 PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS DETAILED OTHERWISE ON THE DRAWING.
8.6 ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH FAST-CURING, LEAD AND CHROMATE FREE, UNIVERSAL MODIFIED ALKYD PRIMER COMPLYING WITH PERFORMANCE REQUIREMENTS OF FS TT-P-664 SELECTED FOR GOOD RESISTANCE TO NORMAL ATMOSPHERIC CORROSION.
8.7 ALL FASTENERS SHALL BE ASTM A325 HEX BOLTS WITH NUTS & WASHERS.
8.8 FABRICATOR SHALL DESIGN ALL CONNECTORS TO THE MAXIMUM SHEAR FOR THE BEAM TO BE CONNECTED. FABRICATOR SHALL PROVIDE CALCULATIONS FOR THE CONNECTIONS TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.

9.0 SITE PREPARATION AND CONTROLLED FILL.
9.1 CONTRACTOR SHALL NOTIFY "MISS UTILITIES OF VIRGINIA" AT 800-522-7001 A MINIMUM OF THREE DAYS PRIOR TO START OF ANY EXCAVATIONS OR EARTH WORK.
9.2 CARE SHALL BE EXERCISED DURING THE GRADING OPERATIONS AT THE SITE. IF PROBLEMS SUCH AS DEGREDATION OF THE BEARING MATERIAL ARISE, THE OPERATIONS IN THE AREA AFFECTED SHALL BE HALTED AND THE OWNERS GEOTECHNICAL CONSULTANT SHALL BE EVALUATE THE CONDITION.
9.3 THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE AS REQUIRED TO REMOVE THE UNSUITABLE SOIL.
9.5 FILL ALL EXCAVATED AREAS WITH AN APPROVED BORROW MATERIAL. PLACED IN 8 INCH MAXIMUM LOOSE LIFTS AND COMPACT TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698.
9.6 ALL CONTROLLED FILL SHALL BE SELECT SANDY MATERIAL, FREE FROM ALL ORGANICS OR OTHER DELETERIOUS MATERIAL WITH NOT MORE THAN 30% BY WEIGHT PASSING A NO.200 SIEVE, AND SHALL BE APPROVED BY THE SOILS ENGINEER.
9.7 ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A REPRESENTATIVE OF THE SOILS ENGINEER.
9.8 IF SOFT POCKETS ARE ENCOUNTERED IN THE FOOTING EXCAVATIONS, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND THE FOOTINGS LOCATED AT A LOWER ELEVATION. ALTERNATIVELY, THE PROPOSED FOOTING ELEVATION MAY BE RE-ESTABLISHED BY BACKFILLING WITH A VERY LEAN CONCRETE OR WITH CRUSHED STONE OR GRAVEL COMPACTED IN ACCORDANCE WITH NOTE 9.5 ABOVE.
9.9 WHERE WATER IS ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION, OR BASE MATERIAL IS TOO WET TO COMPACT, FILL EXCAVATION AREA WITH 12" TO 18" WORKING MAT OF CRUSHED STONE.
9.10 CONTRACTOR SHALL TAKE ALL CARE NECESSARY TO PREVENT UNDERMINING OF ANY EXISTING STRUCTURES DURING CONSTRUCTION.

## Lintel Schedule

| | STEEL | | | 8" CMU |
|---|---|---|---|---|
| SPLIT FACE W/ NO AIR SPACE. SEE ARCH. | NO STORY ABOVE | ONE STORY ABOVE | 2 STORIES ABOVE | QTY OF #4 REBAR IN 8" BOND BEAM LINTEL |
| L 3X 3 X 1/4" | 6'-0" | 4'-6" | 3'-0" | 1 |
| L 4 X 3 X 1/4" | 8'-0" | 6'-0" | 4'-6" | 1 |
| L 5 X 3-1/2 X 5/16" | 10'-0" | 8'-0" | 6'-0" | 2 |
| L 6 X 3-1/2 X 5/16" | 14'-0" | 9'-6" | 7'-0" | 2 |
| 2- L 6 X 3-1/2 X 5/16" | 20'-0" | 12'-0" | 9'-6" | 4 |

SEE TABLE R703.8.3.1 OF THE IRC FOR MORE INFORMATION
SPECIFICATIONS:
MASONRY UNITS: ASTM C90 f'm= 1600 PSI MIN.
MORTAR: TYPE S OR M
REINFORCING STEEL: 40,000 PSI MIN. IAW ASTM A615
WIRE REINFORCING: ASTM A82 65,000 PSI
CONCRETE: 2500 PSI MIN.

STRUCTURAL ELEMENTS OF THIS DRAWING ARE BASED ON No.2 LUMBER HAVING THE FOLLOWING PHYSICAL PROPERTIES:

| NOMINAL SIZE | SPECIES | MODULUS OF ELASTICITY (E) | EXTREME FIBER STRESS IN BENDING ($F_b$) |
|---|---|---|---|
| 2X4 | SPRUCE-PINE-FIR | 1,400,000 PSI | 875 PSI |
| 2X6 | SPRUCE-PINE-FIR | 1,400,000 PSI | 875 PSI |
| 2X8 | SOUTHERN YELLOW PINE | 1,400,000 PSI | 1,100 PSI |
| 2X10 | SOUTHERN YELLOW PINE | 1,400,000 PSI | 1,100 PSI |
| 2X12 | SOUTHERN YELLOW PINE | 1,400,000 PSI | 1,100 PSI |

USE OF OTHER SPECIES OR GRADES WILL REQUIRE VERIFICATION OF STRUCTURAL ADEQUACY.

## DESIGN LOADS

| USE | LIVE LOAD | DEAD LOAD |
|---|---|---|
| DECKS | 40 | 20 |
| GARAGES | 50 | NA |
| ATTICS (NO STORAGE) | 10 | 10 |
| ATTICS (LIMITED STORAGE) | 20 | 10 |
| LIVING SPACES | 40 | 10 |
| SLEEPING SPACES | 30 | 10 |
| STAIRS | 40 | NA |

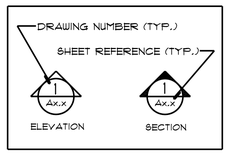
WIND EXPOSURE A/B, 115 MPH ULTIMATE
ROOF UPLIFT: 21 PSF NORMAL TO ROOF
ROOF SNOW LOAD: 20 LB/SF

## ALLOWABLE DEFLECTION

| STRUCTURAL MEMBER SEE IRC TABLE R301.7 FOR MORE INFORMATION | LIVE LOAD |
|---|---|
| LOW SLOPE RAFTERS (NO CEILING) | L/180 |
| INTERIOR WALLS & PARTITIONS | H/180 |
| FLOORS & PLASTERED CEILINGS | L/360 |
| ALL OTHER STRUCTURAL MEMBERS | L/240 |

## Electrical Legend

| | | | |
|---|---|---|---|
| | CEILING FIXTURE | | FLOOR RECEPTACLE |
| | WALL SCONCE @ 72" FROM FLOOR | | SPLIT SWITCHED RECEPTACLE |
| | SINGLE EXT. SPOTLIGHT | | 110V RECEPTACLE |
| | DOUBLE EXT. SPOTLIGHT | | 220V RECEPTACLE |
| | RECESSED CEILING FIXTURE | CO | CARBON MONOXIDE DETECTOR |
| | DIRECTIONAL RECESSED CEILING FIXTURE | | EXHAUST FAN |
| OR | EXT. WALL SCONCE | | SMOKE ALARM |
| | FLUORESCENT FIXTURE | | BREAKER PANEL |
| $ | SWITCH | | CEILING FAN W/ LIGHT KIT |
| | CIRCUIT CONNECTIONS | CLNG | CEILING RECEPT. FOR GARAGE DOOR OPENER |




## AREAS:

MAIN LEVEL: 1176 SF
UPPER LEVEL: 670 SF
LOWER LEVEL: 312 SF
FRONT PORCH: 224 SF
REAR PORCH: 144 SF
BALCONY: 48 SF

SEE BALZER & ASSOCIATES DRAWINGS NUMBER 57180371.00 FOR STRUCTURAL INFORMATION

## SHEETS:



WINDOWS:
ANDERSEN WINDOWS, INC.
100 4TH AVE. NORTH
BAYPORT, MN 55003
SERIES 400 W/ GRILLES & SCREENS.

EXTERIOR DOORS:
THERMA-TRU
FIBERCLASSIC SERIES
2806 NORTH REYNOLDS RD
TOLEDO, OHIO 43615
STYLE: PER PLAN

Project Address:
6688 L's Island Ln
Zanonni, Va



CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
DAVID DISPIRITO
97-162

This is to certify that these drawings and related specifications meet or exceed the requirements of 2018 International Residential Code, the 2018 Virginia Construction Code, The 2018 Virginia Uniform Statewide Building Code, effective 7/1/21, and all applicable local ordinances and regulations.
This drawing is not official without a signature and may not be used for construction without it.

Date: 7/17/2023

## REVISIONS

| DATE | REVISON MADE |
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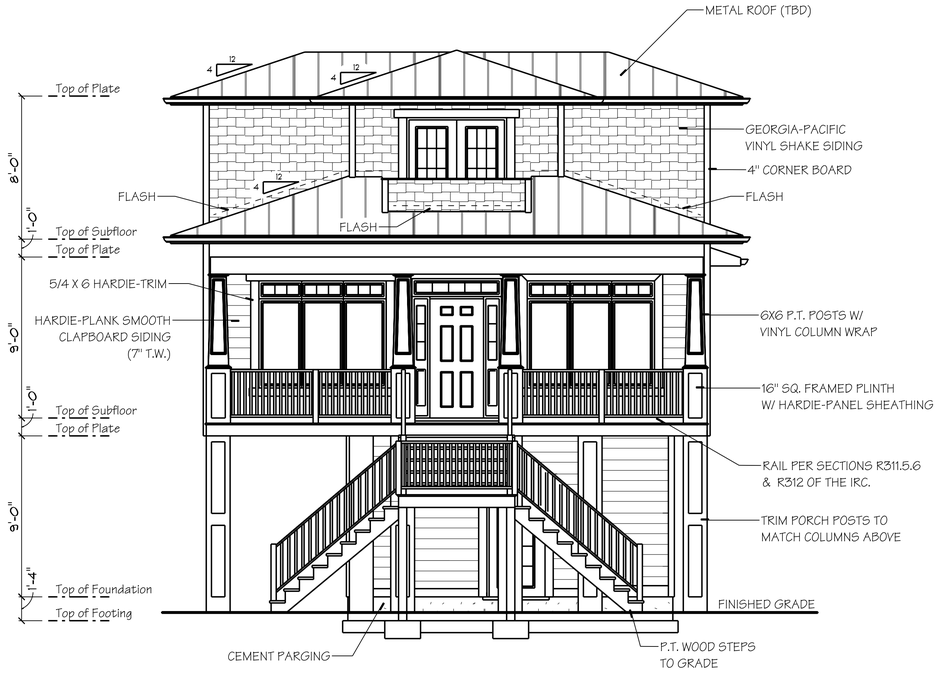
**Homesite, Inc.**
*Custom Plans for Residential Construction*
David DiSpirito
CPBD, AIBD, CAPS
P.O. BOX 761
WHITE MARSH, VA 23183
804-693-7038
David@homesiteinc.com
www.homesiteinc.com
AIBD
www.aibd.org
PROFESSIONAL MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN


DRAWN FOR:
Lewis & Lisa Lawrence

SCALE: None
DATE: May, 2023
DRAWING NO. 17-048, Rev. B
SHEET: CS1.0




1 FRONT ELEVATION


2 RIGHT ELEVATION



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P.O. BOX 761
WHITE MARSH, VA 23183
804-693-7038
homesiteinc@cox.net
www.homesiteinc.com


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

DATE: May, 2023

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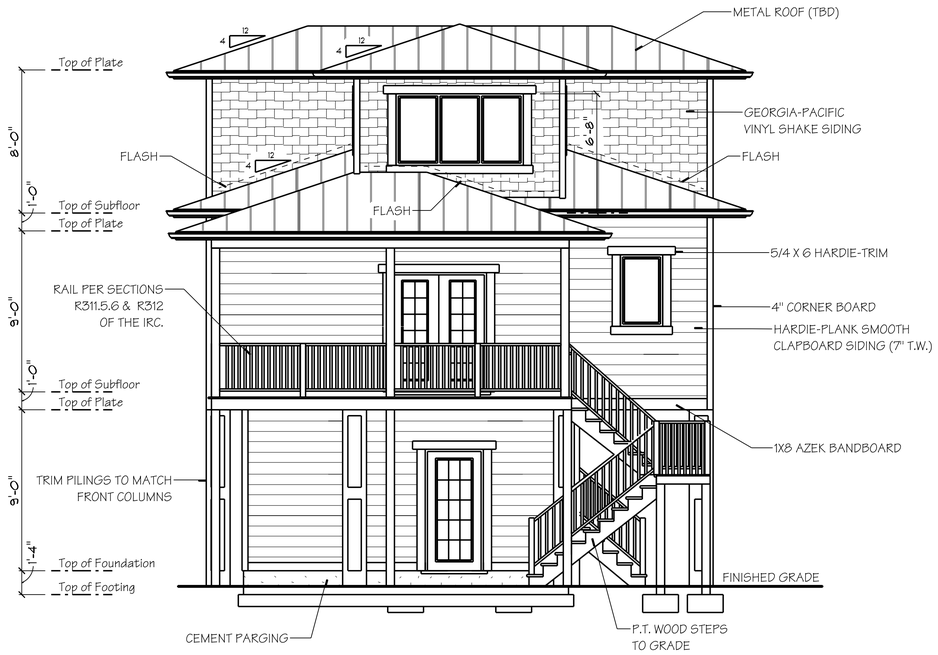


1 REAR ELEVATION


2 LEFT ELEVATION



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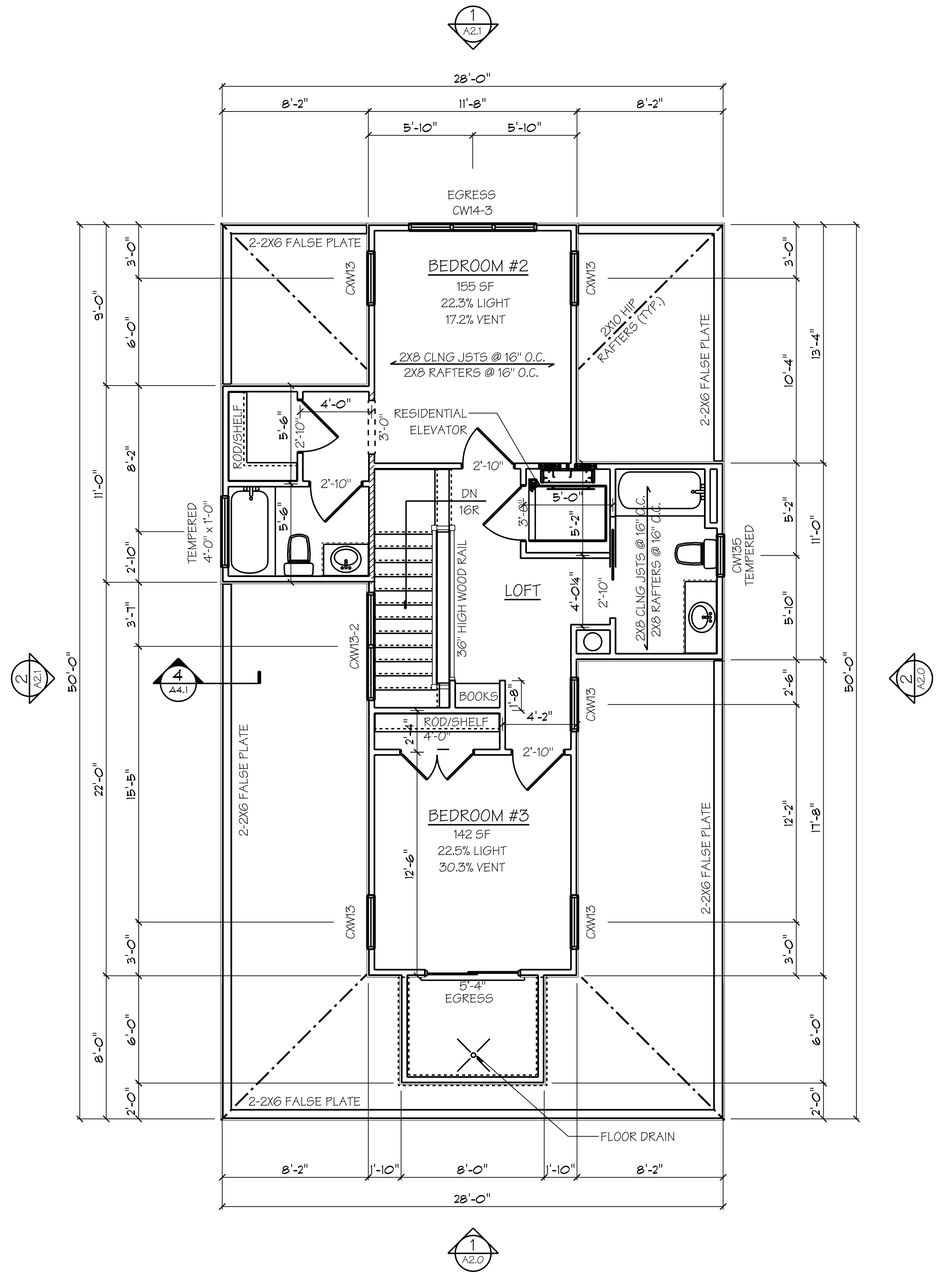
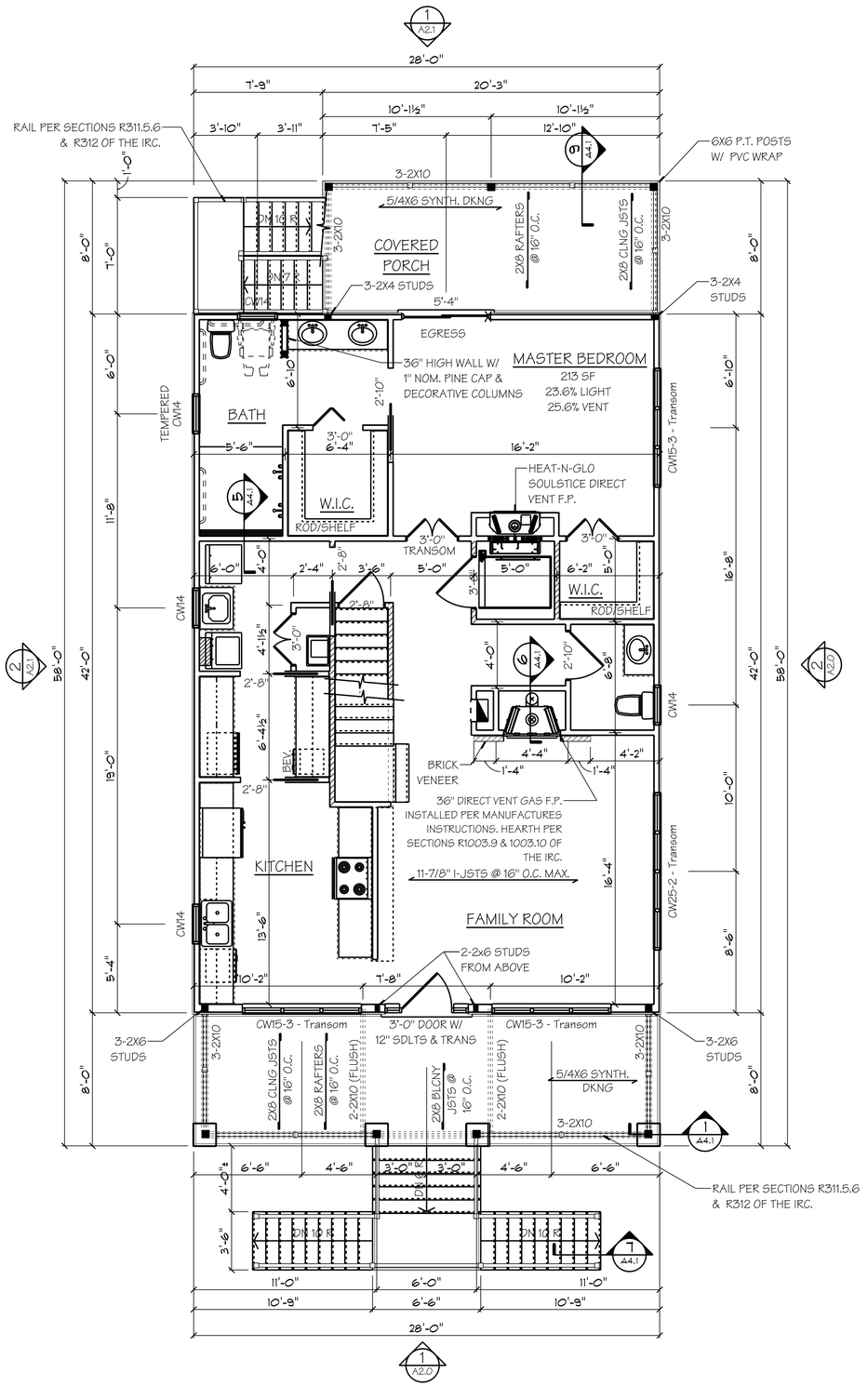



1 UPPER LEVEL




2 MAIN LEVEL



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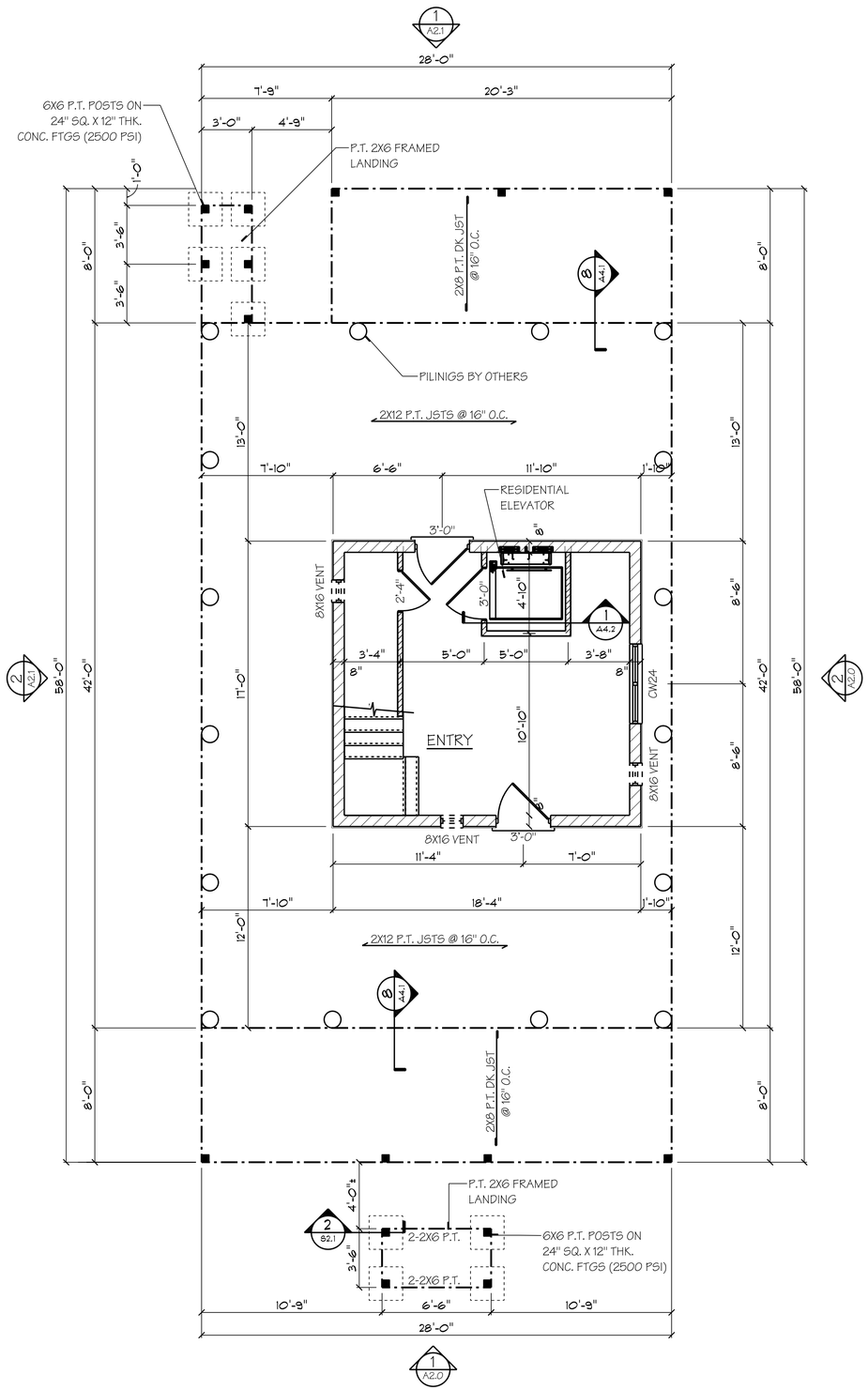
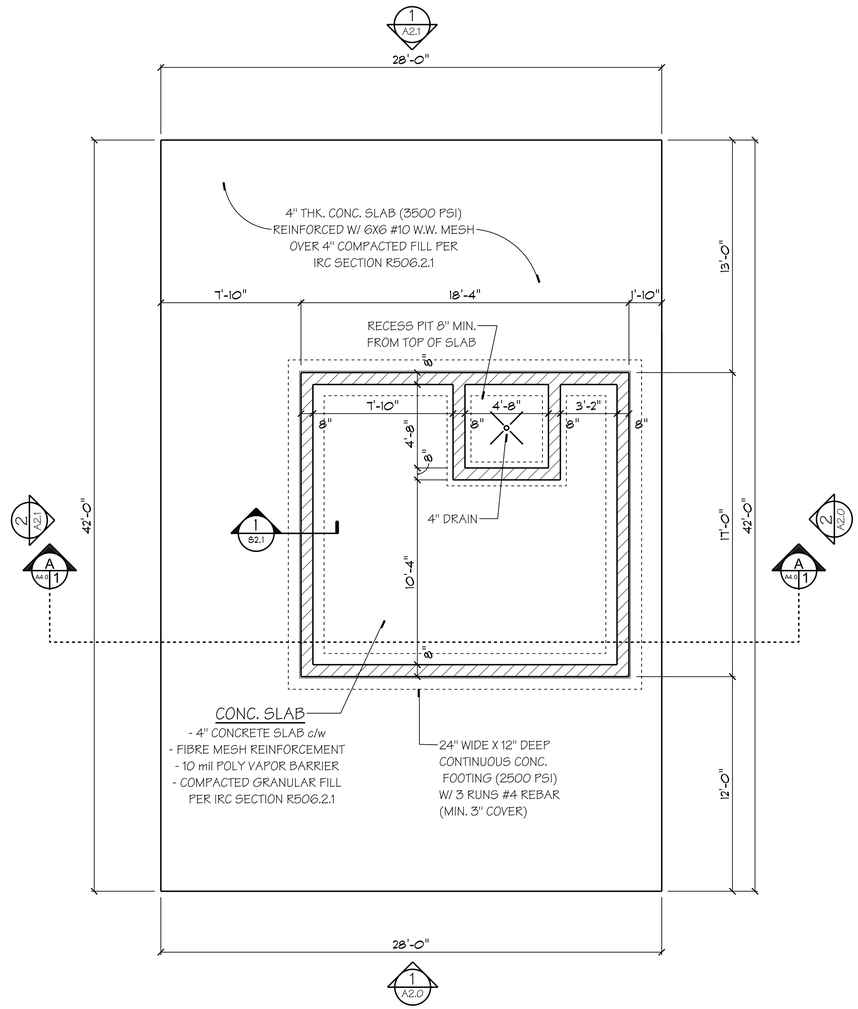



1 LOWER LEVEL




2 FOUNDATION LEVEL



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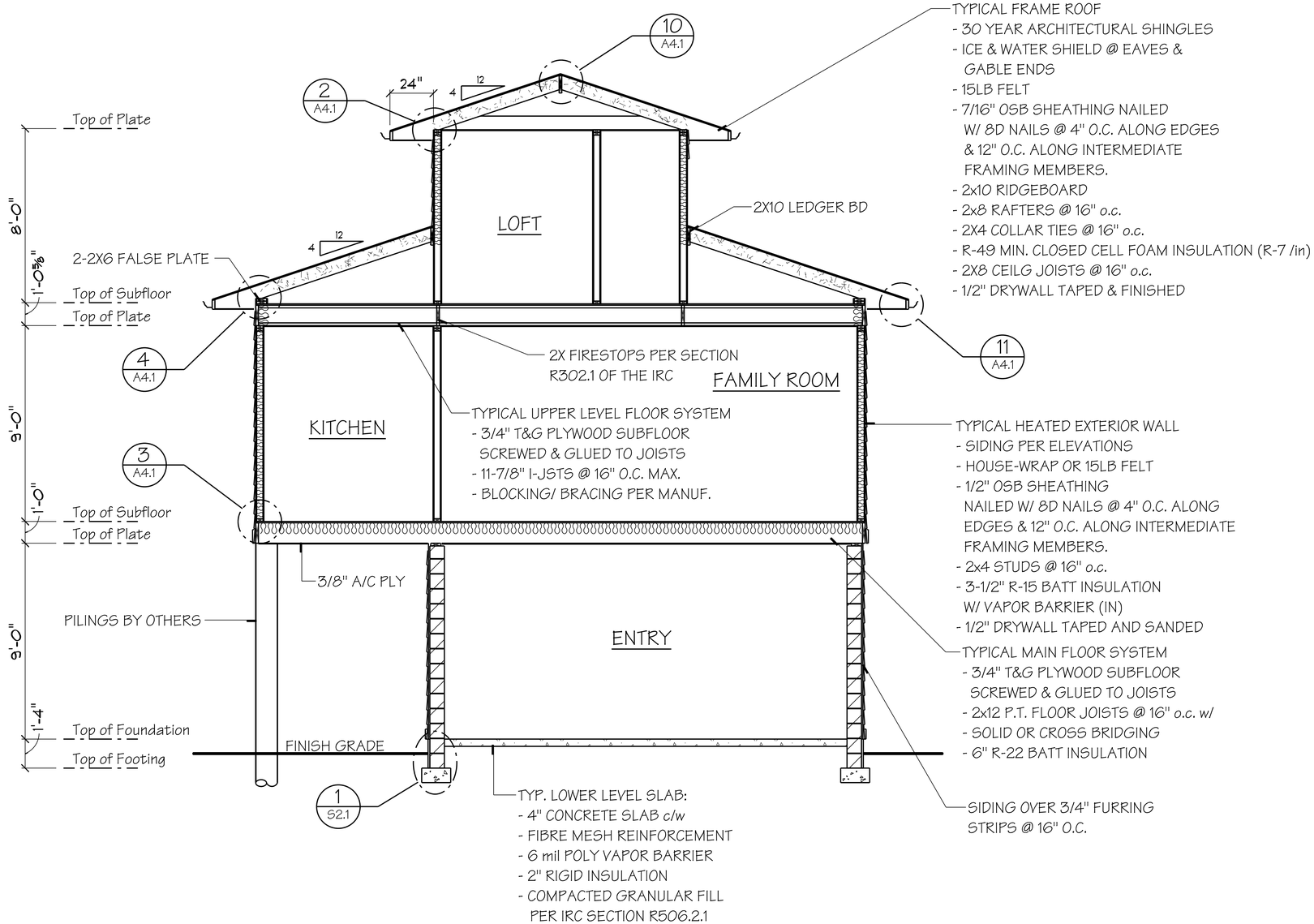


1 SECTION A-A



## REVISIONS

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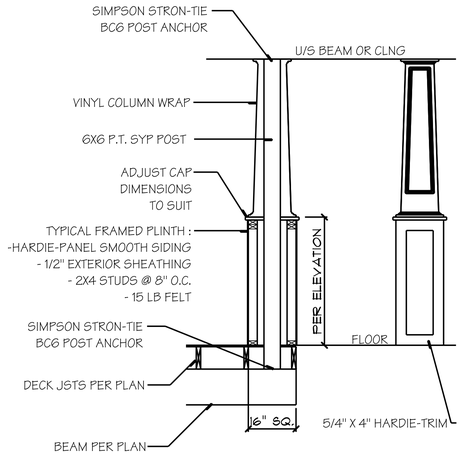
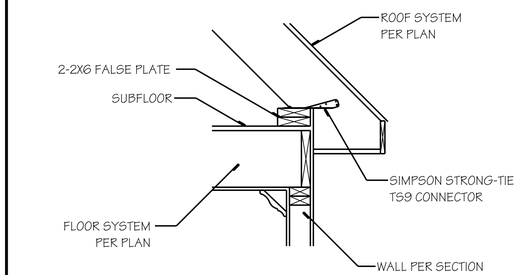
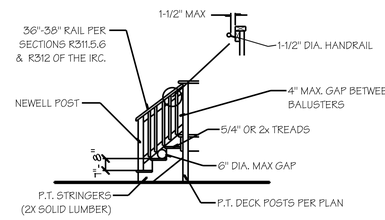


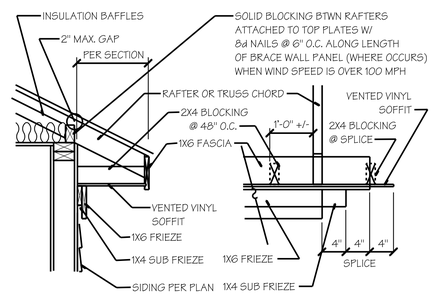

1 TYP. FRAMED COLUMNS
SCALE: 1/2"=1'-0"



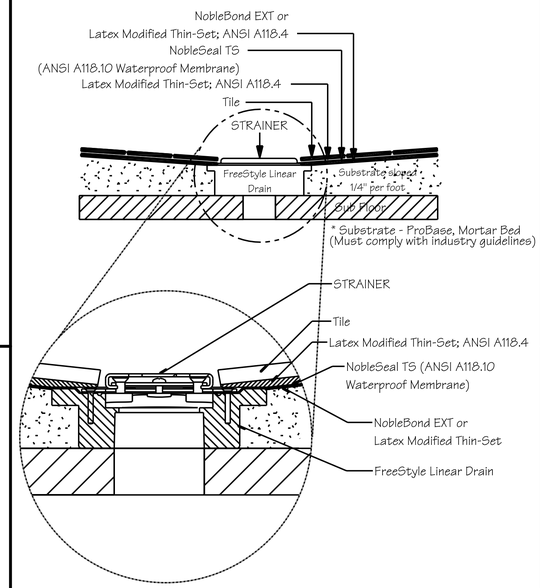

4 TYP. RAFTER TO FALSE PLATE CONNECTION
SCALE: NONE
ONE PER RAFTER/ PLATE



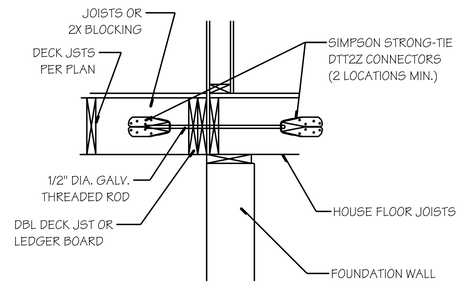

7 TYPICAL EXTERIOR STAIRS
WOOD SHOWN, BRICK SIMILAR
SCALE: NONE



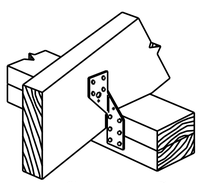

11 TYPICAL CORNICE
SCALE: 1"=1'-0"




5 FreeStyle Mid-Floor Linear Drain
SCALE: NONE

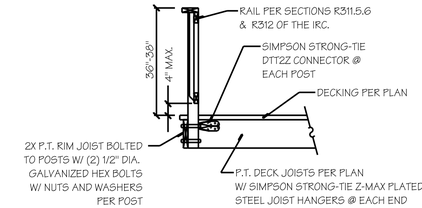



8 TYP. FLOOR TIES
TWO REQ'D PER
DECK RUN
SCALE: NONE

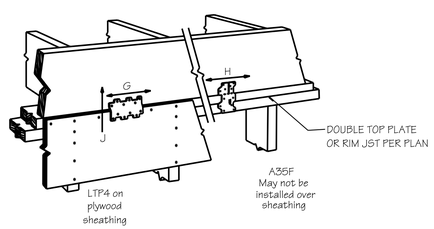


Simpson Strong-Tie
H2.5a
5-8d NAILS IN ROOF MEMBER
5-8d NAILS IN WALL PLATE

2 TYPICAL RAFTER TIEDOWN
1 PER RAFTER.
2 PER TRUSS.

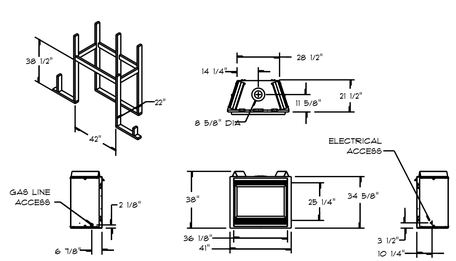



9 TYPICAL DECK RAILING
SCALE: 1/2"=1'-0"
FOR MORE INFORMATION SEE SECTION 502.2.2 OF THE IRC.
NOTE: LEDGER BOARDS & RIM JST
FOLLOW SIZE OF DECK JOISTS UNLESS
OTHERWISE NOTED

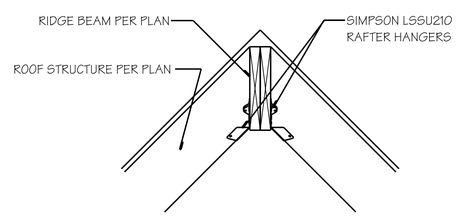



Simpson Strong-Tie
A35F/LTP4

3 TYPICAL RIM JOIST ANCHORING
SCALE: NONE
SPACED EVERY 6'-0"
UPLIFT = 445 PSI
SHEAR = 445 PSI




6 HEAT-N-GLO MODEL 6000GDV
SCALE: NONE




10 TYPICAL RAFTER ANCHORING
SCALE: 1"=1'-0"



## REVISIONS

| DATE | REVISION MADE |
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**Homesite, Inc.**
*Custom Plans for Residential Construction*

DRAWN BY: David DiSpirito
AIBD, CPBD, CAPS
PROFESSIONAL MEMBER OF THE
AMERICAN INSTITUTE OF BUILDING DESIGN
P.O. BOX 761
WHITE MARSH, VA 23183
804-693-7038
homesiteinc@cox.net
www.homesiteinc.com

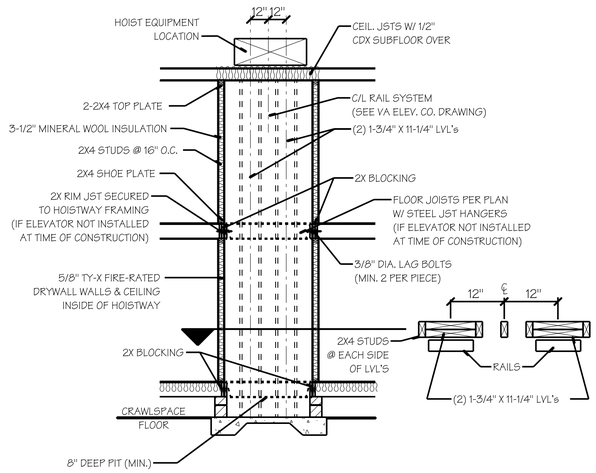

DRAWN FOR:
Lewis & Lisa Lawrence

SCALE: AS NOTED

DATE: May, 2023

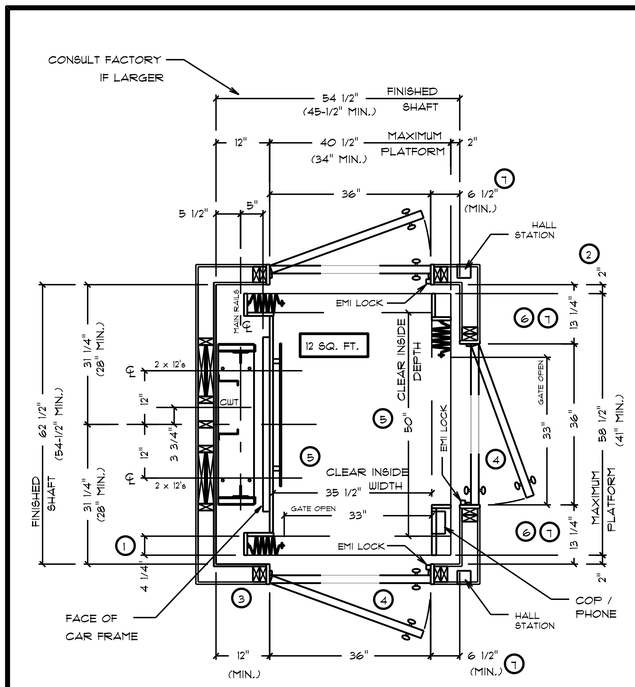
DRAWING NO. 17-048, Rev. B

PAGE: A4.1




## 1 SECTION THROUGH HOISTWAY

SCALE: 1/2"=1'-0"
FOR INFORMATION NOT SHOWN, SEE RESIDENTIAL ELEVATOR CO. DRAWING




## STANDARD HOISTWAY PLAN

SCALE - 3/4" = 1'

NOTE: ALL DIMENSIONS ARE APPROXIMATE

HORIZON LIFT

| DRAWN: | CHECKED: | DATE: | REVISION |
|---|---|---|---|
| G.P. | M.C. | 02/13/06 | NEW DRAWING |
| G.P. | M.C. | 03/01/06 | CHANGE TO 28" NOTE 1 |
| | | | |
| | | | |

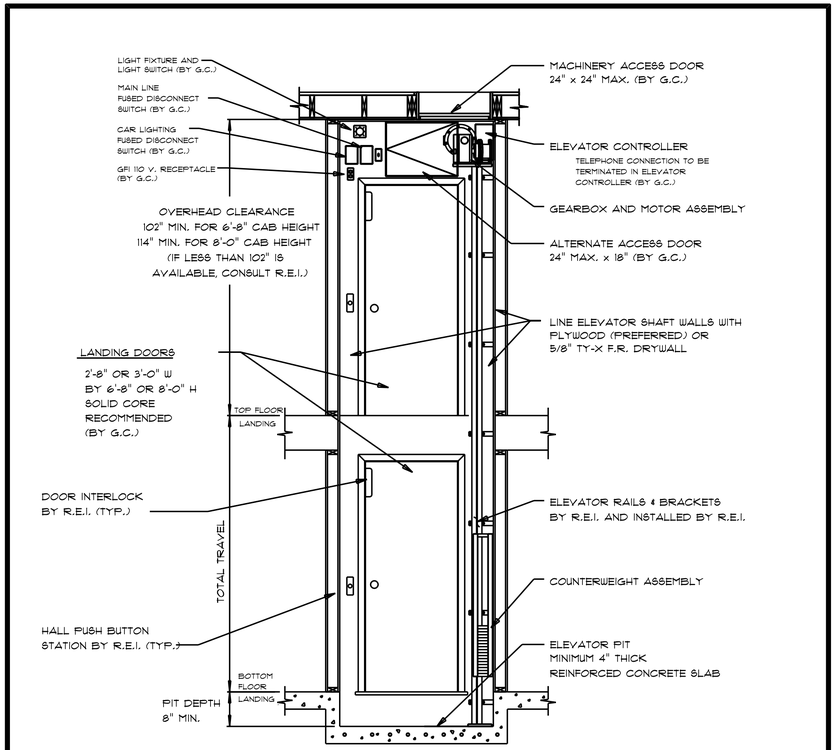
### NOTES:

1. IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL. (MIN. 28" DIMENSION)
2. CAR TO WALL (CTW) DIMENSION IS 3" MIN. WITH WALL MOUNT PHONE AND 4" MIN. WITH PHONE BOX
3. HOISTWAY DOORS AND FRAMES TO BE INSTALLED IN A 2" x 4" WALL CONSTRUCTION OR RECESSED INTO A DEEPER WALL CONSTRUCTION TO EQUATE TO A 2" x 4" WALL. THIS IS REQUIRED TO COMPLY WITH 3" x 5" RULE.
4. HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS.)
5. CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN. PICTURE FRAME AND FRAME / PANEL CABS - REDUCE CLEAR INSIDE WIDTH BY 1-1/2" AND CLEAR INSIDE DEPTH BY 3/4".
6. MINIMUM, NON-ADJACENT CORNER RETURN TO BE 9-1/2" FOR GATE STACK.
7. MINIMUM ADJACENT CORNER RETURN TO BE 12" OR GREATER FOR GATE STACK.
8. WHEN USING POWER GATE OPERATORS, ONE OF THESE TWO RETURNS MUST BE 9" OR GREATER.

RESIDENTIAL ELEVATORS
Elevating your standard of living

20 RESIDENTIAL DRIVE
CRAWFORDVILLE, FL
32327
ResidentialElevators.com
1-800-832-2004

| JOB NAME: | DRAWING NUMBER |
|---|---|
| 350#, LH RAIL, THREE OPENING, ACCORDION GATE, 12 SQ. FT. | HOR HPT A12 |




## TYPICAL ELEVATION

TYPICAL 2 STOP HOISTWAY LAYOUT

NOTES:

1. RAIL IS CONCRETE ANCHORED WITH 1/2" REDHEAD OR CONCRETE SLEEVE BOLTS GR.5 - 1/2" x 4" ANCHORS
2. RAIL BRACKETS ARE LAGGED WITH 1/2" x 4" HEX HEAD LAG SCREWS
3. FOR EACH 1" HOISTWAY IS REDUCED IN WIDTH OR DEPTH CAR SIZE IS REDUCED BY 1" IN WIDTH OR DEPTH

RESIDENTIAL ELEVATORS
Elevating your standard of living HORIZON LIFT

| DRAWN: | CHECKED: | DATE: | REVISION |
|---|---|---|---|
| G.P. | | 01/20/06 | NEW DRAWING |
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| JOB NAME: | DRAWING NUMBER |
|---|---|
| TRACTION HOISTWAY ELEVATION (TYP.) | HOR 01 |



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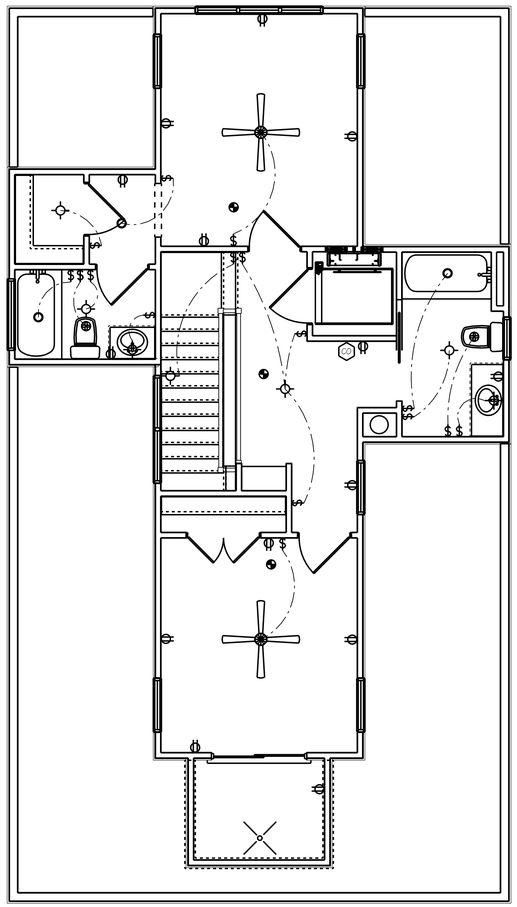
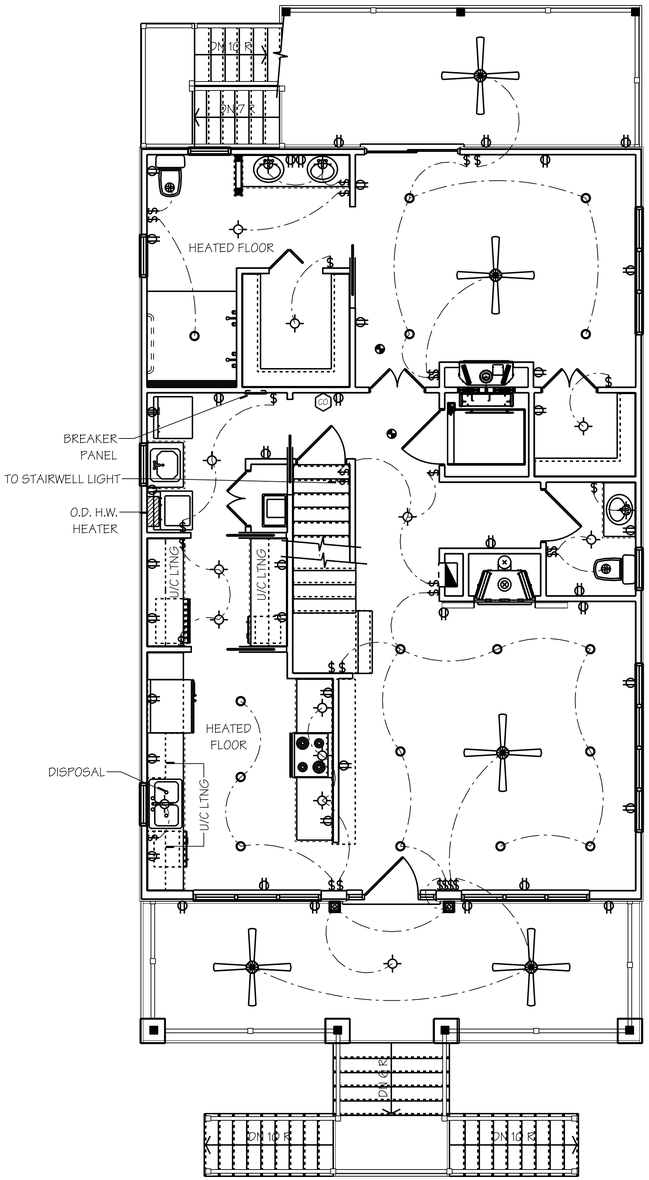
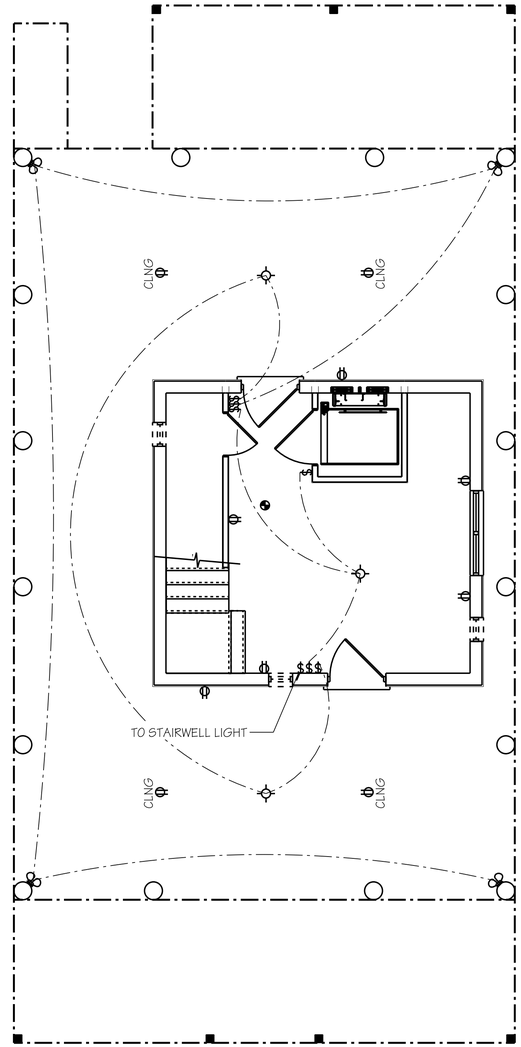


1 UPPER LEVEL




2 MAIN LEVEL




3 LOWER LEVEL
WIRE FOR GENERATOR

ELECTRICAL LAYOUTS



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