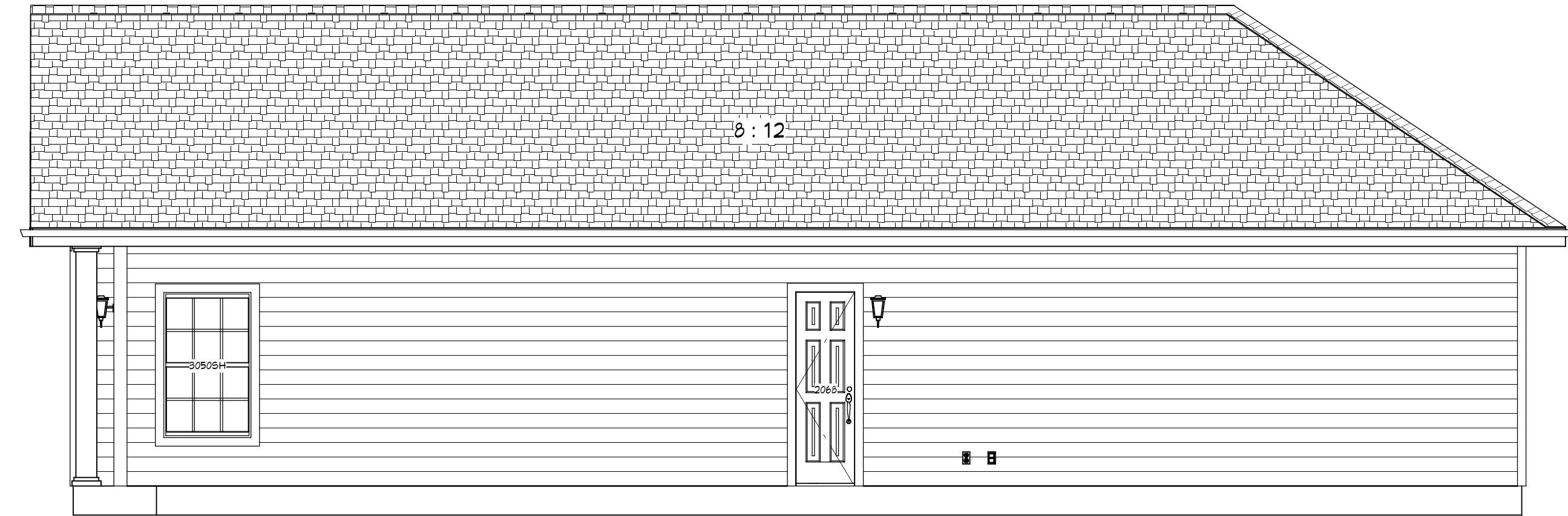


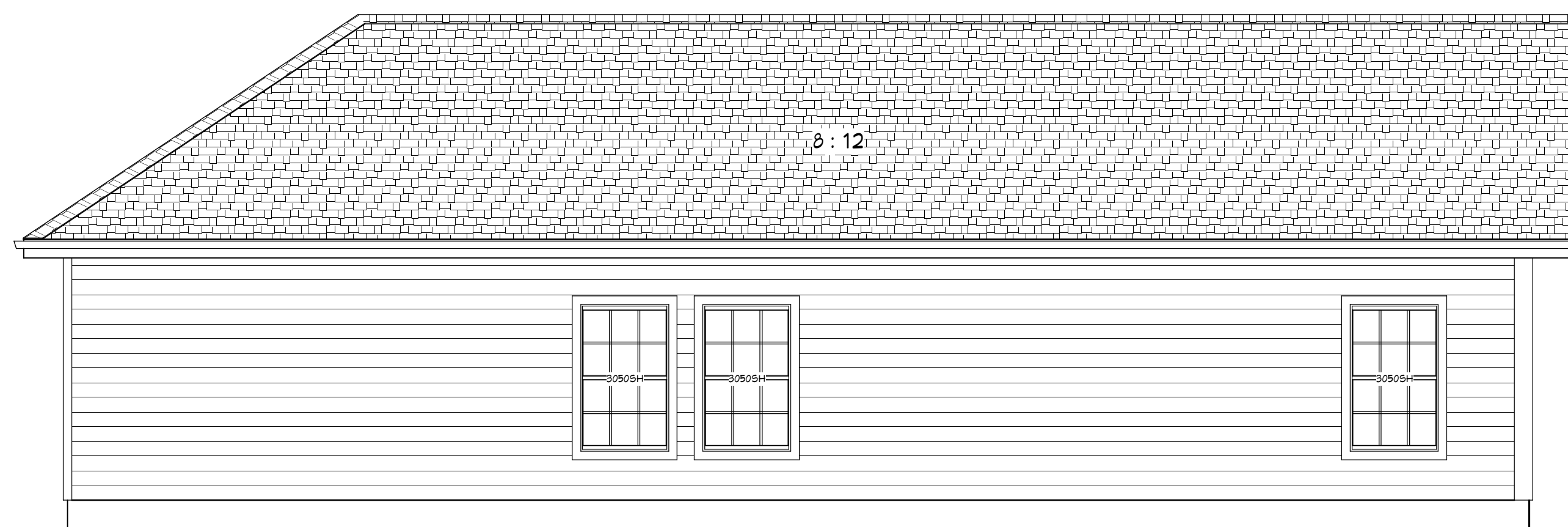


FRONT ELEVATION

NOTES: ALL ROOF OVERHANGS 12" VENTED HARDY
 ALL SIDING HARDY SIDING
 ALL ROOF SURFACES COMPOSITION
 ALL PLATE HEIGHTS 9'-1"



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

NOTES: ALL ROOF OVERHANGS 12" VENTED HARDY
 ALL SIDING HARDY SIDING
 ALL ROOF SURFACES COMPOSITION
 ALL PLATE HEIGHTS 9'-1"



REAR ELEVATION

1. You the (Homeowner and or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards.
2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licenced engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and for an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.
3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.

LIVING AREA 1st FLOOR 979'
 PORCHES 10'
 TOTAL COVERED AREA 989'

ELEVATIONS

PLAN 989C

AIM DREAM
HOME BUILDER

TERRY COLLINS &
ASSOCIATES
 CUSTOM HOME DESIGN

DATE:

6/19/2018

SCALE:

1/4" = 1'

SHEET:

A-1

1. CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION AT ALL STAGES.

2. ALL FRAMING LUMBER SHALL BE #2 KD (LON) AND MAX. 19% MOISTURE CONTENT, SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED. FOR EXPOSED USE.

ALL FRAMING LUMBER SHALL BE PRESSURE TREATED.

3. ALL BEAMS AND HEADERS SHALL BE #2 KD, 15% MOISTURE CONTENT, SOUTHERN YELLOW PINE.

4. FLYWOOD DECKING AND SHEATHING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.

FLOOR DECKING 1 1/8" T&G FLYWOOD - "STURDY FLOOR"

ROOF DECKING 1/2" KOOL FLY. STANDING SEAM METAL ROOF. RE: 55.0 & ARCH

ATTIC DECKING 3/4" CDX FLYWOOD 1/4" PANEL SPAN RATING OF 32/16

EXTERIOR SHEATHING 1/2" EXT. GRADE FLYWOOD OR NON-VENEERED APA RATED PANEL NAILED 1/4" NAILS AT 3' O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS

5. PROVIDE AIR INFILTRATION BARRIER TO ALL EXTERIOR SHEATHING WITH ALL JOINTS TAPED.

6. SOLE PLATES WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED LUMBER SOLE PLATES FOR EXTERIOR WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIA. X 10" J ANCHOR BOLTS @ 4'-0" MAX. ON CENTER, EACH SIDE OF DOOR OPENINGS AND CORNERS, AND WITHIN 12" OF ENDS OF PLATE MATERIAL.

7. BEARING AND EXTERIOR WALL STUD SHALL BE CAPPED WITH DOUBLE TOP PLATES. INSTALL TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.

8. ALL HEADERS BELOW FIRST AND SECOND FLOOR CEILING FRAMING TO BE 2-2 X 12 UNLESS OTHERWISE NOTED.

9. HEADER SCHEDULE - BELOW THIRD FLOOR CEILING FRAMING:

SPAN	HEADER
2'-4" OR LESS	2-2 X 4S
UP TO 5'-0"	2-2 X 6S
UP TO 6'-0"	2-2 X 8S
UP TO 8'-0"	2-2 X 10S
UP TO 9'-0"	2-2 X 12S
UP TO 16'-0"	2-2 X 12S 1/4" PLYWOOD FLITCH PLATE, GLUED.

10. ALL FLITCH PLATES TO BE CONTINUOUS, NAILED AND GLUED TO LUMBER.

11. RAISED HEADER HEIGHT APPROX. 3" AT POCKET DOOR OPENINGS TO ALLOW FOR HEAD TRACK.

12. LOAD BEARING PARTITIONS, COLUMNS SHALL NOT BEAR ON FLYWOOD DECK ALONE. FLOOR JOISTS OR BLOCKING MUST BE PLACED UNDER FLOOR DECK TO TRANSFER LOAD TO FOUNDATION OR OTHER SUPPORTS.

13. PROVIDE 2-2 X 6 STRONGBACK AT CEILING JOISTS WITH SPANS OVER 10'-0".

14. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS.

15. RAFTERS TO BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN JOISTS ARE PARALLEL TO RAFTERS, WHEN NOT PARALLEL TO CEILING JOISTS, RAFTER SHALL BE TIED TO 2 X 6 CROSS TIES, RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, U.O.N.

16. BRACE RAFTERS WITH 2 X 6 CONTINUOUS PURLIN WITH 2 X 4 BRACING @ 48" ON CENTER. MAX. SPAN OF 2 X 6 PURLINS TO BE 6 FEET. MAX. SPAN OF 2 X 4 UNBRACED LENGTH OF RAFTERS SHALL BE:

FOR 2 X 6: 13'-4"

FOR 2 X 4: 17'-3"

17. BRACE ALL RIDGES, HIP AND VALLEYS LONGER THAN 12 FEET.

18. PROVIDE 2 X 6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.

19. THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND I.R.C. 2012.

20. BOLT HOLES THROUGH WOOD SHALL BE 1/16" MAX. LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.

21. PROVIDE SIMPSON STRONG-TIE OR EQUAL CONNECTORS AS FOLLOWS:

U AT FLUSH JOIST CONNECTIONS

CB AT POST BASES

BHB AT FLUSH BEAM CONNECTIONS

PC AT POST BEAM CONNECTIONS

22. PROVIDE "DEADWOOD" AS NECESSARY.

23. ALL EXTERIOR WOOD TRIM (FASCIA BOARDS AND FRIEZE) TO BE DOUGLAS FIR.

24. ALL BEAM TO BEAM CONNECTION SHALL BE SIMPSON STRONG-TIE TYPE HOLT.

25. CONNECT EVERY OTHER ROOF TRUSS/ RAFTER TO STUD WITH SIMPSON STRONG-TIE TYPE HT STRAPS.

26. PROVIDE BRIDGING AS PER THE TRUSS MANUFACTURER'S RECOMMENDATION. IN ADDITION, PROVIDE BLOCKING AT SHEAR WALL LOCATIONS (TRUSSES PERPENDICULAR TO SHEAR WALL AT FLOOR LEVEL).

27. FRAMING SHALL BE HIGH WIND RESISTIVE AND MUST HAVE A CONTINUOUS LOAD PATH TO THE FOUNDATION.

PROVIDE THE FOLLOWING MINIMUM CONNECTIONS:

STILL PLATE TO FOUNDATION: 5/8" X 10" A307 BOLTS @ 48" O.C.

STUDS TO TOP PLATE: SIMPSON STRONG-TIE TYPE H6

STUDS TO STUDS: SIMPSON STRONG-TIE TYPE CS 150 STRAPS AT EVERY OTHER STUD
CS 18 STRAPS AT SHEAR WALL HOLD DOWN LOCATIONS

RAFTER TO STUD: SIMPSON STRONG-TIE TYPE HTZ STRAPS AT EVERY STUD

TRUSS TO TOP PLATE: SIMPSON STRONG-TIE TYPE 2-H2.5A

RIDGE: CORROSION RESISTANT STEEL TIE STRAPS 1 1/2" X 0.036" WITH 10-10d NAILS AT EVERY OTHER RAFTER

28. PREFABRICATED WOOD FRAMING: TRUSSED MEMBERS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. TRUSS MANUFACTURER TO PROVIDE STRUCTURAL ENGINEER WITH SEALED SHOP DRAWINGS. TRUSS MANUFACTURER AND/OR SUPPLIER MAY CHOOSE ENGINEERED LUMBER BEAMS IN LIEU OF TRUSSES UNDER LOAD-BEARING WALLS, OR OTHER LOCATIONS. IN THIS CASE, BEAM DESIGN SHALL BE BY TRUSS MANUFACTURER.

TEMPORARY AND PERMANENT LATERAL BRACING OF ALL PREFABRICATED WOOD MEMBERS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER.

(NOTE: THIS REQUIREMENT IS PARTICULARLY IMPORTANT FOR DEEP TRUSSED MEMBER.)

KEEP ALL PREFABRICATED WOOD MEMBERS ABSOLUTELY DRY & PROVIDE TEMPORARY SHORING WHERE SHEETROCK & OTHER HEAVY CONSTRUCTION MATERIALS ARE BEING TEMPORARILY STORED. ALL FRAMING AT BALCONY SHALL BE PRESSURE TREATED LUMBER.

29. FOR EXTERIOR STUDS, USE DOUBLE 2 X 4 @ 16" O.C. FOR THE FIRST FLOOR. LOAD BEARING INTERIOR WALLS WILL BE 2 X 4 @ 16" O.C. FOR THE FIRST FLOOR. ALL STUDS ON THE 2nd FLOOR WILL BE 2 X 4 @ 16" O.C.

30. DESIGN LIVE LOAD:

1st FLOOR = 50.0 PSF

2nd FLOOR = 40.0 PSF

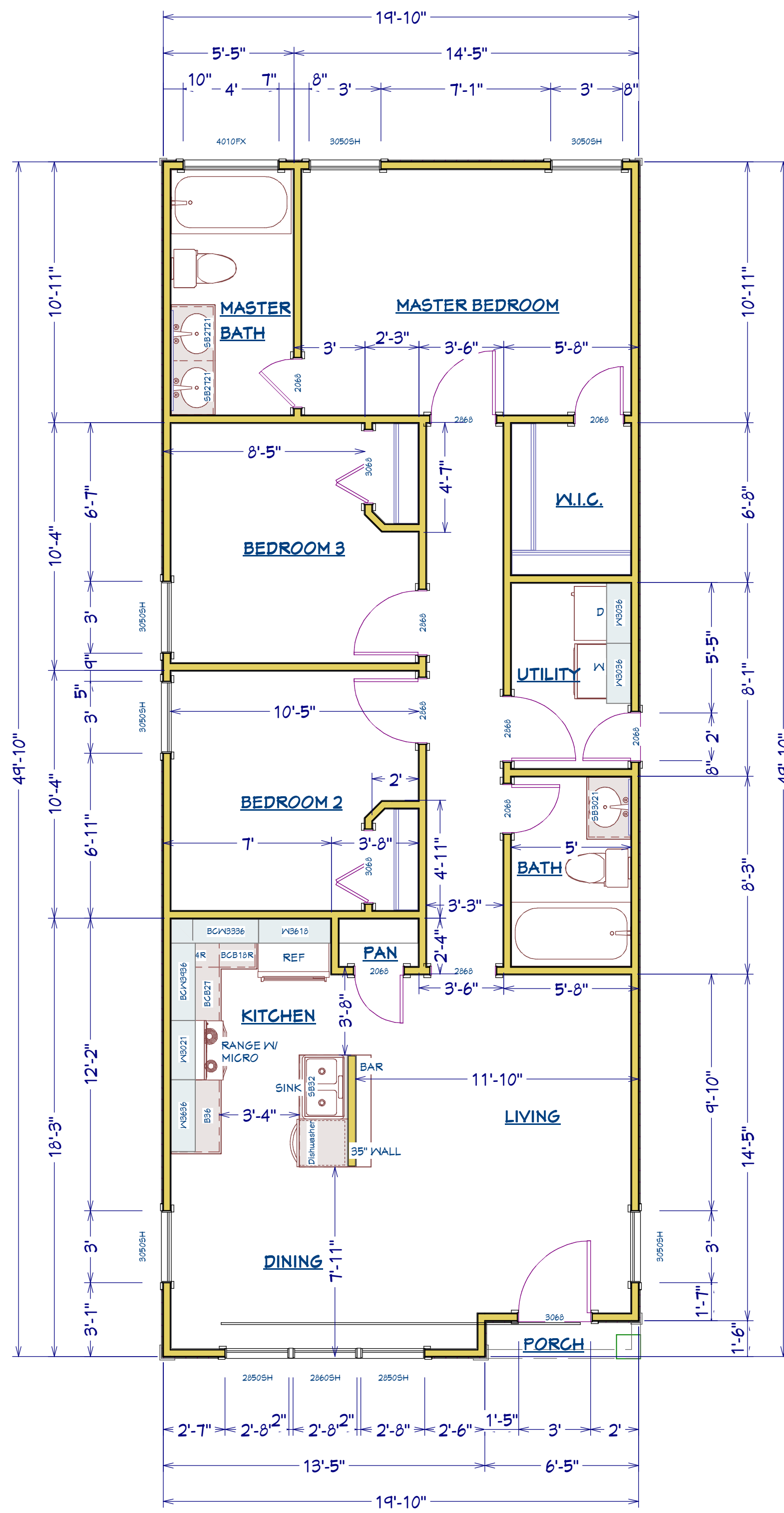
ROOF = 20.0 PSF

PARTITIONS = 15.0 PSF

BALCONIES = 100.0 PSF

31. CODE: INTERNATIONAL BUILDING CODE 2012.

32. DESIGN WIND: 110 MPH (3 SEC. GUST) EXPOSURE C



FLOOR PLAN

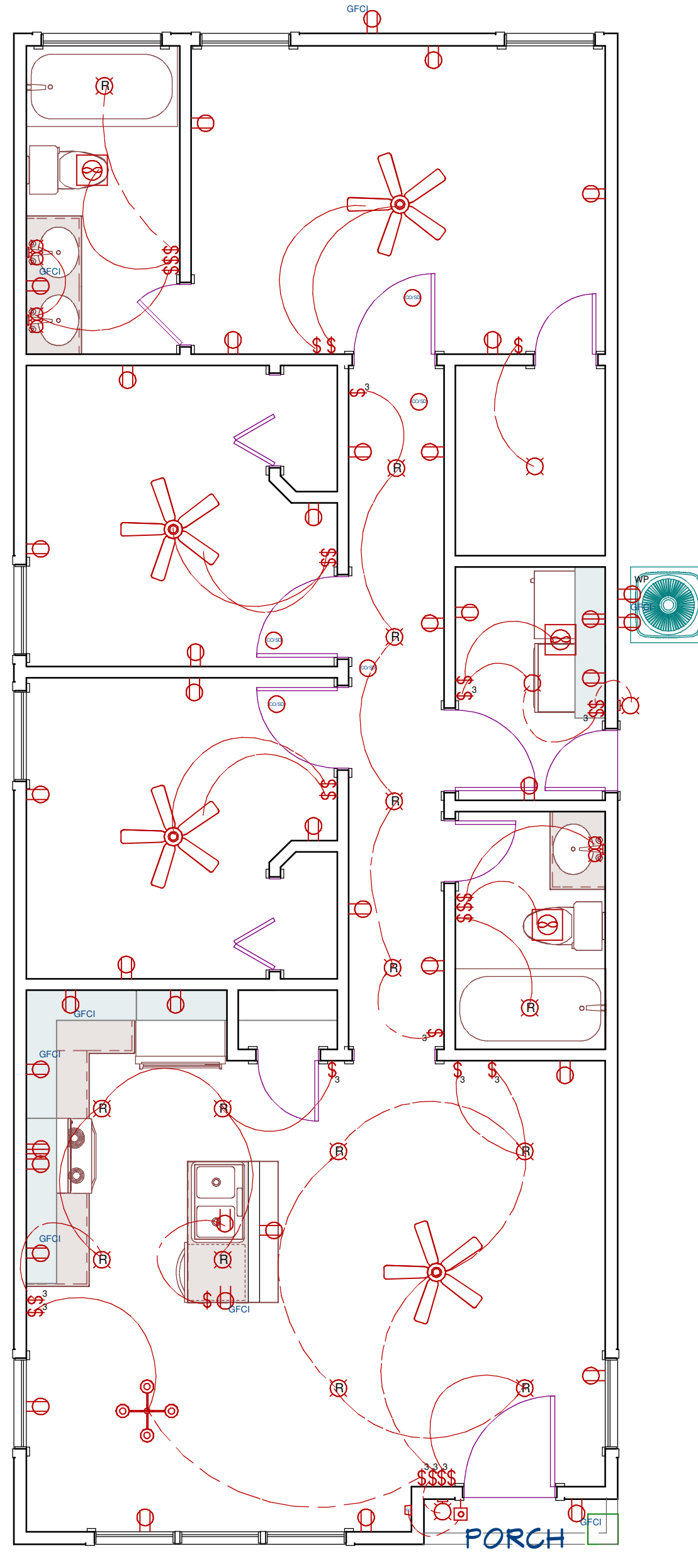
ALL PLATE HEIGHTS 9'-1"
CEILING HEIGHTS PER PLAN

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL DATA & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- FIXTURES TO BE SELECTED BY HOME OWNER.



MECAHNNICAL PLAN

LIVING AREA 1st FLOOR 979'
PORCHES 10'
TOTAL COVERED AREA 989'

FLOOR PLAN & MECHANICAL PLAN

PLAN 989C

AIM DREAM HOME BUILDER

TERRY COLLINS & ASSOCIATES
CUSTOM HOME DESIGN

DATE: 6/19/2018

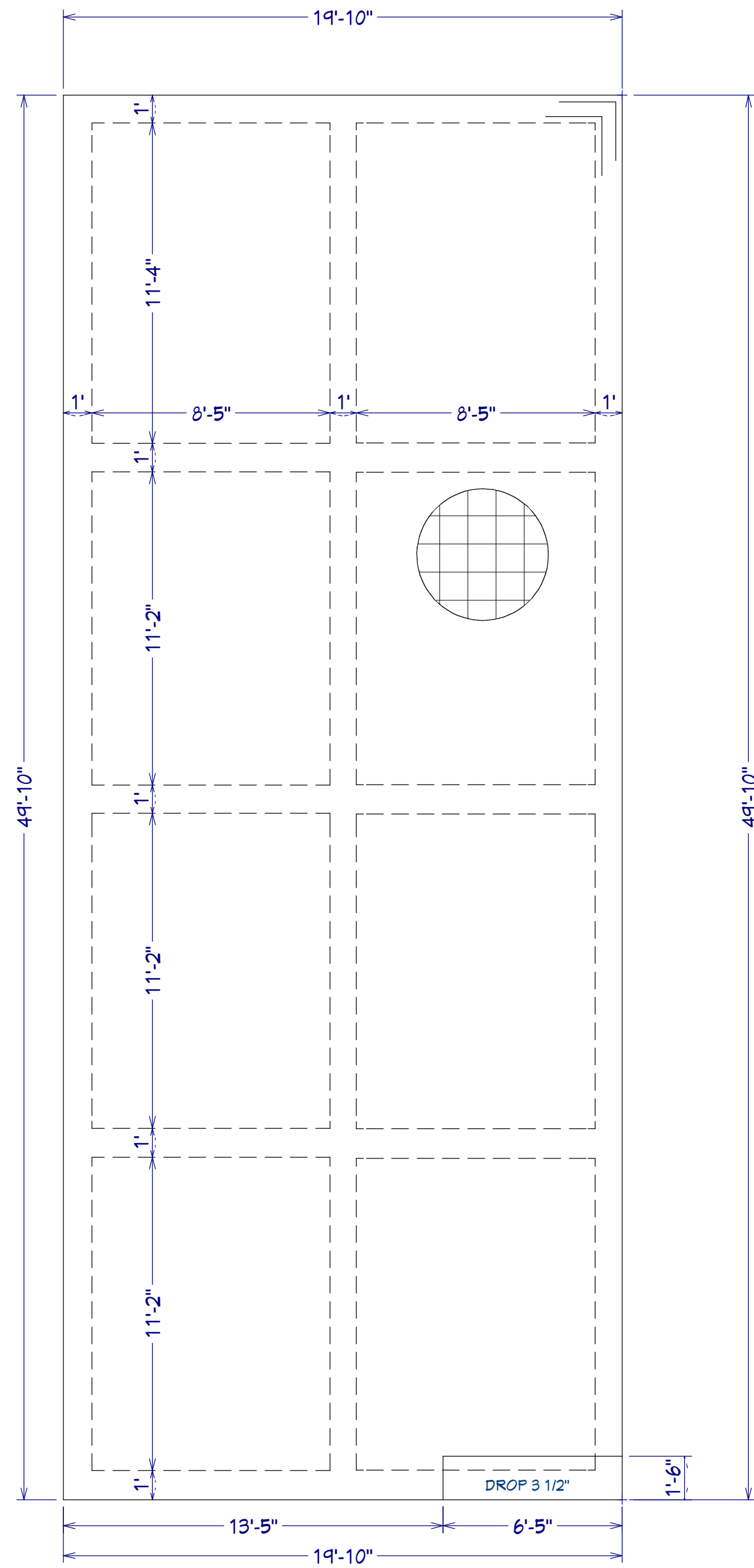
SCALE: 1/4" = 1'

SHEET: A-2

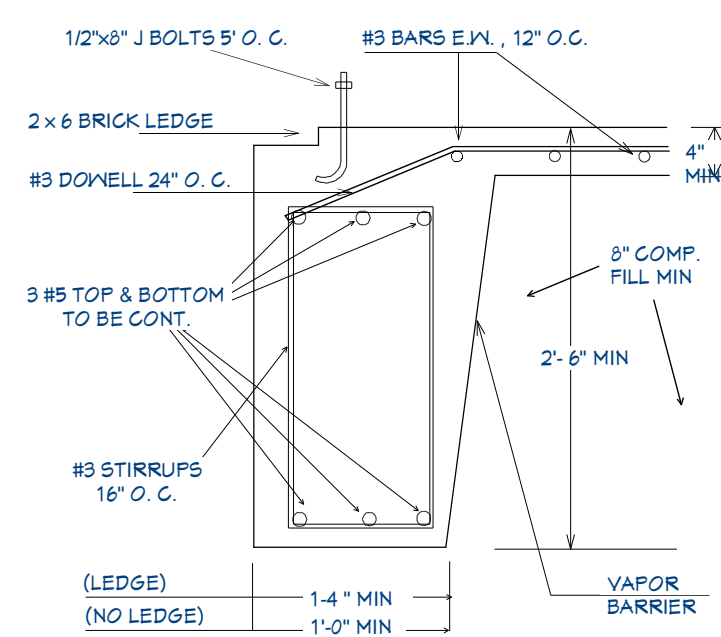
1. You the (Homeowner or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards.

2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licenced engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and for an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.

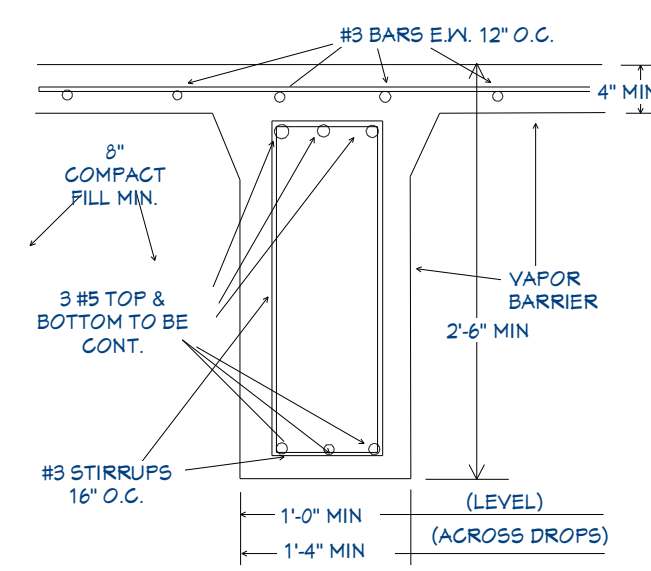
3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.



FOUNDATION PLAN



EXTERIOR BEAM



INTERIOR BEAM

- CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION AT ALL STAGES.
- ALL FRAMING LUMBER SHALL BE #2 KD (UON) AND MAX. 19% MOISTURE CONTENT, SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED, FOR EXPOSED USE.
- ALL FRAMING LUMBER SHALL BE PRESSURE TREATED.
- PLYWOOD DECKING AND SHEATHING SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.

FLOOR DECKING	1 1/8" T&G PLYWOOD - "STURDY FLOOR"
ROOF DECKING	12" KOOL PLY. STANDING SEAM METAL ROOF. RE: S5 0 & ARCH
ATTIC DECKING	3/4" CDX PLYWOOD W/ PANEL SPAN RATING OF 32/16
EXTERIOR SHEATHING	1/2" EXT. GRADE PLYWOOD OR NON-VENEERED APA RATED PANEL NAILED W/ 10 d NAILS AT 3' O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS
- PROVIDE AIR INFILTRATION BARRIER TO ALL EXTERIOR SHEATHING WITH ALL JOINTS TAPED.
- SOLE PLATES WITHIN 48" OF GRADE SHALL BE PRESSURE TREATED LUMBER SOLE PLATES FOR EXTERIOR WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIA. X 10" J ANCHOR BOLTS @ 4'-0" MAX. ON CENTER, EACH SIDE OF DOOR OPENINGS AND CORNERS, AND WITHIN 12" OF ENDS OF PLATE MATERIAL.
- BEARING AND EXTERIOR WALL STUD SHALL BE CAPPED WITH DOUBLE TOP PLATES. INSTALL TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" INCHES.
- ALL HEADERS BELOW FIRST AND SECOND FLOOR CEILING FRAMING TO BE 2-2 X 12 UNLESS OTHERWISE NOTED.
- HEADER SCHEDULE - BELOW THIRD FLOOR CEILING FRAMING:

SPAN	HEADER
2'-6" OR LESS	2-2 X 4S
UP TO 5'-0"	2-2 X 6S
UP TO 8'-0"	2-2 X 8S
UP TO 9'-0"	2-2 X 10S
UP TO 9'-0"	2-2 X 12S
UP TO 16'-0"	2-2 X 12S W/ 5/8" PLYWOOD FLITCH PLATE, GLUED.
- ALL FLITCH PLATES TO BE CONTINUOUS, NAILED AND GLUED TO LUMBER.
- RAISED HEADER HEIGHT APPROX. 3" AT POCKET DOOR OPENINGS TO ALLOW FOR HEAD TRACK.
- LOAD BEARING PARTITIONS, COLUMNS SHALL NOT BEAR ON PLYWOOD DECK ALONE. FLOOR JOISTS OR BLOCKING MUST BE PLACED UNDER FLOOR DECK TO TRANSFER LOAD TO FOUNDATION OR OTHER SUPPORTS.
- PROVIDE 2-2 X 6 STRONGBACK AT CEILING JOISTS WITH SPANS OVER 10'-0".
- PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS.
- RAFTERS TO BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN JOISTS ARE PARALLEL TO RAFTERS, WHERE NOT PARALLEL TO CEILING JOISTS, RAFTER SHALL BE TIED TO 2 X 8 CROSS TIES, RAFTERS TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER, UON.
- BRACE RAFTERS WITH 2 X 6 CONTINUOUS PURLIN WITH 2 X 4 BRACING @ 48" ON CENTER, MAX. SPAN OF 2 X 6 FURLINGS TO BE 6 FEET. MAX. SPAN OF 2 X 4 UNBRACED LENGTH OF RAFTERS SHALL BE:

FOR 2 X 6:	13'-4"
FOR 2 X 8:	17'-3"
- BRACE ALL RIDGES, HIPS AND VALLEYS LONGER THAN 12 FEET.
- PROVIDE 2 X 6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
- THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND I.R.C. 2012.
- BOLT HOLES THROUGH WOOD SHALL BE 1/16" MAX. LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS.
- PROVIDE SIMPSON STRONG-TIE OR EQUAL CONNECTORS AS FOLLOWS:

CS	AT POST BASES	BIHB	AT FLUSH BEAM CONNECTIONS
PC	AT POST BEAM CONNECTIONS		
- PROVIDE "DEADWOOD" AS NECESSARY.
- ALL EXTERIOR WOOD TRIM (FASCIA BOARDS AND FRIEZE) TO BE DOUGLAS FIR.
- ALL BEAM TO BEAM CONNECTION SHALL BE SIMPSON STRONG-TIE TYPE HGLT.
- CONNECT EVERY OTHER ROOF TRUSS/ RAFTER TO STUD WITH SIMPSON STRONG-TIE TYPE HT STRAPS.
- PROVIDE BRIDGING AS PER THE TRUSS MANUFACTURER'S RECOMMENDATION. IN ADDITION, PROVIDE BLOCKING AT SHEAR WALL LOCATIONS (TRUSS PERPENDICULAR TO SHEAR WALL AT FLOOR LEVEL).
- FRAMING SHALL BE HIGH WIND RESISTIVE AND MUST HAVE A CONTINUOUS LOAD PATH TO THE FOUNDATION. PROVIDE THE FOLLOWING MINIMUM CONNECTIONS:

STILL PLATE TO FOUNDATION:	5/8" X 10" A307 BOLTS @ 48" O.C.
STUDS TO TOP PLATE:	SIMPSON STRONG-TIE TYPE HG
STUDS TO STUDS:	SIMPSON STRONG-TIE TYPE CS 150 STRAPS AT EVERY OTHER STUD CS 18 STRAPS AT SHEAR WALL HOLD DOWN LOCATIONS
RAFTER TO STUD:	SIMPSON STRONG-TIE TYPE HTZ STRAPS AT EVERY STUD
TRUSS TO TOP PLATE:	SIMPSON STRONG-TIE TYPE 2-H2.5A
RIDGE:	CORROSION RESISTANT STEEL TIE STRAPS 1 1/2" X 0.036" WITH 10-10d NAILS AT EVERY OTHER RAFTER
- PREFABRICATED WOOD FRAMING: TRUSSED MEMBERS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. TRUSS MANUFACTURER TO PROVIDE STRUCTURAL ENGINEER WITH SEALED SHOP DRAWINGS. TRUSS MANUFACTURER AND/OR SUPPLIER MAY CHOOSE ENGINEERED LUMBER BEAMS IN LIEU OF TRUSSES UNDER LOAD-BEARING WALLS, OR OTHER LOCATIONS. IN THIS CASE, BEAM DESIGN SHALL BE BY TRUSS MANUFACTURER. TEMPORARY AND PERMANENT LATERAL BRACING OF ALL PREFABRICATED WOOD MEMBERS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER. (NOTE: THIS REQUIREMENT IS PARTICULARLY IMPORTANT FOR DEEP TRUSSED MEMBER.) KEEP ALL PREFABRICATED WOOD MEMBERS ABSOLUTELY DRY & PROVIDE TEMPORARY SHORING WHERE SHEETROCK & OTHER HEAVY CONSTRUCTION MATERIALS ARE BEING TEMPORARY STORED. ALL FRAMING AT BALCONY SHALL BE PRESSURE TREATED LUMBER.
- FOR EXTERIOR STUDS, USE DOUBLE 2 X 4S @ 16" O.C. FOR THE FIRST FLOOR. LOAD BEARING INTERIOR WALLS WILL BE 2 X 4S @ 16" O.C. FOR THE FIRST FLOOR. ALL STUDS ON THE 2ND FLOOR WILL BE 2 X 4S @ 16" O.C.
- DESIGN LIVE LOAD:

1st FLOOR	= 50.0 PSF
2nd FLOOR	= 40.0 PSF
ROOF	= 20.0 PSF
PARTIONS	= 15.0 PSF
BALCONIES	= 100.0 PSF
- CODE: INTERNATIONAL BUILDING CODE 2012.
- DESIGN WIND: 110 MPH (3 SEC. GUST) EXPOSURE C

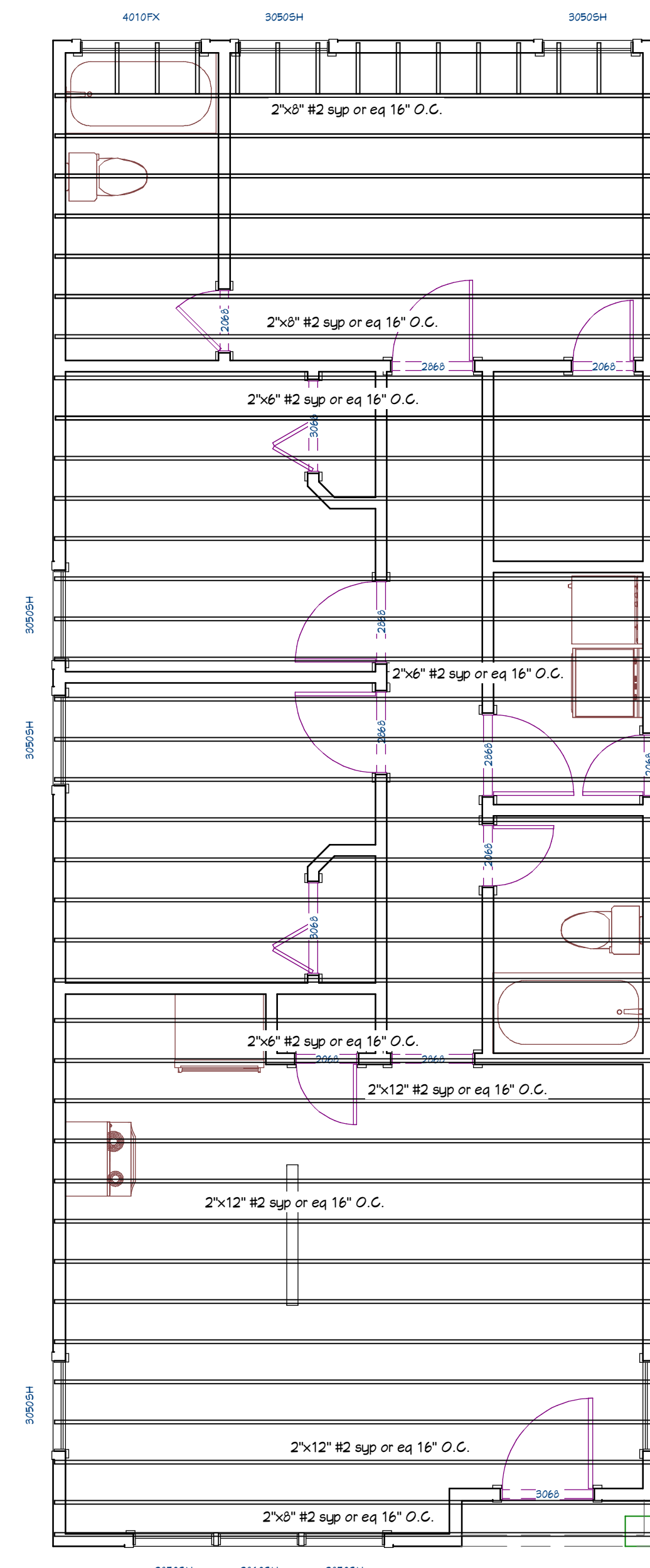
FRAMING NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

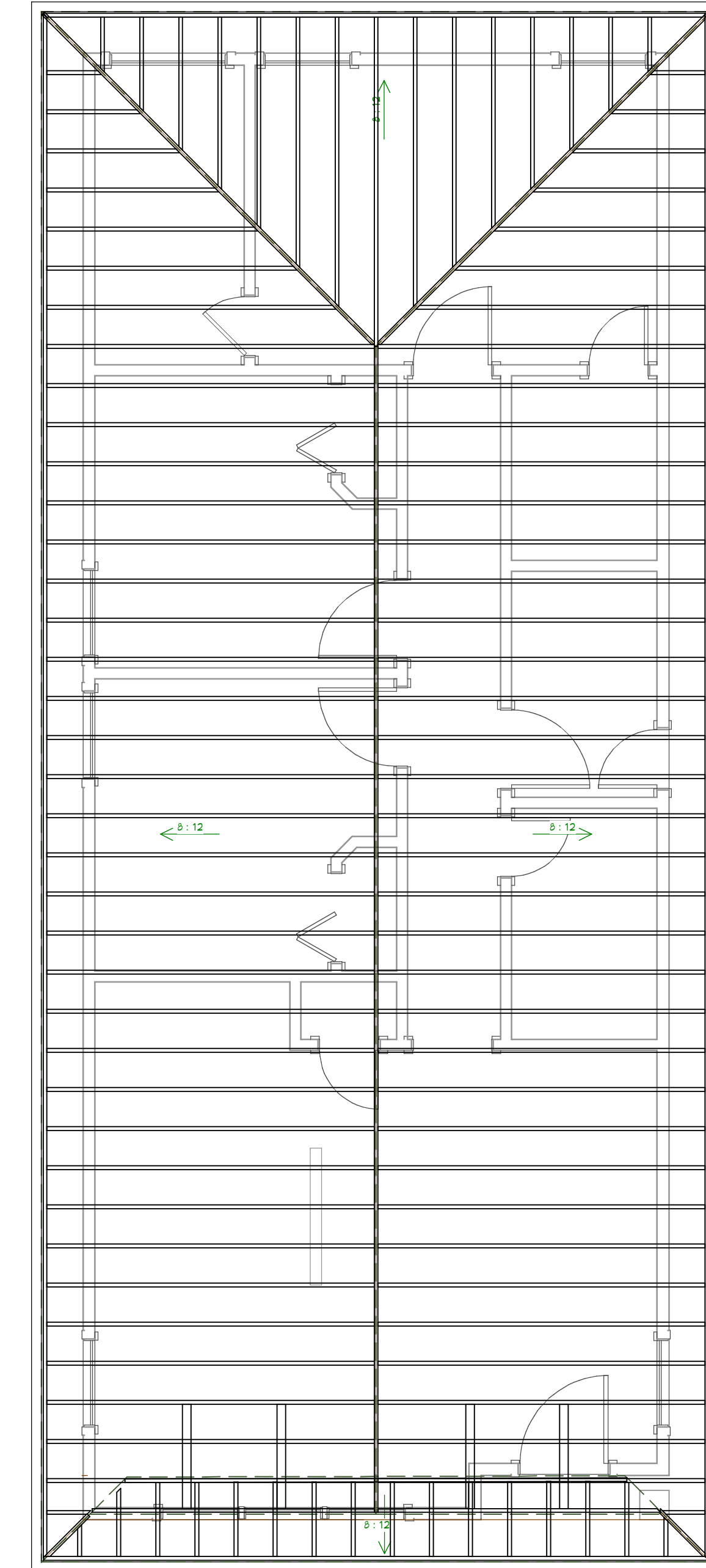
PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



JOIST FRAMING PLAN



RAFTER FRAMING PLAN

RAFTER FRAMING NOTES:

- ALL FRAMING TO BE DONE IN ACCORDANCE WITH LATEST I.R.C. STANDARDS & LOCAL BUILDING CODES
- CONNECT ALL RAFTERS' ENDS TO JOISTS TO RESIST WARPING
- BRACE ALL HIP, VALLEY, & RIDGE INTERSECTIONS TO WALL OR BEAM
- NOTCH BRACING FOR RAFTER PURLINGS
- ALL 2" X 6" RAFTERS SHALL BE BRACED @ 12'-8" CENTERS TO WALL OR BEAM
- ALL ROOF PITCHES TO BE CHECK ELEVATIONS
- TOENAILING SHOULD BE DONE IN A WAY AS TO NOT DESTROY OR WEAKEN WOOD MEMBERS
- ALL WOOD SHALL BE GRADE STAMPED AND NOT HAVE A GRADE HIGHER THAN #2 FOR ANY STRUCTURAL MEMBER
- ALL FRAMING MINIMUM 16" O.C.
- SEE WALL DETAIL SHEET FOR SPECIFICATIONS
- ALL ELECTRICAL TO BE DONE IN ACCORDANCE WITH LATEST N.E.C. & ALL LOCAL

- You the (Homeowner and or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards.
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- Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.

LIVING AREA 1st FLOOR 979'
PORCHES 10'
TOTAL COVERED AREA 989'

JOIST
FRAMING PLAN

PLAN
989C

AIM DREAM
HOME BUILDER

TERRY COLLINS &
ASSOCIATES
CUSTOM HOME DESIGN

DATE:

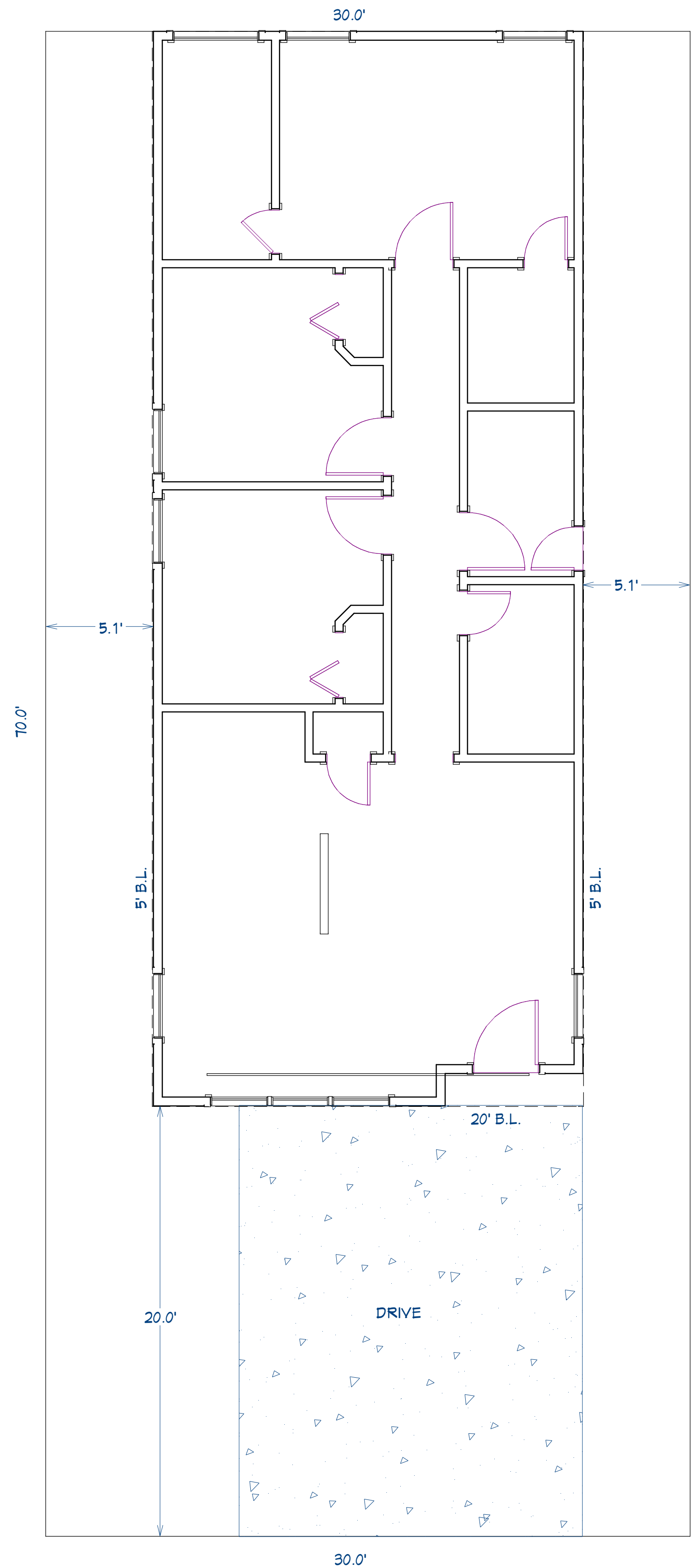
6/19/2018

SCALE:

1/4" = 1'

SHEET:

A-3



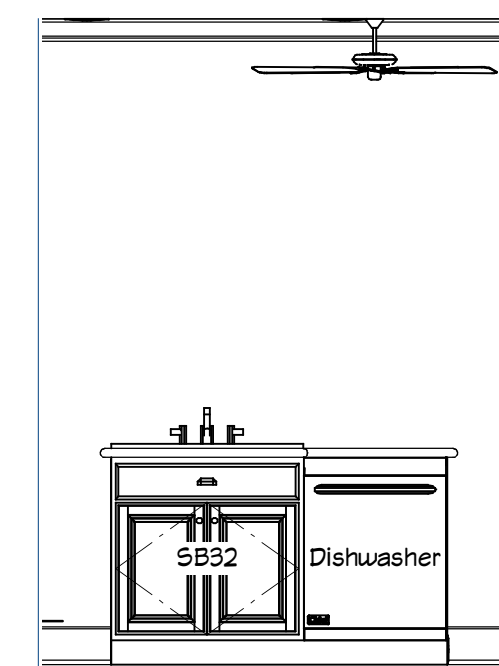
PLOT PLAN



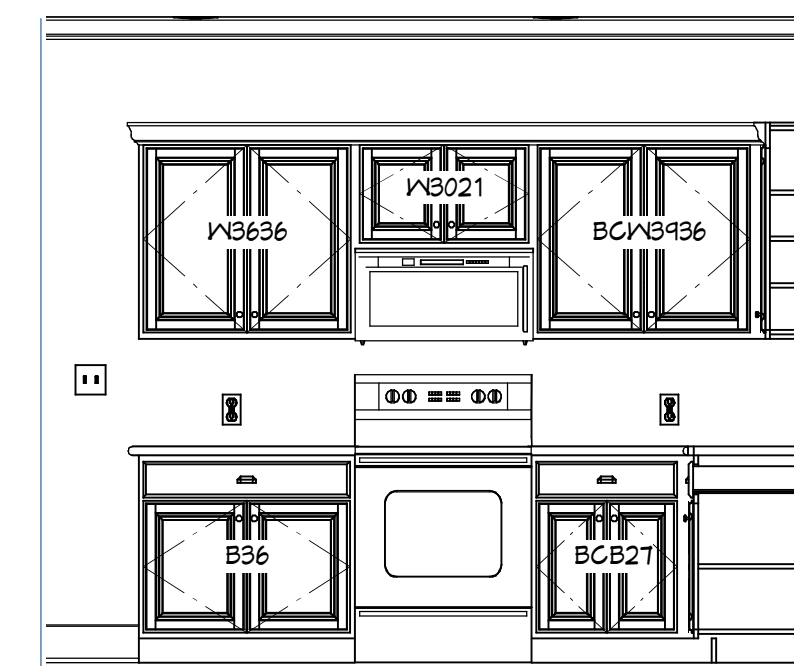
CROSS SECTION



CROSS SECTION



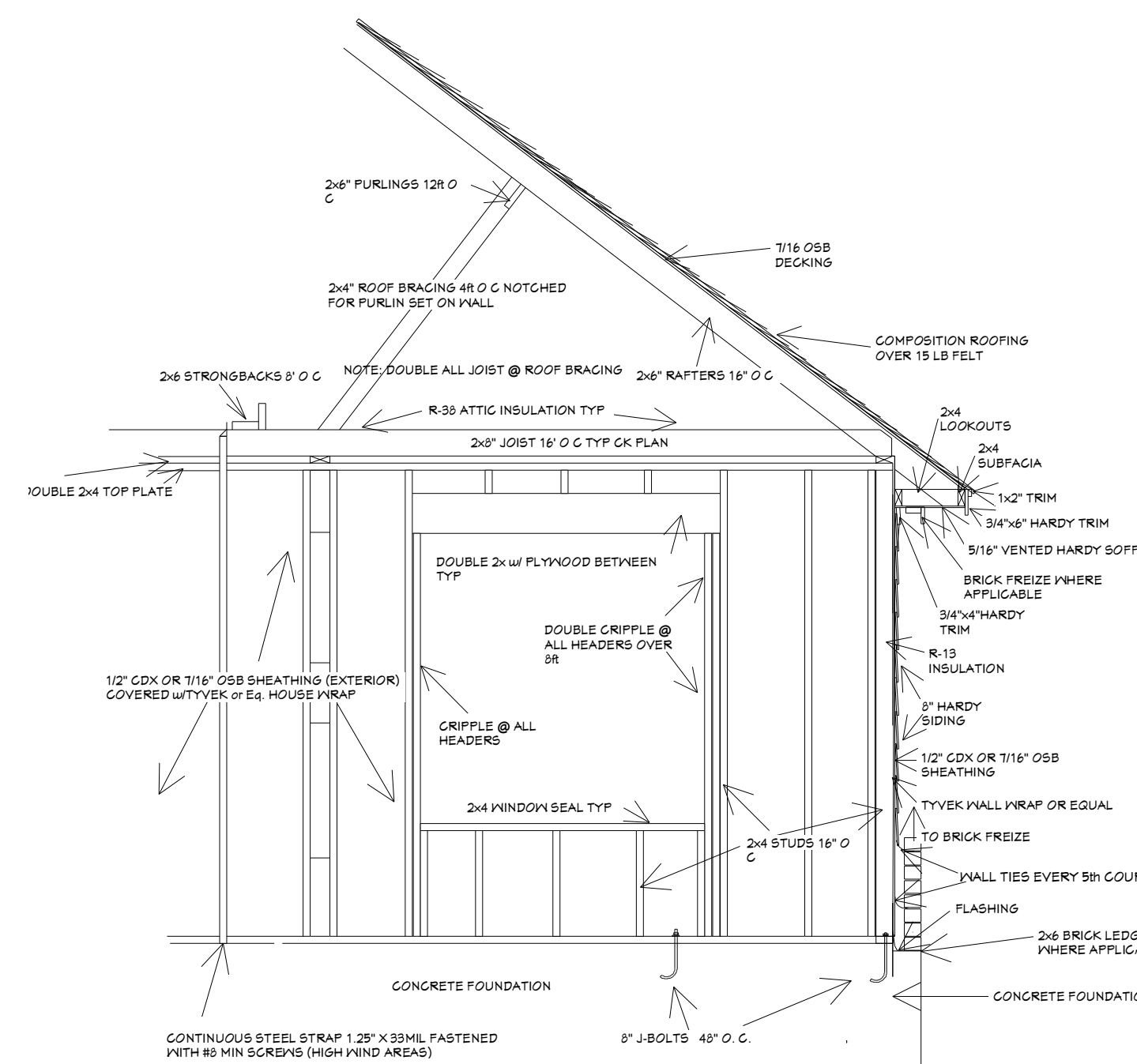
KITCHEN



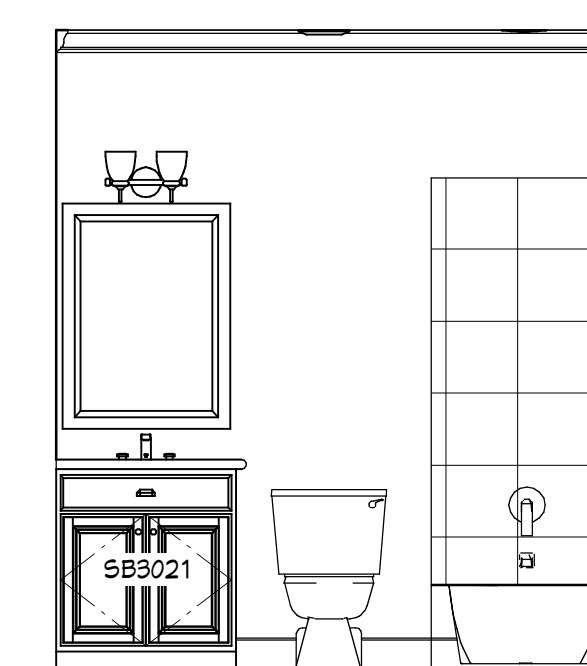
KITCHEN



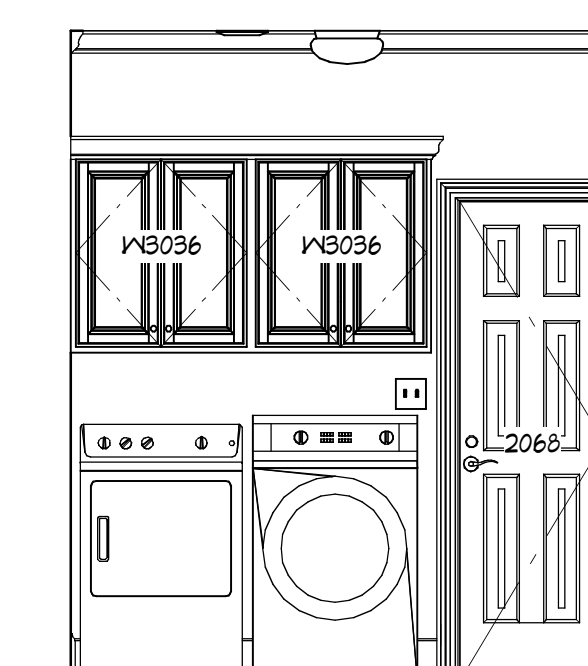
KITCHEN



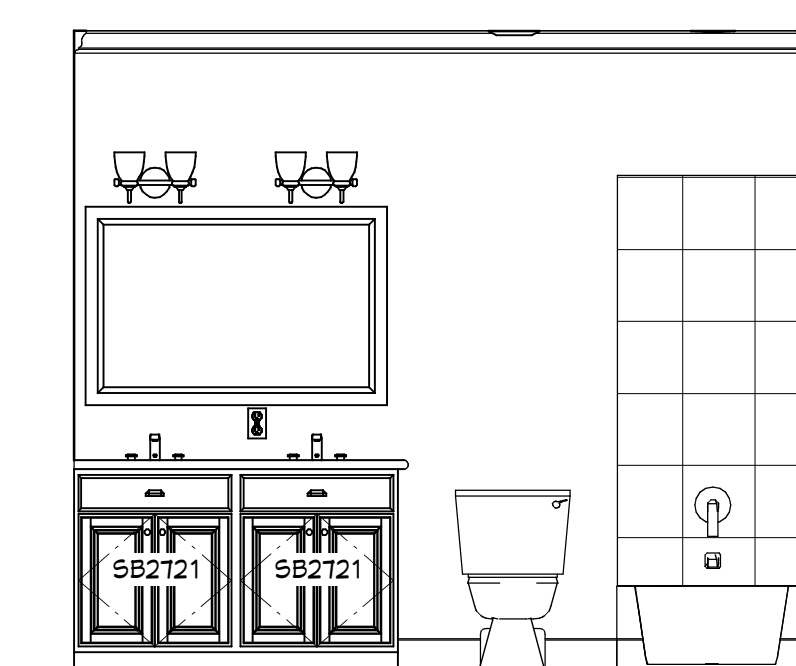
TYPICAL WALL DETAIL



BATH



UTILITY



MASTER BATH

CABINET DETAIL

SCALE 3/8"=1'

LIVING AREA 1st FLOOR 979'
 PORCHES 10'
 TOTAL COVERED AREA 989'

**CROSS SECTION,
 CABINETS, PLOT PLAN**

**PLAN
 989C**

**AIM DREAM
 HOME BUILDER**

**TERRY COLLINS &
 ASSOCIATES
 CUSTOM HOME DESIGN**

DATE:
 6/19/2018

SCALE:
 1/4" = 1'

SHEET:
 A-4

1. You the (Homeowner or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards.

2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and for an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.

3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.