

MONTE SMITH - DESIGNS  
(936) 760-1912 TEL.  
montesmithdesigns.com  
DATE: 08/14/2018  
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CREATING  
A  
STYLE  
OF YOUR  
OWN

FRAME NOTES #1 :

1. All 9'-1" AND 10'-1" ceilings to be 2" X 4" precut stud grade studs @ min. 16" O.C. : All 11'-1" ceilings are to be job site cut from F.F. "Finished Floor Level" min.
2. F.F. "Finished Floor Level" of concrete slab @ main living area. Note: "Porches" or "Dropped" slab areas are not F.F.
3. (A.) - Center windows or doors between inside wall area dimensions.
4. H.H. - Header height above windows and doors other than typical. Note: Typical H.H. is 6'-11" F.F.
5. P.L. - Plate Line where beams, joist or rafters are placed from F.F.
6. Scale areas where no dimensions are given @ 1/4" = 1'-0".
7. All ceiling joist and floor joist to be min. #2 Y.P. materials 16" O.C.
8. Contractor to verify all beams, ceiling joist, floor joist, and rafter bracing to comply with International Residential Code 2015 Edition and applicable State, County or City Codes as needed for any local areas.
9. All Engineered beams to be sized by structural Engineer before installation by building contractor.
10. Fascia to be 1" X 6" hard with overhang of soffit to be min. 12" past stucco or siding soffit overhang to vary according to elevation, as needed to line up per elevation shown.
11. Bedroom windows shall have a min. net clear opening of 5.7 SQ.FT., a min. net clear openable width of 20", a min. net clear openable height of 24" and have a max finish sill height of 43" F.F.
12. All glass located within 18" of floor, 12" of a door or located within 60" of floor at bathtubs, Whirlpools, showers, saunas, steam room or hot tubs shall be tempered.
13. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations and to be located away from public view, I.E. at the rear of the house and shall be primed and painted to match roof color.
14. Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code.
15. All fireplaces chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level.
16. Provide combustion air vents, with screen and back damper, for fireplaces, wood stoves and any appliance with an open flame.
17. Bathrooms and utility rooms shall be vented to the outside with a min. of a 90 CFM fan. Range hoods shall also be vented to outside.
18. Please see owner for options or provide attic ventilation per local code requirements.
19. Contractor Flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
20. Coordinate location of utility meters with site plan and locate away from public view. Visual impact shall be minimized, I.E. mount as low as possible.
21. Please see owner for options or provide R-19 batt insulation in 2 X 6 walls, R-13 in 2 X 4 walls min. R-30 insulation in flat ceiling and R-30 min. blanket insulation in vaulted ceilings. Allow 1/2" min. airspace between sheathing and insulation, face foil down to warm side.
22. Please see owner for options or install side wall and ceiling insulation in continuous blankets without holes for electrical boxes. Light fixtures or heating ductwork. Caulk all openings in exterior wall construction.
23. Walls common to garage and house shall have a layer of type "X" gypsum board at garage side.
24. All bath and toilet area walls and ceilings shall have water resistant gypsum board.
25. Contractor shall field verify all cabinet dimensions before fabrication.
26. Handrails shall be mounted 32"-34" above nosing of stairs. Guardrails shall be mounted at 36"
27. Contractor shall coordinate all closet shelving requirements.
28. Please see pages A1 and A2 for Standard Details.
29. Contractor to read and conform to Monte Smith Designs disclaimer as noted in typical standard detail pages.
30. Place two Hot Water Heaters in the Attic.

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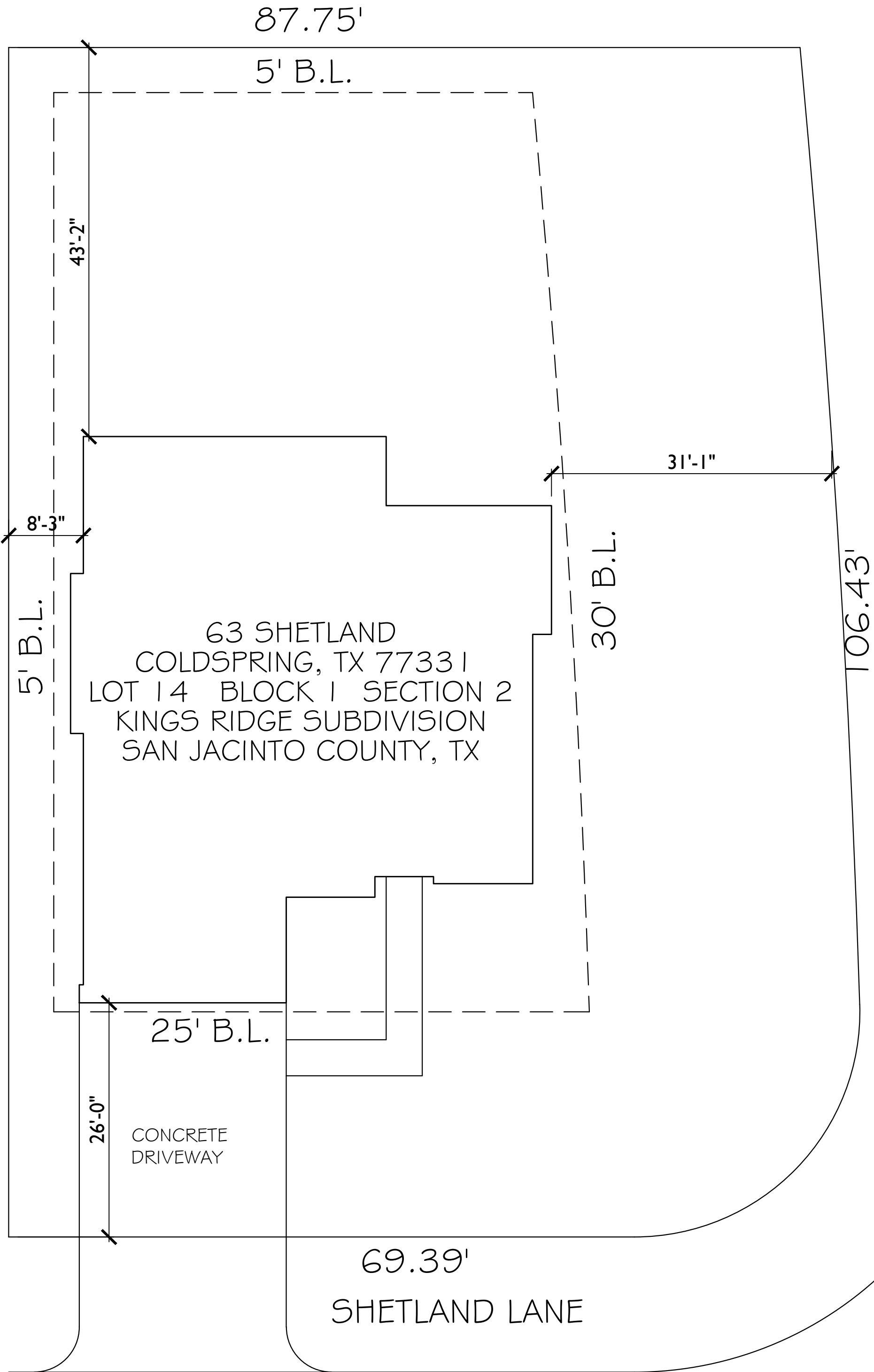
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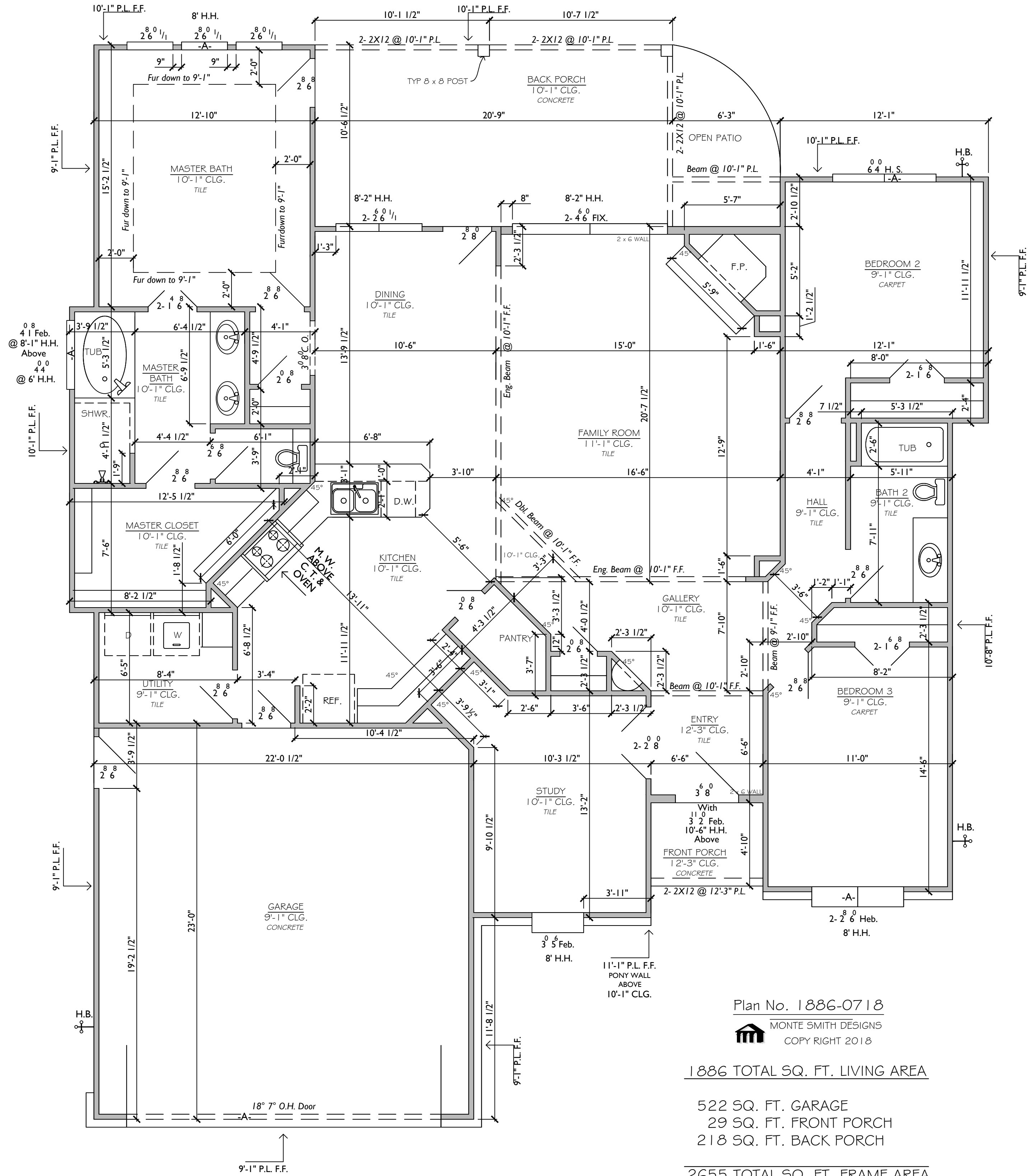


Plat Plan

PLAN No. 1886-0718

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1"= 20'

SOUTH CAPE ROYAL



Plan No. 1886-0718

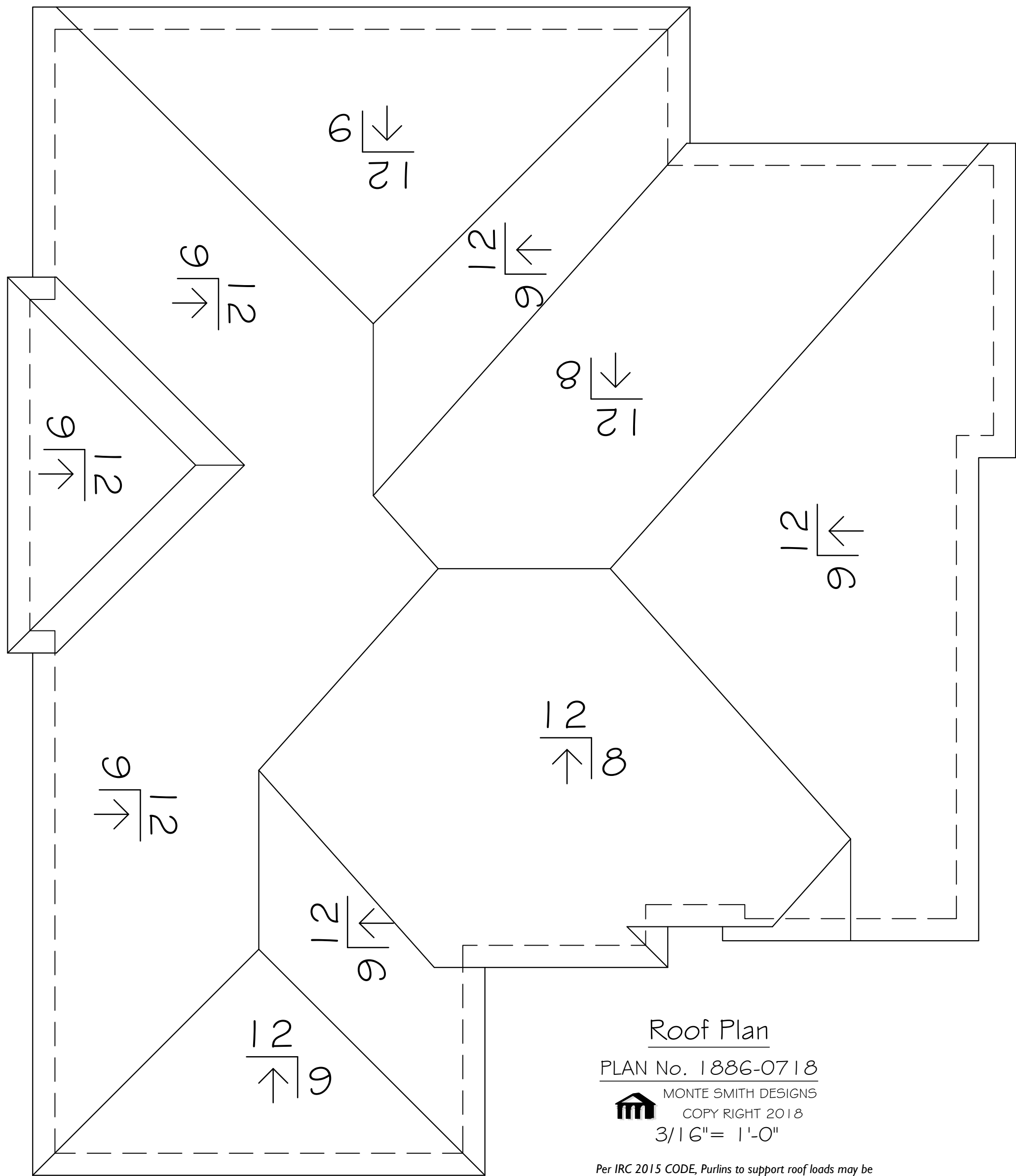
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1886 TOTAL SQ. FT. LIVING AREA

522 SQ. FT. GARAGE  
29 SQ. FT. FRONT PORCH  
218 SQ. FT. BACK PORCH

2655 TOTAL SQ. FT. FRAME AREA

1/4"= 1'-0"



### Roof Plan

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3/16"= 1'-0"

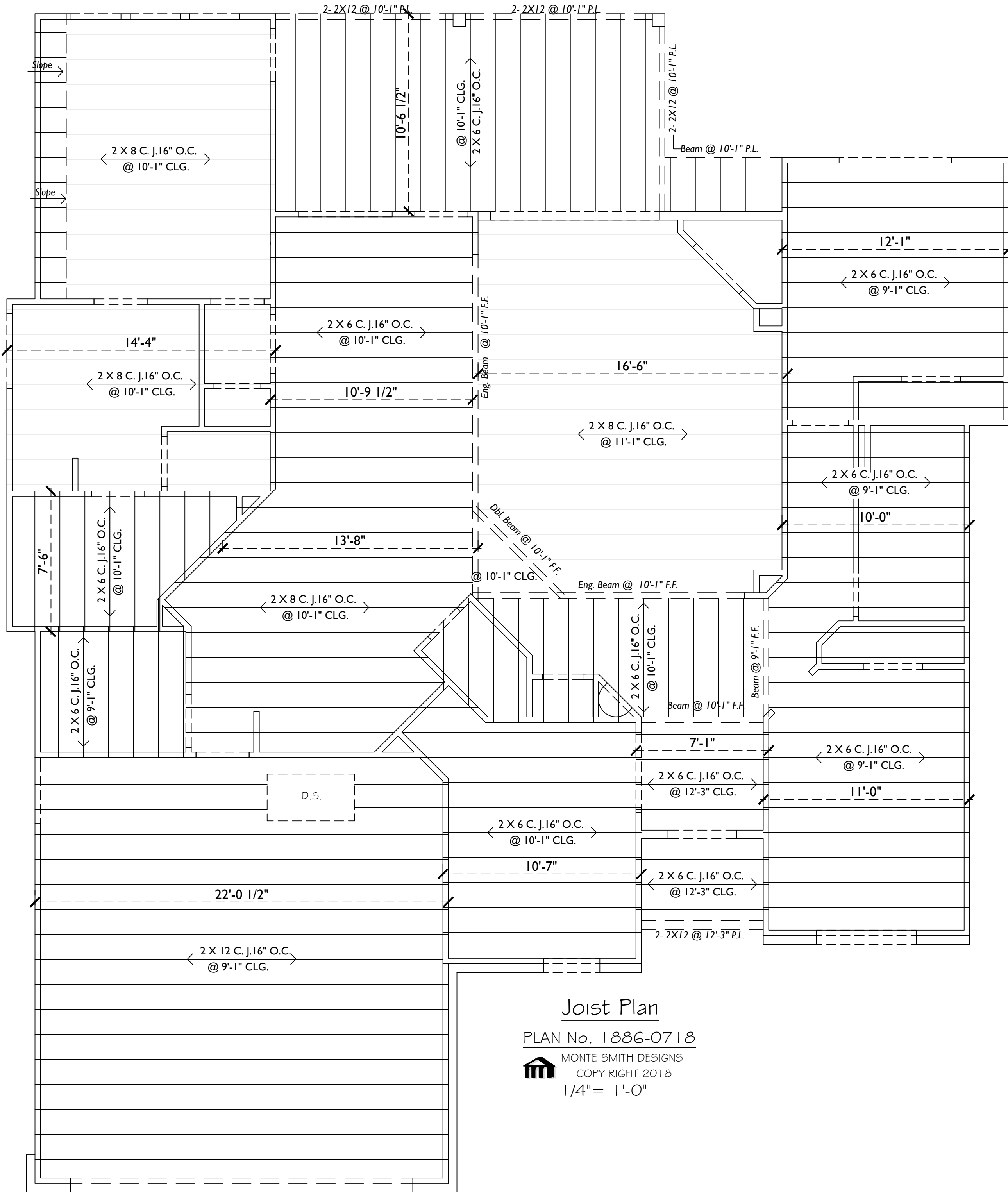
Per IRC 2015 CODE, Purlins to support roof loads may be installed to reduce the span of rafters within allowable limits and shall be supported by struts to bearing walls. The max. span of 2" X 6" purlin shall be 6', but in no case shall the purlin be smaller than the supported rafter. Struts shall not be smaller than 2" X 4" members. The unbraced length of struts shall not exceed 8' & the min. slope of the struts shall not be less than 45° from the horizontal. Provide purlins of the same nominal dimensions as rafters under all rafters (horizontal) spans over 7'-6" for 2X6, 10'-0" for 2X8, 12'-8" for 2X10, 15'-6" for 2X12 and brace to partitions @48" O.C.

### ROOF FRAME NOTES :

1. Purlins shall be the same size lumber as the rafters.
2. Provide purlin strut braces to support purlins at 48" O.C. max. at 45 degrees min. from horizontal struts less than 8' long are to be single 2X4's struts between 8' and 14 long are to be two 2X4's "teed" together, struts up to 16' shall be two 2X6's "teed".
3. Place all purlin strut braces down to walls or beams below, No single joists or stiff backs.
4. Provide collar ties of 2X6's at upper 1/3 point of rafters at 48" O.C. max. (typ.) throughout roof framing).
5. Hip valley and ridge boards shall be one size larger than rafters.
6. All rafters shall be 2X6 at 16" O.C. unless noted otherwise.
7. Facia overhang will be noted on frame notes as needed to line up as per elevations.
8. All Ridge, hip, valley beams, rafters, purlins, and splices occurring in any of the above shall be braced only to strong backs or partitions below. exception; over a two member or larger beam shall be designed and installed parallel with any of the above if joists below are parallel with the beams, rafters, and purlings above.
9. All roof trusses shall be designed and engineered by others.
10. All chimneys shall have flashing and counterflashing a min. of 8" above roof sheathing. Provide crickets as needed.
11. Provide Valley flashing where roof pitches change and where roof intersects with vertical surfaces.
12. Contractor shall provide adequate attic ventilation per building codes through soffit vents to ridge vents or turtle vents as required by code.
13. Gutters and diverters to be provided by contractors as required.
14. P.L. Plate line height of walls where rafters or joist are placed.
15. Please see pages A1 and A2 for Standard Details.
16. Contractor to read and conform to Monte Smith- Designs disclaimer as noted in typical standard detail pages.

### FRAME NOTES #2 :

1. Provide a continuous tie with stiff backs on all joist spans over 8' and two stiff backs on spans over 16'. Stiff backs shall be on 2X6 vertical and one 2X6 horizontal run perpendicular to the joists and nailed into each joist.
2. Provide purlin strut braces to support purlings at 48" O.C. max. at 45 degrees min. from horizontal struts less than 8' long are to be single 2X4's struts between 8' and 14 long are to be two 2X4's "teed" together, struts up to 16' shall be two 2X6's "teed".
3. All purlin strut braces down to walls or beams below, Not single joists or stiff backs.
4. Provide 2X6 rafter ties at all plates where joists run perpendicular to rafters.
5. F.F. Finished floor level of concrete slab @ main living area.
6. Contractor to verify all beams, ceiling joist, floor joist, and rafter bracing to comply with International Residential Code 2015 Edition and applicable State, County or City Codes as needed for any local areas.
7. All Engineered beams to be sized by structural Engineer before installation.
8. Floor framing layout shall be coordinated with the general and HVAC contractors to provide acces chases and unobstructed runs for HVAC duct work.
9. Please see pages A1 and A2 for Standard Details.
10. Contractor to read and conform to Monte Smith- Designs disclaimer as noted in typical standard detail pages.



### Joist Plan

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1/4"= 1'-0"

LEGEND :

SWITCH	3 WAY SWITCH	4 WAY SWITCH	110 OUTLET	220 OUTLET	FLOOR OUTLET	G.F.C.I.	PUSH BUTTON	T.V. OUTLET	TEL. OUTLET	DATA OUTLET	SMOKE DETECTOR	GAS VALVE	CEILING LIGHT FIXTURE	WALL LIGHT FIXTURE	EYE BALL	CEILING RECESSED LIGHT FIXTURE	EXTERIOR FLOOD LIGHT	FLUORESCENT LIGHT PANEL	EXHAUST FAN	CARBON MONOXIDE DETECTOR	CEILING FAN
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NOTE: LICENSED ELECTRICAL CONTRACTOR TO BE RESPONSIBLE TO SIZE AND INSTALL ALL WIRE SIZE AND ELECTRICAL CIRCUITS INCLUDING G.F.C.I. RECEPTACLES, AMP SIZE AND INSTALLATION OF CIRCUIT PANEL SERVICE BOX AS REQUIRED BY N.E.C. INSTALLATION OF ALL PLUGS, SWITCHES AND/OR DIMMERS. INSTALLATION OF LIGHT FIXTURES, APPLIANCES AND RECESSED CAN TRIM AS SUPPLIED OR SPECIFIED BY PURCHASER OF THESE PLANS.

NOTES: UNLESS NOTED OTHERWISE

THIS PLAN TO SERVE AS A GUIDE ONLY. SPECIFIC FIXTURE STYLE AND LOCATION TO OWNERS / BUILDERS DISCRETION.

ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.

TELEPHONE / VOICE / CAT 5 CABLE, VIDEO (RG-6 CABLE), AND COMPUTER NETWORKS (CAT 5 CABLE) TO BE IN A "HOME RUN" CONFIGURATION TO A DISTRIBUTION PANEL. THE FAMILY ROOM ENTERTAINMENT CENTER TO HAVE AN EMPTY CONDUIT TO ALLOW FOR FUTURE CABLE RUNS.

BOTTOM OF DUPLEX OUTLET BOXES TO BE PLACED BY OWNER. BOTTOM OF SWITCHES AND OUTLETS AT CABINETS TO BE 6" ABOVE ADJACENT FINISHED COUNTERTOP.

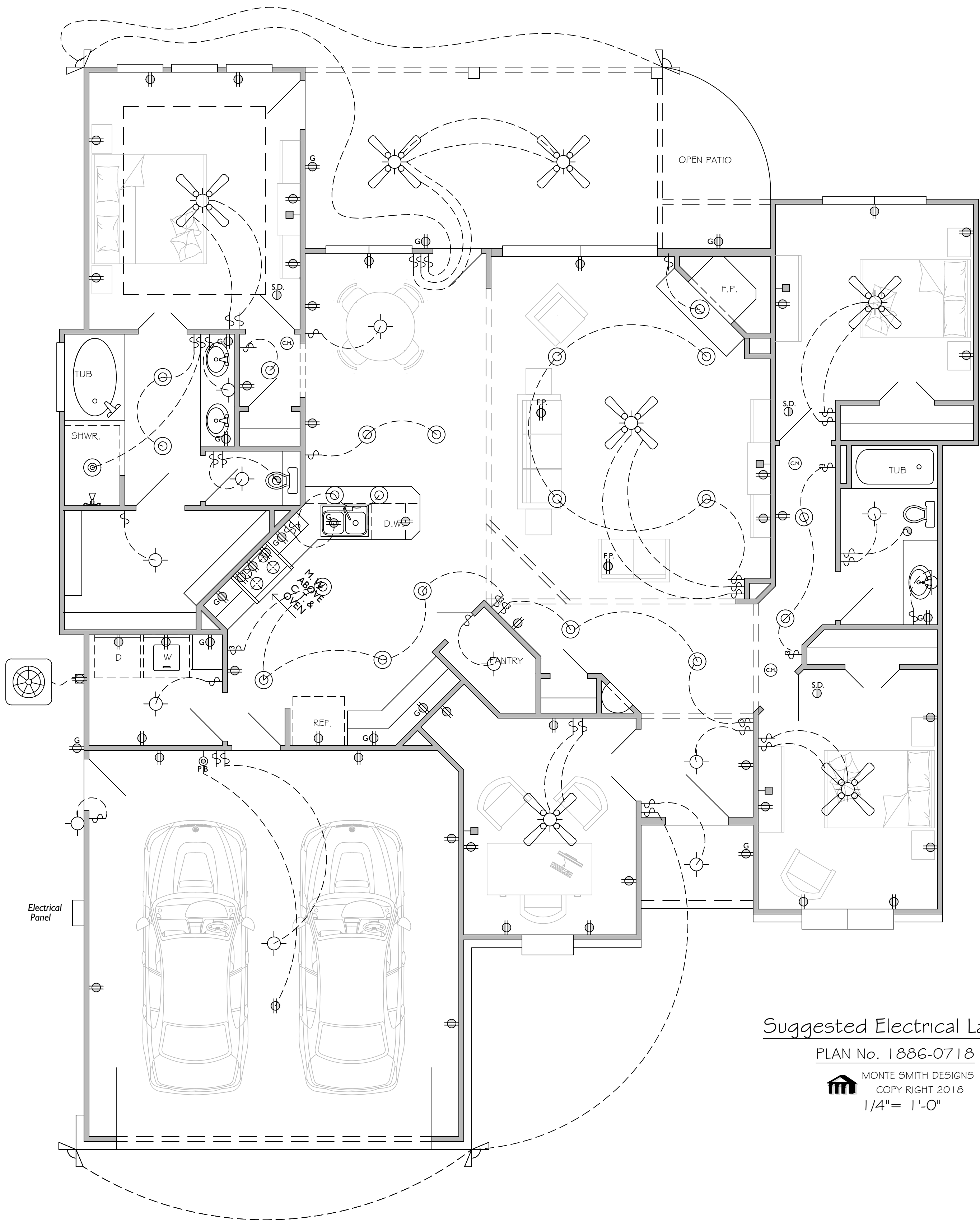
SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM BATTERY. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE ALARM SHALL ACTUATE ALL THE ALARMS, AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS.

BATHROOM EXHAUST FANS SHALL PROVIDE MIN. 5 AIR CHANGES PER HOUR AND BE VENTED TO OUTSIDE AIR.

PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTION AS REQUIRED BY NEC SE. 210-8.

SECURITY SYSTEM TO INCLUDE DOOR AND WINDOW CONTACTS WITH ATTIC MOUNTED SIREN, MOTION SENSORS, GLASS BREAKAGE SENSORS AND MONITORING TO BE AT ADDITIONAL HOMEOWNERS EXPENSE.

VERIFY WITH OWNER / BUILDER FOR POSSIBLE FLOOR PLUG LOCATIONS BEFORE CONCRETE PLACEMENT.



Suggested Electrical Layout

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1/4"= 1'-0"



