

#2 southern yellow pine (#1 syp)				
floor joist		12' o.c.	16' o.c.	24' o.c.
40 psf live load	2x8	13'-6" @#2 (14'-2" @#1)	11'-10" @#2 (12'-2" @#1)	9'-8" @#2 (11'-5" @#1)
10 psf dead load (all rooms except sleeping)	2x10	16'-2" @#2 (16'-1" @#1)	14'-0" @#2 (13'-5" @#1)	11'-5" @#2 (10'-5" @#1)
30 psf live load	2x8	11'-11" @#2 (12'-1" @#1)	10'-5" @#2 (10'-2" @#1)	10'-10" @#2 (12'-4" @#1)
10 psf dead load (sleeping rooms @ L/3&O)	2x10	18'-1" @#2 (17'-10" @#1)	15'-0" @#2 (14'-7" @#1)	12'-10" @#2 (14'-5" @#1)
ceiling joist				
20 psf live load	2x6	15'-11" @#2 (15'-6" @#1)	12'-0" @#2 (11'-5" @#1)	9'-10" @#2 (11'-5" @#1)
10 psf dead load (drywall ceiling @ L/24O)	2x8	17'-1" @#2 (16'-5" @#1)	15'-3" @#2 (14'-6" @#1)	12'-6" @#2 (11'-6" @#1)
rafters				
20 psf live load	2x6	14'-4" @#2 (13'-6" @#1)	12'-11" @#2 (12'-1" @#1)	10'-1" @#2 (9'-5" @#1)
10 psf dead load	2x8	18'-11" @#2 (17'-5" @#1)	16'-4" @#2 (15'-6" @#1)	13'-4" @#2 (12'-6" @#1)
30 psf live load	2x6	12'-11" @#2 (12'-3" @#1)	11'-2" @#2 (10'-7" @#1)	8'-2" @#2 (7'-7" @#1)
10 psf dead load	2x8	16'-4" @#2 (15'-10" @#1)	14'-2" @#2 (13'-10" @#1)	11'-7" @#2 (10'-5" @#1)
40 psf live load	2x6	11'-7" @#2 (11'-2" @#1)	10'-0" @#2 (9'-6" @#1)	8'-2" @#2 (7'-8" @#1)
10 psf dead load	2x8	14'-0" @#2 (13'-2" @#1)	12'-8" @#2 (12'-0" @#1)	10'-4" @#2 (9'-6" @#1)

(slope over 3/12 no finished cigs @ L/1&O)

Based on June 1, 2013 tables - additional tables at southernpine.com

#2 S-P-F (spruce-pine-fir)				
floor joist		12' o.c.	16' o.c.	24' o.c.
40 psf live load	2x8	13'-6"	12'-3"	10'-3"
10 psf dead load (all rooms except sleeping)	2x10	17'-3"	15'-5"	12'-7"
30 psf live load	2x8	14'-11"	13'-6"	11'-6"
10 psf dead load (sleeping rooms @ L/3&O)	2x10	19'-0"	17'-2"	14'-1"
ceiling joist				
20 psf live load	2x6	14'-9"	12'-10"	10'-6"
5 psf dead load	2x8	18'-4"	16'-3"	13'-3"
(drywall ceiling @ L/24O)	2x10	22'-11"	19'-10"	16'-3"
rafters				
20 psf live load	2x6	16'-3"	14'-6"	11'-10"
7 psf dead load	2x8	21'-3"	18'-5"	15'-0"
30 psf live load	2x6	14'-3"	12'-5"	10'-1"
7 psf dead load	2x8	18'-2"	15'-8"	12'-10"
40 psf live load	2x6	12'-8"	11'-0"	9'-0"
7 psf dead load	2x8	16'-1"	13'-11"	11'-5"

(slope over 3/12 no finished cigs @ L/1&O)

abbreviations

c.j	ceiling joist
cig.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
dj	double joist
ew.	each way
f.j	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
joist	joist
LVL	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
shw.	shower
T&G	tongue and groove
vif	verify in field
W.H.	water heater
WWM	welded wire mesh
yp	yellow pine

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2015 IRC including local state amendments. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most lumber suppliers can have this done at no charge, however having a registered engineer is recommended.

Wall Header Notes

Headers 3' or less to be 2-2x6 with 1 jack each side
 Headers 4' - 6' to be 2-2x8 with 2 jacks on each side
 Beams 4' to 6' to be 2-2x12 with 2 jacks on each side or 3" min bearing and footing under point loads.

Wall bracing notes

Wall bracing shall be in accordance to IRC/NCRC Section 602.10.3. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.

Limitations - The continuous sheathing requirements of Section R602.10.3 shall be limited to building methods CS-MSP and CS-BFB in accordance with Table R602.10.1 with the following conditions of use:
 1. Basic design wind speed shall not exceed 110 mph.
 2. Wall height at each story level shall not exceed 12 feet.
 3. Eave to ridge height shall not exceed 20 feet.
 4. Exterior walls shall be sheathed on all sheathable surfaces including infill areas between braced wall panels, above and below wall openings, and on gable end walls.
 5. Except when used for bracing method SB, the interior side of exterior walls and both sides of interior walls shall be sheathed continuously with minimum 1/2-inch-thick gypsum board interior finish fastened in accordance with Table R702.3.5, or approved interior finish of equivalent or greater shear resistance unless required for fire separation by Section R302.6, gypsum board shall be permitted to be omitted where the required length of bracing, as determined in Table R602.10.3, is multiplied by 1.40.
 6. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.

Requirements - The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.

1. Braced wall panels on exterior or interior walls shall be assigned to the nearest rectangle side as shown in Figure R602.10.3(2) for each story level floor plan.
 2. Braced wall panels shall be distributed and installed in accordance with Figure R602.10.3(3).
 3. A minimum of one-half the required bracing amount for each rectangle side should be located on exterior walls within 8 feet of the location of the rectangle side.
 4. Interior braced wall panels using Method SB shall be assigned to the closest parallel rectangle side and shall contribute 0.5 times their actual length. The narrowest width of braced wall panels allowed for SB is 48", and the 0.5 accounts for SB being half the strength of other methods except LIB.
 5. The bracing amount provided on an upper story building side shall be deemed-to-comply where it equals or exceeds the amount of bracing required for the story immediately below.
 6. Where the bracing amount provided on an upper story equals or exceeds the amount of bracing required for the story below, an analysis of bracing shall not be required for the upper story.

General Notes

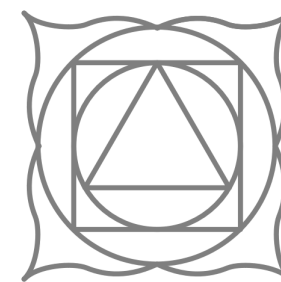
- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present.
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions. Verify design with local engineer.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.

- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.

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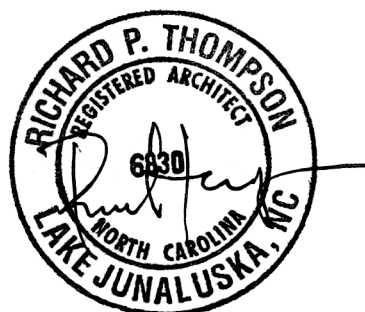
Index to Drawings

Sheet O1 Cover sheet	Drawing Index
Sheet O2 Crawl Foundation	Crawl Foundation Fdn&blk Fl1blk&-4 crawl notes ledgerblk&-4
Sheet O3 Floor Plans	Door List RT Floor 1 Plan Floor 2 Plan Window List RT
Sheet O4 Elevations	Front Elevation Right Side Elevation
Sheet O5 Elevations	Left Side Elevation Rear Elevation porchEaveDn1&
Sheet O6 Details	eave&blk1&-4 Building Section Roof Plan insulation chart rakeAttic1&boxed
Sheet O7 Details	Kitchen Kitchen Kitchen Cabinets deck rail 1 rail1_masonry
Sheet O8 Electrical	Electrical 1 Floor Plan Electrical 2 Floor Plan

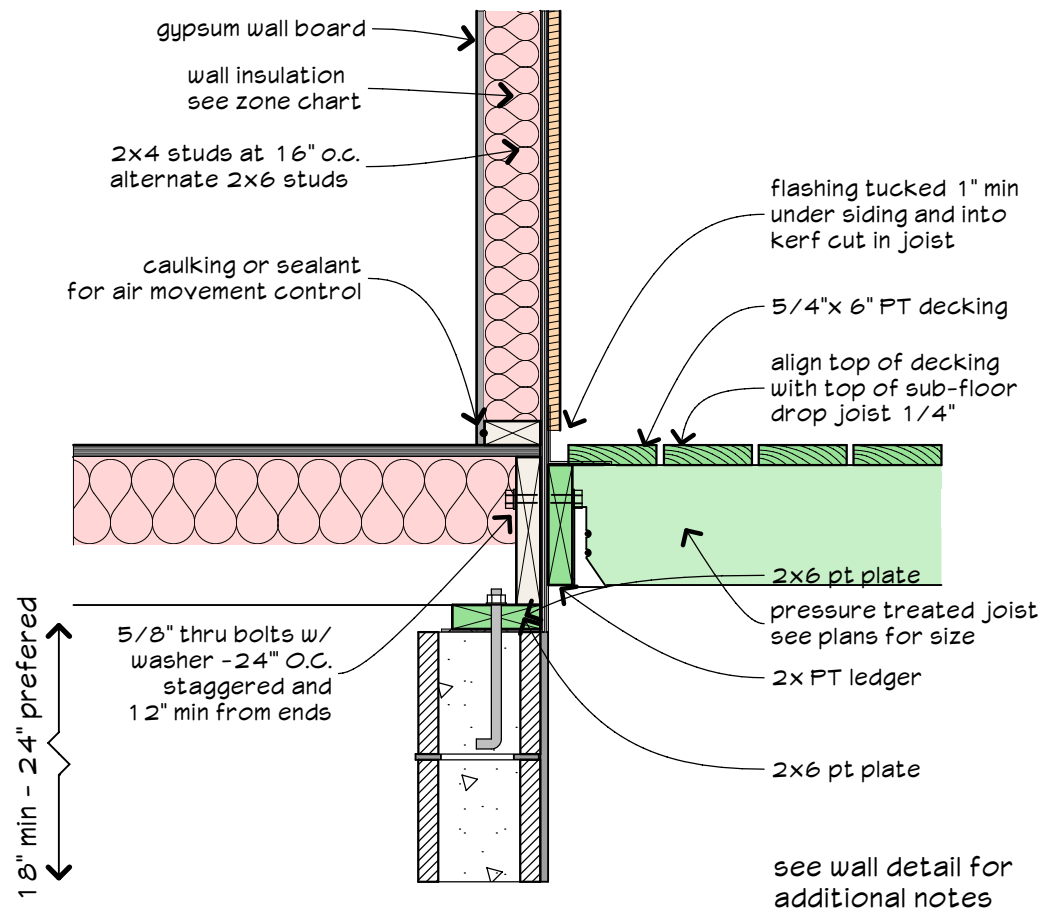


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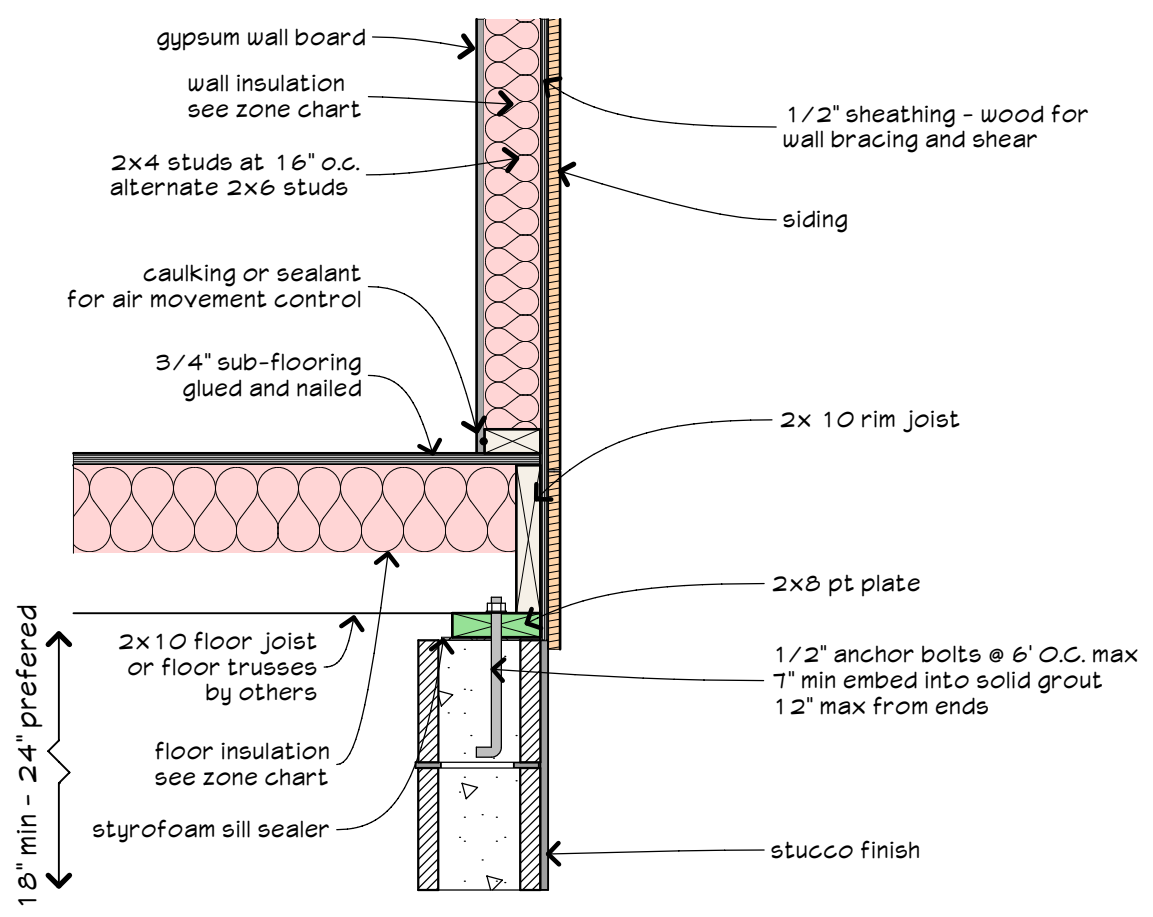
Plan 1419A



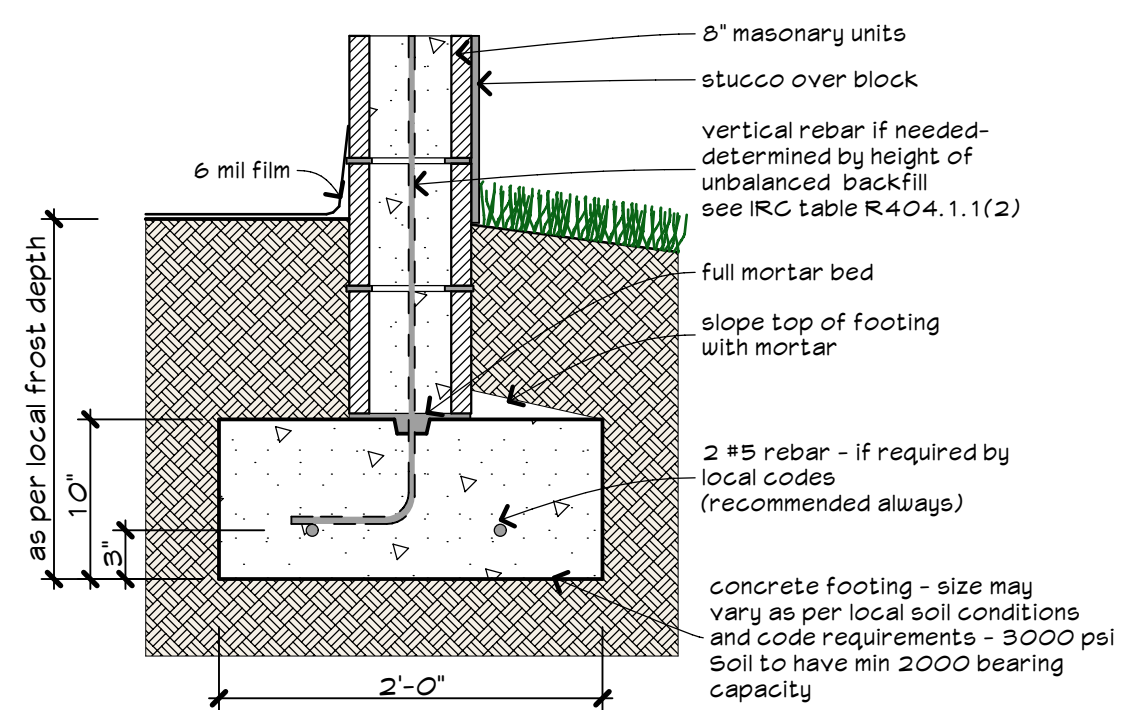
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W5 Wall detail FI 1
scale 1" = 1'-0"



W1 scale 1" = 1'-0"



F4 Foundation - block wall
scale 1" = 1'-0"

General crawl notes

Provide 18"x24" min. access door.
Location as per field conditions - side preferred.

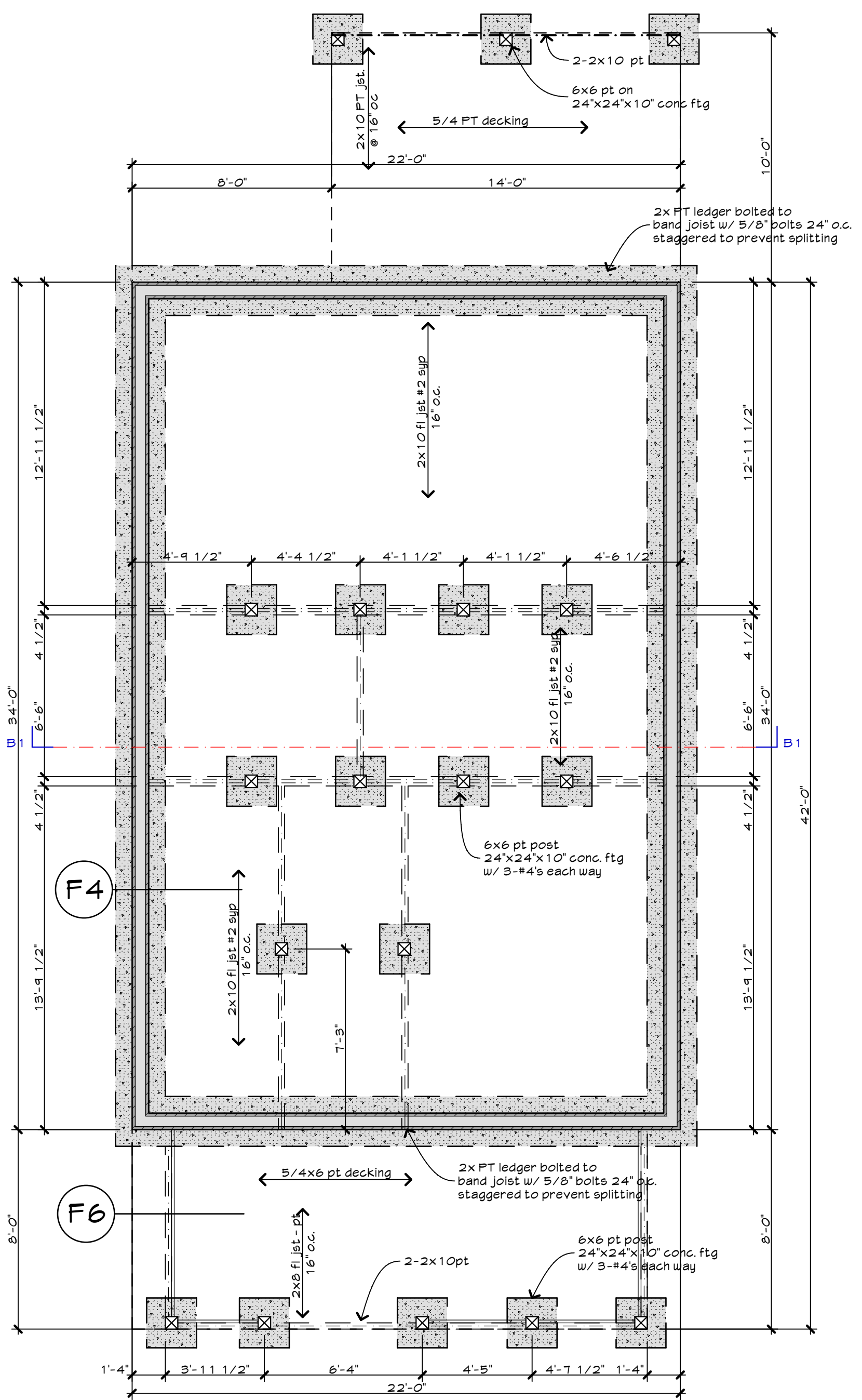
Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent within 3 feet of each corner. IRC - R408.1
or
Unvented where exposed earth is covered and and air supplied as per IRC - R408.3

Fill piers solid with grout. Pier block size shown

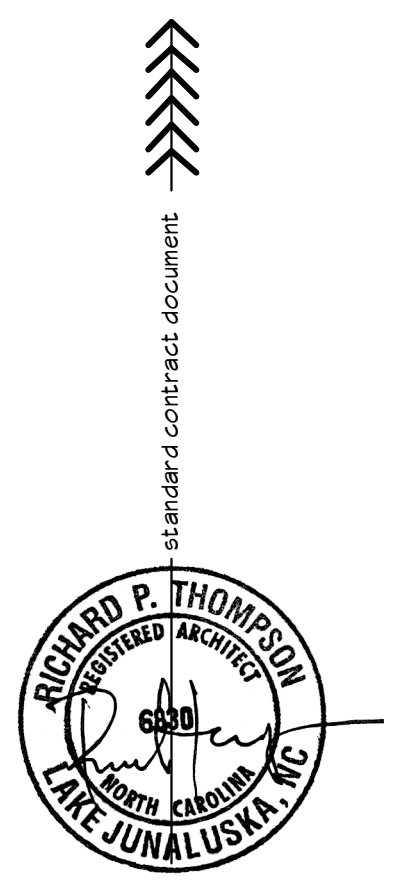
loads, soil bearing capacity and the use of roof trusses.

Footing sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

Girders may be sized with LVL's to reduce piers. Up size footing accordingly (30"x30"x10" min w/ 4-#4's each way) and 16"x16" filled piers.



Crawl Foundation Plan
scale 1/4" = 1'-0"



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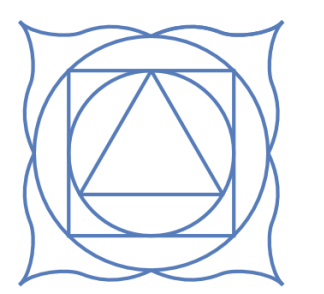
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Hiaway Trail

85

Architect

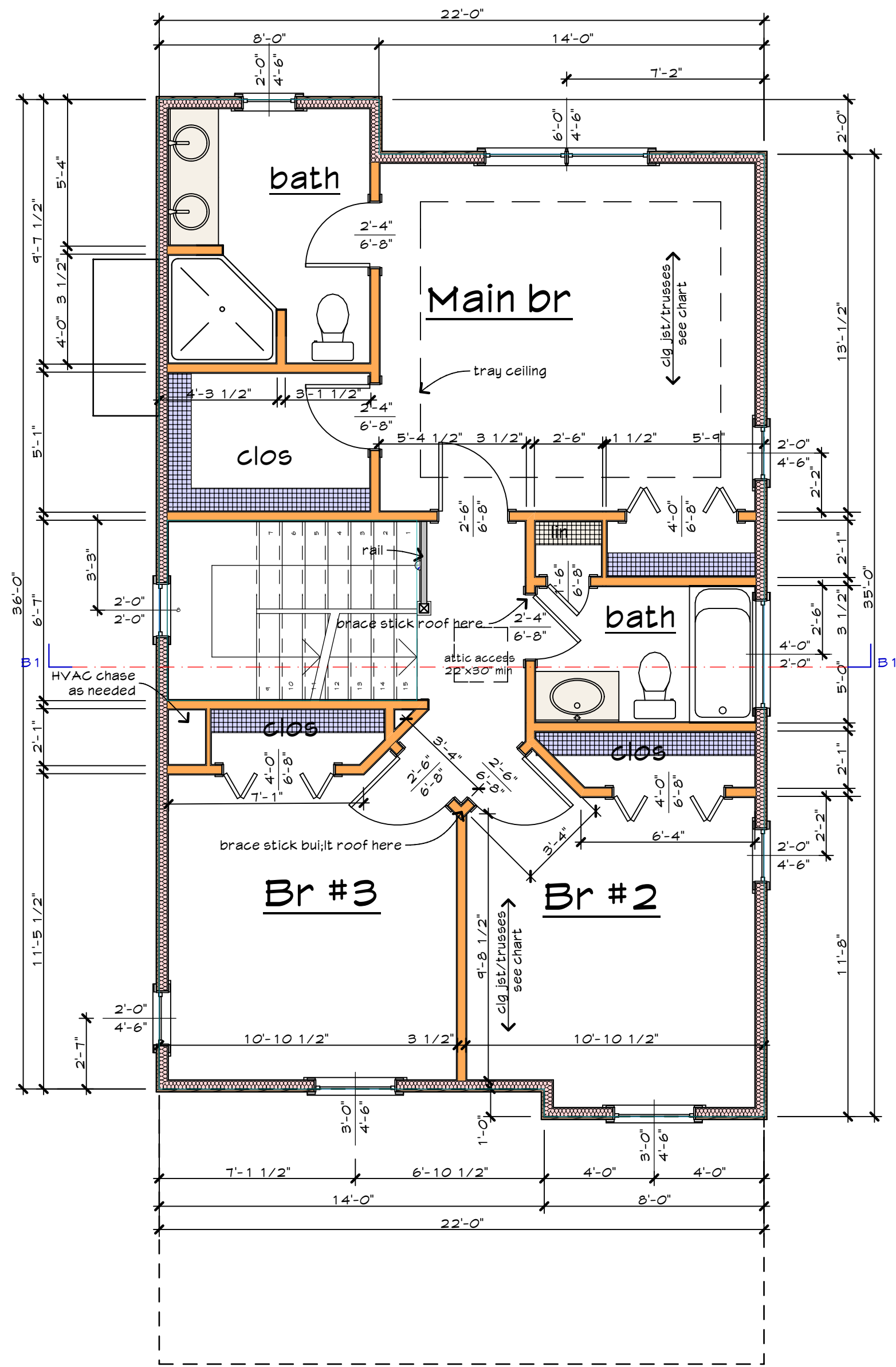
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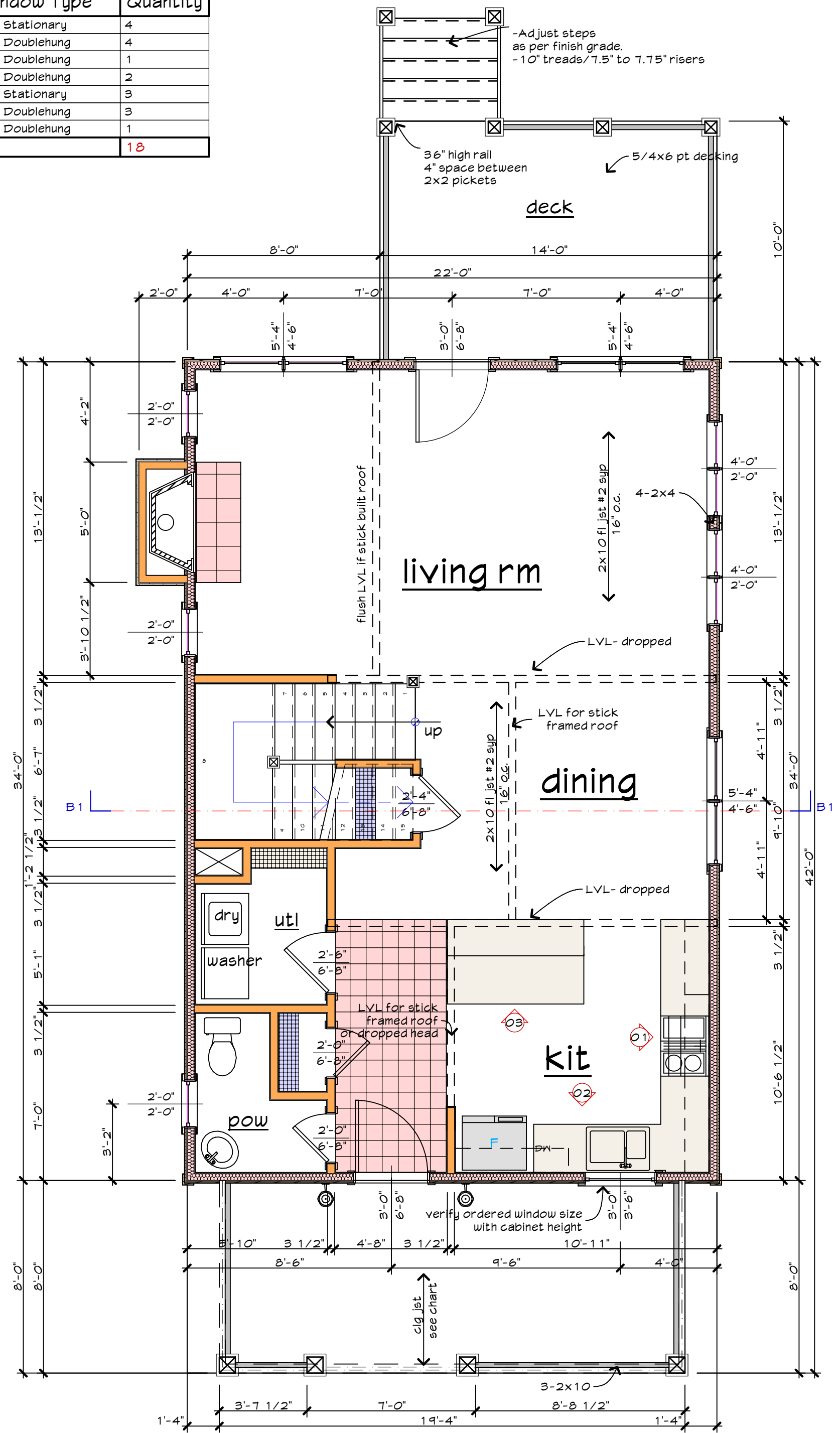
original print date
10/3/18

Door List				
Width	Height	Name	Type	Quantity
1'-6"	6'-8"	RDO2 Swing	Interior	1
2'-0"	6'-8"	RDO2 Swing	Interior	2
2'-4"	6'-8"	RDO2 Swing	Interior	4
2'-6"	6'-8"	RDO2 Swing	Interior	4
3'-0"	6'-8"	RDO1 Door ST	Exterior	2
4'-0"	6'-8"	RDO5 Bifold	Interior	3
				16

Window List			
W x H Size	Units	Window Type	Quantity
2'-0"x2'-0"	Single	RW1-1 Stationary	4
2'-0"x4'-6"	Single	RW1-4 Doublehung	4
3'-0"x3'-6"	Single	RW1-4 Doublehung	1
3'-0"x4'-6"	Twin	RW1-4 Doublehung	2
4'-0"x2'-0"	Single	RW1-1 Stationary	3
5'-4"x4'-6"	Twin	RW1-4 Doublehung	3
6'-0"x4'-6"	Twin	RW1-4 Doublehung	1
			18



Floor 2 plan
 scale 1/4" = 1'-0"



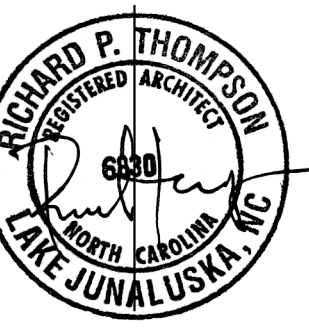
Floor 1 plan
 scale 1/4" = 1'-0"

Floor 1 plan 748 sq.ft.
 Floor 2 plan 711 sq.ft.
 total 1459 sq.ft.

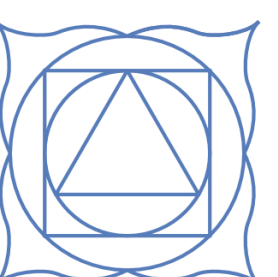
All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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plan # 1419A

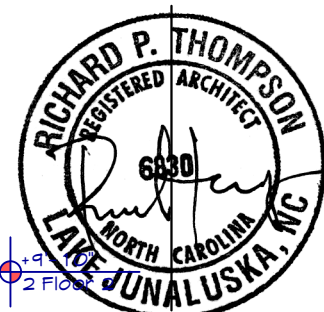
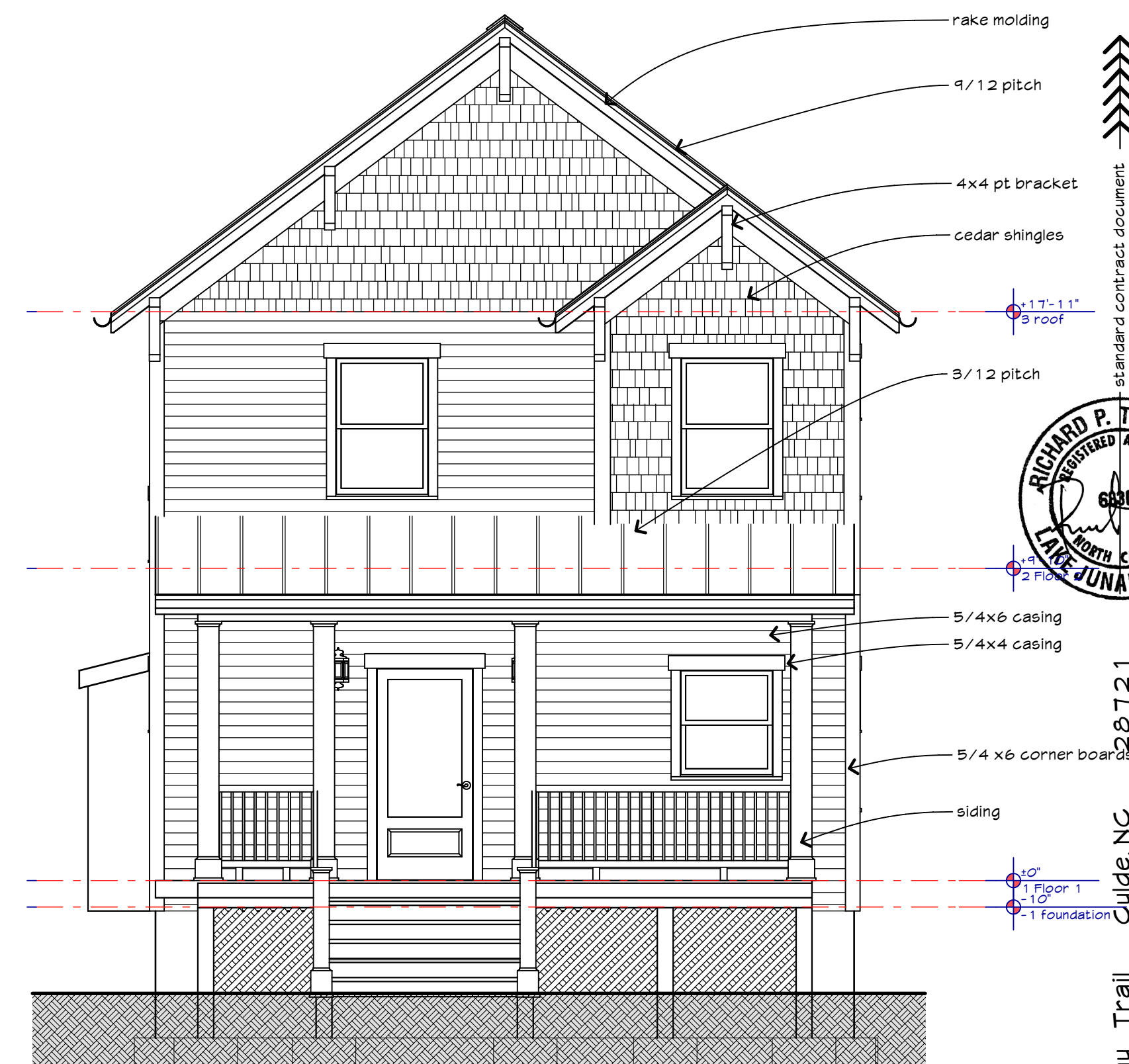


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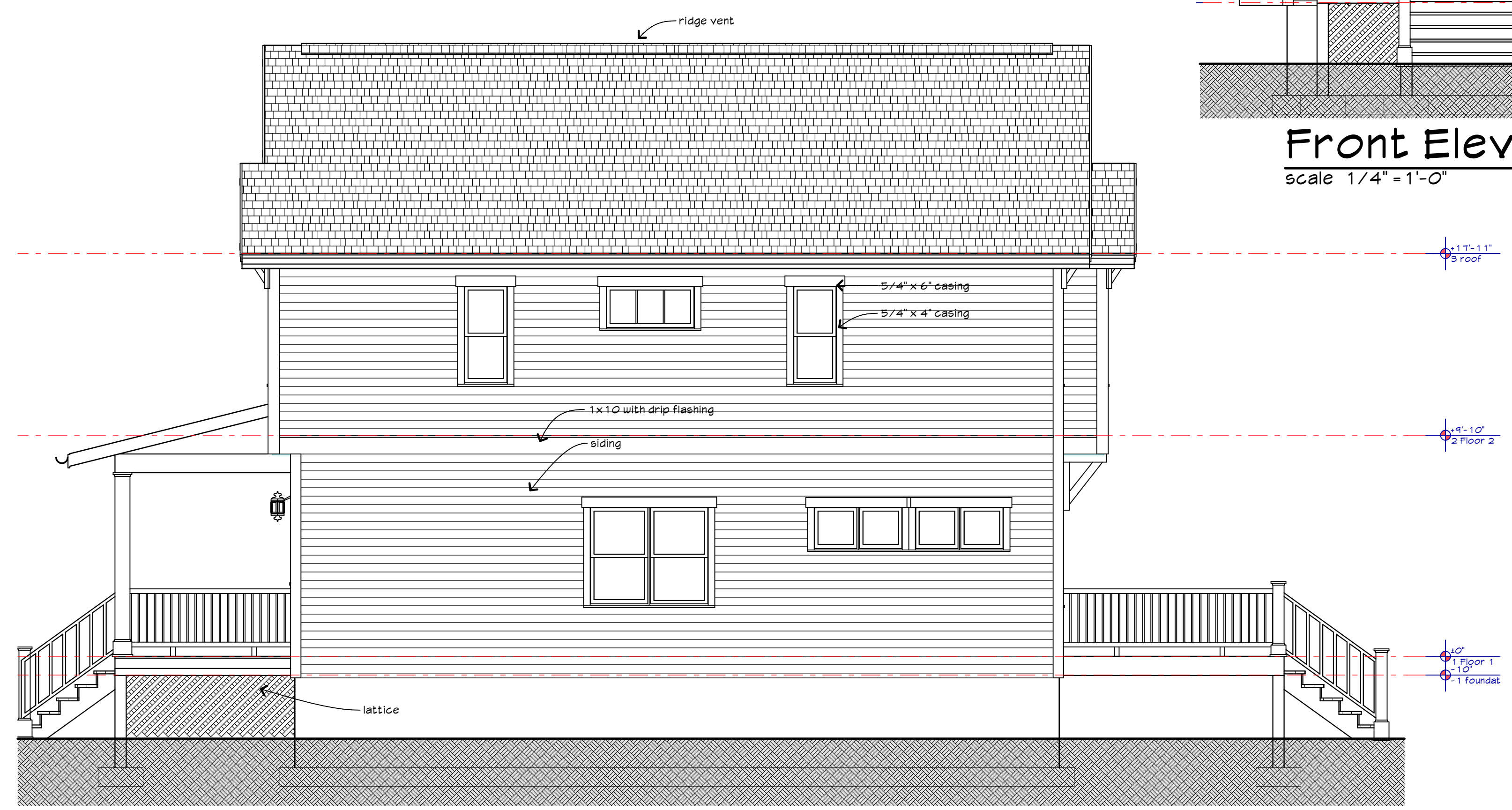
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Front Elevation
 scale 1/4" = 1'-0"

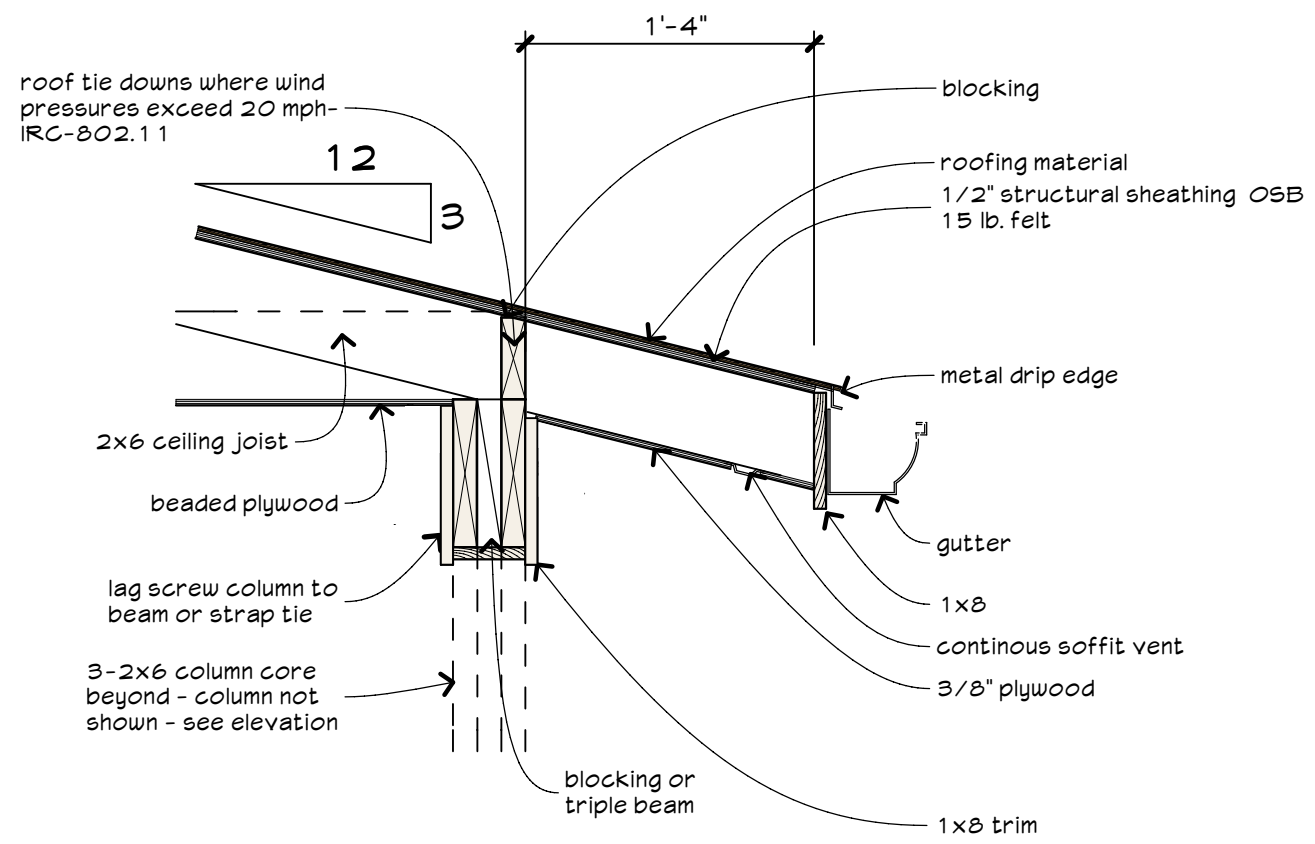


Right Side Elevation
 scale 1/4" = 1'-0"

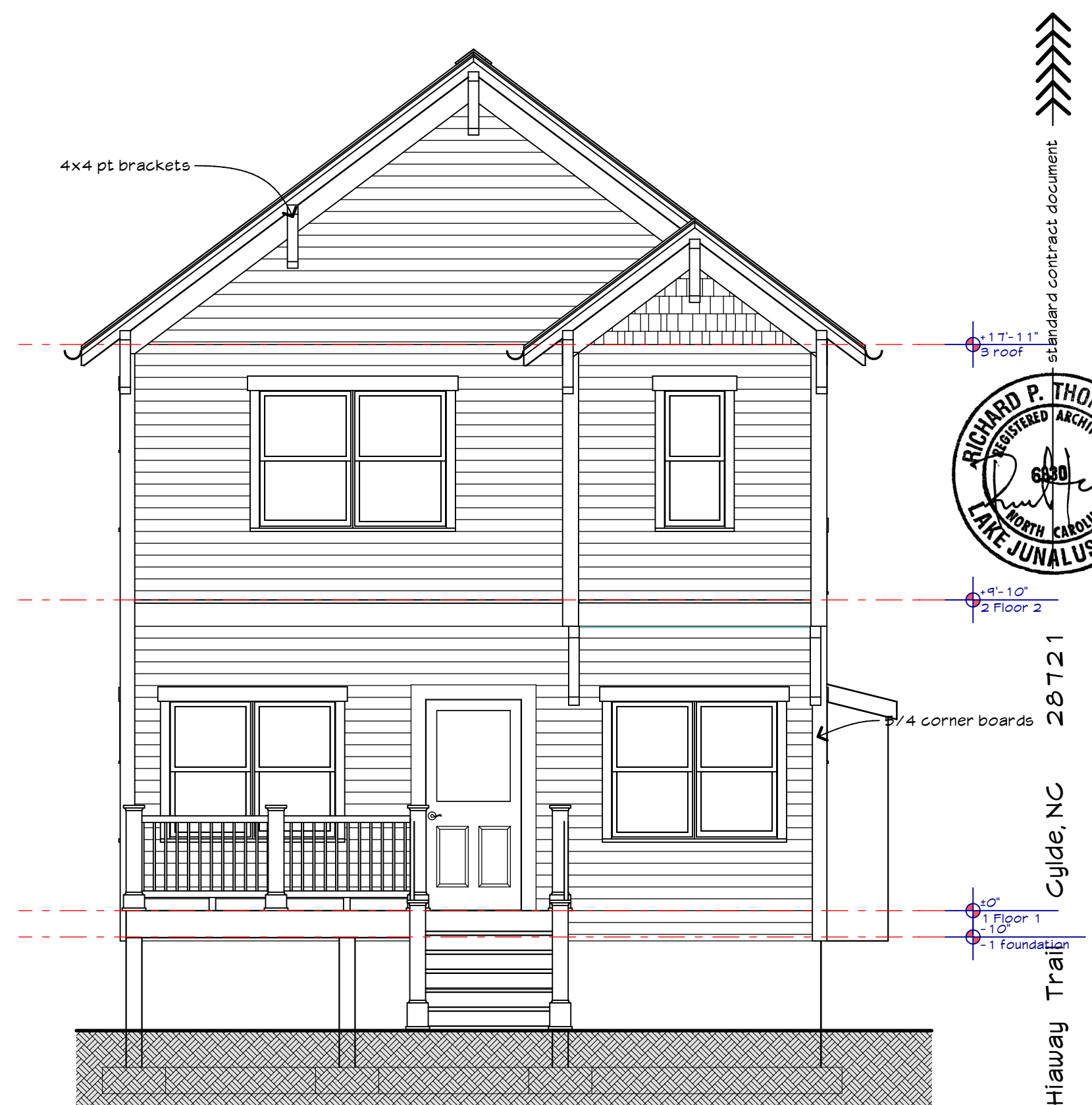
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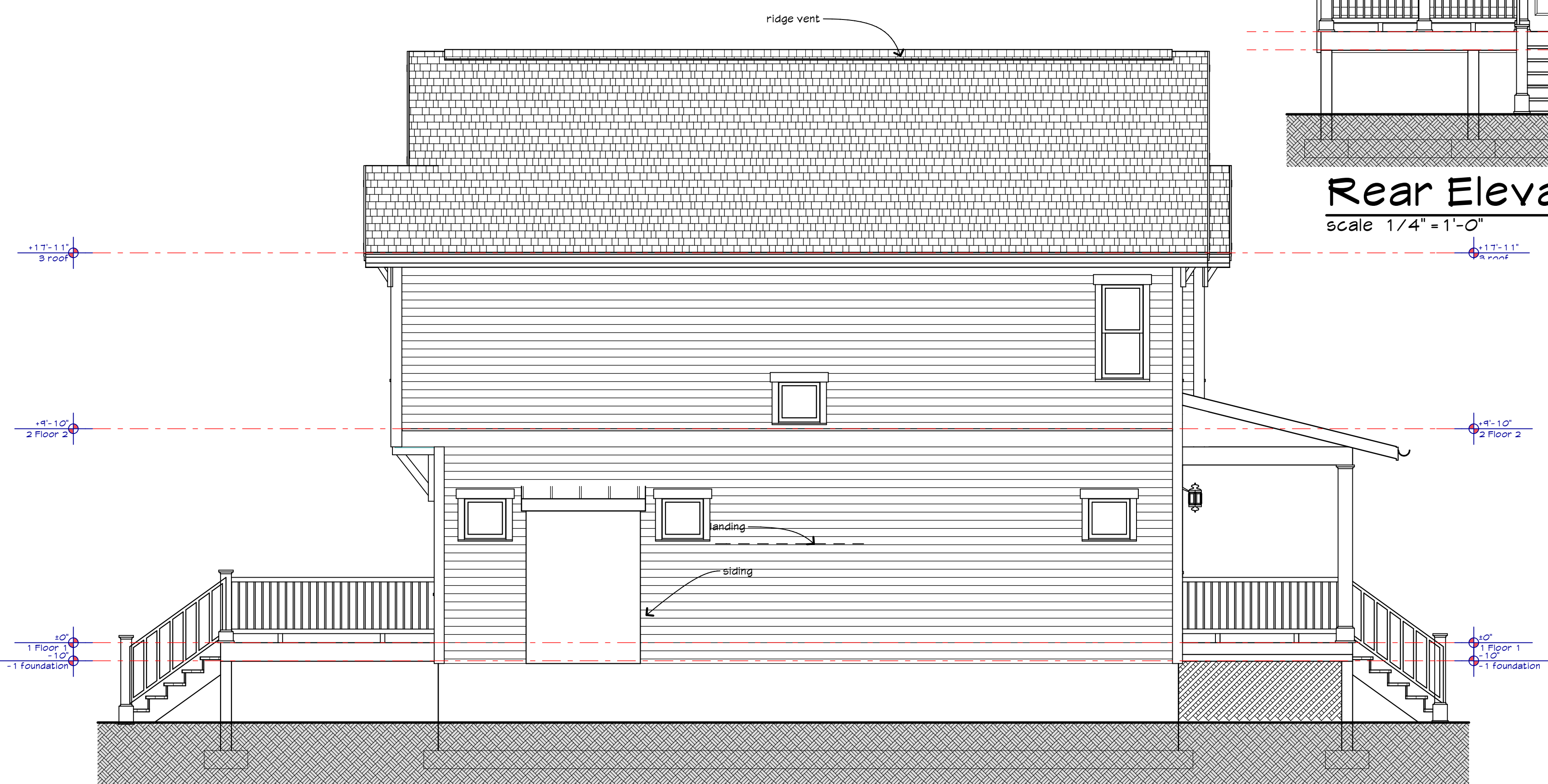
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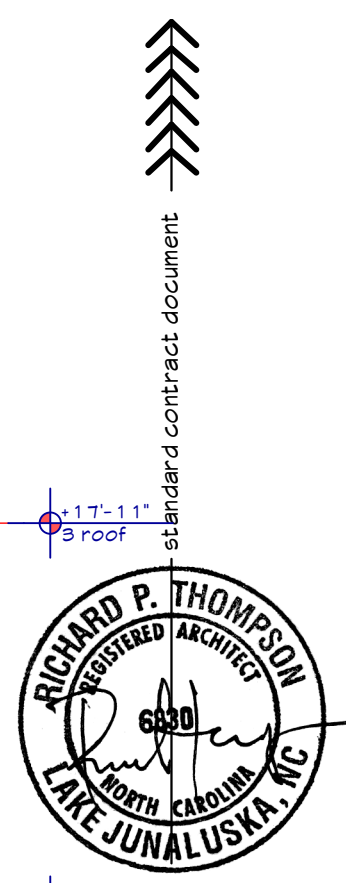
PE2 Typical Porch Boxed Eave
scale 1" = 1'-0"



Rear Elevation
scale 1/4" = 1'-0"

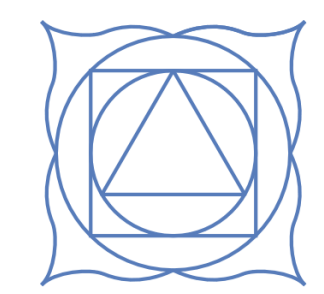


Left Side Elevation
scale 1/4" = 1'-0"



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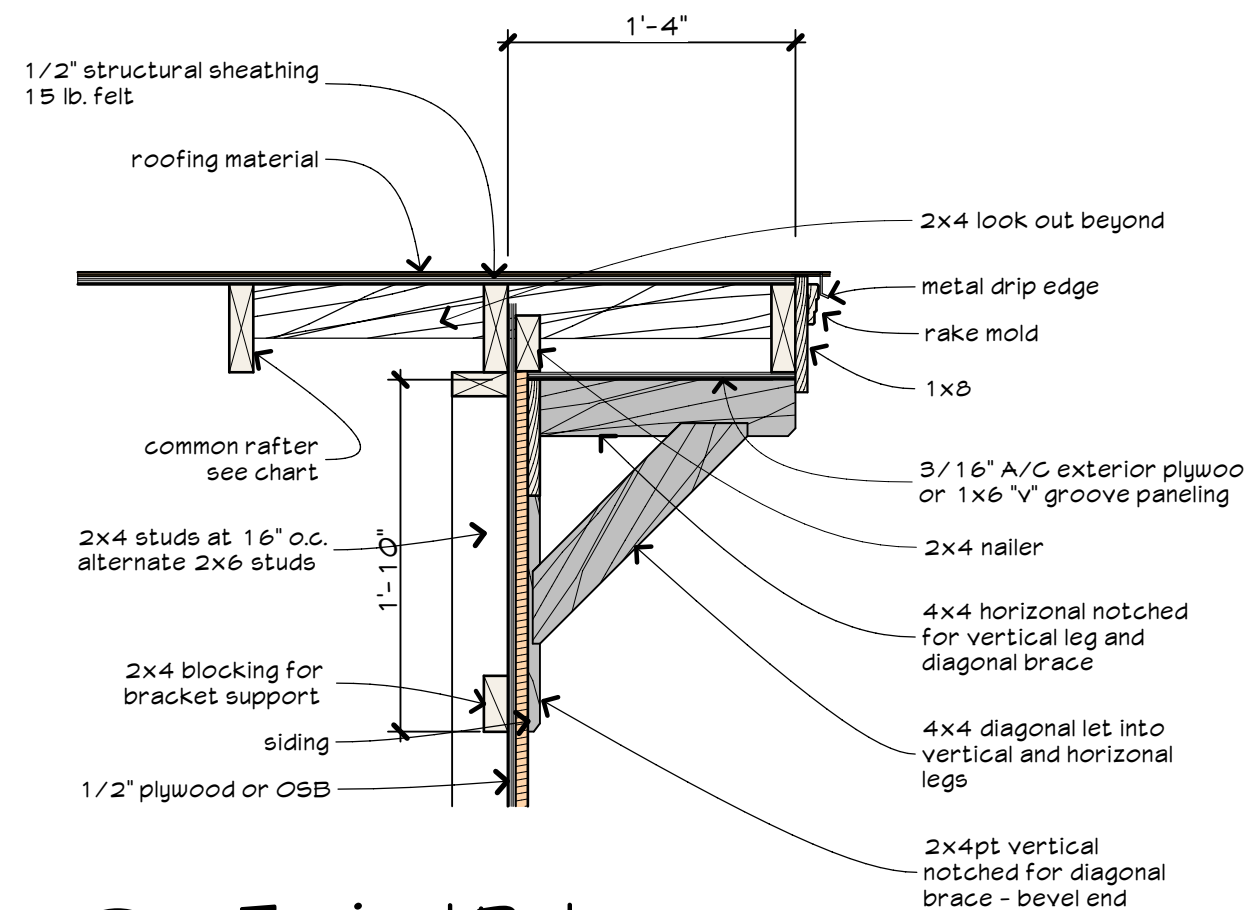
Minimum Insulation Chart

Table N 1102.1 - International Residential Code 2012
Insulation and Fenestration Requirements by Components *

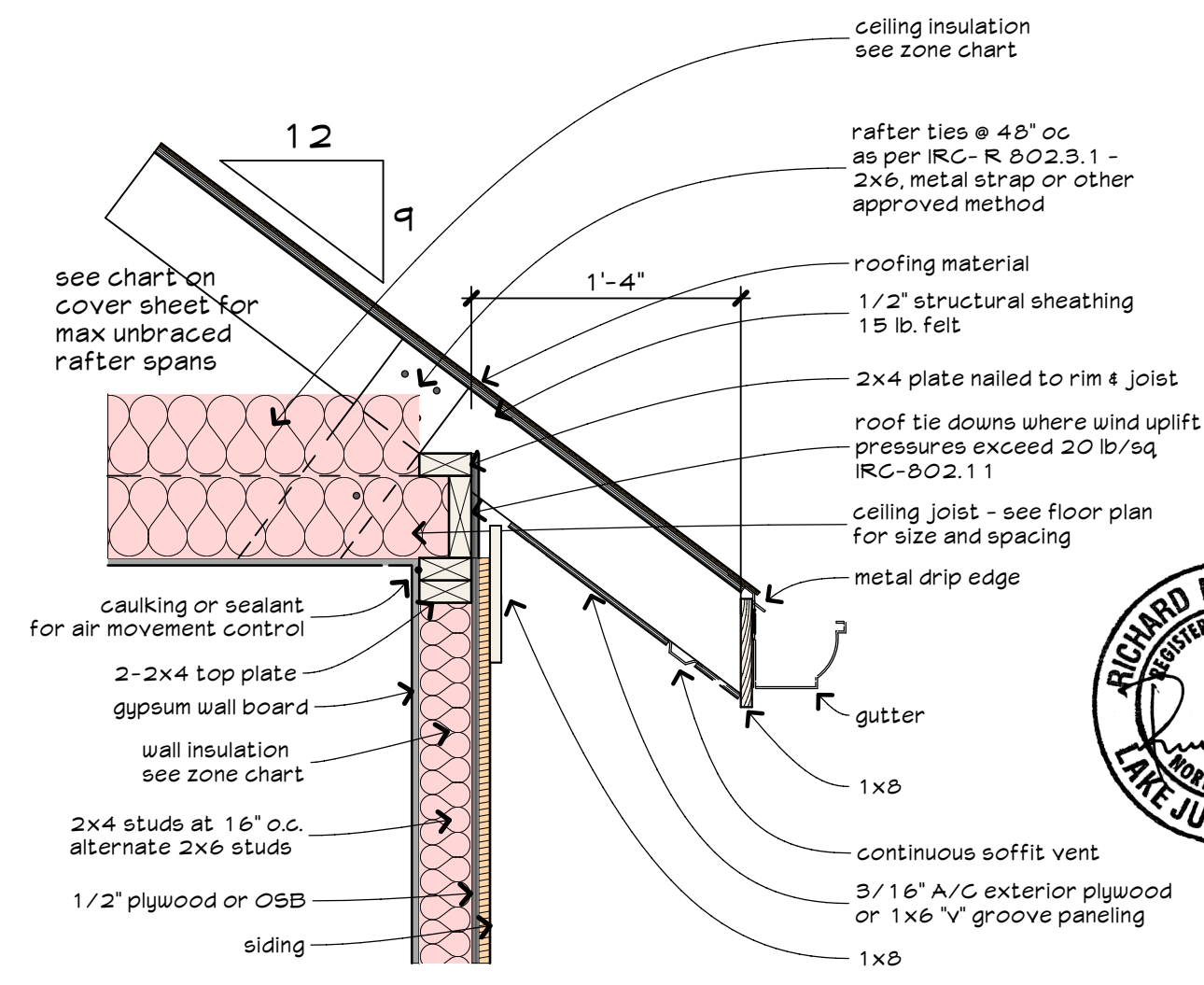
Climate Zone	Glaazing U-factor SHGC ^a	Glaazing fenestration SHGC ^a	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement walls R-value	Slab ^b perimeter R-value and depth	Crawl space ^c wall R-value
1	1.2	.30	30	13	13	0	0	0
2	.65	.30	30	13	13	0	0	0
3	.50	.30	30	13	14	5/13 ^f	0	5/13
4	.35	NR	38	13	14	10/13	10, 2'	10/13
5	.35	NR	38	20 or 13.5 ^g	30 ^g	10/13	10, 2'	10/13
6	.35	NR	44	20 or 13.5 ^g	30 ^g	15/14	10, 2'	10/13
7	.35	NR	44	21	38 ^g	15/14	10, 4'	10/13
8	.35	NR	44	21	38 ^g	15/14	10, 4'	10/13

Check appropriate climate zone as determined by local building dept.

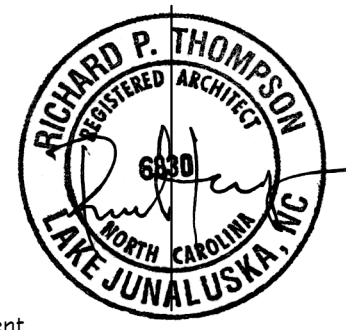
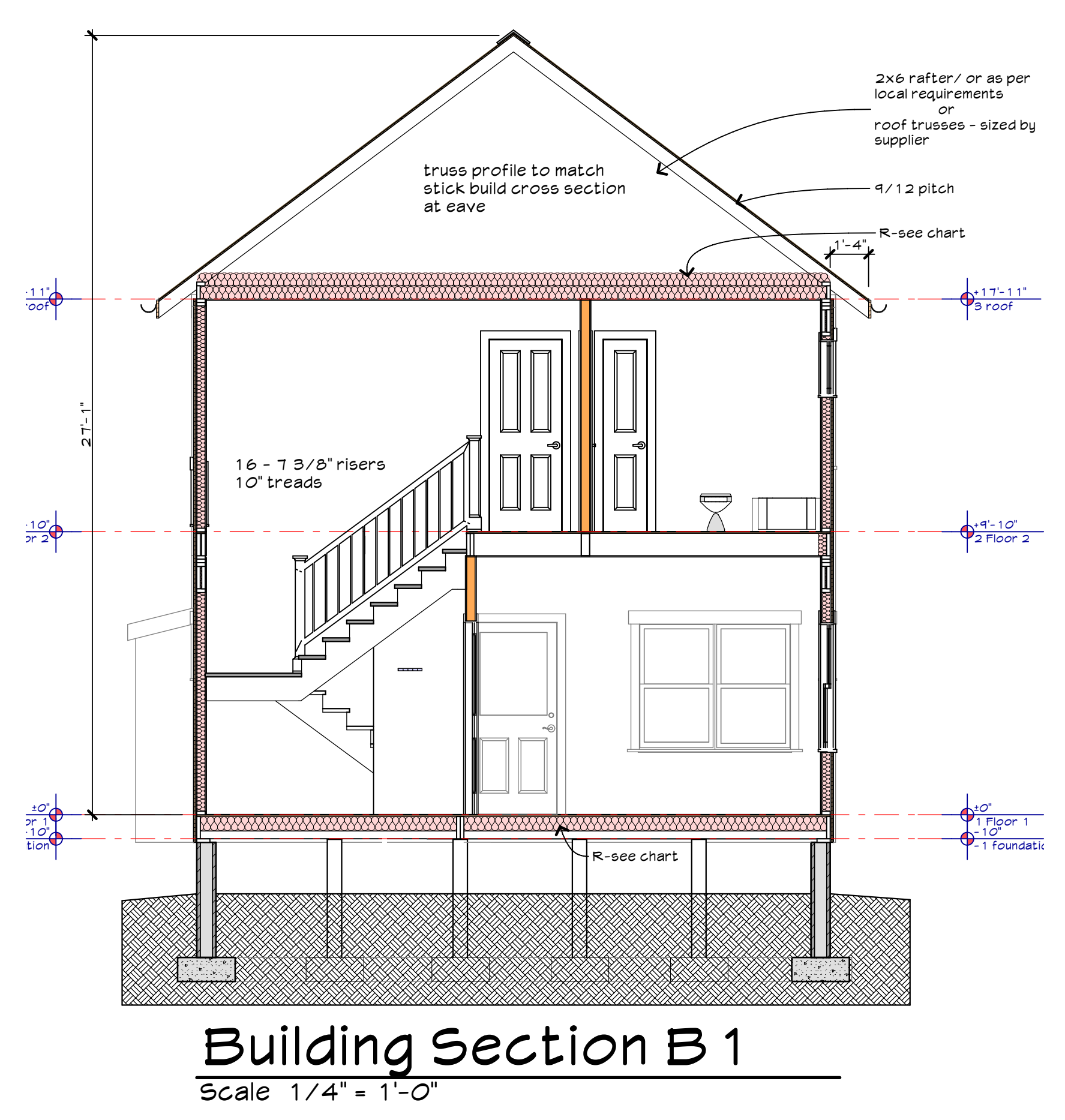
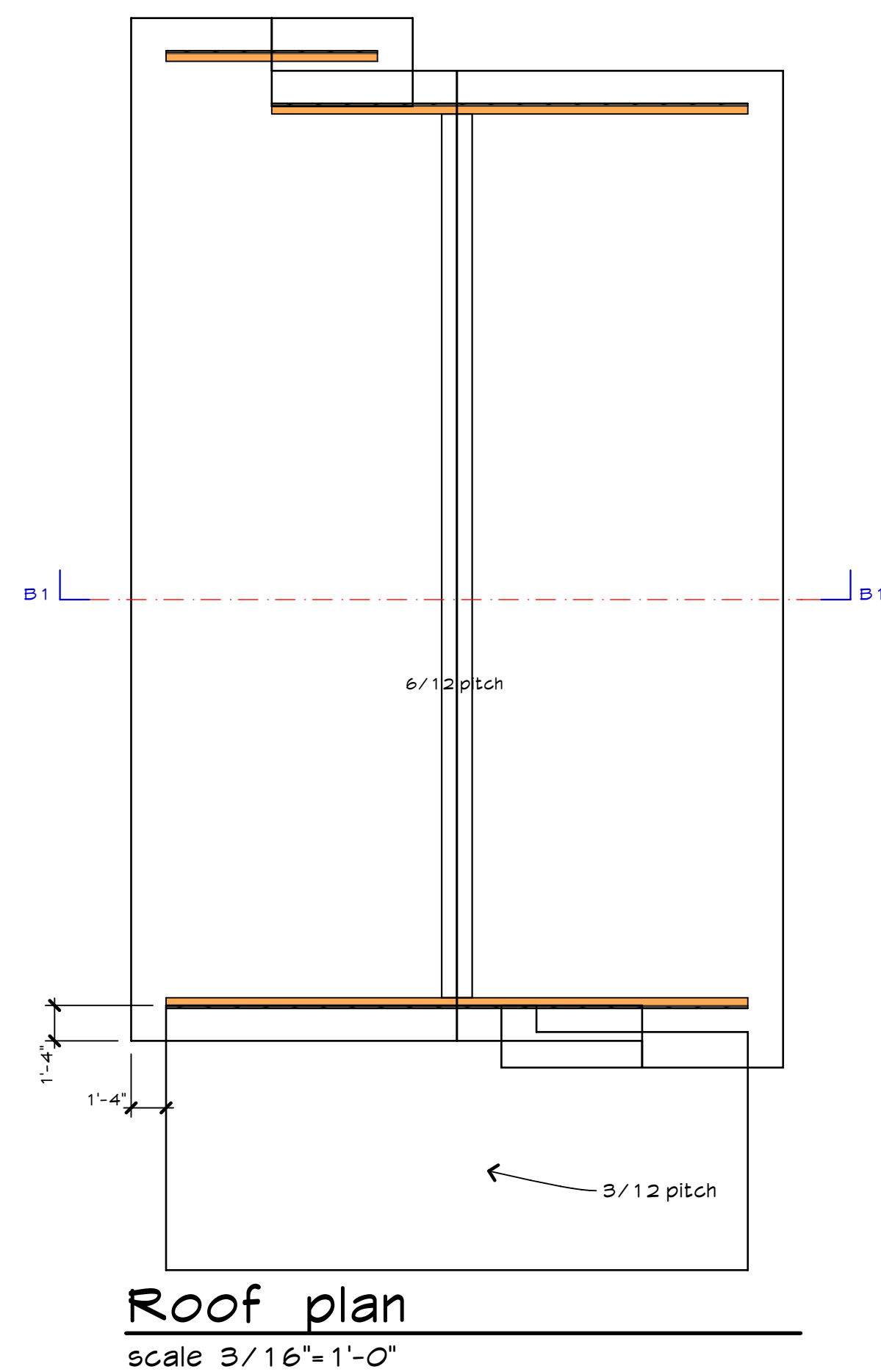
a - R-values are minimums, U-factors and SHGC are maximums. R-14 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
 b - The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
 c - "15/14" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-14 cavity insulation at the interior of the basement wall. "15/14" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
 d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 9 for heated slabs.
 e - There are no solar heat gain coefficient (SHGC) requirements in the Marine Zone.
 f - Basement wall insulation is not required in warm-humid locations as defined by Figure 901.1 and Table 901.1.
 g - On insulation sufficient to fill the framing cavity. R-14
 h - "13.5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.



E4 Typical Rake
scale 1" = 1'-0"



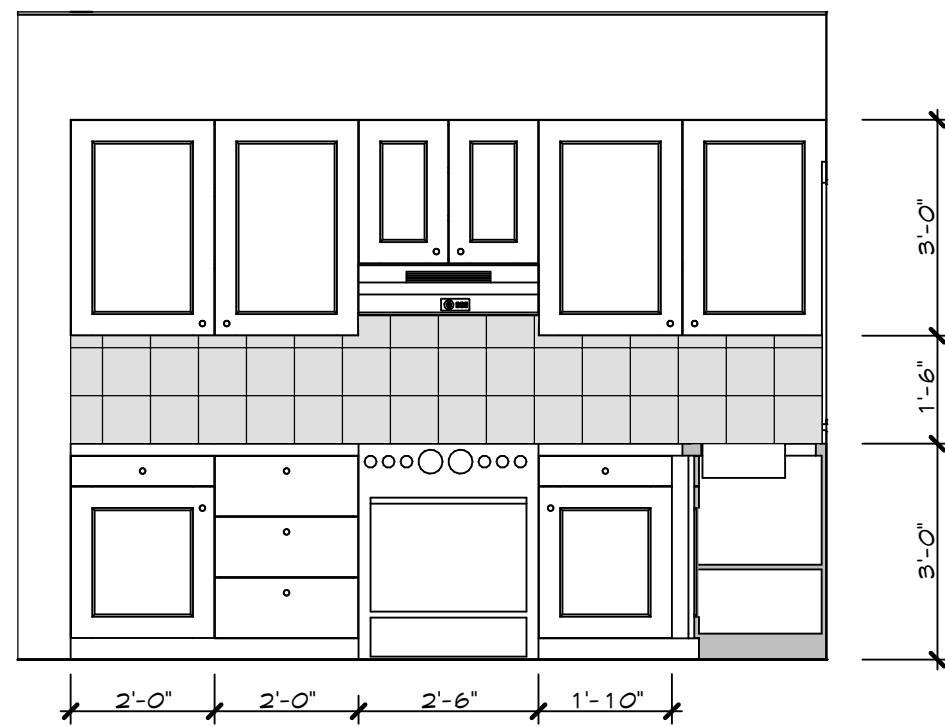
Alternate roof trusses to be raised chord trusses
E1 Typical Boxed Eave - rafters on joist
scale 1" = 1'-0"



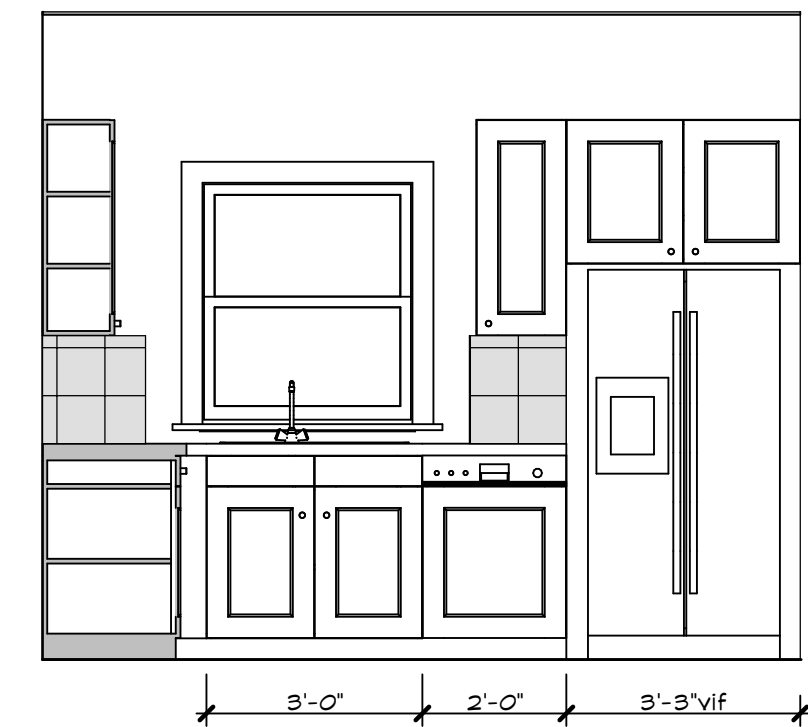
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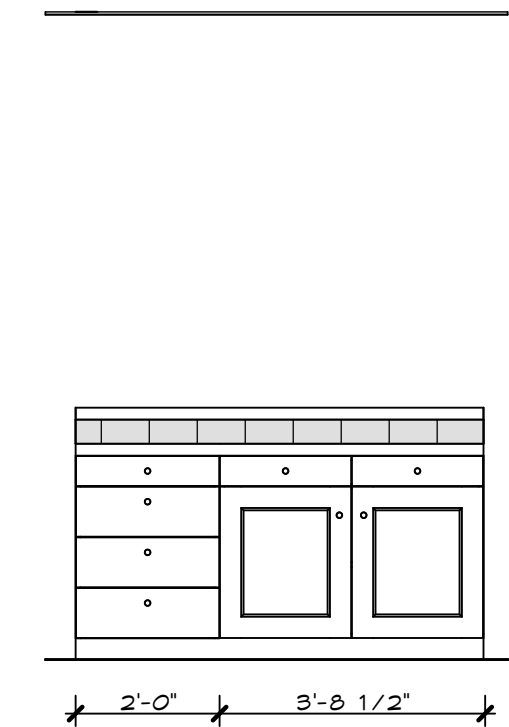
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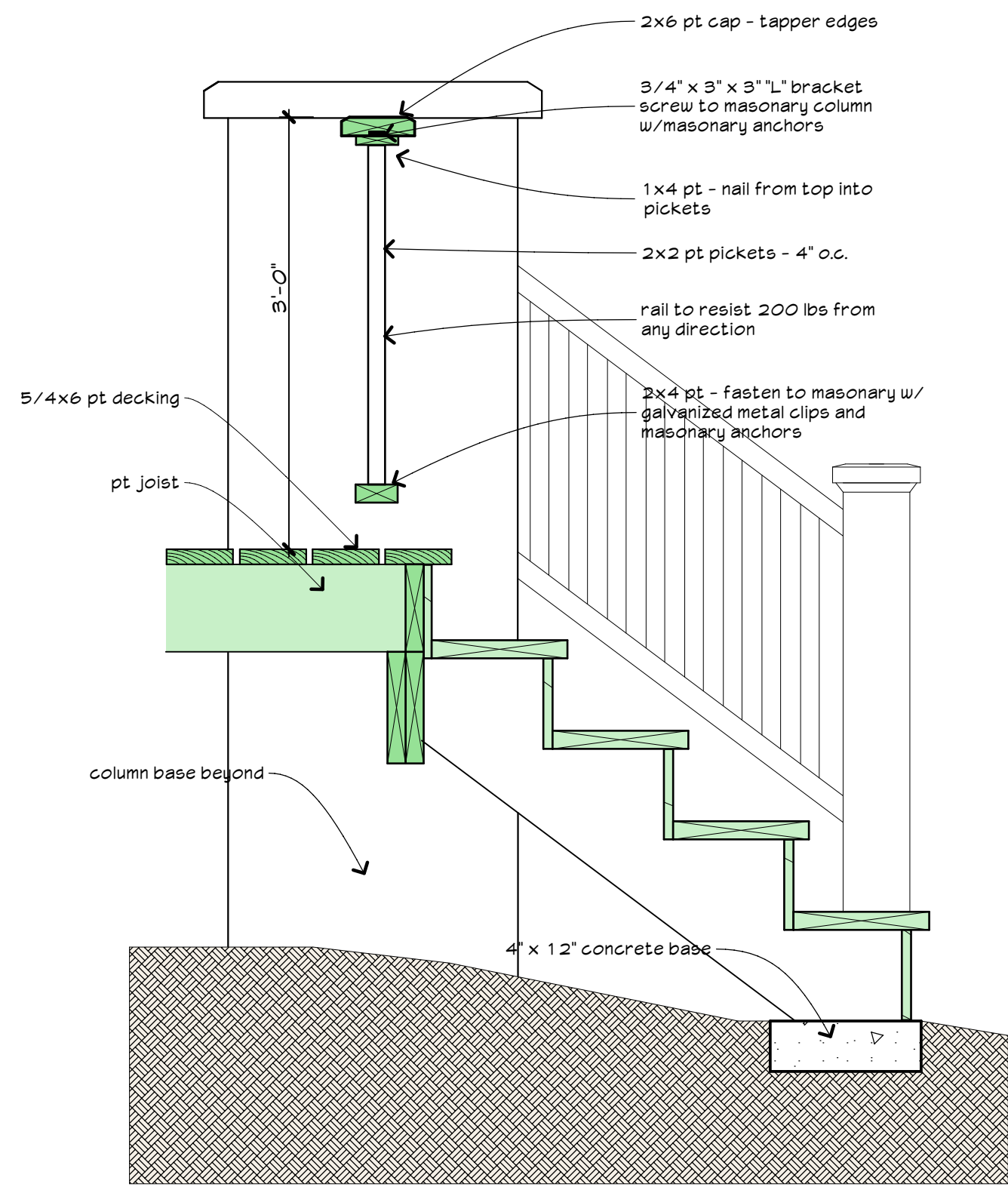
O1 Kitchen Cabinets
Scale 3/8" = 1'-0"



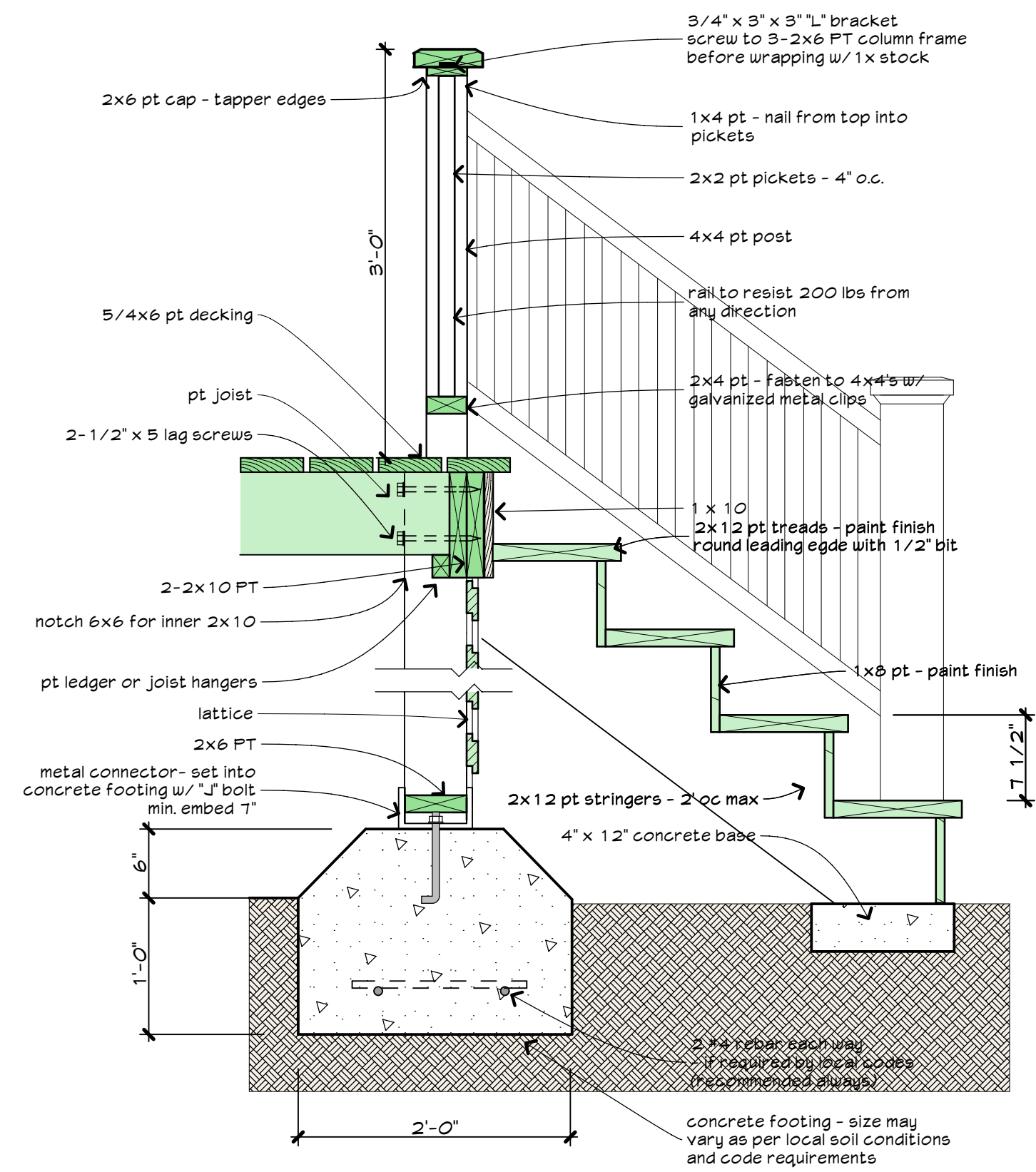
O2



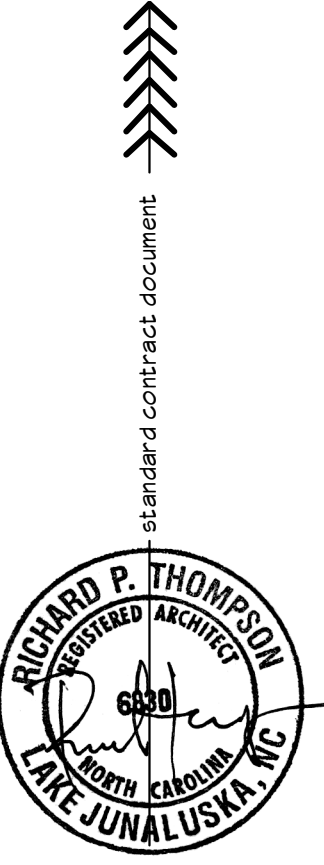
O3



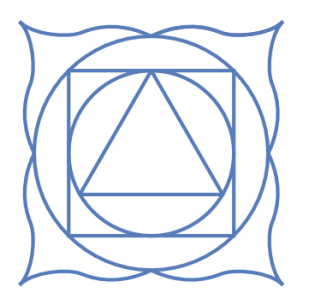
F6 Rail Detail
scale 1" = 1'-0"



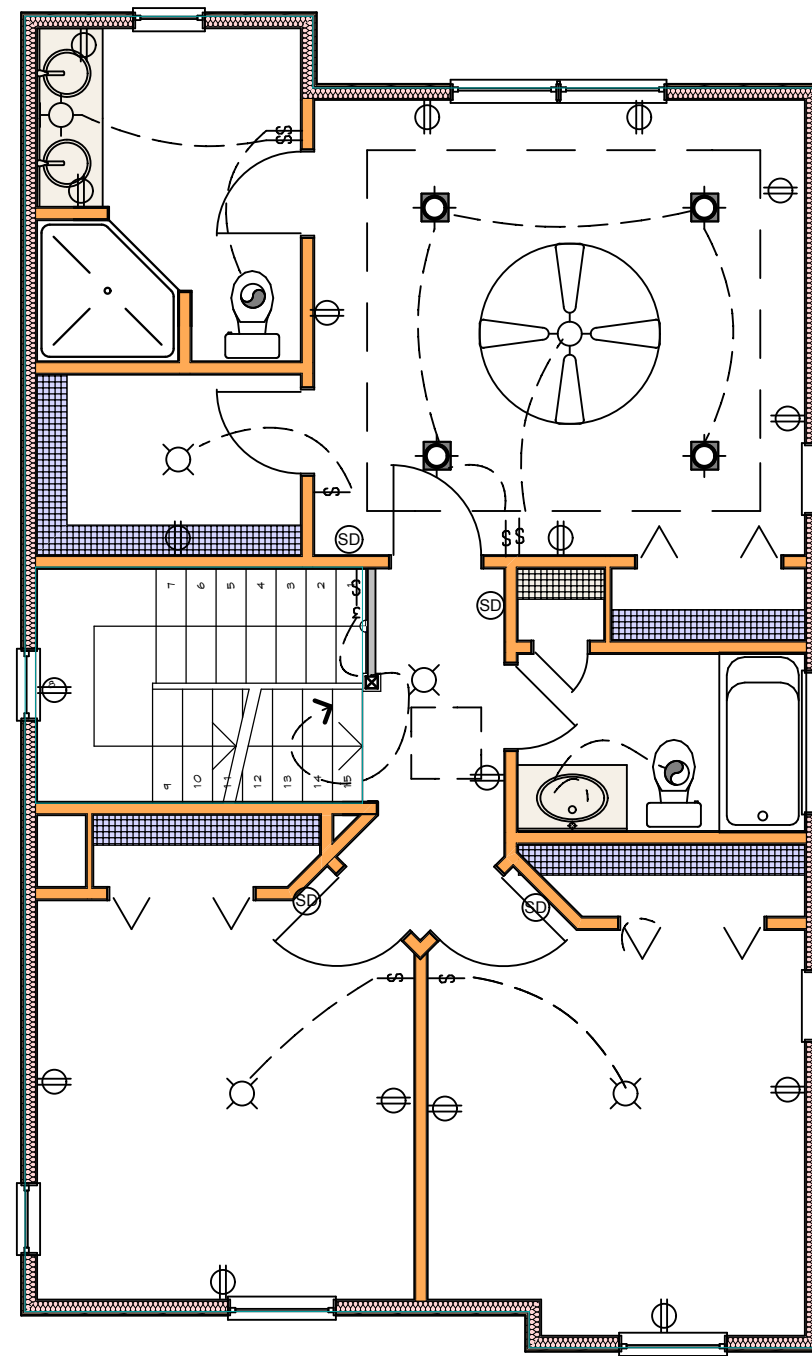
D1 Deck Detail
scale 1" = 1'-0"



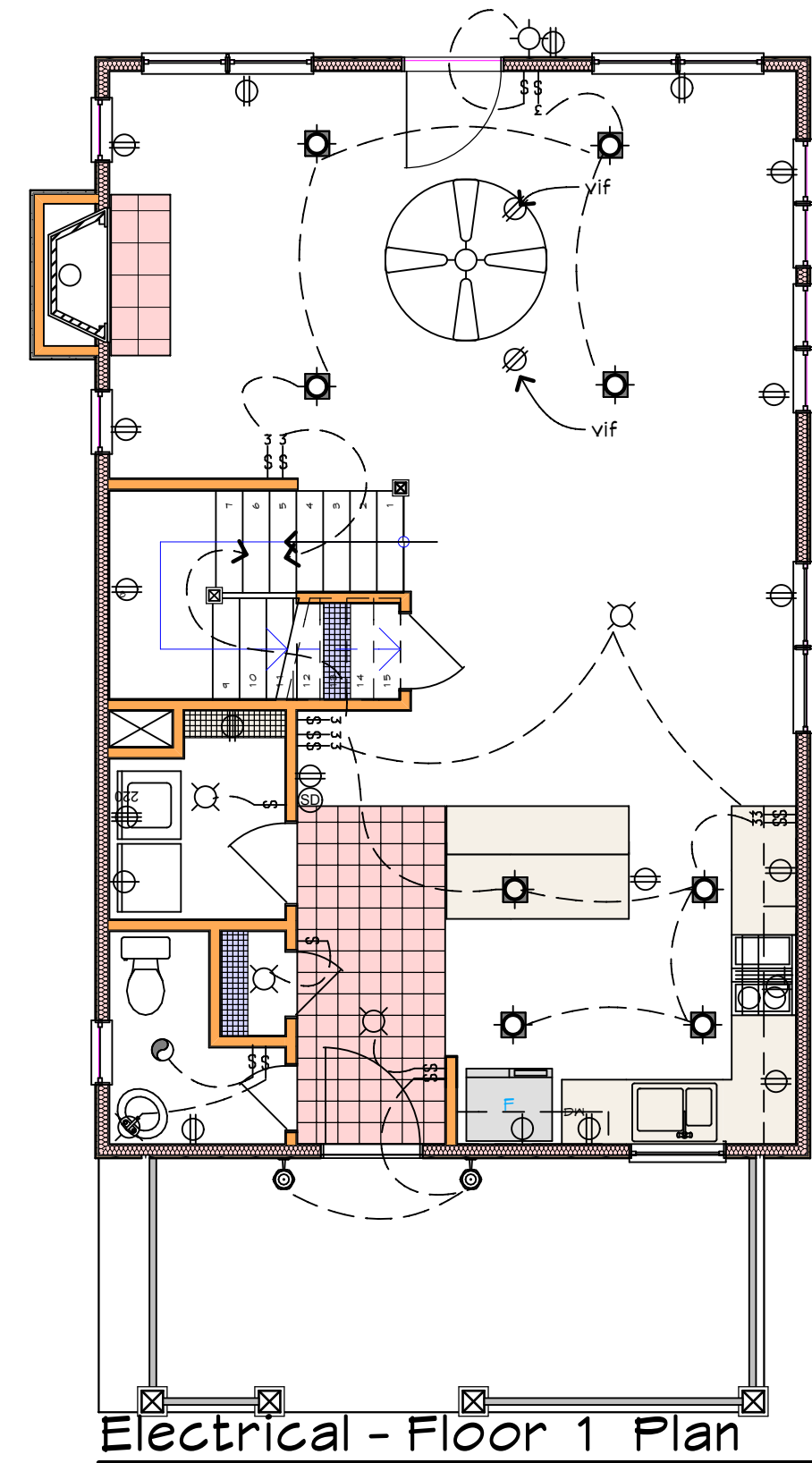
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Electrical - Floor 2 Plan
 scale 3/16" = 1'-0"



Electrical - Floor 1 Plan
 scale 3/16" = 1'-0"

