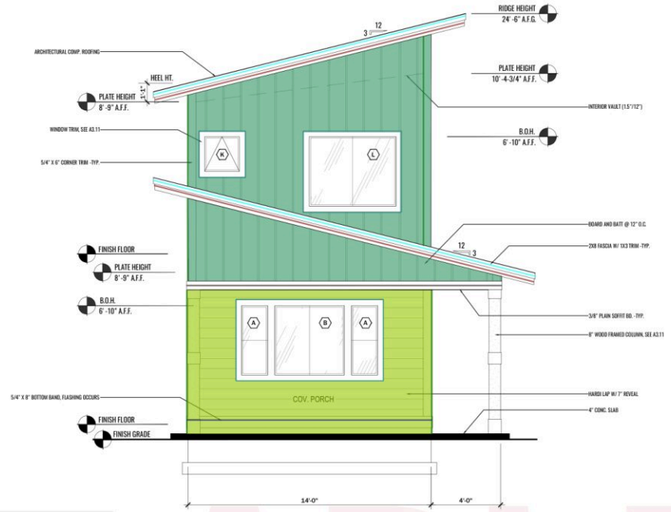
WINDOWS THIS ELEVATION

- A - 2 - 1640 SH
- B - 1 - 4040 SLDR
- K - 1 - 2020 AWN
- L - 1 - 5040 SLDR



FRONT ELEVATION

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

WINDOWS THIS ELEVATION

- C - 1 - 3030 SLDR
- D - 1 - 2030 SH
- E - 1 - 2050 SH
- M - 1 - 4020 FX
- B - 1 - 4040 SLDR
- N - 2 - 5016 FX TRNSM

Hardi lap W/ 7" Re...	261.6 SQ FT
Board & Batten @...	472.7 SQ FT
2x8 Fascia W/ 1x3 Tr...	108.0 FT
Ext. Soffit	75.0 FT
5/4"x6" Corner Trim	84.7 FT
5/4"x8" Bottom Band, ...	42.7 FT
5/4"x6" Mid-sapn Ban...	36.7 FT
2-2x6 DF#1 OR 2 1 -...	121.1 FT
2-Simpson A35 Clips	12.0
2-2x6 DF#2 With A Sim...	4.0 FT
4x10 DF#2	6.2 FT
Window Trim	125.1 FT
Door Trim	28.6 FT



RIGHT ELEVATION

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

NOTE:
NO FOUNDATION VE
OPENINGS - TYP.

NOTE:
STEM WALL HAVE 8"

NOTE:
ALL BANDING & TRI
HARDI PRODUCT/EQ
ALL SOFFIT BD. MATERIAL TO BE LP PLAIN
NO GROOVES/EQ. -TYP. -U.N.O.

NOTE:
ALL FASCIA BD. MATERIAL TO BE 2X8 WOOD,
W/ 1X3 TRIM -TYP.

WALL FRAMING PLAN NOTES:

A	PRIOR TO BEGINNING ANY STRUCTURAL WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL OF THE GENERAL STRUCTURAL NOTES (GSN) FOR ALL MATERIAL SPECIFICATIONS AND GENERAL CONSTRUCTION.
B	KEYNOTES ON THIS SHEET SHALL APPLY TO THIS SHEET ONLY AND SHALL NOT BE REFERENCED BETWEEN OTHER SHEETS.
C	REFERENCE SHEET S4.0 FOR TYPICAL SHEAR WALL CONSTRUCTION.
D	ALL STUD STRUCTURAL BEARING AND SHEAR WALLS SHALL BE FRAMED WITH 2x6 DF STUDS AT 16" OC, UNO.
E	ALL NON-BEARING WALLS SHALL BE 2x STUDS AT 24" OC UNO, REF ARCHITECTURAL FOR WALL WIDTHS).
F	REFERENCE DETAIL 1 / S2.0 FOR TYPICAL WALL HEADER CONSTRUCTION.
G	ALL BEARING WALL HEADERS SHALL BE 4x8 DF #2 MIN, UNO.
H	ALL HEADERS SHALL HAVE (1) 2x TRIMMER STUD AND (1) 2x KING STUD (MATCH WALL DEPTH), UNO.
I	WALL DOUBLE TOP PLATES SHALL BE SPLICED TOGETHER PER DETAIL 2 / S2.0 TYPICAL.
J	TOP PLATES SHALL BE LAPPED AT CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILES TYPICAL.
K	WALL FRAMING AT CORNERS AND INTERSECTIONS SHALL BE PER DETAIL 3 / S2.0 TYPICAL.
L	BUILT-UP STUDS SHALL BE FASTENED TOGETHER PER DETAIL 4 / S2.0 TYPICAL.
M	WALL STUDS SHALL BE FASTENED TO SOLE PLATES AND TOP PLATES WITH (4) 8d TOENAILS, OR (3) 16d TOENAILS, OR (3) 10d END NAILS.
N	WALL SOLE PLATES SHALL BE FASTENED TO RIMBOARD OR BLK'G WITH 16d FACE NAILS AT 16" OC OR 10d FACE NAILS AT 12" OC UNO, REF PLAN AND SHEAR WALL SCHEDULE.
O	ALL BEAMS SHALL BE SUPPORTED BY (2) 2x STUDS MIN (MATCH WALL DEPTH), UNO.
P	SEE "WOOD SHEATHING" IN THE GENERAL STRUCTURAL NOTES ON SHEET S0.1 FOR WALL SHEATHING THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS UNO, REF PLAN AND SHEAR WALL SCHEDULE.

KEY NOTES:

1. (2) 2X6 DF #1 OR (2) 1-1/2" X 5-1/2" LSL 1.3E KING STUDS.
2. (2) SIMPSON A35 CLIPS - ONE EACH SIDE OF POST TOP AND BOTTOM
3. (2) 2X6 DF #2 WITH A SIMPSON HUC26-2 HANGER - INSTALL HORIZONTAL
4. 4X10 DF #2
5. SIMPSON HUCQ410-SDS HANGER EACH SIDE.

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

ELEVATIONS

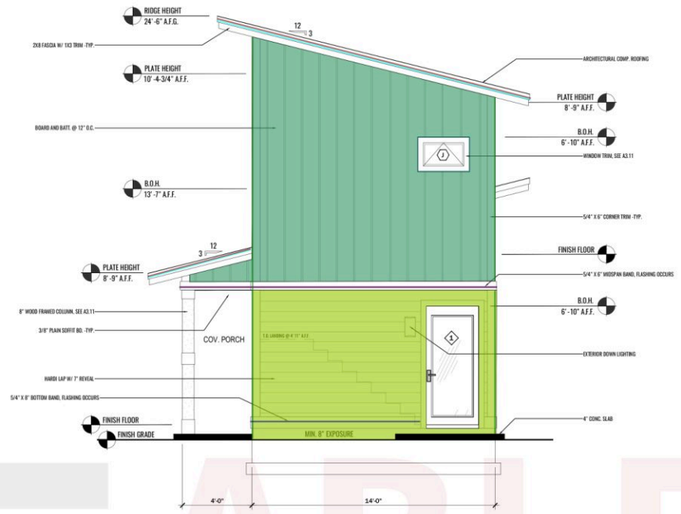
SHEET:

A2.3

ABLE Estimating
ACCURACY QUALITY TIME

WINDOWS THIS ELEVATION

(J) 1 - 3020 AWN



REAR ELEVATION

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

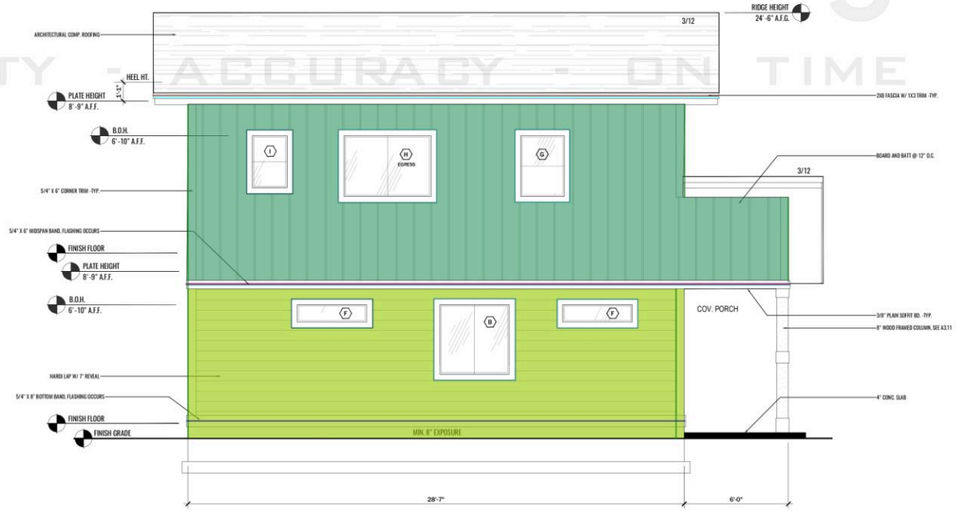
WINDOWS THIS ELEVATION

(F) 2 - 4010 FX
(B) 1 - 4040 SLDR
(G) 1 - 2636 SH
(H) 1 - 5036 SLDR
(I) 1 - 2030 SH

5/4"x8" Bottom Band,...	38.5 FT
5/4"x6" Mid-sapn Ba...	53.1 FT
Ext. Soffit	128.8 FT
2x8 Fascia W/ 1x3 T...	110.5 FT
5/4"x6" Corner Trim	80.1 FT
Board & Batten ...	442.0 SQ FT
Hardi lap W/ 7" R...	306.2 SQ FT
Window Trim	101.0 FT

NOTE:
ALL BANDING & TRIM BD. MATERIAL TO BE HARDI PRODUCT/EQ. -TYP.
ALL SOFFIT BD. MATERIAL TO BE LP PLAIN NO GROOVES/EQ. -TYP. -U.N.O.

NOTE:
ALL FASCIA BD. MATERIAL TO BE 2X8 WOOD, W/ 1X3 TRIM -TYP.



LEFT ELEVATION

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

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

ELEVATIONS

SHEET:

A2.4

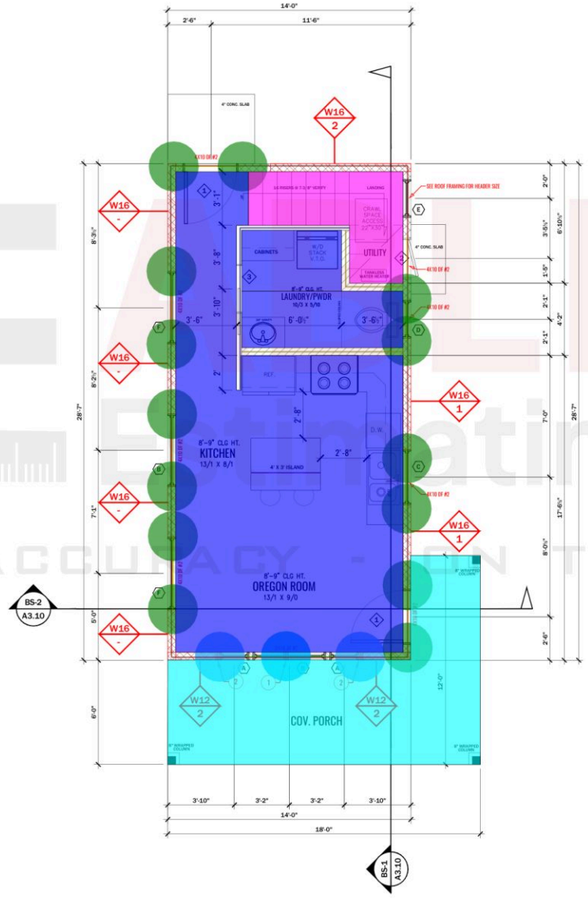
Sample takeoff prepared by ABLE Estimating | ableestimating.com | Client details removed

WINDOW SCHEDULE

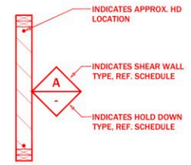
#	SIZE	QTY	GLASS	LOCATION	MATERIAL	FRAME	HEAD HT.	TYPE	
A	1640	2	2-PANE LOW-E	OREGON ROOM	1/4" CLR	VINYL	6'-10"	SINGLE HUNG	
B	4040	3	2-PANE LOW-E	OR ROOM / STAIR	1/4" CLR	VINYL	6'-10"	SLIDER	
C	3030	1	2-PANE LOW-E	KITCHEN	1/4" CLR	VINYL	6'-10"	SLIDER	
D	2030	1	2-PANE LOW-E	LAUNDRY	1/4" CLR	VINYL	6'-6"	SINGLE HUNG	
E	2050	1	2-PANE LOW-E	STAIRWELL	1/4" CLR	VINYL	13'-7"	SINGLE HUNG	
F	4010	2	2-PANE LOW-E	KTCHN / OR ROOM	1/4" CLR	VINYL	6'-10"	FIXED	
G	2636	1	2-PANE LOW-E	BATH-2	1/4" CLR	VINYL	6'-10"	SINGLE HUNG	
H	5036	1	2-PANE LOW-E	BED-1	1/4" CLR	VINYL	6'-10"	SLIDER	EGRESS
I	2030	1	2-PANE LOW-E	BATH-1	1/4" CLR	VINYL	6'-10"	SINGLE HUNG	
J	3020	1	2-PANE LOW-E	BATH-1	1/4" CLR	VINYL	6'-10"	AWNING	
K	2020	1	2-PANE LOW-E	BATH-2	1/4" CLR	VINYL	6'-10"	AWNING	
L	5040	1	2-PANE LOW-E	BED-2	1/4" CLR	VINYL	6'-10"	SLIDER	EGRESS
M	4020	1	2-PANE LOW-E	BED-2	1/4" CLR	VINYL	6'-10"	FIXED	
N	4016	2	2-PANE LOW-E	BED-2 / STAIRS	1/4" CLR	VINYL	8'-7"	FIXED TRSNSM	

DOOR SCHEDULE

#	SIZE	QTY	FRAME	GLASS	STYLE	HARDWARE	LOCATION
1	3068	2	WOOD	FULL LT.	INSULATED	ENTRANCE LOCK	OREGON ROOM / REAR ENTRY
2	2240	1	METAL	-	INSULATED	ENTRANCE LOCK	UTILITY
3	2868	1	WOOD	-	POCKET	PRIVACY LOCK	LAUNDRY
4	2668	2	WOOD	-	2 PANEL MDF	PRIVACY LOCK	BED-1 / BED-2
5	2468	2	WOOD	-	POCKET	PRIVACY LOCK	BATH-1 / BATH-2



SHEAR WALL LEGEND



NOTE:

SHEAR WALLS SHOWN ARE FOR WALLS ABOVE FOUNDATION. REF SHEET S0.2 AND S4.0 FOR ADDITIONAL SHEAR WALL INFO.

KEY NOTES:

1. SIMPSON MSTC48B3 HOLDOWN STRAP - ALIGN WITH HOLDOWN FROM ABOVE.
2. INSTALL INVERTED SIMPSON MSTC48B3 STRAP FROM HEADER TO POST BELOW.

WALL FRAMING PLAN NOTES:

A. PRIOR TO BEGINNING ANY STRUCTURAL WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL OF THE GENERAL STRUCTURAL NOTES (GSN) FOR ALL MATERIAL SPECIFICATIONS AND GENERAL CONSTRUCTION.

B. KEYNOTES ON THIS SHEET SHALL APPLY TO THIS SHEET ONLY AND SHALL NOT BE REFERENCED BETWEEN OTHER SHEETS.

C. REFERENCE SHEET S4.0 FOR TYPICAL SHEAR WALL CONSTRUCTION.

D. ALL STUD STRUCTURAL BEARING AND SHEAR WALLS SHALL BE FRAMED WITH 2x6 DF STUDS AT 16" OC, UNO.

E. ALL NON-BEARING WALLS SHALL BE 2x STUDS AT 24" OC UNO, REF ARCHITECTURAL FOR WALL WIDTHS).

F. REFERENCE DETAIL 1 / S2.0 FOR TYPICAL WALL HEADER CONSTRUCTION.

G. ALL BEARING WALL HEADERS SHALL BE 4x8 DF #2 MIN, UNO.

H. ALL HEADERS SHALL HAVE (1) 2x TRIMMER STUD AND (1) 2x KING STUD (MATCH WALL DEPTH), UNO.

I. WALL DOUBLE TOP PLATES SHALL BE SPLICED TOGETHER PER DETAIL 2 / S2.0 TYPICAL.

J. TOP PLATES SHALL BE LAPPED AT CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILES TYPICAL.

K. WALL FRAMING AT CORNERS AND INTERSECTIONS SHALL BE PER DETAIL 3 / S2.0 TYPICAL.

L. BUILT-UP STUDS SHALL BE FASTENED TOGETHER PER DETAIL 4 / S2.0 TYPICAL.

M. WALL STUDS SHALL BE FASTENED TO SOLE PLATES AND TOP PLATES WITH (4) 8d TOENAILS, OR (3) 16d TOENAILS, OR (3) 10d END NAILS.

N. WALL SOLE PLATES SHALL BE FASTENED TO RIMBOARD OR BLK'G WITH 16d FACE NAILS AT 16" OC OR 10d FACE NAILS AT 12" OC UNO, REF PLAN AND SHEAR WALL SCHEDULE.

O. ALL BEAMS SHALL BE SUPPORTED BY (2) 2x STUDS MIN (MATCH WALL DEPTH), UNO.

P. SEE "WOOD SHEATHING" IN THE GENERAL STRUCTURAL NOTES ON SHEET S0.1 FOR WALL SHEATHING THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS UNO, REF PLAN AND SHEAR WALL SCHEDULE.

6x10 DF#2	8.1 FT
4x10 DF#2	28.8 FT
Simpson MSTC48B3 Hol...	1.0
Inverted Simpson MSTC...	2.0
2x6 Stud	3.0
2x6 Ext.	83.8 FT
2x Trimmer stud + 2x Ki...	14.0
2x6 Int.	15.8 FT
2x4 Int.	15.6 FT
2x4 Knee	4.0 FT
1/2" Gyp. Ceiling	313.0 SQ FT
1/2" Gyp. Ceiling	46.7 SQ FT
3/8" Plain Soffit	132.8 SQ FT

NOTE:
NO FOUNDATI
OPENINGS - T

NOTE:
STEM WALL H

NOTE:
ALL BANDING
HARDI PRODU
ALL SOFFIT BE
NO GROOVES/EQ. -TYP. -U.N.O.

NOTE:
ALL FASCIA BD. MATERIAL TO BE 2X8 WOOD, W/ 1X3 TRIM -TYP.

MAIN FLOOR PLAN

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

2X6 EXTERIOR WALLS
2X4 INTERIOR WALLS
2X6 INTERIOR WALLS

AREA CALCS.

MAIN LEVEL	400	SQ. FT.
UPPER LEVEL	400	SQ. FT.
COV. PORCH	134	SQ. FT.

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

FLOOR PLAN MAIN LEVEL

SHEET:

A1.5

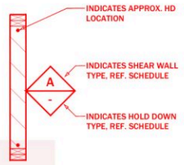
Sample takeoff prepared by ABLE Estimating | ableestimating.com | Client details removed



UPPER FLOOR PLAN

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

SHEAR WALL LEGEND



NOTE:

SHEAR WALLS SHOWN ARE FOR WALLS FROM SECOND FLOOR TO ROOF. REF SHEET S0.2 AND S4.0 FOR ADDITIONAL SHEAR WALL INFO.

WALL FRAMING PLAN NOTES:

A PRIOR TO BEGINNING ANY STRUCTURAL WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL OF THE GENERAL STRUCTURAL NOTES (GSN) FOR ALL MATERIAL SPECIFICATIONS AND GENERAL CONSTRUCTION.
B KEYNOTES ON THIS SHEET SHALL APPLY TO THIS SHEET ONLY AND SHALL NOT BE REFERENCED BETWEEN OTHER SHEETS.
C REFERENCE SHEET S4.0 FOR TYPICAL SHEAR WALL CONSTRUCTION.
D ALL STUD STRUCTURAL BEARING AND SHEAR WALLS SHALL BE FRAMED WITH 2x6 DF STUDS AT 16" OC, UNO.
E ALL NON-BEARING WALLS SHALL BE 2x STUDS AT 24" OC UNO, REF ARCHITECTURAL FOR WALL WIDTHS).
F REFERENCE DETAIL 1 / S2.0 FOR TYPICAL WALL HEADER CONSTRUCTION.
G ALL BEARING WALL HEADERS SHALL BE 4x8 DF #2 MIN, UNO.
H ALL HEADERS SHALL HAVE (1) 2x TRIMMER STUD AND (1) 2x KING STUD (MATCH WALL DEPTH), UNO.
I WALL DOUBLE TOP PLATES SHALL BE SPLICED TOGETHER PER DETAIL 2 / S2.0 TYPICAL.
J TOP PLATES SHALL BE LAPPED AT CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILES TYPICAL.
K WALL FRAMING AT CORNERS AND INTERSECTIONS SHALL BE PER DETAIL 3 / S2.0 TYPICAL.
L BUILT-UP STUDS SHALL BE FASTENED TOGETHER PER DETAIL 4 / S2.0 TYPICAL.
M WALL STUDS SHALL BE FASTENED TO SOLE PLATES AND TOP PLATES WITH (4) 8d TOENAILS, OR (3) 16d TOENAILS, OR (3) 10d END NAILS.
N WALL SOLE PLATES SHALL BE FASTENED TO RIMBOARD OR BLK'G WITH 16d FACE NAILS AT 16" OC OR 10d FACE NAILS AT 12" OC UNO, REF PLAN AND SHEAR WALL SCHEDULE.
O ALL BEAMS SHALL BE SUPPORTED BY (2) 2x STUDS MIN (MATCH WALL DEPTH), UNO.
P SEE "WOOD SHEATHING" IN THE GENERAL STRUCTURAL NOTES ON SHEET S0.1 FOR WALL SHEATHING THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS UNO, REF PLAN AND SHEAR WALL SCHEDULE.

2x6 Ext.	83.5 FT
2x6 Int.	16.2 FT
2x4 Int.	38.5 FT
1/2" Gyp. Ceilin...	346.5 SQ FT

NOTE:
NO FOUNDATION VENTS BELOW DOOR OPENINGS - TYP.

NOTE:
STEM WALL HAVE 8" MAXIMUM EXPOSURE

NOTE:
ALL BANDING & TRIM BD. MATERIAL TO BE HARDI PRODUCT/EQ. -TYP.
ALL SOFFIT BD. MATERIAL TO BE LP PLAIN NO GROOVES/EQ. -TYP. -U.N.O.

NOTE:
ALL FASCIA BD. MATERIAL TO BE 2X8 WOOD, W/ 1X3 TRIM -TYP.

2X6 EXTERIOR WALLS
2X4 INTERIOR WALLS
2X6 INTERIOR WALLS

AREA CALCS.		
MAIN LEVEL	400	SQ. FT.
UPPER LEVEL	400	SQ. FT.
COV. PORCH	134	SQ. FT.

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

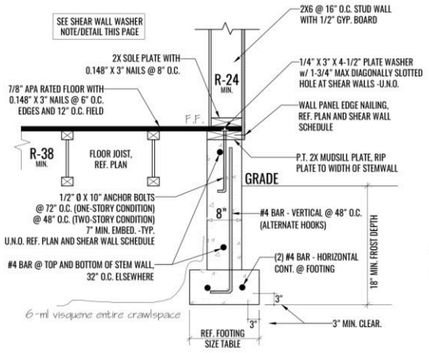
FLOOR PLAN UPPER LEVEL

SHEET:

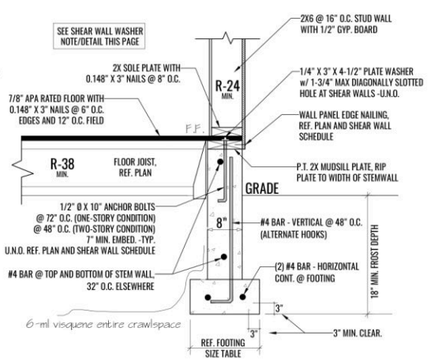
A1.6

Sample takeoff prepared by ABLE Estimating | ableestimating.com | Client details removed

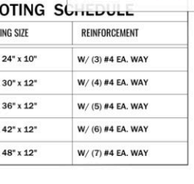
REFERENCE STRUCTURAL SHEET S3.0 FOR ADDITIONAL SHEAR WALL INFORMATION



REFERENCE STRUCTURAL SHEET S3.0 FOR ADDITIONAL SHEAR WALL INFORMATION



C 01 NTS 8" STEM WALL DETAIL
DROPPED JOISTS



SIMPSON ABU66 POST BASE

NOTE:
FOUNDATION VENTS: 400 S.F. / 150

NOTE:
NO FOUNDATION VENTS BELOW DOO OPENINGS - TYP.

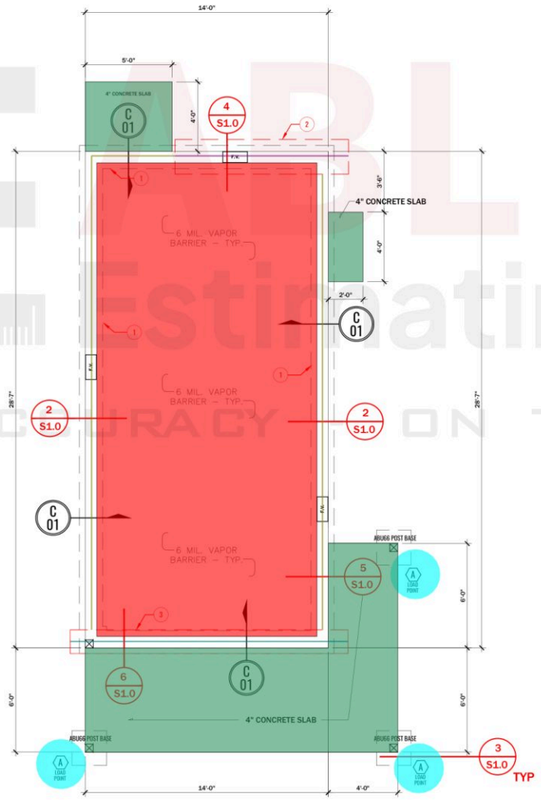
NOTE:
CONC. FOOTERS W/ #4 REBAR MAT U.N.O.

NOTE:
SEE FLOOR PLAN FOR SHEAR ANCHO

NOTE:
ALL FOOTINGS/FOOTERS TO BE 18" FINISHED GRADE OR TO FROST LINE

FOOTING SCHEDULE		
SYM.	FOOTING SIZE	REINFORCEMENT
A	24" x 24" x 10"	W/ (3) #4 EA. WAY
B	30" x 30" x 12"	W/ (4) #4 EA. WAY
C	36" x 36" x 12"	W/ (5) #4 EA. WAY
D	42" x 42" x 12"	W/ (6) #4 EA. WAY
E	48" x 48" x 12"	W/ (7) #4 EA. WAY

A: 24x24x10 Isolated F... 3.0
4" Conc. Slab 160.5 SQ FT
16x8 Cont. Footing - ... 58.4 FT
24x12 Cont. Footing ... 10.0 FT
18x12 Cont. Footing ... 16.0 FT
6 MIL Vapor Barr... 345.7 SQ FT



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

NOTE:
SEE SHEET A1.5 FOR SHEAR WALL LOCATION. REF. SHEET S0.2 FOR ADDITIONAL SHEAR WALL INFO.

KEY NOTES:

1. 8" CONCRETE STEM WALL WITH A 16" WIDE X 8" THK X CONT. CONCRETE FOOTING WITH (2) #4 BARS CONT.
2. 2'-0" WIDE X 12" THK X 10'-0" LONG CONCRETE FOOTING WITH (3) #4 BARS CONT. TOP AND BOTTOM AND #3 STIRRUPS AT 12" OC MAX. CENTER ON SHEAR WALL.
3. 1'-6" WIDE X 12" THK X 16'-0" LONG CONCRETE FOOTING WITH (2) #4 BARS CONT. TOP AND BOTTOM AND #3 STIRRUPS AT 12" OC MAX. CENTER ON BUILDING WALL.

FOUNDATION PLAN NOTES:

A PRIOR TO BEGINNING ANY STRUCTURAL WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL OF THE GENERAL STRUCTURAL NOTES (GSN) FOR ALL MATERIAL SPECIFICATIONS AND GENERAL CONSTRUCTION.
B KEYNOTES ON THIS SHEET SHALL APPLY TO THIS SHEET ONLY AND SHALL NOT BE REFERENCED BETWEEN OTHER SHEETS.
C REFERENCE THE ARCHITECTURAL DRAWINGS FOR ALL CONCRETE SLAB-ON-GRADE DIMENSIONS AND FINISHES.
D REFERENCE MECHANICAL / PLUMBING DRAWINGS FOR LOCATIONS OF FLOOR DRAINS AND OTHER PENETRATIONS.
E REFERENCE ARCHITECTURAL DRAWINGS FOR ALL WALL AND COLUMN DIMENSIONS TO DETERMINE FOOTING LOCATIONS UNO.
F CENTERLINE OF FOOTINGS SHALL MATCH THE CENTER LINE OF WALLS, COLUMNS, AND PIERS UNLESS DETAILED OR DIMENSIONED OTHERWISE.
G THE BOTTOM OF ALL FOOTINGS SHALL BE AT OR BELOW FROST DEPTH, REFERENCE THE "DESIGN CRITERIA TABLE" ON SHEET S0.1 FOR FROST DEPTH.
H WHEN CONCRETE FOOTINGS ARE REQUIRED TO BE STEPPED, CONTRACTOR SHALL STEP THE CONCRETE FOOTINGS PER DETAIL 1 / S1.0.
I AT SB AND SSTB STYLE HOLDOWN ANCHORS, CONTRACTOR SHALL STEP THE CONCRETE FOOTING AS REQ'D TO INCREASE THE STEMWALL HEIGHT TO MAINTAIN MINIMUM ANCHOR EMBEDMENT TO THE CONCRETE STEMWALL AND 1-1/2" CLEAR TO TOP OF CONCRETE FOOTING.
J MUDSILL PLATES SHALL BE PT 2x HF #2 RIPPED TO STEMWALL WIDTH UNO, REF FOUNDATION SHEDULE FOR STEMWALL WIDTH TYPICAL.
K MUDSILL PLATES SHALL BE BOLTED TO FOUNDATION W/ 1/2" DIAMETER ANCHORBOLTS WITH STANDARD CUT WASHERS (HOT-DIP GALVANIZED), EMBED 7" MIN TO CONCRETE AT 6'-0" OC UNLESS NOTED OTHERWISE.
L ALL PONYWALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS AT 24" OC UNO, REF WALL FRAMING PLAN NOTES FOR GENERAL WALL FRAMING CONSTRUCTION.
M CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE 3'-0" WIDE HEADER OPENING IN ALL FULL WIDTH PONYWALL BEARING LINES. HEADERS SHALL BE 4x8 DF #2 AND SHALL NOT BE LOCATED DIRECTLY BELOW SHEARWALLS.
N FLOOR JOIST SHALL BE FASTENED TO FRAMING BELOW AT ALL BEARING LOCATIONS WITH (3) 8d TOENAILS TYPICAL.
O RIMJOIST / JOIST BLOCKING SHALL BE 1-1/4" THICK 1.3E LSL BY FLOOR JOIST DEPTH, AND ATTACH TO FRAMING BELOW WITH 8d TOENAILS AT 8" OC OR 10d TOENAILS AT 12" OC UNO, REF PLAN AND SHEAR WALL SCHEDULE.
P ALL FLOOR JOIST HANGERS (WHERE OCCUR) SHALL BE SIMPSON ITS TOP MOUNT HANGERS TYPICAL.

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

FOUNDATION PLAN

SHEET:

A1.7

ABILITY - ACCURACY - ON TIME
Sample takeoff prepared by ABLE Estimating | ableestimating.com | Client details removed

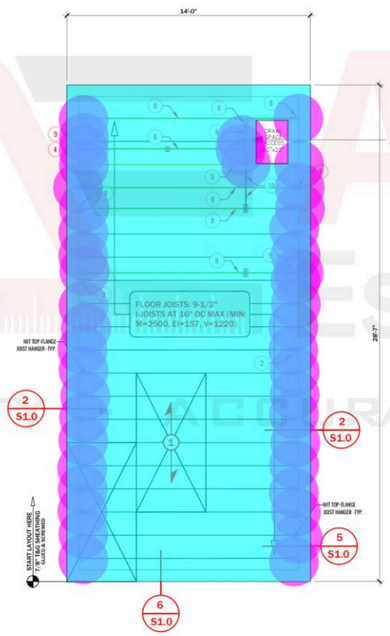
FB-01	FLOOR BEAM SCHEDULE	
#	TYPE	QNTY./LENGTH
FB01	3-1/2" X 11-7/8" GLB	3
FB02	3-1/2" X 11-7/8" GLB	1

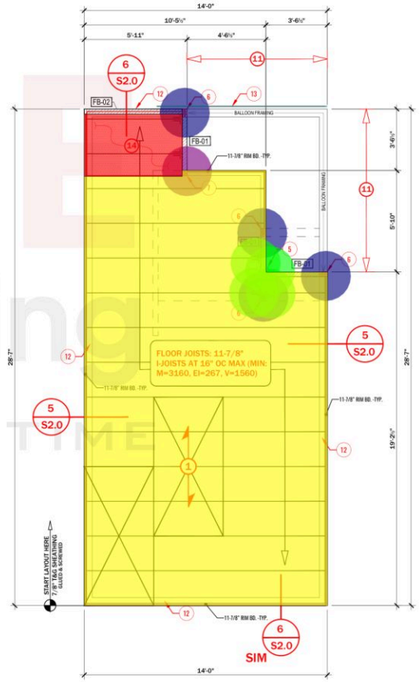
KEY NOTES:

1. FLOOR SHEATHING: 7/8" MIN APA RATED SHEATHING ATTACH WITH 0.148" X 2 1/2" NAILS AT 6" OC PANEL EDGES AND 12" OC FIELD
2. HANGER BY JOIST MANUFACTURER.
3. 5 1/4" X 9 1/2" PSL 2.0E ALIGN WITH POST/WALL FROM ABOVE.
4. SIMPSON HWP5.37 HANGER EACH END TYP.
5. SIMPSON LUS410 HANGER.
6. (2) 2X6 DF #2 TRIMMERS.
7. (2) 2X4 DF #2 TRIMMERS.
8. 3 1/2" X 9 1/2" LSL 1.55E ALIGN WITH POST/WALL FROM ABOVE.
9. SIMPSON BA3.56/9.5 HANGER EACH END TYP.
10. 3 1/2" X 9 1/2" LSL 1.55E BLOCKING ALIGN WITH POST/WALL FROM ABOVE. INSTALL A SIMPSON BA3.56/9.5 HANGER EACH END.
11. BALLOON FRAMED STUD WALL: 2X6 DF #1 AT 16" OC MAX
12. STUD WALL: 2X6 DF #2 AT 16" OC MAX
13. SIMPSON CS16 STRAP ATTACH TO DBL TOP PLATE WITH (22) 0.131 X 2 1/2 NAILS (END LENGTH = 15") AND 4X FULL DEPTH BLOCKING IN WALL WITH 0.131 X 2 1/2 NAILS (FULL LENGTH).
14. HATCHED AREA INDICATES BLOCKED FLOOR SHEATHING ATTACH WITH 0.148" X 2 1/2" NAILS AT 4" OC PANEL EDGES AND 12" OC FIELD - BLOCKED PANEL EDGES.

FLOOR FRAMING PLAN NOTES:

A	PRIOR TO BEGINNING ANY STRUCTURAL WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL OF THE GENERAL STRUCTURAL NOTES (GSN) FOR ALL MATERIAL SPECIFICATIONS AND GENERAL CONSTRUCTION.
B	KEYNOTES ON THIS SHEET SHALL APPLY TO THIS SHEET ONLY AND SHALL NOT BE REFERENCED BETWEEN OTHER SHEETS.
C	FLOOR JOIST SHALL BE FASTENED TO FRAMING BELOW AT ALL BEARING LOCATIONS WITH (3) 8d TOENAILS TYPICAL.
D	RIMJOIST / JOIST BLOCKING SHALL BE 1-1/4" THICK 1.3E LSL BY FLOOR JOIST DEPTH, AND ATTACH TO FRAMING BELOW WITH 8d TOENAILS AT 8" OC OR 10d TOENAILS AT 12" OC UNO, REF PLAN AND SHEAR WALL SCHEDULE.
E	BEAMS LABELED ON FLOOR PLAN SHALL BE SET ON THE DOUBLE TOP PLATE TYPICAL.
F	THE TOP OF BEAMS NOTED AS (DROPPED) ON THE FLOOR PLAN SHALL BE TOP FLUSH WITH THE TOP OF THE DOUBLE TOP PLATE.
G	ALL FLOOR JOIST HANGERS (WHERE OCCUR) SHALL BE SIMPSON LUS FACE MOUNT HANGERS TYPICAL.
H	REFERENCE DETAIL 8 / S4.0 FOR TYPICAL FLOOR PANEL CONSTRUCTION.





- 3-1/2"x9-1/2" LSL 1.55E 63.3 FT
- 5-1/4"x9-1/2" PSL 2.0E 12.8 FT
- 3-1/2"x9-1/2" LSL 1.55... 2.8 FT
- Simpson HWP5.37 Han... 44.0
- FJ: 9-1/2" I-Joist ... 397.0 SQ FT
- 11-7/8" Rim Board 68.9 FT
- FB-01: 3-1/2"x11-7/8" GL... 3.0
- FB-02: 3-1/2"x11-7/8" GL... 1.0
- 2-2x6 DF#2 Trimmer 4.0
- 2-2x4 DF#2 Trimmer 1.0
- Simpson CS16 Strap A... 9.8 FT
- Blocked Floor Shea... 20.2 SQ FT
- Simpson LUS410 Hanger 4.0
- FJ: 11-7/8" I-Joists... 328.8 SQ FT

NOTE:
POSITIVE
MIN. 6" TI
LIEU OF H

NOTE:
ENTRY PO

NOTE:
ROOF SHE
OVERHAN

NOTE:
ENGINEERED ROOF TRUSSES @ 24" O.C. - TYP.
FASCIA: 2X8 WOOD FASCIA, W/ 1X3
SINGLEMOLD - U.N.O.

OOR FRAMING PLAN: MAIN LEVEL

/4" = 1'-0"

FLOOR FRAMING PLAN: UPPER LEVEL

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

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

FLOOR FRAMING

SHEET:

A1.8

ABLE Estimating
ACCURACY - ON TIME

RB-01 ROOF BEAM SCHEDULE		
#	TYPE	QNTY./LENGTH
RB01	5-1/2" X 12" GLM	1/12'
RB02	5-1/2" X 12" GLM	1/7'

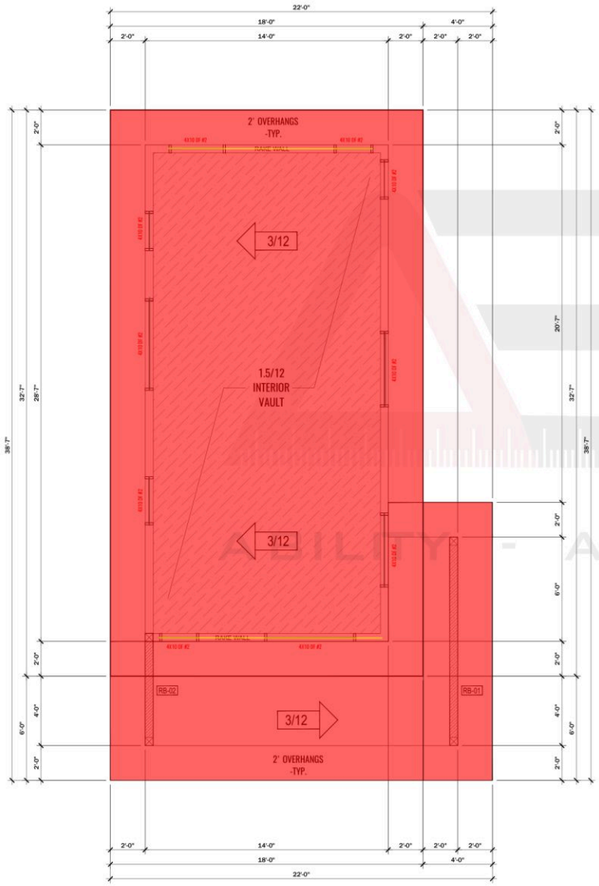
KEY NOTES:

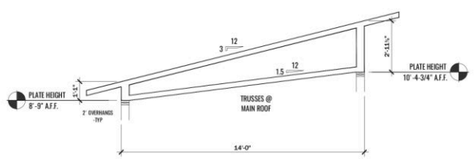
1. ROOF SHEATHING: 5/8" MIN APA RATED SHEATHING ATTACH WITH 0.131" X 2 1/2" NAILS AT 6" OC PANEL EDGES AND 12" OC FIELD
2. 2X8 DF #2 LEDGER ATTACH TO STUDS WITH (3) SIMPSON SDWS22600DB SCREWS. (16" OC MAX)
3. STUD WALL: 2X6 DF #2 AT 16" OC MAX
4. BALLOON FRAMED STUD WALL: 2X6 DF #1 or 2X6 LSL AT 16" OC MAX
5. 6X6 DF #2 POST WITH A SIMPSON ECCQ66SDS2.5 POST CAP.
6. HANGER BY TRUSS MANUFACTURER.
7. ATTACH TOP CHORD OF TRUSS TO EACH STUD WITH (3) 0.162" X 3 1/2" NAILS. (16" MAX SPACING)
8. TRUSS BLOCKING BY TRUSS MANUFACTURER, ATTACH TRUSS BLOCKING TO DBL TOP PLATE WITH (2) SIMPSON A35 CLIPS PER TRUSS BLOCK. REF ROOF FRAMING PLAN NOTE "E".

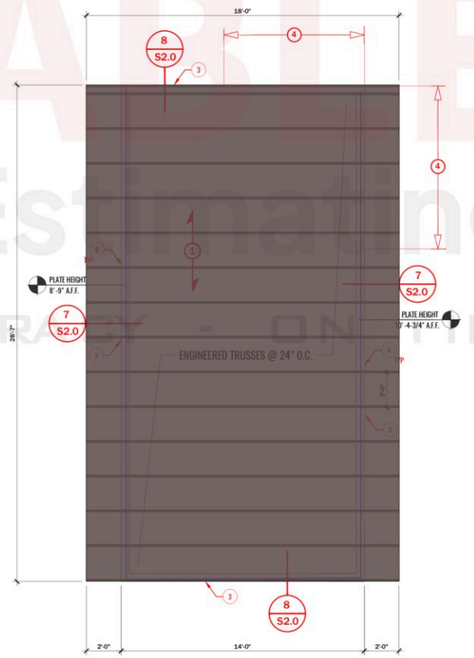
ROOF FRAMING PLAN NOTES:

A. PRIOR TO BEGINNING ANY STRUCTURAL WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL OF THE GENERAL STRUCTURAL NOTES (GSN) FOR ALL MATERIAL SPECIFICATIONS AND GENERAL CONSTRUCTION.
B. KEYNOTES ON THIS SHEET SHALL APPLY TO THIS SHEET ONLY AND SHALL NOT BE REFERENCED BETWEEN OTHER SHEETS.
C. ROOF TRUSSES AND RAFTERS SHALL BE FASTENED TO FRAMING BELOW AT ALL BEARING LOCATIONS WITH (3) 10d TOENAILS AND (1) H2.5T TIE TYPICAL.
D. ALL GIRDER AND DRAG TRUSSES SHALL BE SUPPORTED AT ALL BEARING POINTS BY BUILT-UP 2x6 DF STUDS AND MATCH THE NUMBER OF TRUSS PLYS UNO.
E. FULL HEIGHT TRUSS BLOCKING SHALL BE DESIGNED TO COLLECT A MINIMUM OF 250 PLF (WIND / SEISMIC).
F. ALL GIRDER AND DRAG TRUSSES SHALL BE TIED TO STUDS BELOW WITH (1) VERTICAL HTS TIE AT ALL BEARING LOCATIONS.
G. IF DRAG TRUSSES HAVE CONTINUOUS BEARING, CONTRACTOR SHALL PROVIDE (1) VERTIC HTS20 TIE AT EACH END OF THE CONTINUOUS BEARING.
H. GABLE END TRUSSES, FULL HEIGHT TRUSS BLOCKING, AND FULL HEIGHT 2x BLOCKING SH BE FASTENED TO FRAMING BELOW WITH 8d TOENAILS AT 8" OC OR 10d TOENAILS AT 12" O UNO.
I. BEAMS LABELED ON ROOF PLAN SHALL BE SET ON THE DOUBLE TOP PLATE TYPICAL.
J. THE TOP OF BEAMS NOTED AS (DROPPED) ON THE ROOF PLAN SHALL BE TOP FLUSH WITH THE TOP OF THE DOUBLE TOP PLATE.
K. ALL TRUSS HANGERS (WHERE OCCUR) SHALL BE PER THE TRUSS MANUFACTURER TYPIC
L. REFERENCE DETAIL 8 / S4.0 FOR TYPICAL ROOF PANEL CONSTRUCTION.

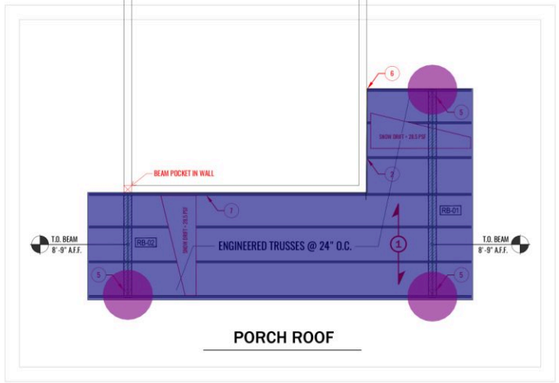
Truss Blocking - by Truss MFR	69.8 FT	
Engineered Truss @ 24" OC	515.0 SQ FT	
Roof Sheathing: 5/8" APA Rated Sh...	530.9 SQ FT	
RB-01	17.7 FT	
2x8 DF#2 ledger	20.0 FT	
Engineered Truss @ 24" OC	173.9 SQ FT	
6x6 DF#2 Post W/ Simpson ECC066SDS...	3.0	
4x10 DF#2	32.4 FT	
Composite Roofing - #15 Rolled Ro...	783.5 SQ FT	
2x6 Rake Wall	24.7 FT	







MAIN ROOF



PORCH ROOF

NOTE:
POSITIVE CONNECTION REQUIRE POST TO BEAM -TYP. MIN. 6" TIMBER-TEK SCREWS EA. TRUSS TO PLATE. IN LIEU OF H2.5

NOTE:
ENTRY PORCH COLUMN POSTS TO BE 5-1/8 X 5-1/8 GLM

NOTE:
ROOF SHEATHING TO BE 5/8" SHEATHING, W/ 24" OVERHANGS -TYP.

NOTE:
ENGINEERED ROOF TRUSSES @ 24" O.C. - TYP.
FASCIA: 2X8 WOOD FASCIA, W/ 1X3
SINGLEMOLD - U.N.O.

ROOF PLAN

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

TRUSS PLAN

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

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

ROOF PLAN

SHEET:

A1.9

Sample takeoff prepared by ABLE Estimating | ableestimating.com | Client details removed