

**SOUTH
DESIGNS**

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Wake Forest, NC 27588
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www.southdesigns.com

Drawn By: SDI

Checked By: SDI

03/30/2017

Revision No. Revision Date

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Client:



BELL RESIDENTIAL CO.
1120 E CUTLAR CROSSING
SUITE #204
LELAND, NC 28451
www.bellcustomhomes.com
(910) 859-8062

Title:

**COVER
SHEET**

Plan No.

3059

Sheet No.

PLAN NO. 3059

Heron II - LH

FOUNDATION

1. CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OR IN ACCORDANCE WITH ACI 318, NCMA TR68-A, OR ACI 530/ASCE 5/TMS 402.
2. MASONRY AND POURED CONCRETE WALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH TABLES R404.1.1 (1 THROUGH 4) OF THE NORTH CAROLINA RESIDENTIAL CODE.
3. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAXIMUM OF 6'0" o.c. AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION.
4. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
5. CENTERS OF PIERS SHALL BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.

DESIGN LOADS

| TABLE R301.4 | LIVE LOAD (PSF) | DEAD LOAD (PSF) |
|---------------------------|-----------------|-----------------|
| DWELLING UNITS | 40 | 10 |
| SLEEPING ROOMS | 30 | 10 |
| ATTICS WITH STORAGE | 20 | 10 |
| ATTICS WITHOUT STORAGE | 10 | 10 |
| ROOF SNOW | 20 | 10 |
| STAIRS | 40 | 10 |
| DECKS | 40 | 10 |
| EXTERIOR BALCONIES | 60 | 10 |
| PASSENGER VEHICLE GARAGES | 50 | - |
| FIRE ESCAPES | 40 | 10 |
| GUARDRAILS AND HANDRAILS | 200 | - |

MATERIALS

1. FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:
F_b = 875 PSI F_v = 70 PSI E = 1.4E6 PSI
2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE #2 SOUTHERN YELLOW PINE (SYP) TREATED IN ACCORDANCE WITH AWPA C22 WITH THE FOLLOWING DESIGN PROPERTIES:
F_b = 1050 PSI F_v = 95 PSI E = 1.6E6 PSI
3. ENGINEERED WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
F_b = 2900 PSI F_v = 285 PSI E = 1.9E6 PSI
4. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 MINIMUM GRADE.
5. BOLTS SHALL CONFORM TO A307 MINIMUM GRADE.
6. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
7. POURED CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
8. CONCRETE LOCATED PER TABLE R402.2 SHALL BE AIR ENTRAINED WITH THE TOTAL AIR CONTENT NOT LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
9. MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.
10. ALLOWABLE SOIL BEARING PRESSURE 2000 PSF.

ABBREVIATIONS

| | |
|-------|-------------------------|
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DBL | DOUBLE |
| DJ | DOUBLE JOIST |
| DSP | DOUBLE STUD POCKET |
| EA | EACH |
| FL PT | FLAT PLATE |
| FTG | FOOTING |
| HGR | HANGER |
| LVL | LAMINATED VENEER LUMBER |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| PSL | PARALLEL STRAND LUMBER |
| PT | PRESSURE TREATED |
| SC | STUD COLUMN |
| SP | STUD POCKET |
| TJ | TRIPLE JOIST |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |

ENERGY COMPLIANCE:

TABLE N1102.1 - REFER TO TABLE N1101.1 TO DETERMINE THE CLIMATE ZONE BY COUNTY AND REFER TO TABLE N1102.1 FOR R VALUE INSULATION REQUIREMENTS LISTED BY ZONE.

TABLE N1102.1 - ZONE 7 - MAX. GLAZING U FACTOR: 0.40. MIN. INSULATION R VALUES: CEILING R-30, WALLS R-13, FLOORS R-19, BASEMENT WALLS R-7, SLAB PERIMETER R-0, CRAWL SPACE WALLS R-7.

TABLE N1102.1 - ZONE 8 - MAX. GLAZING U FACTOR: 0.40. MIN. INSULATION R VALUES: CEILING R-30, WALLS R-13, FLOORS R-19, BASEMENT WALLS R-8, SLAB PERIMETER R-5 (2 FT DEEP), CRAWL SPACE WALLS R-10.

CONSTRUCTION

1. STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS SHALL BE SPACED AT MAXIMUM 24" o.c. STAGGERED TOP AND BOTTOM OF BEAM WITH A MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
2. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ANCHORED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS.
3. ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
4. ALL BEAMS SHALL BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS.
5. SOLID BLOCKING SHALL BE PROVIDED AT ALL POINT LOADS TO TRANSFER LOADS THROUGH FLOOR LEVELS. COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION OR TO OTHER STRUCTURAL ELEMENTS.
6. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE.
8. BRICK LINTELS SHALL BE 3 1/2 x 3 1/2 x 1/4 STEEL ANGLE FOR UP TO 6'0" MAXIMUM SPAN AND 6 x 4 x 5/16 FOR SPANS GREATER THAN 6'0".
9. BRICK LINTELS AT SLOPED AREAS SHALL BE 4 x 3 1/2 x 1/4 STEEL ANGLE WITH 16d NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" o.c. TO DOUBLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3 x 1/4 PLATES SHALL BE WELDED AT 24" o.c. ALONG THE STEEL ANGLE.

GENERAL

ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY AND DOES NOT CERTIFY ARCHITECTURAL LAYOUT OR DIMENSIONAL ACCURACY. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS OR ANY DEVIATION FROM THE PLANS.

ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE - RESIDENTIAL CODE 2012 EDITION FROM THE INTERNATIONAL RESIDENTIAL CODE 2012 (IRC), AND LOCAL CODES AND REGULATIONS. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.

ADDITIONAL LOADS

FIGURE R301.2(4) - BASIC DESIGN WIND SPEED 100 MPH

FIGURE R301.2(2) - SEISMIC DESIGN CATEGORY B

TABLE R301.2(4) - DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOW FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF

TABLE R301.2(2) - COMPONENT AND CLADDING LOADS FOR A MEAN ROOF HEIGHT OF 30 FEET OR LESS LOCATED IN EXPOSURE B

ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE DESIGNED BASED ON ROOF PITCHES AS FOLLOWS:
45.4 PSF FOR 0:12 TO 2.25:12, 34.8 PSF FOR 2.25:12 TO 7:12 AND 21 PSF FOR 7:12 TO 12:12
WALL CLADDING IS DESIGNED FOR A 24.1 PSF POSITIVE AND NEGATIVE PRESSURE

MEAN ROOF HEIGHT

1 STORY = 11'-0"
CLADDING POSITIVE & NEGATIVE PRESSURE = 21 PSF

1 1/2 STORY = 19'-0"
CLADDING POSITIVE & NEGATIVE PRESSURE = 34.8 PSF

2 STORY = 19'-0"
CLADDING POSITIVE & NEGATIVE PRESSURE = 34.8 PSF

ANCHOR BOLTS

INSTALL ANCHOR BOLTS, NUTS, AND WASHERS PER CODE AT ALL EXTERIOR WALL TREATED PLATES AND AT INTERIOR BEARING WALL TREATED PLATES ON SLAB FOUNDATIONS. TO BE A MINIMUM OF 6" O.C. AND WITHIN 12" FROM THE ENDS OF EACH PLATE.

DESIGN PRESSURES

MINIMUM RATING: 25 PSF

MI WINDOWS 3500 SERIES

LOW E-GLASS WINDOWS

TABLE N1102.1 CLIMATE ZONES 3-5

| CLIMATE ZONES | FENESTRATION U-FACTOR ^b | SKYLIGHT U-FACTOR ^b | GLAZED FENESTRATION SHGC ^{b,e} | CEILING R-VALUE ^k | WOOD FRAMED WALL R-VALUE | MASS WALL R-VALUE ⁱ | FLOOR R-VALUE | BASEMENT ^c WALL R-VALUE | SLAB ^d R-VALUE AND DEPTH | CRAWL SPACE ^c WALL R-VALUE |
|---------------|------------------------------------|--------------------------------|---|------------------------------|--|--------------------------------|-----------------|------------------------------------|-------------------------------------|---------------------------------------|
| 3 | 0.35 | 0.65 | 0.30 | 30 | 13 | 5/10 | 19 | 10/13 ^f | 0 | 5/13 |
| 4 | 0.35 | 0.60 | 0.30 | 38 OR 30 CONT ^j | 15 OR 13+2.5 ^h | 5/10 | 19 | 10/13 | 10 ^d | 10/13 |
| 5 | 0.35 | 0.60 | NR | 38 OR 30 CONT ^j | 19 OR 13+5 ^h OR 15+3 ^h | 13/17 | 30 ^g | 10/13 | 10 ^d | 10/13 |

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

c. "10/13" MEANS R-10 CONT. INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 18 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24 INCHES, WHICHEVER IS LESS. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUE FOR HEATED SLABS.

e. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.

f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.2 (1 AND 2) AND TABLE N1101.2.

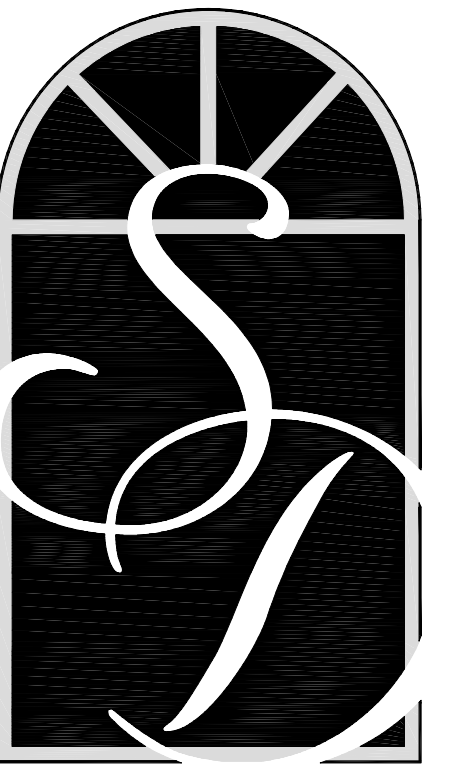
g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.

h. "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. 15+3 MEANS R-15 CAVITY INSULATION PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF THE STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. 13+2.5 MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.

i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

j. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF THE UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.

k. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OR THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.



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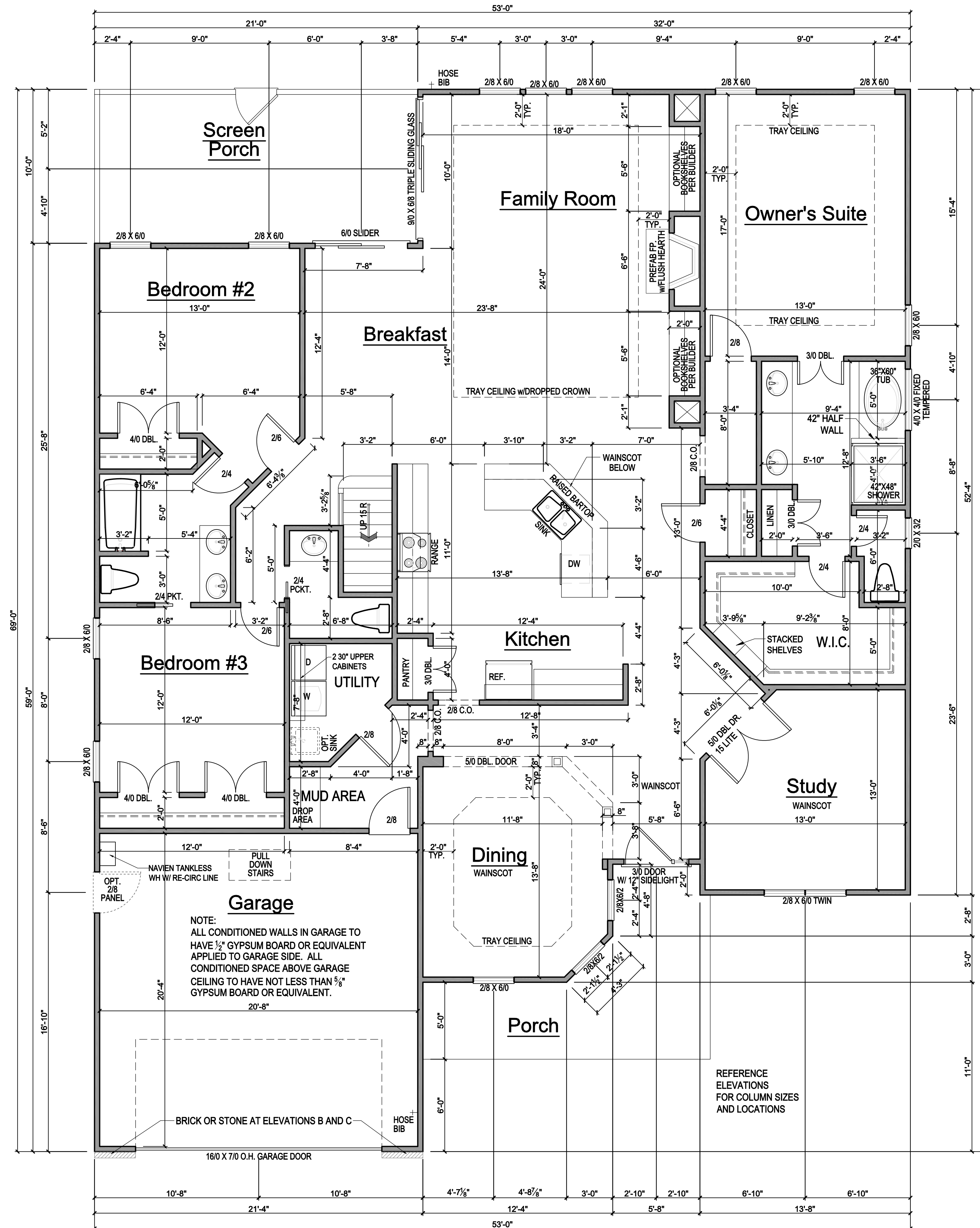
Title:

**FIRST
FLOOR
PLAN 'A2'**

Plan No.

3059

Sheet No.



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK
U.V.O.
ANGLED WALLS ARE DRAWN @ 45°
U.N.O.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS
SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST
ONE WINDOW WHICH CONFORMS TO
R-310 OF THE N.C. BUILDING CODE. IT
IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY CHOSEN
WINDOWS MEET EGRESS
REQUIREMENTS AS MANUFACTURERS
MAY VARY.

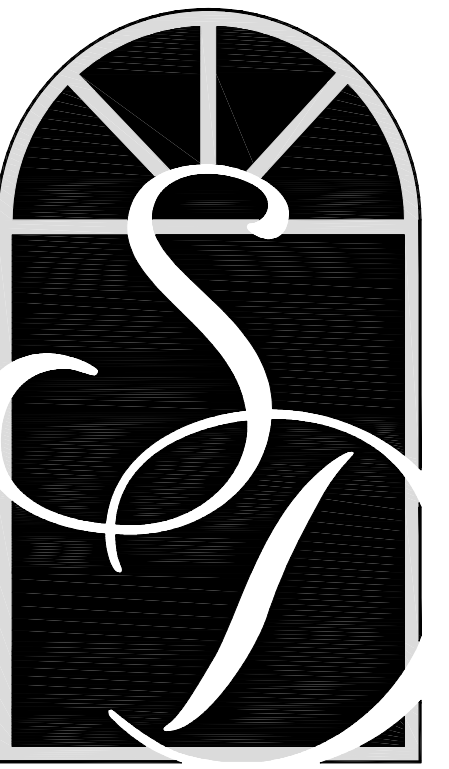
ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE
PROVIDED BY BUILDER AND LOCATED
ON SITE.

EGRESS:
WALL AND CEILING HEIGHT NOTES ARE
BASED ON NOMINAL WALL SIZE. KNEE
WALL HEIGHT LABELS FOR WALLS
UNDER RAFTERS ASSUME AN EXTRA 2"
FOR FURRING (IN HEATED SPACES)
FOR INSULATION. THE WALL HEIGHT
REFERS TO THE HEIGHT FROM THE
FLOOR DECKING TO THE BOTTOM OF
THE FURRING.

SQUARE FOOTAGE CHART

| | HEATED AREA | UNHEATED AREA | |
|--|------------------|-----------------------------------|-----------------|
| FIRST FLOOR | 2536 S.F. | FRONT PORCH | 145 S.F. |
| SECOND FLOOR | 523 S.F. | REAR COVERED PORCH | 210 S.F. |
| | | GARAGE | 438 S.F. |
| TOTAL HEATED SQ. FOOTAGE | 3059 S.F. | TOTAL UNHEATED SQ. FOOTAGE | 793 S.F. |
| GROSS HEATED AND UNHEATED SQ. FOOTAGE | | 3852 S.F. | |

1 FIRST FLOOR PLAN 'A2'
SCALE: 1/4" = 1'-0"



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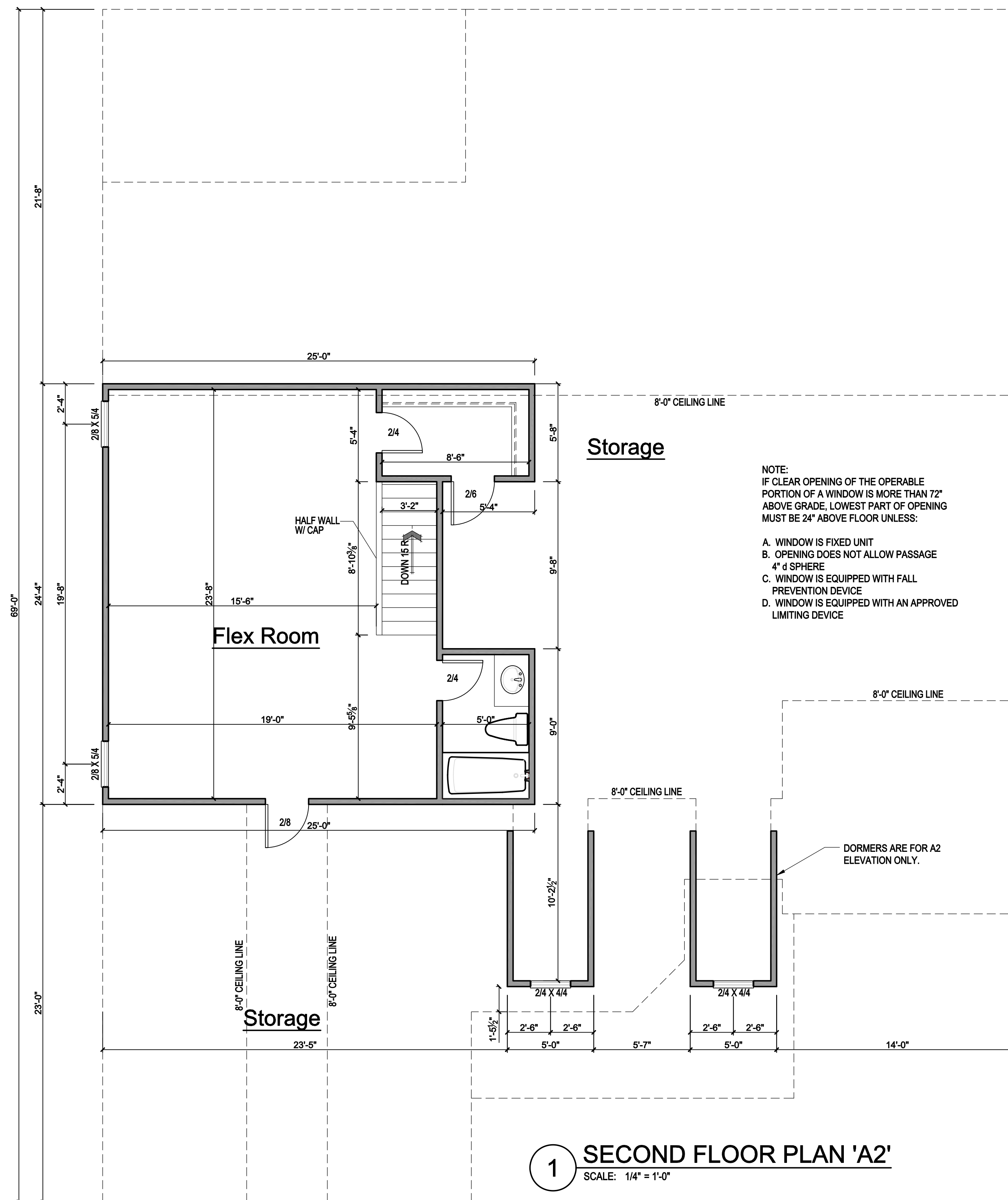
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**SECOND
FLOOR
PLAN 'A2'**

Plan No.

3059

Sheet No.



1 SECOND FLOOR PLAN 'A2'
SCALE: 1/4" = 1'-0"

GENERAL NOTES

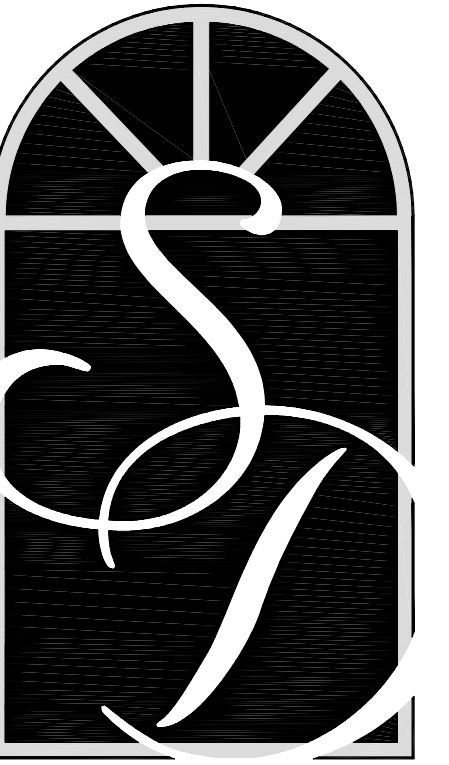
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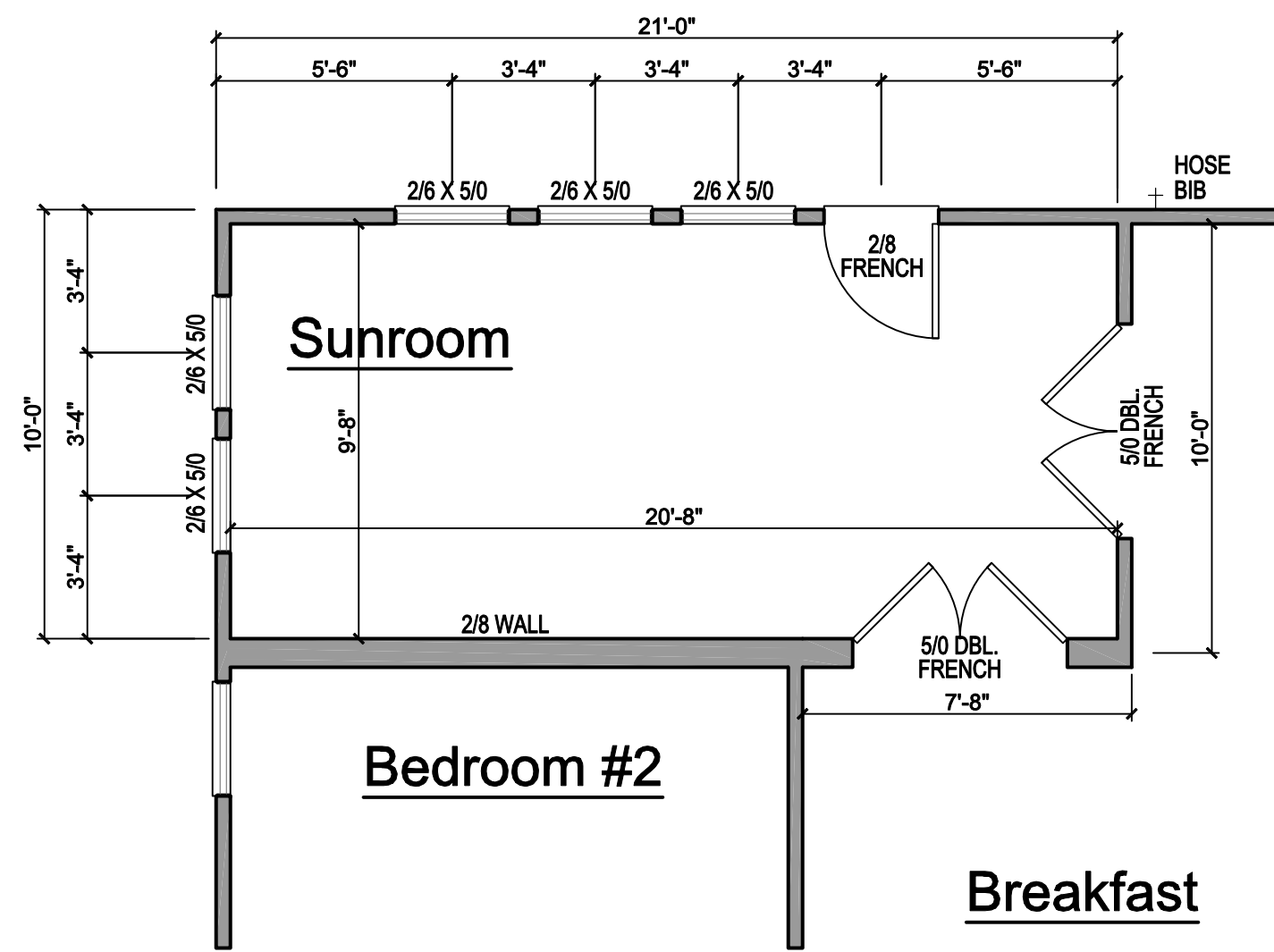
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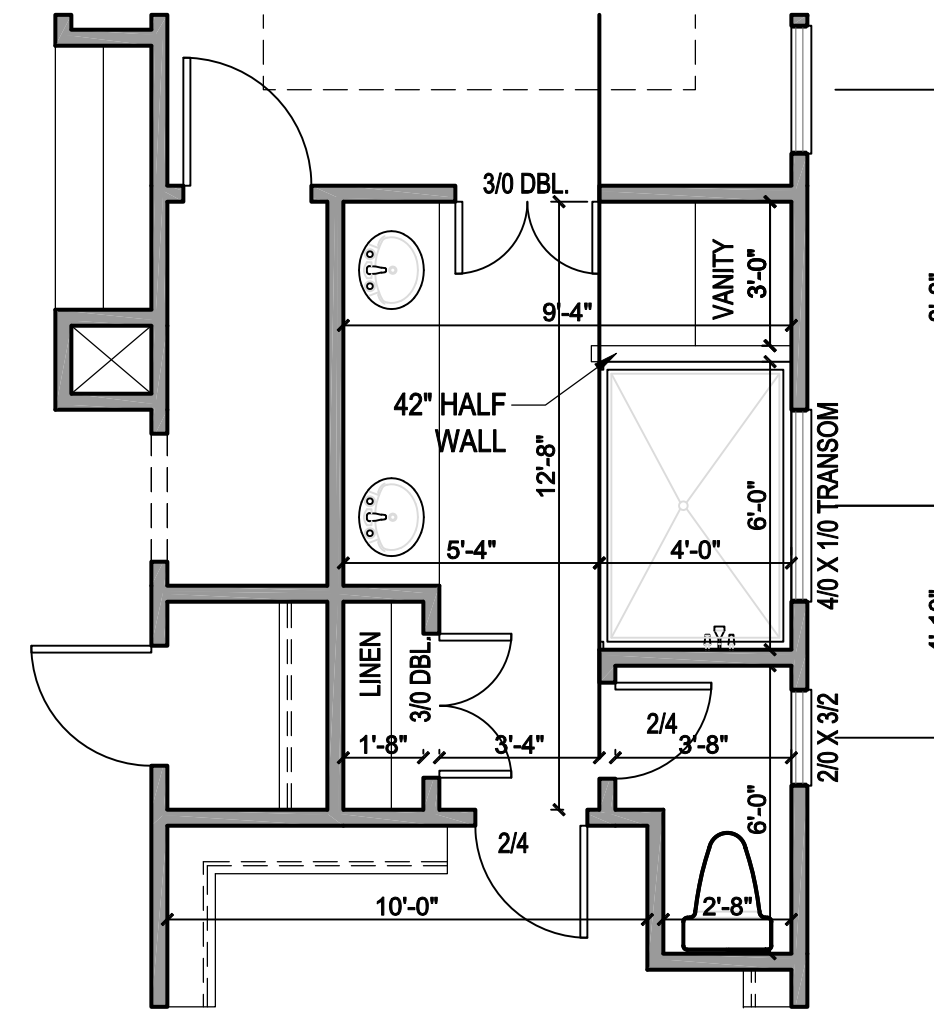


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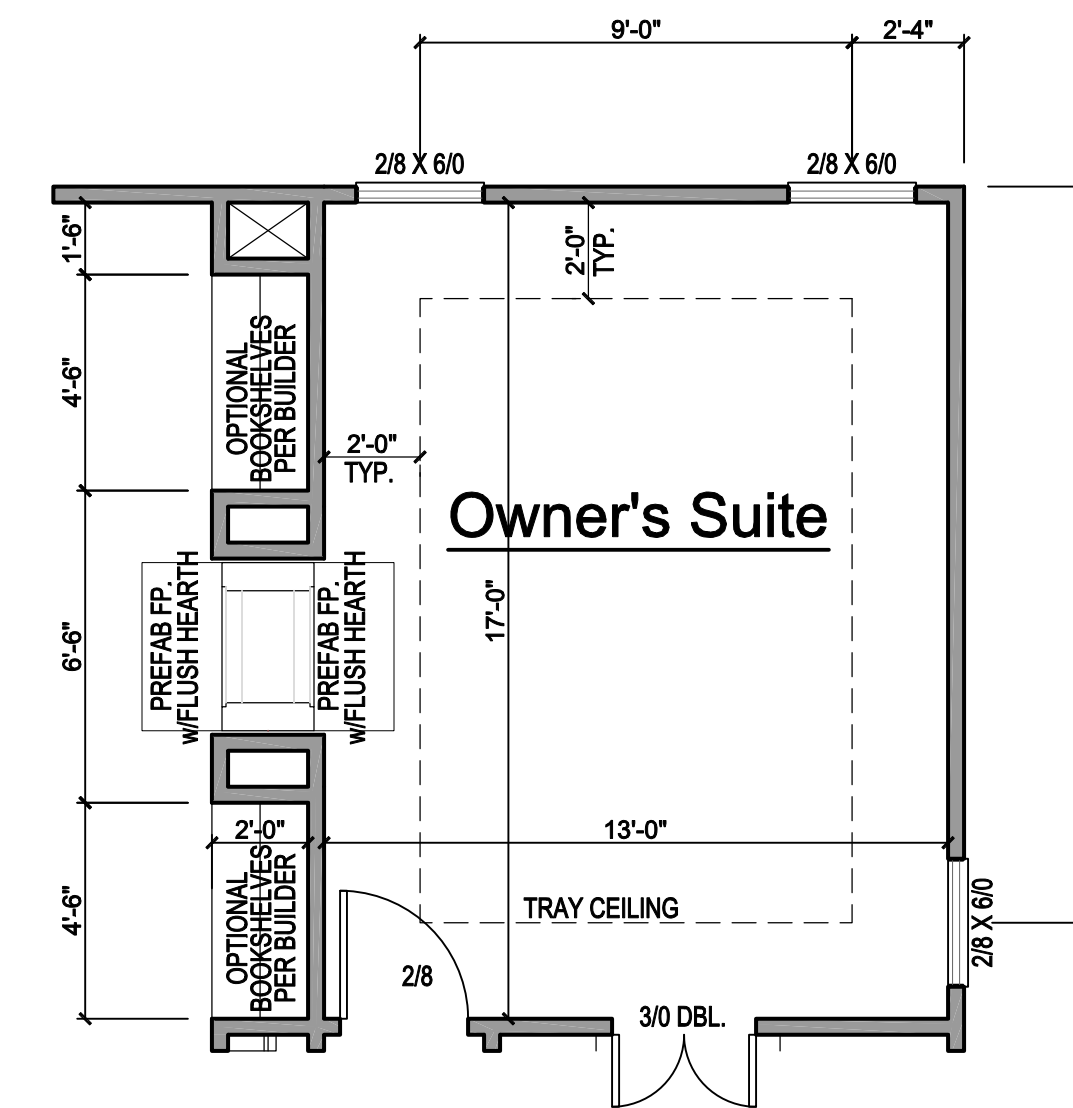
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1 FIRST FLOOR PLAN - OPT. SUNROOM
SCALE: 1/2" = 1'-0"



2 OPTIONAL MASTER BATH
SCALE: 1/4" = 1'-0"




3 OPTIONAL DBL. SIDED FIREPLACE
SCALE: 1/2" = 1'-0"

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




























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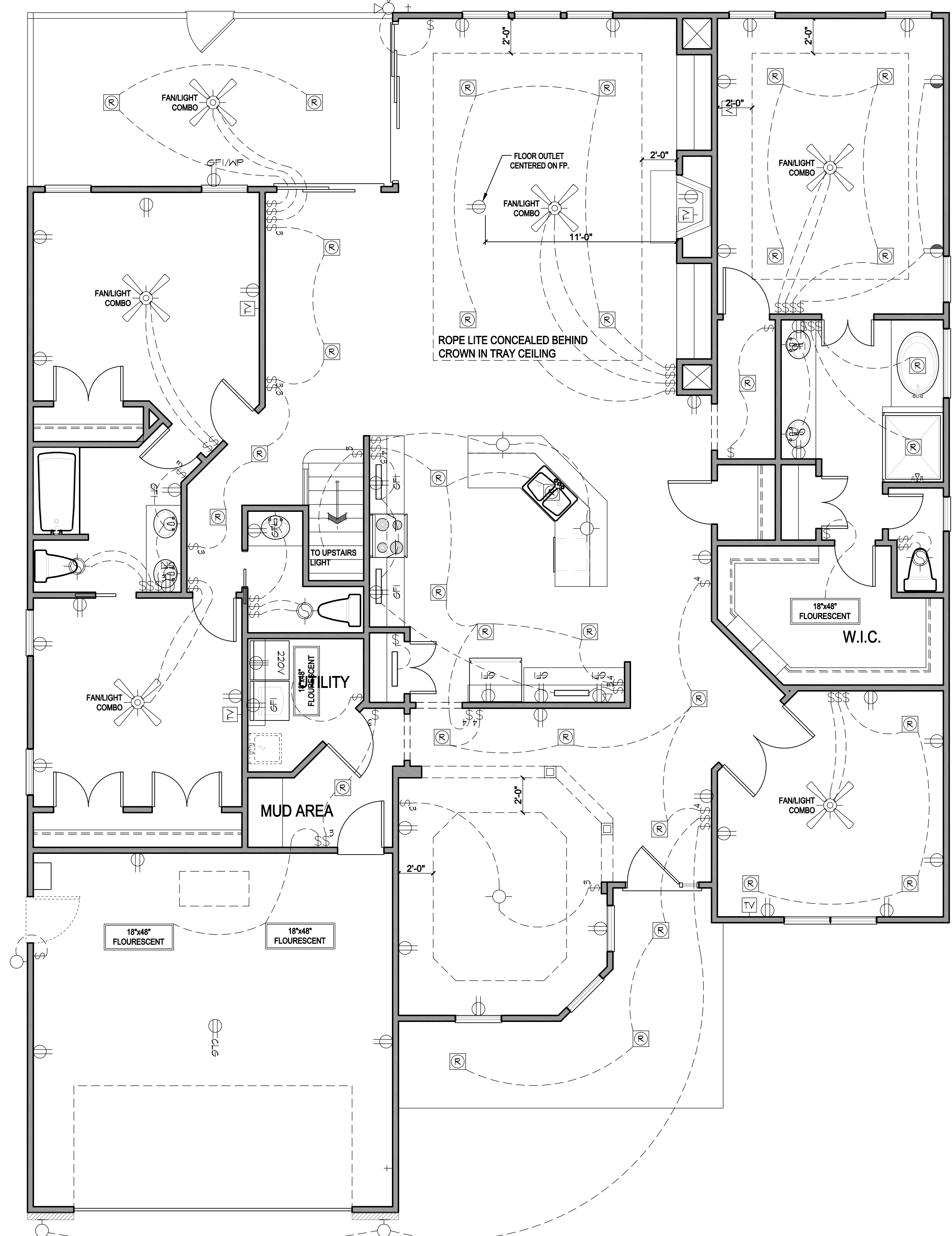
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**FLOOR
PLAN
OPTIONS**

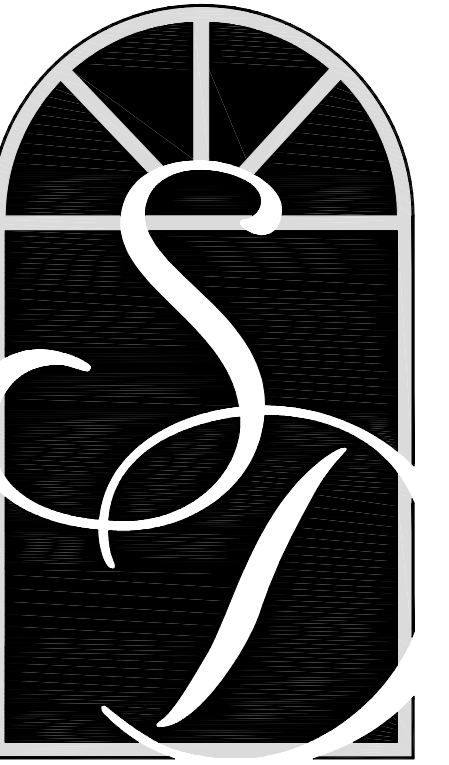
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ELECTRICAL KEY

-  DUPLEX OUTLET
-  SPLIT SWITCHED OUTLET
-  FLOOR OUTLET
-  QUADPLEX OUTLET
-  GROUND FAULT OUTLET
-  WEATHER PROOF OUTLET
-  220v OUTLET
-  EXHAUST FAN
-  EXHAUST FAN / LIGHT
-  EXHAUST FAN / HEAT LIGHT
-  RECESSED CAN LIGHT
-  EYEBALL LIGHT
-  VAPOR PROTECTED LIGHT
-  CEILING LIGHT
-  HANGING CEILING LIGHT
-  WALL LIGHT
-  WALL SCONCE LIGHT
-  SINGLE SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  CABLE T.V. JACK
-  BUTTON
-  PHONE JACK
-  DIRECT WIRE
-  SECURITY SYSTEM PHONE JACK
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  ELECTRICAL PANEL
-  DISCONNECT SWITCH
-  ELECTRIC METER
-  1 BULB FLUORESCENT
-  2 BULB FLUORESCENT
-  VANITY LIGHTS
-  FLOOD LIGHT
-  CHIMES
-  CEILING FAN
-  CEILING FAN W/ LIGHT



1 FIRST FLOOR PLAN 'A2'
SCALE: 1/4" = 1'-0"



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





































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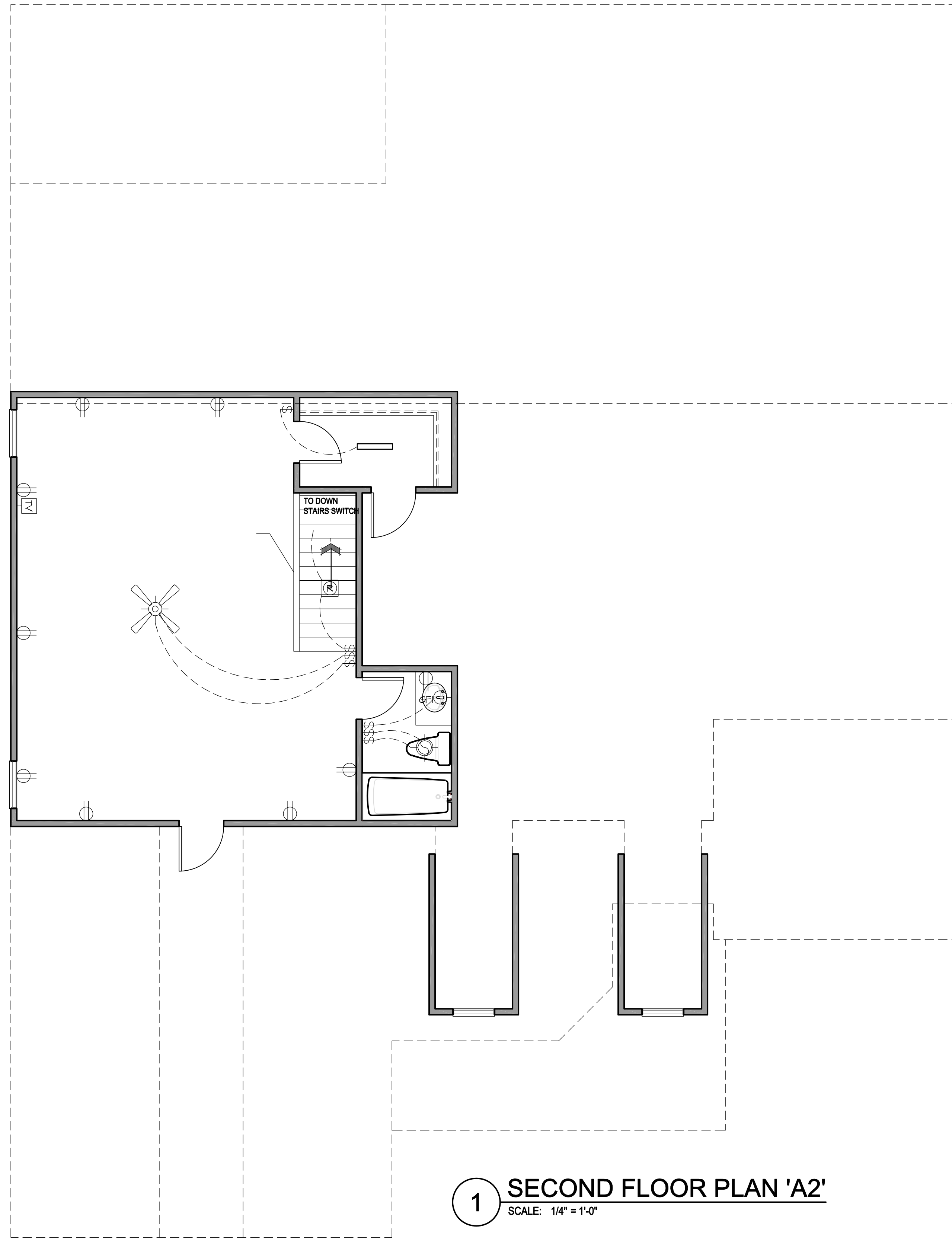
Title:

FIRST FLOOR ELECTRICAL

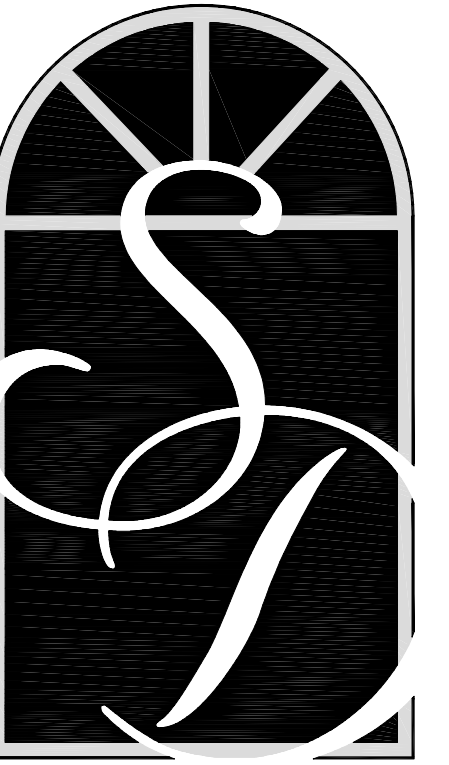
Plan No.
3059

ELECTRICAL KEY

-  DUPLEX OUTLET
-  SPLIT SWITCHED OUTLET
-  FLOOR OUTLET
-  QUADPLEX OUTLET
-  GROUND FAULT OUTLET
-  WEATHER PROOF OUTLET
-  220v OUTLET
-  EXHAUST FAN
-  EXHAUST FAN / LIGHT
-  EXHAUST FAN / HEAT LIGHT
-  RECESSED CAN LIGHT
-  EYEBALL LIGHT
-  VAPOR PROTECTED LIGHT
-  CEILING LIGHT
-  HANGING CEILING LIGHT
-  WALL LIGHT
-  WALL SCONCE LIGHT
-  SINGLE SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  CABLE T.V. JACK
-  BUTTON
-  PHONE JACK
-  DIRECT WIRE
-  SECURITY SYSTEM PHONE JACK
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  ELECTRICAL PANEL
-  DISCONNECT SWITCH
-  ELECTRIC METER
-  1 BULB FLUORESCENT
-  2 BULB FLUORESCENT
-  VANITY LIGHTS
-  FLOOD LIGHT
-  CHIMES
-  CEILING FAN
-  CEILING FAN W/ LIGHT



1 SECOND FLOOR PLAN 'A2'
SCALE: 1/4" = 1'-0"



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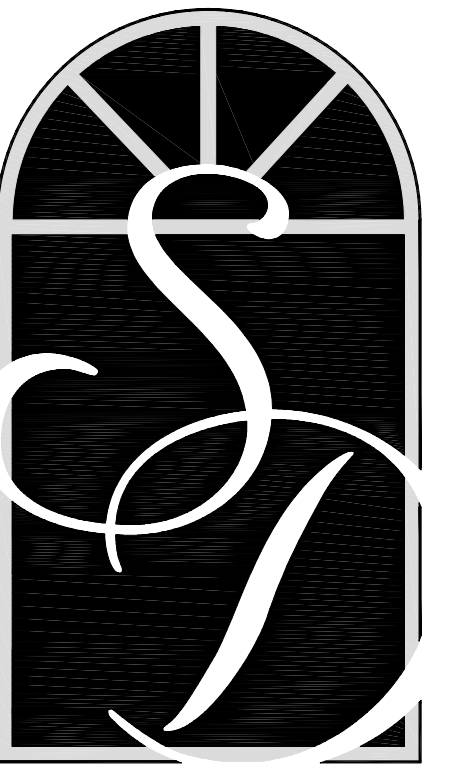


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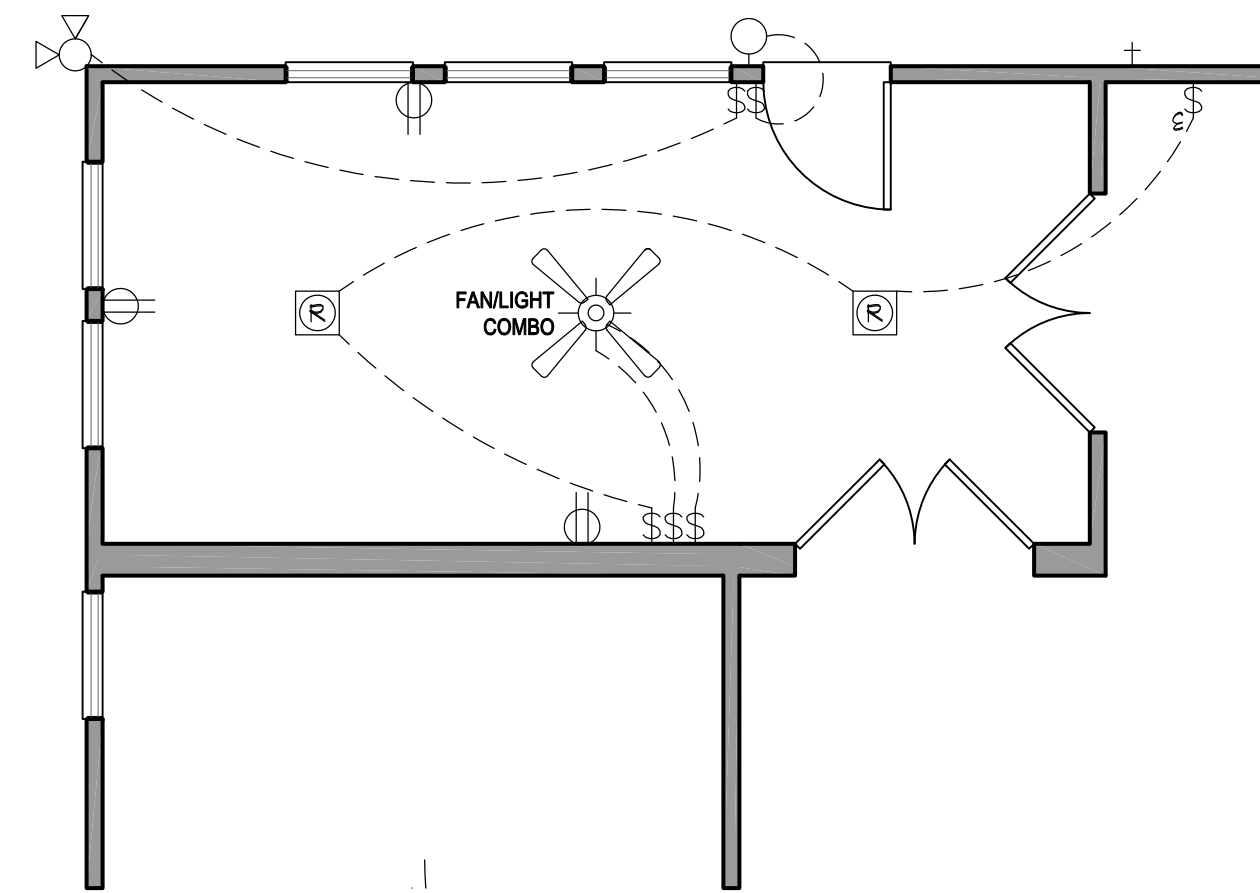
**SECOND
FLOOR
ELECTRICAL**

Plan No.
3059

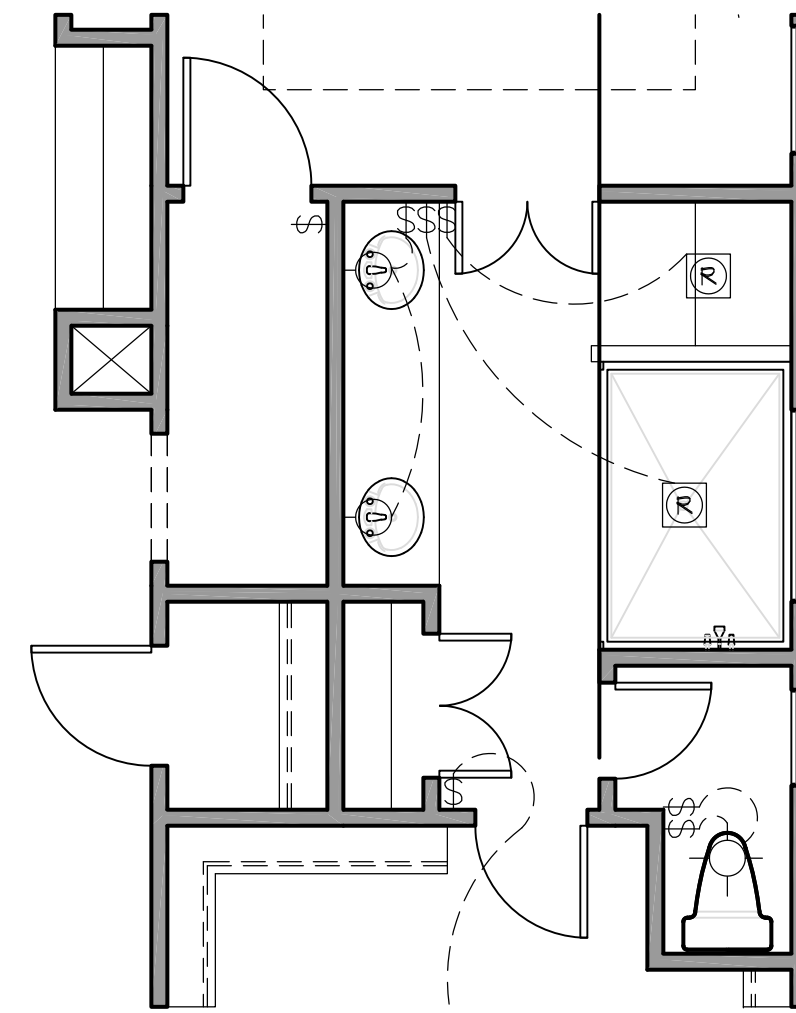


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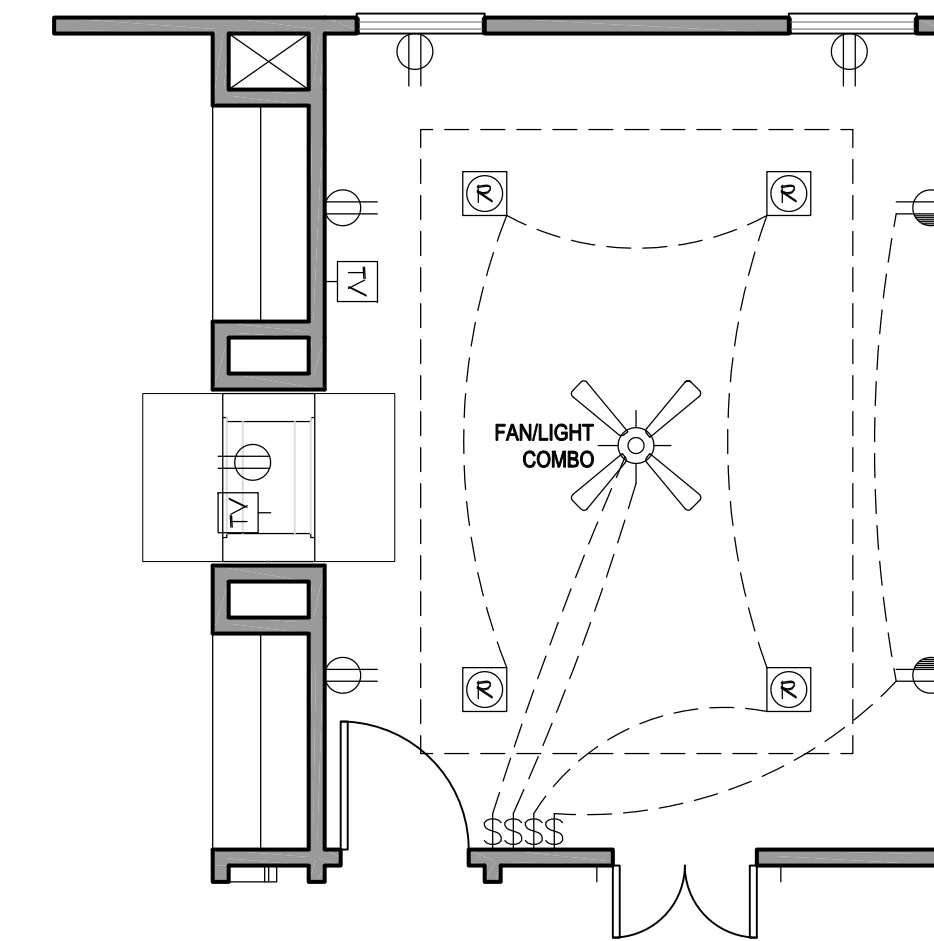
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1 **FIRST FLOOR PLAN - OPT. SUNROOM**
SCALE: 1/2" = 1'-0"



2 **OPTIONAL MASTER BATH**
SCALE: 1/4" = 1'-0"



3 **OPTIONAL DBL. SIDED FIREPLACE**

Drawn By: SDI

Checked By: SDI

03/30/2017

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Title: **FLOOR
PLAN
OPTIONS
ELECTRICAL**

Plan No.

3059

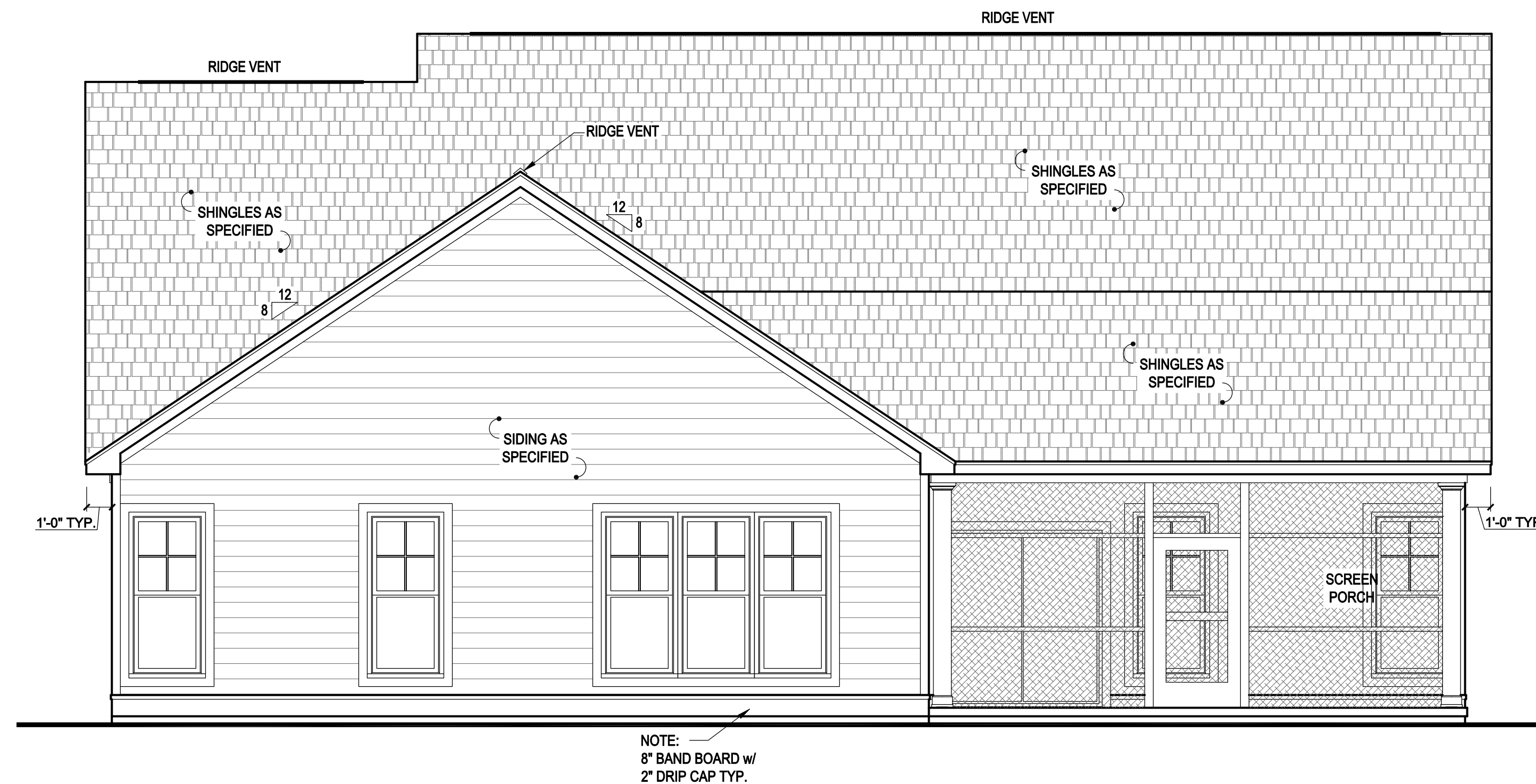
ATTIC VENTILATION

2536 SQ. FT. OF ATTIC / 150 = 16.91 SQ. FT. TOTAL NET FREE VENTILATING AREA

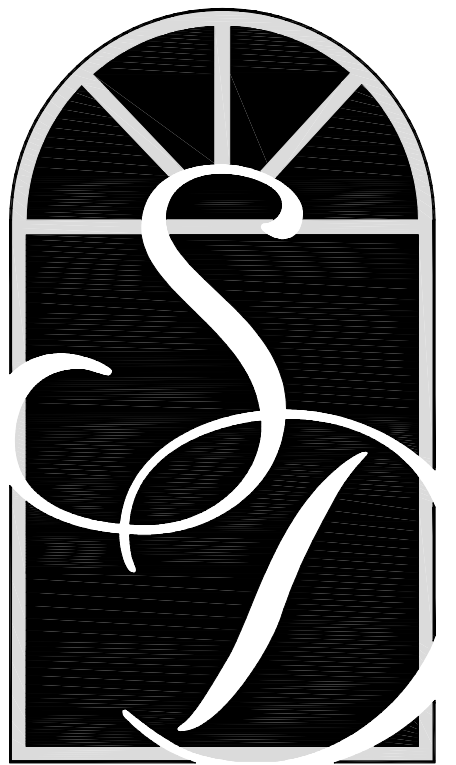
VENTILATION MAY BE REDUCED 50%, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.



1 FRONT ELEVATION 'A2'
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION 'A2'
SCALE: 1/4" = 1'-0"



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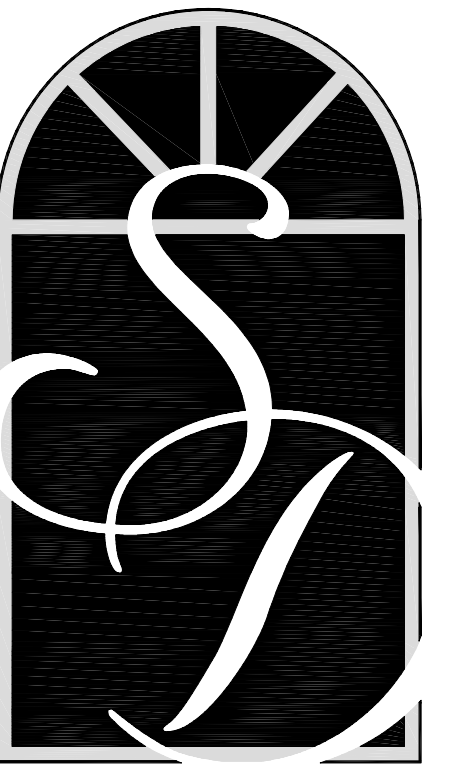
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Title:

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ELEVATION
PLAN 'A2'**

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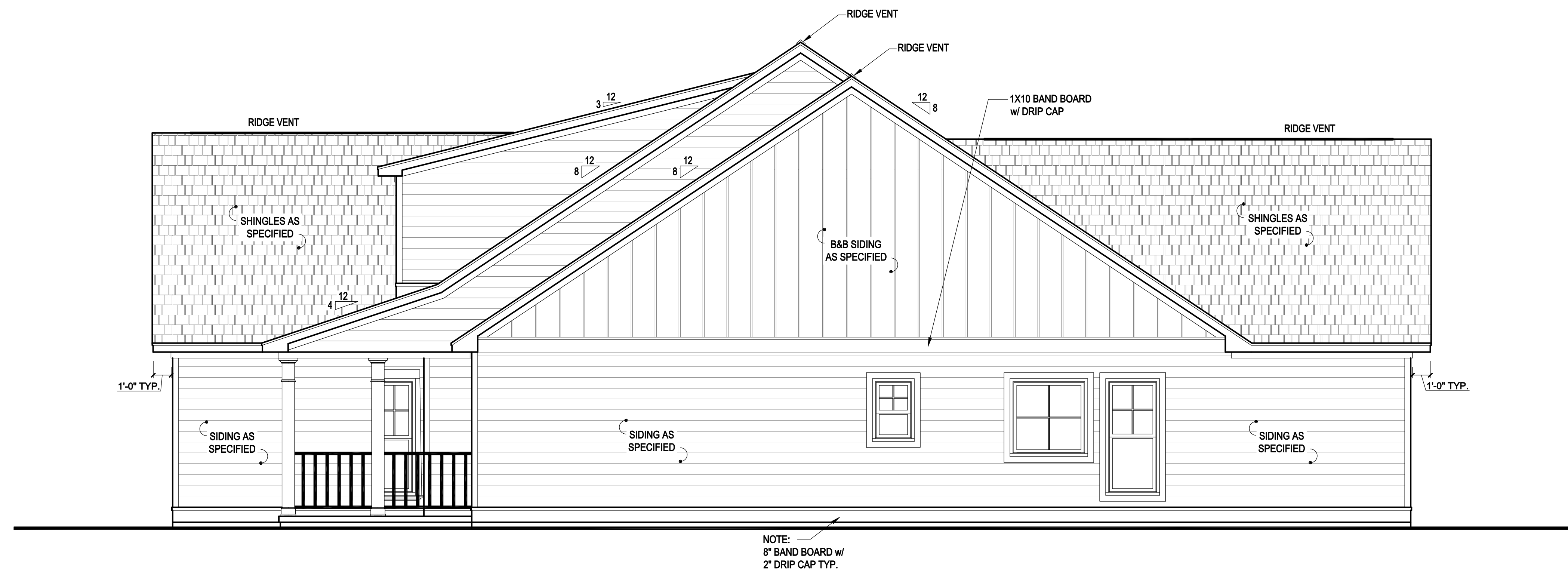
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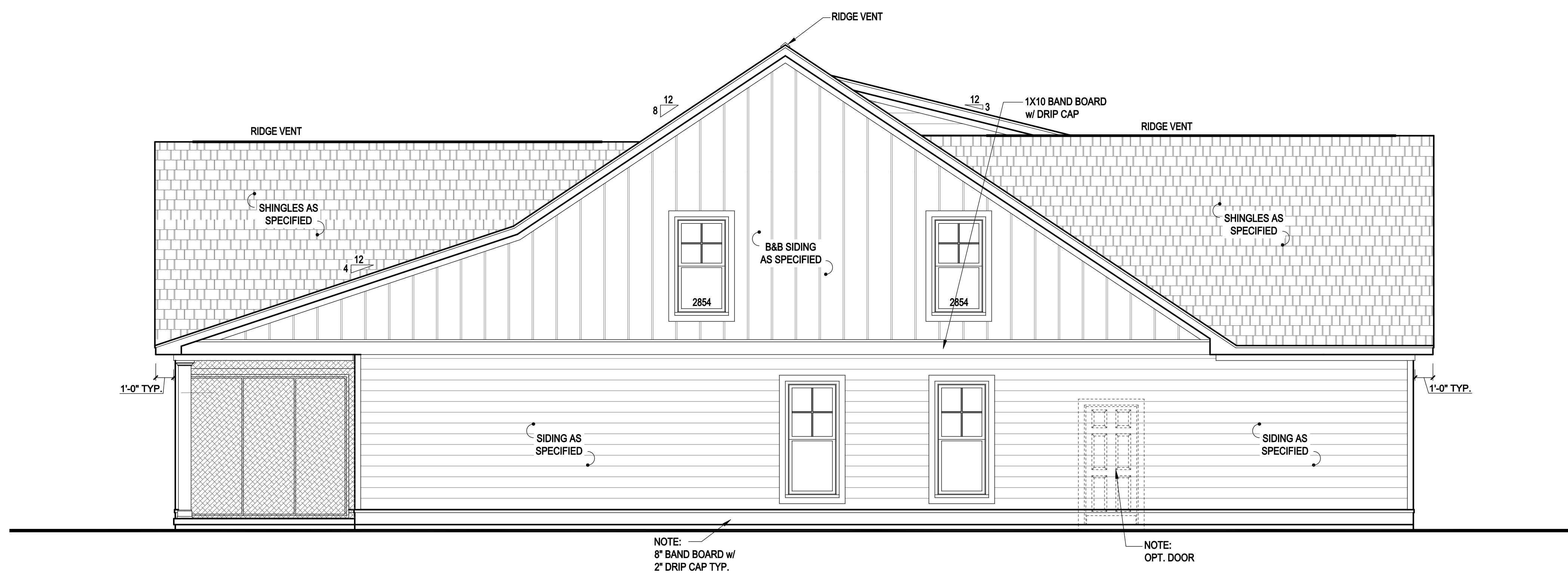
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1 RIGHT SIDE ELEVATION 'A2'
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION 'A2'
SCALE: 1/4" = 1'-0"

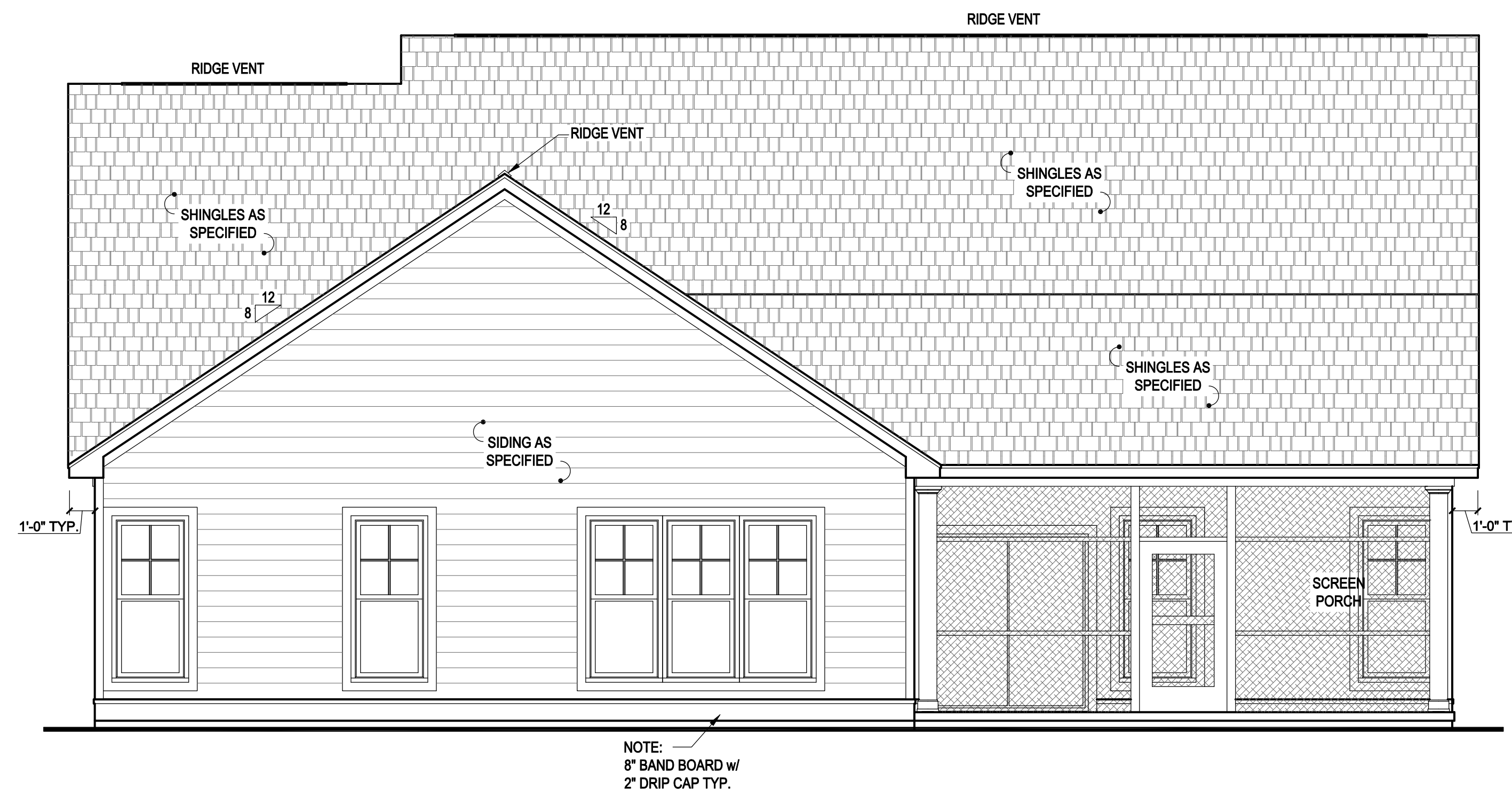
ATTIC VENTILATION

2536 SQ. FT. OF ATTIC / 150 = 16.91 SQ. FT.
TOTAL NET FREE VENTILATING AREA

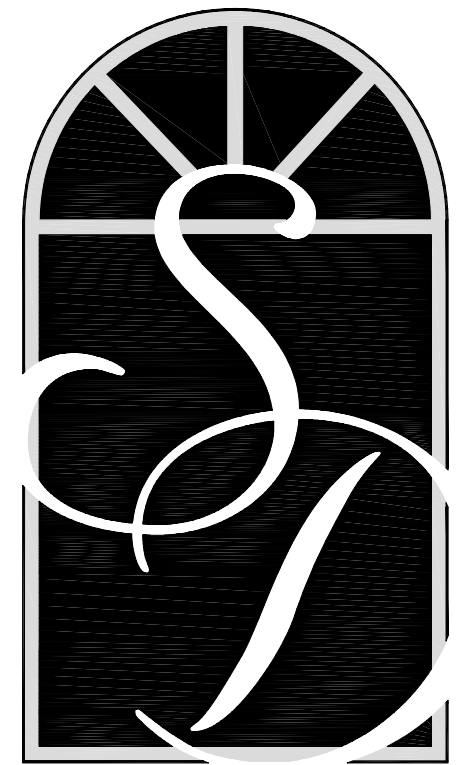
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1 FRONT ELEVATION 'B2'
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION 'B2'
SCALE: 1/4" = 1'-0"



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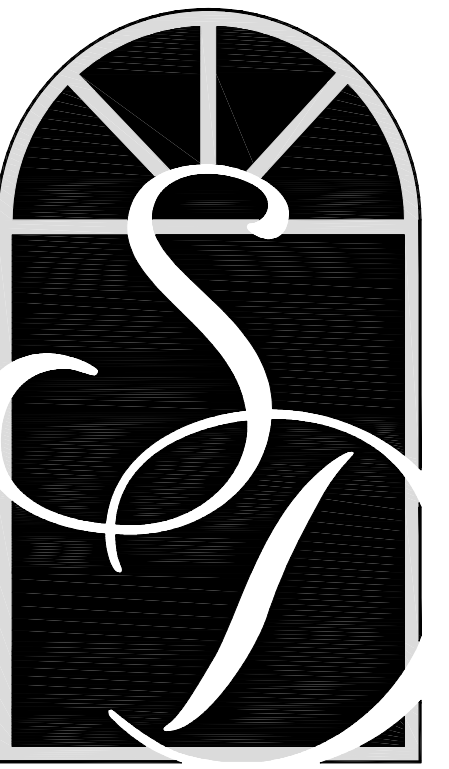
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Title:
FRONT & REAR ELEVATION PLAN 'B2'

Plan No.
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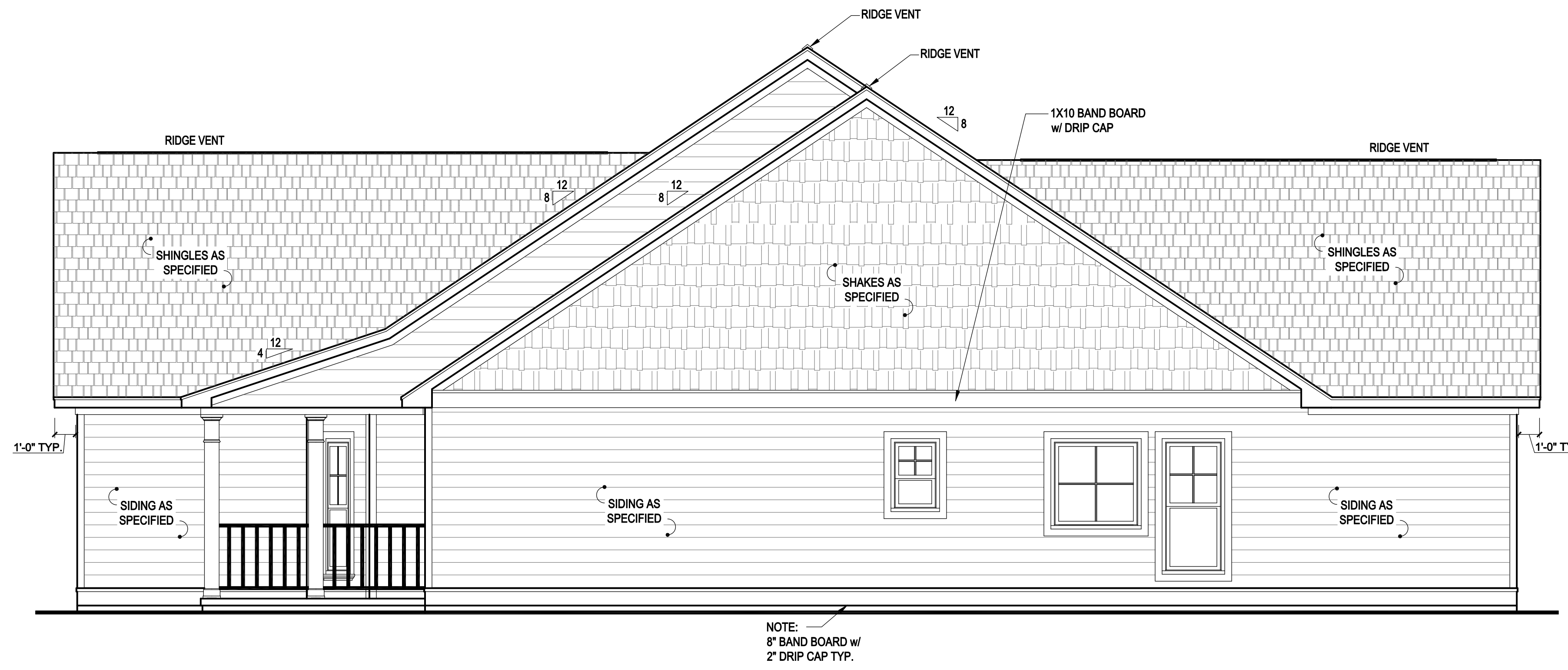
Title:

**SIDE
ELEVATIONS
PLAN 'B2'**

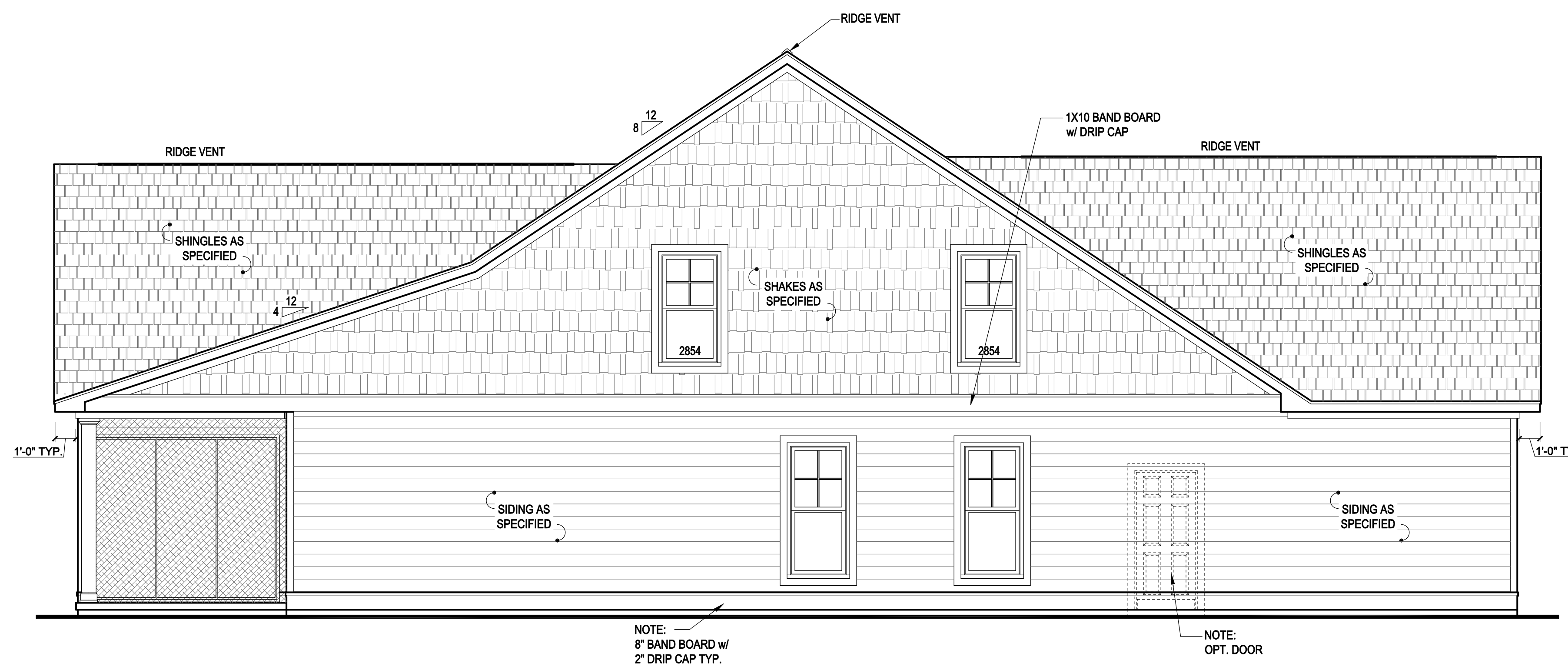
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Sheet No.



1 RIGHT SIDE ELEVATION 'B2'
SCALE: 1/4" = 1'-0"

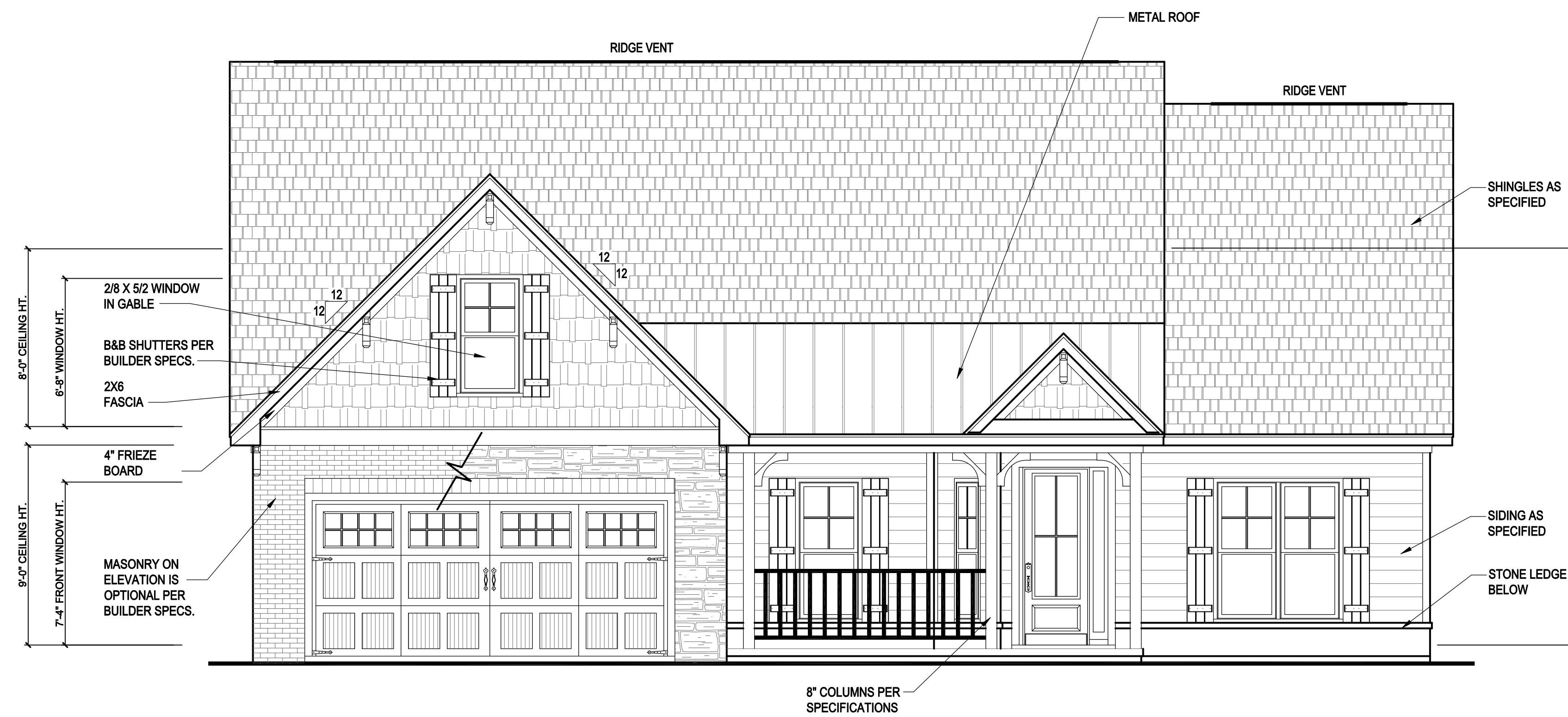


2 LEFT SIDE ELEVATION 'B2'
SCALE: 1/4" = 1'-0"

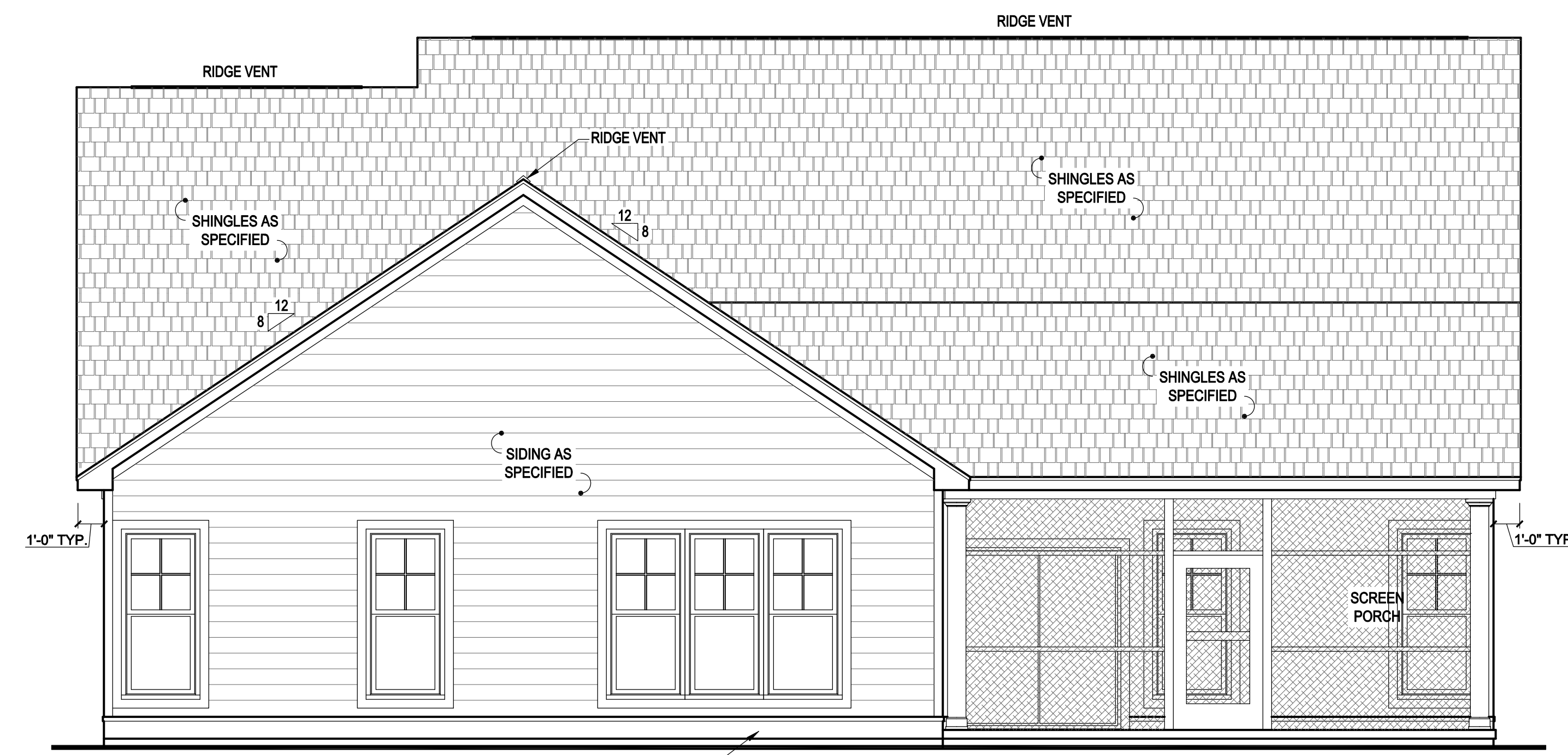
ATTIC VENTILATION

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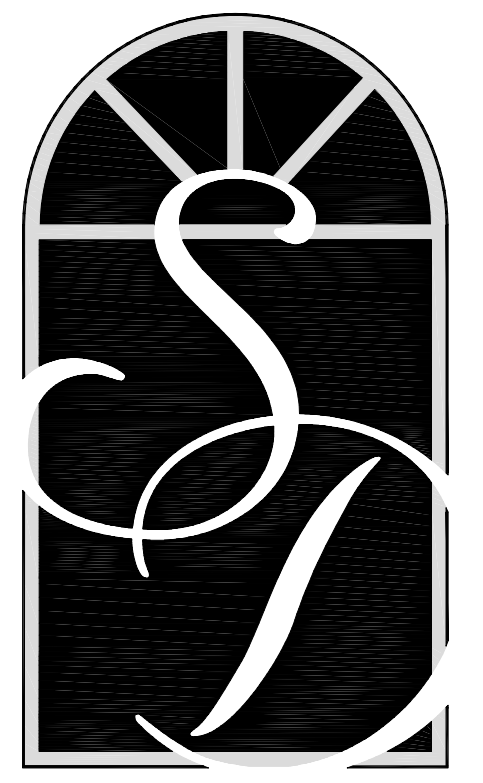


1 FRONT ELEVATION 'C2'
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION 'C2'
SCALE: 1/4" = 1'-0"

NOTE: 8" BAND BOARD w/ 2" DRIP CAP TYP.



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Date: 03/30/2017

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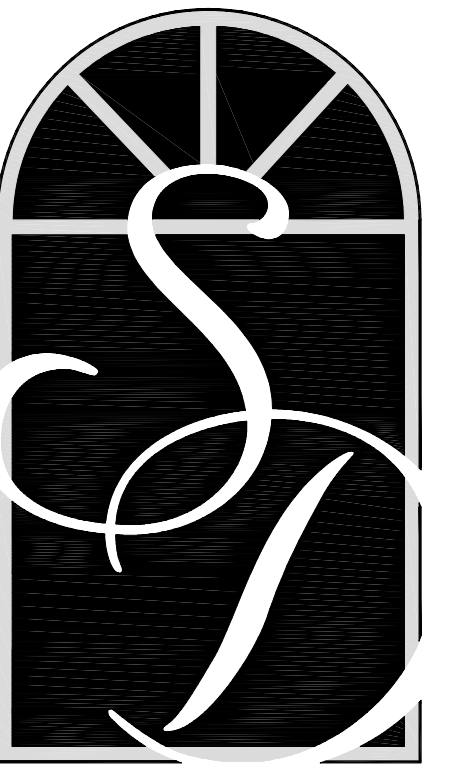
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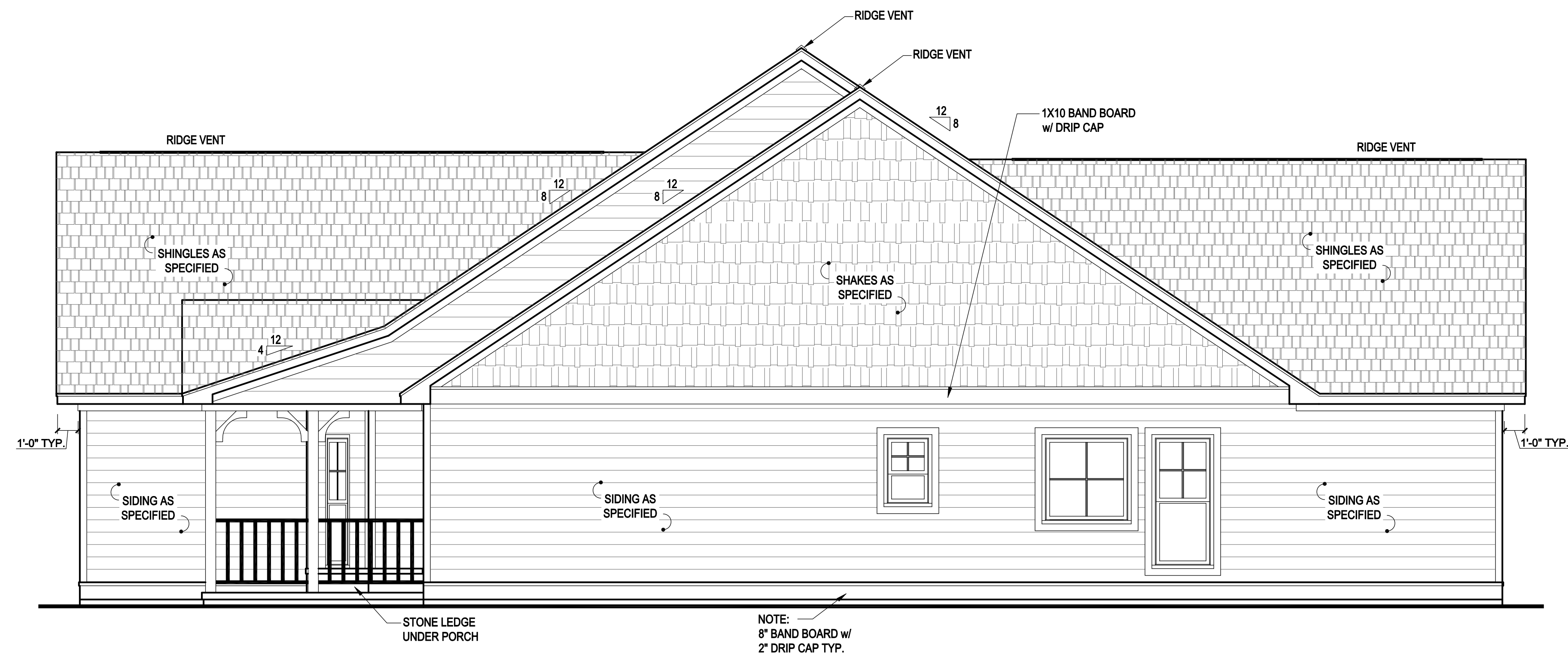
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Title:
FRONT & REAR ELEVATION PLAN 'C2'

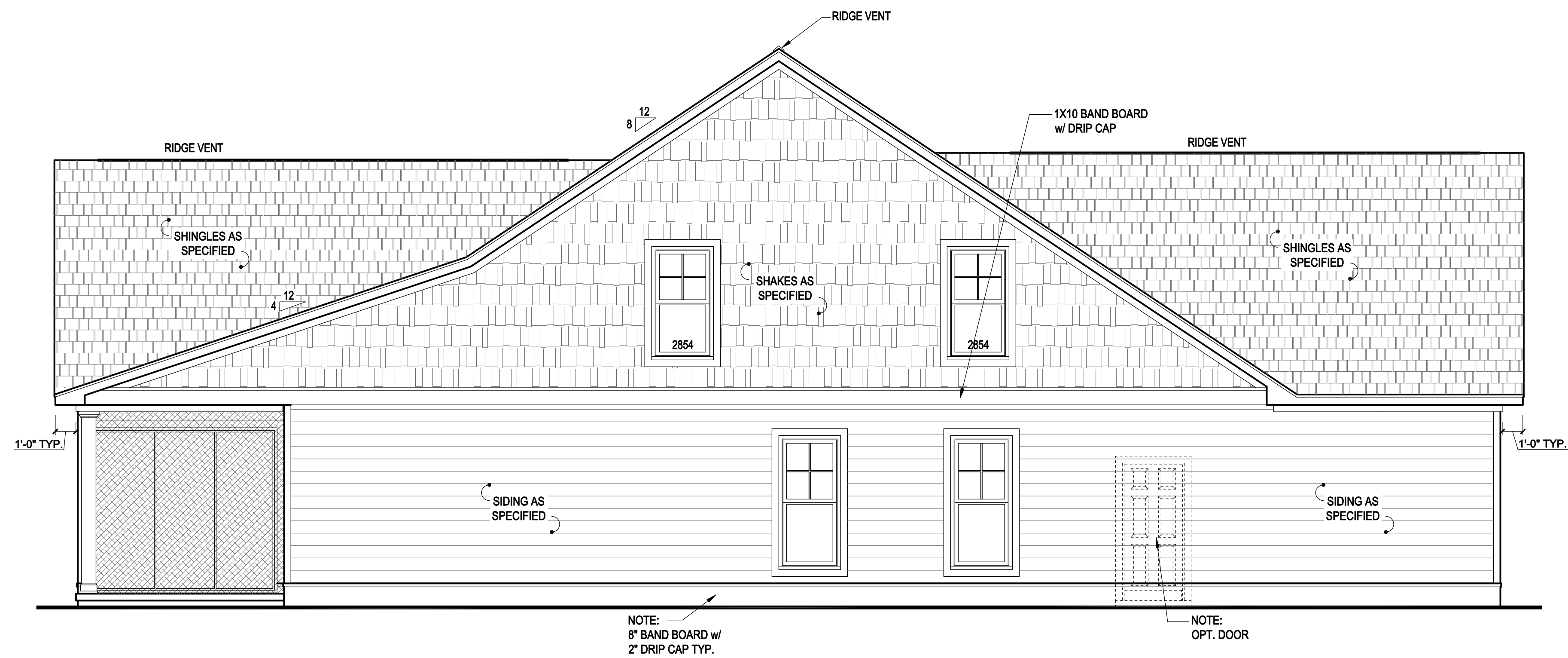
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1 RIGHT SIDE ELEVATION 'C2'
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION 'C2'
SCALE: 1/4" = 1'-0"


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Title:

**SIDE
ELEVATIONS
PLAN 'C2'**

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