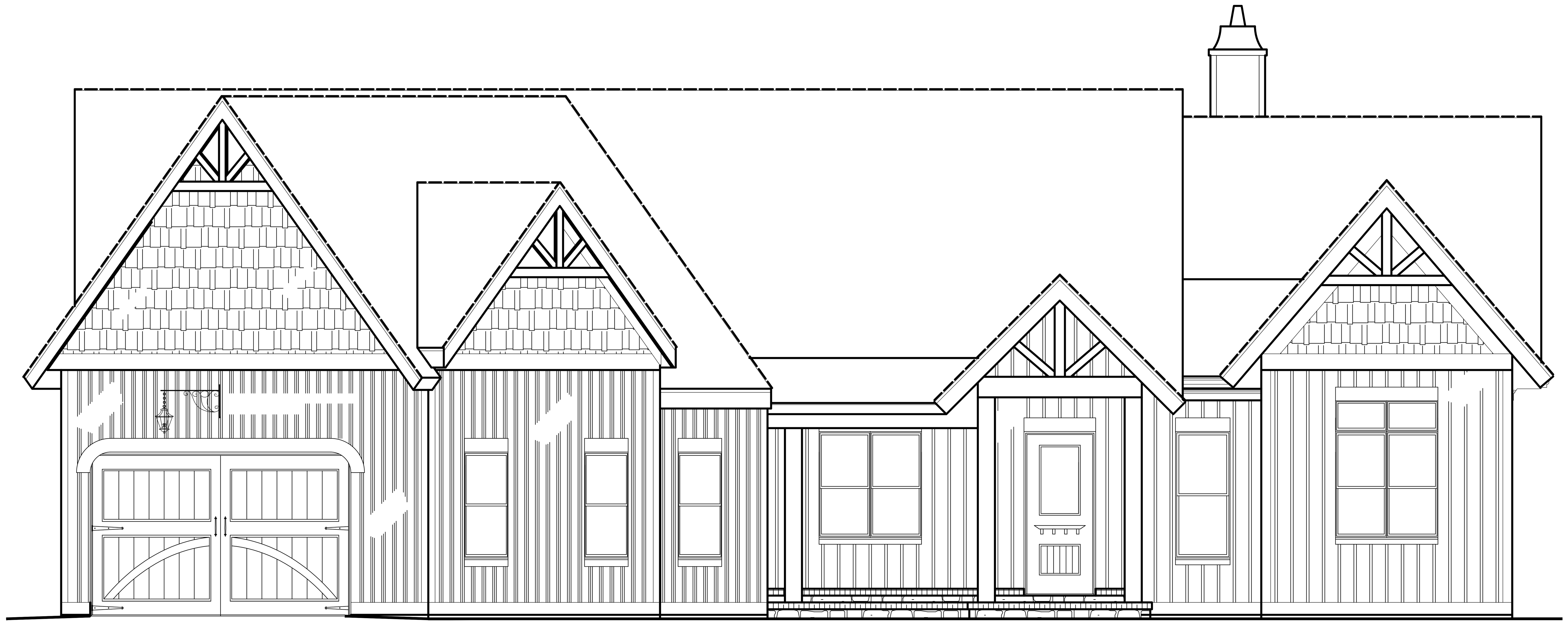
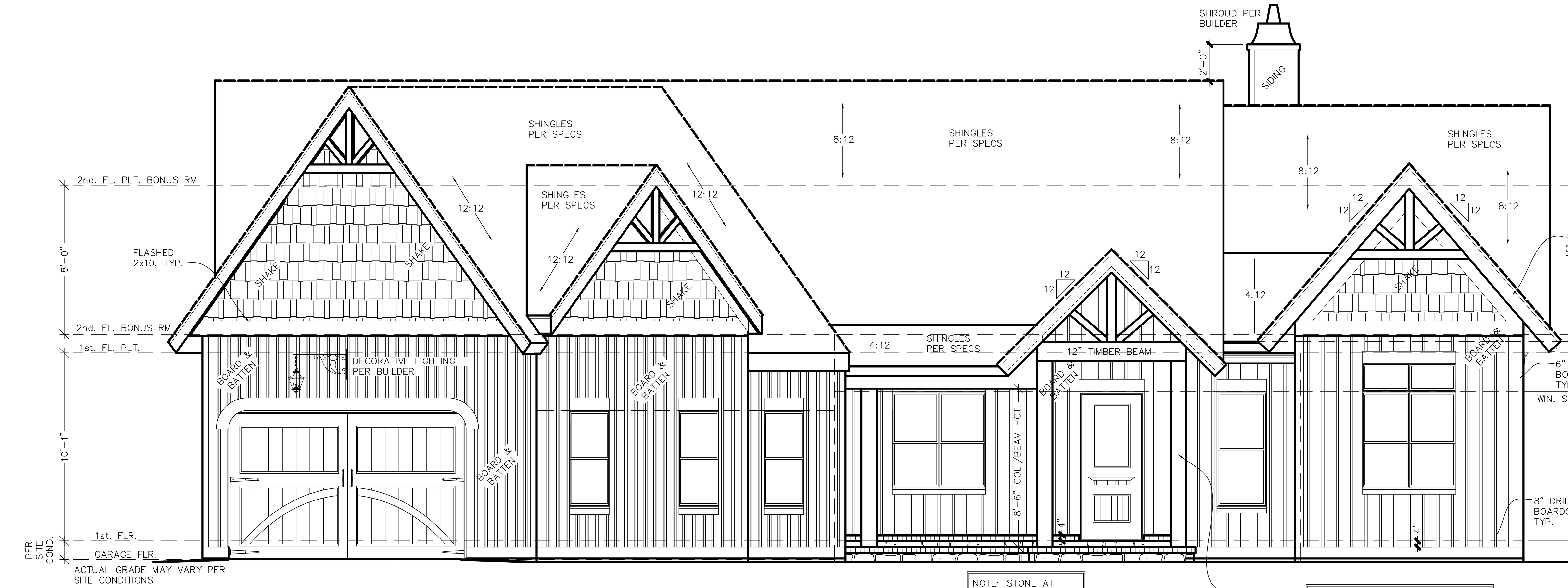
ARCHIVAL DESIGNS
BY
DAVID MARC LOFTUS
1245 BUFORD HWY STE 306 • SUWANEE • GA • 30024
770.831.6363 • ORDERS@ARCHIVALDESIGNS.COM



CLARITA HOUSE PLAN / PROJECT #44-220531B

THE SNYDER RESIDENCE

SHEET INDEX



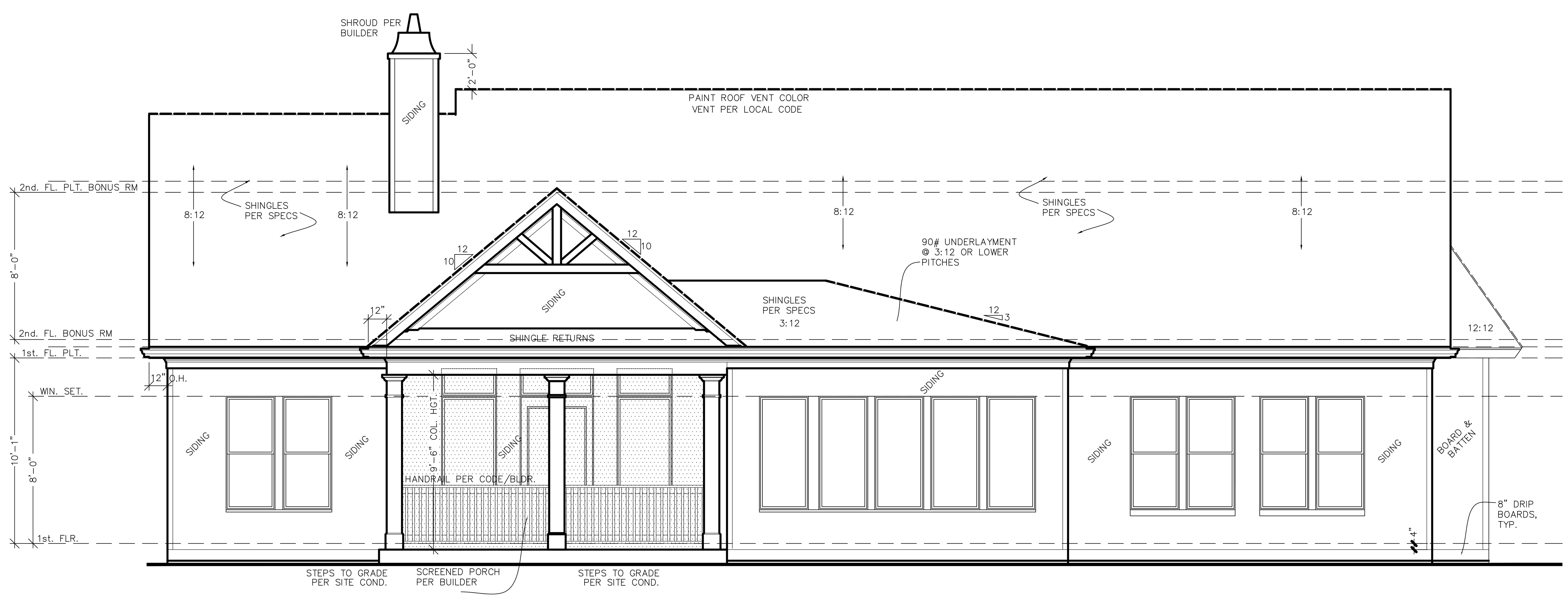
NOTE: STONE AT FRONT PORCH ONLY.

NOTE: BOARD AND BATTEN SIDING: (9" BOARD, 1½" BATTENS)

NOTE :
(1) 1x4 w/BB AT ALL DOORS/WINDOWS UNLESS OTHERWISE SPECIFIED.
(2) OPERABLE T&G SHUTTERS w/ MAPLE LEAF & WROUGHT IRON HARDWARE & SHUTTER DOGS (TYP.)

NOTE: PIPE ALL RAINWATER FROM DOWNSPOUTS INTO UNDERGROUND IRRIGATION STORAGE TANK PER BUILDER/OWNER

FRONT ELEVATION
1/A1.1 1/4" = 1'-0"



REAR ELEVATION
2/A1.1 1/4" = 1'-0"

LICENSED TO: RAY SNYDER

THE CLARITA

BY ARCHIVAL DESIGNS, INC.

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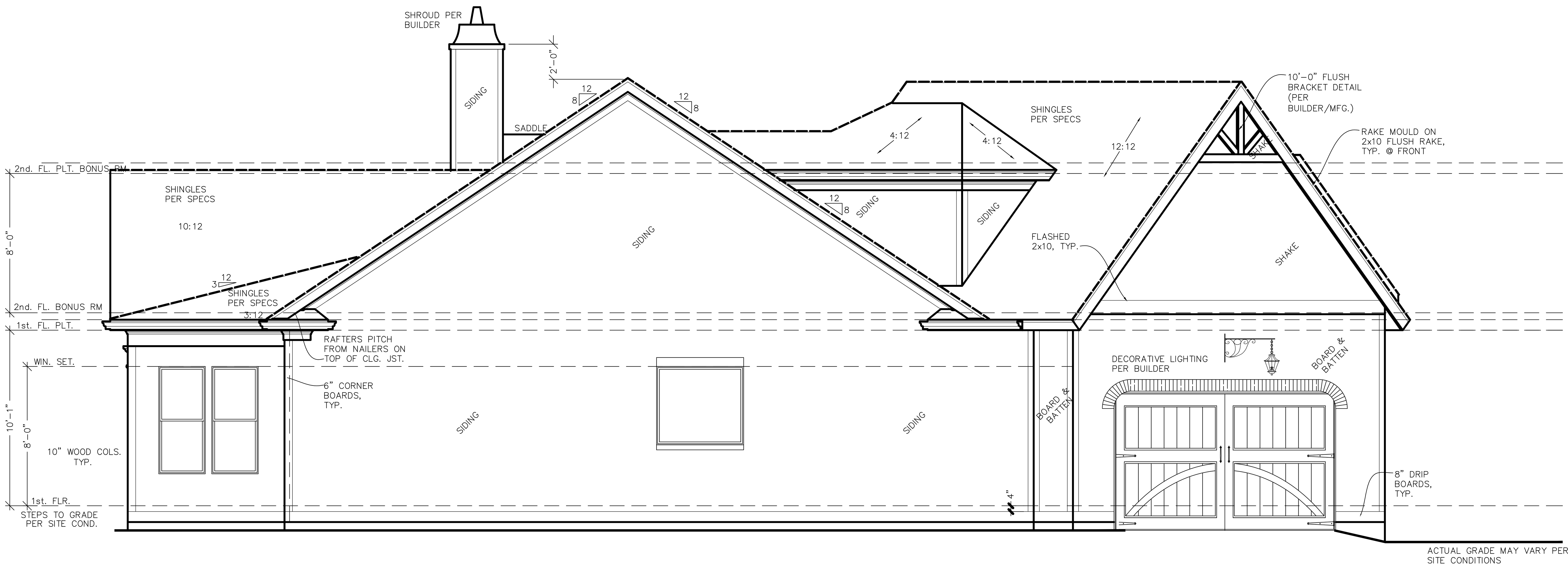
SQUARE FOOTAGE	
1ST FLOOR	2,786 SQ FT
HEATED TOTAL	2,786 SQ FT
GARAGE	578 SQ FT
REAR PORCH	167 SQ FT
FRONT PORCH	136 SQ FT

JOB NO.: 44-220531B

DATE: 08/24/2022

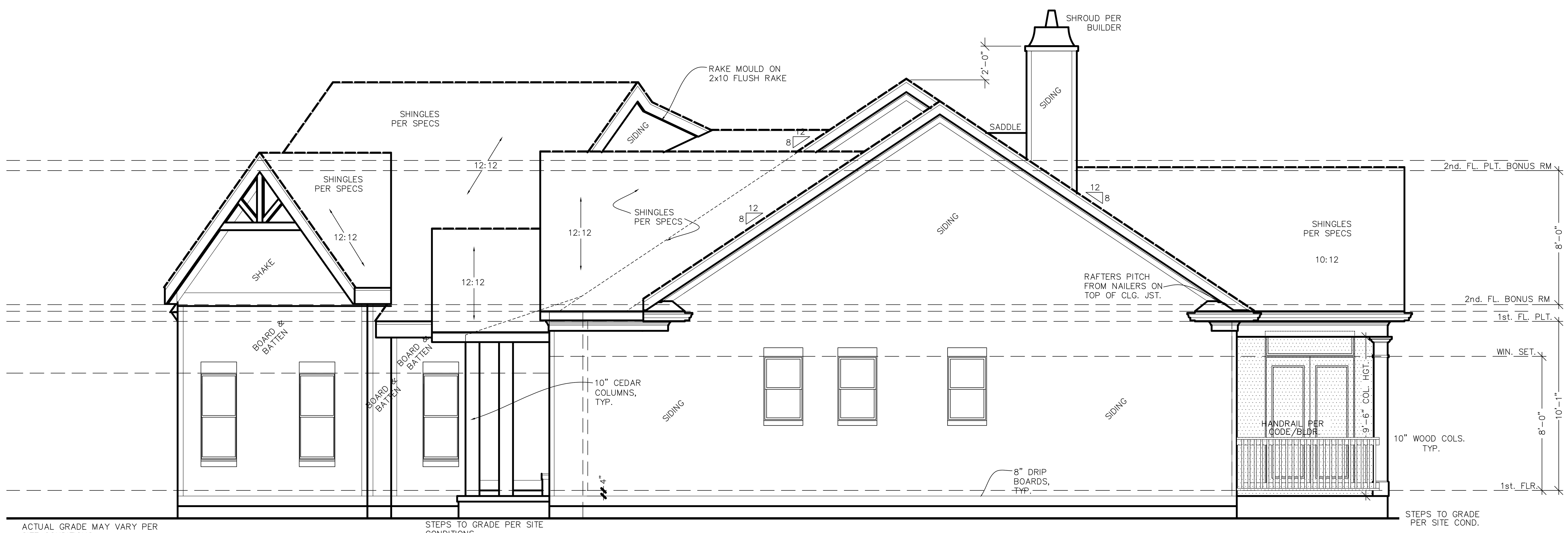
DRAWN BY: PWK

SHEET NO.: A1.1



LEFT ELEVATION

1/A1.2 1/4" = 1'-0"



RIGHT ELEVATION

2/A1.2 1/4" = 1'-0"

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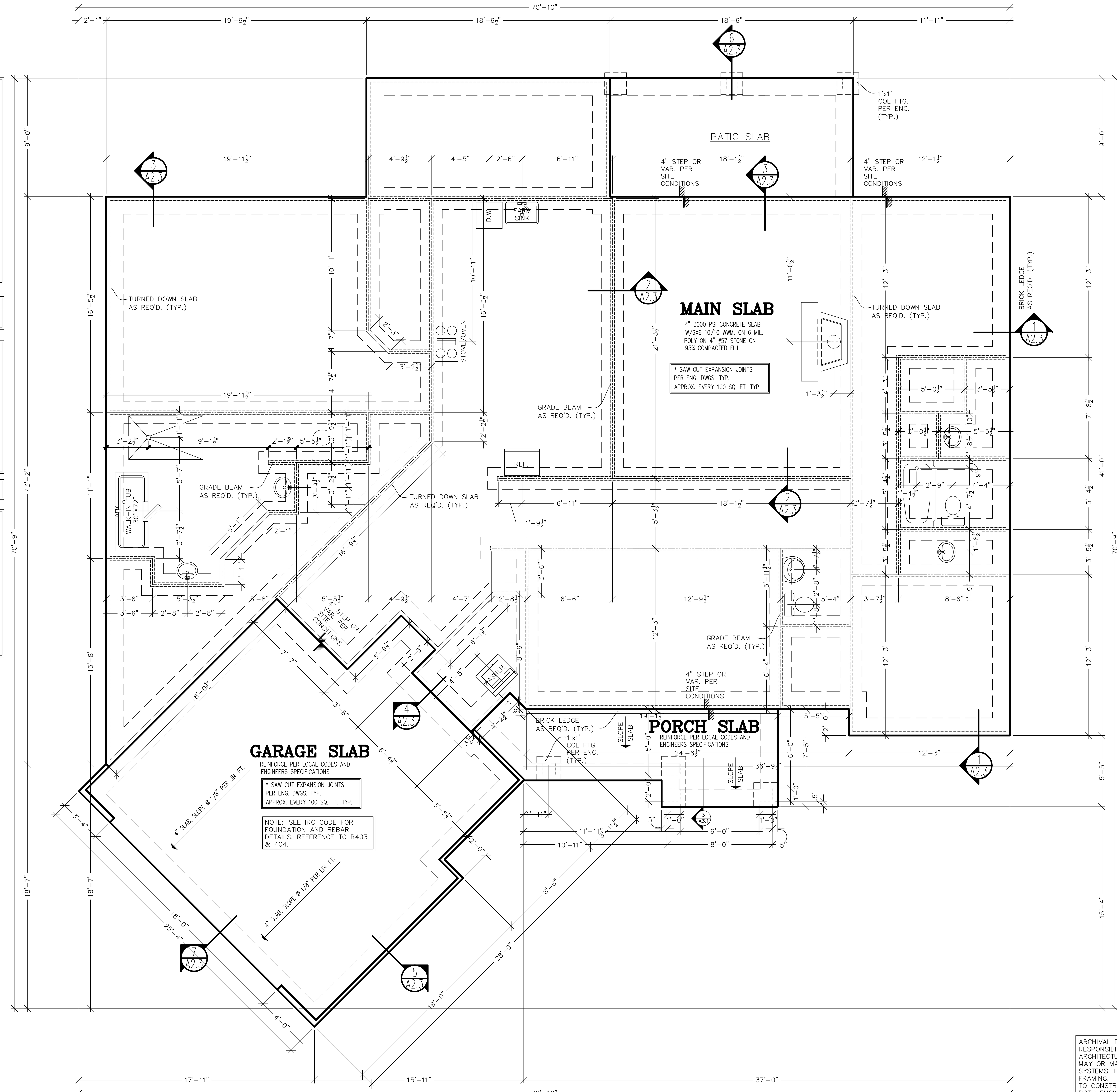

SLAB FND. PLAN

1/4" = 1'-0"

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NOTE: ANY MODIFICATIONS MADE TO THIS PLAN MAY RESULT IN SIGNIFICANT STRUCTURAL CHANGES.

NOTE:
SUB-FLOOR SHEATHING:
ADVANTECH ¾" T&G

IMPORTANT NOTE: THIS FOUNDATION PLAN HAS BEEN DESIGNED FOR UNIVERSAL CONDITIONS AND DOES NOT ADDRESS A SPECIFIC SITE. IT IS RECOMMENDED THAT SOIL SAMPLES BE TAKEN AT THE SITE BY A COMPETENT SOIL TESTING LABORATORY. FOUNDATION SHOULD BE MODIFIED BY A LOCAL STRUCTURAL ENGINEER FAMILIAR WITH LOCAL CONDITIONS TO COMPLY WITH THE FINDINGS AND RECOMMENDATIONS OF THE SOIL TESTING LAB.

NOTE: DOUBLE JOISTS UNDER ALL LOAD BEARING WALLS.

CONCRETE AND MASONRY FOUNDATION WALLS MUST EXTEND ABOVE THE FINISHED GRADE AT LEAST AS HIGH AS FOLLOWS:

- 6" WHEN SUPPORTING WOOD FRAME WALLS
- 4" WHERE THE CONSTRUCTION IS MASONRY VENEER OVER WOOD FRAME WALLS

LOT MUST BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION

NOTE:
SUB-FLOOR SHEATHING:
ADVANTECH ¾" T&G

WALL SHEATHING:
USE ½" OSB BOARD WITH M-2 EXTERIOR GLUE

IMPORTANT NOTE: THIS FOUNDATION PLAN HAS BEEN DESIGNED FOR UNIVERSAL CONDITIONS AND DOES NOT ADDRESS A SPECIFIC SITE. IT IS RECOMMENDED THAT SOIL SAMPLES BE TAKEN AT THE SITE BY A COMPETENT SOIL TESTING LABORATORY. FOUNDATION SHOULD BE MODIFIED BY A LOCAL STRUCTURAL ENGINEER FAMILIAR WITH LOCAL CONDITIONS TO COMPLY WITH THE FINDINGS AND RECOMMENDATIONS OF THE SOIL TESTING LAB.

NOTE: DOUBLE JOISTS UNDER ALL LOAD BEARING WALLS.

SITE PREPARATION NOTES:

1. REMOVE TOP SOIL (8" TO 12") AND DELETERIOUS MATERIAL.
2. PROOF ROLL SUBBASE WITH A LOADED 18 YARD DUMP TRUCK. REMOVE ALL "PUMPING AREAS."

FOUNDATION AND SITE WORK NOTES:

1. TERMITE TREAT THE SOIL PRIOR TO POURING CONCRETE.
2. GRADE LOT TO DRAIN AWAY FROM THE FOUNDATION A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET.
3. CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, COMPACTED, UNDISTURBED FILL MEETING 90% MODIFIED PROCTOR AS TESTED.
4. ALL WELDED WIRE FABRIC SHALL BE 6X6 10/10 WWF.
5. POLYTHYLENE VAPOR BARRIER SHALL BE 6 MIL. THICKNESS.

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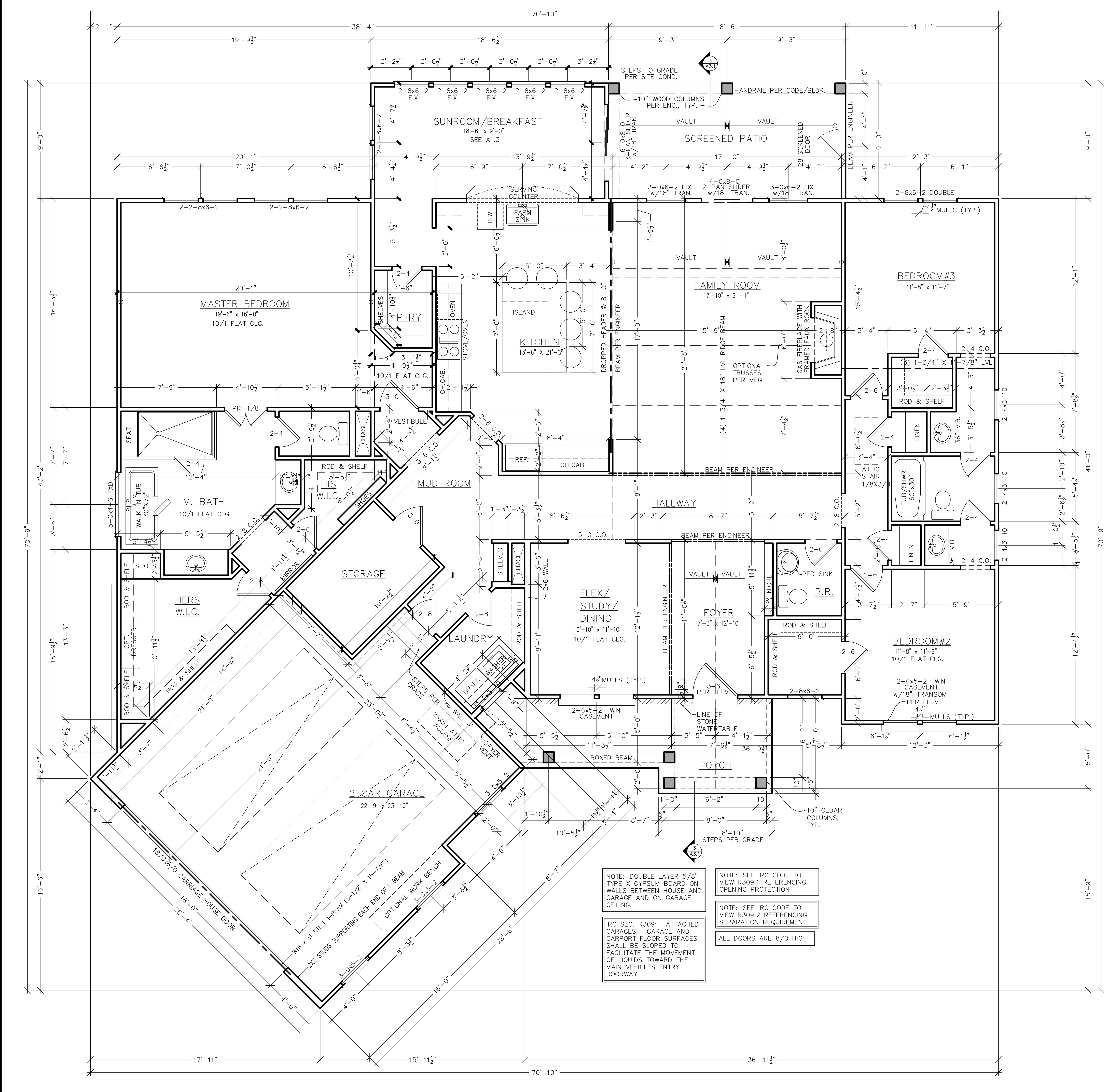

FIRST FLOOR PLAN

1/A2.2 1/4" = 1'-0"

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10's WITH ½" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOIST UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH ½" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION – APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER ⅓ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE ½" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR & ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
17. COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R407.3.
18. SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R502.5(1) AND (2).
19. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS THOSE LISTED IN IRC TABLE R502.5(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
20. WALLS ADJACENT TO GARAGE DOOR OPENING TO BE BRACED TO THE MINIMUM LENGTHS LISTED IN IRC R602.10.3 VIA SHEATHING OR AN ALTERNATIVE METHOD OF RESISTING SHEAR AS DESIGNED BY A QUALIFIED ENGINEER.
21. ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R503.2.1.1 (1)

IMPORTANT NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND WINDOW/DOOR SCHEDULES AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHIVAL DESIGNS, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FOREST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY A SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
11. ARCHIVAL DESIGNS, INC. IS THE SOLE OWNER OF THIS AND ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
13. THE DRAWINGS PREPARED BY ARCHIVAL DESIGNS, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

CODE DISCLAIMER

1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE GEORGIA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

IMPORTANT NOTE

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT – 44" A.F.F.

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PROTECTION AGAINST TERMITES

1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURAL RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

GENERAL NOTES

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
4. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
5. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOTE MORE THAN 24" O.C. HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FT. OF WALL PER SECTION R703.7.4.1.
6. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
7. DRYER VENT MUST HAVE MAX LENGTH OF 25'.

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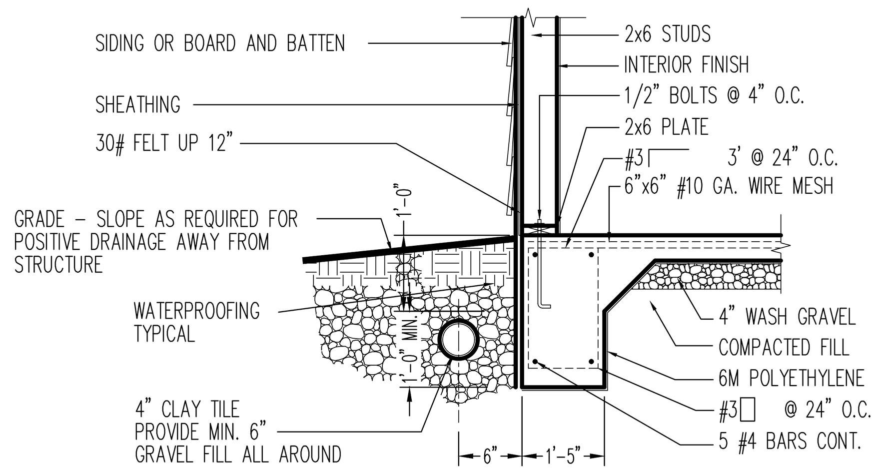
FOUNDATION FOOTING DETAILS

SCALE _______________1/2" = 1'-0"

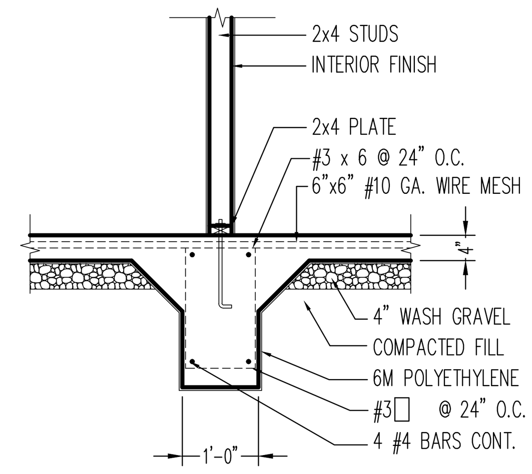
NOTE: FOOTINGS HAVE BEEN DESIGNED FOR UNIVERSAL CONDITIONS AND DO NOT ADDRESS A SPECIFIC SITE. SOIL SAMPLES SHOULD BE TAKEN AT THE SITE BY A PROFESSIONAL SOIL TESTING LABORATORY AND IF NECESSARY, FOOTINGS SHOULD BE MODIFIED AS REQUIRED BY A STRUCTURAL ENGINEER FAMILIAR WITH LOCAL CONDITIONS.

VERIFY ALL DETAILS & CONDITIONS WITH LOCAL BUILDING DEPARTMENT & STRUCTURAL ENGINEER PRIOR TO BEGINNING CONSTRUCTION



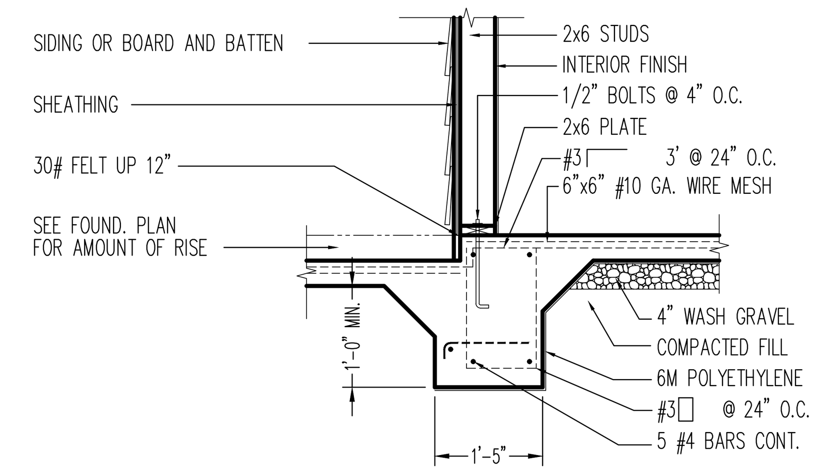
EXTERNAL TURN-DOWN SLAB w/MASONRY

1 / A2.3 SCALE: 1/2" = 1'-0"



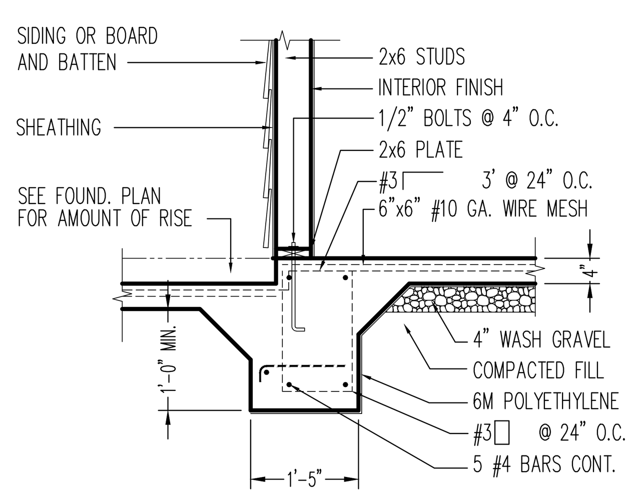
INTERNAL GRADE BEAM

2 / A2.3 SCALE: 1/2" = 1'-0"



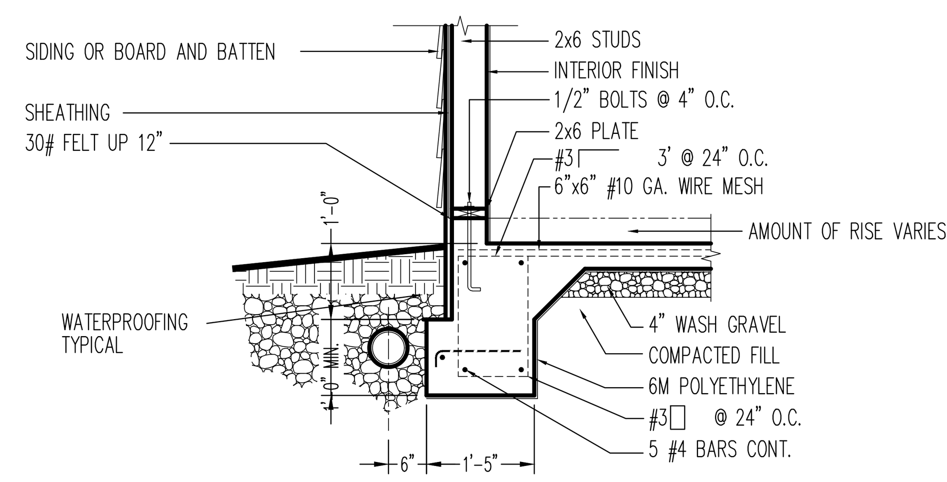
STEPPED DOWN SLAB W/MASONRY

3 / A2.3 SCALE: 1/2" = 1'-0"



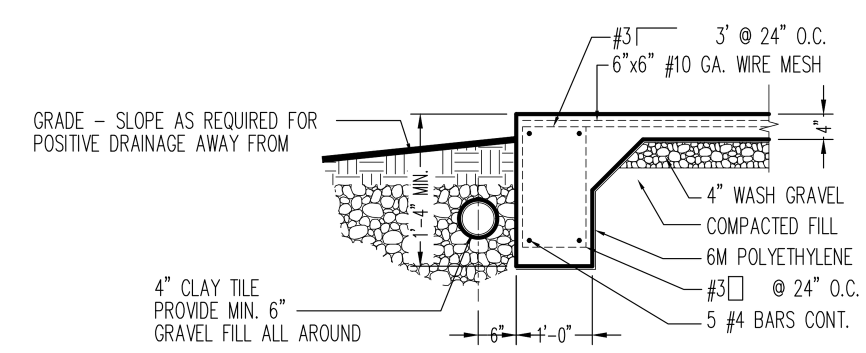
STEPPED DOWN SLAB @ GARAGE

4 / A2.3 SCALE: 1/2" = 1'-0"



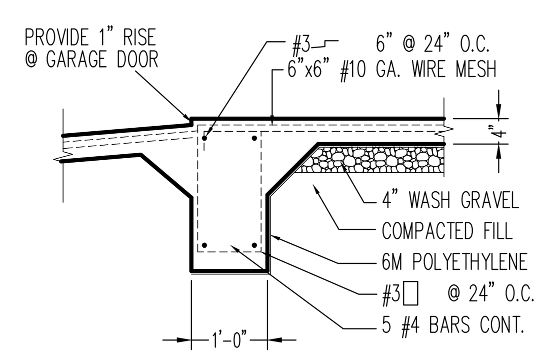
EXTERNAL TURN-DOWN SLAB (@ GARAGE WALL)

5 / A2.3 SCALE: 1/2" = 1'-0"



MONOLITHIC SLAB

6 / A2.3 SCALE: 1/2" = 1'-0"



MONOLITHIC GARAGE SLAB (@ GARAGE DOOR)

7 / A2.3 SCALE: 1/2" = 1'-0"

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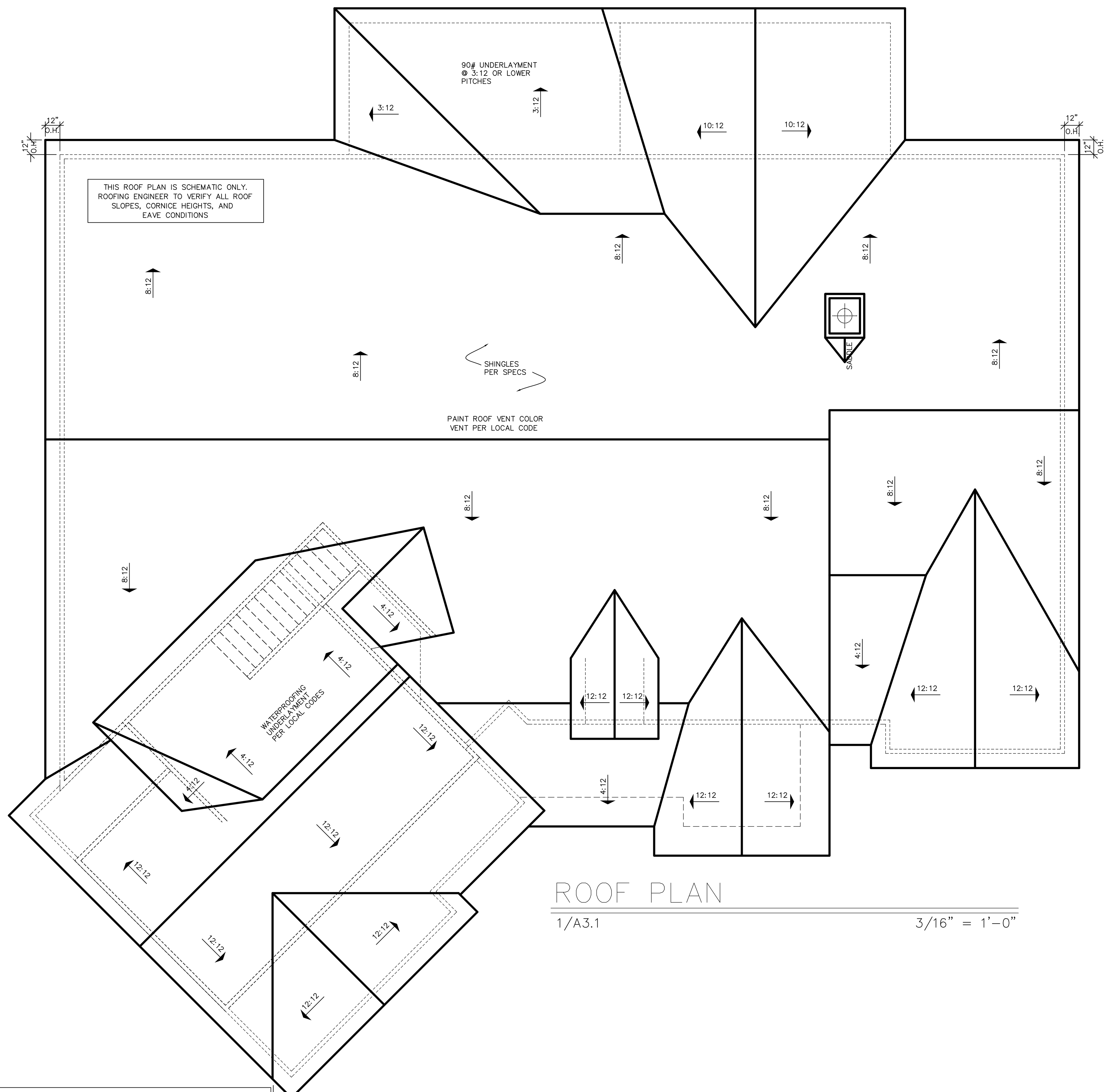
JOB NO.: 44-220531B

DATE: 08/24/2022

DRAWN BY: PWK

SHEET NO.: A2.3



ROOF PLAN

1/A3.1 3/16" = 1'-0"

CHIMNEY TERMINATION:
2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" FROM CHIMNEY. 3'-0" ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF.

ROOF VENTILATION VENTED ATTIC VENTILATION OPENINGS MUST BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH 1/16" – 1/4" OPENINGS.

ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

THIS ROOF PLAN IS SCHEMATIC ONLY. ROOFING ENGINEER TO VERIFY ALL ROOF SLOPES, CORNICE HEIGHTS, AND EAVE CONDITIONS.

NOTE:
- ALL VALLEYS AND HIPS TO BE 12" LVL (TYP.)
- ALL RIDGE BOARDS TO BE 1-3/4" X 12" LVL (TYP.)

RAFTERS TO BE (TYP.):
- 2X8 #3 SPF @ 16" O.C. 13'-9" & LESS – U.N.O.
- 2X8 #2 SPF @ 16" O.C. 13'-9" – 17'-9" – U.N.O.
  * SPF = SPRUCE, PINE, OR FUR

VAULTED CEILING JOISTS TO BE (TYP.):
- 2X6 #3 SPF @ 16" O.C. 9'-8" & LESS – U.N.O.
- 2X8 #3 SPF @ 16" O.C. 9'-8" – 12'-4" – U.N.O.
- 2X8 #2 SPF @ 16" O.C. 12'-4" – 16'-3" – U.N.O.
  * SPF = SPRUCE, PINE, OR FUR

FLAT CEILING JOISTS TO BE (TYP.):
- 2X6 #3 SPF @ 16" O.C. 9'-8" & LESS – U.N.O.
- 2X8 #3 SPF @ 16" O.C. 9'-8" – 12'-4" – U.N.O.
- 2X8 #2 SPF @ 16" O.C. 12'-4" – 16'-3" – U.N.O.
  * SPF = SPRUCE, PINE, OR FUR

NOTE:
ROOF OVERHANG:
TYPICALLY 12" FROM FACE OF STUD ON NEW CONSTRUCTION UNLESS OTHERWISE NOTED.

ROOF SHEATHING:
USE 1/2" PLYWOOD WITH VERASHIELD UNDERLAYMENT OR ADVANCED 1/2" SHEATHING.

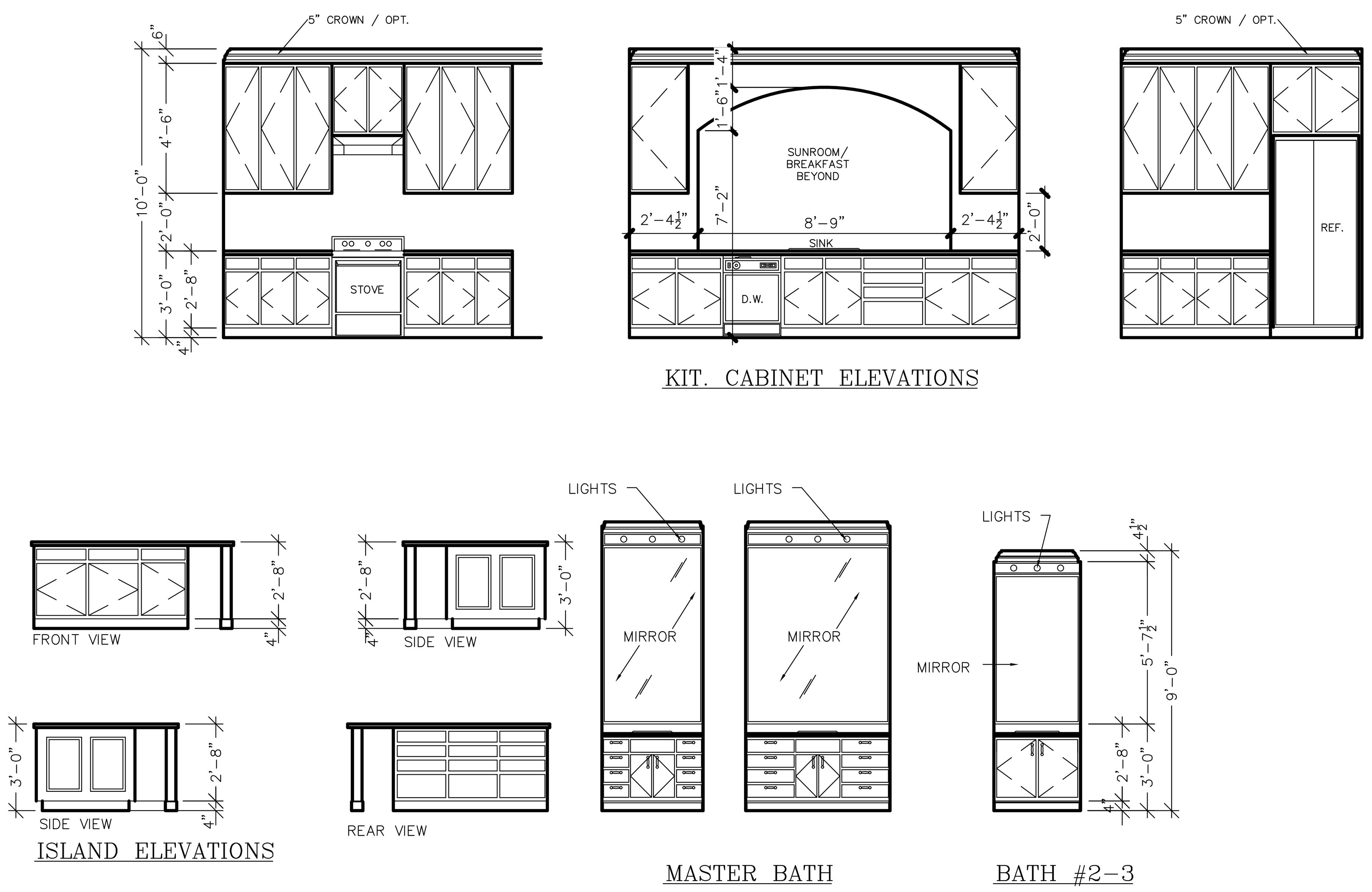
UNDERLAYMENT:
APPROVED ASPHALT-SATURATED ORGANIC FELT MUST BE INSTALLED UNDER SHINGLES. UNDERLAYMENT MUST HAVE OVERLAPS AS FOLLOWS:
1. SLOPES OF AT LEAST 2:12 AND LESS THAN 4:12 REQUIRE TWO LAYERS WITH 19" OVERLAPS
2. SLOPES OF 4:12 OR GREATER REQUIRE A SINGLE LAYER WITH A HORIZONTAL LAP OF AT LEAST 2:
3. END LAPS ARE OFFSET AT LEAST 6'-0".

DRIP EDGE:
1. MIN. LAP OF 2 IN.
2. MIN. 0.25 IN. EXTENSION PAST ROOF
3. MIN. 2 IN. EXTENSION ONTO ROOF SHEATHING
4. MAXIMUM 12 IN. SPACING OF FASTNERS
5. UNDERLAYMENT OVER DRIP EDGE AT EAVES
6. UNDERLAYMENT UNDER DRIP EDGE AT GABLES (RAKES)

VALLEYS:
APPROVED VALLEY LININGS MUST MEET ONE OF THE FOLLOWING REQUIREMENTS:
1. METAL VALLEY LINING AT LEAST 24" WIDE FOR OPEN OR CLOSED VALLEY
2. TWO PLIES OF MINERAL SURFACED ROLL ROOFING (10" BOTTOM, 36" TOP LAYER) FOR OPEN OR CLOSED VALLEY.

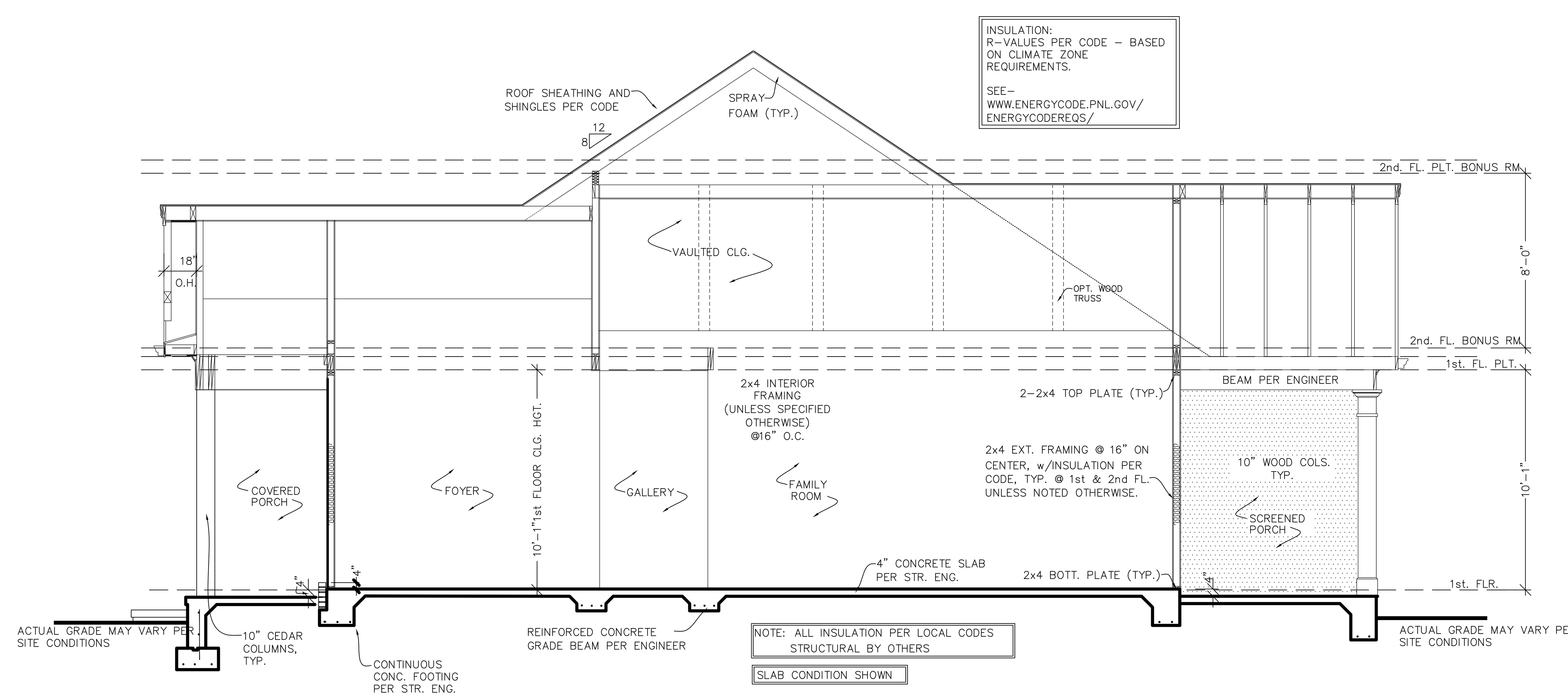
SIDEWALL FLASHING:
STEP FLASHING OR CONTINUOUS FLASHING TO BE AT LEAST 4" WIDE BY 4" HIGH. FLASHING AT LOWER END MUST TURN OUT TO DIRECT WATER AWAY FROM WALL.

ALL CEILING JOISTS AND RAFTERS BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY THE LOAD THROUGH ALL LEVELS



CABINET ELEVATIONS

2/A3.1 1/4" = 1'-0"



BUILDING CROSS SECTION

3/A3.1 1/4" = 1'-0"

LICENSED TO: RAY SNYDER

THE CLARITA

BY ARCHIVAL DESIGNS, INC.

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ARCHIVAL DESIGNS
FOUNDER: DAVID MARC LOFTUS
1245 Buford Hwy, Ste 306, Suwanee, GA 30024 • 770.831.6363

SQUARE FOOTAGE	
1ST FLOOR	2,786 SQ FT
HEATED TOTAL	2,786 SQ FT
GARAGE	578 SQ FT
REAR PORCH	167 SQ FT
FRONT PORCH	136 SQ FT

JOB NO.: 44-220531B

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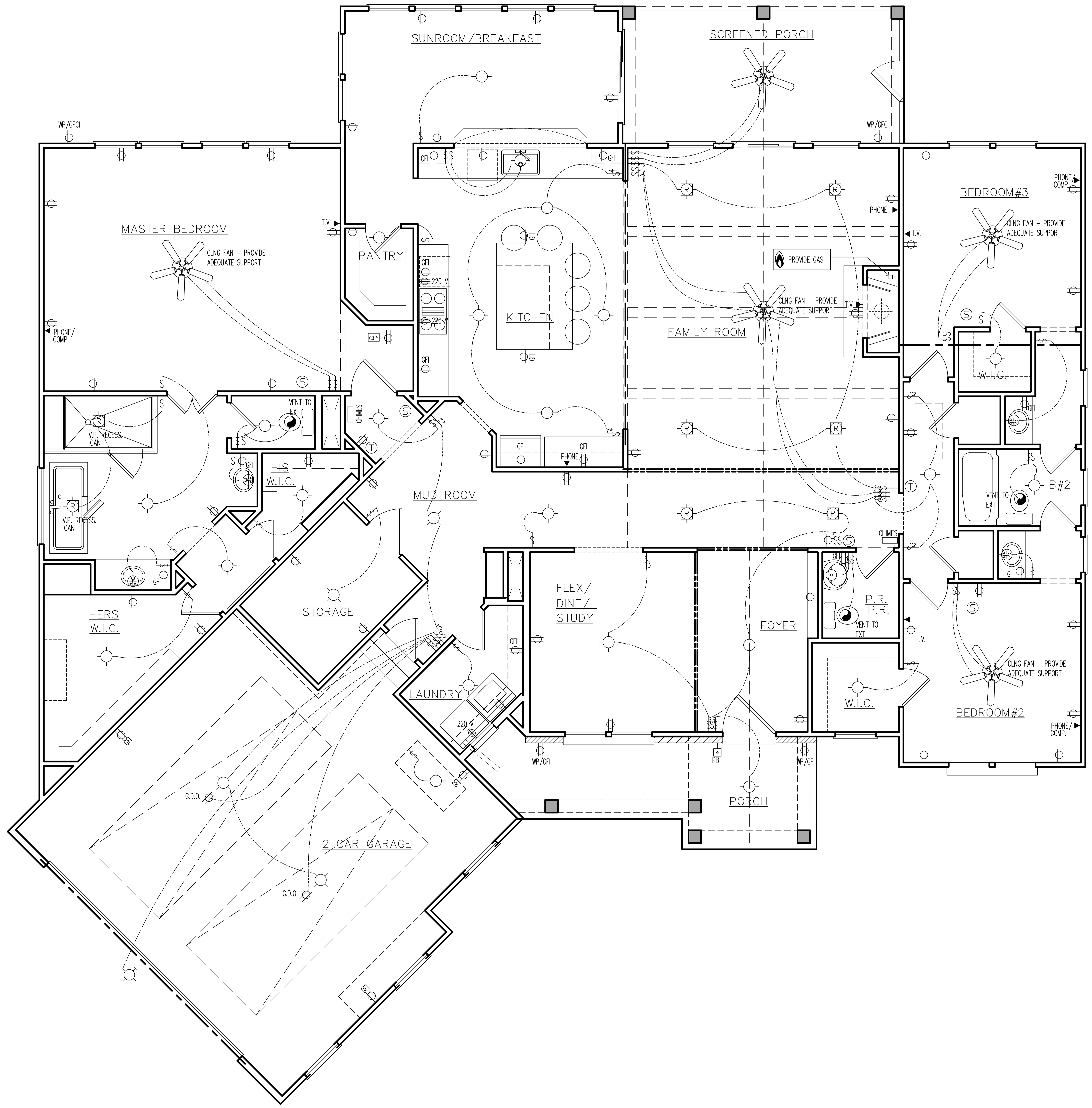

ELECTRICAL PLAN

1/A4.1 1/4" = 1'-0"

ARCHIVAL DESIGNS DOES NOT PROVIDE HVAC PLANS AS THEY ARE SUBJECT TO THE SITE CONDITIONS AND ORIENTATION ON YOUR SPECIFIC SITE. BELOW ARE SUGGESTED HVAC & AIR NOTES:

- MECHANICAL SUBCONTRACTOR TO INSTALL HVAC SYSTEM, ACCORDING TO NATIONAL, STATE AND CITY CODE.
- MECHANICAL SUBCONTRACTOR TO VERIFY HVAC DESIGN LOADS.
- OWNER TO SELECT PLUMBING FIXTURES WITH CONTRACTOR.
- PROVIDE 3/4" PLYWOOD, 24" MIN. WIDE CATWALK TO ALL MECHANICALS IN ATTIC. CATWALK – GREATER THAN 20' NEED 6' HEADROOM – MAX. 50' LENGTH. MAINTAIN PROPER CLEARANCE AT UNITS SERVICE AREA.
- CLEARANCE OF ALL HEAT PRODUCING APPLIANCES TO BE GREATER THAN 18" ABOVE OR 6" TO THE SIDE.
- SEC. R315: CARBON MONOXIDE ALARMS – REQUIRED IN THE SMOKE ALARMS
- PROVIDE A 30" MIN. WIDE WORKING PLATFORM TO ACCESS SIDE OF HVAC. ATTIC DECKED WORK AREA MIN. 30" X 30".
- HVAC SYSTEM SHALL COMPLY WITH SEC 72 NFPA: 101–1991.
- HVL'S, VL'S, HV'S & GAS RANGE HOODS MUST VENT OUTSIDE. BATHROOM EXHAUST VENTS TO THE OUTSIDE OR PROVIDE MIN. 1.5 SQ. FT. OPENABLE AREA.
- DRYER MUST BE VENTED TO THE EXTERIOR OF THE RESIDENCE, IN COMPLIANCE WITH THE MECHANICAL CODE. DRYER VENT, LENGTH (MAX. LENGTH 25', – 5' FOR 90 DEGREE TURN, – 2.5' FOR 45 DEGREE TURN OR PER MANUFACTURER) AND DISCHARGE LOCATION. DRYER VENTING THROUGH EXTERIOR WALL TO BE PROVIDED BY SUBCONTRACTOR. VENTING THROUGH THE GARAGE IS NOT ALLOWED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE.

ARCHIVAL DESIGNS DOES NOT PROVIDE PLUMBING PLANS AS THEY ARE SUBJECT TO THE SITE CONDITIONS AND ORIENTATION ON YOUR SPECIFIC SITE. BELOW ARE SUGGESTED PLUMBING NOTES:

- ALL 3" AND 4" PLUMBING AND MECHANICAL VENTS SHALL BE IN 6" WALLS.
- LINE OF FALL SHALL BE BETWEEN 1/8" AND 1/4" PER FOOT.
- PROTECT ALL WATER LINES PASSING THROUGH FOOTINGS WITH MATERIAL OF MINIMUM THICKNESS OF .025". NOTE: DUCT TAPE OR VISQUEEN DOES NOT MEET THIS THICKNESS REQUIREMENT.

CODE NOTES:

- GAS METER LOCATION MUST BE 5FT FROM FRONT, 5FT FROM ELECTRIC, 3FT FROM OPENINGS CLEAR OF DRIVEWAY
- ACCESS PANEL MUST BE PROVIDED FOR WHIRLPOOL/TUB PUMP AND SUPPLY AREA (IF APPLICABLE).

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP/GFI	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET
+42	ABOVE COUNTER LOCATION
FL. OUTLET	FLUSH FLOOR WALL SWITCH CONTROLLED DUPLEX OUTLET. OWNER VERIFY LOCATION
220 V	220 VOLT OUTLET OR CONNECTION
T.V.	TELEVISION ANTENNA/CABLE OUTLET
PHONE	TELEPHONE OUTLET LOCATION
CHIMES	DOOR CHIME LOCATION
J	120 VOLT JUNCTION BOX
$	SINGLE POLE WALL SWITCH
^{D}	SINGLE POLE WALL SWITCH WITH DIMMER
^{3}	3–WAY WALL SWITCH
^{3D}	3–WAY WALL SWITCH WITH DIMMER
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
R	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
R	RECESSED CEILING LIGHT FIXTURE
R WP	RECESSED LIGHT FOR WET AREA
	ONE TUBE UNDER COUNTER FLUORESCENT LIGHT
DBL. FLOODS	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED FAN – PADDLE
	CEILING MOUNTED FAN – EXHAUST
HEAT LAMP	CEILING MOUNTED FAN AND HEATER
HEAT LAMP	CEILING MOUNTED GAN, LIGHT, AND HEATER
P.L.	PORCELAIN LAMPHOLDER
PB	DOOR BELL BUTTON
CO 2 DET	DETECTOR REQURE
S	SMOKE DETECTOR
T	THERMOSTAT
GDO	AUTOMATIC GARAGE DOOR OPENER OUTLET
U/C	UNDERCABINET LIGHT

IMPORTANT NOTE: SMOKE AND/OR CARBON MONOXIDE DETECTORS MUST BE PLACED PER LOCAL CODES AND VERIFIED BY CERTIFIED HOME INSPECTOR.

ARCHIVAL DESIGNS PROVIDES SCHEMATIC ELECTRICAL DRAWINGS; HOWEVER, THERE IS NO CIRCUITING OR WIRE SIZING INCLUDED. ELECTRICAL SUBCONTRACTOR SHOULD PRE–WIRE FOR THE FOLLOWING:

- TELEPHONE
- CABLE VISION *ONE OUTLET PER ROOM MIN.*
- SECURITY SYSTEM – COORDINATE W/ OWNER
- COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
- PROVIDE 110V OUTLET FOR GARBAGE DISPOSAL UNDER KITCHEN SINK
- PROVIDE 110V OUTLET FOR WHIRLPOOL TUB MOTOR UNDER WHIRLPOOL (IF APPLICABLE).
- PROVIDE 220V OUTLET FOR CLOTHES DRYER
- SURROUND SYSTEM – COORDINATE W/ OWNER

ELECTRICAL NOTES:

- SMOKE AND/OR CARBON MONOXIDE DETECTORS MUST BE PLACED PER LOCAL CODES AND VERIFIED BY CERTIFIED HOME INSPECTOR. SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED. IF GAS FIRED APPLIANCES ARE USED, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315).
- ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
- ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
- INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS.
- ELECTRIC HVAC ONLY.

LICENSED TO: RAY SNYDER

THE CLARITA

BY ARCHIVAL DESIGNS, INC.

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SQUARE FOOTAGE

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GARAGE	578 SQ FT
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JOB NO.: 44-220531B

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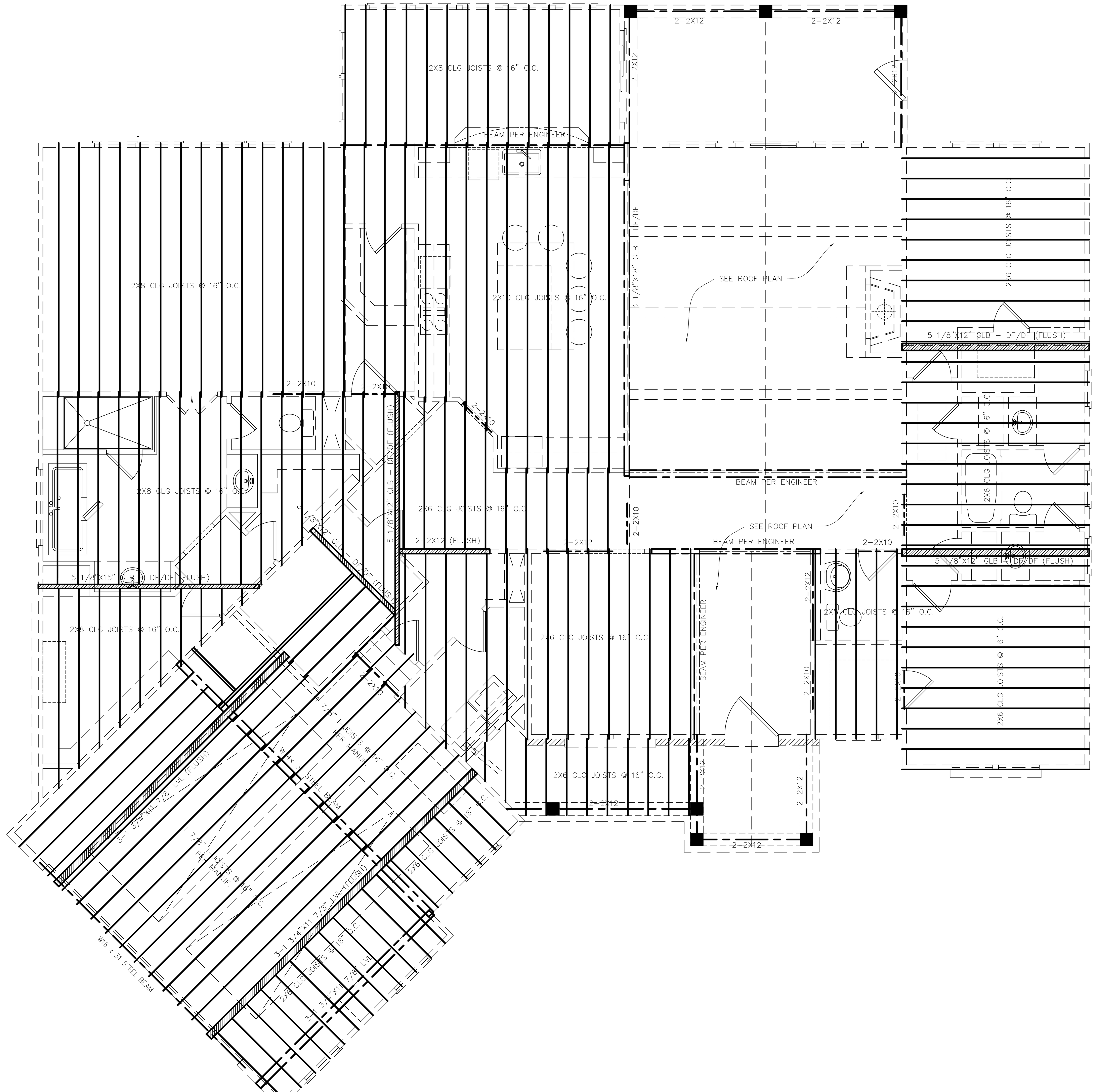

CEILING JOIST FRAMING PLAN

1/S1 1/4" = 1'-0"

RAFTER SPAN CHART INFORMATION

RAFTER SPAN CHARTS: BASED UPON 2015 IRC CODE
SPECIES ASSUMED: SPF #2 OR BETTER
LOAD DESIGN: 30# GROUND SNOW LOAD & 20# DEAD LOAD - NO CEILING JOISTS ATTACHED

SPACING: 16" O.C.

SIZE:	2X4	2X6	2X8	2X10	2x12
SPAN:	7'-3"	10'-8"	13'-6"	16'-6"	19'-2"

SPACING: 24" O.C.

SIZE:	2X4	2X6	2X8	2X10	2x12
SPAN:	5'-11"	8'-8"	11'-0"	13'-6"	15'-7"

CONTRACTOR RESPONSIBLE FOR PROPER ROOF BRACING TO COMPLY WITH ABOVE RAFTER SPANS

CEILING JOIST SPAN CHART INFORMATION

CEILING JOIST SPAN CHARTS: BASED UPON 2015 IRC CODE
SPECIES ASSUMED: SPF #2 OR BETTER
LOAD DESIGN: 10# LIVE LOAD - UNINHABITABLE W/ LIMITED STORAGE
SPACING: 16" O.C.

SIZE:	2X4	2X6	2X8	2X10
SPAN:	10'-9"	16'-11"	22'-4"	+26'-0"

SPACING: 24" O.C.

SIZE:	2X4	2X6	2X8	2X10
SPAN:	9'-5"	14'-9"	18'-9"	22'-11"

FLOOR JOIST SPAN CHART INFORMATION

FLOOR SPAN CHARTS: BASED UPON 2015 IRC CODE
SPECIES ASSUMED: SPF #2 OR BETTER
LOAD DESIGN: 40# LIVE LOAD & 10# DEAD LOAD

SPACING: 12" O.C.

SIZE:	2X6	2X8	2X10	2X12
SPAN:	10'-3"	13'-6"	17'-3"	20'-7"

SPACING: 16" O.C.

SIZE:	2X6	2X8	2X10	2X12
SPAN:	9'-4"	12'-3"	15'-5"	17'-10"

SPACING: 19.2" O.C.

SIZE:	2X6	2X8	2X10	2X12
SPAN:	8'-9"	11'-6"	14'-1"	16'-3"

SPACING: 24" O.C.

SIZE:	2X6	2X8	2X10	2X12
SPAN:	8'-1"	10'-3"	12'-7"	14'-7"

FRAMING NOTES

1. MIN. STRUCTURAL LUMBER SPECIFICATIONS FOR 2X6 & LARGER TO BE #2 S.P.F. (SPRUCE–PINE–FIR) Fb=875 X (1.15 IF REP.) UNLESS NOTED OTHERWISE.
2. ALL EXT. HEADERS TO BE (2) 2X12 #2 S.P.F. UNLESS NOTED OTHERWISE.
3. TRUSS PROFILES & HEEL HEIGHT STRUCTURE ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTUERER TO DETERMINE EXACT TRUSS CONFIGURATION.
4. HOUSE DESIGN LOADS:
   FLOOR: 10# S.F. DEAD LOAD
   40# S.F. LIVE LOAD
   30# S.F. LIVE LOAD (BEDROOMS)
   ROOF: * (TOP CHORD)
   8# S.F. DEAD LOAD
   30# S.F. LIVE LOAD
   (BOTTOM CHORD)
   10# S.F. DEAD LOAD
   * LIVE LOAD ADJUSTMENTS WILL BE REQUIRED IN AREAS WITH HIGH SNOW LOADS.
5. ALL RAFTER/TRUSS TIES OR FRAMING ANCHORS MAY BE REQUIRED BY LOCAL BUILDING DEPARTMENTS. GENERAL CONTRACTOR TO VERIFY.

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LICENSED TO: RAY SNYDER

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SQUARE FOOTAGE

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GARAGE	578 SQ FT
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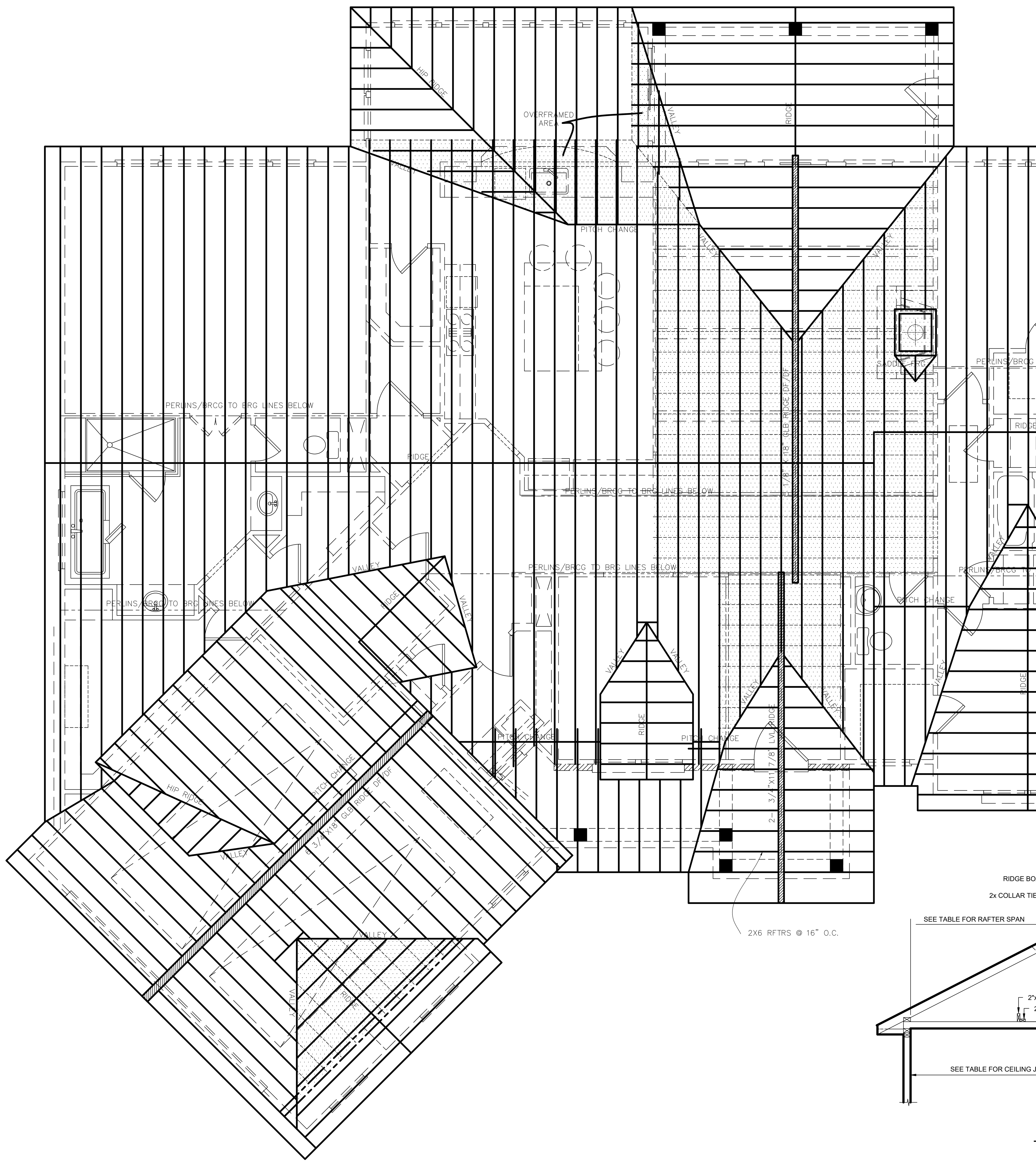
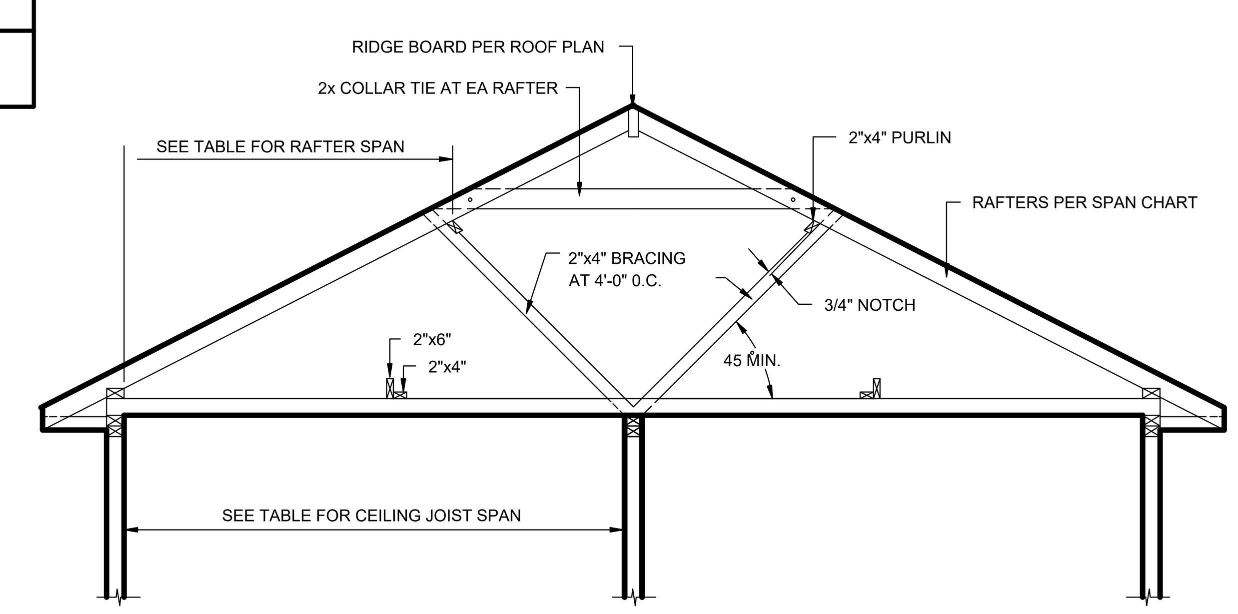


ROOF FRAMING PLAN

1/S2 1/4" = 1'-0"



TYPICAL ROOF BRACING

RAFTER SPAN CHART INFORMATION

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SPACING: 19.2" O.C.

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SPACING: 24" O.C.

SIZE:	2X6	2X8	2X10	2X12
SPAN:	8'-1"	10'-3"	12'-7"	14'-7"

NOTE – UNLESS OTHERWISE NOTES:
- ALL RIDGES, VALLEYS AND HIPS TO BE 1–1 $\frac{3}{4}$"X11 $\frac{7}{8}$" LVL
- ALL RAFTERS TO BE 2X10 @ 16" O.C.

FRAMING NOTES

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