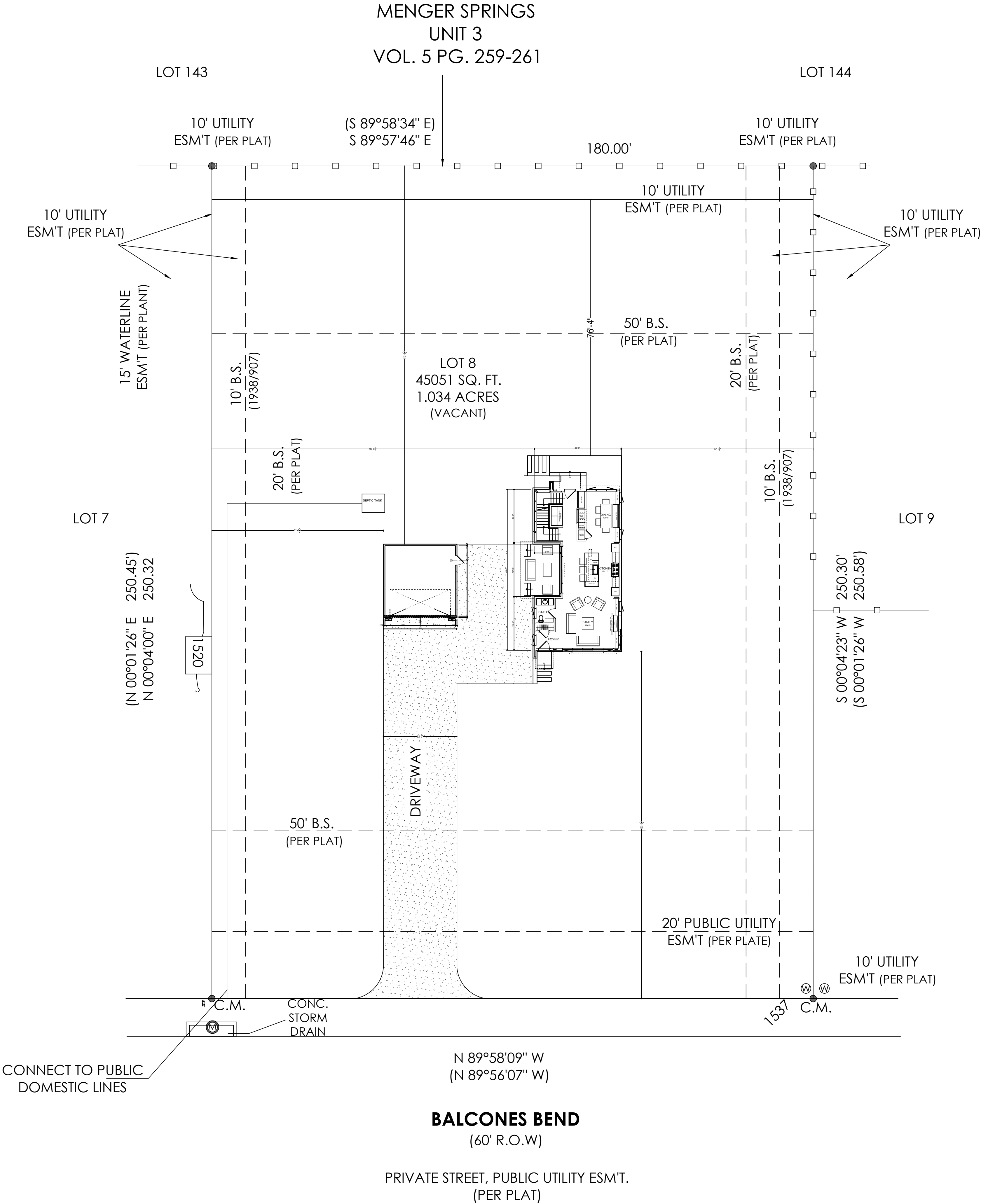


EXISTING AREA CALCULATIONS:

LAND AREA	= 45051 SF
LIVING	=1350 SF
NEW GARAGE	= 480 SF
TOTAL ROOFED AREA	= 1830 SF
EXISTING DRIVEWAY AREA	= 3341 SF
TOTAL IMPERVIOUS AREA	= 5171SF
TOTAL PERVIOUS AREA GREEN	=39880 SF

SET BACKS		
DESCRIPTION	MIN REQUIRED	PROVIDED
FRONT	25.0'	103'
REAR	15.0'	76'
SIDE STREET	5.0'	51'
SIDE INTERIOR	-	-
ZONING DESIGNATION	=R-3	
PROPOSED MAX BUILDING HEIGHT	=TWO STORIES	
MINIMUM PERVIOUS AREA	=50%	
MAX FAR (FLOOR AREA RATIO)	=55%	



NOTE:  
T.B.M. = MAG NAIL SET IN STORM DRAIN SOUTH OF  
THE SOUTHWEST CORNER OF LOT 8= 1534.08'

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PROJECT :  
**WEXLEY**

DESCRIPTION :  
**Main Level**  
**1,154 SF**  
**Upper Level**  
**1,294 SF**  
**Lower Level**  
**1,150 SF**  
**Bedrooms**  
**4**  
**Baths**  
**3 & 1 HALF**

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SHEET TITLE :  
**EXTERIOR ELEVATION**

STYLE :  
**Contemporary**

ISSUE DESCRIPTION :  
**SINGULAR USE**

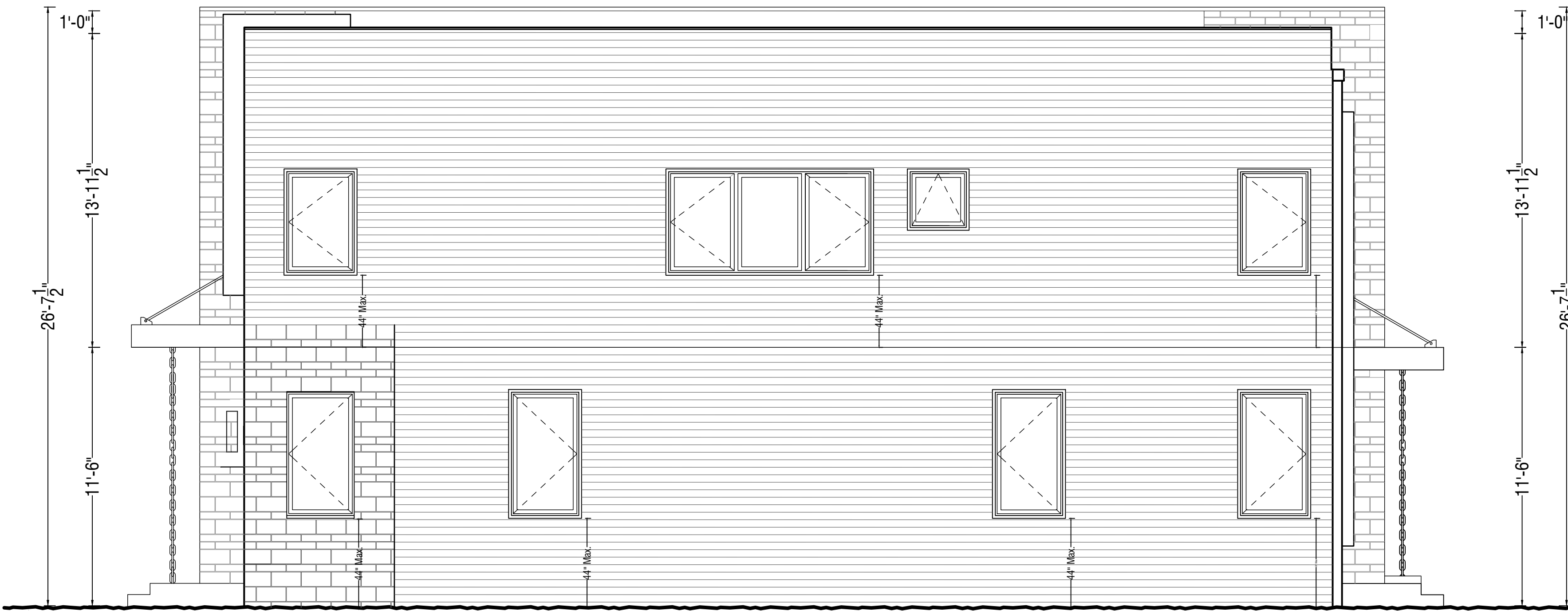
SHEET NO. :  
**A0.0**



1 SOUTHWEST ELEVATION (left)  
A1.1 SCALE: 1/4" = 1'-0"



2 SOUTHEAST ELEVATION (front)  
A1.1 SCALE: 1/4" = 1'-0"



3 NORTHEAST ELEVATION (right)  
A1.1 SCALE: 1/4" = 1'-0"



4 NORTHWEST ELEVATION (back)  
A1.1 SCALE: 1/4" = 1'-0"

PROJECT :  
WEXLEY

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EXTERIOR ELEVATION

STYLE :  
Contemporary

ISSUE DESCRIPTION :  
SINGULAR USE

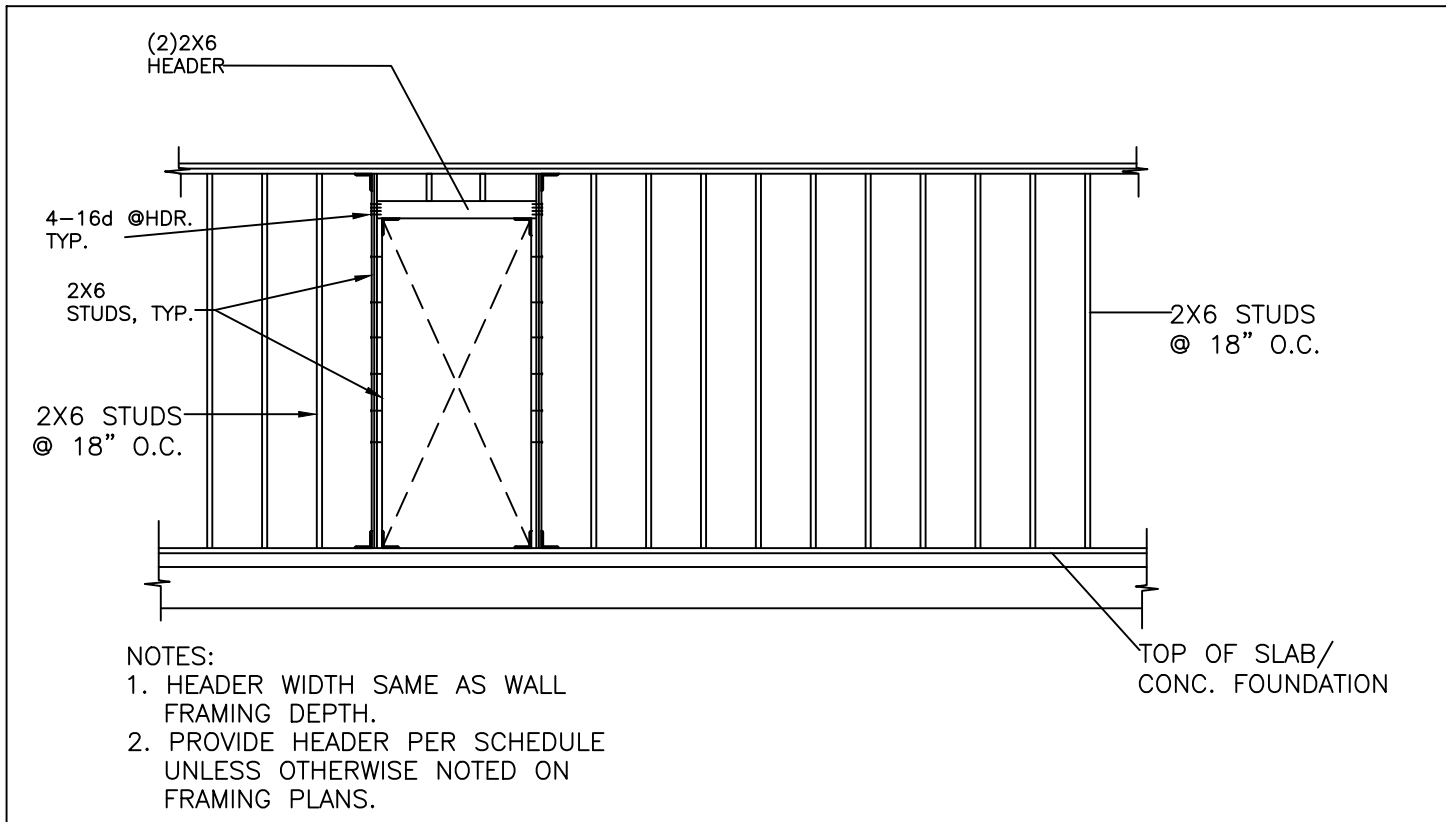
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A1.1



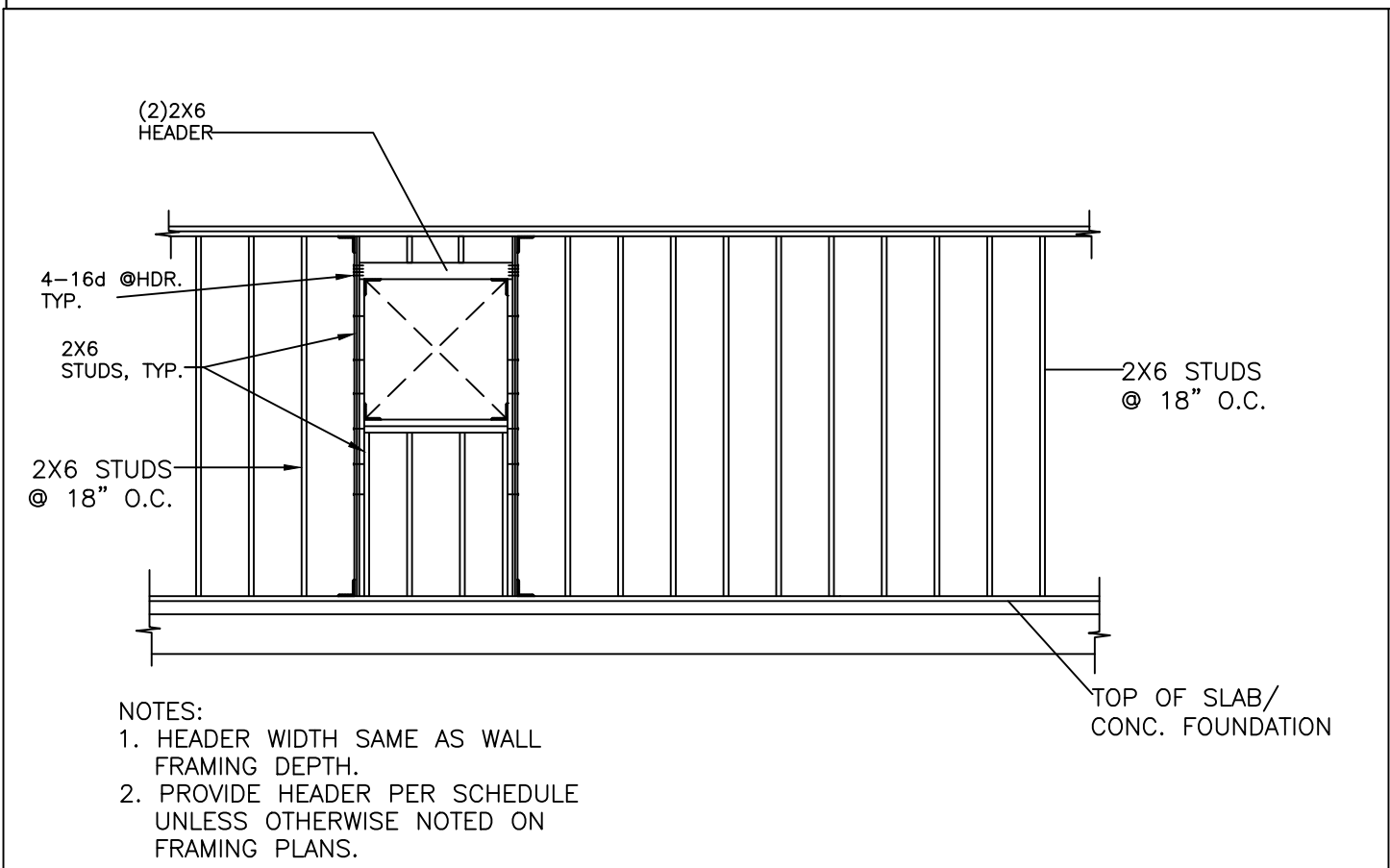


TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS<sup>a</sup>

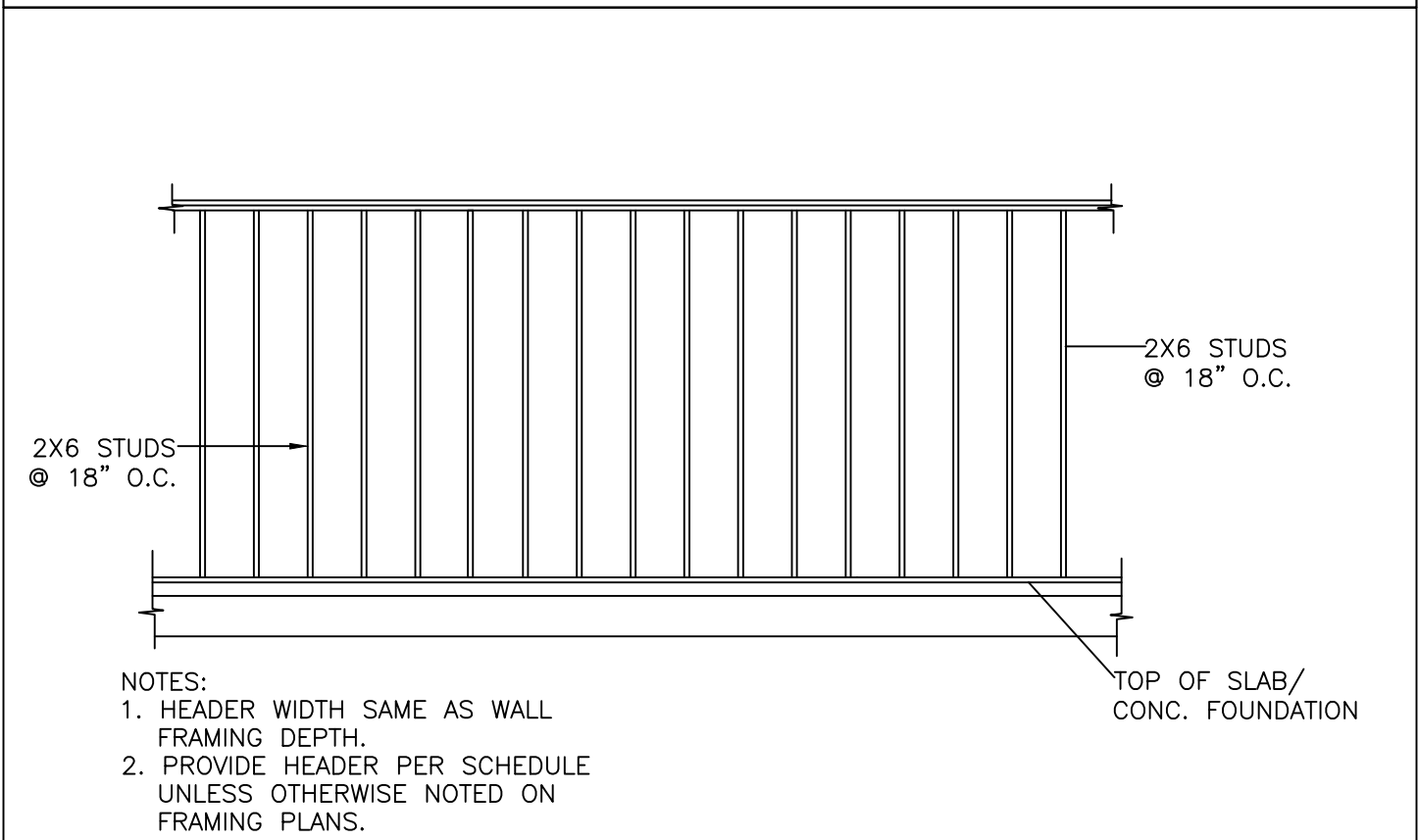
STUD SIZE (inches)	Laterally unsupported stud height <sup>a</sup> (feet)	BEARING WALLS				NONBEARING WALLS	
		Maximum spacing where supporting a roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing where supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing where supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing where supporting one floor height <sup>a</sup> (inches)	Laterally unsupported stud height <sup>a</sup> (feet)	Maximum spacing (inches)
2 x 3 <sup>b</sup>	—	—	—	—	—	10	16
2 x 4	10	24 <sup>c</sup>	16 <sup>c</sup>	—	24	14	24
3 x 4	10	24	24	16	24	14	24
2 x 5	10	24	24	—	24	16	24
2 x 6	10	24	24	16	24	20	24



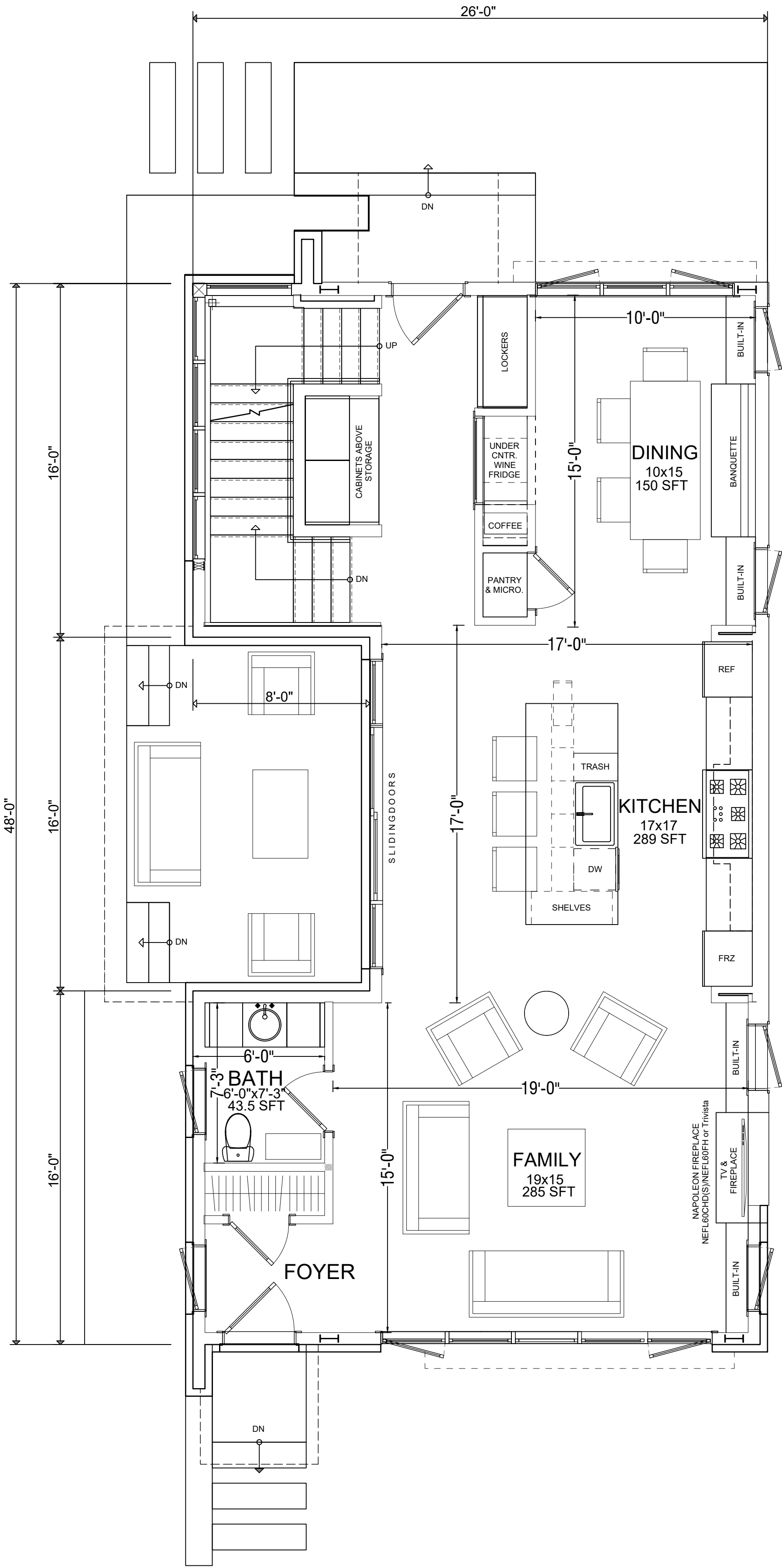
DOOR OPENING FRAMING DETAIL



WINDOW OPENING FRAMING DETAIL

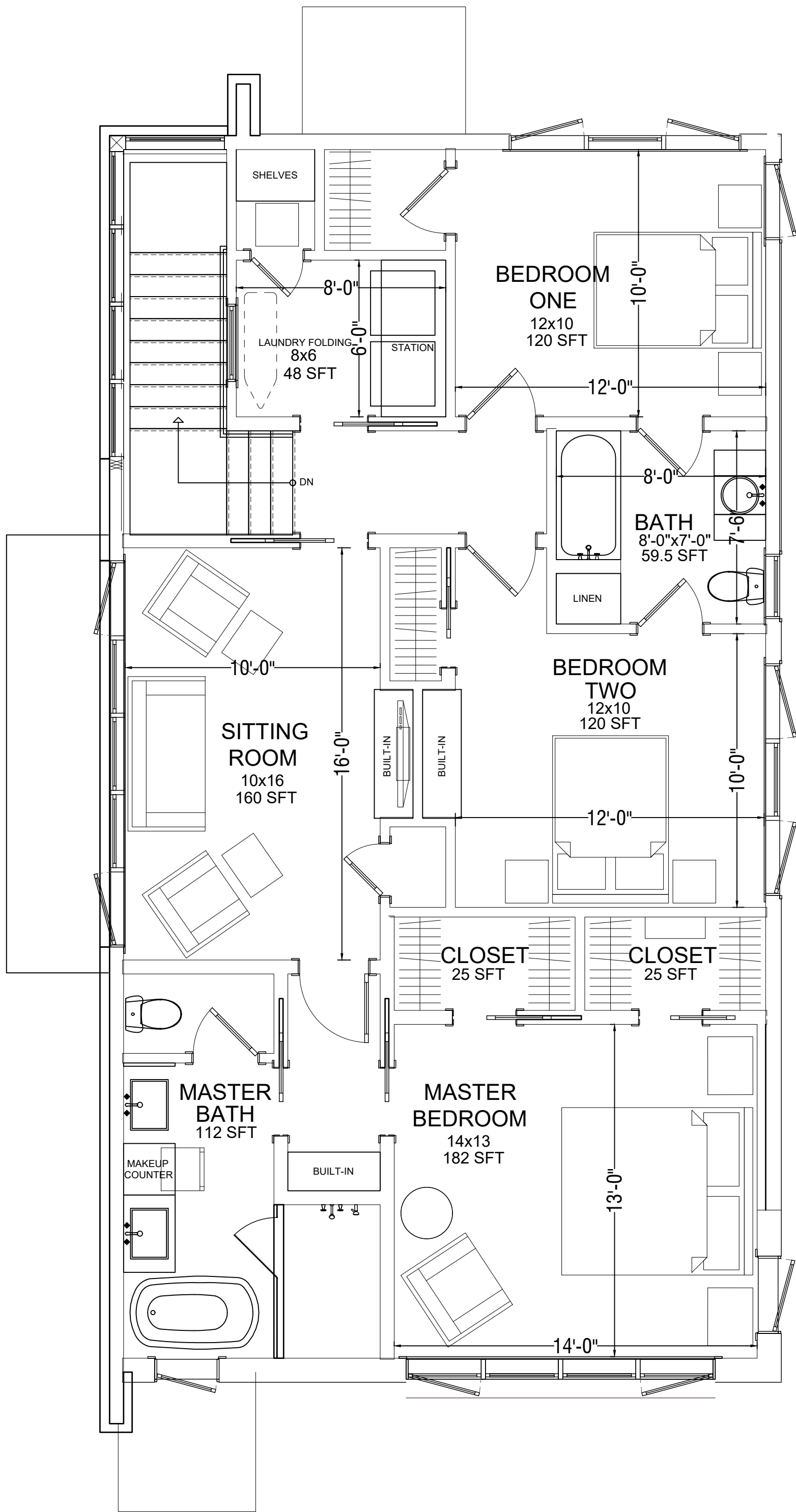
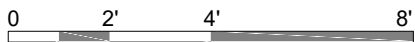


WALL FRAMING DETAIL



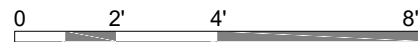
1 MAIN LEVEL DESIGN PLAN

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



2 UPPER LEVEL DESIGN PLAN

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



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SHEET TITLE :

DESIGN  
PLANS

STYLE :

Contemporary






























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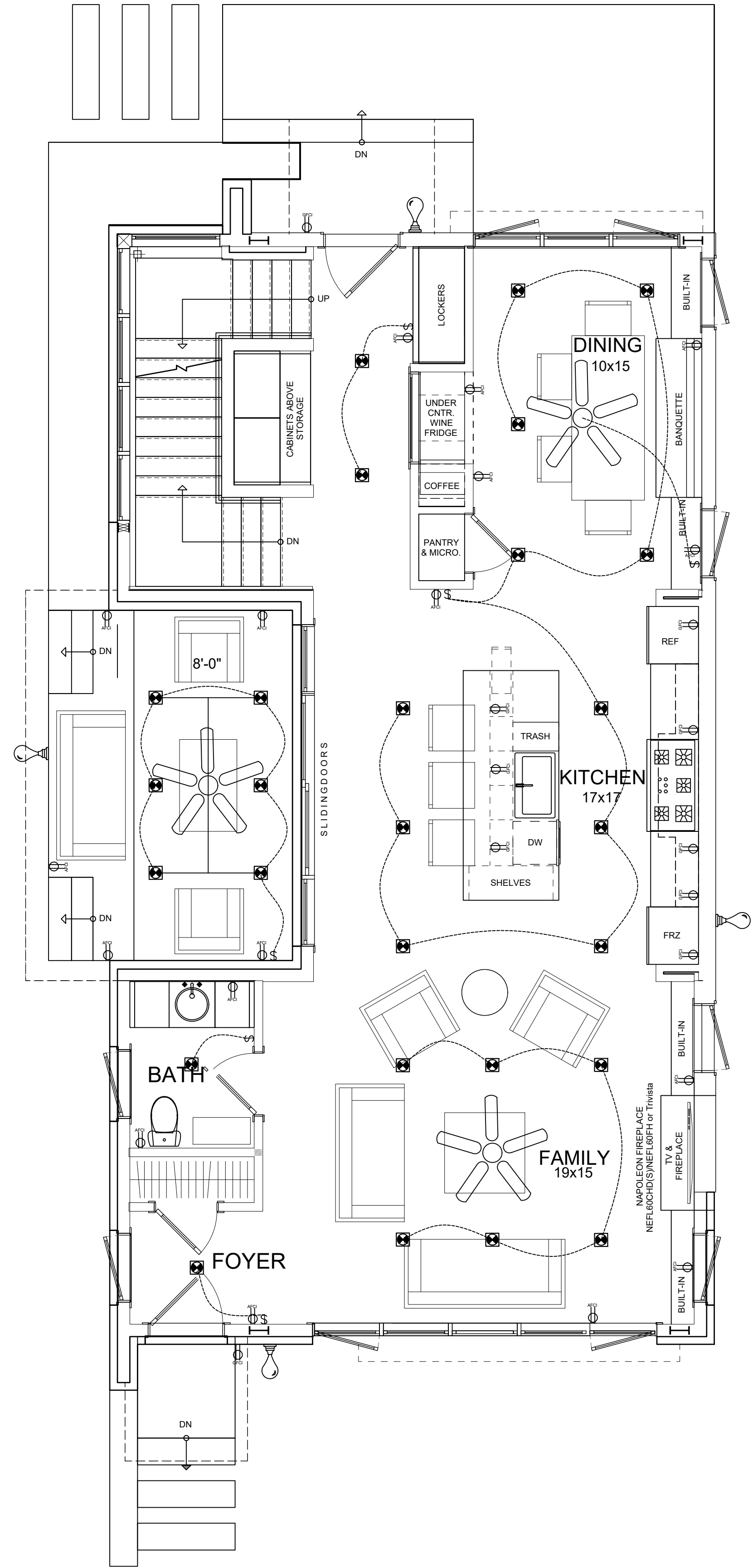
SINGULAR USE

SHEET NO. :

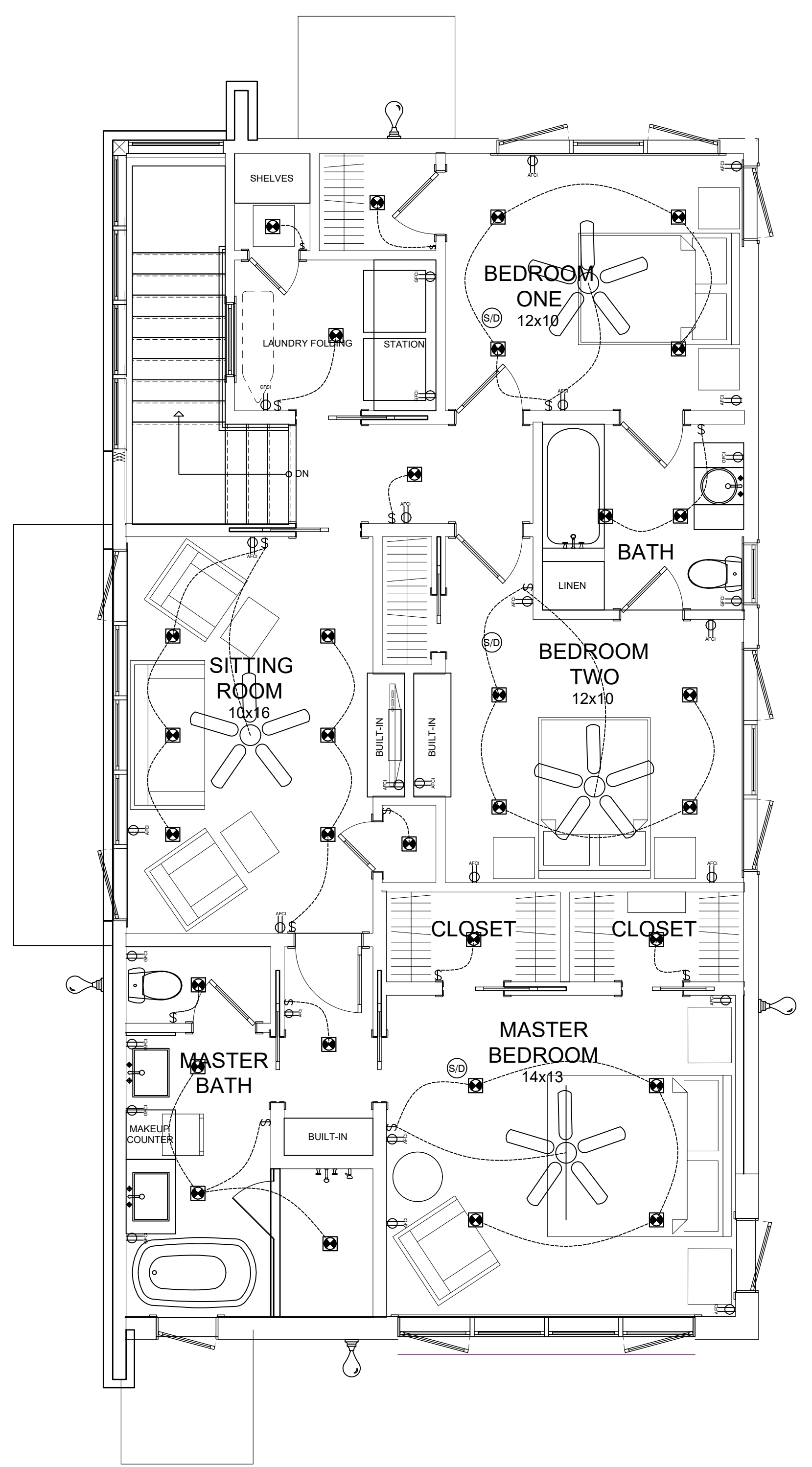
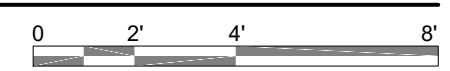
A2.1

ELECTRICAL SYMBOL LEGEND

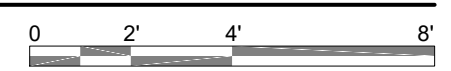
	DEDICATED RECEPTACLE
	110V RECEPTACLE
	110V SWITCHED RECEPTACLE
	QUAD-PLEX RECEPTACLE
	WP WATER PROOF RECEPTACLE
	GFI GROUND FAULT CIRCUIT INTERRUPTER
	220V RECEPTACLE
	FLOOR RECEPTACLE WITH BRASS COVER PLATE
	JUNCTION BOX
	TELEPHONE JACK
	DATA PORT
	ELECTRICAL CIRCUIT BREAKER
	FUSE DISCONNECT
	6 RECESSED CEILING LIGHT
	WALL LIGHT
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXHAUST FAN
	S/D SMOKE DETECTOR
	C/D CARBON MONOXIDE DETECTOR
	TV TELEVISION JACK
	T THERMOSTAT
	PUSH BUTTON
	\$ SWITCH
	\$3 3-WAY SWITCH
	\$4 4-WAY SWITCH
	\$6 DIMMER SWITCH
	PADDLE FAN
	GARAGE DOOR OPENER



1 MAIN LEVEL ELECTRICAL PLAN  
A2.1 SCALE: 1/4" = 1'-0"



2 UPPER LEVEL ELECTRICAL PLAN  
A2.1 SCALE: 1/4" = 1'-0"



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SHEET TITLE :  
ELECTRICAL LAYOUTS

STYLE :  
Contemporary

ISSUE DESCRIPTION :  
SINGULAR USE

SHEET NO. :  
E1.1



ELECTRICAL NOTES

1 . ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC 2023:

2 . IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

3 . PERFORM ALL WORK BY LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMAN LIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ARCHITECT AND/OR OWNER.

4 . COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

5 . MEET ALL STANDARD REQUIREMENTS OF ELECTRIC COMPANY AND TELEPHONE COMPANY FOR THEIR INSTALLATION.

6 . ELECTRICAL CONTRACTOR TO SIZE AND VERIFY ALL SERVICES TO UNITS AND MAIN SERVICE.

7 . PROVIDE ALL NEW MATERIALS BEARING UNDERWRITERS AND UNION LABELS, WHERE APPLICABLE.

8 . MINIMUM WIRE SIZE SHALL BE #12 A.W.G EXCLUDING WIRING,UNLESS OTHERWISE NOTED.ALL CONDUCTORS SHALL BE COPPER WITH INSULATION.ROMEX IS ACCEPTABLE GOVERNING CODES.

9 . ALL RACEWAYS UNDERGROUNDAND/OR LARGER THEN 2"IN DIAMETER SHALL BE GALVANIZED STEEL CONDUIT OR SCHEDULE 40PVC. ALL OTHER RACEWAYS SHALL COMPLY WITH GOVERNING CODES





















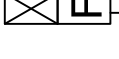
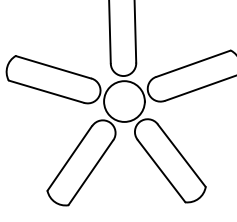


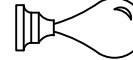
10 . ALL RACEWAYS AND PIPES SPACED IN OR THRU ANY CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 DIAMETERS OF THE LARGEST RACEWAY.

11 . USE GFI CIRCUIT BREAKERS ON GA OUTLETS.

12 . INSTALLATION HEIGHTS ( ABOVE FINISHED FLOOR ) UNLESS NOTED OTHERWISE (U.N.0.):  
1 WALL HUNG TELEPHONE: + 60" AFF  
TELEPHONE JACKS: + 12" AFF  
LIGHT SWITCHES: + 4'-3" AFF TO CENTER OF BOX (LEN.0.) RECEPTACLES: + 12' AFF  
TELEVISION JACKS: + 1T AFF

13 . AS PER NEC 210-83, A 125 VOLT, SINGLE-PHASE, 15 OR 20 AMPERE RATED RECEPTACLE (WEATHER PROOF - GFI) SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT ON ROOFTOPS (AND IN ATTICS AND CRAWL SPACES). THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 26 FT. OF TFIE HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT, THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EUIPMENT DISCONNECTING MEANS.

14 . ALL 15 - 20 AMPS RECEPTACLES SHALL BE TAMPER - RESISTANT COMPLYING WITH N.E.0 406 , 11

ELECTRICAL SYMBOL LEGEND			
	DEDICATED RECEPTACLE		ELECTRICAL METER
	110V RECEPTACLE		ELECTRICAL PANEL
	110V SWITCHED RECEPTACLE		EXHAUST FAN
	QUAD-PLEX RECEPTACLE		SMOKE DETECTOR
	WP WATER PROOF RECEPTACLE		CARBON MONOXIDE DETECTOR
	GFI GROUND FAULT CIRCUIT INTERRUPTER		TELEVISION JACK
	220V RECEPTACLE		THERMOSTAT
	FLOOR RECEPTACLE WITH BRASS COVER PLATE		PUSH BUTTON
	JUNCTION BOX		SWITCH
	TELEPHONE JACK		3-WAY SWITCH
	DATA PORT		4-WAY SWITCH
	ELECTRICAL CIRCUIT BREAKER		DIMMER SWITCH
	FUSE DISCONNECT		PADDLE FAN
	6 RECESSED CEILING LIGHT		GARAGE DOOR OPENER
	WALL LIGHT		

NOTE:  
-PLANS SHOWS THE TYPICAL INSTALLATION OF ELECTRICAL CIRCUITS ACCORDING TO NEC 210.8 & 210.12  
-CONTRACTOR TO VERIFY THE INSTALLATION OF ELECTRICAL CIRCUITS MEETS THE REQUIREMENTS OF NEC 210.8 & 210.12  
-SMOKE ALARMS SHALL COMPLY WITH NFPA101 SEC. 30.3.4.5 AND LOCATION REQUIREMENTS PER 29.8.3.4 OF NFPA72 (2010ED)

SCOPE OF WORK AND NOTES (ELECTRICAL):

- CONTRACTOR MAY ADJUST THE LOCATIONS OF OUTLETS TO SATISFY SITE CONDITIONS PROVIDED THAT THE ADJUSTMENTS MEET THE REQUIREMENTS OF FBC 2020.
- ALL 15-AMP AND 20-AMP OUTLETS TO BE AFCI PROTECTED PER N.E.C. 210.12
- CONTRACTOR TO VERIFY THE SPACING OF EXISTING AND NEW OUTLETS PER N.E.C. 210.52
- TAMPER RESISTANT OUTLETS PER N.E.C. 406.12
- CONTRACTOR TO ENSURE THAT KITCHEN AND BATHROOM OUTLETS ARE INSTALLED PER FBC 2020 CHAPTER 27 AND NEC 210.52
- NEW SWITCHES IN THE LOCATIONS SHOWN ON LIGHTING PLAN. CONTRACTOR TO ENSURE THAT SWITCHES ARE INSTALLED PER THE PROVISIONS OF FBC 2020 CHAPTER 27.
- GFCI FOR DISHWASHER IS UNDER COUNTER IN AN ACCESSIBLE LOCATION PER N.E.C. 422.16(B)(2)(6)
- CONTRACTOR TO ENSURE THAT CONDUITS MEET OR EXCEED THE PROVISIONS OF NFPA 70 NEC CHAPTER 3 AND TABLE 310.15.
- SMOKE DETECTORS WILL BE INSTALLED TEN-YEAR LITHIUM BATTERIES ACCEPTABLE.
- CONTRACTOR TO VERIFY THE EXISTING PANEL LOCATION.
- CONTRACTOR TO VERIFY THE SIZE OF EXISTING PANEL.

CIRCUIT IMPEDANCE AND OTHER CHARACTERISTICS

- THE OVERCURRENT PROTECTIVE DEVICES, THE TOTAL IMPEDANCE, THE COMPONENT SHORT-CIRCUIT CURRENT RATINGS AND OTHER CHARACTERISTICS OF THE CIRCUIT TO BE PROTECTED SHALL BE SELECTED AND COORDINATED TO PERMIT THE CIRCUIT-PROTECTIVE DEVICES USED TO CLEAR A FAULT TO DO SO WITHOUT EXTENSIVE DAMAGE TO THE ELECTRICAL COMPONENT OF THE CIRCUIT. THIS FAULT SHALL BE ASSUMED TO BE EITHER BETWEEN TWO OR MORE OF THE CISCUIT CONDUCTORS, OR BETWEEN ANY CIRCUIT CONDUCTOR AND THE GROUDING CONDUCTOR OR ENCLOSING METAL RACEWAY. LISTING PRODUCTS APPLIED IN ACCORDANCE WITH THEIR LISTING SHALL BE CONSIDERED TO MEET THE REQUIREMENTS OF THIS SECTION PER NEC 110-10.

INTERRUPTING RATING

- EQUIPMENT INTENDED TO INTERRUPT CURRENT AT FAULT LEVELS SHALL HAVE AN INTERRUPTING RATING SUFFICIENT FOR THE NOMINAL CIRCUIT VOLTAGE AND THE CURRENT THAT IS AVAILABLE AT THE LINE TERMINAL OF THE EQUIPMENT. EQUIPMENT INTENDED TO INTERRUPT CURRENT AT NOMINAL CIRCUIT VOLTAGE SUFFICIENT FOR THE CURRENT THAT MUST BE INTERRUPTED PER NEC 110-9

NOTE:

RECESSED LIGHTING INSTALLED IN THE THERMAL "ENVELOPE SHALL BE IC RATED AND MEETING ASTM 283 FOR LEAKAGE LABELED AIR TIGHT, THE HOUSING SHALL BE SEALED WITH A GASKET OR CAULK TO CEILING OR WALL. FBC R402.4.

NOTE: ( PER FBC EDITION RESIDENTIAL SEC 314 )

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
1. IN EACH SLEEPING ROOM.  
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.  
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPUT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

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SHEET TITLE :

ELECTRICAL  
LAYOUTS

STYLE :

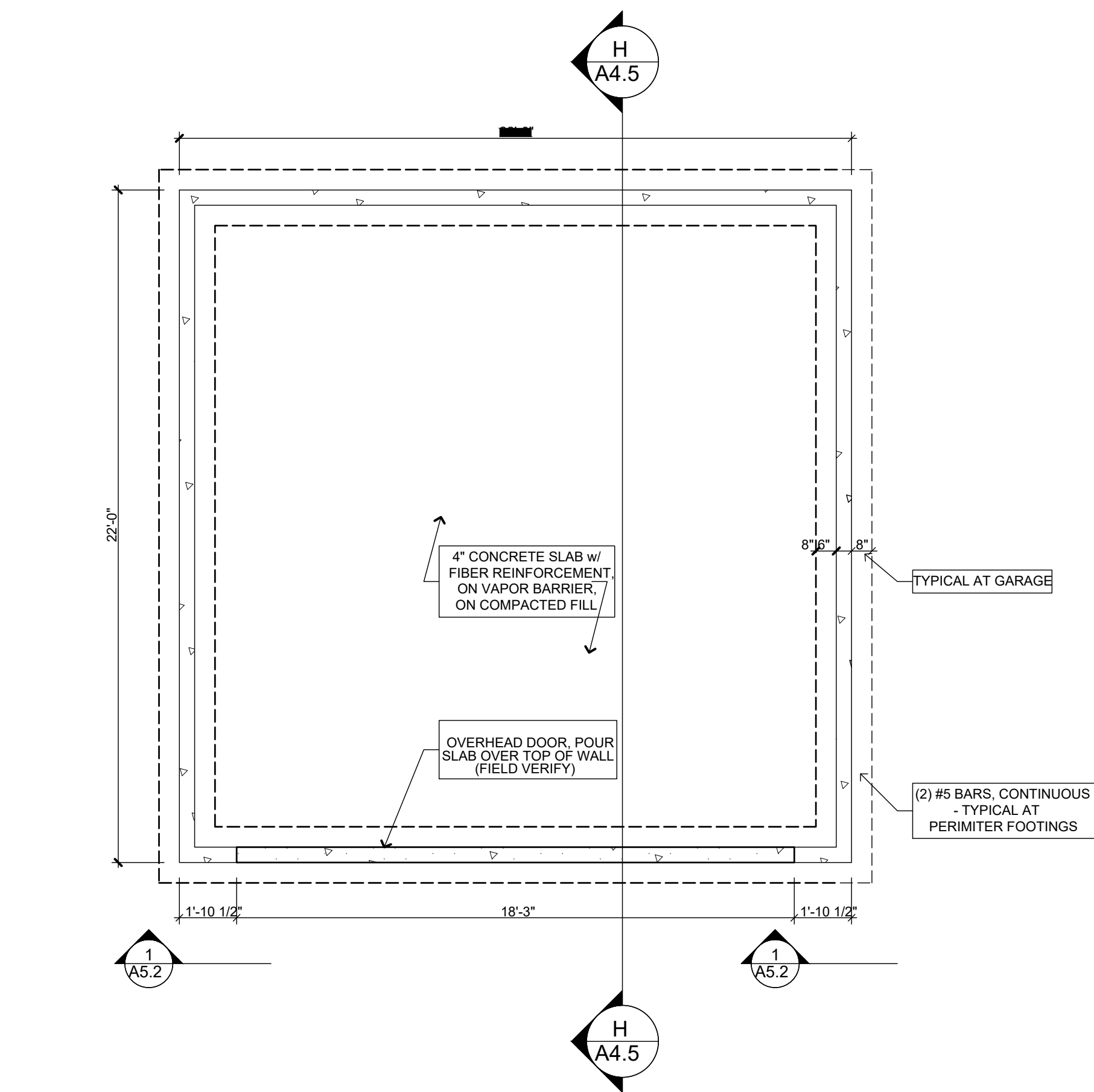
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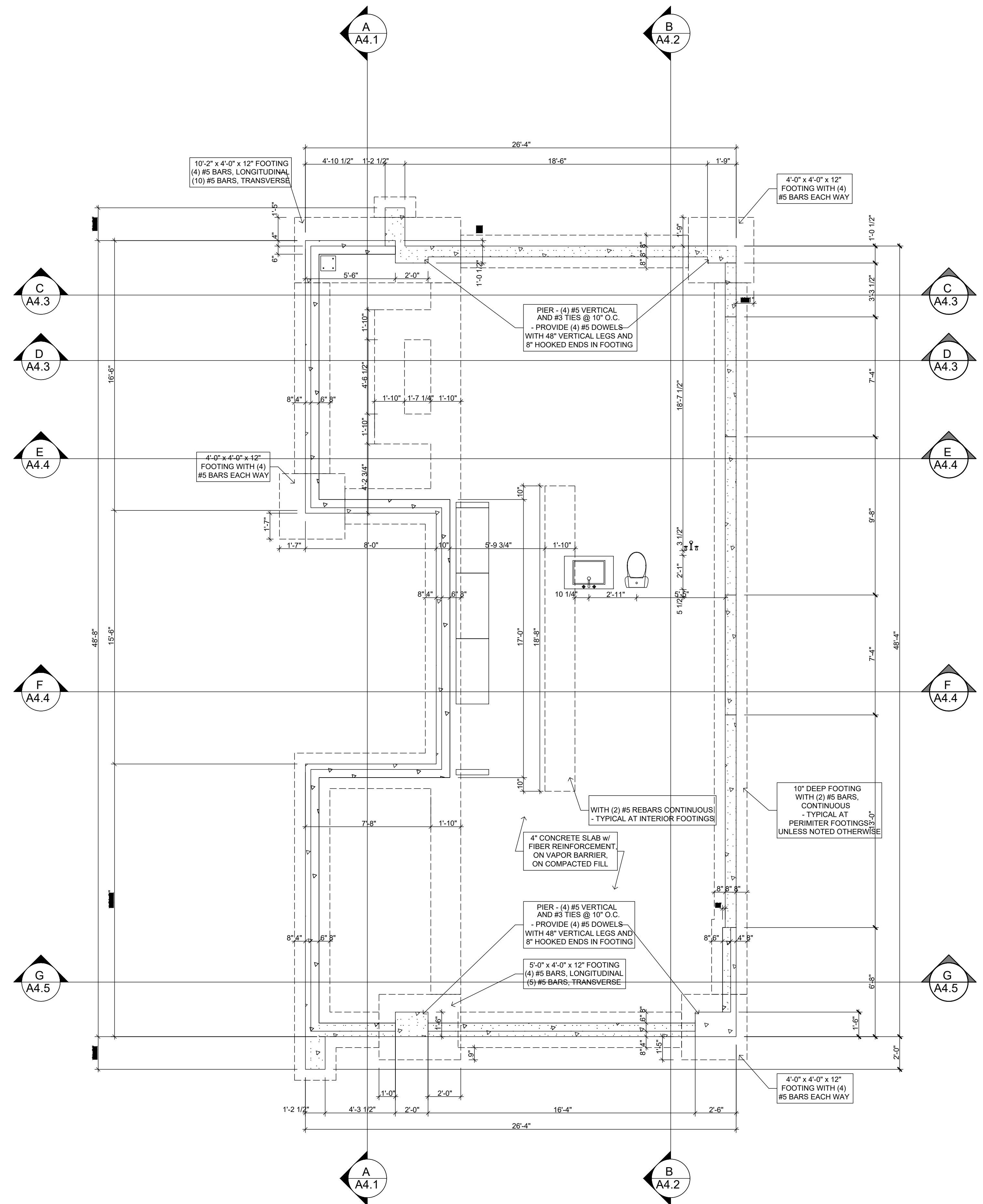
SINGULAR USE

SHEET NO. :

E1.2



**1 FOUNDATION PLAN - GARAGE**  
A3.1 SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



**4 FOUNDATION PLAN**  
A3.1 SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

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SHEET TITLE :

**STEEL  
LAYOUTS**

STYLE :

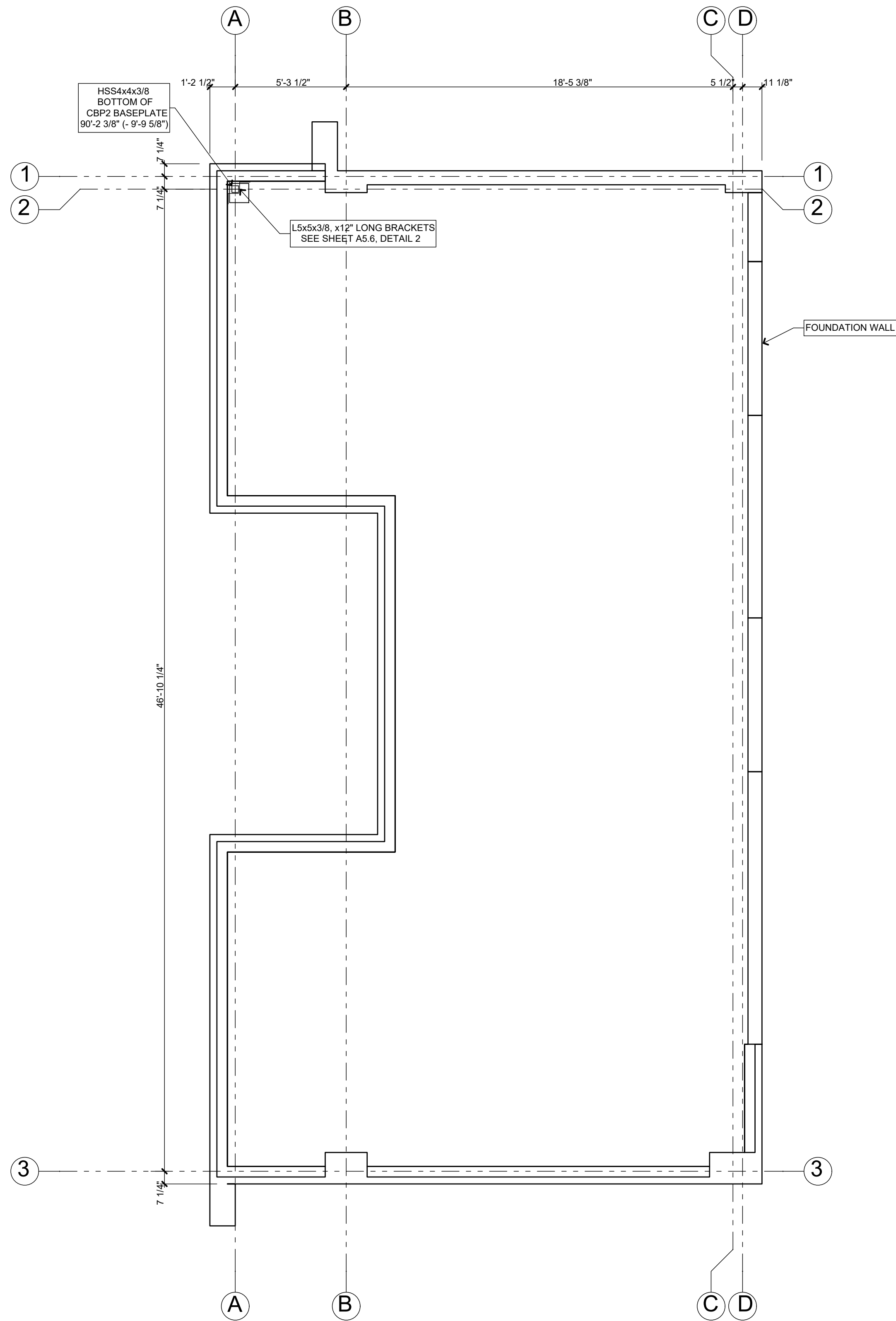
Contemporary

ISSUE DESCRIPTION :

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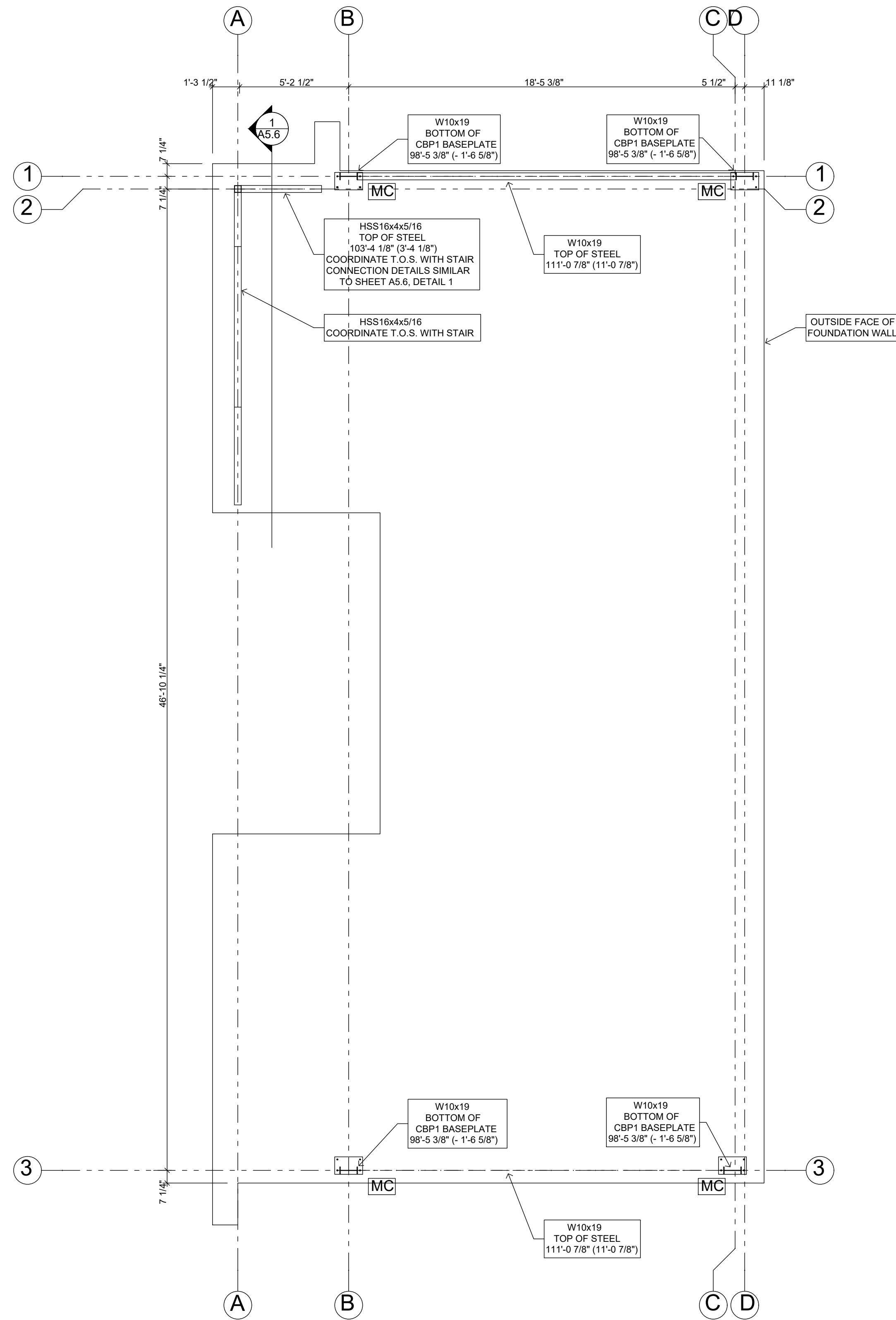
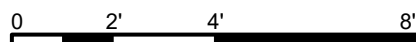
SHEET NO. :

**A3.2**



**1 LOWER LEVEL STEEL LAYOUT**

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



**2 MAIN LEVEL STEEL LAYOUT**

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

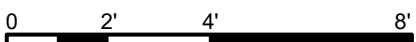




TABLE R802.4.1(1)  
RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
		2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	11-6	18-0	23-9	Note b	Note b	11-6	18-0	23-9	Note b
	Douglas fir-larch	#1	11-1	17-4	22-5	Note b	Note b	10-6	15-4	19-5	23-9
	Douglas fir-larch	#2	10-10	16-10	21-4	26-0	Note b	10-0	14-7	18-5	22-6
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10	23-0	7-7	11-1	14-1	17-2
	Hem-fir	SS	10-10	17-0	22-5	Note b	Note b	10-10	17-0	22-5	Note b
	Hem-fir	#1	10-7	16-8	22-0	Note b	Note b	10-4	15-2	19-2	23-5
	Hem-fir	#2	10-1	15-11	20-8	25-3	Note b	9-8	14-2	17-11	21-11
	Hem-fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9
	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3
	Southern pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7

FRAMING NOTES:  
• JOIST LAYOUT FOR REFERENCE ONLY, REFER TO MANUFACTURER'S ENGINEERING AND SHOP DRAWINGS  
• SEE SHEET A0.1 FOR CONSTRUCTION NOTES  
• DIMENSIONS ARE TO FRAMING  
• SEE SHEET A5.1 FOR TYPICAL FRAMING DETAILS

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PROJECT :  
**WEXLEY**

DESCRIPTION :  
**Main Level**  
**1,154 SF**  
**Upper Level**  
**1,294 SF**  
**Lower Level**  
**1,150 SF**  
**Bedrooms**  
**4**  
**Baths**  
**3 & 1 HALF**

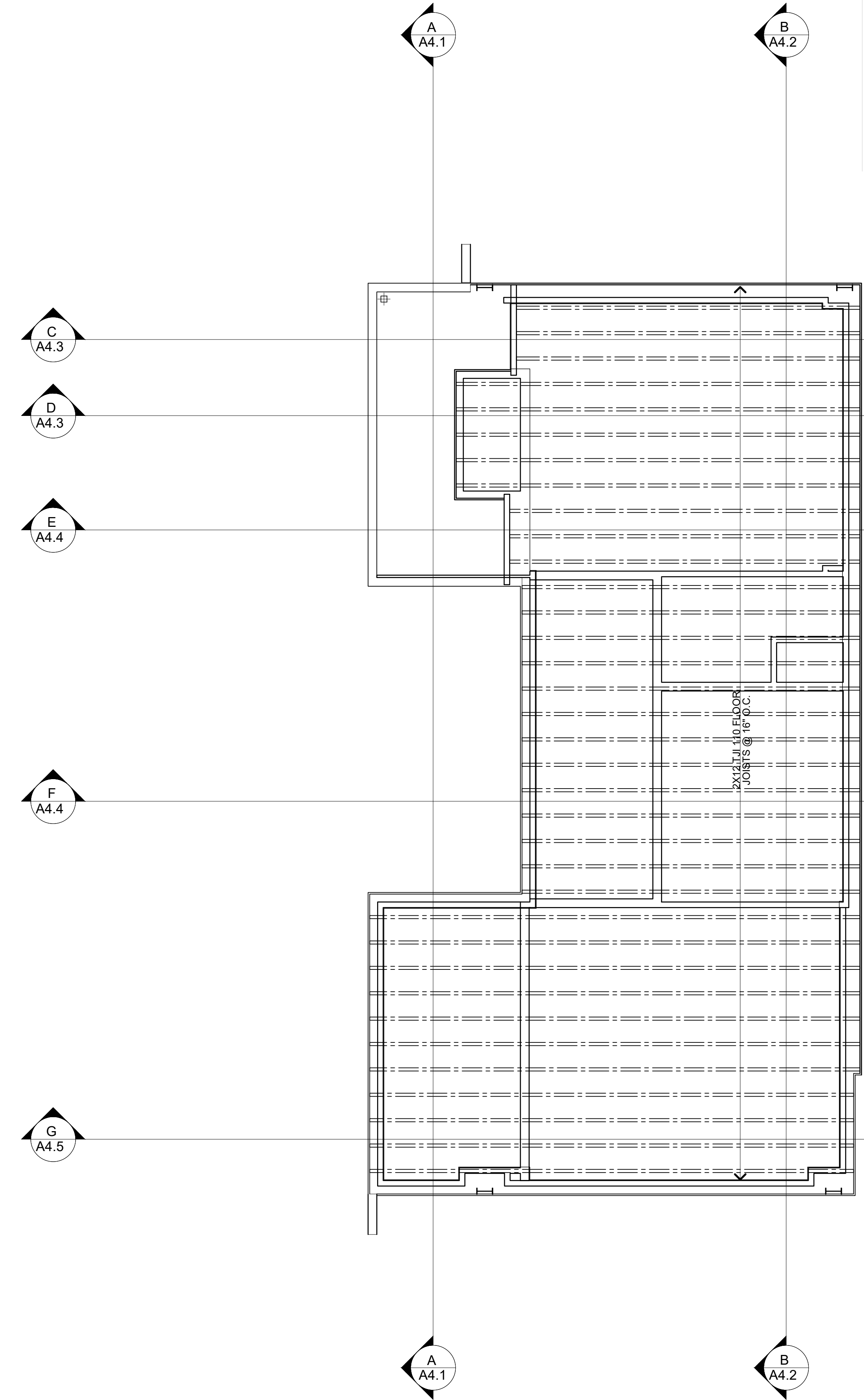
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SHEET TITLE :  
**MAIN AND UPPER FLOOR FRAMING PLANS**

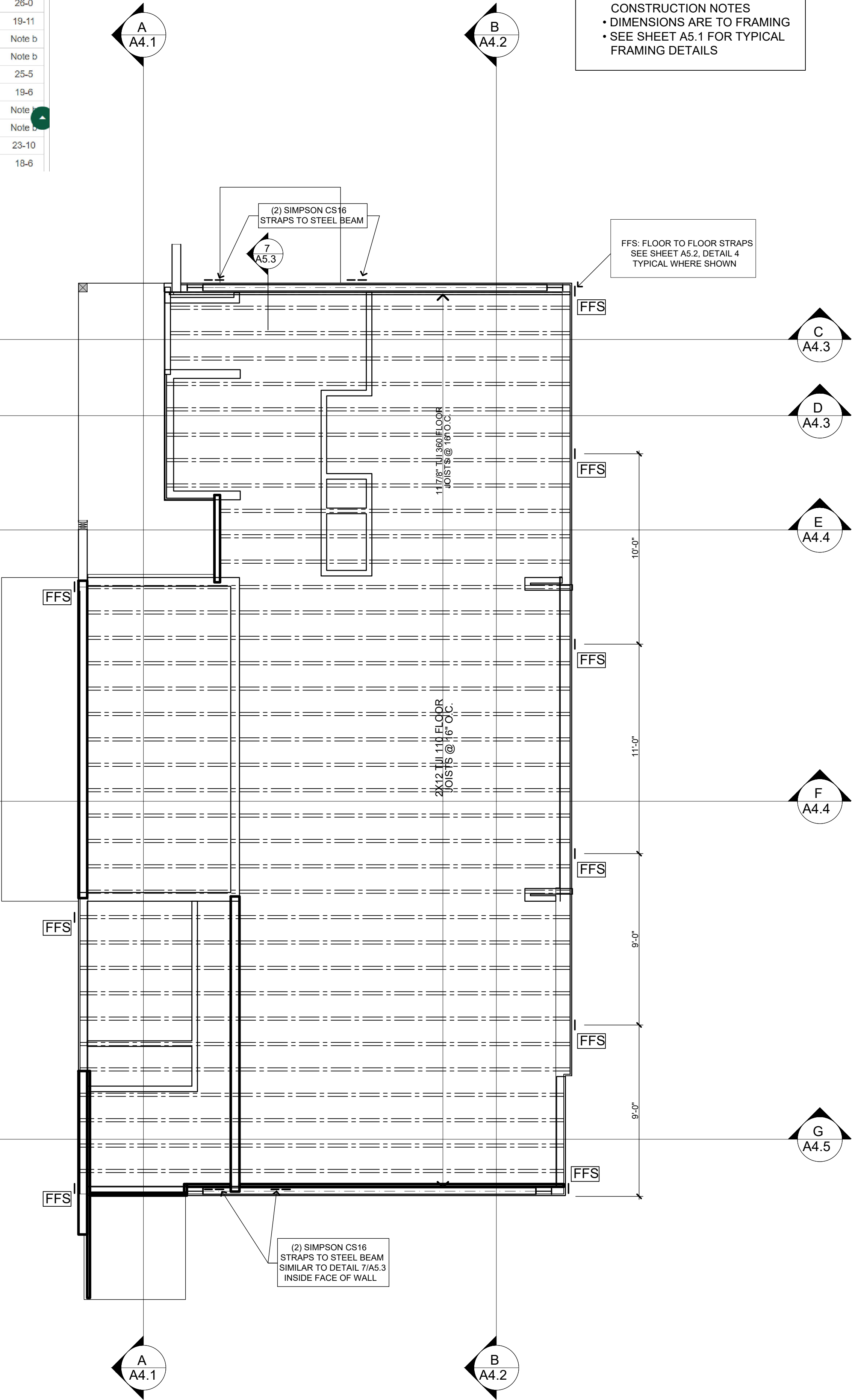
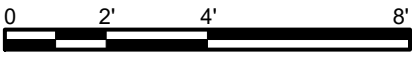
STYLE :  
**Contemporary**

ISSUE DESCRIPTION :  
**SINGULAR USE**

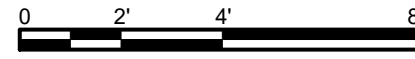
SHEET NO. :  
**A3.3**



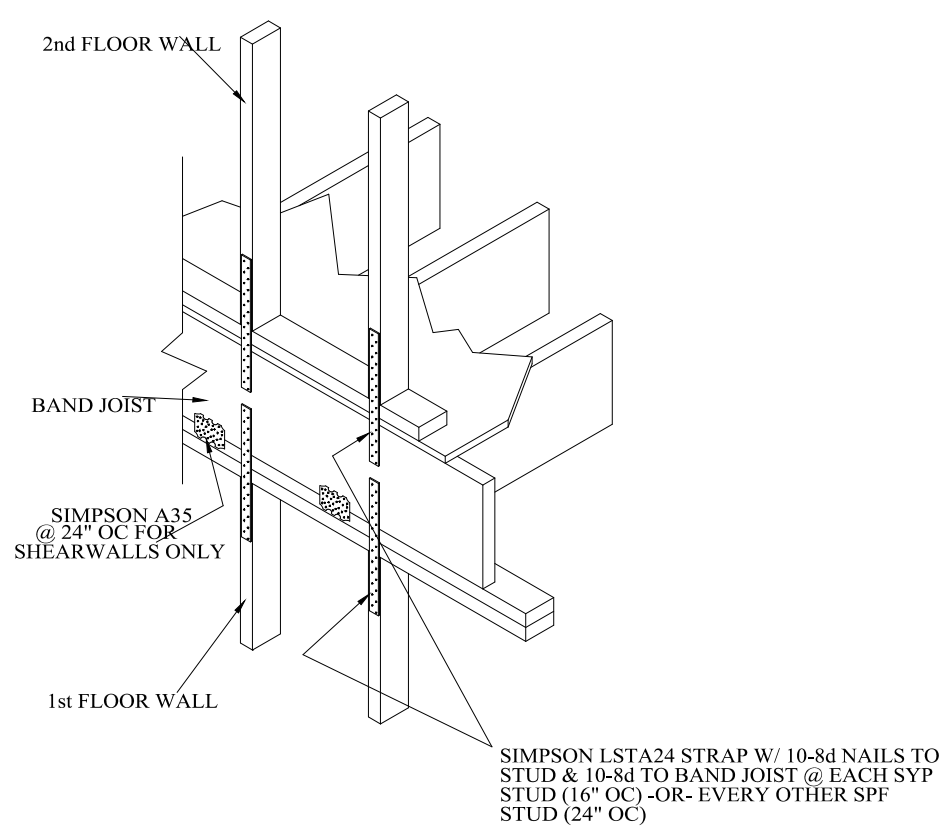
1 MAIN LEVEL FLOOR LAYOUT PLAN (for reference)  
A3.3 SCALE: 1/4" = 1'-0"



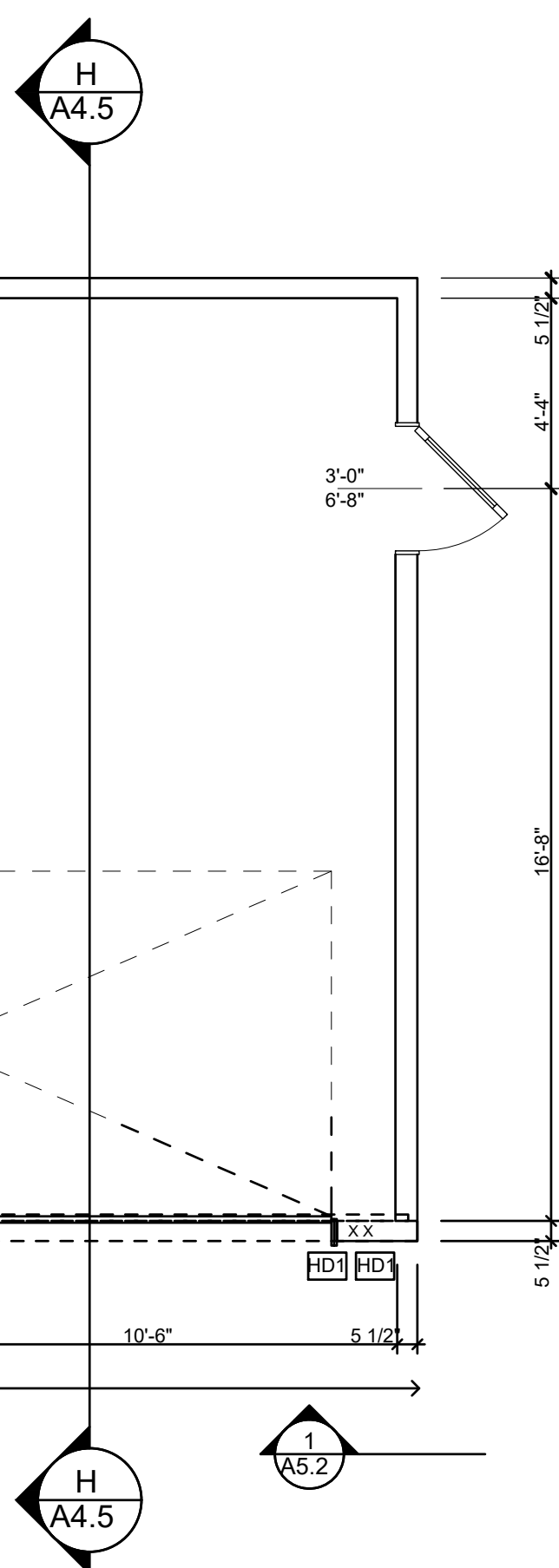
2 UPPER LEVEL FLOOR FRAMING PLAN  
A3.3 SCALE: 1/4" = 1'-0"



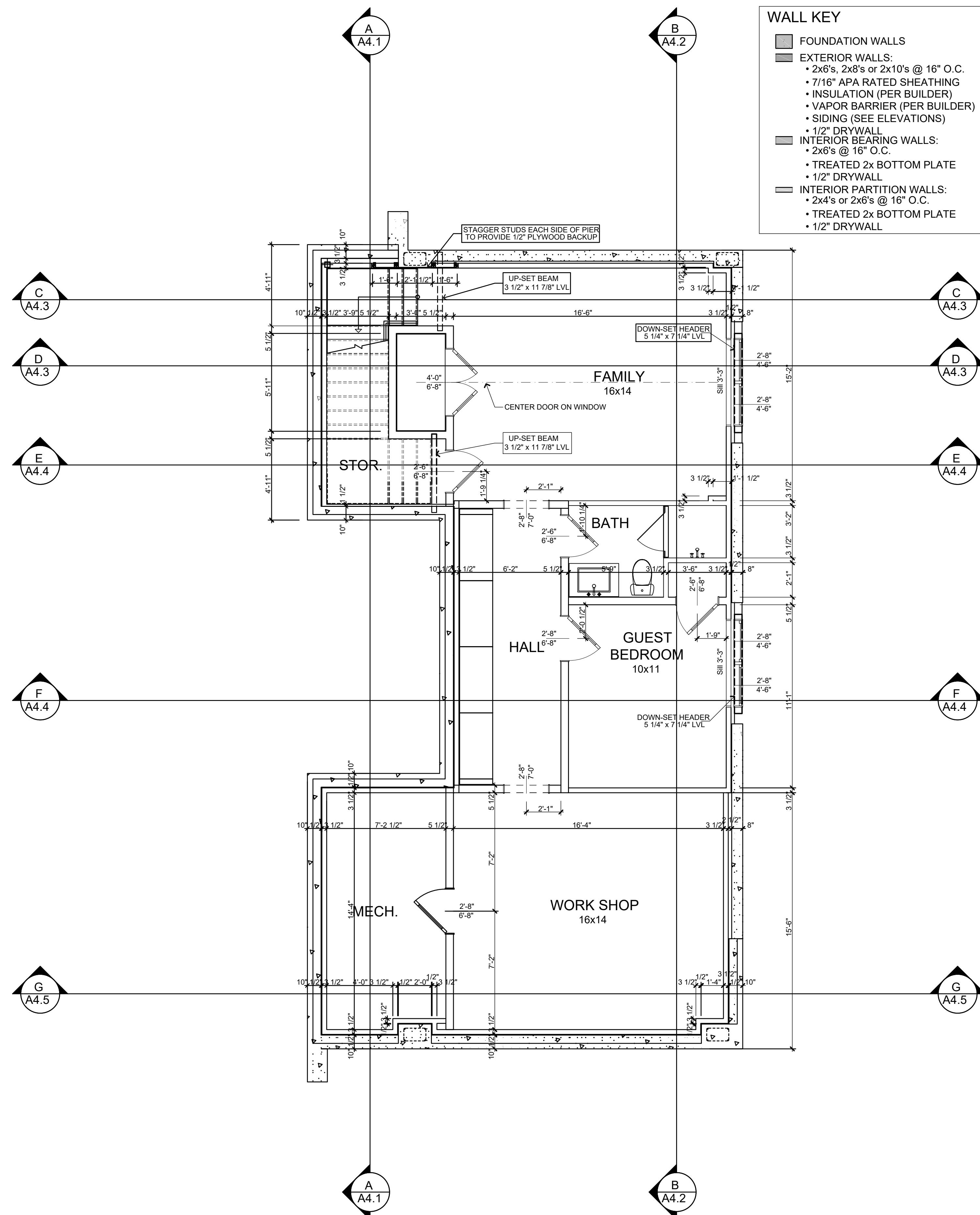
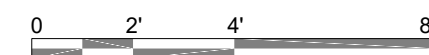




FRAME FLOOR CONNECTION

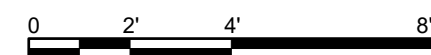


**1 WALL FRAMING - GARAGE**  
A3.4 SCALE: 1/4" = 1'-0"



**2 LOWER LEVEL WALL FRAMING PLAN**





A3.4 SCALE: 1/4" = 1'-0"



**FRAMING NOTES:**

- SEE SHEET A0.1 FOR CONSTRUCTION NOTES
- DIMENSIONS ARE TO FRAMING
- SEE SHEET A5.1 FOR TYPICAL FRAMING DETAILS

## WALL KEY

-  FOUNDATION WALLS
-  EXTERIOR WALLS:
  - 2x6's, 2x8's or 2x10's @ 16" O.C.
  - 7/16" APA RATED SHEATHING
  - INSULATION (PER BUILDER)
  - VAPOR BARRIER (PER BUILDER)
  - SIDING (SEE ELEVATIONS)
-  INTERIOR BEARING WALLS:
  - 2x6's @ 16" O.C.
  - TREATED 2x BOTTOM PLATE
  - 1/2" DRYWALL
-  INTERIOR PARTITION WALLS:
  - 2x4's or 2x6's @ 16" O.C.
  - TREATED 2x BOTTOM PLATE
  - 1/2" DRYWALL

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PROJECT :

WEXLEY

DESCRIPTION :

Main Level  
1,154 SF  
Upper Level  
1,294 SF  
Lower Level  
1,150 SF  
Bedrooms  
4  
Baths  
3 & 1 HALF

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SHEET TITLE

SHEET TITLE

**GARAGE  
AND  
LOWER  
LEVEL  
WALL  
FRAMING  
PLANS**

STYLE :

Contemporary

ISSUE DESCRIPTION :

SINGULAR USE

SHEET NO. :

### A3.4



FRAMING NOTES:  
• SEE SHEET A0.1 FOR  
CONSTRUCTION NOTES  
• DIMENSIONS ARE TO FRAMING  
• SEE SHEET A5.1 FOR TYPICAL  
FRAMING DETAILS

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PROJECT :  
**WEXLEY**

DESCRIPTION :  
**Main Level  
1,154 SF  
Upper Level  
1,294 SF  
Lower Level  
1,150 SF  
Bedrooms 4  
Baths  
3 & 1 HALF**

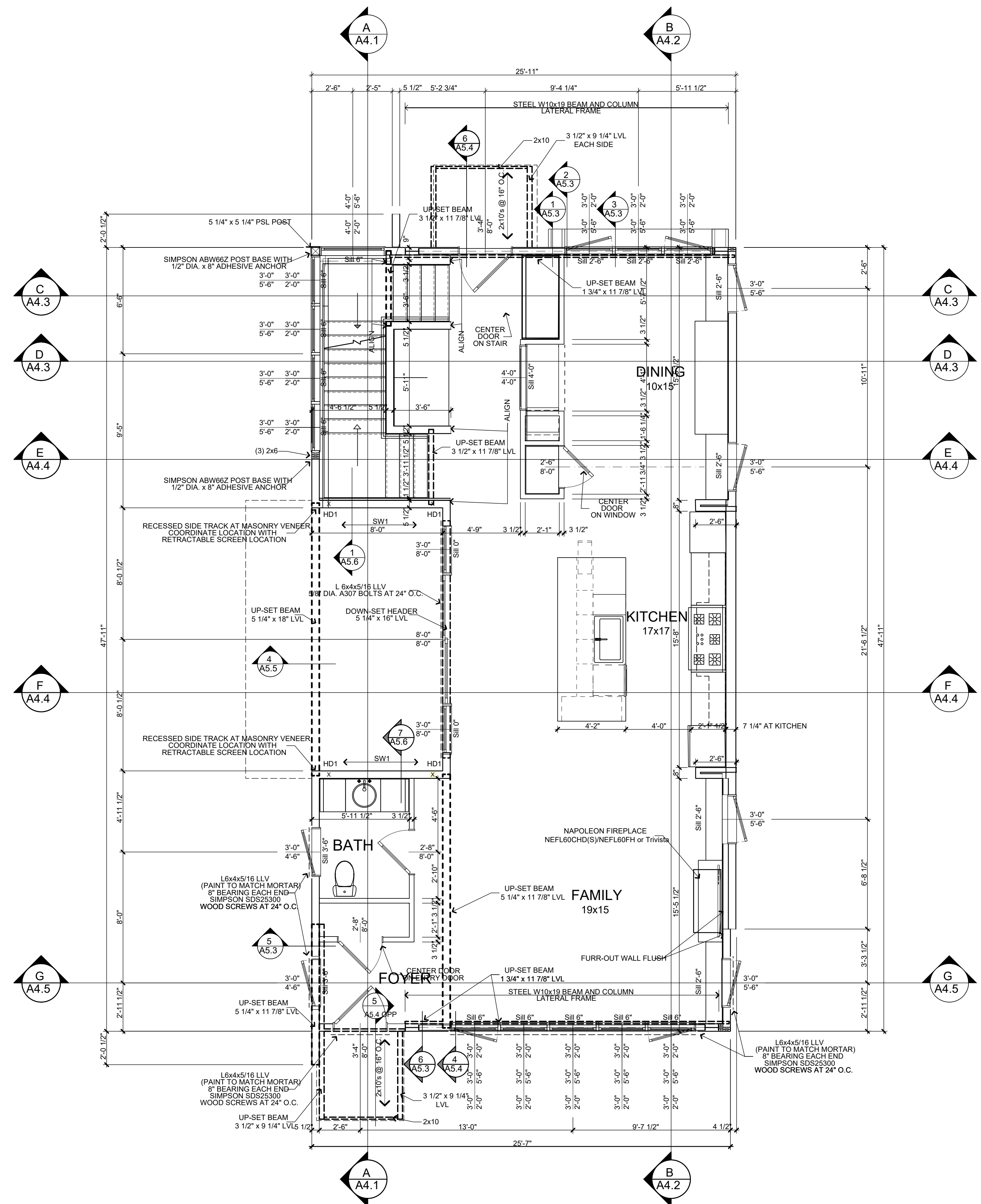
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SHEET TITLE :  
**MAIN AND  
UPPER  
LEVEL  
WALL  
FRAMING  
PLANS**

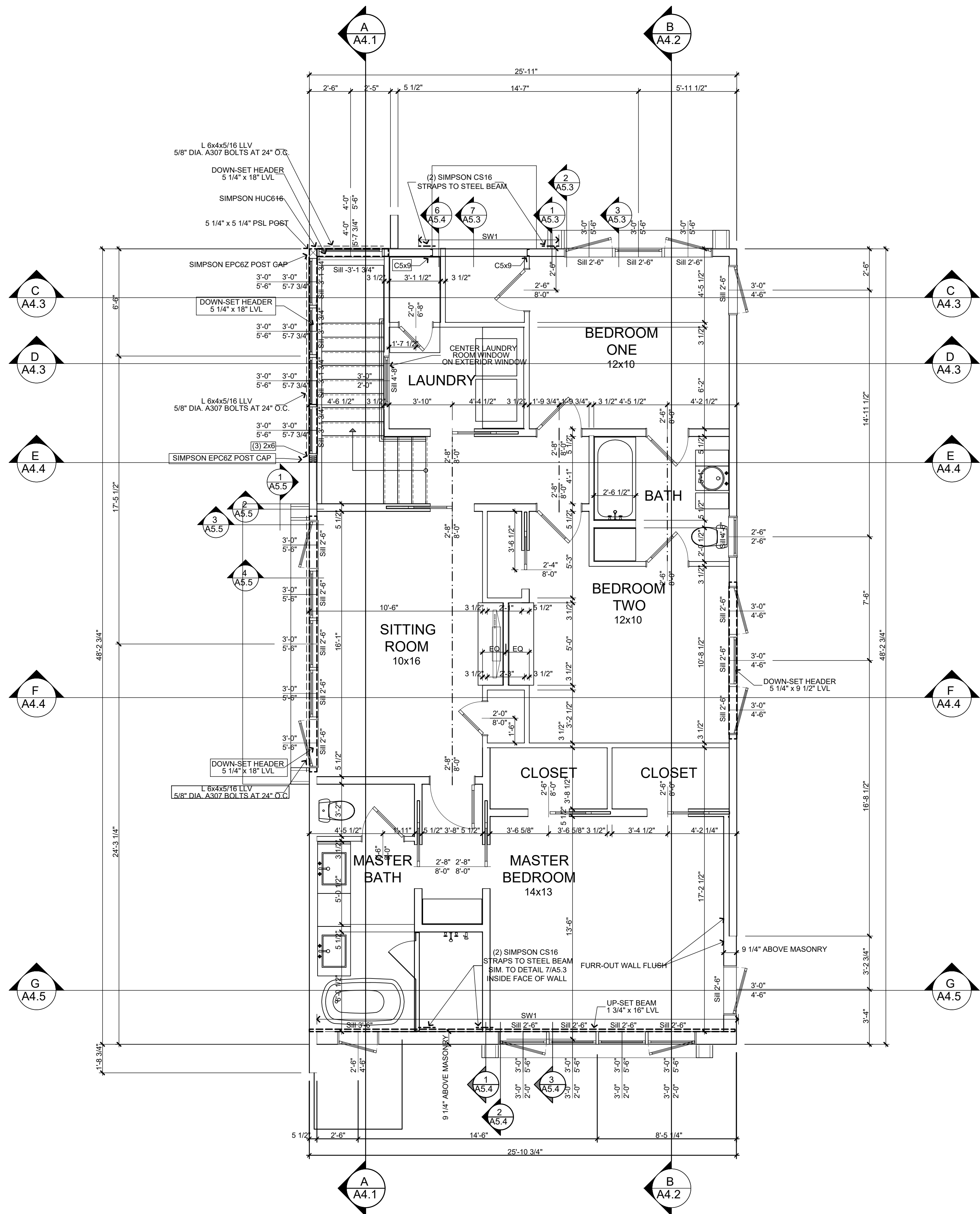
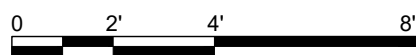
STYLE :  
**Contemporary**

ISSUE DESCRIPTION :  
**SINGULAR USE**

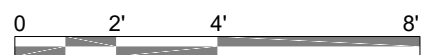
SHEET NO. :  
**A3.5**



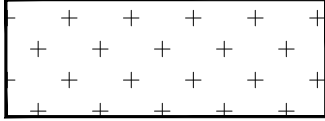
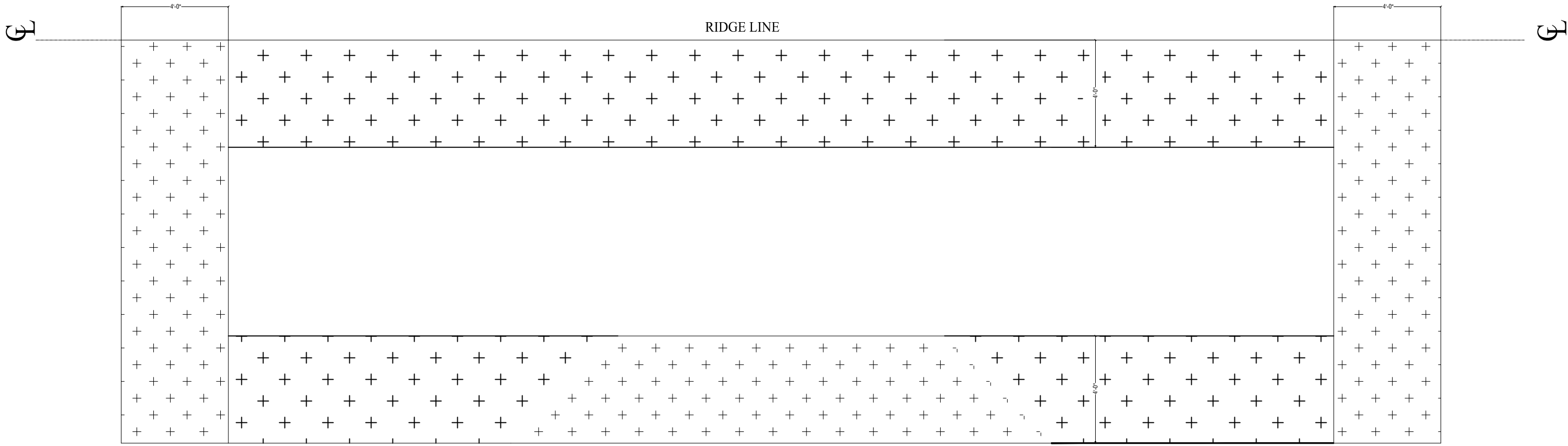
**2 MAIN LEVEL WALL FRAMING PLAN**  
A3.5 SCALE: 1/4" = 1'-0"



**2 UPPER LEVEL WALL FRAMING PLAN**  
A3.5 SCALE: 1/4" = 1'-0"







8d COMMON NAILS @ 6" OC -  
4" OC @ GABLE ENDWALL OR  
GABLE TRUSS

NOTE:  
1. SEE STRUCTURAL NOTES FOR SHEATHING SPECIFICATIONS.  
2. END JOINTS OF THE ROOF SHEATHING SHALL BE STAGGERED  
AND OCCUR OVER FRAMING MEMBERS



8d COMMON NAILS @ 6" OC EDGES  
8d COMMON NAILS @ 12" OC INTERMEDIATE

### ROOF DIAPHRAGM NAILING SCHEDULE - 120 MPH ZONE

10

#### component & cladding design pressure table

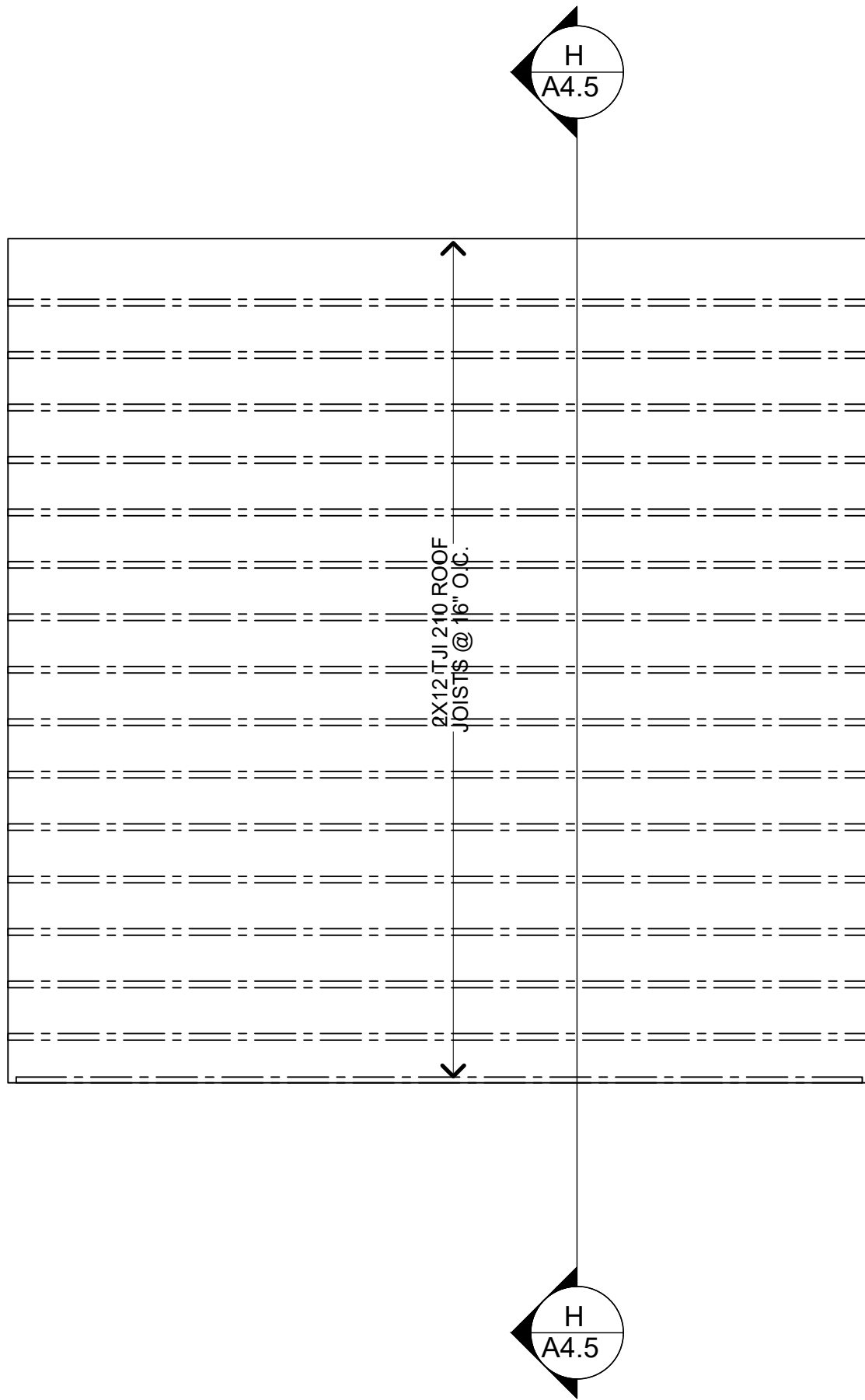
(120 mph, 3 sec. gust, 2.1/12 to 6.9/12 pitch, exposure b, height = 0 to 30 feet,  
importance factor = 1 (enclosed) (psf)

tributary area (ft ) <sup>2</sup>	roof		wall	
	(gcpi=+/- .18)	(gcpi=+/- .18)	(gcpi=+/- .18)	(gcpi=+/- .18)
10	14.9	-50.1	25.9	-34.7
20	13.6	-45.4	24.7	-32.4
50	11.9	-39.3	23.2	-29.3
100	10.5	-34.7	22.0	-26.9
125	10.5	-34.7	21.7	-26.2

- notes:
- for effective areas of wind speeds between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
  - table values shall be adjusted for height and exposure by multiplying by adjustment coefficients in table 1609.6d of the Florida building code 2004 edition & FBC residential. See R301
  - plus and minus signs signify pressures acting toward and away from the building surfaces.

#### COMPONENT & CLADDING DESIGN PRESSURE TABLE

01



### 1 ROOF FRAMING - GARAGE (for reference)

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

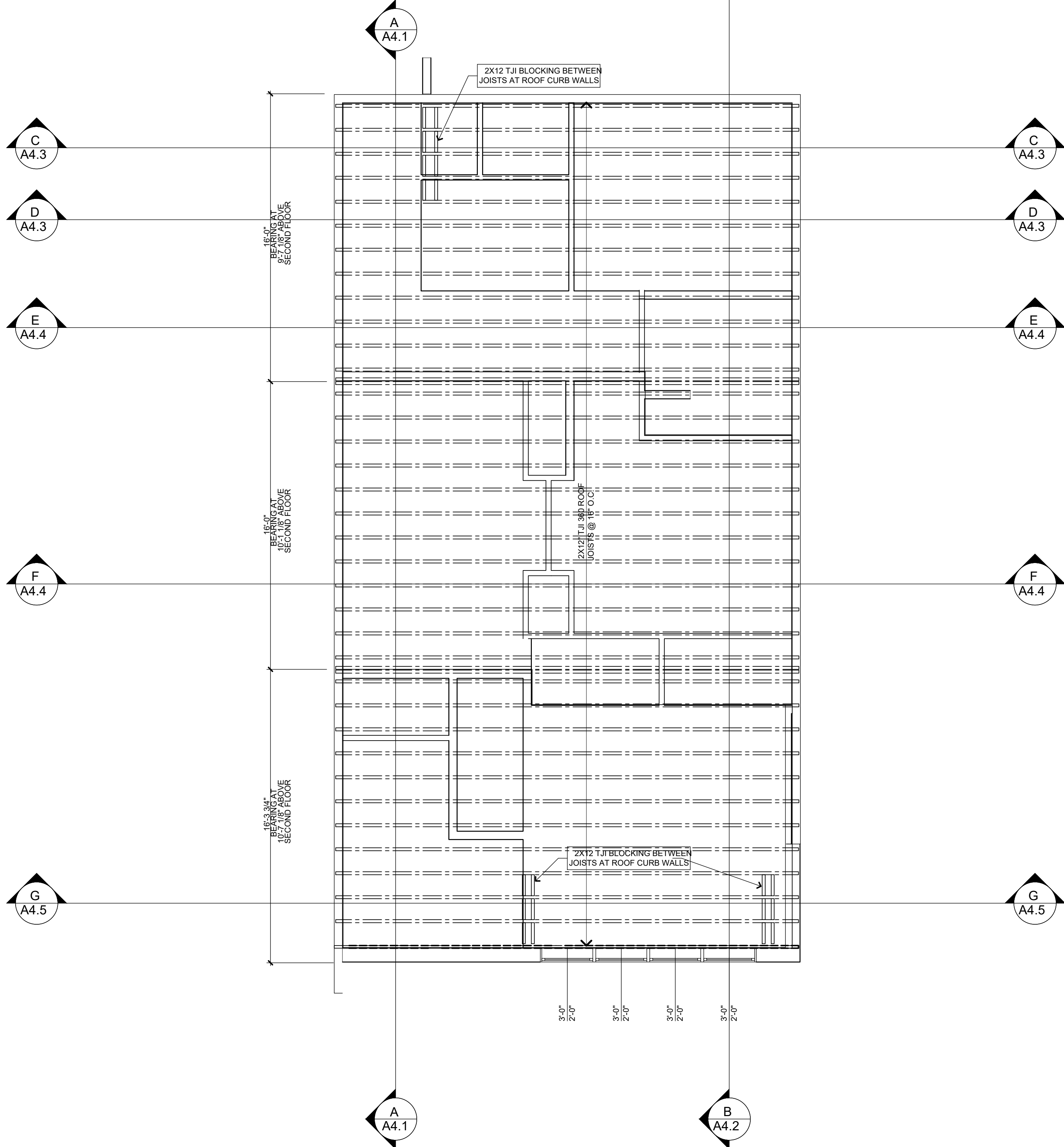
0 2' 4' 8'

TABLE R802.4.1(1)

RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf					
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	11-6	18-0	23-9	Note b	Note b	11-6	18-0	23-9	Note b	Note b
	Douglas fir-larch	#1	11-1	17-4	22-5	Note b	Note b	10-6	15-4	19-5	23-9	Note b
	Douglas fir-larch	#2	10-10	16-10	21-4	26-0	Note b	10-0	14-7	18-5	22-6	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10	23-0	7-7	11-1	14-1	17-2	19-11
	Hem-fir	SS	10-10	17-0	22-5	Note b	Note b	10-10	17-0	22-5	Note b	Note b
	Hem-fir	#1	10 -7	16-8	22-0	Note b	Note b	10-4	15-2	19-2	23-5	Note b
	Hem-fir	#2	10-1	15-11	20-6	25-3	Note b	9-8	14-2	17-11	21-11	25-5
	Hem-fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	Note b
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2	Note b
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6

- FRAMING NOTES:
- ROOF LAYOUT FOR REFERENCE ONLY, REFER TO TRUSS MANUFACTURER'S ENGINEERING AND SHOP DRAWINGS
  - SEE SHEET A0.1 FOR CONSTRUCTION NOTES
  - DIMENSIONS ARE TO FRAMING
  - SEE SHEET A5.1 FOR TYPICAL FRAMING DETAILS



### 2 ROOF FRAMING LAYOUT PLAN (for reference)

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

0 2' 4' 8'

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PROJECT :

WEXLEY

DESCRIPTION :

Main Level  
1,154 SF  
Upper Level  
1,294 SF  
Lower Level  
1,150 SF  
Bedrooms  
4  
Baths  
3 & 1 HALF

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SHEET TITLE :

ROOF AND  
GARAGE  
FRAMING  
PLANS

STYLE :

Contemporary

ISSUE DESCRIPTION :

SINGULAR USE

SHEET NO. :

A3.6

Main Level  
 1,154 SF  
Upper Level  
 1,294 SF  
Lower Level  
 1,150 SF  
Bedrooms  
 4  
Baths  
 3 & 1 HALF

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SHEET TITLE :

## BUILDING SECTIONS

STYLE :  
Contemporary

ISSUE DESCRIPTION :

**SINGULAR USE**

SHEET NO. :

## A4.3

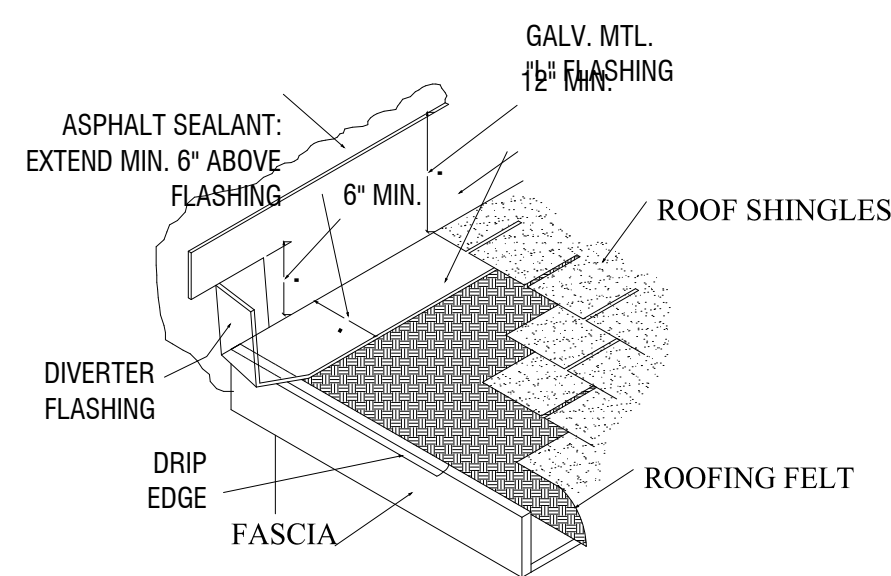


FIGURE 1: FLASHING INSTALLATION  
FLASHING INSTALLATION  
WHERE ROOF MEETS VENT

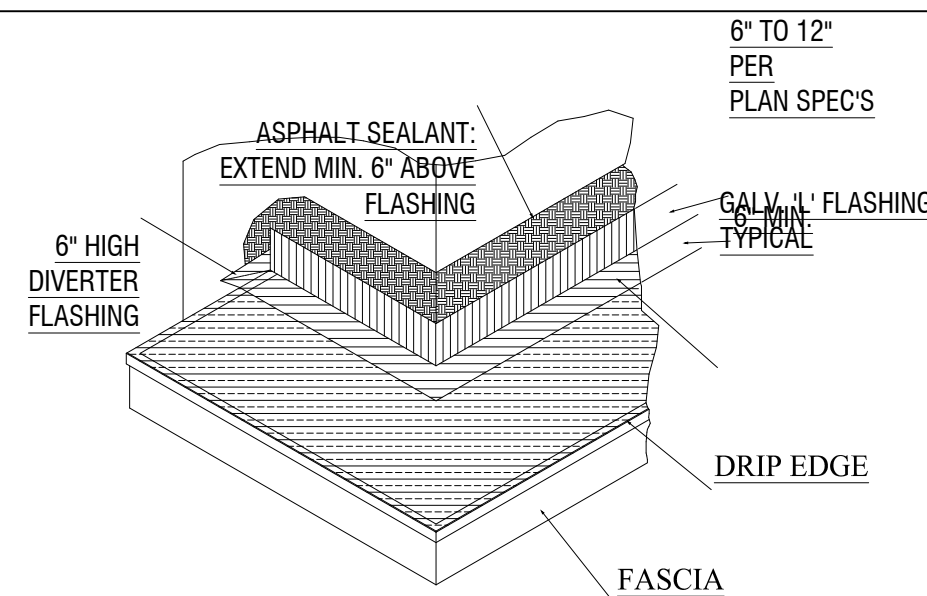
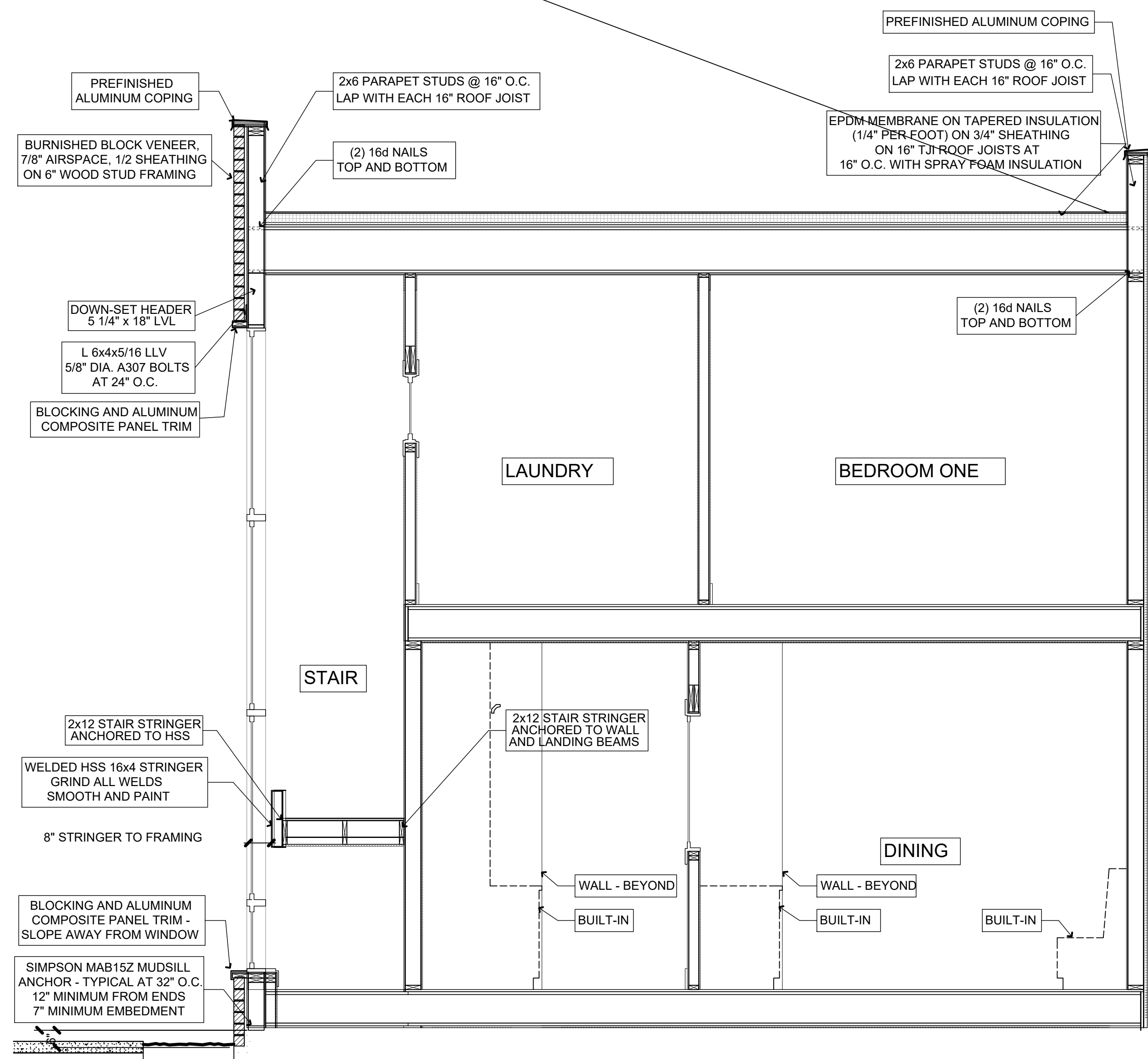
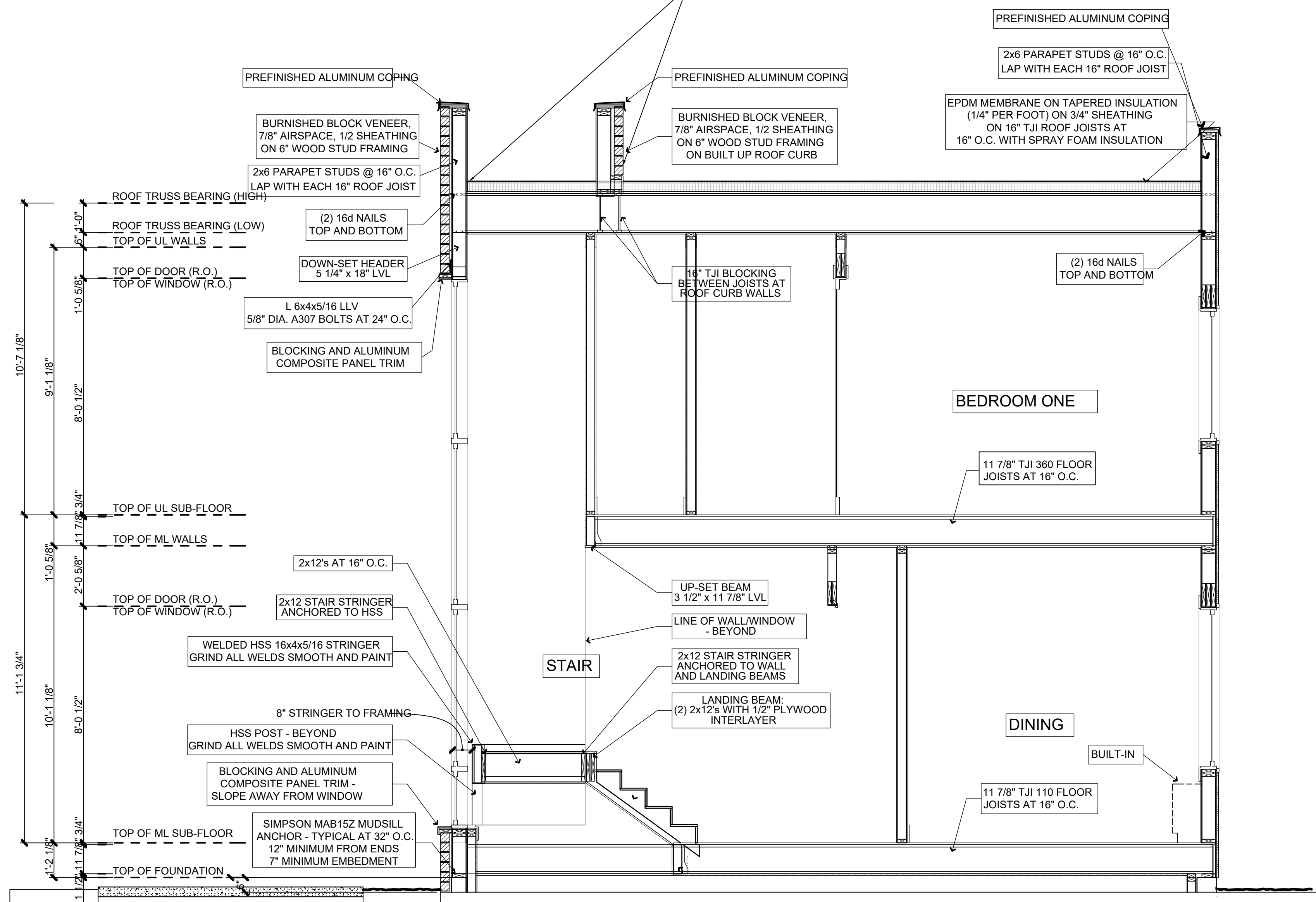
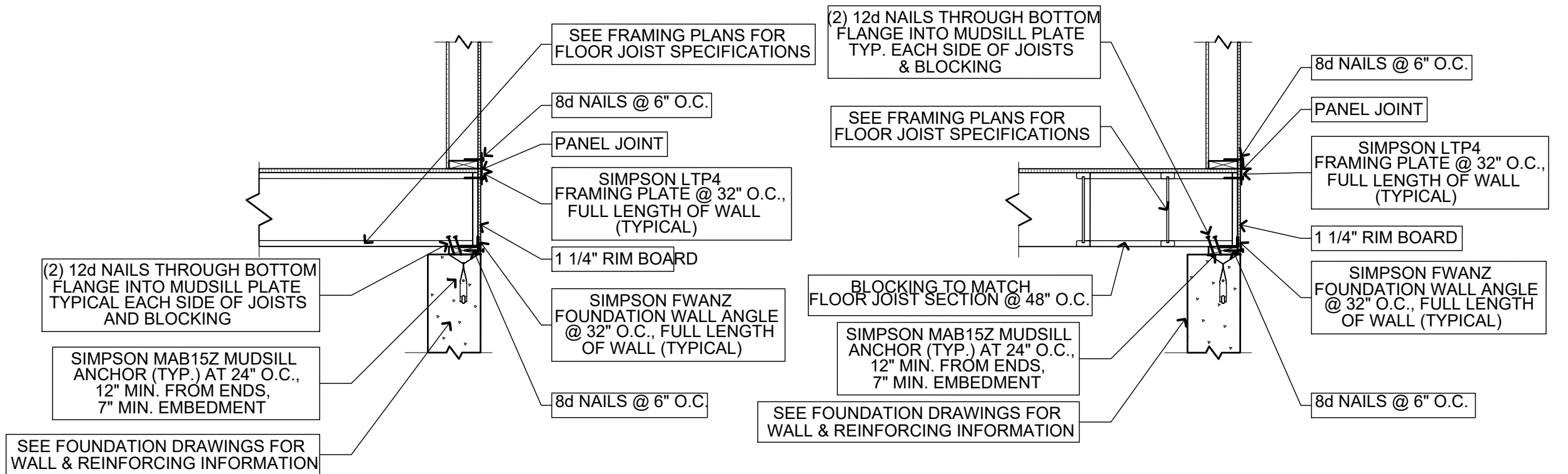
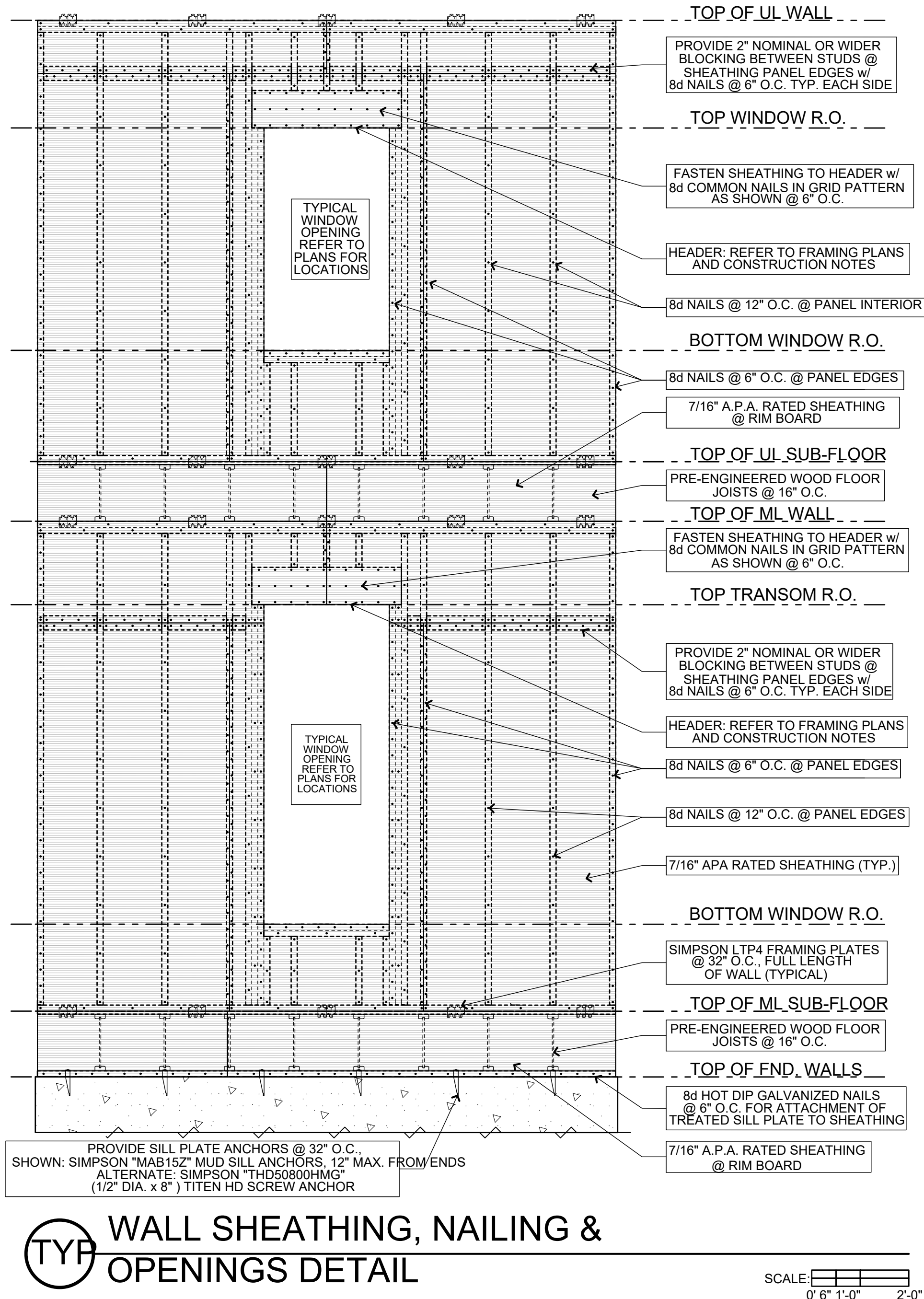
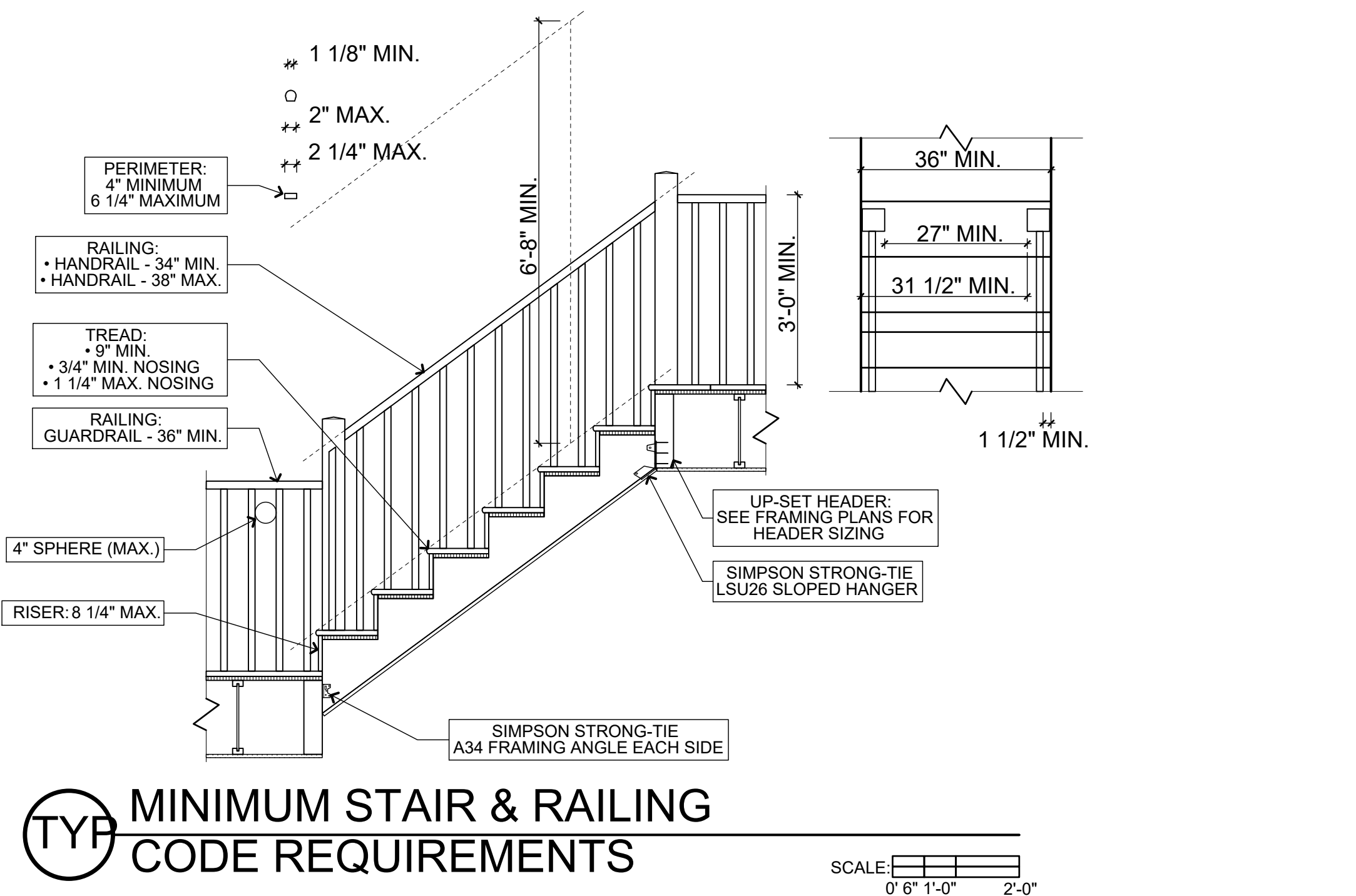
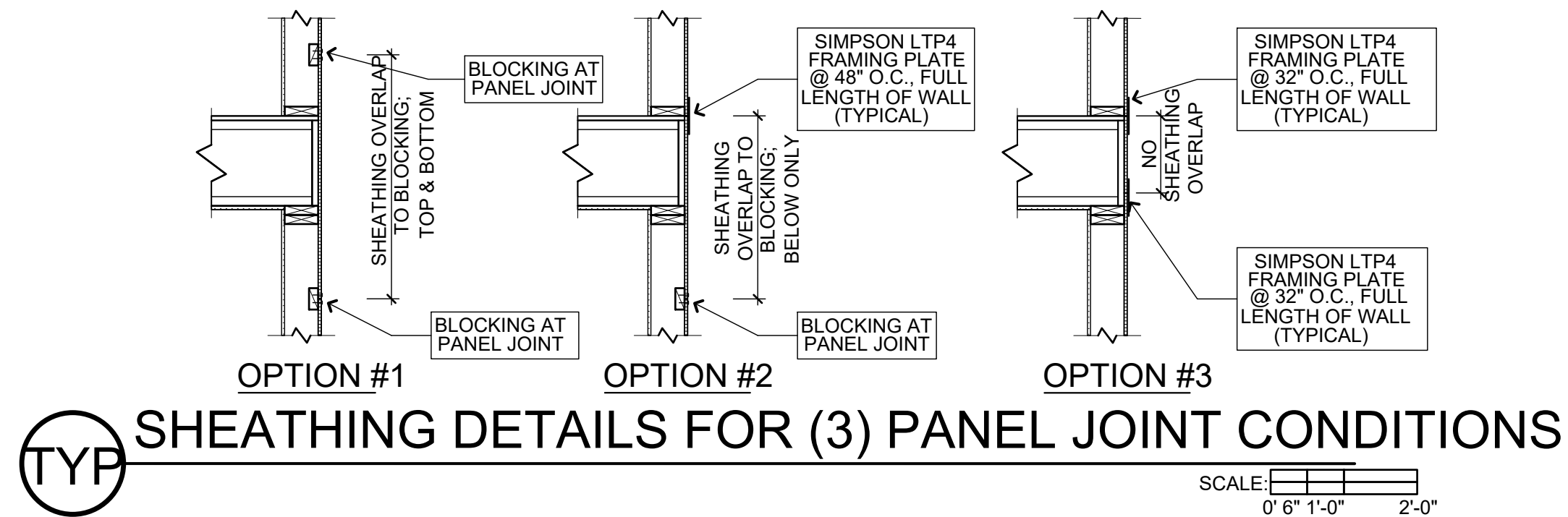
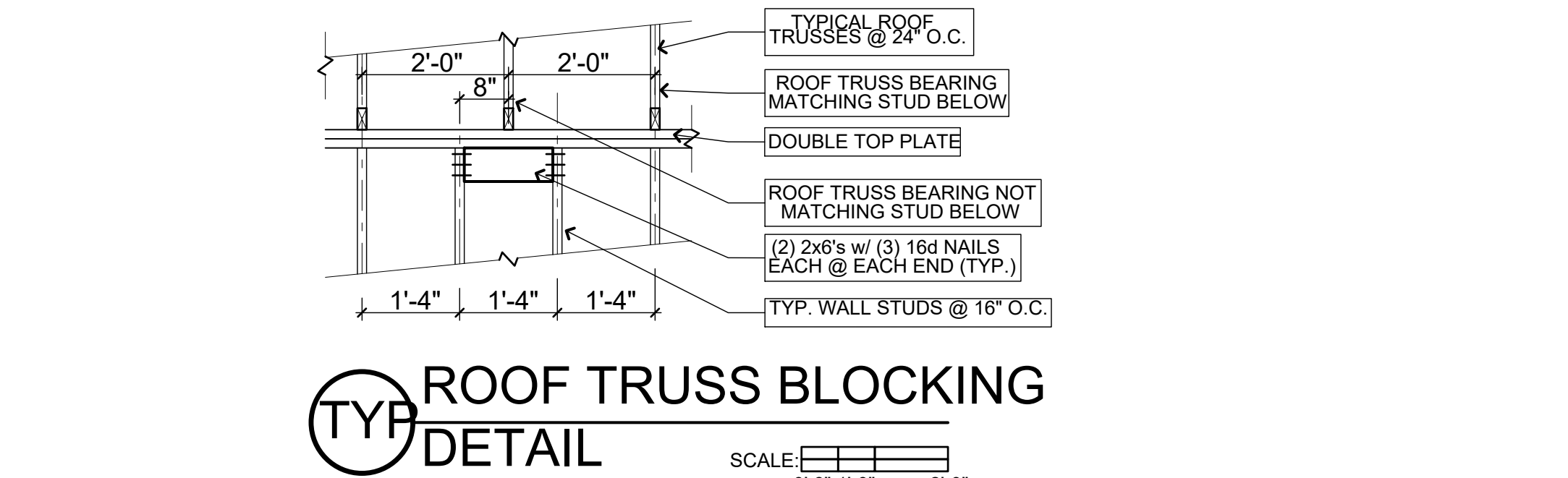
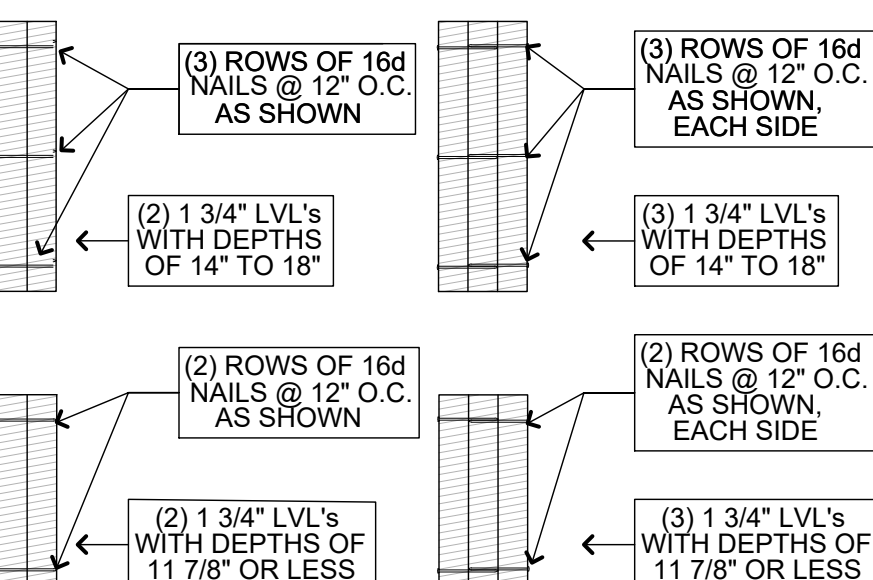
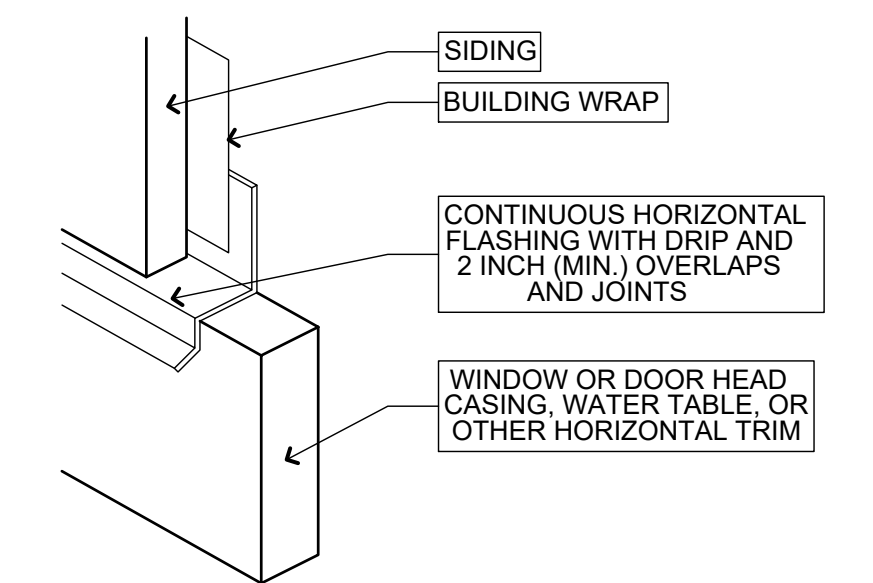
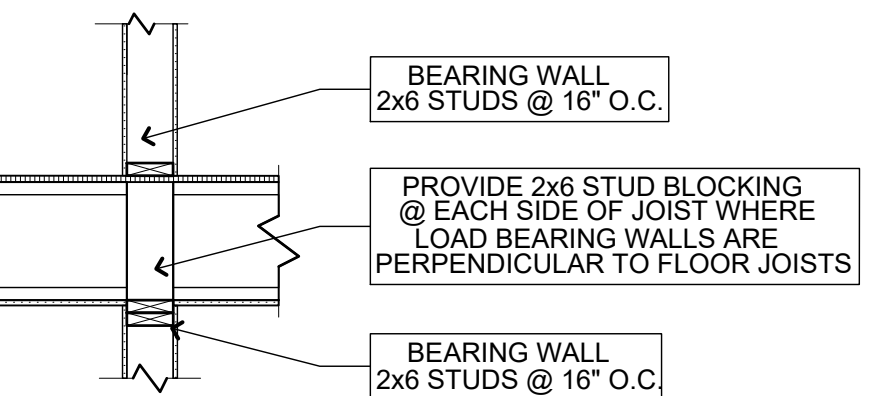
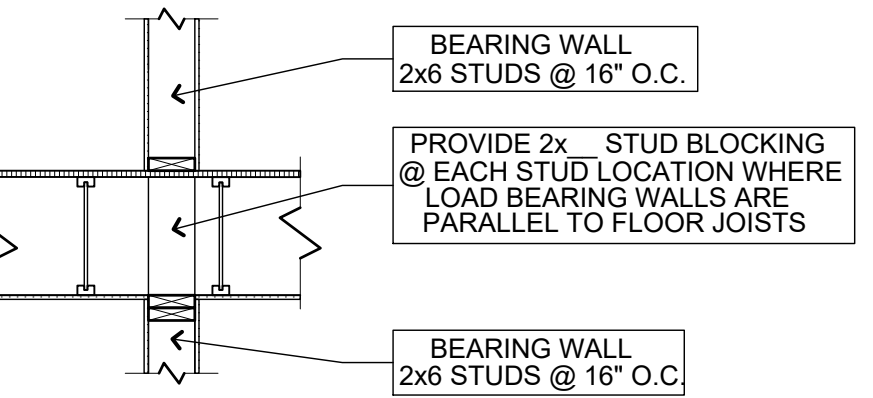
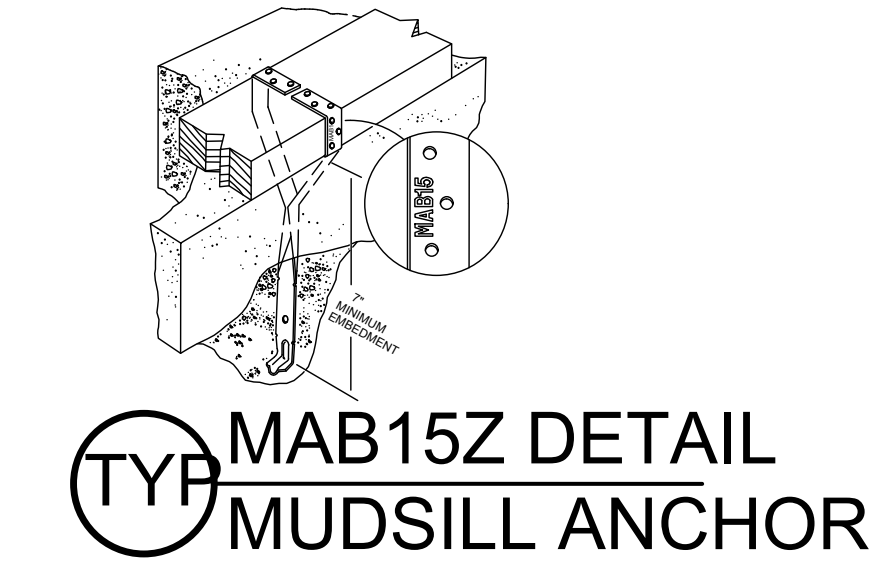
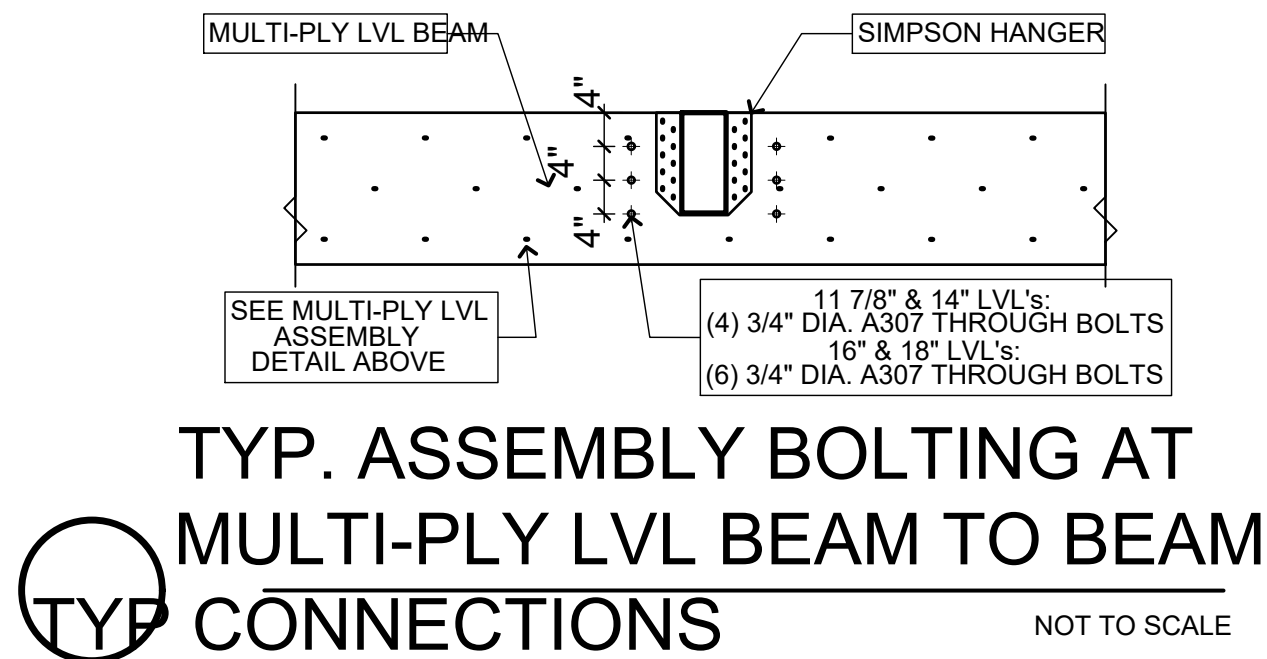
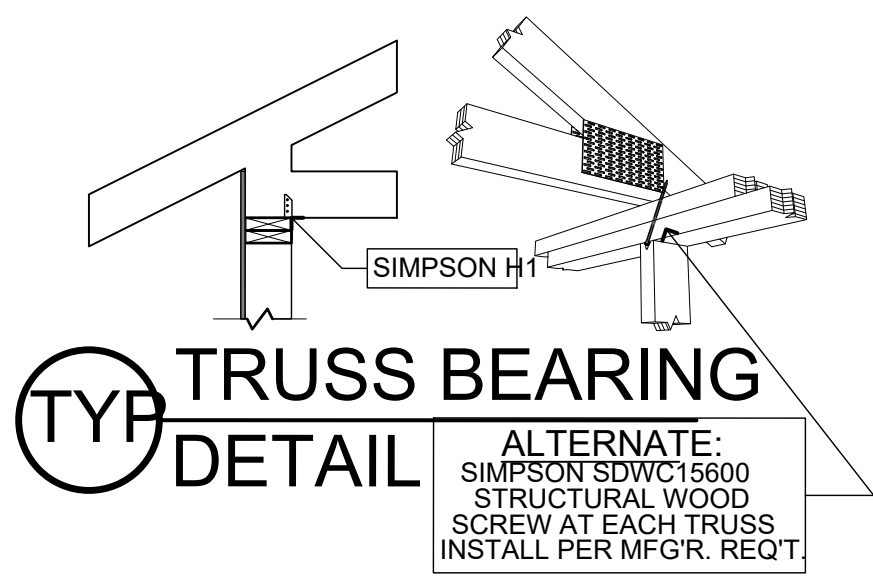


FIGURE 2: CORNER DETAIL







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**Upper Level**  
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**Lower Level**  
**1,150 SF**  
**Bedrooms**  
**4**  
**Baths**  
**3 & 1 HALF**

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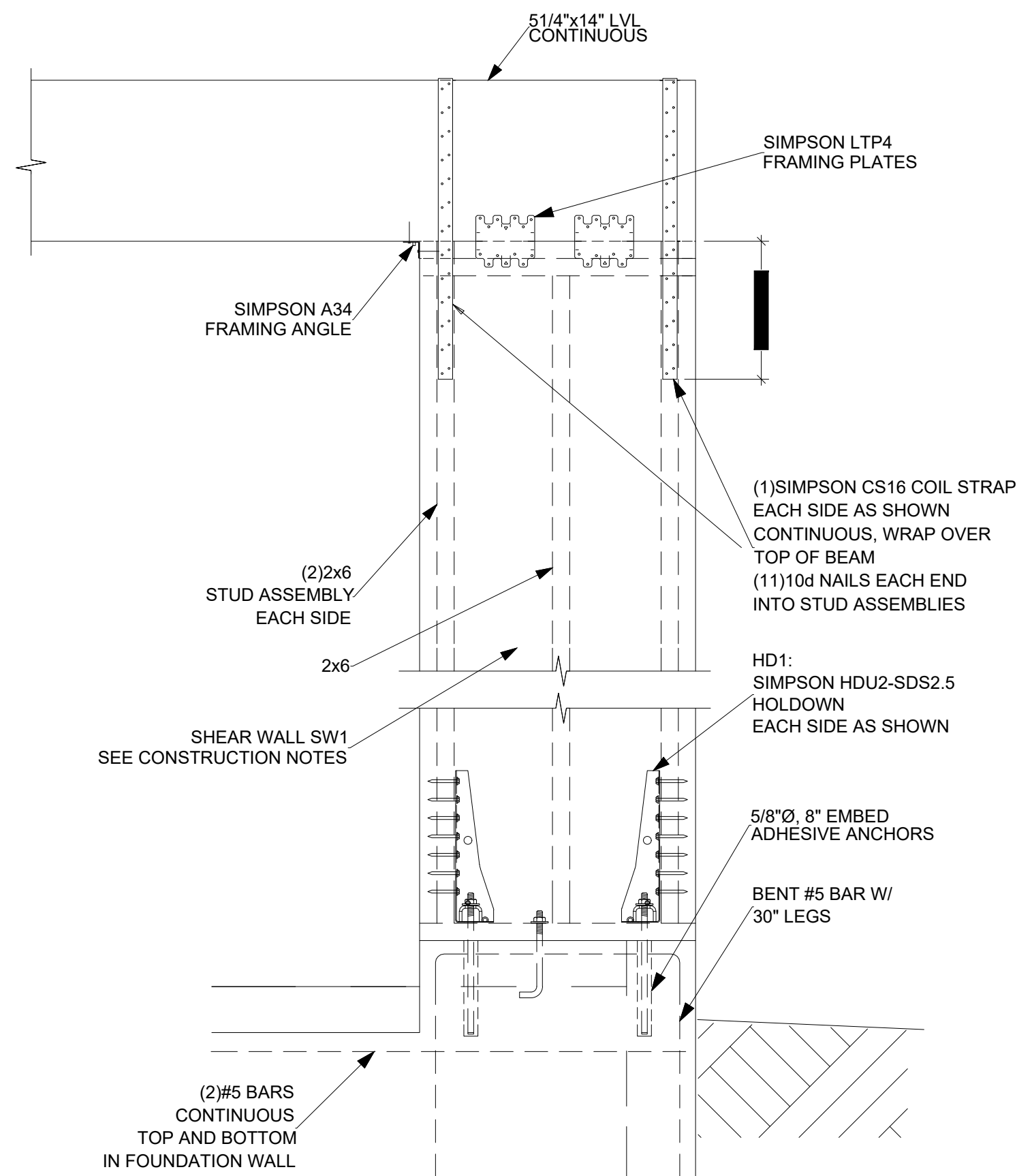
**TYPICAL**  
**DETAILS**

STYLE :  
**Contemporary**

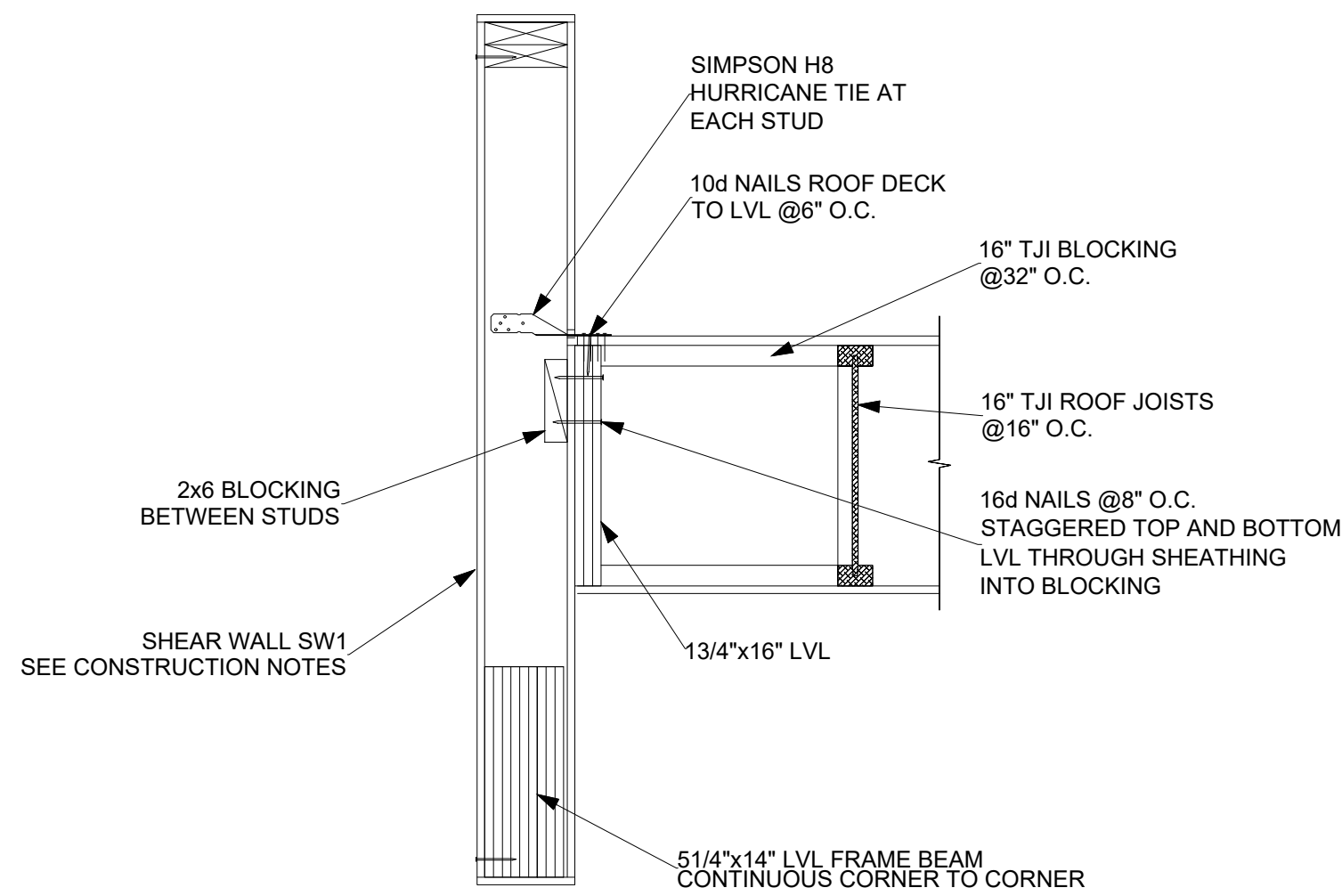
ISSUE DESCRIPTION :  
**SINGULAR USE**

SHEET NO. :  
**A5.1**

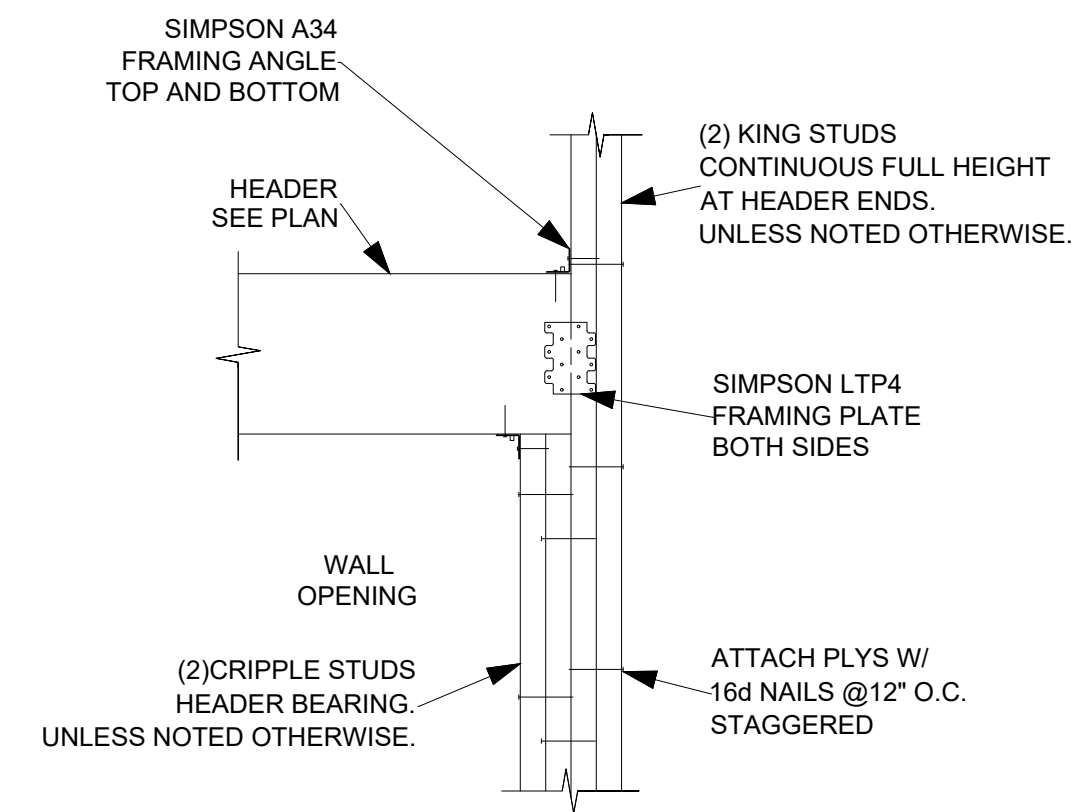




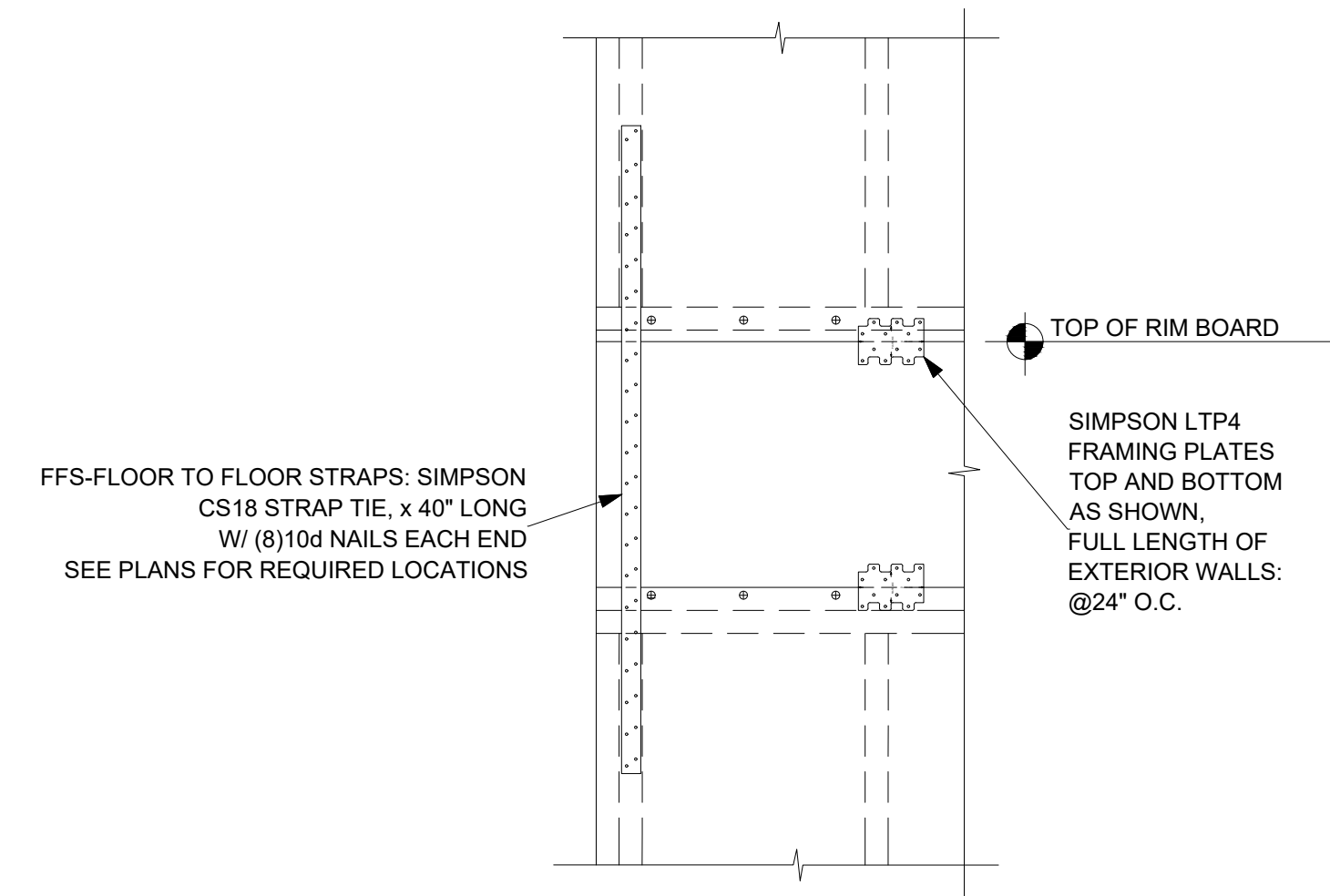
1 LVL FRAME DETAIL  
A5.2 SCALE : 1" = 1'-0"



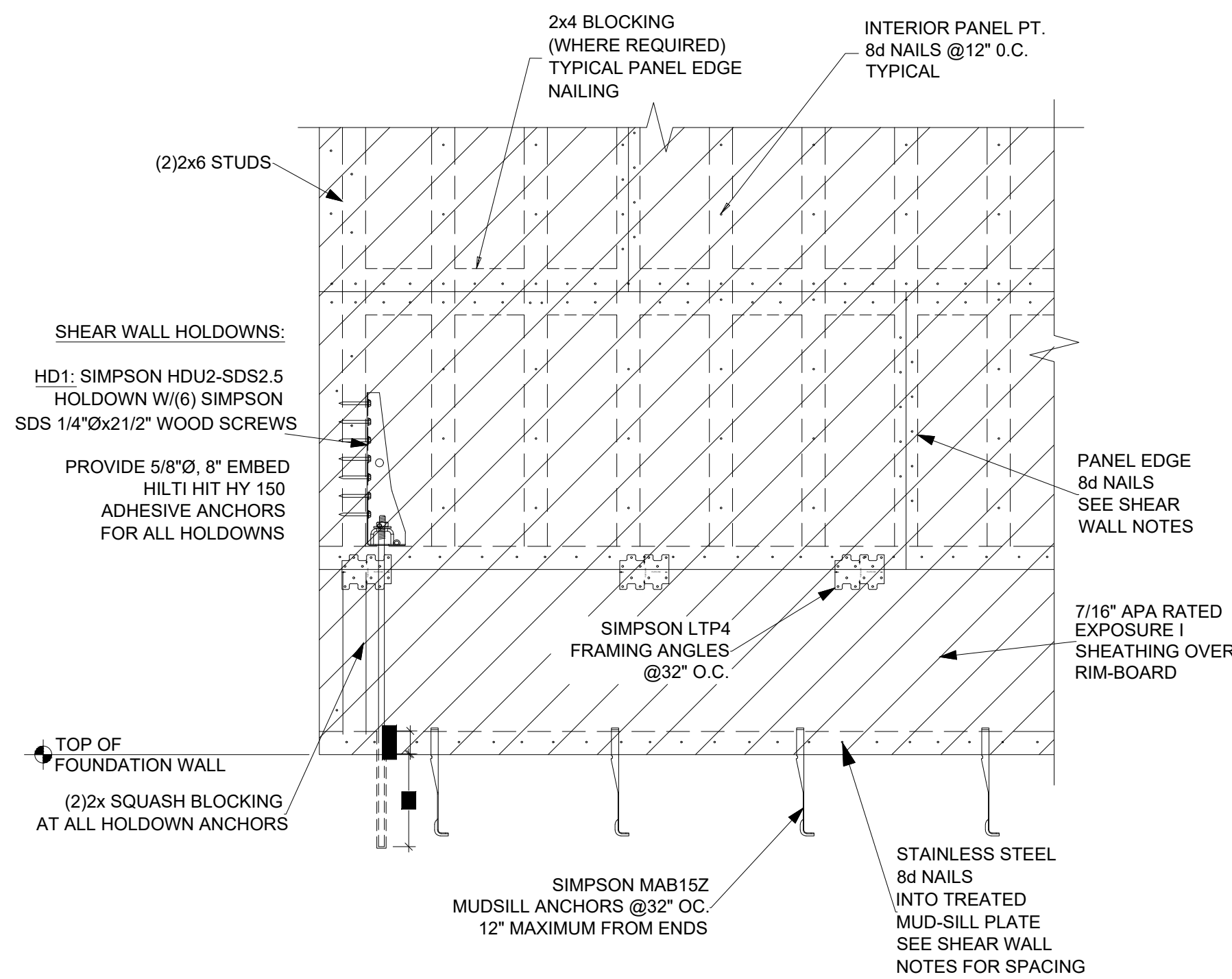
2 LVL FRAME DETAIL  
A5.2 SCALE : 1" = 1'-0"



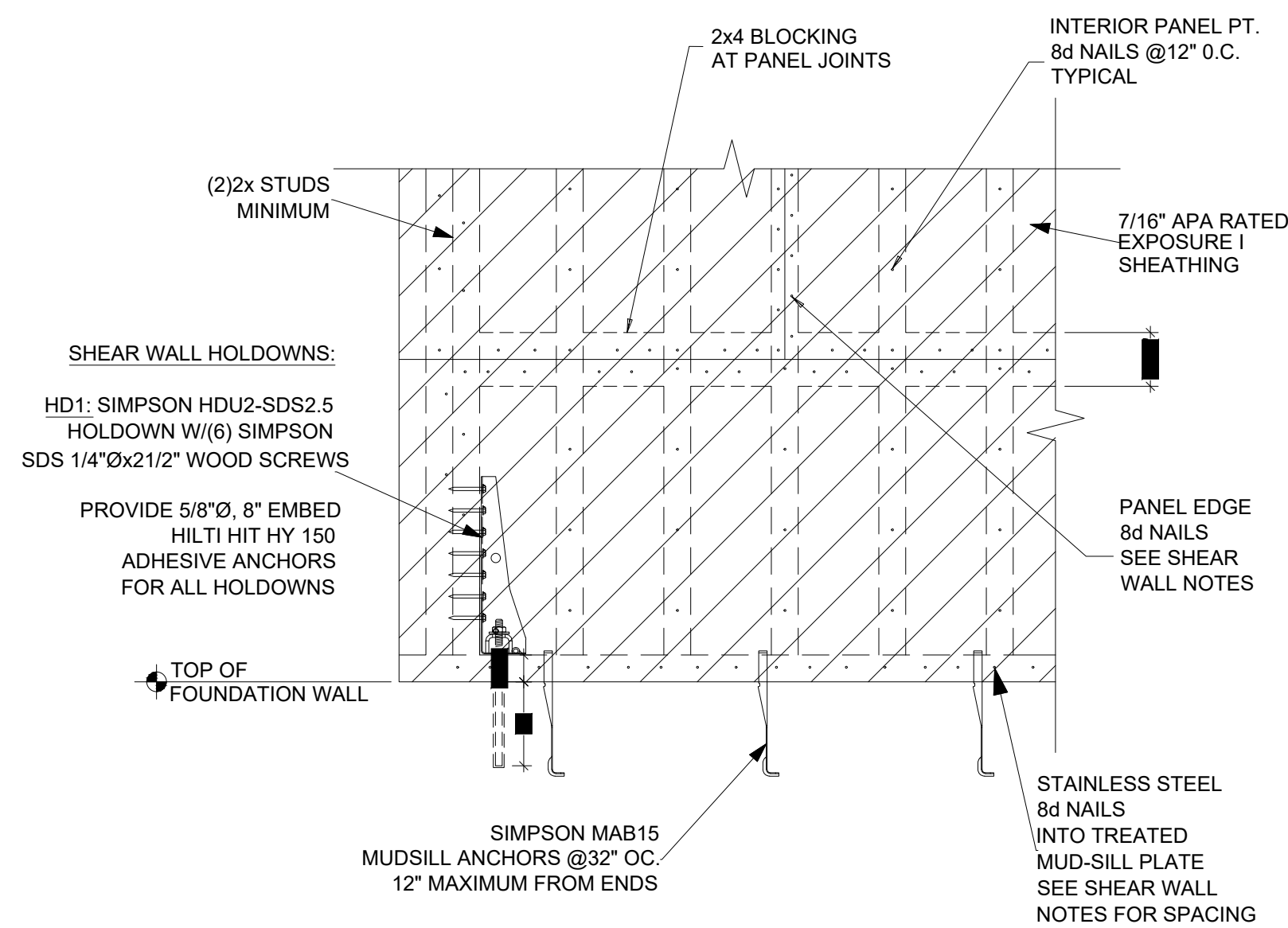
3 TYPICAL HEADER FRAMING DETAIL  
A5.2 SCALE : 1" = 1'-0"



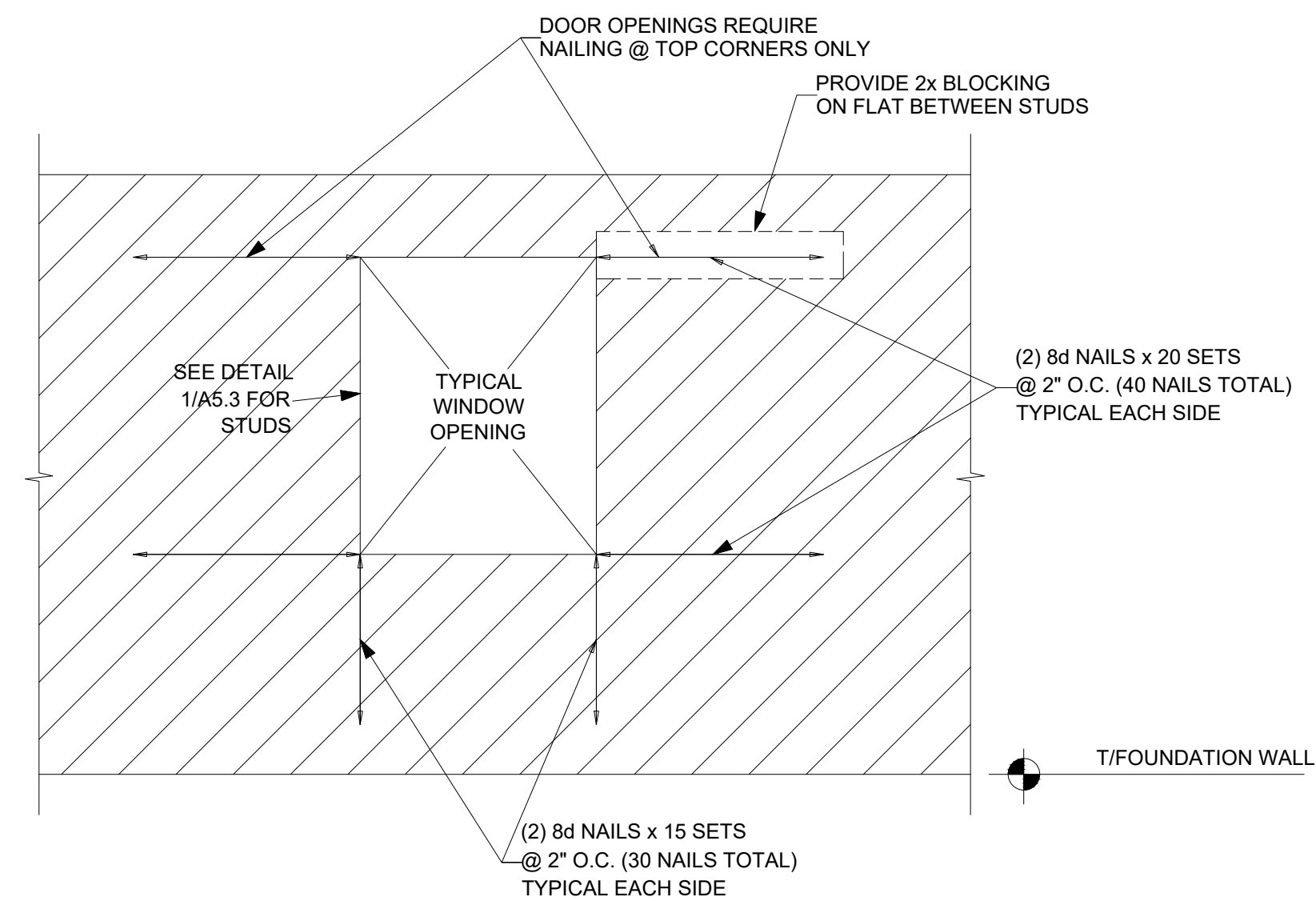
4 FFS: FLOOR-TO-FLOOR STRAP DETAIL  
A5.2 SCALE : 1" = 1'-0"



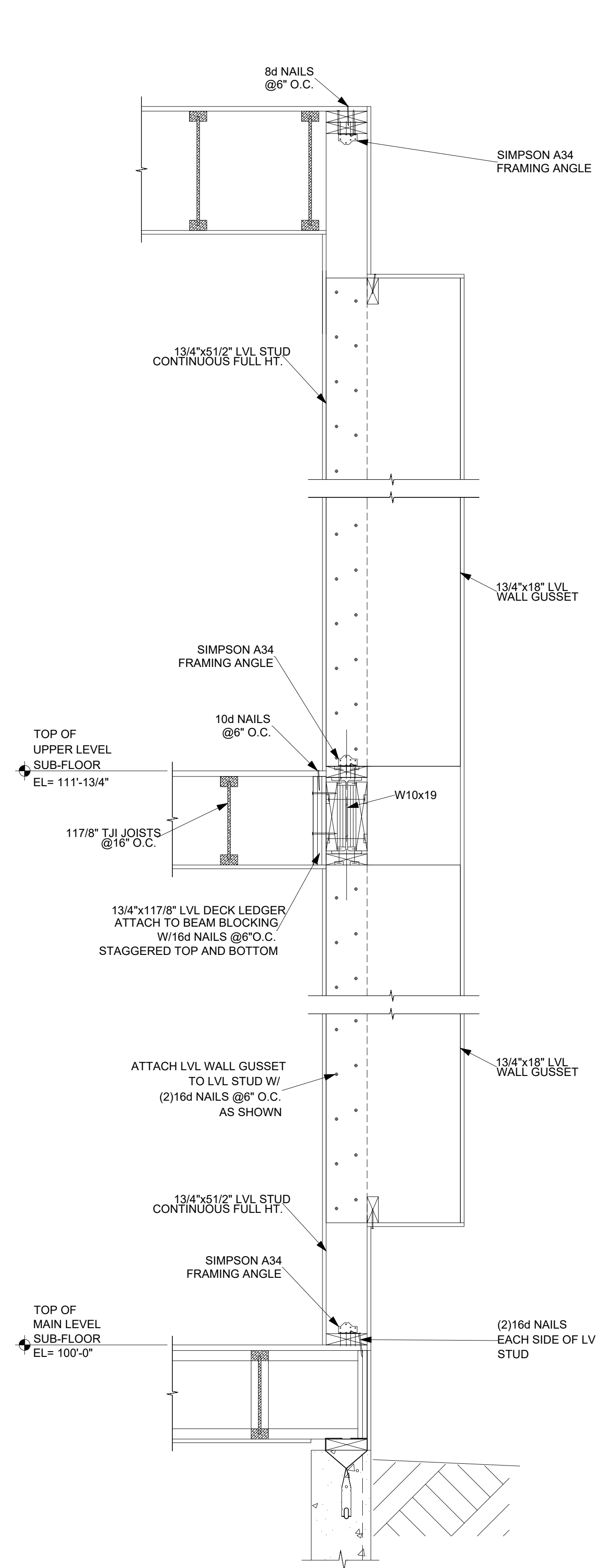
5 TYP. WALL/ HOLDOWN DETAIL  
A5.2 SCALE : NOT TO SCALE



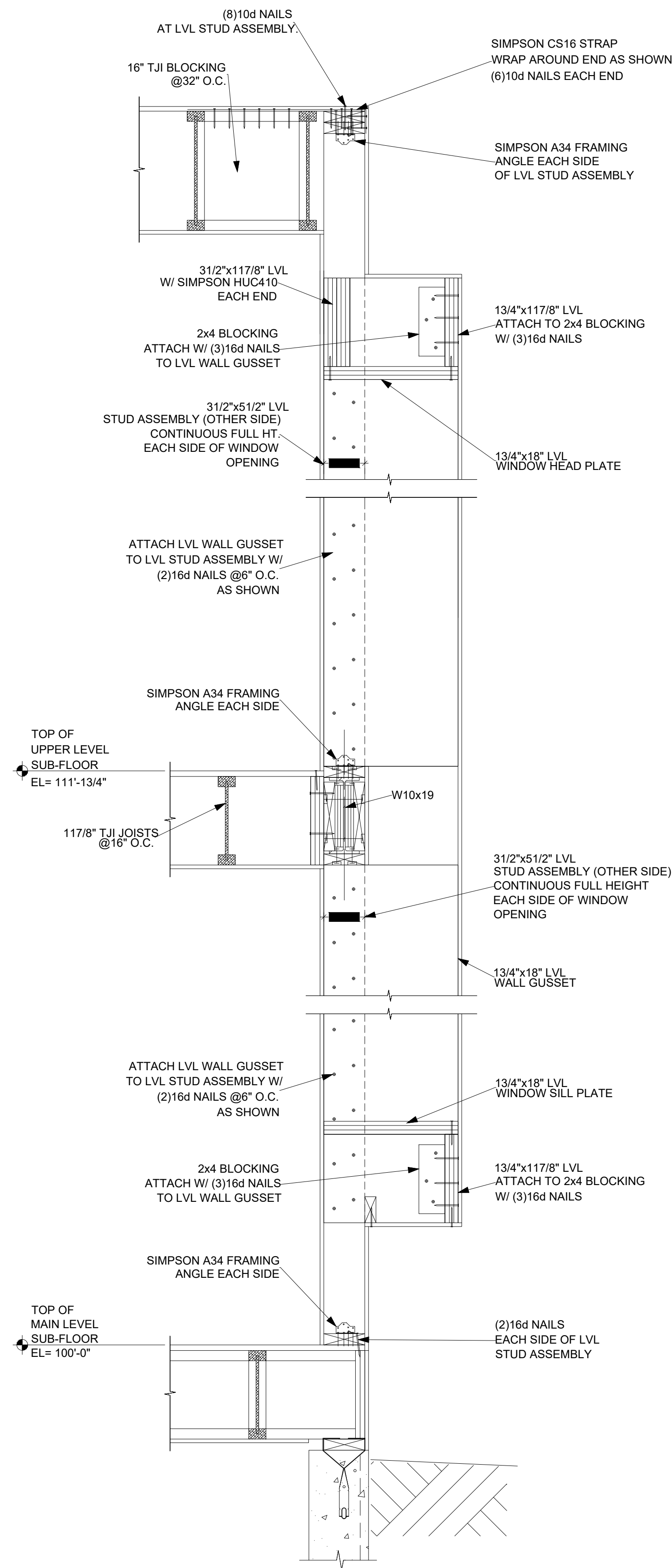
6 TYP. WALL/ HOLDOWN DETAIL  
A5.2 SCALE : NOT TO SCALE



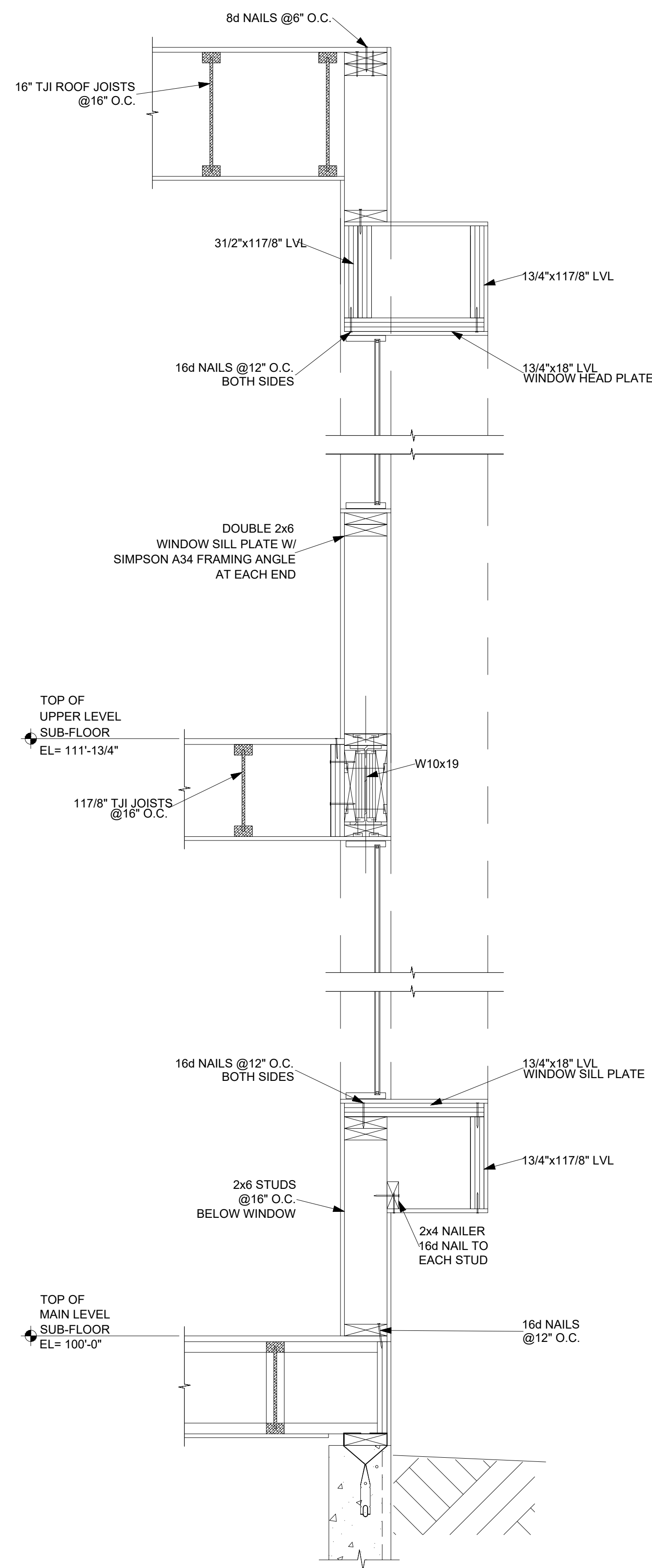
7 TYP. WALL NAILING @ OPENINGS  
A5.2 SCALE : 1" = 1'-0"



1 FRAMING DETAIL  
A5.3 SCALE : 1" = 1'-0"



2 FRAMING DETAIL  
A5.3 SCALE : 1" = 1'-0"



3 FRAMING DETAIL  
A5.3 SCALE : 1" = 1'-0"

PROJECT :  
**WEXLEY**

DESCRIPTION :  
**Main Level**  
**1,154 SF**  
**Upper Level**  
**1,294 SF**  
**Lower Level**  
**1,150 SF**  
**Bedrooms**  
**4**  
**Baths**  
**3 & 1 HALF**

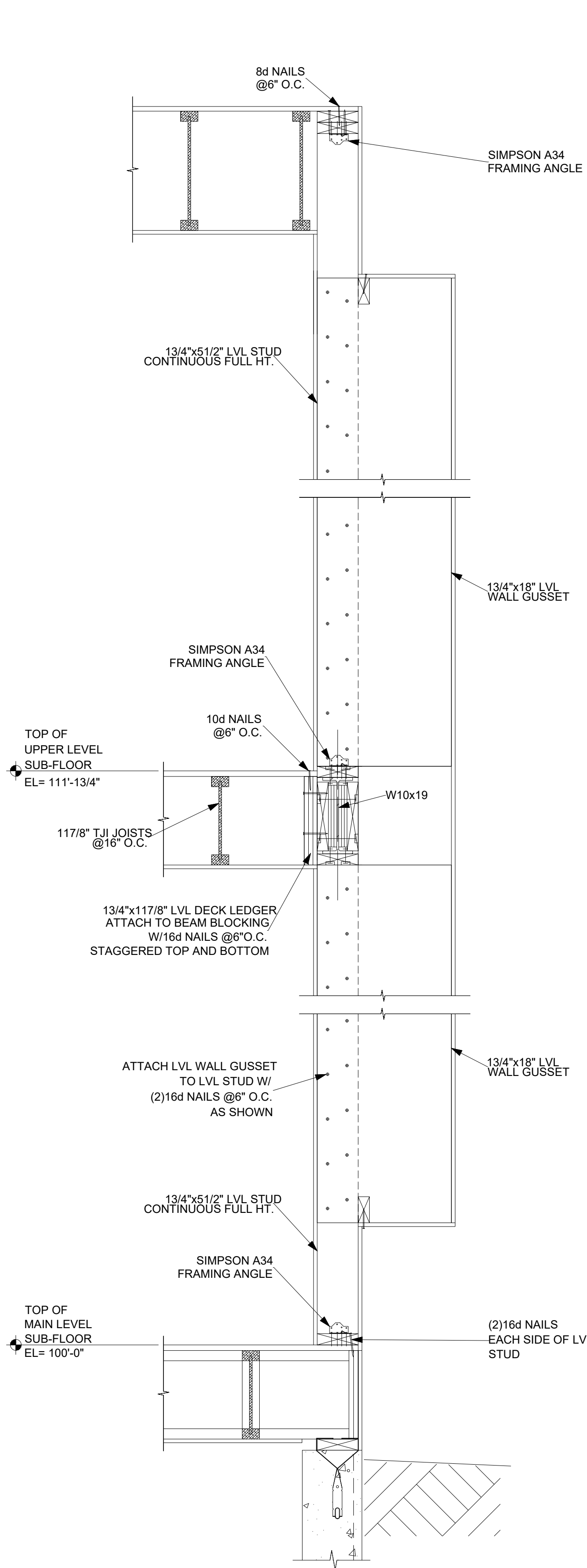
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SHEET TITLE :  
**Structural**  
**Details**

STYLE :  
**Contemporary**

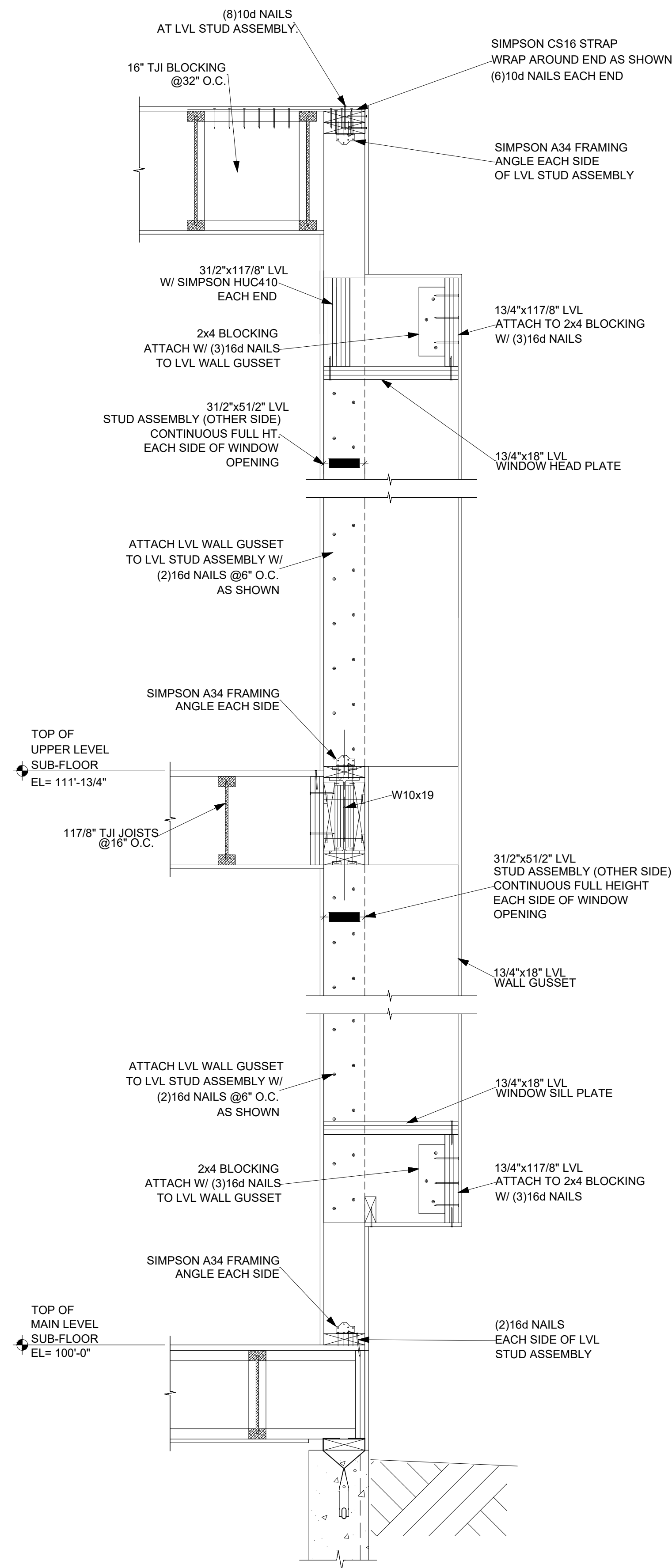
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SHEET NO. :  
**A5.3**



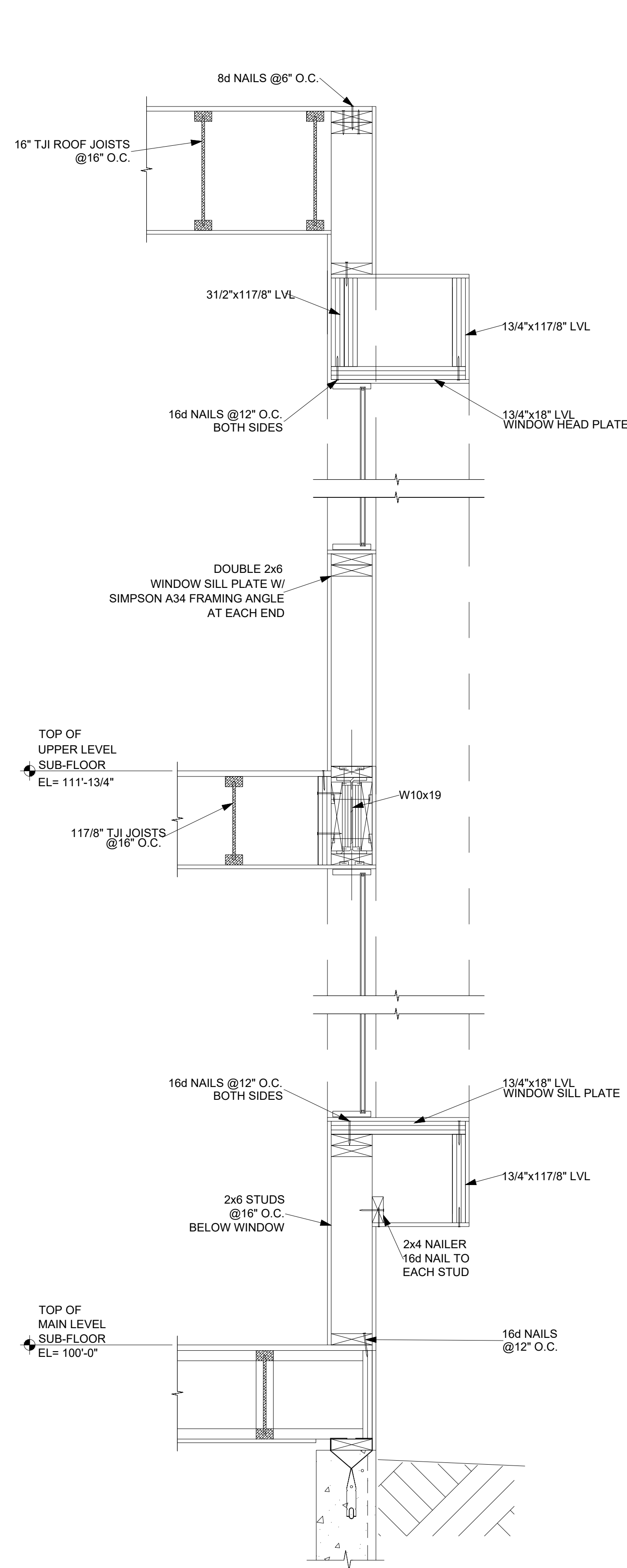
1  
A5.3

FRAMING DETAIL  
SCALE : 1" = 1'-0"



2  
A5.3

FRAMING DETAIL  
SCALE : 1" = 1'-0"



3  
A5.3

FRAMING DETAIL  
SCALE : 1" = 1'-0"

PROJECT :  
**WEXLEY**

DESCRIPTION :  
**Main Level  
1,154 SF  
Upper Level  
1,294 SF  
Lower Level  
1,150 SF  
Bedrooms  
4  
Baths  
3 & 1 HALF**

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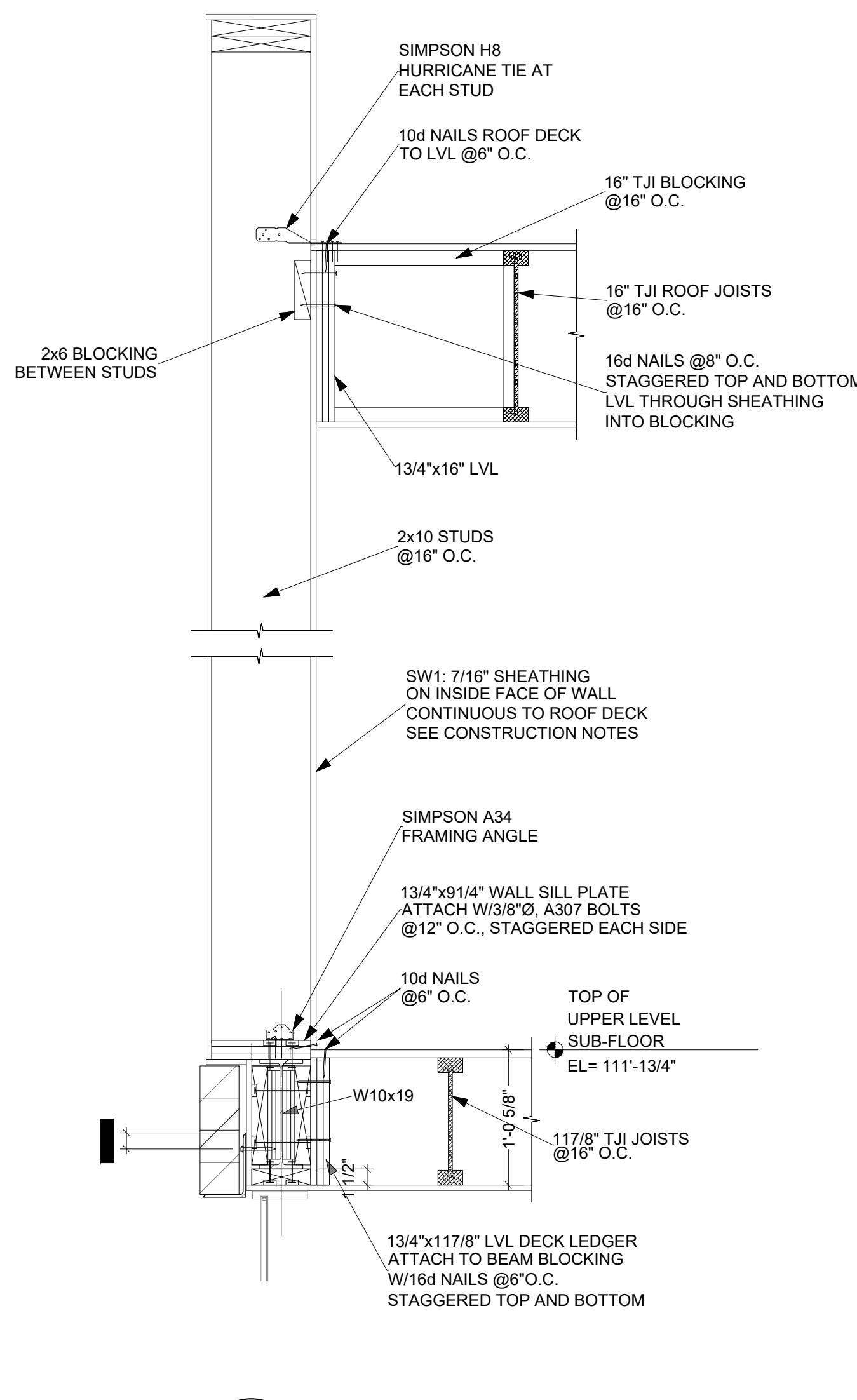
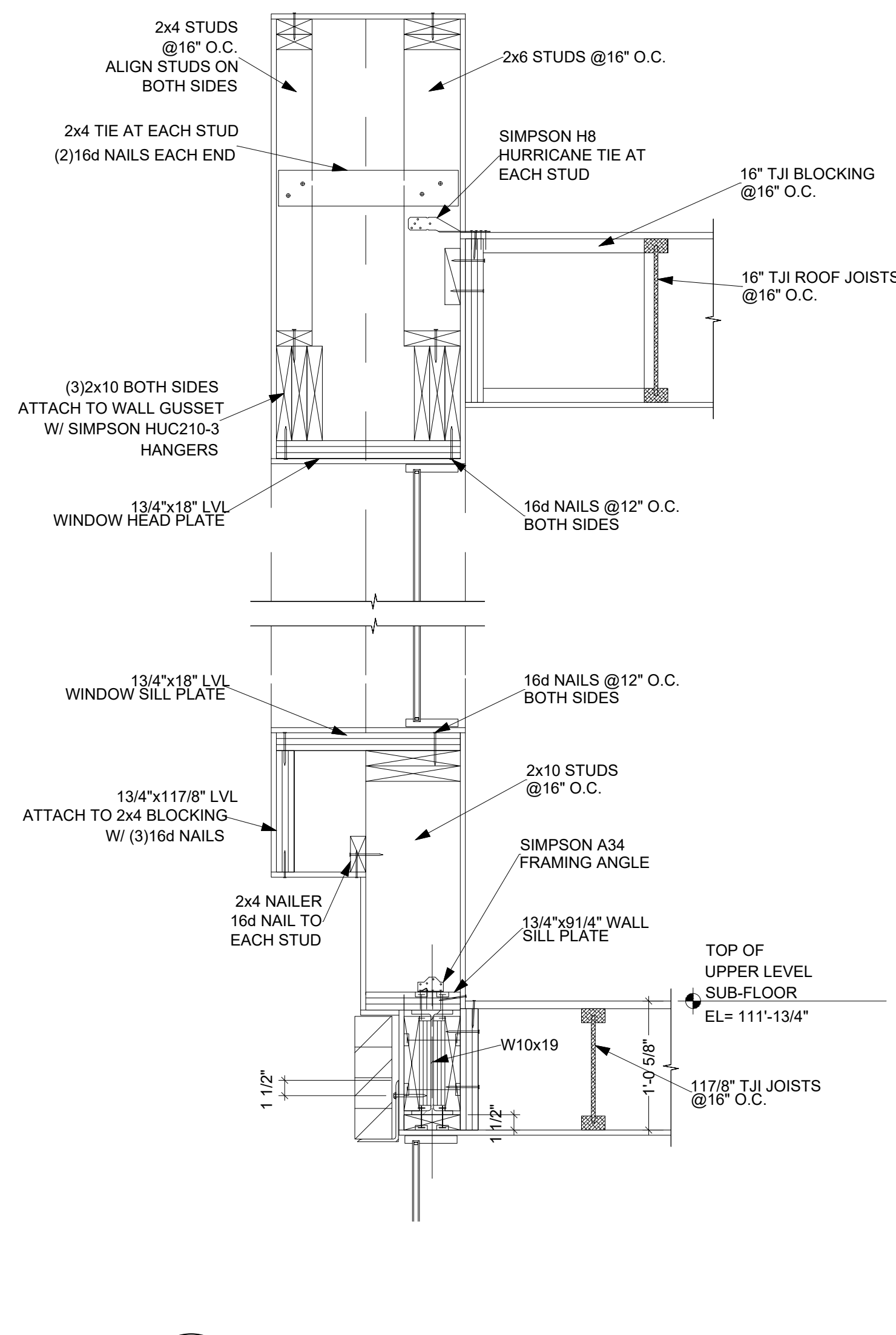
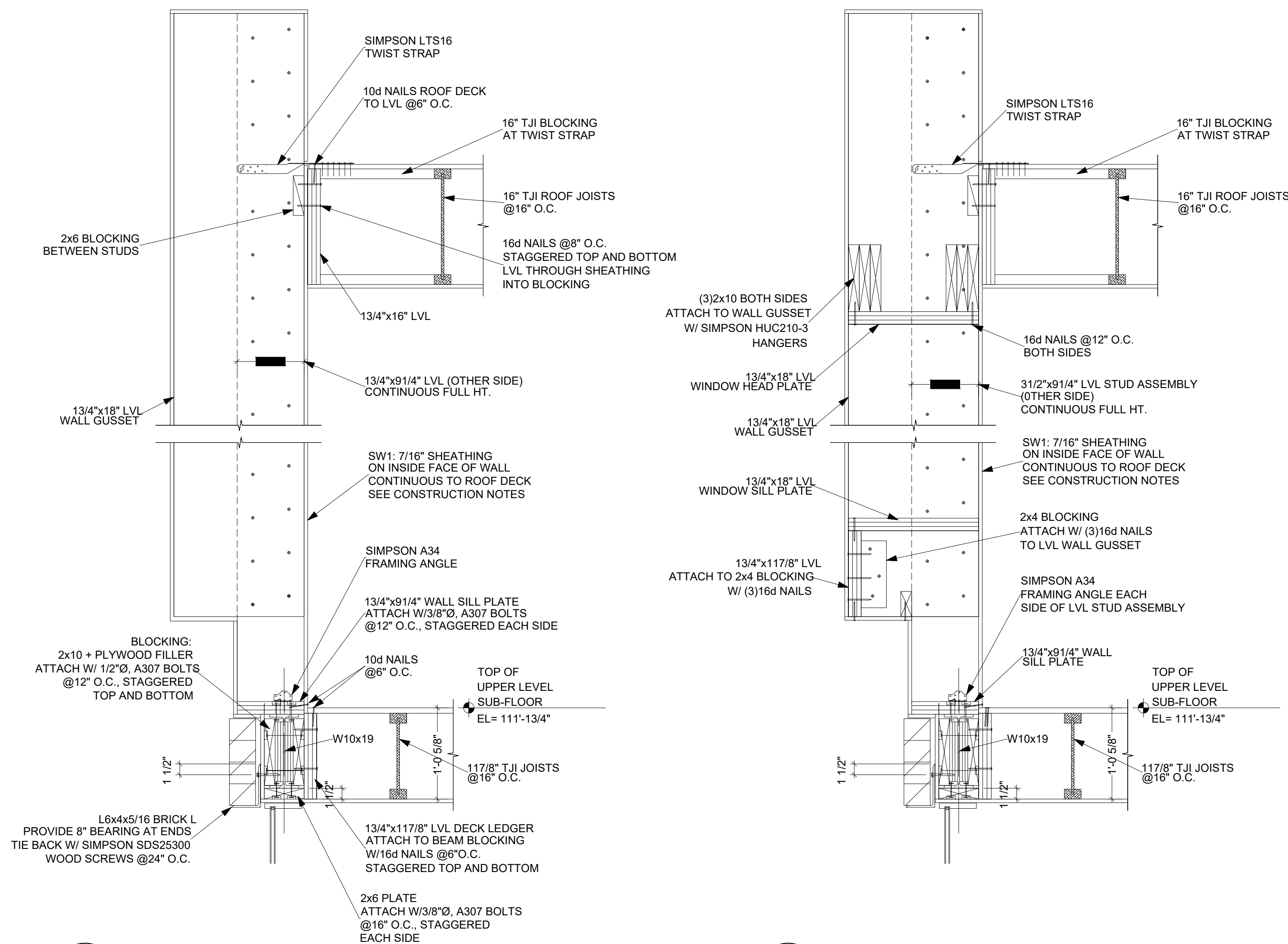
SHEET TITLE :  
**Structural  
Details**

STYLE :  
**Contemporary**

ISSUE DESCRIPTION :  
**SINGULAR USE**

SHEET NO. :  
**A5.3**



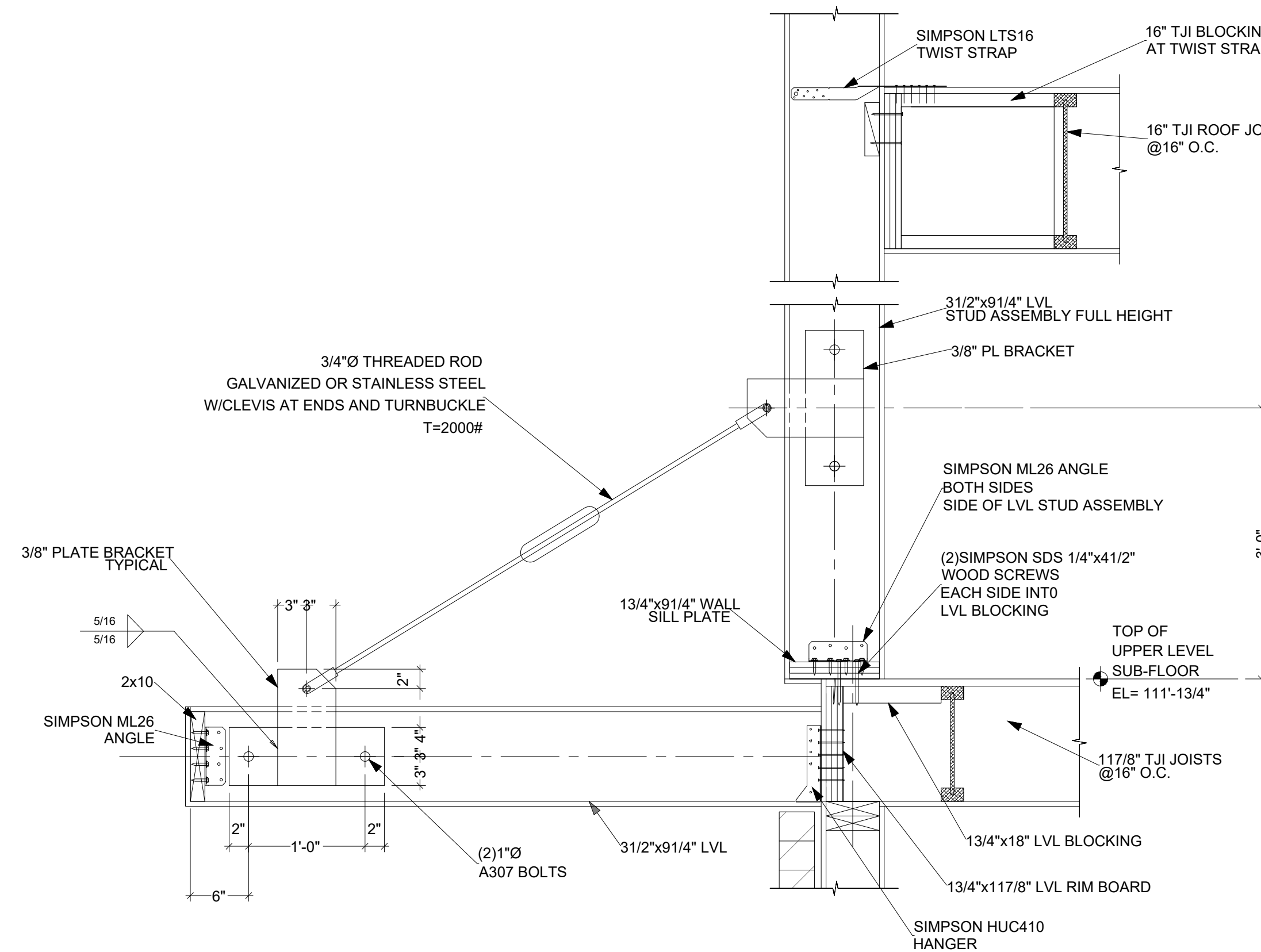


**1**  
A5.4

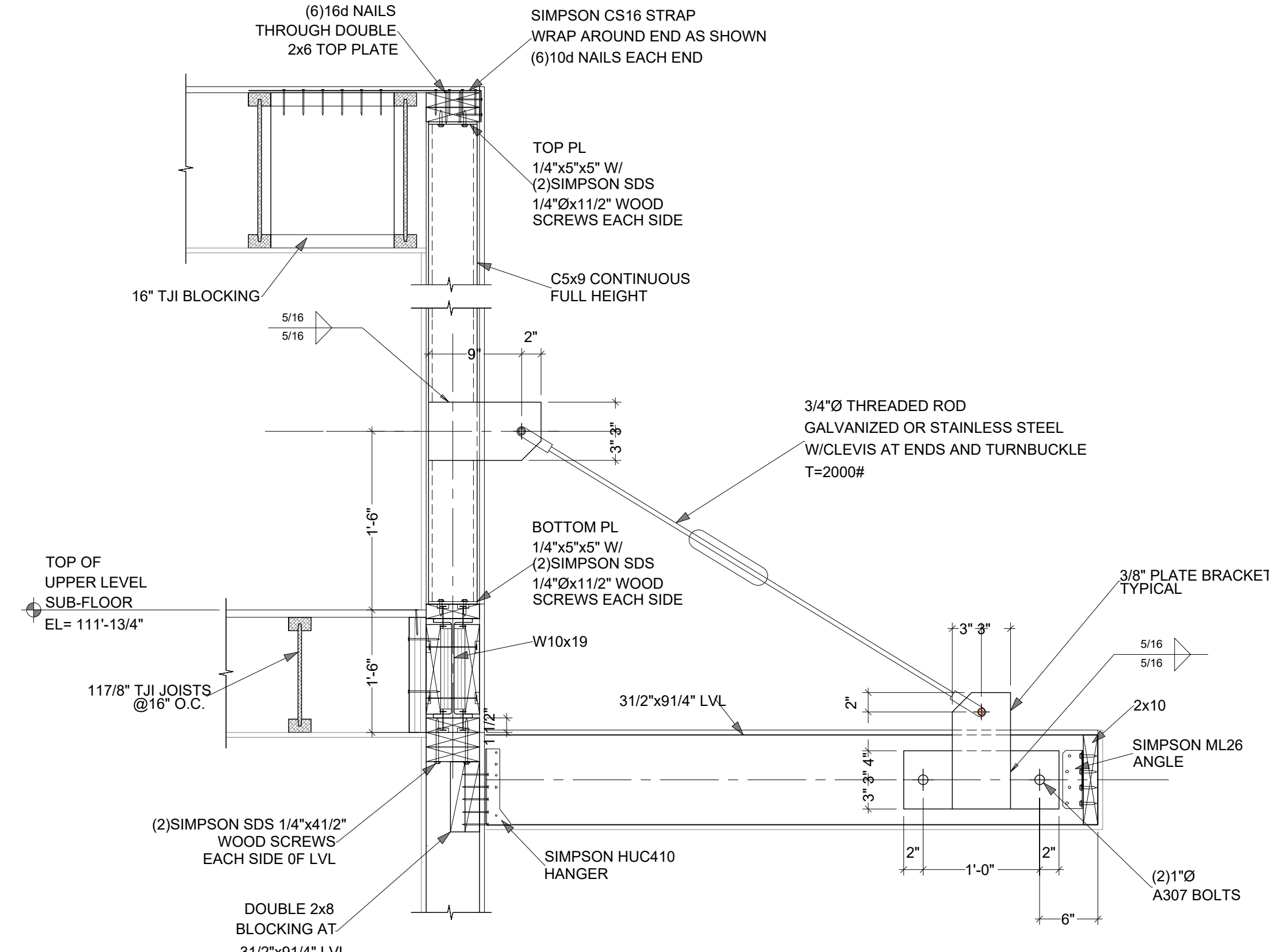
**2**  
A5.4

**3**  
A5.4

**4**  
A5.4



**5**  
A5.4



**6**  
A5.4

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PROJECT :

**WEXLEY**

DESCRIPTION :

**Main Level**  
1,154 SF  
**Upper Level**  
1,294 SF  
**Lower Level**  
1,150 SF  
**Bedrooms**  
4  
**Baths**  
3 & 1 HALF

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SHEET TITLE :

**Structural**  
**Details**

STYLE :

**Contemporary**

ISSUE DESCRIPTION :

**SINGULAR USE**

SHEET NO. :

**A5.4**

PROJECT :  
**WEXLEY**

DESCRIPTION :  
**Main Level  
1,154 SF  
Upper Level  
1,294 SF  
Lower Level  
1,150 SF  
Bedrooms  
4  
Baths  
3 & 1 HALF**

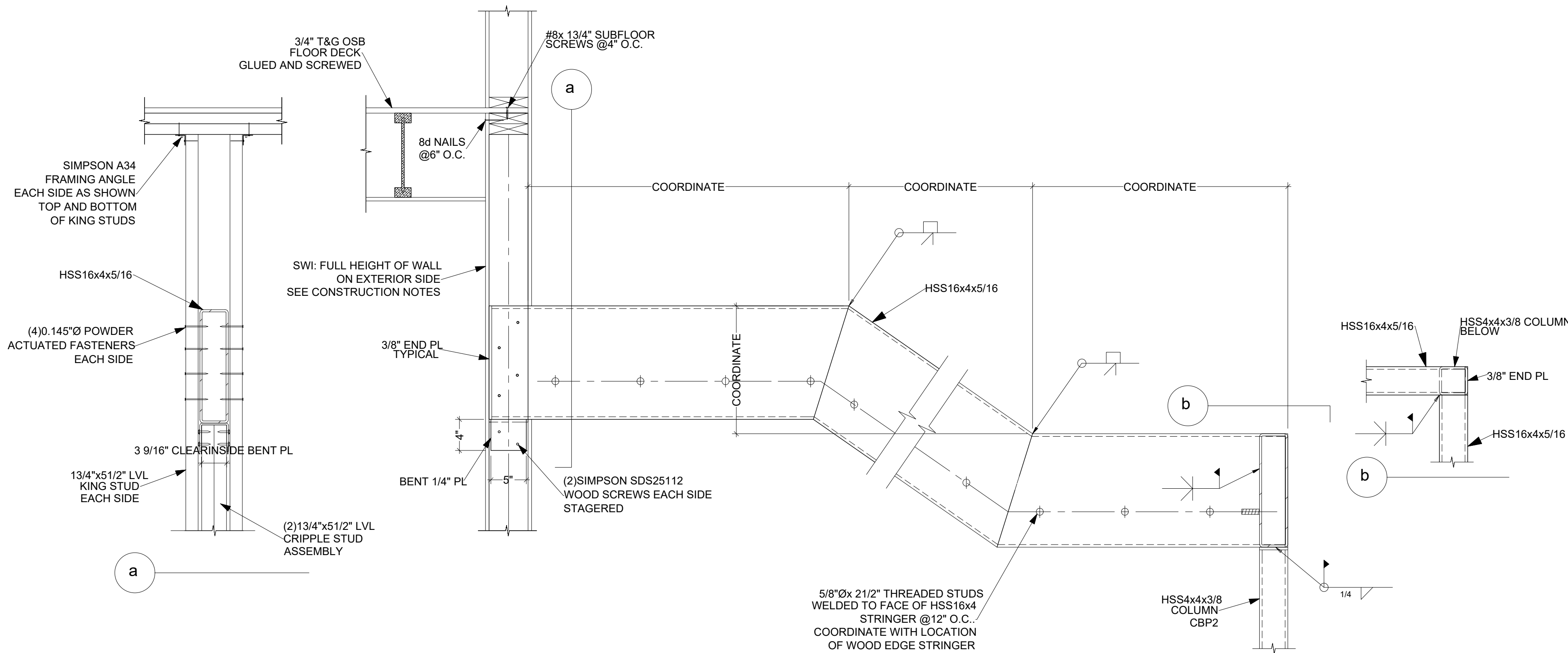
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SHEET TITLE :  
**Structural  
Details**

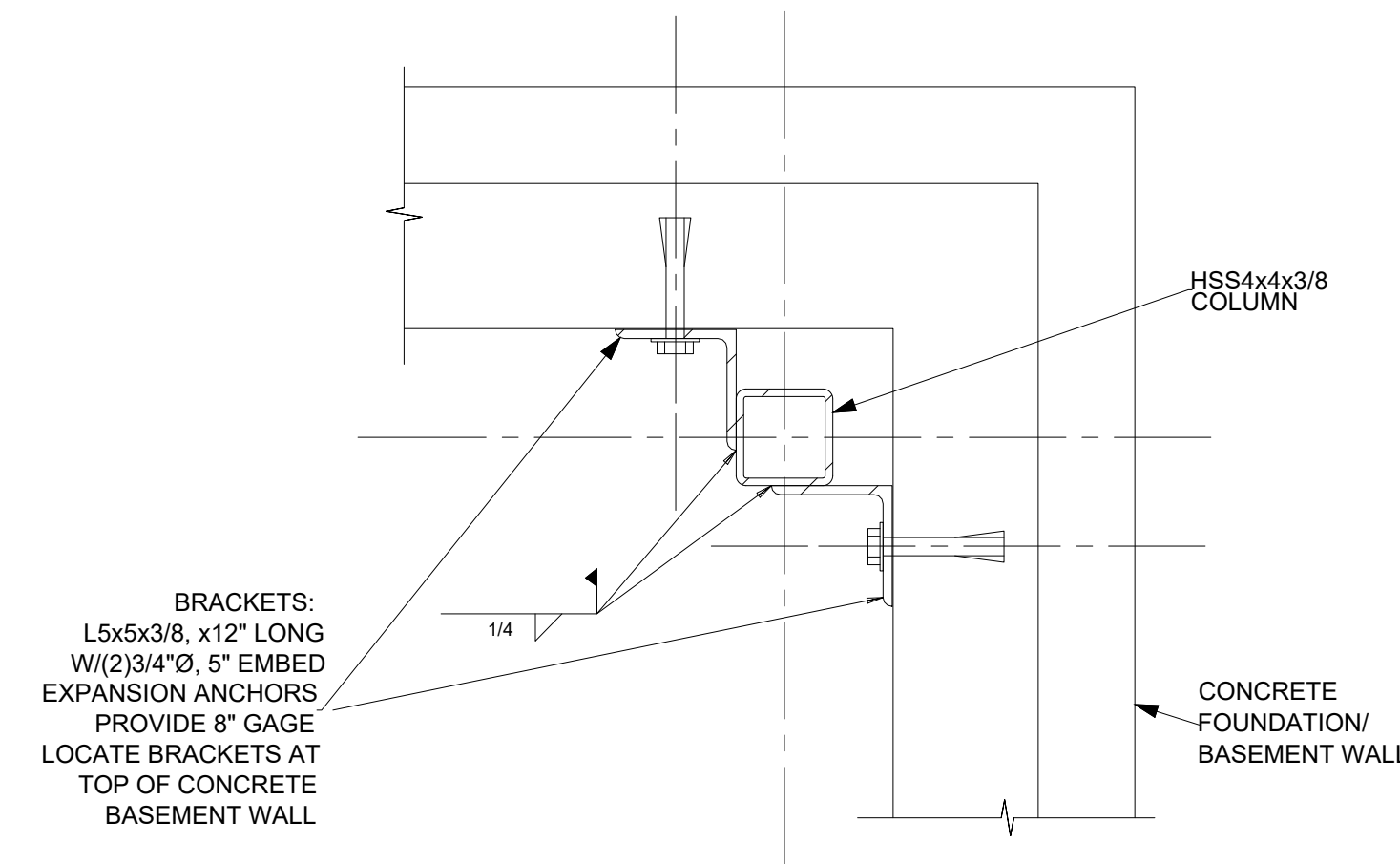
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ISSUE DESCRIPTION :  
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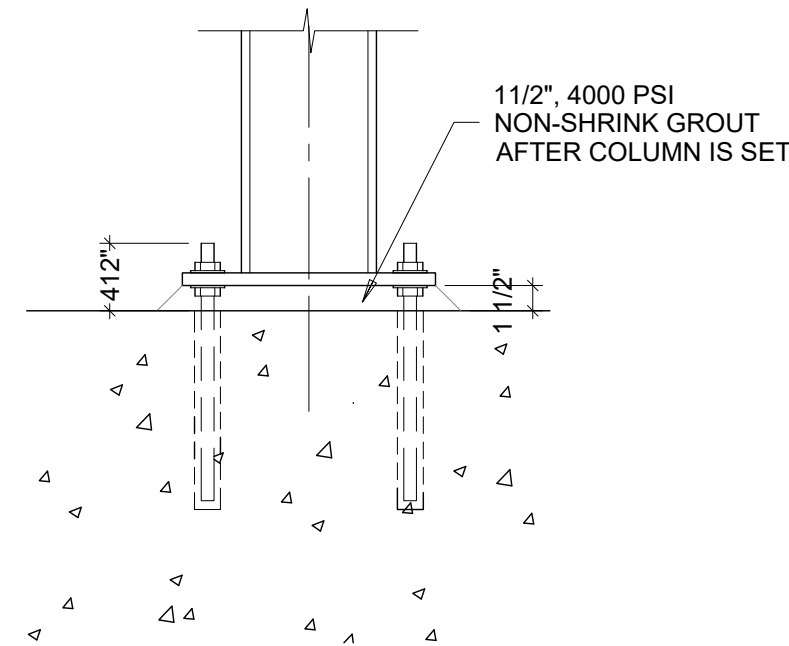
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**A5.6**



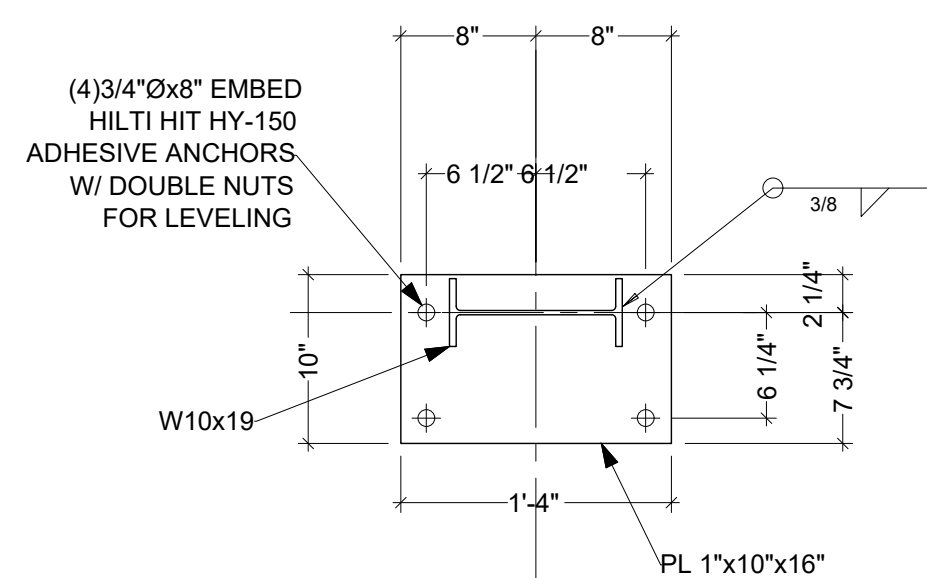
**1**  
**A5.6** **FRAMING DETAIL**  
SCALE : 1" = 1'-0"



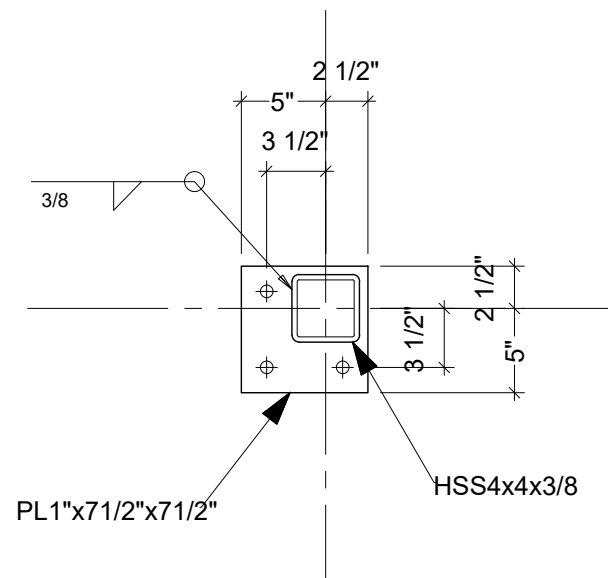
**2**  
**A5.6** **FRAMING DETAIL**  
SCALE : 1 1/2" = 1'-0"



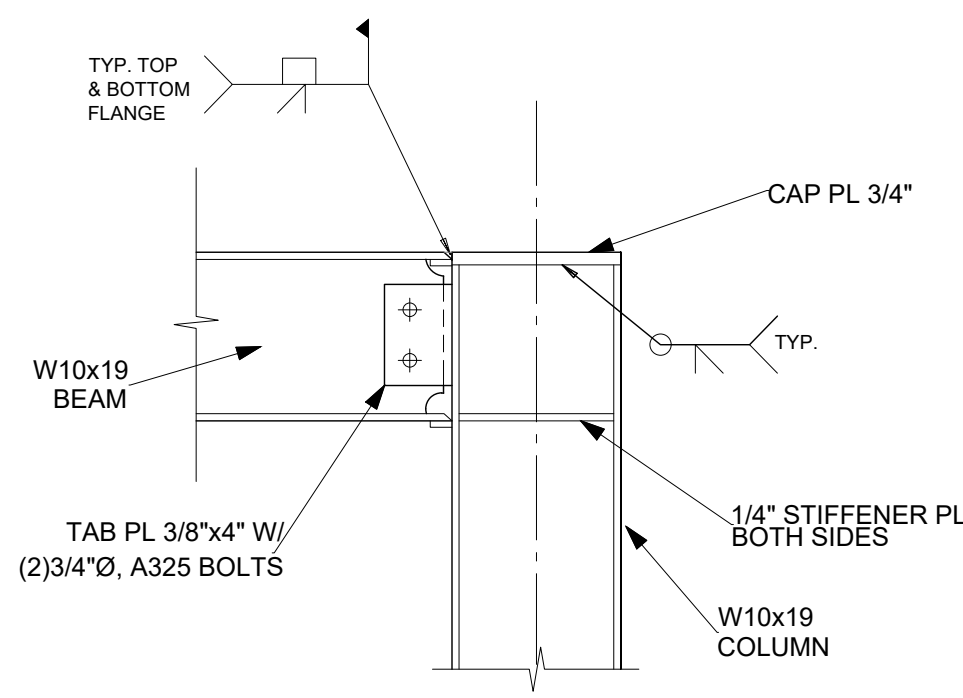
**3**  
**A5.6** **COL. SETTING DETAIL-CS1**  
SCALE : 1" = 1'-0"



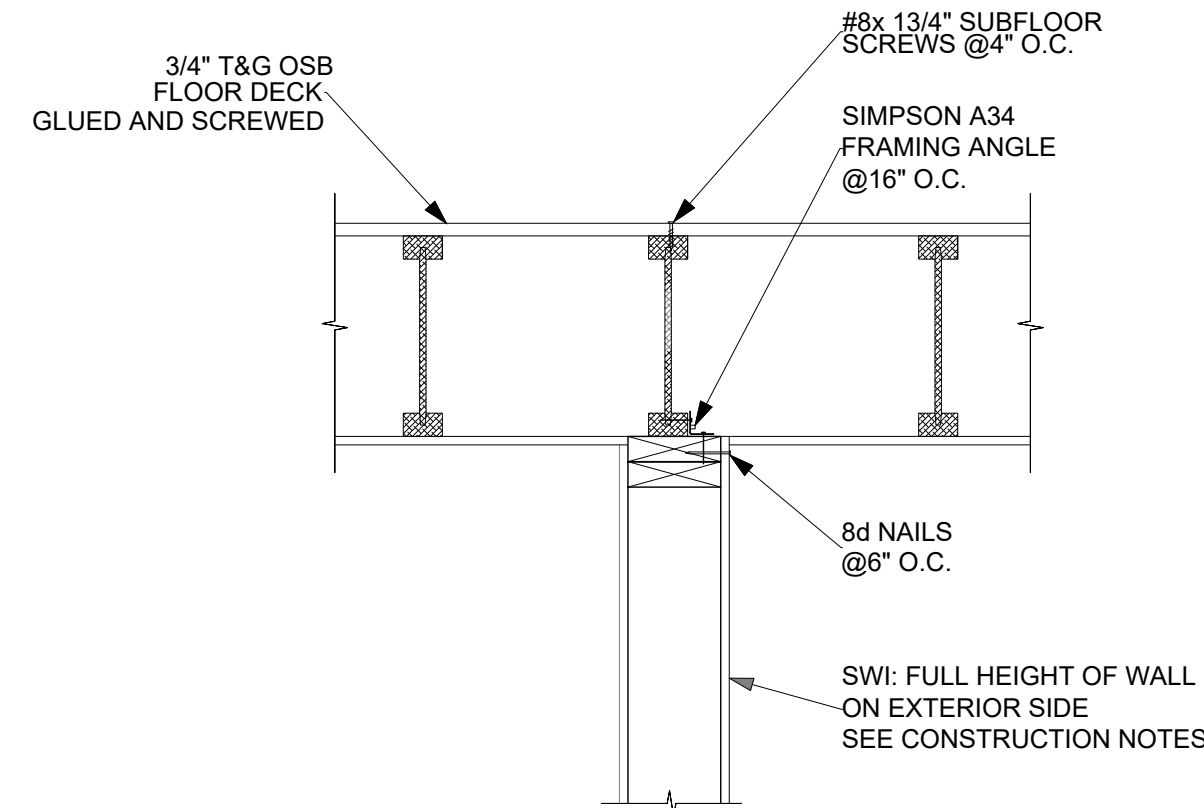
**4**  
**A5.6** **COLUMN BASE PL-CBP1**  
SCALE : 1" = 1'-0"



**5**  
**A5.6** **COLUMN BASE PL- CBP2**  
SCALE : 1" = 1'-0"



**6**  
**A5.2** **MOMENT CONNECTION, MC**  
SCALE : 1" = 1'-0"



**7**  
**A5.6** **FRAMING DETAIL**  
SCALE : 1" = 1'-0"