

### Standard Abbreviations

AB. ANCHOR BOLT	DTL. DETAIL
ADJ. ADJACENT	D.W. DISHWASHER
A.F.F. ABOVE FINISH FLOOR	DWG. DRAWING
AL. ALUMINUM	E.O.F. EMERGENCY OVER FLOW
AL.T. ALTERNATE	E.L. EXPANSION JOINT
BD. BOARD	ELEV. ELEVATION
B.H. BEARING HEIGHT	ELEC. ELECTRICAL
BLDG. BUILDING	E.P.S. EXPANDED POLYSTYRENE
BLKG. BLOCKING	EQ. EQUAL
BM. BEAM	E.S.R. ELASTOMERIC SHEET ROOFING
B.M. BENCH MARK	E.W. EACH WAY
BOT. BOTTOM	EX. EXISTING
C.J. CONTROL JOINT	EXP. EXPANSION
C.G. CEILING	EXT. EXTERIOR
C.M.U. CONCRETE MASONRY UNIT	FDN. FOUNDATION
COL. COLUMN	F.F. FINISH FLOOR
CONC. CONCRETE	FIN. FINISH
CONT. CONTINUOUS	FTG. FOOTING
CTR. CENTER	GA. GAUGE
D.A. DIAMETER	G.A.V. GALVANIZED
D.F. DRINKING FOUNTAIN	G.W.B. GYPSUM WALL BOARD
DN. DOWN	GYP. GYPSUM
D.P. DAMPROOFING	H.M. HOLLOW METAL
D.S. DOWNSPOUT	HORIZ. HORIZONTAL
D.W.O. DRYWALL OPENING	S.F. SQUARE FEET
F.H.B. FROSTPROOF HOSE BIB	SHT. SHEET
I.B. IRONING BOARD	SM. SIMILAR
INSUL. INSULATION	SO. SQUARE
JT. JOINT	STL. STEEL
M.S. MASONRY	STR. STRUCTURAL
MAX. MAXIMUM	SUSP. SUSPENDED
MECH. MECHANICAL	T.O.A. TOP OF ARCH
MET. METAL	T & B TOP AND BOTTOM
MIN. MINIMUM	TREAT. TREATED
M.O. MASONRY OPENING	UOWN UNLESS OTHERWISE NOTED
M.T. MARBLE THRESHOLD	VERT. VERTICAL
MTL. MATERIAL	VTR. VENT THRU THE ROOF
N.T.S. NOT TO SCALE	WD. WOOD
O.C. ON CENTER	W.H. WATER HEATER
PL. PLATE	W/ WITH
P.T. PRESSURE TREATED	W.P. WATER PROOFING
PTD. PAINTED	W/R WATER RESISTANT
R. RISER	W.W.F. WELDED WIRE FABRIC
R.C.P. ROUND CONCRETE PIPE	ANGLE
R.D. ROOF DRAIN	CENTERLINE
RE. REFER	CHANNEL
REQ. REQUIRED	FLATE
R.L. RAIN LEADER	NUMBER
R.O. ROUGH OPENING	ROUND
	CASED OPENING

### General Notes

- All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
- Contractor shall verify all conditions and dimensions at site before beginning construction. Any discrepancies shall be reported to Northtowne Planners, LLC for justification and/or correction before proceeding with work. Contractors shall assume responsibility for errors that are not reported.
- All dimensions should be read or calculated and never scaled.
- 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.
- Contractor shall insure compatibility of the building with all site requirements.
- If backfill exceeds 4' against any foundation wall reinforce as per code.
- All foundation and structural members should be verified and stamped by an engineer in the state where construction is occurring due to a wide variance in local codes, soil bearing conditions, frost 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 and safe structure.
- 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.
- 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.

### Energy Notes:

- HVAC UNIT SHALL CLOSED COMBUSTION GAS FURNACE.
- HVAC UNIT SHALL HAVE MIN. SEER RATING OF 10.
- PROVIDE SHEATING INSULATION UNDER ALL TUBS.
- PROVIDE BLANKET INSULATION AROUND WATER HEATERS.
- INSULATE SLAB PRIMER/TERT W/ R-10 RIDGE INSULATION.
- (R-45) CELLULOSE INSULATION IN ATTIC, FOAM AND BATT IN WALLS.
- CAULK SOLE PLATE.
- INSULATE ABOVE ALL POCKET DOOR.
- WINDOWS SHALL HAVE LOW "E" GLASS.

### Loose Lintel Schedule

SPAN	0 TO 4'-0"	4'-1" TO 5'-0"	5'-1" TO 7'-0"
SIZE	L4x3/2"x3/8"	L5"x3/2"x3/8"	L6"x4"x3/8"

- NOTES:  
1. LINTELS TO BEAR 8" MIN. AT EACH END.  
2. ALL LINTELS LLV

### Wood Header Schedule

OPENING	HEADER
3'-0" MAX	(2) 2x8's
3'-1" TO 4'-0"	(2) 2x10's
4'-1" TO 6'-0"	(2) 2x12's

- NOTES:  
1. HEADER SHOW IN PLAN OR SECTION SHALL SUPERSEDE THIS SCHEDULE  
2. PROVIDE DOUBLE 2x JAMBS AT EACH END OF HEADER (TYP.)

### SBCCI SPAN TABLES

FLOOR JOISTS				CEILING JOISTS			
12 S. PINE (20 PSF LL)	LIVING AREA	12' O.C.	16' O.C.	24' O.C.	12 S. PINE (20 PSF LL)	LIMITED ATTIC STORAGE	12' O.C.
SIZE 2 X 6	12' 0"	16' 0"	24' 0"	12' 0"	SIZE 2 X 6	12' O.C.	16' O.C.
	12' 0"	16' 0"	18' 0"	12' 0"		16' 0"	18' 0"
	2 X 8	12' 0"	12' 0"	11' 0"		2 X 8	20' 0"
	2 X 10	18' 0"	18' 0"	15' 0"		2 X 10	24' 0"
	2 X 12	24' 0"	24' 0"	18' 0"		2 X 12	28' 0"
							24' 0"
12 S. PINE (30 PSF LL)	SLEEPING AREA	12' O.C.	16' O.C.	24' O.C.	12 S. PINE (20 PSF LL)	WITH DRYWALL CEILING	12' O.C.
SIZE 2 X 6	12' 0"	16' 0"	24' 0"	12' 0"	SIZE 2 X 6	12' O.C.	16' O.C.
	12' 0"	16' 0"	18' 0"	12' 0"		16' 0"	18' 0"
	2 X 8	12' 0"	12' 0"	11' 0"		2 X 8	20' 0"
	2 X 10	18' 0"	18' 0"	14' 0"		2 X 10	24' 0"
	2 X 12	24' 0"	24' 0"	17' 0"		2 X 12	28' 0"
							24' 0"
12 S. PINE (10 PSF LL)	NO ATTIC STORAGE	12' O.C.	16' O.C.	24' O.C.	12 S. PINE (20 PSF LL)	NO DRYWALL CEILING	12' O.C.
SIZE 2 X 6	12' 0"	16' 0"	24' 0"	12' 0"	SIZE 2 X 6	12' O.C.	16' O.C.
	12' 0"	16' 0"	18' 0"	12' 0"		16' 0"	18' 0"
	2 X 8	12' 0"	12' 0"	11' 0"		2 X 8	20' 0"
	2 X 10	18' 0"	18' 0"	14' 0"		2 X 10	24' 0"
	2 X 12	24' 0"	24' 0"	17' 0"		2 X 12	28' 0"
							24' 0"

- The dimensional wood roof framing shall be designed for the following load cases:  
a. Live Load ..... 50 PSF  
b. Dead Load ..... 10 PSF  
c. Mech. Loads ..... Determine from equipment manufacturer (double joist under mechanical equip)  
d. Wind Load ..... 25 PSF
- Dimensional joist and truss lumber shall have the following minimum properties:  
a. Bending Stress ..... 1,000 PSI  
b. Horizontal Shear Stress ..... 80 PSI

Laminated Beam	Bending Stress	F <sub>b</sub> = 2400 PSI
	Modulus of Elasticity	E = 1,900,000 PSI
		F <sub>v</sub> = 165 PSI

Joist Rafter and Beams	Bending Stress	F <sub>b</sub> = 1500 PSI (+2 K.D.)
	Modulus of Elasticity	E = 1,600,000 PSI

Studs, Bracing and Blocking	Bending Stress	F <sub>b</sub> = 1000 PSI
	Modulus of Elasticity	E = 1,400,000 PSI

### Fastener Schedule for Nailing

- Joist to sill or girder, toenail 3-8d (1)
- Bridging to joist, toenail each end 2-8d
- 1" x 6" (25 mm x 152 mm) subfloor or less to each joist, face nail 2-8d
- Wider than 1" x 6" (25 mm x 152 mm) subfloor to each joist, face nail 3-8d
- 2" (51 mm) subfloor to joist or girder, blind and face nail 2-16d
- Sole plate to joist or blocking, typical face nail 16d @ 16" o.c. sole plate to joist or blocking at braced wall panels 3-16d per 16" o.c.
- Top plate to stud, end nail 2-16d
- Stud to sole plate 4-8d toenail, or 2-16d end nail
- Doubled studs, face nail 16d @ 24" (610 mm) o.c.
- Doubled top plates, typical face nail 16d @ 16" (406 mm) o.c.
- Double top plates, lap splice 8-16d
- Blocking between joists or rafters to top plate, toenail 3-8d
- Rim joist to top plate, toenail 8d @ 6" (152 mm) o.c.
- Top plates, laps and intersections, face nail 2-16d
- Continuous header, two pieces 16d @ 16" (406 mm) o.c. along each edge.
- Ceiling joists to plate, toenail 3-8d
- Continuous header to stud, toenail 4-8d
- Ceiling joists, laps over partitions, face nail 3-16d
- Ceiling joists to parallel rafters, face nail 3-16d
- Rafter to plate, toenail 3-8d
- 1" (25 mm) brace to each stud and plate, face nail 2-8d
- 1" x 8" (25 mm x 203 mm) sheathing or less to each bearing, face nail 2-8d
- Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing, face nail 3-8d
- Built-up corner studs 16d @ 24" (610 mm) o.c.
- Built-up girder and beams 20d @ 32" (813 mm) o.c. at top and bottom and staggered, 2-20d at ends and at each splice.
- 2" (51 mm) planks 2-16d at each bearing
- Wood structural panels and particleboard: (2) Subfloor, roof and nail sheathing (to framing):  
1/2" and less 8d (3)  
19/32" - 3/4" 8d(4) or 8d(5)  
7/8" - 1" 8d(3)  
1 1/8" - 1 1/4" 10d (4) or 8d (5)

- Combination subfloor-underlayment (to framing):  
3/4" and less 8d (5)  
7/8" - 1" 8d (5)  
1 1/8" - 1 1/4" 10d (4) or 8d (5)

27. Panel siding (to framing):  
1/2" (13 mm) or less 8d (6)  
5/8" (16 mm) 8d (6)

28. Fiberboard sheathing:(7)  
1/2" (13 mm) thickness No. 11 ga. (8), 8d (4), No. 16 ga. (9)  
25/32" (20 mm) thickness No. 11 ga. (8), 8d (4), No. 16 ga. (9)

29. Interior paneling  
1/4" thickness 8d (10)  
3/8" thickness 8d (11)

- Notes (?):  
1. Common or box nails may be used except where otherwise stated.  
2. Nails spaced at 6 inches (152 mm) on center at edges, 12 inches (305 mm) at intermediate supports except 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2314.3. Nails for nail sheathing may be Common, box or casing.  
3. Common or deformed shank.  
4. Common.  
5. Deformed shank.  
6. Corrosion-resistant siding and casing nails conforming to the requirements of Section 2325.  
7. Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports.  
8. Corrosion-resistant roofing nails with 7/16" diameter-head (11 mm) and 1 1/2-inch (38 mm) length for 1/2-inch (13 mm) sheathing and 1 3/4-inch (44 mm) for 25/32-inch (20 mm) sheathing.  
9. Corrosion-resistant staples with 7/16-inch (11 mm) crown and 1 1/8-inch (29 mm) length for 1/2-inch (13 mm) sheathing and 1 1/2-inch (38 mm) length for 25/32-inch (20 mm) sheathing conforming to the requirements of Section 2325.1.  
10. Panel supports at 16 inches (406 mm) [20 inches (508 mm) if strength axis in the long direction of the panel, unless otherwise marked]. Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.  
11. Panel supports at 24 inches (610 mm). Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate edges.

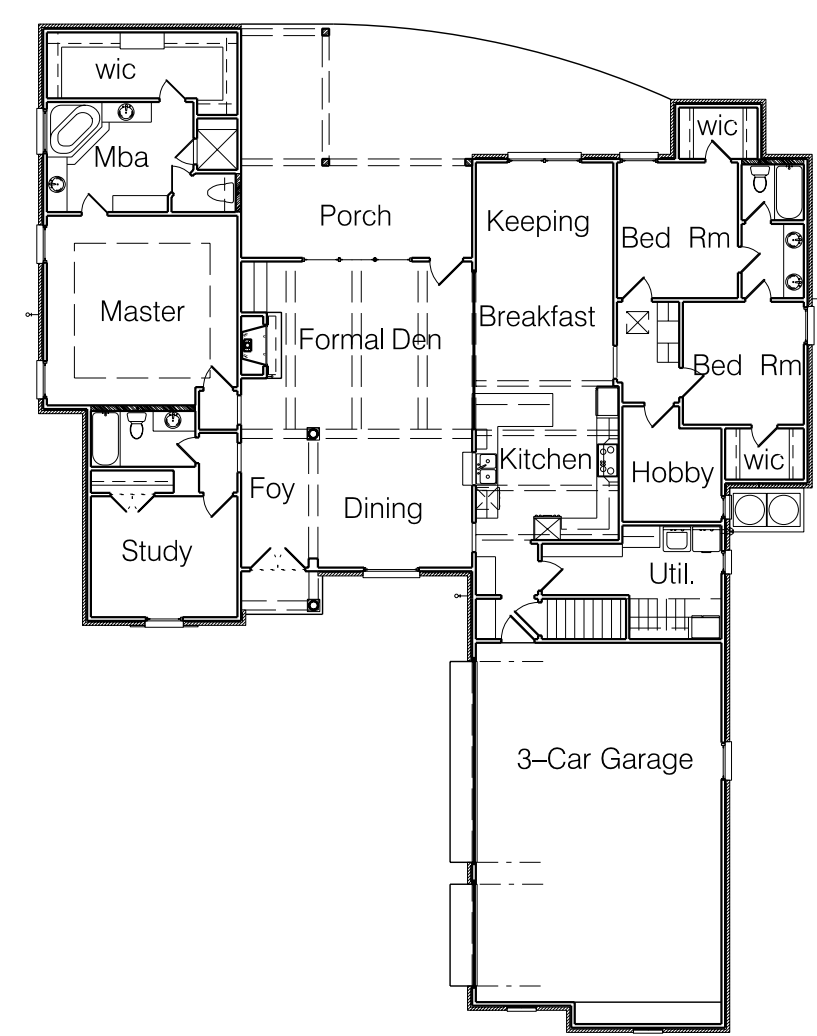
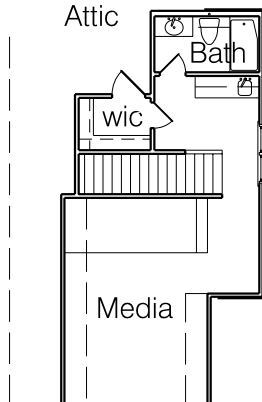
### Minimum Requirements

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.

- Provide purlins at mid height of all walls.
- All joists and rafters shall be aligned over studs below.
- All headers shall be 2-x10's with 1/2" plywood filch plate, unless otherwise noted.
- Frmer to install double floor joists under partition wall parallel to joist direction.
- Provide 1x4 cross bridging at mid point of span or 8'-0" o.c. maximum in all floors.
- All exterior corners (inside and outside corners) shall be braced with 1/2" 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.)
- 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.
- Provide double 2x8 stonback at mid span for ceiling joists with span greater than 10'-0".
- Provide collar ties at upper 1/3 of vertical distance between ridge board and ceiling joists at 4'-0" o.c. max.
- Hip, valley rafters, and ridge boards shall be one "2x" size larger than rafters.
- Roof decking shall be 1/2" CDX plywood minimum.
- Where pre-engineered floor and 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.
- 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.
- All basement walls, beams, and columns to be designed by local structural engineer and meet all local codes.
- All solid framing, columns, beams, etc., to be designed by local structural engineer and meet all local codes.

### Area Calculations

FIRST FLOOR HEATED W/ BRICK	2848	SQ FT
GARAGE AND STOR.	787	SQ FT
PORCHES	313	SQ FT
TOTAL AREA	3948	SQ FT
HEATED LIVING W/O BRICK	2763	SQ FT
BONUS ROOM	443	SQ FT



**NORTHTOWNE PLANNERS, LLC**  
 360 TOWNCENTER BLVD.  
 SUITE A  
 RIDGELAND, MISSISSIPPI 39157  
 PHONE 601.991.3335 FAX 601.991.3335  
 TOLL FREE 1.866.991.3335

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GENERAL NOTES AND DISCLAIMER:  
 1. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND THE VERIFICATION OF ALL DIMENSIONS.  
 2. DO NOT SCALE DRAWINGS!! CONTACT DESIGNER FOR VERIFICATION OF ANY INFORMATION NEEDED.

PLAN NUMBER  
**5209**  
 SCALE SHOWN  
 DRAWN JNL  
 CHECKED OFFICE  
 DATE Sept. 11, 2004  
 QUARTER  
 AI  
 SHEET NUMBER  
 1 of 6  
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