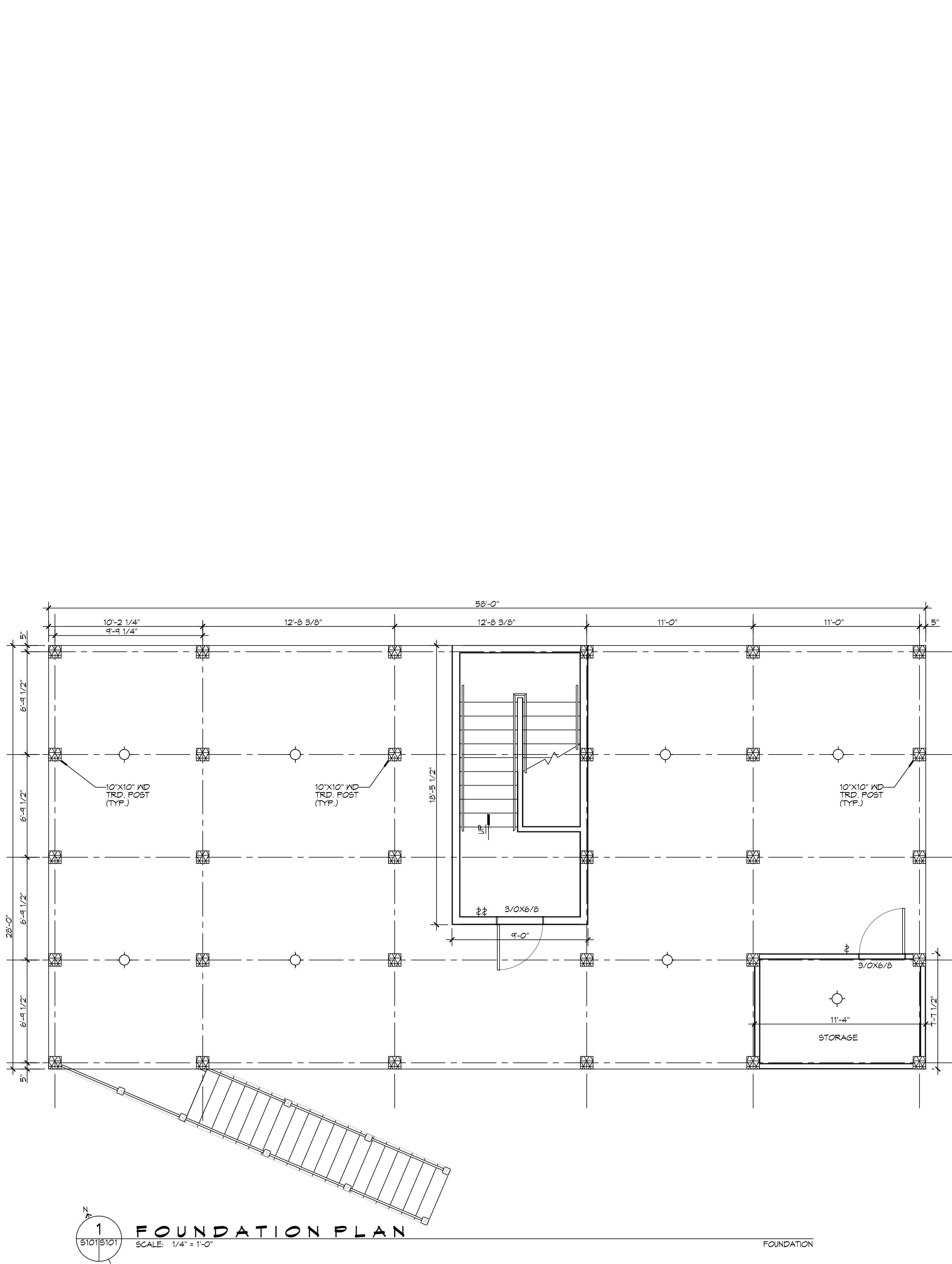
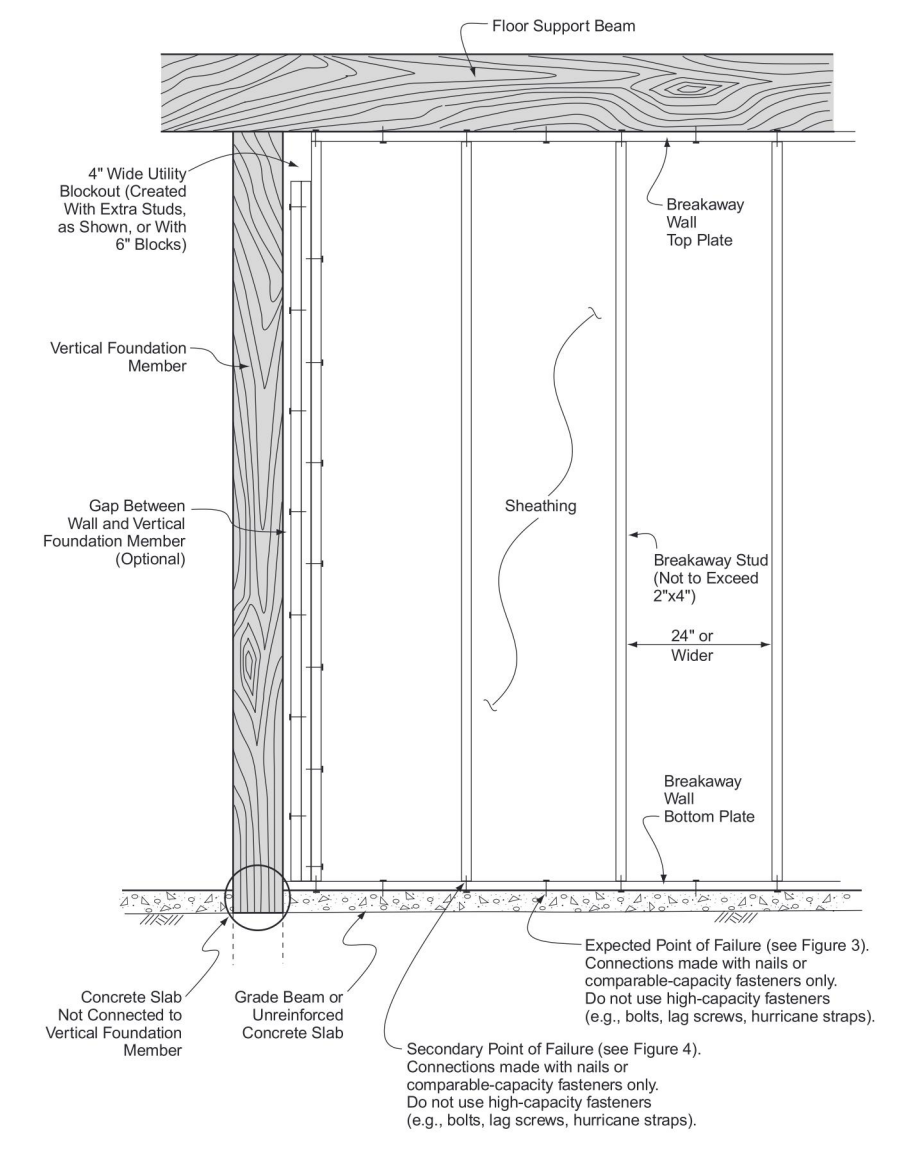


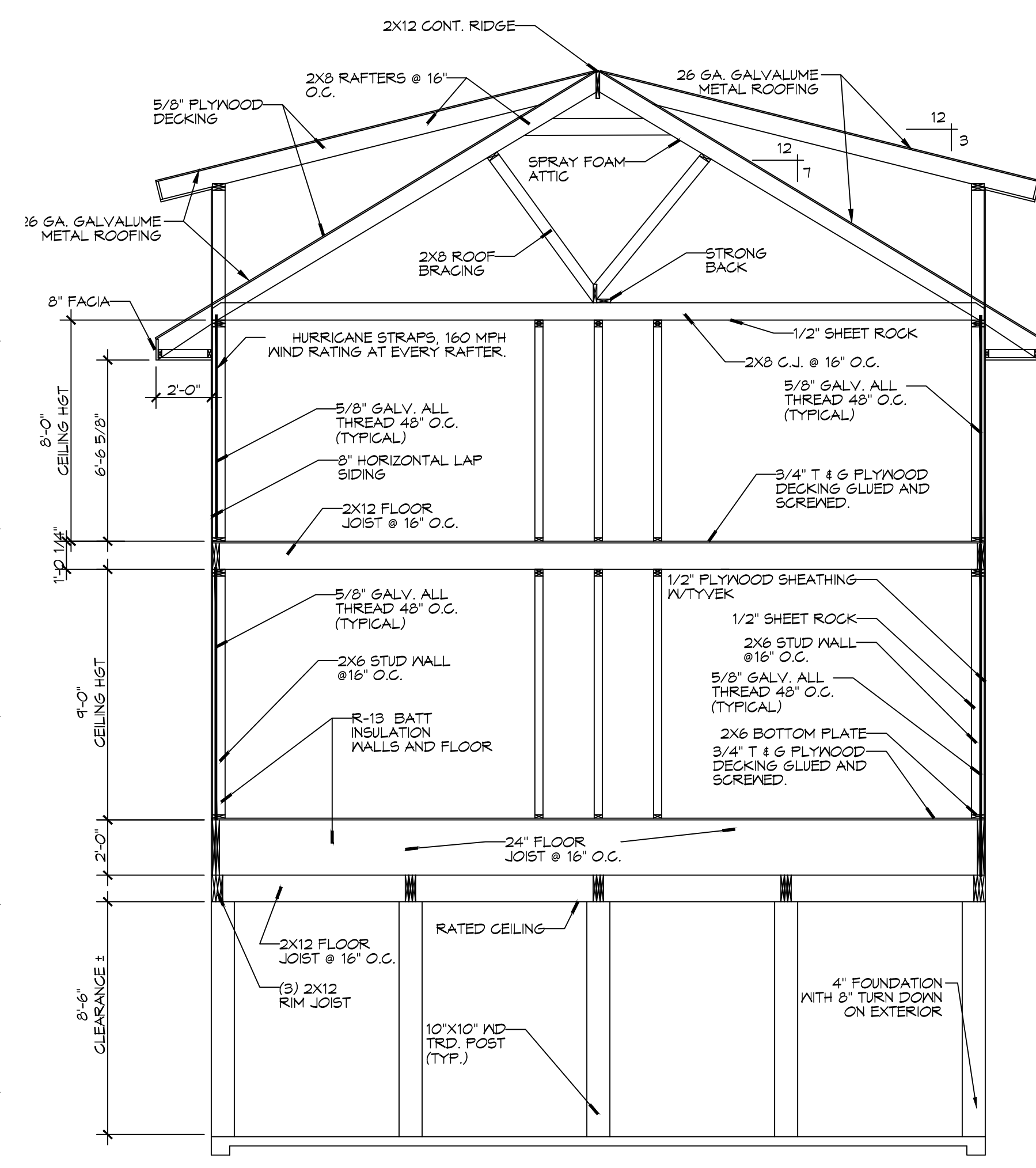
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 PLOT DATE: 6/10/2019 10:53:00 AM  
 PLOT BY: J. H. HARRIS



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



**Figure 6** Typical wood-frame breakaway wall construction.  
**BREAKAWAY WALL**  
 SCALE: N.T.S. SECTION



**BUILDING SECTION**  
 SCALE: 1/4" = 1'-0" SECTION

**GENERAL STRUCTURAL NOTES**

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING & STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES & SEQUENCE & TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, BUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY DURING CONSTRUCTION.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- GOVERNING CODES: INTERNATIONAL RESIDENTIAL CODE AND ASCE STANDARD 7-10.
- UNLESS OTHERWISE SPECIFICALLY SHOWN DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF :
  - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY NFFA.
  - U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL FLYWOOD.
  - APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.
- MISCELLANEOUS:
  - USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 4'-0" O.C. MAXIMUM, FOR ALL JOIST AND RAFTERS. USE SOLID BLOCKING AT BEARINGS.
  - USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
  - PLYWOOD SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE STURDY FLOOR. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS. ATTACH SUBFLOORING TO JOIST USING SCREWS.
  - BEFORE APPLYING FINISH FLOORING, SET SCREWS 1/8" BUT DO NOT FILL LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND WALLS.
  - COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
  - BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1-1/4" AND NOT IN MIDDLE OF SPAN.
  - STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1-1/2" WIDE NO. 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL-SPIKED TO PLATES.
  - PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16G NAILS AT 12" O.C. (ON STUD CENTERLINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.
  - DOUBLE UP ON FLOOR JOISTS UNDER ALL WALLS AND BATHTUB.

**FOUNDATION & STRUCTURAL DIMENSION LUMBER NOTES**

- PROVIDE STRUCTURAL FRAMING MEMBERS OF THE SIZES INDICATED ON THESE DRAWINGS, UNLESS INSTRUCTED OTHERWISE. USE PRESSURE TREATED SOUTHERN PINE NO. 2 MINIMUM FOR ALL BEAMS, FLOOR JOIST AND BOTTOM SILL PLATES.
  - BEAMS SHALL BE PRESSURE TREATED CONFORMING TO ANPA UC3B USING A WATER BASED TREATMENT. ALL BEAMS SHALL BE GLUED AND NAILED.
- USE SOUTHERN PINE NO. 2 MINIMUM FOR ALL REMAINING STRUCTURAL MEMBERS.
- PILING SHALL BE A MINIMUM 10" X 10" PRESSURE TREATED. MINIMUM PILE EMBEDMENT SHALL BE 14" OR 1' OF EMBEDMENT FOR EACH 1' OF PROJECTION ABOVE FINISH GRADE, WHICHEVER IS GREATER. ALL PILING SHALL BE ALLOWED TO SET FOR A MINIMUM 5 DAYS BEFORE APPLYING ANY FRAMING LOADS.

**PROJECT STATISTICS:**

SQUARE FOOTAGE	
LEVEL 1	1,386 SF
LEVEL 2	1,428 SF
TOTAL LIVING	2,814 SF
PORCHES	484 SF

**ACADIAN DESIGNS LLC**  
 10585 COLEMAN LN, ELBERTA AL 36530

#	DESCRIPTION	DATE

SEAL:  
 # DESCRIPTION

**BEACH HOUSE**  
**BEACH HOUSE**  
 LOT 1  
 SANDPIPER LANE  
 GULFSHORES AL 36452  
 JOB No: 2019 DATE: 05-07-2019  
 DRAWN BY: MF CHECKED BY: MF

SHEET TITLE:  
 FOUNDATION PLAN &  
 BLDG SECTION

DRAWING NUMBER:

S101