

2 TODD RD, ANDERSON, SC 29626, USA

PROJECT INFORMATION

OWNER

PROJECT LOCATION

2 TODD RD, ANDERSON, SC 29626, USA

PROJECT DATA

COUNTY:	ANDERSON COUNTY
CITY:	ANDERSON
SITE ZIP:	29626
PARCEL ID:	510004010
PARCEL ADDRESS STATE:	SOUTH CAROLINA
ZONING CODE:	NZ
ZONING DESCRIPTION:	NO ZONING
TOTAL AREA:	3.09 AC/ 116,419 SQFT
RISK CATEGORY:	II
GROUND SNOW LOAD:	9 lb/ft2
CONSTRUCTION TYPE:	TYPE V-B, WOOD-FRAME CONSTRUCTION
EXPOSURE:	C
WIND SPEED:	107 VMFH
SEISMIC DESIGN CATEGORY:	C
FROST LINE DEPTH:	12" MIN.
WEATHERING:	SEVERE
CLIMATE ZONE:	3A WARM HUMID
TERMITE:	MODERATE TO HEAVY
ICE BARRIER UNDERLAYEMENT REQ:	NO

PROJECT DESCRIPTION

NEW CONSTRUCTION

SCOPE OF WORK

CONSTRUCTION OF A NEW WOOD-FRAMED SINGLE-FAMILY RESIDENCE, INCLUDING EXTERIOR AND INTERIOR WALLS, ROOFING, DOORS, WINDOWS, FINISHES, AND ASSOCIATED ARCHITECTURAL SITE IMPROVEMENTS. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ANDERSON COUNTY/SOUTH CAROLINA JURISDICTION REQUIREMENTS.

SHEET INDEX

GENERAL

G100 COVER SHEET

C101 SITE PLAN

ARCHITECTURAL

A101	ARCHITECTURE LEVEL-1
A102	ARCHITECTURAL LEVEL-2
A103	ROOF LEVEL
A201	ARCHITECTURAL BUILDING ELEVATIONS
A202	ARCHITECTURAL BUILDING ELEVATIONS
A203	ARCHITECTURAL INTERIOR ELEVATIONS
A204	ARCHITECTURAL INTERIOR ELEVATIONS
A301	ARCHITECTURAL BUILDING SECTIONS
A401	ARCHITECTURAL WALL SECTION
A501	ARCHITECTURAL DETAILS
A601	ARCHITECTURAL SCHEDULES

MEP

M100	FIRST FLOOR MECHANICAL PLAN
M101	SECOND FLOOR MECHANICAL PLAN
M200	MECHANICAL DETAILS
E100	FIRST FLOOR ELECTRICAL PLAN
E101	SECOND FLOOR ELECTRICAL PLAN
P100	FIRST FLOOR WATER SUPPLY / GAS PLAN
P101	SECOND FLOOR WATER SUPPLY PLAN
P200	FIRST FLOOR SEWERAGE PLAN
P201	SECOND FLOOR SEWERAGE PLAN

STRUCTURAL

5100	FOUNDATION PLAN
5101	FIRST FLOOR FRAMING PLAN
5102	SECOND FLOOR FRAMING PLAN
5103	ROOF FRAMING PLAN
5200	SHEAR WALL SCHEDULE AND DETAILS
5201	STRUCTURAL DETAILS
5202	STRUCTURAL DETAILS
5203	STRUCTURAL DETAILS

LOCATION MAP



VICINITY MAP

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CURRENT ADOPTED SOUTH CAROLINA RESIDENTIAL CODE, LOCAL ANDERSON COUNTY REQUIREMENTS, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, ELEVATIONS, PROPERTY LINES, AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL MATERIALS AND PRODUCTS SHALL BE NEW, CODE-COMPLIANT, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. ALL STRUCTURAL MEMBERS, CONNECTIONS, FASTENERS, AND ANCHORAGE SHALL BE DESIGNED AND INSTALLED TO RESIST THE APPLICABLE GRAVITY, WIND, AND SEISMIC LOADS. FOUNDATION FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR APPROVED COMPACTED FILL. MINIMUM FROST PROTECTION SHALL BE 12 IN. BELOW FINISHED GRADE UNLESS OTHERWISE APPROVED.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. FINISHED GRADE SHALL SLOPE AWAY FROM FOUNDATION WALLS IN ACCORDANCE WITH CODE.
7. PROVIDE FOUNDATION DAMPPROOFING, WATERPROOFING, DRAINAGE, AND FOUNDATION DRAINAGE WHERE REQUIRED BY CODE AND BARBER BARRIER.
8. WOOD IN CONTACT WITH CONCRETE, MASONRY, SOIL, OR WEATHER-EXPOSED LOCATIONS SHALL BE PRESERVATIVE-TREATED OR OTHERWISE CODE-COMPLIANT.
9. PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH THE SOUTH CAROLINA RESIDENTIAL CODE AND LOCAL REQUIREMENTS.
10. EXTERIOR WALLS, ROOF ASSEMBLIES, AND OPENINGS SHALL BE CONSTRUCTED TO RESIST THE DESIGN WIND PRESSURES FOR THE PROJECT LOCATION.
11. PROVIDE CONTINUOUS WEATHER-RESISTIVE BARRIER BEHIND EXTERIOR CLADDING AND FLASH ALL WINDOWS, DOORS, ROOFWALL INTERSECTIONS, AND PENETRATIONS.
12. ROOFING SHALL BE CLASS A ARCHITECTURAL ASPHALT SHINGLES INSTALLED OVER CODE-COMPLIANT UNDERLAYMENT AND FLASHING.
13. PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH THE IRC. PROVIDE BALANCED SOFFIT INTAKE AND RIDGE/OTHER APPROVED EXHAUST VENTILATION.
14. PROVIDE CARBON MONOXIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN LOCATIONS REQUIRED BY CODE.
15. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS AS REQUIRED BY CODE.
16. PROVIDE GUARDS AND HANDRAILS AT STAIRS, PORCHES, DECKS, LANDINGS, AND ELEVATED WALKING SURFACES AS REQUIRED BY CODE.
17. STAIRS, RISERS, TREADS, HANDRAILS, GUARDS, AND LANDINGS SHALL COMPLY WITH THE APPLICABLE IRC REQUIREMENTS.
18. PROVIDE EGRESS ESCAPE AND RESCUE OPENINGS FOR SLEEPING ROOMS.
19. PROVIDE REQUIRED INSULATION, AIR SEALING, AND ENERGY-CONSERVATION MEASURES IN ACCORDANCE WITH THE APPLICABLE SOUTH CAROLINA ENERGY REQUIREMENTS.
20. ALL PLUMBING, MECHANICAL, ELECTRICAL, AND FUEL-GAS WORK SHALL COMPLY WITH THE APPLICABLE ADOPTED CODES AND SHALL BE PERFORMED BY LICENSED CONTRACTORS WHERE REQUIRED.
21. PROVIDE AFCI AND AFCI PROTECTION WHERE REQUIRED BY THE APPLICABLE ELECTRICAL CODE.
22. PROVIDE BATHROOMS, KITCHENS, LAUNDRY AREAS, AND OTHER REQUIRED ROOMS SHALL BE PROVIDED WITH CODE-COMPLIANT VENTILATION.
23. PROVIDE REQUIRED EXTERIOR WALL, FLOOR, CEILING, AND ROOF FIRE-RESISTANCE PROTECTION WHERE REQUIRED BY CODE OR PROXIMITY TO PROPERTY LINES.
24. ALL EXTERIOR WALLS AND ROOF ASSEMBLIES SHALL BE PROPERLY FLASHED AND WEATHERPROOFED.
25. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS AND SHALL SCHEDULE INSPECTIONS WITH ANDERSON COUNTY BUILDING CODES.
26. IF ANY FIELD CHANGES AFFECTING STRUCTURAL LIFE-SAFETY, ZONING, OR CODE COMPLIANCE SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL AND/OR AUTHORITY HAVING JURISDICTION PRIOR TO IMPLEMENTATION.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB-SITE SAFETY AND SHALL COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS.
28. ALL WORK SHALL BE COMPLETED IN A WORKMANLIKE MANNER AND SHALL COMPLY WITH THE APPROVED PERMIT DRAWING.
29. WHERE A REQUIREMENT OF THE APPROVED PLANS, CODE, OR AUTHORITY HAVING JURISDICTION IS MORE RESTRICTIVE, THE MORE RESTRICTIVE REQUIREMENT SHALL APPLY.

APPLICABLE CODES

- 2021 SOUTH CAROLINA RESIDENTIAL CODE.....2021 INTERNATIONAL RESIDENTIAL CODE WITH 5C MODIFICATIONS
- 2021 SOUTH CAROLINA FIRE CODE.....2021 INTERNATIONAL FIRE CODE WITH 5C MODIFICATIONS
- 2021 SOUTH CAROLINA PLUMBING CODE.....2021 INTERNATIONAL PLUMBING CODE WITH 5C MODIFICATIONS
- 2021 SOUTH CAROLINA MECHANICAL CODE.....2021 INTERNATIONAL MECHANICAL CODE WITH 5C MODIFICATIONS
- 2021 SOUTH CAROLINA FUEL GAS CODE.....2021 INTERNATIONAL FUEL GAS CODE WITH 5C MODIFICATIONS
- 2020 NATIONAL ELECTRICAL CODE (NFPA 70) WITH 5C MODIFICATIONS
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- ANDERSON COUNTY CODE OF ORDINANCES AND LAND USE DEVELOPMENT ORDINANCE

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS RESOLUTION THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.



ABBREVIATIONS / DEFINITIONS:

[illegible]

PROJECT FOR
2 TODD RD, ANDERSON
29626, USA

NO.	REVISION

DRAWING NO. :

DATE: 09-25-2026

DRAWN BY:

SHEET:

G100

GENERAL NOTES

- FOUNDATION NOTES:
1. ALL FOUNDATION WORK SHALL COMPLY WITH THE 2021 SOUTH CAROLINA RESIDENTIAL CODE, SOUTH CAROLINA MODIFICATIONS, AND APPROVED STRUCTURAL DRAWINGS.
 2. FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR APPROVED COMPACTED FILL.
 3. BOTTOM OF EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 12" BELOW FINISHED GRADE, UNLESS OTHERWISE REQUIRED BY CODE OR STRUCTURAL DRAWINGS.
 4. REMOVE ORGANIC MATERIAL, DEBRIS, LOOSE SOIL, AND WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
 5. CONTINUOUS CONCRETE FOOTINGS SHALL BE 15" WIDE X 8" DEEP, UNLESS OTHERWISE INDICATED ON THE APPROVED STRUCTURAL DRAWINGS.
 6. FOOTING REINFORCEMENT, PIERS, ANCHOR BOLTS, AND CONNECTIONS SHALL BE PROVIDED AS INDICATED ON THE APPROVED STRUCTURAL DRAWINGS.
 7. DO NOT PLACE CONCRETE ON FROZEN OR WATER SATURATED SOIL.
 8. PROVIDE REQUIRED DAMPROOFING/WATERPROOFING, FOUNDATION DRAINAGE, AND POSITIVE SITE DRAINAGE IN ACCORDANCE WITH CODE AND SITE CONDITIONS.
 9. FOUNDATION DRAINS SHALL DISCHARGE TO DAYLIGHT OR AN APPROVED LOCATION.
 10. FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 6" WITHIN THE FIRST 10'-0", WHERE PRACTICABLE.
 11. PROVIDE 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM, WITHIN 12" OF EACH CORNER AND END OF EACH SILL PLATE, UNLESS APPROVED ANCHOR STRAPS ARE USED.
 12. WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY AND LOCATED LESS THAN 8" ABOVE GRADE SHALL BE PRESSURE-TREATED.

- THERMAL ENVELOPE (CLIMATE ZONE 3A):
13. CEILING / ATTIC: R-30 MINIMUM INSULATION.
 14. EXTERIOR 2x6 WOOD-FRAME WALLS: R-21 MINIMUM CAVITY INSULATION.
 15. FLOORS OVER UNCONDITIONED SPACE: R-19 MINIMUM INSULATION.
 16. CONDITIONED CRAWLSPACE / BASEMENT WALLS, WHERE APPLICABLE: R-5 CONTINUOUS OR R-13 CAVITY.
 17. WINDOWS AND GLAZED DOORS: MAX. U-FACTOR 0.50 AND MAX. SHGC 0.30. PROVIDE NFRC LABELED PRODUCTS.
 18. BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION IN ACCORDANCE WITH THE APPLICABLE ENERGY CODE.

- WOOD FRAMING NOTES:
19. WOOD FRAMING SHALL COMPLY WITH THE 2021 SOUTH CAROLINA RESIDENTIAL CODE AND AS PER STRUCTURAL DRAWINGS.
 20. VERIFY ALL FRAMING DIMENSIONS AND OPENINGS BEFORE CONSTRUCTION.
 21. PROVIDE HEADERS, BEAMS, POSTS, SHEAR WALLS, HOLD-DOWNS, AND CONNECTIONS AS SPECIFIED BY THE STRUCTURAL ENGINEER.
 22. PROVIDE DOUBLE TOP PLATES, FIREBLOCKING, DRAFTSTOPPING, AND SOLID BLOCKING AS REQUIRED.
 23. WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED.
 24. PROVIDE CORROSION-RESISTANT FASTENERS AND CONNECTORS WITH TREATED LUMBER.
 25. DO NOT CUT, NOTCH, OR DRILL STRUCTURAL MEMBERS EXCEPT AS PERMITTED BY CODE OR APPROVED BY THE STRUCTURAL ENGINEER.
 26. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS AS REQUIRED.

- ROOFING NOTES:
27. PROVIDE APPROVED ROOF COVERING IN ACCORDANCE WITH THE 2021 SOUTH CAROLINA RESIDENTIAL CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 28. PROVIDE APPROVED ROOFING UNDERLAYMENT AS REQUIRED FOR THE ROOF COVERING AND ROOF SLOPE.
 29. PROVIDE FLASHING AT ROOF-TO-WALL INTERSECTIONS, VALLEYS, CHIMNEYS, AND ALL ROOF PENETRATIONS AS REQUIRED.
 30. PROVIDE DRIP EDGE AT EAVES AND RAKE EDGES WHERE REQUIRED BY THE ROOFING MANUFACTURER.
 31. PROVIDE GUTTERS AND DOWNSPOUTS WHERE SHOWN. DISCHARGE ROOF DRAINAGE AWAY FROM THE BUILDING FOUNDATION.
 32. PROVIDE CODE-COMPLIANT ATTIC VENTILATION OR AN APPROVED UNVENTED ATTIC ASSEMBLY, AS APPLICABLE.
 33. ROOF FRAMING, SHEATHING, FASTENING, AND CONNECTIONS SHALL COMPLY WITH THE STRUCTURAL DRAWINGS.
 34. ALL ROOFING MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.

SCOPE OF WORK

CONSTRUCTION OF A NEW WOOD-FRAMED SINGLE-FAMILY RESIDENCE, INCLUDING EXTERIOR AND INTERIOR WALLS, ROOFING, DOORS, WINDOWS, FINISHES, AND ASSOCIATED ARCHITECTURAL SITE IMPROVEMENTS. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ANDERSON COUNTY/SOUTH CAROLINA JURISDICTION REQUIREMENTS.

PROPERTY INFORMATION

COUNTY: ANDERSON COUNTY
CITY: ANDERSON
SITE ZIP: 29626
PARCEL ID: 510004010
PARCEL ADDRESS STATE: SOUTH CAROLINA
ZONING CODE: RZ
ZONING DESCRIPTION: RD ZONING
TOTAL AREA: 3.09 AC / 116,419 SQFT
RISK CATEGORY: I
GROUND SNOW LOAD: 19 LBF/2
CONSTRUCTION TYPE: TYPE V-B, WOOD-FRAME CONSTRUCTION
EXPOSURE: C
WIND SPEED: 107 VMFH
SEISMIC DESIGN CATEGORY: C
FROST LINE DEPTH: 12" MIN.
WEATHERING: SEVERE
CLIMATE ZONE: 3A WARM HUMID
TERMINATE: MODERATE TO HEAVY
ICE BARRIER UNDERLAYMENT REQ: NO

LOT COVERAGE

LOT AREA: 116,419 SQFT
PROPOSED SINGLE FAMILY HOME: 2,840 SQFT
PROPOSED GARAGE: 789 SQFT
PROPOSED FRONT PORCH: 239 SQFT
PROPOSED REAR PORCH: 167 SQFT
TOTAL AREA: 4,043 SQFT
RATIO: 03.47%

SQUARE FOOTAGE

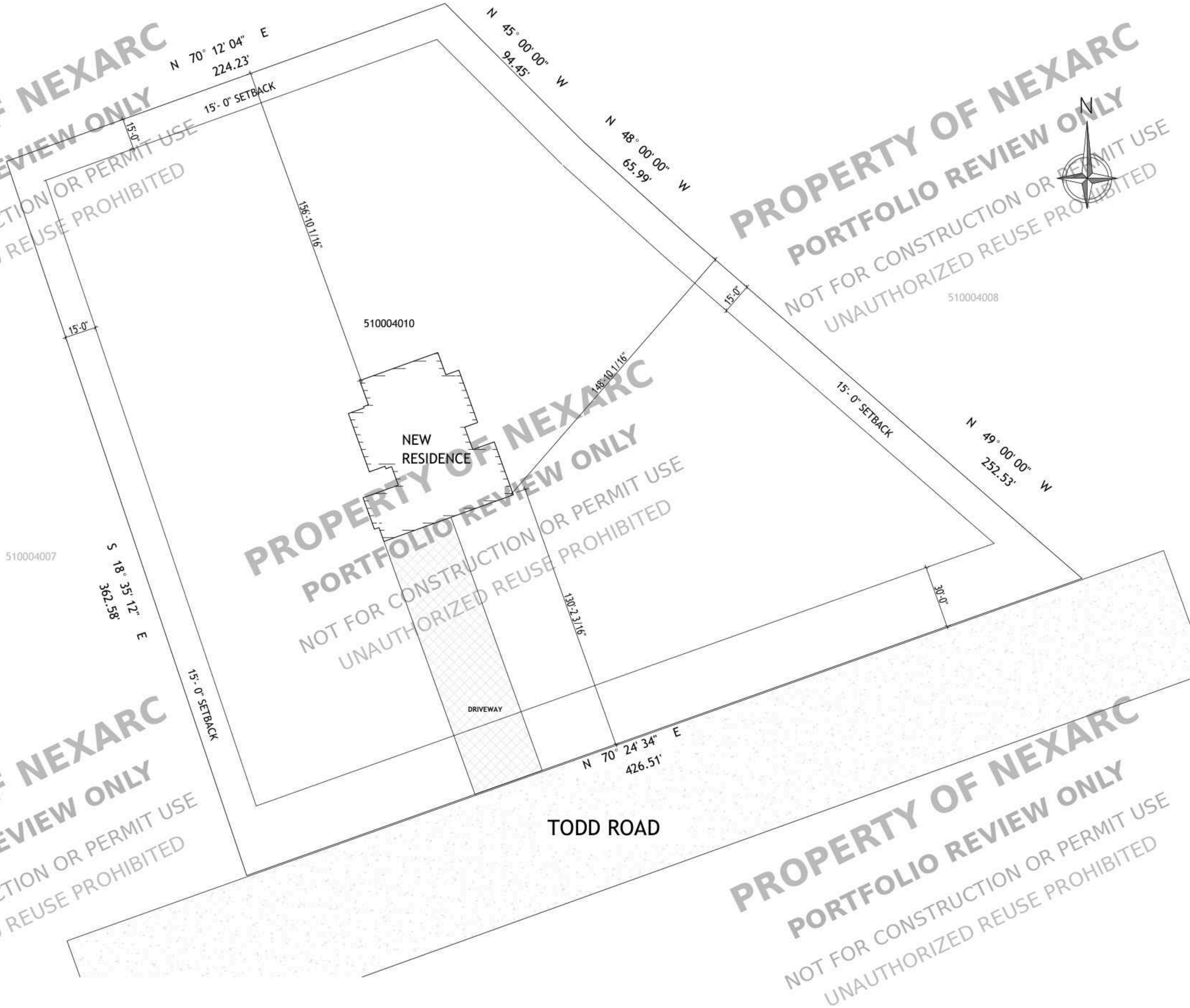
FIRST FLOOR: 2,840 SQFT
SECOND FLOOR: 590 SQFT
GARAGE: 789 SQFT
FRONT PORCH: 239 SQFT
REAR PORCH: 167 SQFT
TOTAL AREA: 4,633 SQFT

CODE COMPLIANCE

- 2021 SOUTH CAROLINA RESIDENTIAL CODE...2021 INTERNATIONAL RESIDENTIAL CODE WITH SC MODIFICATIONS
- 2021 SOUTH CAROLINA FIRE CODE...2021 INTERNATIONAL FIRE CODE WITH SC MODIFICATIONS
- 2021 SOUTH CAROLINA PLUMBING CODE...2021 INTERNATIONAL PLUMBING CODE WITH SC MODIFICATIONS
- 2021 SOUTH CAROLINA MECHANICAL CODE...2021 INTERNATIONAL MECHANICAL CODE WITH SC MODIFICATIONS
- 2021 SOUTH CAROLINA FUEL GAS CODE...2021 INTERNATIONAL FUEL GAS CODE WITH SC MODIFICATIONS
- 2020 NATIONAL ELECTRICAL CODE (NFPA 70) WITH SC MODIFICATIONS
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- ANDERSON COUNTY CODE OF ORDINANCES AND LAND USE DEVELOPMENT ORDINANCE



VICINITY MAP



PROJECT FOR

2 TODD RD, ANDERSON, SC
29626, USA

NO.	REVISION

DRAWING NO.:

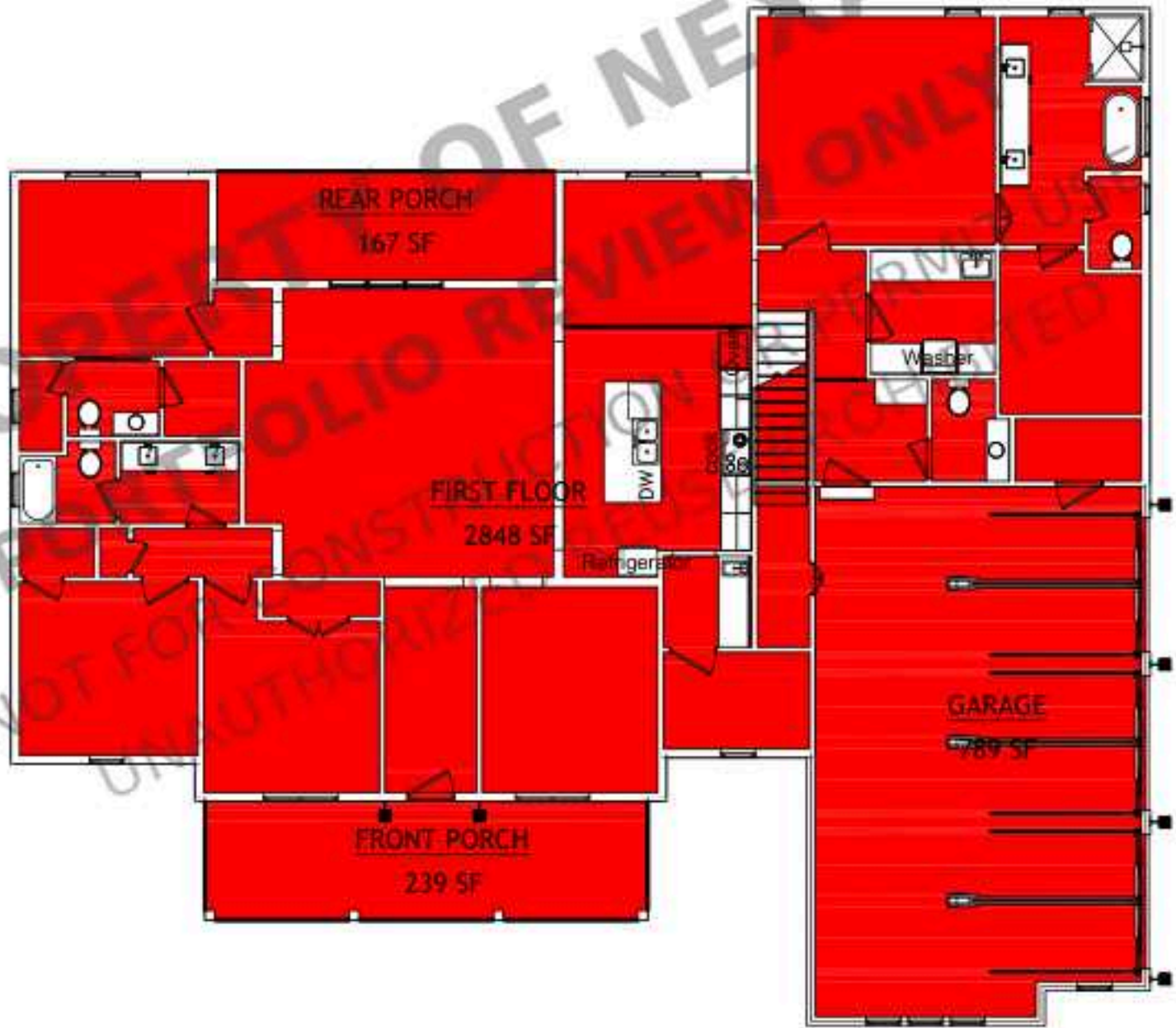
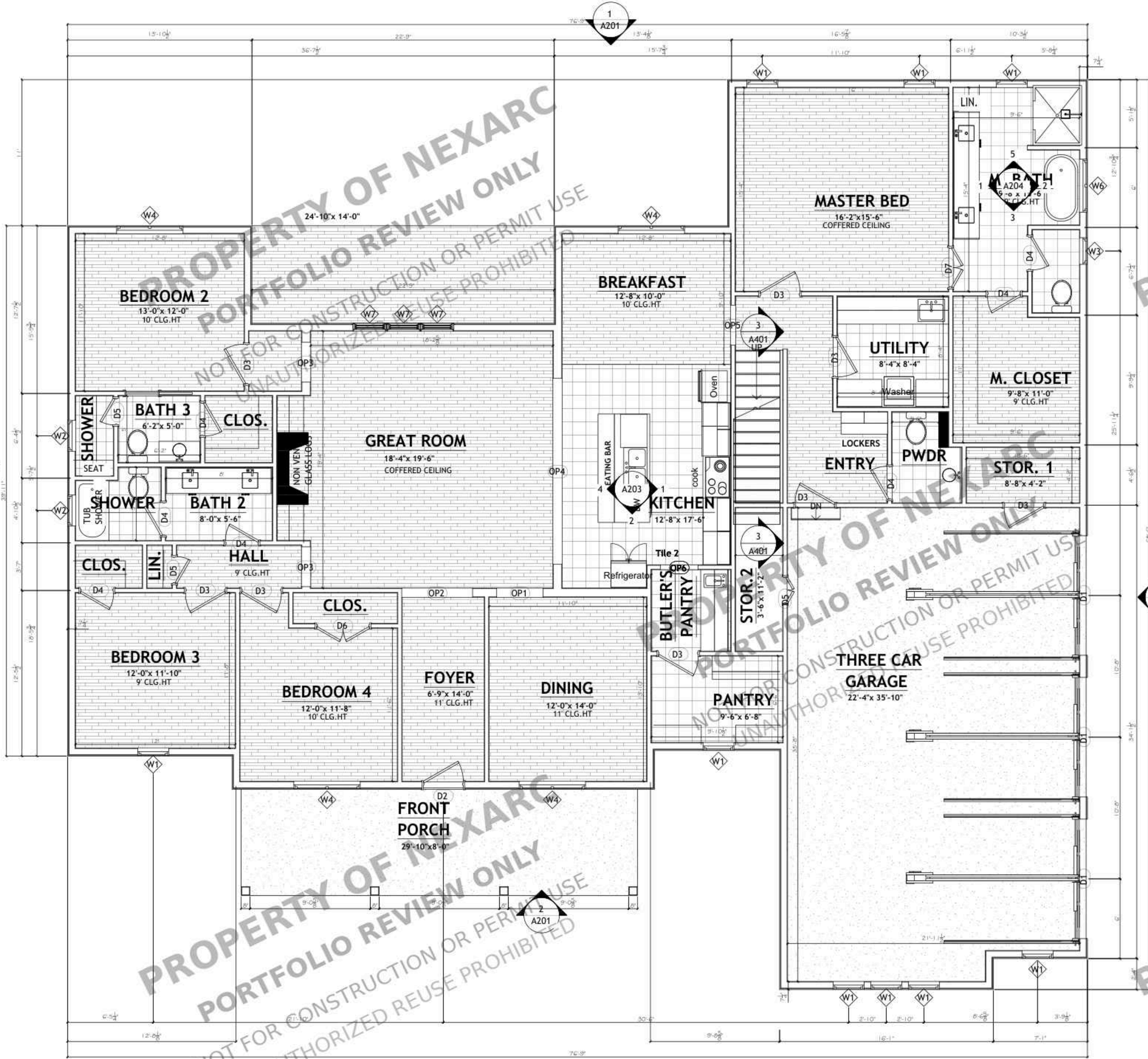
DATE:
09-25-2026

DRAWN BY:

SHEET:

C101

SITE PLAN
SCALE: 1" = 25'-0"



KEY PLAN L-1
SCALE : 3/32" = 1'-0"

Area Schedule (Gross Building)			
Level	Name	Area Type	Area
L1-1	GARAGE	Exterior Area	789 SF
L1-1	FIRST FLOOR	Gross Building Area	2848 SF
L1-1	REAR PORCH	Exterior Area	167 SF
L1-1	FRONT PORCH	Exterior Area	239 SF
L1-1-4			4043 SF
L2	SECOND FLOOR	Gross Building Area	590 SF
L2: 1			590 SF
Grand total: 5			4633 SF

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

PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

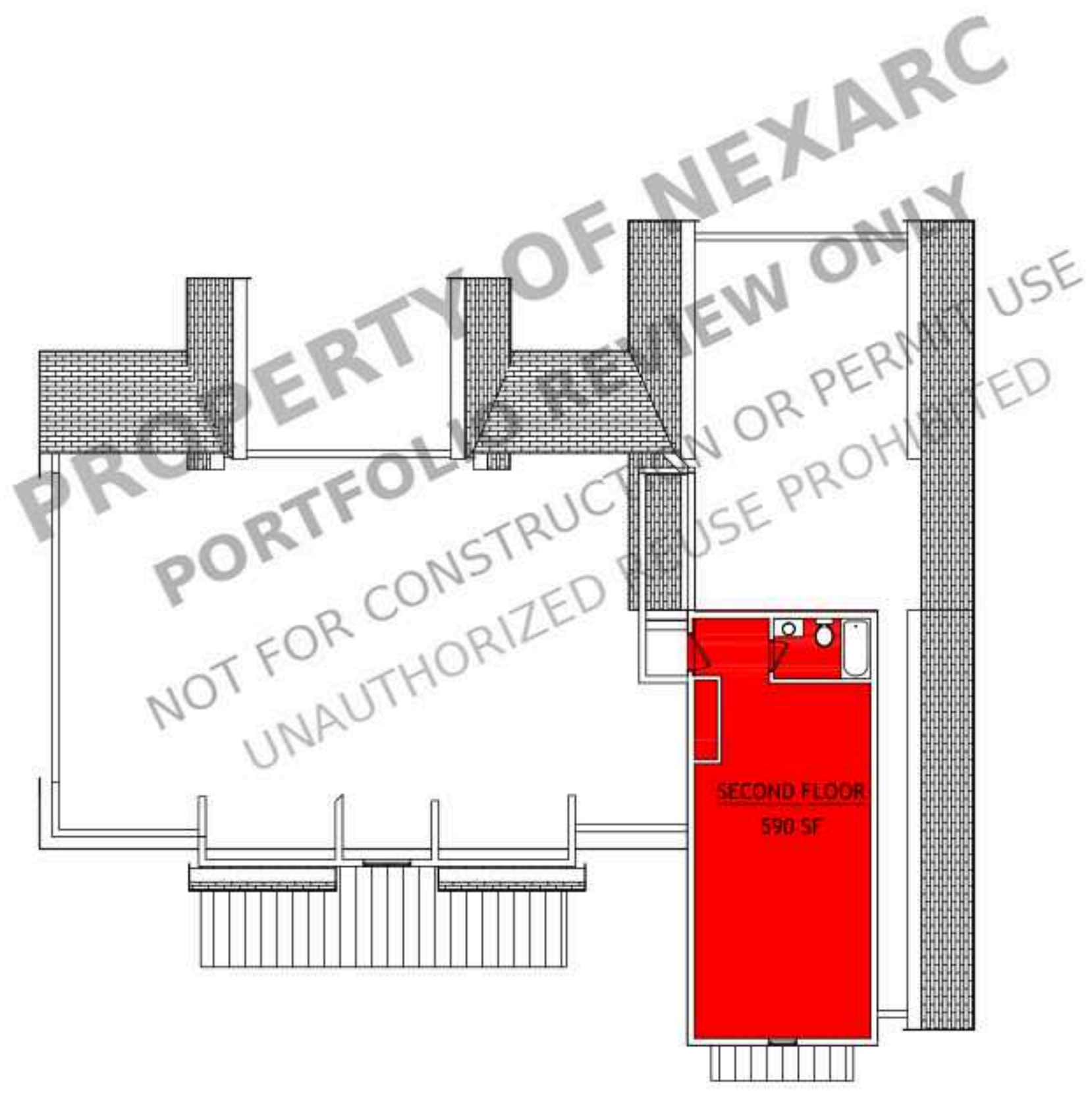
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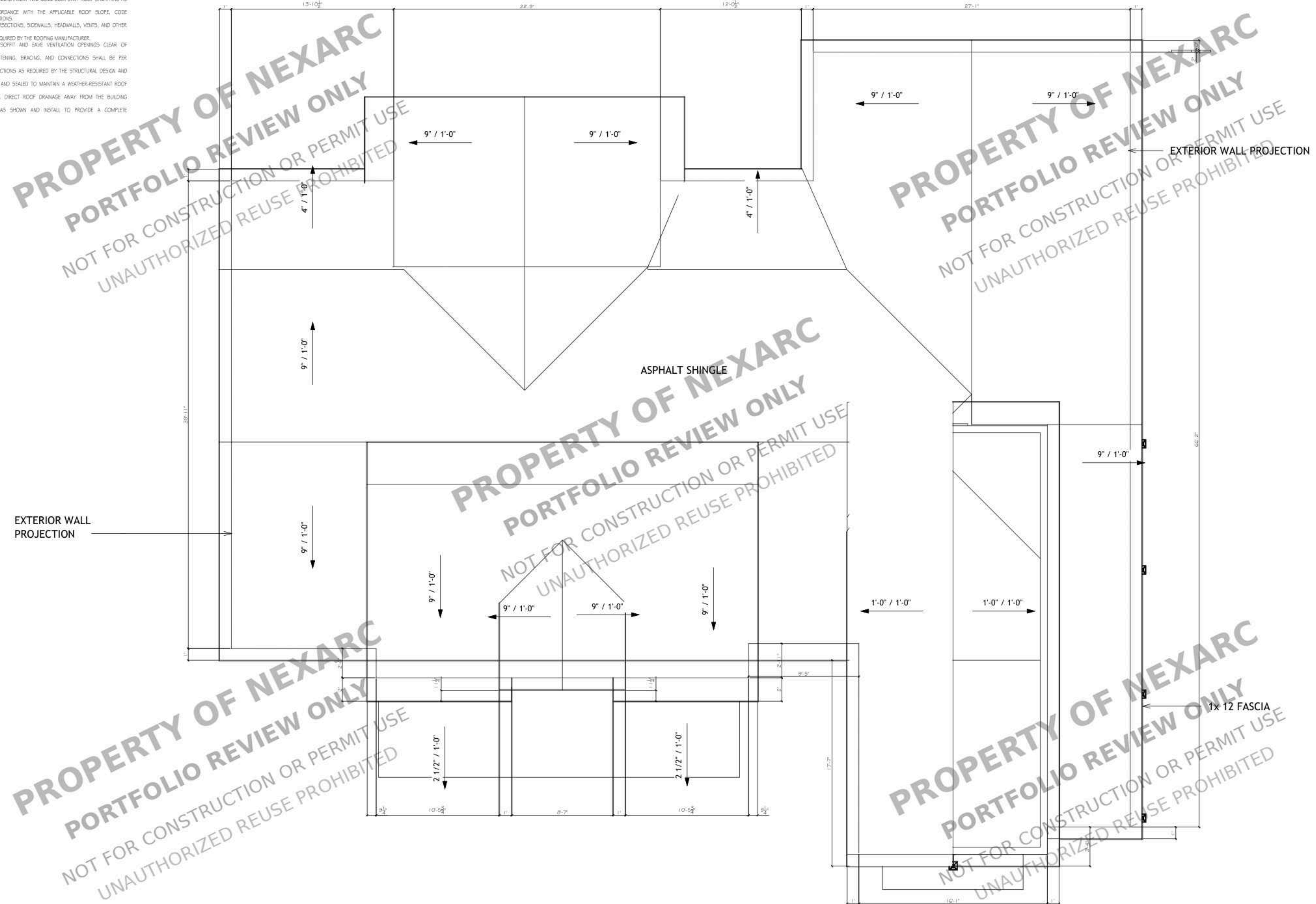
A102



KEY PLAN L-2
SCALE: 3/32" = 1'-0"

Area Schedule (Gross Building)			
Level	Name	Area Type	Area
L1-	GARAGE	Exterior Area	789 SF
L1-	FIRST FLOOR	Gross Building Area	2848 SF
L1-	REAR PORCH	Exterior Area	167 SF
L1-	FRONT PORCH	Exterior Area	239 SF
L1: 4			4043 SF
L2	SECOND FLOOR	Gross Building Area	590 SF
L2:			590 SF
Grand total: 5			6633 SF

1. ALL ROOF CONSTRUCTION SHALL COMPLY WITH THE 2021 SOUTH CAROLINA RESIDENTIAL CODE, SOUTH CAROLINA MODIFICATIONS, APPROVED STRUCTURAL DRAWINGS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ROOF SLOPES, RIDGES, HIPs, VALLEYS, EAVES, AND OVERHANGS SHALL BE AS INDICATED ON THE ROOF PLAN.
3. PROVIDE ASPHALT SHINGLE ROOFING OVER APPROVED UNDERLAYMENT AND CODE-COMPLIANT ROOF SHEATHING.
4. ROOF UNDERLAYMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE ROOF SLOPE, CODE REQUIREMENTS, AND ROOFING MANUFACTURER'S INSTRUCTIONS.
5. PROVIDE FLASHING AT ALL VALLEYS, ROOF-TO-WALL INTERSECTIONS, SIDEWALLS, HEADWALLS, VENTS, AND OTHER ROOF PENETRATIONS.
6. PROVIDE DRIP EDGE AT EAVES AND BARK EDGES WHEN REQUIRED BY THE ROOFING MANUFACTURER.
7. PROVIDE CODE-COMPLIANT ATTIC VENTILATION. KEEP SOFFIT AND EAVE VENTILATION OPENINGS CLEAR OF INSULATION.
8. ROOF FRAMING, TRUSSES, RAFTERS, SHEATHING, FASTENING, BRACING, AND CONNECTIONS SHALL BE PER PROJECT DRAWINGS.
9. PROVIDE APPROVED ROOF-TO-WALL TIE-DOWNS / CONNECTIONS AS REQUIRED BY THE STRUCTURAL DESIGN AND PROJECT WHO DESIGN CRITERIA.
10. ROOF PENETRATIONS SHALL BE PROPERLY FLASHED AND SEALED TO MAINTAIN A WEATHER-RESISTANT ROOF ASSEMBLY.
11. PROVIDE GUTTERS AND DOWNSPOUTS WHERE SHOWN. DIRECT ROOF DRAINAGE AWAY FROM THE BUILDING FOUNDATION.
12. PROVIDE FASCIA, SOFFITS, AND ASSOCIATED TRIM AS SHOWN AND INSTALL TO PROVIDE A COMPLETE WEATHER-RESISTANT ASSEMBLY.



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT FOR
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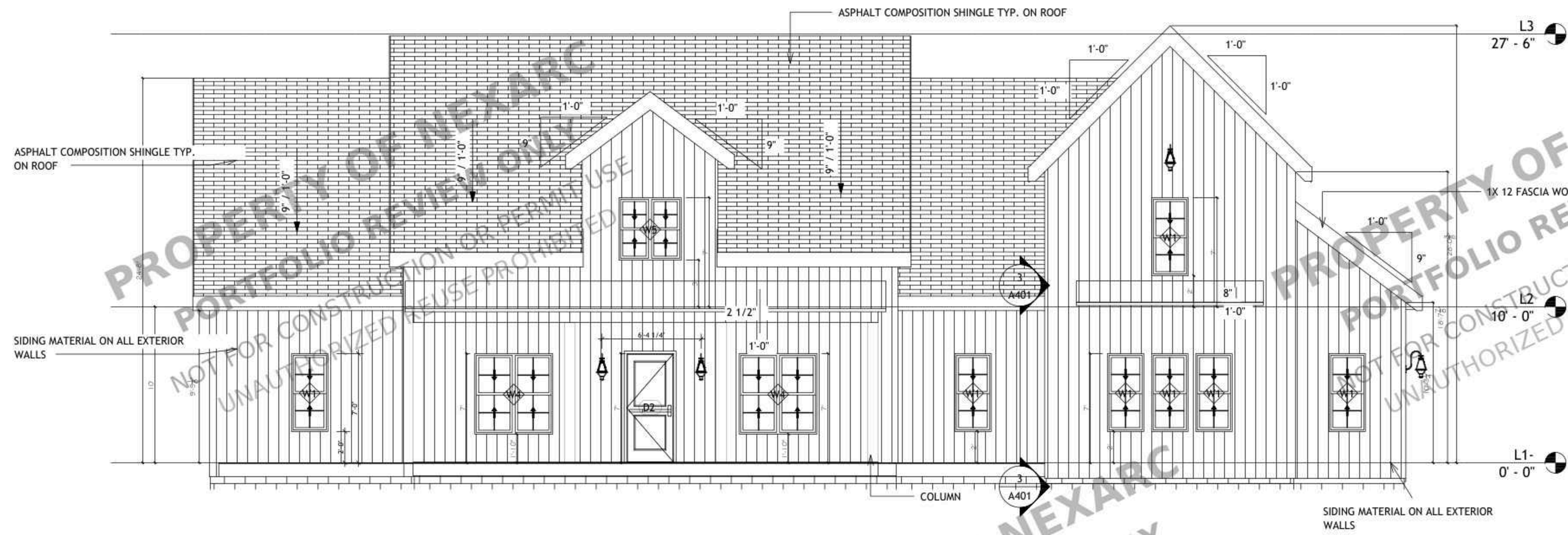
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PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

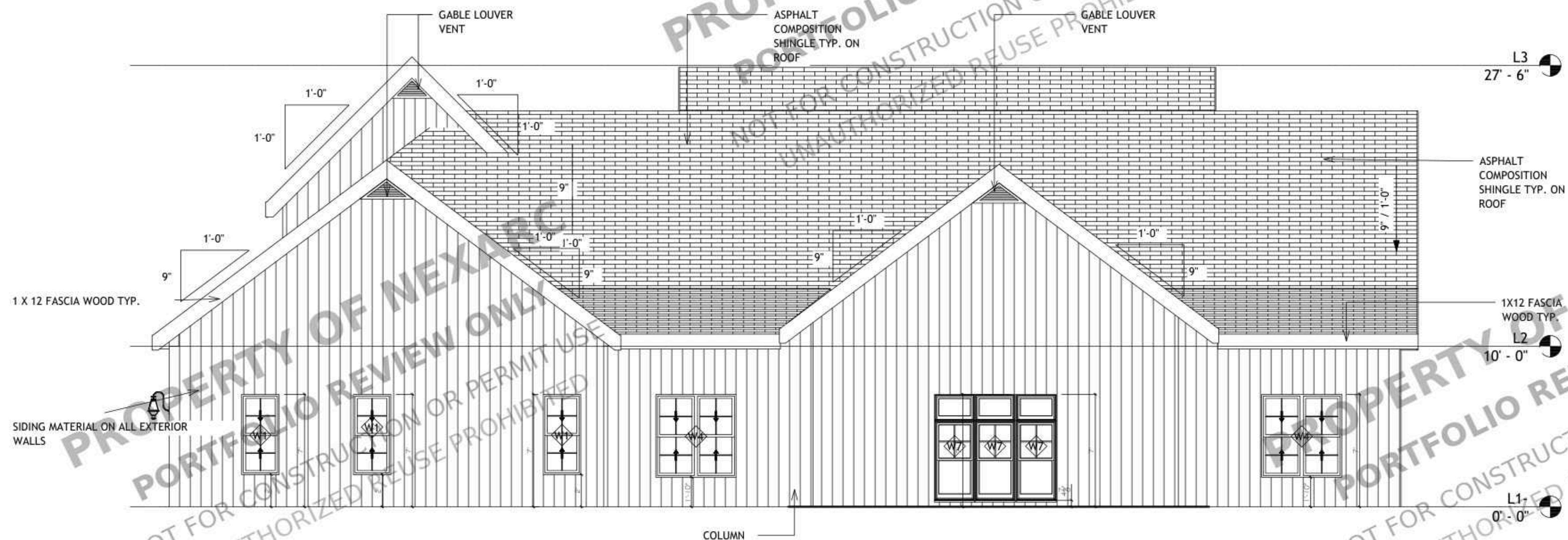
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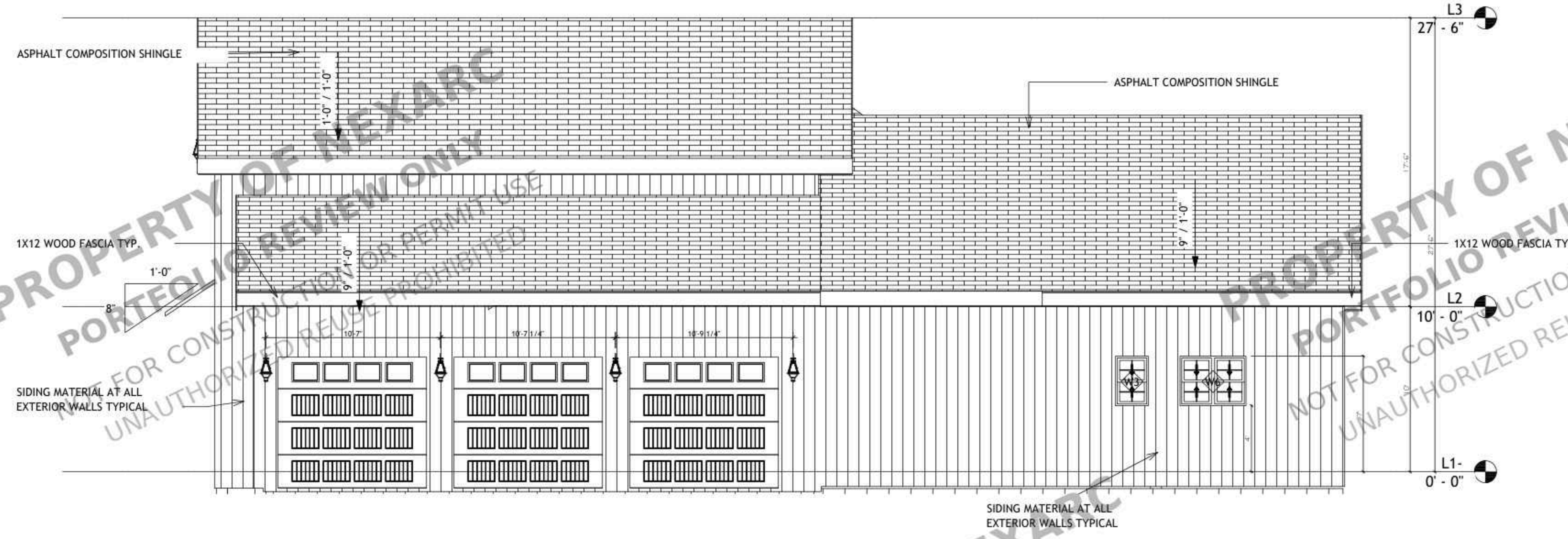
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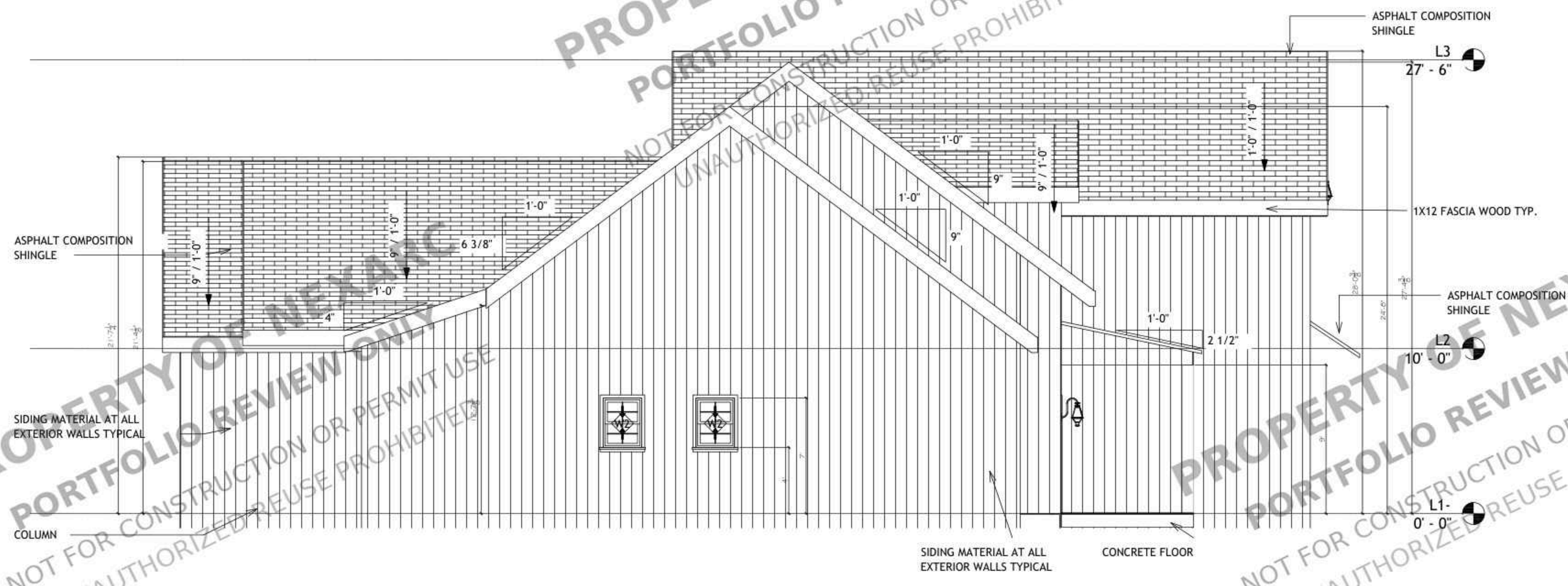
PROPOSED
SOUTH ARCHITECTURAL BUILDING ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED
NORTH ARCHITECTURAL BUILDING ELEVATION
SCALE : 1/4" = 1'-0"



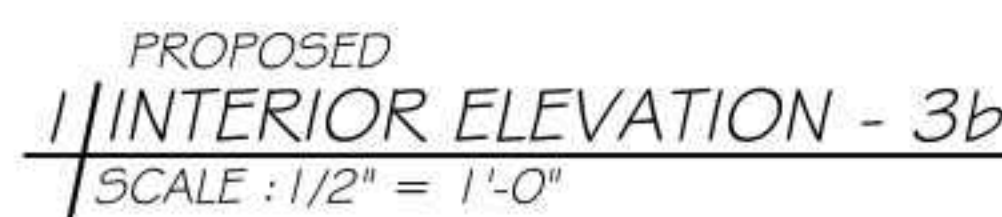
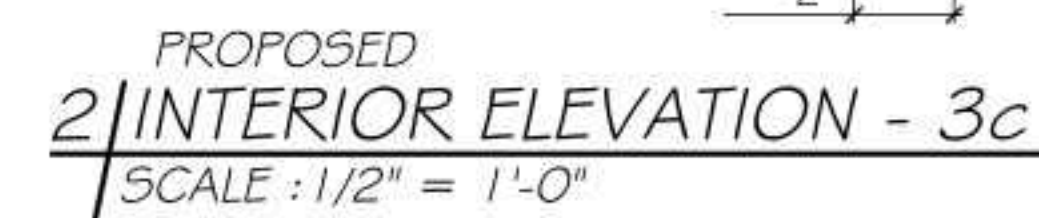
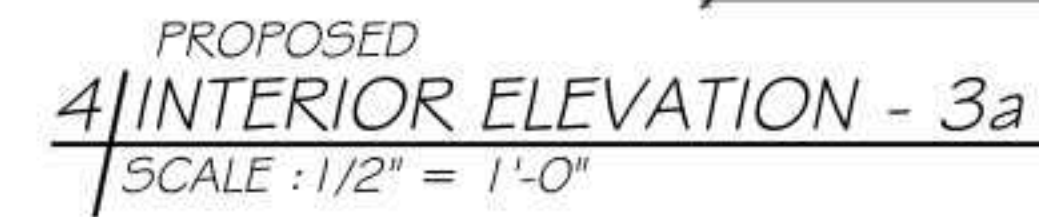
PROPOSED
EAST ARCHITECTURAL BUILDING ELEVATION
SCALE : 1/4" = 1'-0"



PROPOSED
WEST ARCHITECTURAL BUILDING ELEVATION
SCALE : 1/4" = 1'-0"

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SHEET:



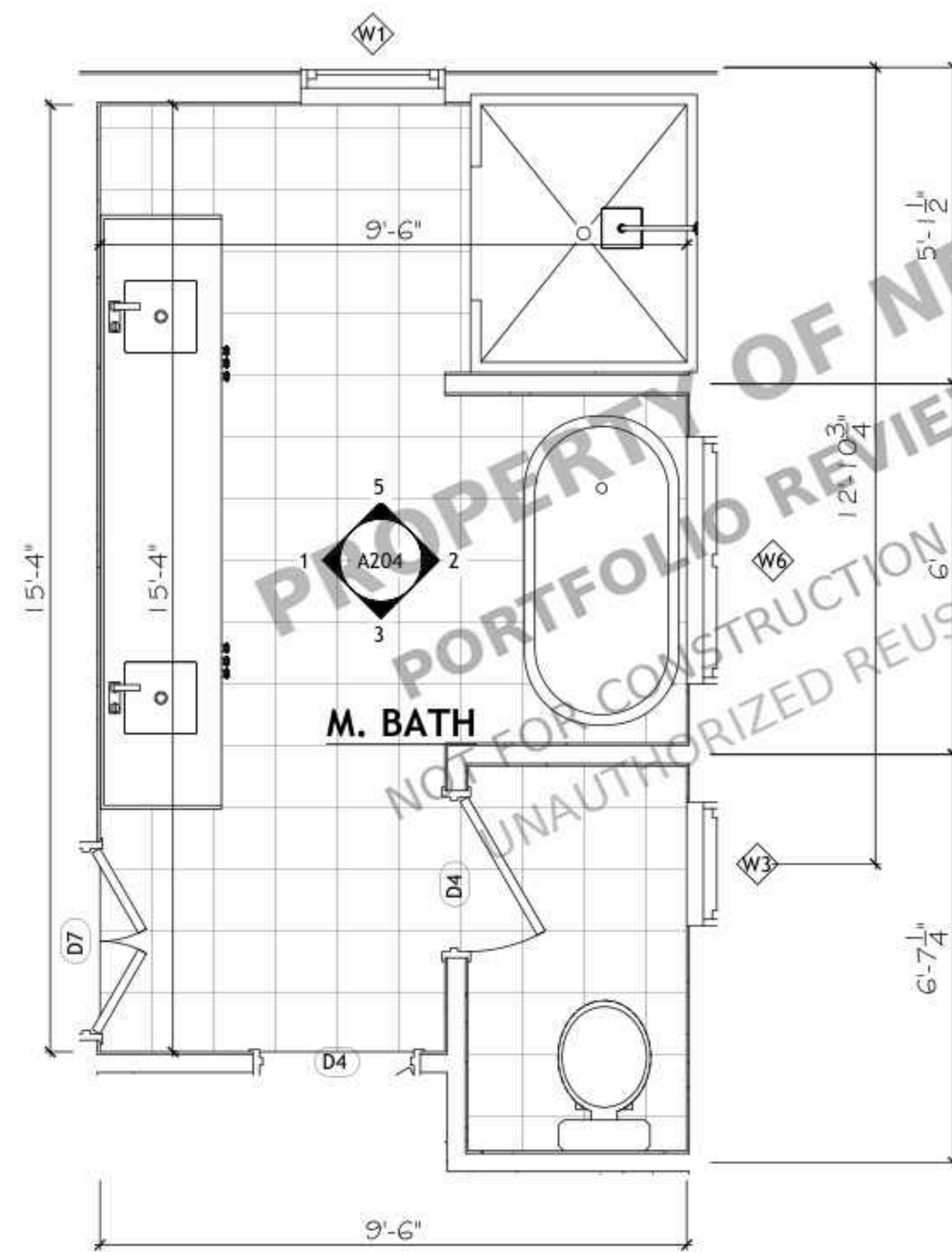
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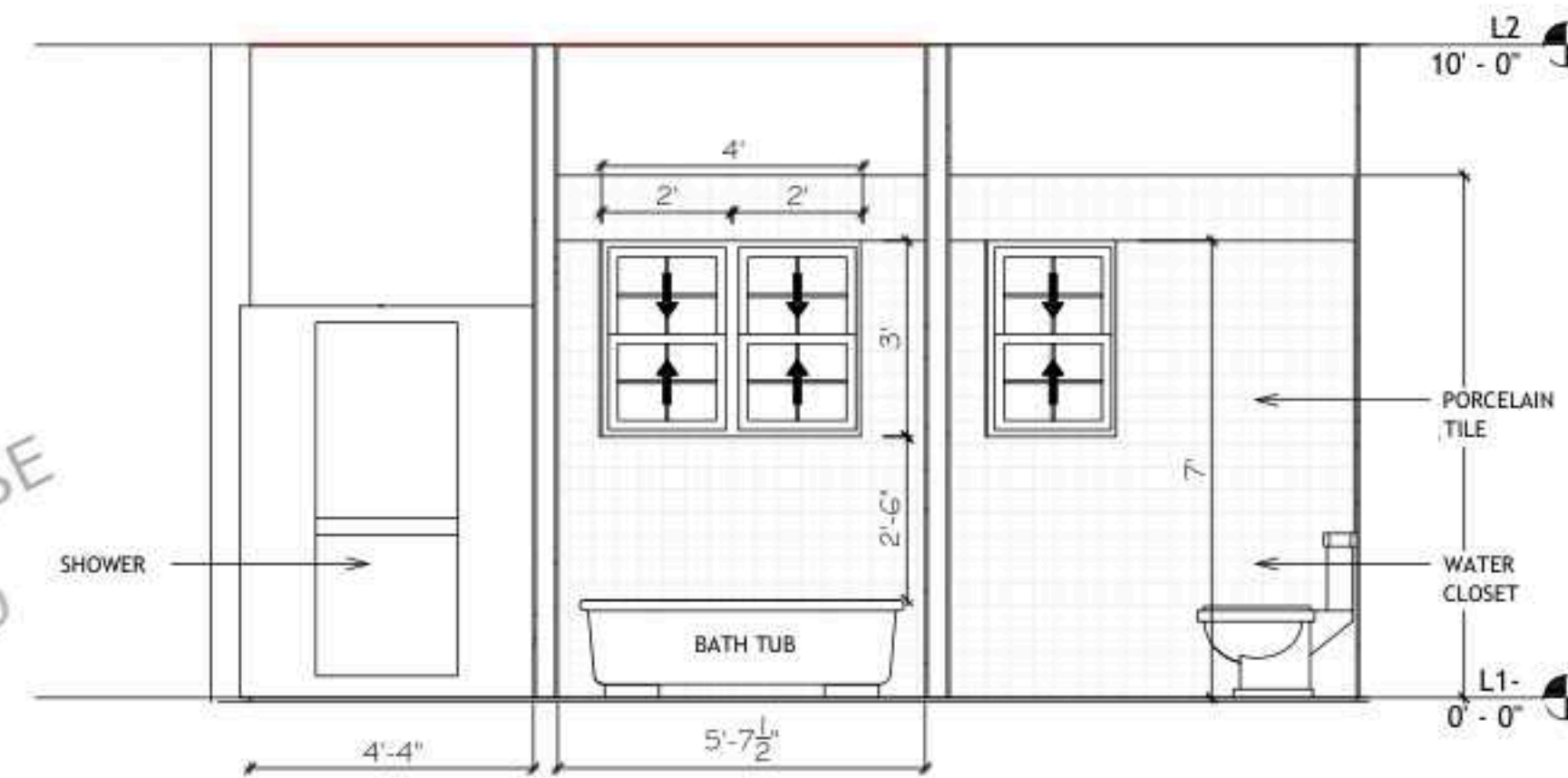
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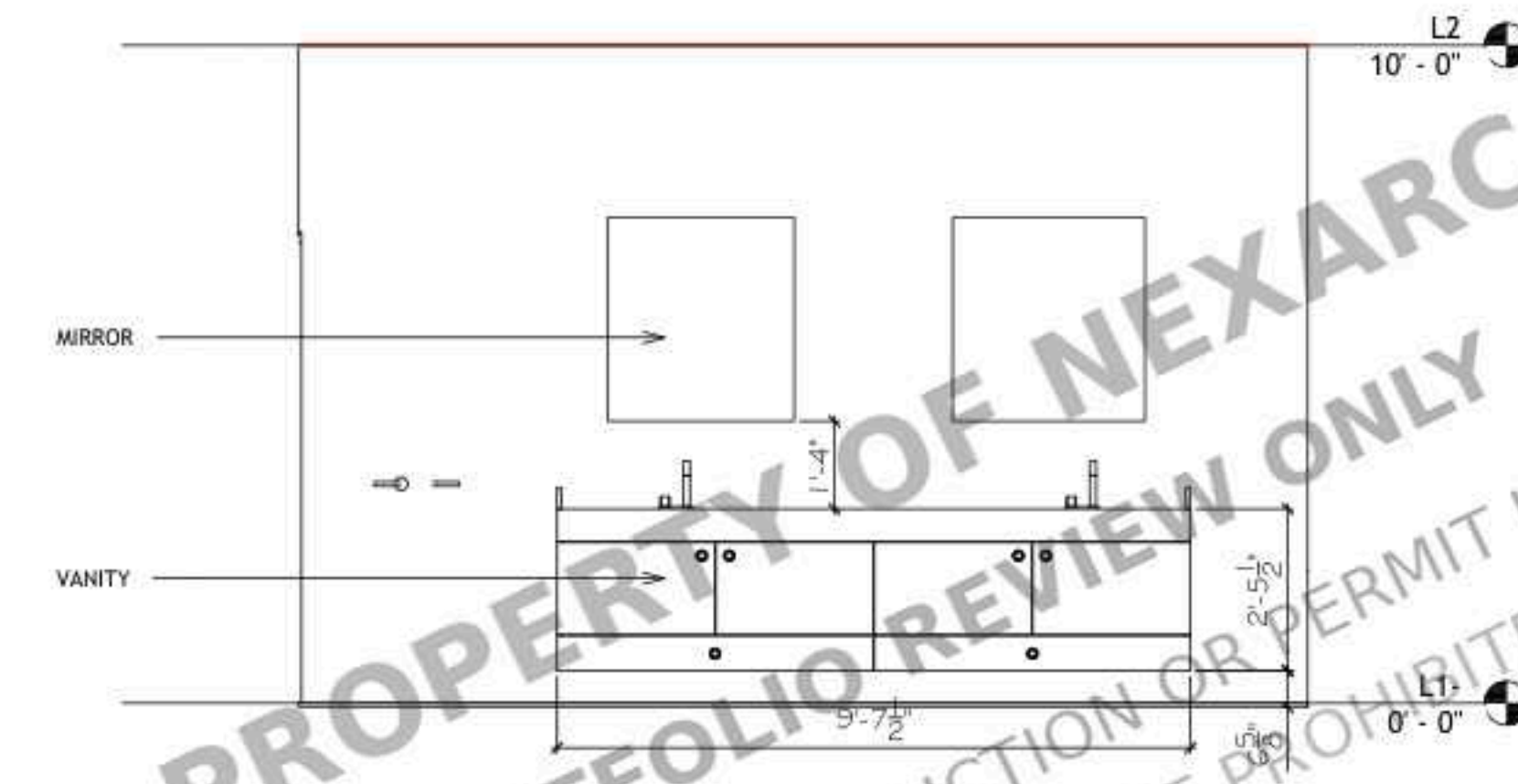
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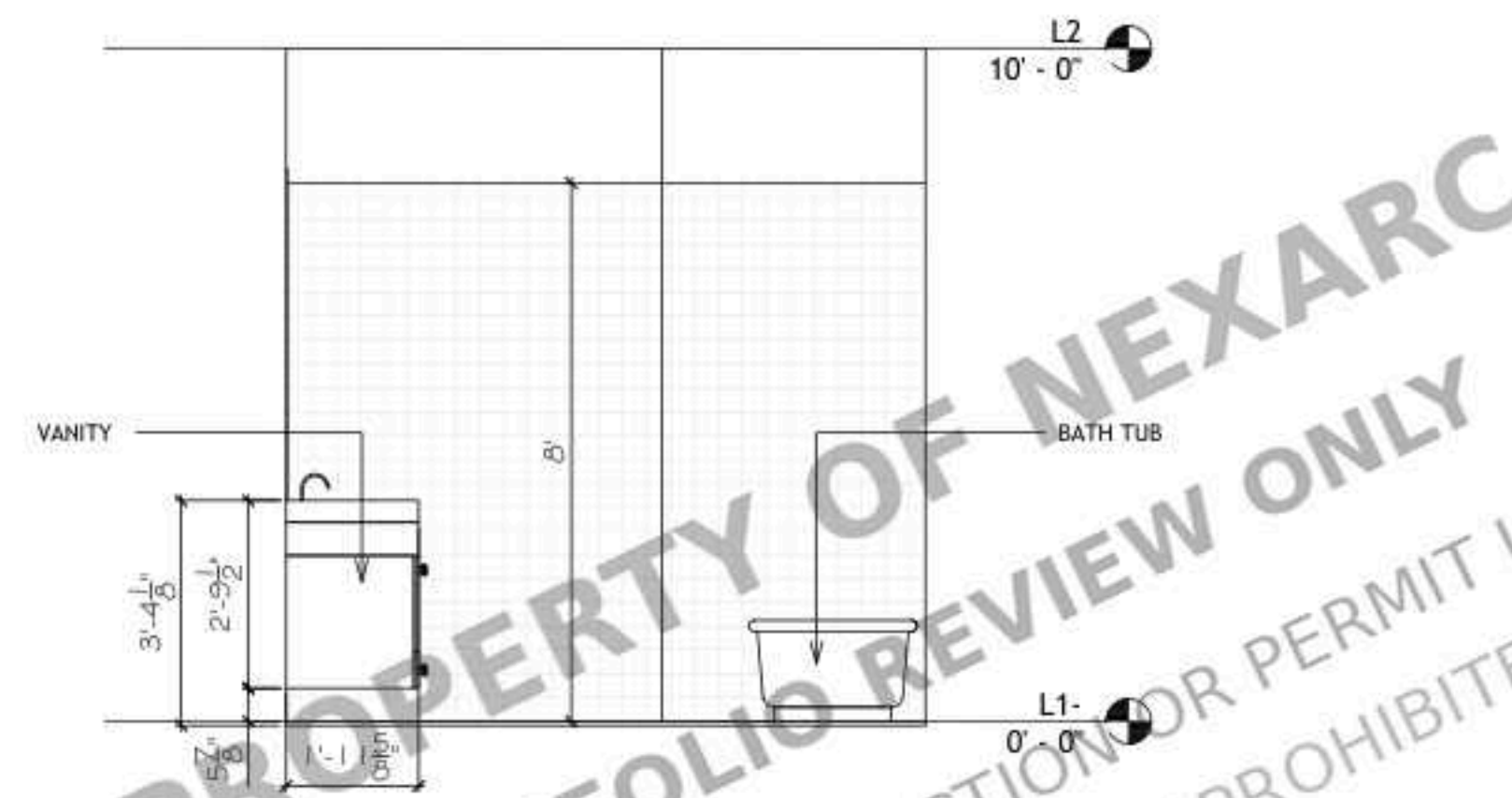
PROPOSED
4/MASTER BATH PLAN
SCALE: 1/2" = 1'-0"



PROPOSED
2/INTERIOR ELEVATION - 1a
SCALE: 3/8" = 1'-0"



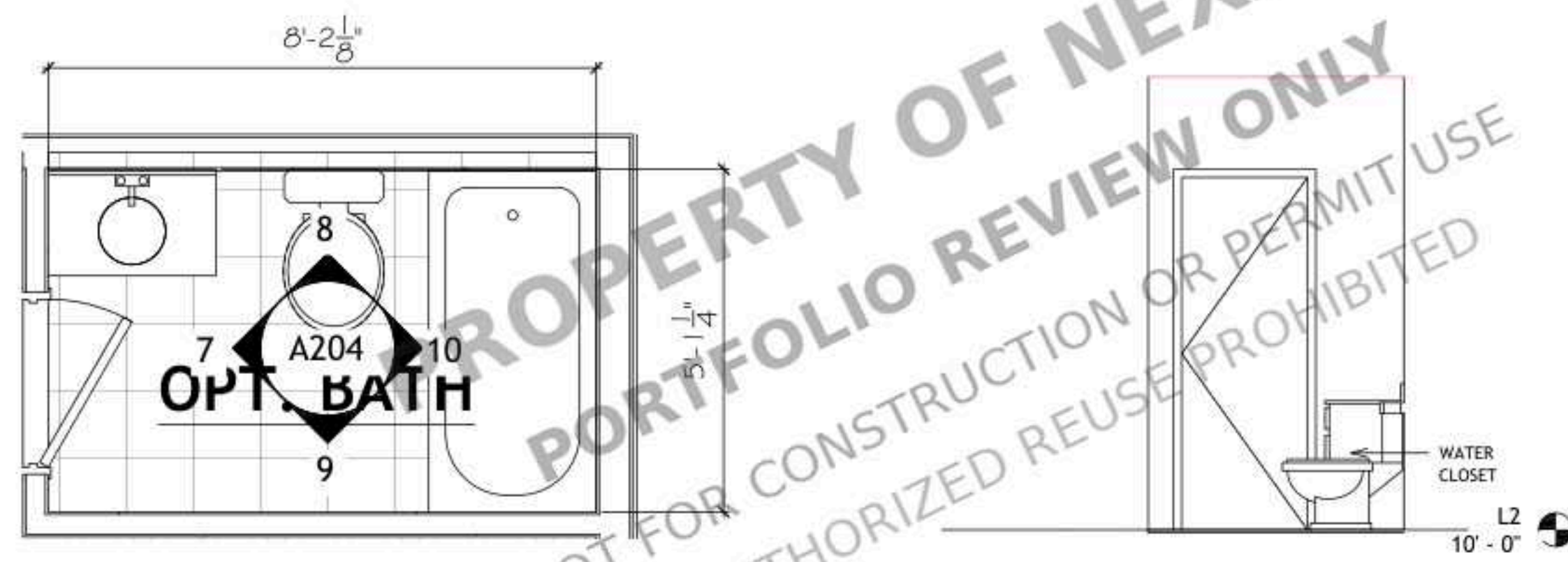
PROPOSED
1/INTERIOR ELEVATION - 1b
SCALE: 3/8" = 1'-0"



PROPOSED
5/INTERIOR ELEVATION - 1c
SCALE: 3/8" = 1'-0"

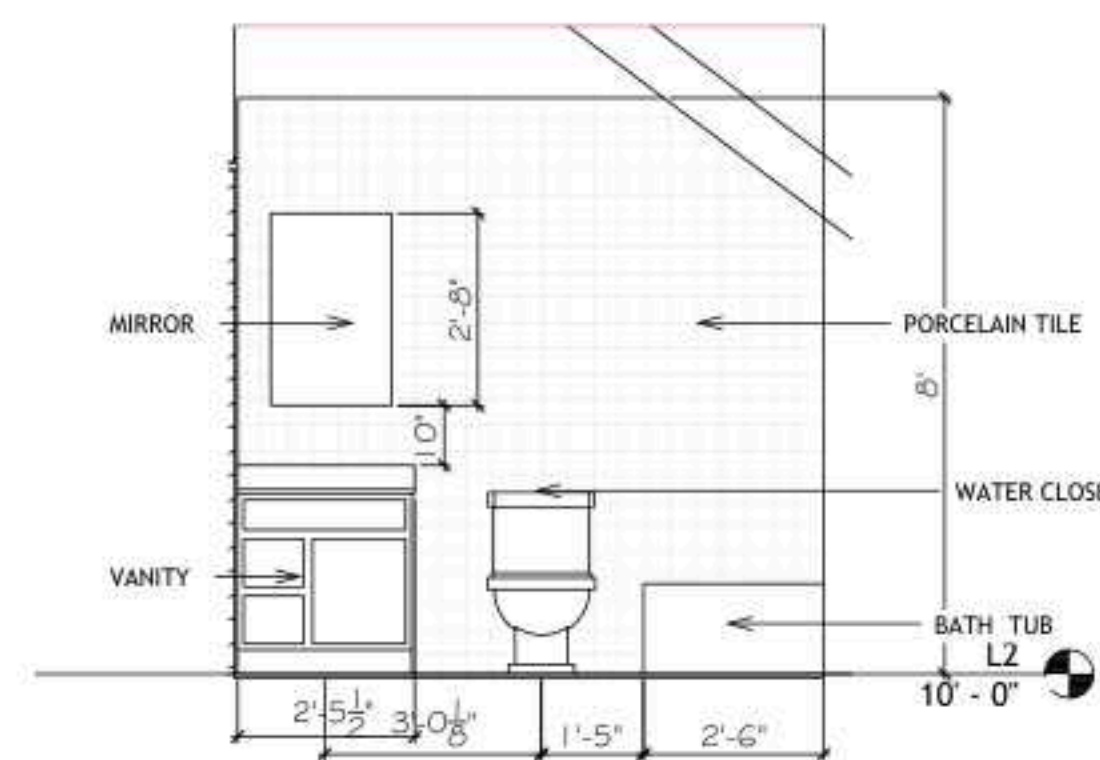


PROPOSED
3/INTERIOR ELEVATION - 1d
SCALE: 3/8" = 1'-0"

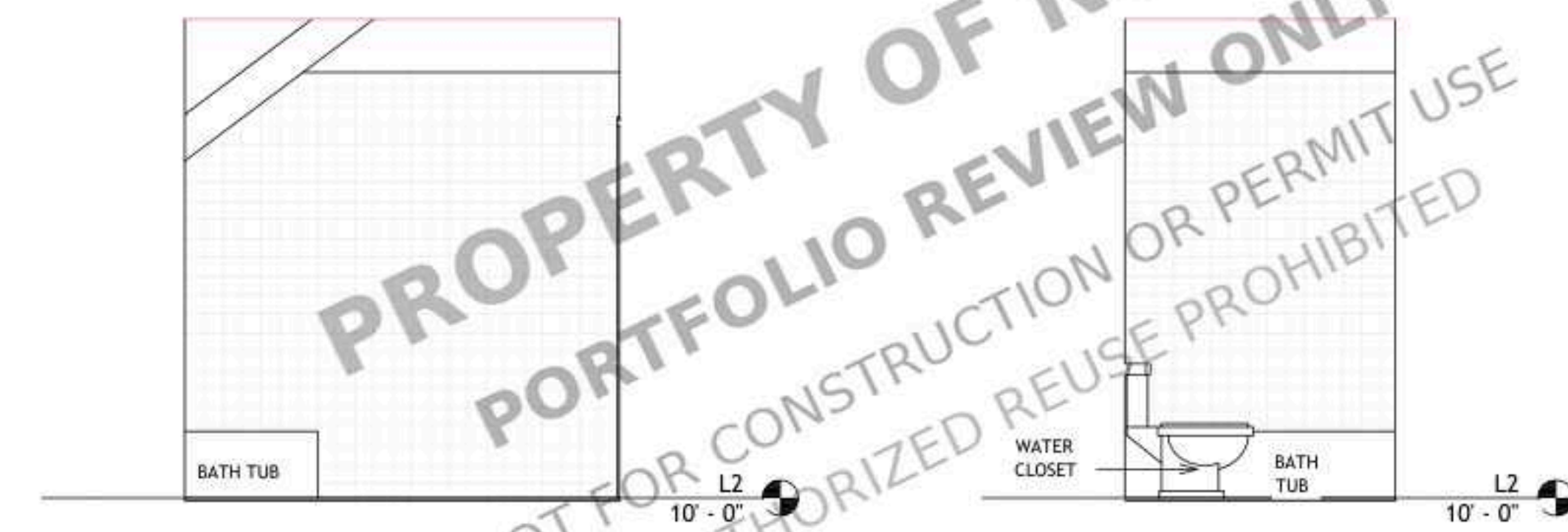


PROPOSED
6/BONUS ROOM BATH PLAN
SCALE: 1/2" = 1'-0"

PROPOSED
7/INTERIOR ELEVATION - 2a
SCALE: 3/8" = 1'-0"



PROPOSED
8/INTERIOR ELEVATION - 2b
SCALE: 3/8" = 1'-0"



PROPOSED
9/INTERIOR ELEVATION - 2c
SCALE: 3/8" = 1'-0"

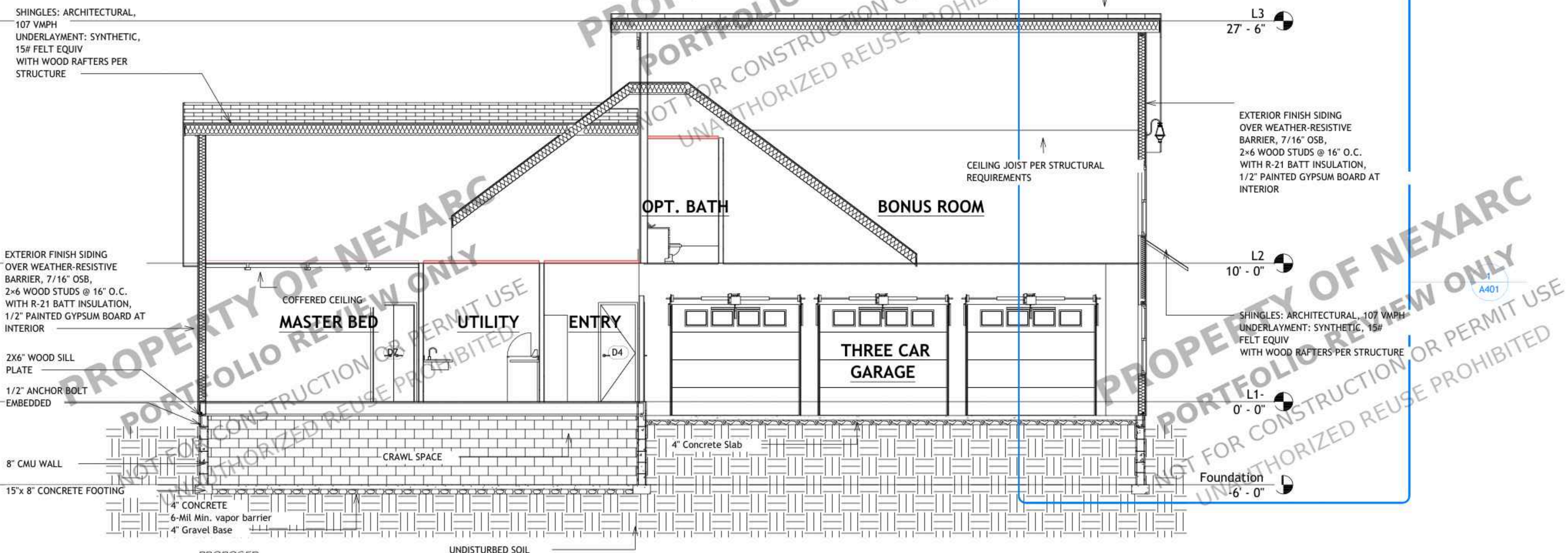
PROPOSED
10/INTERIOR ELEVATION - 2c
SCALE: 3/8" = 1'-0"

NO.	REVISION

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DATE: 09-25-2026
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PROPOSED
ARCHITECTURAL BUILDING SECTION - 1
SCALE: 1/4" = 1'-0"



PROPOSED
ARCHITECTURAL BUILDING SECTION - 2
SCALE: 1/4" = 1'-0"

NO.	REVISION

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09-25-2026

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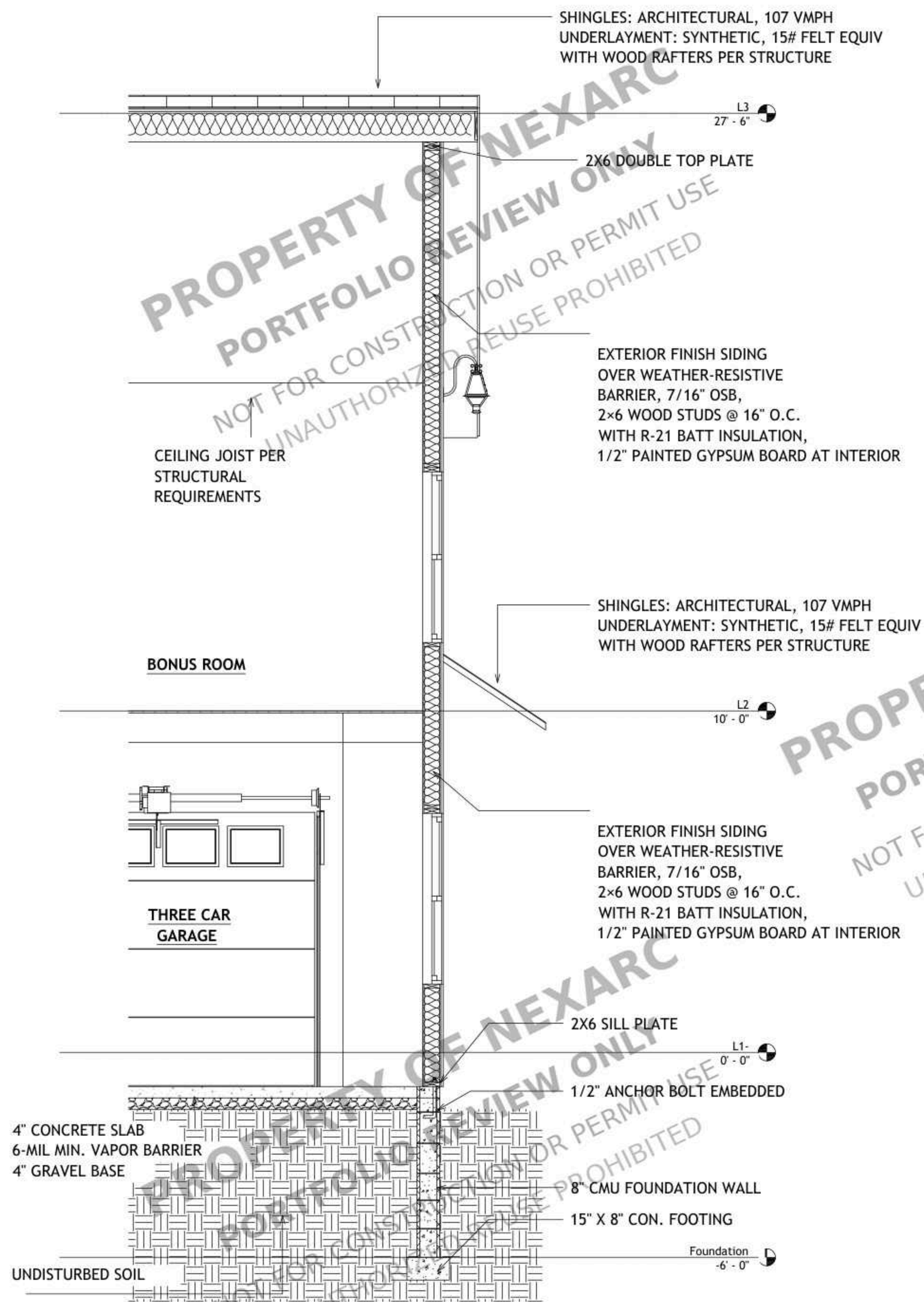
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PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

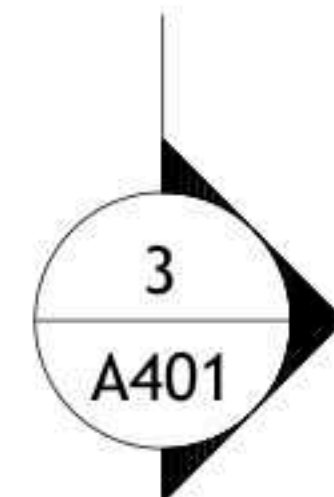
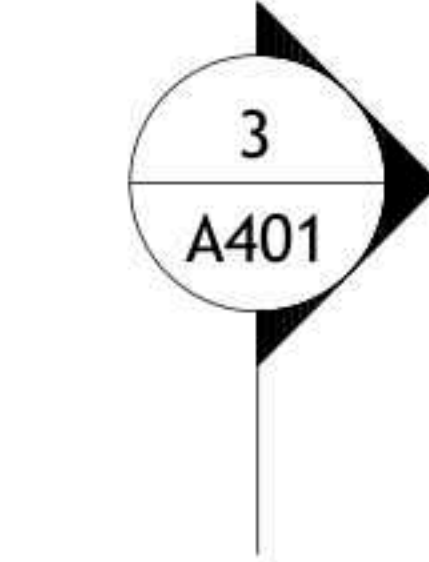
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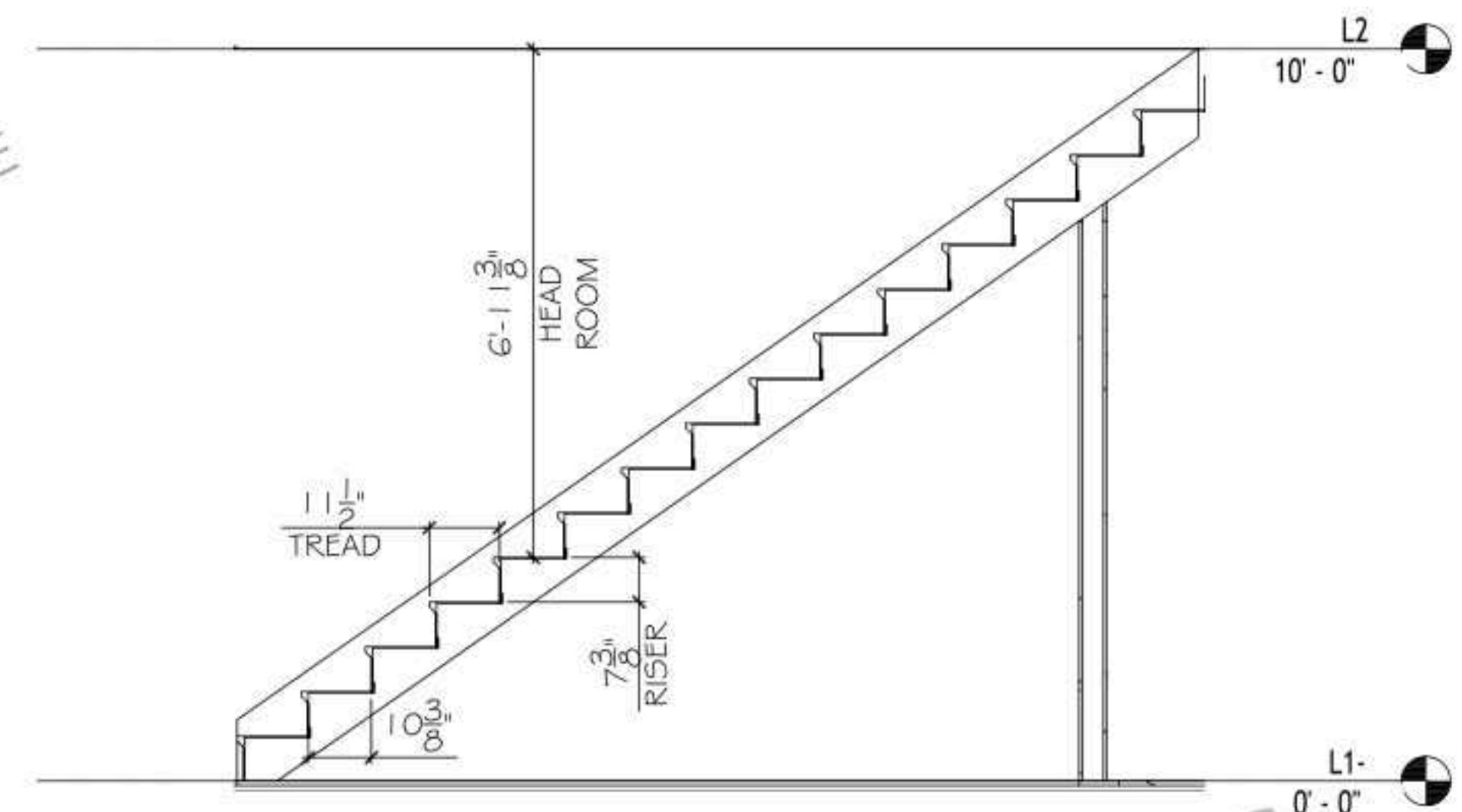


PROPOSED
SECTION - 2 CALLOUT - 1
SCALE: 1/2" = 1'-0"

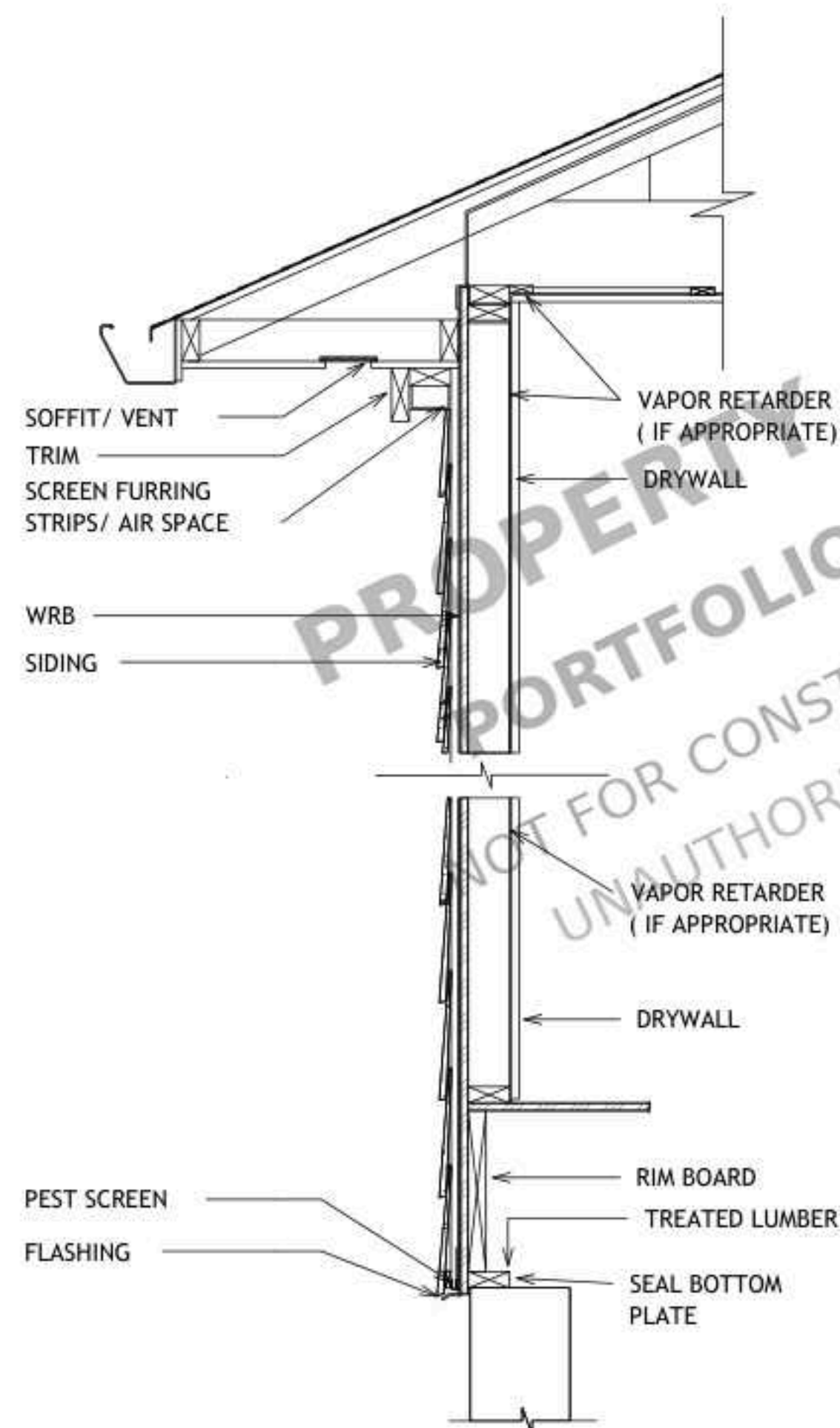


PROPOSED
STAIR PLAN
SCALE: 1/2" = 1'-0"

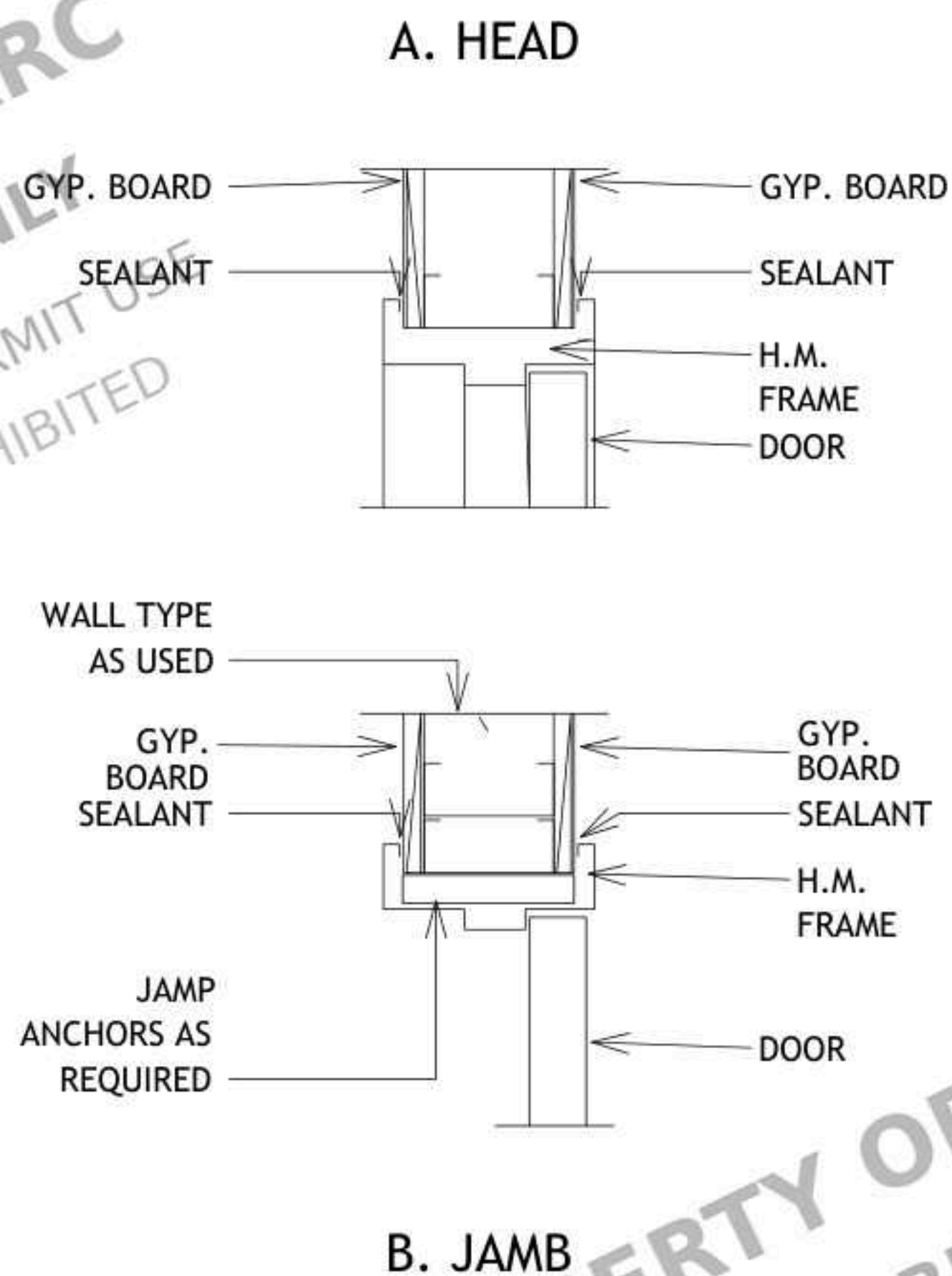
- STAIRS: MIN. 36" CLEAR WIDTH.
- RISERS: 7-3/4" MAX., UNIFORM WITHIN 3/8".
- TREADS: 10" MIN. DEPTH, UNIFORM WITHIN 3/8".
- HEADROOM: 6'-8" MIN.
- LANDINGS: MIN. 36" x 36" AT TOP AND BOTTOM.
- HANDRAILS: 34" - 38" ABOVE TREAD NOSINGS; PROVIDE WHERE REQUIRED.
- GUARDS: 36" MIN. HEIGHT WHERE REQUIRED; OPENINGS SHALL NOT ALLOW 4" SPHERE PASSAGE.
- STAIR/RAILING COMPONENTS: SECURELY FASTENED AND STRUCTURALLY ADEQUATE.



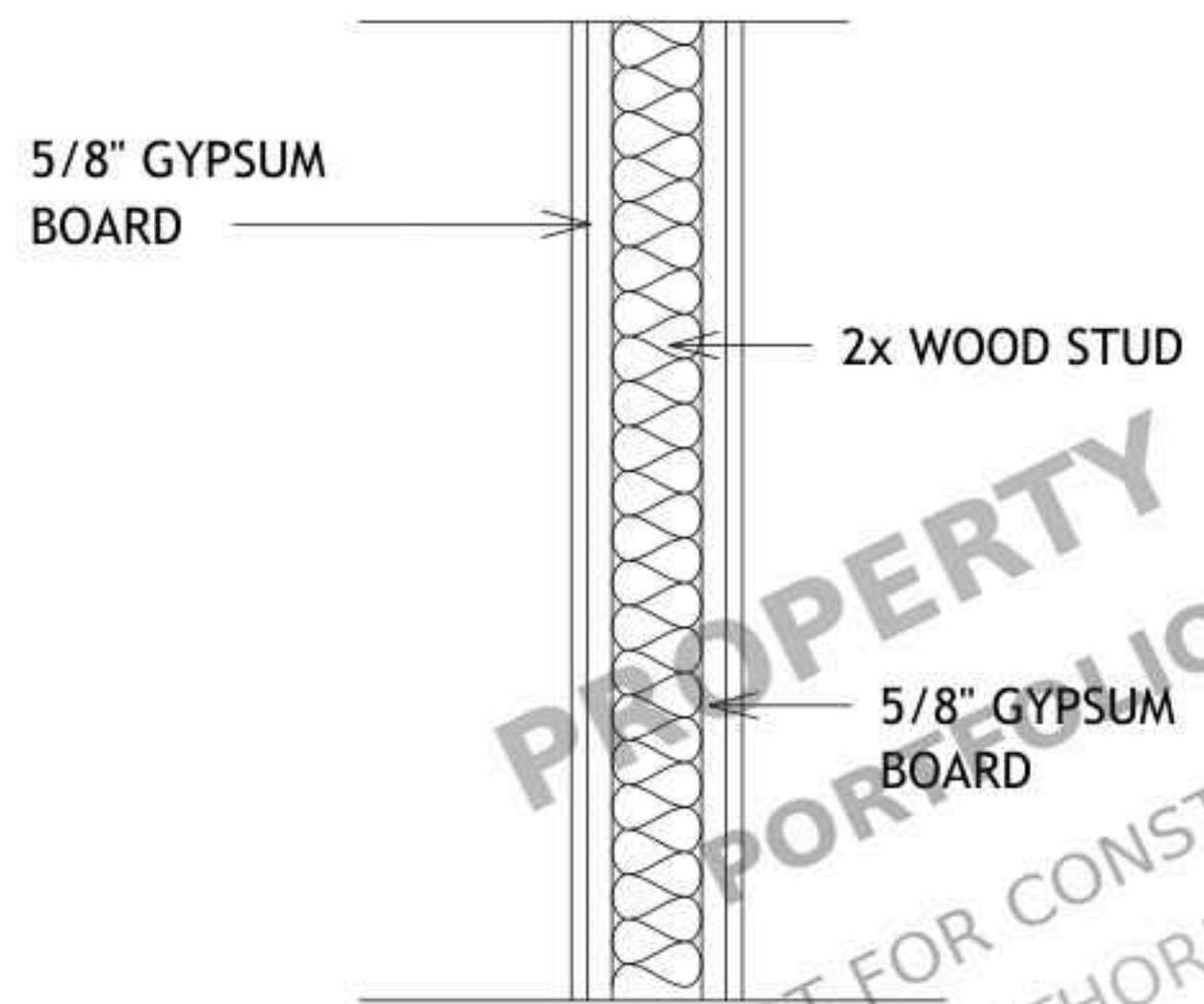
PROPOSED
SECTION - 3
SCALE: 1/2" = 1'-0"



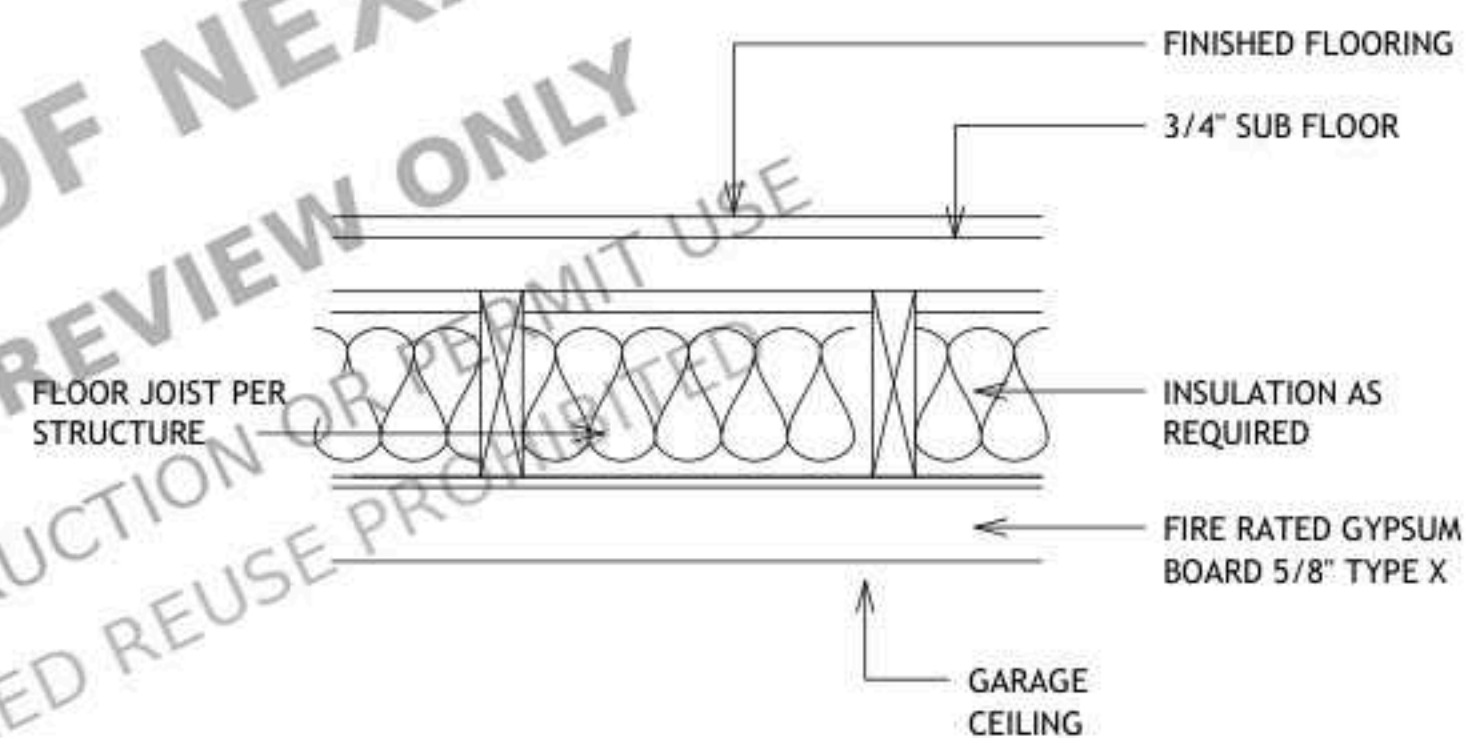
ROOF TO WALL DETAIL
SCALE: 1" = 1'-0"



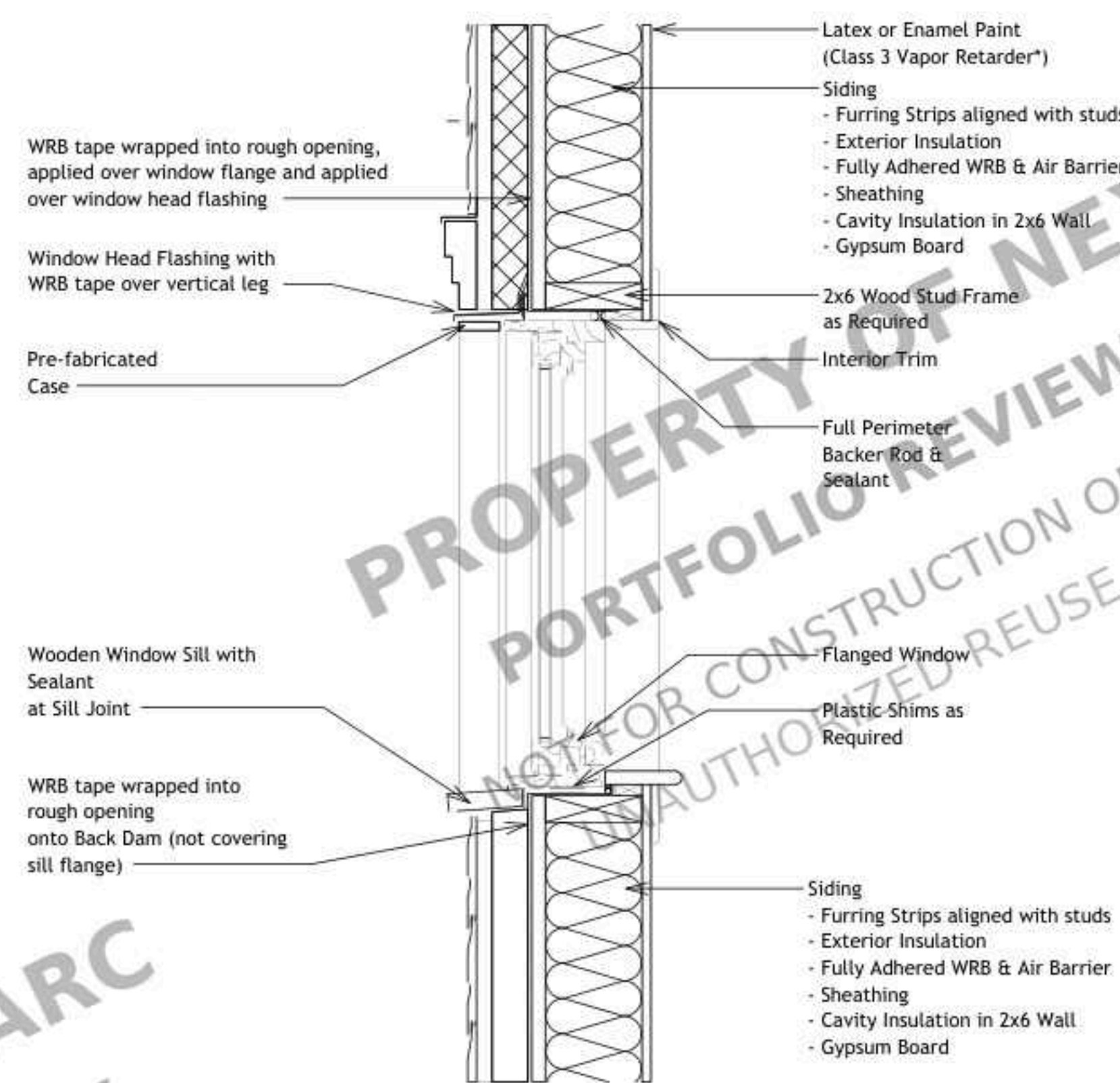
DOOR DETAIL
SCALE: N.T.S.



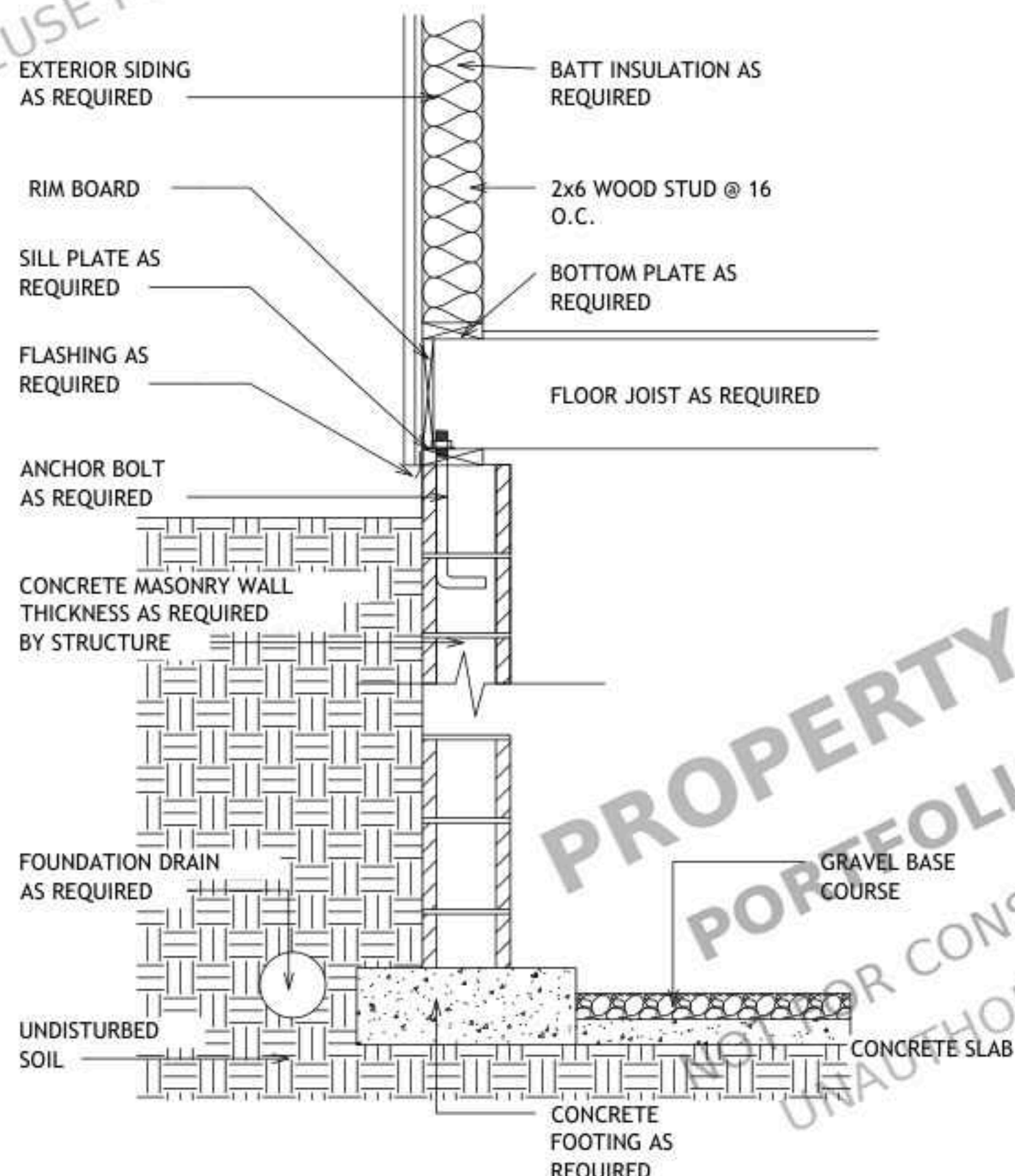
GARAGE WALL SEPARATION
SCALE: N.T.S.



BONUS FLOOR OVER GARAGE
SCALE: N.T.S.



WINDOW SECTION DETAIL
SCALE: N.T.S.



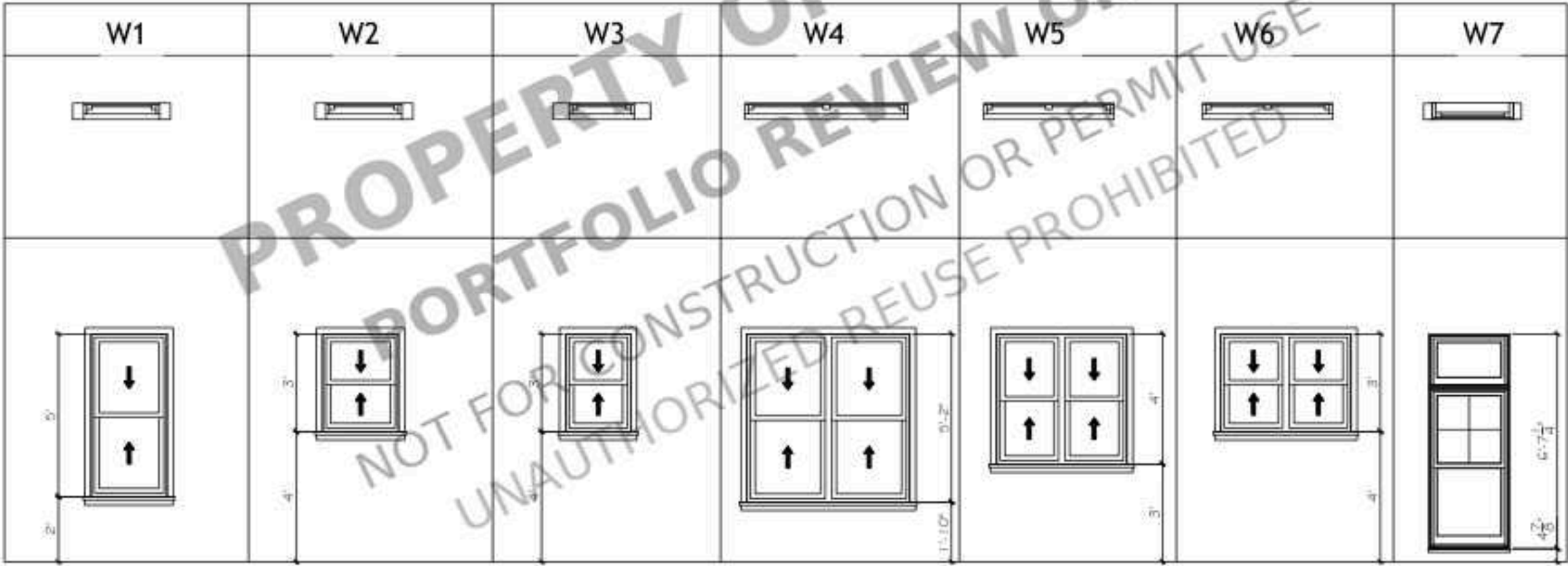
FOUNDATION TO WALL
SCALE: 1" = 1'-0"

NO.	REVISION

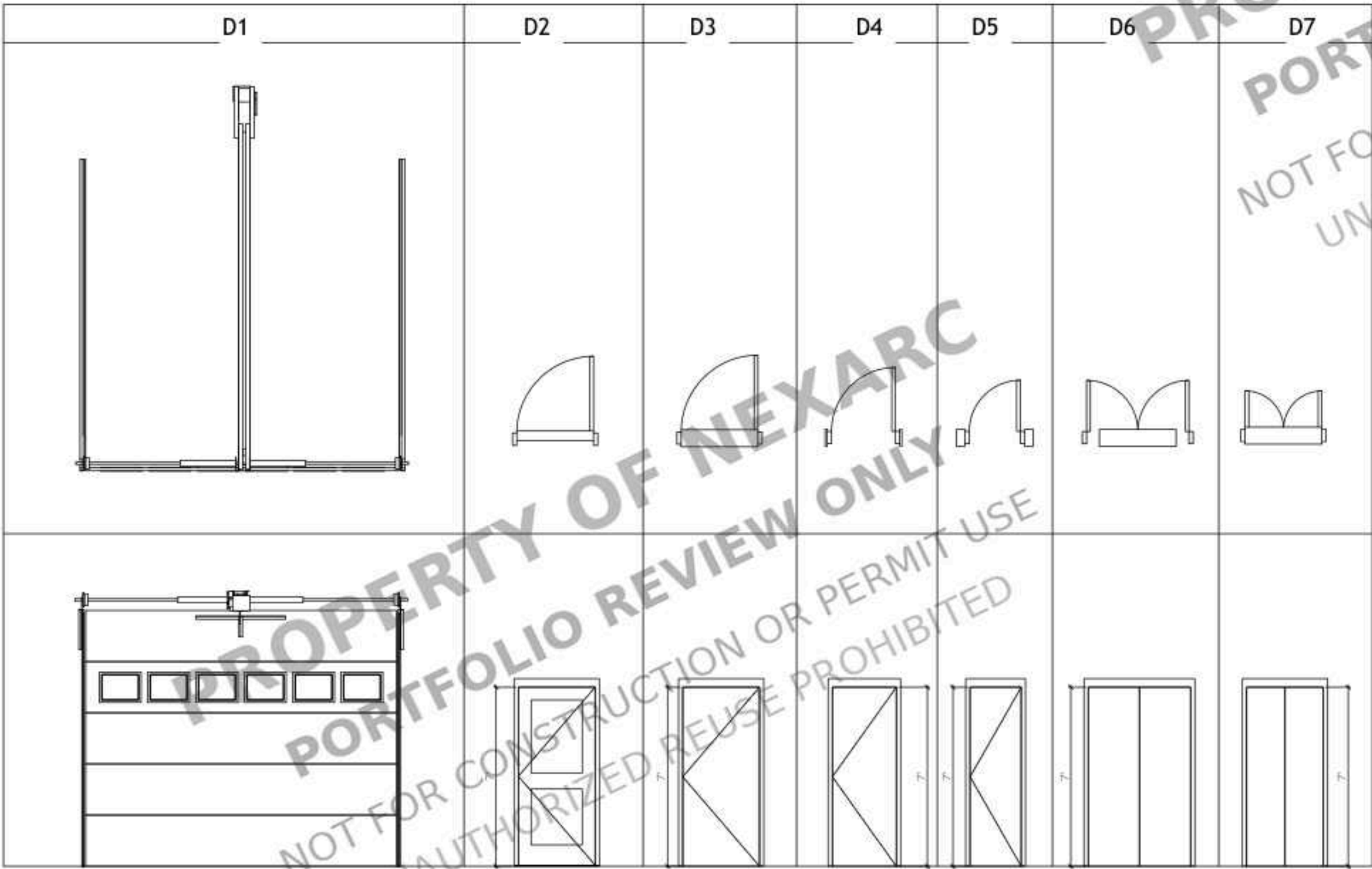
DRAWING NO.:
DATE: 09-25-2026
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Window Schedule					
wt	Size		Sill Height	Head Height	Count
	Width	Height			
W1	2'-4"	5'-0"	2'-0"	7'-0"	10
W2	2'-4"	3'-0"	4'-0"	7'-0"	2
W3	2'-0"	3'-0"	4'-0"	7'-0"	1
W4	5'-0"	5'-2"	1'-10"	7'-0"	4
W5	4'-0"	4'-0"	3'-0"	7'-0"	1
W6	4'-0"	3'-0"	4'-0"	7'-0"	1
W7	2'-6"	6'-7 3/16"	0'-4 13/16"	7'-0"	3

NOTE: WINDOWS AND GLAZED DOORS: MAX. U-FACTOR 0.50
AND MAX. SHGC 0.30. PROVIDE NFRC-LABELED PRODUCTS.



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



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

Room Finish Schedule				
Room Number	Room Name	Floor Finish	Wall Finish	Ceiling Finish
100	BEDROOM 2	Carpet	GWB, Paint	GWB, Paint
101	THREE CAR GARAGE	Unfinished Concrete	GWB, Paint	GWB, Paint
102	STOR. 1	Tile	GWB, Paint	GWB, Paint
103	M. CLOSET	Hardwood	GWB, Paint	GWB, Paint
104	M. BATH	Tile	GWB, Paint	GWB, Paint
105	UTILITY	Tile	GWB, Paint	GWB, Paint
106	MASTER BED	Carpet	GWB, Paint	GWB, Paint
107	PWDR	Tile	GWB, Paint	GWB, Paint
108	SHOWER	Tile	GWB, Paint	GWB, Paint
109	CLOS.	Hardwood	GWB, Paint	GWB, Paint
110	BATH 3	Tile	GWB, Paint	GWB, Paint
111	SHOWER	Tile	GWB, Paint	GWB, Paint
112	BATH 2	Tile	GWB, Paint	GWB, Paint
113	HALL	Hardwood	GWB, Paint	GWB, Paint
114	CLOS.	Hardwood	GWB, Paint	GWB, Paint
115	BEDROOM 3	Carpet	GWB, Paint	GWB, Paint
116	BEDROOM 4	Carpet	GWB, Paint	GWB, Paint
117	CLOS.	Hardwood	GWB, Paint	GWB, Paint
118	FOYER	Hardwood	GWB, Paint	GWB, Paint
119	GREAT ROOM	Hardwood	GWB, Paint	GWB, Paint
120	DINING	Hardwood	GWB, Paint	GWB, Paint
121	PANTRY	Tile	GWB, Paint	GWB, Paint
122	BUTLER'S PANTRY	Tile	GWB, Paint	GWB, Paint
123	KITCHEN	Tile	GWB, Paint	GWB, Paint
124	LIN.	Hardwood	GWB, Paint	GWB, Paint
125	ENTRY	Hardwood	GWB, Paint	GWB, Paint
126	STOR. 2	Tile	GWB, Paint	GWB, Paint
127	BREAKFAST	Hardwood	GWB, Paint	GWB, Paint
128	BONUS ROOM	Hardwood	GWB, Paint	GWB, Paint
129	CLOSET	Hardwood	GWB, Paint	GWB, Paint
130	OPT. BATH	Tile	GWB, Paint	GWB, Paint
131	REAR PORCH	Concrete	GWB, Paint	GWB, Paint
132	FRONT PORCH	Concrete	GWB, Paint	GWB, Paint

Door Schedule					
Type Mark	Door Size		Type	Sill Height	Count
	Width	Height			
D1	9'-0"	8'-0"	Overhead	1'-0"	3
D2	3'-0"	7'-0"	36" x 80"	0'-0"	1
D3	3'-0"	7'-0"	36" x 84"	0'-0"	9
D4	2'-6"	7'-0"	30" x 84"	0'-0"	8
D5	2'-0"	7'-0"	<varies>	0'-0"	3
D6	4'-0"	7'-0"	4x7	0'-0"	1
D7	3'-0"	7'-0"	3x7	0'-0"	1
OP1	3'-6"	7'-0"	42"	0'-0"	1
OP2	5'-4"	7'-0"	5	0'-0"	1
OP3	3'-0"	7'-0"	36" x 80"	0'-0"	2
OP4	14'-0"	7'-0"	14	0'-0"	1
OP5	3'-0"	7'-0"	36" x 84"	0'-0"	1
OP6	2'-10"	7'-0"	34" x 84"	0'-0"	1
OP 7	2'-6"	7'-0"	30" x 84"	0'-0"	1

NO.	REVISION

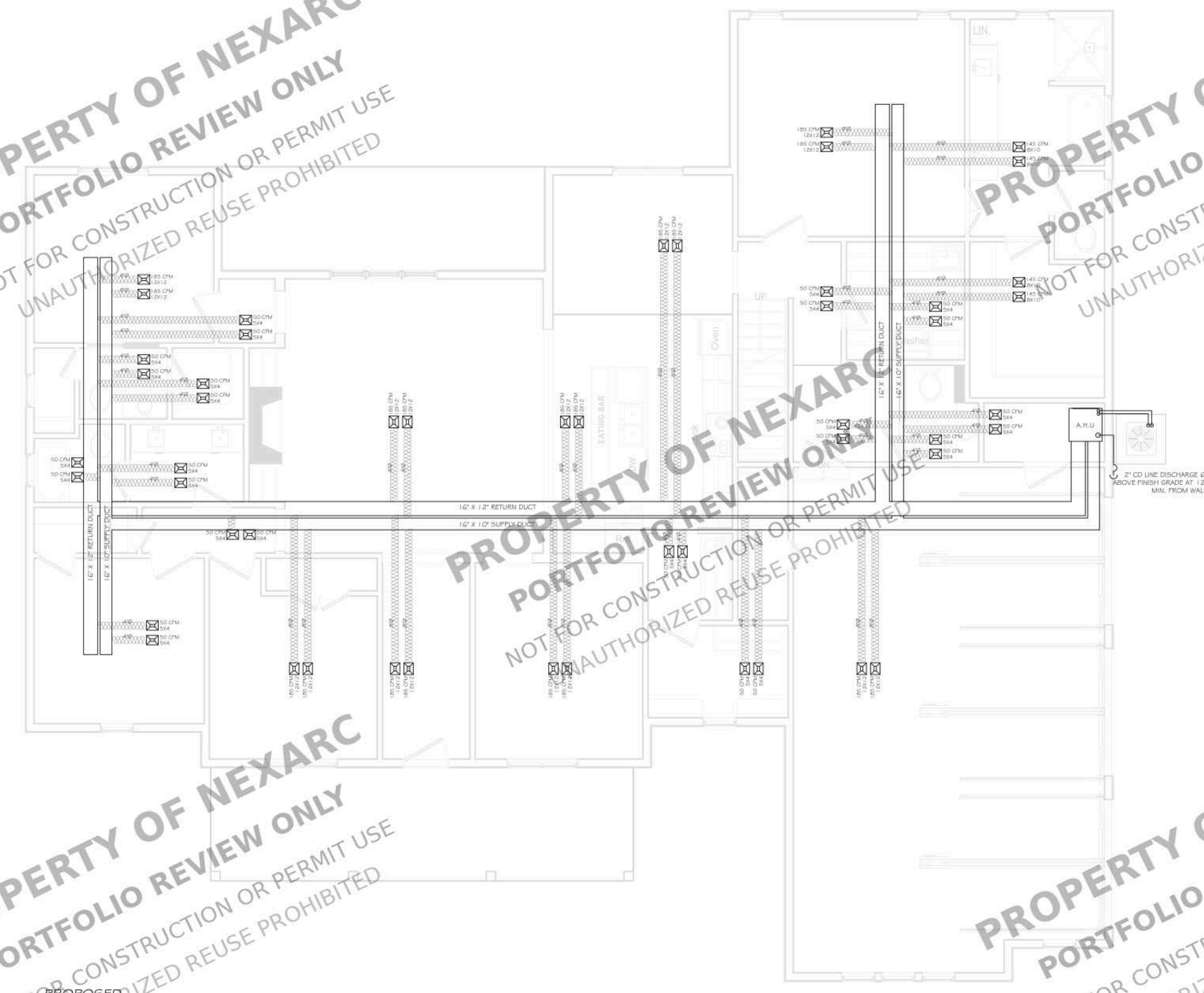
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PROPOSED
FIRST FLOOR MECHANICAL PLAN
SCALE : 1/4" = 1'-0"



PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

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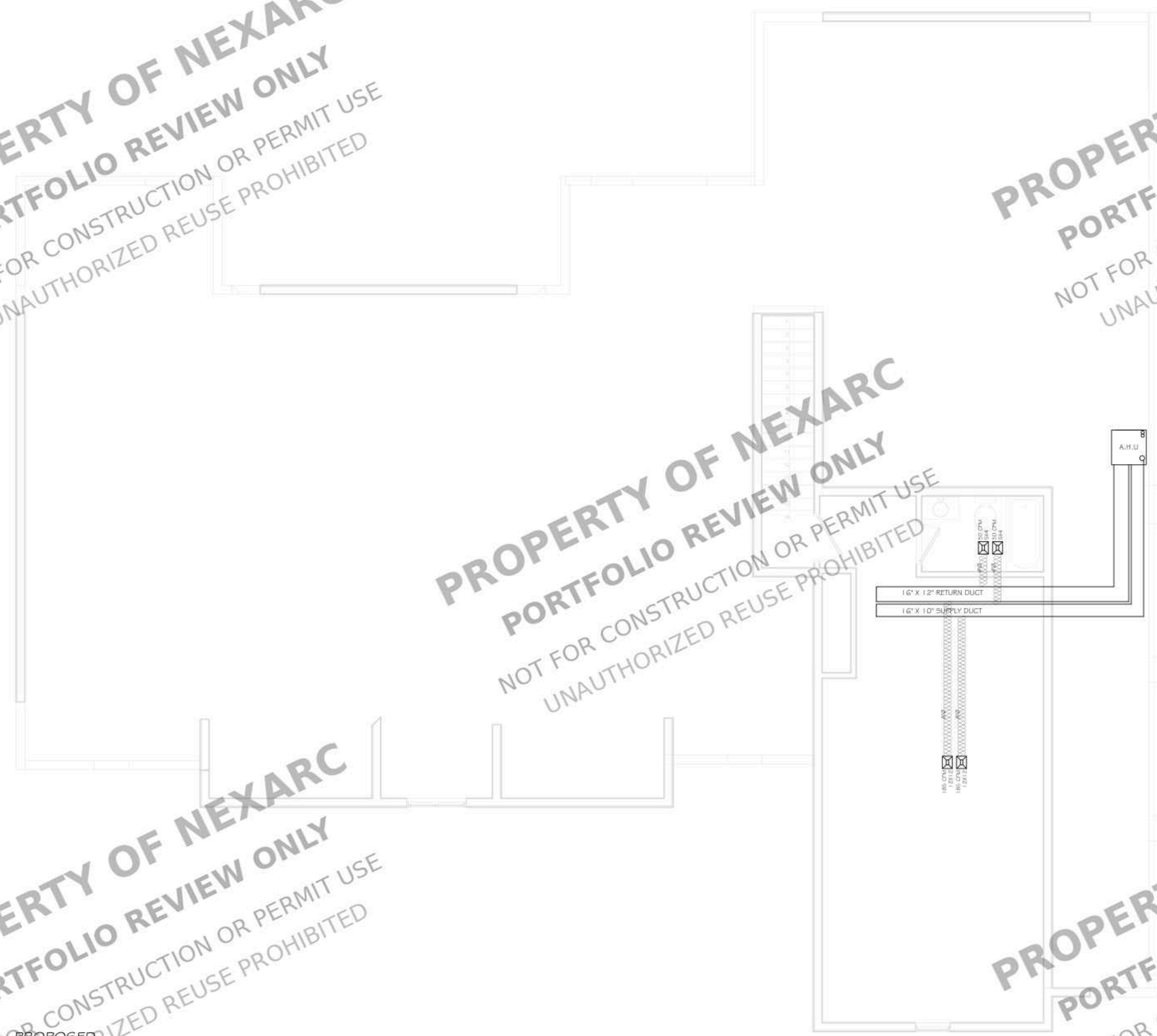
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PROPOSED
SECOND FLOOR MECHANICAL PLAN
SCALE : 1/4" = 1'-0"



PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

NO.	REVISION

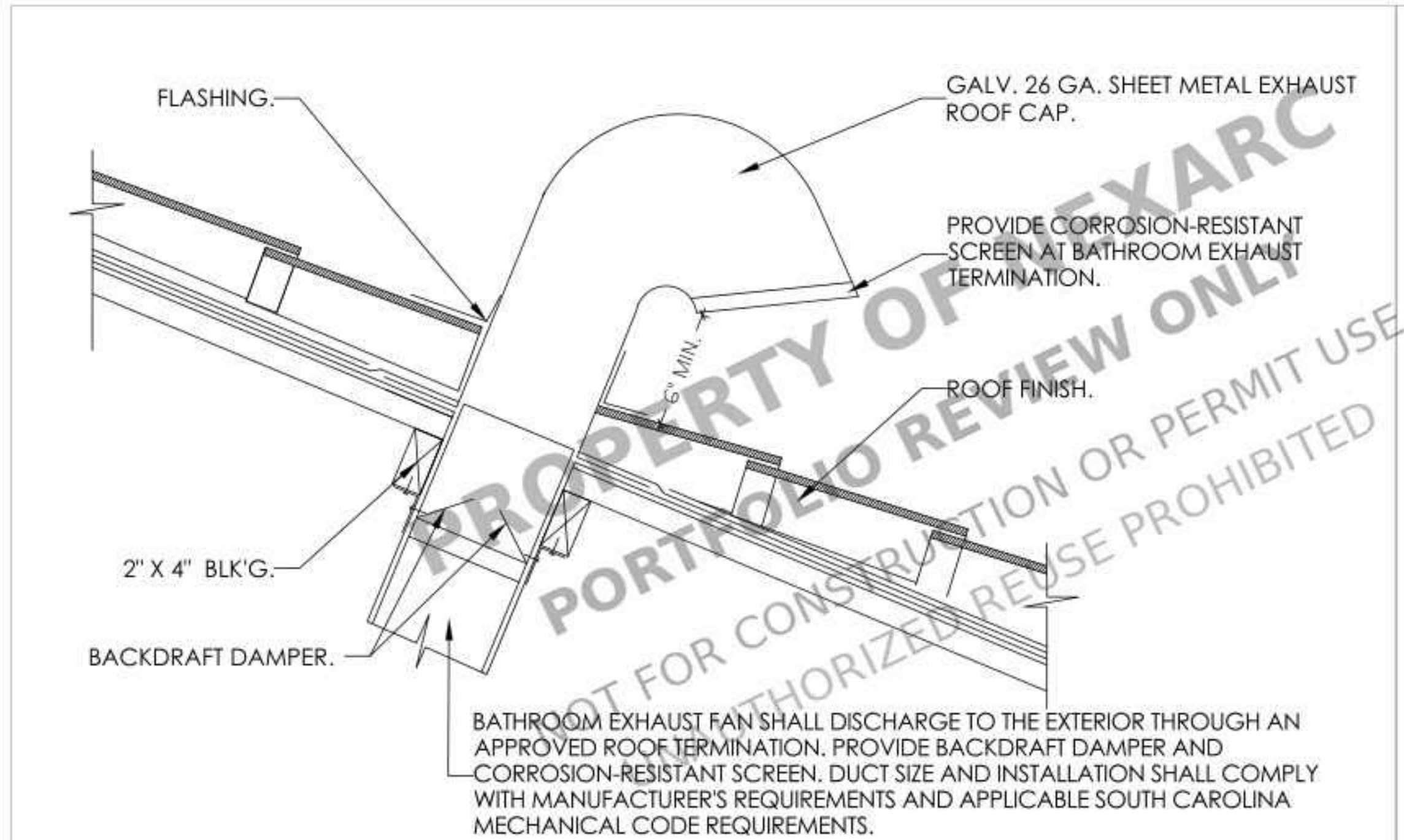
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09-25-2026

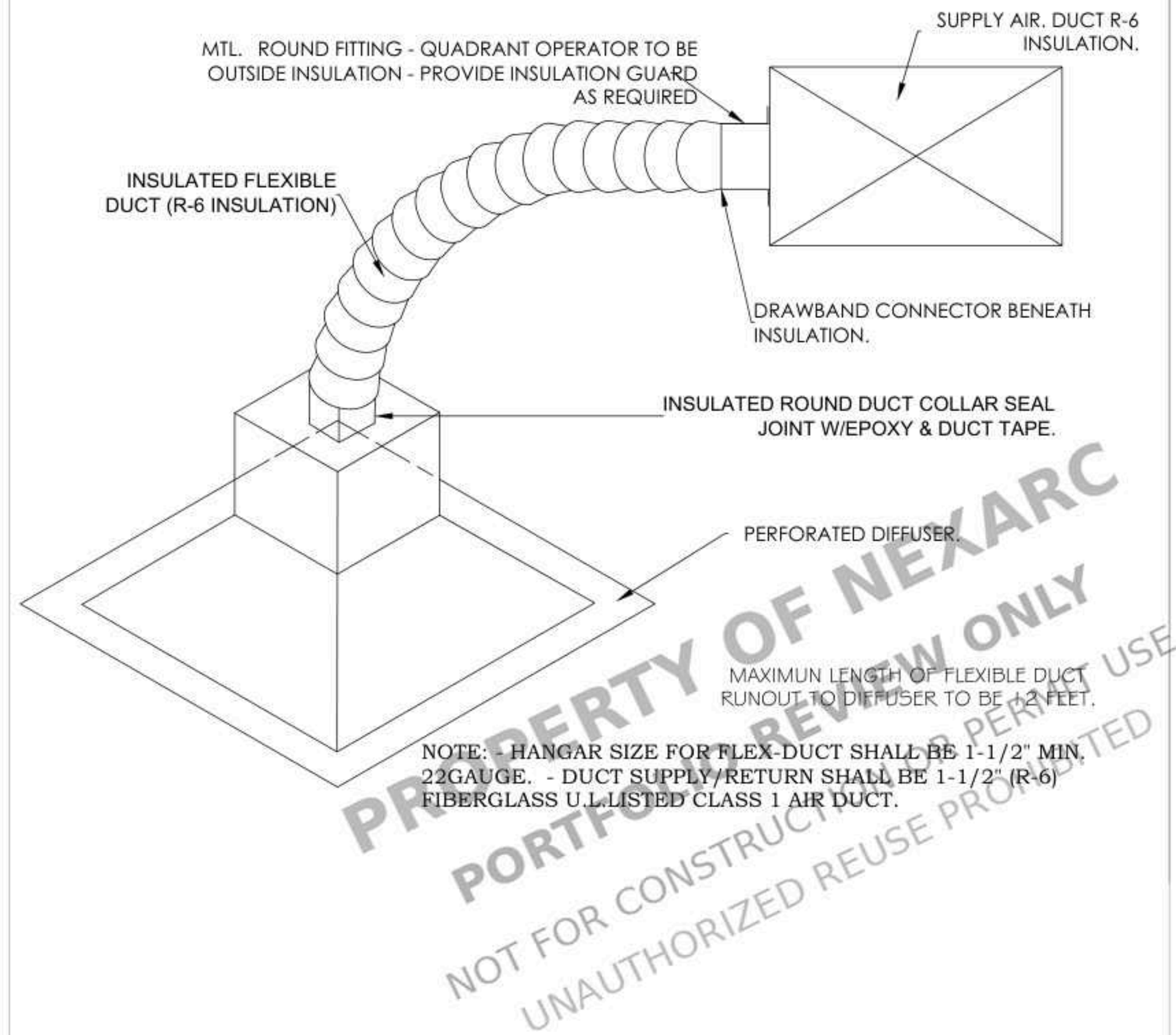
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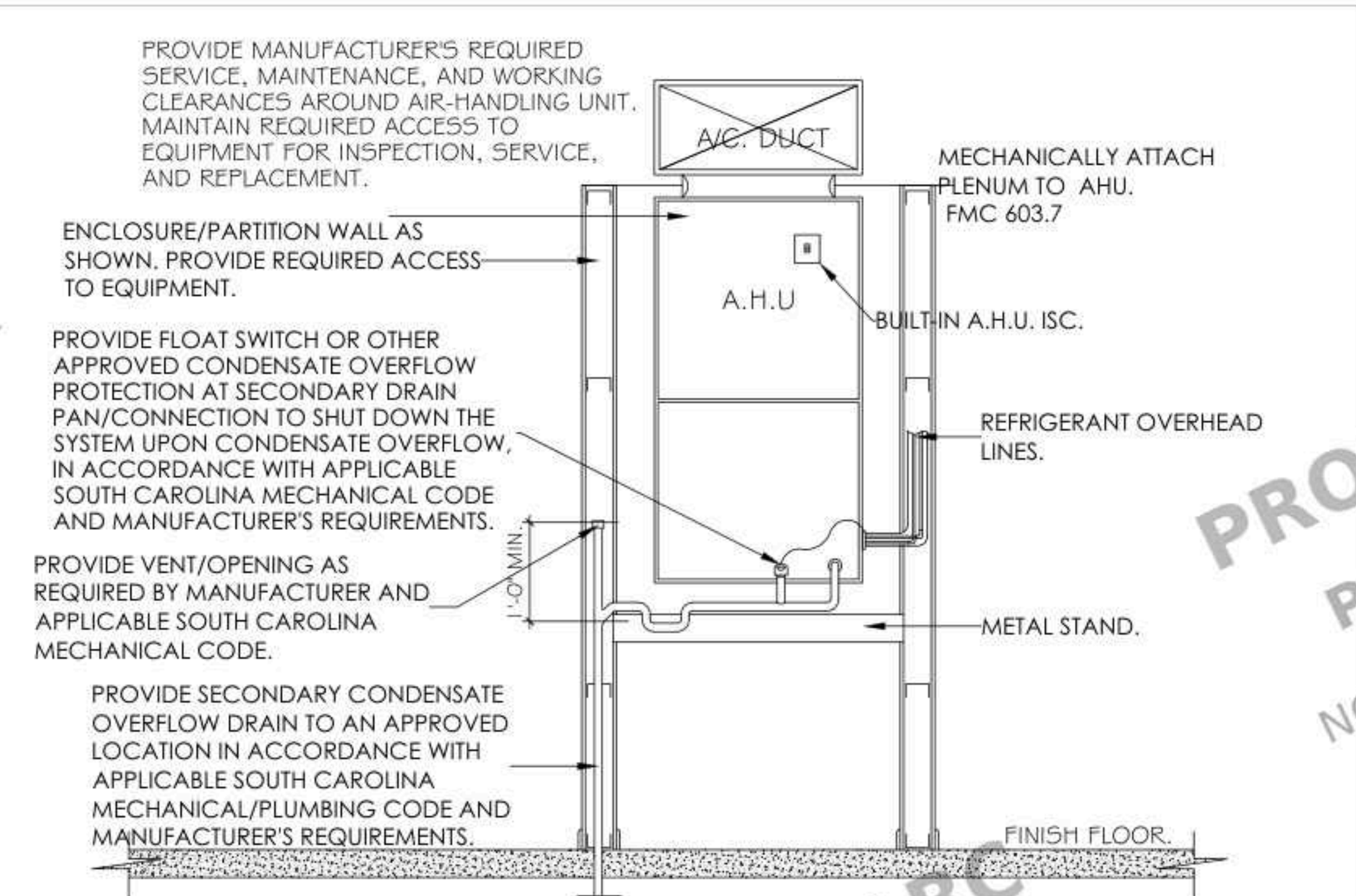
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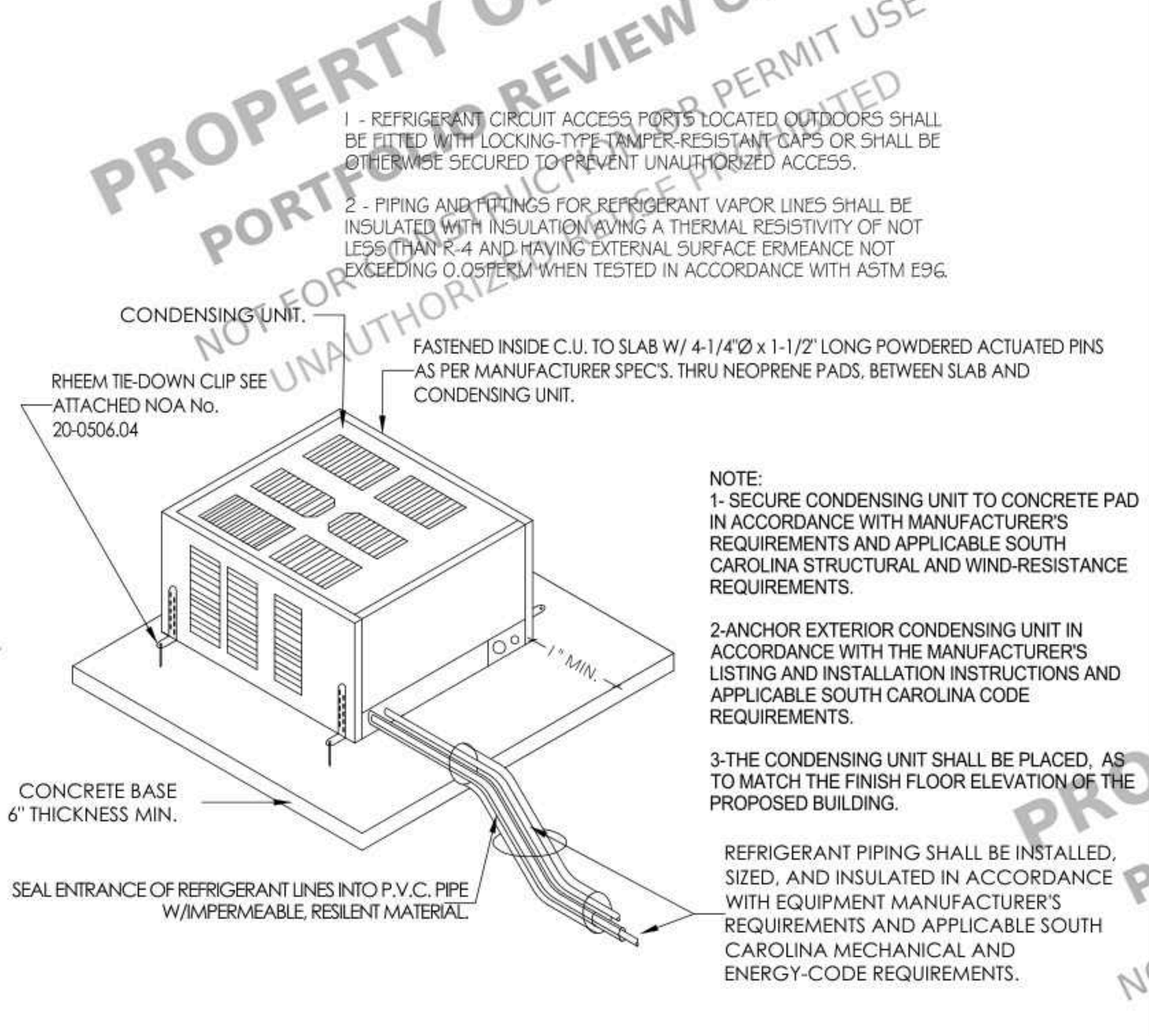
1 BATH EXHAUST VENT ROOF CAP DETAIL
SCALE :NTS



3 TYPICAL FLEXIBLE DUCT CONNECTION
SCALE :NTS



2 AIR HANDLER UNIT DETAIL
SCALE :NTS



4 CONDENSER UNIT DETAIL
SCALE :NTS

H.V.A.C. DESIGN REQUIREMENTS		YES	NO
1.	DUCT SMOKE DETECTOR.		●
2.	FIRE DAMPER(S).		●
3.	SMOKE DAMPER(S).		●
4.	FIRE RATED ENCLOSURE.		●
5.	FIRE RATED ROOF CEILING ASSEMBLY.		●
6.	FIRE STOPPING.		●
7.	SMOKE CONTROL.		●

EXHAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	PANASONIC
MODEL:	FV-0511V02
CFM:	80
SP:	0.10"
SONES:	0.3
VOLTS/PH:	120V / 1-PH
LOCATION:	BATHROOMS / LAUNDRY
ACCESSORIES:	DRAFT DAMPER, HUMIDISTAT
DUCT SIZE:	4" ROUND
NOTE: USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.	

AIR HANDLING UNIT (AHU) SCHEDULE	
MARK:	AHU-1
LOCATION:	INTERIOR MECHANICAL CLOSET / ATTIC
MANUFACTURER / MODEL:	GOODMAN / AM5136CU1400 (OR EQUAL)
TOTAL COOLING CAPACITY:	36,000 BTUH (3.0 TONS)
TOTAL HEATING CAPACITY:	1.0 kW ELECTRIC HEAT (34,100 BTUH)
AIRFLOW:	1,200 CFM
ELECTRICAL:	208/230V, 1-PH, 60Hz
MCA / MOCPI:	MCA: 48A / MOCPI: 50A

CONDENSING UNIT (CU) SCHEDULE	
MARK:	CU-1
LOCATION:	EXTERIOR GROUND LEVEL ON CONCRETE PAD
MANUFACTURER / MODEL:	GOODMAN / G5X1503G10 (OR EQUAL)
COOLING CAPACITY:	36,000 BTUH (3.0 TONS)
EFFICIENCY:	15.2 SEER2 / 12.0 EER2
REFRIGERANT:	R-410A
ELECTRICAL:	208/230V, 1-PH, 60Hz
MCA / MOCPI:	MCA: 19A / MOCPI: 30A

MECHANICAL DESIGN NOTES	
1.	HVAC EQUIPMENT SIZING IS BASED ON A 3.0-TON NOMINAL SYSTEM RATED FOR 1,200 CFM SUPPLY AIR FLOW IN ACCORDANCE WITH MANUAL J LOAD CALCULATIONS AND MANUAL S EQUIPMENT SELECTION.
2.	ALL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING VIA RIGID/FLEX DUCT TERMINATING AT AN APPROVED ROOF OR WALL CAP WITH A BACKDRAFT DAMPER AND INSECT SCREEN.
3.	CONTRACTOR SHALL FIELD-VERIFY ALL EQUIPMENT MODEL NUMBERS, ELECTRICAL CLEARANCES, AND DUCT CONNECTIONS PRIOR TO INSTALLATION.

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R.A.	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
R.L.P.	REFRIGERANT LIQUID / SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
T	THERMOSTAT.
DUCTWORK	
F.D.	FLEXIBLE DUCT.
S.A.D.	SUPPLY AIR DIFFUSER.
R.A.T.G.	RETURN AIR / TRANSFER GRILLE.
M.V.D.	MANUAL VOLUME DAMPER.
(A)	DENOTES AIR DISTRI. DEVICE.
D.B.	DISTRIBUTION BOX.
UC	UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED

NO.	REVISION

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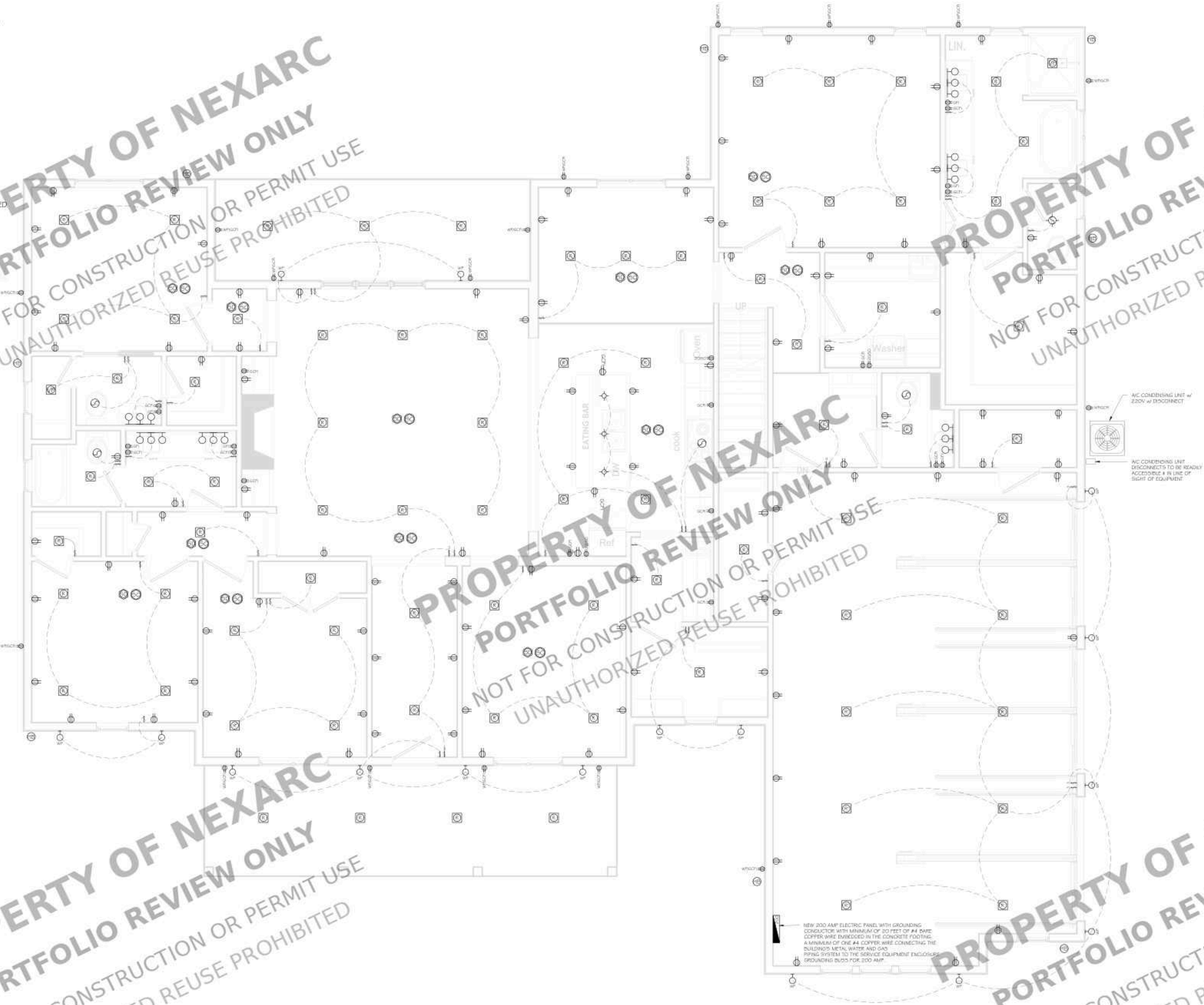
M200

ELECTRICAL NOTES

1. CONTRACTOR / OWNER TO HAVE FINAL APPROVAL ON ALL FINISHED FIXTURES.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS.
3. PROVIDE NEW CONFORMING SINGLE-PHASE ELECTRICAL SERVICE. VERIFY UTILITY REQUIREMENT AND SERVICE ENTRANCE SPECIFICATIONS PRIOR TO INSTALLATION.
4. PROVIDE ALL COPPER CONDUCTORS AND WIRING THROUGHOUT THE PROJECT.
5. CONTRACTOR SHALL CONNECT ALL FIXTURES, APPLIANCES, AND EQUIPMENT.
6. CONTRACTOR SHALL HOLD A VALID AND CURRENT LICENSE TO PERFORM ELECTRICAL WORK.
7. PROVIDE HIGH-EFFICIENT ENERGY STAR / LED LIGHTING FIXTURES AND LAMPS THROUGHOUT.
8. INSTALL COMPLETE NEW GROUNDING AND BONDING ELECTRODE SYSTEM PER CODE REQUIREMENTS.
9. INSTALL LIGHT SWITCHES AT ACCESSIBLE HEIGHTS (TYP. 44"-48" A.F.F., UNLESS OTHERWISE NOTED).
10. CONTRACTOR / OWNER TO COORDINATE ALL LOW-VOLTAGE SYSTEMS, INCLUDING SECURITY, AUDIO, DATA, AND COMMUNICATION SYSTEMS.
11. PROVIDE ARC-FAULT CIRCUIT INTERRUPTION (AFCI) PROTECTION FOR ALL CIRCUITS WHERE REQUIRED BY CODE.
12. PROVIDE GROUND-FAULT CIRCUIT INTERRUPTION (GFCI) PROTECTION FOR ALL RECEPTACLES WHERE REQUIRED BY CODE.
13. ALL RECEPTACLES SHALL BE TAMPER-RESISTANT (TR) TYPE WHERE REQUIRED BY CODE.
14. PROVIDE HARDWIRED SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AND INTERCONNECTION WHERE REQUIRED BY CODE.
15. CLEARLY LABEL ALL NEW ELECTRICAL PANELS, BREAKERS, AND CIRCUITS UPON COMPLETION.

SMOKE ALARMS

1. DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AT ALL LOCATIONS REQUIRED BY CURRENT BUILDING AND RESIDENTIAL CODES.
2. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS).
3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB OR SHOWER.
4. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 20 FEET HORIZONTALLY FROM ANY PERMANENT COOKING APPLIANCE, UNLESS LISTED FOR COMMERCIAL/NEAR-COOKING APPLICATIONS.
5. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS ARE PERMITTED IN LIEU OF SEPARATE INDIVIDUAL DEVICES WHERE REQUIRED.
6. ALL ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING ELECTRICAL SYSTEM AND SHALL BE EQUIPPED WITH BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
7. ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ANY SINGLE ALARM WILL TRIGGER ALL ALARMS THROUGHOUT THE ENTIRE DWELLING UNIT.



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

ELECTRICAL KEY:

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GFI
	WEATHER PROOF OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	20/50 AMP OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CANLESS LIGHT
	RECESSED FLUORESCENT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MR15
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	BULB FLUORESCENT
	CHANNEL LIGHT UNDER CABINET
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	OUTDOOR LIGHT / SECURITY CAMERA
	GAS STUB
	HOSE BIB
	1-#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/ LIGHT

PROJECT FOR

2 TODD RD, ANDERSON, SC
29626, USA

NO.	REVISION

DRAWING NO.:

DATE: 09-25-2026

DRAWN BY:

SHEET:

E100

ELECTRICAL NOTES

1. CONTRACTOR / OWNER TO HAVE FINAL APPROVAL ON ALL FINISHED FIXTURES.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS.
3. PROVIDE NEW CONFORMING SINGLE-PHASE ELECTRICAL SERVICE. VERIFY UTILITY REQUIREMENT AND SERVICE ENTRANCE SPECIFICATIONS PRIOR TO INSTALLATION.
4. PROVIDE ALL COPPER CONDUCTORS AND WIRING THROUGHOUT THE PROJECT.
5. CONTRACTOR SHALL CONNECT ALL FIXTURES, APPLIANCES, AND EQUIPMENT.
6. CONTRACTOR SHALL HOLD A VALID AND CURRENT LICENSE TO PERFORM ELECTRICAL WORK.
7. PROVIDE HIGH-EFFICIENT ENERGY STAR / LED LIGHTING FIXTURES AND LAMPS THROUGHOUT.
8. INSTALL COMPLETE NEW GROUNDING AND BONDING ELECTRODE SYSTEM PER CODE REQUIREMENTS.
9. INSTALL LIGHT SWITCHES AT ACCESSIBLE HEIGHTS (TYP. 44"-48" A.F.F.; UNLESS OTHERWISE NOTED).
10. CONTRACTOR / OWNER TO COORDINATE ALL LOW-VOLTAGE SYSTEMS, INCLUDING SECURITY, AUDIO, DATA, AND COMMUNICATION SYSTEMS.
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15. CLEARLY LABEL ALL NEW ELECTRICAL PANELS, BREAKERS, AND CIRCUITS UPON COMPLETION.

SMOKE ALARMS

1. DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AT ALL LOCATIONS REQUIRED BY CURRENT BUILDING AND RESIDENTIAL CODES.
2. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS).
3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB OR SHOWER.
4. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 20 FEET HORIZONTALLY FROM ANY PERMANENT COOKING APPLIANCE, UNLESS LISTED FOR COMMERCIAL/NEAR-COOKING APPLICATIONS.
5. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS ARE PERMITTED IN LIEU OF SEPARATE INDIVIDUAL DEVICES WHERE REQUIRED.
6. ALL ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING ELECTRICAL SYSTEM AND SHALL BE EQUIPPED WITH BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
7. ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ANY SINGLE ALARM WILL TRIGGER ALL ALARMS THROUGHOUT THE ENTIRE DWELLING UNIT.

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

ELECTRICAL KEY:

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	20/50 AMP OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CANLESS LIGHT
	RECESSED FLUORESCENT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MR15
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	BULB FLUORESCENT
	CHANNEL LIGHT UNDER CABINET
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	OUTDOOR LIGHT / SECURITY CAMERA
	GAS STUB
	HOSE BIB
	1-#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/LIGHT

PROJECT FOR

2 TODD RD, ANDERSON, SC
29626, USA

NO.	REVISION

DRAWING NO.:
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE
	HOT WATER (H.W.) LINE
	SANITARY SEWER LINE
	GAS LINE
	GATE VALVE
	FLOOR CLEAN-OUT
	CLEAN-OUT TO GRADE
	COLD WATER
	HOT WATER
	GAS
	VENT THRU ROOF
	VENT THRU WALL

PLUMBING NOTE	
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS: 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT. 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.	

PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	WASTE	VENT	C.W. H.W.	REMARKS / SPECS
WC	WATER CLOSET	3"	2"	3/4"	FLOOR MOUNTED, TANK TYPE, 1.28 GPF
LAV	LAVATORY	2"	2"	1/2"	COUNTER TOP, 1.5 GPM
SW	SHOWER	2"	2"	1/2"	ANTI SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER	3/4"	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE
2CSK	TWO COMPARTMENT SINK	2"	2"	1/2"	WALL MTD, 1.5 GPM
JSK	JANITOR SINK	2"	2"	1/2"	STAINLESS STEEL SINK/FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM
R	REFRIGERATOR	1/2"	1/2"	1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION
WM	WASHER MACHINE	3"	2"	1/2"	WALL MTD, RECESSED BOX WITH 2 TRAP VALVED WATER CONNECTION
HB	HOSE BIBB	1/2"	1/2"	3/4"	VACUUM BREAKER



PROPOSED
FIRST FLOOR WATER SUPPLY / GAS PLAN
SCALE : 1/4" = 1'-0"



PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

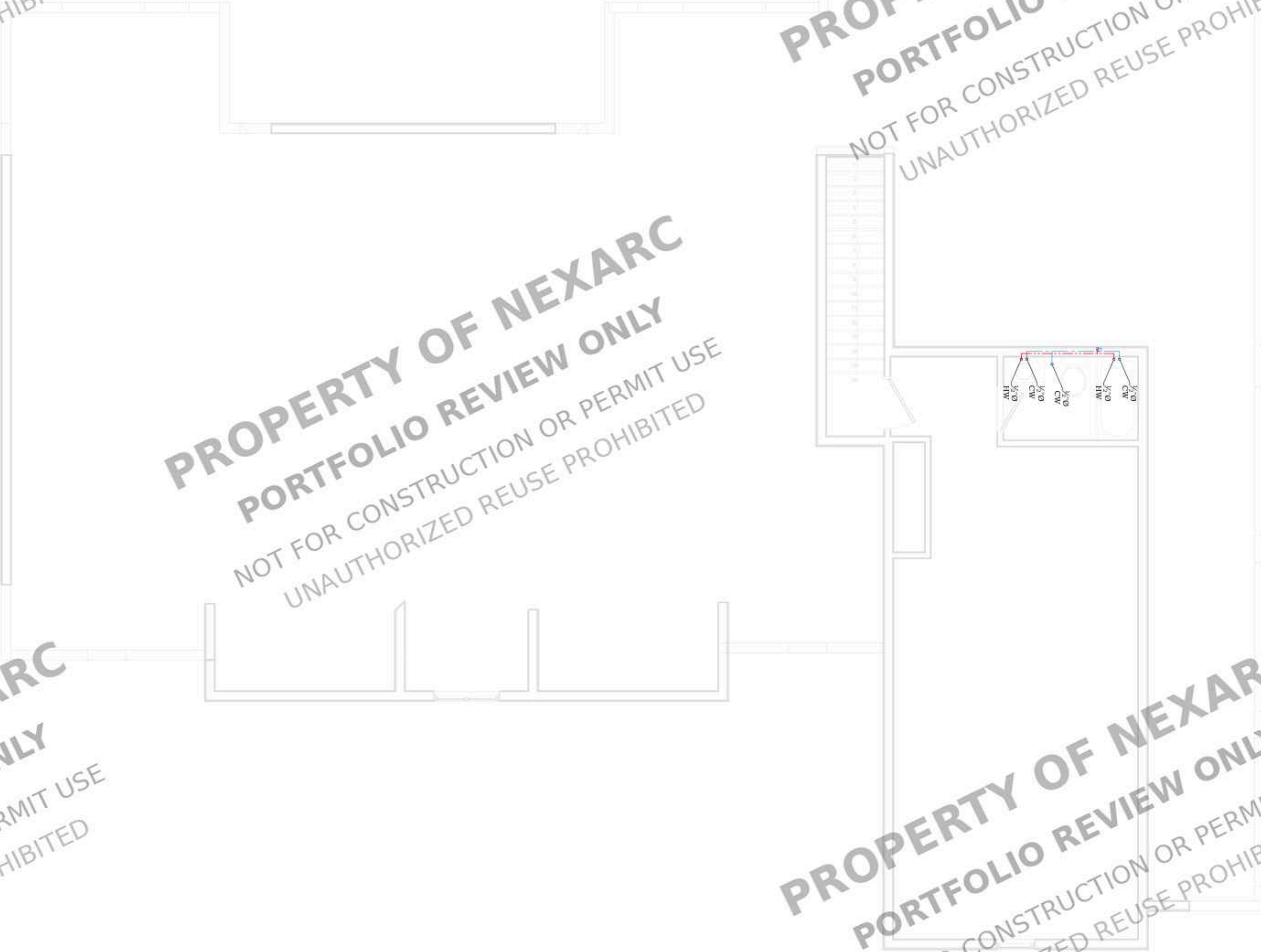
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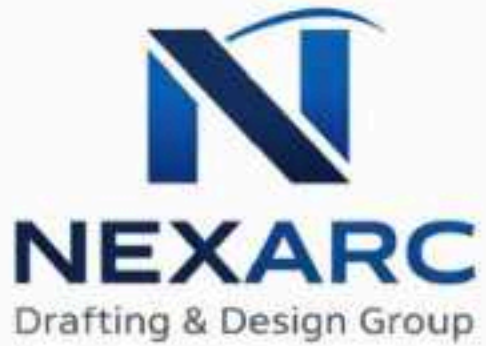
PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GAS LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
	COLD WATER.
	HOT WATER.
	GAS.
	VENT THRU ROOF.
	VENT THRU WALL.

PLUMBING NOTE	
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS: 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT. 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.	

PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	WASTE	VENT	C.W. H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD.
DW	DISHWASHER.	3/4"	--	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	STAINLESS STEEL SINK FLOOR MTD., WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	WALL MTD. RECESSED BOX WITH 2" TRAP VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	VACUUM BREAKER.



PROPOSED
SECOND FLOOR WATER SUPPLY PLAN
SCALE : 1/4" = 1'-0"



PROJECT FOR
2 TODD RD, ANDERSON, SC
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GAS LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
	COLD WATER.
	HOT WATER.
	GAS.
	VENT THRU ROOF.
	VENT THRU WALL.

PLUMBING NOTE	
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS: 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT. 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.	

PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	WASTE	VENT	C.W. R.W.	REMARKS / SPECS
WC	WATER CLOSET	3"	2"	3/4"	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY	2"	2"	1/2"	COUNTER TOP, 1.5 GPM.
SW	SHOWER	2"	2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD.
DW	DISHWASHER	3/4"	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK	2"	2"	1/2"	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK	2"	2"	1/2"	STAINLESS STEEL SINK/FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR	1/2"	1/2"	1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE	3"	2"	1/2"	WALL MTD. RECESSED BOX WITH 2 TRAP VALVED WATER CONNECTION.
HB	HOSE BIBB	3/4"	1/2"	1/2"	VACUUM BREAKER.



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

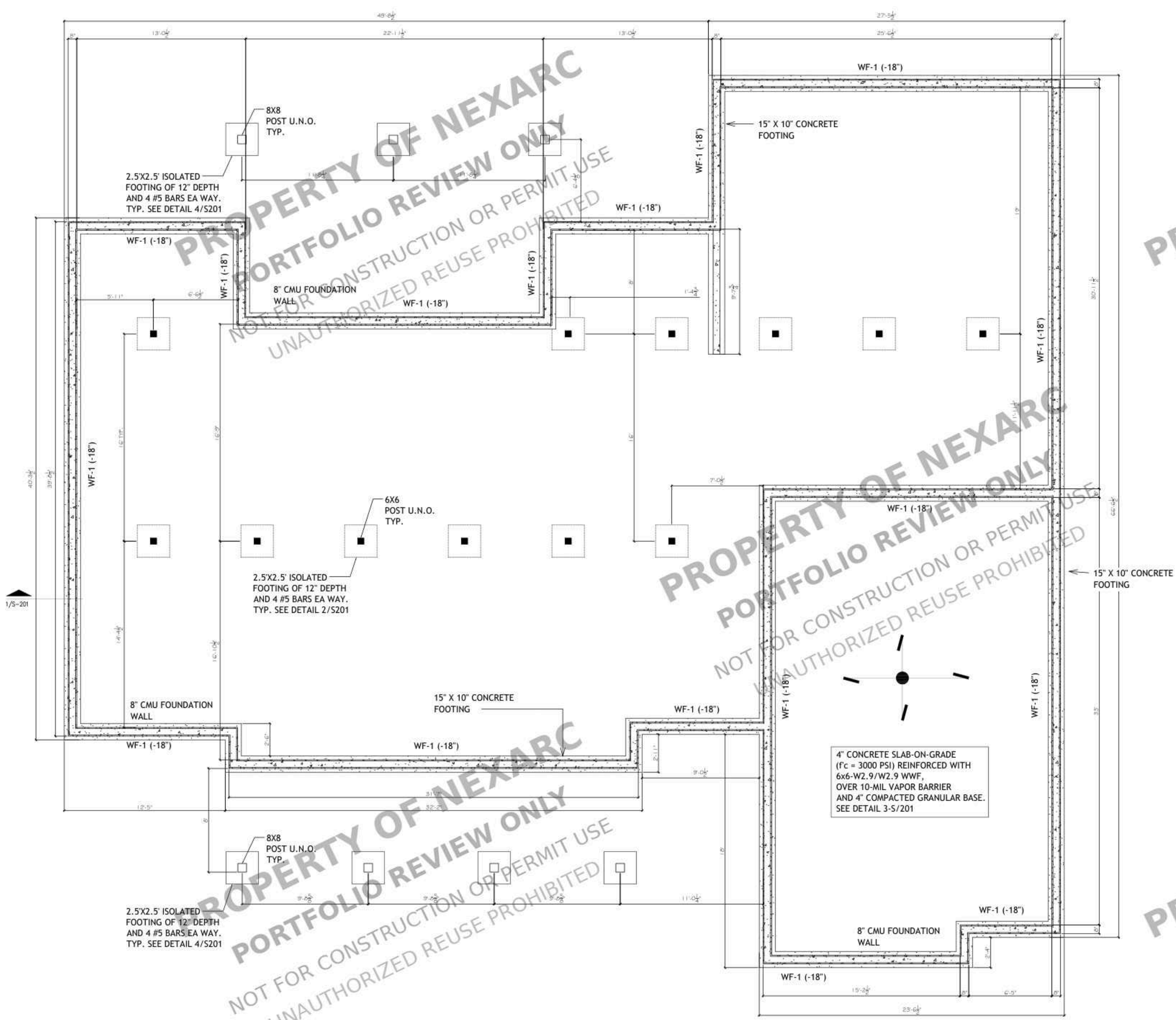


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FOUNDATION NOTES:-

- 1. ALL CONCRETE WORK, MATERIALS, AND PLACEMENT SHALL COMPLY WITH CURRENT APPLICABLE BUILDING CODES AND ACI 318.
- 2. FOUNDATION DESIGN IS BASED ON A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF. BOTTOM OF ALL FOOTINGS SHALL REST ON UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL.
- 3. MINIMUM CONCRETE COMPRESSIVE STRENGTH (F_c) AT 28 DAYS SHALL BE 3,000 PSI FOR ALL FOOTINGS AND SLABS UNLESS NOTED OTHERWISE.
- 4. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 ($F_y = 60$ KSI). MINIMUM CONCRETE COVER FOR FOOTINGS CAST AGAINST EARTH SHALL BE 3 INCHES.

CMU FOUNDATION WALL NOTES:-

- FOUNDATION WALLS SHALL BE CONSTRUCTED OF CMU AS INDICATED ON THE APPROVED FOUNDATION PLANS AND SHALL COMPLY WITH APPLICABLE CODE SECTIONS AND APPROVED STRUCTURAL DRAWINGS.
- CMU FOUNDATION WALLS SHALL BE A MINIMUM OF 8" THICK AS SHOWN ON DRAWINGS.
- CMU FOUNDATION WALL REINFORCEMENT AND GROUTING SHALL BE PROVIDED AS INDICATED ON THE APPROVED STRUCTURAL DRAWINGS.
- ALL CMU FOUNDATION WALLS SHALL BE ADEQUATELY Laterally SUPPORTED.
- DO NOT BACKFILL AGAINST CMU FOUNDATION WALLS UNTIL WALLS HAVE ADEQUATE STRENGTH, ANCHORAGE, GROUTING, BRACING, AND LATERAL SUPPORT.
- PROVIDE REQUIRED DAMPPROOFING/WATERPROOFING AND FOUNDATION DRAINAGE AT CMU FOUNDATION WALLS IN ACCORDANCE WITH CODE AND SITE CONDITIONS.
- PROVIDE APPROVED FLASHING AND WEEP HOLES AT MASONRY VENEER CONDITIONS. DRILLED WEEP HOLES ARE NOT ACCEPTABLE.
- ALL CMU FOUNDATION WALL DIMENSIONS, REINFORCEMENT, GROUTING, FOOTINGS, AND CONNECTIONS SHALL BE COORDINATED WITH THE APPROVED FOUNDATION AND STRUCTURAL DRAWINGS.

FOOTING SCHEDULE & DETAILS:-

- WF-1 CONTINUOUS FOOTING: 15" WIDE X 10" THICK, -18" DEEP. REINFORCED WITH 2-#5 CONTINUOUS BOTTOM BARS AND CONSERVATIVE #4 TRANSVERSE BARS AT 16" O.C.
- ISOLATED FOOTINGS (IF): 2.5' X 2.5' X 12" DEEP, LOCATED -18" BELOW GRADE, REINFORCED WITH 4-#5 BARS EACH WAY (E.W.) BOTTOM MAT, TYP.

SLAB & CRAWL SPACE NOTES:-

- SLAB-ON-GRADE (SOG): 4" CONCRETE SLAB ($F_c = 3,000$ PSI) REINFORCED WITH 6x6-W2.9/W2.9 WWF, OVER 10-MIL VAPOR BARRIER AND 4" COMPACTED GRANULAR BASE. SLAB-ON-GRADE IS ONLY ON GARAGE.
- CRAWL SPACE CLEAR HEIGHT SHALL BE 2'-0".
- 8" CMU FOUNDATION WALL CENTERED ON WF-1 FOOTING U.N.O.

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



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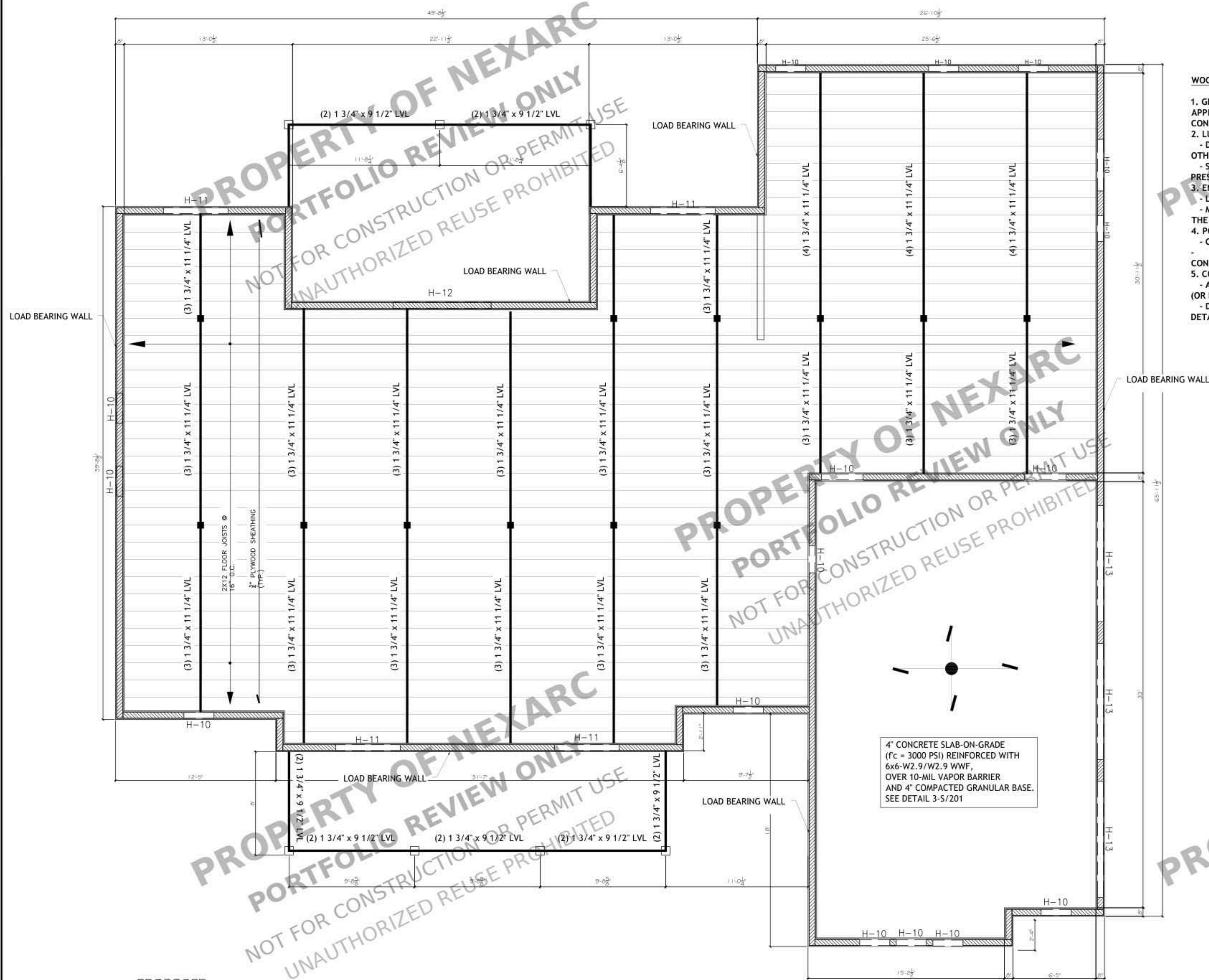
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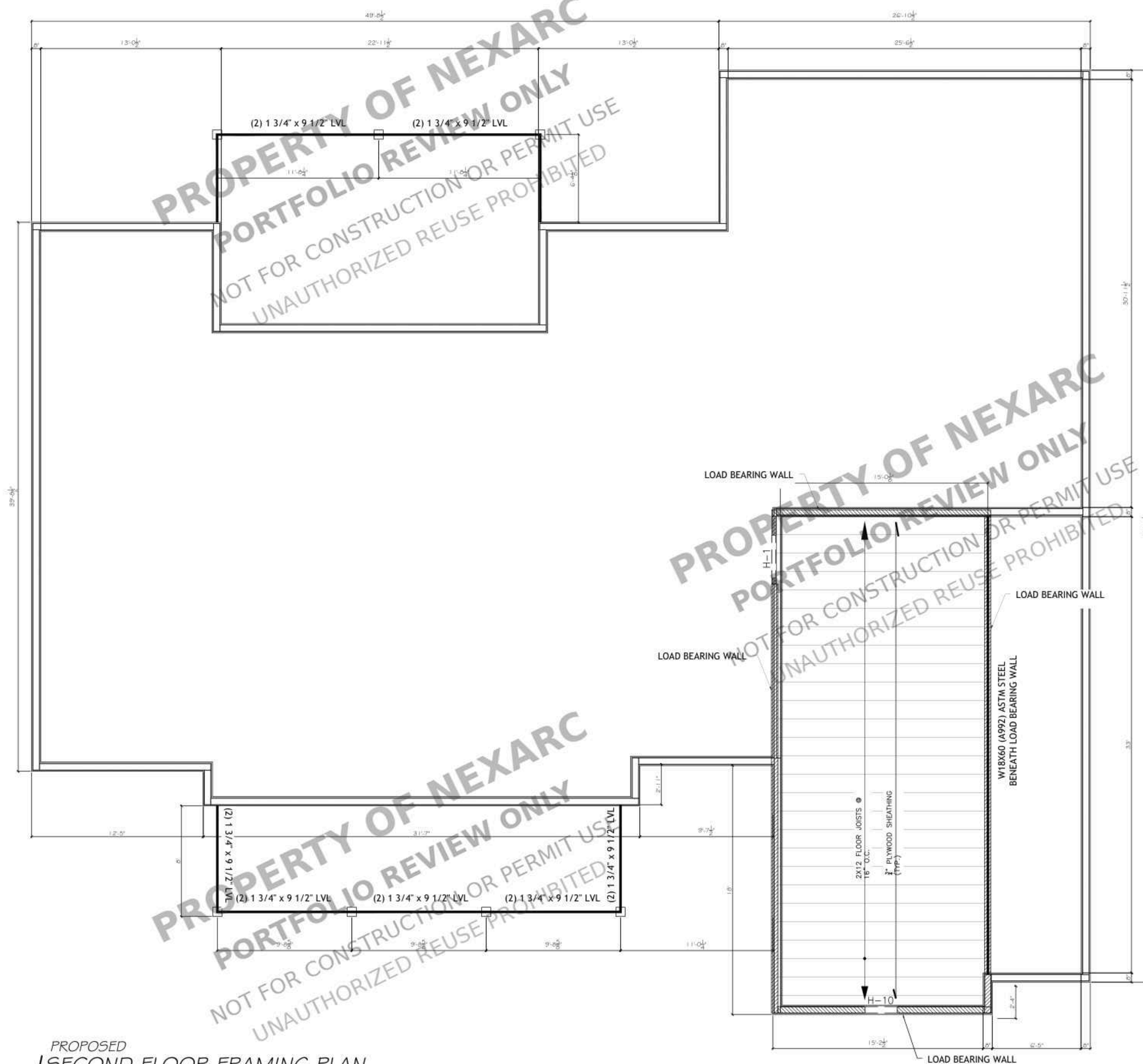
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WOOD FRAMING PLAN NOTES:-

1. GENERAL: ALL WOOD FRAMING, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND ANSI/AWC NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
2. LUMBER GRADES:
 - DIMENSION LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER UNLESS NOTED OTHERWISE.
3. ENGINEERED WOOD PRODUCTS (LVL):
 - SILLS, PLATES, AND MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED (PT) IN ACCORDANCE WITH CODE REQUIREMENTS.
 - LVL BEAMS SHALL BE 2-PLY 1-3/4" X 9-1/2" 2.0E MICROLAM® LVL UNLESS NOTED OTHERWISE.
 - MULTI-PLY LVL MEMBERS SHALL BE NAILED/FASTENED TOGETHER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
4. POSTS & COLUMNS:
 - CRAWL SPACE SUPPORT POSTS SHALL BE 6X6 WOOD POSTS.
 - PROVIDE APPROVED POST BASES AT FOUNDATION/PIERS AND POST CAPS AT BEAM CONNECTIONS.
5. CONNECTIONS & HARDWARE:
 - ALL HANGERS, METAL TIE-DOWNS, ANCHORS, AND HARDWARE SHALL BE SIMPSON STRONG-TIE (OR EQUIVALENT) INSTALLED WITH MANUFACTURER-SPECIFIED FASTENERS.
 - DO NOT CUT, BORE, OR NOTCH STRUCTURAL MEMBERS (JOISTS, BEAMS, LVLS) EXCEPT AS DETAILED ON PLANS OR SPECIFICALLY APPROVED BY THE ENGINEER.

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



SECOND FLOOR WOOD FRAMING NOTES:-

1. GENERAL: ALL WOOD FRAMING, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND ANSI/AWC NDS (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
2. LUMBER GRADES:
 - DIMENSION LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER UNLESS NOTED OTHERWISE.
 - PLATES, SILLS, AND MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED (PT).
3. SECOND FLOOR JOISTS:
 - FLOOR JOISTS SHALL BE SIZED, SPACED, AND INSTALLED IN ACCORDANCE WITH THE APPROVED STRUCTURAL PLANS AND MANUFACTURER SPECIFICATIONS.
 - PROVIDE FULL-DEPTH SOLID BLOCKING AT ALL SUPPORTS, CANTILEVERS, AND MID-SPAN AS REQUIRED BY CODE.
4. LONG-SPAN BEAM (33'-5" LENGTH):
 - THE 33'-5" LONG BEAM SUPPORTING SECOND FLOOR JOISTS SHALL BE AN ENGINEERED GLULAM, MULTI-PLY LVL, OR STEEL BEAM AS DESIGNED AND SPECIFIED ON THE STRUCTURAL CALCULATIONS.
 - DUE TO THE 33'-5" SPAN/LENGTH, PROVIDE ADEQUATE TEMPORARY SHORING AND SUPPORTS DURING CONSTRUCTION UNTIL ALL PERMANENT COLUMNS, POSTS, AND LATERAL BRACING ARE FULLY INSTALLED.
 - MULTI-PLY ENGINEERED WOOD BEAMS SHALL BE FASTENED TOGETHER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S NAILING AND BOLTING SCHEDULE.
 - BEARINGS AT BOTH ENDS OF THE 33'-5" BEAM SHALL HAVE THE FULL MINIMUM REQUIRED BEARING LENGTH ON SUPPORTING WALLS, COLUMNS, OR PIERS.
5. SUBFLOORING:
 - SECOND FLOOR SUBFLOOR SHALL CONSIST OF 23/32" (NOMINAL 3/4") TONGUE-AND-GROOVE (T&G) STRUCTURAL-GRADE OSB OR PLYWOOD SUBFLOOR, GLUED AND NAILED/SCREWED TO FRAMING IN ACCORDANCE WITH CODE REQUIREMENTS.
6. CONNECTIONS & HARDWARE:
 - ALL JOIST HANGERS, POST CAPS, STRAPS, AND METAL HARDWARE SHALL BE SIMPSON STRONG-TIE (OR EQUIVALENT) INSTALLED WITH ALL SPECIFIED FASTENERS (NO MISSING FASTENERS).
 - DO NOT CUT, BORE, OR NOTCH STRUCTURAL MEMBERS (JOISTS, BEAMS, LVLS) OUTSIDE OF ALLOWABLE CODE ZONES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

STEEL BEAM NOTES:-

1. PROVIDE W18x60 STEEL BEAM SPANNING APPROXIMATELY 33'-5", SUPPORTED AT EACH END BY LOAD-BEARING WALLS.
2. PROVIDE A MINIMUM 12" x 12" x 3/4" STEEL BEARING PLATE AT EACH BEAM END.
3. PROVIDE A MINIMUM 8" BEAM BEARING LENGTH AT EACH SUPPORT.
4. BEARING PLATE SHALL BEAR FULLY ON SOLID-GROUTED, REINFORCED CMU OR STRUCTURAL CONCRETE AT THE BEAM SUPPORT LOCATION.
5. PROVIDE POSITIVE RESTRAINT OF THE W18x60 TO THE BEARING PLATE. PROVIDE 1/4" FILLET WELDS, CONTINUOUS ALONG BOTH SIDES OF THE BEAM BOTTOM FLANGE, UNLESS OTHERWISE DETAILED.
6. ANCHOR BEARING PLATE TO THE SUPPORTING WALL WITH (4) 5/8" DIA. ANCHOR RODS. ANCHORS SHALL BE DESIGNED FOR THE APPLICABLE SHEAR AND UPLIFT FORCES AND SHALL HAVE EMBEDMENT AND EDGE DISTANCES IN ACCORDANCE WITH THE ANCHOR MANUFACTURER'S REQUIREMENTS.
7. DO NOT FIELD MODIFY, CUT, DRILL, OR WELD THE W18x60 EXCEPT AS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

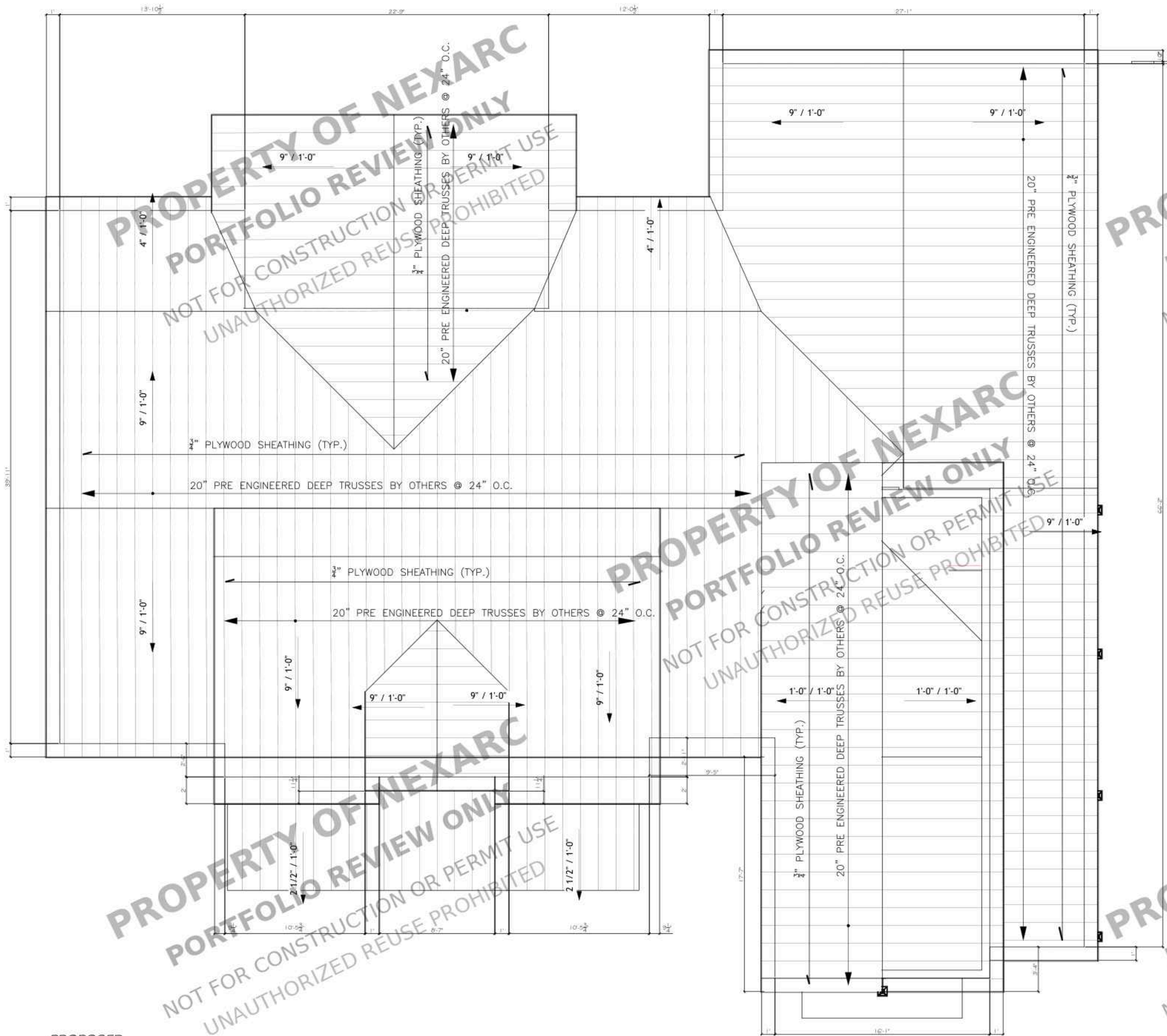
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ROOF FRAMING NOTES:-

1. ROOF TRUSSES SHALL BE 20" DEEP ENGINEERED WOOD TRUSSES BY OTHERS, SPACED AT 24" O.C., UNLESS NOTED OTHERWISE.
2. TRUSSES SHALL BE DESIGNED, FABRICATED, AND SEALED BY THE TRUSS MANUFACTURER FOR ALL APPLICABLE DESIGN LOADS, SPANS, CONNECTIONS, AND REQUIRED BRACING.
3. TRUSS MANUFACTURER SHALL PROVIDE COMPLETE TRUSS SHOP DRAWINGS AND ENGINEERING FOR REVIEW PRIOR TO FABRICATION.
4. PROVIDE 3/4" STRUCTURAL PLYWOOD ROOF SHEATHING. FASTEN WITH 8d COMMON NAILS AT 6" O.C. ALONG PANEL EDGES AND 6" O.C. AT INTERMEDIATE TRUSS SUPPORTS, UNLESS NOTED OTHERWISE.
5. ROOF SHEATHING SHALL BE INSTALLED WITH PANEL FACE GRAIN PERPENDICULAR TO TRUSS SUPPORTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SHEATHING MANUFACTURER'S REQUIREMENTS.
6. PROVIDE SOLID BLOCKING, BACKING, AND FRAMING AS REQUIRED AT ROOF OPENINGS, PANEL EDGES, BEARING LOCATIONS, AND CONNECTIONS.
7. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE MODIFY ENGINEERED WOOD TRUSSES WITHOUT WRITTEN APPROVAL FROM THE TRUSS MANUFACTURER.
8. PROVIDE TEMPORARY AND PERMANENT TRUSS BRACING IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S REQUIREMENTS.
9. PROVIDE TRUSS-TO-WALL AND TRUSS-TO-BEAM CONNECTIONS IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND TRUSS MANUFACTURER'S REQUIREMENTS.
10. COORDINATE TRUSS LAYOUT AND BEARING LOCATIONS WITH ARCHITECTURAL PLANS AND ALL REQUIRED MEP PENETRATIONS PRIOR TO FABRICATION.

PROPOSED
ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"

PROJECT FOR
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S103

WOOD CONSTRUCTION:-

- EXTENT OF WOOD FRAMING IS SHOWN ON DRAWINGS.
- EXCEPT AS OTHERWISE INDICATED, COMPLY WITH "GUIDE SPECIFICATIONS FOR STRUCTURAL TIMBER FRAMING" AITC 107, AS APPLICABLE TO WORK.
- PROVIDE TIMBER GRADED BY A RECOGNIZED AGENCY, WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND PS 20.
- TIME DELIVERY AND INSTALLATION OF WORK TO AVOID EXTENDED ON-SITE STORAGE, AND TO AVOID DELAYING WORK OF OTHERS.
- KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY LOW HUMIDITY.
- COMPLY WITH GRADING RULES OF GRADING AGENCY FOR SPECIES OF TIMBER USED.

WCLIB - WEST COAST LUMBER INSPECTION BUREAU
WWPA - WESTERN WOOD PRODUCTS ASSOCIATION

- ALL GRADES OF TIMBER MUST FULFILL THESE REQUIREMENTS FOR SPECIES, STRESS RATINGS, MOISTURE CONTENT AND OTHER PROVISIONS AS SHOWN AND SPECIFIED.

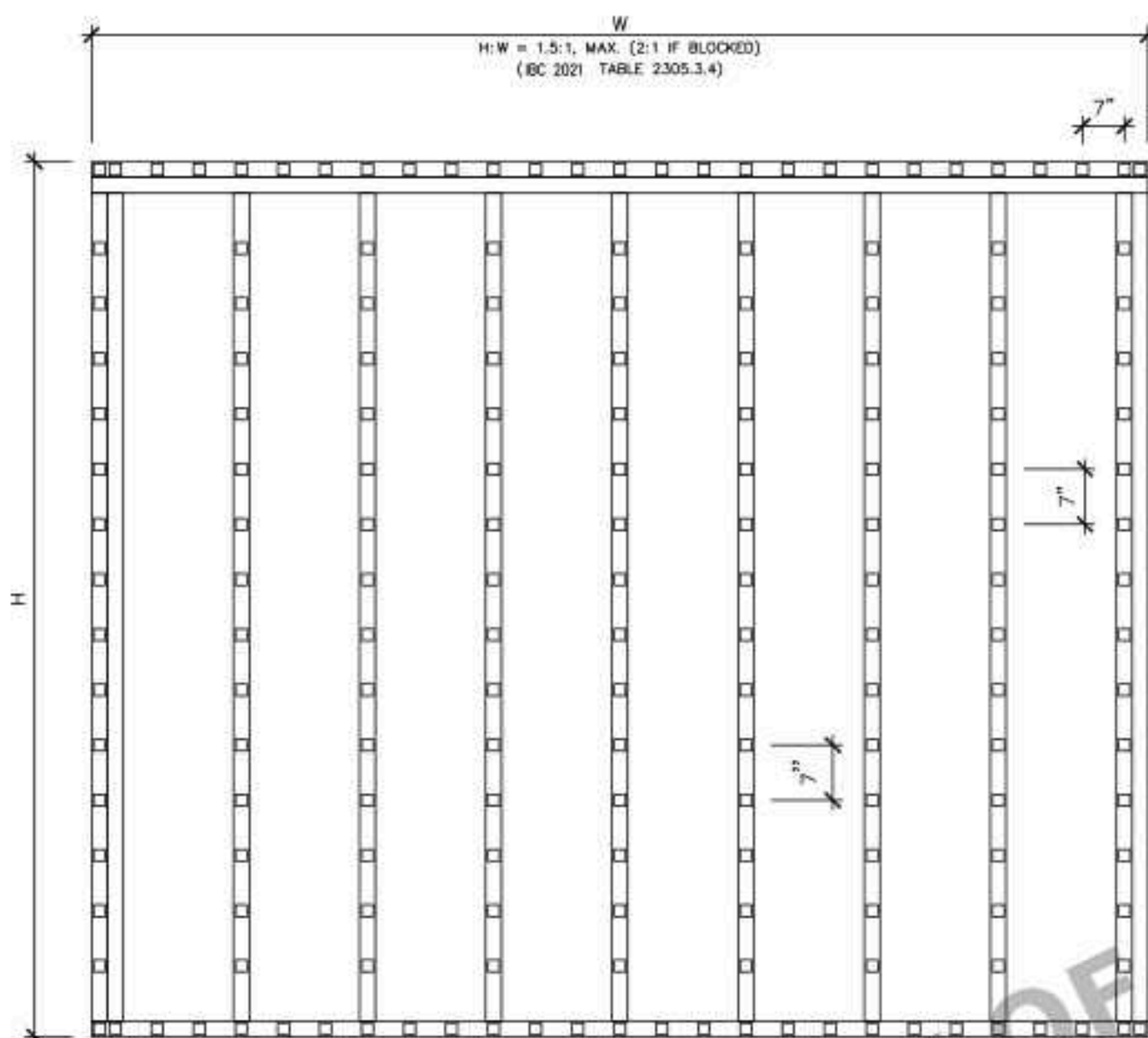
MINIMUM STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED", PROVIDE DOUGLAS FIR-LARCH (DF-L) TIMBER WHICH HAS BEEN GRADED OR TESTED AND CERTIFIED IN ACCORDANCE WITH THE NDS AND PS 20 WITH THE FOLLOWING ALLOWABLE STRESS VALUES (REFERENCE DESIGN VALUES):
 $F_b = 900$ PSI, $F_t = 575$ PSI, $F_c = 1,350$ PSI, $F_c \text{ PERPENDICULAR} = 405$ PSI
 $F_v = 180$ PSI, $E = 1,600,000$ PSI

MOISTURE CONTENT: EXCEPT AS OTHERWISE INDICATED, PROVIDE TIMBER DRIED TO MAXIMUM MOISTURE CONTENT OF 19% AND INCLUDE "S-DRY" OR SIMILAR INDICATION IN GRADE MARKETING OR CERTIFICATION OF GRADE.

DRESSING: PROVIDE TIMBER WHICH HAS BEEN DRESSED ON 4 SIDES (S4S) AT MILL, PRIOR TO GRADING. COMPLY WITH GRADE SIZES.

- PSL (PARALLAM) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWING. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS. THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES SHALL APPLY:

$F_b = 2,900$ PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY $[12/d]^{0.111}$
 $F_v = 290$ PSI
 $F_c = 650$ PSI
 $E = 2,000,000$ PSI



NOTES:

- FOUR-FOOT WIDE PIECES OF GYPSUM SHEATHING SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- WALLBOARD SHALL BE INSTALLED TO A MINIMUM OF 96" ON ONE SIDE, OR 48" BOTH SIDES, UNLESS OTHERWISE NOTED.
- GYPSUM WALLBOARD TO BE FASTENED TO TOP PLATE, BOTTOM PLATE, AND ALL INTERSECTING STUDS AT 7" O.C. AT EDGES AND 7" O.C. IN THE FIELD.
- BLOCKING REQUIRED ONLY WHEN HEIGHT-TO-WIDTH ASPECT RATIO EXCEEDS 1.5:1 OR 2:1, UNLESS OTHERWISE NOTED.
- FASTENERS TO BE SPACED PER MANUFACTURER'S INSTRUCTIONS OR DETAIL SHOWN.
- ALL INTERIOR GYPSUM BOARD TO BE APPLIED ON BOTH SIDES UNLESS NOTED. EXTERIOR WALLS: INTERIOR GYPSUM BOARD ON INSIDE, UNSHEATHED EXTERIOR SIDE UNLESS NOTED.
- STUD SPACING TO BE 16" O.C. FOR ALL SHEAR WALLS (SOLID ON PLAN).
- GYPSUM MAY BE FASTENED AT 12" O.C. WHERE THE SHEAR LINE IS NOT SPECIFICALLY NOTED AS GYPSUM BOARD ON PLAN.
- SHEATHING TO BE CONTINUOUS TO HEIGHT OF DIAPHRAGM CONNECTION. SFB SHEATHING MAY BE SUBSTITUTED ON PORNY WALLS ABOVE CEILING HEIGHT.
- BRACING MAY BE INSTALLED ON OPPOSITE WALL FACE FROM THAT SHOWN ON PLAN FOR EASE OF INSTALLATION.

- ALL INSTALLATION TO COMPLY WITH IRC 2021, SECTION 2305.3, AND APPLICABLE IRC 2021 GYPSUM BOARD PROVISIONS.

1 GYPSUM BOARD WALL ASSEMBLIES - FROM IRC R602.10.3

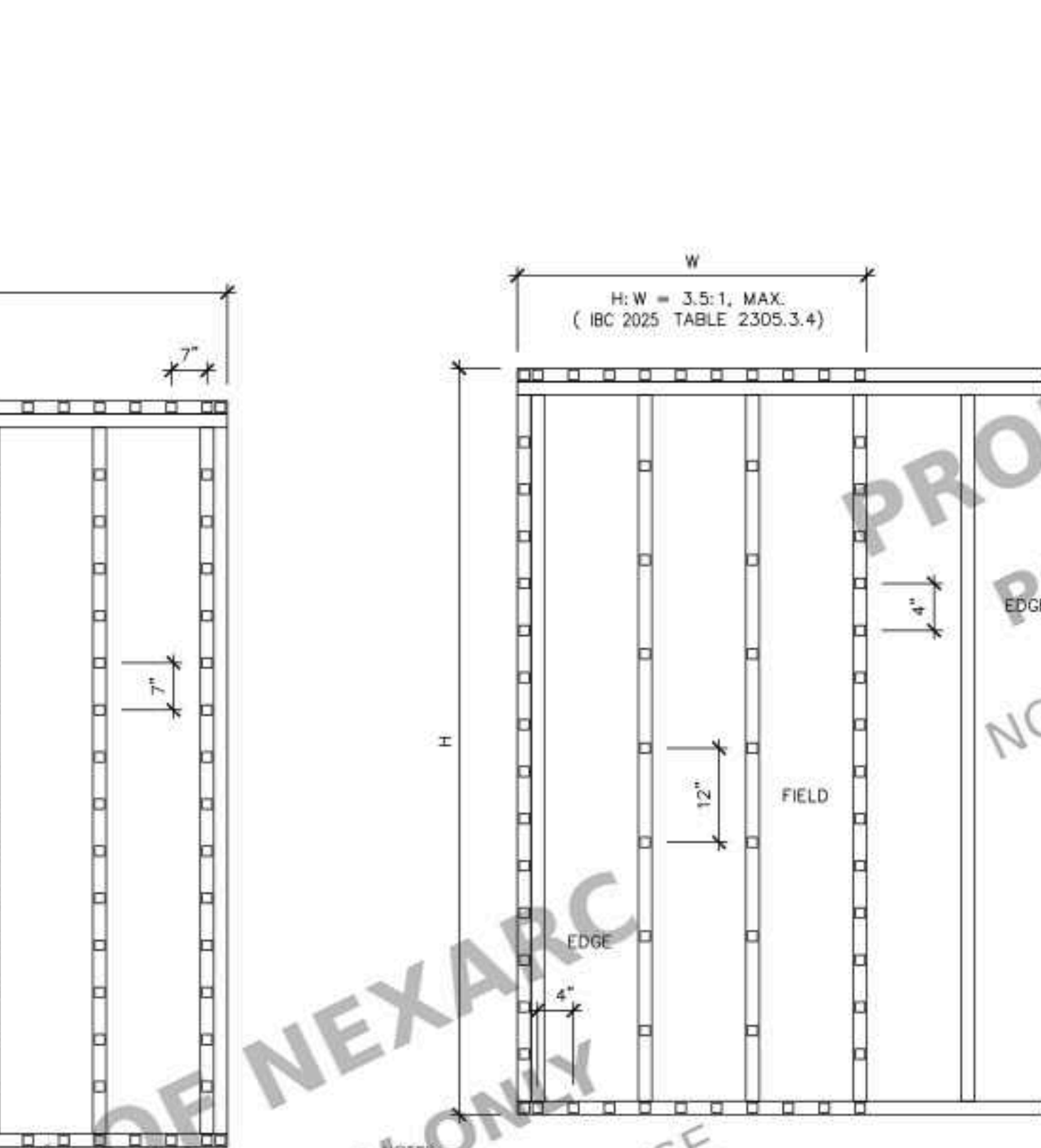
SCALE: N.T.S.

SHEAR WALL SCHEDULE								
MARK	PANEL GRADE	FASTENER SIZE	PANEL THICKNESS (INCHES)	FASTENER SPACING	SHEAR WALL CAPACITY (PLF)	MIN WALL STUDS AT END OF WALL	ATTACH UPPER FLOOR BOTTOM PLATE	NOTES
SW3	O.S.B. SHEATHING SINGLE SIDE	8d (2 1/2"x0.131" COMMON 2 1/2"x0.113 GALVANIZED BOX)	7/16	3 12	666	5-2X4 OR 4X6 (D.F.L.)	0.131"x3.25" COMMON NAIL @ 2" O.C.	ALL

SHEAR WALL NOTES:

- HOLDOWN ANCHORS AND/OR TIEDOWNS SHALL BE PLACED AT EACH END OF SHEAR WALL.
- HOLDOWN ANCHOR BOLTS SHALL BE SET INTO SLAB AT THE TIME OF THE POUR.
- MAXIMUM WALL STUD SPACING FOR ALL SHEAR WALLS SHALL BE NO MORE THAN 16" o.c., WITH A MIN STUD DEPTH OF 3 1/2" ALL WALLS.
- ALL PANEL EDGES FOR ALL SHEAR WALLS SHALL BE BLOCKED; WALL SHEATHING MAY BE PLACED ON EITHER SIDE OF THE WALL.
- HOLDOWN ANCHOR AND TIEDOWN REFER TO MANUFACTURERS INSTALLATION GUIDE FOR INFORMATION NOT SHOWN.
- EQUAL SIDE STRAPS TO BE LOCATED EACH END OF WALL (U.N.O.).
- ATTACH FOUNDATION SILL W/ 1/2" DIAMETER ANCHOR BOLT @ 4'-0" O.C. (SHAPE "L" OR "J") 7" MINIMUM EMBEDMENT.
- THE SHEAR WALL MINIMUM VERTICAL STUD GRADE IS DOUGLAS FIR-LARCH (D.F.L.) NO.2
- HOLD DOWN REACTIONS AT EACH SHEAR WALL ARE SHOWN ON FLOOR PLAN DRAWINGS.
- MINIMUM SIZE OF STUD SHALL BE DETERMINED AS LARGER OF REQUIRED BY HOLDOWN, OR REQUIRED BY COMPRESSION FORCE.

NOTE: ALL SHEAR WALLS, HOLDOWNS, AND TIE-DOWNS SHALL BE AS SPECIFIED AND SCHEDULED ON THE STRUCTURAL DRAWINGS. NO SUBSTITUTIONS OR DEVIATIONS SHALL BE MADE UNLESS SPECIFICALLY NOTED OTHERWISE OR APPROVED BY THE ENGINEER OF RECORD.



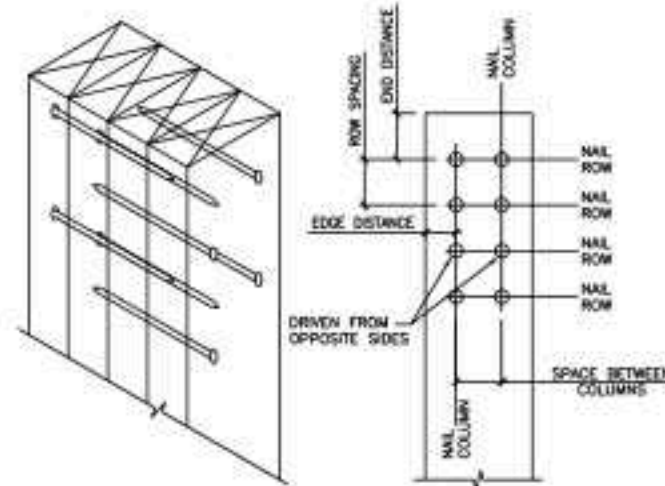
NOTES:

- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, NAIL SPACING SHALL BE ≤ 6" O.C. ON EDGES AND FIELD. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- FASTENER SPACING PER DETAIL OR MANUFACTURER'S INSTRUCTIONS.
- ALL PANEL EDGES TO BE SUPPORTED AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
- ALLOWABLE SHEAR CAPACITY OF SHEAR WALL SEGMENTS SHEATHED WITH A COMBINATION OF WOOD STRUCTURAL PANELS AND GYPSUM BOARD ON OPPOSITE FACES SHALL EQUAL THE SUM OF SHEATHING CAPACITIES OF EACH FACE SEPARATELY.
- ADHESIVE ATTACHMENT IS NOT PERMITTED AS A SUBSTITUTE FOR MECHANICAL FASTENERS.
- SHEATHING ON THE OPPOSITE SIDE OF WALL IS NON-STRUCTURAL UNLESS OTHERWISE NOTED.
- STUD SPACING TO BE 16" O.C. FOR ALL SHEAR WALLS (SOLID ON PLAN).
- SHEATHING TO BE CONTINUOUS TO HEIGHT OF DIAPHRAGM CONNECTION.
- BRACING MAY BE INSTALLED ON OPPOSITE WALL FACE FROM THAT SHOWN ON PLAN FOR EASE OF INSTALLATION.
- ALL INSTALLATION TO COMPLY WITH IRC 2021, SECTIONS 2305.3 AND 2306, AND IRC 2021 WOOD SHEAR WALL PROVISIONS.

2 WOOD STRUCTURAL PANEL WALL ASSEMBLIES - FROM IRC R602.10.3

SCALE: N.T.S.

STANDARD PLATE WASHER SCHEDULE	
BOLTS SIZE	PLATE SIZE
5/8" DIA.	1/4" x 3" x 3"
3/4" DIA.	5/16" x 3" x 3"
7/8" DIA.	5/16" x 3" x 3"
1" DIA.	3/8" x 3 1/2" x 3 1/2"

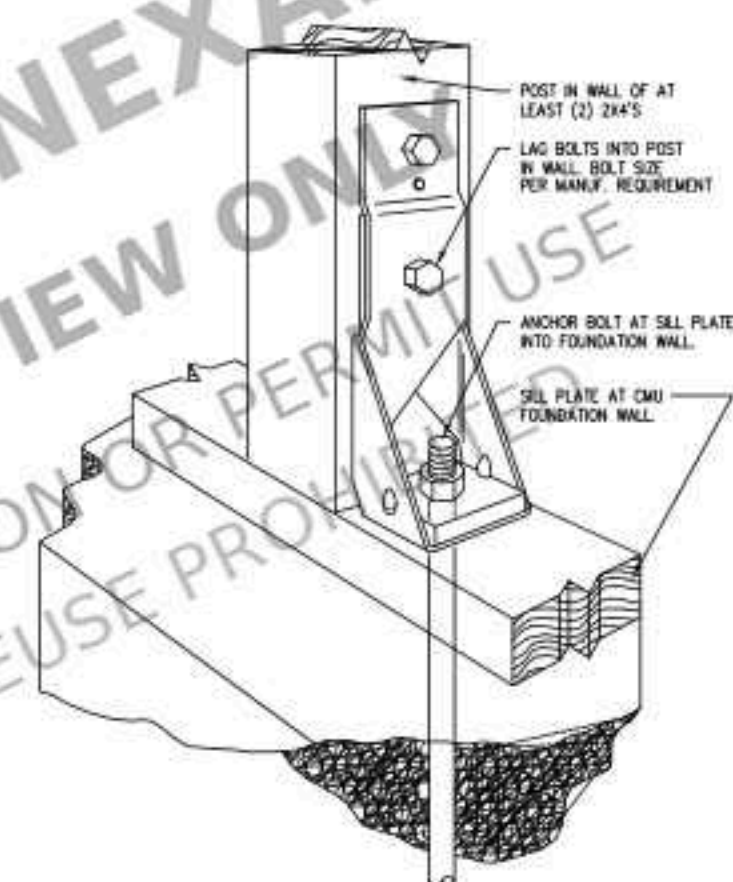


# OF NAILS PER ROW	(3)-2X4	(4)-2X4	(3)-2X6	(4)-2X6
NAIL SIZE	300	300	300	300
NAIL SIZE	3.5"	3.5"	3.5"	3.5"
EDGE DISTANCE	1.5"	1.5"	1.5"	1.5"
SPACE BETWEEN ROWS	8	8	8	8
SPACE BETWEEN COLUMNS	0.5"	0.5"	2.5"	2.5"

NOTES:
WHEN ONE NAIL PER ROW IS SPECIFIED, NAILS IN ADJACENT ROWS SHALL BE DRIVEN FROM OPPOSITE SIDES IN OPPOSITE COLUMNS.
4X6 SIMPSON STUDS SCREENS MAY REPLACE 300 NAILS & 8" SIMPSON STUDS SCREENS MAY REPLACE 300 NAILS.
SOLID TIMBER MEMBERS OF EQUAL OR GREATER SIZE MAY BE USED INSTEAD OF SPECIFIED STUD PACKS.

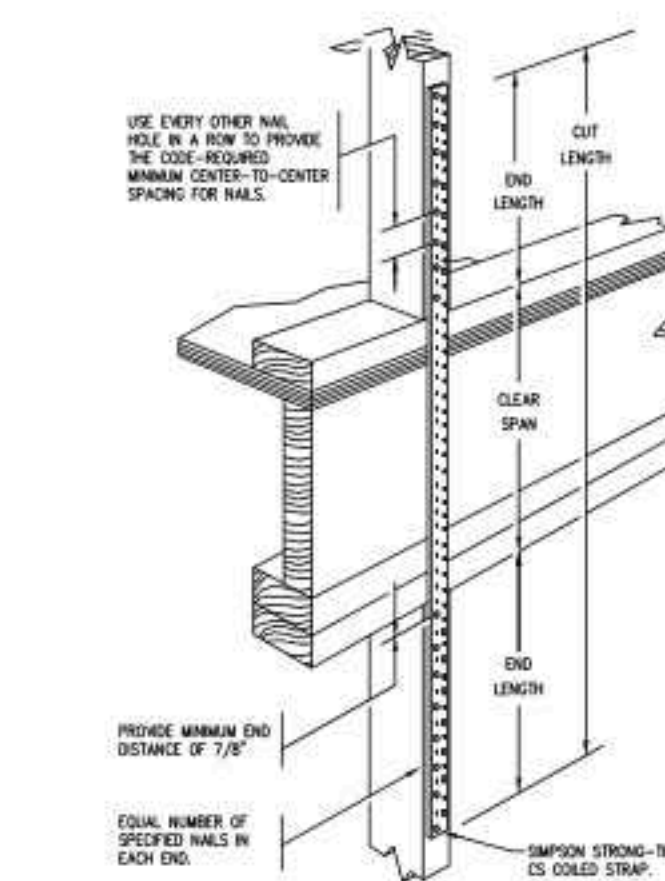
07 STUD PACK CONNECTION DETAIL

SCALE: N.T.S.



3 DETAIL AT SIMPSON HOLD DOWN

SCALE: N.T.S.



4 DETAIL AT SIMPSON STRAP

SCALE: N.T.S.

WOOD HEADER SCHEDULE						
HEADER MARK	WALL TYPE	WALL THICKNESS	CLEAR OPENING	LINTEL	NO. CRIPPLE STUDS	NO. FULL HEIGHT STUDS
H-1		3 1/2"	4'-0" MAX	(2) 2x6	1	1
H-2		3 1/2"	6'-4" MAX	(2) 2x8	1	1
H-3		3 1/2"	5'-6" MAX	(2) 2x8	1	1
H-4		3 1/2"	7'-8" MAX	(2) 2x8	2	1
H-5		3 1/2"	8'-8" MAX	(2) 2x8	2	1
H-6		3 1/2"	8'-8" MAX	(2) 1.75x9.5 MICROLAM LVL 1.9E	2	2
H-7		3 1/2"	5'-8" MAX	(2) 1.75x9.5 MICROLAM LVL 1.9E	2	1
H-8		3 1/2"	15'-6" MAX	(2) 1.75x9.5 MICROLAM LVL 1.9E	2	2
H-9		3 1/2"	11'-0" MAX	(2) 1.75x9.5 MICROLAM LVL 1.9E	2	2
H-10		5 1/2"	4'-0" MAX	(3) 2x6	1	1
H-11		5 1/2"	6'-4" MAX	(3) 2x6	1	2
H-12		5 1/2"	8'-0" MAX	(3) 2x6	1	2
H-13		5 1/2"	10'-0" MAX	(3) 1.75x16 MICROLAM LVL 2.0E	2	2
H-14		5 1/2"	12'-6" MAX	(3) 1.75x16 MICROLAM LVL 2.0E	2	2
H-15		9 1/2"	15'-0" MAX	(3) 1.75x18 MICROLAM LVL 2.0E	2	2

NOTES:

- REF. ARCH. FOR HEADER ELEVATIONS. HEADERS/BEAMS AT CONTINUOUS CEILING CONDITION (NO WALL) ARE INTENDED TO BE LOCATED ABOVE CEILING.
- HEADER SUPPORT STUDS DUPLICATED AT EACH FRAMING LEVEL BELOW HEADER. WHEN A HEADER BEARS ON A WALL IN THE SAME POSITION AS A HEADER ABOVE, THE SCHEDULED NUMBER OF SUPPORT STUDS WILL BE ADDED TO THE STUDS PRESENT TO SUPPORT THE ABOVE HEADERS.

NAILING SCHEDULE - PER IRC 2021 TABLE R602.3(1)	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2. BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d PER 16"
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPICE	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTER TO PLATE OR PURLIN, TOENAIL	(3) 8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" O.C.
24. BUILT-UP GIRDERS AND BEAMS	20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED (2) 20d AT ENDS AND AT EACH SPICE
25. 2" PLANKS	(2) 16d AT EACH BEARING

EXTERIOR WALL BRACING MATERIAL

DETERMINED WALLS CONTINUOUSLY SHEATHED WITH 7/16" OSB, TO BE INSTALLED ABOVE AND BELOW ALL OPENINGS. REFER SHEAR WALL SCHEDULE FOR NAILING PATTERN AND FRAMING REQUIREMENTS.

FIREWALL GYPSUM BOARD

1-HOUR FIREWALL: EACH SIDE OF FIREWALL IS COVERED WITH SINGLE LAYER OF 5/8" GYP. X-TYPE.
2-HOUR FIREWALL: EACH SIDE OF WALL IS COVERED WITH DOUBLE LAYER OF 5/8" GYP. X-TYPE.
* REFER SHEAR WALL SCHEDULE FOR FIREWALL TYPE AND NAILING PATTERN.
NOTE: MAXIMUM STUD SPACING SHOULD BE 16" O.C..

PROJECT FOR

2 TODD RD, ANDERSON, SC
29626, USA

NO.	REVISION

DRAWING NO.:

DATE:

09-25-2026

DRAWN BY:

SHEET:

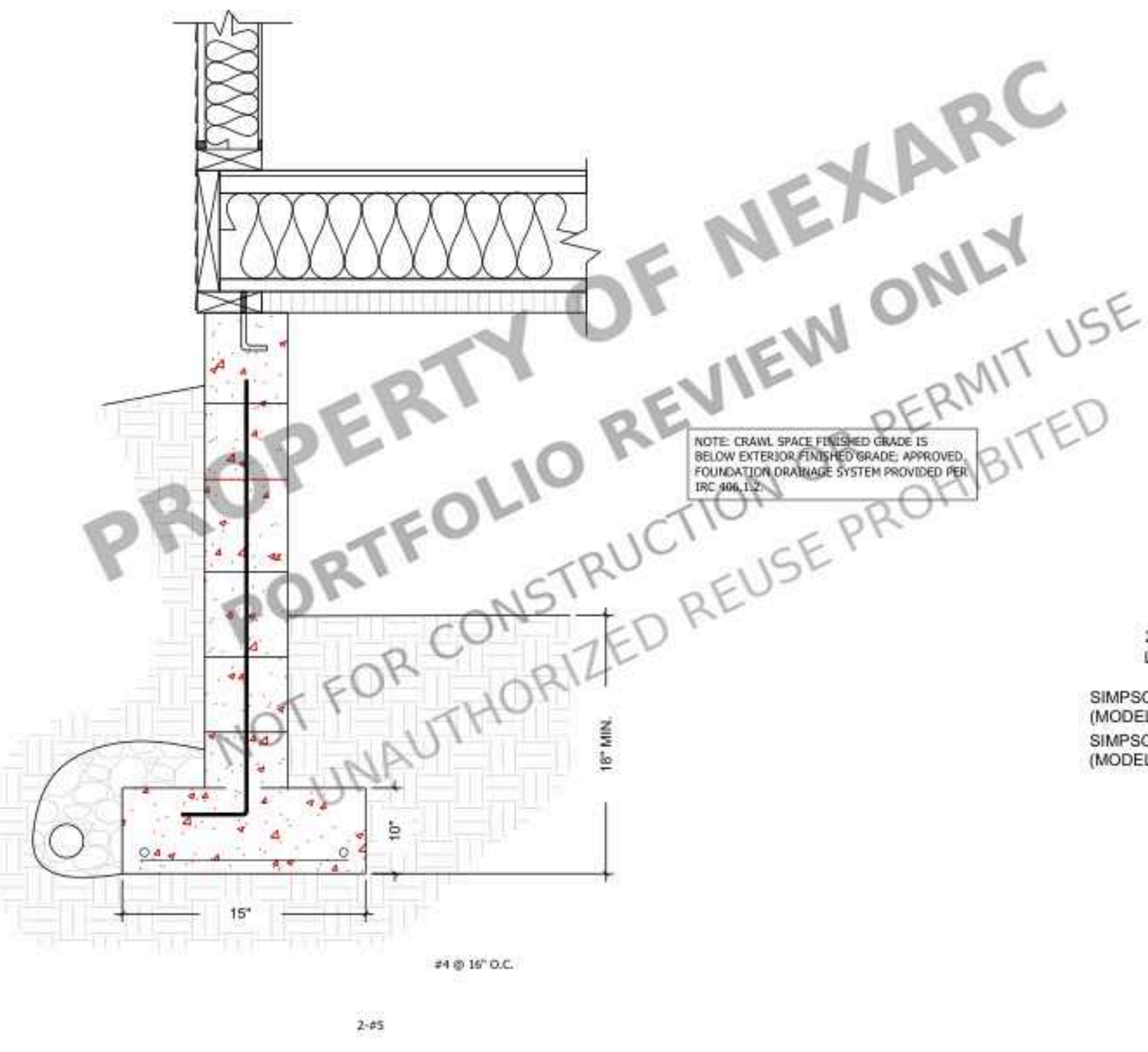
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PROJECT FOR
2 TODD RD, ANDERSON, SC
29626, USA

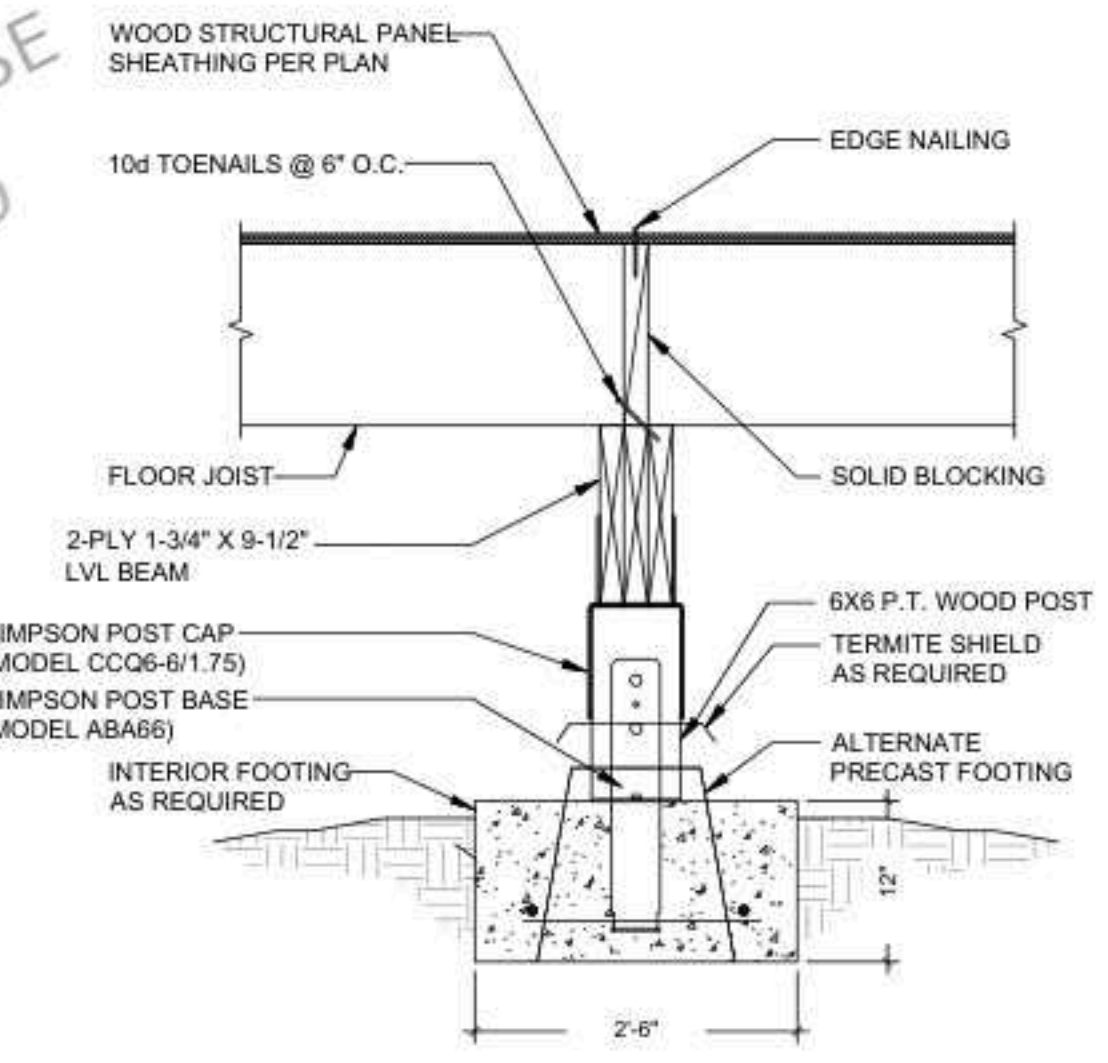
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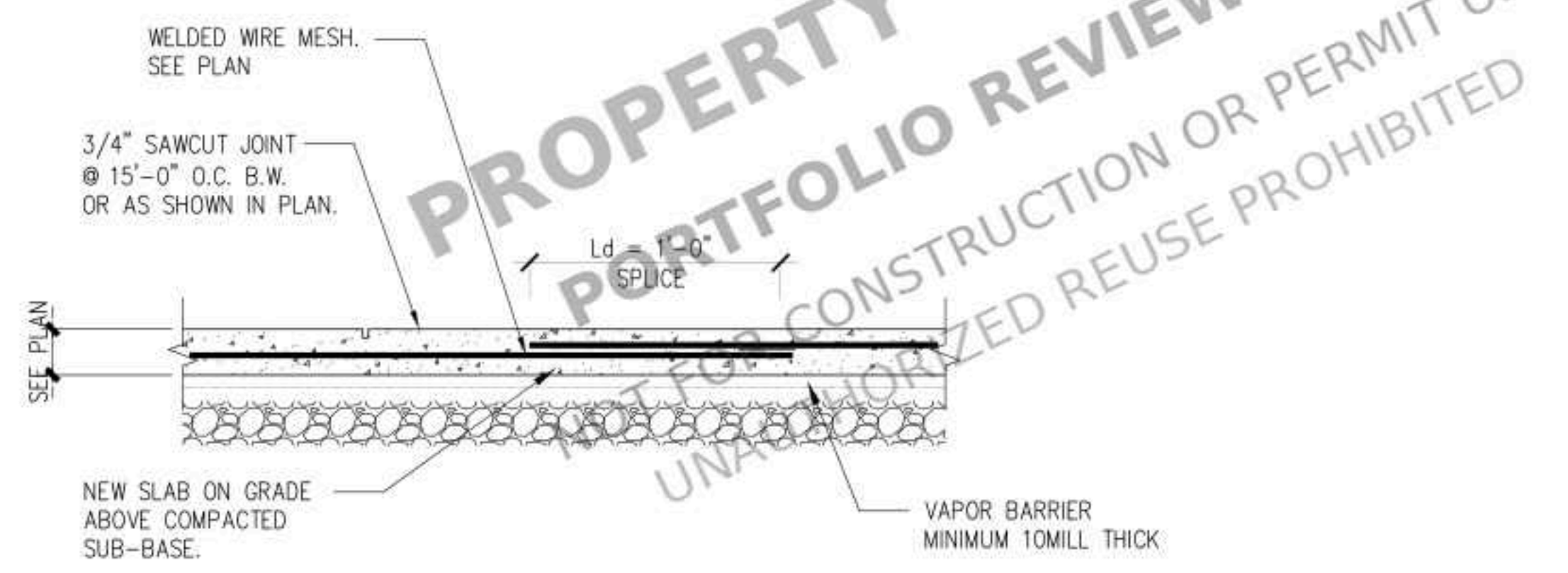
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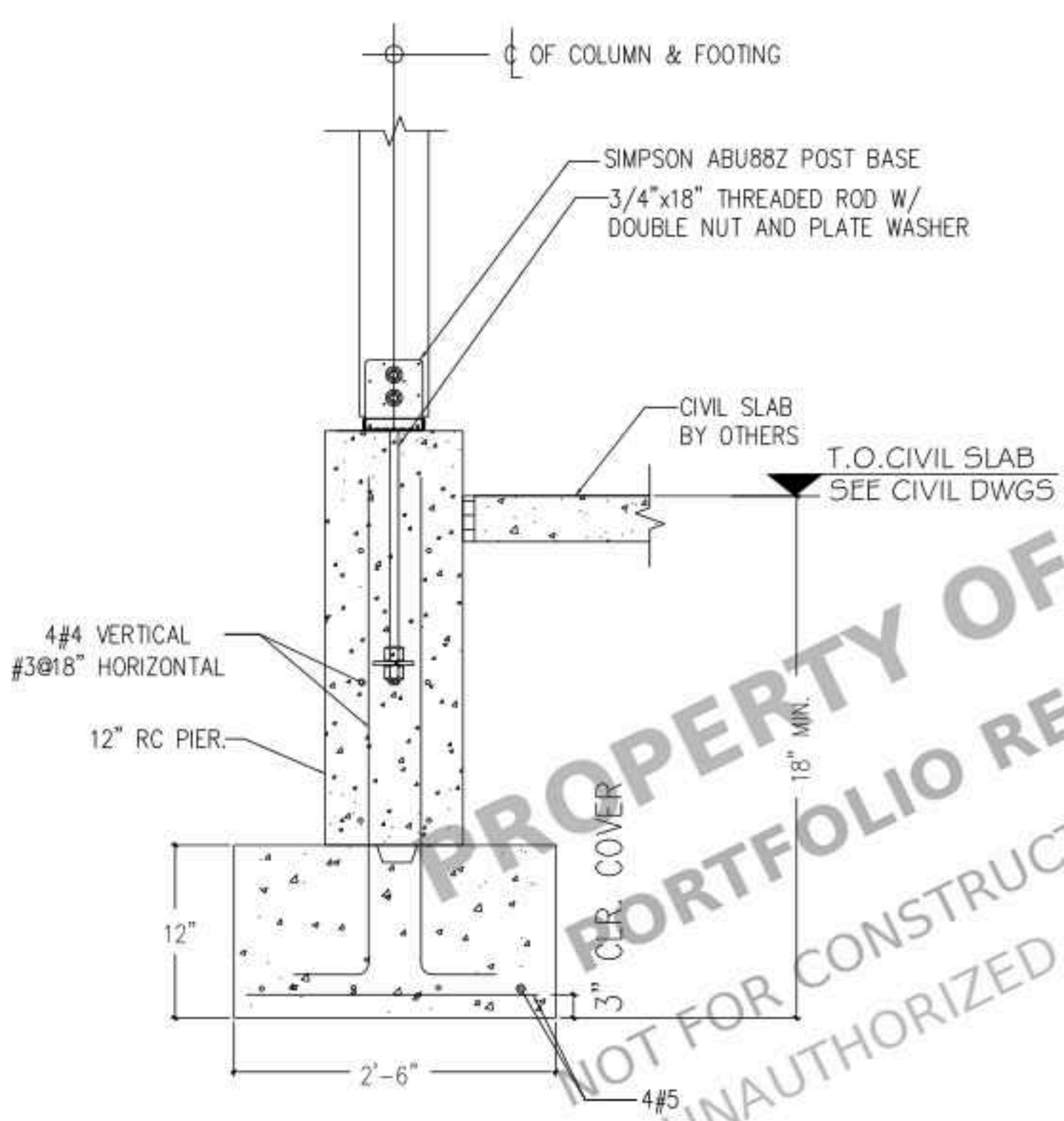
1 CMU FOOTING DETAIL
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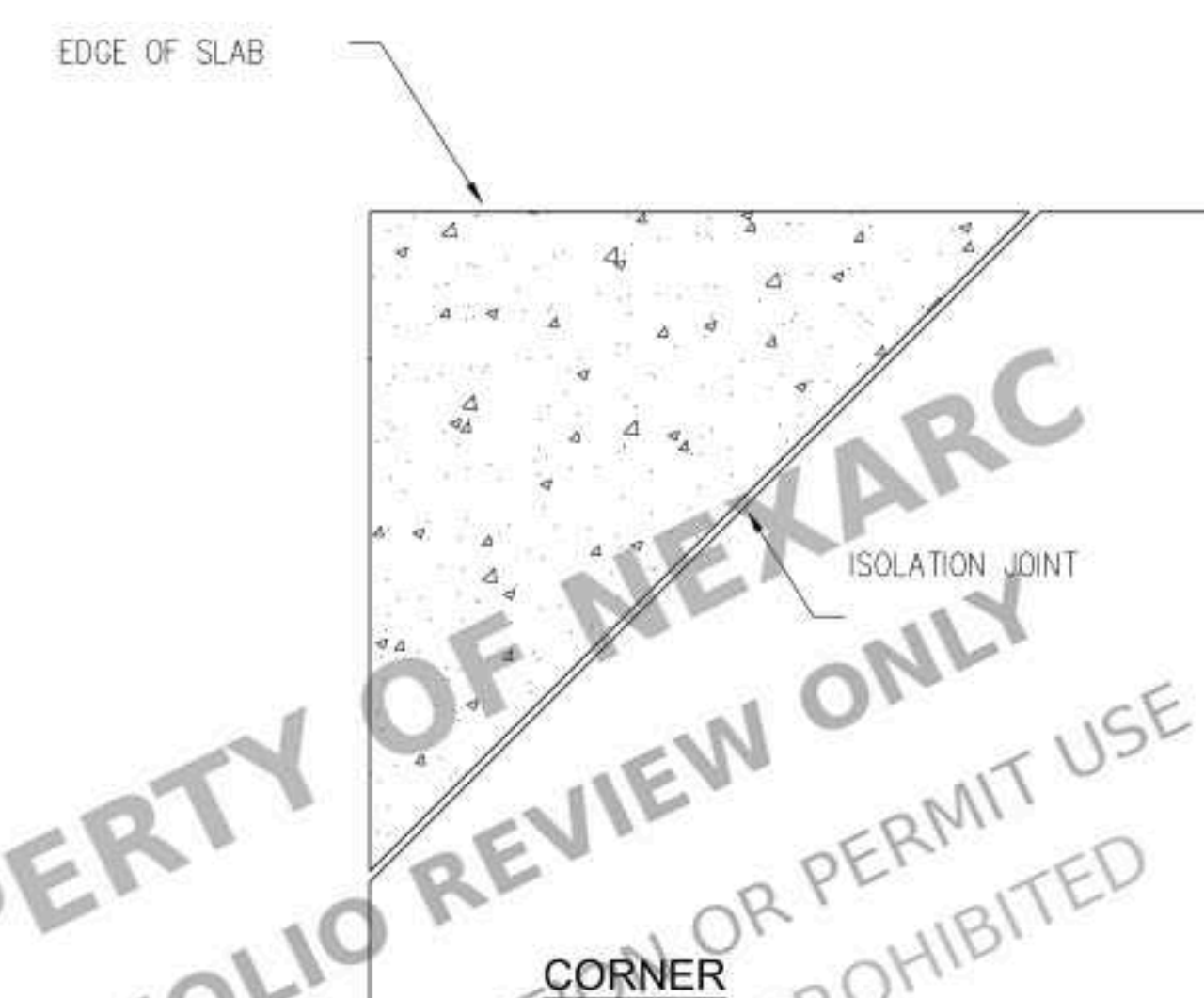
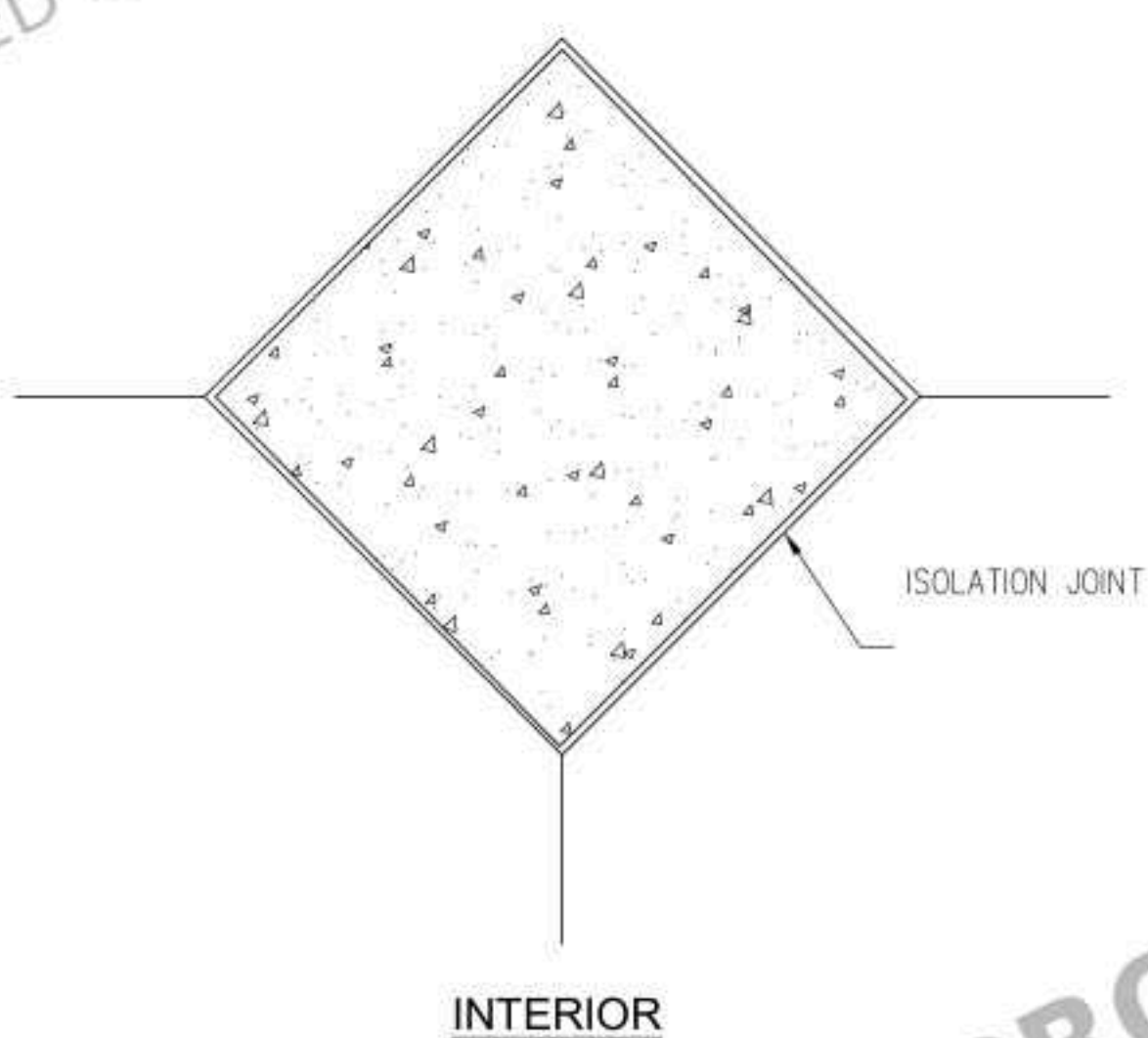
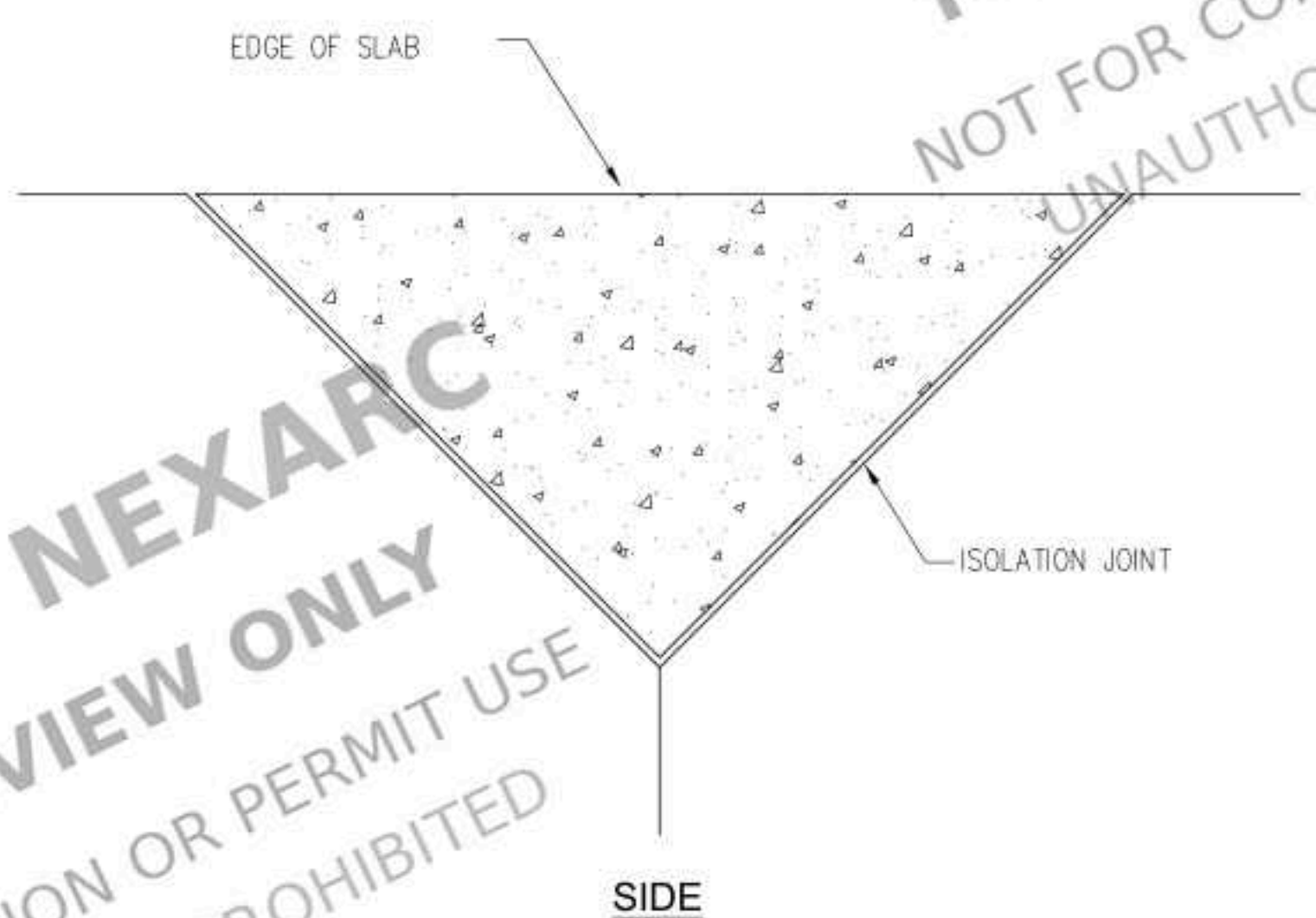
2 CRAWL SPACE FOOTING DETAIL
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3 SLAB ON GRADE DETAIL
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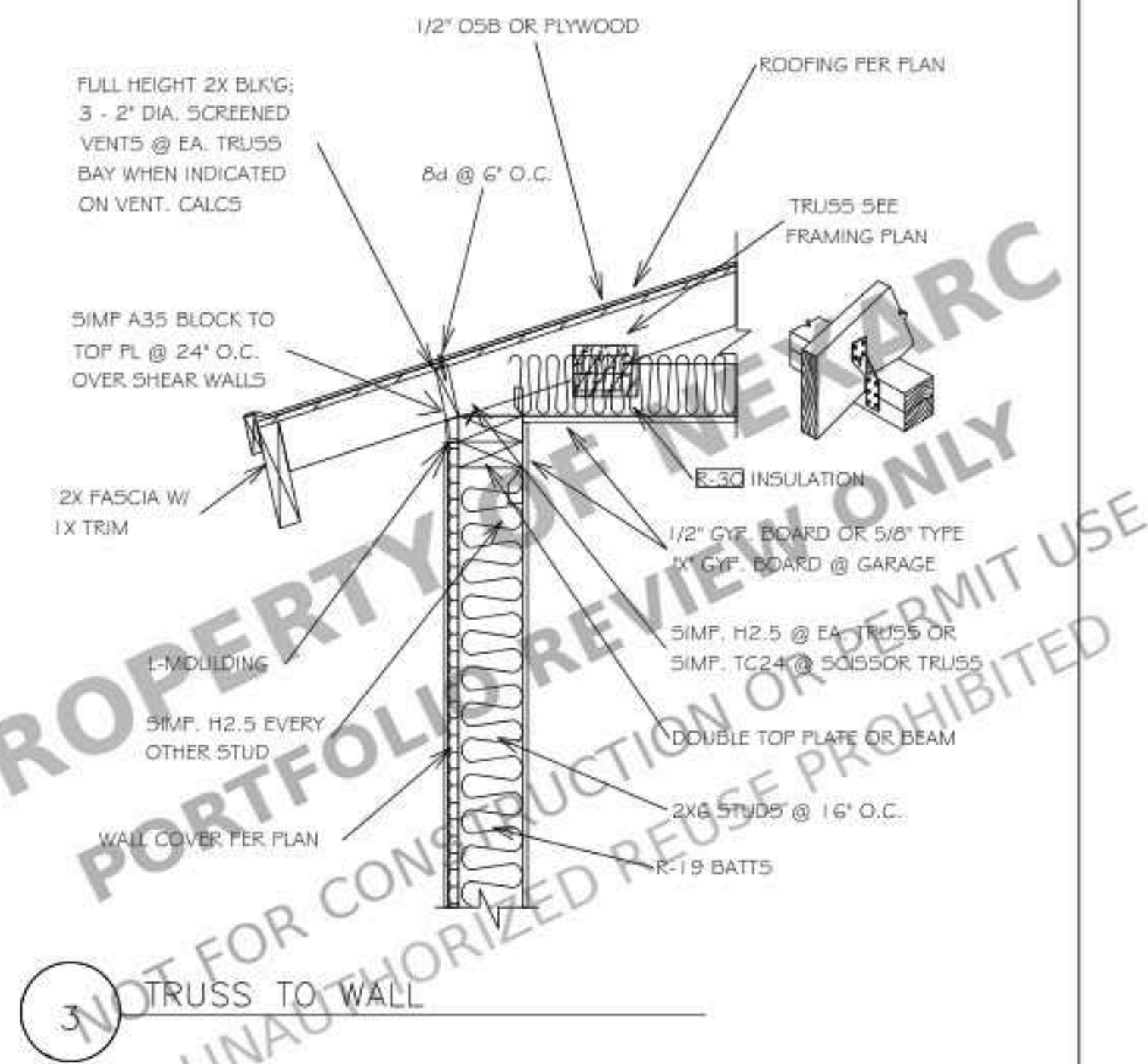
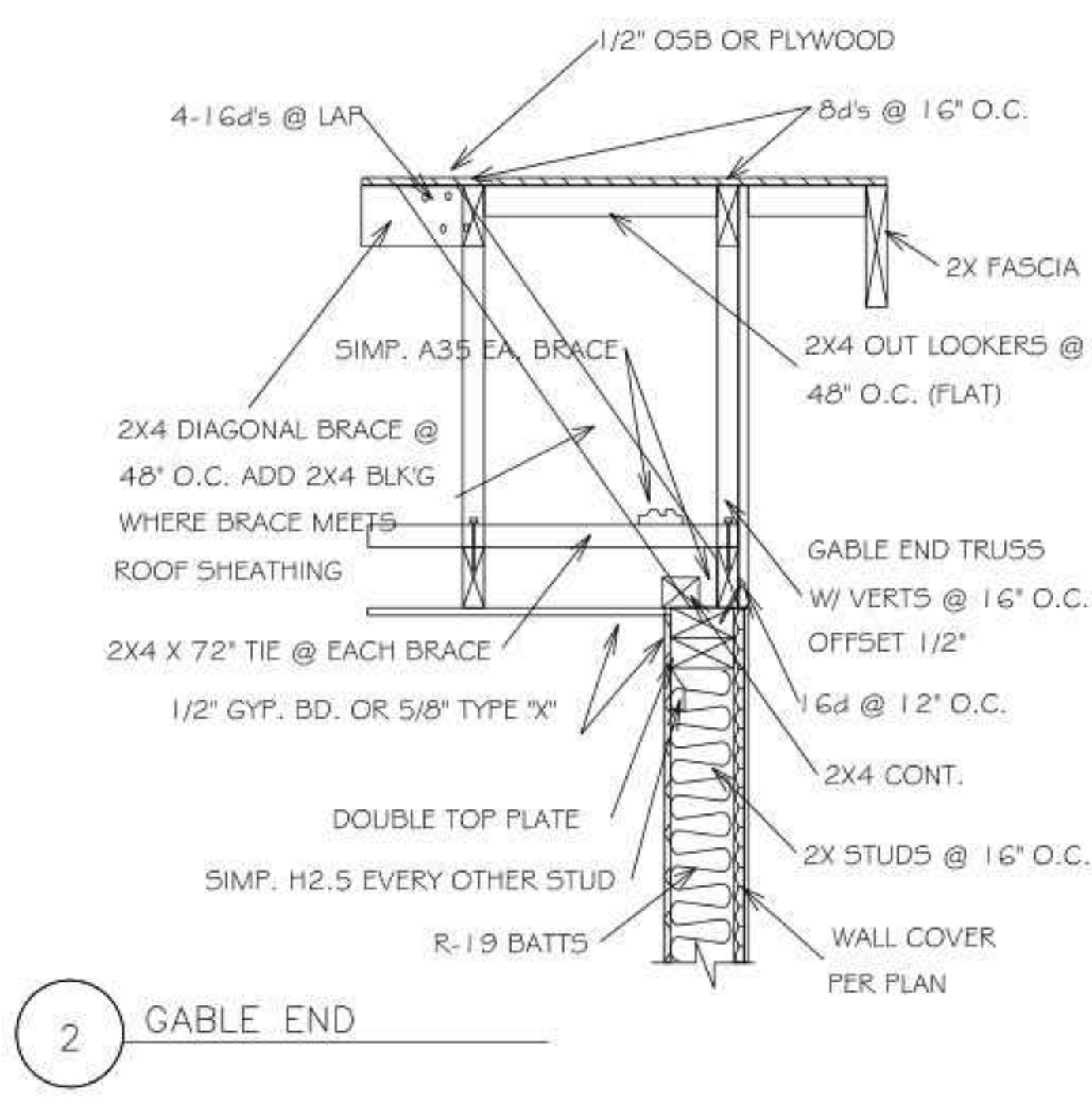
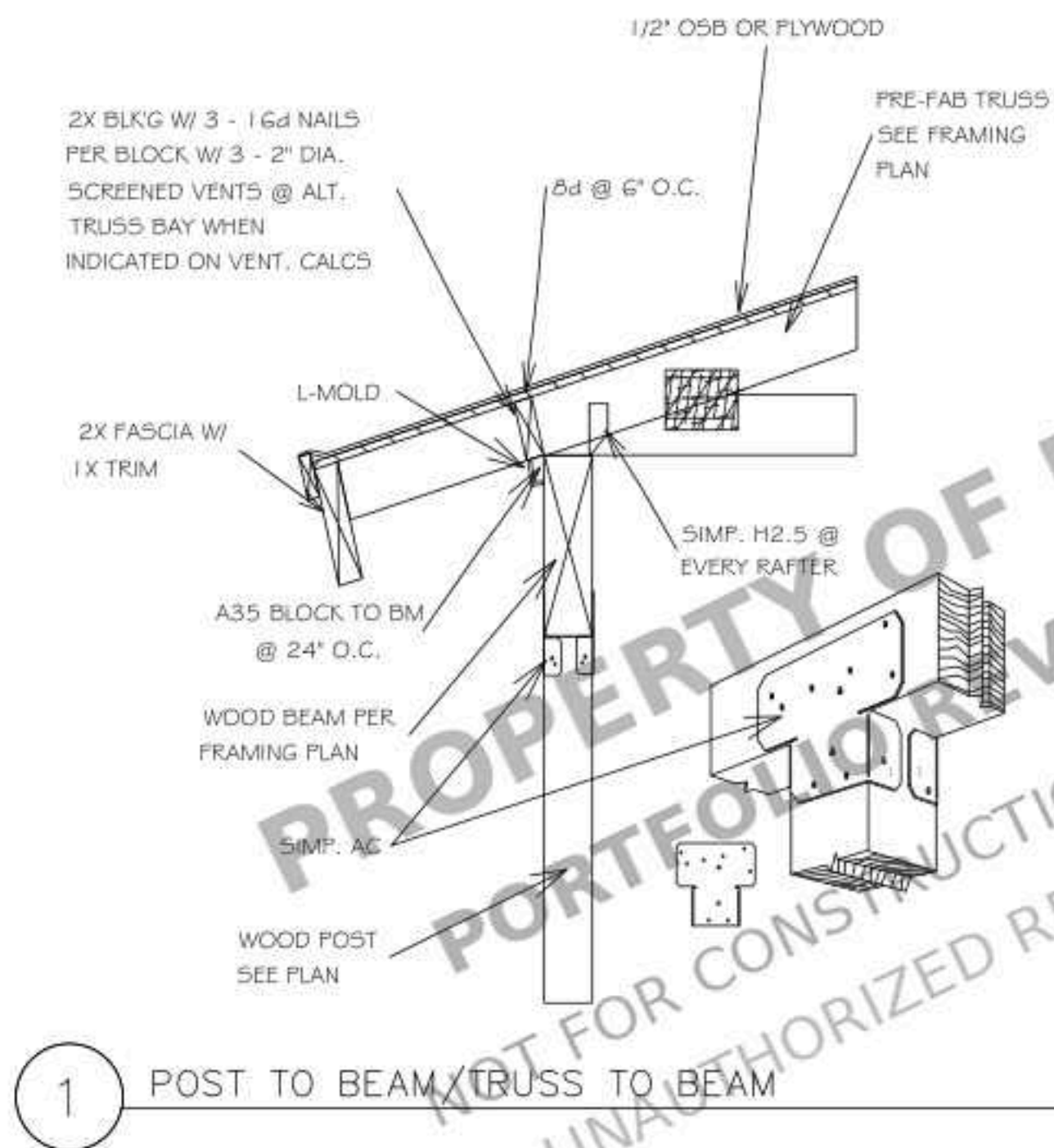
4 WOOD POST FOUNDATION DETAIL
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5 CONTRACTION JOINTS DETAIL
SCALE: N.T.S.

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HOLDOWN SCHEDULE

MARK	SIMPSON MODEL NUMBER	CAPACITY (LBS)	FASTENERS	HD LENGTH	MIN. STUD DEPTH AT END OF WALL (D.F. #2)	HOLDOWNS AT FOUNDATION - ANCHOR BOLTS
HD2	HDU8-SDS2.5	7870	20-SDS 1/4"x2 1/2" SCREWS	16 5/8"	4 1/2" (3-2X4)	PAB7-12 W/ 6" EMBED & 3/8"x2 1/4"x2 1/4" PLATE WASHER

FLOOR-TO-FLOOR TIEDOWN CONNECTIONS

MARK	SIMPSON MODEL NUMBER	CAPACITY (LBS)	FASTENERS (EACH STRAP)	END LENGTH	MIN. STUD (D.F. #2)	ANCHOR BOLT INFORMATION
T2	CS14	2490	30 - 8d COMMON NAILS OR 26 - 10d COMMON NAILS	16" - 15"	2X4	N/A

HOLDOWN AND TIE DOWN SCHEDULE NOTES: HD = HOLDOWN T = TIEDOWN TH=TIEDOWN TO BEAM

- HOLDOWN ANCHOR AND/OR TIEDOWN SHALL BE PLACED AT EACH END OF SHEAR WALL.
- HOLDOWN ANCHOR BOLTS SHALL BE SET INTO THE SLAB AT TIME OF THE POUR.
- HOLDOWN ANCHOR AND TIEDOWN REFER TO MANUFACTURERS INSTALLATION GUIDE FOR INFORMATION NOT SHOWN.
- EQUAL SIZE HOLDOWNS / STRAPS TO BE LOCATED AT EACH END OF WALL (U.N.O.).
- STUD DEPTH IS MEASURED AS THE DIMENSION PERPENDICULAR TO THE FACE OF STUD TO WHICH THE HOLDOWN IS ATTACHED.
- MINIMUM SIZE OF STUD SHALL BE THE LARGER OF THAT REQUIRED BY HOLDOWN OR REQUIRED BY SHEAR WALL.
- HEAVY HEX ANCHOR NUT REQUIRED TO ACHIEVE TABULATED LOAD (PROVIDED WITH HOLDOWN).
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED TO ACHIEVE THE LISTED LOADS.
- NAILS USED ARE: 8d - 0.131" X 2 1/2" LONG; 10d - 0.148" X 3" LONG; 16d - 0.162" X 3 1/2" LONG; 16d SINKER - 0.148" X 3 1/4" LONG.

NOTE: ALL SHEAR WALLS, HOLDOWNS, AND TIE-DOWNS SHALL BE AS SPECIFIED AND SCHEDULED ON THE STRUCTURAL DRAWINGS. NO SUBSTITUTIONS OR DEVIATIONS SHALL BE MADE UNLESS SPECIFICALLY NOTED OTHERWISE OR APPROVED BY THE ENGINEER OF RECORD.

CONTROL JOINT NOTES:

- Control joints shall be field located by the contractor.
- Control joints shall be located to limit the frequency and width of random cracks in the concrete slab.
- Locate and install control joints in accordance with ACI 360R "Design of Slabs on Ground" and the details shown.
- Maximum spacing of joints shall be per the table below.
- Saw cuts should be made as soon as possible after hardening.
- Keyed form to be removed before adjacent slab is poured.

MAXIMUM SPACING OF CONTROL JOINTS

Slab thickness (T), in.	Slump 4 in. to 6 in.		Slump less than 4 in.
	Maximum-size aggregate less than 3/4 in.	Maximum-size aggregate 3/4 in. and larger	
4	8 ft.	10 ft.	12 ft.
5	10 ft.	13 ft.	15 ft.
6	12 ft.	15 ft.	18 ft.
7	14 ft.	18 ft.	21 ft.
8	16 ft.	20 ft.	24 ft.

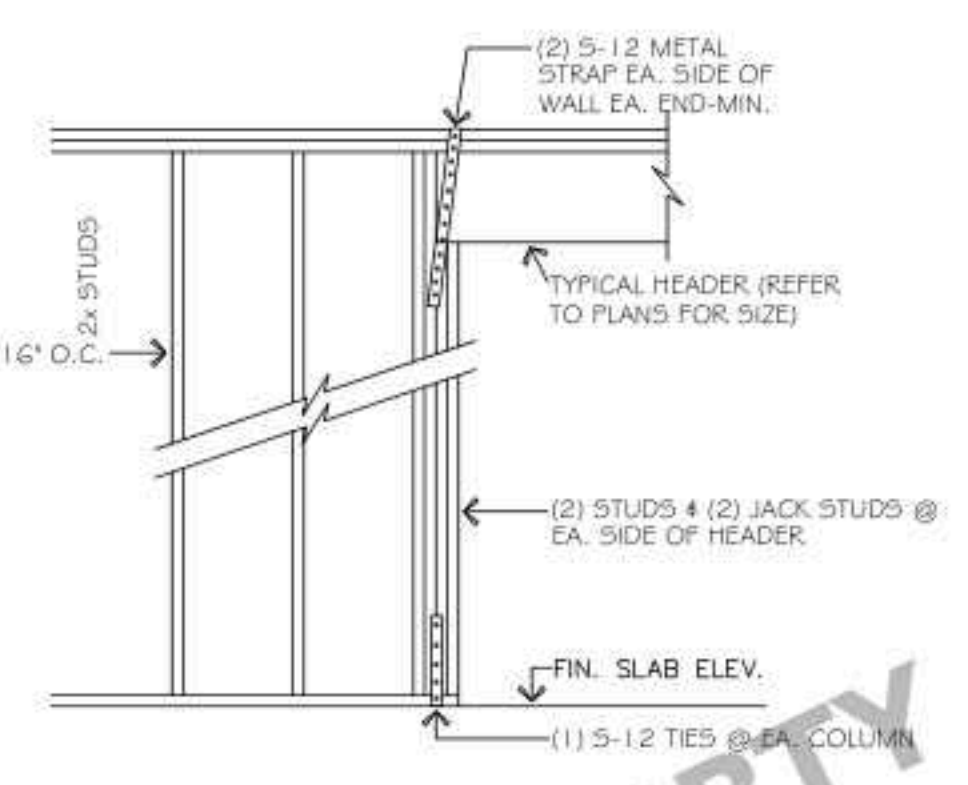
TYPICAL ANCHOR ROD DIMENSIONS

DIA.	EMBED	LENGTH	EMBED	TOP OF CONCRETE
1/2"	10"	LENGTH	EMBED	TOP OF CONCRETE
3/8"	12"			
5/8"	14"	LENGTH	EMBED	TOP OF CONCRETE
3/4"	16"			
7/8"	18"	LENGTH	EMBED	TOP OF CONCRETE
1"	22"			
1 1/8"	24"	LENGTH	EMBED	TOP OF CONCRETE
1 1/4"	24"			

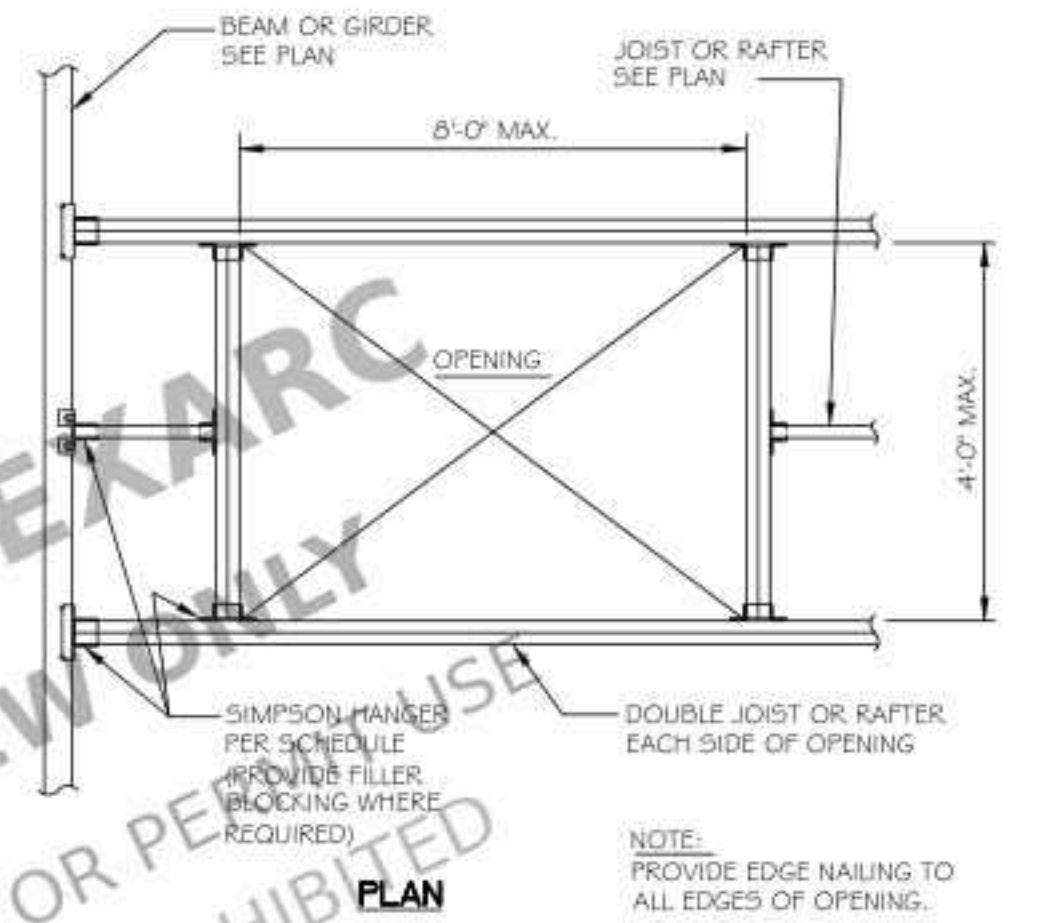
*AT OPENING JAMBS, 1/2"Øx6" EXPANSION ANCHORS MAY USED IN LIEU OF CAST-IN-PLACE ANCHORS. OPENING JAMB ANCHORS ARE NOT SHOWN ON THIS DRAWING, SEE METAL BUILDING ANCHOR PLAN.

NO.	REVISION

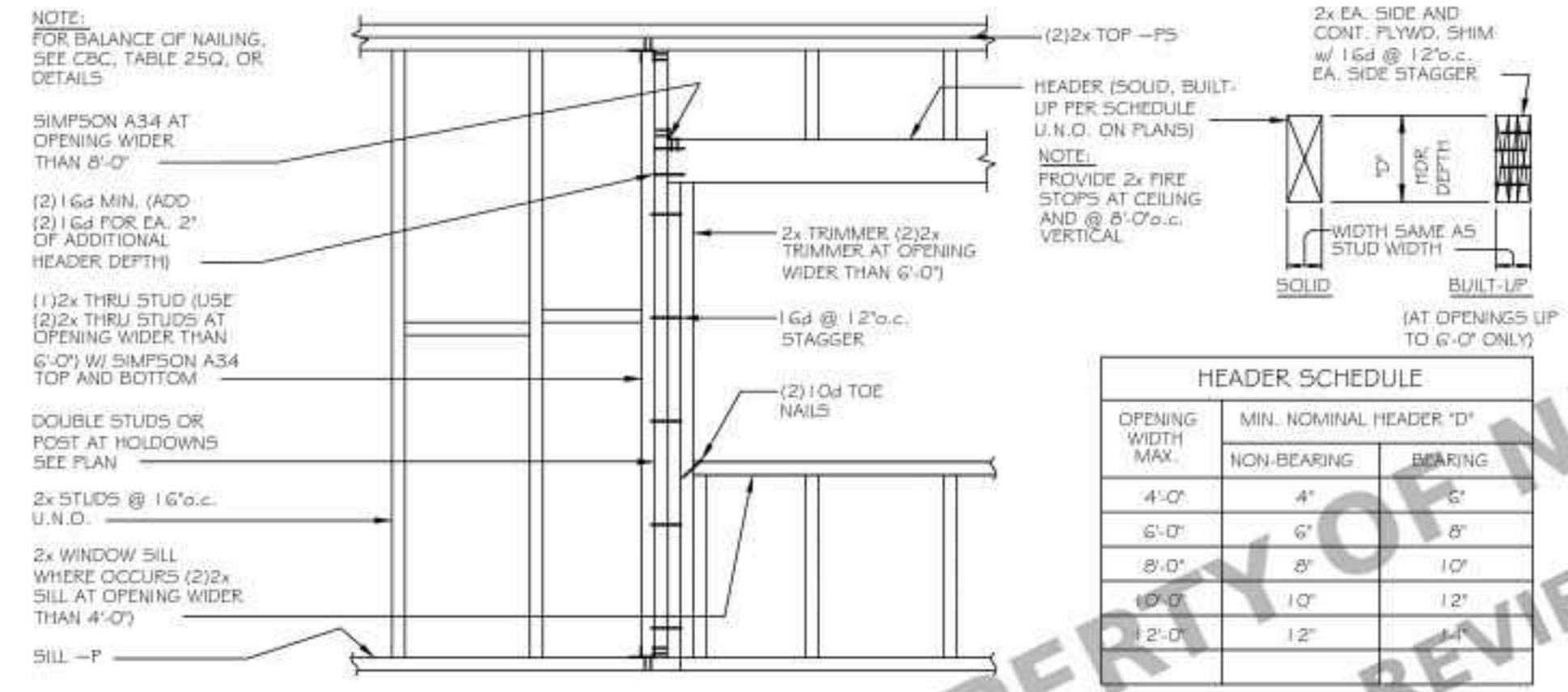
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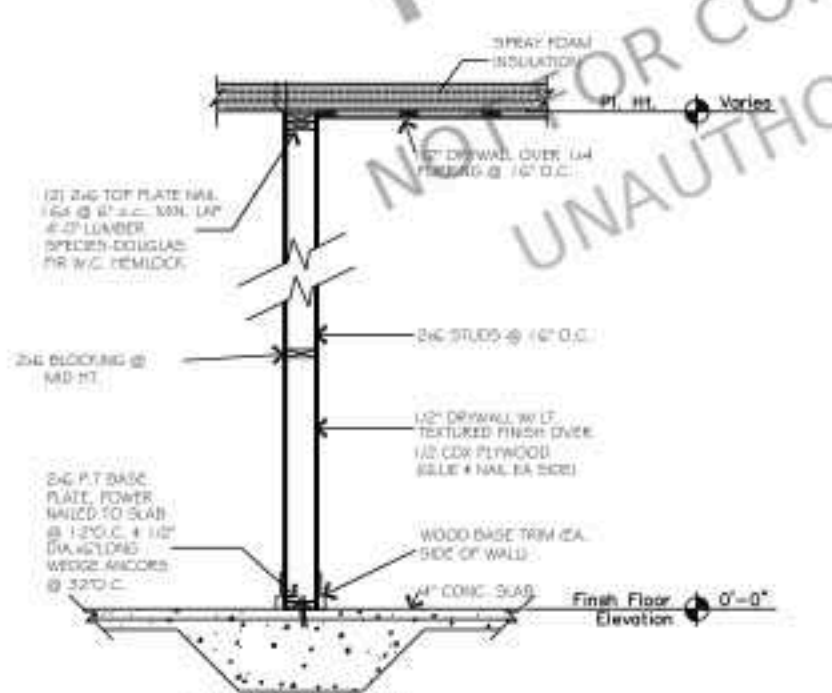
HEADER DETAIL



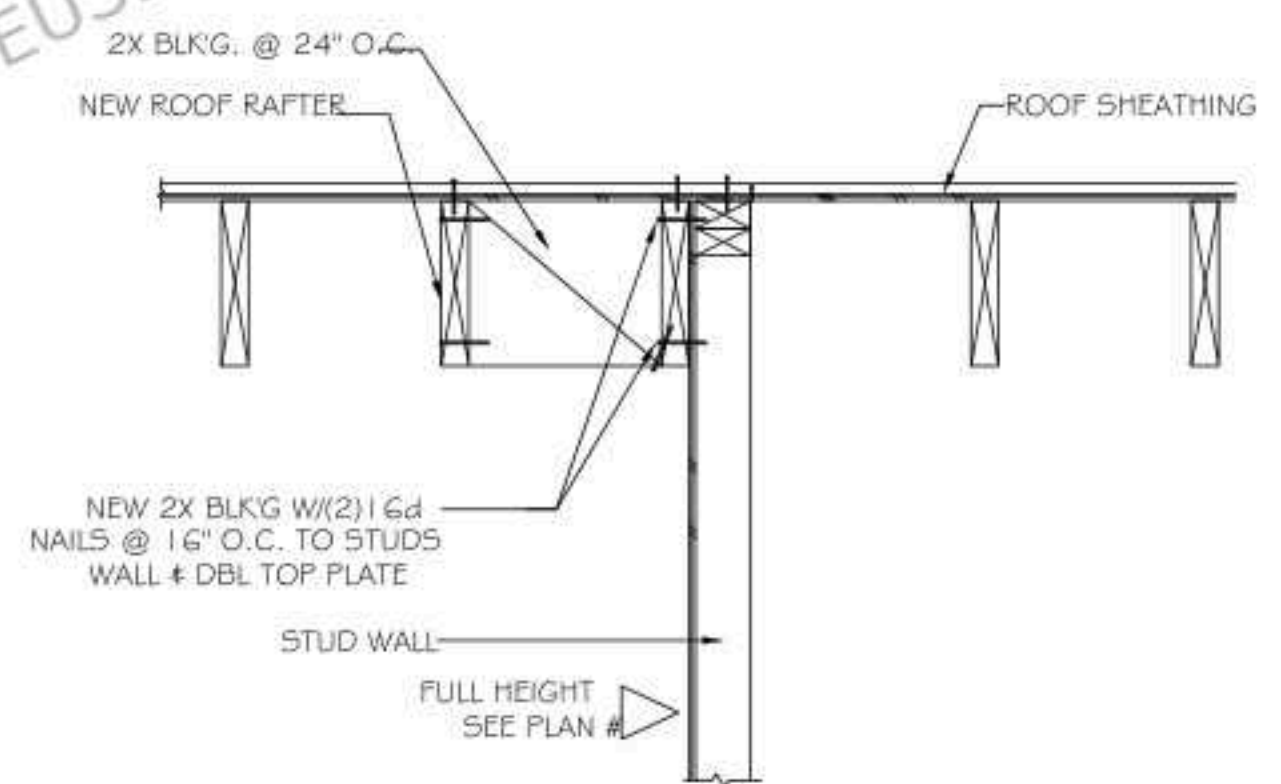
TYPICAL FLOOR/ROOF OPENING DETAIL



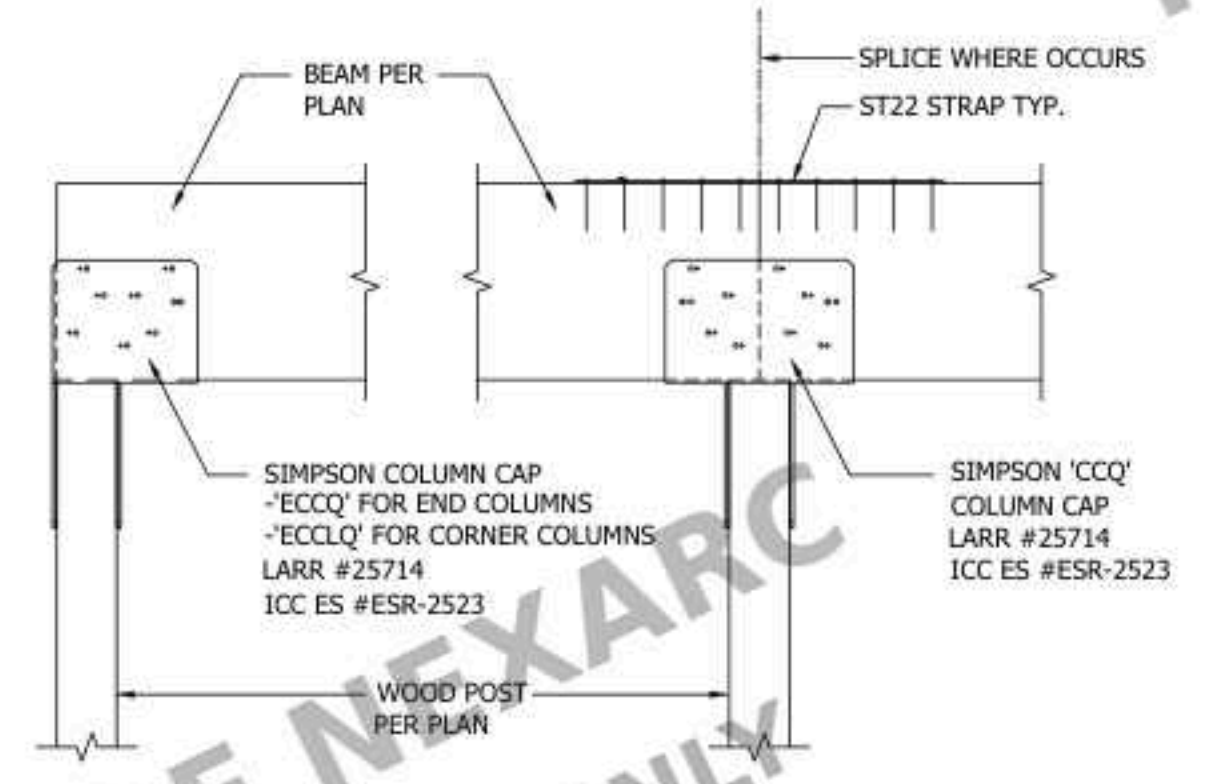
TYPICAL STUD WALL FRAMING AT OPENING DETAIL



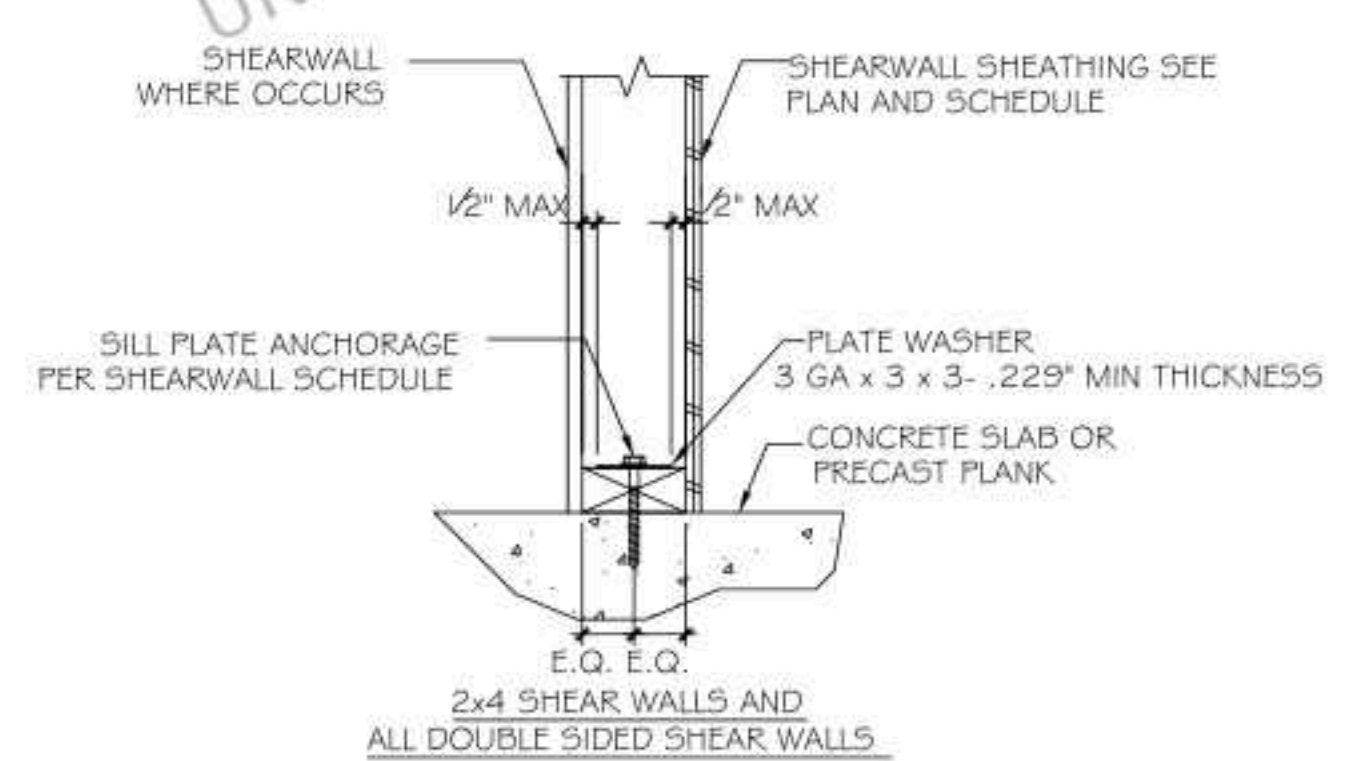
BEARING/SHEAR WALL SECTION



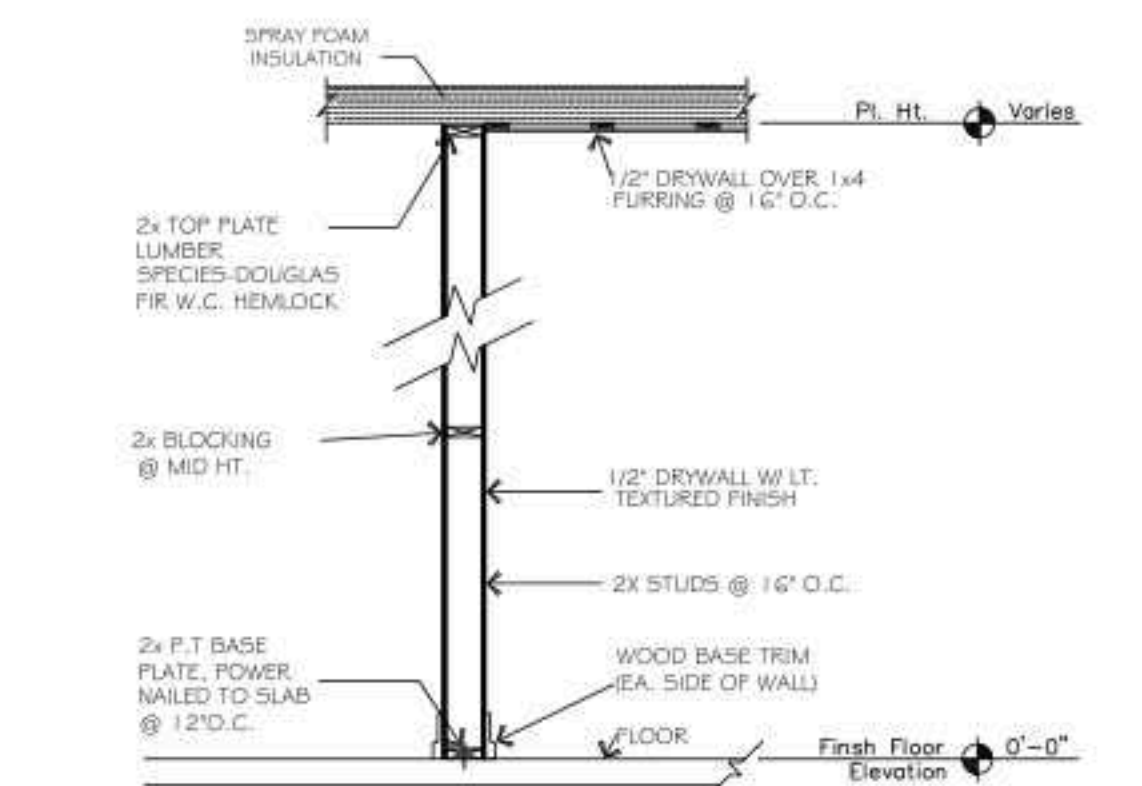
NEW ROOF PARALLEL TO WALL



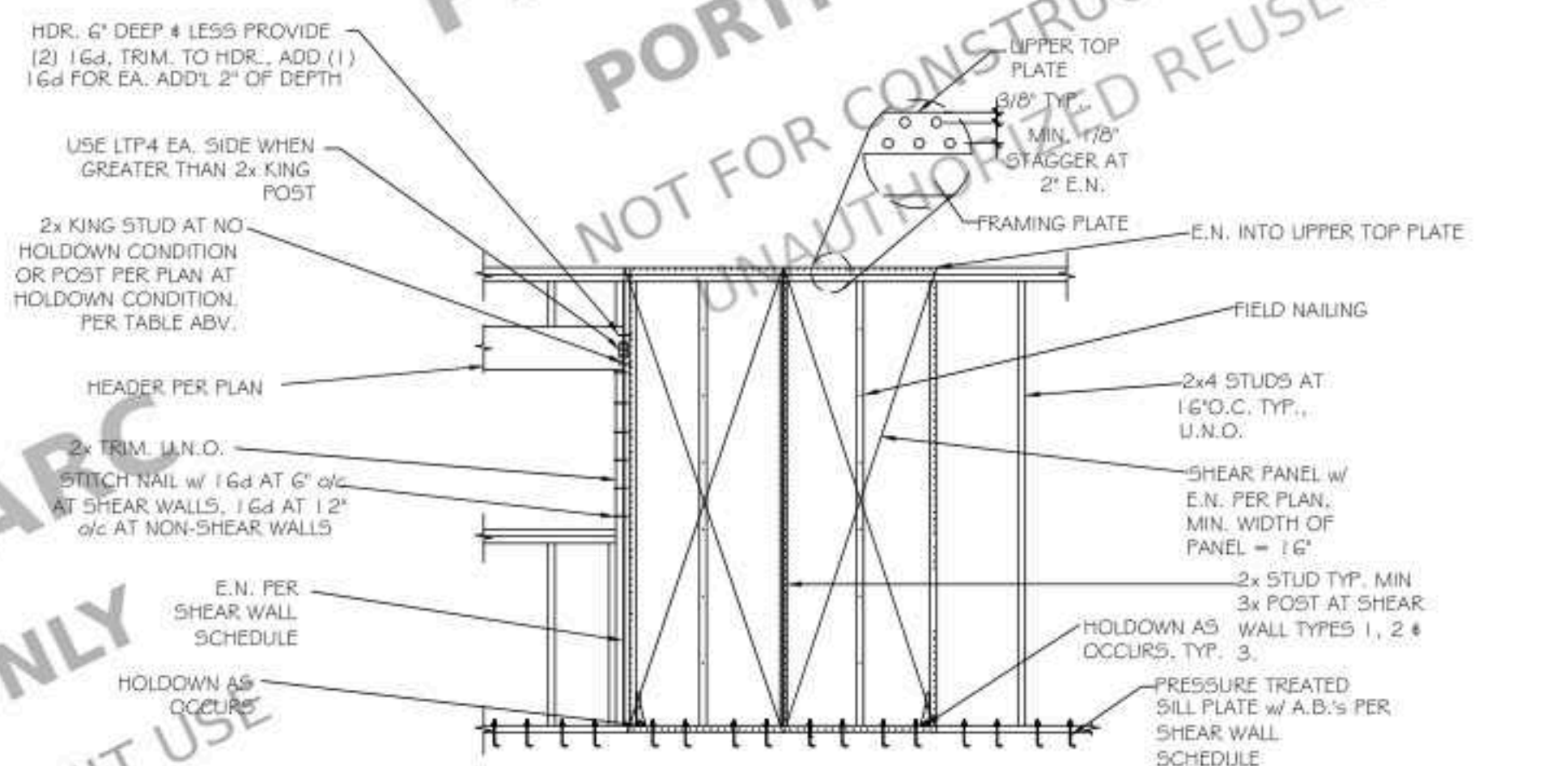
BEAM TO POST CONNECTION DETAIL



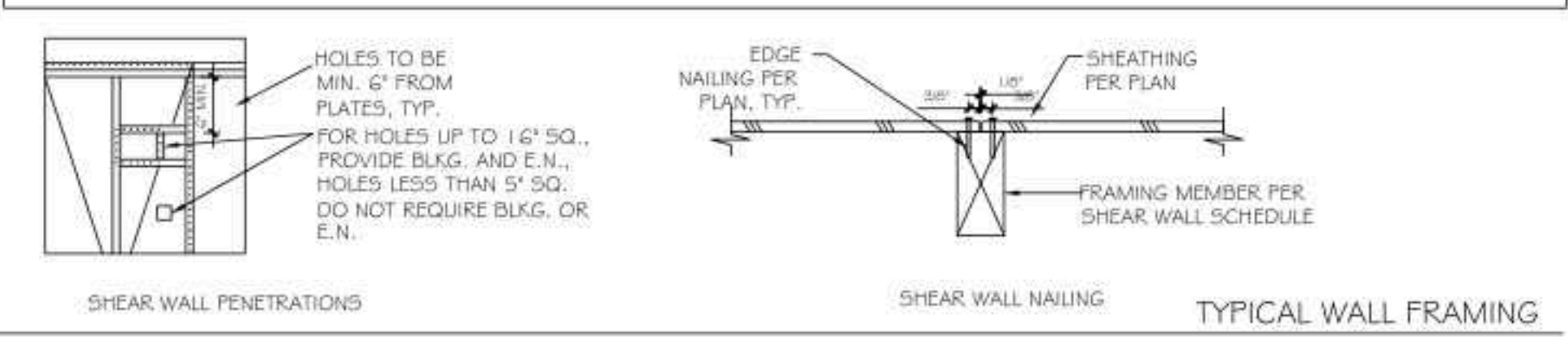
WOOD SHEARWALL SILL PLATE ANCHORAGE



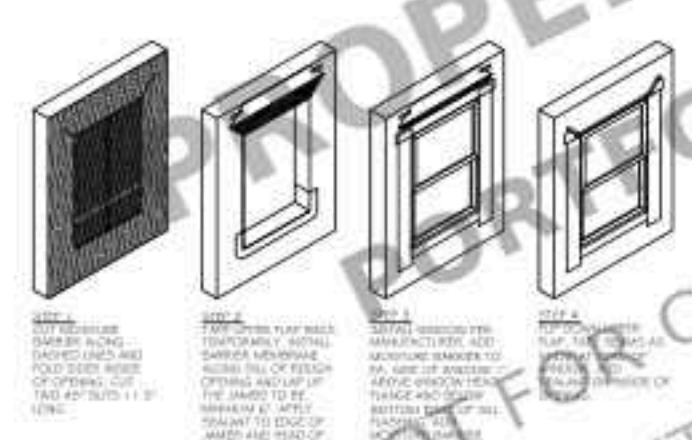
TYPICAL INTERIOR PARTITION SECTION



1. SHEAR WALL EDGE NAILING TO HAVE MIN. EDGE DISTANCE OF 3/8".
2. WHEN SHEATHING IS NAILED TO TRIMMER, TRIMMER AND KING STUD TO BE STITCH NAILED TOGETHER WITH 1/2" DS, SPACING TO MATCH EDGE NAILING OF SHEAR WALL.
3. SHEAR WALL PENETRATIONS ARE TO BE IN CONFORMANCE WITH THE DETAIL BELOW. LIMIT ONE PENETRATION GREATER THAN 5" SQUARE PER STUD BAY CUTS TO BE MINIMUM 1/2" FROM EDGE OF SHEAR WALL, ALL DIRECTIONS.
4. CONTACT ENGINEER OF RECORD FOR HOLES LARGER THAN 1/2" SQUARE.
5. TOTAL LENGTH OF OPENINGS SHALL NOT EXCEED 20% OF THE TOTAL WALL LENGTH.



SHEAR WALL PENETRATIONS SHEAR WALL NAILING TYPICAL WALL FRAMING



ROUGH OPENING PREPARATION DETAIL