

Interior Renovation

Calhoun St.

general notes:

design criteria - international residential building code [irc] 2021 edition

design wind speed - 140 mph exposure category 'b'

[framing and fasteners shall comply with american forest and paper association [af & pa] wood frame construction manual for one and two family dwellings [wcfm]

general framing notes:

1. all wood framing, fabrication and erection shall conform to the national design specification for wood construction wcfm / std-10 the plywood design specification by the apa and meet the requirements below, unless otherwise noted, all wood connections shall be in accordance with the 2009 residential building code for 130 mph wind speed.

all lumber in contact with concrete or masonry shall be treated.

all framing lumber shall be southern yellow pine, s4s no.2 maximum moisture content 15%, stud walls and partitions shall be sized as follows:

2. exterior wall 2x4 studs @ 16" o.c. / 2x6 studs @16" o.c. @ walls > 10'
first floor partitions 2x4 studs @ 16" o.c. / 2x6 studs @ 16" o.c. @ walls > 10'
second floor partitions 2x4 studs @ 16" o.c. / 2x6 studs @ 16" o.c. @ walls > 10'
wet walls 2x6 studs @ 16" o.c.

3. block all studs at mid-height

4. floor, attic, and roof framing shall be of sizes as indicated on framing plans. provide wood cross bridging where indicated on drawings or when joist spans exceed eight [8] feet. located [3] 2x12 beams below bearing walls of floor above and/or as indicated on framing plans. beams shall bear on entire width of bearing top plates. locate three [3] studs at beam bearing points below double top plate or as shown on plans [see framing note #14] provide wood collar braces at 48" o.c. roof rafters 24" below crown of roof.

5. plywood sub-floor apa rated 48/24, 3/4" thick tongue and groove, glued and nailed to floor joists with 8d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports. [typical for 2 story home only.]

6. plywood roofing - apa 24/0, 5/8" thick nail with 8d nail spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supported. provide ply clips at unsupported edges between roof joist. nail shingles with 6 nails per shingle.

7. wind bracing - provide apa rated 1/2" stormguard o.s.b. by norbord. nail edges with 8d nail at 4" o.c. at panel edges and 12" o.c. at intermediate supports. provide solid blocking at all panels.

8. coordinate framing with hvac, electrical, and plumbing requirements.

9. ceiling heights:
first floor see arch drawings
second floor see arch drawings

10. joist hangers shall be 16 gauge type 'u' as manufactured by simpson strong tie co. install joist hangers in strict accordance with the manufacturer's specifications. use joist hangers for beams and joists which frame to beams at the same elevation. joist hangers shall be the same size as member supported.

11. opening header schedule:
first floor 2 2x12's
second floor (2) 2x10 @ 3'-0" to 6'-0" openings
(2) 2x6's @ openings less the 3'-0"

12. bore holes 2" clear from top to bottom edge of joist, not larger than 1 1/4" in dia and not in middle of span.

13. strap all plates cut away for plumbing with 1 1/2" wide no. 24 gauge galv. straps 18" long, both sides of wall - spiked to plates.

14. provide stud posts made up of multiple studs beneath end bearing of beams as shown on framing plan. nail each stud to adjacent stud in post with 16d nails at 12 in o.c. [on stud center line] and within 3" of each end. cut studs carefully to insure full and complete bearing top to bottom.

15. brick lintels above openings shall be 5"x3 1/2" x 1/4" glav. steel angles with 8" min. bearing each side unless noted or detailed otherwise on the drawings.

16. all windows and glazed openings shall be provided with anchorable pre-cut, numbered, 5/8" plywood storm covers and attachment hardware.

17. provide hurricane straps between wall framing and base plate and between wall framing top plate and roof framing for continuous load path connection.

18. provide simpson column caps to connect exterior columns to roof beams and Simpson post bases [or approved equal] to connect exterior columns to foundation.

general notes

12" = 1'-0"

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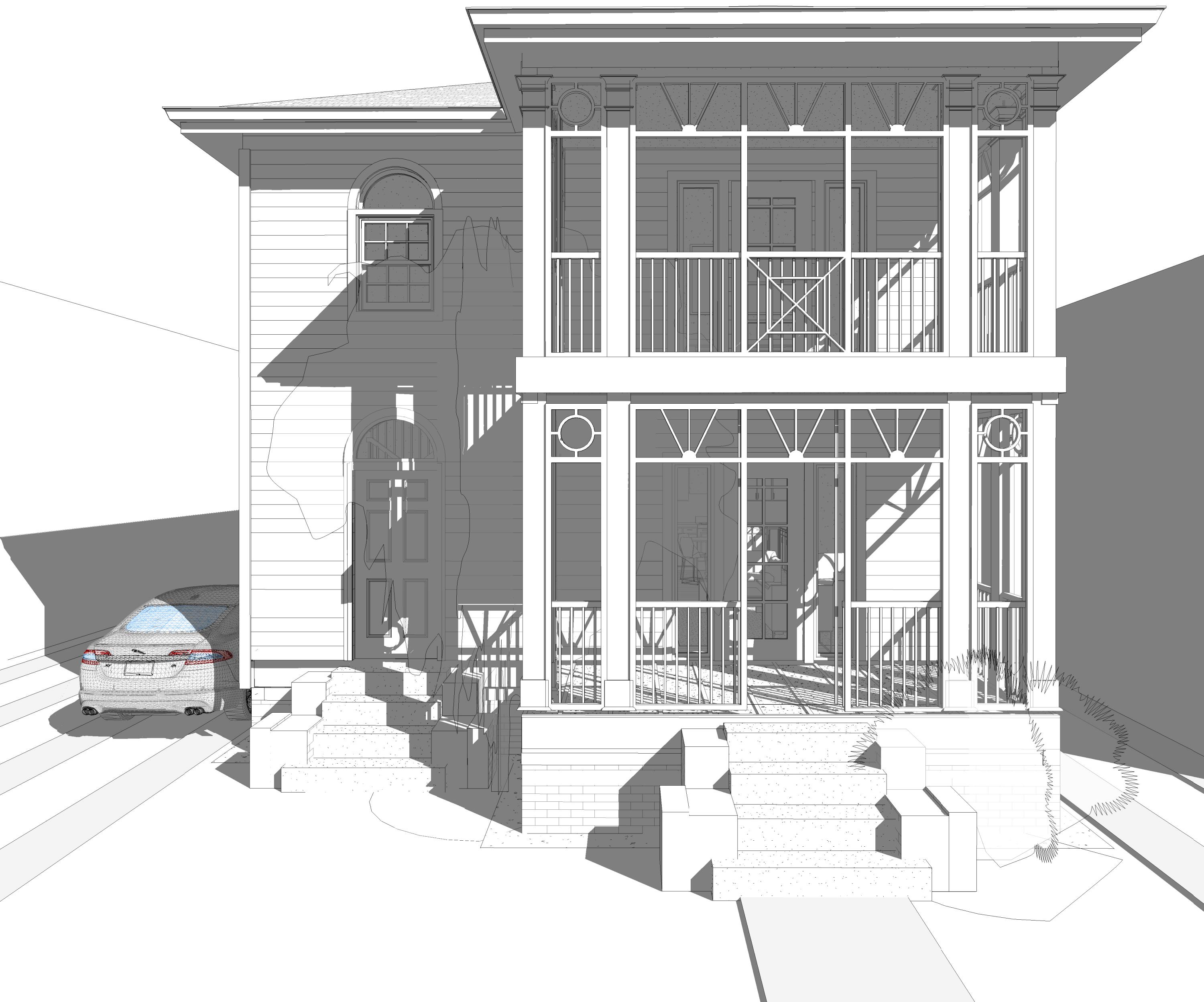
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PROJECT SCOPE:

- ADDITION ON FIRST AND SECOND FLOOR OF 5'
- ADDITION OF REAR ACCESS ON FIRST FLOOR
- REMOVAL OF SCREEN ON PORCH
- 3 BEDROOMS ON FIRST FLOOR
- 5 BEDROOMS ON SECOND FLOOR



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No.	Description	Date
1	Initial Site Visit	05.21.2024
2	CM 1	06.12.2024
3	Client Review Set	07.22.2024
4	CM 04	08.28.2024
5	CM 04 REVISIONS	09.03.2024
6	STRUCTUAL SET	10.14.2024
7	PERMITTING SET/ UPDATED REDLINES	10.22.2024
8	Revisions One	11.12.2024
9	Bedroom Count Updates	11.19.2024
10	Permitting Updates	12.03.2024

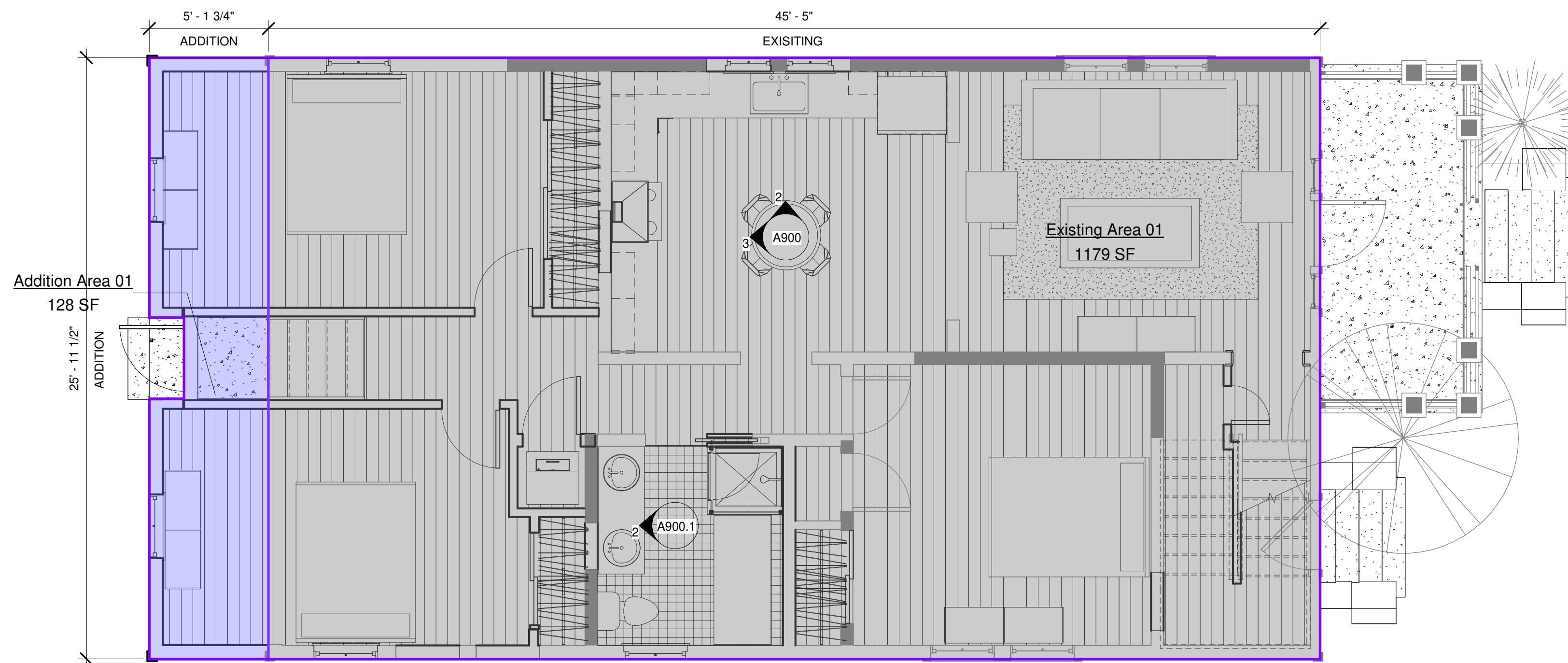
Interior Renovation

Calhoun St.

COVER

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G001



① FIRST FLOOR
1/4" = 1'-0"

Area Schedule (Overall)

Area	Name	Level
1179 SF	Existing Area 01	FIRST FLOOR
128 SF	Addition Area 01	FIRST FLOOR
133 SF	ADDITION AREA 02	SECOND FLOOR
1113 SF	EXISTING AREA 02	SECOND FLOOR

Total Existing Area: 2,292SF

Total Addition Area: 261 SF

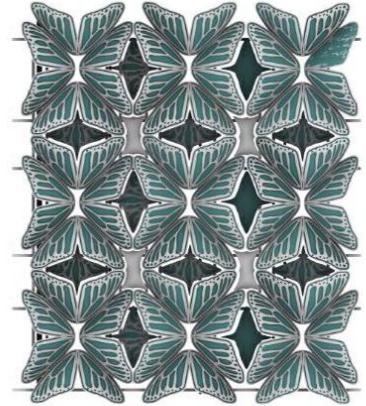
FORMULAS FOR 15%
EXISTING TOTAL AREA (15%)= 15% OF
EXISTING BUILDING

15% OF EXISTING BUILDING:
 $2292 \cdot .15 = 343.8 \text{ SF}$

TOTAL ADDITION ADDED SF:
128 SF + 133 SF = 261 SF

**ADDITION IS LESS THAN 15% OF
EXISTING BUILDING**

$261 \text{ SF} < 343.8 \text{ SF}$



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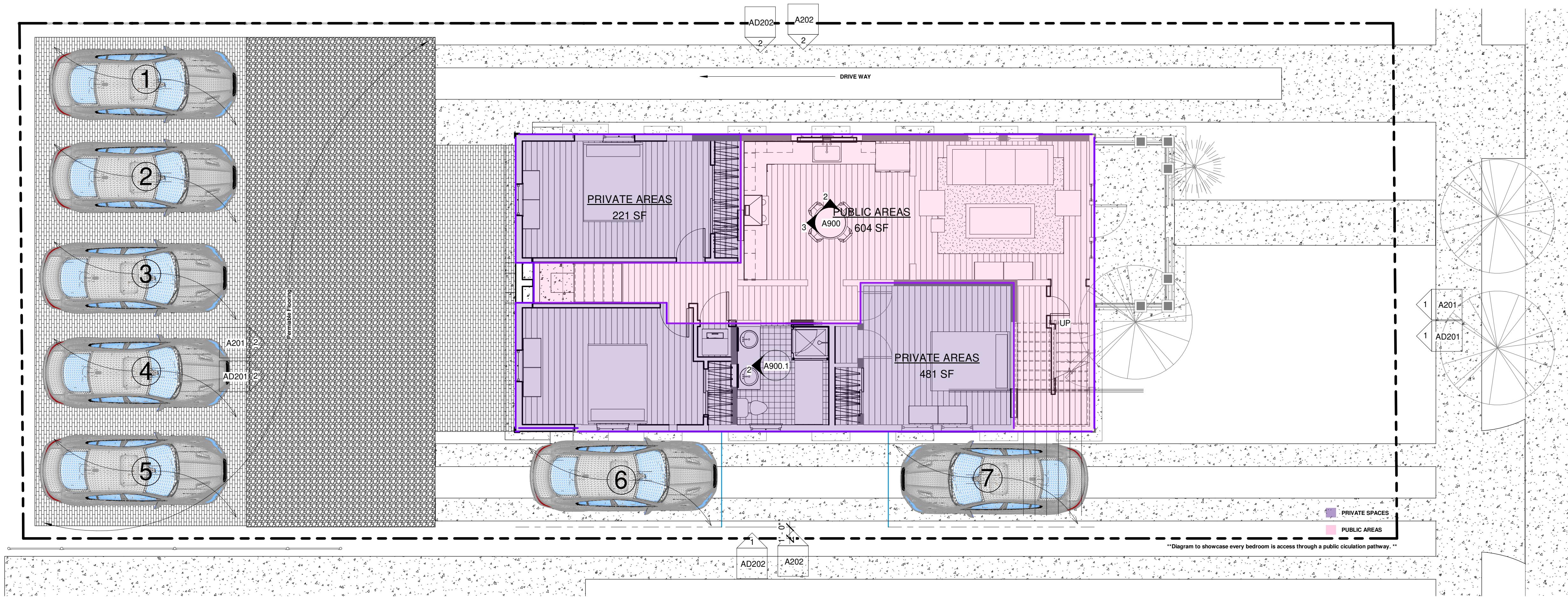
Interior Renovation

Calhoun St.

AREA PLAN

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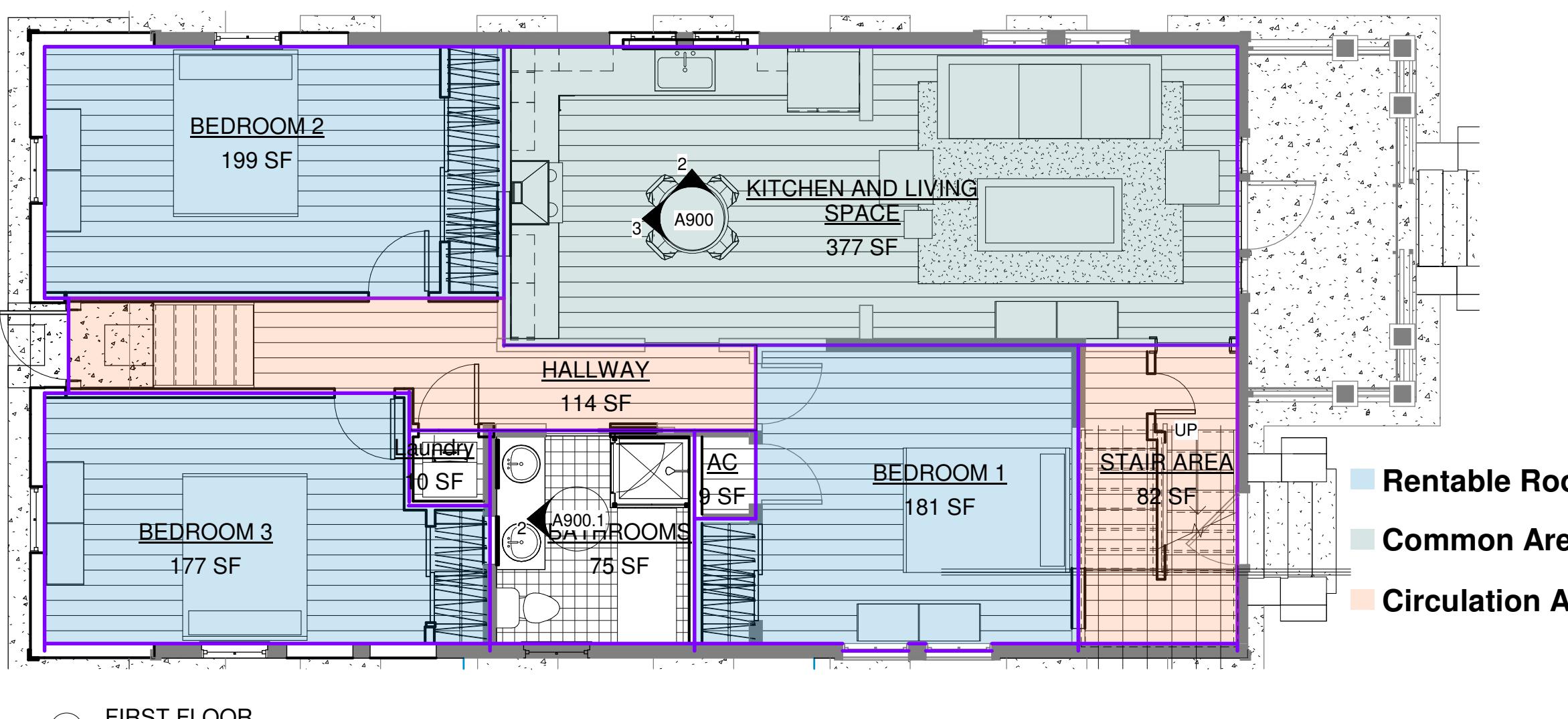
G004



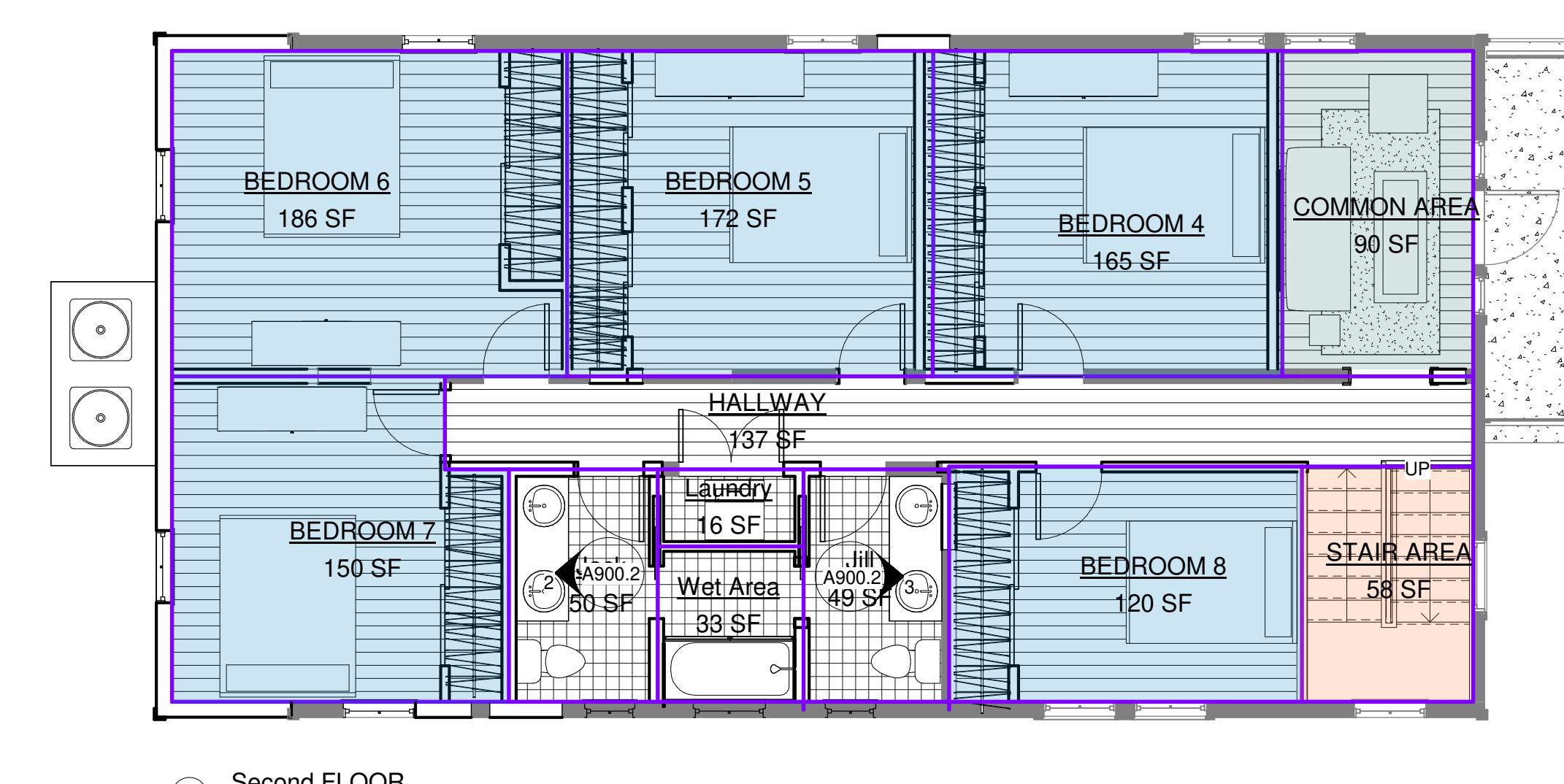
③ SITE PLAN
3/16" = 1'-0"



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① FIRST FLOOR
3/16" = 1'-0"



② Second FLOOR
3/16" = 1'-0"

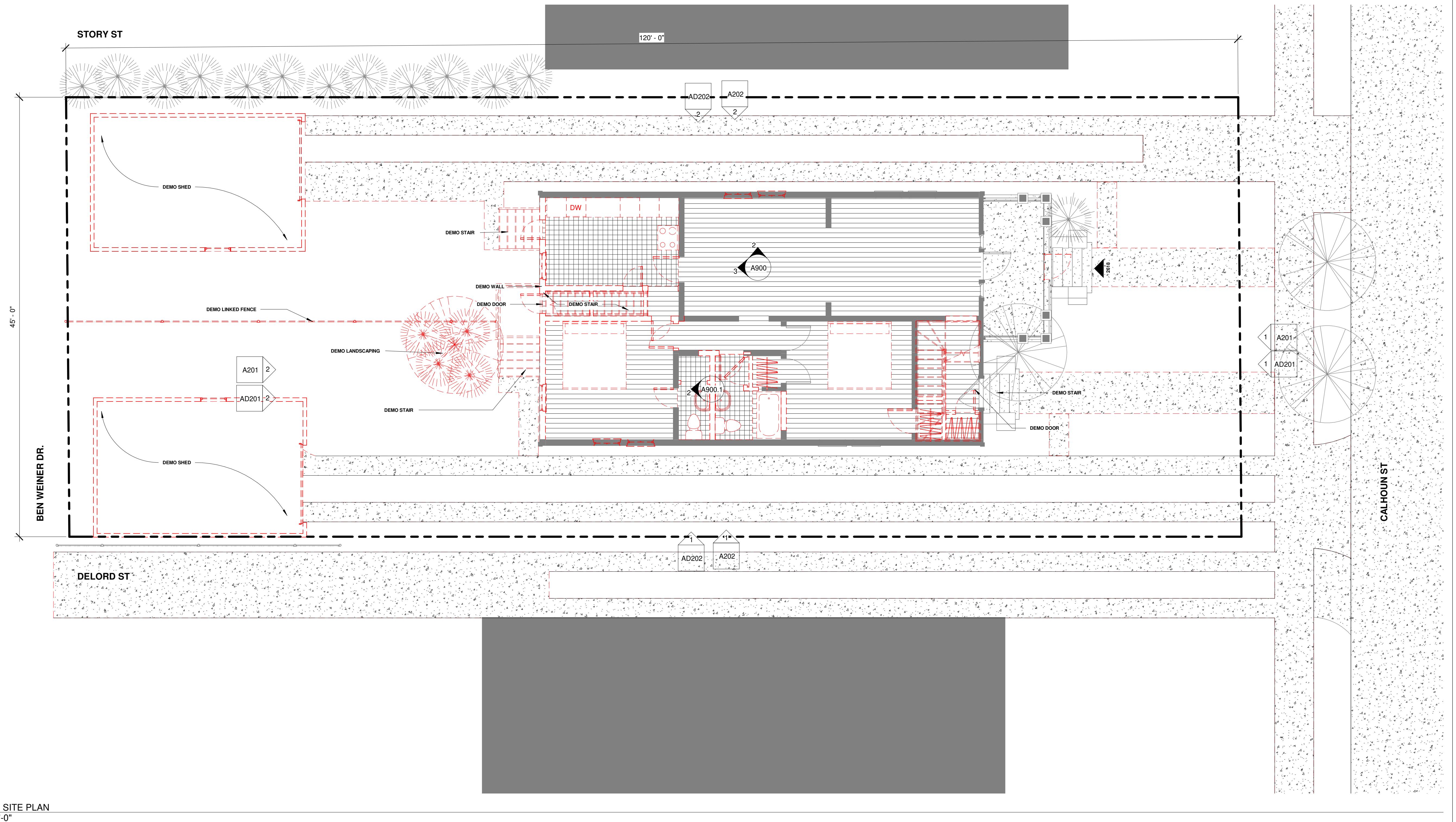
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Calhoun St.

AREA PLAN

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1 DEMO SITE PLAN
3/16" = 1'-0"

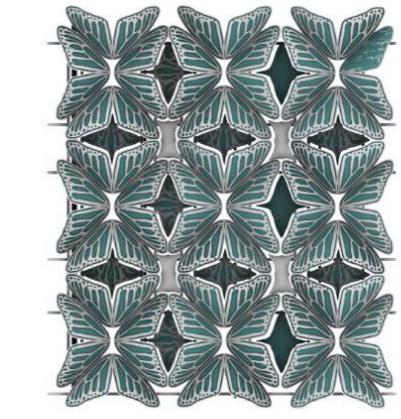
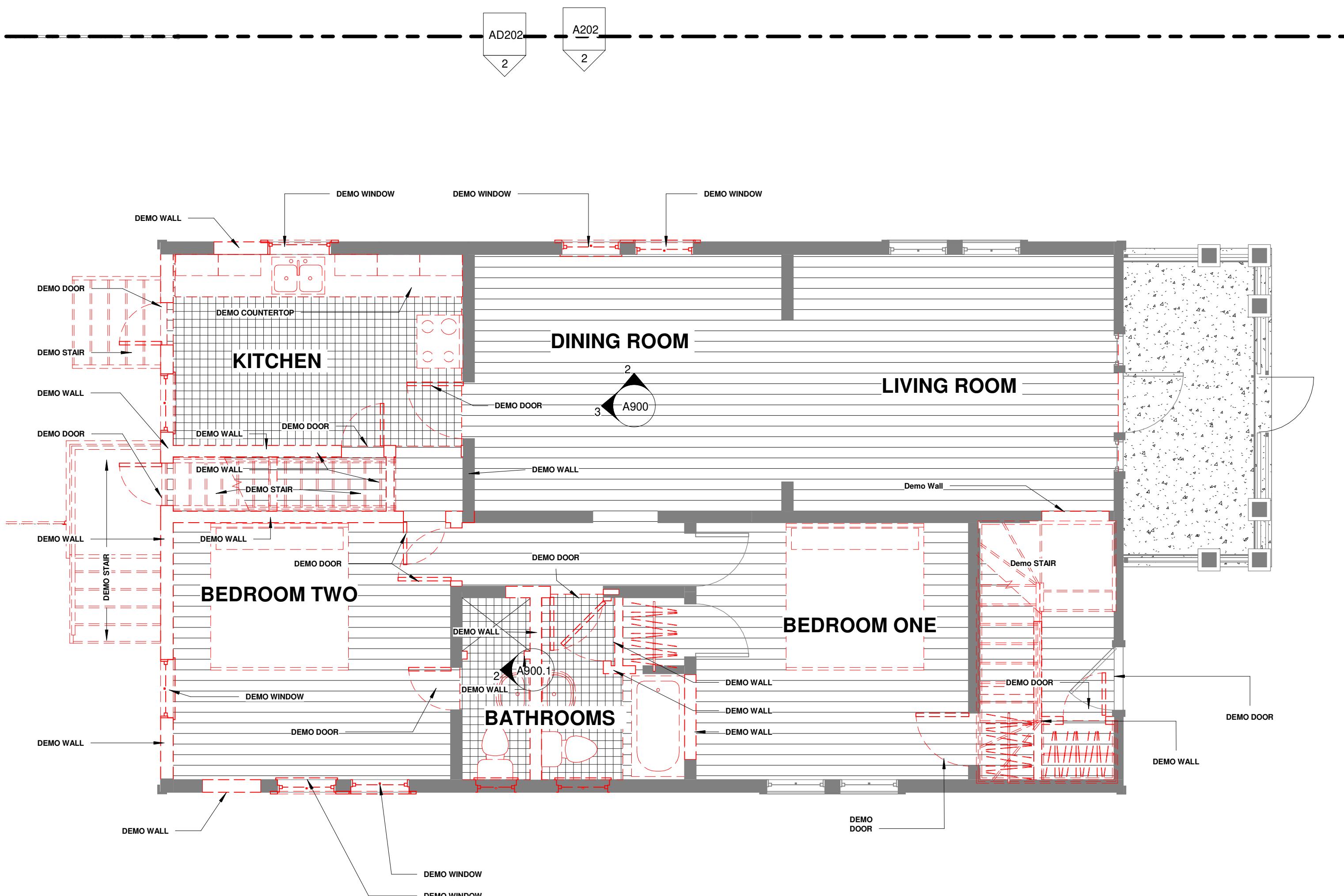
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Calhoun St.

DEMO Site Plan

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AD100



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① FIRST FLOOR DEMO
 1/4" = 1'-0"

Interior Renovation

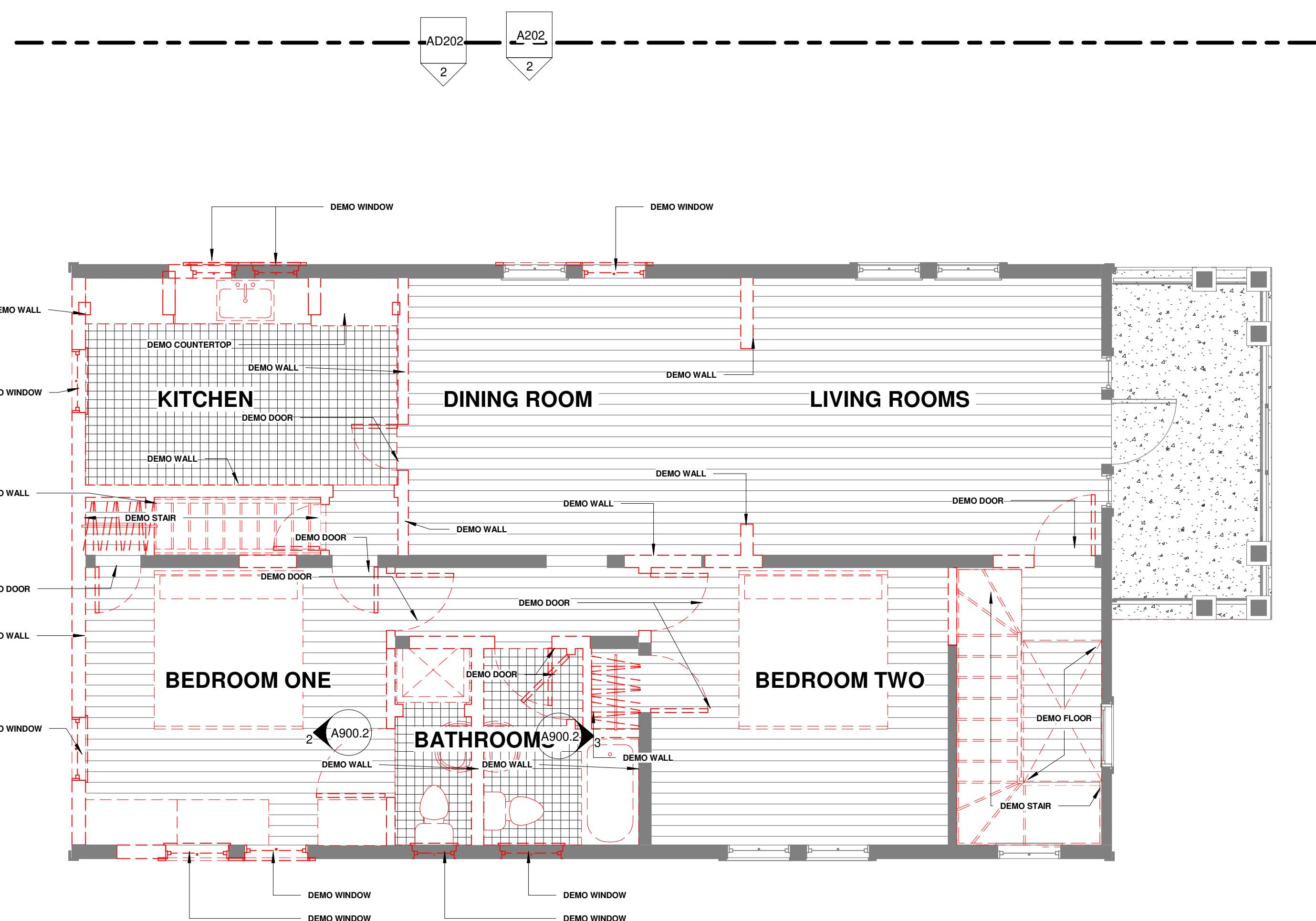
Calhoun St.

DEMO FLOOR
PLAN

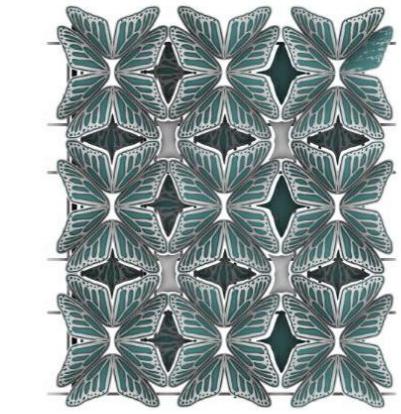
EXISTING WALL :
 DEMOED WALL :

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AD101



① Second Floor DEMO
1/4" = 1'-0"



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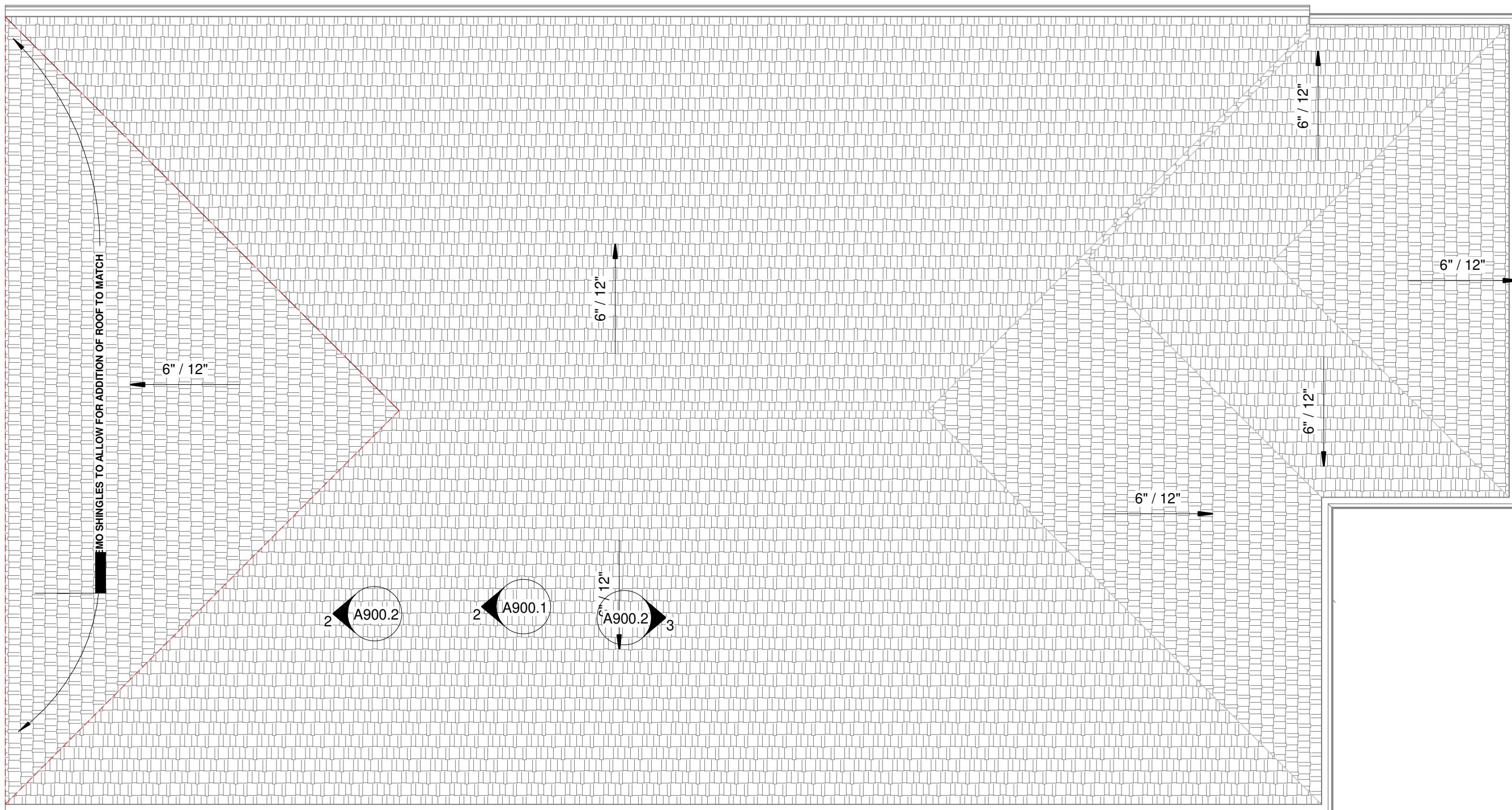
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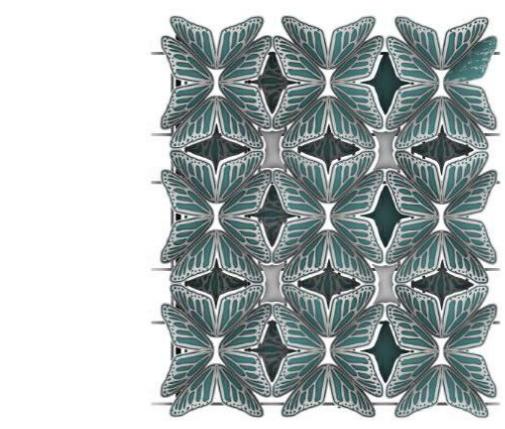
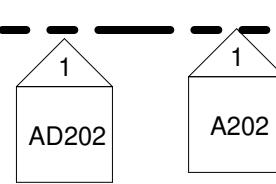
DEMO SECOND
FLOOR

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AD102



① DEMO ROOFING
1/4" = 1'-0"



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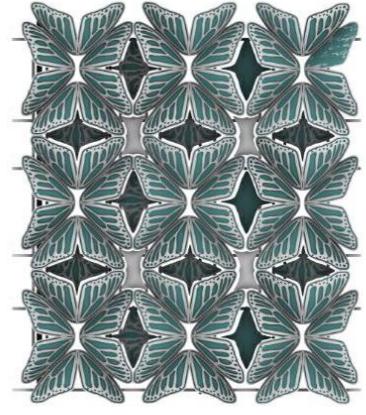
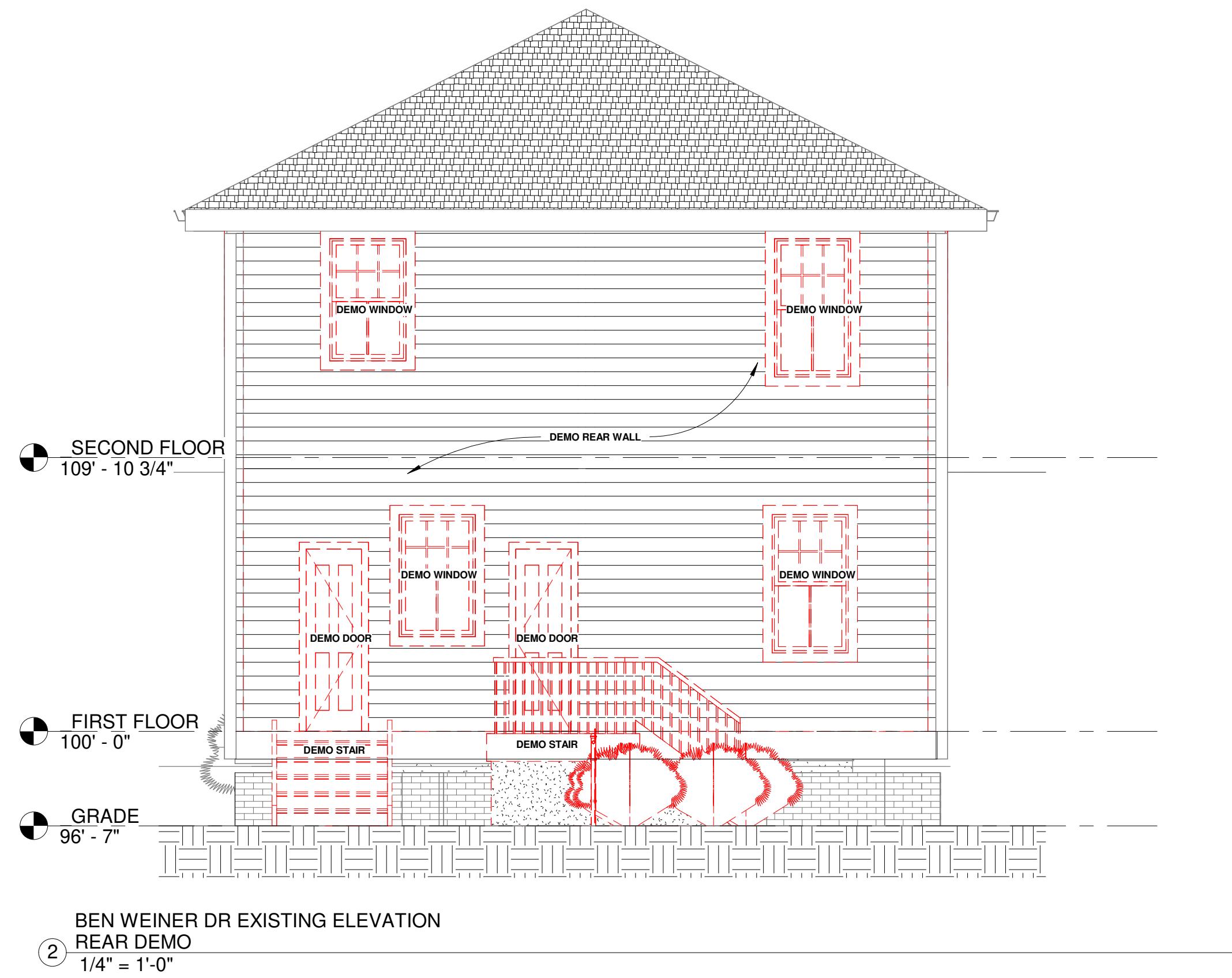
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DEMO ROOF
PLAN

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AD103



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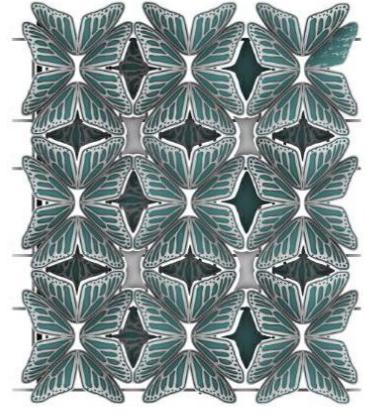
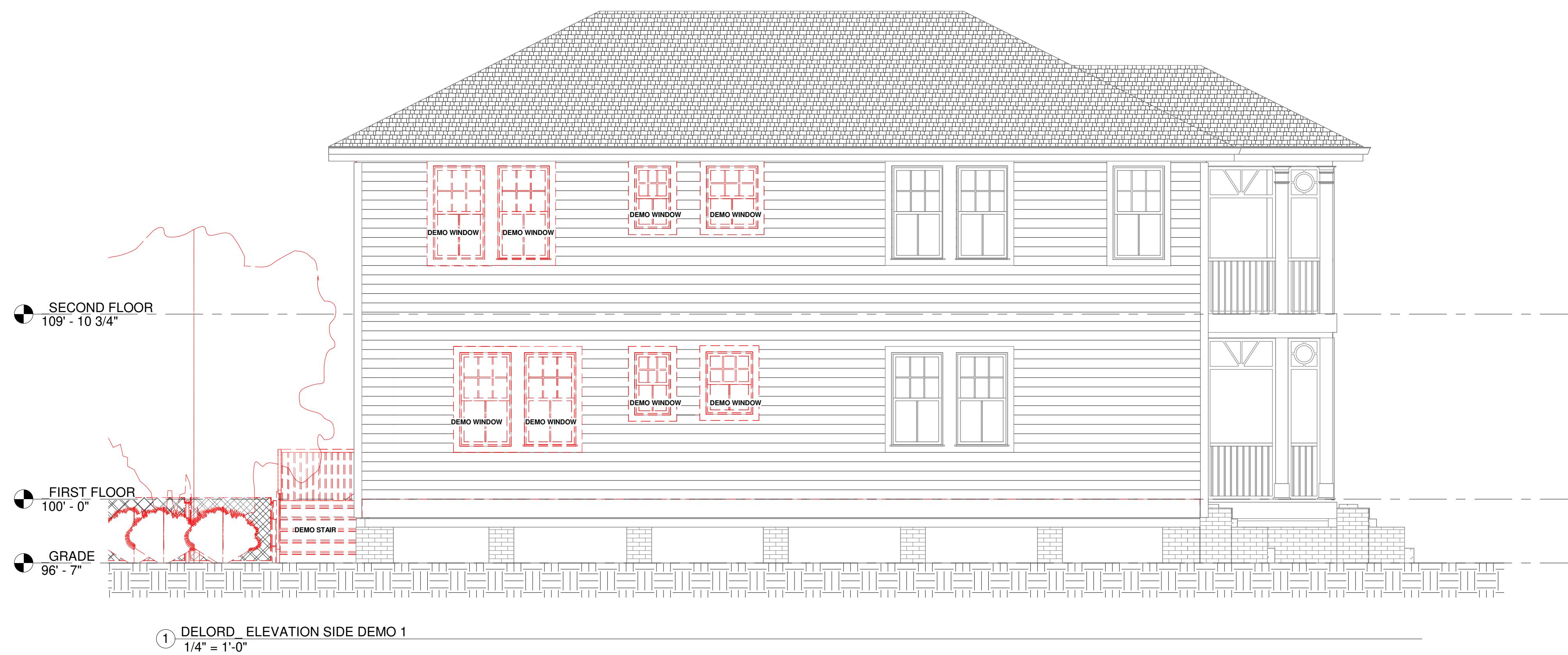
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Calhoun St.

DEMO
ELEVATIONS

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AD201



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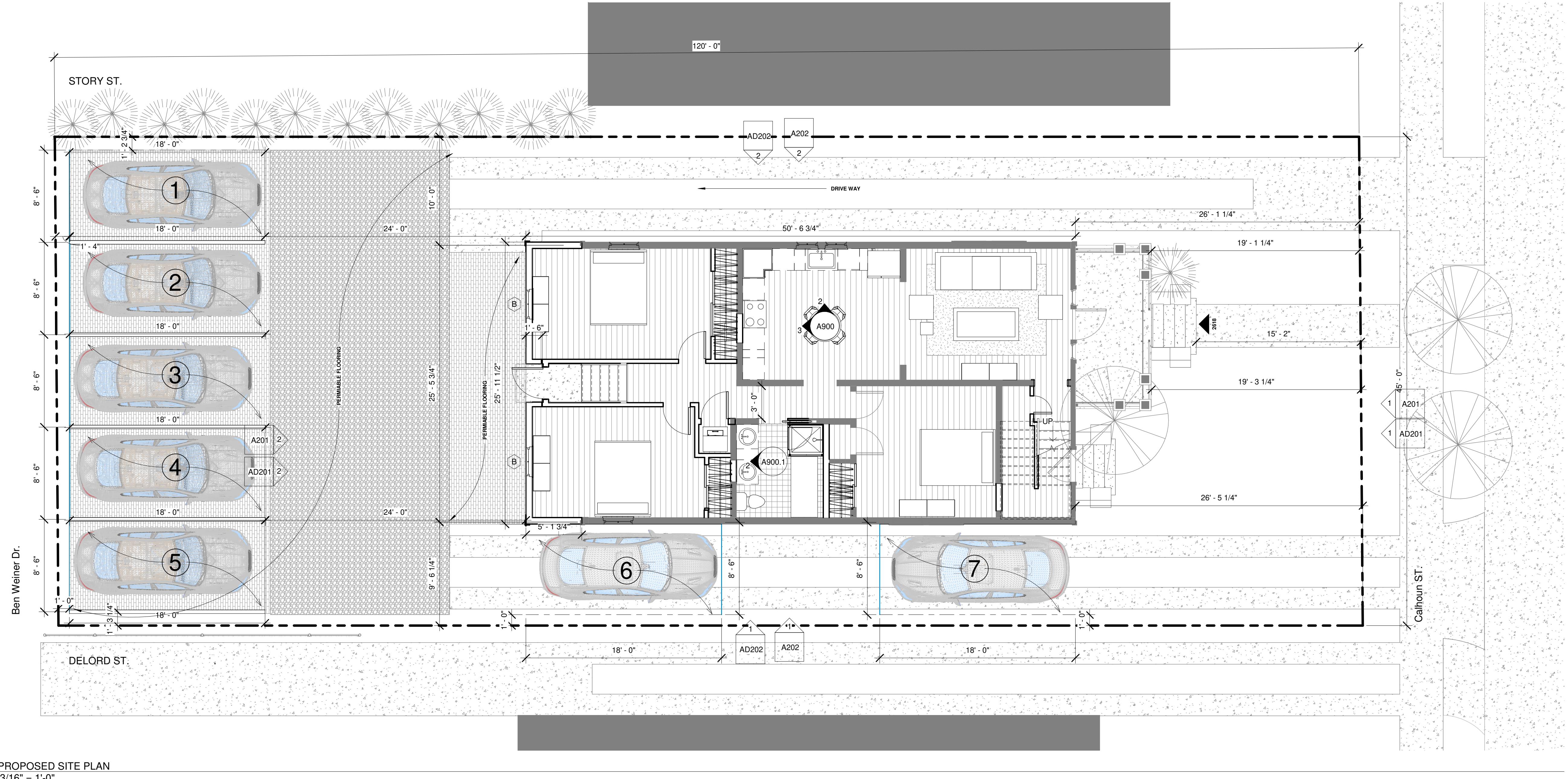
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DEMO ELEVATIONS





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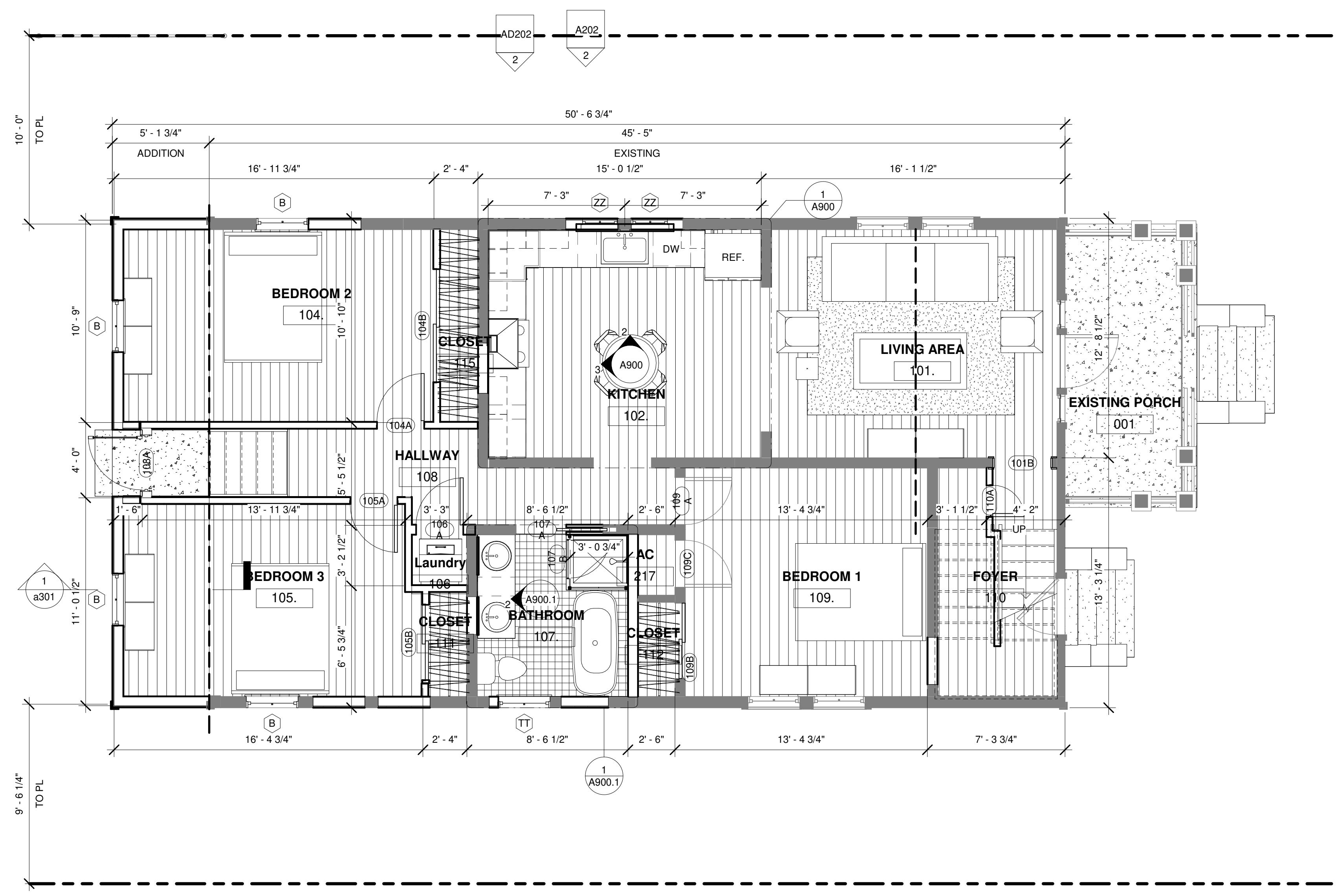
Interior Renovation

Calhoun St.

SITE PLAN

2024.30

REQUIRE PARKING COUNT:	
EXISTING BEDROOMS:	4 ROOMS
PROPOSED BEDROOMS:	4 ROOMS
EXISTING PARKING SPACES:	2 SPACES
PROPOSED PARKING SPACES:	4 SPACES
PROPOSED+ EXISTING=	TOTAL SPACES
4 SPACES+ 2 SPACES=	6 PARKING SPACES
TOTAL REQUIRED SPACES	6 SPACES



① FIRST FLOOR
1/4" = 1'-0"

stair notes:

1. treads 10" minimum toe to toe
2. risers 7 3/4" maximum
3. handrails 2-10"
4. (3) 2x12 stringers
5. 3-7/8" max spacing between balusters

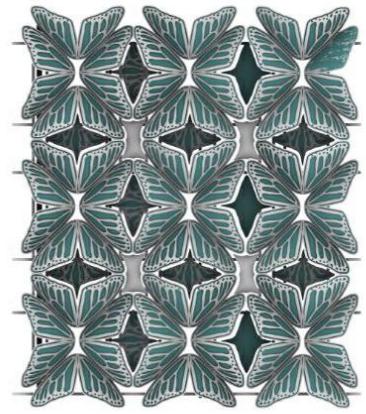
Notes:

All Dimensions To New Walls Are To Face Of Stud Unless Otherwise Noted.

All Dimensions To Existing Walls Are To Face Of Existing Wall Gypsum Unless Otherwise Noted.

EXISTING WALL :

NEW WALL :



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Interior Renovation

Calhoun St.

FIRST FLOOR
PLAN

2024.30

A101

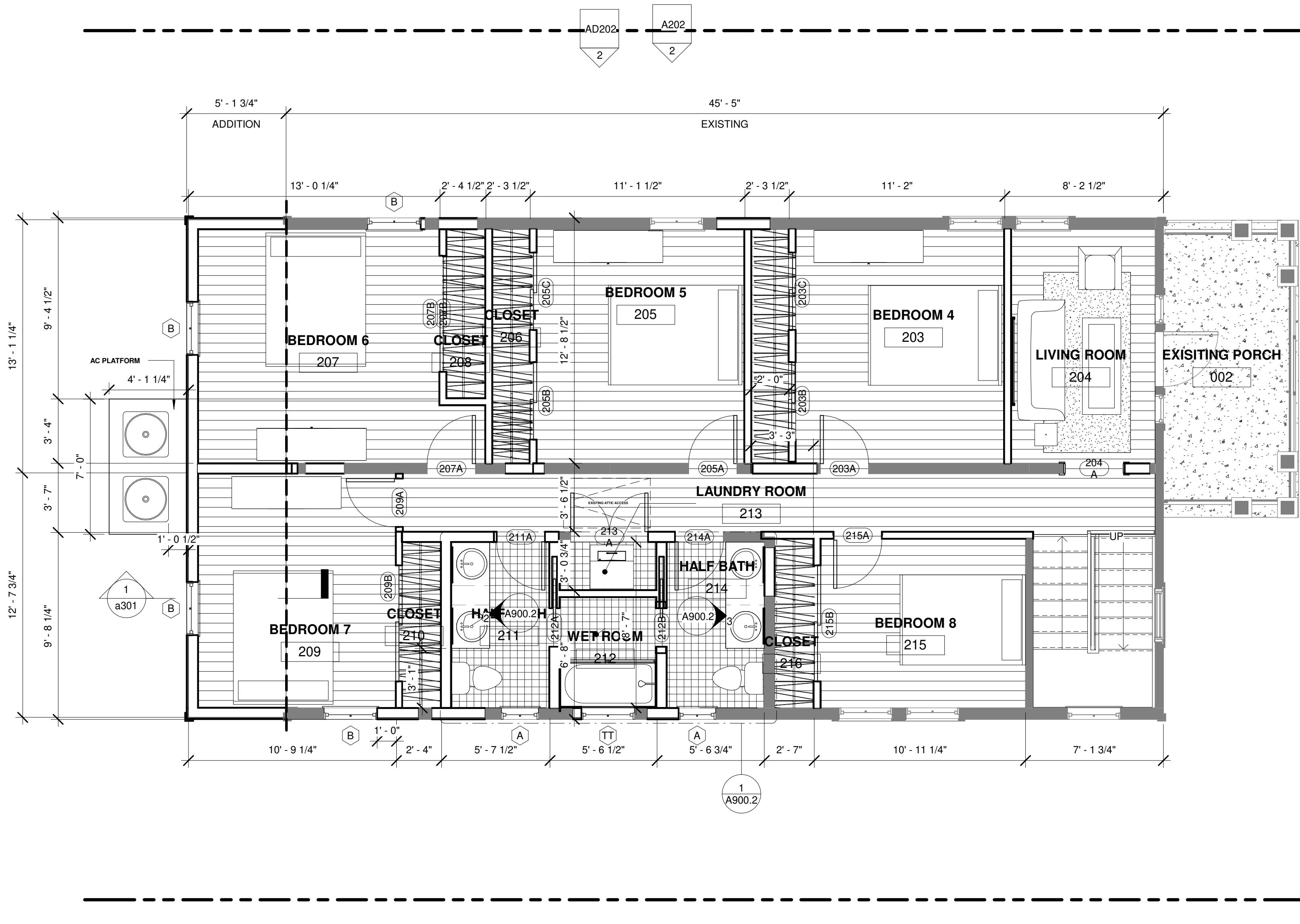
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stair notes:

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NOTE CLIENT WOULD LIKE TO REUSE ORIGINAL WINDOWS OF THE HOUSE IF ALLOWABLE

Window Schedule				
Type Mark	Width	Height	Count	Comments
A	1' - 11"	3' - 4"	2	DOUBLE HUNG
B	2' - 9"	5' - 0"	8	DOUBLE HUNG
TT	2' - 9"	3' - 4"	2	DOUBLE HUNG
ZZ	2' - 0"	3' - 11"	2	DOUBLE HUNG

WINDOW TO BE REUSED:

WINDOW B: (8) 2'9" X 5' WINDOWS TO BE REUSED IN BEDROOMS

WINDOW ZZ: (2) 2' X 3'11" KITCHEN WINDOWS TO BE REUSED ON FIRST FLOOR

WINDOW TT: (1) 2'9"X 3'4" BATHROOM WINDOW TO BE USED ON FIRST FLOOR

WINDOW A: (2) 1'11" X 3'4" WINDOWS TO BE USED ON SECOND FLOOR HALF BATHS

WINDOW TT:(1) 2'9"X 3'4"WINDOW TO BE USED IN WET ROOM

NOTE CLIENT WOULD LIKE TO REUSE ORIGINAL DOORS OF THE HOUSE IF ALLOWABLE

Door Schedule			
Mark	Width	Height	Comments
101B	3' - 0"	6' - 8"	CASE OPENING
104A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
104B	6' - 0"	6' - 8"	SLIDER CLOSET DOOR
105A	2' - 6"	6' - 6"	INTER SWING DOOR
105B	4' - 0"	6' - 8"	INTERIOR SWING DOOR
106 A	2' - 6"	6' - 6"	INTERIOR DOUBLE SWING DOOR
107 A	2' - 8"	6' - 8"	POCKET DOOR
107 B	2' - 0"	7' - 7 1/2"	SHOWER DOOR 2x8
108A	3' - 0"	6' - 10"	EXTERIOR SWING DOOR
109B	4' - 0"	6' - 8"	SLIDER CLOSET DOOR
110A	1' - 8"	6' - 8"	INTERIOR SWING DOOR
203A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
203B	4' - 0"	6' - 8"	SLIDER CLOSET DOOR
203C	4' - 0"	6' - 8"	SLIDER CLOSET DOOR
204 A	3' - 0"	6' - 8"	CASE OPENING
205A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
205B	4' - 0"	6' - 8"	SLIDER CLOSET DOOR
205C	4' - 0"	6' - 8"	SLIDER CLOSET DOOR
207A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
207B	6' - 0"	6' - 8"	SLIDER CLOSET DOOR
209A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
209B	6' - 0"	6' - 8"	SLIDER CLOSET DOOR
211A	2' - 6"	6' - 6"	INTER SWING DOOR
212A	2' - 0"	6' - 8"	POCKET DOOR
212B	2' - 0"	6' - 8"	POCKET DOOR
213 A	4' - 0"	6' - 8"	INTERIOR DOUBLE DOOR
214A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
215A	2' - 6"	6' - 6"	INTERIOR SWING DOOR
215B	6' - 0"	6' - 8"	SLIDER CLOSET DOOR

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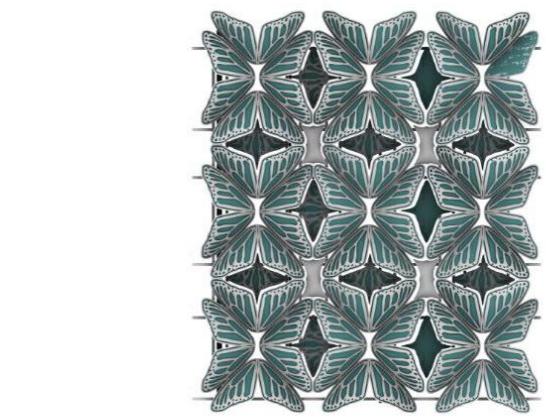
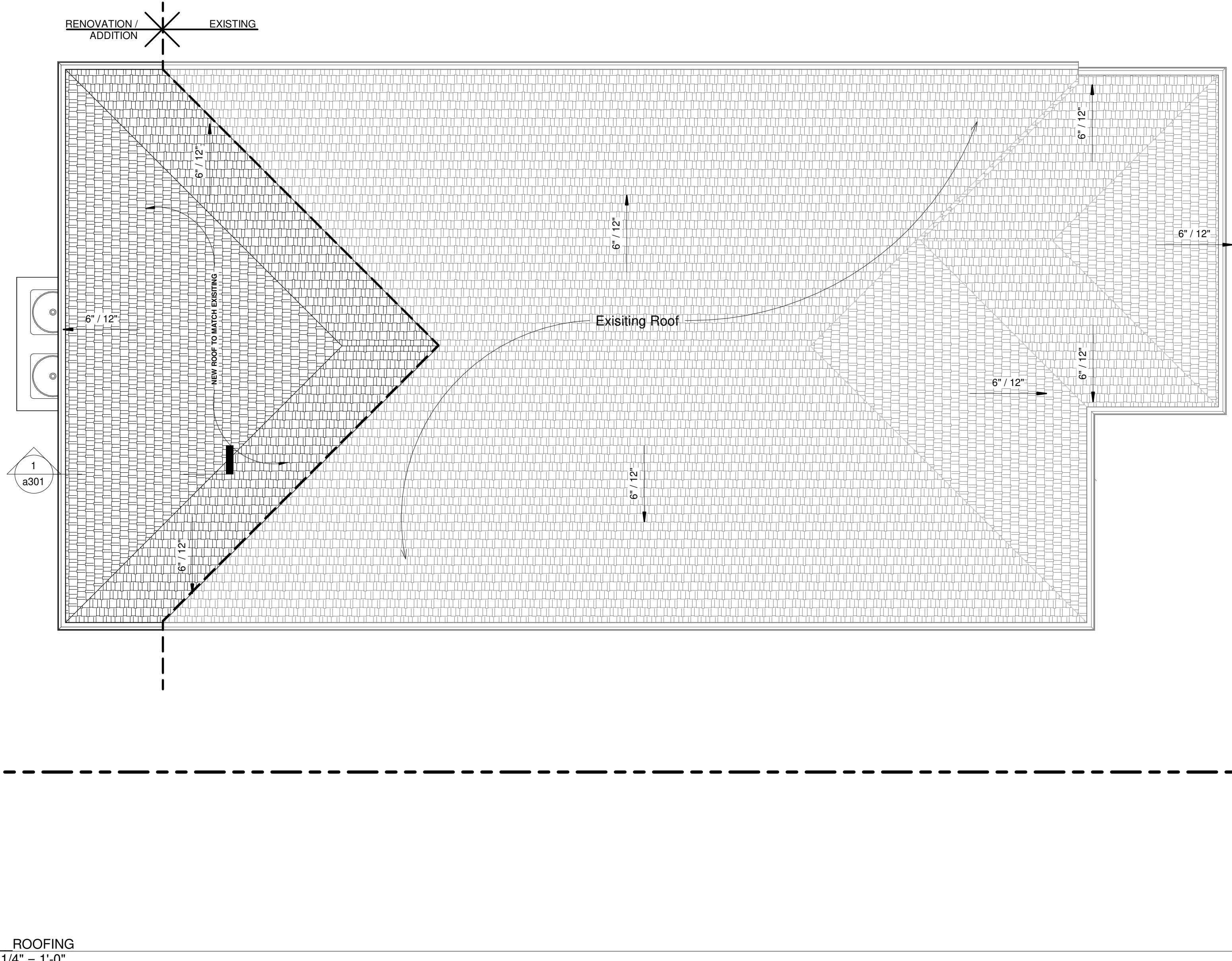
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Calhoun St.

SECOND FLOOR
PLAN

2024.30

A102



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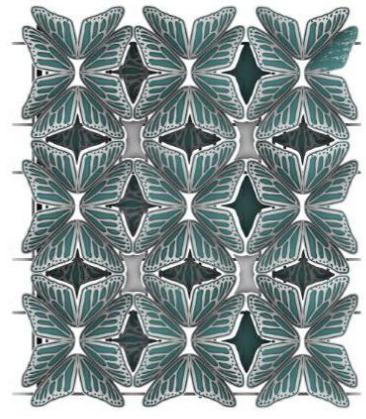
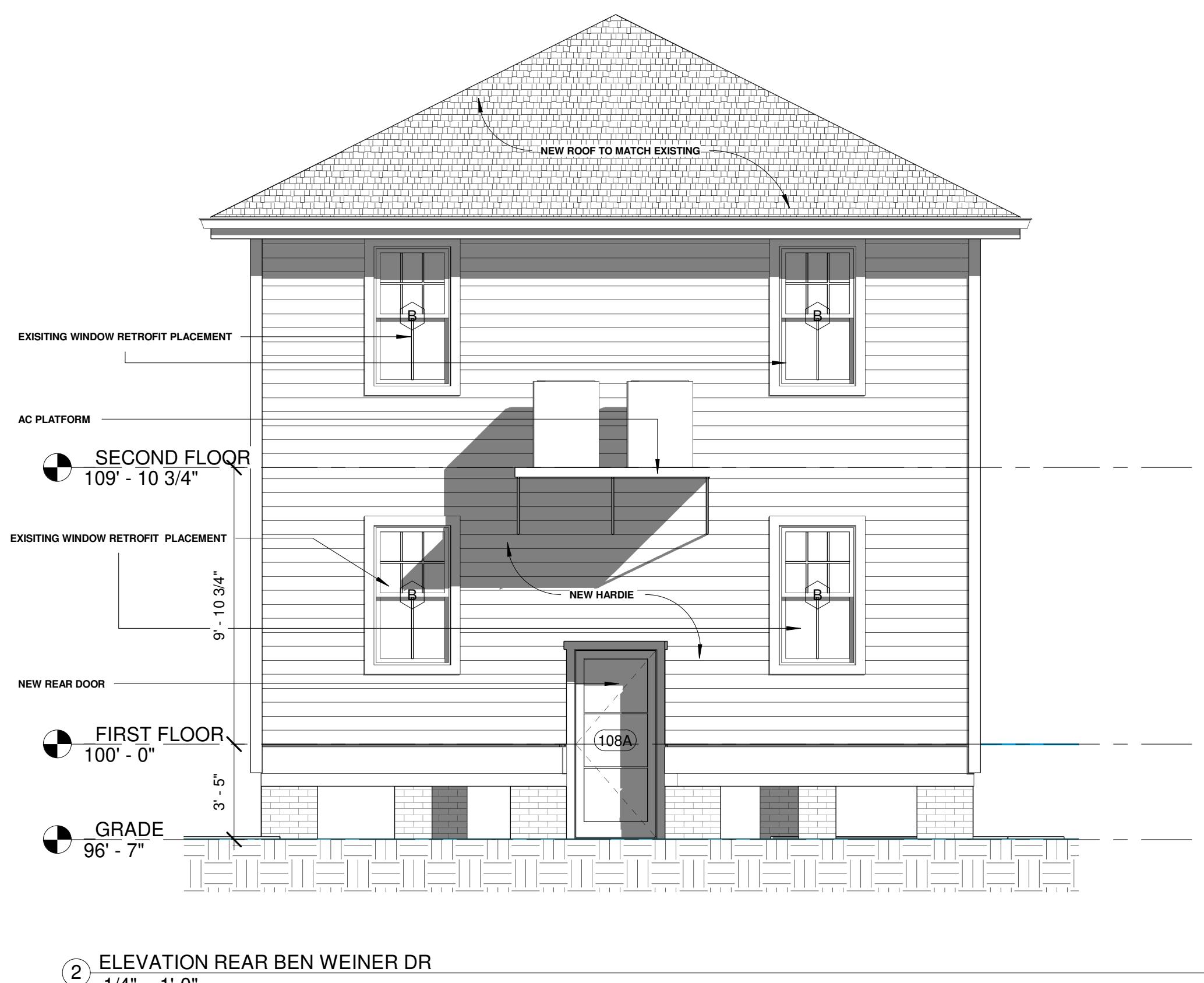
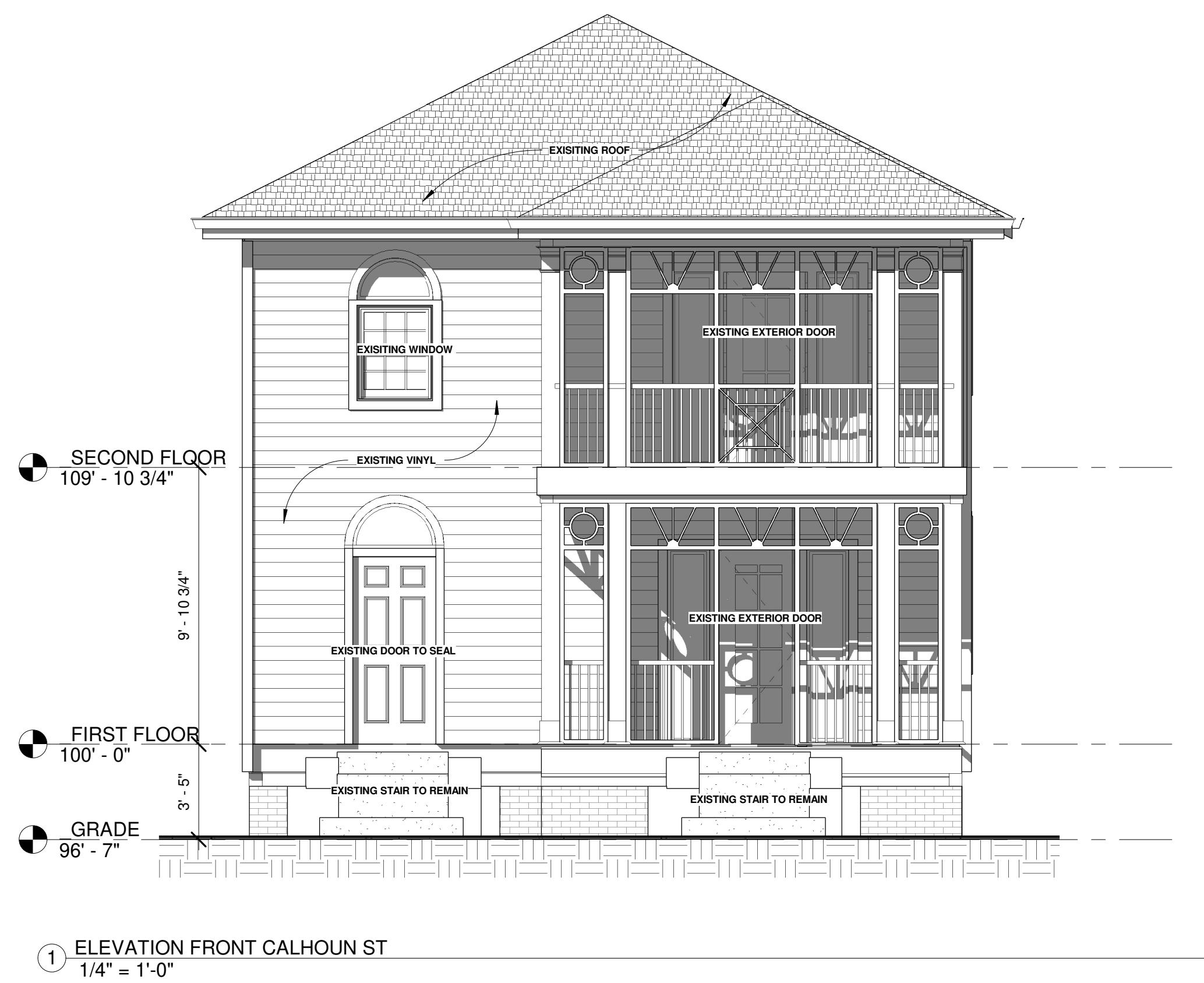
Interior Renovation

Calhoun St.

Roof Plan

2024.30

A103



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No.	Description	Date
1	Initial Site Visit	05.21.2024
2	CM 1	06.12.2024
3	Client Review Set	07.22.2024
4	CM 04	08.28.2024
5	CM 04 REVISIONS	09.03.2024
6	STRUCTURAL SET	10.14.2024
7	PERMITTING SET/ UPDATED REDLINES	10.22.2024
8	Revisions One	11.12.2024
9	Bedroom Count Updates	11.19.2024
10	Permitting Updates	12.03.2024

Interior Renovation

Calhoun St.

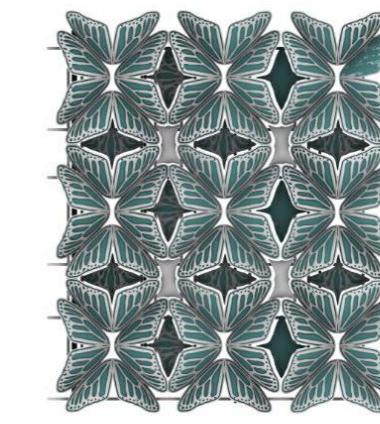
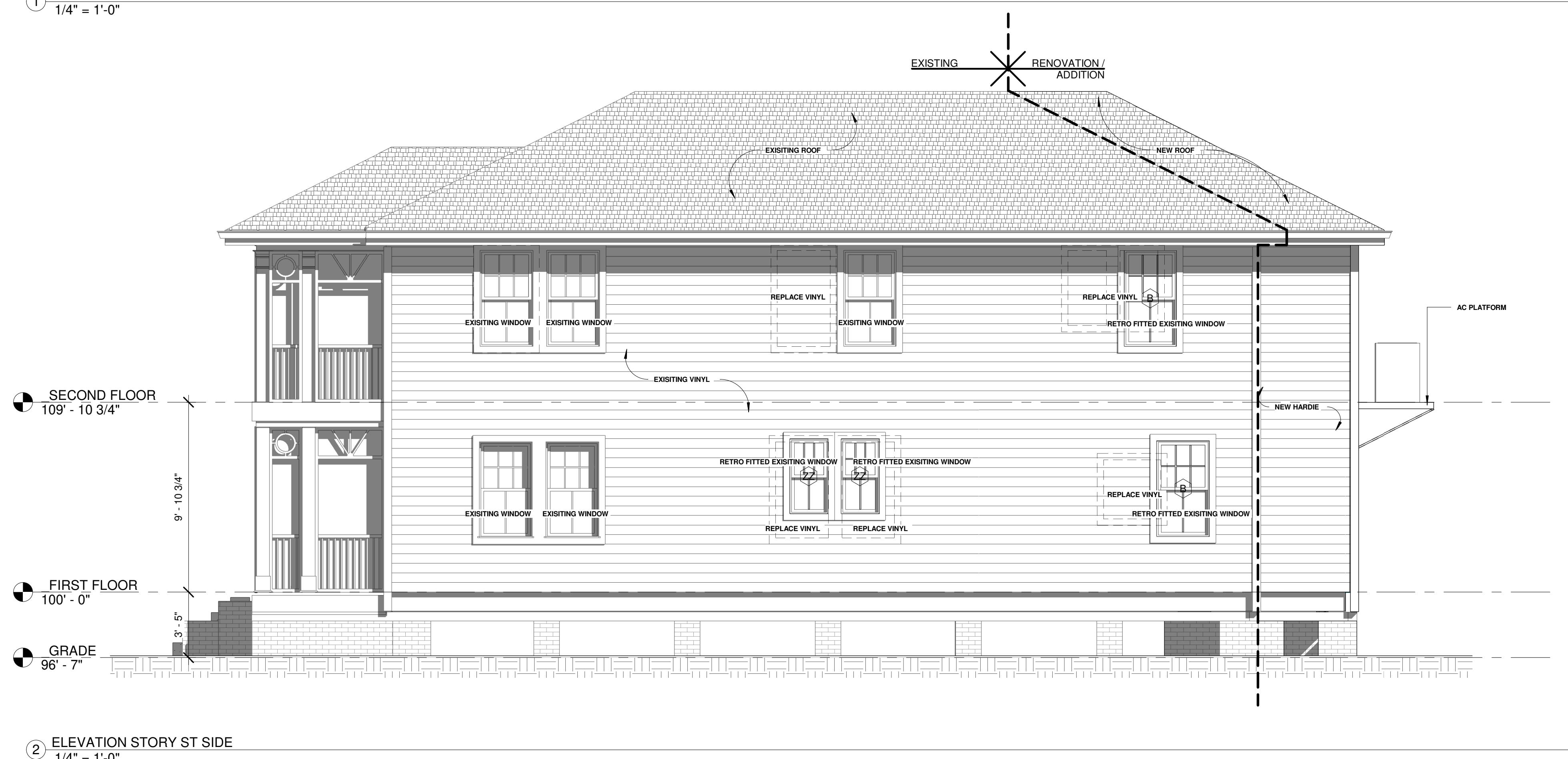
EXTERIOR
ELEVATIONS

2024.30

A201

stair notes:

1. treads 10" minimum toe to toe
2. risers 7 3/4" maximum
3. handrails 2'-10"
4. (3) 2x12 stringers
5. 3-7/8" max spacing between balusters



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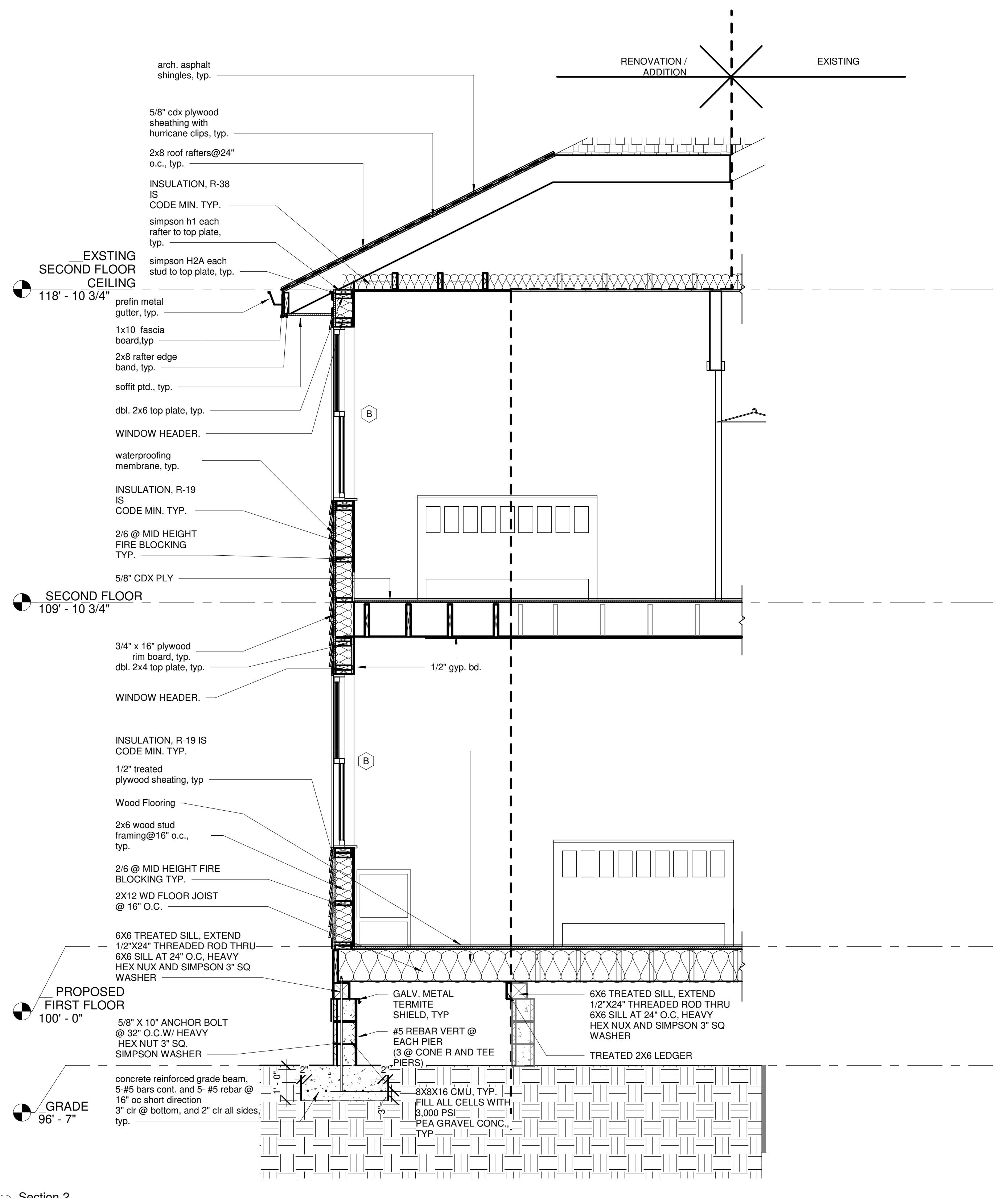
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Interior Renovation

Calhoun St.

EXTERIOR
ELEVATIONS

2024.30



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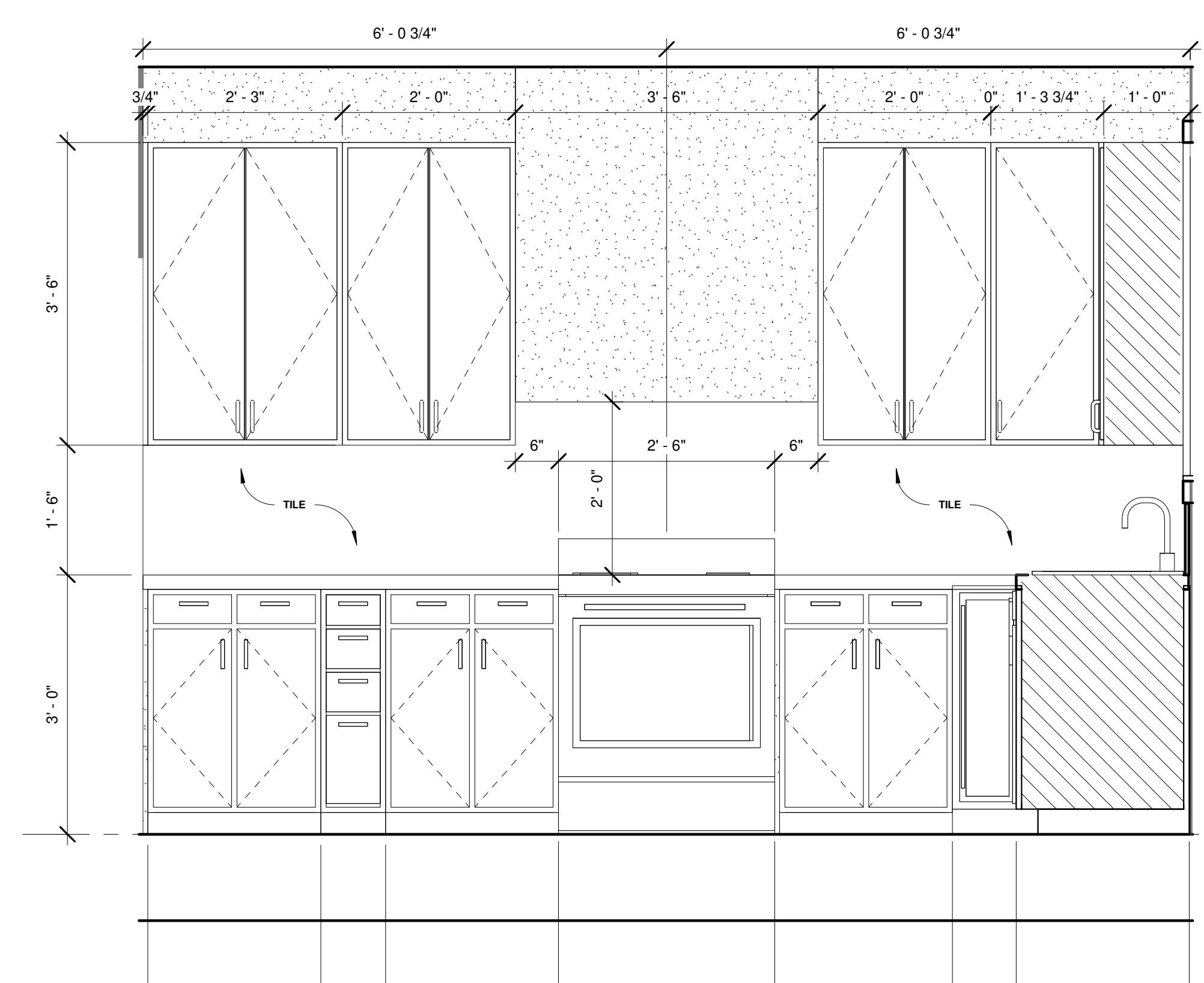
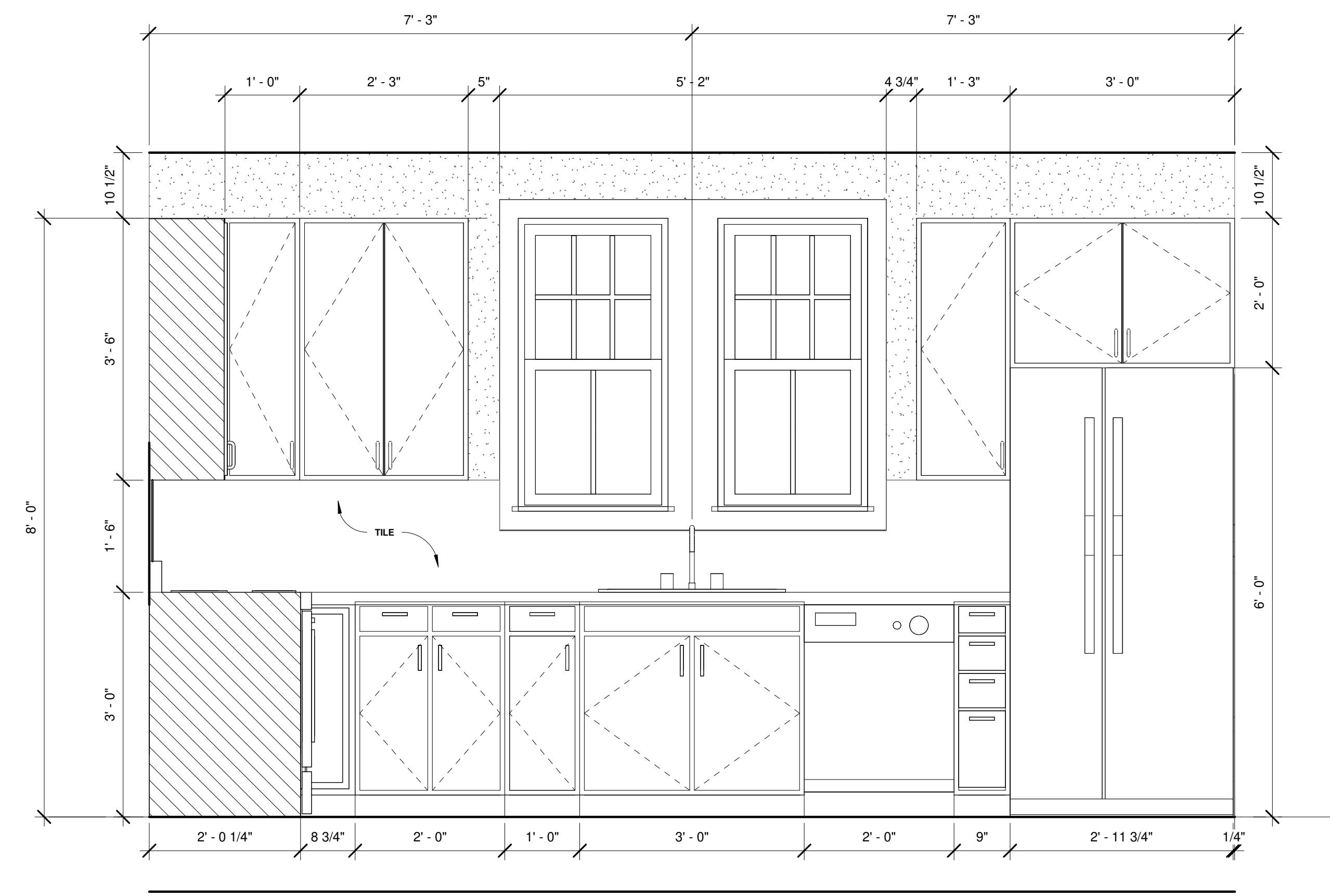
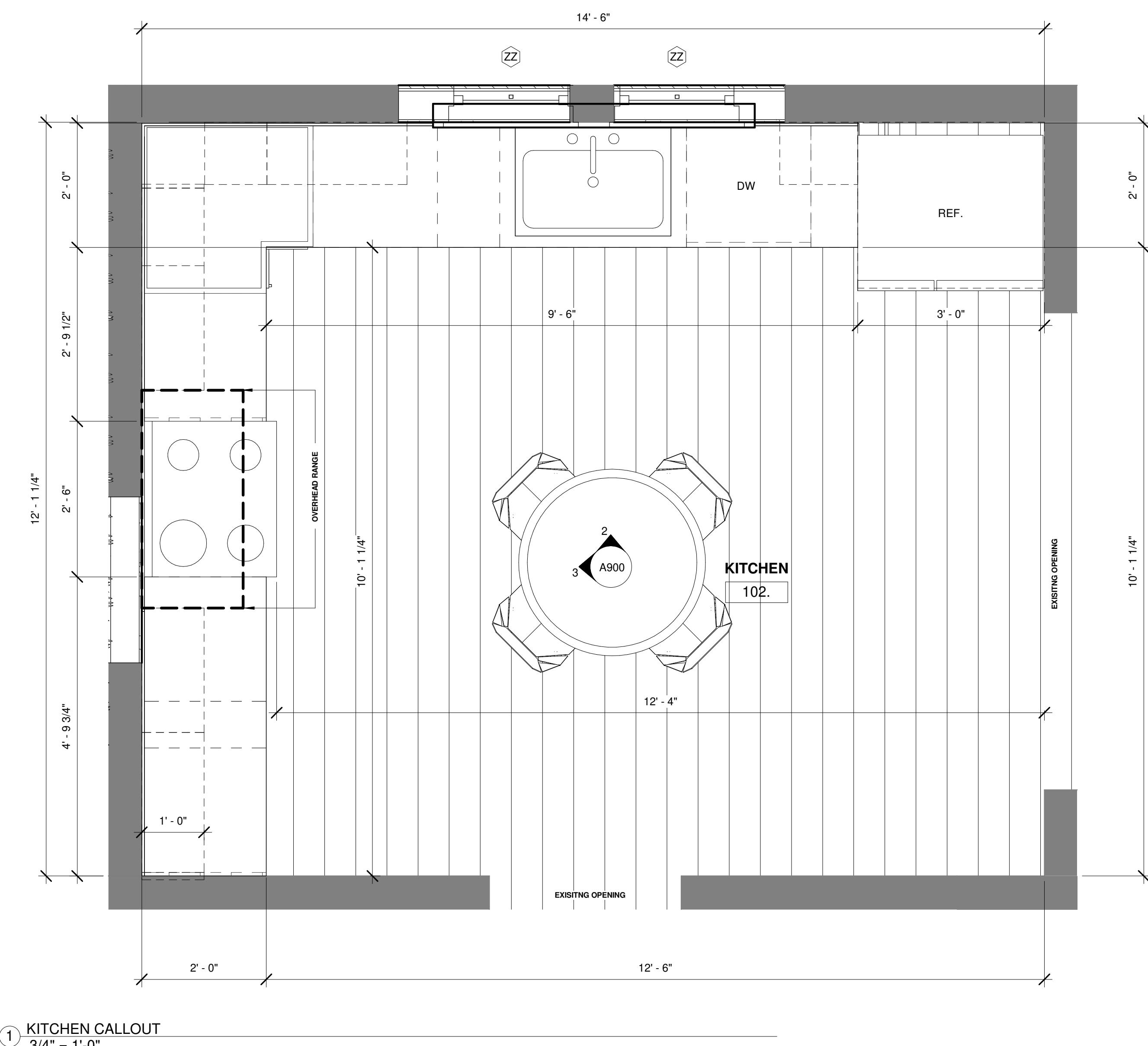
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Interior Renovation

Calhoun St.

Building Sections

*ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD**



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Interior Renovation

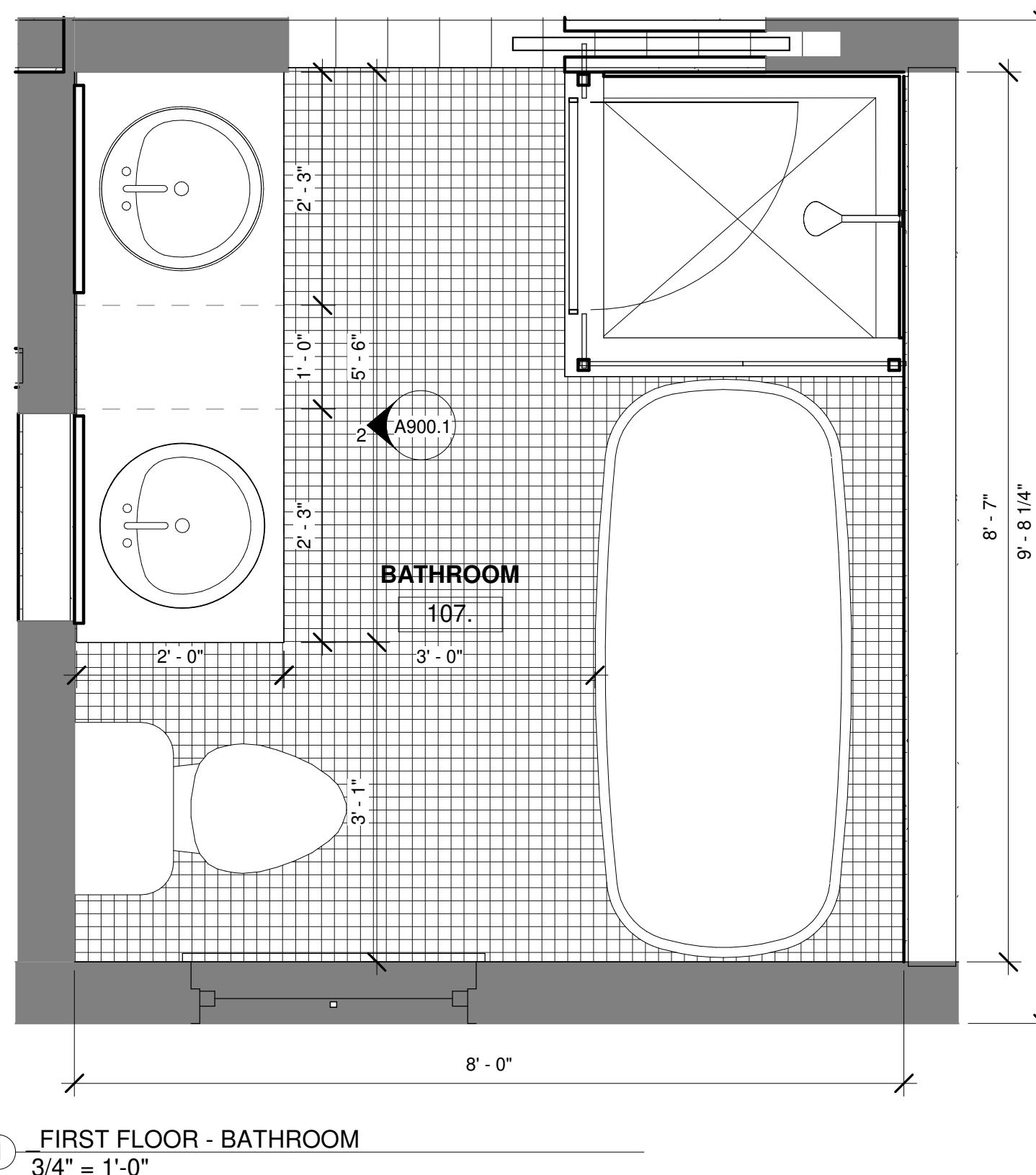
Calhoun St.

KITCHEN PLANS

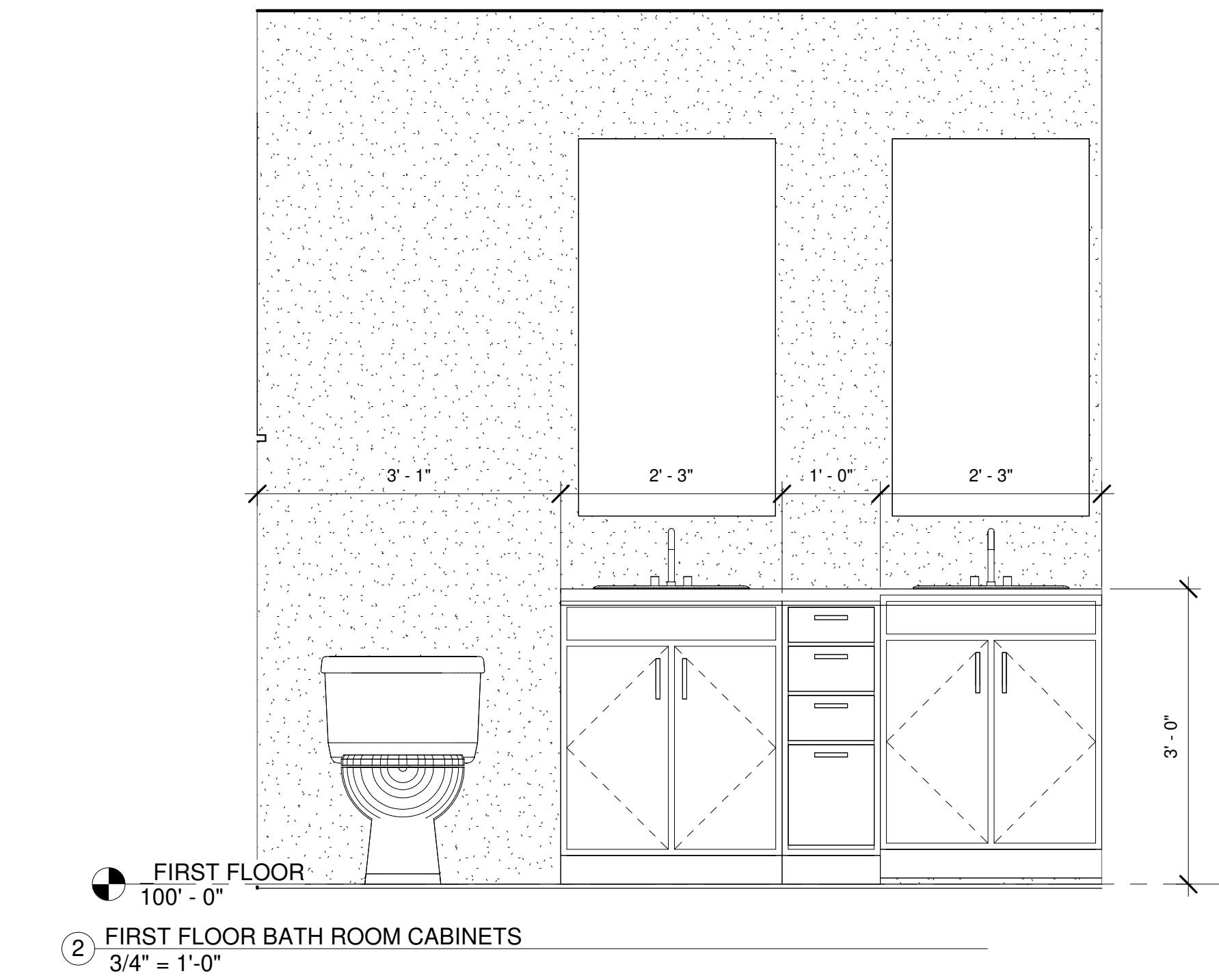
2024.30

A900

ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD*



1 FIRST FLOOR - BATHROOM
3/4" = 1'-0"



**2 FIRST FLOOR BATH ROOM CABINETS
3/4" = 1'-0"**

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Interior Renovation

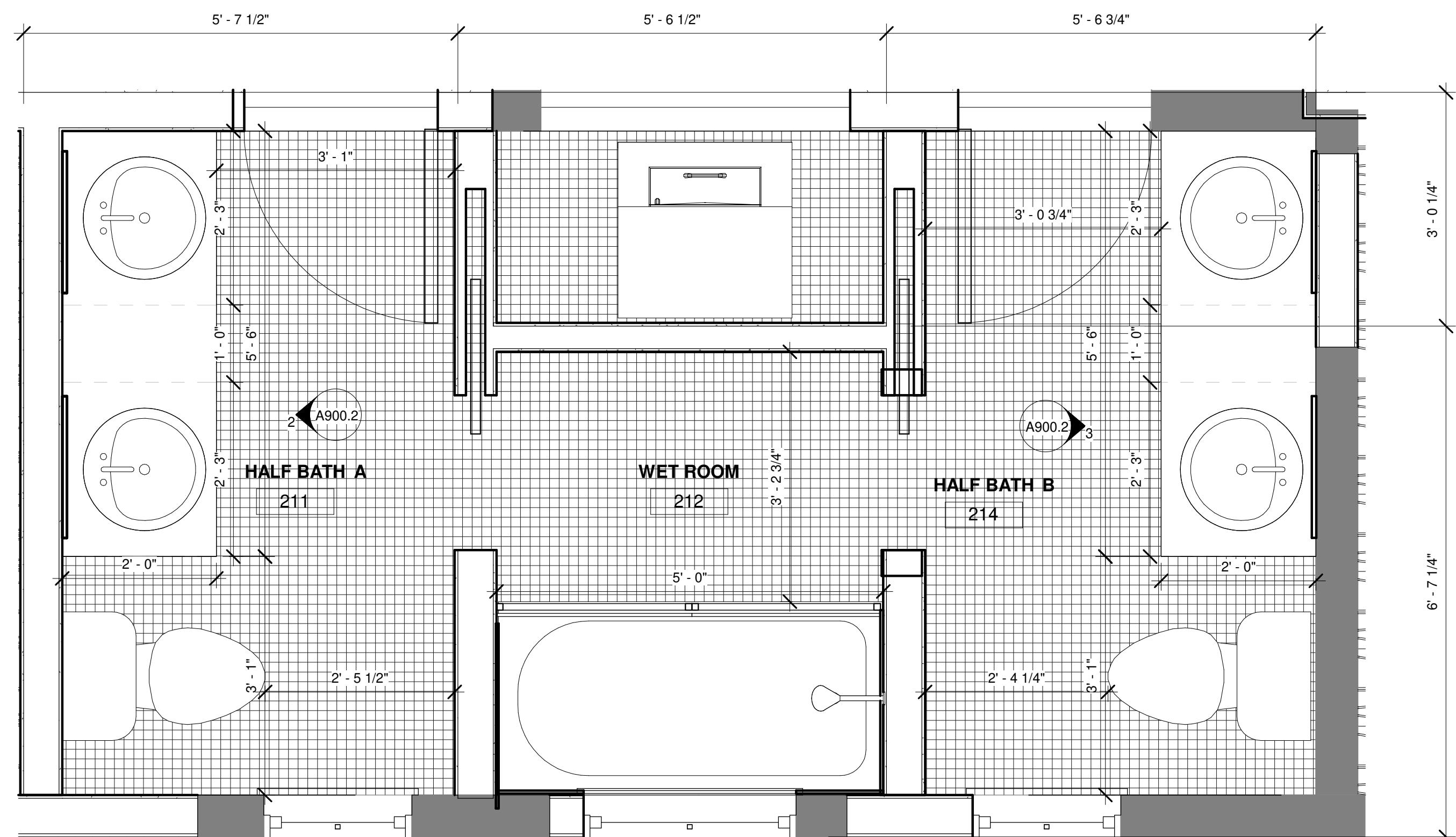
Calhoun St.

BATH ROOM FIRST FLOOR PLANS

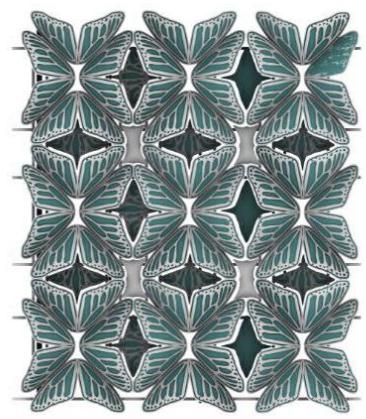
2024.30

A900.1

ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD*



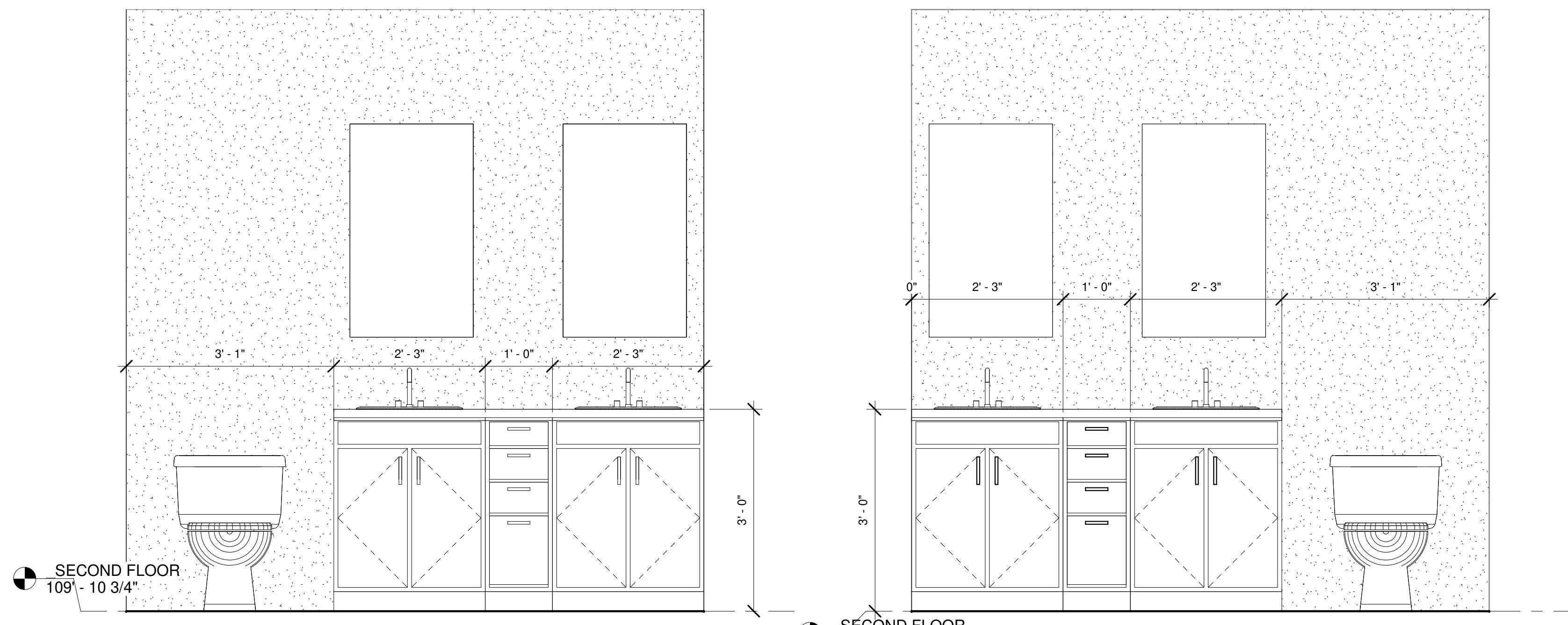
PROPOSED SECOND FLOOR 02 -
Callout 1
 $\frac{3}{4}'' = 1'-0''$



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Interior Renovation

Calhoun St

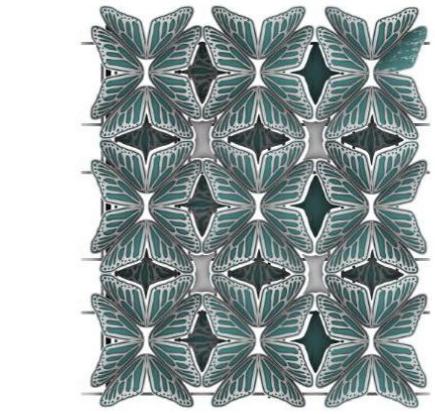
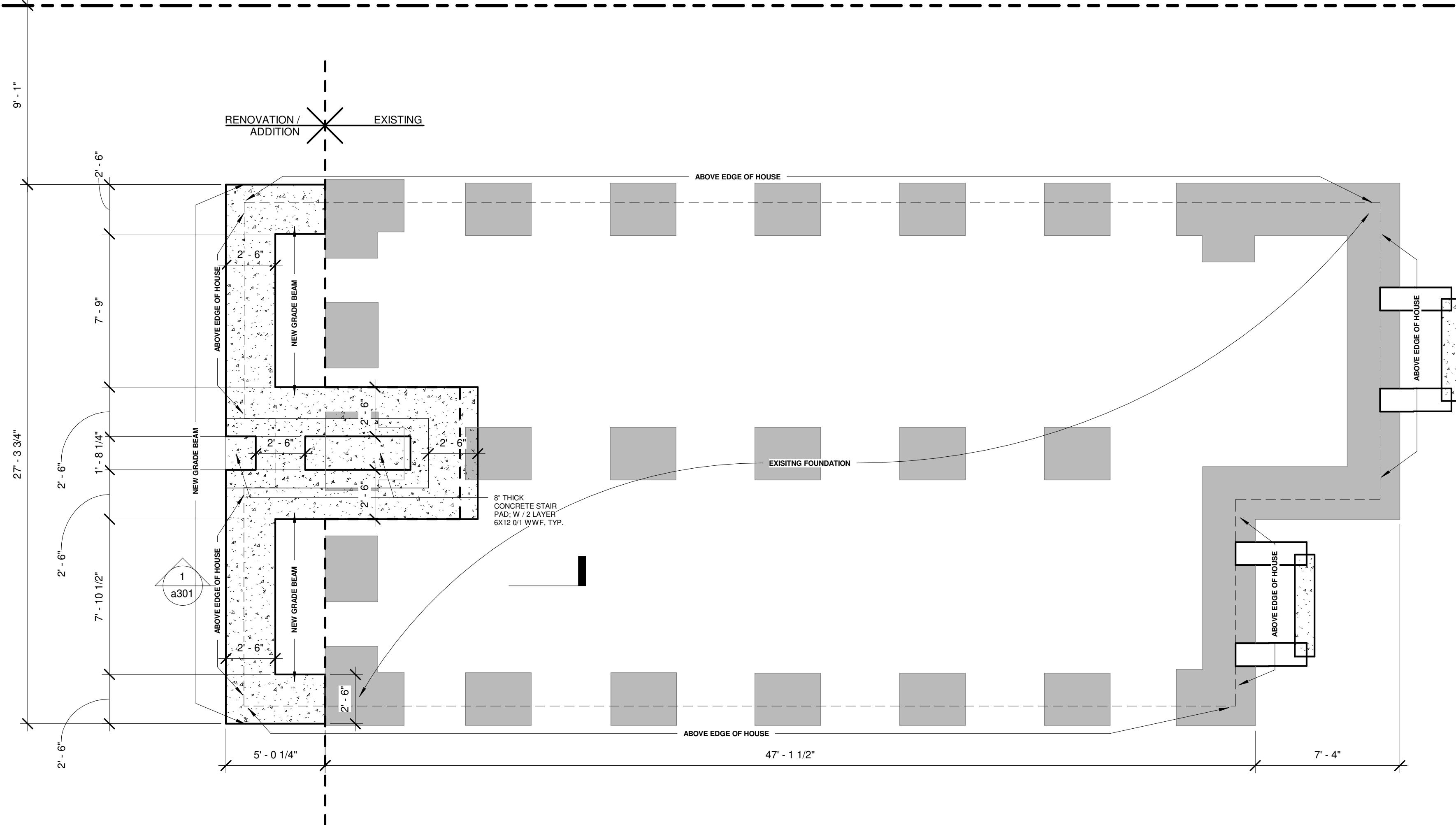


2 SECOND FLOOR BATHROOM A
3/4" = 1'-0"

BATH ROOM SECOND FLOOR PLANS

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A900.2



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① FOUNDATION PLANS

1/4" = 1'-0"

FOUNDATION NOTES:

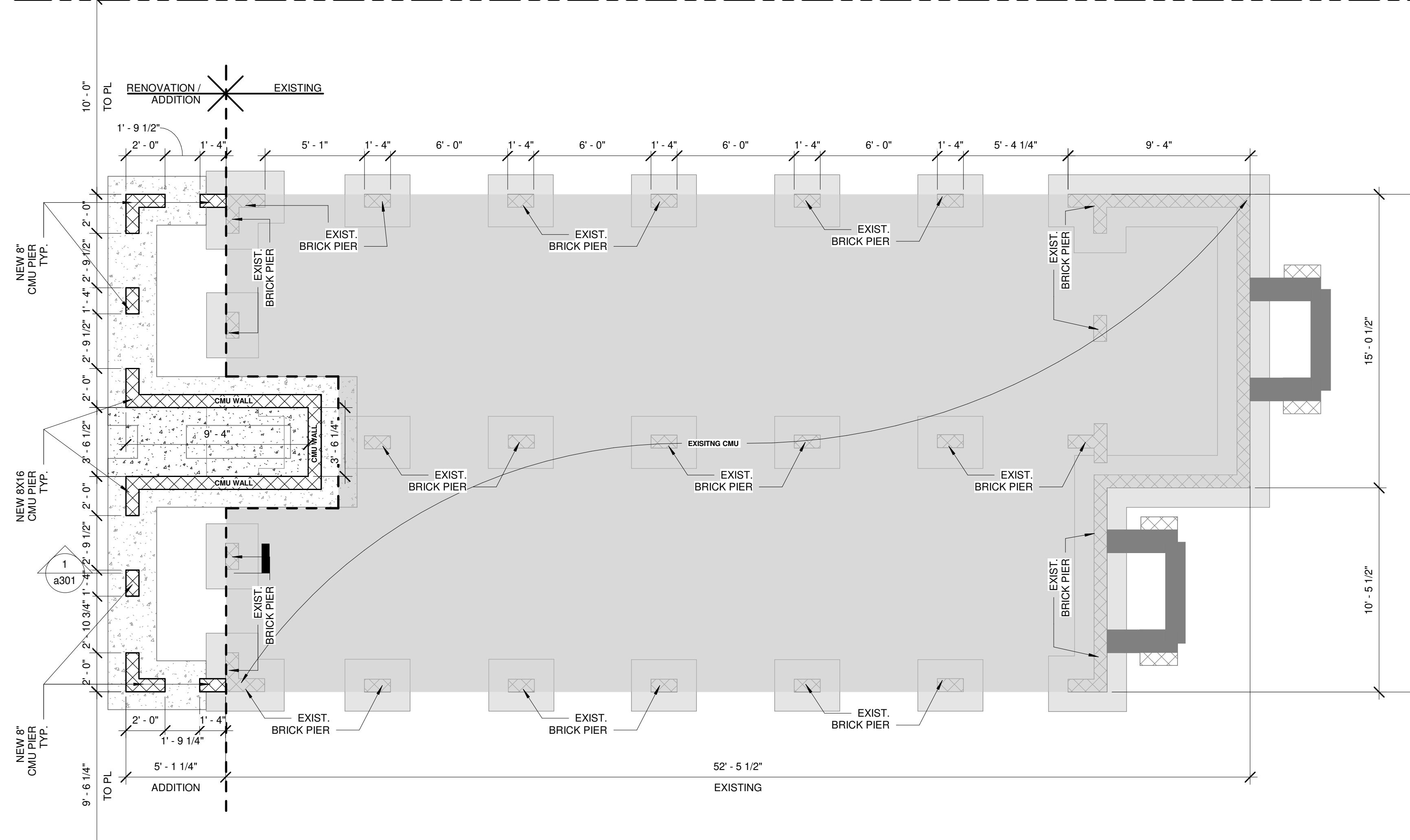
- 1) CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH 5" MAXIMUM SLUMP.
- 2) REINFORCEING STEEL SHALL BE A.S.T.M A615 GRADE 60.
- 3) SPREAD FOOTINGS ARE 24" WIDE X 12" DEEP WITH (4) #5 BARS CONT. AND #5 BAR @ 16" O.C. SHORT WAY. WHERE NECESSARY LAPSLICE BARS WITH 24" LAPS. PROVIDE FOUR CORNER BARS AT ALL CORNERS. BARS SHALL HAVE 2" COVER ON GRADE BEAM SIDES AND 3" COVER GRADE BEAM BOTTOMS.
- 4) CHECK PIER PLAN AND SECTIONS FOR LOCATION OF ANCHOR BOLTS AND SLOPES, ETC.
- 5) REMOVE ALL VEGETATION AND TOPSOIL BELOW NEW FOUNDATION.
- 6) ALL FILL TO BE THOROUGHLY COMPACTED PUMPED RIVER SAND.
- 7) PROVIDE TERMITE TREATMENT PER CODE.
- 8) MAXIMUM SOIL BERRING PRESSURE= 800 PSF.

Interior Renovation

Calhoun St.

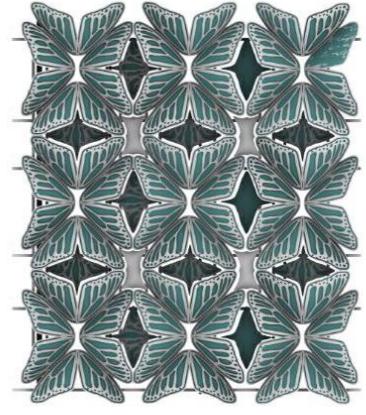
FOUNDATION
PLANS

2024.30



CMU SILL NOTES:

- FILL ALL CELLS W/ 2,500 PSI., PEA GRAVEL CONCRETE.
- PROVIDE ONE #5 BAR VERTICAL IN EACH PIER, 16"O.C. FOR CONTINUE CMU FOUND. WALLS VERTICAL BAR SHALL HAVE 9" EMBEDMENT INTO CONCRETE FOOTINGS.
- PROVIDE ON 5/8" X 12" ANCHOR BOLT W/ 2- OVER SIZE FLAT WASHERS AND 2- HEX NUTS EACH PEIRS 32" O.C. FOR COUNTING ____ PEIRS



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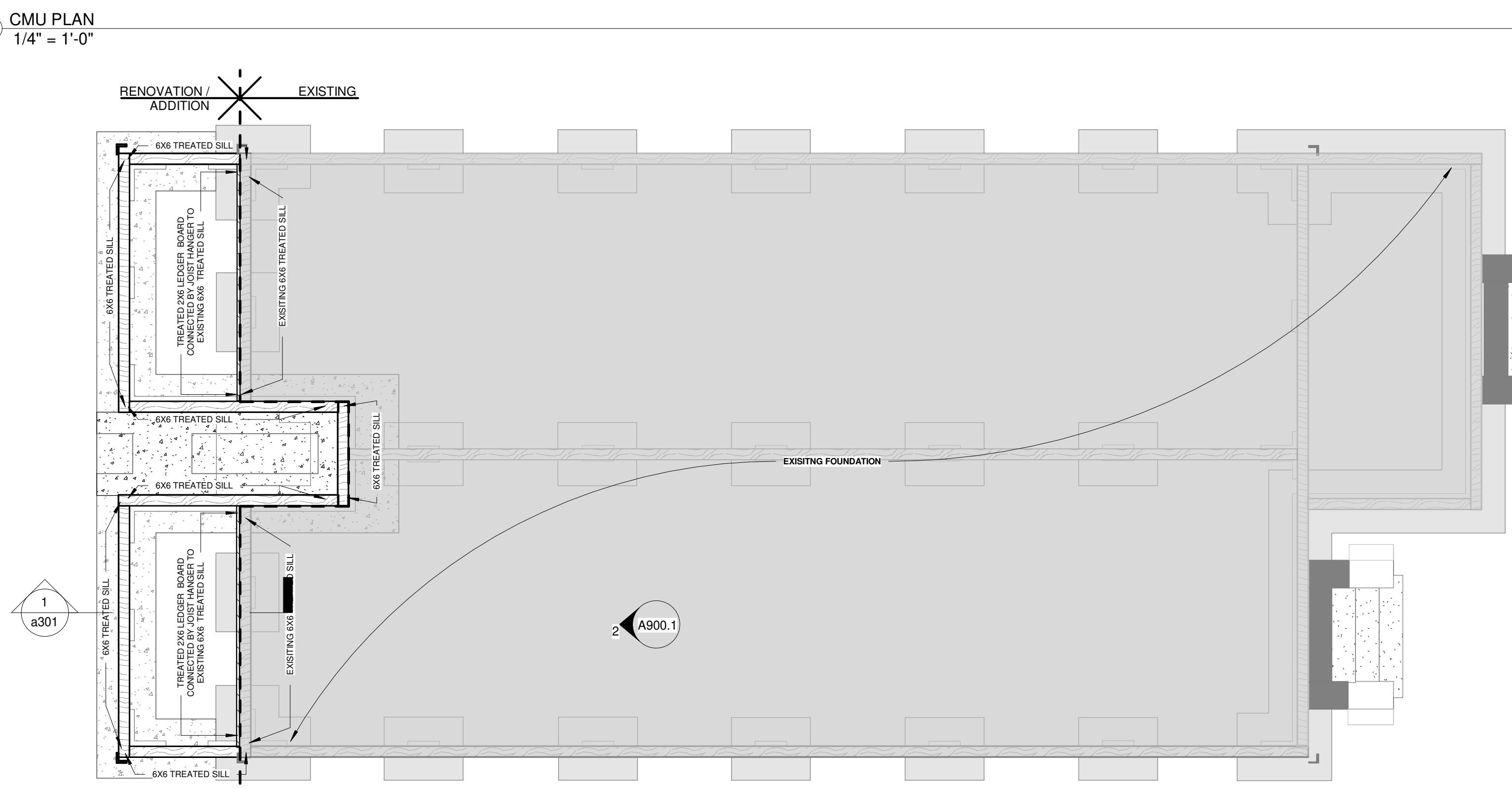
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Interior Renovation

Calhoun St.

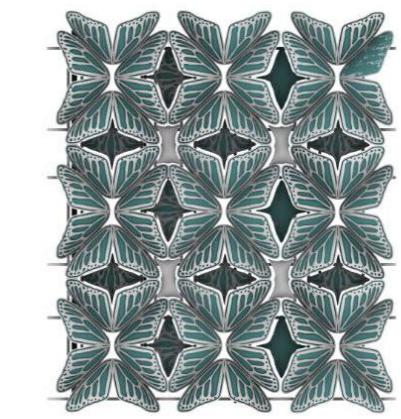
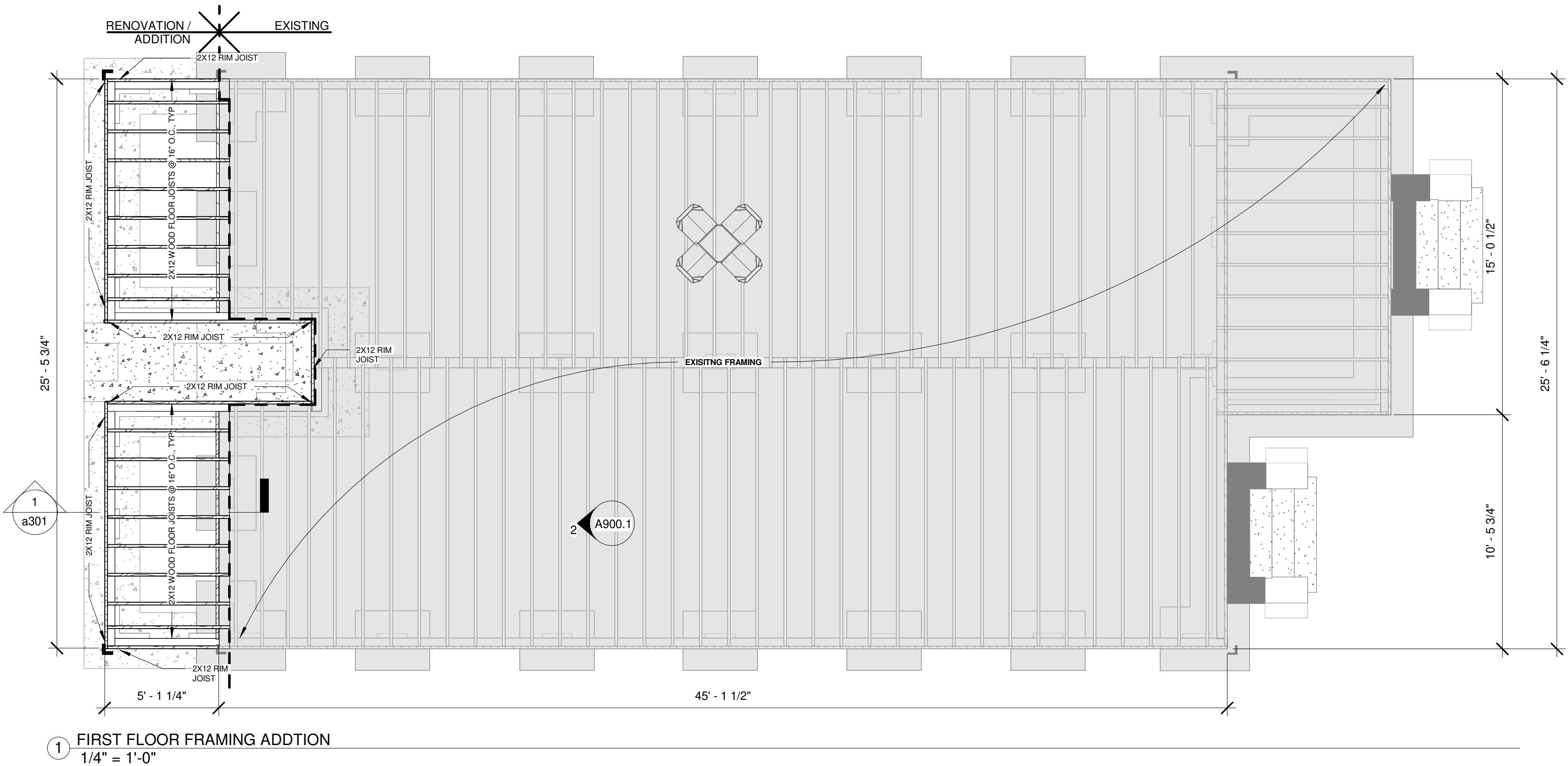
PEIR AND SILL
PLAN

2024.30



Framing Notes:

1. provide double joists under walls parallel to joist span.
2. provide solid blocking below bearing walls perpendicular to joist span.
3. provide rows of bridging @ 8'-0" o.c. [max] for joists spans over 10'-0"
4. provide solid blocking below columns.



Exterior Wall Wind Load Connectors

location	type	loads
rafter to top plate & roof beams	simpson h-1 each rafter	required 387 # allowable 585 #
top plate to 2nd story studs	1/2" windstorm o.s.b. w/ 2-rows 8d nails @ 5" o.c. staggered	required 290 plf allowable 312 plf
2nd story studs to band at 2nd floor	1/2" windstorm o.s.b. w/ 2-rows 8d nails @ 5" o.c. staggered	required 290 plf allowable 312 plf
band at 2nd floor to 1st story studs	1/2" windstorm o.s.b. w/ 2-rows 8d nails @ 6" o.c. staggered	required 230 plf allowable 260 plf
1st story studs to 6x6 sill	1/2" windstorm o.s.b. w/ 2-rows 8d nails @ 6" o.c. staggered	required 230 plf allowable 260 plf
treated 6x6 sill beam to piers	6/8" threaded rod w/ 3" sq washer & heavy hex nut	required 920 # allowable 2,700 #
piers to conc. foundation		required 920# allowable 3500#

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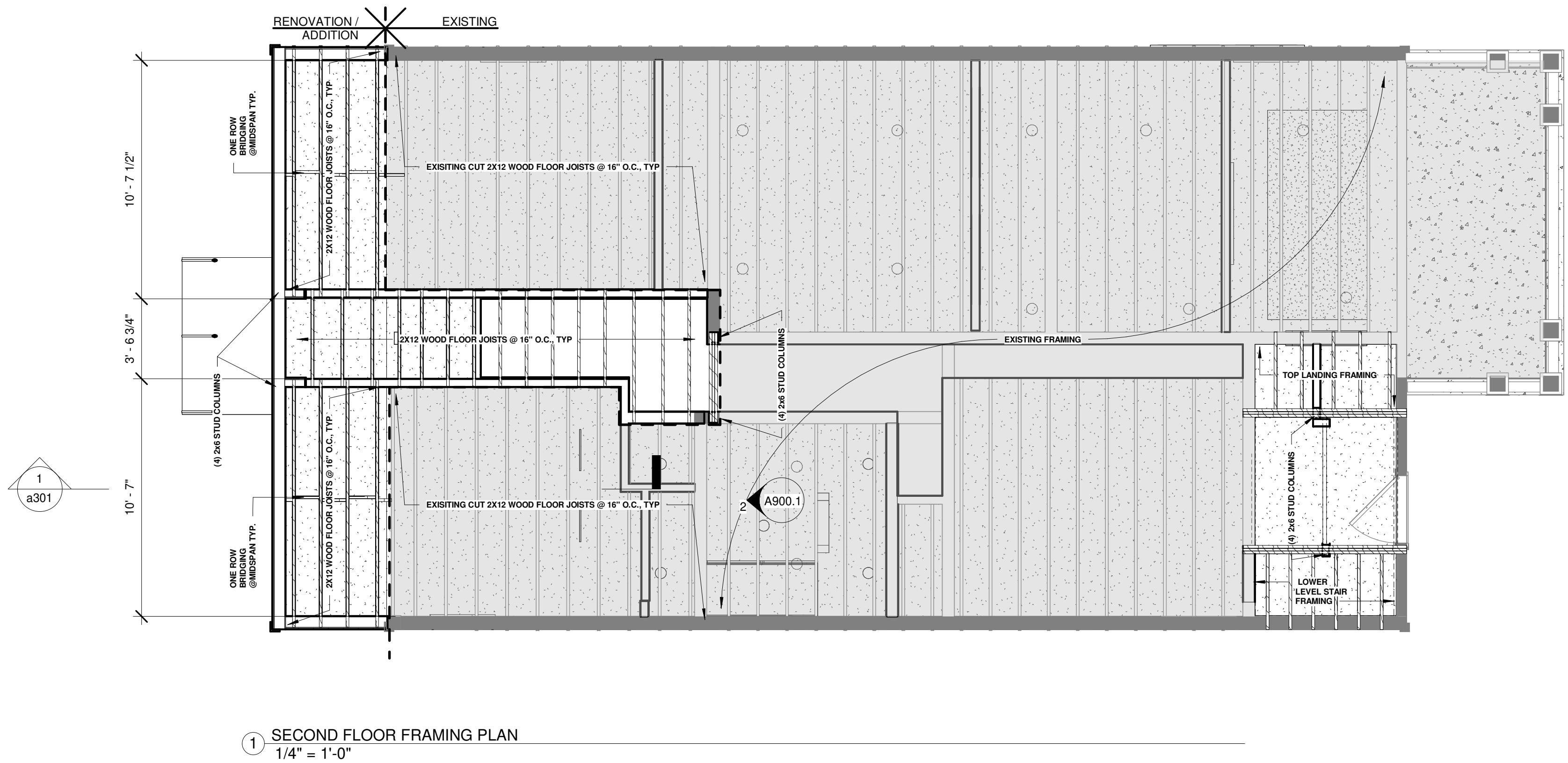
Interior Renovation

Calhoun St.

Framing Plans_
First Floor Joist

2024.30

s121



A repeating pattern of butterflies with teal wings and black veins, arranged in a grid.

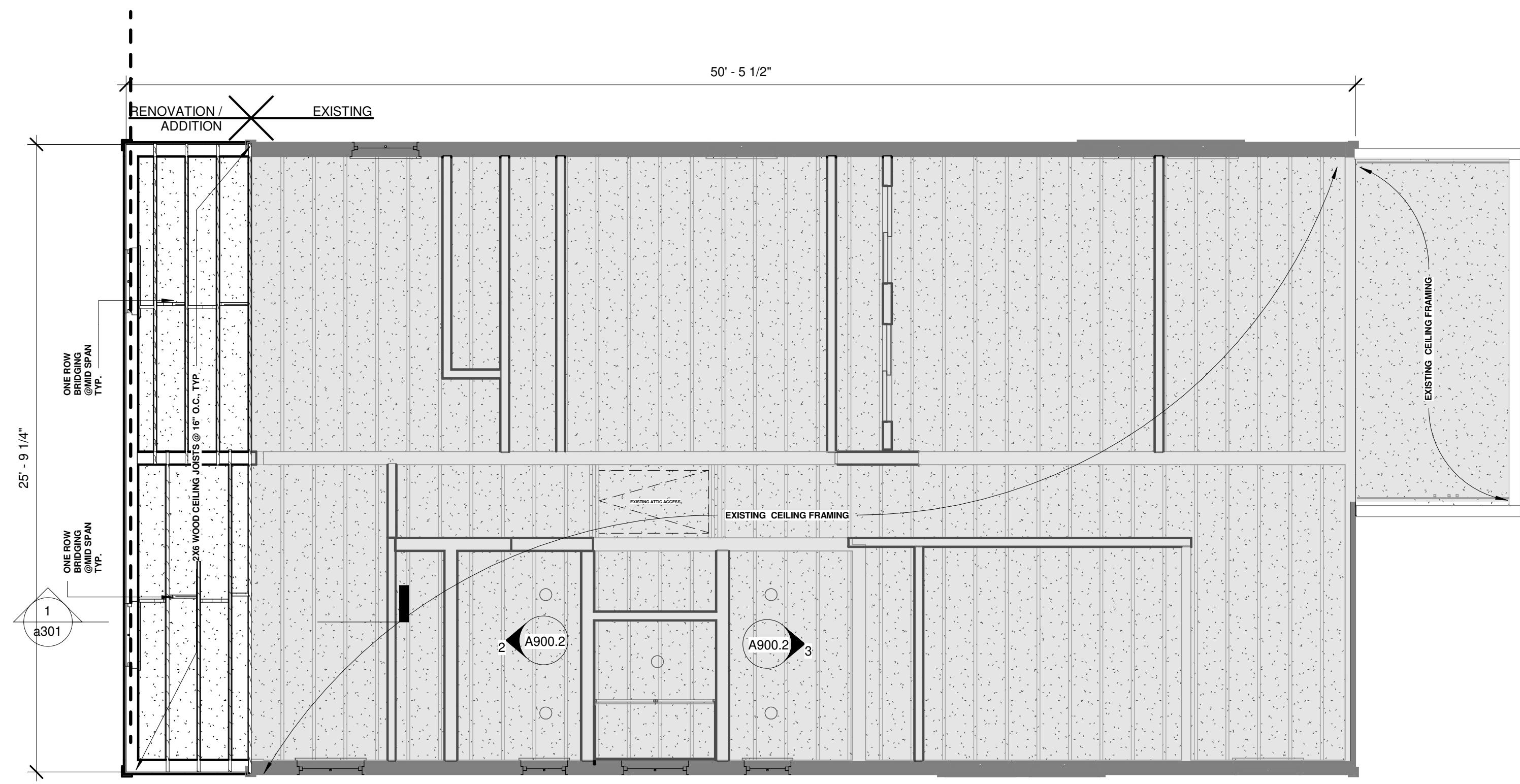
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Interior Renovation

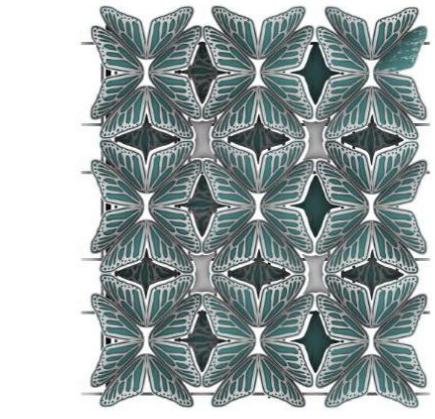
Calhoun St.

Framing Plans Second Floor Joist

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1 Second FLOOR CEILING FRAMING
1/4" = 1'-0"



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Interior Renovation

Calhoun St.

Framing Plans_Ceiling Framing

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