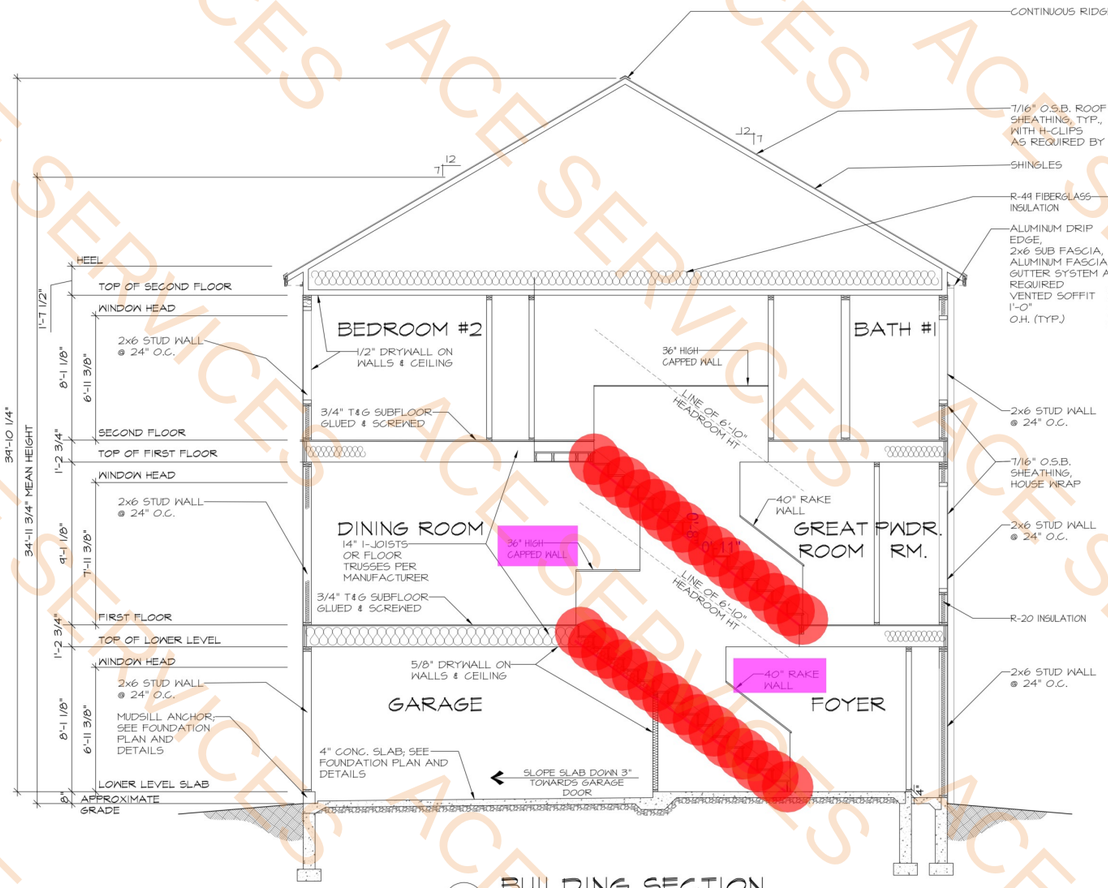


1 BUILDING SECTION
THRU STAIRS

2 BUILDING SECTION
THRU STAIRS

(3) 2x Stinger	29.4 FT
Riser	30.0 EA

REGISTERED ARCHITECT PENNSYLVANIA ROBERT D. REGANZONI
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

5/24/2024

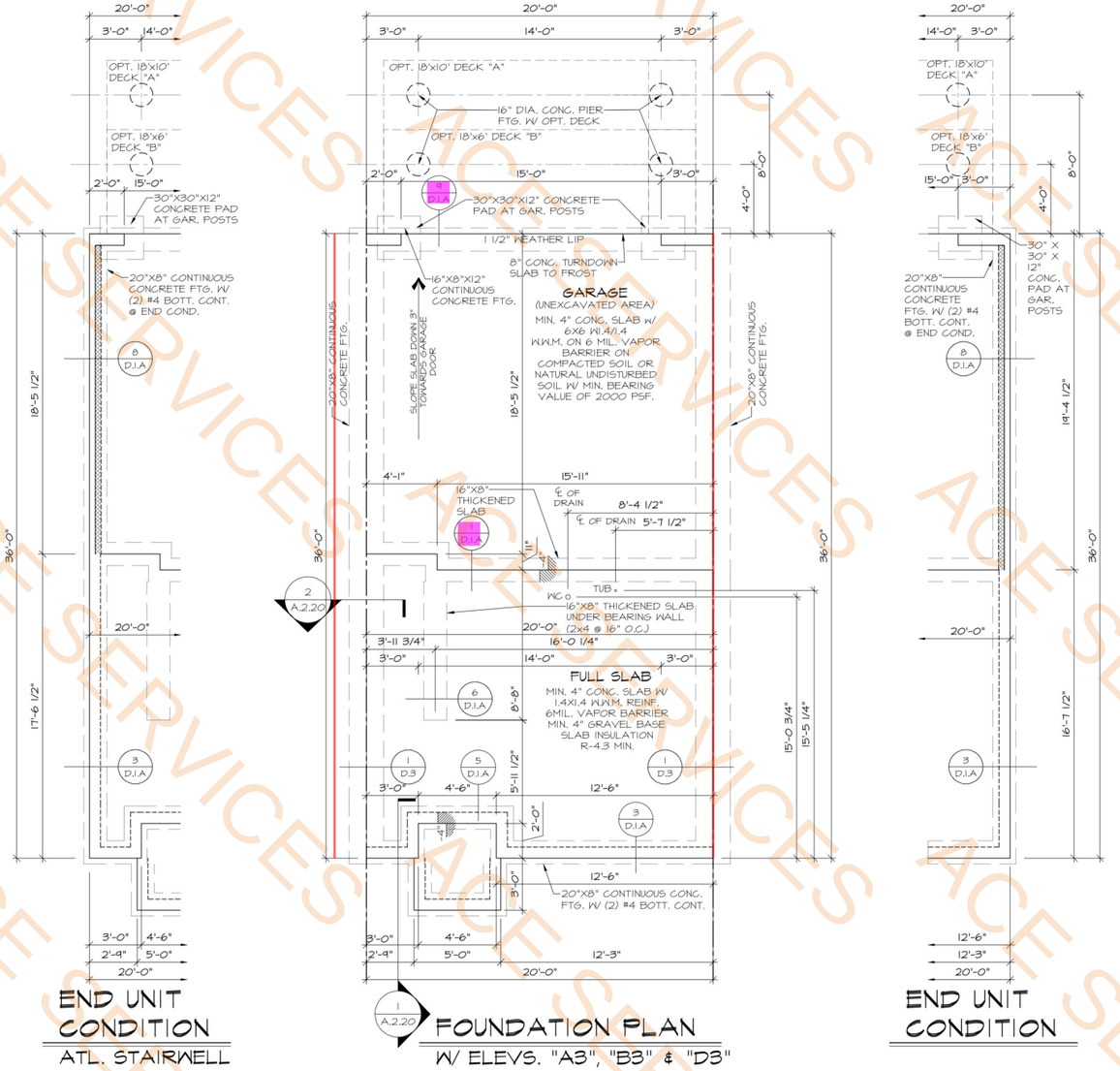
D·R·HORTON® America's Builder

DRAWN BY: D. MAYA
DATE: 05/24/2024
PROJECT NO. DT21
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: NOTES
DRAWING TITLE: SECTION VIEWS

SHEET No. A.2.20

ACE SERVICES



Party Wall - Foundation Floor, H: 8'-1 1/8" 72.0 FT

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA ROBERT D. REGANZONI JR. #RA017776

5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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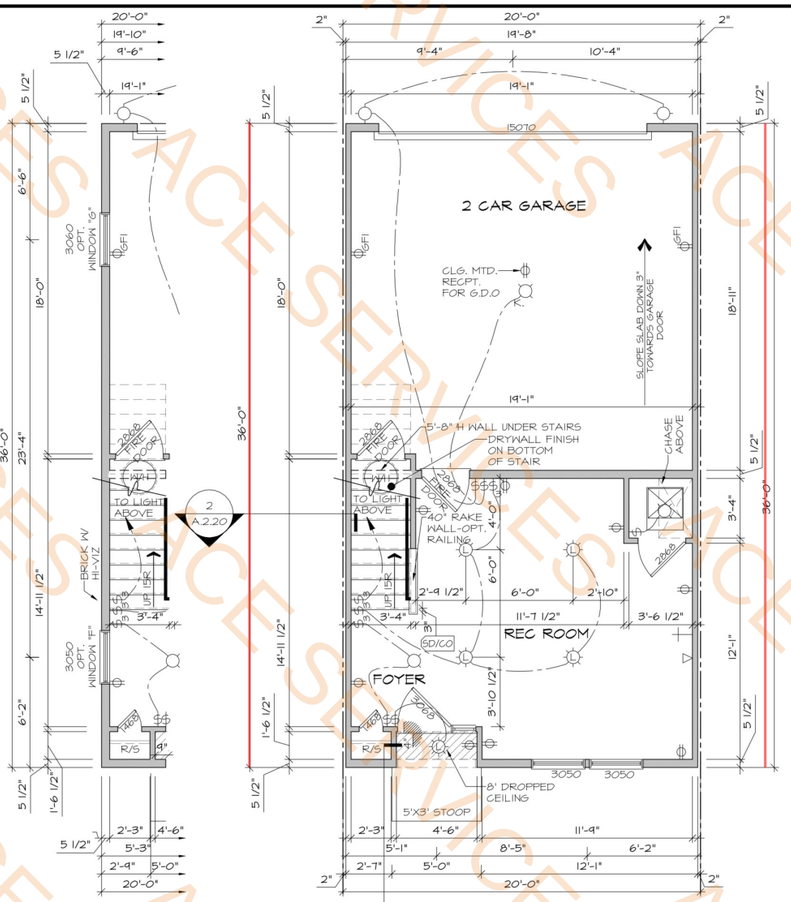
DRAWN BY:	D. MAYA
DATE:	05/24/2024
PROJECT NO.	DT21
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

HOUSE NAME: NORRIS

DRAWING TITLE: FOUNDATION PLAN

SHEET No. A.3.1

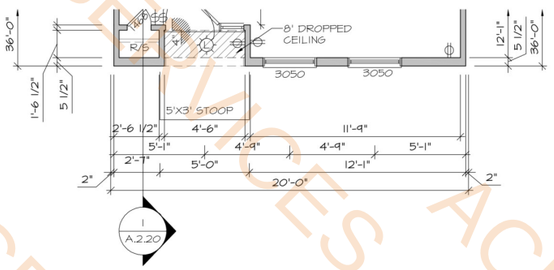
ACE SERVICES



END UNIT CONDITION
ATL. STAIRWELL

LOWER LEVEL FLOOR PLAN
W/ ELEVS. "A3" & "D3"

END UNIT CONDITION



LOWER LEVEL FLOOR PLAN
W/ ELEV. "B3"

Party Wall -Lower Level Floor, H:8'-1 1/8" 72.0 FT

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX RECEP.
- SPLIT SWITCHED RECEP.
- FLOOR MOUNTED RECEP.
- 220V RECEP.
- GFI RECEP.
- WEATHERPROOF GFI RECEP.
- GARAGE DOOR OPENER RECEP.
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR - WIRED IN SERIES
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN MOTOR
- EXHAUST FAN WITH LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- HANGING LIGHT
- RECESSED LIGHT
- PENDANT LIGHT
- PULLCHAIN LAMPHOLDER
- KEYLESS LAMPHOLDER
- CEILING MOUNTED LED
- OPTIONAL CEILING FAN
- LED W/ OPTIONAL CEILING FAN
- KEYPAD
- THERMOSTAT
- LOW VOLTAGE SWITCH (12V)
- DOOR CHIME

NOTES:

ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.

1. APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
2. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR AND PROXIMITY OF EACH SLEEPING AREA. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION DEVICES ARE PERMITTED AS REQUIRED.
3. ALL KITCHEN AND LAUNDRY RECEPTACLES ARE TO BE GFI PROTECTED.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL RECEPTACLES.

NOTES:

1. ALL WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
2. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD; -INTERIOR PARTITIONS ARE SHOWN AS 3 1/2"
3. HATCHED AREAS INDICATE DROPPED CEILINGS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED).
5. STAIR FABRICATOR TO VERIFY FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR(S). STAIRS TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
6. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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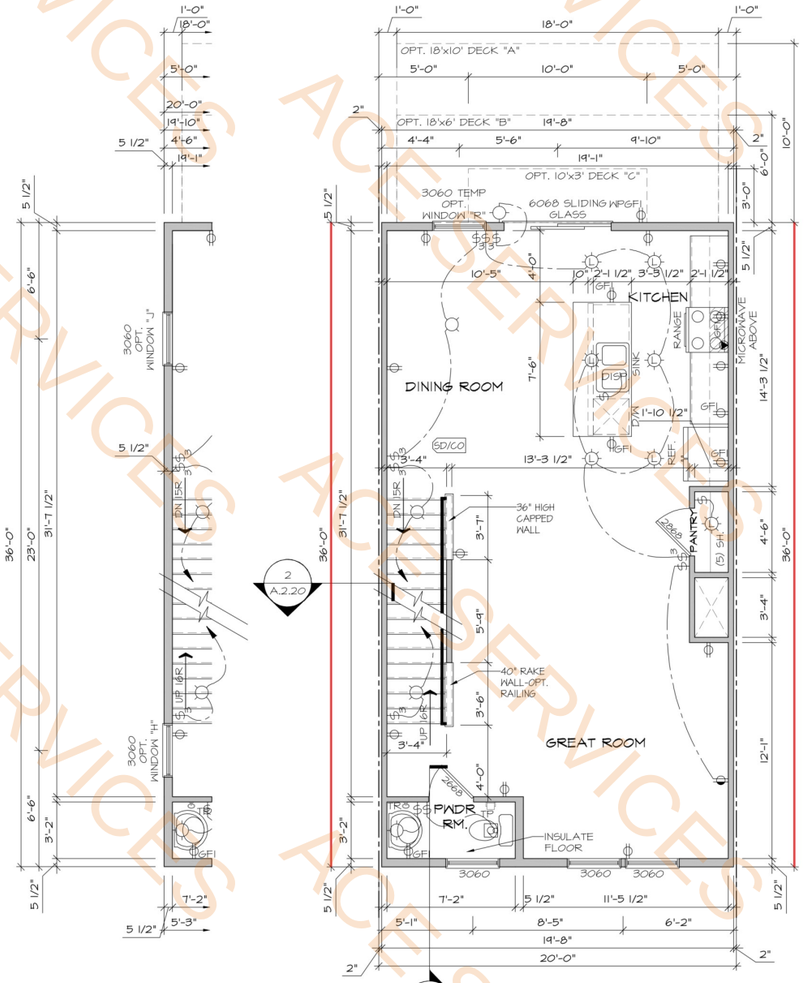
DRAWN BY: D. MAYA
DATE: 05/24/2024
PROJECT NO. DT21
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: NORRIS

DRAWING TITLE: LOWER LEVEL FLOOR PLANS

SHEET No. A.3.2

ACE SERVICES



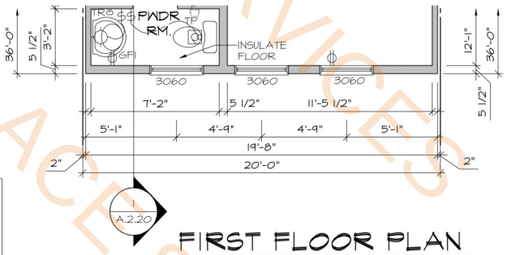
2 A.2.20

END UNIT CONDITION
ALT STAIRWELL

1 A.2.20

FIRST FLOOR PLAN
ELEVS. "A3" & "D3"

END UNIT CONDITION



1 A.2.20

FIRST FLOOR PLAN
ELEV. "B3"

Party Wall -First Floor, H:8'-1 1/8" 72.0 FT

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX RECEP.
- SPLIT SWITCHED RECEP.
- FLOOR MOUNTED RECEP.
- 220V RECEP.
- GFI RECEP.
- WEATHERPROOF GFI RECEP.
- GARAGE DOOR OPENER RECEP.
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR - WIRED IN SERIES
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN MOTOR
- EXHAUST FAN WITH LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- HANGING LIGHT
- RECESSED LIGHT
- PENDANT LIGHT
- PULLCHAIN LAMPHOLDER
- KEYLESS LAMPHOLDER
- CEILING MOUNTED LED
- OPTIONAL CEILING FAN
- LED W/ OPTIONAL CEILING FAN
- KEYPAD
- THERMOSTAT
- LV LOW VOLTAGE SWITCH (12V)
- DC DOOR CHIME

NOTES:

ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.

1. APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
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3. ALL KITCHEN AND LAUNDRY RECEPTACLES ARE TO BE GFI PROTECTED.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL RECEPTACLES.

NOTES:

1. ALL WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
2. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD; -INTERIOR PARTITIONS ARE SHOWN AS 3 1/2"
3. HATCHED AREAS INDICATE DROPPED CEILINGS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED).
5. STAIR FABRICATOR TO VERIFY FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR(S). STAIRS TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
6. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

REGISTERED ARCHITECT PENNSYLVANIA ROBERT D. REGANZONI JR. #RA015

5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

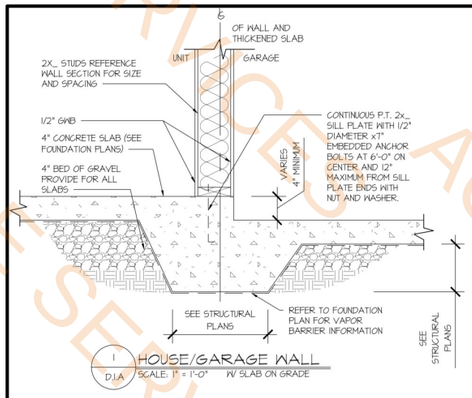
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DRAWN BY: D. MAYA
DATE: 05/24/2024
PROJECT NO. DT21
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

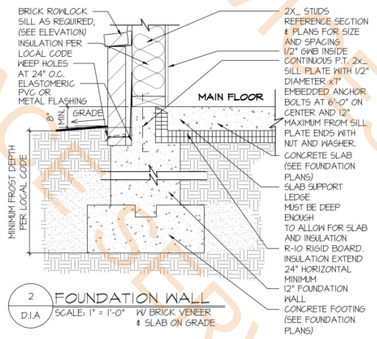
HOUSE NAME: NORRIS
DRAWING TITLE: FIRST FLOOR PLANS

SHEET No. A.4.1

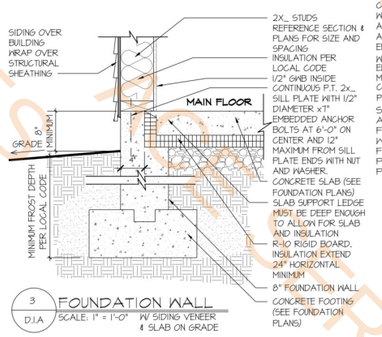
ACE SERVICES



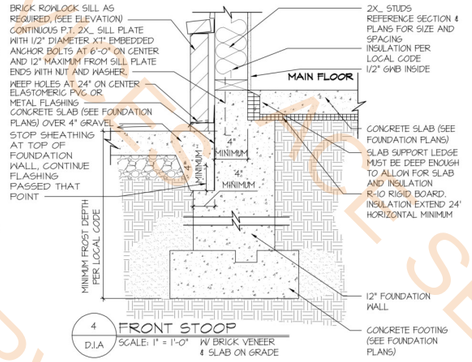
1 D.1.A HOUSE/GARAGE WALL
SCALE: 1" = 1'-0" W/ SLAB ON GRADE



2 D.1.A FOUNDATION WALL
SCALE: 1" = 1'-0" W/ BRICK VENEER & SLAB ON GRADE

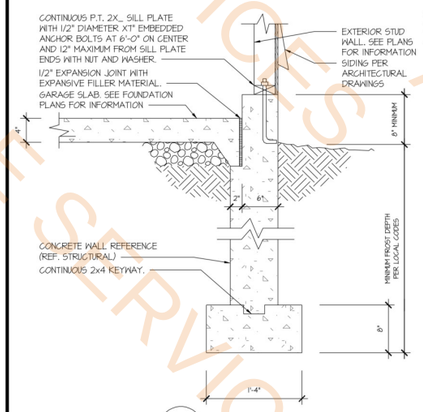


3 D.1.A FOUNDATION WALL
SCALE: 1" = 1'-0" W/ SIDING VENEER & SLAB ON GRADE

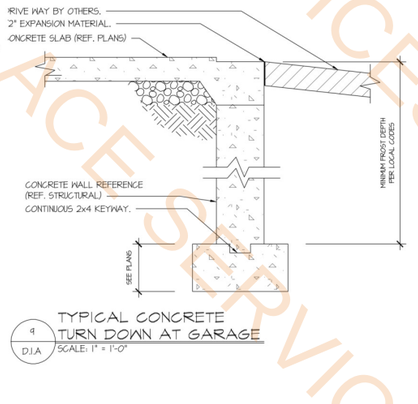


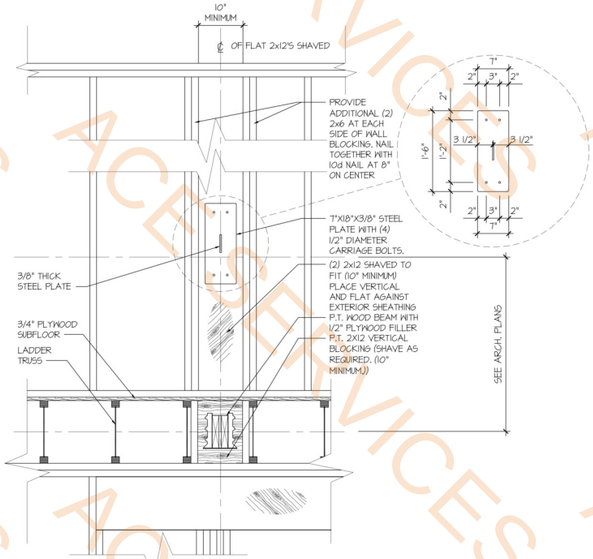
4 D.1.A FRONT STOOP
SCALE: 1" = 1'-0" W/ BRICK VENEER & SLAB ON GRADE

2x8 Rafter @ 16" O.C + (6) 2x6 Rafter (L:3'-0")	20.0 SQ FT
2x6 Blocking, H: 2'-0"	10.0 EA
(2) 2x8 Ledger + (6) 2x8 blocking + (3) 2x6 Blocking	7.9 FT
2x6 Fascia	6.9 FT
BKT14x14x4 Bracket	2.0 EA
7"x18"x3/8" Steel Plate	2.0 EA
1/2" Dia Steel Rod w/ MMo.3 Clevises at Ends	2.0 EA
7-1/4" x 3/8" Thick Steel Plate	2.0 EA

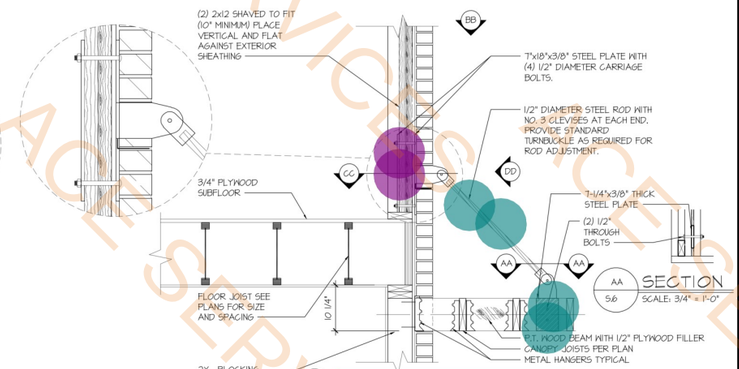


9 D.1.A TYPICAL CONCRETE TURN DOWN AT GARAGE
SCALE: 1" = 1'-0"



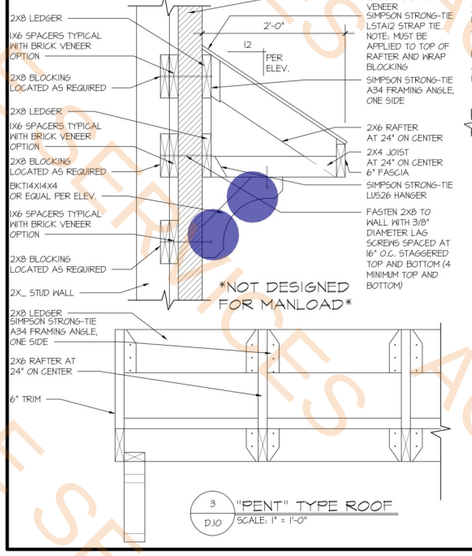


DD D.1.A CANOPY ROOF PORCH
SCALE: 3/4" = 1'-0"

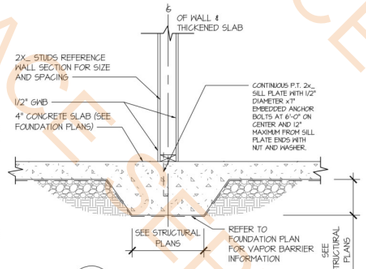


AA 5.6 SECTION
SCALE: 3/4" = 1'-0"

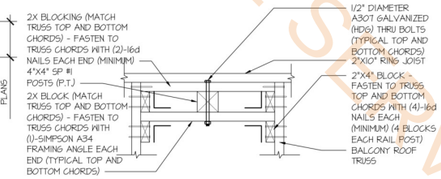
5 5.6 CANOPY ROOF PORCH
SCALE: 3/4" = 1'-0"



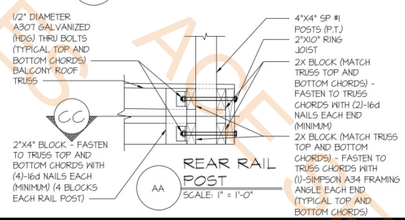
3 D.1.0 "PENT" TYPE ROOF
SCALE: 1" = 1'-0"



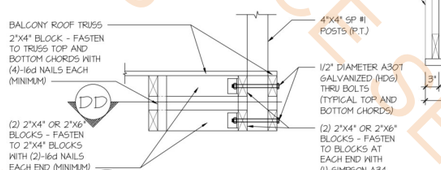
6 D.1.A THICKENED SLAB
SCALE: 3/4" = 1'-0"



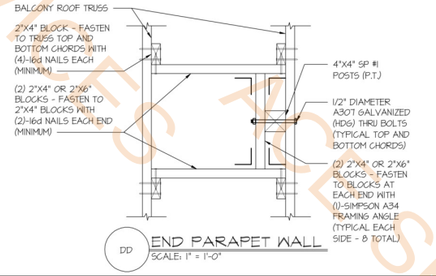
CC REAR RAIL POST
SCALE: 1" = 1'-0"



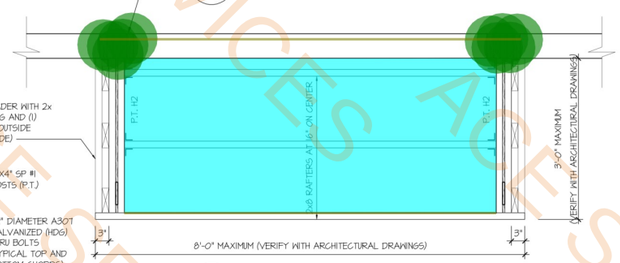
AA REAR RAIL POST
SCALE: 1" = 1'-0"



DD END PARAPET WALL
SCALE: 1" = 1'-0"

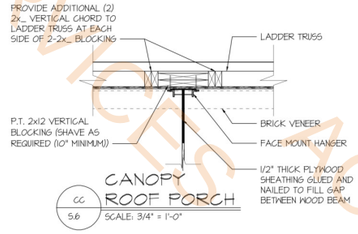


DD END PARAPET WALL
SCALE: 1" = 1'-0"



BB 5.6 CANOPY ROOF PORCH
SCALE: 3/4" = 1'-0"

NOTE:
BRACKETS & TURNBUCKLE PER R4F METALS INC. OR EQUAL.



CC 5.6 CANOPY ROOF PORCH
SCALE: 3/4" = 1'-0"

5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

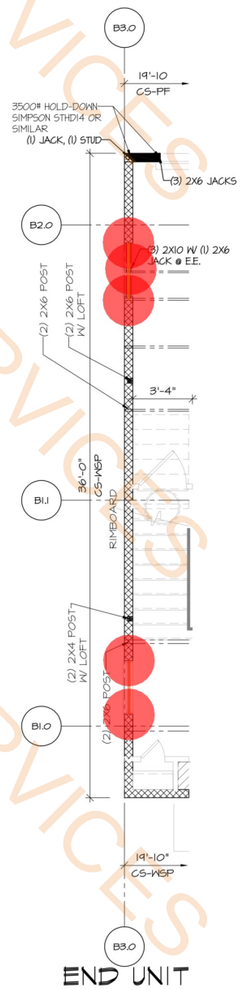
D·R·HORTON® America's Builder

DRAWN BY: D. MAYA
DATE: 05/24/2024
PROJECT NO. DT21
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: NORRIS
DRAWING TITLE MISC. DETAILS

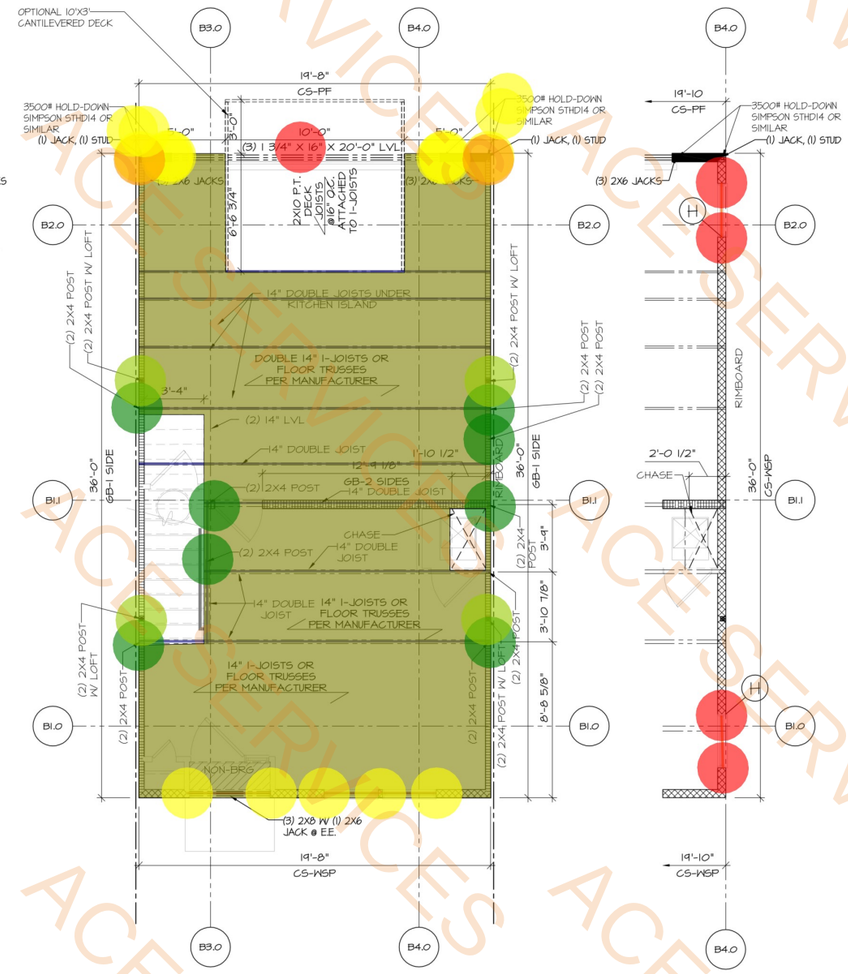
SHEET No. DTL.

ACE SERVICES



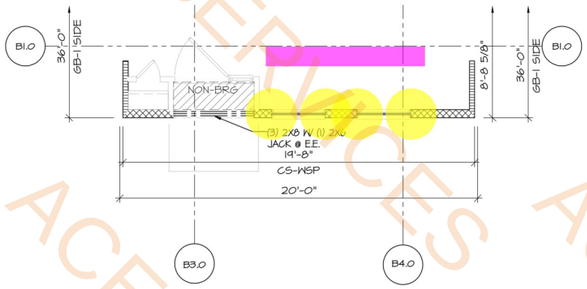
END UNIT CONDITION

ALT. STAIRWELL



LOWER LEVEL STRUCTURAL PLAN

W/ ELEVS. "A3" & "D3"



LOWER LEVEL STRUCTURAL PLAN

W/ ELEV. "B3"

END UNIT CONDITION

(3) 2x8 Header	11.0 FT
(2) 2x4 Post, H: 8'-1 1/8"	8.0 EA
2x6 Jack Studs, H: 6'-11 3/8"	17.0 EA
2x6 Jack Studs, H: 6'-11 3/8"	5.0 EA
2x6 Jack Studs, H: 6'-11 3/8"	4.0 EA
2x6 Studs, H: 8'-1 1/8"	2.0 EA
(3) 1-3/4" x 16" x20'-0" Header	1.0 EA
3500# Hold-Down Simoson Sthd14 or Similar	4.0 EA
(2) 2x4 Post w/ Loft, H: 8'-1 1/8"	4.0 EA
2x14 I-Joist or Floor Trusses	587.8 SQ FT
(2) 14" Joists	158.1 FT
(3) 2x10 Header	6.0 FT
(3) 2x10 Header (End Unit)	6.2 FT
(3) 2x10 Header (End Unit)	6.0 FT

NOTES:

1. ALL HEADERS TO BE (3) 2x6 MINIMUM, UNLESS OTHER WISE NOTED.
2. ALL JACKS TO BE (1) 2x UNLESS OTHERWISE NOTED. ALL WINDOW/OPENING INTERMEDIATE JACKS TO BE (2) 2x UNLESS OTHERWISE NOTED.
3. PROVIDE SQUASH BLOCKS FOR POINT LOADS ABOVE.
4. WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
5. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

H	5/8" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT INTO CONC. OR GROUTED CMU AND 3"X3"X1/4" PLATE WASHER, TYP.				
H3	HDU5 HOLD-DOWN	H5	HTT5 HOLD-DOWN	S1	MSTC40 STRAP-TIE (12" END LENGTH)
H4	HTT4 HOLD-DOWN	H7	HDT8 HOLD-DOWN	S2	MSTC66 STRAP-TIE (12" END LENGTH)
				S3	CS16 STRAP-TIE (14" END LENGTH)

- CONTINUOUS STRUCTURAL SHEATHING
- LET IN BRACING (LIB) NB OR EQ.
- BRACING WITH DRYWALL
- BRACED SHEATHING (CS-WSP)
- PORTAL WALL (CS-PF)
- PORTAL FRAME WALL W/ HOLD DOWNS (PFH) ENG**- REFERENCE PROVIDED ENGINEERING CALCS.

CONTINUOUS STRUCTURAL SHEATHING (ALL EXTERIOR WALLS)
ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OF SOLID BLOCKING WITH (3) 16d NAILS AT 16" O.C. JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER BRACED WALL DETAILS. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS AT 7" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS STRUCTURAL PANEL SHEATHING" MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.10.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN PREVAILING BUILDING CODES IN JURISDICTION

REGISTERED ARCHITECT PENNSYLVANIA ROBERT D. REGANZONI JR. #RA019176

5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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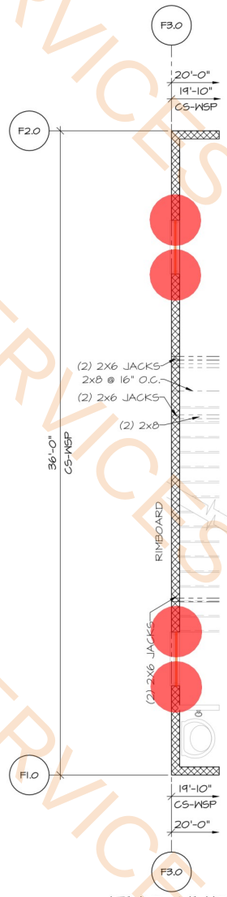
DRAWN BY:	D. MAYA
DATE:	05/24/2024
PROJECT NO.	DT21
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

HOUSE NAME: NORRIS

DRAWING TITLE: LOWER LEVEL STRUCTURAL PLANS

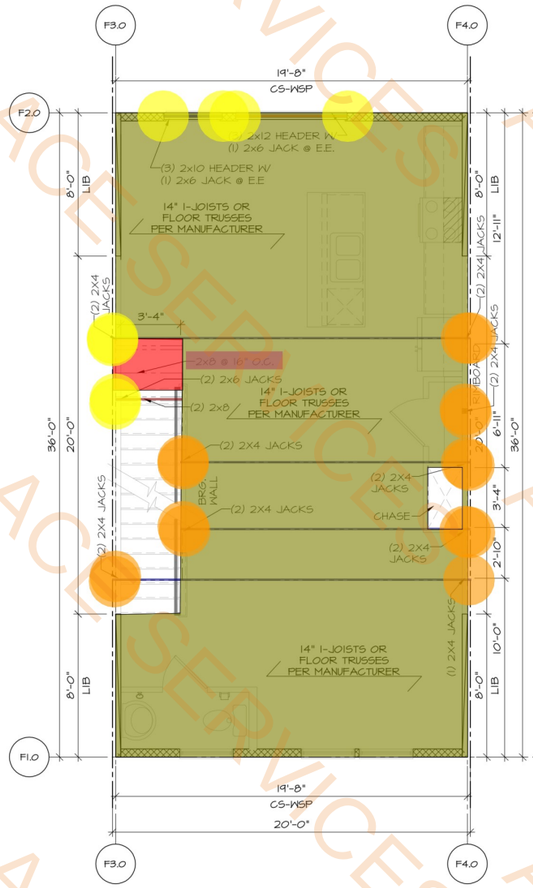
SHEET No. S.1.1

ACE SERVICES



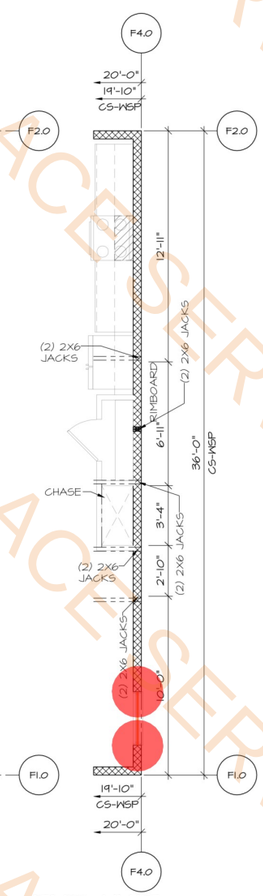
END UNIT CONDITION

ALT. STAIRWELL

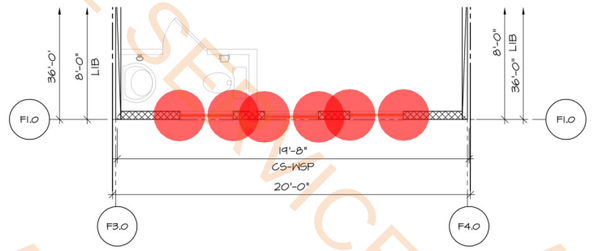


FIRST FLOOR STRUCTURAL PLAN

ELEVS. "A3" & "D3"



END UNIT CONDITION



FIRST FLOOR STRUCTURAL PLAN

ELEV. "B3"

(2) 14" Joists	72.5 FT
2x14 I-Joist or Floor Trusses	645.3 SQ FT
2x8 @ 16" O.C	11.3 SQ FT
(2) 2x8 Joist	3.8 FT
2x6 Jack Studs, H: 6'-11 3/8"	8.0 EA
2x6 Studs, H: 8'-1 1/8"	15.0 EA
(3) 2x10 Header	3.3 FT
(3) 2x12 Header	6.3 FT
(3) 2x10 Header (End Unit)	6.2 FT
(3) 2x10 Header	9.1 FT
2x6 Jack Studs, H: 6'-11 3/8"	6.0 EA
(3) 2x10 Header (End Unit)	3.0 FT
2x6 Jack Studs, H: 6'-11 3/8"	2.0 EA
2x6 Jack Studs, H: 6'-11 3/8"	4.0 EA

NOTES:

1. ALL HEADERS TO BE (3) 2x6 MINIMUM, UNLESS OTHER WISE NOTED.
2. ALL JACKS TO BE (1) 2x UNLESS OTHERWISE NOTED. ALL WINDOW/OPENING INTERMEDIATE JACKS TO BE (2) 2x UNLESS OTHERWISE NOTED.
3. PROVIDE SQUASH BLOCKS FOR POINT LOADS ABOVE.
4. WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
5. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

(H) 5/8" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT INTO CONC. OR GROUTED CMU AND 3"X3"X1/4" PLATE WASHER, TYP.

(H3) HDU5 HOLD-DOWN (H5) HTT5 HOLD-DOWN (H4) HTT4 HOLD-DOWN (H7) HDT8 HOLD-DOWN

(S1) MSTC40 STRAP-TIE (12" END LENGTH) (S2) MSTC66 STRAP-TIE (12" END LENGTH) (S3) CS16 STRAP-TIE (14" END LENGTH)

CONTINUOUS STRUCTURAL SHEATHING

LET IN BRACING (LIB) W8 OR EQ.

BRACING WITH DRYWALL

BRACED SHEATHING (GS-WSP)

PORTAL WALL (GS-PF)

PORTAL FRAME WALL W/ HOLD DOWNS (PFH) ENG'R. REFERENCE PROVIDED ENGINEERING CALCS.

CONTINUOUS STRUCTURAL SHEATHING (ALL EXTERIOR WALLS)
ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OF SOLID BLOCKING WITH (3) 16d NAILS AT 16" O.C. JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER BRACED WALL DETAILS. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS AT 7" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS STRUCTURAL PANEL SHEATHING" MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.10.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN PREVAILING BUILDING CODES IN JURISDICTION

REGISTERED ARCHITECT PENNSYLVANIA ROBERT D. REGANZONI RA009235

5/24/2024

WADE ARCHITECTURE HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

DRAWN BY: D. MAYA

DATE: 05/24/2024

PROJECT NO. DT21

11 X 17 SCALE 1/8" = 1'-0"

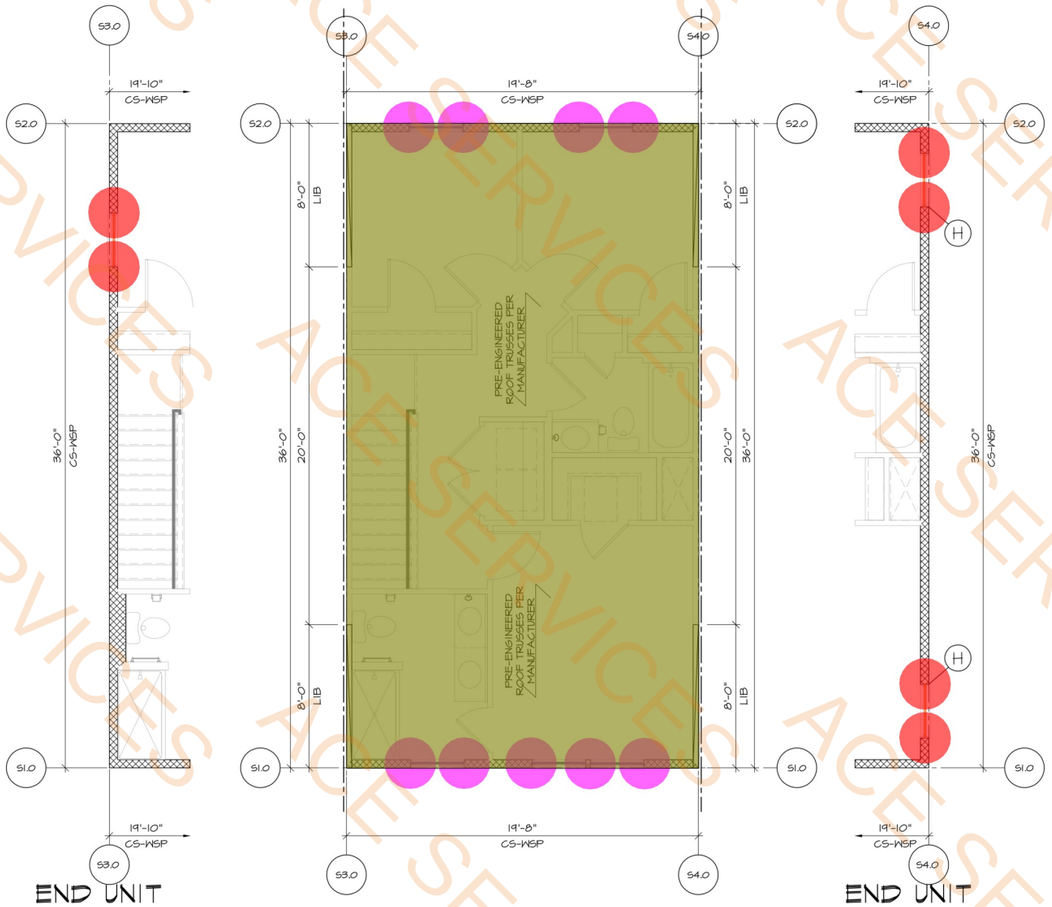
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: NORRIS

DRAWING TITLE: FIRST FLOOR STRUCTURAL PLANS

SHEET No. S.2.1

ACE SERVICES



Pre-Engineer Roof Trusses	709.1 SQ FT
(3) 2x10 Header	15.1 FT
(3) 2x10 Header (End Unit)	9.1 FT
(3) 2x10 Header (End Unit)	3.0 FT
(3) 2x10 Header (End Unit)	6.1 FT
2x6 Jack Studs, H: 6'-11 3/8"	15.0 EA
2x6 Jack Studs, H: 6'-11 3/8"	4.0 EA
2x6 Jack Studs, H: 6'-11 3/8"	2.0 EA

NOTES:

1. ALL HEADERS TO BE (3) 2x6 MINIMUM, UNLESS OTHERWISE NOTED.
2. ALL JACKS TO BE (1) 2x UNLESS OTHERWISE NOTED. ALL WINDOW/OPENING INTERMEDIATE JACKS TO BE (2) 2x UNLESS OTHERWISE NOTED.
3. PROVIDE SQUASH BLOCKS FOR POINT LOADS ABOVE.
4. WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
5. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

- (H) 5/8" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT INTO CONC. OR GROUTED CMU AND 3"X3"X1/4" PLATE WASHER, TYP.
- (H3) HDU5 HOLD-DOWN
- (H5) HTT5 HOLD-DOWN
- (H4) HTT4 HOLD-DOWN
- (H7) HDT8 HOLD-DOWN
- (S1) MSTC40 STRAP-TIE (12" END LENGTH)
- (S2) MSTC66 STRAP-TIE (12" END LENGTH)
- (S3) CS16 STRAP-TIE (14" END LENGTH)
- CONTINUOUS STRUCTURAL SHEATHING
- LET IN BRACING (LIB) NB OR EQ.
- BRACING WITH DRYWALL
- BRACED SHEATHING (CS-WSP)
- PORTAL WALL (CS-PF)
- PORTAL FRAME WALL W/ HOLD DOWNS (PFH) ENG** - REFERENCE PROVIDED ENGINEERING CALCS.

CONTINUOUS STRUCTURAL SHEATHING (ALL EXTERIOR WALLS)
ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OF SOLID BLOCKING WITH (3) 16d NAILS AT 16" O.C. JOIST TO PLATE OR SILL 8d @ 6" O.C. TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER BRACED WALL DETAILS. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREWS AT 7" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS STRUCTURAL PANEL SHEATHING" MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.10.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN PREVAILING BUILDING CODES IN JURISDICTION

REGISTERED ARCHITECT
PENNSYLVANIA
ROBERT REGNAZZONI
RA009235
5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
America's Builder

DRAWN BY:	D. MAYA
DATE:	05/24/2024
PROJECT NO.	DT21
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

HOUSE NAME: NORRIS
DRAWING TITLE: SECOND FLOOR STRUCTURAL PLANS

SHEET No.
S.3.1

ACE SERVICES

ACE SERVICES

3'-4 1/2"

POST CAP
VINYL RAIL - 2X3 TOP RAIL WITH 2X3 1/2" BOTTOM RAIL
VINYL WRAPPED 4X4 P.T. POST
VINYL PICKETS TO BE LESS THAN 4" BETWEEN EACH
DECK FRAMING PLANS FOR SIZE AND SPACING
1/2" DIAMETER THRU. BOLT WITH NUT AND WASHERS EACH SIDE
DTT2 DECK TENSION TIE
BEAM SEE PLAN FOR SIZE
2-1/2" DIAMETER THRU. BOLT WITH WASHERS EACH SIDE
SIMPSON H1Z BRACKET
PROVIDE POST TO BEAM LATERAL CONNECTION AS REQ'D
DECK COLUMN BEYOND PER PLAN.
5" MAXIMUM
3'-0"
4" MAXIMUM
2X10 BLOCKING PER CODE
P.T. 2X_ BLOCK (JOIST BEHIND)

A SECTION
SCALE: 1" = 1'-0"

2 / 5.5 DECK BEAM TO POST CONNECTION
SCALE: 1" = 1'-0" SOLID SAWN LUMBER BEAM

LVL HEADER, SEE FRAMING PLANS FOR SIZE AND PLY. NAIL PLYWOOD SUB-FLOOR TO LVL WITH 10d NAILS AT 6" ON CENTER
3/4" T&G PLYWOOD SUBFLOOR
SOLID BLOCKING AT 48" ON CENTER EXTEND 3 JOIST SPACES WHEN JOISTS RUN PARALLEL TO RIMBOARD
8" DIA. MAX. HOLE IN BLOCKING AS REQUIRED
FLOOR JOISTS SEE FLOOR FRAMING PLAN FOR SIZE AND SPACING
STUD WALL SEE PLAN
METAL THRESHOLD WITH SYNTHETIC KICK PLATE
4" VERIFY
DOOR SILL PAN
METAL FLASHING BEHIND LEDGER
DECKING PER PLAN
2'-0"
P.T. SYP #2 FLOOR JOISTS.
P.T. 2X_ SYP #2 JOIST EXTENDER; ATTACH PER DTTIZ MANUF. SPECS
METAL "Z" FLASHING OVER LEDGER
SIMPSON DTTIZ OR ADTT-TZ BRACKET
JOIST HANGER
2x P.T. SYP #2 LEDGER WITH THREE ROWS OF 1/4 X 3 1/2 (SDS25312) OR TWO ROWS OF 1/4 X 4 1/2 (SDS25412) SIMPSON STRONG-TIE SDS CONNECTOR SCREWS, OR EQUAL, SPACED AT 16" O.C.

6 / 5.5 WOOD DECK ATTACHMENT TO FLOOR SYSTEM
SCALE: 1" = 1'-0"

3- ROWS OF 12d NAILS AT 12" ON CENTER
2-PLY BEAM

7 / 5.5 MULTIPLE-PLY BEAM CONNECTION
SCALE: 1" = 1'-0"

NOTCH RIM BOARD AROUND DECK JOIST
FLASHING TAPE
HOUSE WRAP
SADDLE FLASHING (CAULK BACKSIDE)
CAULK AROUND EDGE OF SADDLE FLASHING
SADDLE FLASHING OVER SINGLE JOIST

NOTCH RIM BOARD AROUND DECK JOIST
CUT SADDLE FLASHING IN HALF
FLASHING TAPE
HOUSE WRAP
SADDLE FLASHING (CAULK BACKSIDE)
CAULK AROUND EDGE OF SADDLE FLASHING
SADDLE FLASHING OVER DOUBLE JOIST

2x8 P.T Side Plate	14.6 FT
2x8 P.T Sill Plate	13.5 FT
2x6 P.T Deck Joist @ 16" O.C (attached to I-Joists)	101.4 SQ FT
2x4 Sway Brace	17.9 FT
2x8 Ledger w/ 1/2" Dia Lags	13.5 FT
2x8 P.T Face Plate	13.5 FT
3 1/2" x 11 7/8" Treated Glulam Beam	13.5 FT
2x8 Blocking	8.6 FT
Solid Blocking @ 48" O.C, L: 4'-0"	13.5 FT
Metal "Z" Flashing Over Ledger w/ Ice & Water Sheild	13.5 FT
6" x 6" P.T Post, H: 10'-0"	2.0 EA
4" x 4" P.T Rail Post, H:3'-0"	7.0 EA
(2) Simpson DTTIZ Brackets	4.0 EA
Joist Hanger	31.0 EA

BACKER BLOCK BEHIND CANTILEVERED JOIST
RIM BOARD NOTCHED AT DECK JOISTS
BACKER BLOCK TO I-JOIST (2) ROWS OF 10D NAILS AT 6" O.C. CLINCHED
RIM BOARD NOTCHED AT DECK JOISTS
CANTILEVER FRAMING FLUSH WITH BOTTOM OF FLOOR FRAMING
SADDLE FLASHING (SEE INSTALLATION DETAIL ABOVE)

8 / 5.5 PORCH/BALCONY
SCALE: 3/4" = 1'-0"

LVL HEADER, SEE FRAMING PLANS FOR SIZE AND PLY. NAIL PLYWOOD SUB-FLOOR TO LVL WITH 10D NAILS AT 6" ON CENTER
SOLID BLOCKING AT 48" ON CENTER EXTEND 3 JOIST SPACES
3/4" T&G PLYWOOD SUBFLOOR
METAL THRESHOLD WITH SYNTHETIC KICK PLATE
4" VERIFY
DOOR SILL PAN
METAL FLASHING OR ICE/WATER SHEILD BEHIND LEDGER
DECKING PER PLAN
P.T. SYP #2 FLOOR JOISTS.
METAL "Z" FLASHING OVER LEDGER
SIMPSON DTTIZ OR ADTT-TZ BRACKET
JOIST HANGER
2x P.T. SYP #2 LEDGER WITH THREE ROWS OF 1/4 X 3 1/2 (SDS25312) OR TWO ROWS OF 1/4 X 4 1/2 (SDS25412) SIMPSON STRONG-TIE SDS CONNECTOR SCREWS, OR EQUAL, SPACED AT 16" O.C.
FLOOR JOISTS SEE FLOOR FRAMING PLAN FOR SIZE AND SPACING
2x4 P.T. SILL PLATE WITH 1/2" DIAMETER, x7" EMBEDDED ANCHOR BOLTS AT 6' ON CENTER AND 12" MAXIMM FROM PLATE ENDS.
CONCRETE WALL SEE PLANS.

3 / 5.5 WOOD DECK ATTACHMENT TO I-JOIST FLOOR SYSTEM
SCALE: 1" = 1'-0"

15"
COLUMN AND FOOTING
6x6 P.T. WOOD POST.
SIMPSON ABA66Z POST BASE OR EQUAL
MINIMUM FROST DEPTH PER LOCAL CODE
REFERENCE DECK PLANS FOR FOOTING SIZE

4 / 5.5 DECK POST AT FOOTING
SCALE: 1" = 1'-0" TYPICAL AT DECK POST

3/4" T&G PLYWOOD SUBFLOOR
FLOOR TRUSSES
METAL THRESHOLD WITH SYNTHETIC KICK PLATE
4" VERIFY
DOOR SILL PAN
METAL FLASHING OR ICE/WATER SHEILD BEHIND LEDGER DECKING PER PLAN
P.T. SYP #2 FLOOR JOISTS.
METAL "Z" FLASHING OVER LEDGER
SIMPSON DTTIZ OR ADTT-TZ BRACKET
JOIST HANGER
2x_ LEDGER IS TO BE FASTENED TO THE END LADDER TRUSS WITH THREE ROWS OF 1/4 x 3 1/2 (SDS25312) OR TWO ROWS OF 1/4 x 4 1/2 (SDS25412) SIMPSON STRONG-TIE SDS CONNECTOR SCREWS, OR EQUAL, SPACED AT 16" O.C. (END TRUSS VERTICALS SPACED AT 16" O.C. (MAX.))
FLOOR JOISTS SEE FLOOR FRAMING PLAN FOR SIZE AND SPACING
2x4 P.T. SILL PLATE WITH 1/2" DIAMETER, x7" EMBEDDED ANCHOR BOLTS AT 6' ON CENTER AND 12" MAXIMM FROM PLATE ENDS.
CONCRETE WALL SEE PLANS.

5 / 5.5 WOOD DECK ATTACHMENT TO FLOOR TRUSS SYSTEM
SCALE: 1" = 1'-0"

(2) SIMPSON DTTIZ OR ADTT-TZ BRACKETS AT EACH SIDE OF DECK
JOIST HANGER (TYPICAL)
2X8 LEDGER ATTACHED WITH 1/2" DIAMETER LAGS OR THRU BOLTS AT 16" ON CENTER STAGGERED
(2) SIMPSON DTTIZ OR ADTT-TZ BRACKETS AT EACH SIDE OF DECK
SIMPSON DTT2Z W/ 1/2" DIA. BOLT OR THREADED ROD WITH NUTS AND WASHERS (TYP.)
2X4 SWAY BRACE
2X6 P.T. DECKING
OR
5/4X6 COMPOSITE DECKING
2X4 SWAY BRACE
2X8 P.T. SIDE PLATE (TYPICAL)
2X8 BLKNG (TYP.)
2X8 BLKNG IN LIEU OF DTT2 W/ NARROW JOIST BAY
2X8 BLOCK (TYP.)
2'-0"
14'-0"
2'-0"
3A / 5.5
8'-0"
10'-0"
2'-0"
3 1/2"x 11 7/8" TREATED GLULAM BEAM (OR EQUAL)
2x8 P.T. JOISTS AT 16" ON CENTER
1'-4"
18'-0"
6X6 P.T. POST ON 18" DIAMETER CONCRETE FOOTERS (TYPICAL)
4X4 P.T. RAIL POST (TYPICAL)
2X8 P.T. FACE PLATE

1 / 5.5 WOOD DECK
SCALE: 3/4" = 1'-0" W/ WALKOUT BASEMENT OR 2ND FLOOR

REGISTERED ARCHITECT PENNSYLVANIA ROBERT D. REGANZONI RA-019275
5/24/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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DRAWN BY: D. MAYA
DATE: 05/24/2024
PROJECT NO. DT21
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: NORRIS
DRAWING TITLE: DECK DETAILS

SHEET No. S.5