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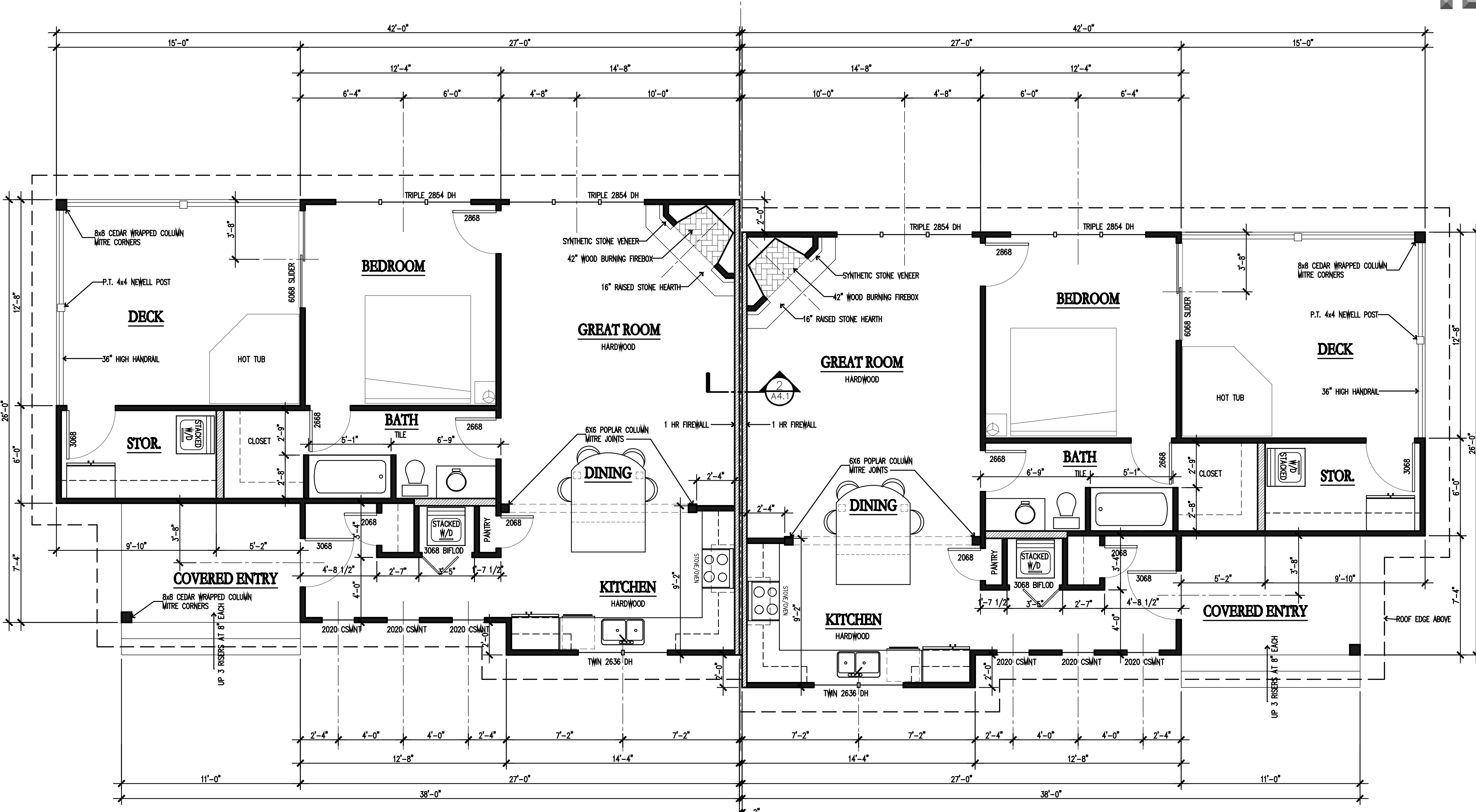
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Home Design by
Houston Hammond, Inc.

A Cottage For:
Asheville Cottages
Unit - 1
97 Morris Rd
Buncombe County, North Carolina

FLOOR PLAN
ROOF PLAN
SCALE: 1/4" = 1'-0"
DATE: 12.31.08
DRAWN BY: H.C.H.
REVISIONS:
FIRST
SECOND
THIRD

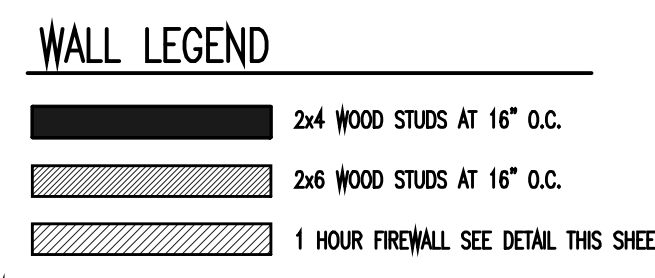
FRAMING CONST. - OTHER THAN ROOF

- CRACK ORDERS AND BAND WITH CURTAIN WALL AND PER CONSTRUCTION SHALL BE 2-2x10 (MIN) SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE. MAXIMUM CLEAR SPAN SHALL BE 4'-7" (4'-0" O.C. SPACING OF PIECES) TO AVOID UNDESIRABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ORDERS USE THE FOLLOWING PROCEDURE:
 - ALL FLOOR JOISTS MUST BE TREATED TO THEIR SUPPORT ORDERS WITH A MIN. OF 2x10 S. Y. W. P. UNLESS NOTED OTHERWISE. NO END WALKING THROUGH THE ORDER OR BAND IS PERMITTED.
 - IF DRIPPED ORDERS ARE USED, END LAP ALL JOISTS AND USE WAL EACH WITH A MIN. OF 3/4" D. WALS AT EACH END OF EACH JOIST. LEADER STRIPS SHOULD BE SPACED 7" APART AND WALKED WITH 1/4" D. WALS AT EACH JOIST END.
 - WAL MUST BE 1/2" MIN. BUILT-UP ORDERS WITH TWO SIDES OF 1/2" WALS STAGGERED AT 32" O.C., 2" DOWN FROM TOP AND 2" UP FROM THE BOTTOM WITH 3/16" D. WALS AT EACH JOIST END IN THE JOIST THROUGH THE ORDER AND AN UNDESIRABLE CRACK WILL DEVELOP OVER THE ORDER LINE.
 - THIS WALKING PATTERN WILL REQUIRE A TIGHT FLOOR FROM THE OUTSIDE OF THE HOUSE TO THE OUTSIDE SO THAT WHEN THE FRAMING SPRINGS DURING THE FIRST HEAVY SEASON, THE SPRINGAGE WILL BE UNIFORMLY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE ORDER WALKING PATTERN IS OMITTED, THEN THE SPRINGAGE WILL ACCUMULATE OVER THE ORDER AND AN UNDESIRABLE CRACK WILL DEVELOP OVER THE ORDER LINE.
- ALL ORDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRACING AT 4' O.C. FOR A MIN. OF JOIST SPACING BEYOND THE JOIST DIRECTION CHANGE. THIS WILL REQUIRE SPRINGAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE ORDER.
- THESE MUST BE WOOD BRACING THRU BOLTED TO THE STEEL BEAM WITH JOISTS TREATED OR ATTACHED TO THE BEAM WITH WOODS UNDER ANY HARDWOOD FLOORS THAT PASS OVER A STEEL BEAM SUPPORTING FLOOR JOISTS. THIS CONDITION APPLIES OVER BAYMAY AREAS.
- ALL OTHER LUMBER CAN BE SPACED #2 UNLESS NOTED OTHERWISE.
- WOOD DECK ANCHORAGE
 - ALL STRUCTURES EXCEPT MASONRY VENEER FOR UP TO 4" SPAN USE 6"x6" GALV. BOLTS AND WISHERS @ 3'-0" O.C. (MAX) AND 2-1/2" DIA. WALS @ 4' O.C. (MAX). FOR 4" TO 16" SPAN, USE 5"x8" GALV. BOLTS AND WISHERS @ 1'-0" O.C. (MAX) AND 2-1/2" DIA. WALS @ 4' O.C. (MAX). FOR 16" TO 18" SPAN, USE 5"x8" GALV. BOLTS AND WISHERS @ 2'-0" O.C. (MAX). FOR 18" TO 18" SPAN, USE 5"x8" GALV. BOLTS AND WISHERS @ 1'-0" O.C. (MAX).
- BASED CONCRETE TERRACE FRAMING ANCHORAGE
 - DOUBLE END WALS OF 2x8 REQUIRED FOR 2x8 BEAMS ABOVE UNLESS NOTED OTHERWISE.
- LOWER STORY WALLS FOR BUILDINGS 2 TO 3 STORIES
 - ANCHOR BOLTS
 - LOAD BEARING... 2x4 @ 12" O.C.
 - NON LOAD BEARING... 2x4 @ 16" O.C.
 - EXTERIOR WALLS USE 2x4 @ 16" O.C. WITH 1/2" MIN. PLYWOOD SHEATHING, OSB OR EQUAT. AT ALL CORNERS AND EVERY 20" OR USE 2x4 STUDS @ 12" O.C. WITH 1/2" MIN. PLYWOOD SHEATHING OR OSB ON WALLS.
 - EXTERIOR STUD WALL SHALL THIN 1/2"
 - STUDS SHALL BE 2x4'S @ 12" O.C. OR 2x6'S @ 16" O.C. IF 10" TO 12" HIGH WITH 1/2" OSB SHEATHING AND 3 WOOD STUDS ON EACH SIDE OF EACH OPENING WALD SECURELY TO THE HEADER.
 - STUDS SHALL BE 2x4'S @ 16" O.C. IF 12" TO 20" HIGH (1/2" OSB SHEATHING REQUIRED FOR WALL HEIGHTS > 17'7" PROVIDE 2 - 1 1/2" x 8 1/4" WALS AND STUDS FOR OPENINGS LESS THAN 5" HIGH. FASTEN KING STUDS SECURELY TO ALL HEADERS WITH A MIN. OF 12-16" WALS @ 4" DIA. O.C. AND SCORING LARGED A MIN. OF 4" INTO THE HEADER.
 - DOUBLE END WALS OF 2x4'S WITH WALTED CEILING JOISTS. BALCONY FRAME WALL AND PROVIDE THREE KING STUDS ON EACH SIDE OF OPENINGS WALD SECURELY TO THE HEADS.
 - THIRD STORY HIGH POWER WALLS LESS THAN 8" HIGH. EXTEND 1/2" x 3 1/4" PARALLEL PSL LUMBER WITH 3 - 2x4 FLAT PLATES ACROSS THE ENTIRE WALL. LOCATE THE BEAM 12" MID-HEIGHT OF THE WALL STUD ON NEAR FIRST FLOOR TOP PLATE.
- NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20' WHEN OPENINGS IN WALLS EXCEED 6" IN WIDTH OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.
- WAL BEAMS MUST HAVE 3 - 2x4 JACK STUDS UNDER EACH END FOR SUPPORT UNLESS NOTED OTHERWISE. WAL SHALL BE SIZED BY MANUFACTURER.
- STEEL BEAMS MUST HAVE 3 - 2x4 JACK STUDS UNDER EACH END FOR SUPPORT UNLESS NOTED OTHERWISE.
- MASONRY OPENINGS
 - BRICK
 - FOR FLAT SPANS UP TO 6' USE 3 1/2" x 1 1/2" x 1/4" STEEL ANGLES.
 - FOR FLAT SPANS OVER 6' TO 8' USE 3 1/2" x 1 1/2" x 1/4" STEEL ANGLES.
 - FOR SPANS OVER 8' TO 10' USE 3 PAR. OF 3 GAUGE IRON IN FIRST 3 COURSES OF BRICK ON A 3" x 3 1/2" x 5/16" STEEL WALL. LAP ALL 3 GAUGE IRON SPACES 12" MIN. AND COVER IRON WITH 1/2" MIN. AND JAMES. TEMPORARILY SUPPORT STEEL WALL BEFORE LAYING MASONRY AND FOR 5 DAYS FOLLOWING INSTALLATION OF MASONRY OR AS SHOWN ON PLANS.
 - WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JOISTS. THE WALL SHOULD BE TEMPORARILY SUPPORTED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.
 - STONE
 - FOR FLAT SPANS UP TO 6' USE 3 1/2" x 1 1/2" x 1/4" STEEL ANGLES.
 - FOR FLAT SPANS OVER 6' USE 3 1/2" x 1 1/2" x 1/4" STEEL PLATE AS LEADER WELDED TO BOTTOM FLANGE OF STEEL BEAM - SEE PLANS FOR SIZE.
 - ON ALL MASONRY ARCHES, SHORE UP FOR 10 DAYS BEFORE REMOVING.
 - ARCHES AT GARAGE DOORS 8' LESS THAN 3' OF MASONRY ON SIDES NEED 1 #4 VERTICALLY AT CORNER FOR BRICK & 2 #4 VERTICALLY FOR STONE.
- ALL BRICK OVER LOWER ROOFS MUST HAVE A STRUCTURAL ANGLE LAP SCREWED TO AN ADJACENT STEEL WALL IN ACCORDANCE WITH DETAIL WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.
- ALL WOOD JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE BUILT THROUGH FLOOR TO CARRY LOADS TO SUPPORTING MEMBERS AND WALLS TO FOUNDATION. JOISTS, TRUSSES AND PLYWOOD SHEATHING CANNOT BE USED TO SUPPORT LOADS. ALL POINTS LOADS MUST BE CARRIED TO FOUNDATION BY BLOOMING AND/OR BEAMS.
- OPEN WEB FLOOR TRUSSES
 - CONCEALED 2x6 BRACING SHALL BE WALD TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN WEB FLOOR TRUSSES OVER 10' SPAN. THEY SHALL BE BOLTED NEAR MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2x6 BRACING IS NOT CONTINUOUS, LAP ALL OFF-LINE MEMBERS ONE SPACE.
 - ON ALL OPEN WEB FLOOR TRUSSES OVER 10' SPAN A MINIMUM GIRDLE LINE 2x4'S SHALL BE WALD TO BRACING MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2x4 BRACING IS NOT CONTINUOUS, LAP ALL OFF-LINE MEMBERS ONE SPACE.
 - WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES 2x4 JOISTS OR 1x6" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.
- WHERE BEAM JOISTS ARE PARALLEL TO EXTERIOR WALLS AND INTERIOR BEAM OR STUD WALL TOP PLATE ADJACENT TO CEILING JOISTS, BRACE RAFTERS AND TOP PLATE TO 2x4 HOSS (MIN) ON 6" CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE AT LEAST 45 DEG. ANGLE.
- ALL BRICK BRACES (UNLESS TO WOOD @ C.C.) MUST HAVE 2 STUDS FROM FLOOR PLATE TO FOUNDATION OR BEAM BELOW THEM TO ALL FLOORS. NO BRACKS ON FLOOR PLATE WITHOUT STUDS DIRECTLY UNDER THEM.
- ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS PASSING UNDER THEM SHOULD BE WALD TO THE PARTITION PLATE TO AVOID CEILING-TO-WALL CRACKING.
- ROOF TRUSSES CLOSE TO STEEL WALLS FRAMING AND USED AS HEAD ROOF TOP SHEATHING BRACKS SHOULD BE WALD TO THE WALL FRAMING TO PREVENT CEILING-WALL CRACKING.
- 2-STORY WINDOW WALLS
 - UNLESS SPECIFICALLY DETAILED OTHERWISE, ALL 2-STORY OVER CREST ROOFS & GABLE ROOFS WITH 2 OR MORE ADJACENT OPENINGS AND A SPACING BETWEEN OPENINGS OF 3 FEET OR LESS MUST USE A 1 1/2" x 3 1/2" x 1/4" STEEL WALL BRACKS VERTICALLY FROM FLOOR TO TOP PLATE LARGED TO KING STUDS WITH 3/8" x 3 1/2" x 2" O.C. VERTICALLY LARGED TO FLOOR AND TOP PLATE WITH 1 1/2" x 3 1/2" x 1/4" STEEL WALL BRACKS VERTICALLY IN MULTIPLE OPENINGS WITH 3" OR LESS SPACE BETWEEN ROOF OPENINGS SHALL HAVE AT LEAST 1 STEEL WALL BRACK VERTICALLY IN EACH WALL SPACE. THE SHEATHING ON THIS STEEL REINFORCED PARTITION SHALL BE 1/2" PLYWOOD OR OSB - NO OTHER SHEATHING SHALL BE PERMITTED.
- WAL BEAMS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE ON PLANS.
 - INTERIOR
 - SPANS UP TO 2'-0" ... 2 - 2x4'S
 - SPANS OVER 2'-0" TO 3'-0" ... 2 - 2x4'S
 - SPANS OVER 3'-0" TO 4'-0" ... 2 - 2x4'S
 - SPANS OVER 4'-0" ... SEE PLAN OR CONTACT DESIGNER IF NOT SHOWN.
 - EXTERIOR
 - SPANS UP TO 2'-0" ... 2 - 2x4'S
 - SPANS OVER 2'-0" TO 3'-0" ... 2 - 2x4'S
 - SPANS OVER 3'-0" TO 4'-0" ... 2 - 2x4'S
 - SPANS OVER 4'-0" ... SEE PLAN OR CONTACT DESIGNER IF NOT SHOWN.
- HEADER SPACING GREATER THAN 8' SHALL HAVE A MINIMUM OF 3 - 2x4 KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.
- AT ALL BAY BRACKS EACH PANEL SHALL BE WALD TO EACH ADJACENT PANEL WITH 5 - 1x4 WALS OR TIED TOGETHER WITH METAL STRAPPING WALD AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2 - 1x6 WALS AND EACH PANEL AT EACH STAMP. BRACKS AND VERTICAL CRACKING IN JOISTS DUE TO HORIZONTAL OSCILLATING PANELS.
- AT ALL STUDS EVERY STUD AT EACH STUDMER MUST BE WALD TO EACH STUDMER WITH A MINIMUM OF 2 - 1x6 WALS. THIS WILL AVOID CRACKING BETWEEN WALLS AND TOP OF BASE WALDING DUE TO VERTICAL OSCILLATION OF STUD STRUCKERS.
- HARD SOLE EXTERIOR STUDS
 - JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:
 - HORIZONTALLY AT EACH FLOOR LINE.
 - NO AREA LARGER THAN 144 SQ. SURFACE EXPOSED.
 - NO DIMENSION LONGER THAN 16"
 - NO DIMENSION LONGER THAN 1 1/2 TIMES THE SHORTEST DIMENSION.
 - DIP SHEETS REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE FINED AREAS AND 4" ABOVE GRADE.
 - SEE ASTM 828 AND 1063 FOR FURTHER INFORMATION.
- ALL STEEL COLLARS SHALL BEAR ON CONCRETE, MASONRY, OR STEEL ONLY. AN INADEQUATELY SIZED AND PLATE SHALL BE USED TO SPREAD THE COLUMN LOAD ACROSS THE BEARING SURFACE AREAS SO AS NOT TO EXCEED ITS ALLOWABLE COMPRESSIVE STRESS. BEARING THAT BEAR ON TOP OF STEEL COLLARS SHALL BE WALD TO THE COLLAR. BASE PLATES SHALL BE BOLTED WITH 1 1/2" DIA. ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY.



UNIT "1-A"

HEATED SQUARE FOOTAGE	
HEATED FLOOR SPACE	820
DECKS/PORCHES	270



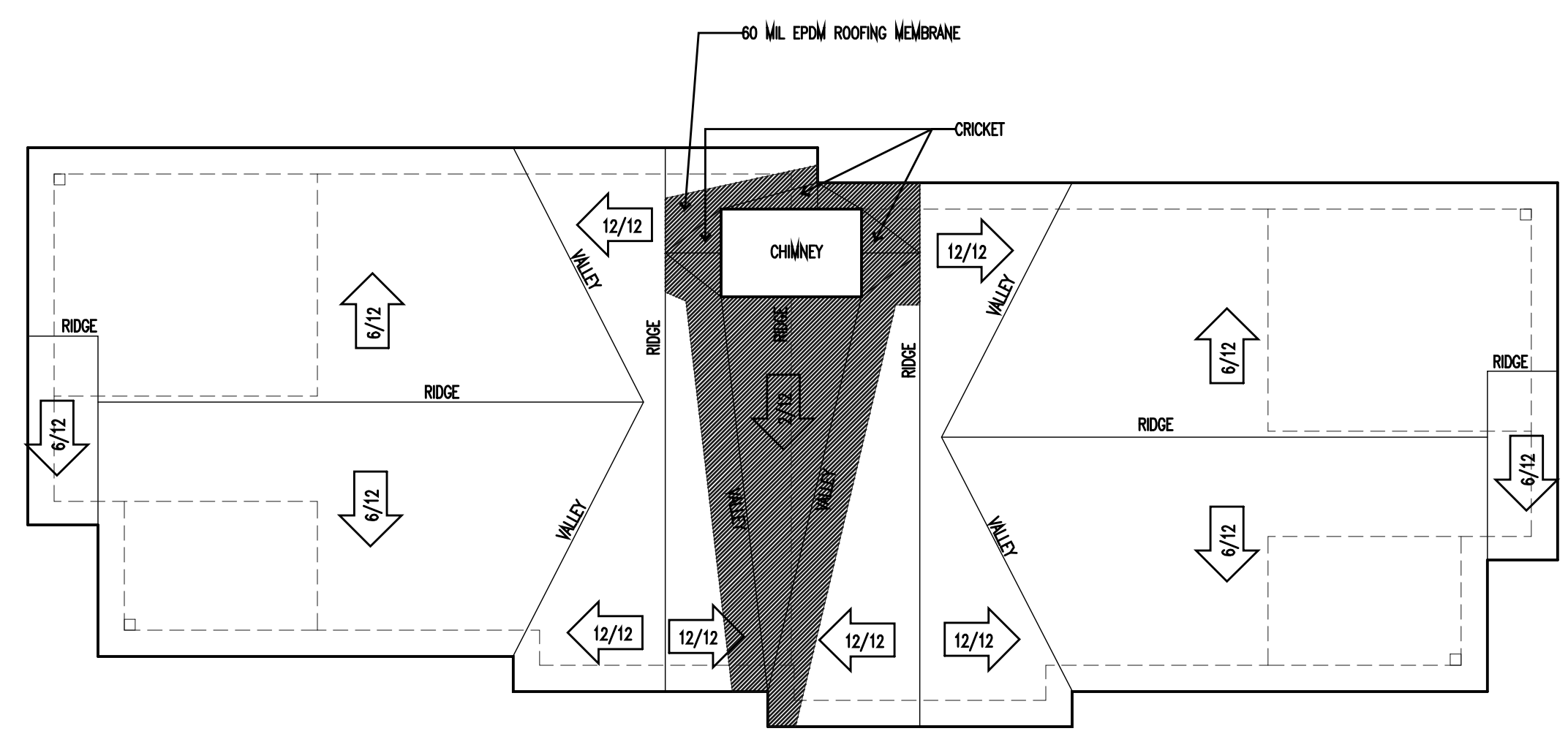
UNIT "1-B"

HEATED SQUARE FOOTAGE	
HEATED FLOOR SPACE	820
DECKS/PORCHES	270

1 A2.1 MAIN LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

ROOF NOTES

- ALL SLOPES ARE 12:12 UNLESS OTHERWISE NOTED.
- THE TRUSS LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. HOWEVER THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNERS LAYOUT.
- FINAL SIGNED AND SEALED ENGINEERED TRUSS DESIGN IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW. ANY MAJOR MODIFICATIONS TO THE STRUCTURE SHOULD BE REVIEWED BY THE RESIDENTIAL DESIGNER.
- TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- DRAFTSTOPPING REQUIRED WHEN THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOPPERS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FEET. DRAFTSTOPPING WILL COMPLY WITH NC RESIDENTIAL CODE, 2002 EDITION SECTION R602.12.
- INSTALL EPDM ROOFING MEMBRANE UNDER BUILT-UP CRICKETS. RUN MEMBRANE A MIN. OF 24" EA. WAY BEYOND EXTENT OF CRICKET. INSTALL AS PER MANUF. REQUIREMENTS.
- SEE FLOOR PLANS FOR LOCATIONS OF RAISED/TRAY CEILING.
- INSTALL ICE SHIELD BY W.R. GRACE ENTIRE PERIMETER OF LOWER 40' OF ROOF LINE. INSTALL AS PER MANUF. REQUIREMENTS.
- ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURER'S DIRECTION.
- CABLE END ROOF FRAMING MUST HAVE GABLE ENDS BRACKS PARALLEL TO RIDGES WITH MIN. OF 2x6 DIAGONAL BRACKS @ 6' O.C. ALONG GABLE WALL TO INTERIOR CEILING. JOISTS BRACKS TO START 6" FROM EAVES AND AT APPROXIMATE MID-HEIGHT OF GABLE. BRACKS SHALL BE AT APPROXIMATELY A 45 DEG. ANGLE. OTHER BRACKS CAN BE USED IF IT MEETS WITH PROFESSIONAL ENGINEER'S APPROVAL.
- FLASHING TO BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHENEVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. IF FLASHING IS METAL, IT SHALL BE CORROSION RESISTANT WITHA THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALV. SHEET).



1 A1.3 ROOF PLAN SCALE: 1/4" = 1'-0"