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Residential Architectural Design

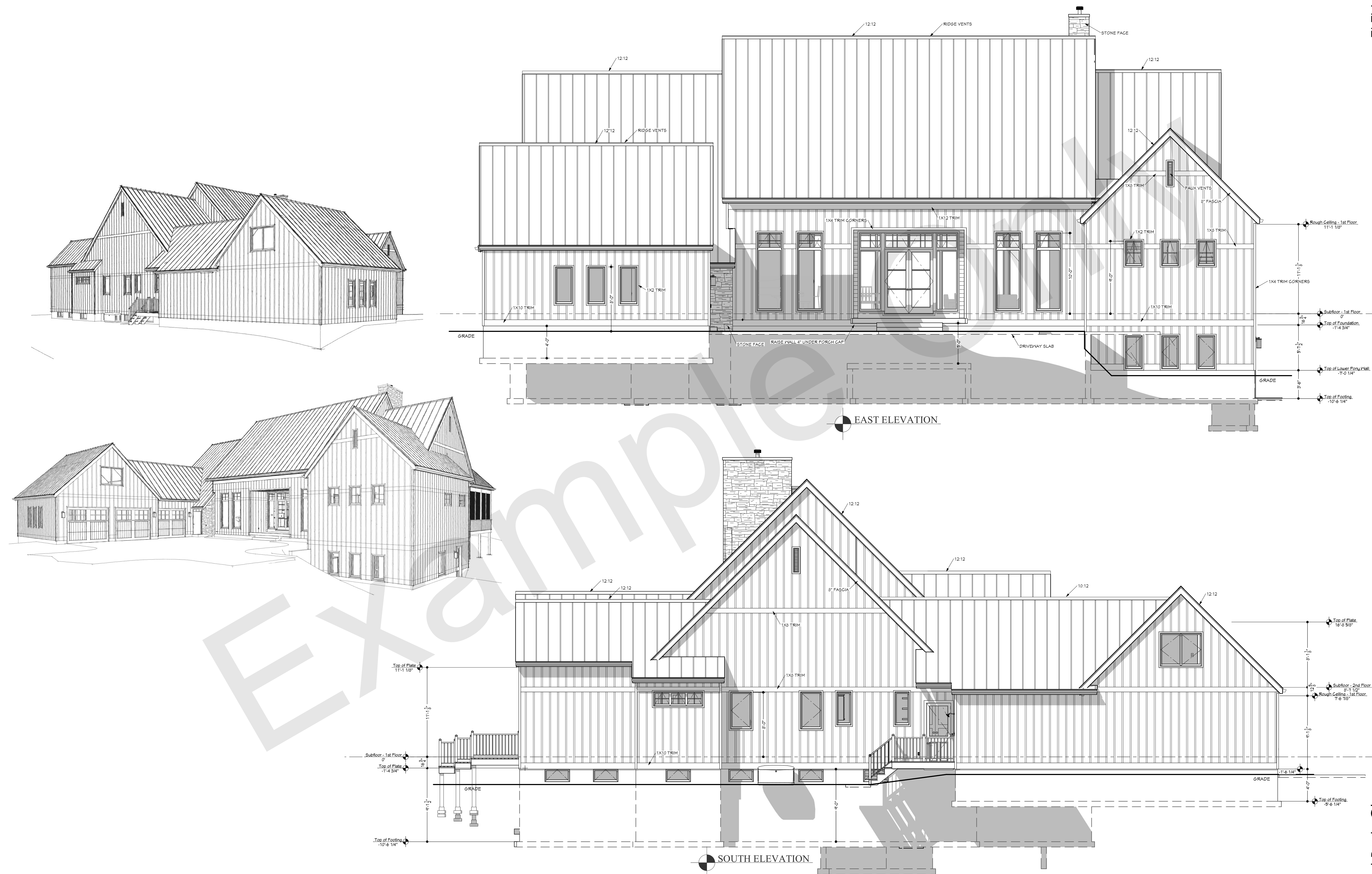
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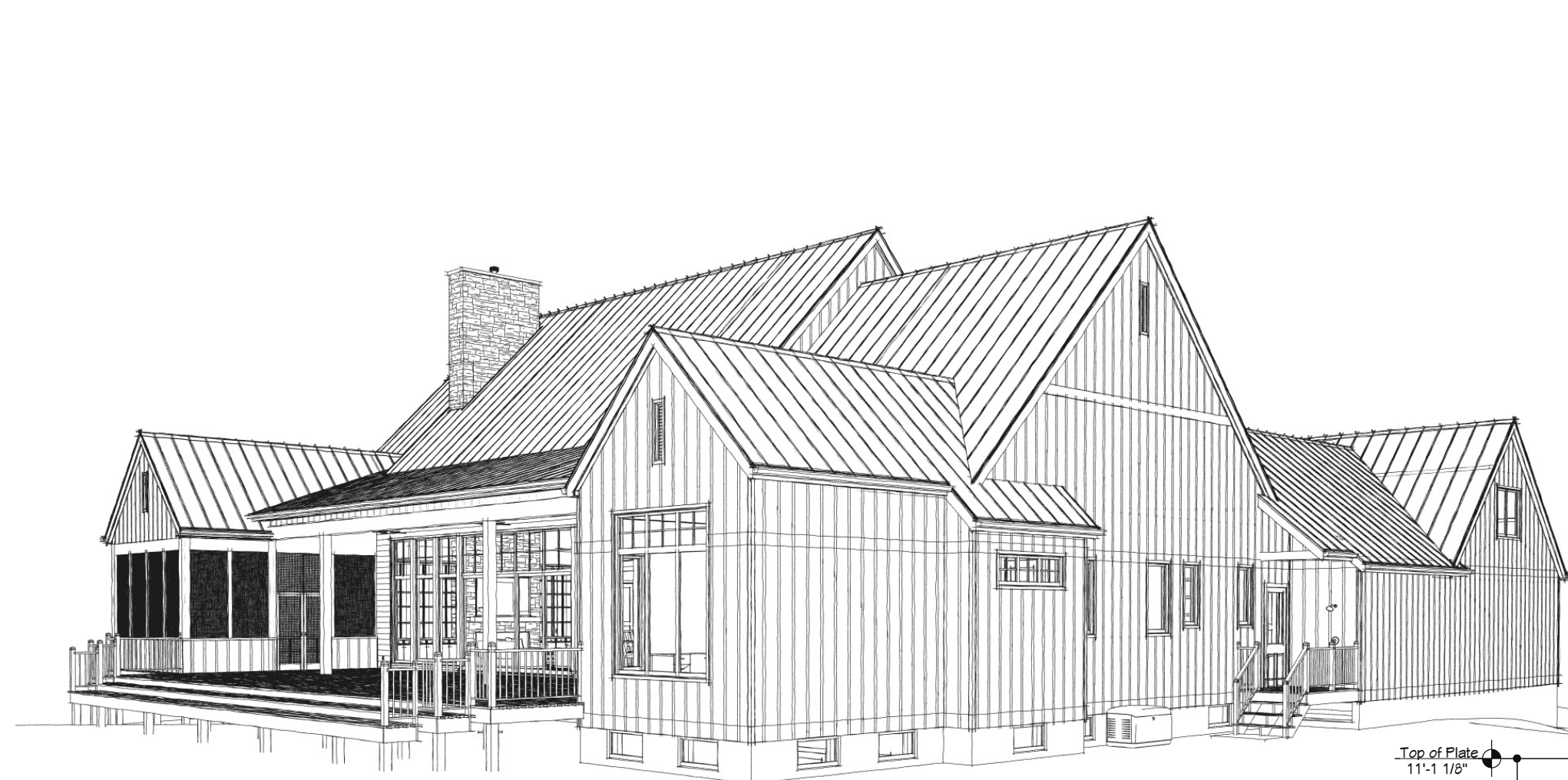
SHEET

A - 1



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Mike and Barb Glynn



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Mike and Barb Glynn

Mike and Barb Glynn

ELEVATIONS 2



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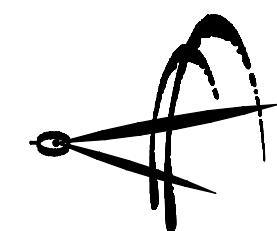
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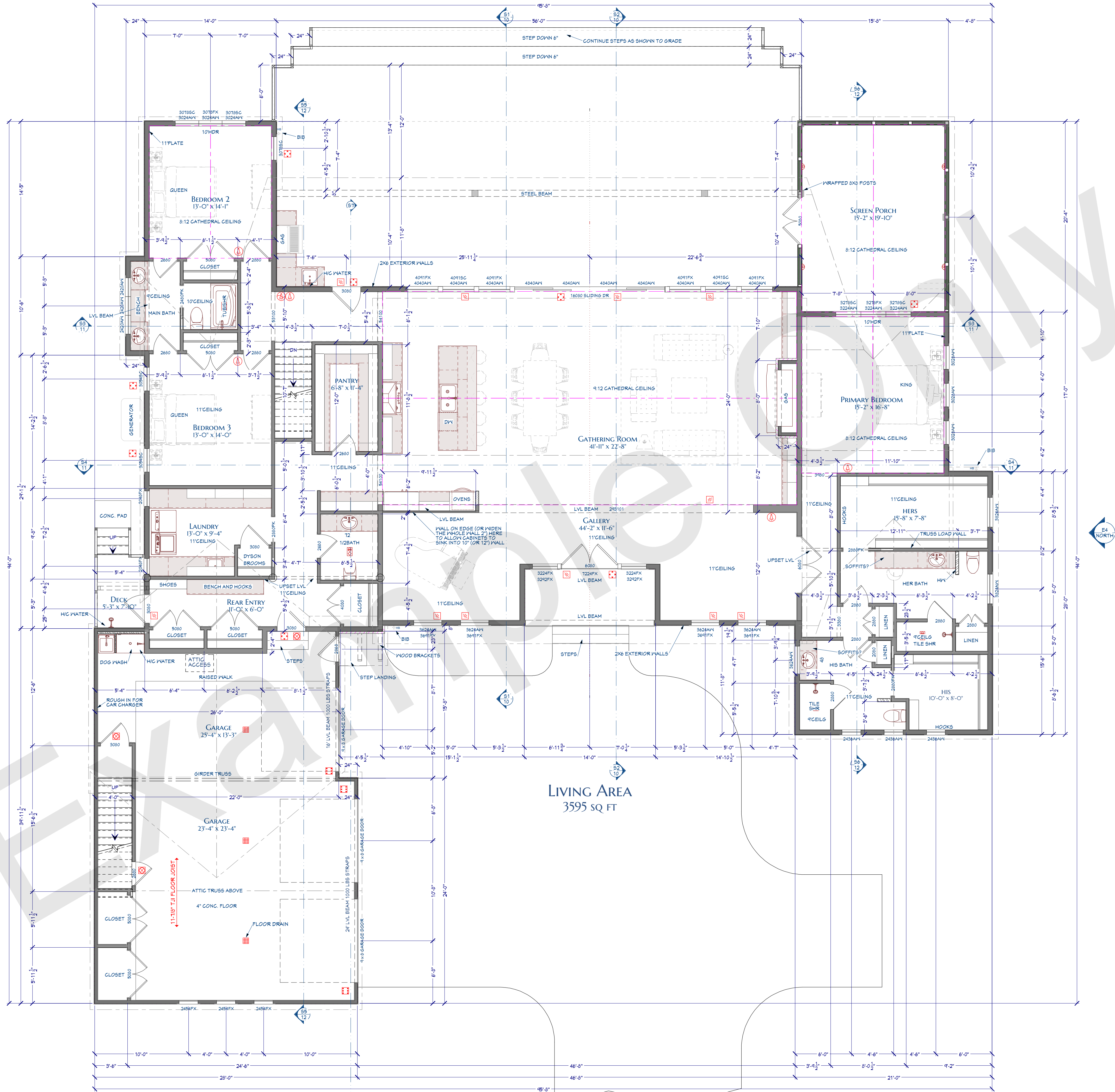
FILE NUMBER
SND2228

PLOT DATE
3/12/2024

SQUARE FEET
SEE FLOOR

SCALE
3/16" = 1'-0"

SHEET
A - 2

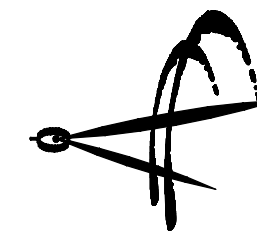


Mike and Barb Glynn

Mike and Barb Glynn

3/16" SCALE MAIN FLOOR

FILE NUMBER	SND2228
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SQUARE FEET	SEE FLOOR
SCALE	3/16" = 1'-0"
SHEET	A - 3



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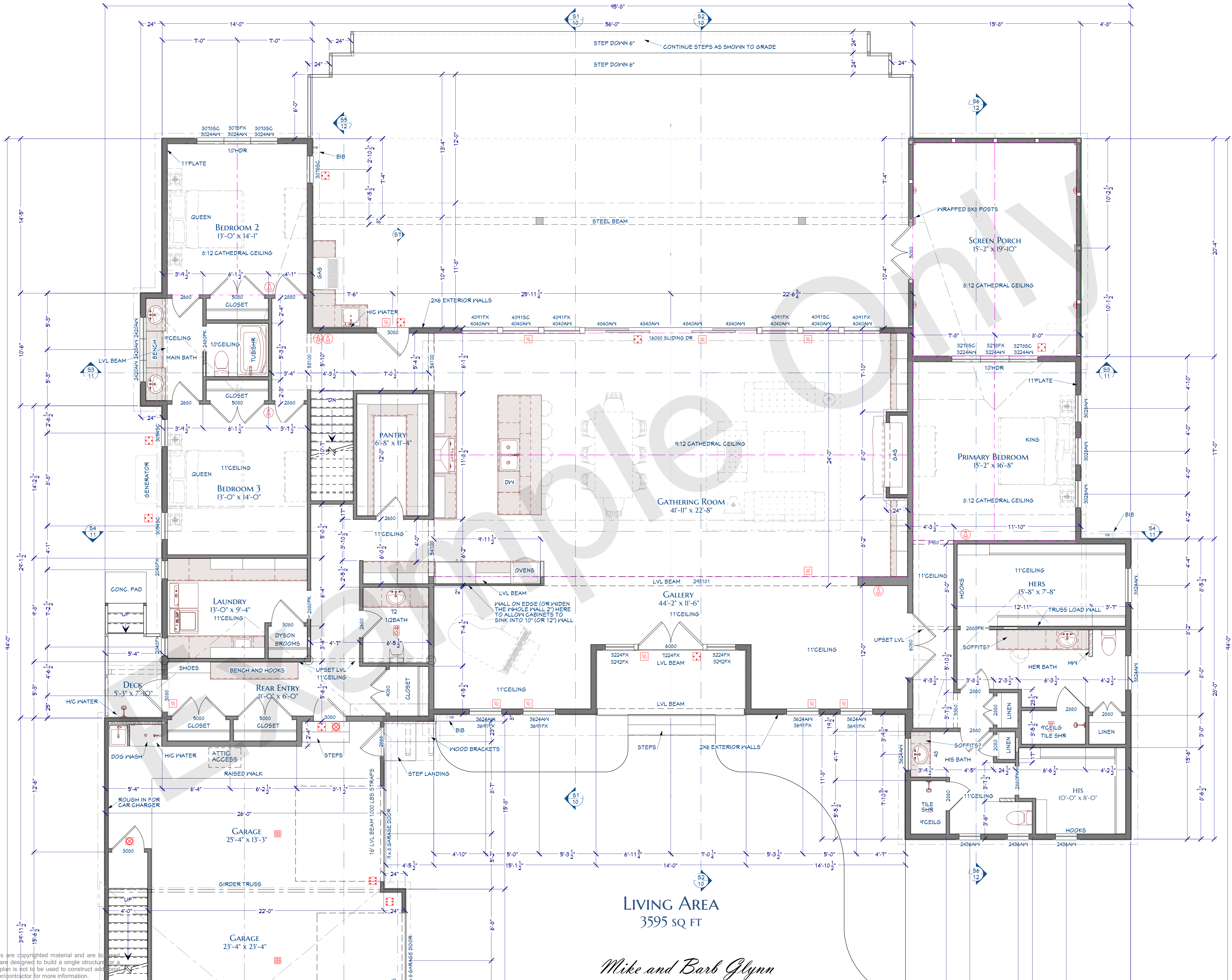
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LIVING AREA
3595 SQ FT

Mike and Barb Glynn

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1/4" SCALE MAIN FLOOR



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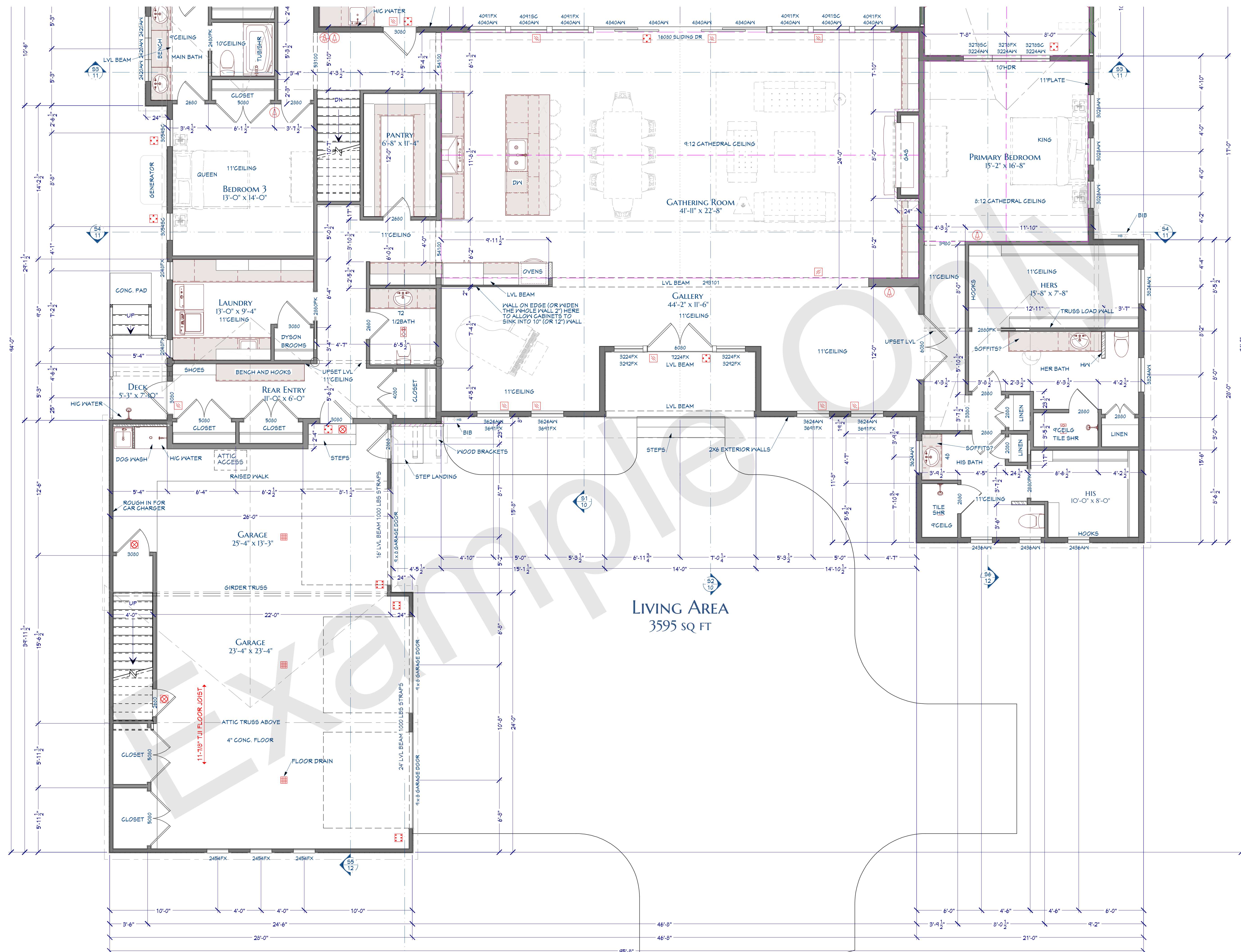
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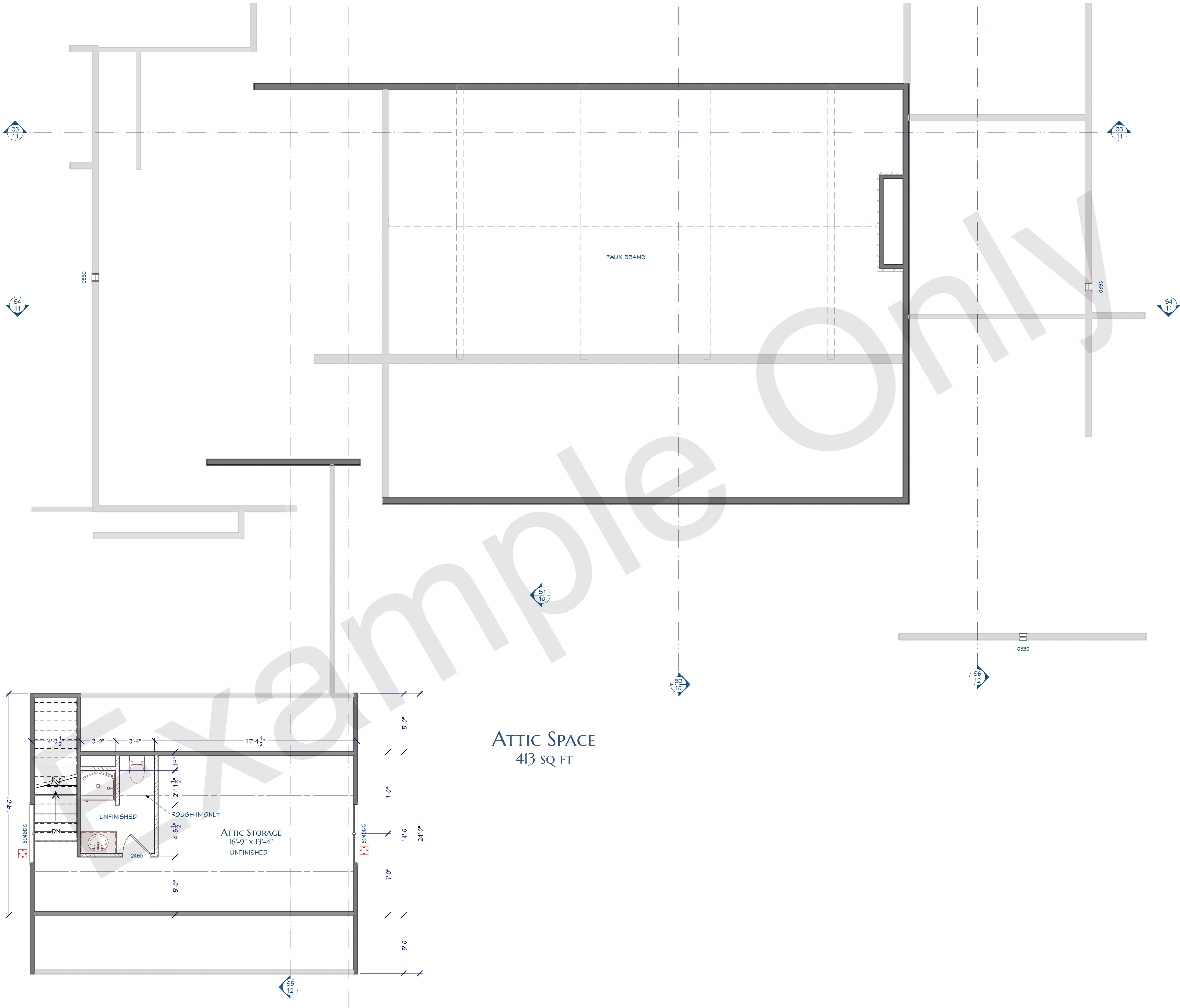
SQUARE FEET
SEE FLOOR

SCALE
1/4" = 1'-0"

SHEET
A - 4



Mike and Barb Glynn



SECOND FLOOR

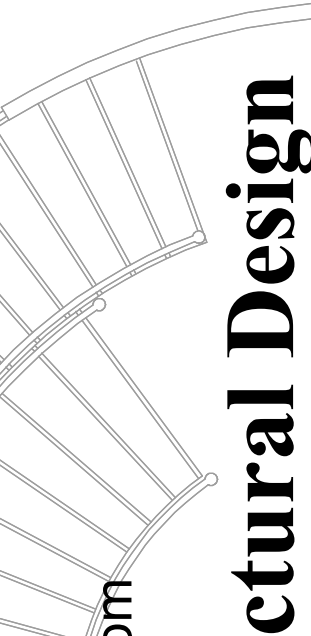


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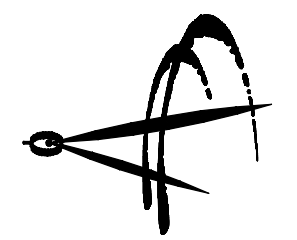


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SQUARE FEET

SEE FLOOR

SCALE

1/4" = 1'-0"

SHEET

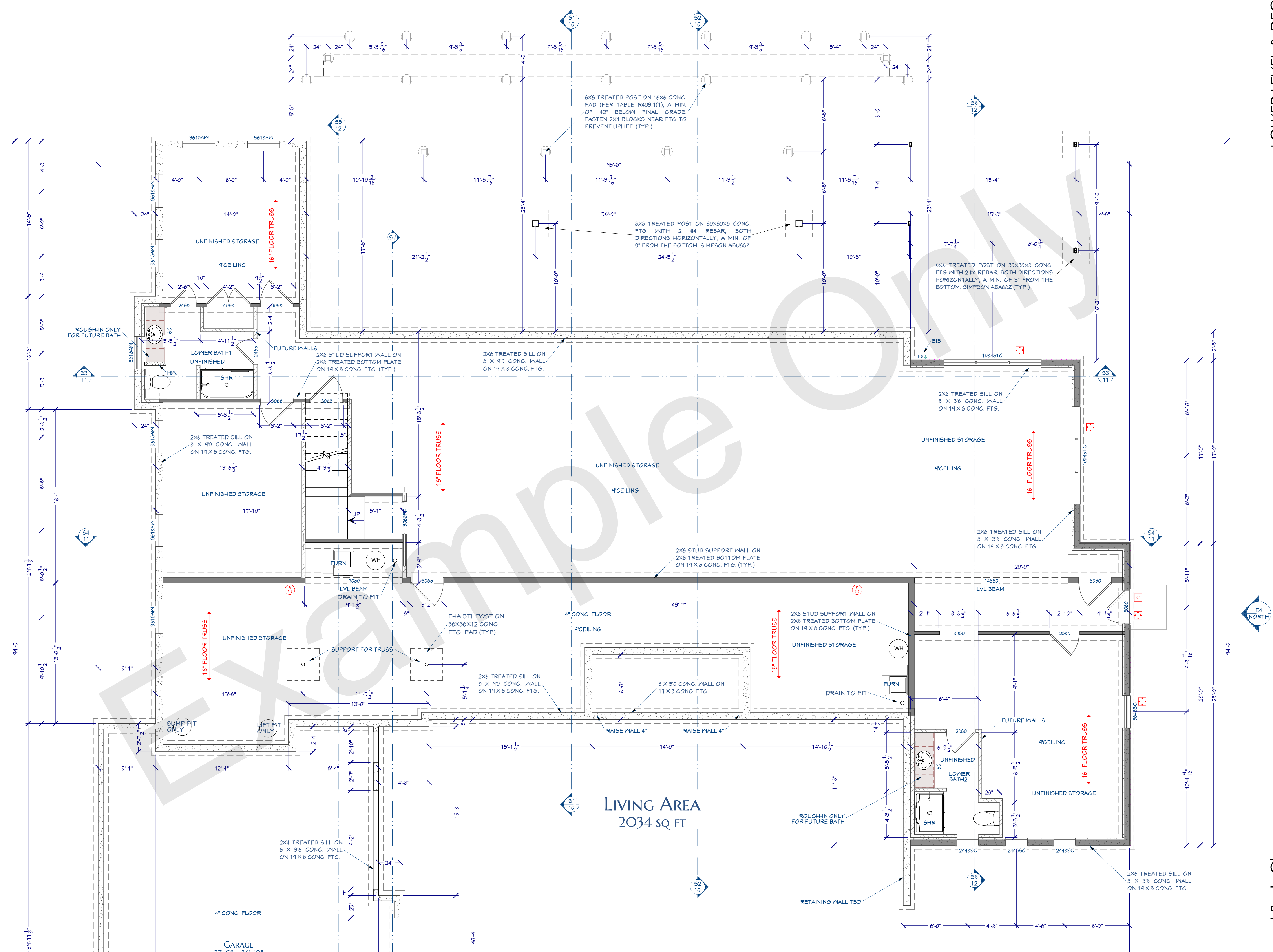
A - 6

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LOWER LEVEL & DECK

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SHEET
A - 8

Mike and Barb Glynn

BUILDER/CONTRACTOR AND/OR CUSTOMER AGREES BY THE PURCHASE AND COMPLETED ORDER OF THESE PLANS TO THE STRUCTURAL, FOUNDATIONAL AND CONTRACTUAL STATEMENTS BELOW.

STRUCTURAL NOTES:
ROOF PITCH AND HEELS (OPENING CLEARANCES) TO BE DETERMINED BY BUILDER/CONTRACTOR. ROOF LAYOUT MAY NEED VERIFICATION BY ENGINEER. ROOF TRUSS AND/OR RAFTERS, GIRDER TRUSS, LAMINATED, MICRO LAM, AND/OR STEEL BEAMS, FLOOR JOIST, 2X4 WALL AND/OR 2X6 WALL CONSTRUCTION OR ANY OTHER SUPPORTING STRUCTURE MUST BE APPROVED BY THE CONTRACTOR AND/OR ENGINEER OR LUMBER COMPANY.

FOUNDATION WALL NOTES:
ALL CONC. FOOTINGS, CONC. WALLS, STEPPED WALLS BECAUSE OF DROPPED FLOORS, SERVICE DOORS AND BRICK LEDGE SIZES TO BE DETERMINED AND APPROVED BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR. DAYLIGHT, WALKOUT AND FROST WALL LOCATION AND SIZES TO BE DETERMINED AND APPROVED ON SITE BY CONCRETE CONTRACTOR AND BUILDER/CONTRACTOR.

CONTRACTOR NOTES:
ALL CONTRACTORS SHALL VERIFY & COORDINATE ALL DIMENSIONS ON DRAWING, AS WELL AS REVIEW & COORDINATE PLANS WITH EXTERIOR BLDG. ELEVATIONS, SECTIONS AND DETAILS BEFORE COMMENCING WITH CONSTRUCTION. IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR BETWEEN FLOOR PLANS, ELEVATIONS, SECTIONS & DETAILS IT SHALL BE BROUGHT TO THE ATTENTION OF STEVE NYHOF DESIGNS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS WHO FAIL TO VERIFY, REVIEW & COORDINATE THE WORK SHALL TAKE FULL RESPONSIBILITY OF THE WORK SHOULD THAT PORTION OF THE WORK BE IMPROPERLY LOCATED OR CONSTRUCTED.

DIMENSIONS ON THE FLOOR PLANS:
ALL DIMENSIONS ON THE PLAN ARE TO THE FRAMING (STRUCTURE), UNLESS NOTED OTHERWISE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	ARCHED DOOR OR OPENING
	SAFETY (TEMPERED) GLASS
	20 MIN FIRE DOOR
	EGRESS
	CS-PF or PFH CONTINUOUS PORTAL FRAME
	TRANSOM OVER DOOR OR WINDOW
	FLOOR DRAIN
	LOAD POINT
	ZERO-STEP

COMMON GARAGE TO HOUSE WALL

GA FILE NO. WP 3514
GYPSUM WALLBOARD, WOOD STUDS
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS SPACED 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C. STAGGER JOINTS EACH SIDE. (LOAD BEARING)

FIRE WALL CONSTRUCTION

Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire Test: S/NRI01-4511-619,8-19-92
Sound Test: See WP 3520

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING FIXTURES: SURFACE/PENDANT, RECESSED
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	240V RECEPTACLE
	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
	SWITCHES: DIMMER, TIMER
	AUDIO VIDEO: CONTROL PANEL, SWITCH
	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
	ELECTRICAL BREAKER PANEL

WINDOW/DOOR ABBREVIATIONS

EACH WINDOW AND DOOR UNIT SIZE AND ABBREVIATION WILL BE DISPLAYED BY THE UNIT IN PLAN AND/OR ELEVATION VIEWS. IF THE WINDOW OR DOOR IS MULLED TO OTHER UNITS, SUCH AS A TRANSOM OVER A DOOR, THE UNIT WILL SHOW BOTH THE DOOR AND WINDOW SIZES BY THAT UNIT.

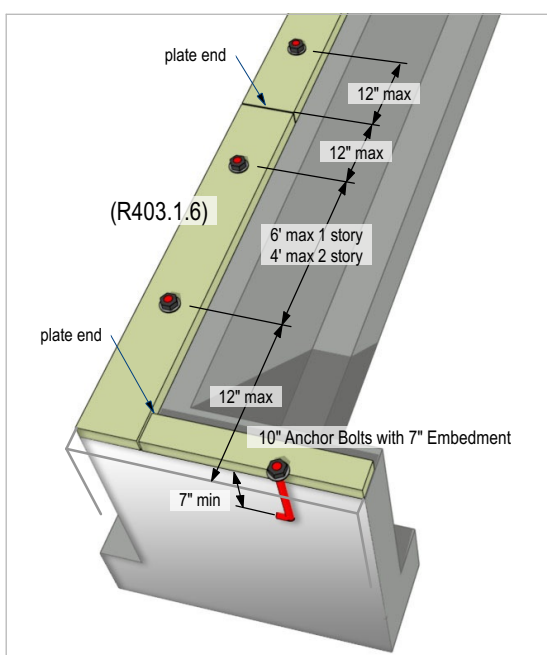
A 3 UNIT SINGLE HUNG WINDOW MULLED TOGETHER INTO ONE UNIT WILL HAVE NO SPACE BETWEEN THE WINDOWS AND DISPLAY AS... 3050SH 3050SH 3050SH FOR EXAMPLE.

WINDOWS THAT SHOW A SPACE BETWEEN THE UNITS FOR EXAMPLE, WILL ALSO SHOW 3", 4 5/8" OR 6" BETWEEN THEM. THESE ARE SINGLE WINDOW UNITS SEPARATED BY STUDS AND ARE NOT MULLED.

FIXED GLASS: FX - SINGLE HUNG; SH - DOUBLE HUNG; DH - SINGLE CASEMENT; CS - DOUBLE CASEMENT; DC - TRIPLE CASEMENT; TC - SINGLE AWNING; AW - DOUBLE AWNING; FA - TRIPLE AWNING; TA - PASS-THROUGH (NO GLASS); FT

SLIDING WINDOWS, ALSO KNOWN AS GLIDING OR GLIDERS:
LEFT SLIDING: SL - RIGHT SLIDING: RS - TRIPLE SLIDING: TS

PLATE ANCHORS AND RE-BAR



ANCHOR BOLTS TO BE PLACED IN THE MIDDLE 3RD OF THE PLATE WIDTH.
ALL WALLS TO HAVE #6 VERTICAL RE-BAR 32" O.C.
SEE COMMON SECTION FOR MORE DETAILS.

DOOR SIZING

THE FIRST 2 NUMBERS IN THE DOOR SIZE REPRESENTS THE WIDTH IN FEET AND INCHES, AND THE LAST 2 NUMBERS REPRESENTS THE HEIGHT IN FEET AND INCHES.
EXAMPLE: 6068 = 6 FEET 0 INCHES WIDE BY 6 FEET 8 INCHES HIGH.

WINDOW SIZING

THE FIRST 2 NUMBERS IN THE WINDOW SIZE REPRESENTS THE WIDTH IN INCHES, AND THE LAST 2 NUMBERS REPRESENTS THE HEIGHT IN INCHES.
EXAMPLE WINDOW: 3668 = 36 INCHES WIDE BY 60 INCHES HIGH.
TYPE CODE:
SH = SINGLE HUNG | DH = DOUBLE HUNG | FX = FIXED GLASS
SC = SINGLE CASEMENT | DC = DOUBLE CASEMENT | TC = TRIPLE CASEMENT
LS AND RS = LEFT OR RIGHT SLIDE-BY | TS = TRIPLE SLIDE-BY
AW = SINGLE AWNING
FT = PASS THRU - TYPICALLY USED FOR AN INTERIOR OPENING

DOOR AND WINDOW HEADERS

STANDARD PLAN HEADER HEIGHTS ARE DRAWN AT 80" FROM THE SUBFLOOR. MOST COMMONLY USED FOR 8' PLATE HEIGHT WALLS. OTHER COMMON HEADER HEIGHTS ARE 90" AND 96", COMMONLY USED FOR 9' PLATE HEIGHT WALLS AND HIGHER.
DOOR HEADER HEIGHTS ARE TYPICALLY NOTED BY THE DOOR SIZE. FOR WINDOWS OTHER THAN 80", THE PLAN WILL NOTE THIS NEAR THE WINDOW, ON THE CROSS SECTION(S) OR ELEVATION DETAILS.

*BASED ON MATERIALS USED AND CONTRACTOR PREFERENCE, ACTUAL MEASUREMENTS MAY BE DIFFERENT.

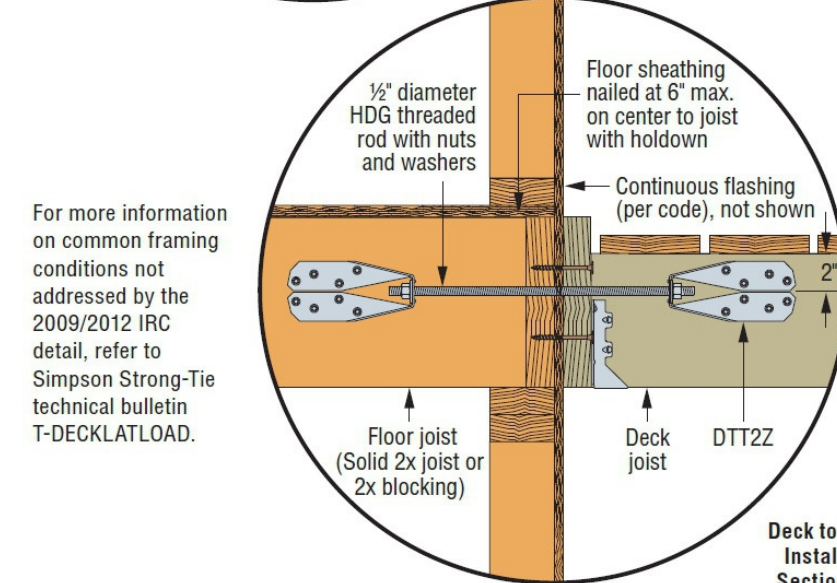
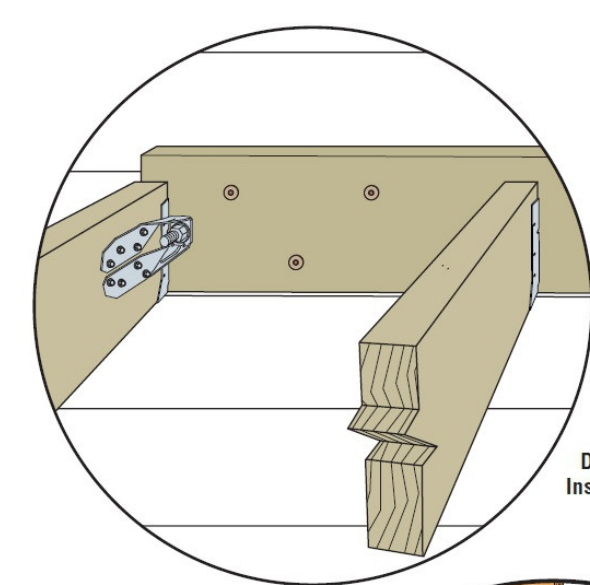
ROOM DIMENSIONS

ROOM DIMENSIONS ARE ROUNDED DOWN TO THE NEAREST INCH. THE FIRST DIMENSION IS THE FEET AND INCHES IN THE "X" (LEFT TO RIGHT) DIRECTION (WIDTH). THE SECOND DIMENSION IS THE FEET AND INCHES IN THE "Y" (TOP TO BOTTOM) DIRECTION (DEPTH).
EXAMPLE: 12'-4" X 13'-7" -> 12'-4" (THE WIDTH) X 13'-7" (THE DEPTH) - "X" = BY

DECK FASTENING DETAIL

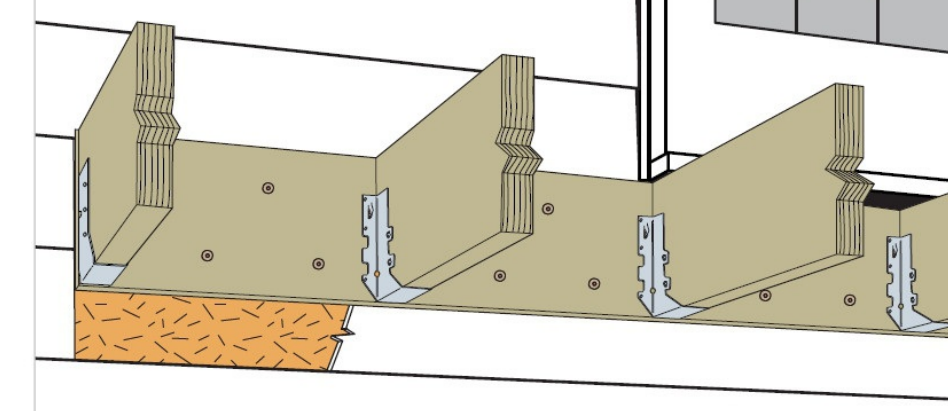
For decks that are partially supported by an adjacent structure, the connection between the deck and that structure is vital. A bolted or screwed ledger-to-rim board connection is suitable to support gravity loads, however in some cases the building codes require a connection that is able to resist higher lateral loads. In these situations tension ties are typically called out to tie the joists of the deck directly to the joists of the structure.

The Simpson Strong-Tie® DTT2 Deck Tension Tie complies with IRC provisions for laterally tying the deck to the house. The DTT2 fastens easily to the joist using Simpson Strong-Tie® Strong Drive® screws (included).



For more information on common framing conditions not addressed by the 2009/2012 IRC detail, refer to Simpson Strong-Tie technical bulletin T-DECK/LATLOAD.

The DTT22 Deck Tension Tie is a multi-purpose connector ideal for lateral load and deck-post connections. It features a ZMAX® coating for added corrosion resistance. For stainless steel model use the DTT2SS.



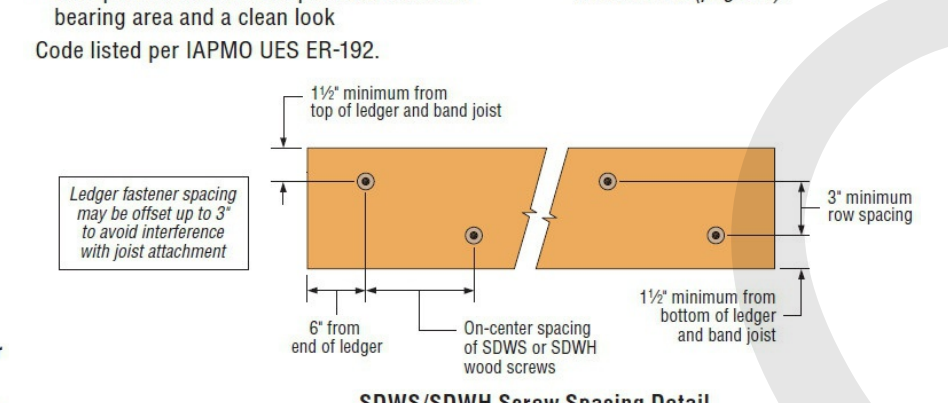
One of the most common causes for deck failure is ledgers that pull away from the primary structure, resulting in complete collapse.
The Simpson Strong-Tie Strong-Drive SDWS and SDWH structural wood screws provide an easy-to-install, high-strength alternative to lag screws and through-bolts. They are ideal for securely attaching ledgers to structural wood members, and are coated for many exterior and preservative-treated wood applications.

Strong-Drive® Structural Wood Screw

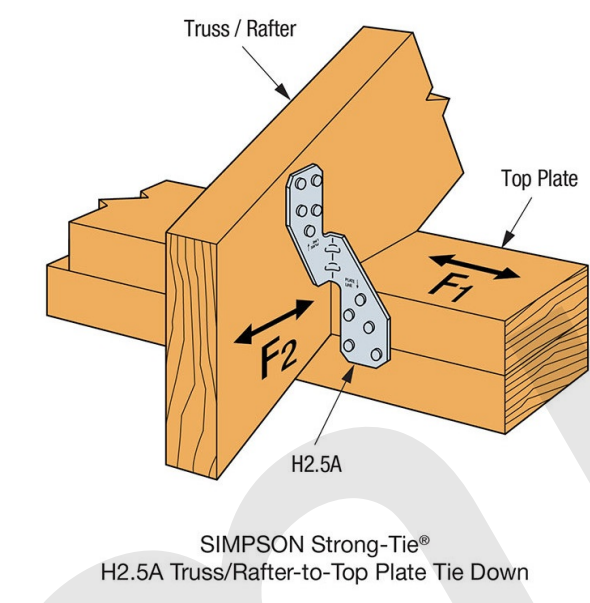


- 4GUT™ tip, serrated thread, and knurled shank reduce installation torque
 - Identification on all screw heads
 - Low-profile washer head provides excellent bearing area and a clean look
- Code listed per IAPMO UES ER-192.

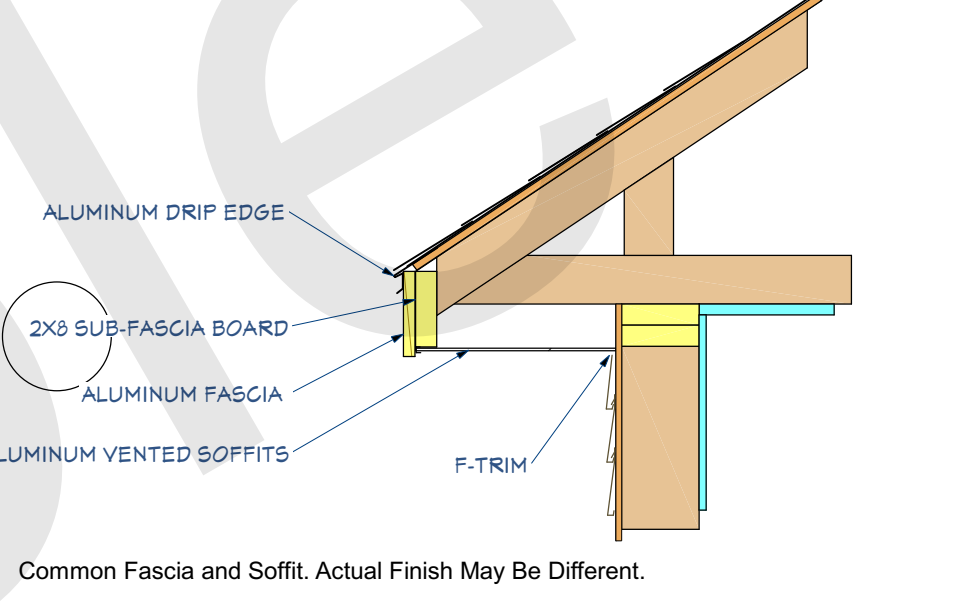
For stainless-steel ledger fastening, use the Strong-Drive SDS structural wood screw (page 21).



TRUSS TIE-DOWN

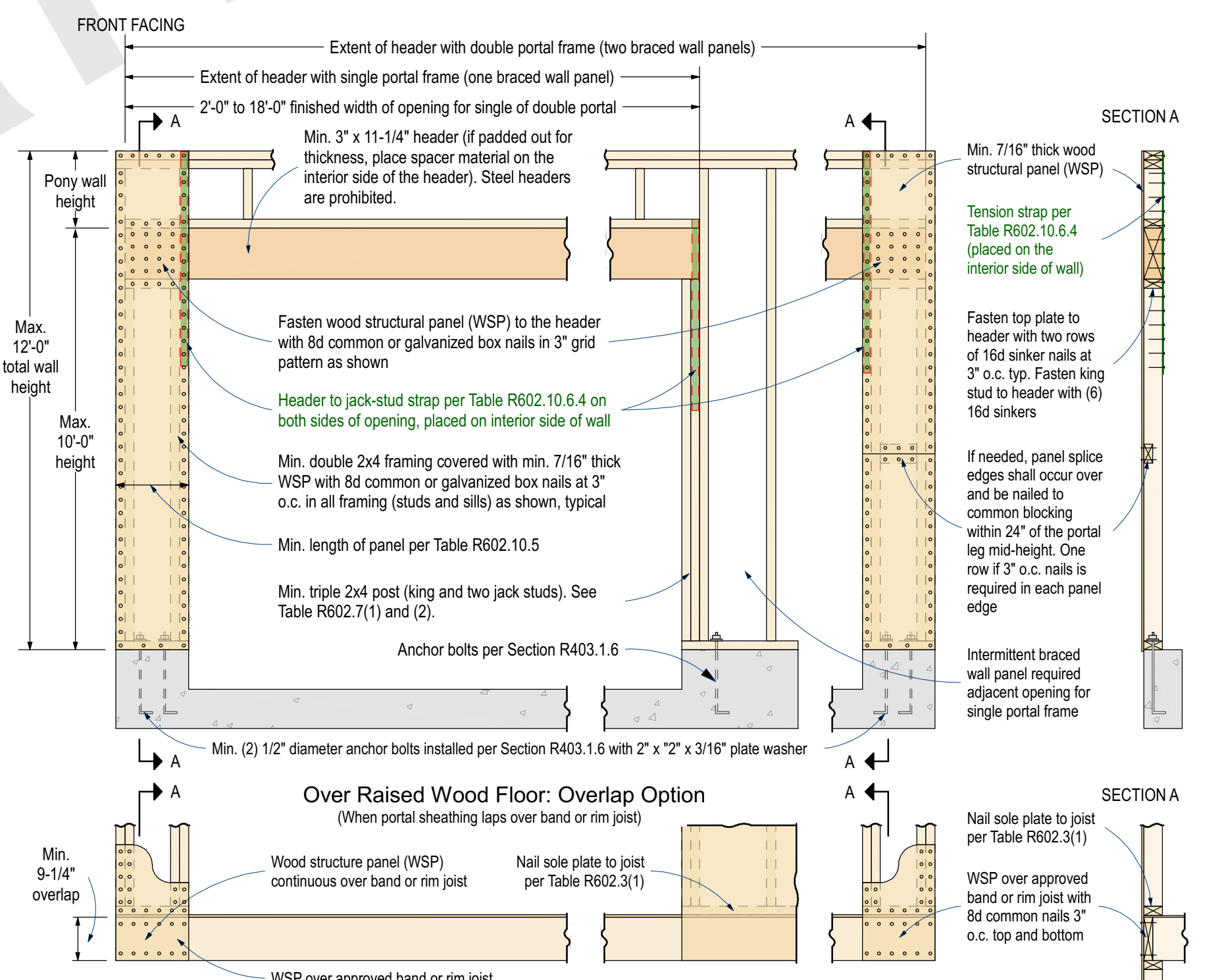


FASCIA DETAIL

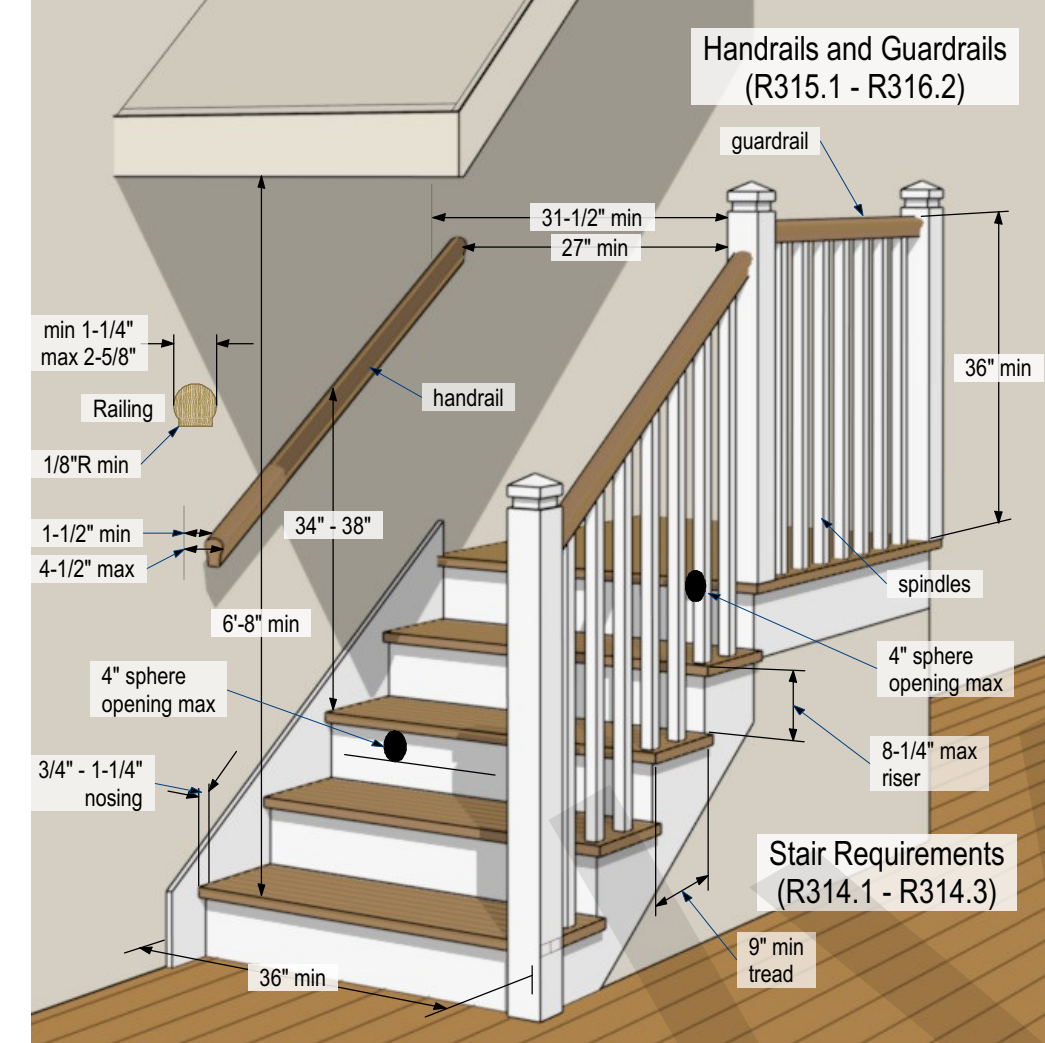


METHOD CS-PF CONTINUOUS PORTAL FRAME

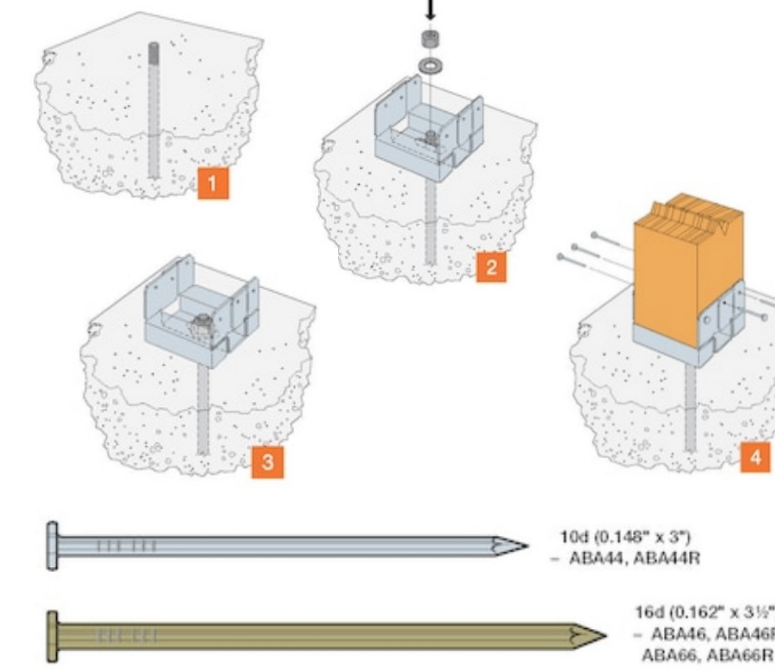
METHOD CS-PF IS THE CONSTRUCTION USED FOR ALL GARAGE AND HOUSE CORNERS TO OPENINGS WHERE THE WALL LENGTH OF THE CORNER TO THE OPENING OR GARAGE MID WALL LENGTH IS LESS THAN 30" BUT NOT LESS THAN 20" BASED ON A 10' PLATE HEIGHT OR 12' WITH PONY WALL. WHERE CORNERS ARE GREATER THAN 30", USE METHOD CS-G. SEE YOUR STATE RESIDENTIAL CODE BOOK FOR PROPER SIMPSON STRONG-TIES AND CONSTRUCTION METHODS BEFORE CONSTRUCTION.



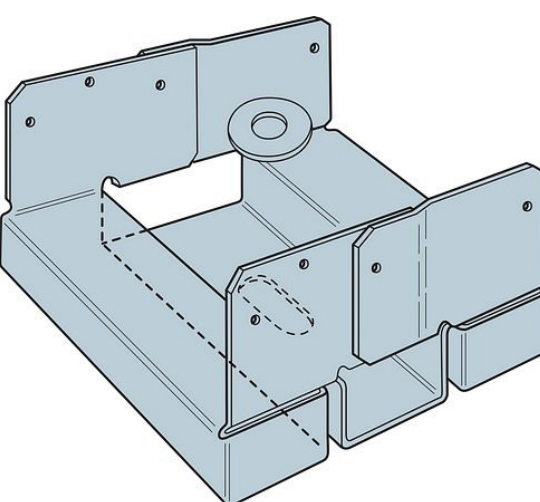
STAIR CODE REQUIREMENTS



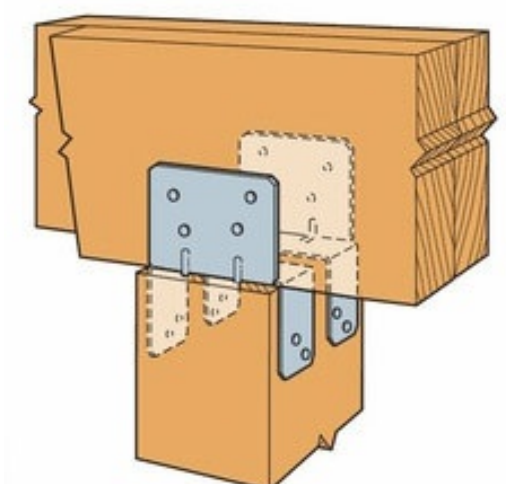
POST ANCHOR



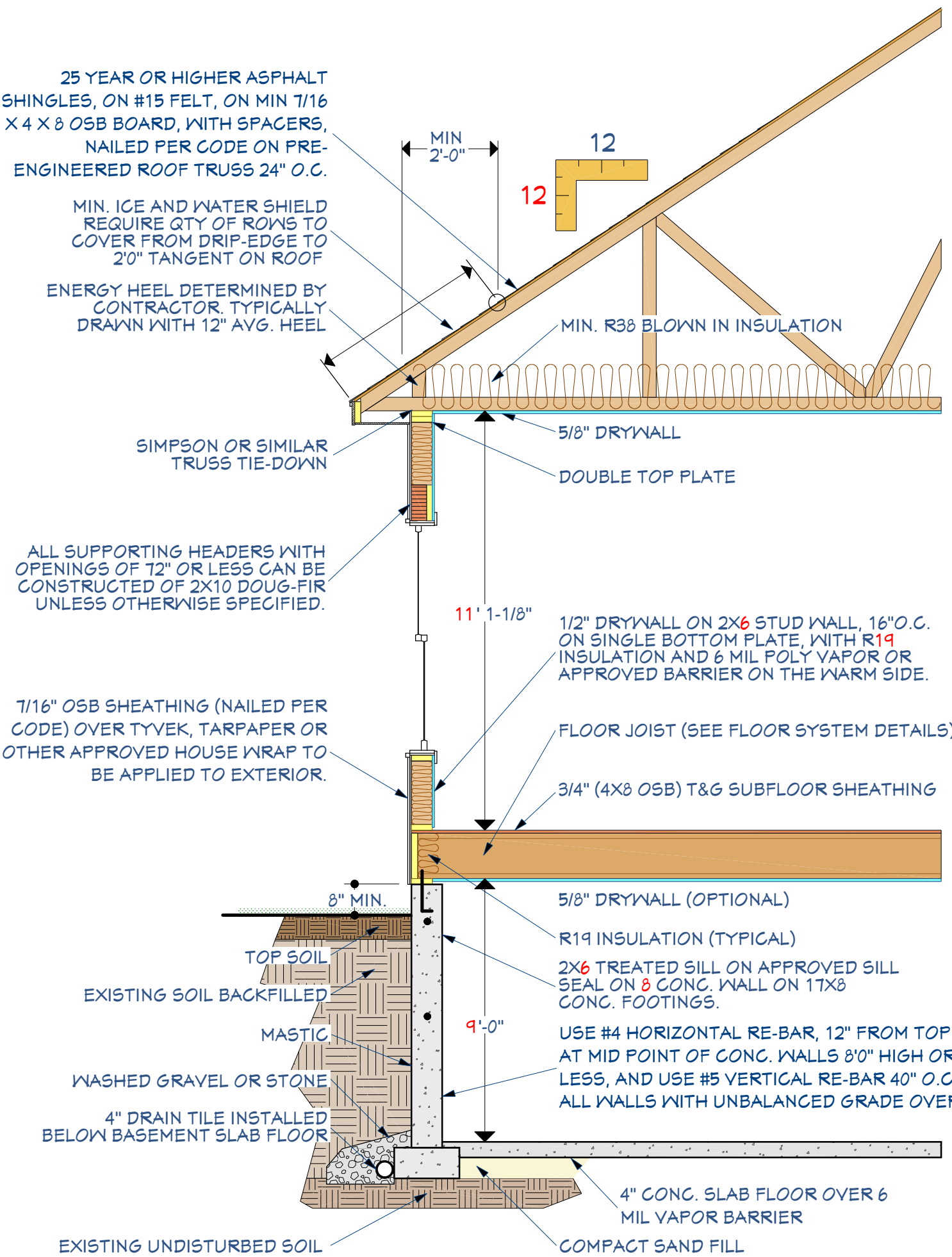
Simpson Strong-Tie, MODEL #ABA66Z



BEAM/POST CONNECTOR



Simpson Strong-Tie, MODEL LPC67 (OR SIMILAR)



COMMON SECTION

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COMMON SECTIONS AND DETAILS



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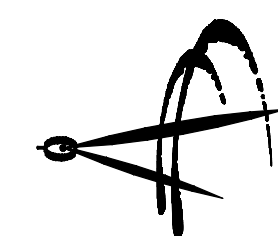
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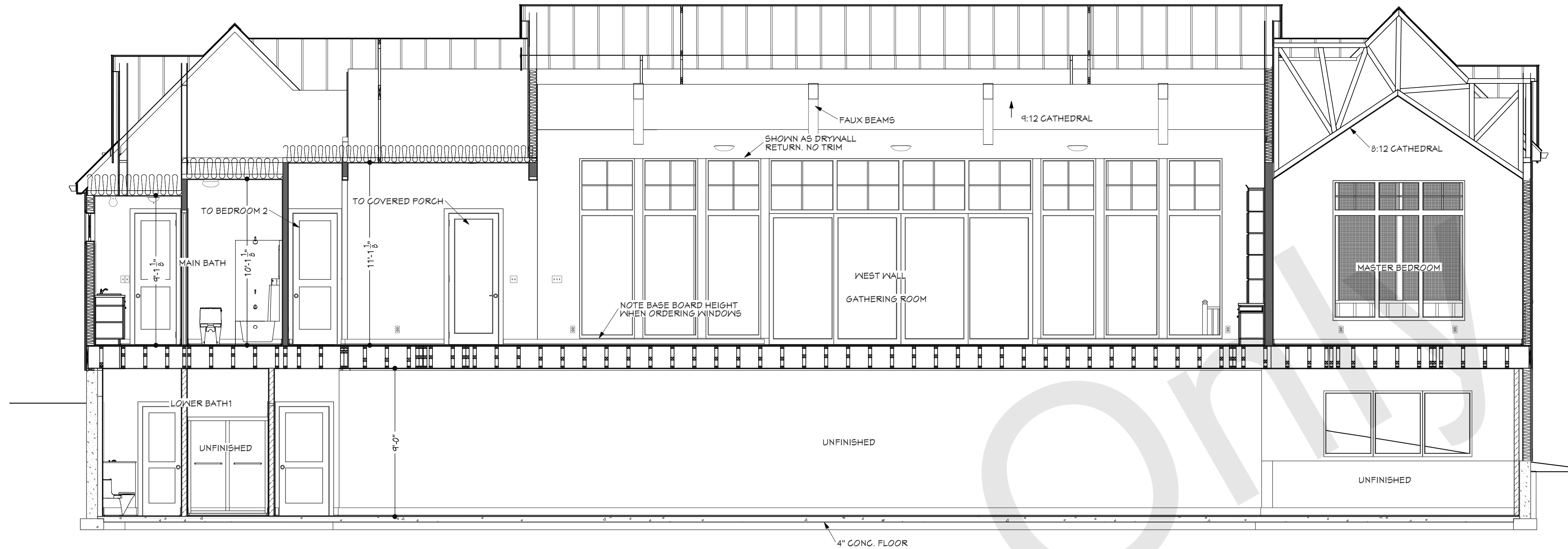
SEE FLOOR

SCALE

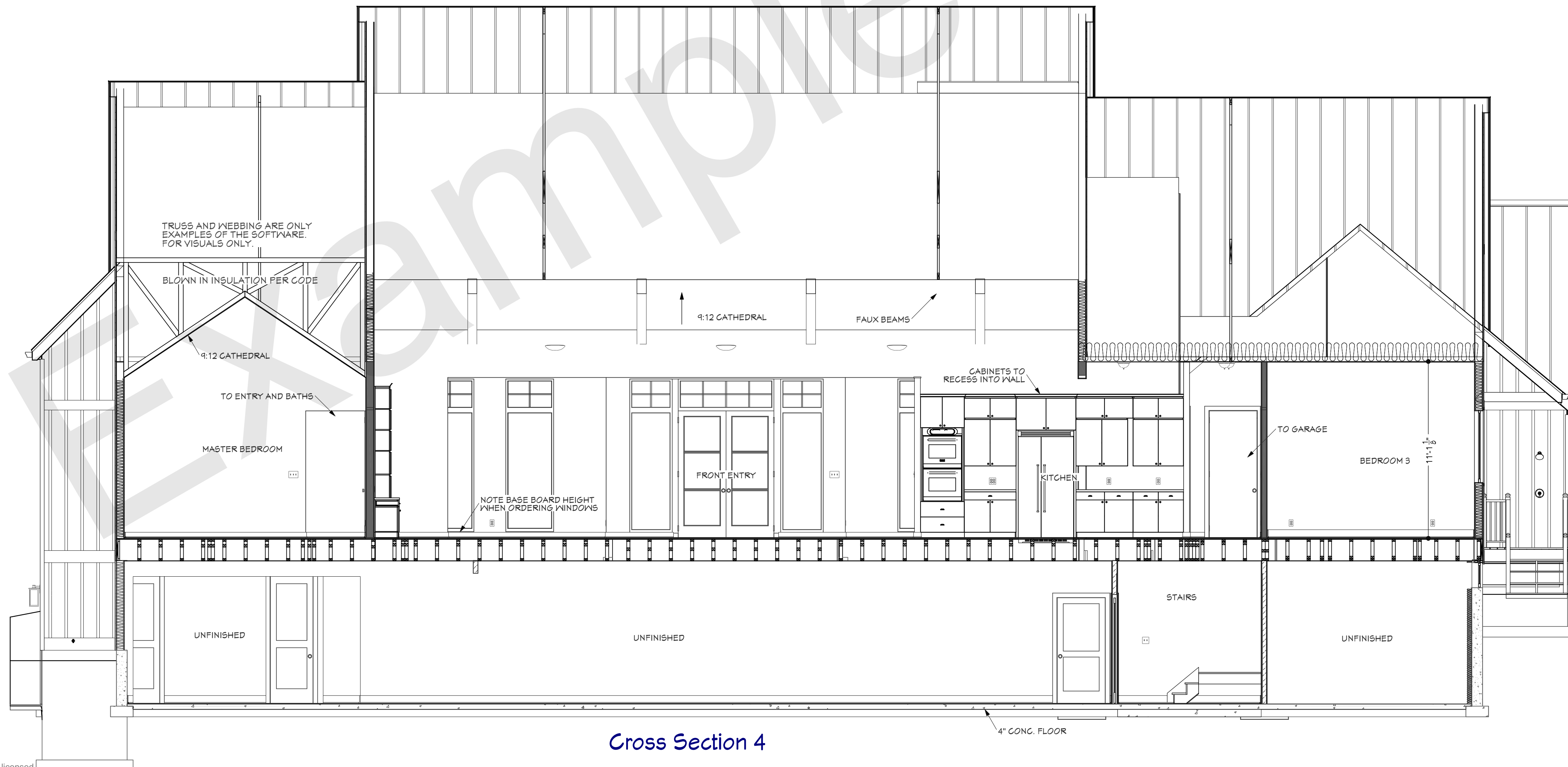
1/4" = 1'-0"

SHEET

A - 9



Cross Section 3



Cross Section 4

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SECTIONS 2



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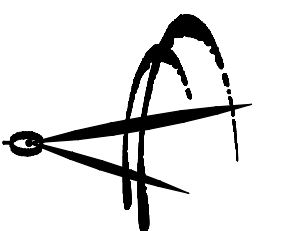
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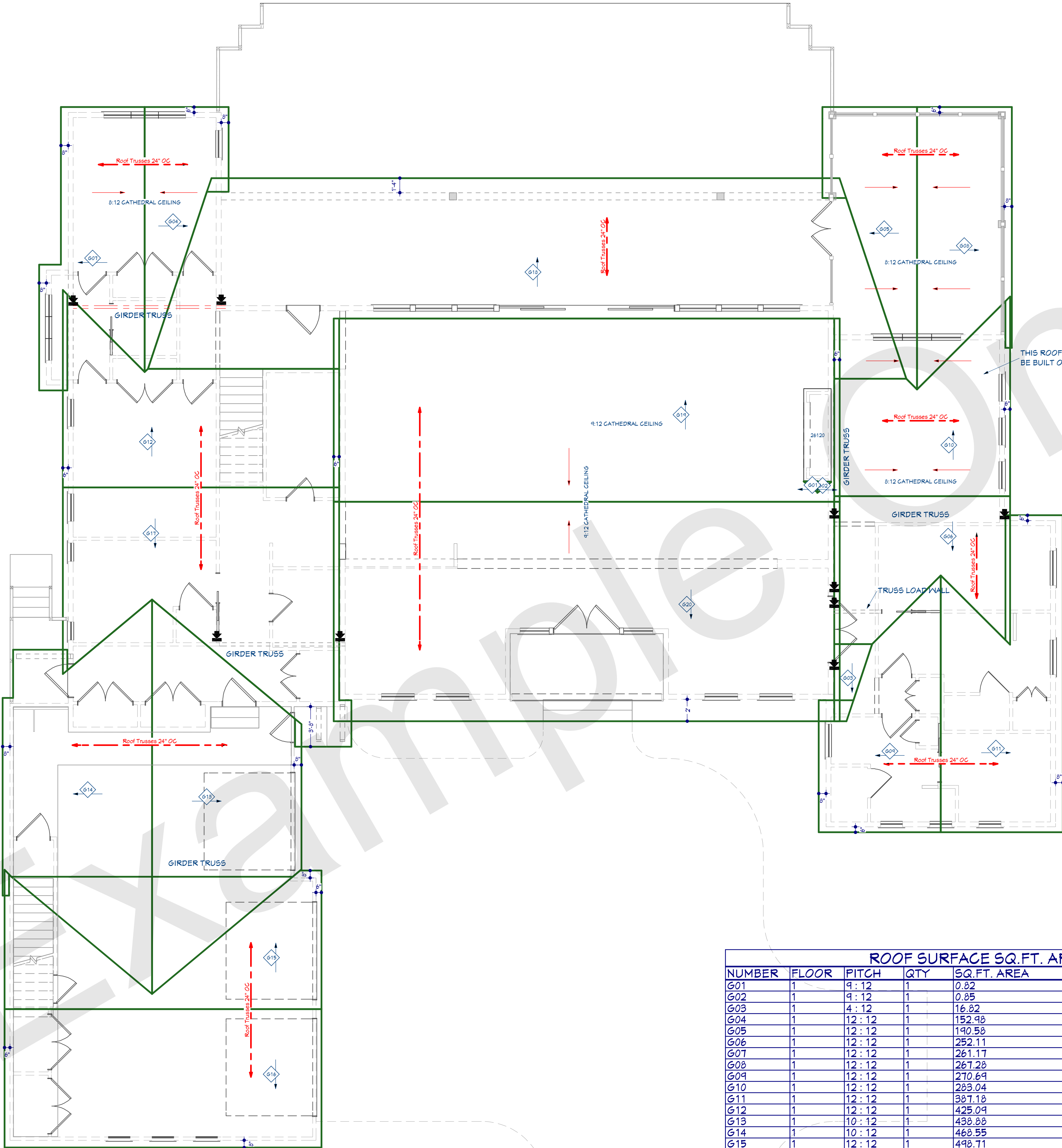


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A - 11

Mike and Barb Glynn

Mike and Barb Glynn



ROOF SURFACE SQ. FT. AREA SCHEDULE						
NUMBER	FLOOR	PITCH	QTY	SQ. FT. AREA	ROOF SURFACE	
G01	1	9 : 12	1	0.82	BLACK STANDING SEAM, OSB-HRZ	
G02	1	9 : 12	1	0.85	BLACK STANDING SEAM, OSB-HRZ	
G03	1	4 : 12	1	16.82	BLACK STANDING SEAM, OSB-HRZ	
G04	1	12 : 12	1	152.98	BLACK STANDING SEAM, BLACK STANDING SEAM	
G05	1	12 : 12	1	190.58	BLACK STANDING SEAM, BLACK STANDING SEAM	
G06	1	12 : 12	1	252.11	BLACK STANDING SEAM, BLACK STANDING SEAM	
G07	1	12 : 12	1	261.17	BLACK STANDING SEAM, BLACK STANDING SEAM	
G08	1	12 : 12	1	267.28	BLACK STANDING SEAM, BLACK STANDING SEAM	
G09	1	12 : 12	1	270.69	BLACK STANDING SEAM, BLACK STANDING SEAM	
G10	1	12 : 12	1	283.04	BLACK STANDING SEAM, BLACK STANDING SEAM	
G11	1	12 : 12	1	387.18	BLACK STANDING SEAM, BLACK STANDING SEAM	
G12	1	12 : 12	1	425.09	BLACK STANDING SEAM, BLACK STANDING SEAM	
G13	1	10 : 12	1	438.88	BLACK STANDING SEAM, BLACK STANDING SEAM	
G14	1	10 : 12	1	468.55	BLACK STANDING SEAM, BLACK STANDING SEAM	
G15	1	12 : 12	1	498.71	BLACK STANDING SEAM, BLACK STANDING SEAM	
G16	1	12 : 12	1	519.49	BLACK STANDING SEAM, BLACK STANDING SEAM	
G17	1	12 : 12	1	591.14	BLACK STANDING SEAM, BLACK STANDING SEAM	
G18	1	4 : 12	1	447.04	BLACK STANDING SEAM, BLACK STANDING SEAM	
G19	1	12 : 12	1	1068.46	BLACK STANDING SEAM, BLACK STANDING SEAM	
G20	1	12 : 12	1	1313.86	BLACK STANDING SEAM, BLACK STANDING SEAM	
TOTALS:				8354.74		

Mike and Barb Glynn

ROOF LAYOUT



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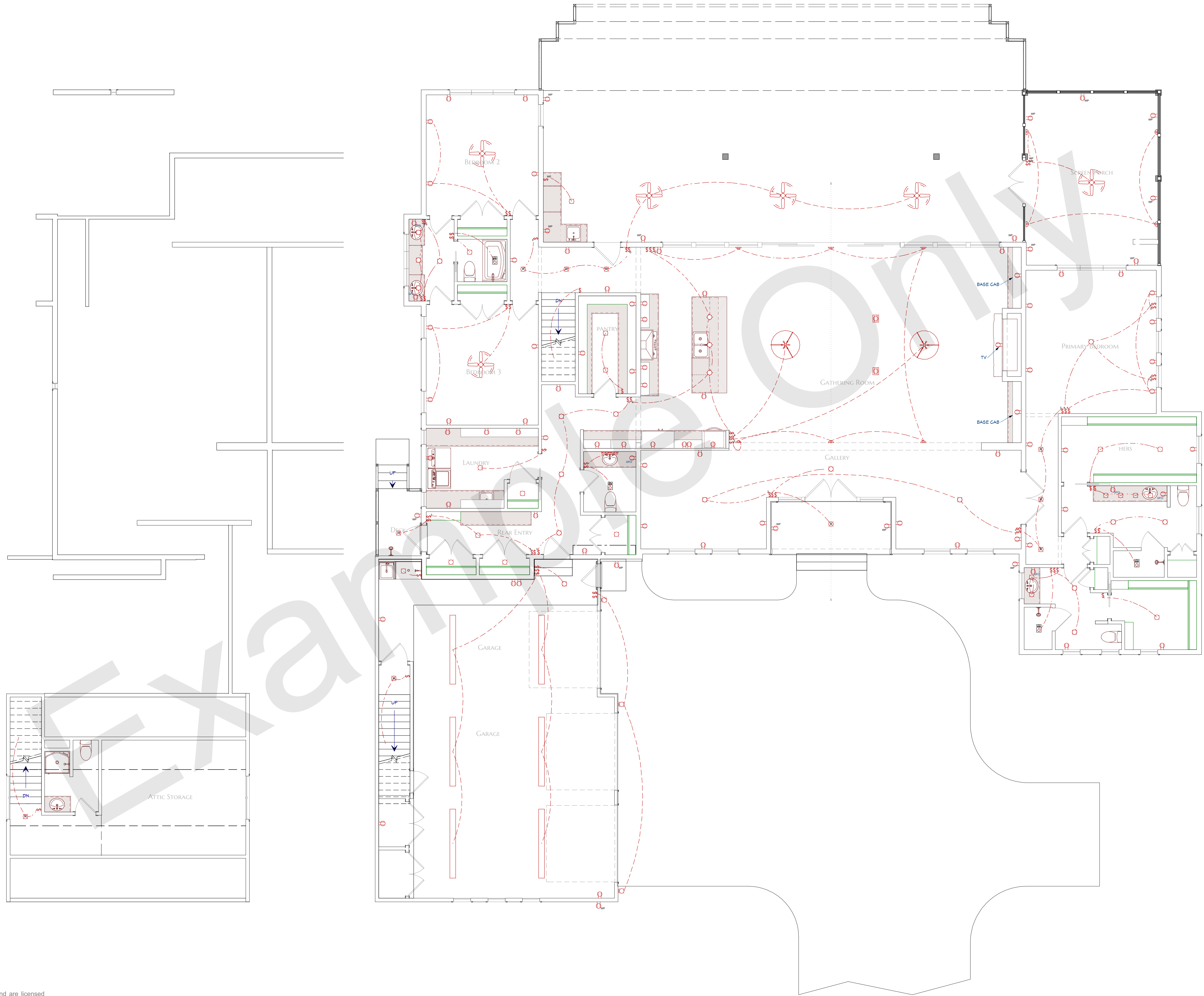
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SHEET
A - 13



Mike and Barb Glynn

Mike and Barb Glynn

FILE NUMBER
SND2228
PLOT DATE
3/12/2024
SQUARE FEET
SEE FLOOR
SCALE
3/16" = 1'-0"
SHEET
A - 14

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Custom Home Plans - Home Remodeling - Condominiums

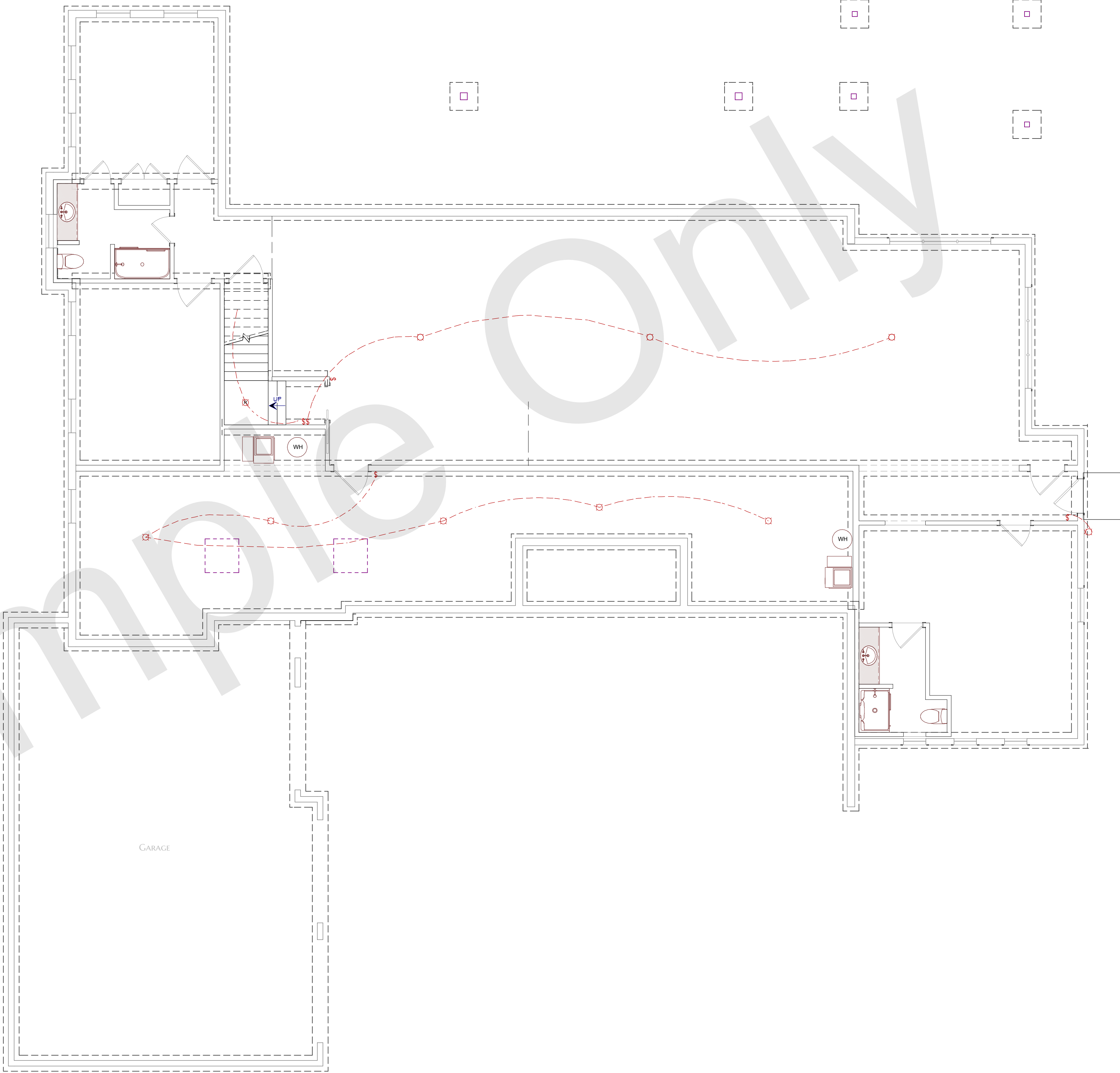
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Residential Architectural Design

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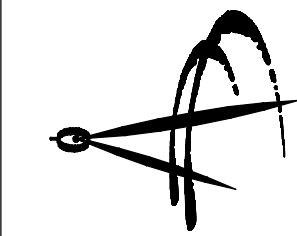
ELECTRICAL MAIN AND BONUS

Mike and Barb Glynn



Mike and Barb Glynn

FILE NUMBER	SND2228
PLOT DATE	3/12/2024
SQUARE FEET	SEE FLOOR
SCALE	3/16" = 1'-0"
SHEET	A - 15



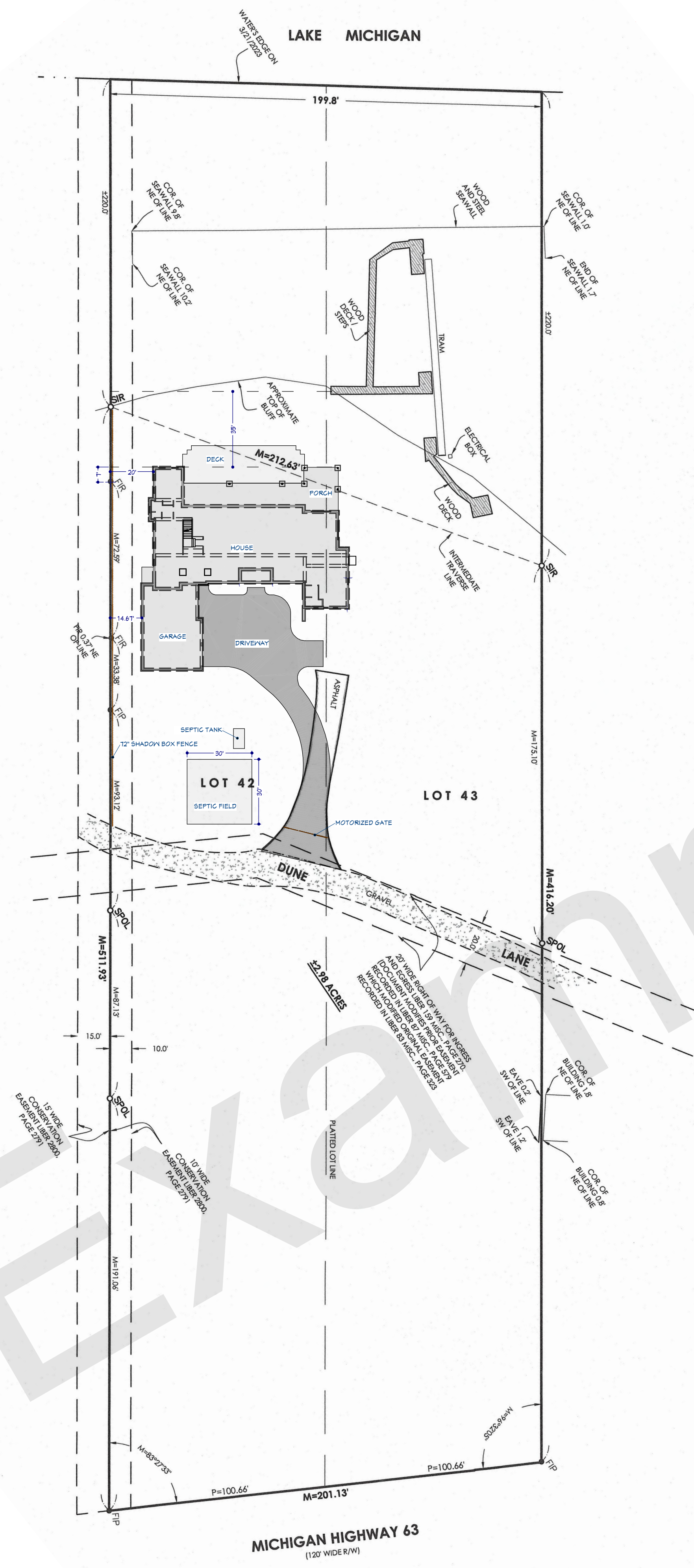
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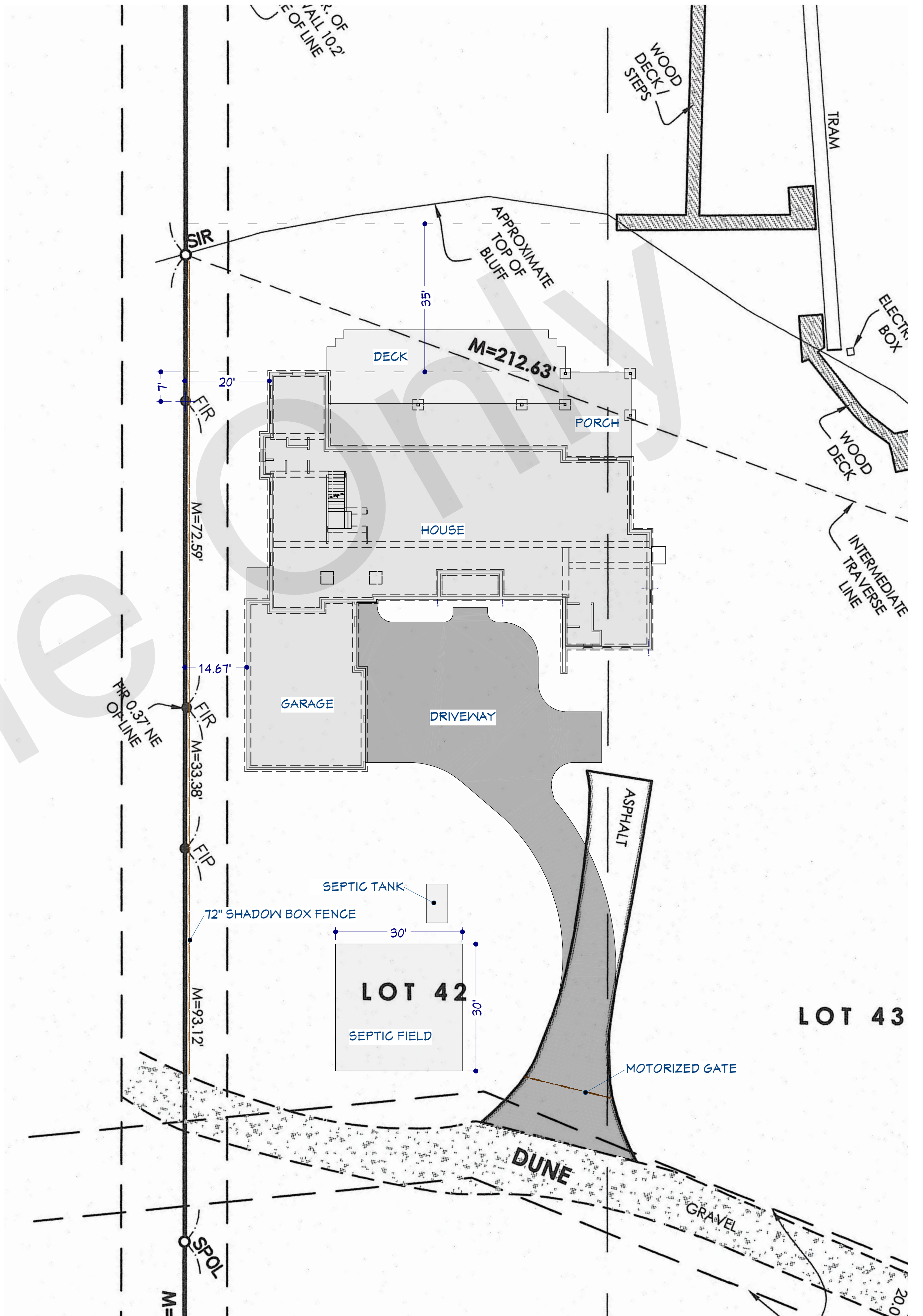
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ELECTRICAL LOWER



SCALE: 1" = 35'



SCALE: 1" = 15'



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TABLE NUMBER

SND2228

LOT DATE

3/12/2024

SQUARE FEET

SEE FLOOR

SCALE

SEE MAPS

SHEET

A - 16