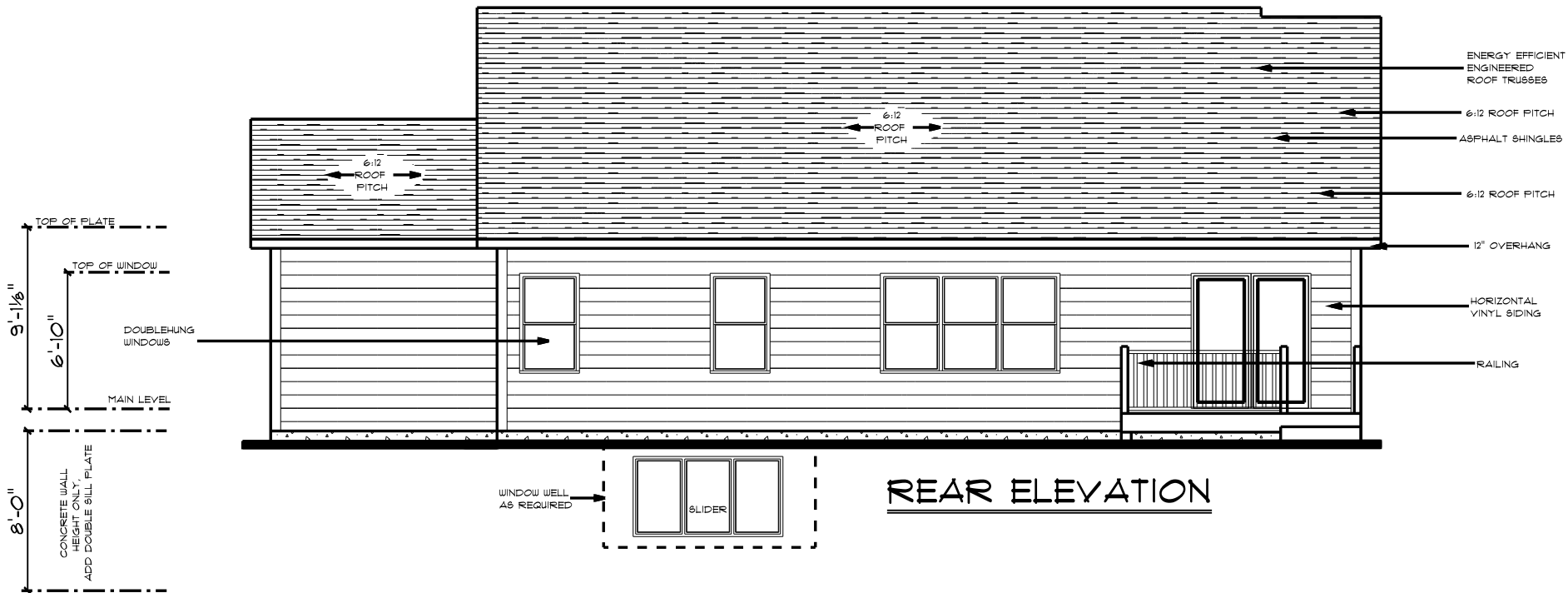




FRONT ELEVATION



REAR ELEVATION

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THE "MANSFIELD #3"

SCALE: 1/8" = 1'-0"

DATE: 08/19/2024

DRAWN BY: JAC

CHECKED BY: CDM

PROJECT NUMBER: 12R1390

AI

NOTES

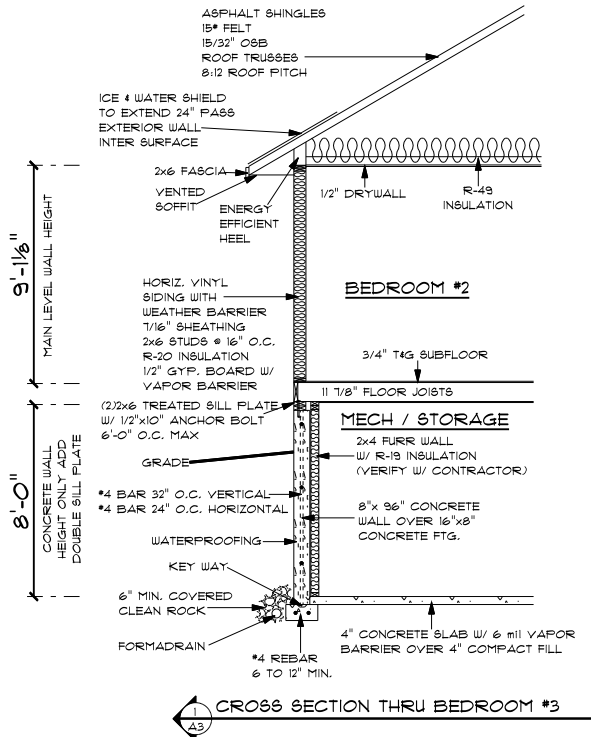
- 8'-0" CONCRETE WALL HEIGHT
- DOUBLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- GARAGE WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
- SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE
- ALL EXTERIOR & BEARING WALL OPENINGS TO HAVE 2-PLY 2X12 HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER
- RADON CONTROL METHOD REQUIRED
- ALL WALL SWITCHES, CONTROLLING LIGHT FIXTURES, FANS, TEMPERATURE CONTROL DEVICES AND RECEPTACLES SHALL BE LOCATED IN AN AREA BETWEEN 15" AND 48" ABOVE FINISHED FLOOR
- ELECTRICAL PANELS SHALL BE LOCATED SO THAT THE INDIVIDUAL CIRCUIT BREAKERS ARE LOCATED BETWEEN 15" AND 54" ABOVE THE FLOOR

FOUNDATION NOTES

- 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS

REBAR DETAIL

- 8" X 16" FOOTINGS - 2 #4 BARS HORIZONTAL
- 4' FOUNDATION WALL - NO REBAR REQUIRED
- 6' FOUNDATION WALL - 32" O.C. - #4 BAR HORIZONTAL
- 8' FOUNDATION WALL - 32" O.C. - #4 BAR VERTICAL
- 24" O.C. - #4 BAR HORIZONTAL
- 9' FOUNDATION WALL - 4 - #4 BAR HORIZONTAL
- 22" O.C. - #6 BAR VERTICAL

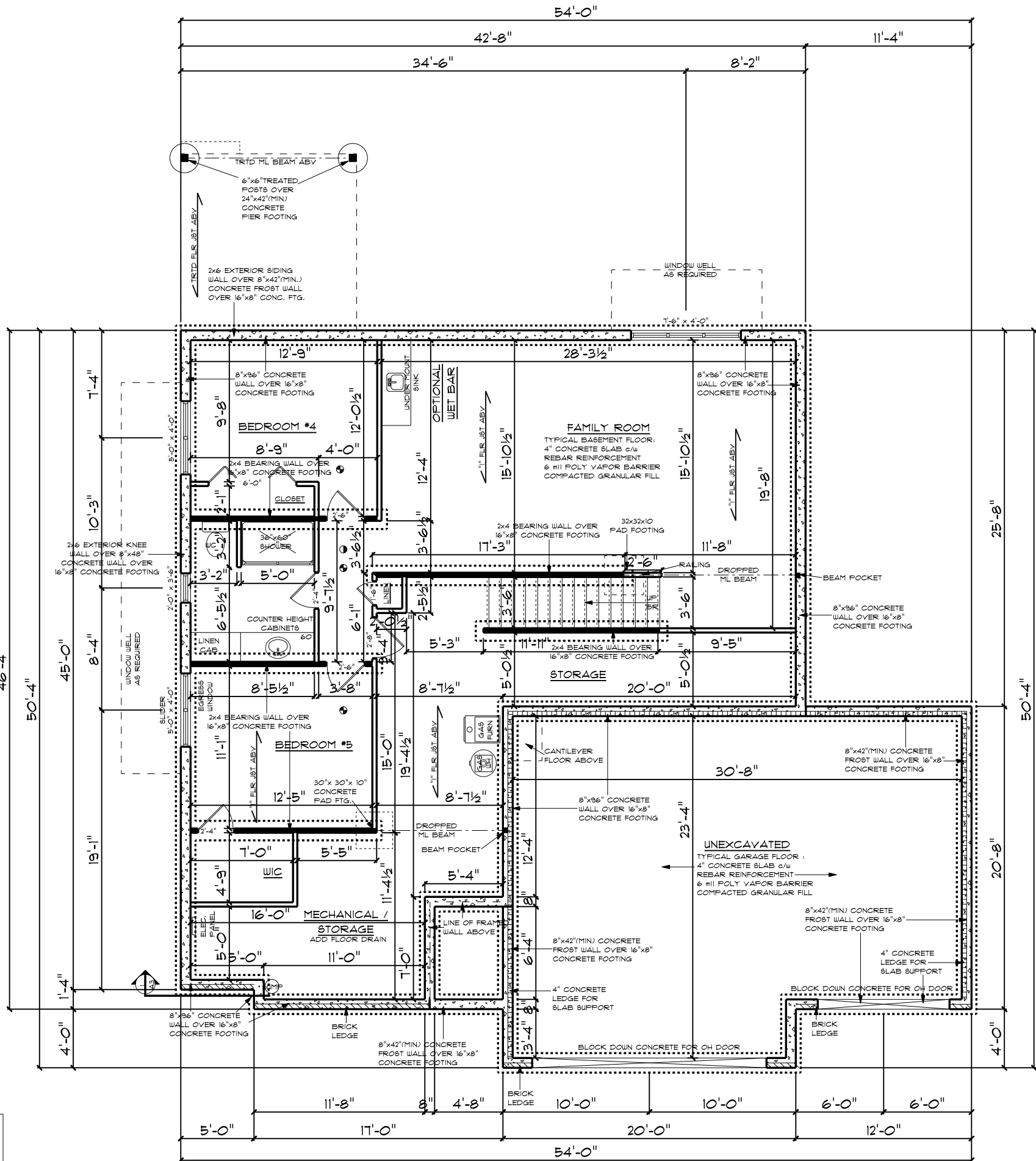


LOWER LEVEL / FOUNDATION PLAN

MAIN LEVEL SQ. FT.: 1519 SQ. FT.
TOTAL FINISHED SQ. FT.: 1519 SQ. FT.

OPTIONAL LOWER LEVEL FINISH: 1034 SQ. FT.

- - CARBON MONOXIDE DETECTOR
- - SMOKE DETECTOR



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HOMES

THE "MANSFIELD #3"

SCALE: 1/8" = 1'-0"

DATE: 08/19/2024

DRAWN BY: JAC

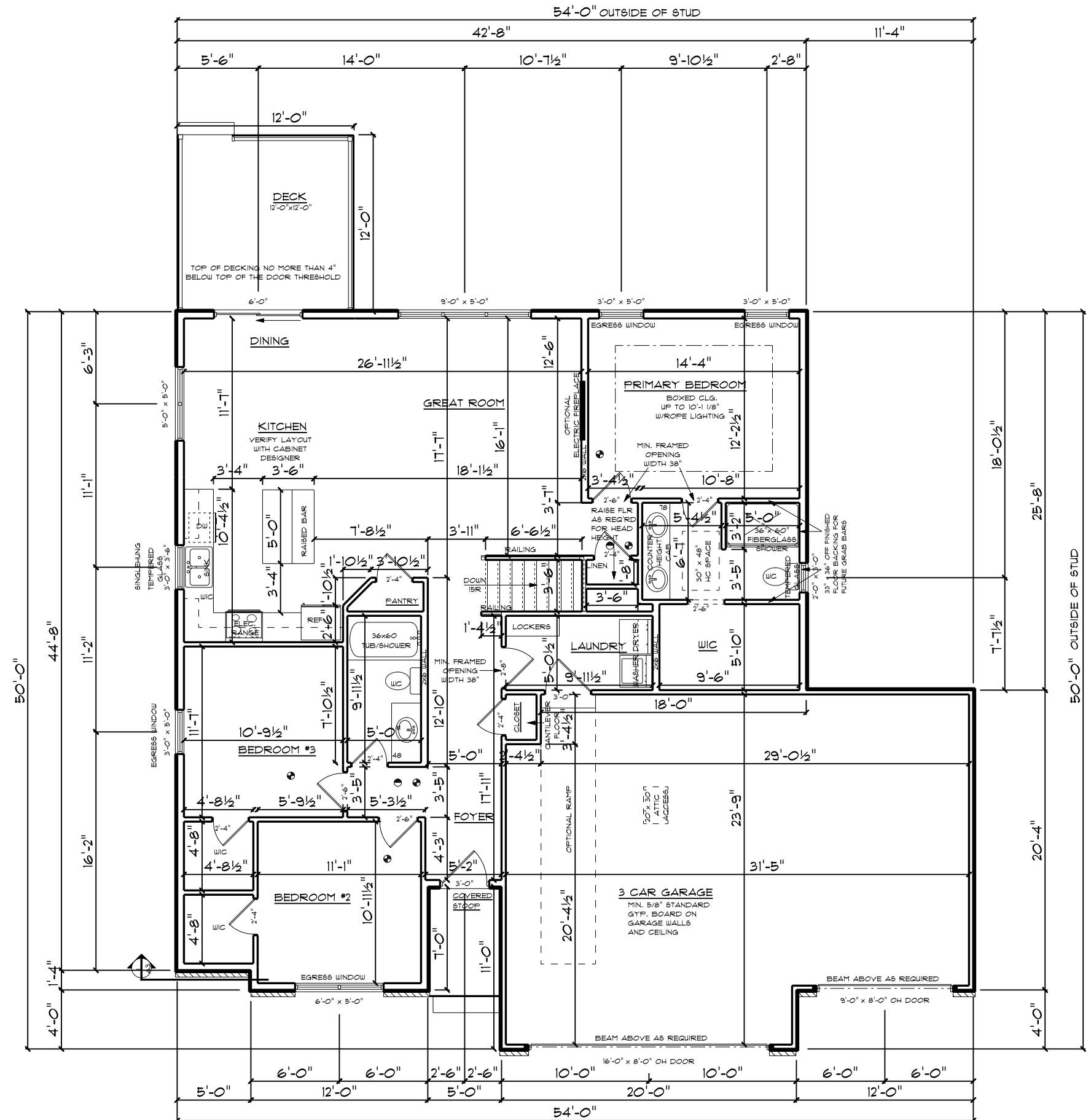
CHECKED BY: CDM

PROJECT NUMBER: 12R 1390

A3

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- 3'-1 1/8" WALL HEIGHT UNLESS NOTED
- DOUBLEHUNG WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- GARAGE WALLS ARE 2x4'S AT 16" O.C.
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- ELECTRICAL PANELS SHALL BE LOCATED SO THAT THE INDIVIDUAL CIRCUIT BREAKERS ARE LOCATED BETWEEN 15" AND 54" ABOVE THE FLOOR



① - CARBON MONOXIDE DETECTOR
② - SMOKE DETECTOR

MAIN LEVEL SQ. FT.:	1519	SQ. FT.
TOTAL FINISHED SQ. FT.:	1519	SQ. FT.

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THE "MANSFIELD #3"

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GUARDRAIL HEIGHTS FOR PORCHES/DECKS MIN. 36"
GUARDRAIL REQUIRED IF FLOOR (DECK/PORCH) SURFACE IS LOCATED 30" ABOVE THE GRADE/FLOOR. GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT.

HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

STAIR NOTES:
MIN. RUN 0'-10"
MAX. RISE 0'-1 3/4"
MIN. HEADROOM 6'-8"

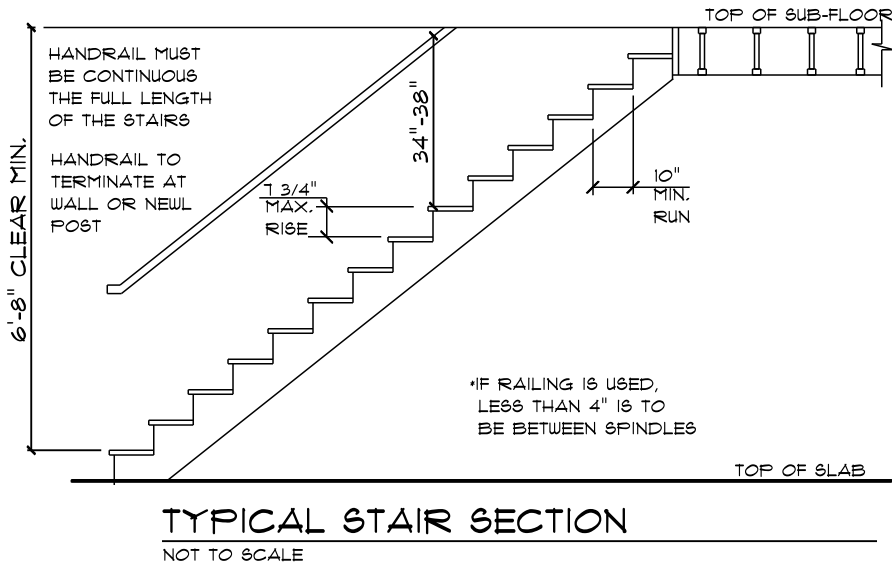
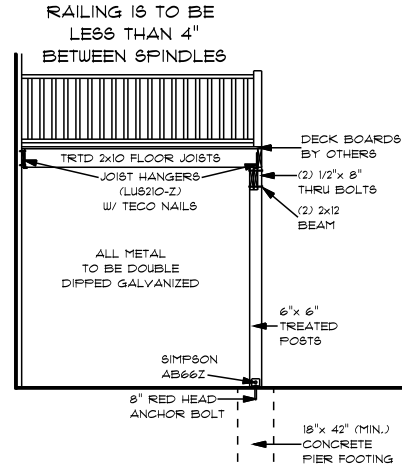
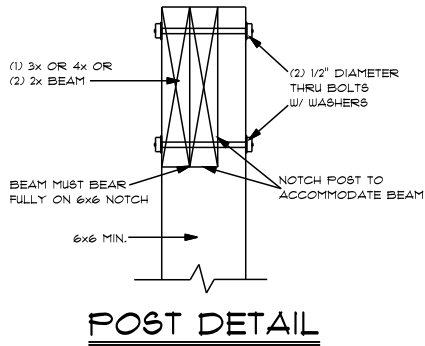
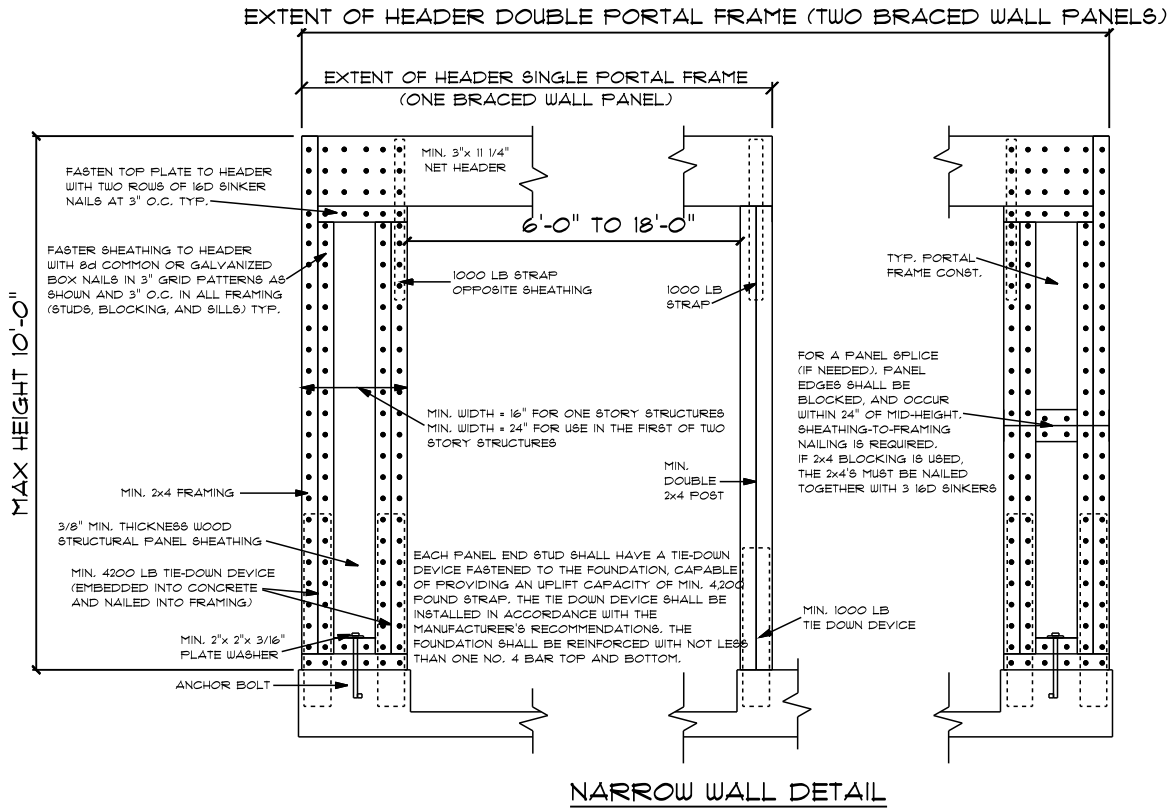
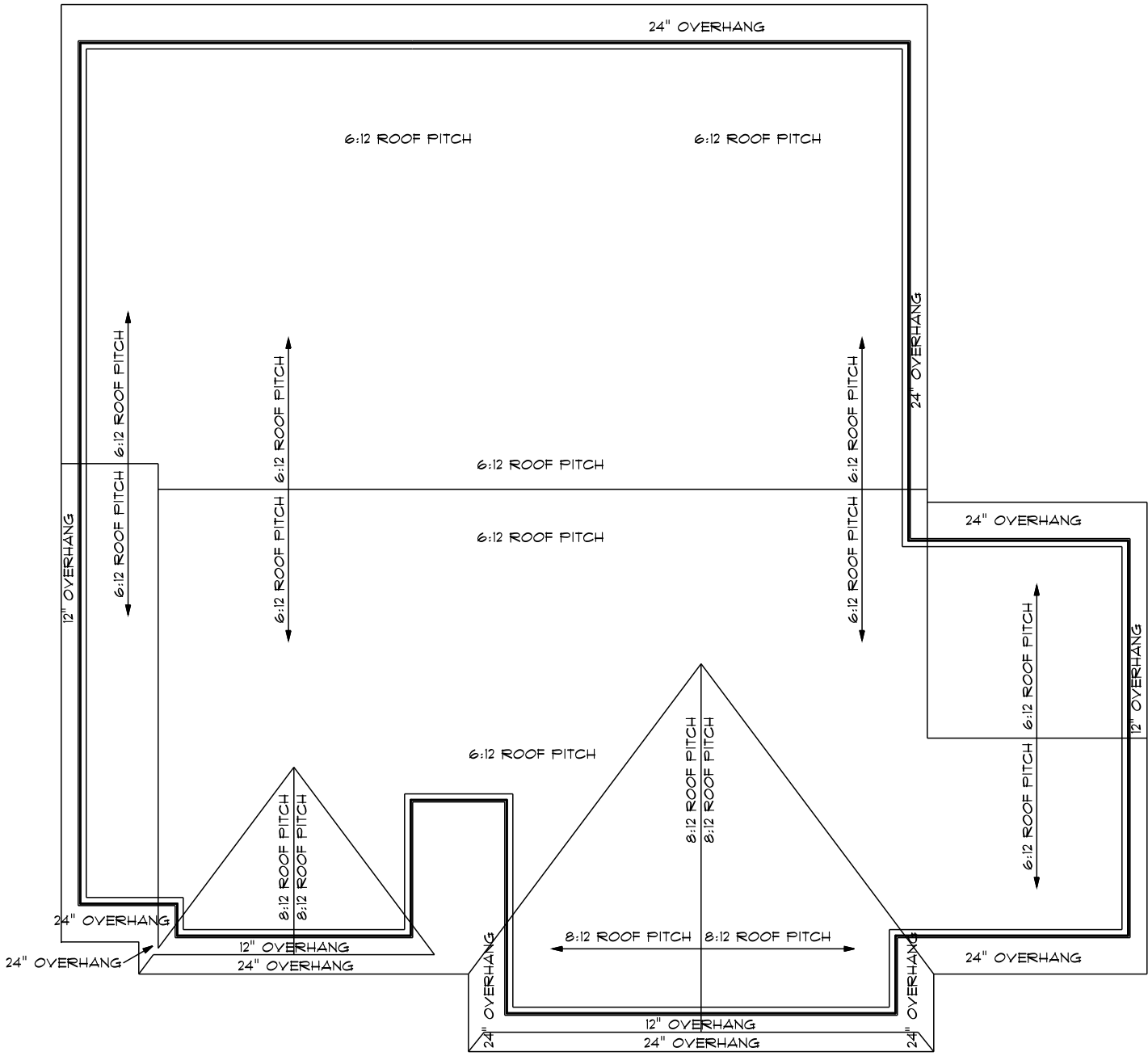


Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir^{7,8} Band Joist or EWP Rim Board⁶
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)^{3,6}

Joist Span	Rim Board or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details		On-Center Spacing of Fasteners ^{5,6}						
1/2" diameter lag screw with 1 1/2" maximum sheathing ¹	1" EWP ⁶ 1-1/8" EWP ⁶ 1-1/2" Lumber ^{7,8}	24" 28" 30"	18" 21" 23"	14" 16" 18"	12" 14" 15"	10" 12" 13"	9" 10" 11"	8" 9" 10"
1/2" diameter bolt with 1 1/2" maximum sheathing ¹	1" EWP ⁶ 1-1/8" EWP ⁶ 1-1/2" Lumber ^{7,8}	24" 28" 36"	18" 21" 36"	14" 16" 34"	12" 14" 29"	10" 12" 24"	9" 10" 21"	8" 9" 19"
1 1/2" diameter bolt with 1 1/2" maximum sheathing and 1/2" stacked washers ^{2,5}	1" EWP ⁶ 1-1/8" EWP ⁶ 1-1/2" Lumber ^{7,8}	24" 28" 36"	18" 21" 36"	14" 16" 29"	12" 14" 24"	10" 12" 21"	9" 10" 18"	8" 9" 16"



36" MIN. GUARDRAIL REQUIRED IF FLOOR (DECK/PORCH) SURFACE IS LOCATED 30" ABOVE THE GRADE/FLOOR. GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT.



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