

See Fortified Gold Standards for reference:

To anyone working on these plans, if there is an inconsistency and you do not call before moving forward, you are then responsible for any discrepancy!!

- FRS-1 and FRS-2 - Enhanced Roof Deck Attachment
- F-SRD-2 - Sealed Roof Deck
- F-DE-1 - Locked Down Roof Edges
- F-RC-1 - Impact-Resistant Shingles Rated by IBHS
- F-GS-1 - Wind and Rain-Resistant Attic Vents
- F-CDT-1 - Chimney Bracing
- F-S-1 - Reinforced Soffits
- F-GE-1 - Gable End Bracing

- \* Pressure-rated Windows & Doors See Fortified Home Standard 2020 5.2-5.3
  - \* Stronger Exterior Sheathing- See Fortified Home Standard 2020 6.3
  - \* Engineered Roof-to-Wall Connections-See Fortified Home Standard 2020 Appendix F- Bullet 5
  - \* Engineered Wall-to-Foundation Connections See Fortified Home Standard 2020 Appendix F- Bullet 8
  - \* Impact Protection for Window & Doors See Fortified Home Standard 2020 2.7
- Fortified Gold Standards will be applied for roof design and materials

Wood stud walls to be capped with double top plate [IRC 602.3.2].  
 Exterior side of exterior wall, sheathing to be continuously sheathed with a minimum 7/16" wood structural panels [IRC 602.12.2].  
 Exterior structural wood sheathing shall be 8d common or 10d box nailed 6" o.c. at edges and 12" o.c. in the field [IRC T602.3(3)].  
 Exterior wall sheathing shall be continuous from bottom plate to top top-plate [IRC 602.10.2]. All seams shall be block [IRC 602.10.10].  
 Roof sheathing shall be minimum 5/8" wood structural paneling [IRC 803.1] and shall be fastened with 6d common nails at 6" o.c. all edges and intermediate supports [IRC T602.3(1) footnote f].  
 Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1) [IRC 802.3.1].  
 Collar ties shall be not less than 1 inch by 4 inches (nominal), spaced not more than 4 feet on center [IRC 802.3.1].  
 All anchor bolts shall be ASTM A307 Bolts with standard hooks and shall have a minimum embedment of 7" [IRC 403.1.6].  
 Anchor bolts shall be a minimum 1/2" bolt w/washer spaced no greater than 6' o.c. and within 12" of each corner [IRC 403.1.6].

Current code: 2021 IRC  
 Structural Sheathing plans must comply with R503.2.1.1(1)  
 Fortified Gold Standard Certification is required  
 See Fortified Gold Standards for reference-Attachments A & B

Standard Walls 2"x4" 16" O.C.  
 Plumbing walls 2"x6" 16" O.C.  
 Rafter strap every rafter

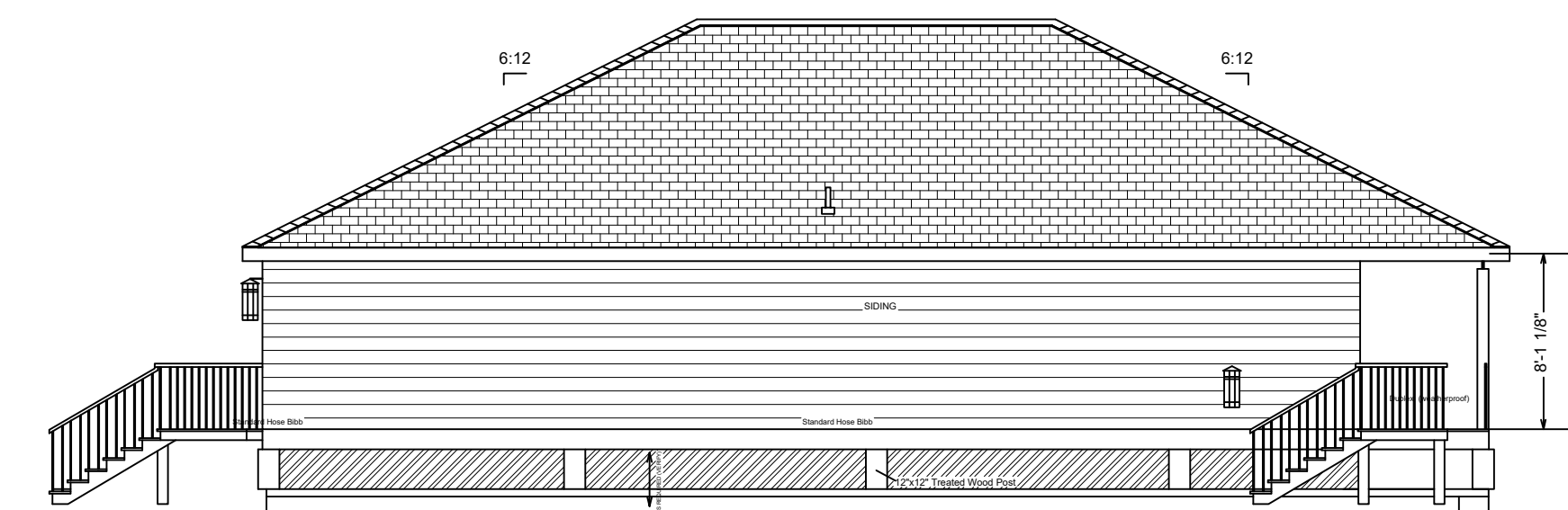
Joists to follow current code IRC 2021  
 #2 SYP @ 16" O.C.  
 2x4 - max span = 8'  
 2x6 - max span = 12'  
 2x8 - max span = 15'3"  
 2x10 - max span = 18'1"  
 #2 SYP @ 12" O.C.  
 2x10 - max span = 20'11"



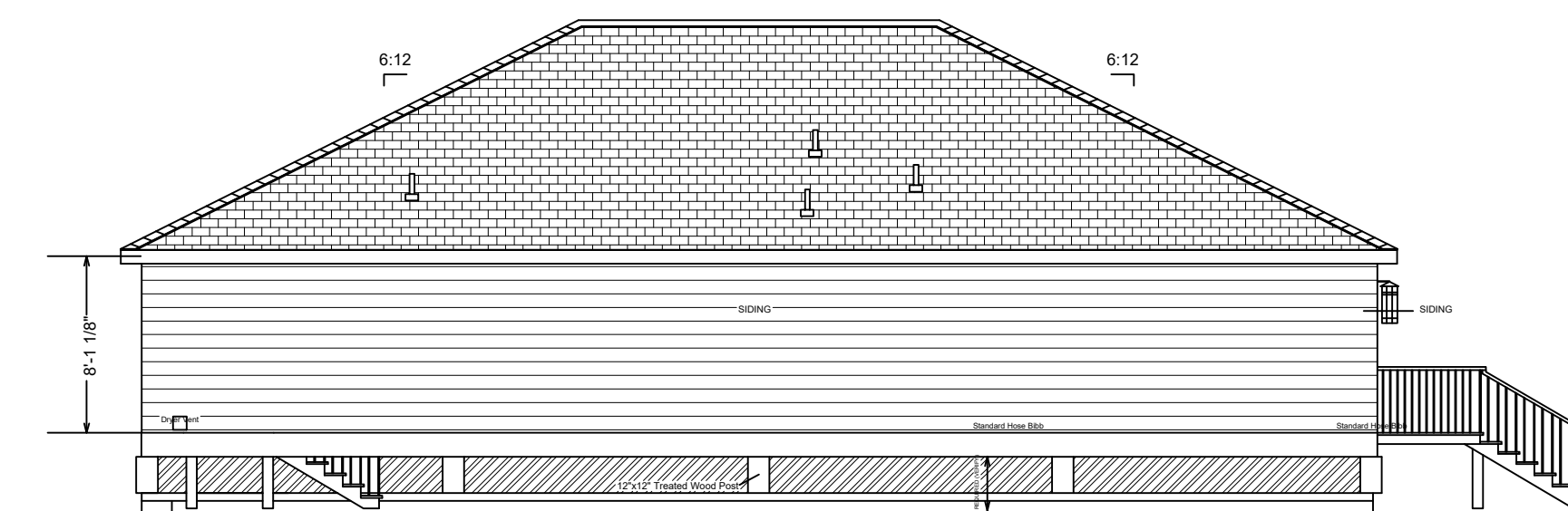
Front Elevation 1/4" = 1'



Rear Elevation 1/4" = 1'

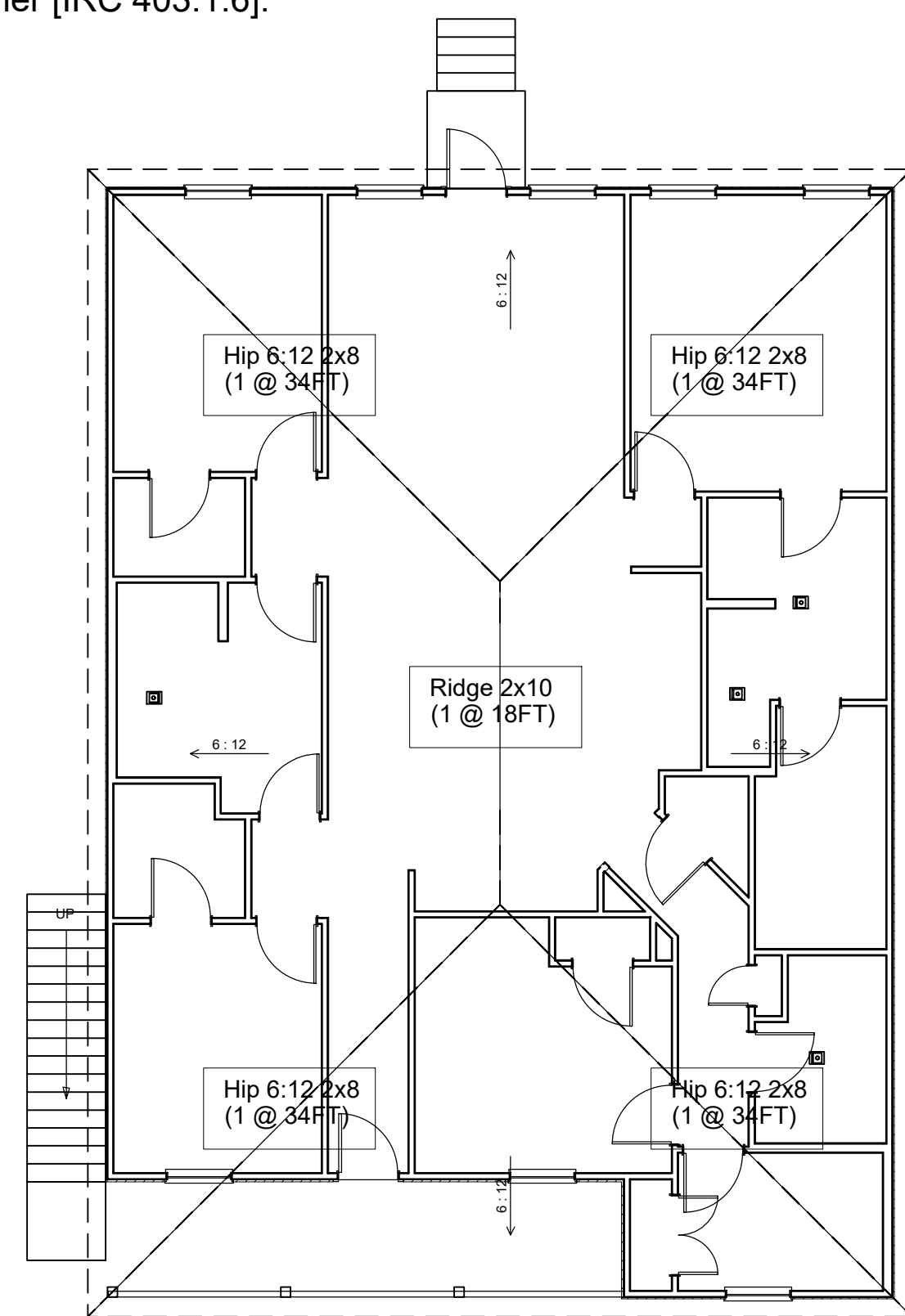


Left Elevation 1/8" = 1'

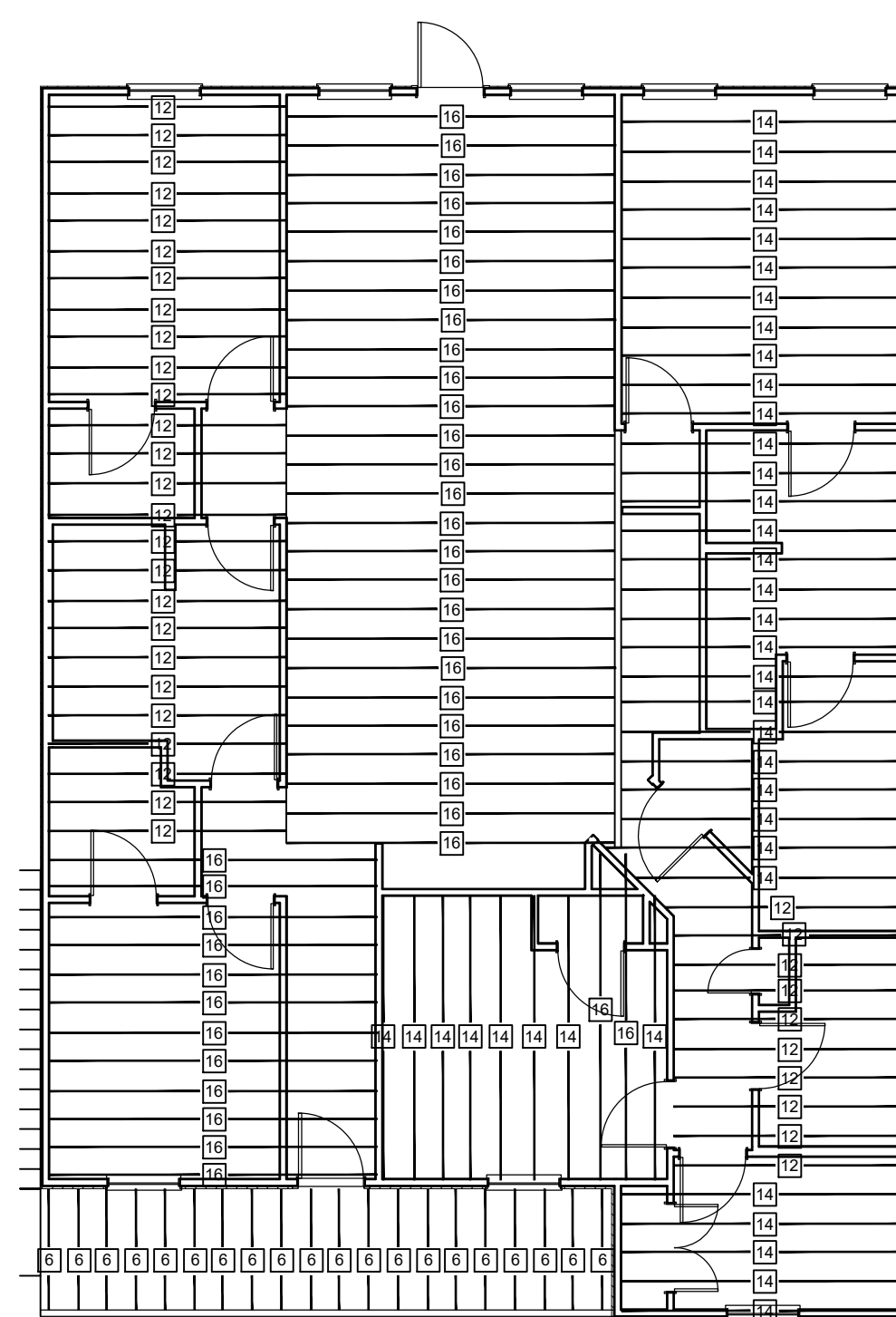


Right Elevation 1/8" = 1'

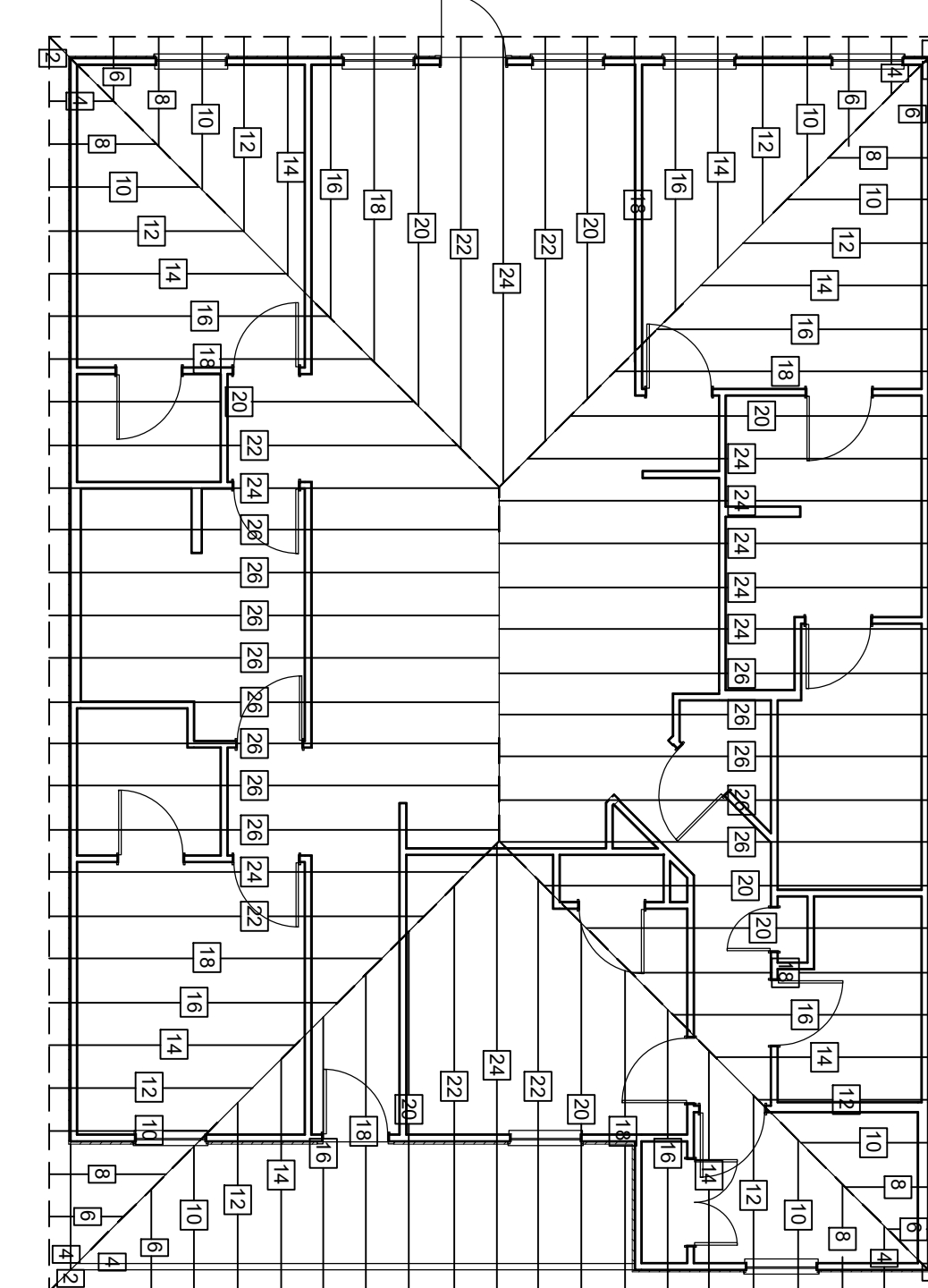
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Living Area  
 2102 sq-ft  
 Roof Plan 1/8" = 1'



Ceiling Joists 1/8" = 1'



Rafter straps every rafter  
 Rafters 1/8" = 1'

2" x 8" 500Ft  
 6 / 14.00  
 26 / 16.00

2" x 6" 1288 Ft  
 20 / 6.00  
 34 / 14.00  
 15 / 12.00  
 36 / 12.00  
 12 / 10.00

Ridge 2 x 10 18 Ft  
 (1 @ 18 Ft.)

Hip 6:12 2 x 8 136 Ft  
 (1 @ 18 Ft.)

2x6 1528 Ft  
 (9 / 24.00)  
 (7 / 22.00)  
 (7 / 20.00)  
 (8 / 18.00)  
 (8 / 16.00)  
 (8 / 14.00)  
 (8 / 12.00)  
 (8 / 10.00)  
 (6 / 6.00)  
 (6 / 4.00)  
 (6 / 2.00)  
 (6 / 8.00)  
 (12 / 26.00)

REVISION TABLE	REVISOR		DATE	DESCRIPTION
	NAME	DATE		

Project Location:

Residence  
 Live Oak ADA - Left

DRAWINGS REVISED BY:  
 UDS HOMES  
 Drawn by: Dilsad Merlater

DATE:  
 08/11/2022

SCALE:

P-1

These plans are not to be utilized for construction. They are for illustration purposes only.

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**Stairways notes:**

Treads and risers - 7 3/4" max. riser & 10" min. tread - nosing 3/4" - 1 1/4"

Handrails - (34" - 38") circular 1 1/4" - 2" diameter (required if 4 or more risers)

Guardrails (required >30" high) 36" guard (34" stairs), 4" max opening in rail

R311.1.7.3: A flight of stairs shall not have a verticle rise of more than 147 inches between floor levels or landings.

R 312.1.2 - Required guards at open-sided walking surfaces, including stairs, porches, balconies, or landings,

shall not be less than 36" in height as measured vertically above the adjacent waking surface or the line

connecting the leading edge of the treads.

Handrails shall be provided on not less than one side of each continuous run of treads of flight with 4 or more risers.

Handrail height measured vertially from sloped plne adjoining the tread nosing, or finish surface of ramp slope, shall

not be less than 34" and not more than 38".

Landings for stairways - There shall be a floor or landing at the top and bottom of each stairway. the width perp.

to direction of travel shall not be less than the width of the flight served. The depth of direction of travel shall not

be less than 36"

For cabinets refer to Reasonable Accommodation Sheet to determine base cabinet height (whether ADA (30") or traditional (36")). Also will determine whether ADA showers with grab bars or traditional tub/shower combos will be used.

Columns shall be adequatley anchored to prevent lateral displacement

Vapor retarder - a 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2068	1	2	2068 L IN	24"	80"	26"X82 1/2"	HINGED-DOOR P07	2X6X29 (2)	3/8"
D04	3068	2	2	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR P07	2X6X41 (2)	3/4"
D05	4068	1	2	4068 L/R IN	48"	80"	50"X82 1/2"	DOUBLE HINGED-DOOR P07	2X8X53 (2)	3/8"
D06	3068	8	2	3068 L IN	36"	80"	38"X82 1/2"	HINGED-DOOR P07	2X6X41 (2)	3/8"
D07	3068	6	2	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR P07	2X6X41 (2)	3/8"

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	TOP
W01	3450DH	6	2	3450DH	40"	60"	40"X60"		DOUBLE HUNG	2X6X43 (2)	84"
W02	3050 DH TEMPERED	2	2	3450DH	40"	60"	40"X60"		DOUBLE HUNG	2X6X43 (2)	84"

CABINET SCHEDULE										
NUMBER	QTY	FLOOR	WIDTH	DEPTH	DESCRIPTION	ADA HEIGHT	STD HEIGHT			
C02	2	2	15"	24"	BASE CABINET	30"	36"			
C03	2	2	18"	24"	BASE CABINET	30"	36"			
C04	2	2	30"	24"	BASE CABINET	30"	36"			
C06	2	2	30"	21"	BASE CABINET	30"	36"			
C07	3	2	36"	24"	BASE CABINET	30"	36"			
C08	2	2	36"	21"	BASE CABINET	30"	36"			
C11	2	2	15"	12"	WALL CABINET	30"	36"			
C12	1	2	30"	12"	WALL CABINET	18"	36"			
C13	2	2	30"	12"	WALL CABINET	30"	36"			
C14	2	2	36"	12"	WALL CABINET	30"	36"			
C15	1	2	39"	12"	WALL CABINET	15"				

Current code: 2021 IRC  
Structural Sheathing plans must comply with R503.2.1.1(1)

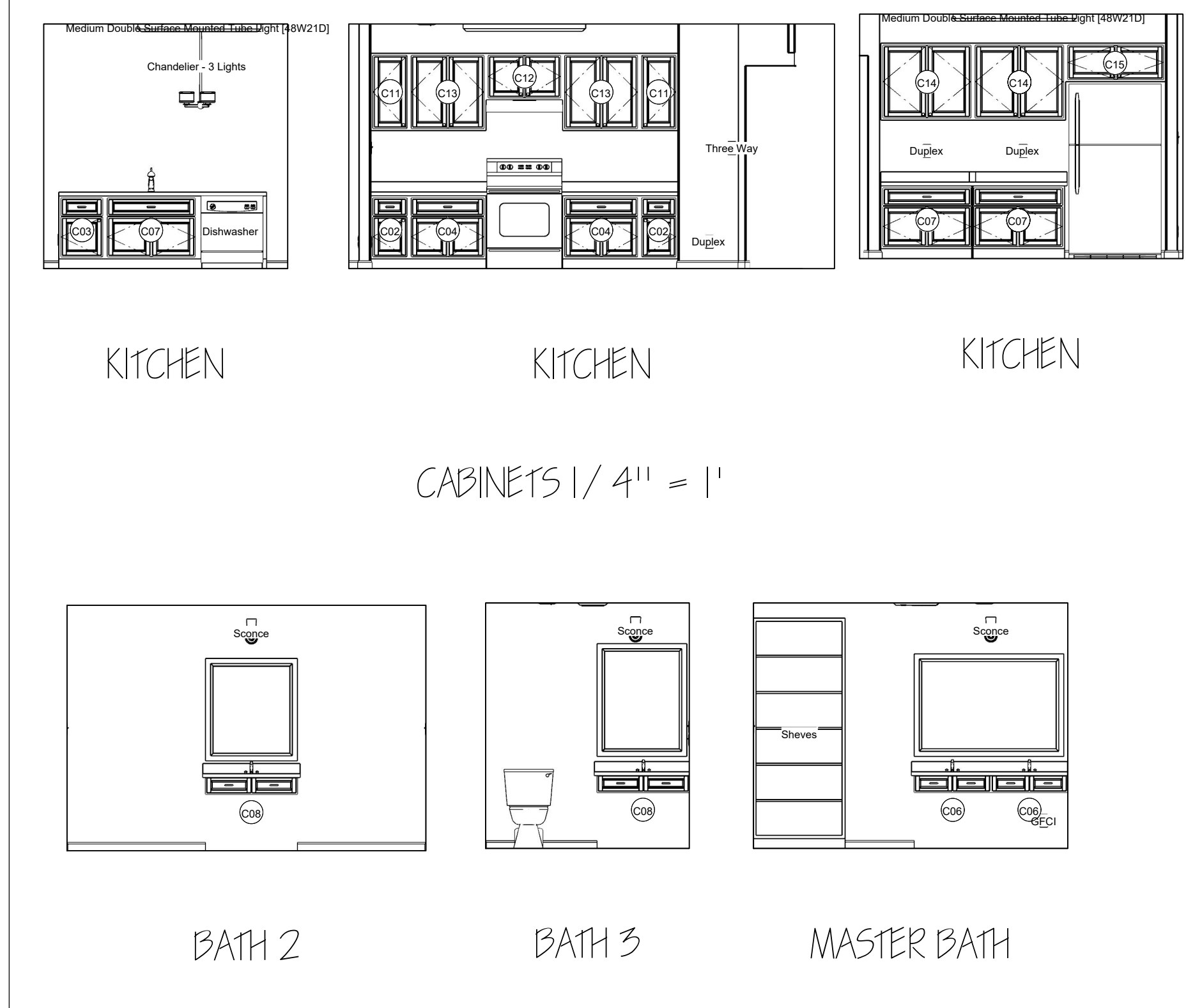
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See Fortified Gold Standards for reference -Attachments A & B

PROTECTION AGAINST TERMITES  
Sec. R 318: Protection against termites must be provided. Methods of protection shall be one, or a combina of the following methods:  
1. Chemical termite treatment in accordance with Section R318.2  
2. Termite baiting system installed and maintained in accordance with the label.  
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1  
4. Naturally durable termite resistant wood  
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1  
6. Cold-formed steel framing in accordance with sections R505.2.1 and R603.2.1

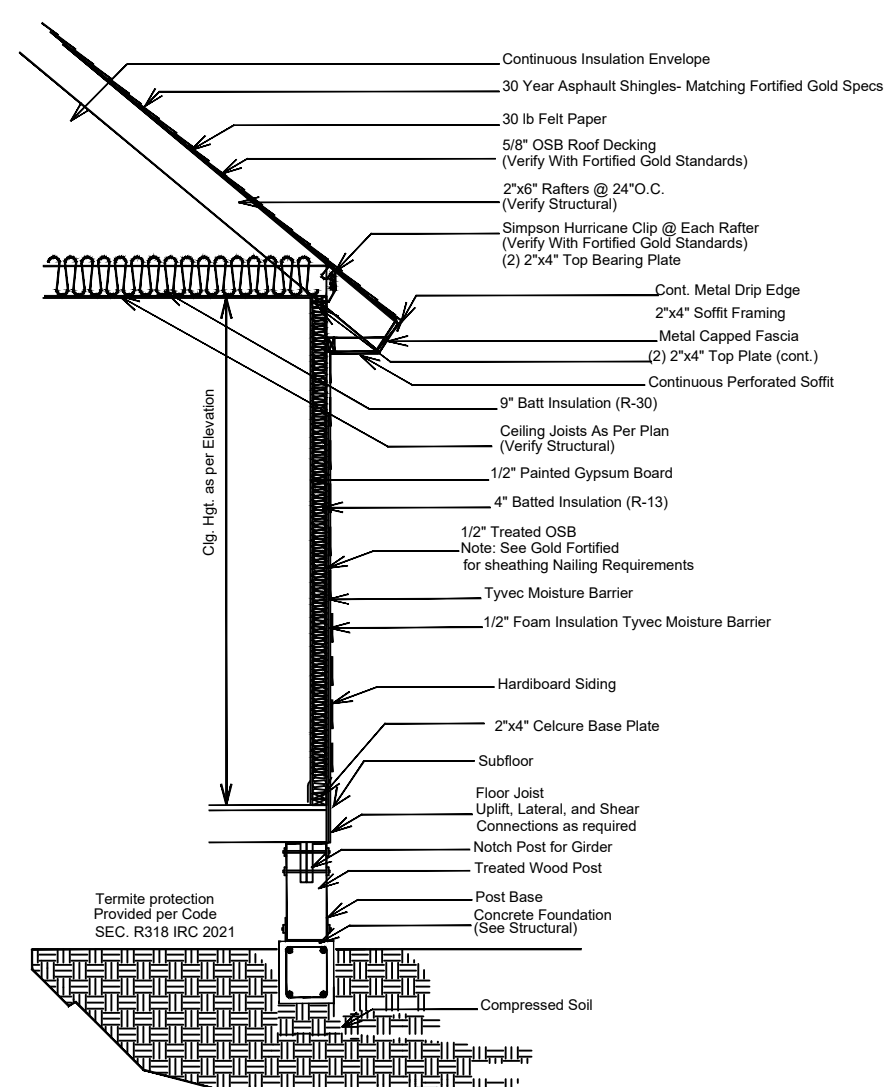
(2 ply) 2"x12" Porch Beams 2 Ply 72 FT  
(2 @ 18 FT)  
(2 @ 10 FT)  
(2 @ 8 FT)

(2 ply) 2"x12" Beams 32 FT  
(2 @ 16 FT)

CABINETS SHOWN ARE ADA. REFER TO REASONABLE ACCOMMODATION SHEET TO DETERMINE IF ADA CABINETS OR STANDARD CABINETS ARE REQUIRED

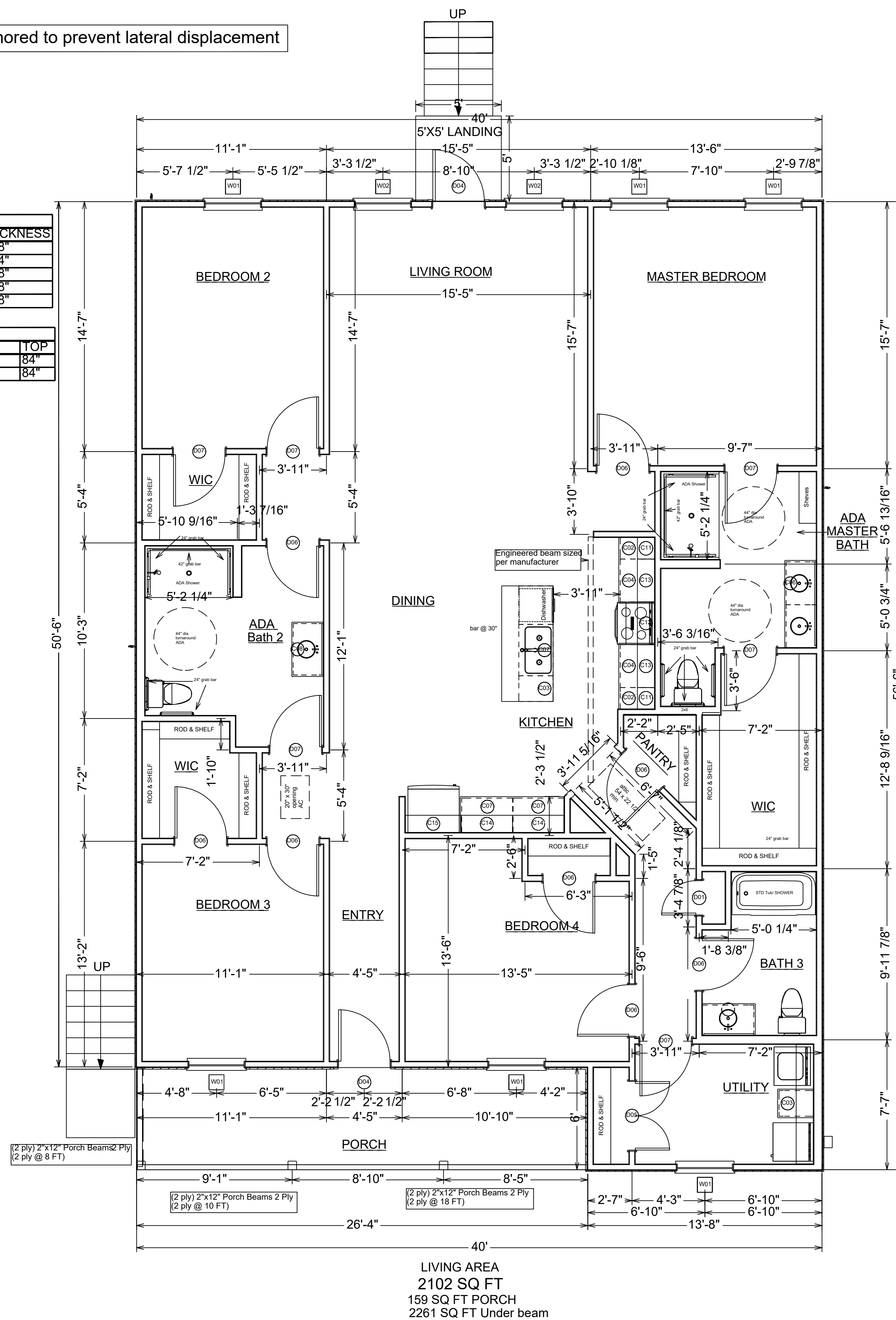


**TYPICAL WALL DETAIL**



FOUNDATION DESIGN:  
Type of the pillars (wood, concrete columns or CMU) will be decided after soil analysis done and structural engineer design per job site.

This plan shows generic wood pillar option.



Floorplan 1/4" = 1'

LIVING AREA  
2102 SQ FT  
159 SQ FT PORCH  
2261 SQ FT Under beam

REVISION TABLE			
NUMBER	DATE	REVISIED BY	DESCRIPTION

Project Location:

Residence

Drawings Revised By:  
UDS HOMES  
Drawn by: Disasad Metaler

DATE:

08/02/2022

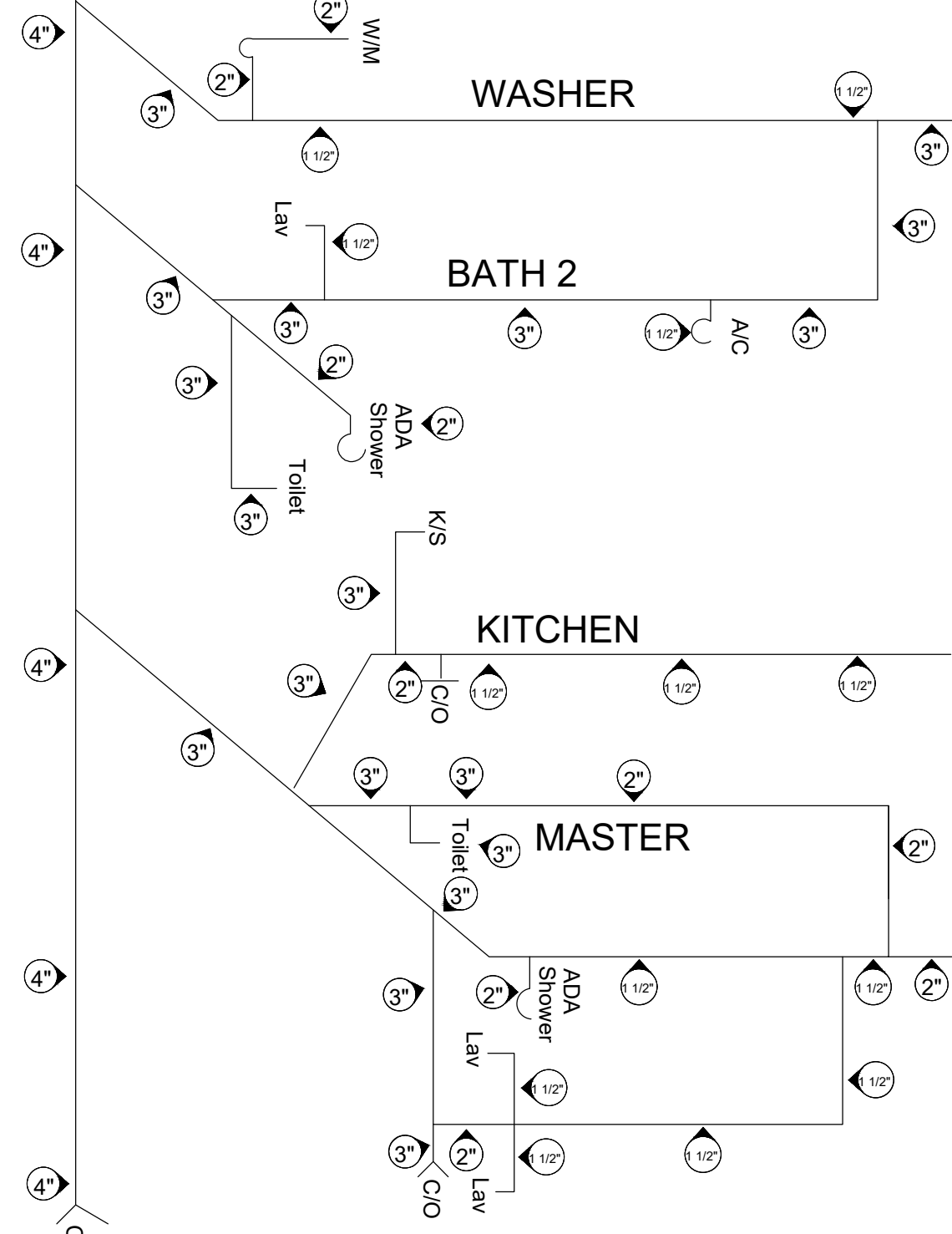
SCALE:

SHEET:

P-2

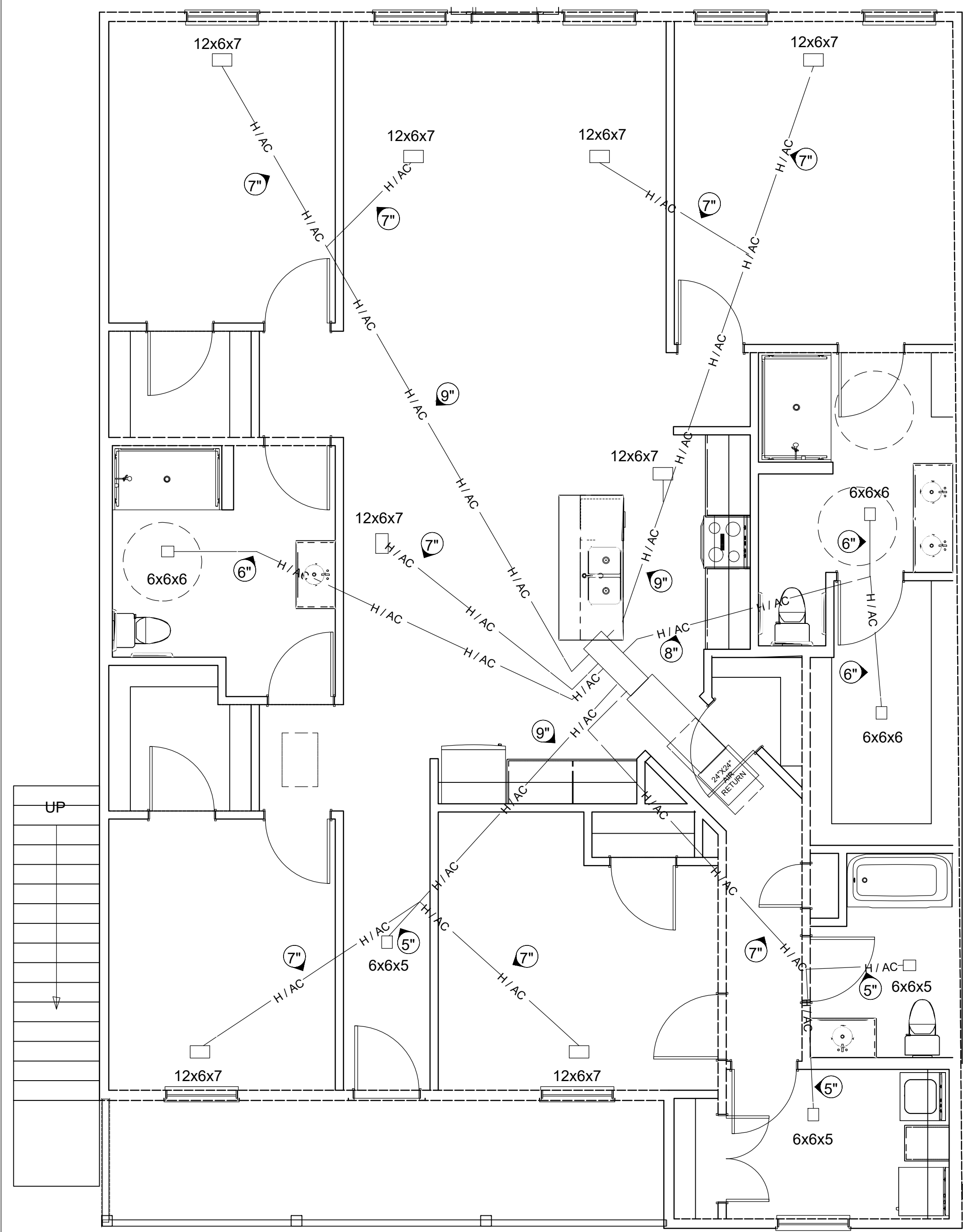
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\* Sec M1503 - range hoods shall discharge to the outdoors through a duct.  
 HVL - Nutone Model 665RP  
 Dimensions: Housing 14 5/8" x 7 7/8" x 5 5/8"  
 Grille 9 7/8" x 16 1/4" x 1 3/4"  
 4" diameter duct  
 120VAC, 60Hz, 12.5A  
 70 CFM  
 Duct: 4" metal pipe with roof jack  
 \*HVL penetrates roof with roof jack

HVAC 1/4" = 1"



A/C unit Location (see dec.)

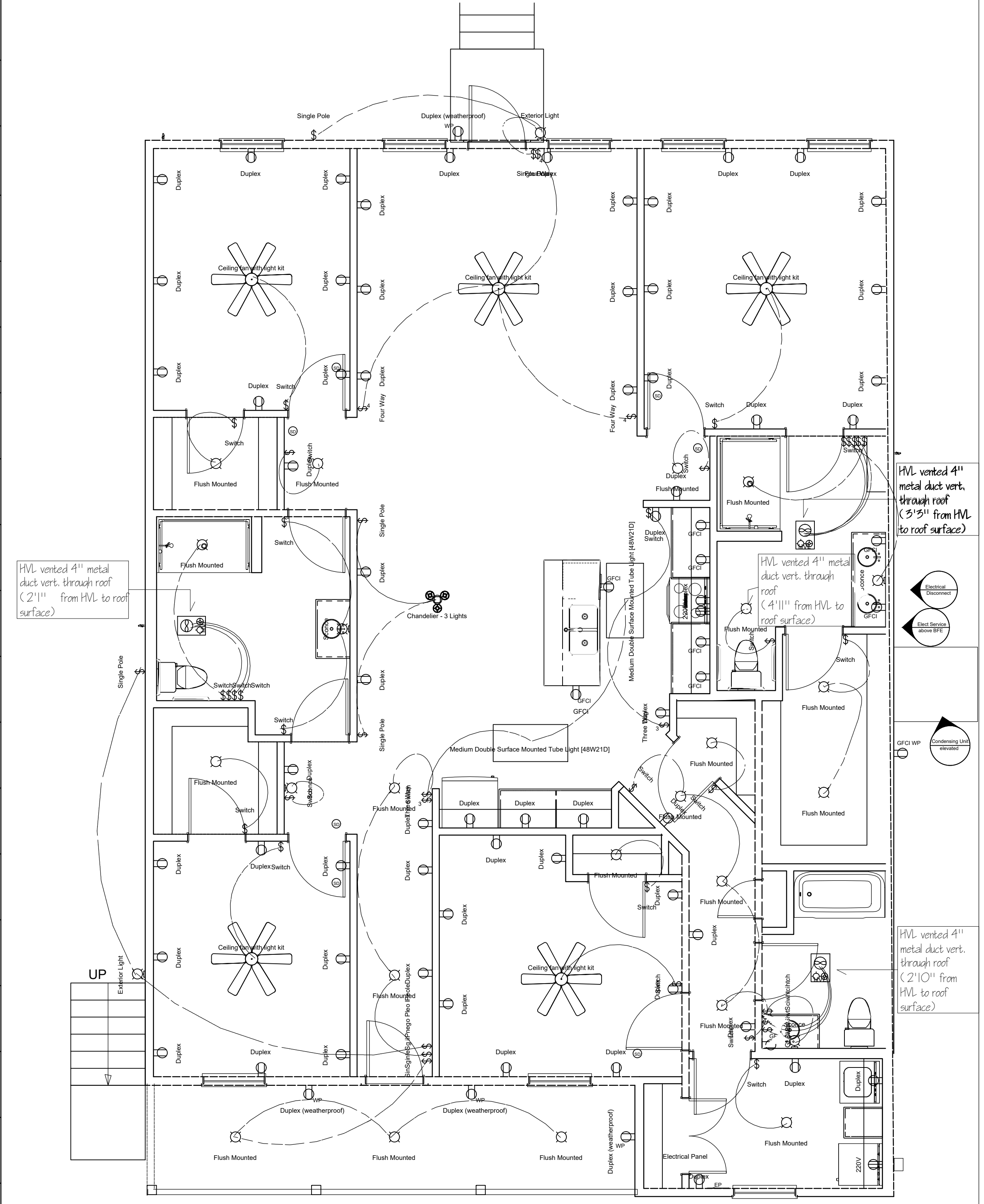
ELECTRICAL SCHEDULE				
2D SYMBOL	NUMBER	QTY	ATTACHED TO	DESCRIPTION
	E01	20	CEILING	FLUSH MOUNTED
	E02	2	WALL	EXTERIOR LIGHT
	E03	3	CEILING	HVL - HVL - NUTONE MODEL 665RP DIMENSIONS: HOUSING 14 5/8" X 7 7/8" X 5 5/8" GRILLE 9 7/8" X 16 1/4" X 1 3/4" 4" DIAMETER DUCT 120VAC, 60HZ, 12.5A 70 CFM
	E04	1	CEILING	CHANDELIER - 3 LIGHTS
	E05	4	WALL	DUPLEX (WEATHERPROOF)
	E06	33	WALL	SWITCH
	E07	2	CABINET	GFCI
	E08	31	WALL	
	E09	2	WALL	220V
	E10	31	WALL	DUPLEX
	E11	7	WALL	GFCI
	E12	4	WALL	SCONCE
	E13	2	CEILING	MEDIUM DOUBLE SURFACE MOUNTED TUBE LIGHT (48W21D)
	E14	5	CEILING	6 BLADE CEILING FAN
	E15	7	CEILING	SMOKE DETECTOR
	EP	1	WALL	ELECTRICAL PANEL
	E17	2	WALL	THREE WAY <i>in utility room</i>
	E18	8	WALL	SINGLE POLE
	E19	1	WALL	GFCI WP

HVAC  
 4 ton heat pump 14 SEER - 15 KW heat strip  
 Air handler ARUF61  
 Goodman condenser GSZ14048  
 CFM on high speed 1825CFM  
 24x24 return air

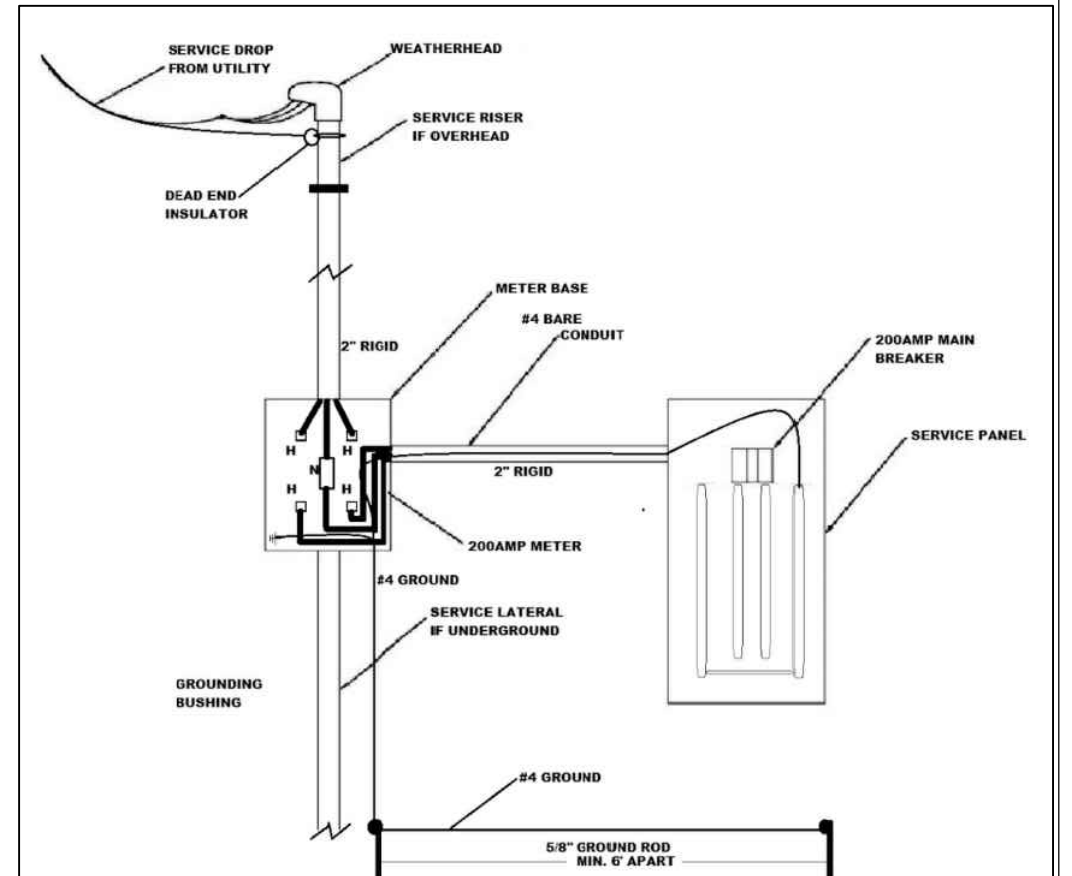
REFER TO REASONABLE ACCOMODATION SHEET TO DETERMINE IF PLAN REQUIRES ADA. AN ADA PLAN REQUIRES LIGHT SWITCHES, THERMOSTAT, CONTROLS, AND ALL OTHER FUNCTION CONTROLS SHOULD BE INSTALLED AT HEIGHTS OF AROUND 36" TO 48"  
 \*PLATE ROCKER SWITCH TO BE USED FOR UNIVERSAL ACCESSIBILITY.

ATTIC & DECKING:  
 Attic access shall be a min. of 22"x30" with a vertical height of 30" or more.  
 Decking 30"x30" minimum work area  
 Catwalk >20' needs 6' headroom - max 50' length  
 Attic crawl space must provide 1 Sqft ventilation per 150 Sqft of area unless conditioned space.

FOR ADA PLANS  
 LIGHT SWITCHES, THERMOSTAT, CONTROLS, AND ALL OTHER FUNCTION CONTROLS SHOULD BE INSTALLED AT HEIGHTS OF AROUND 36" TO 48"  
 \*PLATE ROCKER SWITCH TO BE USED FOR UNIVERSAL ACCESSIBILITY.



ELECTRICAL 1/4" = 1"  
 Current code: 2014 NEC



REVISION TABLE	
NUMBER	DATE

Project Location:  
 Residence  
 Live Oak ADA (LEFT)

Drawings Revised By:  
 UDS HOMES  
 Drawn by: Dilasad Meralter

DATE:	08/02/2022
SCALE:	
SHEET:	P-3