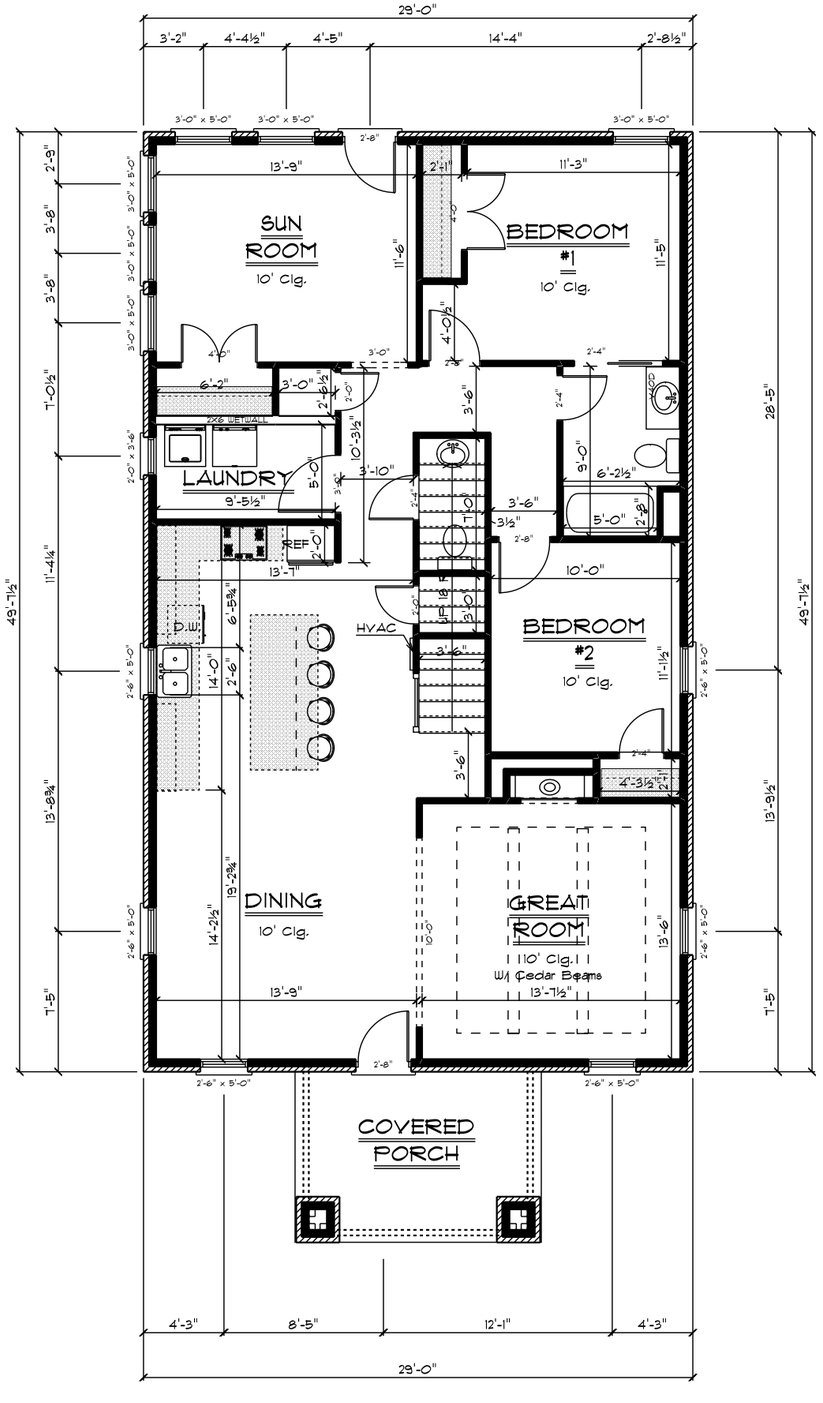
GENERAL NOTES

1. ALL WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDELING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. ALL WINDOW HEADERS FIRST FLOOR ARE TO BE AT 7'-0" UNLESS OTHERWISE NOTED.



OPENING SCHEDULE

TYPE	SIZE	HINGE	COUNT	R.O. HEIGHT	COMMENT
DOOR	2'-8"	L	1	8'-1½"	
DOOR	2'-8"	R	1	8'-1½"	
DOOR	2'-0"	L	1	8'-1½"	
DOOR	2'-0"	R	1	8'-1½"	
DOOR	2'-4"	L	3	8'-1½"	
DOOR	2'-8"	L	1	8'-1½"	
DOOR	2'-8"	R	1	8'-1½"	
DOOR	3'-0"	L	1	8'-1½"	
DOOR	4'-0"	LR	2	8'-1½"	
POCKET	2'-4"	N	1	8'-1½"	
WINDOW	2'-0" x 3'-6"	U	1	3'-6"	
WINDOW	2'-6" x 5'-0"	U	6	5'-0"	
WINDOW	3'-0" x 5'-0"	U	6	5'-0"	

AREA PER UNIT:

Main.....1440 SQFT
Second.....500 SQFT
Total.....1940 SQFT
Covered Porch.....105 SQFT

FRAMING NOTE:
1. ALL DIMENSIONS TO FACE OF FRAMING.
2. EXTERIOR WALLS DIMENSIONED @ 3 1/2".
3. INTERIOR WALLS DIMENSIONED @ 3 1/2".

PLAN NOTES:
IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

MAIN FLOOR

2' 4' 8' 16'
Graphic Scale

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

PREMIER
HOME DESIGNS
@GMAIL.COM
615.720.7598

MARDON CONSTRUCTION
1918 15th Avenue South
Nashville, TN 37208

Main Floor Plan
Scale 1/4" = 1' ON 24"x36" PAPER
Scale 1/8" = 1' ON 11"x17" PAPER

Date: 2-25-20

A-1

GENERAL NOTES

1. ALL WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
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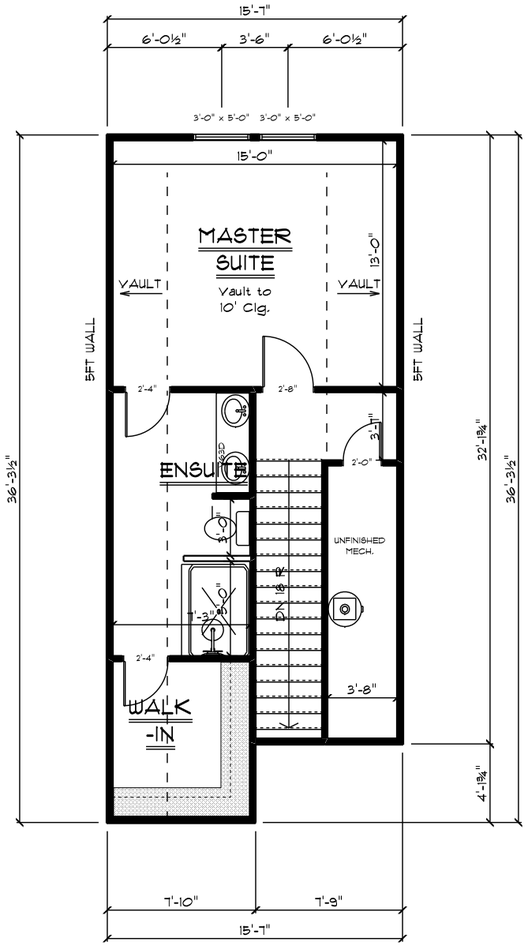
10. ALL WINDOW HEADERS FIRST FLOOR ARE TO BE AT 7'-0" UNLESS OTHERWISE NOTED.



OPENING SCHEDULE

TYPE	SIZE	HINGE	COUNT	R.O. HEIGHT	COMMENT
DOOR	2'-0"	R	1	6'-9"	
DOOR	2'-4"	R	2	6'-9"	
DOOR	2'-8"	L	1	6'-9"	
WINDOW	3'-0" x 5'-0"	U	2	5'-0"	

AREA PER UNIT:

Main.....1440 SQFT
Second.....500 SQFT
Total.....1940 SQFT
Covered Porch.....105 SQFT

FRAMING NOTE:
1. ALL DIMENSIONS TO FACE OF FRAMING.
2. EXTERIOR WALLS DIMENSIONED @ 3 1/2".
3. INTERIOR WALLS DIMENSIONED @ 3 1/2".

PLAN NOTES:
IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

SECOND FLOOR

2' 4' 8' 16'
Graphic Scale

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MARDON CONSTRUCTION
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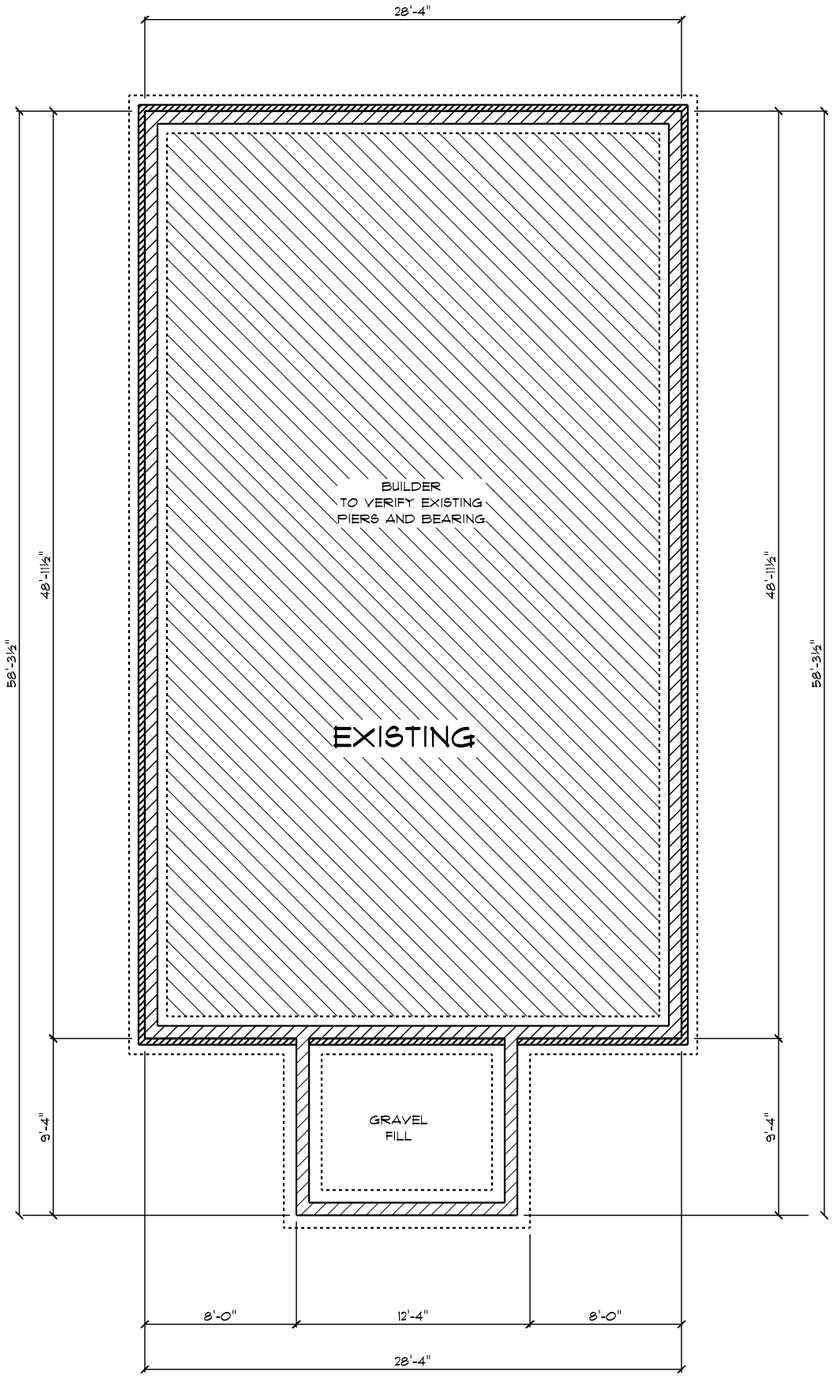
Nashville, TN 37208

Second Floor Plan
Scale 1/4" = 1' ON 24"x36" PAPER
Scale 1/8" = 1' ON 11"x17" PAPER

Date: 2-25-20

A-2



FOUNDATION PLAN

2' 4' 8' 16'

Graphic Scale

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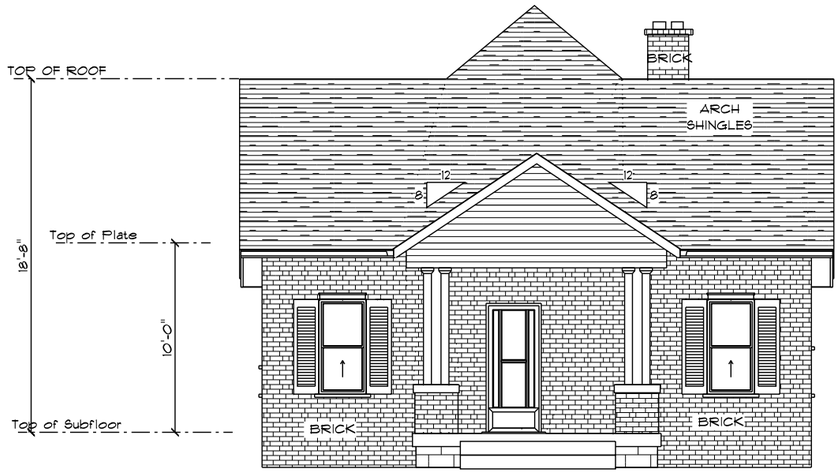
MARDON CONSTRUCTION

1918 15th Ave.
Nashville, TN 37208

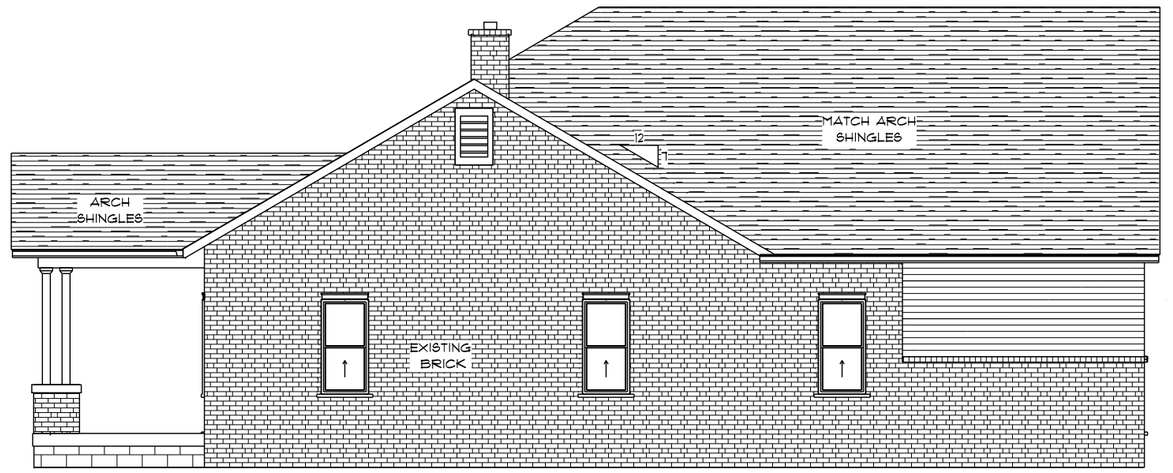
Foundation Plan
Scale 1/4" = 1' ON 24"x36" PAPER
Scale 1/8" = 1' ON 11"x17" PAPER

Date: 2-25-20

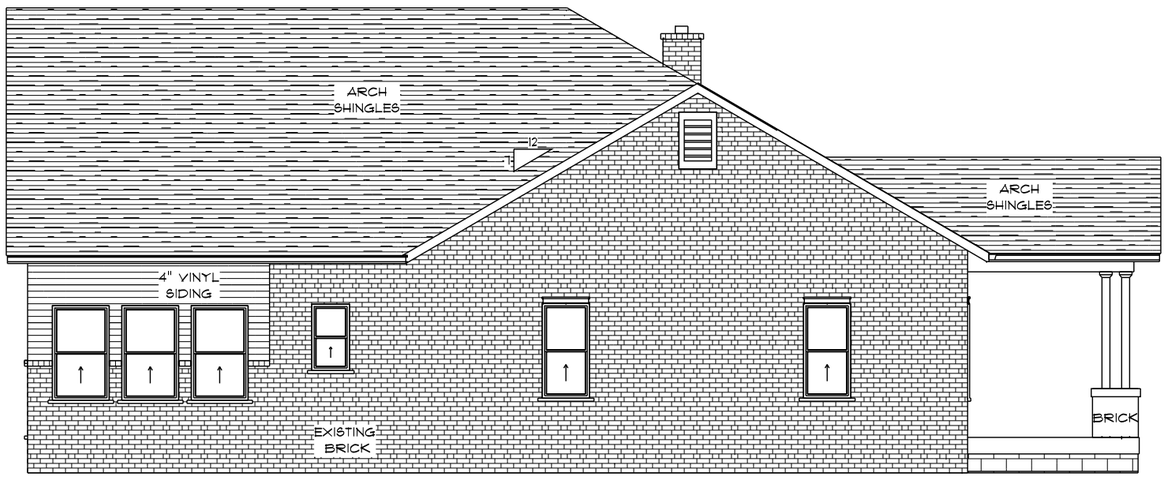
A-3



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

2' 4' 8' 16'
Graphic Scale

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Nashville, TN 37208

Elevations
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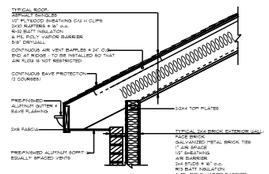
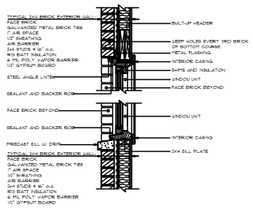
Date: 2-25-20

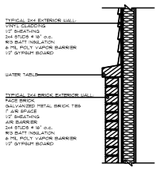
A-4



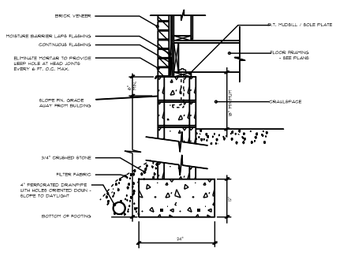
2x4/BRICK CATHEDRAL EAVE



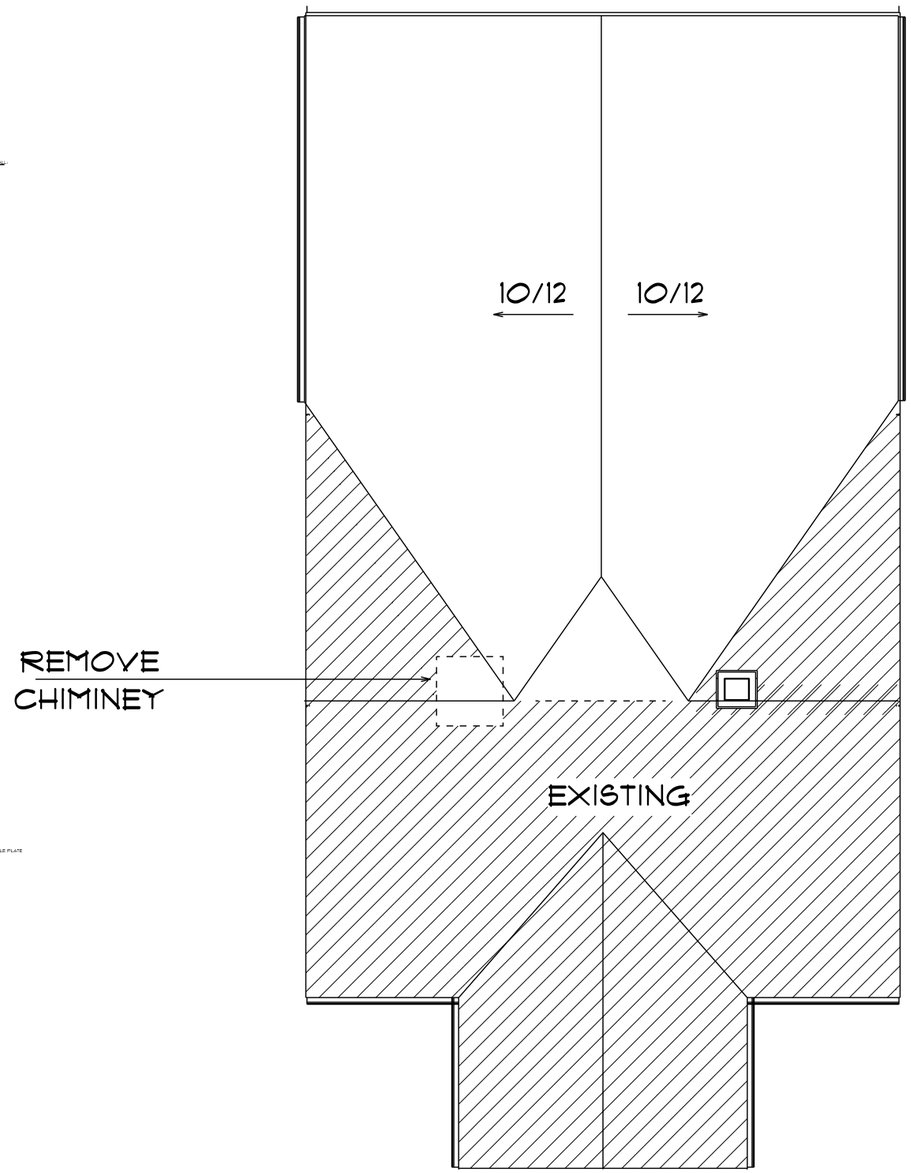
2x4/BRICK HEADER & SILL



2x4/BRICK/SIDING



CMU FOOTING DETAIL



ROOF PLAN

2' 4' 8' 16'

Graphic Scale

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Roof Plan
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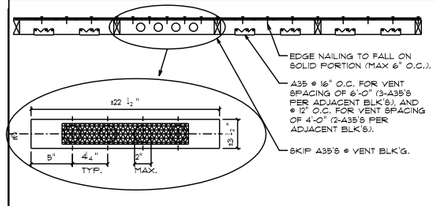
Scale 1/8" = 1' ON 11"x17" PAPER

Date: 2-25-20

A-5

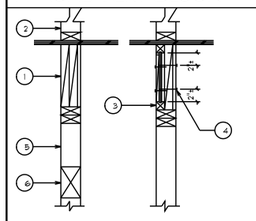
TYPICAL FRAMING ELEVATION

D0014 | 1



TYPICAL VENT BLOCK

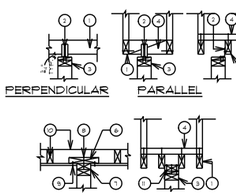
D0014A | 1A



1. SOLID RIM (2X, L.V.L. OR TIMBER STRAND) W/ FULL BEARING. ADD BLK'G. AS NEEDED.
2. LOAD BEARING POST/ STUD ABOVE.
3. "I" JOIST W/ FULL BEAR'G. @ 2X SQUASH BLK'G. ADD FILLERS AS NEEDED.
4. 4-16D'S, 2 @ TOP & 2 @ BOTTOM EACH SIDE.
5. SOLID BLKG./POST, MULTI-STUD OR BEAM BELOW.
6. HEADER PER PLAN

BLOCKING AT POSTS/TRIMMERS

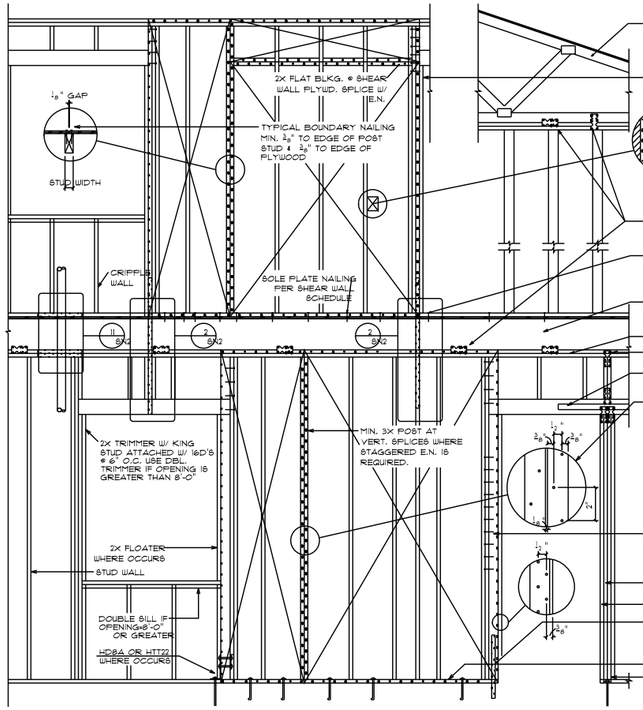
D0003 | 2



1. BOTTOM CHORD OF TRUSS
2. 8IMP, SIG @ EACH CONNECT. (MAX. @ 24" O.C.)
3. 12" OVER 2X PLATE OR (2) 2X TOP PLATE WHEN TRUSS BOTTOM CHORD IS CANTILEVERED
4. 2X6 @ 24" O.C. W/ (2) 10D TOE NAILS TO EACH TRUSS
5. 2X MEMBER W/ (2) 16D TO BLK'G
6. 2 X 6 BRACING.
7. (2) 2X TOP PLATE.
8. (2) 16D'S @ 2" O.C.
9. TYP. EDGE NAILING.
10. 2X CEILING JOIST OR BOTTOM CHORD OF TRUSS.
11. 2X BLK'G. 4" LONG @ 48-0" O.C. NAILED TO TOP PLATE W/ (3) 16D'S.

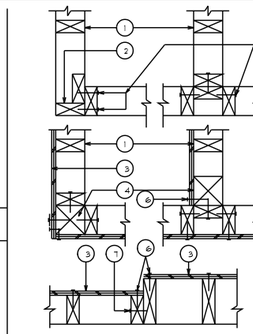
FRM'G. TO NON-BEARING WALLS

D0018 | 3



MASONRY VENEER/CAVITY WALL

D0004 | 5



1. FLASHING.
2. WOOD FRAME WALL.
3. 4" MAX. BRICK VENEER, SEE ARCHITECTURAL DRAWING AND MANUFACTURER FOR MORE INFORMATION.
4. AIR SPACE WHERE REQ'D.
5. 22 GAUGE X 1" WIDE X 6" LONG GALVANIZED CORRUGATED STEEL VENEER ANCHOR @ 2' O.C. VERTICAL & MAX. 24" O.C. HORIZONTAL.
6. SHEATHING WHERE OCCURS.
7. MORTAR BED.
8. 10D NAIL AT BEND IN ANCHOR
9. IN SEISMIC ZONE 3 & 4, ADD #9 B.W. GAGE WIRE JOINT REINFORCEMENT @ 8" O.C. VERTICAL
10. BEAM OR HEADER PER PLAN.
11. 3/8" X 3" LONG LAG BOLTS @ 16" O.C. STAGG..
12. 3" X 3" X 1/4" STEEL ANGLE FOR UP TO 8'-0" OPENINGS & 6" X 3" X 3/4" FOR UP TO 16'-0" OPENING. (NOTE 6" IS VERT. DIMENSION OF ANGLE).

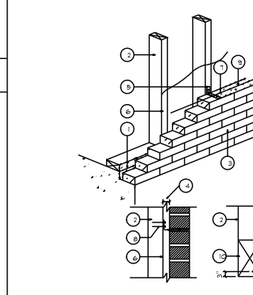
NOTE: ANGLE NEED TO EXTEND 4 BEAR MIN. 4" ON SIDE OF VENEER.

SECTION THR. WALL

CONNECTION @ OPENING

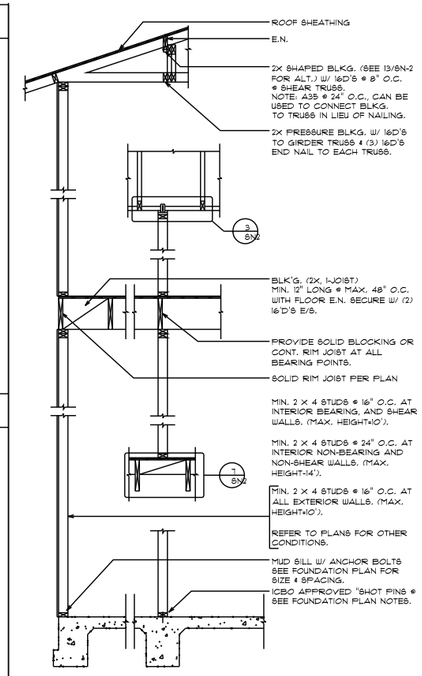
SHEAR WALL/WALL INTERSECTION

D0024 | 4



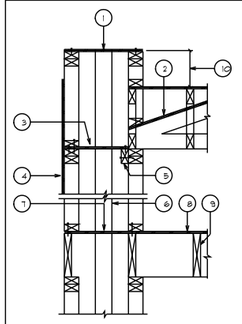
TYP. FRAMING CROSS SECTION

D0013 | 6



NON-BEARING WALL SUPPORT

D0005 | 7



1. 1/2" THICK PLYWOOD SHT'G.
2. ROOF SYSTEM.
3. MIN. 1/2" THICK PLYWOOD SHT'G. NAILED DOWN @ 6" O.C. TO LEDGER/TOP PLATE. AS AN ALT. EXTEND ROOF SHT'G. THROUGH FIREPLACE.
4. 1/2" THICK PLYWOOD ON 3 SIDES CENTERED ON SHAFT & EXTEND 4'-0" EACH WAY.
5. 2X LEDGER W/ 16D'S @ 6" O.C. & LTP4 @ 8" O.C. TO DBL. TOP PLATE.
6. FIREPLACE FLUE.
7. CUT HOLE IN PLYWOOD ONLY AS REQUIRED.
8. PLYWOOD FLOOR SHT'G. CONT. THRU FIREPLACE.
9. FLOOR SYSTEM.
10. MAX. UNSUPPORTED HEIGHT TO BE 4'-0", FOR HEIGHTS GREATER THAN 4'-0", USE ADEQUATE KICKERS TO BRACE WALL TO ROOF.

FIREPLACE CONN. TO FRAMING

D0003 | 8

1. 2X BLOCKING
2. 8IMP, C816 X 48" LONG W/ NAILS @ 2 1/16" O.C.

NOTE: AVOID OPENING IN SHEAR WALLS W/ LENGTH LESS THAN 4'-0"

MAX. WIDTH OF OPENING TO BE ONE STUD BAY OR 16".

DO NOT OVER-CUT ANY FRAMING MEMBER.

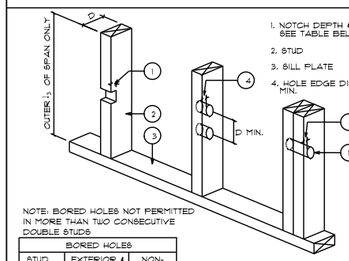
EDGE NAIL TO BLK'G. TO MATCH SHEAR WALL E.N. UNLESS STRAP IS PLACED ON TOP OF PLYWOOD.

EDGE NAIL ALONG STUD ON EACH SIDE OF OPENING

D0016

FIELD FIX FOR OPENING IN S.W.

9



1. NOTCH DEPTH & BORED HOLE SEE TABLE BELOW.
2. STUD
3. SILL PLATE
4. HOLE EDGE DISTANCE 3/8" MIN.

NOTE: BORED HOLES NOT PERMITTED IN MORE THAN TWO CONSECUTIVE DOUBLE STUDS

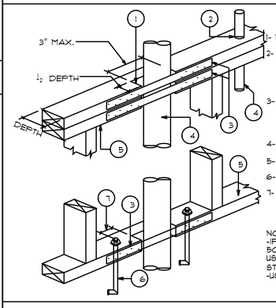
BORED HOLES		
STUD SIZE	EXTERIOR & BEARING WALLS	NON-BEARING WALLS
2 X 4	1 3/8"	2 1/8"
2 X 6	2 3/8"	3 3/8"
2-2 X 4	2 1/8"	2 1/8"
2-2 X 6	3 3/8"	3 3/8"

NOTCH DEPTH		
STUD SIZE	EXTERIOR & BEARING WALLS	NON-BEARING WALLS
2 X 4	2 3/8"	1 3/8"
2 X 6	1 3/8"	2 3/8"

D0007

STUD NOTCHING/BORING LIMITS

10

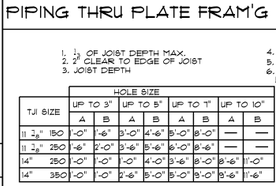


1. 1/3 NOTCH IN PLATE
2. 1 2 1/4" MAX. IF BORED HOLE EXCEED 1 1/2" IN 2 X 4 TOP PLATE OR 2 1/2" IN 2 X 6 TOP PLATE, STRAP E/S OF PLATE W/ ITEM #3 BELOW
3. SIMPSON C816 X 14" LONG METAL STRAP, TYPICAL @ EACH PLATE CUT W/ (6) 8D'S @ EACH SIDE.
4. PIPE WHERE OCCURS
5. TOP PLATES/SILL PLATES
6. ANCHOR BOLTS PER PLANS
7. LOCATE ANCHOR BOLT 5" MIN. 8" MAX. AWAY FROM NOTCH OR END OF PLATE

NOTE:
-IF NOTCH OR HOLE EXCEEDS 50% OF TOP PLATE WIDTH, USE SIMPSON ST6224, STAGGERED @ E/S OF PLATES.
-USE SIMPSON NS AS NEEDED

PIPING THRU PLATE FRAM'G

D0006N | 11

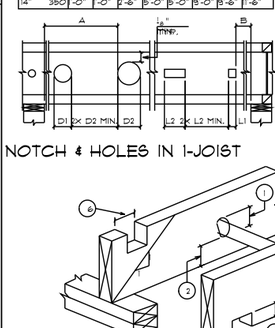


1. 1/3 OF JOIST DEPTH MAX.
2. 2" CLEAR TO EDGE OF JOIST
3. JOIST DEPTH
4. PIPE OR CONDUIT
5. 1/6 OF JOIST DEPTH MAX
6. 1/4 OF JOIST DEPTH WITHIN LOCATION SHOWN

HOLE SIZE						
TJI SIZE	UP TO 3"		UP TO 5"		UP TO 7"	UP TO 10"
	A	B	A	B	A	B	A	B
11 7/8" 150	-0"	-6"	3'-0"	4'-6"	5'-0"	8'-0"	—	—
11 7/8" 250	-6"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	—	—
14" 250	-0"	-0"	-0"	4'-0"	3'-6"	8'-0"	8'-6"	11'-0"
14" 350	-0"	-0"	2'-6"	5'-0"	5'-0"	9'-0"	9'-6"	11'-6"

NOTES:
-PER CONV. FLOOR SYSTEM NOTCHED & BORED HOLES TO BE @ OUTER 1/3 SPAN ONLY
-MAINTAIN MIN. 6" SPACING BTWN. NOTCHES/BORED HOLES
-FOR OTHER HOLE SIZES AND JOIST TYPE, SEE MANUFACTURER SPEC.
-DO NOT CUT HOLES LARGER THAN 1/3 " IN CANTILEVER.
-A 1 1/2" HOLE CAN BE CUT ANYWHERE IN THE WEB.
-REFER TO MANUFACTURERS GUIDE-LINES IN I-JOIST CATALOG.

NOTCH & HOLES IN I-JOIST



NOTCH & HOLES IN CONV. JST.

D0001N | 12

SHEAR TRANSFER

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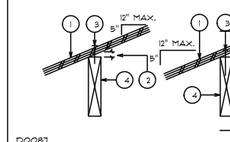
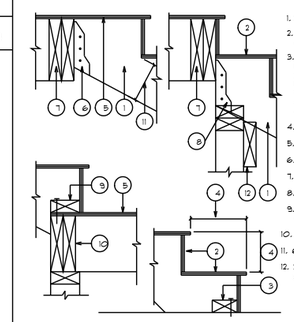


1. ROOF SHEATHING
2. 3/8" MAX. NAIL EXPOSURE @ GAP.
3. INCREASE NAILING TO 8D'S @ 3" O.C. ON NON-BEVELED MEMBER.
4. 2X BLK'G., LEDGER, R/R, OR TRUSS TOP CHORD UNDER ROOF SHEATHING WHEN NOT BEVELED ON TOP AS REQ'D.

D0018

STAIR DETAILS

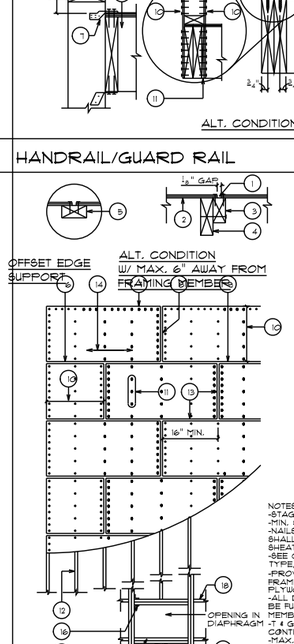
D0002N | 14



1. 2 X 12 STRINGERS @ 16" O.C.
2. PLYWOOD TREADS & RISERS (MIN. 3/4").
3. 2 X 4 THRUST PLATE ANCHORED W/ SHOT PINS @ 24" O.C. W/ 2" DIA. WASHERS. (SEE INTERIOR WALL ANCHOR NOTES ON FOUNDATION PLAN.) SECURE STRINGER TO 2 X 4 PLATE W/ (3) 16D TOE NAILS.
4. PER ARCHITECTURAL
5. PLYWOOD SUBFLOOR
6. APPROVED METAL HANGERS
7. DBL. JOIST OR HEADER
8. 8IMP. THA213 TRUSS HANGER
9. CONT. 2X PLATE W/ 16D'S @ 8" O.C.
10. DBL. JOIST OR BLOCKING
11. 6" MIN. & NOTCH NO OVERCUT.
12. 2 X 6 LEDGER W/ (4) 16D'S PER STUD @ WALL CONDITION.

HANDRAIL/GUARD RAIL

D0027N | 15



1. BALUSTER PER ARCHITECT.
2. GUARDRAIL W/ 3/8" LAG SCREWS.
3. 1/2" DIA. X 2 1/2" LONG LAG SCREW W/ WASHER THROUGH DRYWALL.
4. 2X STUD
5. 1/2" DIA. RAIL SCREW W/ APPROVED WASHER BY MANUF.
6. FLOOR SYSTEM
7. (2) 5 OR SOAB JOIST TO STUD W/ (3) 16D'S.
8. 2 X 8 BLKG. W/ (4) 16D'S TO EACH STUD.
9. H2.5 FROM STUD TO SILL PLATE STAGG. @ 16" O.C.
10. MST42I CENTERED @ SHT'G. NAIL ALL HOLES
11. SHIM AS REQUIRED

SHEATHING LAYOUT

D0005N | 16

1. PANEL JOINT
2. ROOF OR FLOOR SHEATHING
3. 2 X 4 W/ NAILS TO BE MATCHED W/ EDGE NAILING
4. ROOF OR FLOOR FRAMING MEMBER.
5. 2 X 4 FLAT CONNECT TO FRAMING MEMBER W/ (2) 10D COMMON NAILS @ EA. END
6. PANEL EDGE WHERE 2X FLAT BLKG. IS NEEDED @ BLOCKED DIAPHRAGM
7. DIAPHRAGM BOUNDARY & B.N. PER PLAN.
8. DISCONTINUOUS PANEL EDGE, EDGE NAILING PER PLAN.
9. CONT. PANEL EDGE W/ BLKG. (IF BLOCKED DIAPHRAGM). EDGE NAILING PER PLAN.
10. 24" MIN. UNLESS FULLY BLOCKED @ ALL EDGES.
11. FIELD NAILING PER PLAN
12. FRAMING MEMBERS
13. 1/8" GAP U.N.O.
14. DIRECTION OF FACE GRAIN PERPENDICULAR TO SUPPORT
15. BLOCK OUT EDGES OF THE OPENING W/ DBL. JOIST/I-MEMBERS/BEAM (PER PLAN). PROVIDE B.N. @ ALL EDGES.
16. TYP. APPROVED HANGERS USE (3) 16D TOE NAILS IF LENGTH OF TAIL JOIST IS GREATER THAN 6'-0".
17. TAIL JOIST/TRUSS PER PLAN
18. TYP. 2-BAYS OF BLKG. W/ C816 W/ NAILS @ 2 1/16" O.C.

NOTES:
-STAGGERED JOINTS AS SHOWN.
-MIN. SIZE OF SHEET SHALL BE 2' X 2'.
-NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
-SEE GENERAL NOTES FOR PLYWOOD TYPE, THICKNESS, SPACING, & NAIL SIZE.
-PROVIDE MIN. 3/8" EDGE DISTANCE @ FRAMING MEMBER & 5/8" TO EDGE OF PLYWOOD DIAGHRAGM.
-ALL DIAPHRAGM BOUNDARIES SHOULD BE FULLY SUPPORTED BY FRAMING MEMBERS W/ BOUNDARY NAILING
-T & G EDGE TO BE LOCATED OVER CONTINUOUS PANEL JOINT.
-MAX. UNSUPPORTED SHEATHING TO BE 24". PROVIDE ADEQUATE FRAMING MEMBERS TO LIMIT SPAN.

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

PREMIER HOME DESIGNS
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615.720.7598

MARDON CONSTRUCTION
1918 15th Ave.
Nashville, TN 37208

Details
Scale 1/4" = 1' ON 24"X36" PAPER
Scale 1/8" = 1' ON 11"X17" PAPER

Date: 2-25-20

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