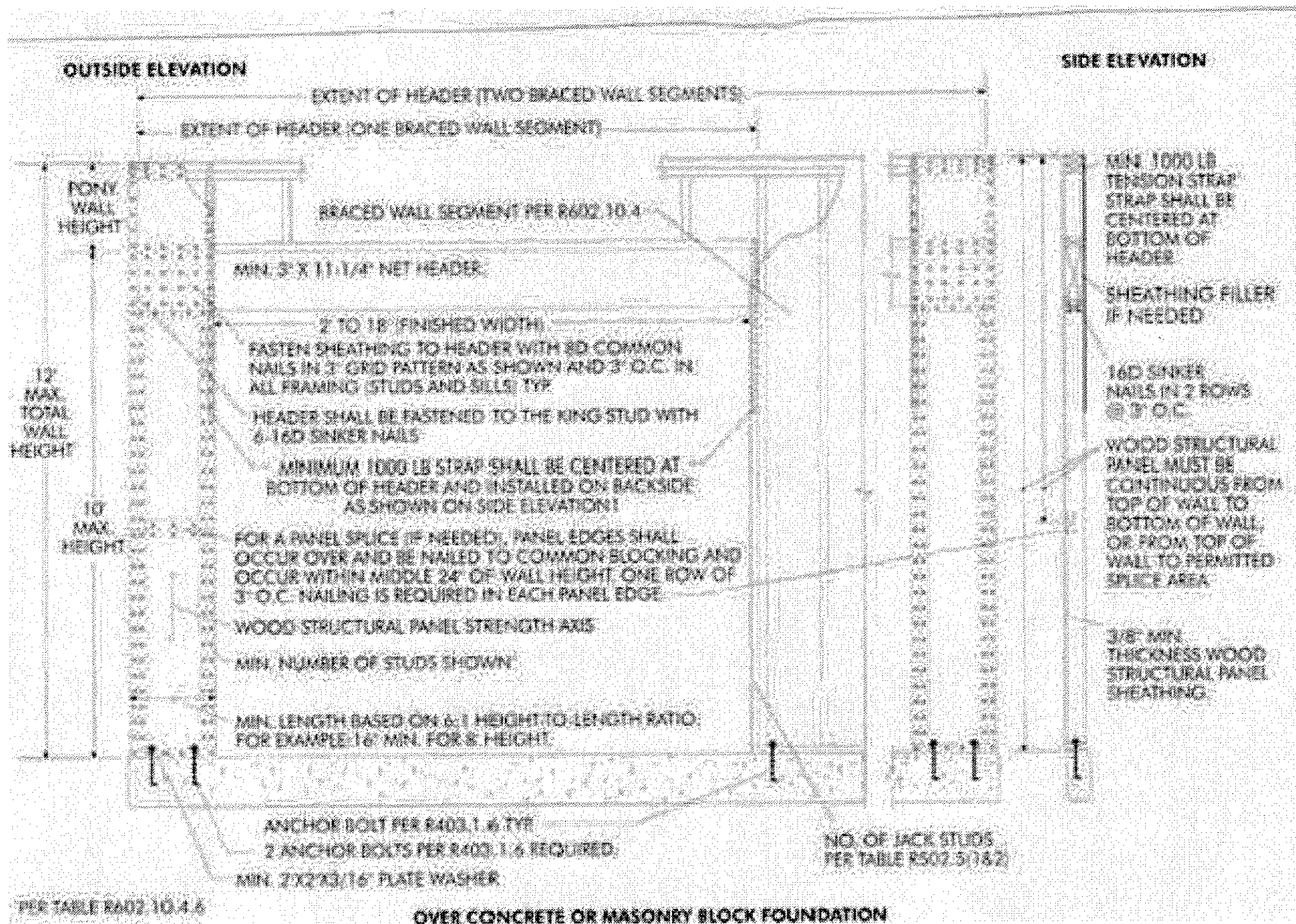




STRUCTURAL NOTES

APPLICABLE BUILDING CODE: 2009 INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL LOADS

ROOF	30 PSF	ATTIC STORAGE	20 PSF
FLOORS	40 PSF	WIND LOAD	18 PSF (90 MPH)
EXTERIOR DECKS	60 PSF	ROOF DEAD LOAD	17 PSF
		FLOOR DEAD LOAD	10 PSF

WOOD AND WOOD FRAMING

DESIGN VALUES FOR LUMBER AND WOOD FRAMING MEMBERS ARE IN ACCORDANCE WITH THE ANSI-NFPA NDS-1997 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION SUPPLEMENT. HEADER SIZES ARE MINIMUM SIZES REQUIRED FOR THE SPAN AND LOADS IMPOSED, FOR THE GRADES OF LUMBER INDICATED TO BE USED HEREIN. OTHER LUMBER SPECIES HAVING GREATER STRENGTH MAY BE SUBSTITUTED FOR THE LUMBER SPECIFIED.

LUMBER FOR ROOF STICK FRAMING AND FLOOR FRAMING SHALL BE SPF #2 19% M.C. UNLESS OTHERWISE INDICATED. HEADER FRAMING TO BE SPF#2 19% M.C. OR EQUAL, UNLESS NOTED OTHERWISE ON FRAMING PLANS. IF NO HEADER SIZE IS INDICATED, INSTALL 2-2x6. LUMBER FOR BEARING WALLS AND EXTERIOR STUD WALLS SHALL BE SPF #2 19% M.C. UNLESS OTHERWISE INDICATED.

ROOF AND FLOOR FRAMING DESIGNATED "TJ" SHALL BE TRUSS JOISTS MANUFACTURED BY TRUS JOIST. INSTALL MEMBERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION, INCLUDING "SQUASH BLOCKING" AT COLUMN LOADS. EQUIVALENT PRODUCTS BY OTHER MANUFACTURERS ARE ACCEPTABLE.

MICRO-LAM BEAMS DESIGNATED M-L ARE 1 3/4" THICK, WITH E= 1,900,000 PSI, AND SHALL BE DEPTHS SHOWN ON THE PLANS. DOUBLE MICRO-LAMS SHALL BE SPIKED TOGETHER WITH TWO ROWS OF 12D NAILS AT 12" O.C. TRIPLE MICRO-LAMS SHALL BE THROUGH-BOLTED WITH TWO ROWS OF 3/4" DIAMETER BOLTS AT 16" O.C. DO NOT CUT, NOTCH, OR DRILL MICRO-LAMS, EXCEPT FOR REQUIRED BOLT HOLES AND AS DETAILED ON THE DRAWINGS.

LSL RIM JOISTS SHALL BE CONTINUOUS WITHOUT SPLICES OVER OPENINGS; RIM JOISTS SHALL BE 1 1/4" THICK "TIMBERSTRAND" MEMBERS MANUFACTURED BY TRUS JOIST, WITH E=1,300,000 PSI AND FB= 1700 PSI. LSL USED AS BEAMS SHALL BE 1 3/4" THICK.

POSTS DESIGNATED PSL OR LSL SHALL BE AS MANUFACTURED BY TRUS-JOIST. MEMBERS SHALL BE SIZES SHOWN ON THE PLANS. DO NOT CUT, NOTCH OR DRILL PSL OR LSL POSTS, EXCEPT FOR REQUIRED BOLT HOLES AND AS DETAILED ON THE DRAWINGS.

ROOF TRUSSES SHALL BE DESIGNED AND ERECTED IN ACCORDANCE WITH THE TPI "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, AND SHALL BE CERTIFIED BY A PENNSYLVANIA LICENSED ENGINEER AS MEETING THESE REQUIREMENTS AND ALL OTHER APPLICABLE CODE REQUIREMENTS. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND TO THE JURISDICTION HAVING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

ERECT FRAMING AND INSTALL SHEATHING ON ACCORDANCE WITH THE RECOMMENDATIONS OF THE ANSI-NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND THE APA CONSTRUCTION GUIDE (LATEST EDITION).

LEDGERS ATTACHED TO MASONRY SHALL BE PRESSURE TREATED. BOLT LEDGERS TO MASONRY WITH TWO ROWS OF 1/2" DIAMETER LAG BOLTS @ 16" O.C., INSERTED INTO EXPANSION SLEEVES SET IN PRE-DRILLED HOLES IN MASONRY.

USE TECO OR SIMPSON GALVANIZED STEEL STRUCTURAL WOOD CONNECTORS AT ALL FLUSH FRAMED AND BUTTED CONNECTIONS UNLESS NOTED OTHERWISE. BEAMS SHALL BE ANCHORED TO THE POSTS ON WHICH THEY BEAR WITH APPROPRIATE CONNECTORS, AND POSTS SHALL BE ANCHORED TO THEIR BEARING IN A LIKE MANNER WITH POST BASES WITH INDICATED FASTENERS. USE ONLY MANUFACTURER SPECIFIED FASTENERS (NAILS AND BOLTS) WITH CONNECTORS.

ALL NAILING OF LUMBER AND TIMBER SHALL BE DONE IN ACCORDANCE WITH THE 2006 IRC TABLE 602.3(1) NAILING SCHEDULE, UNLESS NOTED OTHERWISE. ATTACH ALL RAFTERS AND ROOF TRUSSES TO THE WALLS OR BEAMS ON WHICH THEY BEAR WITH UREICANE CLIPS, SIMPSON H2.5 OR EQUAL, WHERE INDICATED ON THE DRAWINGS AS A BEAM TO BEAM FLUSH CONNECTIONS, PROVIDE THE SPECIFIED SADDLE TYPE METAL CONNECTORS TO SUPPORT THE DESIGN LOAD INDICATED, E.G. P-3000 (LBS). IF NO CONNECTOR IS SPECIFIED, PROVIDE A METAL CONNECTOR OF A TYPE AND SIZE TO SUPPORT THE INDICATED LOAD.

ALL STRUCTURAL WOOD MEMBERS EXPOSED TO WEATHER, AND WOOD IN CONTACT WITH MASONRY OR LOCATED WITH 8", OR IN CONTACT WITH SOIL, SHALL BE PRESSURE TREATED TO RESIST DECAY AND INSECT INFESTATION. EXTERIOR DECK POSTS AND OTHER LUMBER IN CONTACT WITH SOIL SHALL BE RATED FOR GROUND CONTACT.

ALL SCREWS, LAG SCREWS, BOLTS AND NAILS 20D AND GREATER SHALL BE INSTALLED IN PRE-DRILLED HOLES OF APPROPRIATE SIZE. FOR SCREWS 3/8" DIAMETER AND GREATER, DRILL HOLES THE SAME AS THE SCREW DIAMETER FOR A DEPTH EQUAL TO THE THREADED PORTION OF THE SHANK; FOR BOLTS, DRILL HOLES 1/16" LARGER THAN BOLT DIAMETER; FOR NAILS, DRILL 2/3 THE DIAMETER OF THE NAIL.

PLYWOOD SHALL BE IDENTIFIED WITH THE APA GRADE AND TRADEMARK, AND SHALL BE OF THICKNESSES AND GRADES SHOWN OR NOTED ON THE DRAWINGS. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, FIR FACE PLY WITH EXTERIOR GLUE (OR BETTER), GLUE AND SCREW FLOOR SHEATHING TO FLOOR JOISTS.

SHEATH NEW WALLS WITH 7/16" OSB OR THE EQUIVALENT AS BRACING AGAINST WIND LOAD. NAIL EDGES OF SHEATHING TO STUDS WITH 8D NAILS @ 6" O.C.; NAIL FIE OF SHEATHING TO INTERMEDIATE STUDS WITH 8D NAILS @ 12" O.C., EXCEPT AS NOTED FOR APA "NARROW WALL" PORTAL FRAME.

PROVIDE 2" NOMINAL SOLID BLOCKING OR CONTINUOUS BAND BOARD FOR JOISTS AT THEIR BEARING ENDS; OMIT WHERE JOISTS ARE FASTENED TO A HEADER. OVERLAP JOISTS FRAMED FROM OPPOSITE SIDES OF A DROPPED BEAM AT LEAST 6". INSTALL DOUBLED JOISTS OR RAFTERS AROUND EDGES OF ALL OPENINGS IN FLOOR OR ROOF DECK.

ATTACH PRESSURE TREATED POSTS TO FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS WITH 2" HORIZONTAL LEG. BOLT EMBEDMENT IN CONCRETE TO BE A MINIMUM OF 7". FOR POSTS AND MUDSILLS ON CMU FOUNDATION WALLS, BOLT EMBEDMENT SHALL BE A MINIMUM OF 15" IN GROUTED CMU CELLS.

STEEL FLITCH PLATES SHALL BE PREPUNCHED TO RECEIVE THRU-BOLTS AS PER SPACING AND SIZE NOTED ON THE PLANS. THRU-BOLT FLITCH PLATES TO ADJOINING BEAM MEMBERS WITH TWO ROWS OF 1/2" DIA. CARRIAGE BOLTS @ 16" o.c.

INDEX OF DRAWINGS

ARCHITECTURAL

- A1 - COVER
- A2 - FOUNDATION PLAN
- A3 - FIRST FLOOR PLAN
- A4 - SECOND FLOOR PLAN
- A5 - THIRD FLOOR PLAN
- A6 - EXTERIOR ELEVATIONS
- A7 - SECTIONS
- A8 - SECTIONS
- A9 - SECTIONS / DETAILS
- A10 - FRAMING PLANS

PROJECT TEAM

OWNER
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ARCHITECT OF RECORD
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ERIC JARVINEN, AIA
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FAIRFIELD, PA 17320
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CAD DRAFTING
SNYDERS RESIDENTIAL DESIGN
HUBERT SNYDER
951 RUSSELL TAVERN ROAD
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STANDARD SPECIFICATIONS

Applicable building code: 2009 IRC

Required shop drawings:

- Roof trusses
- Sprinkler system, signed and sealed by pa licensed engineer.

A. Excavation:

1. Minimum depth of any footing shall be 36" below finished grade or to solid undisturbed earth.

B. Foundation:

1. 8" x 24" 3000 PSI concrete footers
2. concrete block foundation walls
3. 1/2" to 3/4" cement coating of exterior foundation above grade
4. Minimum of 4" 2B stone fill under concrete slab
5. Minimum of 4" 3500 PSI concrete slab for basement floor
6. 1/2" dia. steel anchor bolts spaced at 6'-0" o.c. max.
7. 2" rigid insulation @ foundation perimeter

D. Framing - First floor:

1. 2x6 treated sill plates, sill insulation
2. 3/4" tongue and groove "Advantech" sub-floor glued and screwed to the joist
3. 2x6 exterior wall studs @ 16" o.c.
4. 7/16 O.S.B. sheathing
5. Tygar energy wrap
6. 2X4 interior wall studs @ 16" o.c.
7. Triple 2x10 header over all exterior doors and windows, unless noted otherwise

E. Framing - Second floor:

1. 11 3/4" TJI floor joist (see floor plans for type and spacing)
2. 3/4" tongue and groove "Advantech" sub-floor glued and screwed to the joist
3. 2x6 exterior wall studs @ 16" o.c.
4. 7/16 O.S.B. sheathing
5. Tygar energy wrap
6. 2X4 interior wall studs @ 16" o.c.
7. Triple 2x10 header over all exterior windows, unless noted otherwise

F. Framing - Third floor:

1. 11 3/4" TJI floor joist (see floor plans for spacing)
2. 3/4" tongue and groove "Advantech" sub-floor glued and screwed to the joist
3. 2x6 exterior wall studs @ 16" o.c.
4. 7/16 O.S.B. sheathing
5. Tygar energy wrap
6. 2X4 interior wall studs @ 16" o.c.
7. Triple 2x10 header over all exterior windows, unless noted otherwise

F. Roof Framing:

1. Prefabricated wood trusses @ 24" o.c. engineered, signed and sealed by manufacturer
2. 7/16 O.S.B. sheathing
3. Steel Sheathing clips
4. #15 felt paper
5. Wide white drip edge
6. Dimensional fiberglass shingles on #15 felt paper
7. One foot overhangs front, Rear
8. Cobra Vent roof ridge ventilation system
9. Ice and water shield underlayment @ eave edges, extend to 24" inside face of stud wall

G. Exterior:

1. White aluminum or vinyl continuous vented soffit, on all overhangs
2. White aluminum fascia
3. Siding:
 - A. vinyl siding or
 - B. 4" Brick veneer
4. Window Accents:
 - A. Vinyl Shutter
 - B. 4" wide casing
 - C. Fypon wrap and/or header
5. White aluminum K style seamless gutters, and 2"x3" downspouts
6. Vinyl double hung windows with full screens and low E insulated glass
7. Brick veneer: type sw mortar - see structural notes, brick ties - 28 ga. galvanized corrugated strap type installed @ 16" o.c. vertical and horizontal, Thru-wall flashing Nerustral 30 mil. fabric type.

H. Insulation:

1. Walls - 5 1/2" fiberglass insulation, R-21
2. Ceilings - Blown in fiberglass, R-38

I. Interior:

1. 1/2" gypsum wall board glued and screwed with drywall finish
2. Walls, ceilings, and trim painted with one coat primer and two top coats, One color
3. Six panel Masonite doors with clear jambs and trim
4. Closet Moid shelving, single shelf in each closet
5. Colonial casing on all doors and windows, 2 1/2" wide
6. Colonial baseboard, 3 1/2" tall
7. WM 230 handrails with polished brass brackets
8. Locksets on all bath and bedroom hinged doors, passage ways on all closet doors
9. Main stairs made of D grade yellow pine
10. Kitchen cabinets- Oak Square
11. Mirrors in each bath to match vanity length and be 40" high
12. Direct wire smoke / carbon monoxide detectors w/ battery backup, each level & bedrooms
13. Front door chimes

J. Plumbing:

1. 3/4" supply line and 1" feed lines of CPVC
2. 1 1/2" water waste pipe and 3" sewer pipe of schedule 40 PVC
3. Two frost free hydrants
4. Washer and dryer hookup
5. Refrigerator icemaker / water line hookup
6. 50 gallon electric hot water heater
7. Double bowl stainless steel sink
8. Bone / Almond or white plumbing fixtures
9. One piece molded fiberglass tub and shower or shower units
10. Water conservative toilets, 1.6 Gallon flush
11. Sprinkler system in accordance w/ NFPA 13/D and IRC section P2904
12. Radon piping

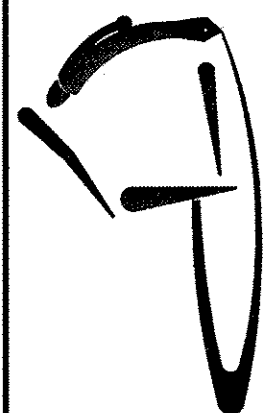
K. Heating:

1. 15 SEER air to air heat pump
2. Thermostat, power and control wiring
3. Insulated main trunk
4. Non-insulated return lines
5. Insulated flex supplies lines
6. Ceiling or Floor supply registers

M. Electrical:

1. 200 AMP main service panel
2. Wiring to meet electrical code
3. GFI circuits in kitchen, baths, and outside
4. Two exterior outlets
5. Exterior lights at each entrance door
6. Overhead lighting in all bedrooms, kitchen, and dining room
7. Fan light combination in baths
8. Washer and dryer hookup
9. Lighting
10. Pole light installed
11. Cable and phone jacks included
12. Furnace fan condensing unit hookup
13. Hardwired interconnected co2/ smoke detectors w/ battery backup.

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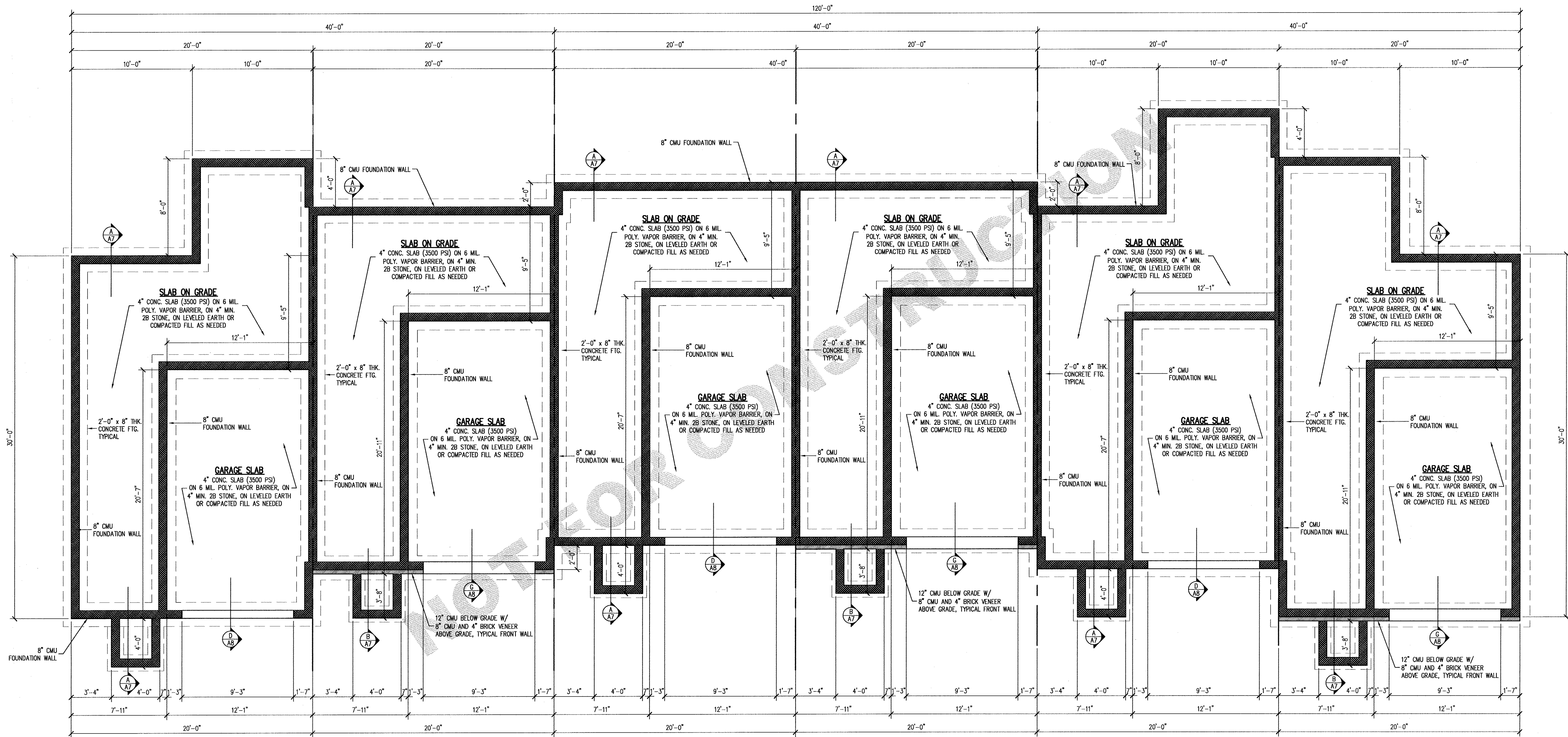
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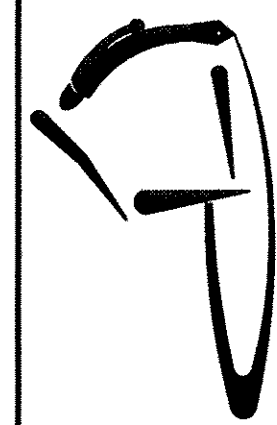
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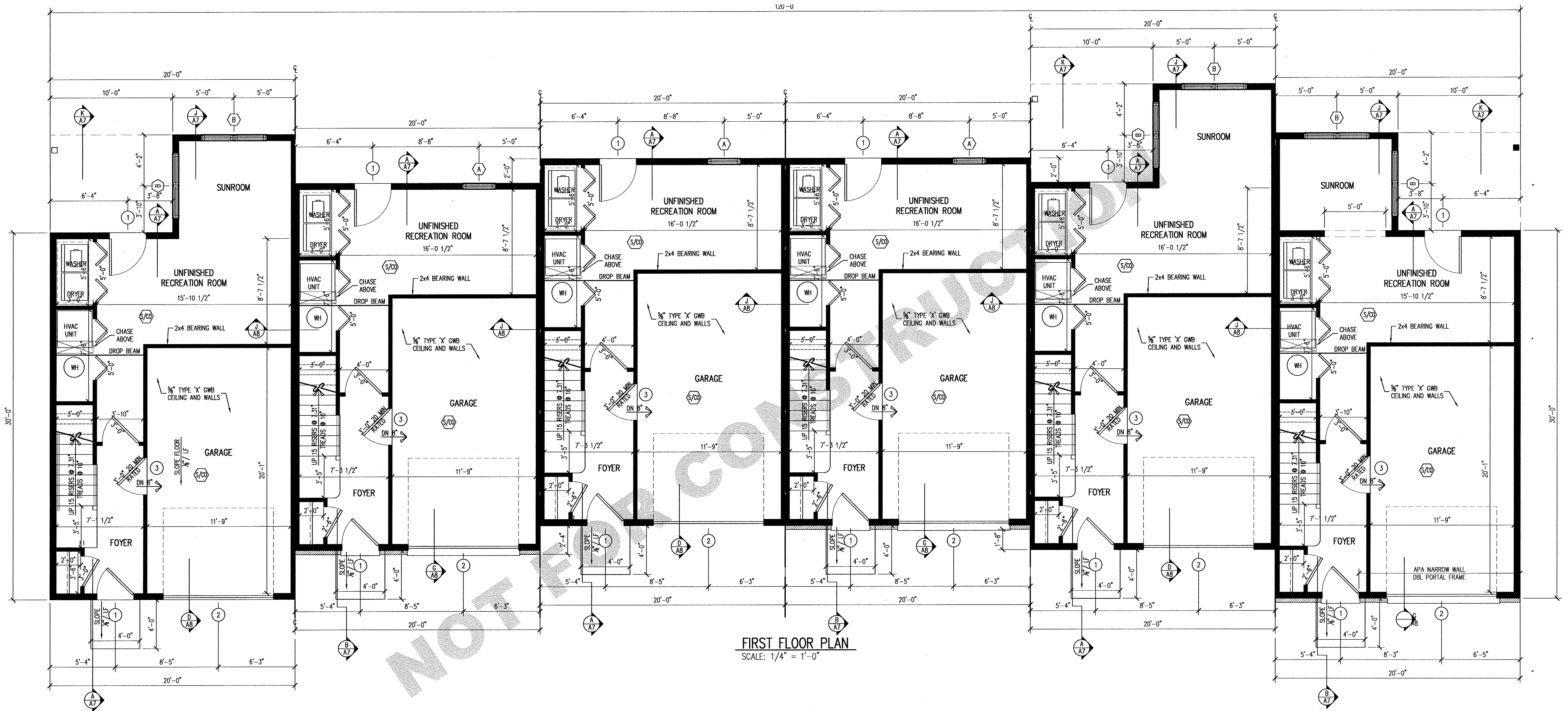
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A1



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"





NOTES:

1. ALL HEADERS TO BE 3-2x10 AND HAVE 3" OF SOLID BEARING @ EACH END, UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 2x4 WOOD STUD (DRAWN 3 1/2") UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR STUD WALLS TO BE 5 1/2" WOOD STUDS W/ 1/2" OSB SHEATHING @ ENTIRE PERIMETER (WALLS DRAWN AT 6" THICK UNLESS NOTED OTHERWISE)

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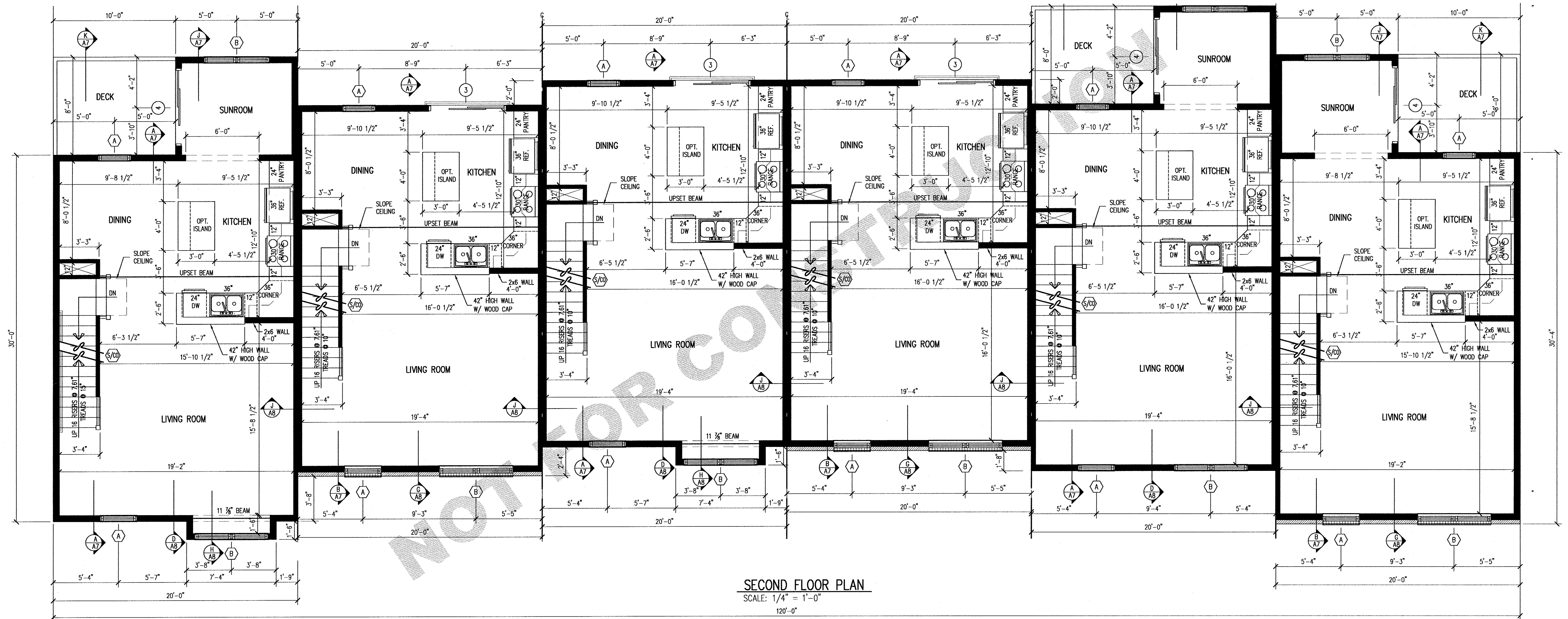
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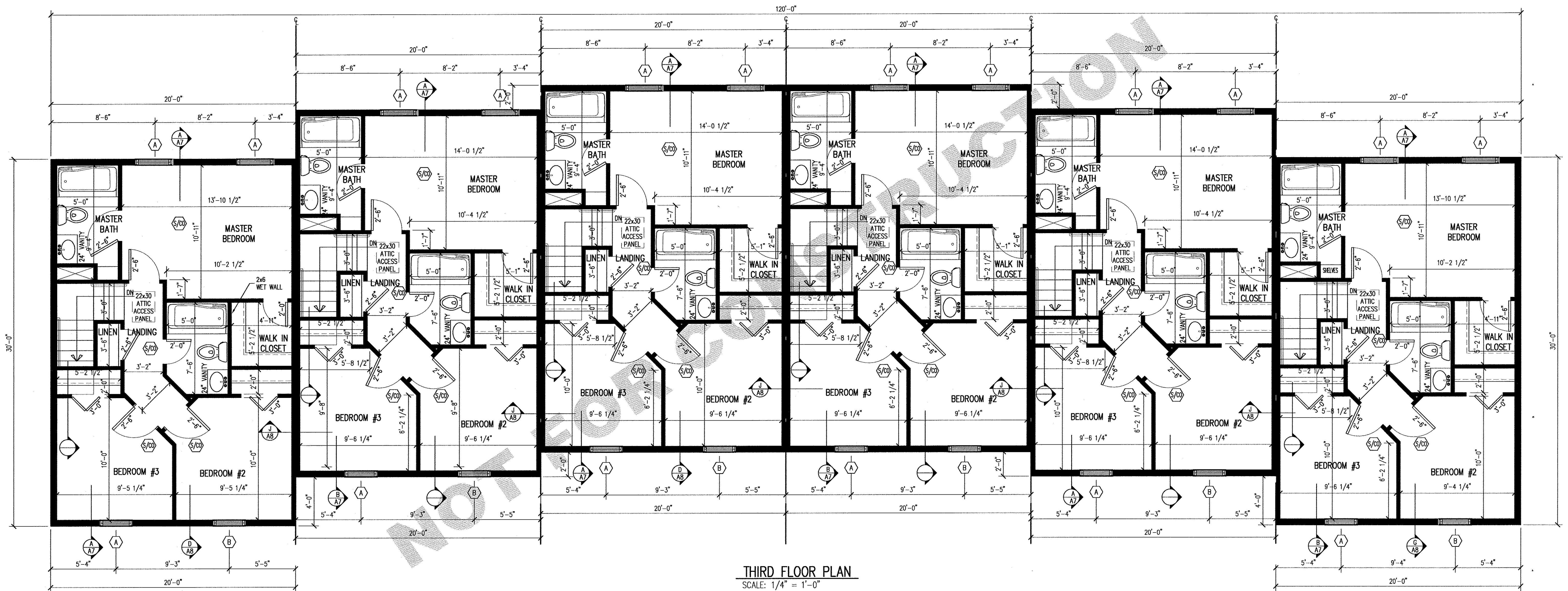
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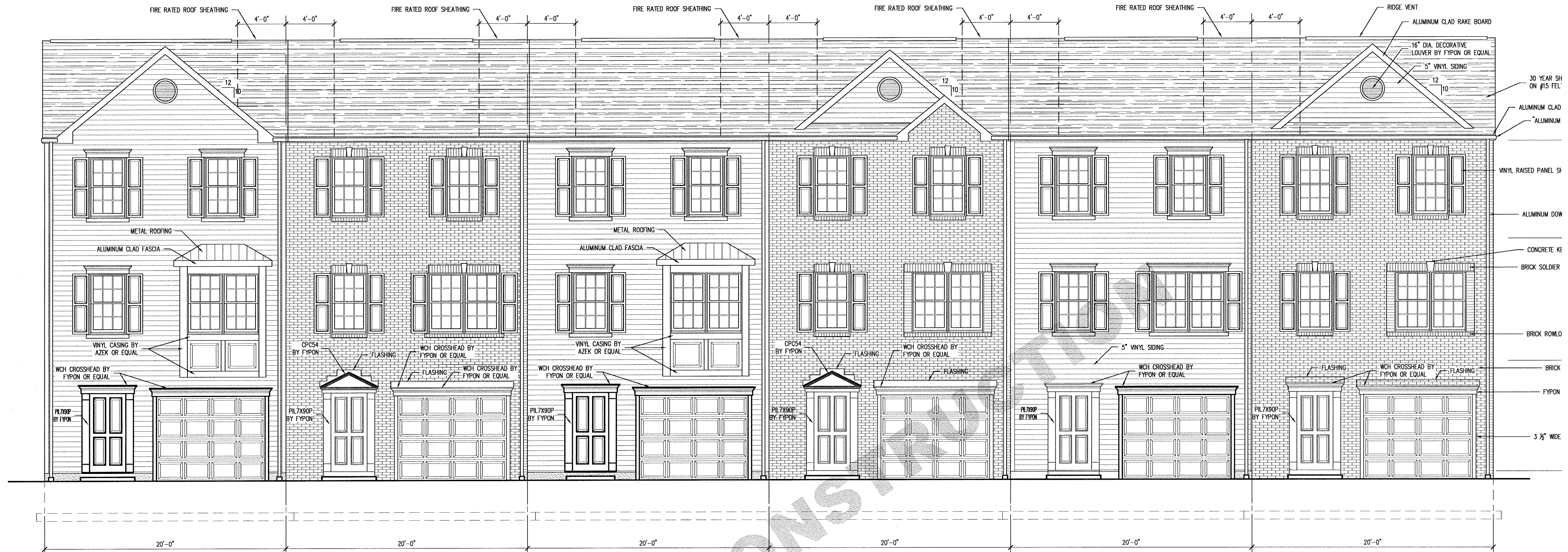
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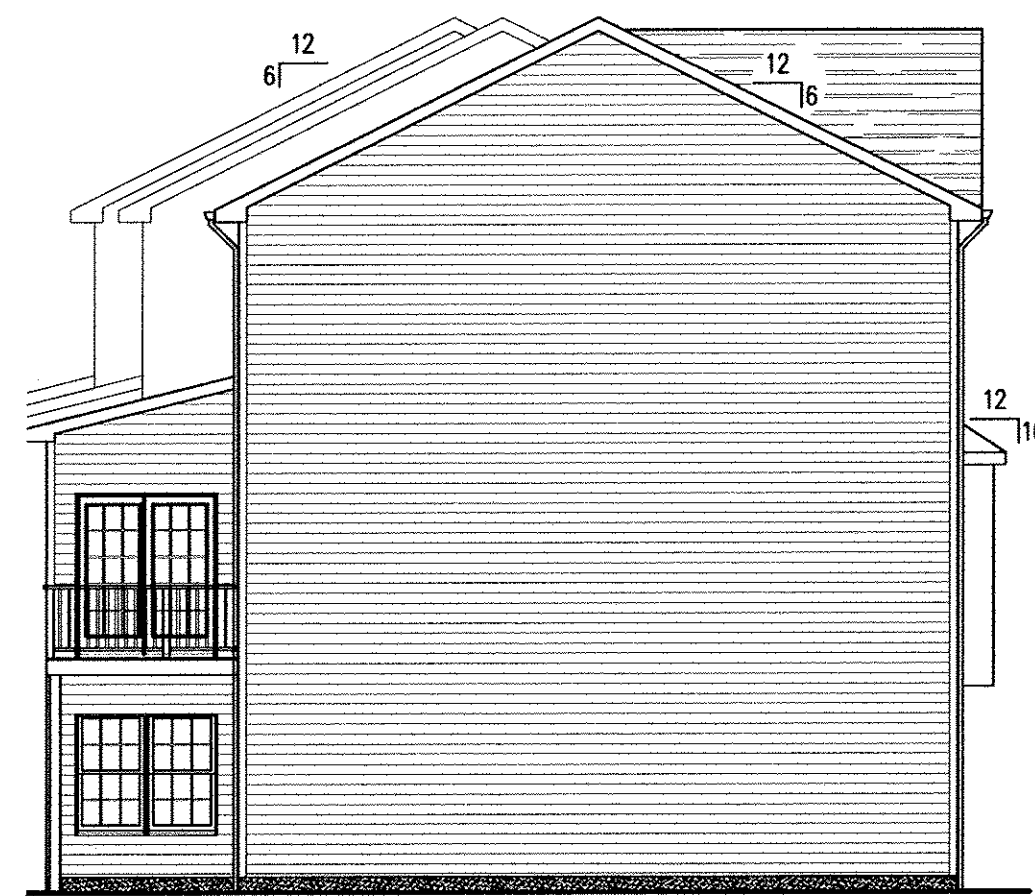


THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

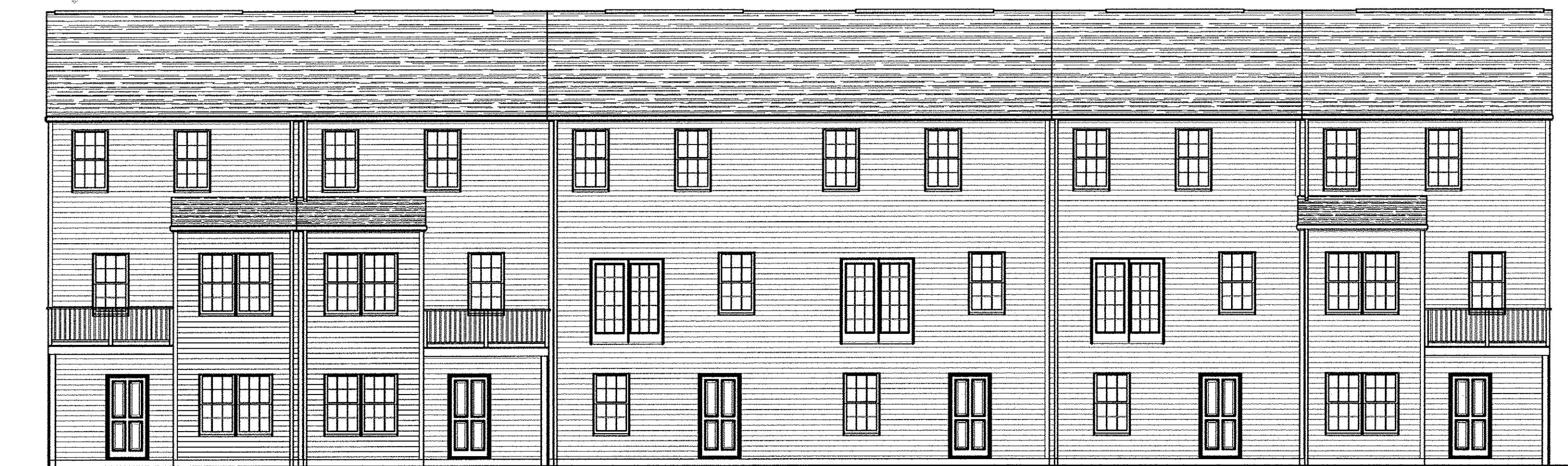




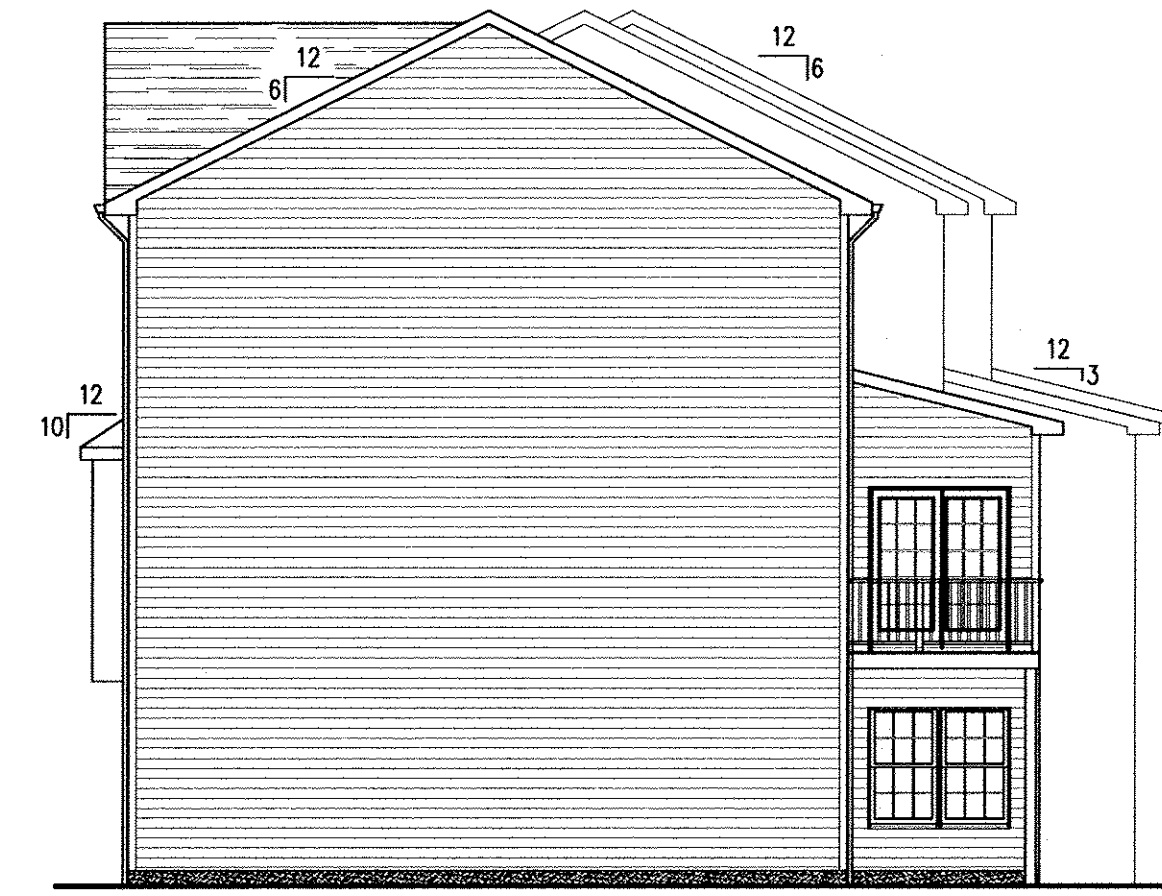
FRONT ELEVATION



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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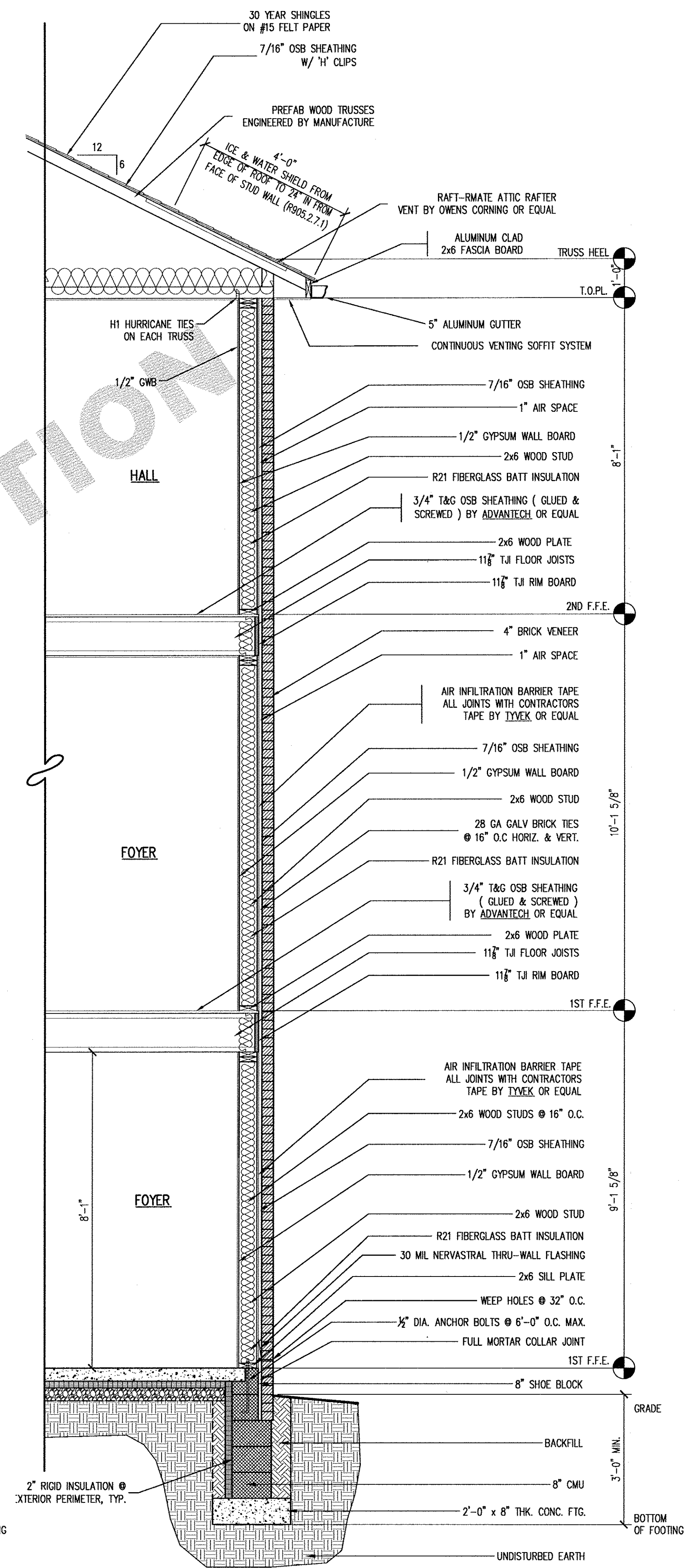
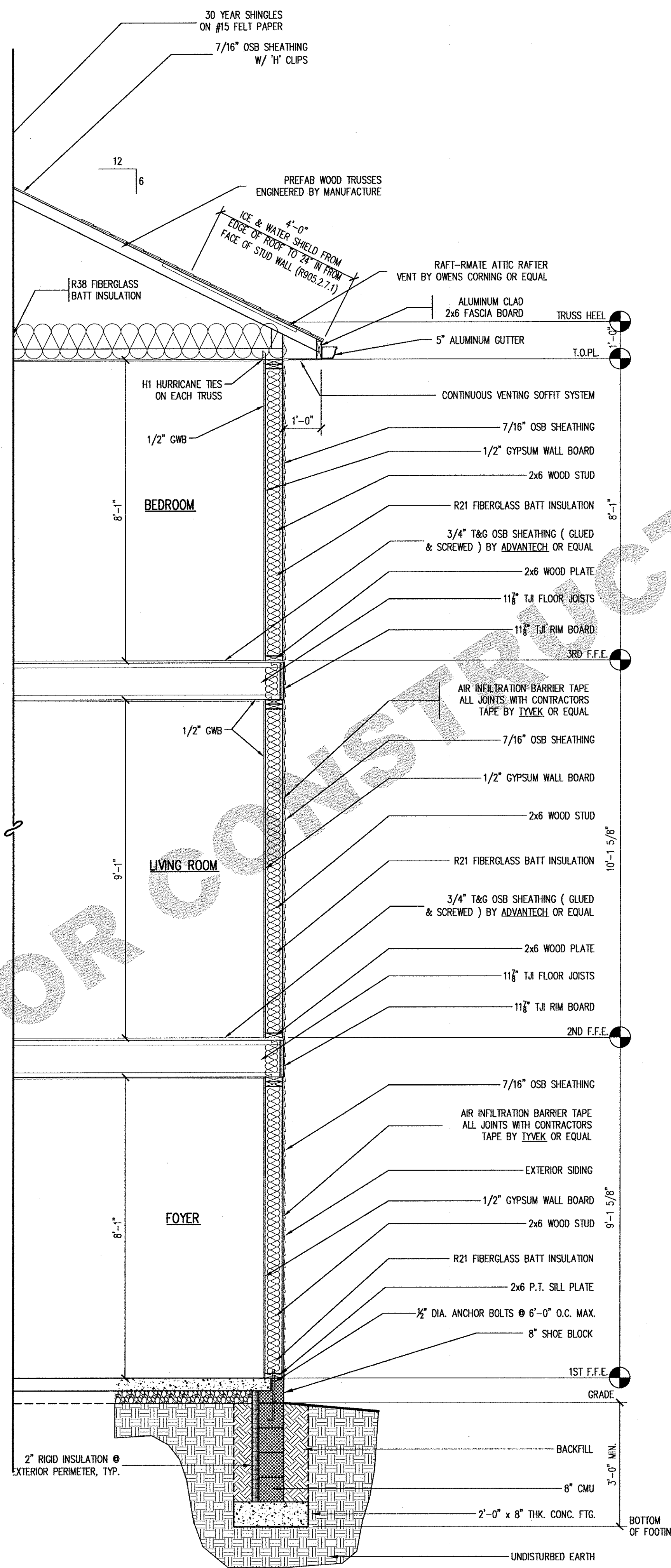
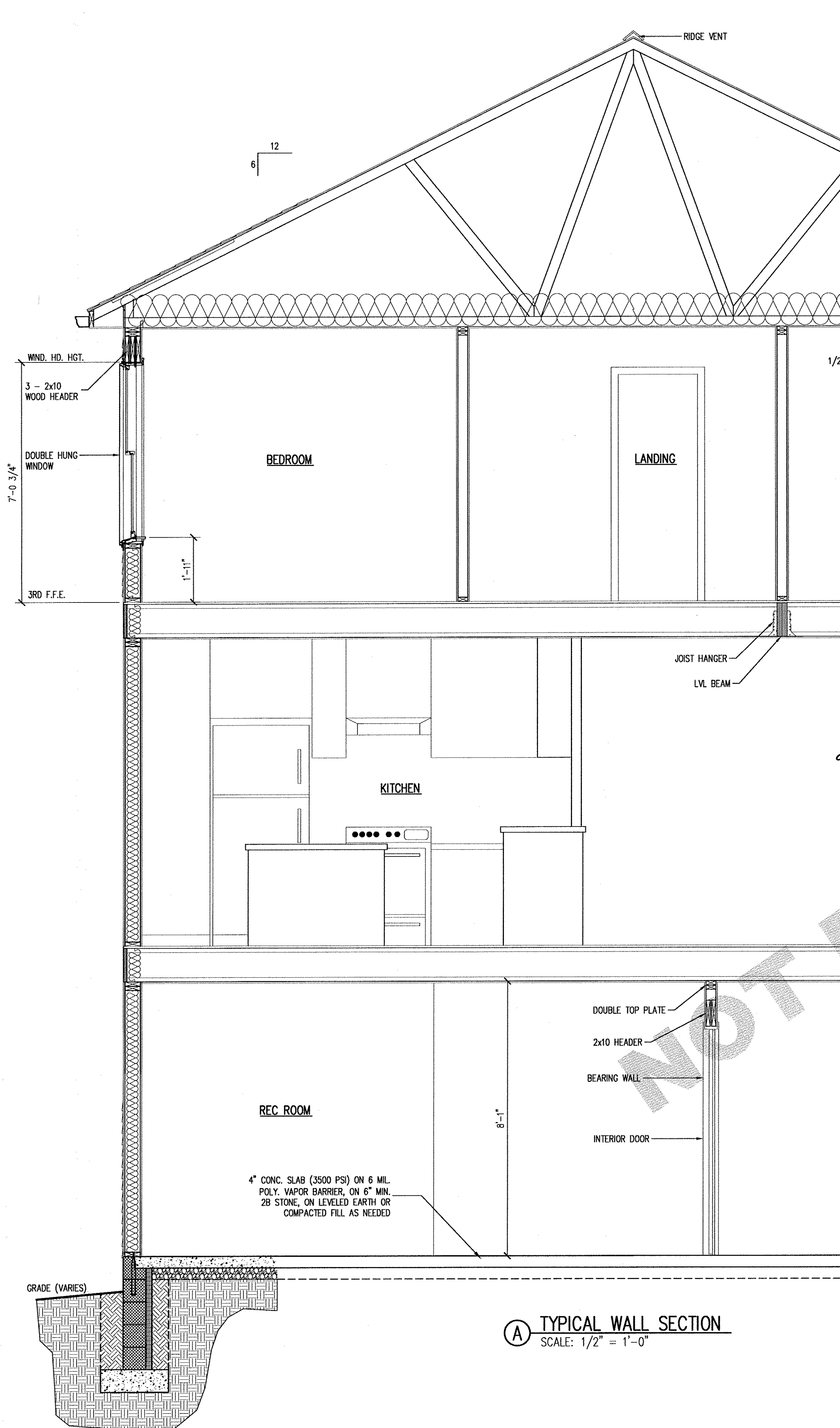
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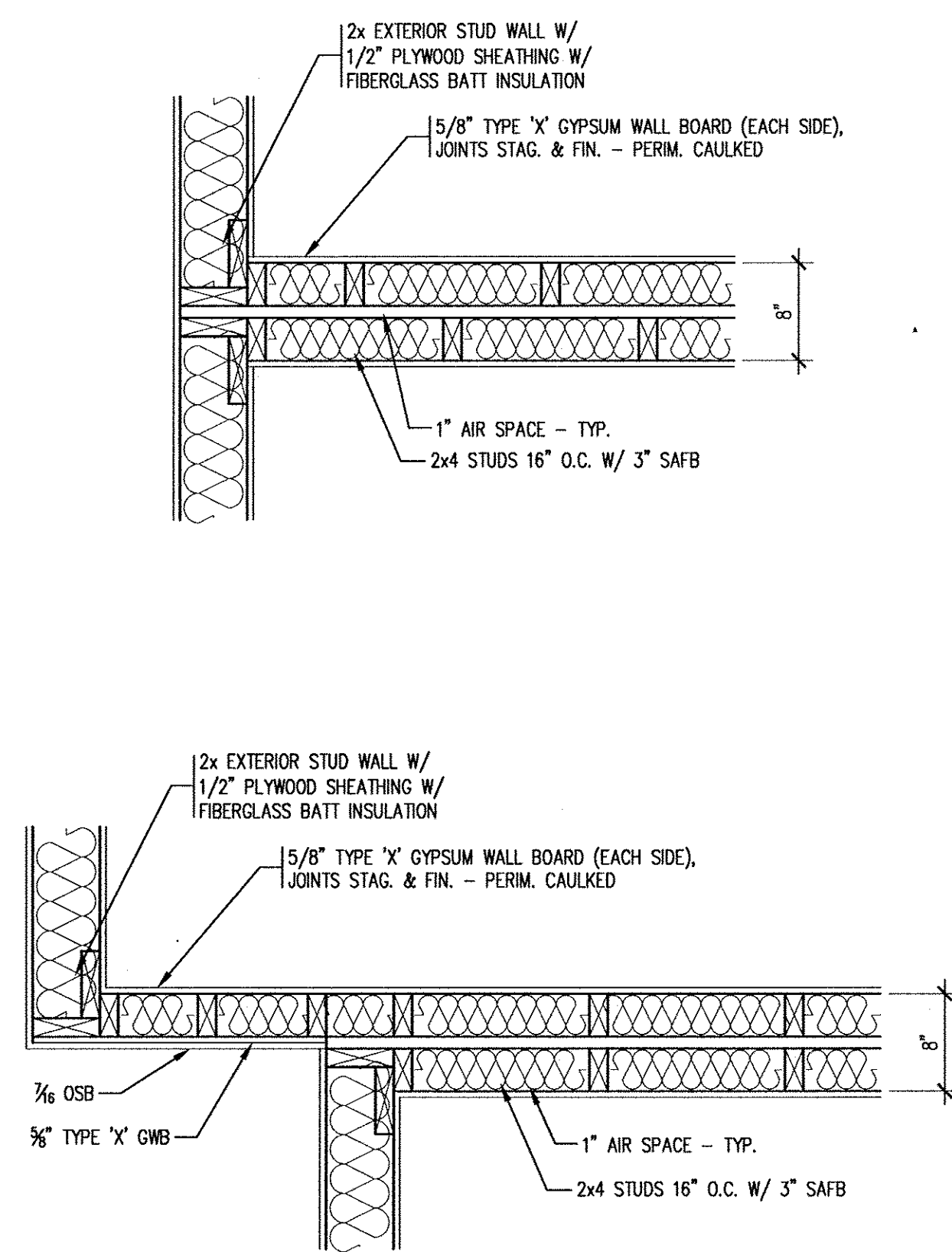
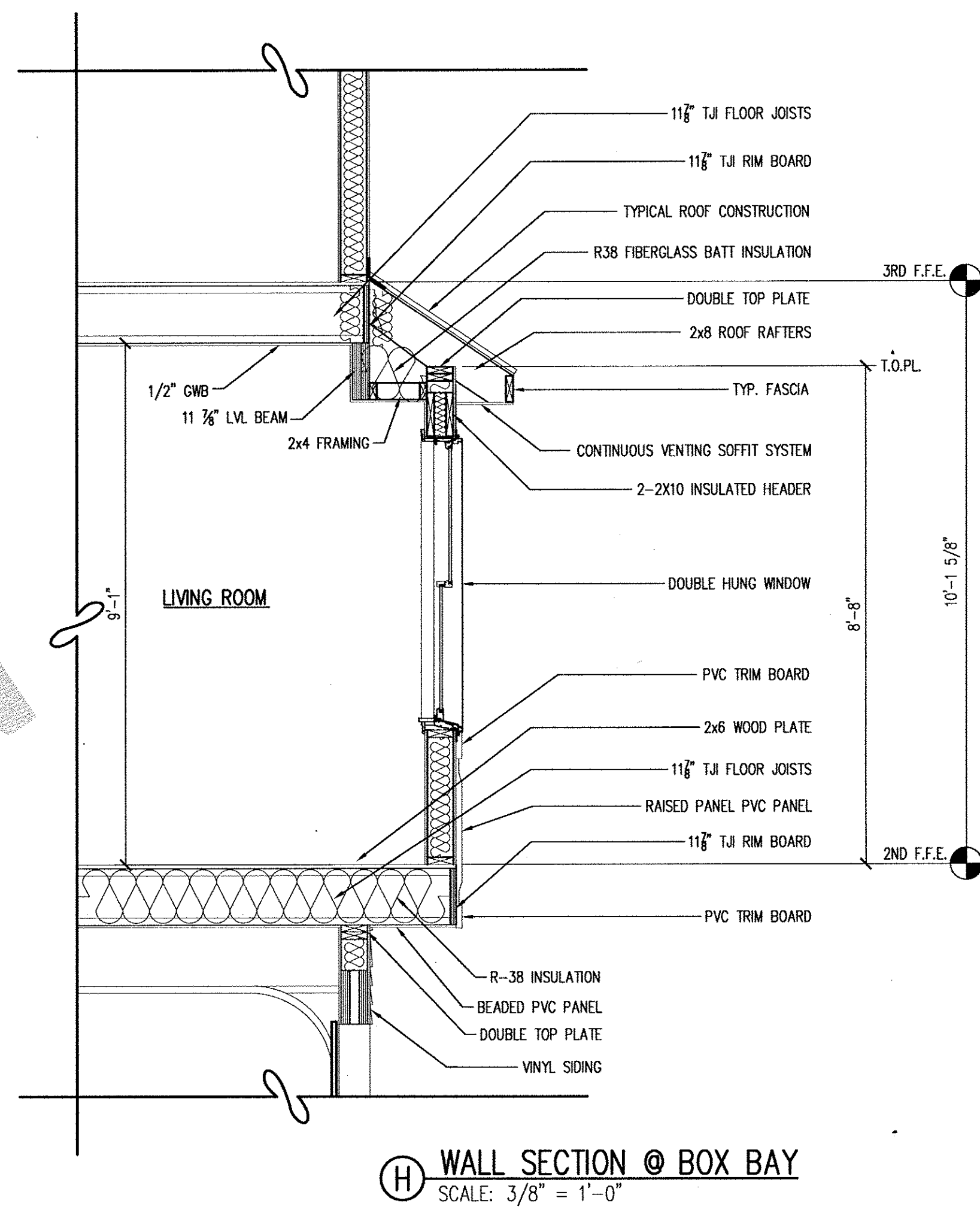
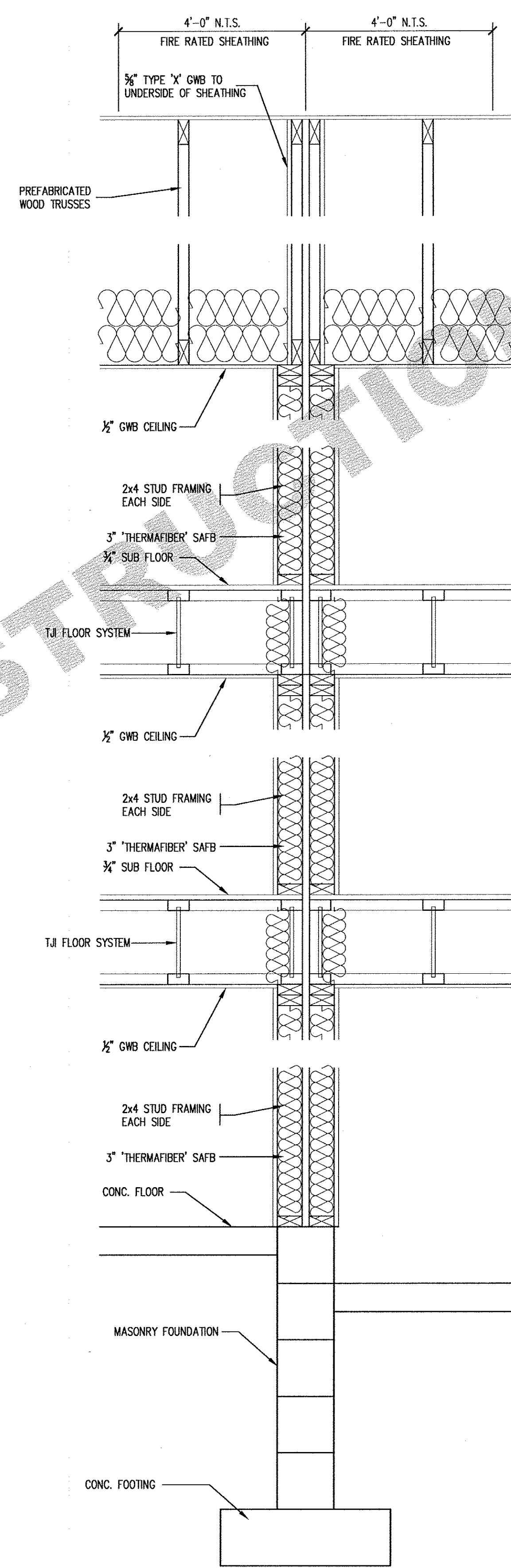
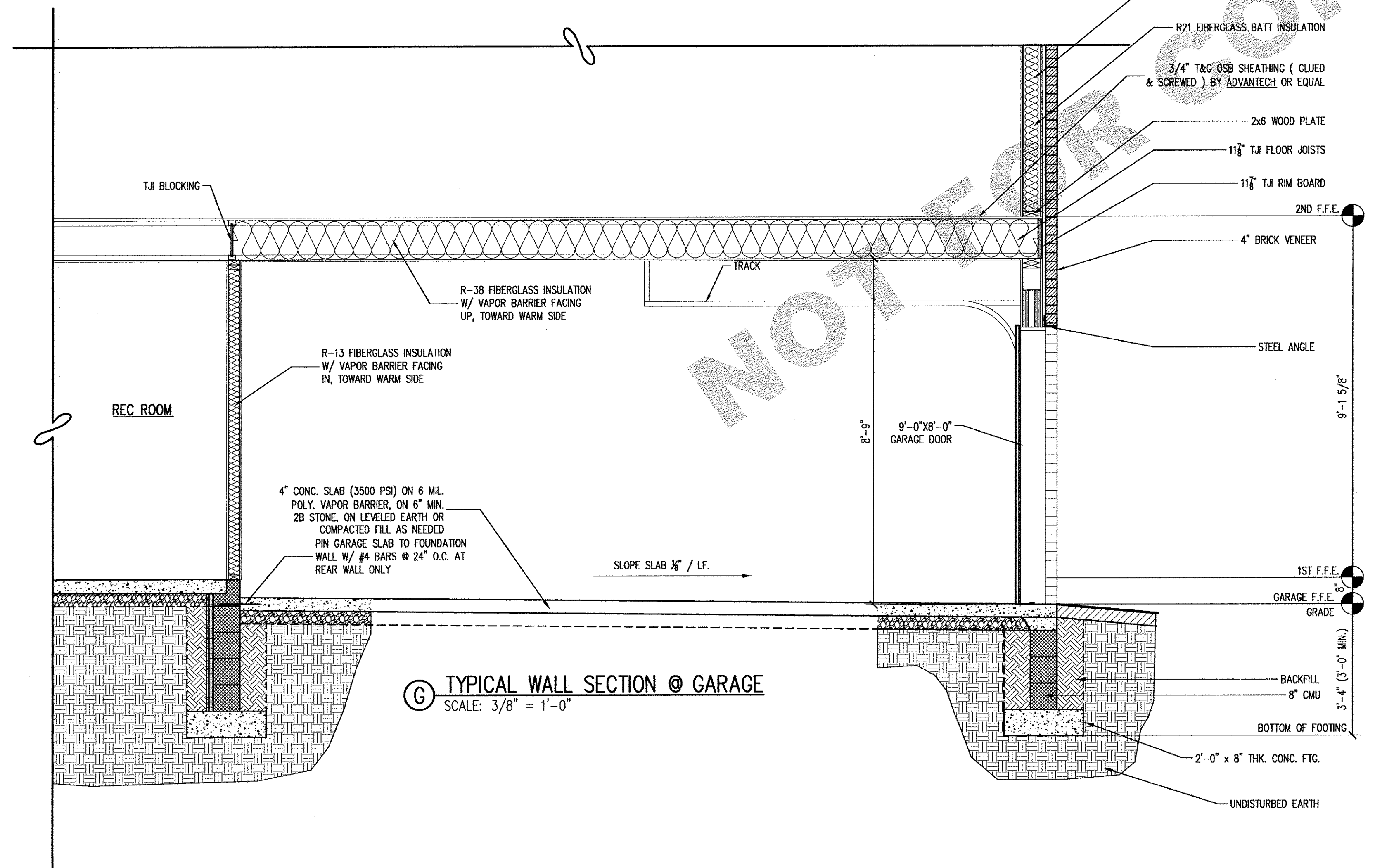
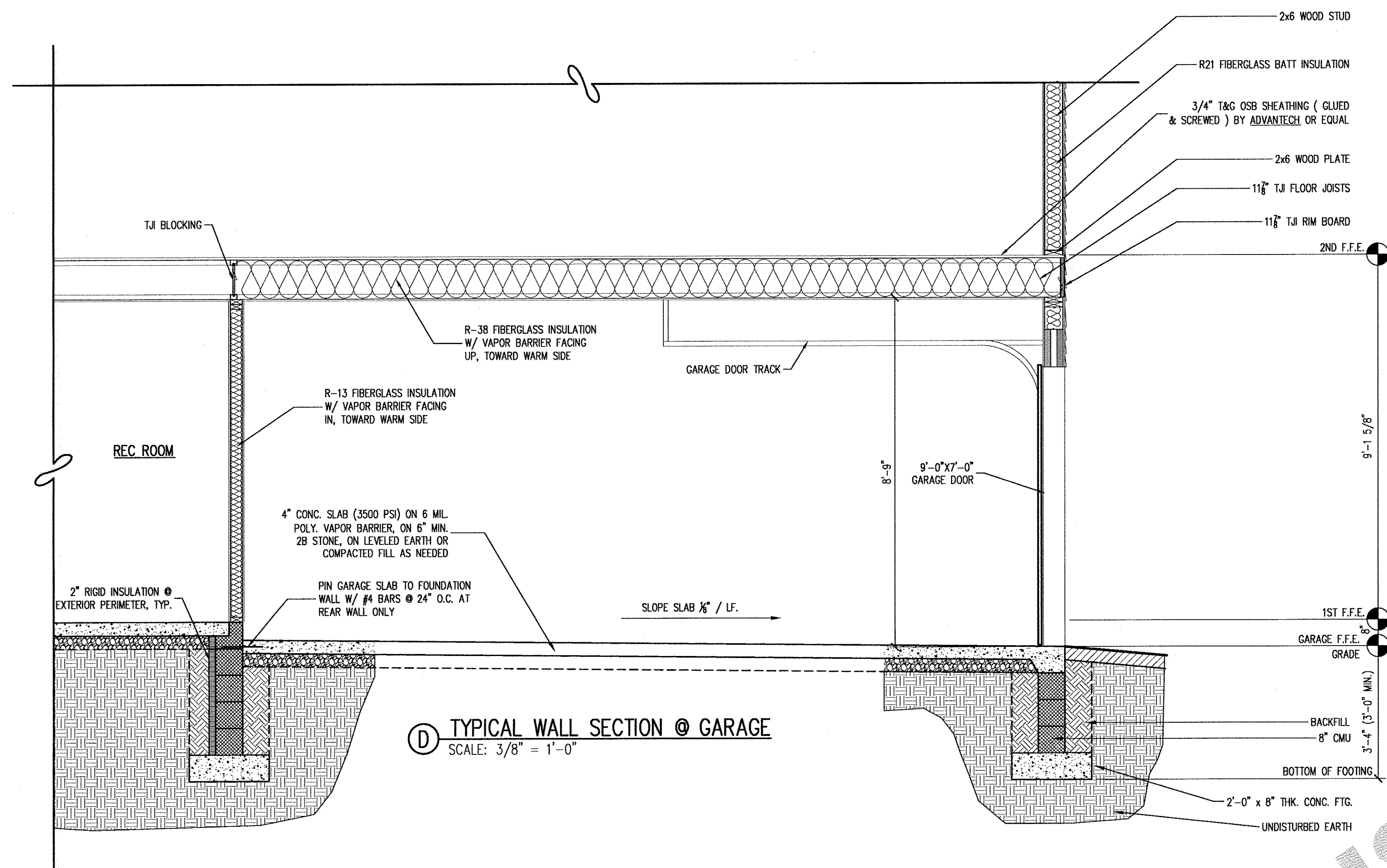
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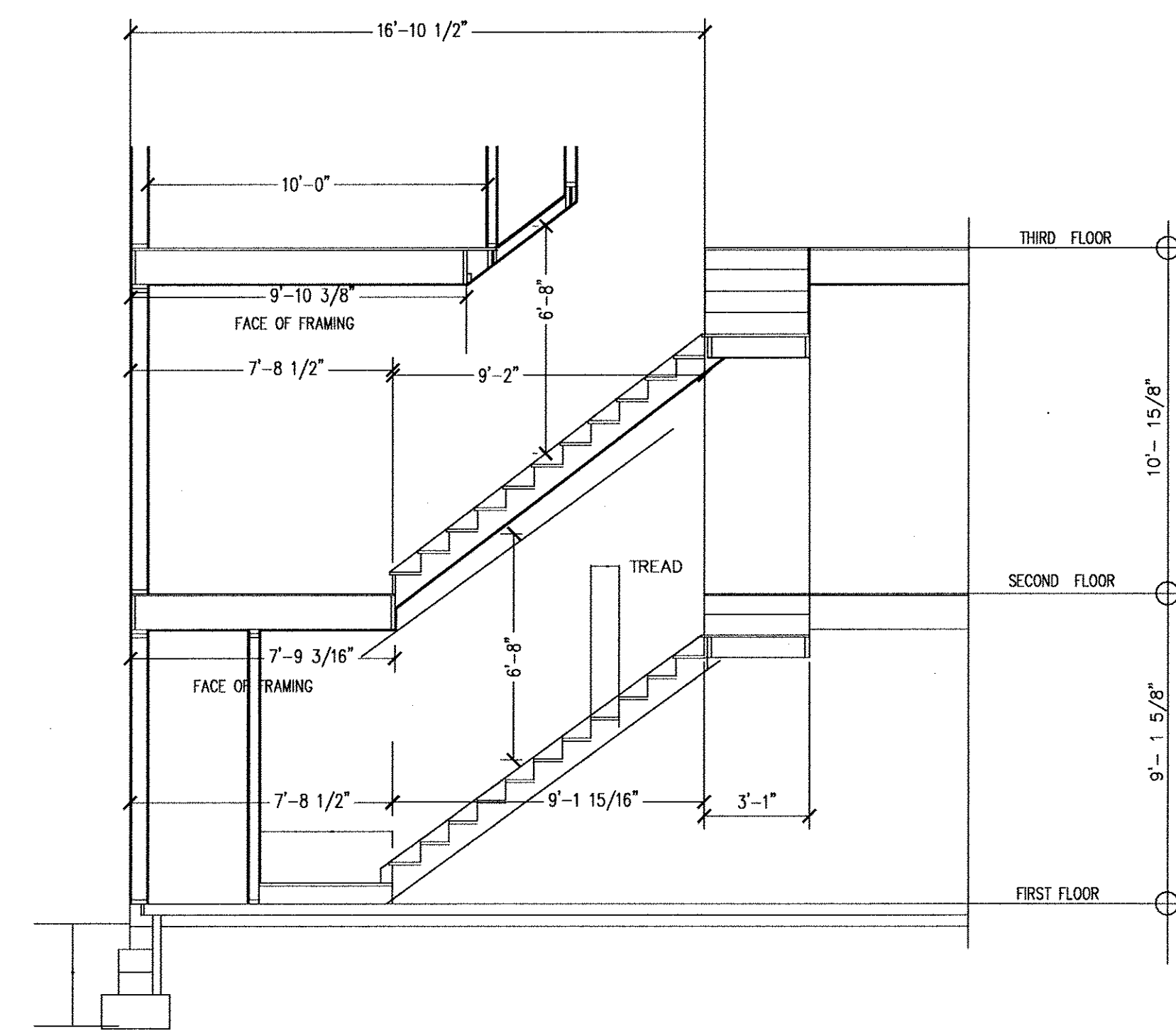
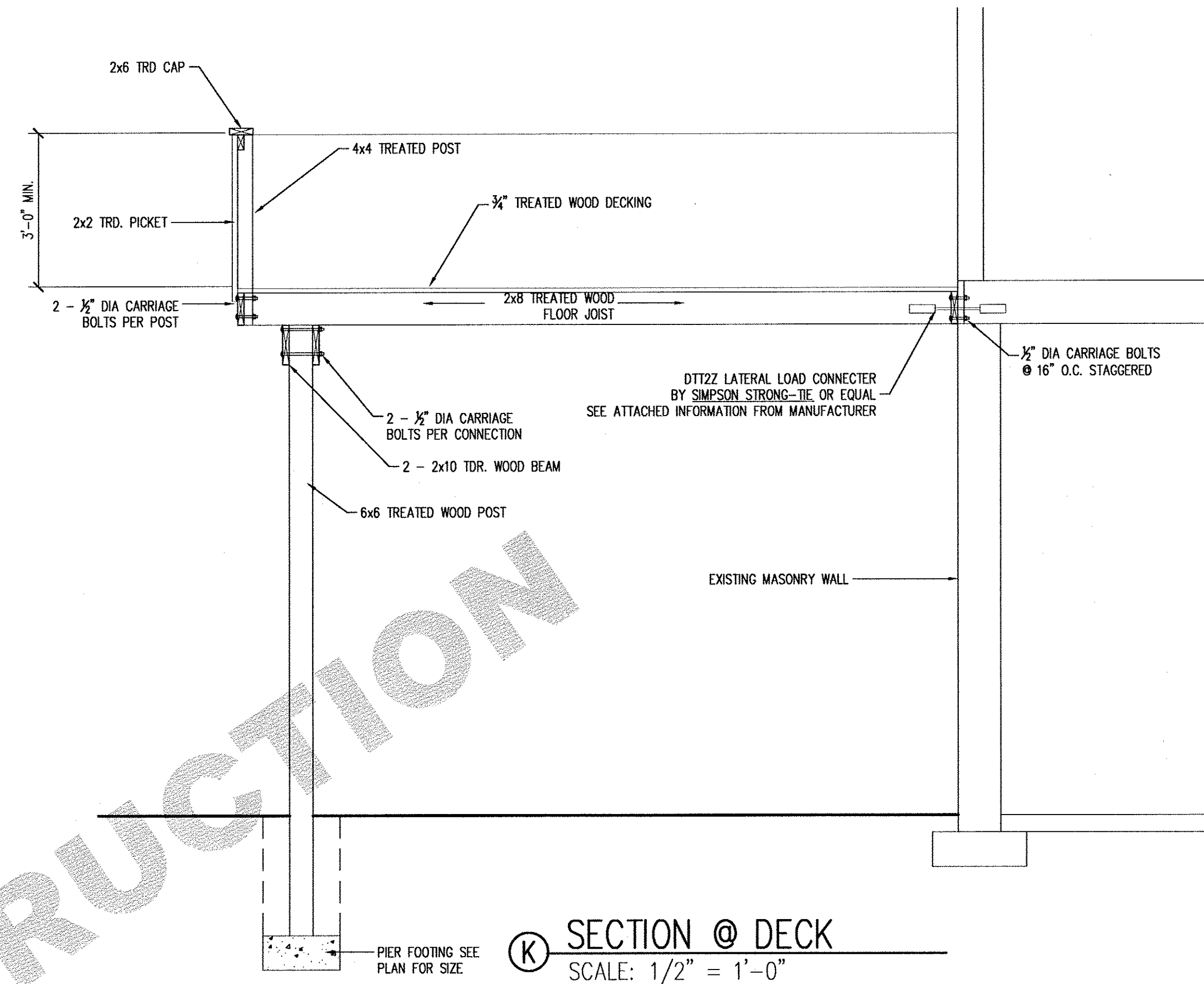
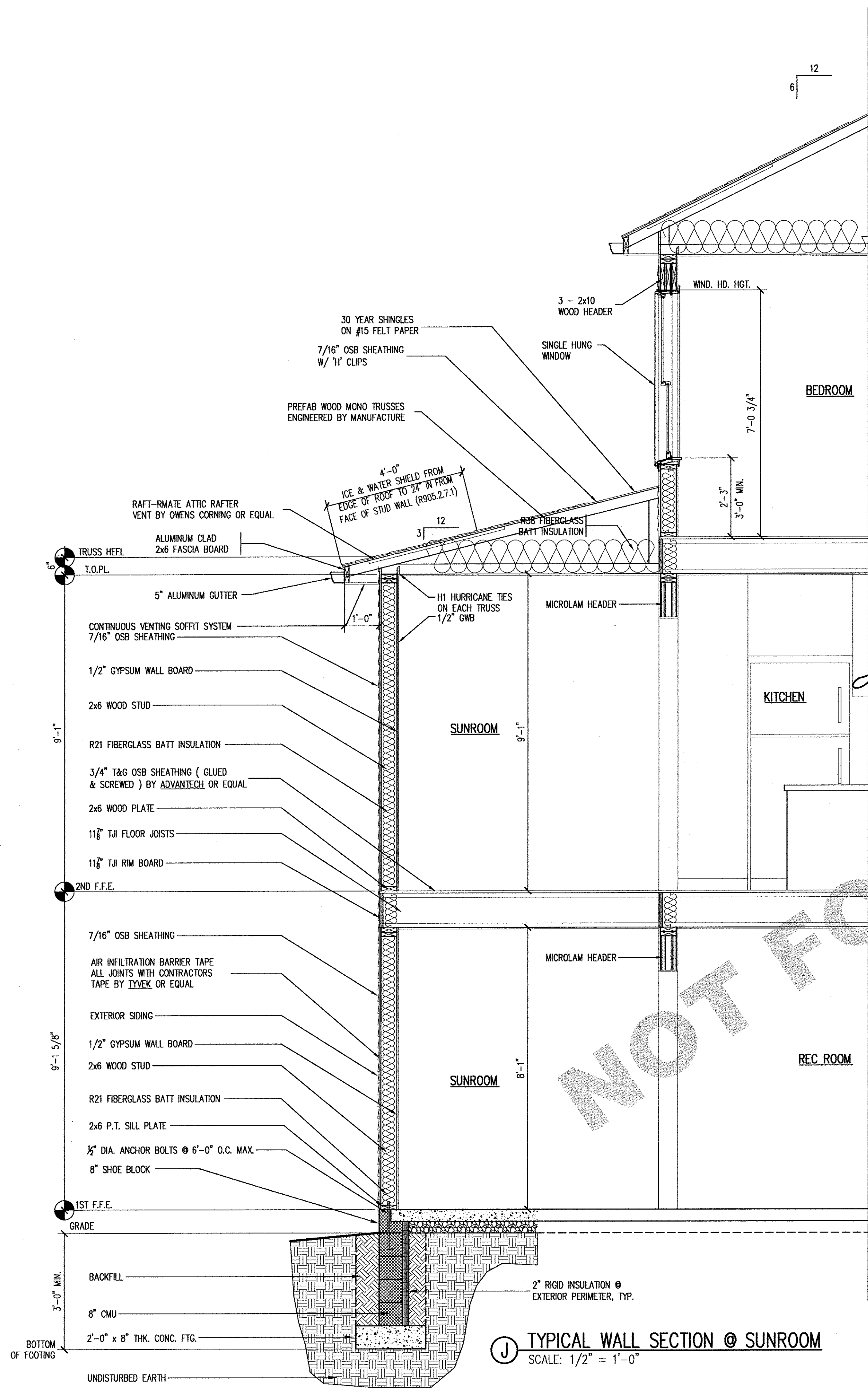
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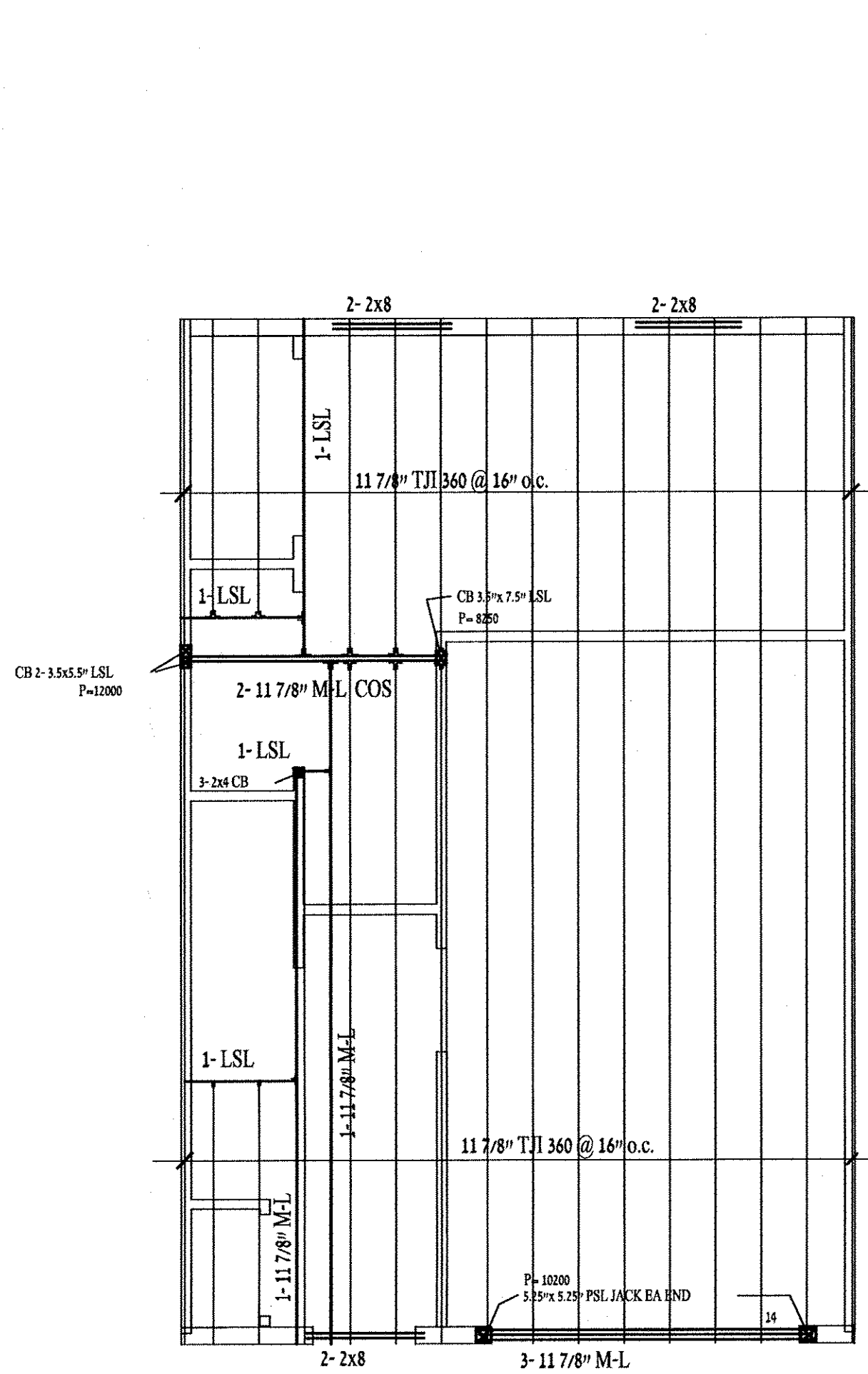
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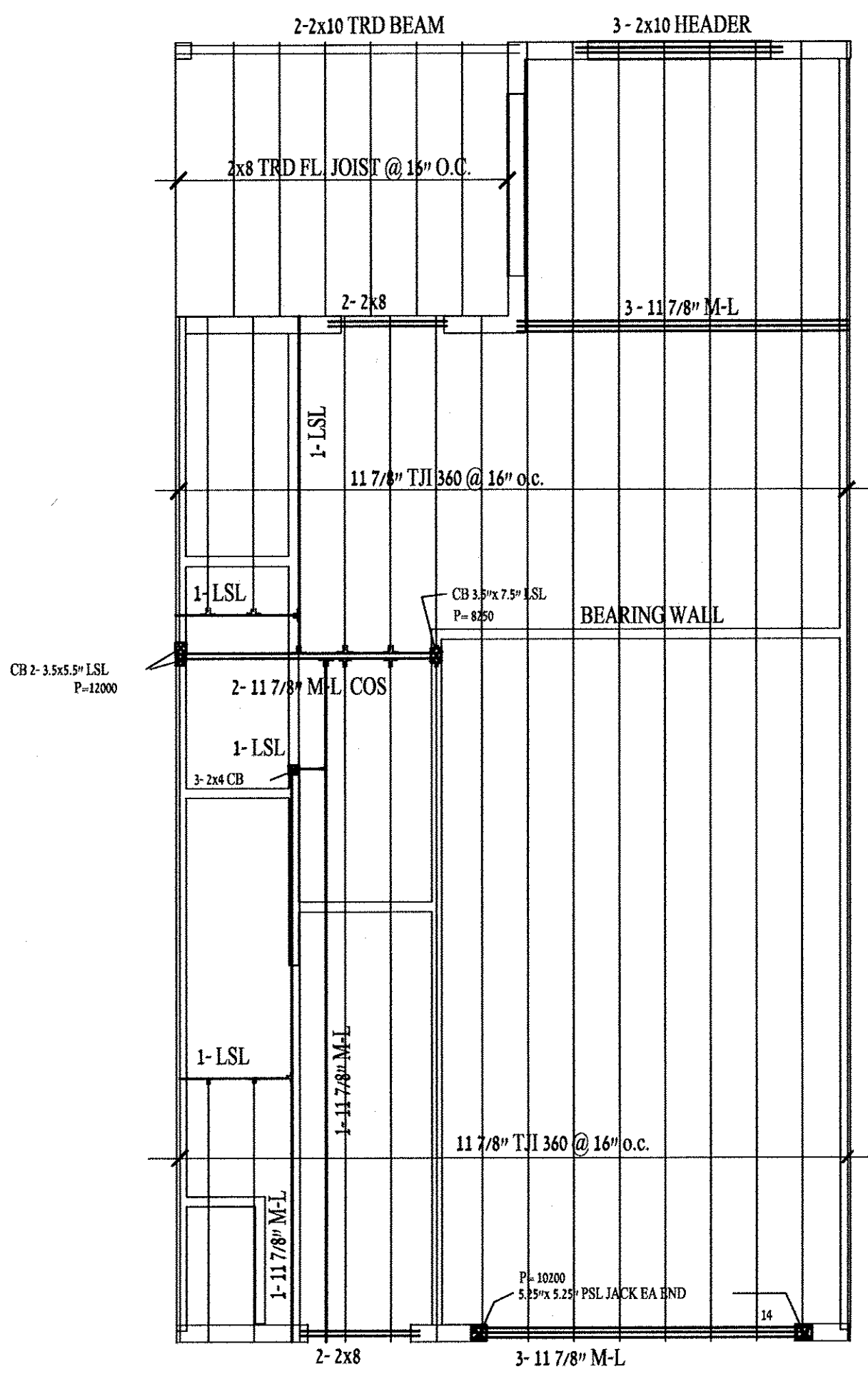
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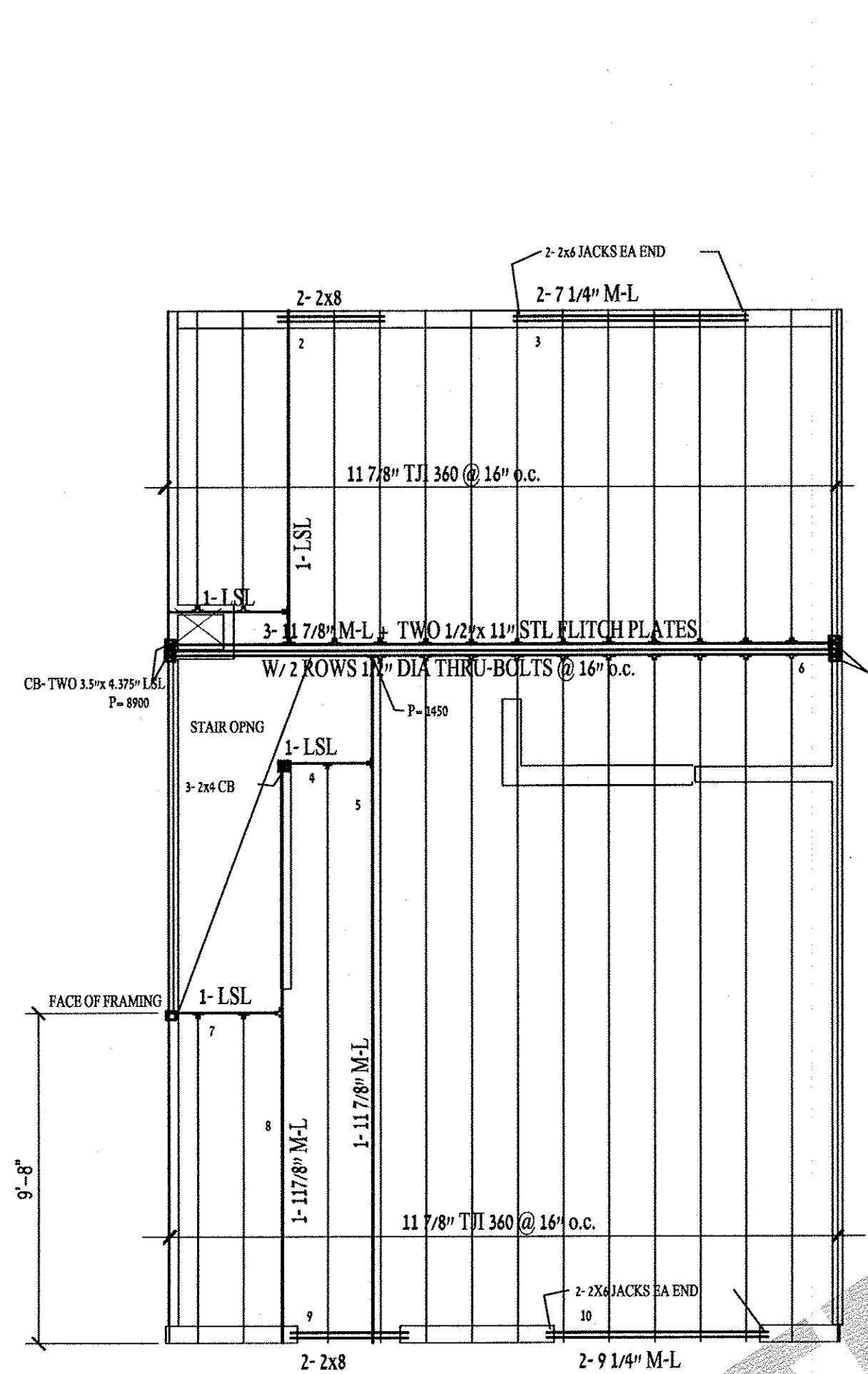
SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"



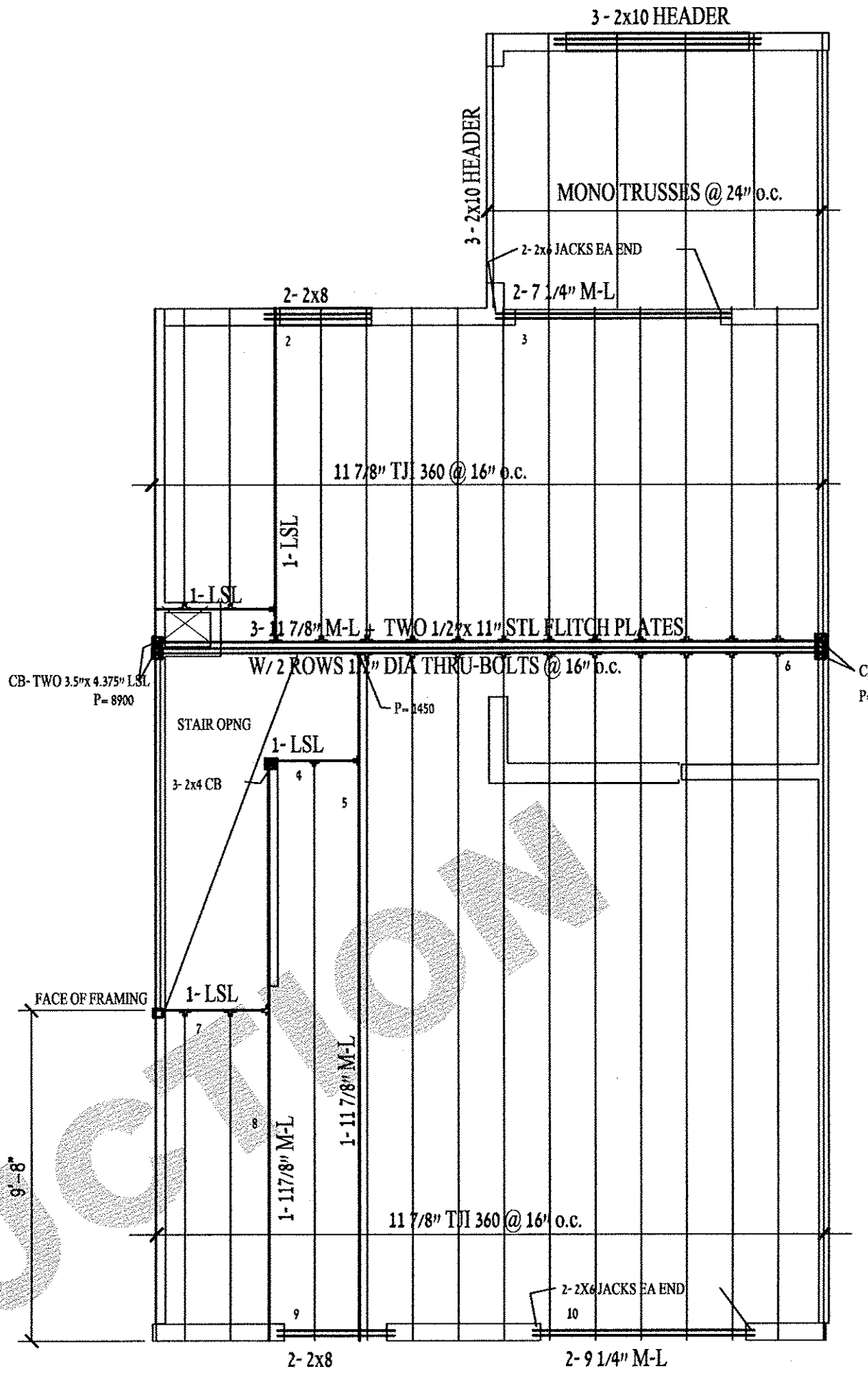
SECOND FLOOR FRAMING PLAN W/ SUNROOM

1/4" = 1'-0"



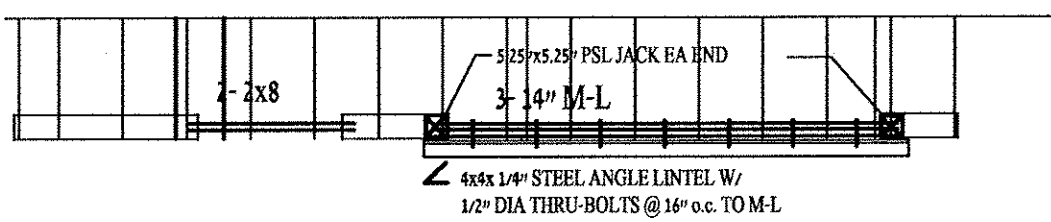
THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"

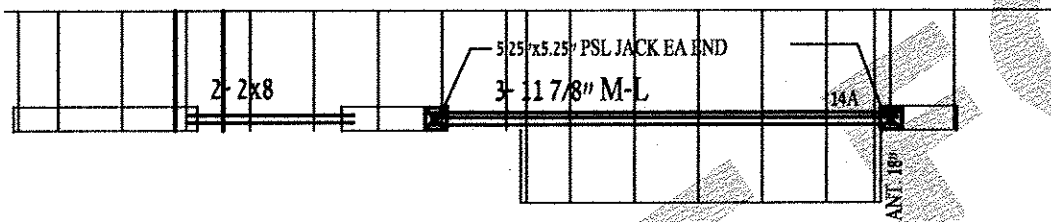


THIRD FLOOR FRAMING PLAN W/ SUNROOM

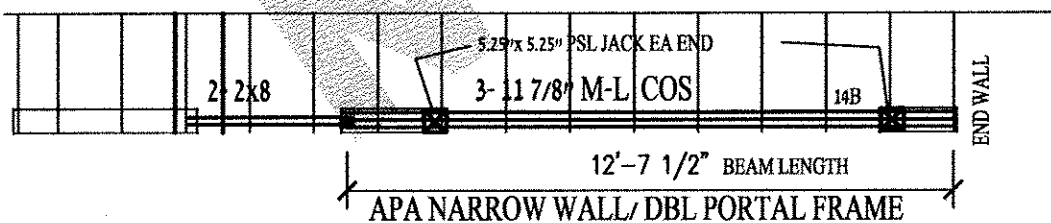
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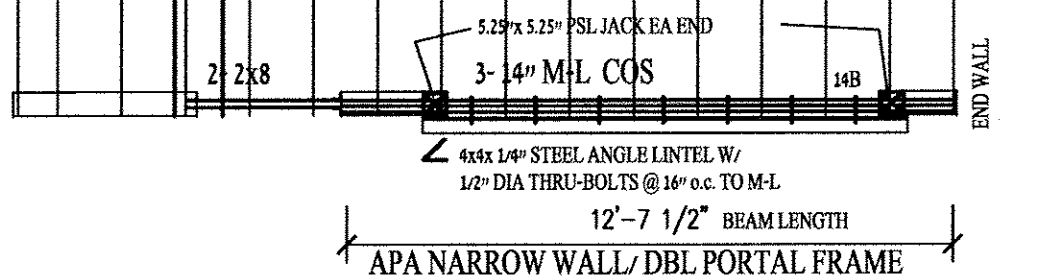
PART. SECOND FLR FRAMING W/ BRICK



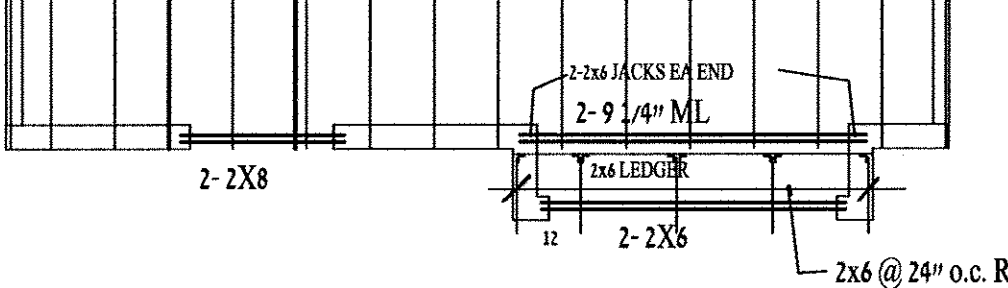
PART. SECOND FLR FRAMING W/ BOX BAY



PART. SECOND FLR FRAMING @ END UNIT



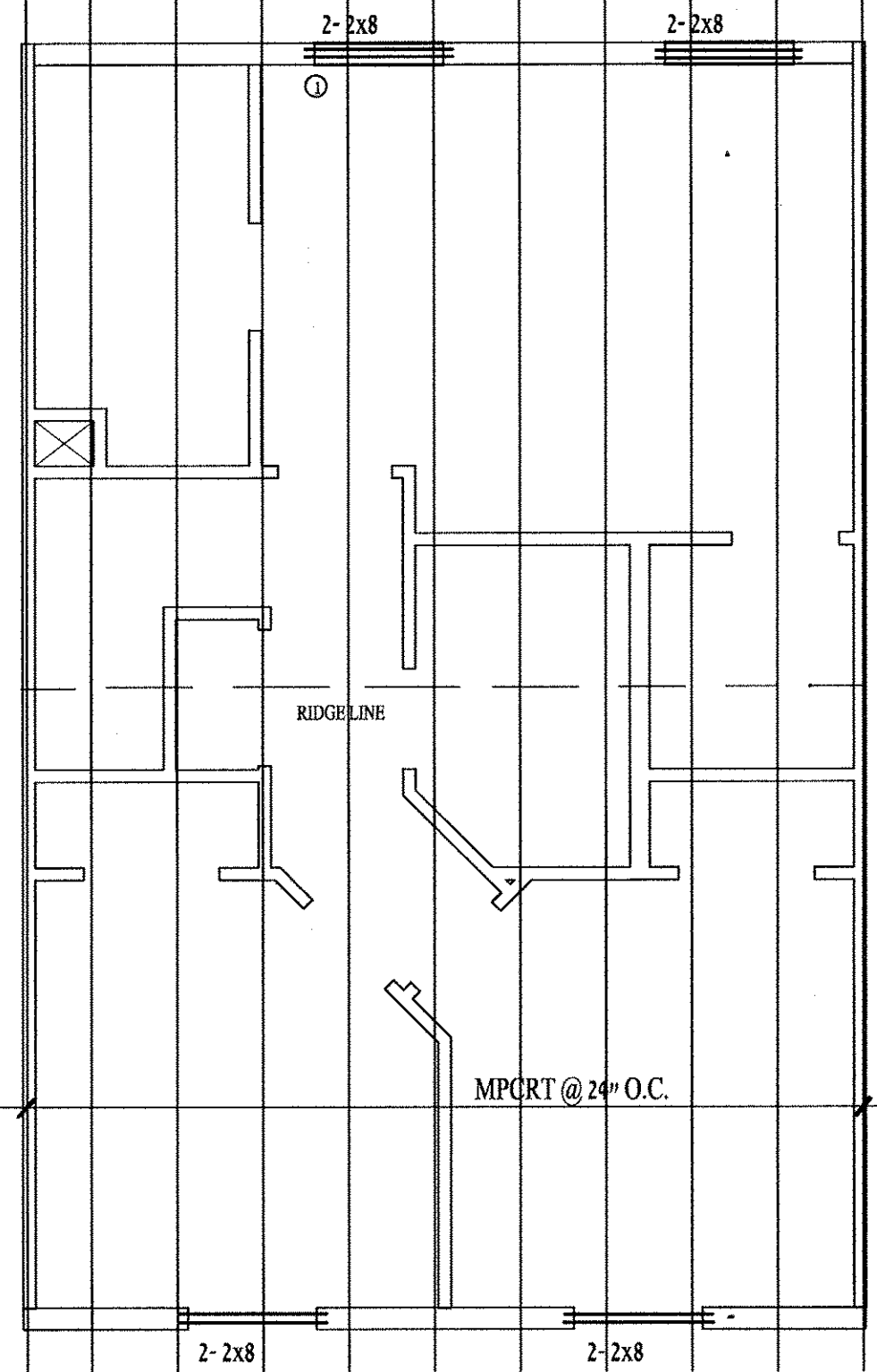
PART. SECOND FLR FRAMING @ END UNIT



PART. THIRD FLOOR FRAMING W/ BAY ROOF

FRAMING LEGEND

- CA COLUMN/ POST ABOVE
- CB COLUMN/ POST BELOW
- CC CONTINUOUS COLUMN
- P=850 POINT LOAD IN POUNDS
- M-L 1.75" TH. LVL OR MICRO-LAM, DEPTH AS NOTED
- TYPICAL METAL CONNECTOR (HANGER) @
- FLUSH FRAMED CONNECTION
- COS BEAM OR HEADER CONTINUOUS OVER SUPPORT
- MPCRT METAL PLATE CONNECTED ROOF TRUSS



ROOF FRAMING PLAN

1/4" = 1'-0"

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