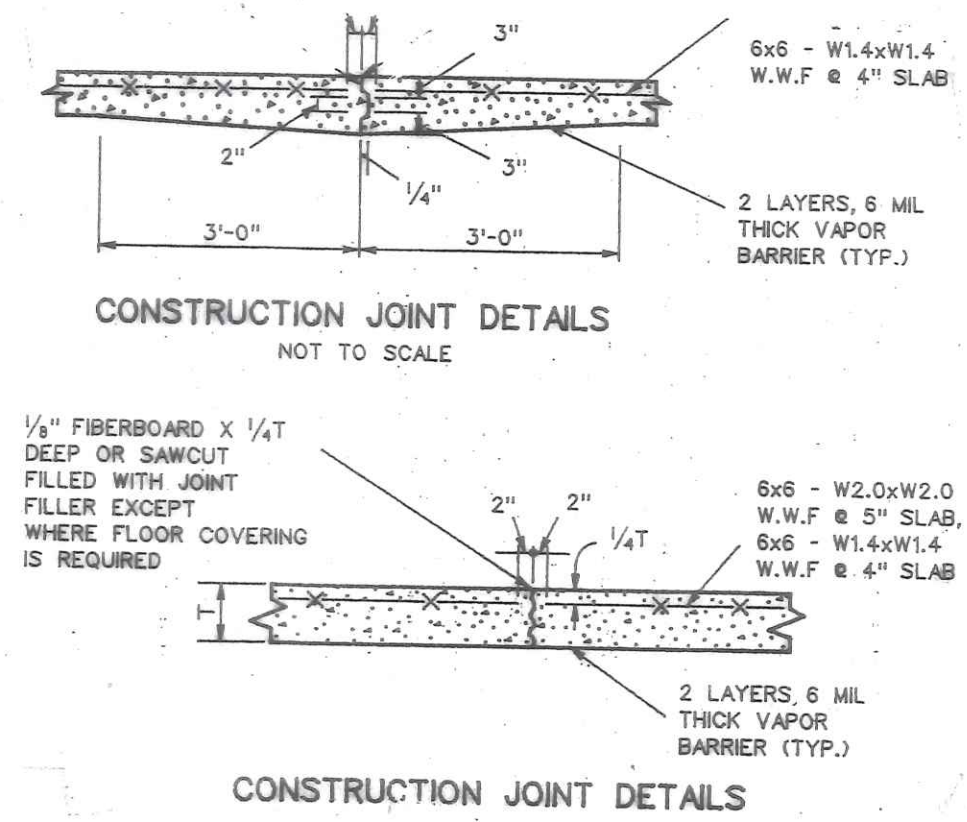


Living	2342
Lanai	147
Front Ent	26
Garage	552
Total	3067



REVISIONS	BY

J Terry
Dismukes
Architect

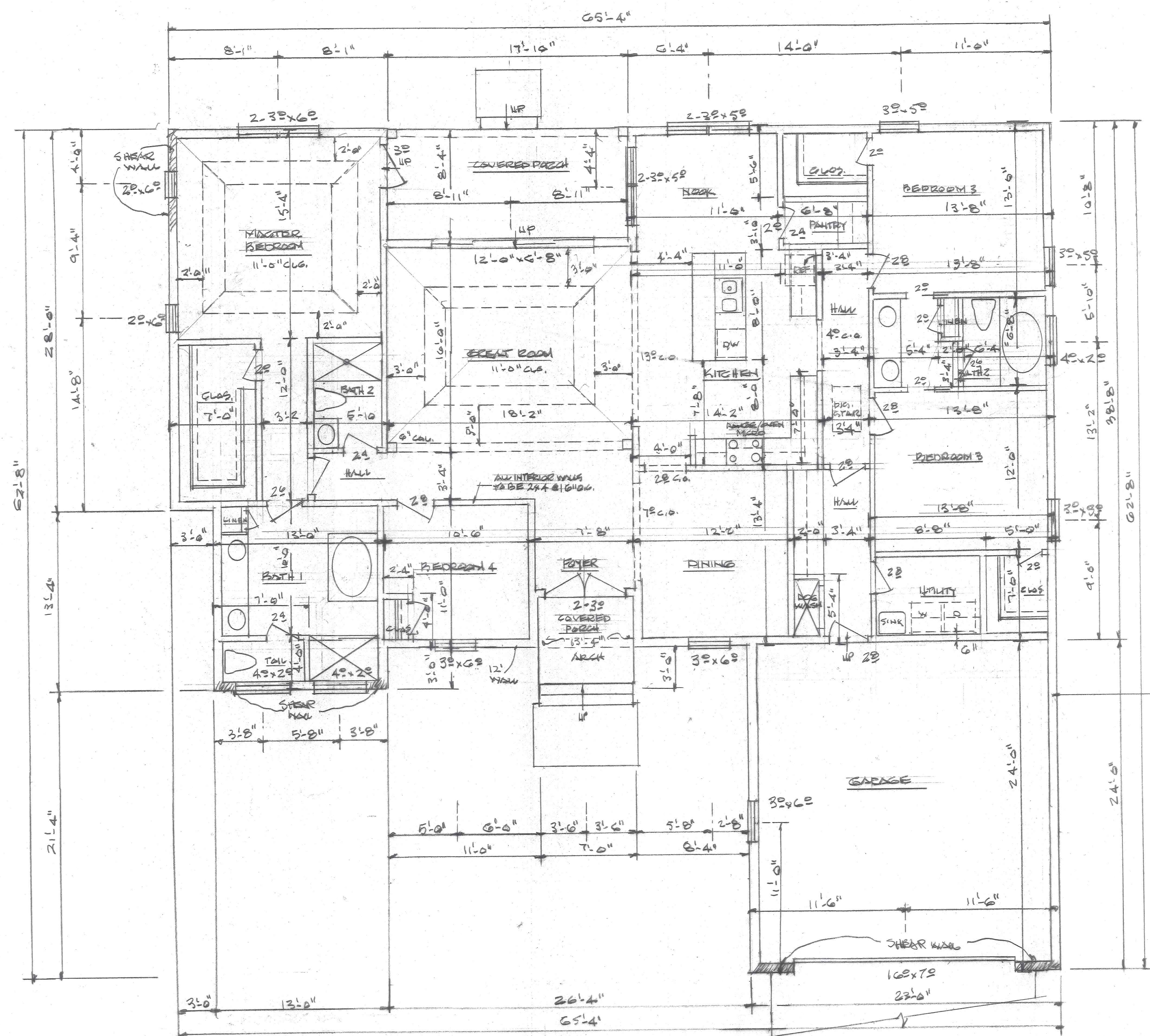
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INTERIORS

MODEL
JERRY, GA

J Terry Dismukes, Architect
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912-727-2140



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DATE	2/24/2024
SCALE	AS SHOWN
JOB NO.	ROGERS
SHEET	1



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

ALL CEILINGS TO BE 10', TRAY CEILINGS TO BE 11'

ALL EXTERIOR WALLS TO BE
8" CMU w/STUCCO (TYP)

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SION OF J. TERRY DISMUKES, ARCHITECT. THE
CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED
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J Terry
Dismukes
Architect

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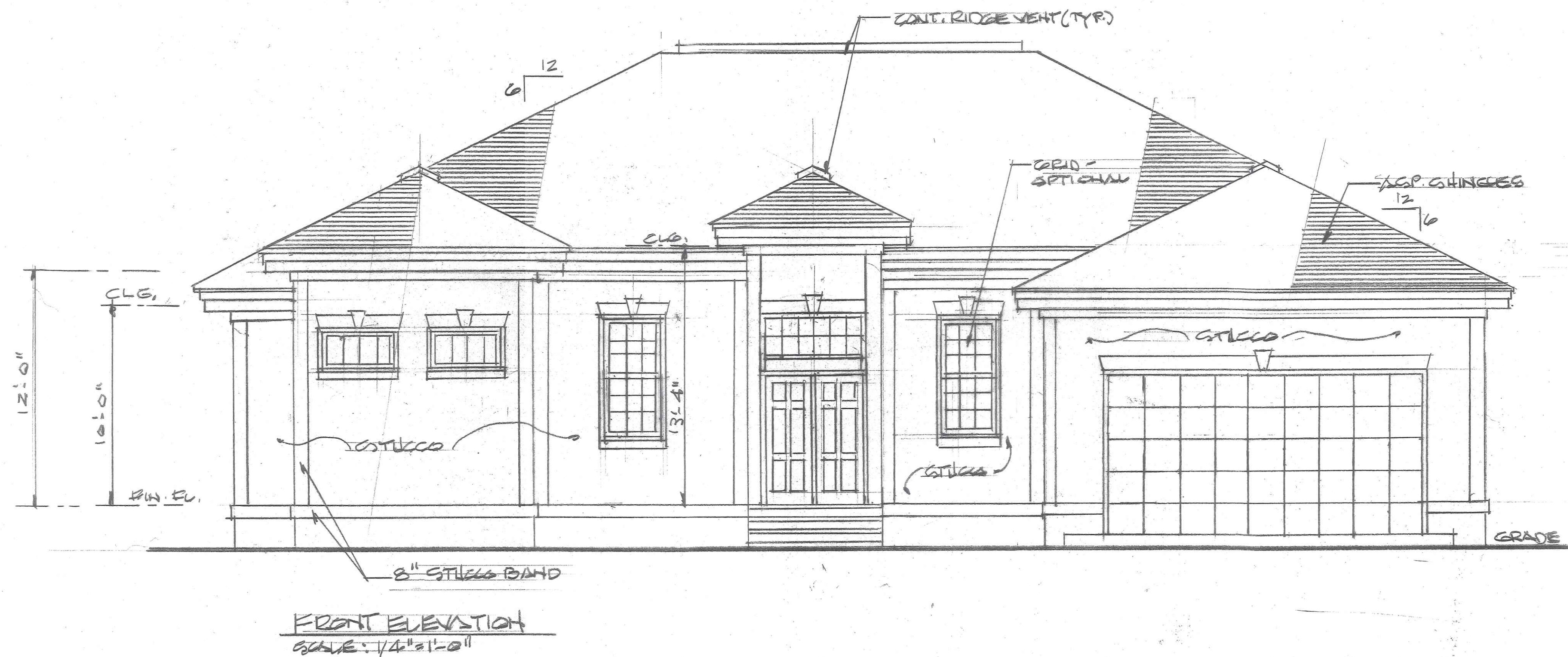
MODEL
JESAP, GA.

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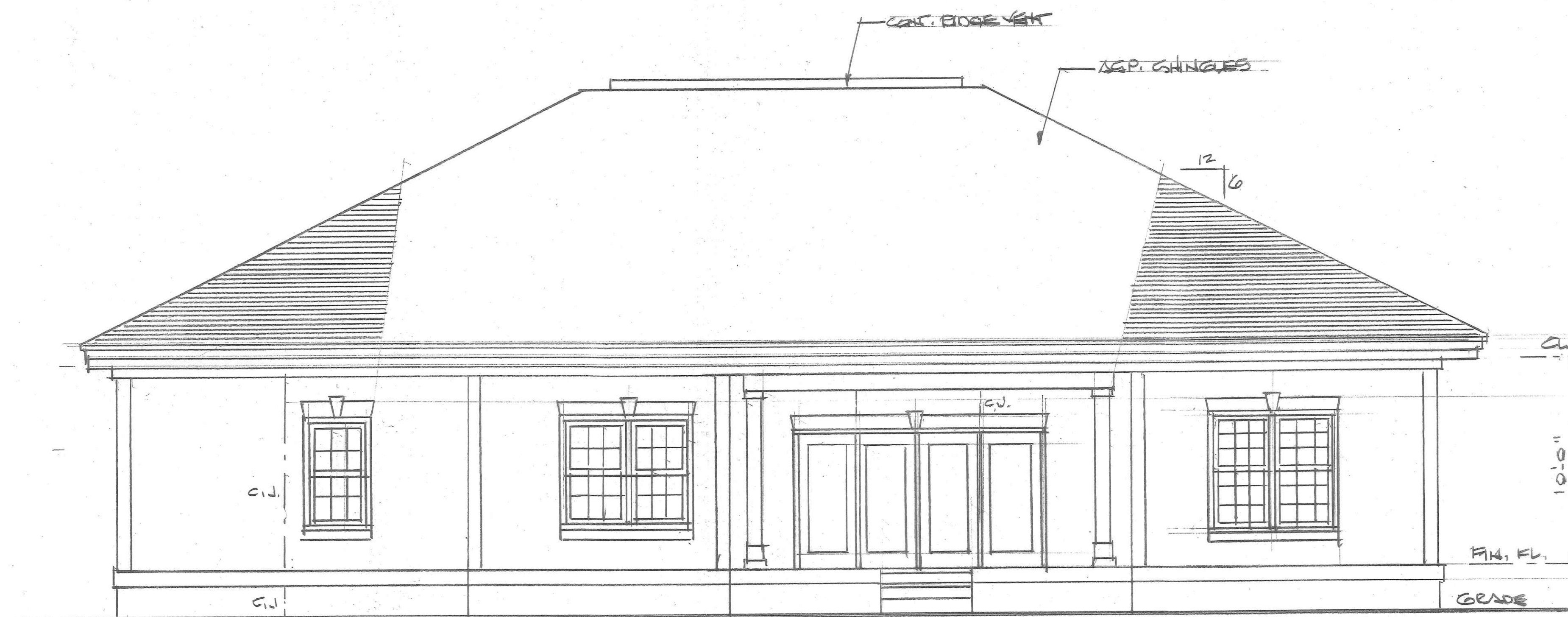


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DATE 4/26/2024
SCALE AS SHOWN
JOB NO. ROGERS
SHEET 2

PROJECT 912-255-2005



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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Dismukes
Architect

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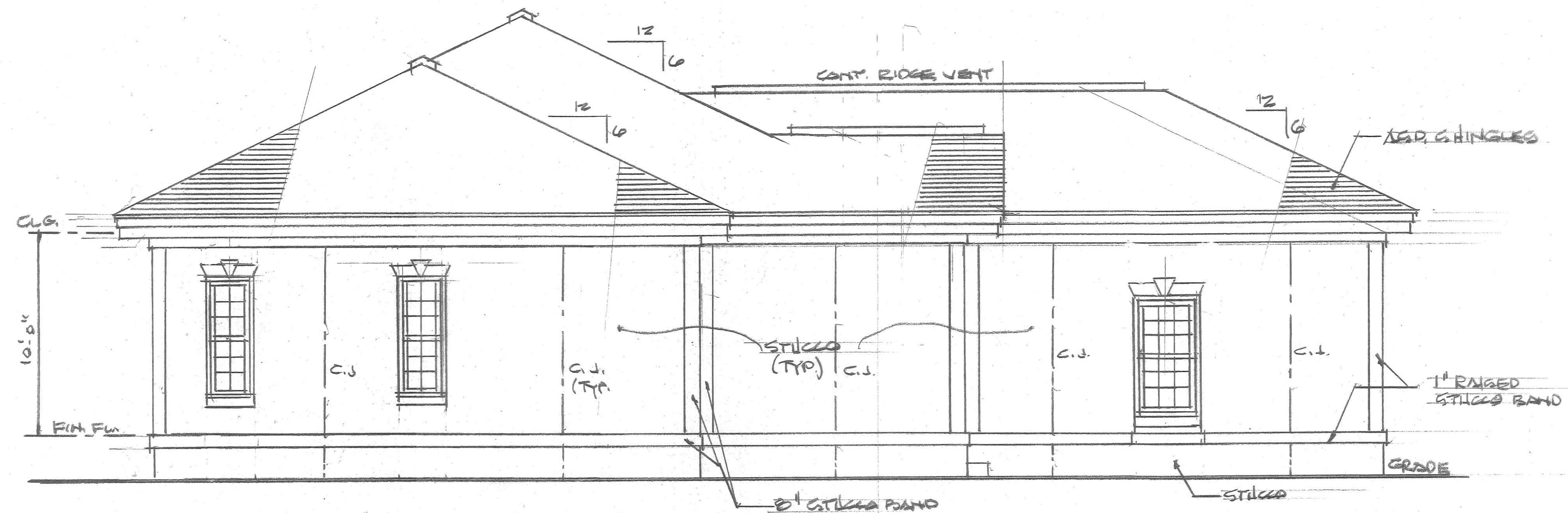


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2/28/2024
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ROGERS

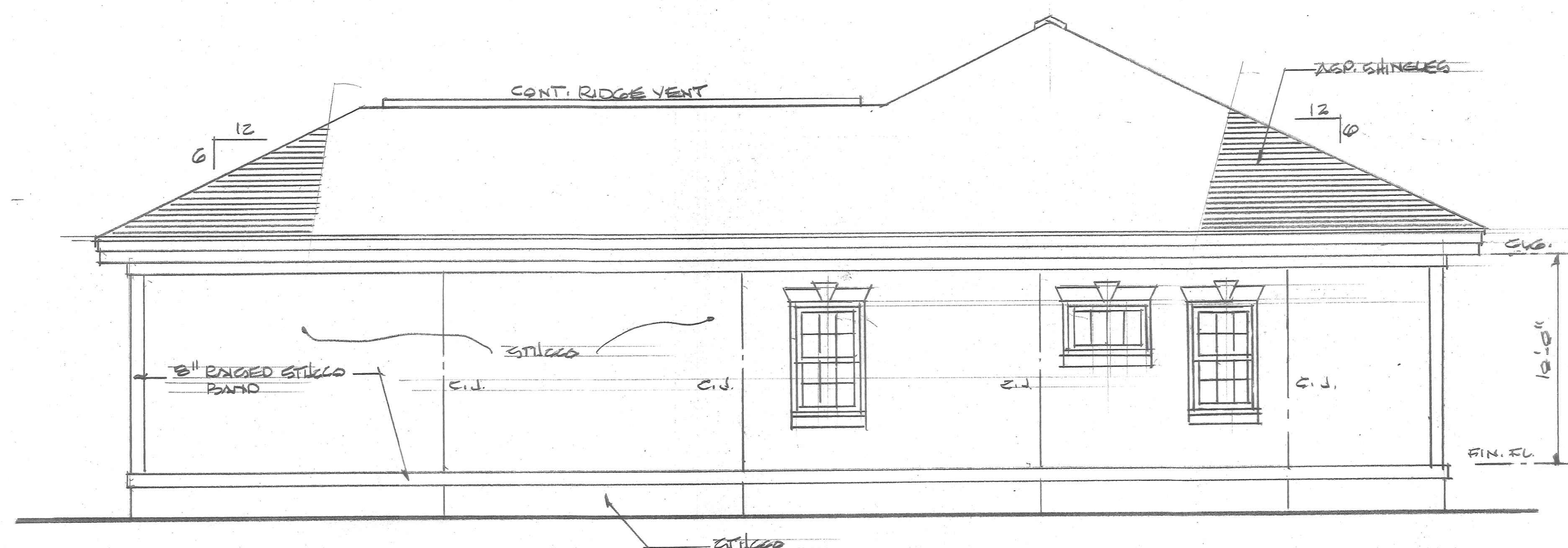
SHEET

3

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LEFT SIDE ELEV.
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEV.
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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PLANNING
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INTERIORS

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SCALE	AS SHOWN
JOB NO.	ROGERS
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UNDERLAYMENT REQUIREMENTS:
ASTM D225 TYPE I OR I FOR SLOPE BETWEEN 2:12 AND 4:12 OR ASTM D225 TYPE II FOR ROOF SLOPES GREATER THAN 4:12

PRE-ENGINEERED ROOF TRUSS
AT 24" O.C. MAX. DESIGNED BY TRUSS MANUFACTURER

UNDERLAYMENT
1/2" PLYWOOD/OSB SHEATHING
PLYWOOD CLIP REQUIRED.

ROOF SHINGLES
EAVE BATTLE

CONTINUOUS ALUMINUM DRIP STRIP
ELEVATION 12

COVER VINYL FASCIA
SEE ROOF LAYOUT FOR CONNECTIONS

SOFFIT
ELEVATION 11

NO. 5 VERTICAL REBAR
ELEVATION 10

8"x8" VERTICAL MASONRY WALL
ELEVATION 9

STUCCO EXTERIOR FINISH
ELEVATION 8

30" MIN REBAR LAP
ELEVATION 7

ENTIRE STEM WALL TO BE CONCRETE FILLED
ELEVATION 6

GRADE ELEVATION
ELEVATION 5

6"x6" MIN. POLYETHYLENE VAPOR RETARDER
ELEVATION 4

2-No. 5 CONTINUOUS REBAR OVER CHAIRS
ELEVATION 3

PROPERLY COMPACTED SOIL
ELEVATION 2

6"x6" MIN. POLYETHYLENE VAPOR RETARDER
ELEVATION 1

1 WALL SECTION
SCALE: NTS

BOTTOM OF NEW FOOTINGS MUST BE MINIMUM OF 12" BELOW THE ADJACENT FINISH GRADE

R404.1.6
Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

ALL WOOD IN CONTACT WITH THE CONCRETE OR MASONRY SHALL BE PRESURE TREATED OR HAVE AN APPROVED MOISTURE BARRIER.

PORTLAND CEMENT PLASTER SHALL COMPLY WITH ASTM C82.

R302.3 ASPHALT SHINGLES
THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION OR RAS 115.

R302.1.1 SHEATHING REQUIREMENTS
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECK.

R302.3.2 SLOPE
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R302.1.1.

R302.1.2 UNDERLAYMENT
UNDERLAYMENT SHALL COMPLY AND BE INSTALLED IN ACCORDANCE WITH SECTION R302.1.1.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIAL SELECTIONS PRIOR TO CONSTRUCTION

1. IT IS THE OPINION OF THE ENGINEER THAT ALL THE INFORMATION WITHIN THIS SHEET IS CORRECT AND IS BASED ON THE AVAILABLE INFORMATION. IF ANY CONDITION IS DIFFERENT THE ENGINEER IS TO BE NOTIFIED.

2. CONTRACTOR TO VERIFY ALL MATERIALS, DIMENSIONS, SPECIFICATIONS BEFORE ORDERING ANY MATERIAL AND PRIOR TO CONSTRUCTION.

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, conceal, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

R302.5 Dwelling-garage opening and penetration protection.
Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

R302.5.1 Opening protection.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

R302.5.2 Duct penetration.
Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch (25.4 mm) minimum rigid nonmetallic Class 0 or Class 1 duct board, or other approved material and shall not have openings into the garage.

R302.5.3 Other penetrations.
Penetrations through the separation required in Section R302.5 shall be protected as required by Section R302.11, Item 4.

R302.6 Dwelling-garage fire separation.
The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

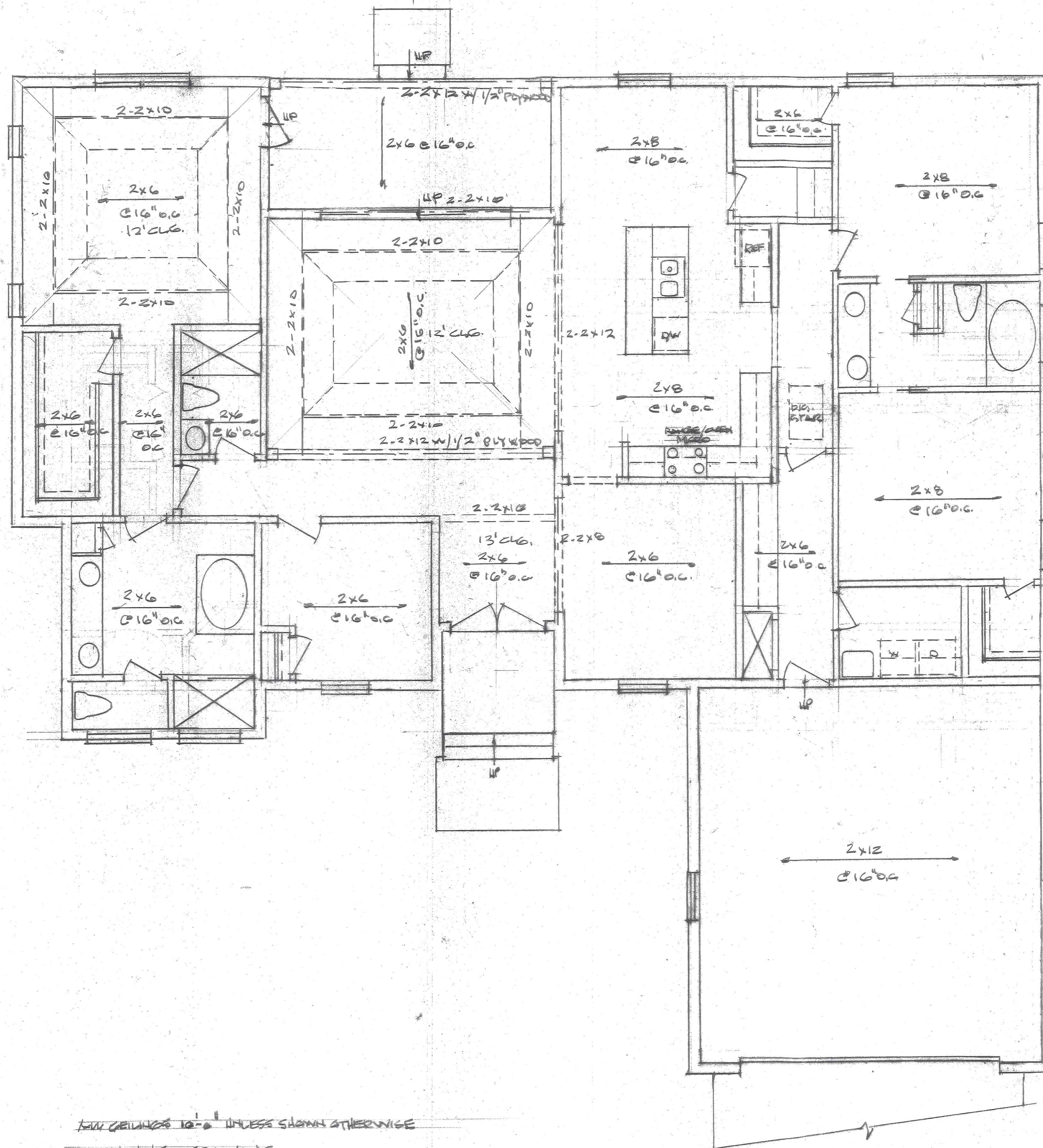
**TABLE R302.6
DWELLING-GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attic	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

APPROVED PRODUCT LIST

PRODUCT CATEGORY	SUB-CATEGORY	MANUFACTURER	STATE OF FLORIDA APPROVAL NUMBER	IMPACT RESISTANCE
WINDOWS	SINGLE HUNG	POT INDUSTRIES	FL1435.8-R22	IMPACT RESISTANCE
WINDOW	FIXED WINDOW	POT INDUSTRIES	FL5012.3-R21	LARGE AND SMALL MISILE IMPACT RESISTANCE
DOORS	SLIDING GLASS DOOR	POT INDUSTRIES	FL251.4-R32	LARGE AND SMALL MISILE IMPACT RESISTANCE
DOORS	DOOR WITH AND WITHOUT SOLIDITES	POT INDUSTRIES	FL331.3-R15	LARGE AND SMALL MISILE IMPACT RESISTANCE
DOORS	GARAGE DOOR	WAYNE-DALTON, A DIVISION OF OVERHEAD DOOR CORPORATION	FL8546.16-R19	IMPACT RESISTANCE
STRUCTURAL COMPONENT	CONCRETE UNTEL	CAST CRETE	FL155.1-R12	LARGE AND SMALL MISILE IMPACT RESISTANCE
ROOFING	UNDERLAYMENTS	GAF	FL10626.1-R15	
ROOFING	SHINGLES	GAF	FL10124.1-R27	
PANEL WALLS	SOFFIT	ALPHA ALUMINUM, INC.	FL1854.1-R4	
ROOFING	ROOF ACCESSORY (RIDGE VENT FOR ASPHALT SHINGLES) (ROLL-ON)	TAKKO BUILDING PRODUCTS LLC	FL4102.1-R10	
STRUCTURAL COMPONENT	WOOD CONNECTOR	SIMPSON STRONG-TIE	FL1473.3-R4	
STRUCTURAL COMPONENT	WOOD CONNECTOR	SIMPSON STRONG-TIE	FL10456.8-R5	
STRUCTURAL COMPONENT	WOOD CONNECTOR	SIMPSON STRONG-TIE	FL10861.8-R4	
STRUCTURAL COMPONENT	WOOD CONNECTOR	SIMPSON STRONG-TIE	FL10456.10-R4	
STRUCTURAL COMPONENT	WOOD CONNECTOR	SIMPSON STRONG-TIE	FL10446.8-R5	
STRUCTURAL COMPONENT	WOOD CONNECTOR	SIMPSON STRONG-TIE	FL10653.8-R4	



ALL DIMENSIONS 1/4" = 1' - 0" UNLESS SHOWN OTHERWISE
CEILING FRAMING
FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

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J Terry
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 Architect

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MODEL
 JESHP, GA.

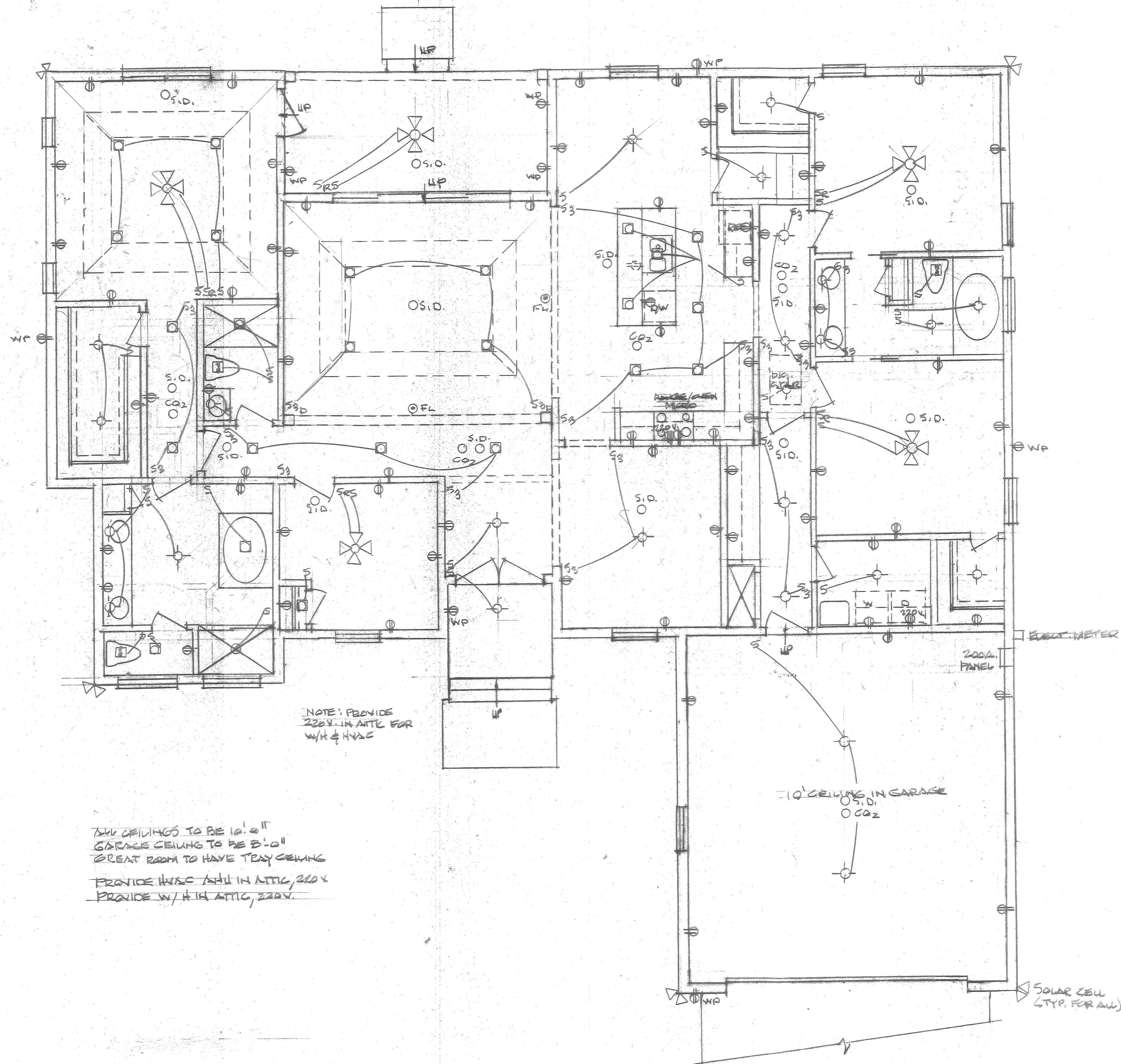
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 912-727-2140



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TERCY 912-255-2505



ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1' 0"

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SHEET	7

LETTER 912-255-2505

GENERAL STRUCTURAL NOTES RESIDENTIAL DESIGN

JEFFERSON, GEORGIA

1) ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:

- (A) INTERNATIONAL RESIDENTIAL CODE - 2018 (IRC-2018)
- (B) INTERNATIONAL CODE COUNCIL ICC-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS OR
- (C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS-140 M.P.H. (2018 EDITION) OR
- (D) AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE-1-08)

2) DESIGN CRITERIA:

ROOF LIVE LOAD --- 20 PSF
FLOOR LIVE LOAD --- 40 PSF
WIND LOAD PER IRC 2018
WIND AND DOOR DP RATINGS PER IRC-2018

NOTE: ALL STRUCTURAL MEMBERS & ANY EXTERIOR MATERIAL SHALL MEET OR EXCEED A 1.0 M.P.H. (MIN.) WIND LOAD & MEET OR EXCEED ALL BUILDING CODES AS ADOPTED BY THE LOCAL COUNTY BUILDING DEPARTMENT, INCLUDING IRC 2018 & INTERNATIONAL CODE COUNCIL ICC-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS

STRUCTURAL STUD LEGEND

LUMBER SPECIES: #2 SYP. F.K.D. MEDIUM GRAIN

WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING
EXTERIOR	8'-0"	2 x 4	16"
EXTERIOR	9'-0"	2 x 4	16"
EXTERIOR	10'-0"	2 x 6	16"
EXTERIOR	12'-0"	2 x 6	12"
EXTERIOR	14'-0"	2 x 6	12"
EXTERIOR	16'-0"	2 x 6	12"
INTERIOR	8'-0"	2 x 4	16"
INTERIOR	9'-0"	2 x 4	16"
INTERIOR	10'-0"	2 x 4	16"
INTERIOR	12'-0"	2 x 6	16"
INTERIOR	14'-0"	2 x 6	12"
INTERIOR	16'-0"	2 x 6	12"

HEADERS IN LOAD BEARING WALLS				
HEADER SPAN (ft.)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		
		NUMBER OF FULL-HEIGHT STUDS	UPLIFT (lb.)	LATERAL (lb.)
2	2 - 2x4	1	964	157
3	2 - 2x4	2	546	236
4	2 - 2x4	2	128	314
5	2 - 2x4	3	410	343
6	2 - 2x6	3	1092	471
7	2 - 2x10	3	1214	550
8	3 - 2x6	3	1486	628
9	3 - 2x12	3	1689	707
10	4 - 2x10	4	1820	785

HEADERS IN NON-LOAD BEARING WALLS & WINDOW SILL PLATES				
HEADER SPAN (ft.)	MINIMUM HEADER SIZE	REQUIREMENT AT EACH END OF HEADER		
		NUMBER OF FULL-HEIGHT STUDS	UPLIFT (lb.)	LATERAL (lb.)
2	1 - 2x4 (FLAT)	1	60	157
3	1 - 2x4 (FLAT)	2	90	236
4	1 - 2x4 (FLAT)	2	120	314
5	1 - 2x4 (FLAT)	3	150	343
6	1 - 2x6 (FLAT)	3	180	471
7	1 - 2x6 (FLAT)	3	210	550
8	2 - 2x6 (FLAT)	3	240	628
9	2 - 2x6 (FLAT)	3	270	707
10	2 - 2x6 (FLAT)	4	300	785
11	2 - 2x6 (FLAT)	4	330	864

FOR NON-LOAD BEARING WALLS AND WINDOW SILL PLATES, 2 - 2x4 (FLAT) CAN BE SUBSTITUTED FOR 1 - 2x6 (FLAT).

FULL HEIGHT STUDS

FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS OF THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B'). THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN HALF THE NUMBER OF STUDS REPLACED BY THE OPENING. IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL, TABLE 4, FULL HEIGHT STUDS SHALL BE PERMITTED TO REPLACE AN EQUIVALENT NUMBER OF JACK STUDS, WHEN ADEQUATE GRAVITY CONNECTIONS ARE PROVIDED.

WINDOW SILL PLATES

MAXIMUM SPANS FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPANS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B').

HEADER AND/OR GIRDER TO STUD CONNECTIONS

HEADERS AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B'). WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B').

TOP AND BOTTOM PLATE TO FULL HEIGHT STUD

EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B').

HEADER LEGEND

REF. WOOD FRAME CONSTRUCTION MANUAL - 140 MPH EXPOSURE 'B'

THE CEILING / ATTIC JOISTS WILL BE:

2x6 @ 16" o/c UP TO 10' SPAN
2x8 @ 16" o/c UP TO 14'-0" SPAN
2x10 @ 16" o/c UP TO 18' SPAN
2x12 @ 16" o/c UP TO 20' SPAN

THE ROOF RAFTERS WILL BE:

2x6 @ 16" o/c UP TO 8'-0" (UNSHORED) SPAN
2x8 @ 16" o/c UP TO 12'-0" (UNSHORED) SPAN
2x10 @ 16" o/c UP TO 18'-0" (UNSHORED) SPAN
2x12 @ 16" o/c UP TO 18'-0" (UNSHORED) SPAN

THE EXTERIOR WALL STUDS SCHEDULE: (FOR V. #150MHP)

2x4 @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 9'-1/2"
2x6 @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 14'-1/2"
2x8 @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 16'-1/2"
2x10 @ 16" o/c AT THE WALLS WITH THE PLATE HEIGHT UP TO 18'-1/2"

NOTES:

LUMBER SPECIES AND GRADE

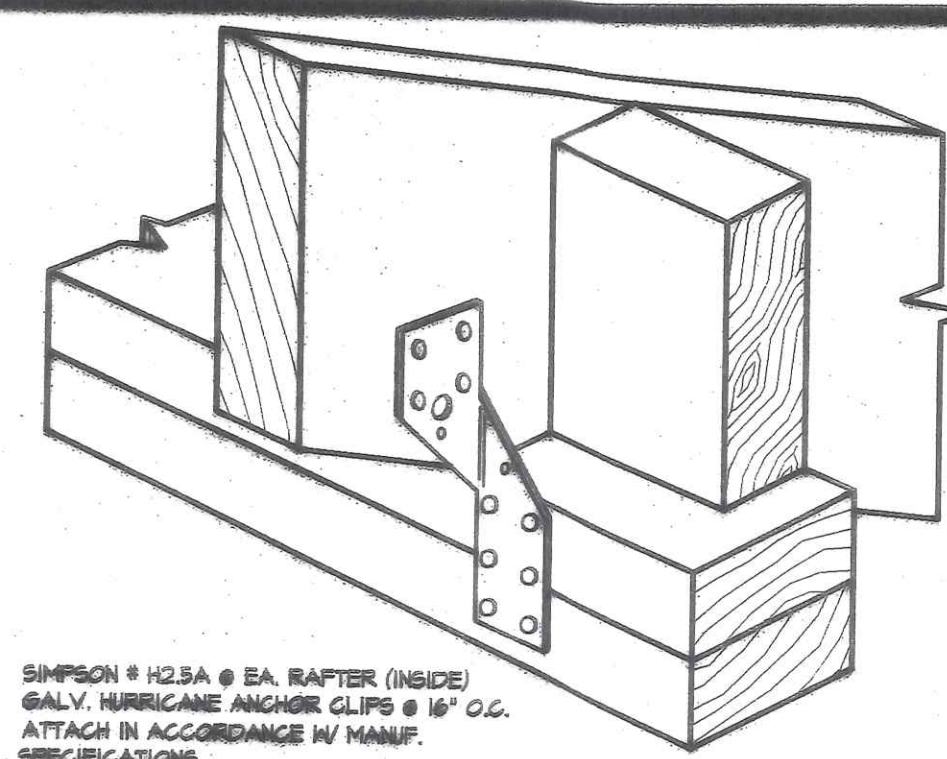
STUDS- No. 2 OR BETTER, SPRUCE, FIR, SYP. 16" O.C. MAX.
NON BEARING PARTITIONS- No. 3 ANY SPECIES 16" O.C. MAX.
JOISTS/RAFTERS- No. 2 OR BETTER SYP 16" O.C. MAX.

SHEATHING

MIN. 15/32", LAY WALL SHEATHING HORIZONTALLY WITH ALL EDGES SUPPORTED BY STUDS OR HORIZONTAL BLOCKING.

FASTENERS

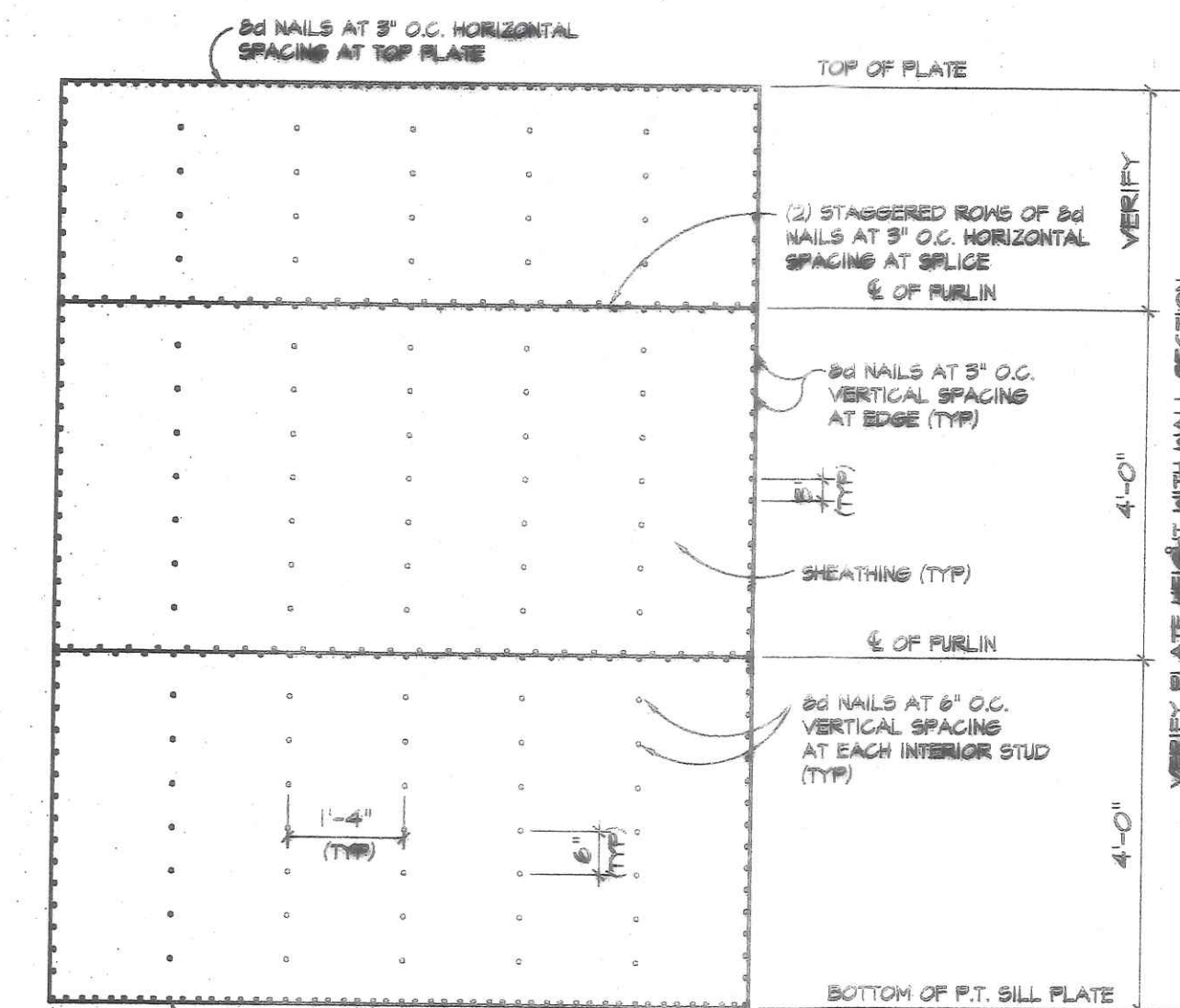
FOLLOW IRC 2018, USE MANUFACTURED SUPPLIED FASTENERS FOR CLIPS AND TIES.



SIMPSON #H2.5A @ EA. RAFTER (INSIDE)
GALV. HURRICANE ANCHOR CLIPS @ 16" O.C.
ATTACH IN ACCORDANCE W/ MANUF.
SPECIFICATIONS
SEE ICC-600 (B01.1.3/07A)
480PS UPLIFT PER CONNECTION

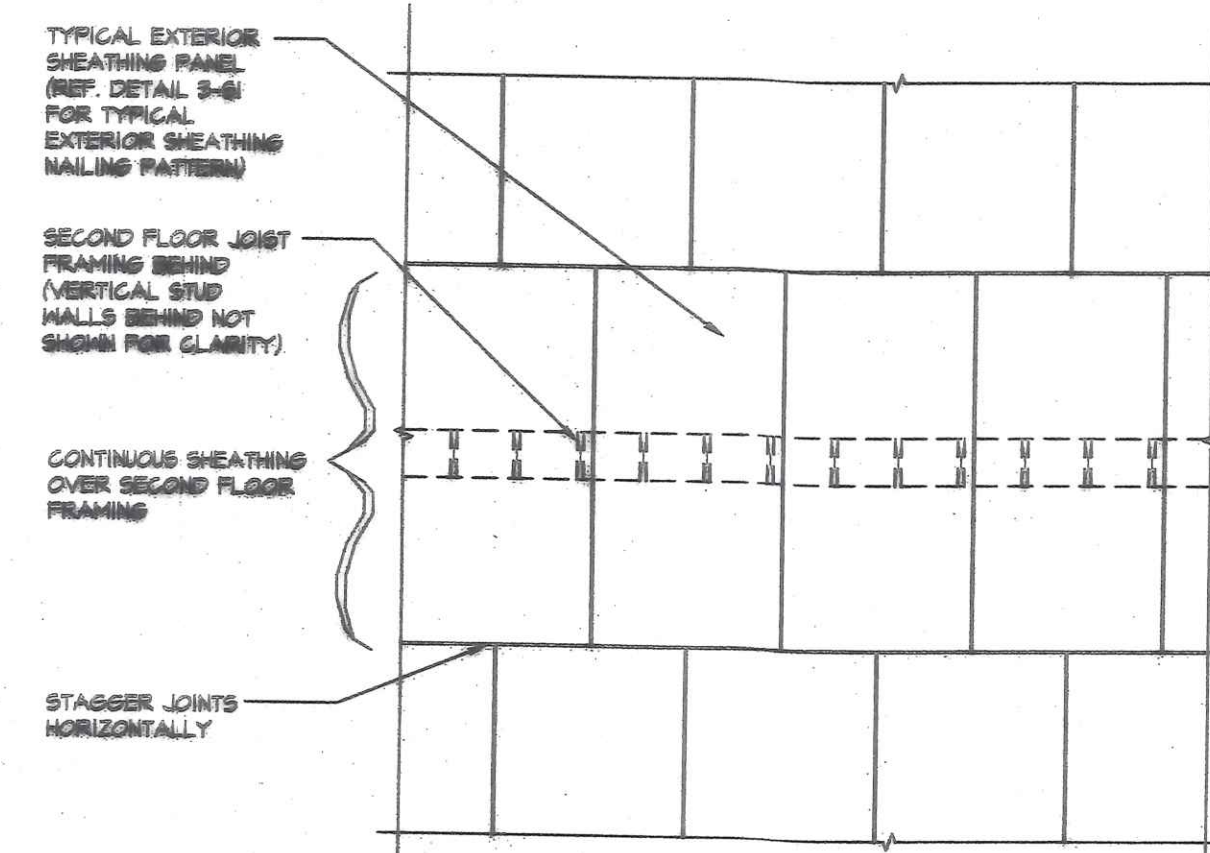
SIMPSON STRONG-TIE # H2.5a
N.T.S. OR MTS18 STRAP AS PER WALL SECTION

NOTE: ALL SIMPSON METAL CLIPS, TIES AND STRAPS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDED INSTALLATION



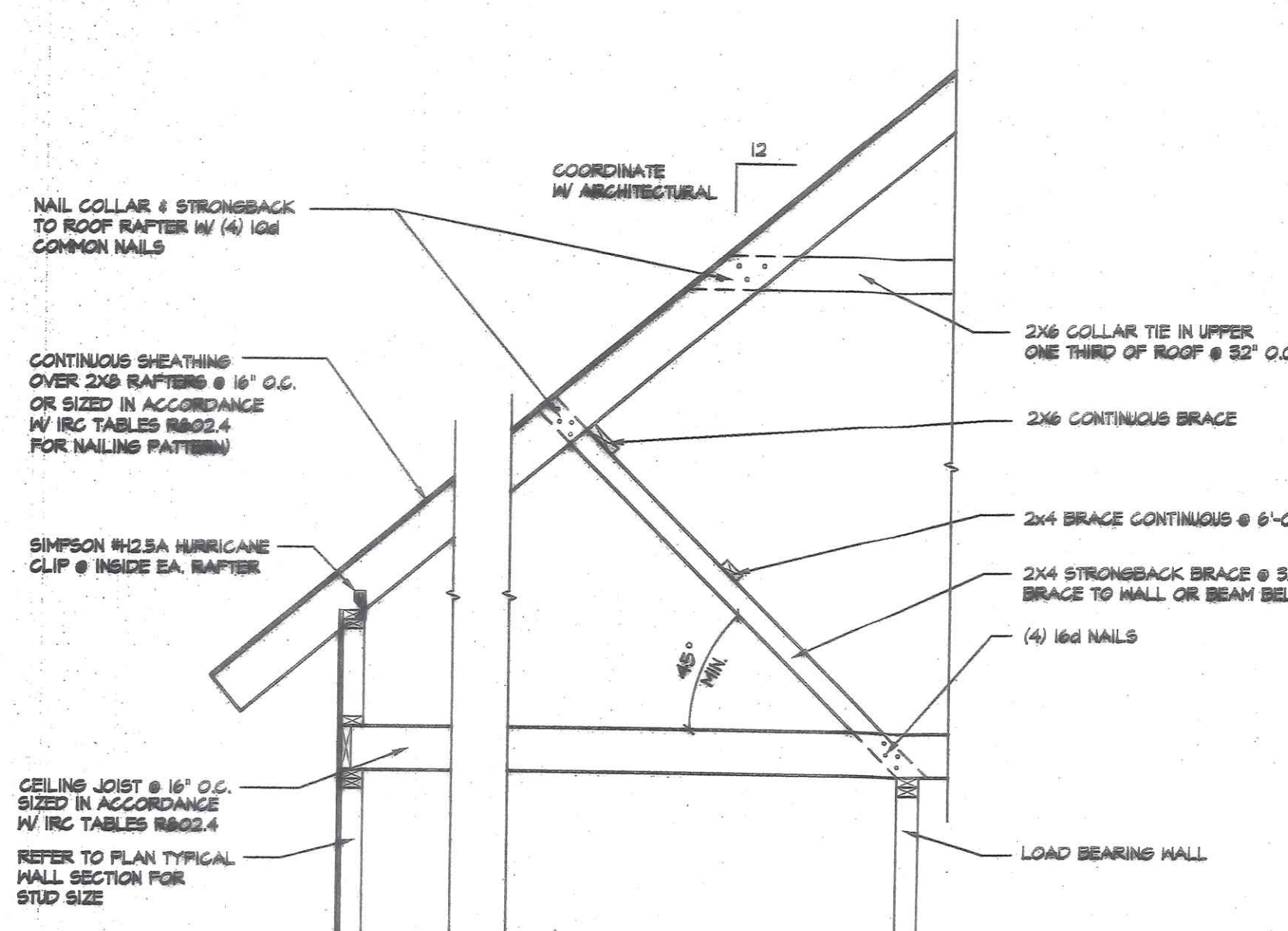
TYPICAL SHEATHING NAILING PATTERN

SCALE: 1/2" = 1'-0"
NAIL PATTERN ACCORDING TO INTERNATIONAL CODE COUNCIL ICC-600 STANDARDS FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS



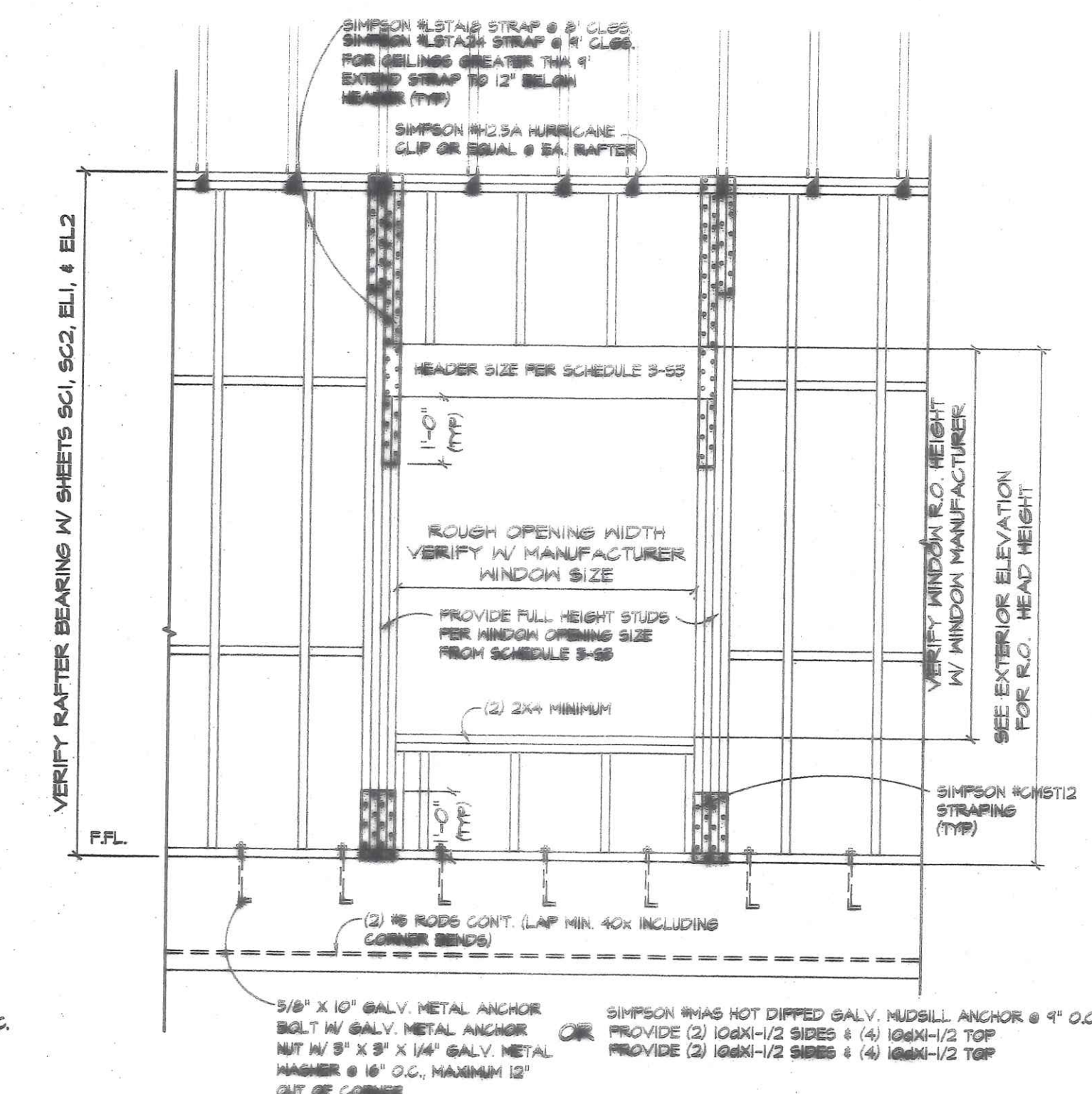
TYPICAL SHEATHING INSTALLATION PATTERN FOR SHEAR BETWEEN FLOORS

SCALE: 1/2" = 1'-0"



TYPICAL ROOF BRACING

SCALE: 1/2" = 1'-0"



TYPICAL FRAMING & UPLIFT CONNECTION FOR EXTERIOR OPENING 5'-11" OR LESS USING SIMPSON #CMST12 STRAPPING

SCALE: 1/2" = 1'-0"

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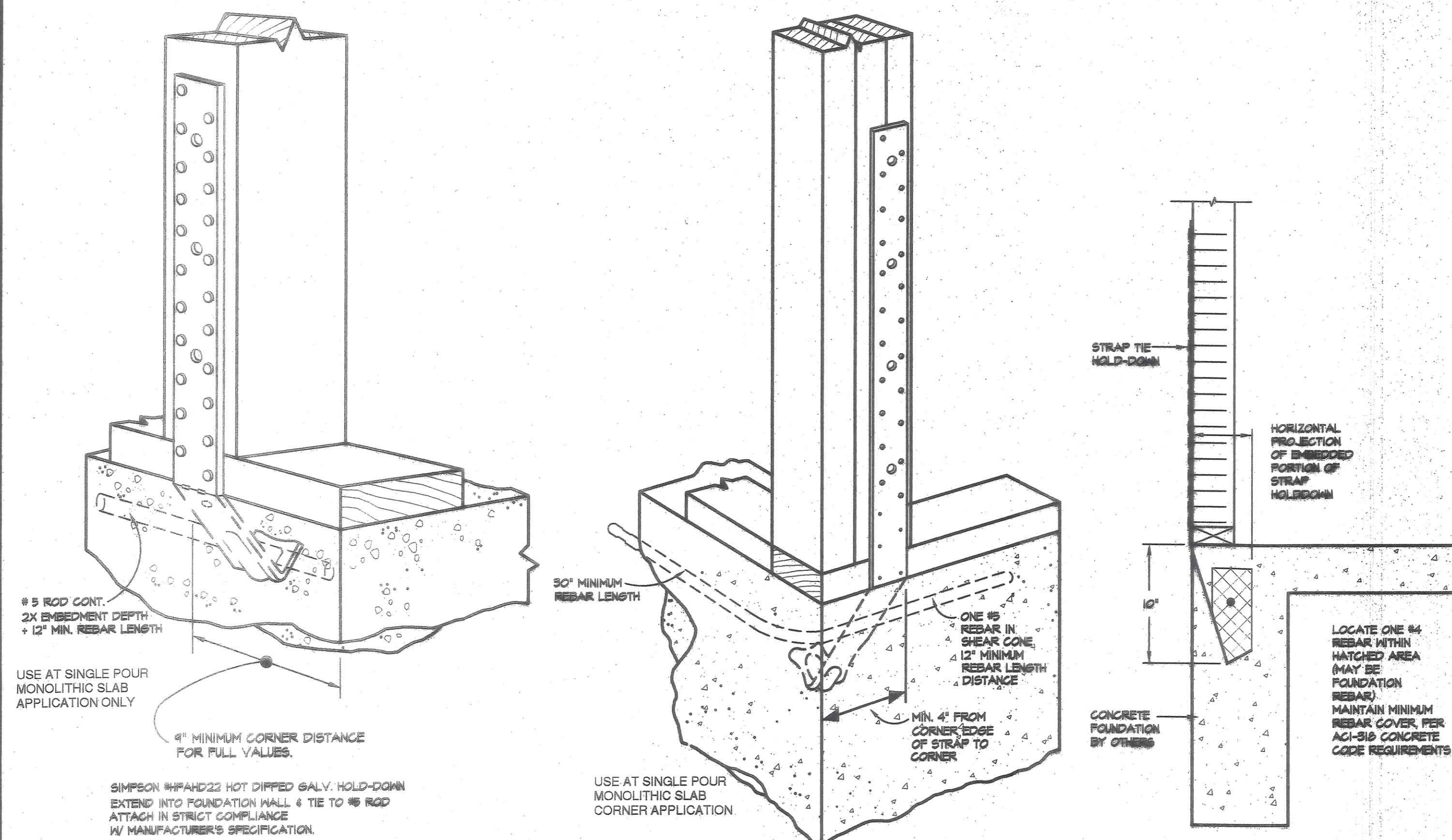


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ROGERS
SHEET

S1

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HOLDDOWNS



SINGLE POUR EDGE
INSTALLATION FOR SIMPSON
STRONG-TIE #STHD10

TYPICAL SINGLE POUR CORNER
& ENDWALL FOR SIMPSON STRONG-TIE
#STHD10

SINGLE POUR REBAR
INSTALLATION FOR SIMPSON
STRONG-TIE #STHD10

FOR C.B.U. STEMWALL FOUNDATION USE
SIMPSON STRONG-TIE #PHD5-SDS3
OR #HDS5-SDS2.5 TIEDOWNS
OR #HTT4 TIEDOWNS
ATTACH IN STRICT COMPLIANCE W/
MANUFACTURER'S SPECIFICATIONS

(2) VERTICAL STUDS

SIMPSON #HTT4 GALV. METAL HOLD-DOWN W/
5/8" X 10" GALV. METAL ANCHOR BOLT, EXTEND
INTO SLAB. PROVIDE (26) 10# X 1-1/2" OR
(26) 10# X 2-1/2" GALV. NAILS. LOCATE HOLD-DOWN
AS PER PLAN LOCATION. ATTACH IN STRICT
COMPLIANCE W/ MANUF. SPECIFICATIONS.

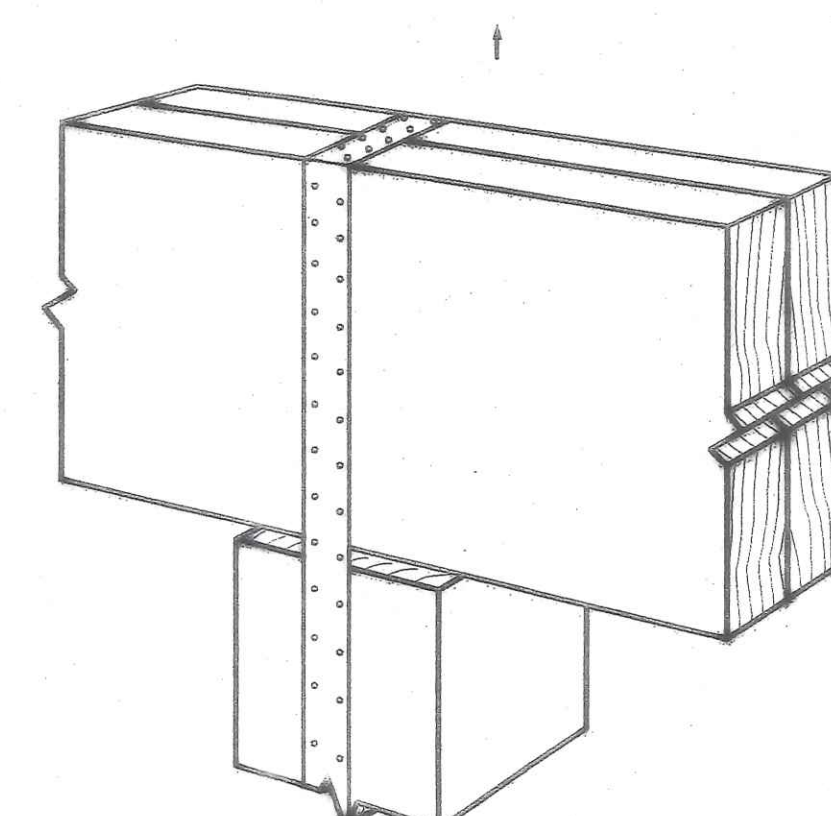
5/8" ANCHOR BOLT

2X4 OR 2X6 P.T. SILL

FOR C.B.U. STEMWALL FOUNDATION USE
5/8" X 10" LONG GALV. METAL ANCHOR
BOLT WITH 3" X 3" X 1/4" GALV. METAL
WASHER & NUT @ 18" O.C. MIN. & MIN.
7" EMBEDMENT IN SLAB

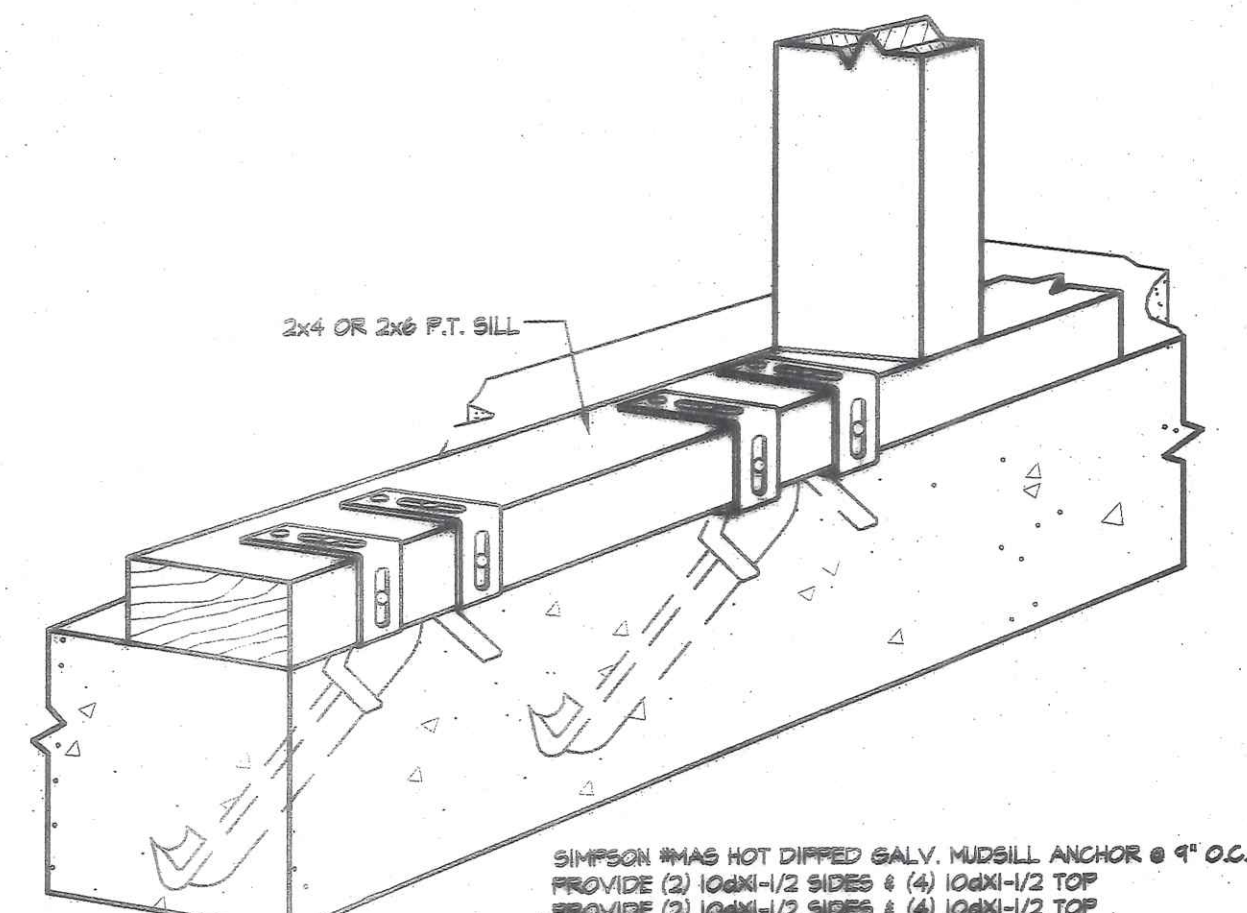
SIMPSON STRONG-TIE #HTT4

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SION OF J. TERRY DISMUKES, ARCHITECT. THE
CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED
HEREIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY
DISCREPANCIES TO THE ARCHITECT FOR IMMEDIATE RESOLUTION.



SIMPSON #CMST STRAP @ BEAM

ALT. MONOLITHIC ANCHOR

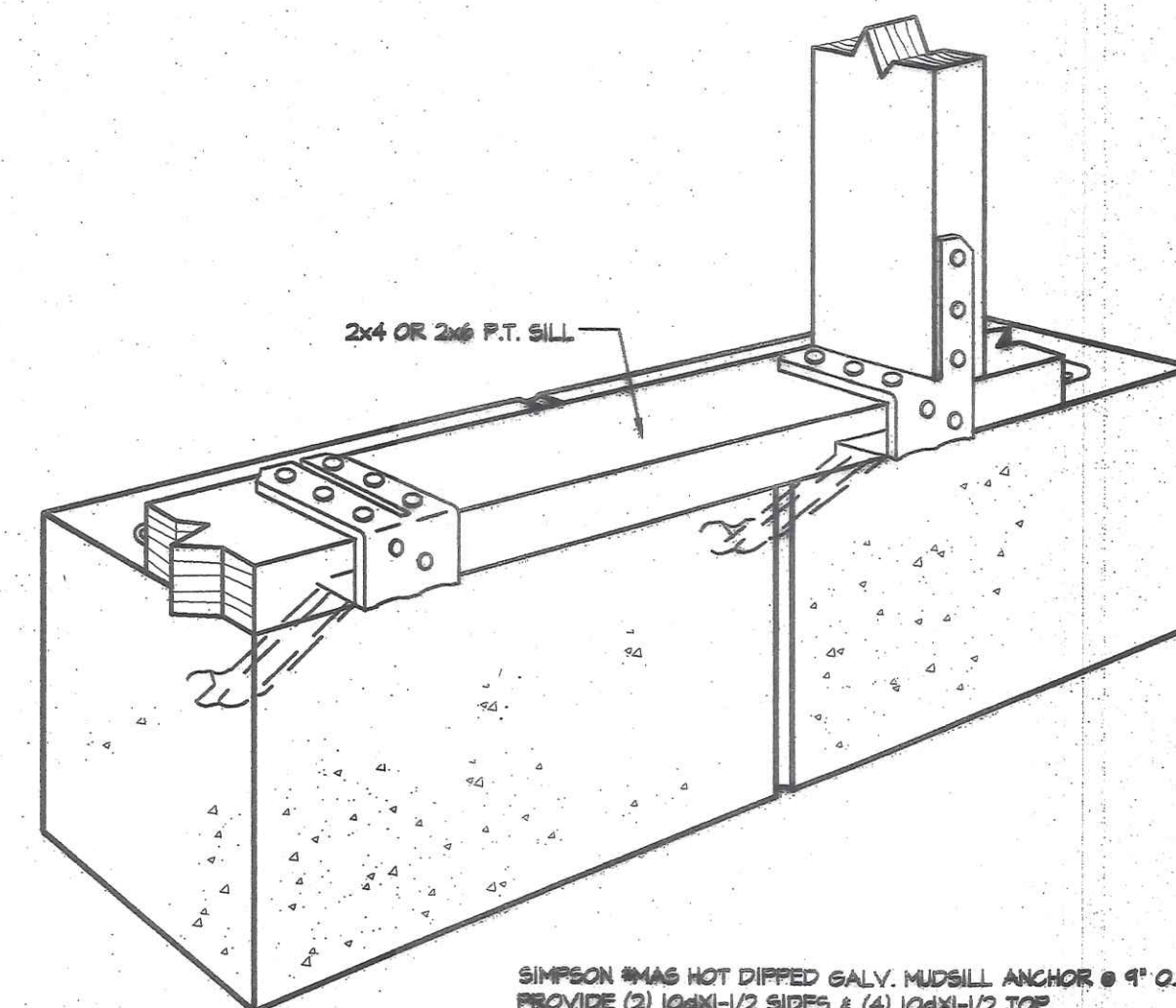


SIMPSON #MAS NOT DIPPED GALV. MUDSILL ANCHOR @ 9" O.C.
PROVIDE (2) 10#X1-1/2 SIDES & (4) 10#X1-1/2 TOP
PROVIDE (2) 10#X1-1/2 SIDES & (4) 10#X1-1/2 TOP

USE AT MONOLITHIC
SLAB APPLICATION ONLY

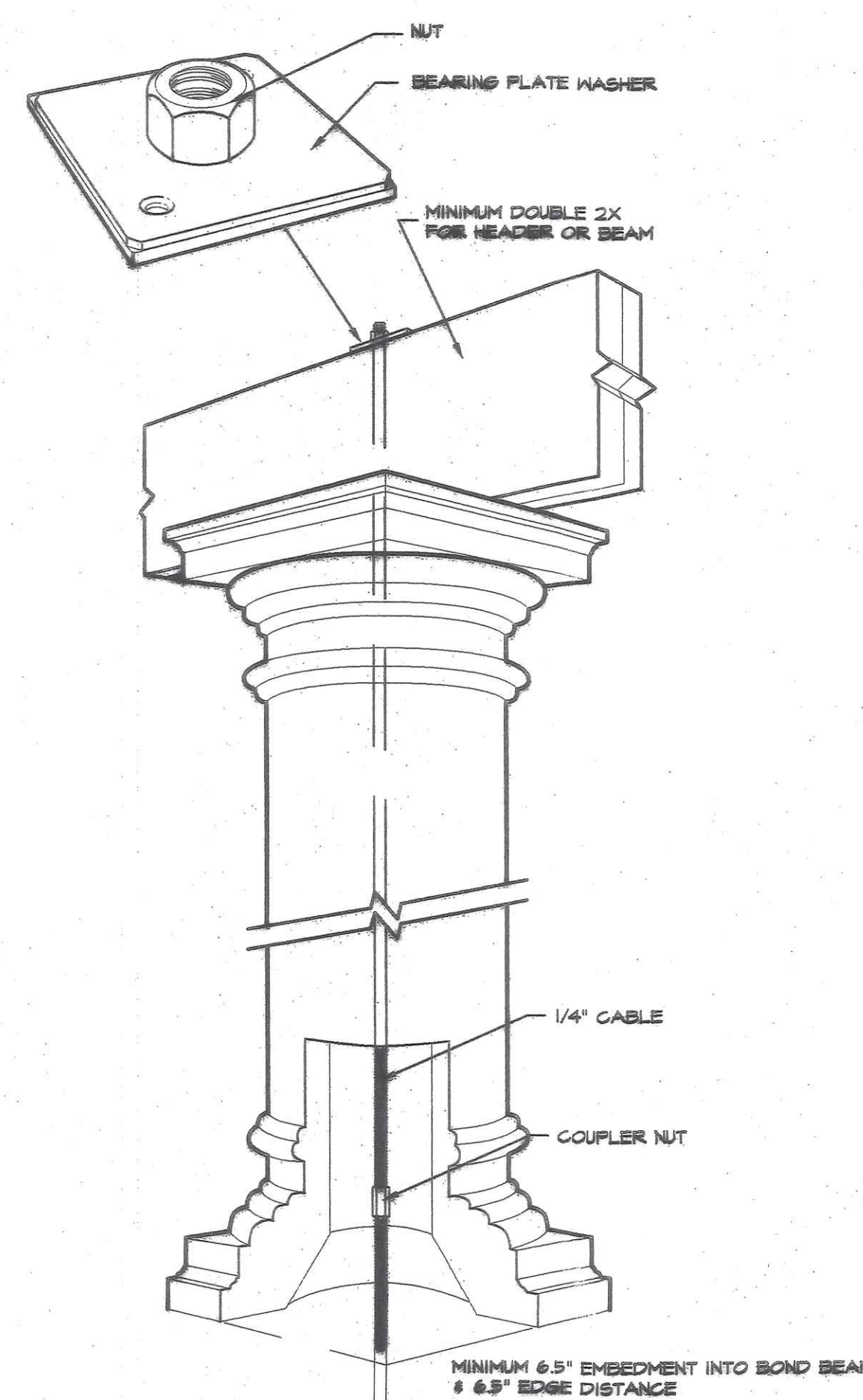
SIMPSON STRONG-TIE #MASA MUDSILL ANCHOR

ALT. STEM WALL ANCHOR



SIMPSON #MAS NOT DIPPED GALV. MUDSILL ANCHOR @ 9" O.C.
PROVIDE (2) 10#X1-1/2 SIDES & (4) 10#X1-1/2 TOP
PROVIDE (2) 10#X1-1/2 SIDES & (4) 10#X1-1/2 TOP

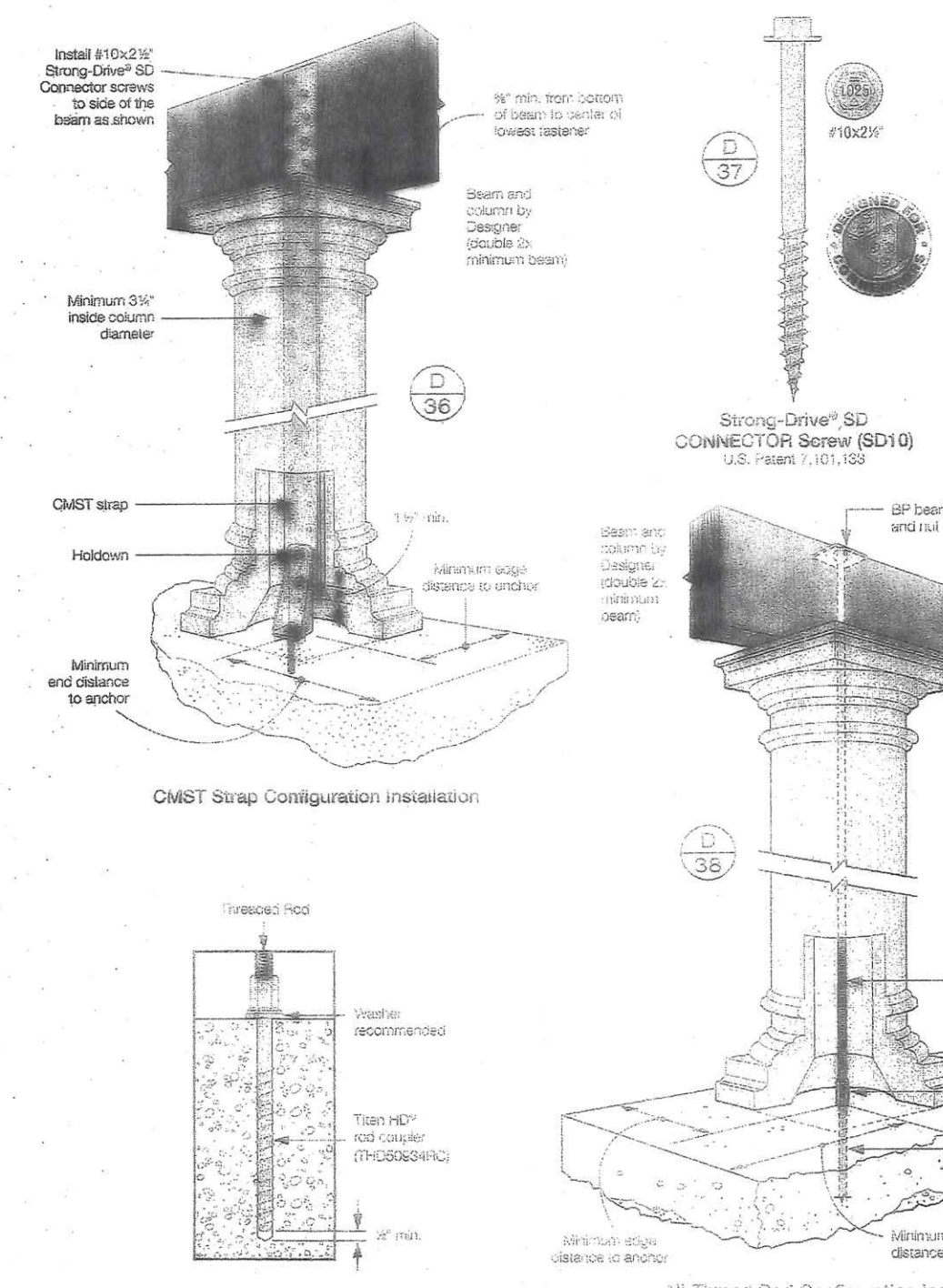
SIMPSON STRONG-TIE #MASB MUDSILL ANCHOR



TIEDOWN @ COLUMN

Hollow Column

Refer to technical bulletin T-COLUMN for allowable load tables and more installation information.



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SIMPSON STRONG-TIE
HOLLOW COLUMN UPLIFT CONNECTIONS

REVISIONS	BY

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CHECKED	JTD
DATE	2/26/2024
SCALE	AS SHOWN
JOB NO.	ROGERS
SHEET	S2