

FIRST FLOOR PLAN 1/4"=1'-0"

FIRST FLOOR: 744 SQ FT PER UNIT

2X6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

POINT LOAD FROM ABOVE PROVIDE THE FOLLOWING:
 1) SOLID BLOCKING BETWEEN BEAM (OR BILL) AND PLYWOOD SUBFLOOR
 2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS

PRELIMINARY PLANS ONLY FOR ZONING AND PRICING ONLY

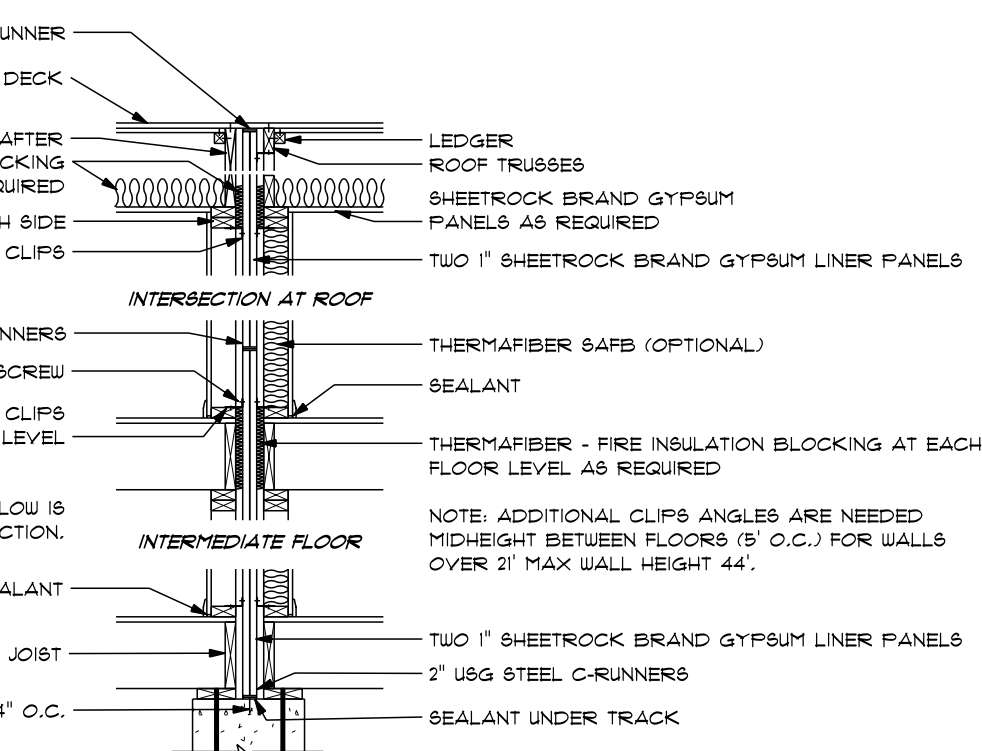
REFER TO DETAILED NOTES FOR THE FIRE ASSEMBLY OF THE PARTY WALL. WALL IS NOTED AS UL DESIGN U336

- THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.
- RIBC - 2 - 2019
 - WIND DESIGN: ZONE 2 (110 MPH)
 - LOAD DESIGN: 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF DEAD LOADS
60 PSF ATTIC LOADS
60 PSF EXTERIOR DECK LOADS
30 PSF SNOW LOADS
 - FROST DEPTH: MINIMUM 3'-6" DEEP
 - CLIMATE ZONE: 5
 - CONSTRUCTION TYPE: 5B
 - BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
 - ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUM AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.1.2 OF THE ENERGY CONSERVATION CODES.

WINDOW SCHEDULE								
TYPICAL HEADERS (2) 2" X 10" TYPICAL HEADER HEIGHT = 6'-10" (EXCEPTIONS ARE NOTED ON PLANS)								
NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 1 OR BETTER. ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING: FLOOR JOISTS LIVING AREAS: 40 PSF LIVE LOAD 20 PSF DEAD LOAD FLOOR JOISTS SLEEPING AREAS: 30 PSF LIVE LOAD 20 PSF DEAD LOAD								
MANUFACTURER (OR EQUIVALENT)	HARVEY WINDOWS MIN. U-FACTOR .35	UNIT	ROUGH OPENING	TYPE	QTY	AREA / BILL EFF	NET AREA	DESIGN PRESSURE
A	2846	2'-10" X 4'-9 1/2"	DH		12	13.2 / 2'-1"	5.03	30
B	2846-2	5'-6 1/4" X 4'-9 1/2"	DH M/L		6	24.0 / 2'-1"	5.03 EA	30
C	2832	2'-10" X 3'-9 1/2"	DH		8	9.5 / 3'-5"	3.37	30
D								
E								
F								
G								

DOOR SCHEDULE								
TYPICAL HEADERS (2) 2" X 10" TYPICAL HEADER HEIGHT = 6'-10" (EXCEPTIONS ARE NOTED ON PLANS)								
NOTE: INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS. INTERIOR DOORS 6'-10" HIGH (TYPICAL) EXTERIOR DOORS 6'-10" HIGH (TYPICAL)								
MANUFACTURER (OR EQUIVALENT)	MINIMUM DESIGN PRESSURE FOR SLIDERS / FRENCH DOORS	UNIT	ROUGH OPENING	TYPE	QTY	AREA / BILL EFF	NET AREA	DESIGN PRESSURE
	20							

DESIGN PRESSURE		
WIND ZONE	WIND EXPOSURE	HEIGHT (MAX.)
10 MPH	C	35'-0"
2.8 / -23.6		44.5



SECTION VIEW

- PLAN VIEW**
- SOLID AREA SEPARATION WALL - 1/2" SHEETROCK BRAND GYPSUM PANELS - TWO (2) 1" SHEETROCK BRAND GYPSUM LINER PANELS SET BETWEEN USG ONE PIECE STEEL STUDS 24" O.C. 2 X 4 UD STUDS 16" O.C. EACH SIDE ON 2 X 4 PLATES MIN. 1/4" FROM LINER PANELS - 2" THERMAFIBER 84FB IN ONE CAVITY - GYPSUM PANELS WITH 1/4" TYPE III SCREWS 12" O.C. - JOINTS STAG 4 FN. - FERIM CAULKED - UL DES U336
- 54 TL-86-348
 - 46 BASED ON 2x4x AND NO 84FB - TL-86-353
 - 58 BASED ON 2x4x AND 2" 84FB ON BOTH SIDES - TL-86-341
 - 51 BASED ON 2x4x AND 3" 84FB ON ONE SIDE - TL-86-351
 - 60 BASED ON 2x4x AND 3" 84FB BOTH SIDES - TL-86-350
 - 45 BASED ON 2x3x 3/4" GYPSUM PANELS, NO 84FB - BBN-130104
 - 54 BASED ON 2x3x 3/4" GYPSUM PANELS, 2" 84FB ONE SIDE - BBN-130103
 - 51 BASED ON 2x3x 3/4" GYPSUM PANELS, 2" 84FB BOTH SIDES - BBN-130102

PLAN VIEW

PARTY WALL DETAIL ~ 1/2"=1'-0"

CUSTOM DUPLEX
 PREPARED FOR:
 J THOMAS CONSTRUCTION
 MAGNOLIA LANE (PHASE 2)
 WAKEFIELD, RI

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY. DLR DIMENSIONS, INC. DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES.

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SCALE NOTED

DATE Thursday, October 14, 2021

APPROVED

DRR

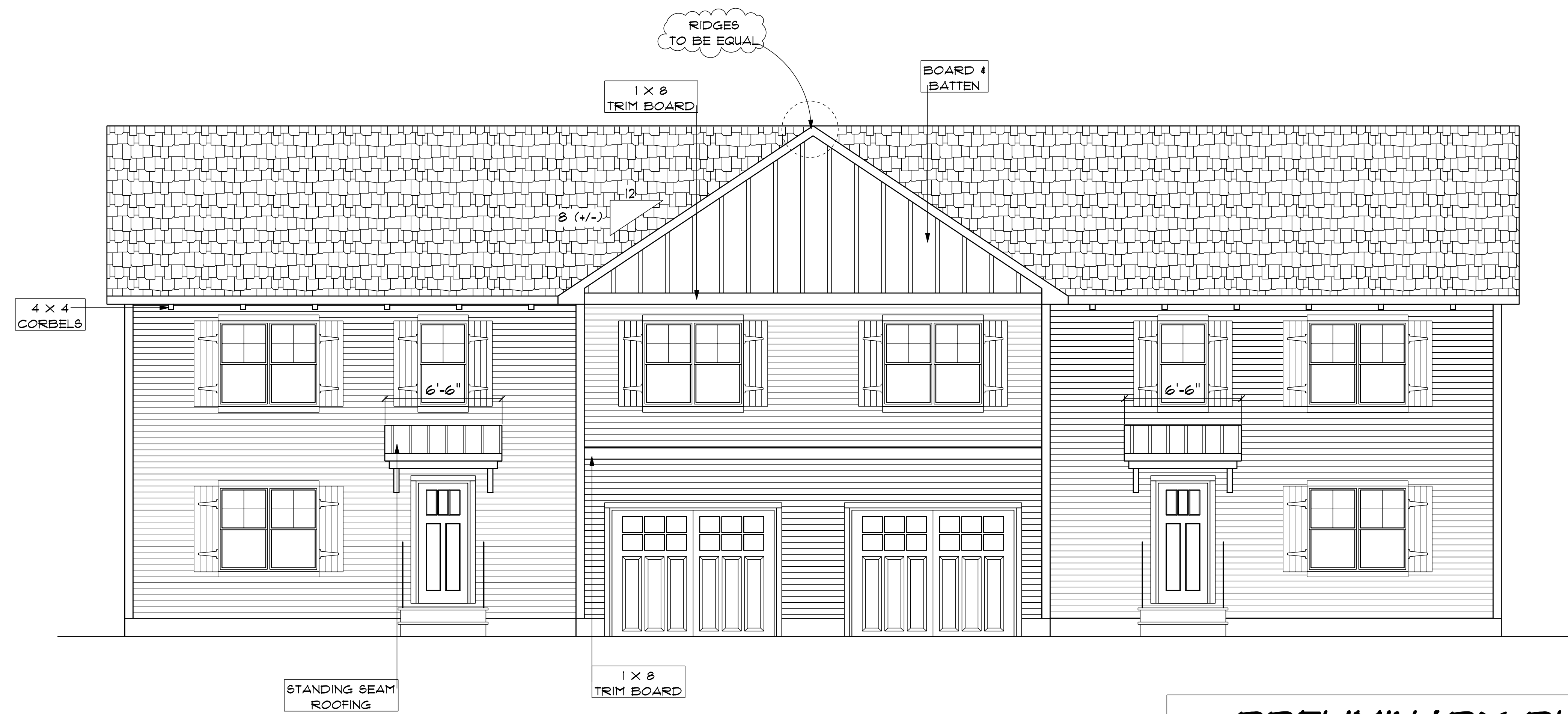
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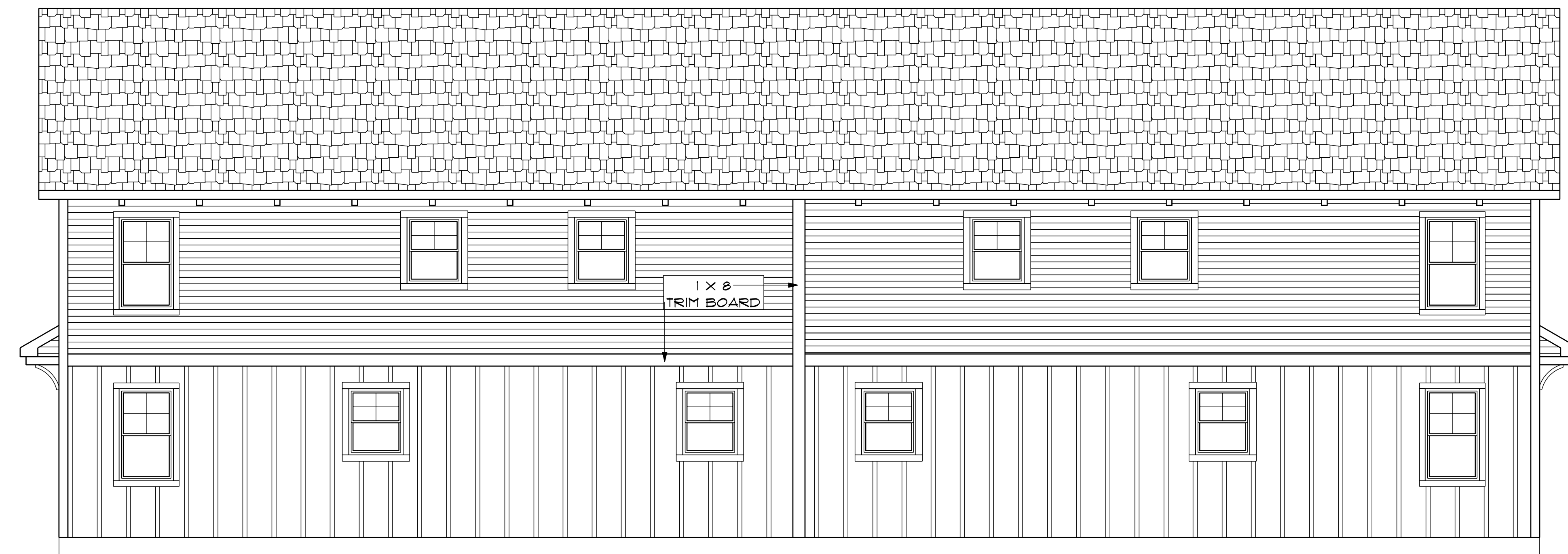
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1 OF 4



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

**PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY**



BACK ELEVATION 1/4"=1'-0"

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