

GENERAL NOTES & DESIGN CRITERIA						
DESIGN LOADS:						
* Floor: 40 psf. live 15 psf. dead	* Roof: 30 psf. live 10 psf. dead	* Ceiling: 10 psf. live 10 psf. dead				
* Soil bearing Capacity - 1500 PSF						
* Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.						
CONCRETE AND FOUNDATIONS:						
* All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.						
* All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.						
* Provide proper expansion and control joints as per local requirements.						
* All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.						
* All 48" x 48" x 18" concrete pads to have (4) #5 rods each way.						
* Foundation walls are not to be backfilled until properly braced.						
* Verify depth of frost footings with your local codes.						
* Provide termite protection as required by HUD minimum property standards.						
* Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 15" in concrete walls.						
REBAR & BOLT SCHEDULE:						
BAR SIZE AND SPACING	VERTICAL	HORIZONTAL				
8" Wall thickness	#4 @ 16" o.c.	#5 @ 16" o.c.				
10" Wall thickness (w-brick)	#4 @ 12" o.c.	#5 @ 16" o.c.				
EXTERIOR FILL	BOLT SPACING					
0" to 3'-6"	72" o.c.					
3'-7" to 6'-0"	48" o.c.					
6'-1" to 7'-0"	32" o.c.					
Over 7'-0"	Additional engineering may be required					
STEEL:						
* All structural steel for beams and plates shall comply with ASTM specification A-36.						
* All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.						
* All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.						
* Provide steel shims in all beam pockets.						
* Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.						
FRAMING MEMBERS:						
* Unless noted otherwise, all framing lumber shall have the following characteristics: F _b = 1,000 psi F _v = 75 psi E = 1,400,000 psi						
* Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.						
* Hole sizes and locations in GluLam or Laminated Veneered Lumber members are to be confirmed by a professional engineer.						
* Any structural or framing members not indicated on the plan are to be sized by contractor.						
* Double floor joists under all partition walls, unless noted otherwise.						
* All subflooring is assumed to be 3/4" thick - Glued&Nailed						
* All exterior walls are dimensioned to outside of 1/2" sheathing.						
* All exterior walls are 4" (3 1/2" stud plus 1/2" sheathing). All interior walls are 3 1/2" unless otherwise shown.						
* Calculated dimensions take precedence over scaled dimensions.						
* All Main level walls are 9'-1 1/8" high unless otherwise noted or implied.						
* All angled walls on floor plans are at 45 degree angle, unless otherwise noted.						
FRAMING MEMBERS (continued):						
* Any wall 12'-0" high or higher shall be 2x6 and balloon framed. Unless noted otherwise, above all openings that are:						
(1) Load bearing and less than or equal to 3 ft. use 4x6.						
(2) Load bearing and more than 3 ft. use (2) 2x12 w/1/2" Plywood between.						
(3) Non-load bearing and less than or equal to 6 ft. use 4x6.						
(4) Non-load bearing and more than 6 ft. use (2) 2x12 w/1/2" Plywood between.						
(5) All exterior openings use (2) 2x12 w/1/2" Plywood between.						
* All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.						
* All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.						
* Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".						
* Collar ties are to be spaced 4'-0" o.c.						
* All purlins and kickers are to be 2x6's, unless noted otherwise.						
* Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).						
MISC. NOTES:						
* Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.						
* All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.						
* Note: Provide proper insulation for all plumbing.						
* 1/2" water-resistant drywall around showers, tubs and whirlpools.						
* 1/2" drywall on interior walls and ceilings.						
* 5/8" type "X" fire code drywall on garage walls and ceilings.						
* Windows are called out by glass size only.						
* Windows, if not noted, are assumed to be casements.						
* Header heights are labeled to bottom of arched transoms						

ABBREVIATIONS									
A/C	Air Conditioner	DISH	Dishwasher	INSUL	Insulation	PROJ	Projection	TRAP	Trapzoid
ADJ	Adjustable	DN	Down	INT	Interior	RAD	Radius	U.L.	Underlayment
AWN	Awning	DRY	Dryer	JST	Joist	RAFTS	Rafters	UNEX	Unexcavated
BLDG	Building	EA	Each	LVL	Laminated Veneer Lumber	REFRIG	Refrigerator	WSH	Washer
BSMT	Basement	ENT	Entertainment	LIN	Linen	RM	Room	WD	Wood
BTM	Bottom	EXP	Exposure	MAX	Maximum	SEC	Second	WH	Water Heater
BTW	Between	EXT	Exterior	MBR	Master Bedroom	SHWR	Shower	WH	Welded Wire Mesh
CANT	Cantilever	FIN	Finished	MICRO	Microview	S.L.	Side Lite	W.W.M.	
C.J.	Ceiling Joist	FJ	Floor Joist	MIN	Minimum	SP	Jump Pump Pit	@	At
CLG	Ceiling	FLUOR	Fluorescent	MISC	Miscellaneous	SPP	Stationary		Line
CEIL	Ceiling	FTG	Footcrag	O.C.	On Center	STD	Standard	2W	Two Wide
CMU	Concrete Masonry Unit	GALV	Galvanized	O.H.D.	Overhead Door	STL	Steel	3W	Three Wide
C.O.	Cased Opening	GARB	Garbage Disposal	OPNG	Opening	STRUCT	Structural	4W	Four Wide
CONC	Concrete	G & N	Glued & Nailed	PC	Pull Chord	T.C.	Trash Compactor		Center Line
DBL	Double	G.L.	Glassian Header	PIC	Picture	T & G	Tongue & Groove	W/	With
DH	Double Hung	HDR	Header	POLY	Polyethylene	TRANS	Transom		Diameter

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Plan No.

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SYMBOLS

	Detail Number		Wood Frame Wall		Furnace
	Section Number		Concrete		Flue & Duct
	Direction of Section		Brick or Stone		Floor Drain
	Square Footage		Earth		Supply Air (Floor)
	Roof Pitch Ratio		Granular or Gravel Fill		Supply Air (Ceiling)
	Ceiling Pattern Detail W/Height		Batt Insulation		Shower Head
	Roof Louver		Blown Insulation		
			Minimum 3"x3" Solid Bearing or to Match the width of Bearing		
			Sillcock		

ELECTRICAL LEGEND

	110V OUTLET		FLOOD LIGHT
	HALF SWITCHED 110V OUTLET		FLUORESCENT LIGHT
	220V OUTLET		TRACK LIGHT
	WEATHERPROOF 110V OUTLET		UNDER COUNTER LIGHT
	GROUND FAULT 110 V. OUTLET		EXHAUST FAN
	FLOOR 110V OUTLET		EXHAUST FAN/LIGHT COMBO
	SURFACE MOUNT LIGHT		PADDLE FAN/LIGHT FIXTURE
	RECESSED CAN LIGHT		PADDLE FAN
	WALL MOUNT LIGHT		SMOKE DETECTOR (WALLS)
	PULL-CORD SURFACE MOUNT LIGHT		SMOKE DETECTOR (CEILING)
	THERMOSTAT		S
	CHIMES		S ₃
			S ₄

NOTE: WIRE SMOKE DETECTORS IN SERIES



REAR ELEVATION

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



FRONT ELEVATION

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

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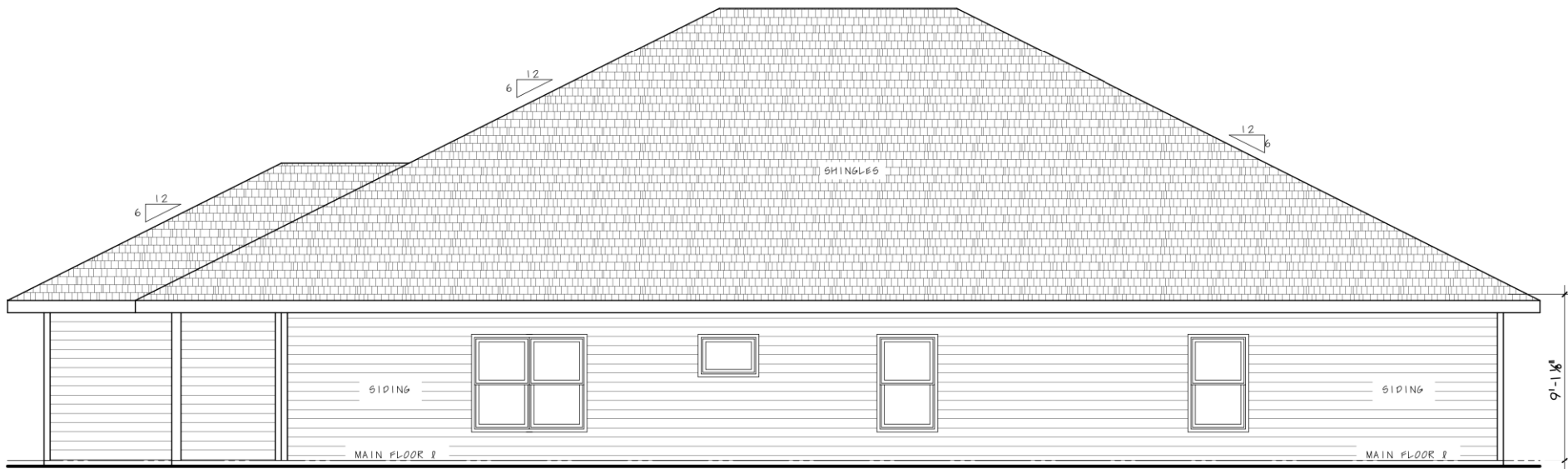
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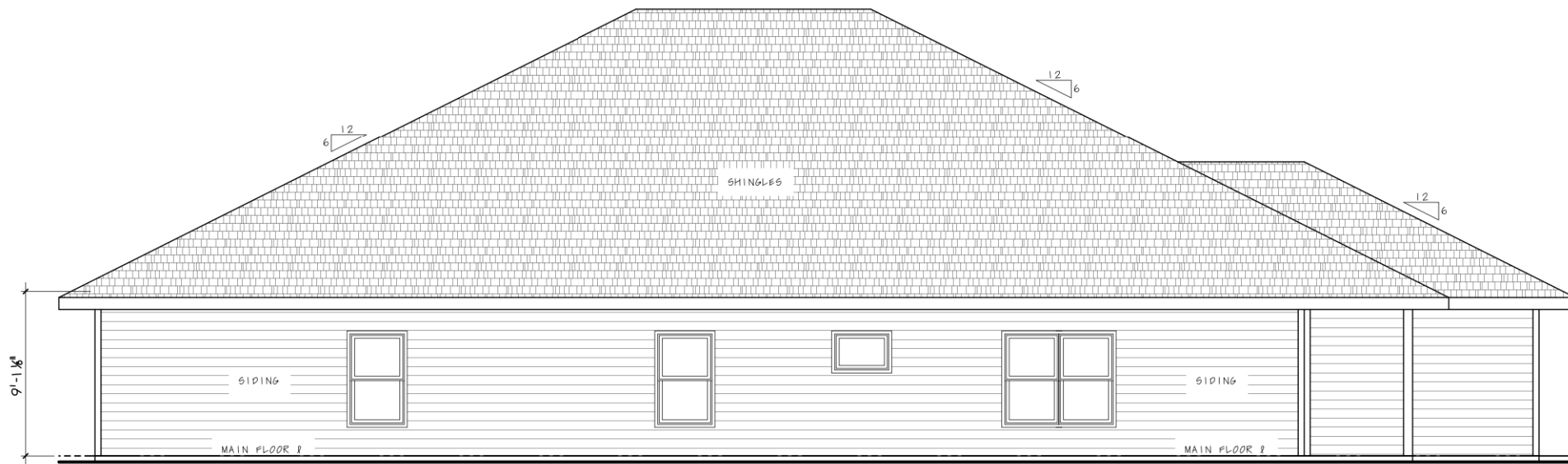
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RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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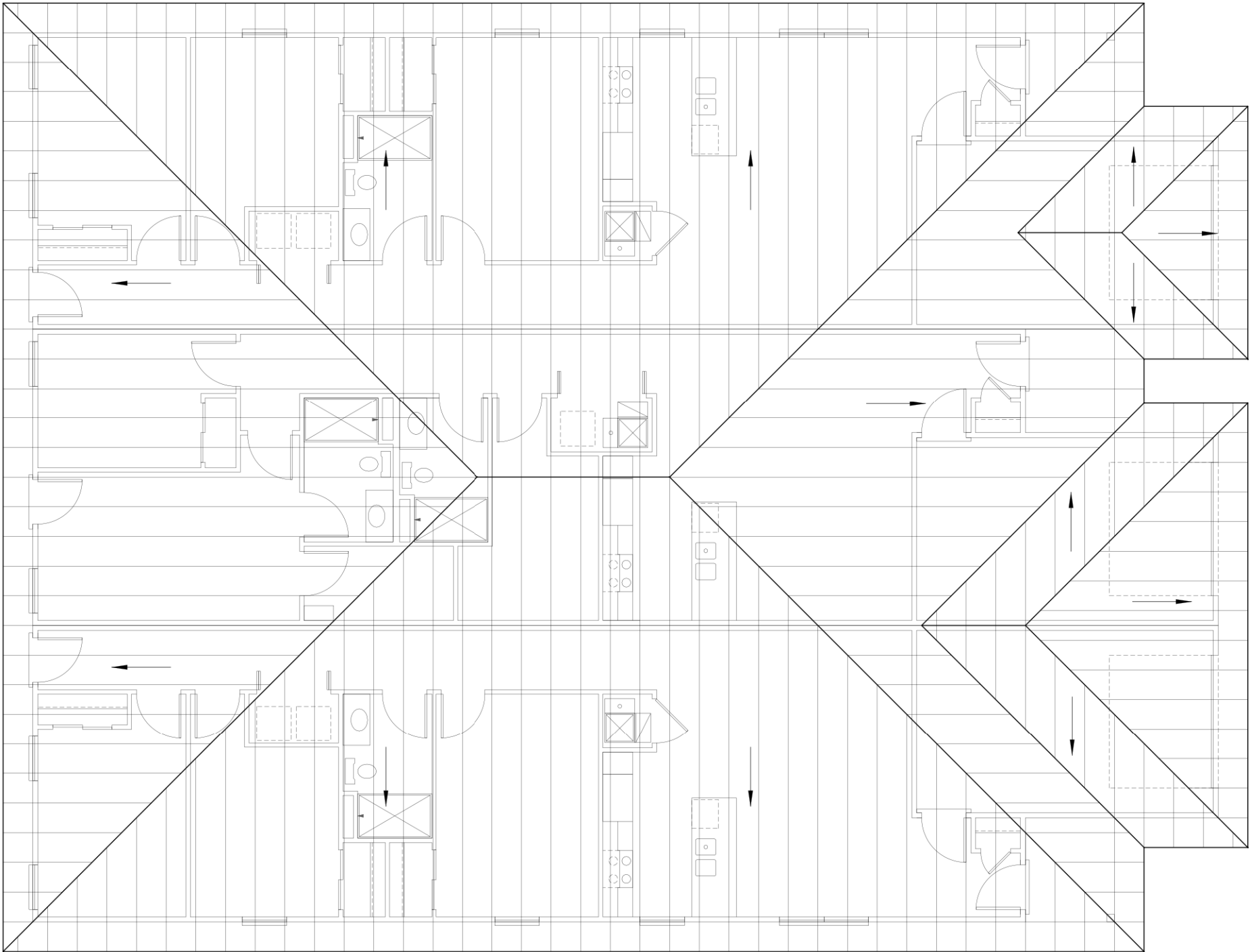
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ROOF PLAN

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

NOTE: ALL ROOF
PITCHES ARE 6/12
UNLESS NOTED
OTHERWISE

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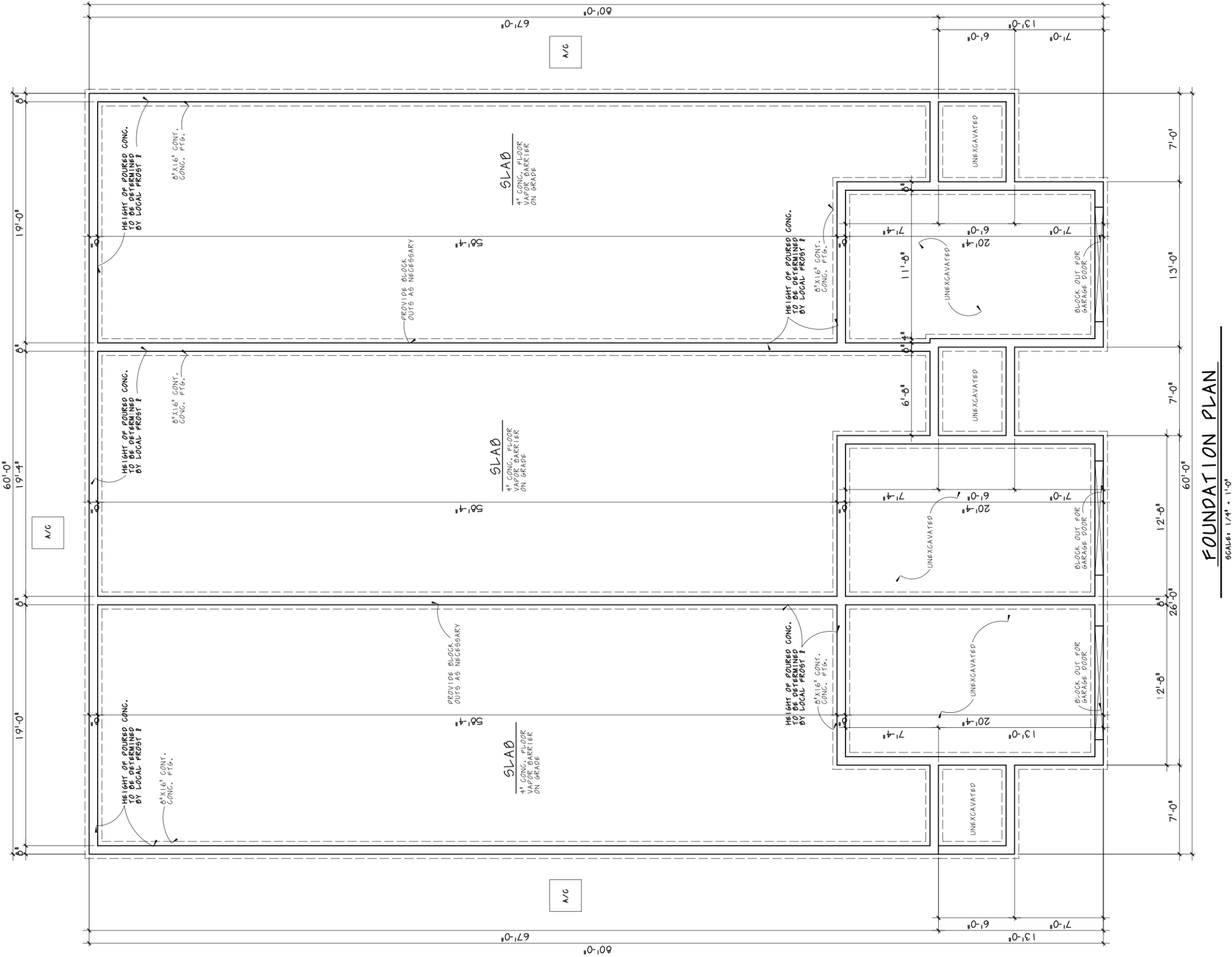
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FOUNDATION PLAN

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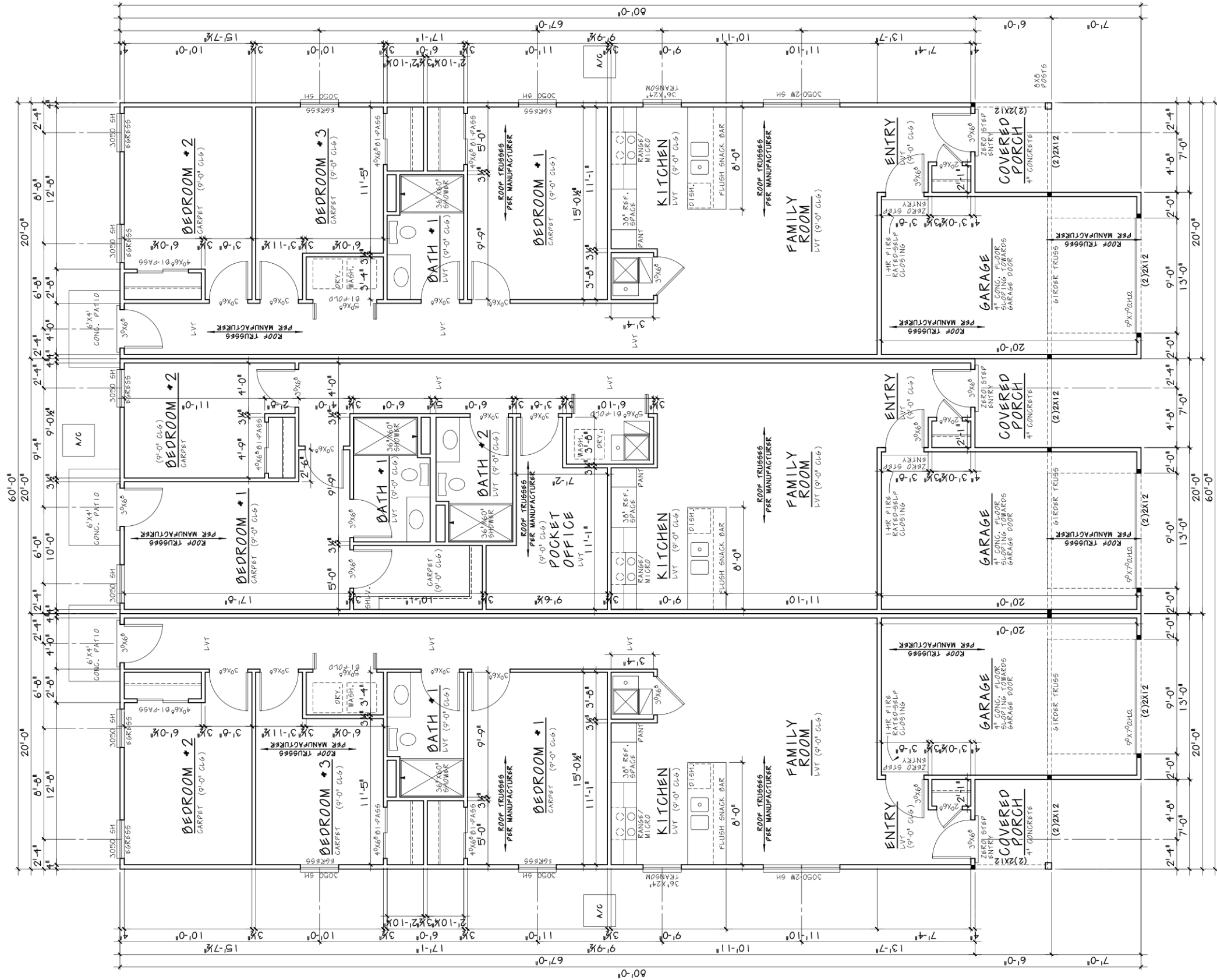
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MAIN LEVEL FLOOR PLAN

NOTE: ALL MAIN FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL EXTERIOR WALLS ARE 4" (3/8" STUD x 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3/8" UNLESS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE @ 45°

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH O.S.B. SHEETING, BRACED WALL PANELS AS PER 2018 IRC R601.2 AND TABLE R602.10.5

SCALE: 1/4" = 1'-0"		
MAIN LEVEL	1247 sq	262 sq
GARAGE		

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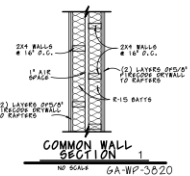
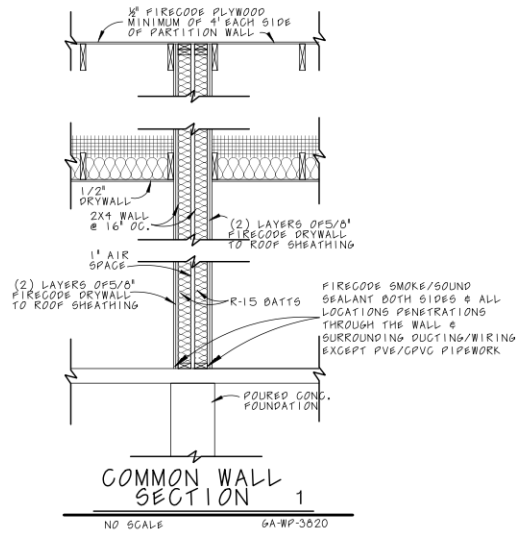
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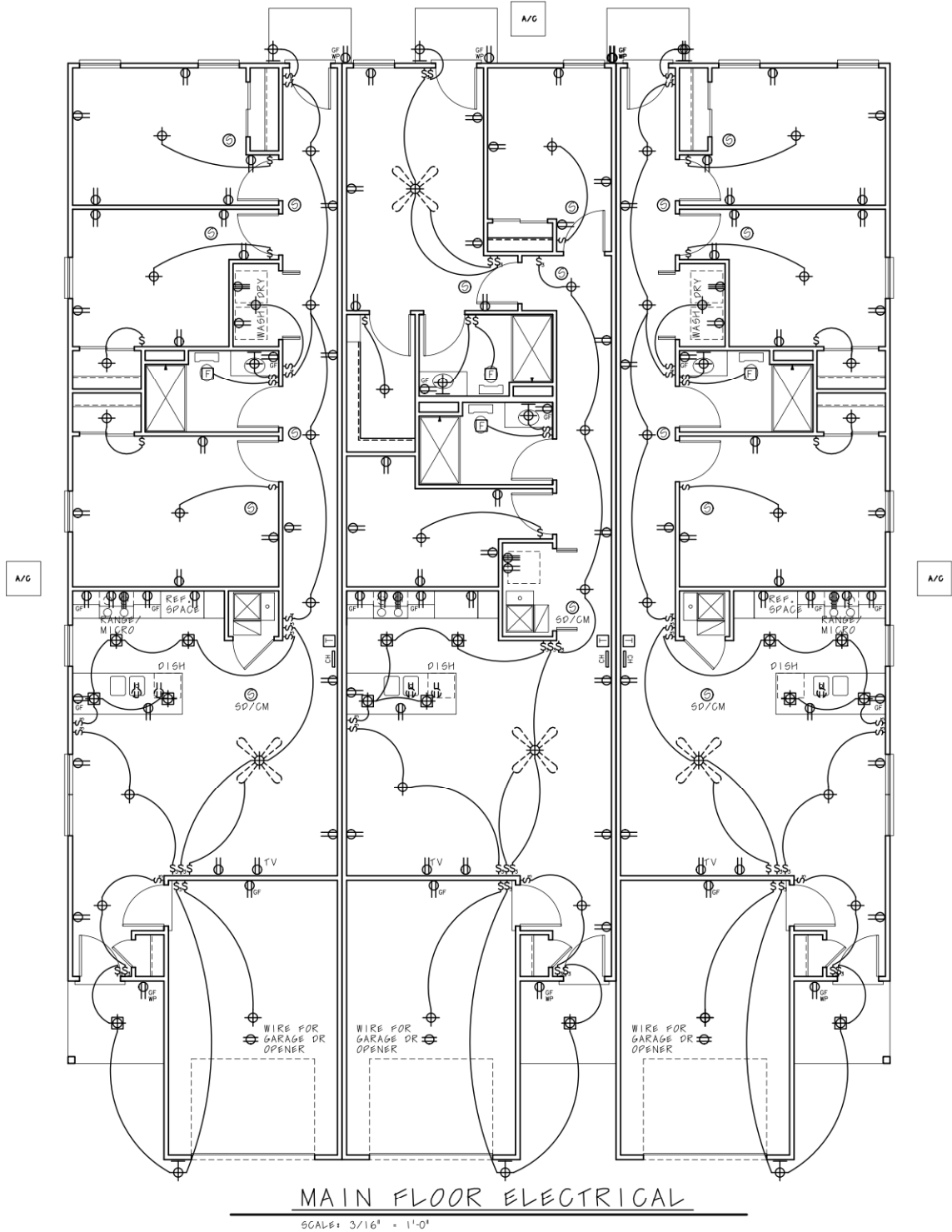
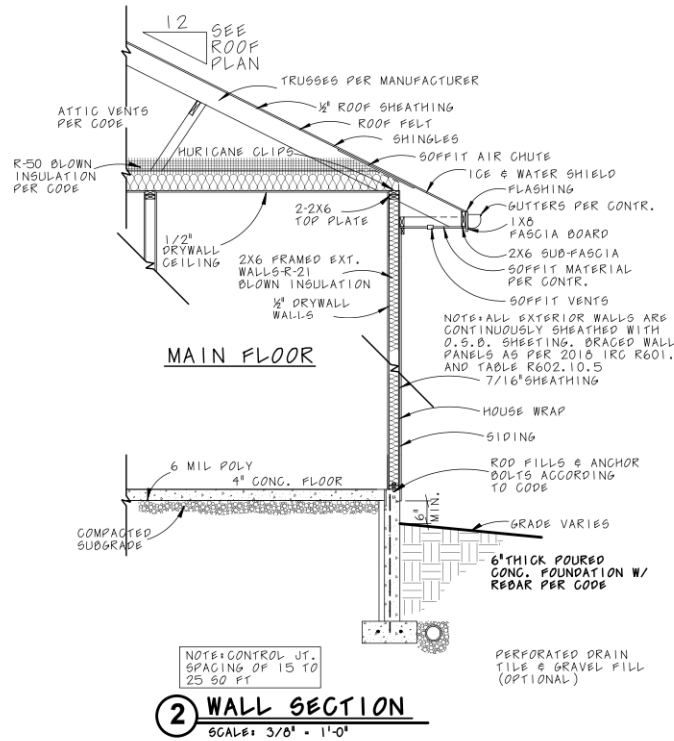
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GENERAL ELECTRICAL LEGEND			
SYM.	DESCRIPTION	SYM.	DESCRIPTION
	110 V. OUTLET		FLOOD LIGHT
	HALF SWITCHED 110 V. OUTLET		FLUORESCENT LIGHT
	220 V. OUTLET		TRACK LIGHT
	WEATHERPROOF 110 V. OUTLET		UNDER COUNTER LIGHT
	GROUND FAULT 110 V. OUTLET		EXHAUST FAN
	FLOOR 110 V. OUTLET		EXHAUST FAN/LIGHT COMB.
	SURFACE MOUNT LIGHT		PADDLE FAN/LIGHT FIXTURE
	RECESSED CAN LIGHT		PADDLE FAN
	WALL MOUNT LIGHT		SMOKE DETECTOR (WALL)
	PULL-CORD SURFACE MOUNT LIGHT		SMOKE DETECTOR (CEILING)
	THERMOSTAT		SMOKE DETECTOR (CEILING) CARBON MONOXIDE DETECTOR
	CHIMES		TWO-WAY SWITCH
	TELEPHONE		THREE-WAY SWITCH
	HEAT LAMP		FOUR-WAY SWITCH

NOTE: WIRE SMOKE DETECTORS IN SERIES



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