

GENERAL NOTES

This plan is designed and drafted by _____ to meet average conditions and codes in the State of _____ at the time it was designed. Building codes and requirements can change and vary very frequently for jurisdictional reasons. It is the purchaser's responsibility to obtain the building codes and requirements for their specific site and application. The plan can be adapted to other local building codes and requirements. However, it is the responsibility of the purchaser and/or builder of this plan to ensure the structure is built in strict compliance with all applicable building codes (local, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims of damage liability arising during the construction of the structure or during its use.

If the contractor or subcontractor, in the course of their work finds any discrepancies between the plan and the actual conditions of the site or structure of any existing structure or specifications, it shall be their responsibility to immediately inform the architect who will promptly visit and if necessary correct the working drawings. Any work done after such discovery shall be done at the contractor's expense.

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DESIGN LOADS:

• Unless design wind speed is 90 mph, Exposure Category B.

• Seismic Design Category A.

• Floor: 40 psf live, 10 psf dead
 • Roof: 30 psf live, 10 psf dead
 • Ceiling: 0 psf live, 5 psf dead

• Roof bearing Capacity - 800 psf

• Live loads, dead loads, wind loads, snow loads, flood loads, seismic loading and any specialty loading conditions will need to be determined by the contractor or the architect. It is the purchaser's responsibility to verify the 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 gravel (11) with a 6 mil polyethylene vapor barrier underneath.
- Provide proper expansion and control joints at prescribed requirements.
- All 12" x 16" x 16" concrete piers to have (2) #4 rods each way.
- All 12" x 16" x 24" concrete piers to have (4) #4 rods each way.
- Foundation walls are not to be finished until properly braced.
- Verify depth of frost footings with your local code.
- Provide termite protection as required by local building department.
- Foundation walls may be anchored to all glass with 8/16 bolts embedded 8" in concrete walls.
- For window openings in concrete, all provide #4 bars #4" o.c. (face to face) 1/2" clearance from top & sides of opening for 4" total reinforcing. Staircase reinforcing extends 2' past opening edges.

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-588 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-603 Grade 60.
- Provide steel plates in all beam-to-column connections.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing members shall have the following characteristics:
 • S-P - 1000 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.
- All bracing method assumed as C-3-3/8" - Since braced wall the spacing and braced wall calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and details.
- Note sizes and locations in Detail or Unbraced Vertical Member (U.V.M.) members are to be confirmed by a professional engineer.
- Any structure or framing members not indicated on the plan are to be added by extension.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 5/8" thick, glued & nailed. All exterior walls are dimensioned to outside of framing. Calculated dimensions take precedence over scaled dimensions.
- All window sills on floor plans are at 45 degree angle, unless otherwise noted.
- Unless otherwise noted, all exterior walls 12" or higher shall be 2x6 and interior framed unless noted otherwise.
- Unless noted otherwise, above all openings that are:
 (1) Load bearing and less than or equal to 5 ft. use 2x6.
 (2) Load bearing and more than 5 ft. use 2x8 with 1/2" spaced joists.
 (3) Non-load bearing and less than or equal to 8 ft. use 2x6.
 (4) Non-load bearing and more than 8 ft. use 2x8 with 1/2" spaced joists.
 (5) All exterior openings use 1/2" x 2" with 1/2" spaced joists.
 All frames to be engineered by your manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with 1x4 diagonal bracing or plywood.
- Place 1/2" x 1/2" x 3" cross-bracing on all spans over 8'-0" and 1/2" x 1/2" x 3" cross-bracing on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All punts and kickers are to be 2x6, unless noted otherwise.
- Any top or valley rafters over a 24'-0" span are to be laminated V-girt (L.V.L.).

MISC. NOTES:

- Prefabricated trusses and joists are to be fully dimensioned and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local code and requirements.
- Provide proper fastening for all plumbing.
- All water pipes shall be installed with proper slope and vent pipes 1/2" above the finished floor and ceiling.
- All 1/2" x 1/2" x 3" cross-bracing on all spans over 8'-0" and 1/2" x 1/2" x 3" cross-bracing on all spans over 16'-0".
- All punts and kickers are to be 2x6, unless noted otherwise.
- Any top or valley rafters over a 24'-0" span are to be laminated V-girt (L.V.L.).
- Including sets above the top of the sill of an opening window covering and to extend at least 24 inches above the finished floor and greater than 2 inches above the finished girth, full protection must comply with 2021.
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2092.
- Windows, if not marked, are assumed to be double-hung.
- Window head heights shall be 4'-0" unless noted otherwise.
- Window heights shall be noted at bottom of window frames.
- Control panel openings for fire alarm systems shall be noted on plans.
- Control panel openings shall be noted on plans.
- Window sills shall have full width clearance of 2'-0" high.
- Provide proper fastening at start of window frame.
- The mechanical and electrical equipment shall be installed in accordance with your mechanical and electrical specifications for exact applications, locations and sizes.
- Log file to rear of ridge is required.
- Provide proper wiring for all electrical applications.
- Mechanical equipment and controls shall be installed in accordance with manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.





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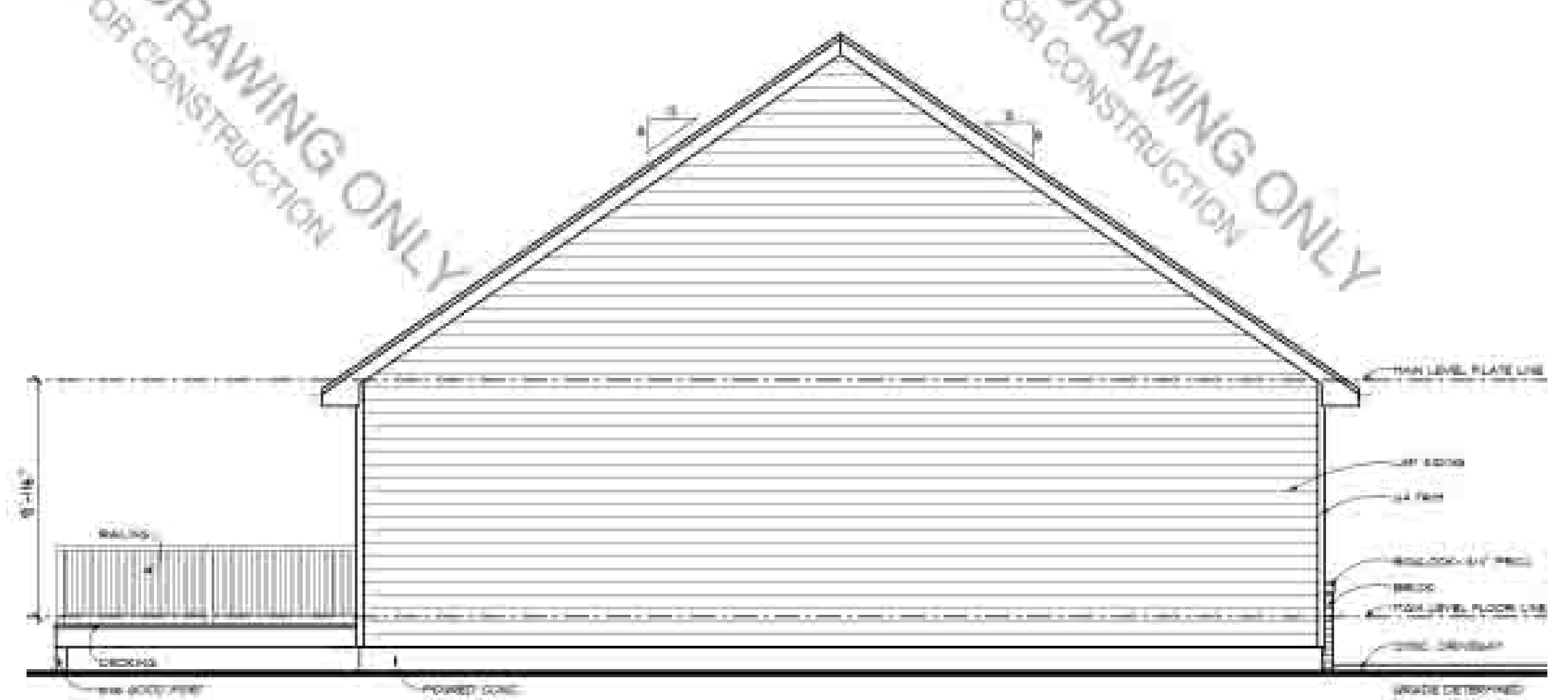
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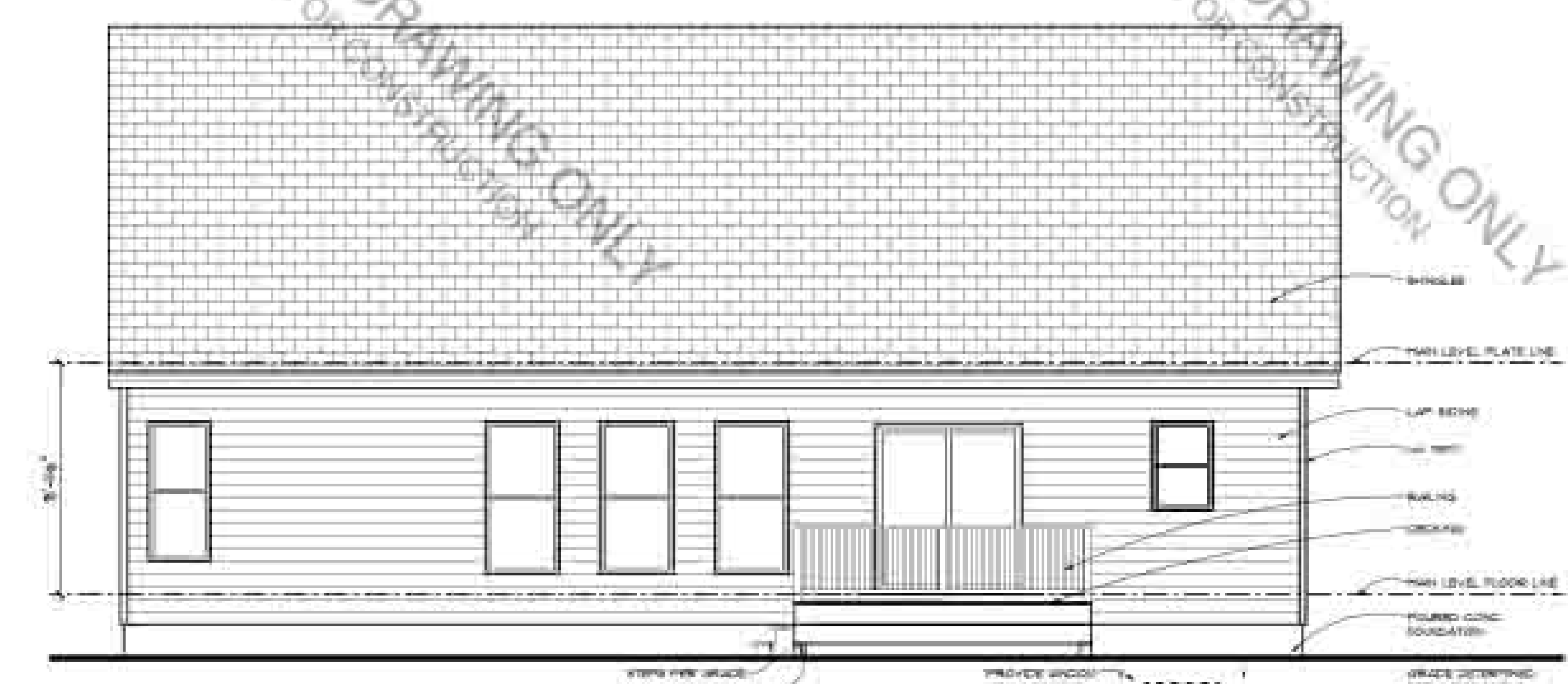
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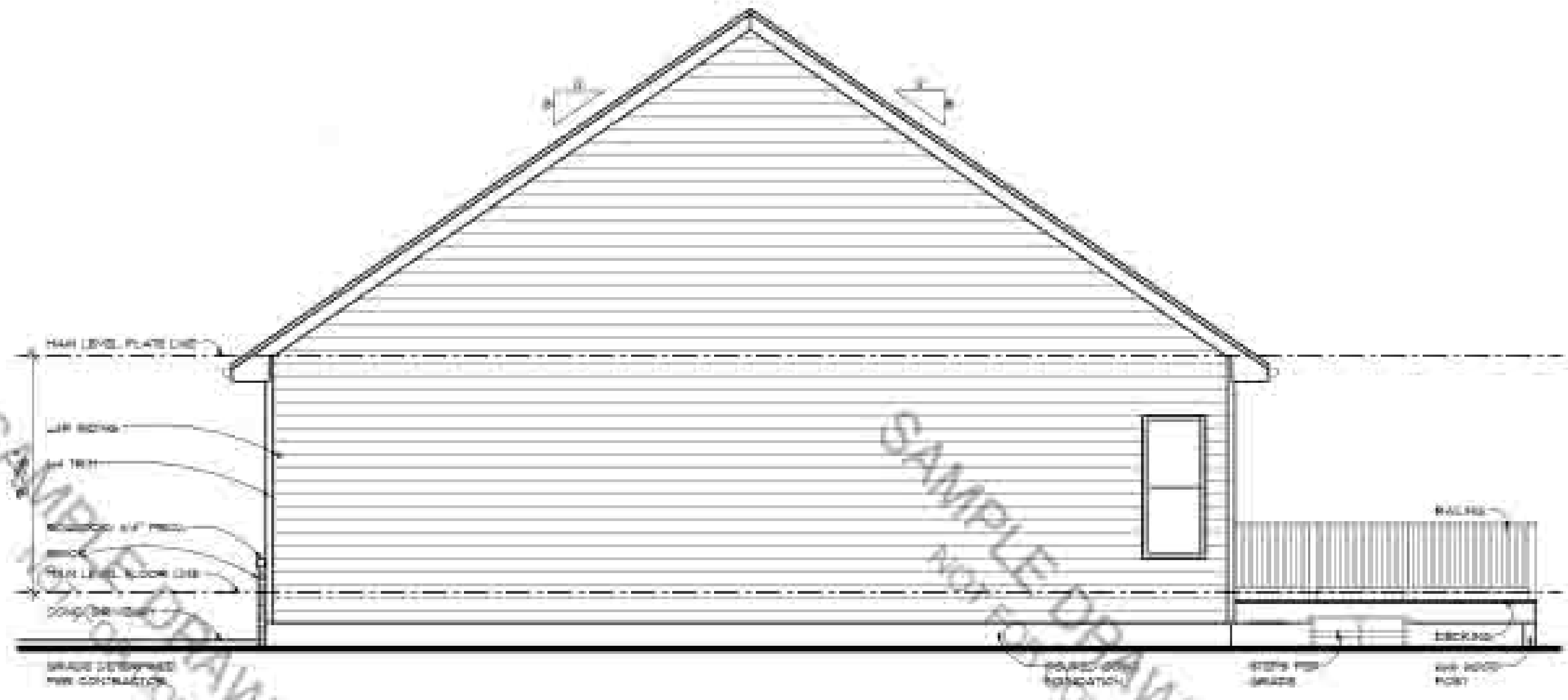
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

PREP.
SCALE
REVISION
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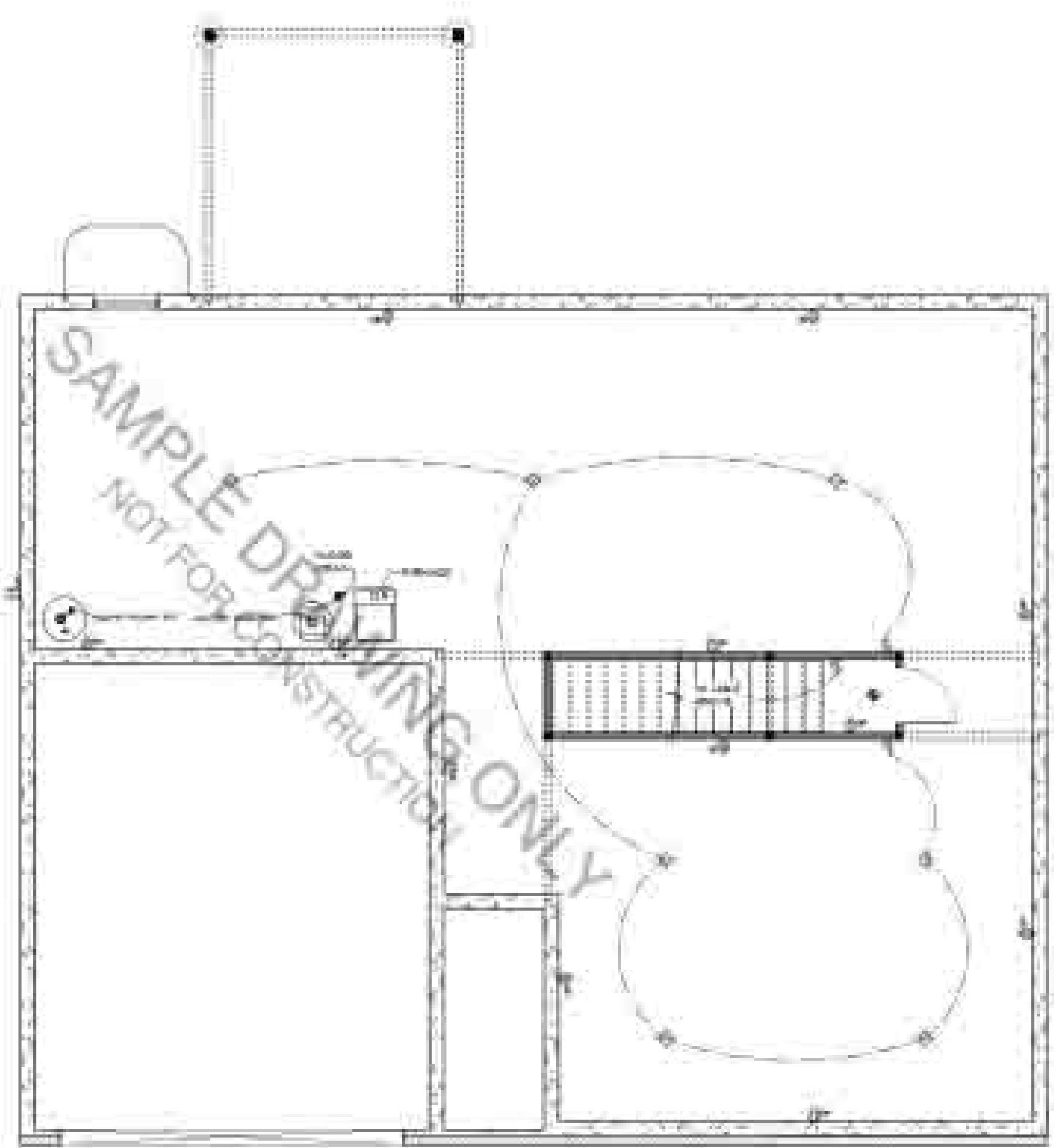
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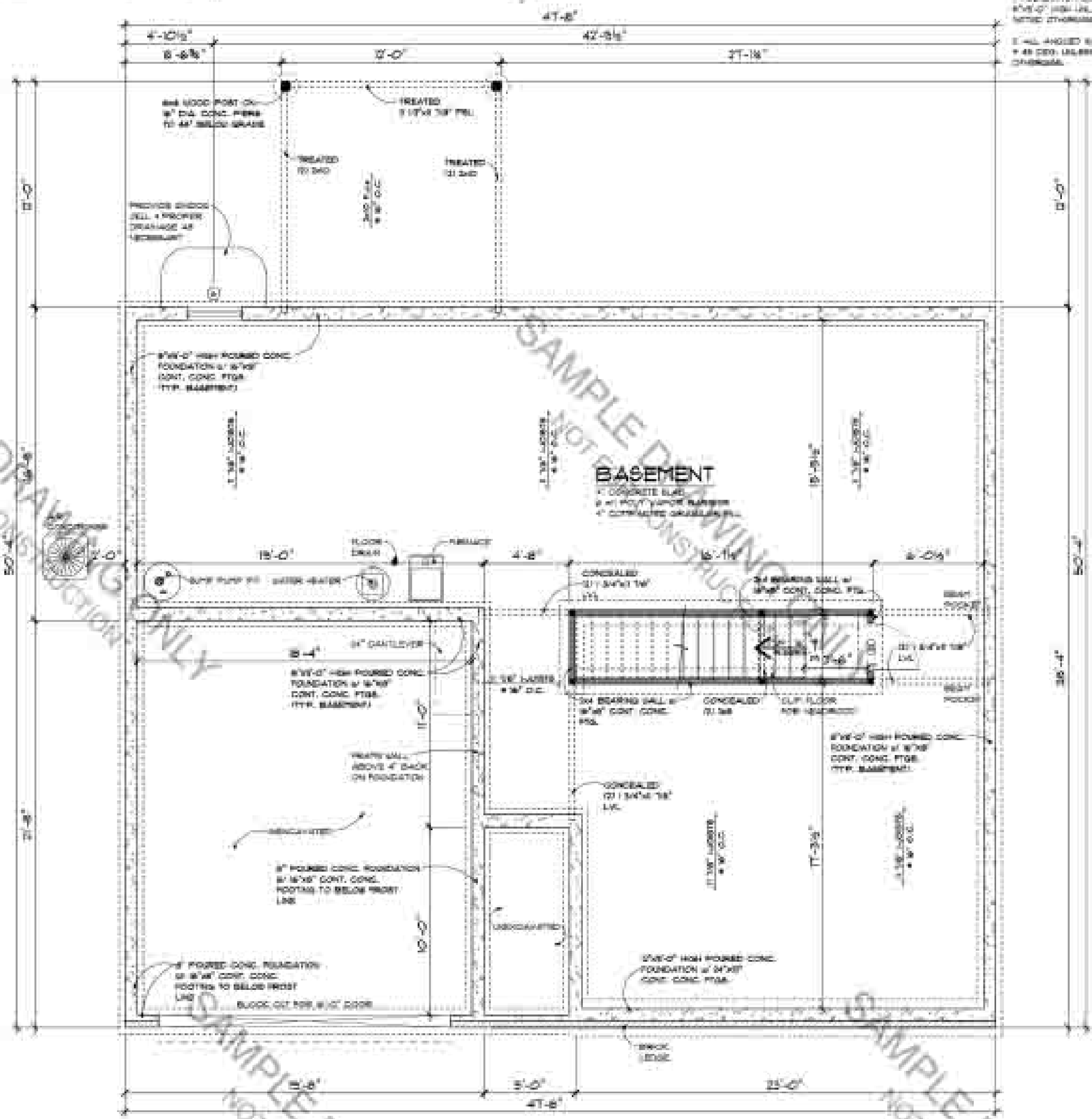
OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COMT
A	WINDOW	WINDO DOUBLE HUNG	3'-0" x 5'-0"	-
B	DOOR	DOOR1	2'-4" x 8'-0"	-

GENERAL NOTES
 1. FOUNDATION WALL ARE 8"X8" CONT. CONC. FTBL.
 2. ALL ANGLED WALLS ARE 8"X8" CONT. CONC. FTBL.
 3. ALL ANGLED WALLS ARE 8"X8" CONT. CONC. FTBL.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	CONCRETE WALL
(Symbol)	CONCRETE FLOOR
(Symbol)	CONCRETE FLOOR
(Symbol)	CONCRETE FLOOR
(Symbol)	CONCRETE FLOOR
(Symbol)	CONCRETE FLOOR



FOUNDATION ELECTRICAL PLAN



FOUNDATION PLAN

DATE	DESCRIPTION

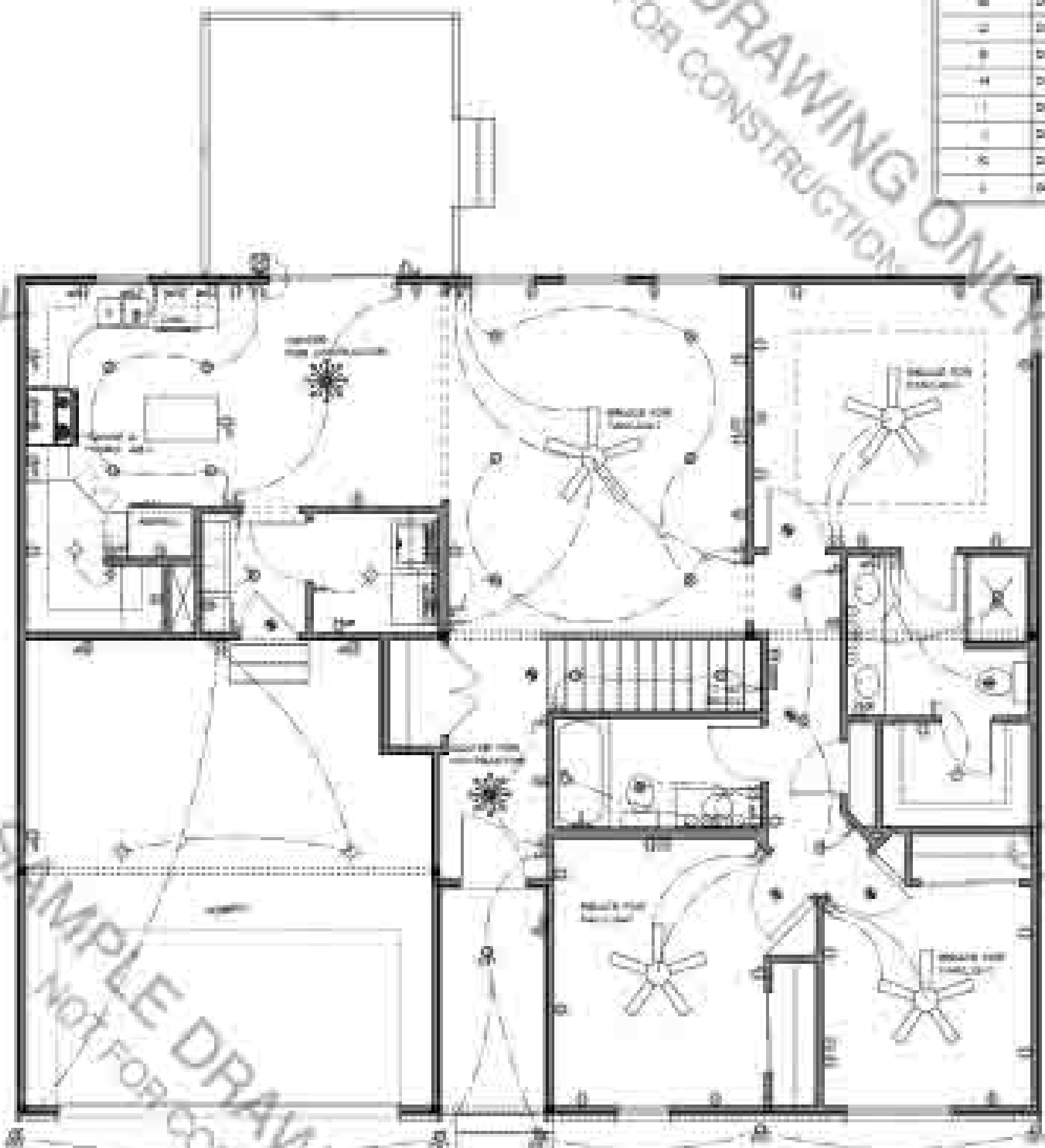


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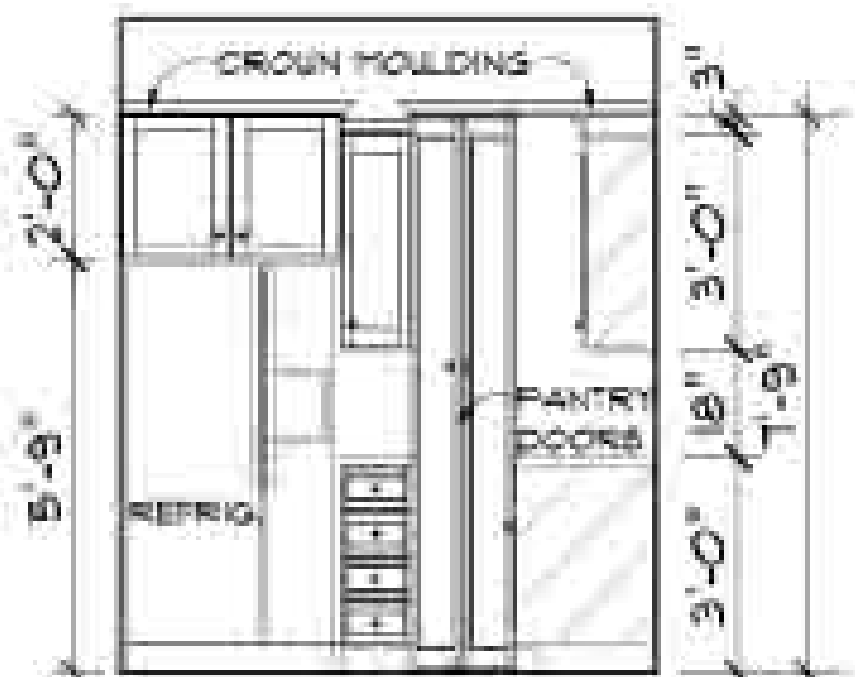
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OPENING #	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	DOORX DOUBLE HINGE	3'-6" x 5'-6"	2
2	WINDOW	DOORX DOUBLE HINGE	3'-0" x 5'-6"	2
3	WINDOW	DOORX DOUBLE HINGE	3'-0" x 5'-6"	2
4	WINDOW	DOORX DOUBLE HINGE	3'-6" x 5'-6"	2
A	DOOR	DOORC	2'-8" x 6'-6"	4
B	DOOR	DOORC 1	2'-8" x 6'-6"	2
C	DOOR	DOORC	2'-8" x 6'-6"	2
D	DOOR	DOORC 1	2'-8" x 6'-6"	2
H	DOOR	DOORC 1	2'-8" x 6'-6"	2
I	DOOR	DOORC EXTENDED	2'-8" x 6'-6"	2
J	DOOR	DOORC EXTENDED	2'-8" x 6'-6"	2
K	DOOR	DOORC EXTENDED	2'-8" x 6'-6"	2
L	GARAGE	DOORC	8'-0" x 8'-0"	1

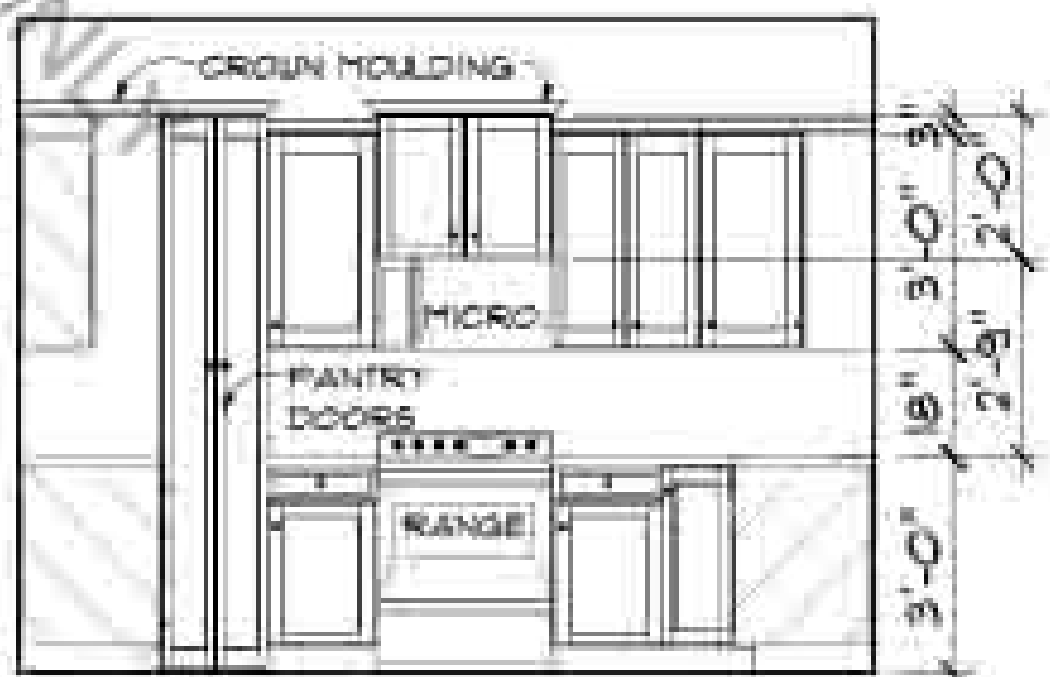
SYMBOL	DESCRIPTION
[Symbol]	SWITCH
[Symbol]	RECEPTACLE
[Symbol]	VENT
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	PLUMBING
[Symbol]	ELECTRICAL
[Symbol]	MECHANICAL
[Symbol]	FINISH



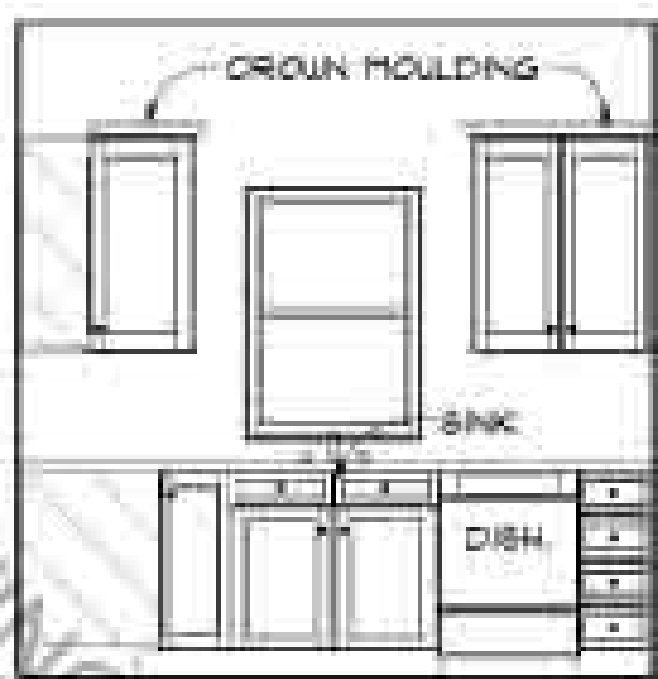
MAIN LEVEL ELECTRICAL PLAN



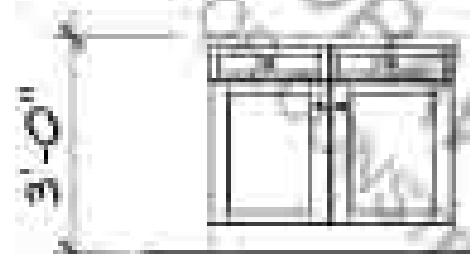
DETAIL 1



DETAIL 2



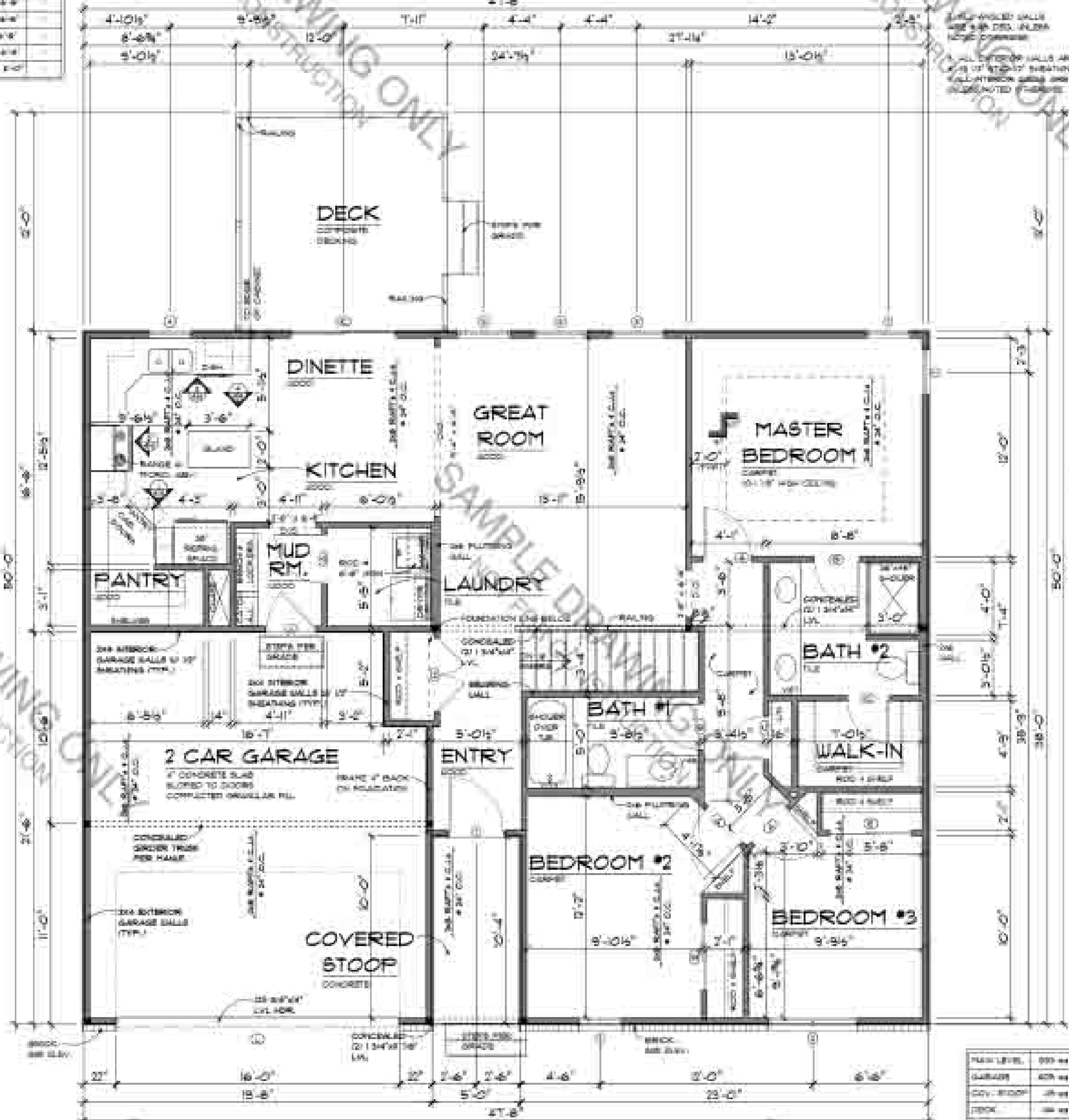
DETAIL 3



DETAIL 4

CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"



MAIN LEVEL FLOOR PLAN

GENERAL NOTES:
 1. ALL FINISH LEVELS SHALL BE 9'-10 1/2".
 2. ALL INTERIOR WALLS ARE 5/8" CMU UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR DOORS ARE 2'-8" x 6'-6". UNLESS NOTED OTHERWISE.

FLOOR	FINISH
MAIN LEVEL	9'-10 1/2"
GARAGE	8'-0" to 8'-6"
CONV. STPOOP	8'-0" to 8'-6"
POOP	8'-0" to 8'-6"

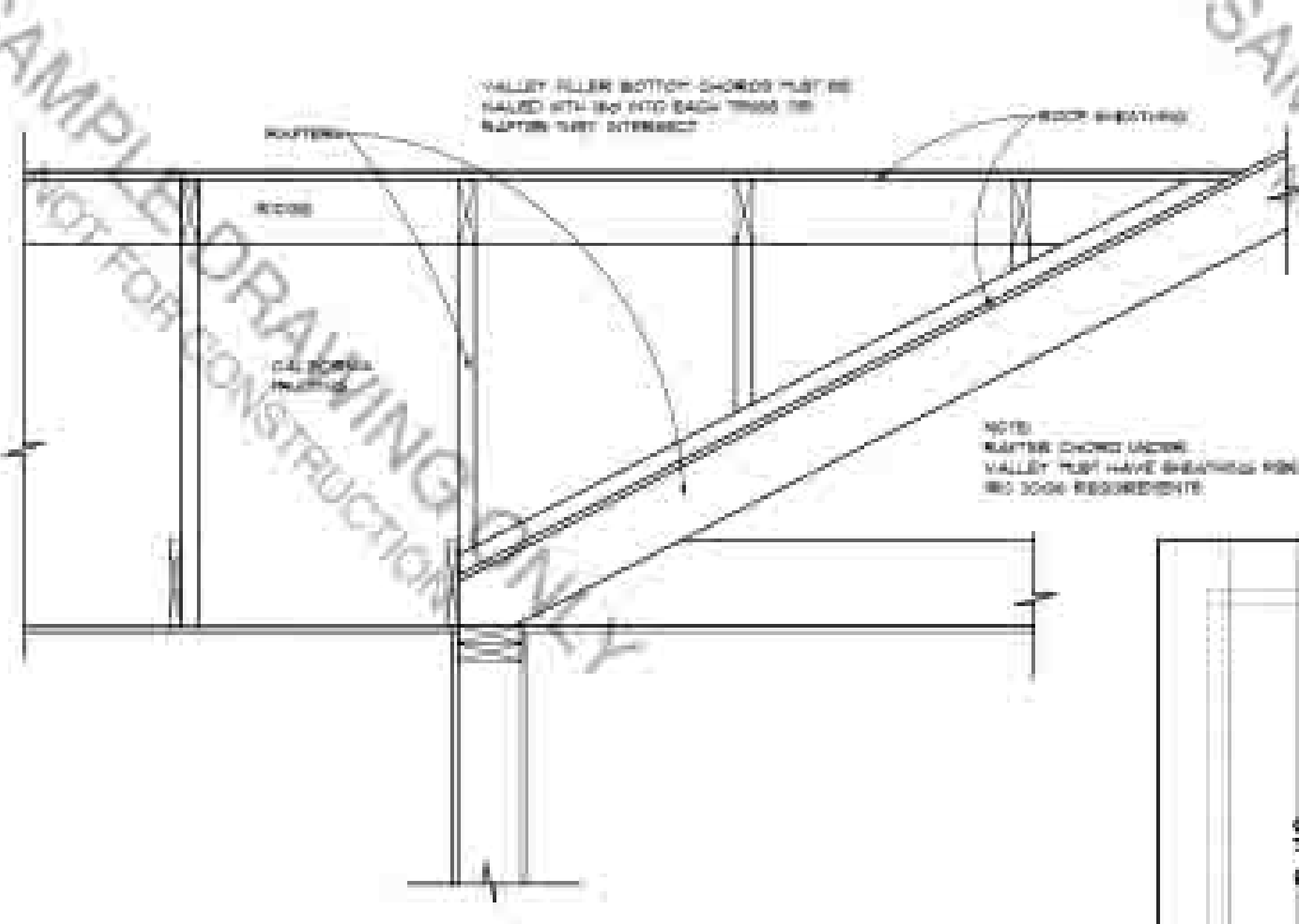
REV.	DATE	DESCRIPTION



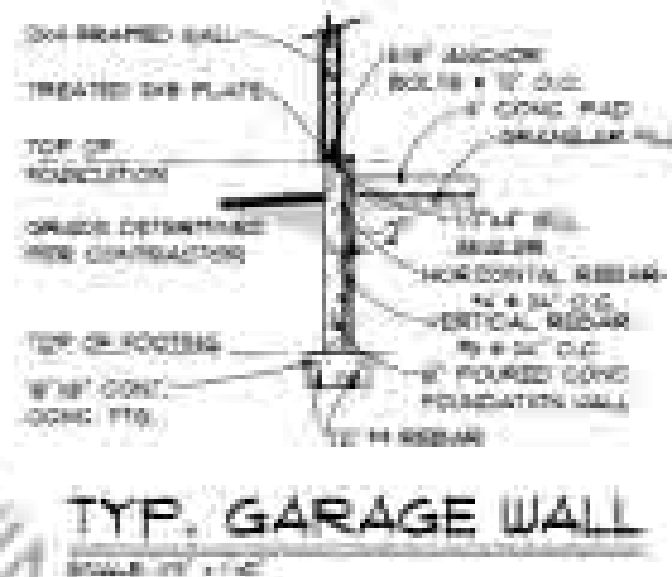
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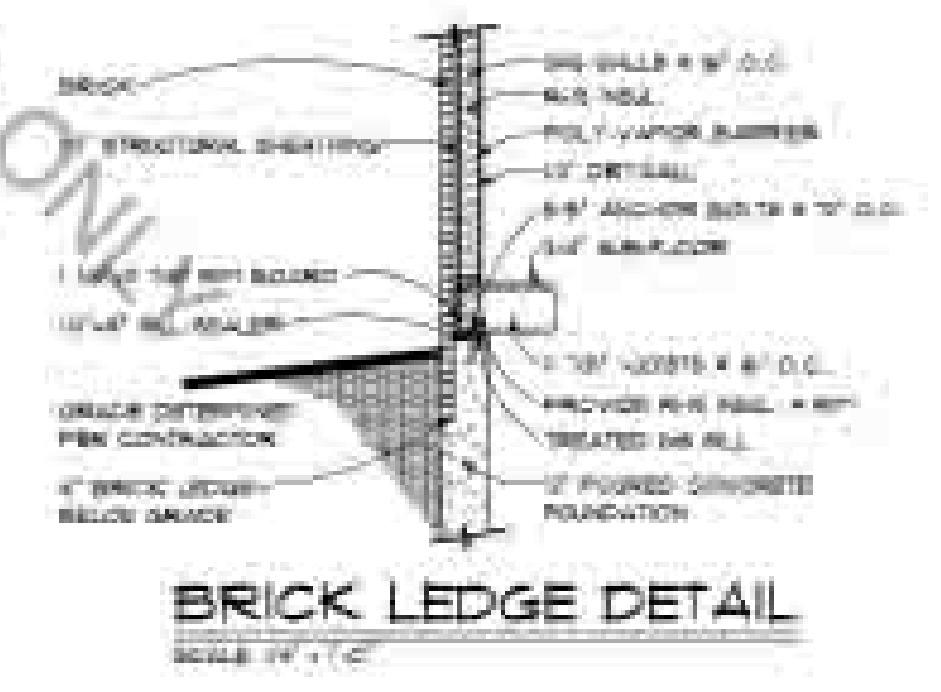
ROOF OVERFRAMING
SCALE 1/4" = 1'-0"



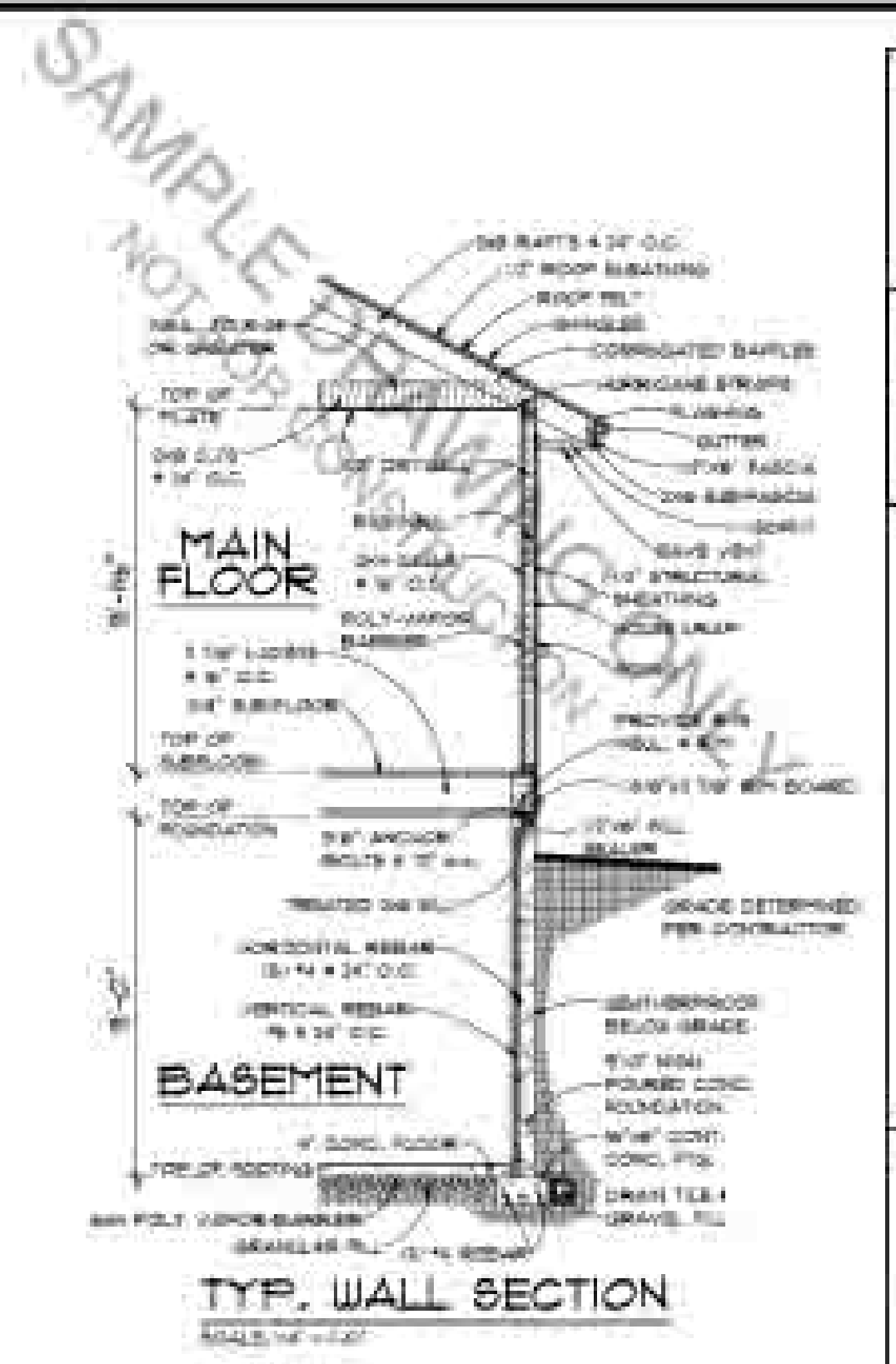
TYP. GARAGE WALL
SCALE 1/4" = 1'-0"



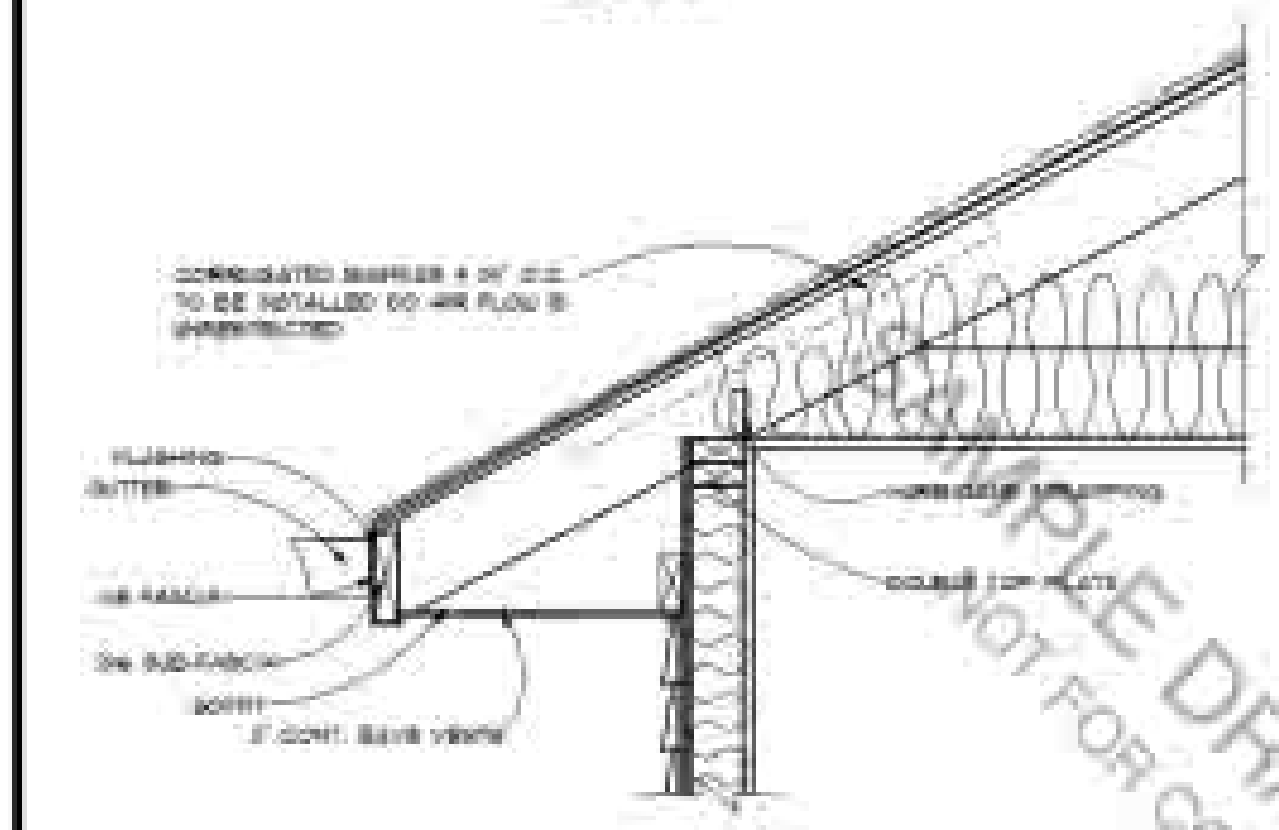
DECK FOOTING DETAIL
SCALE 1/4" = 1'-0"



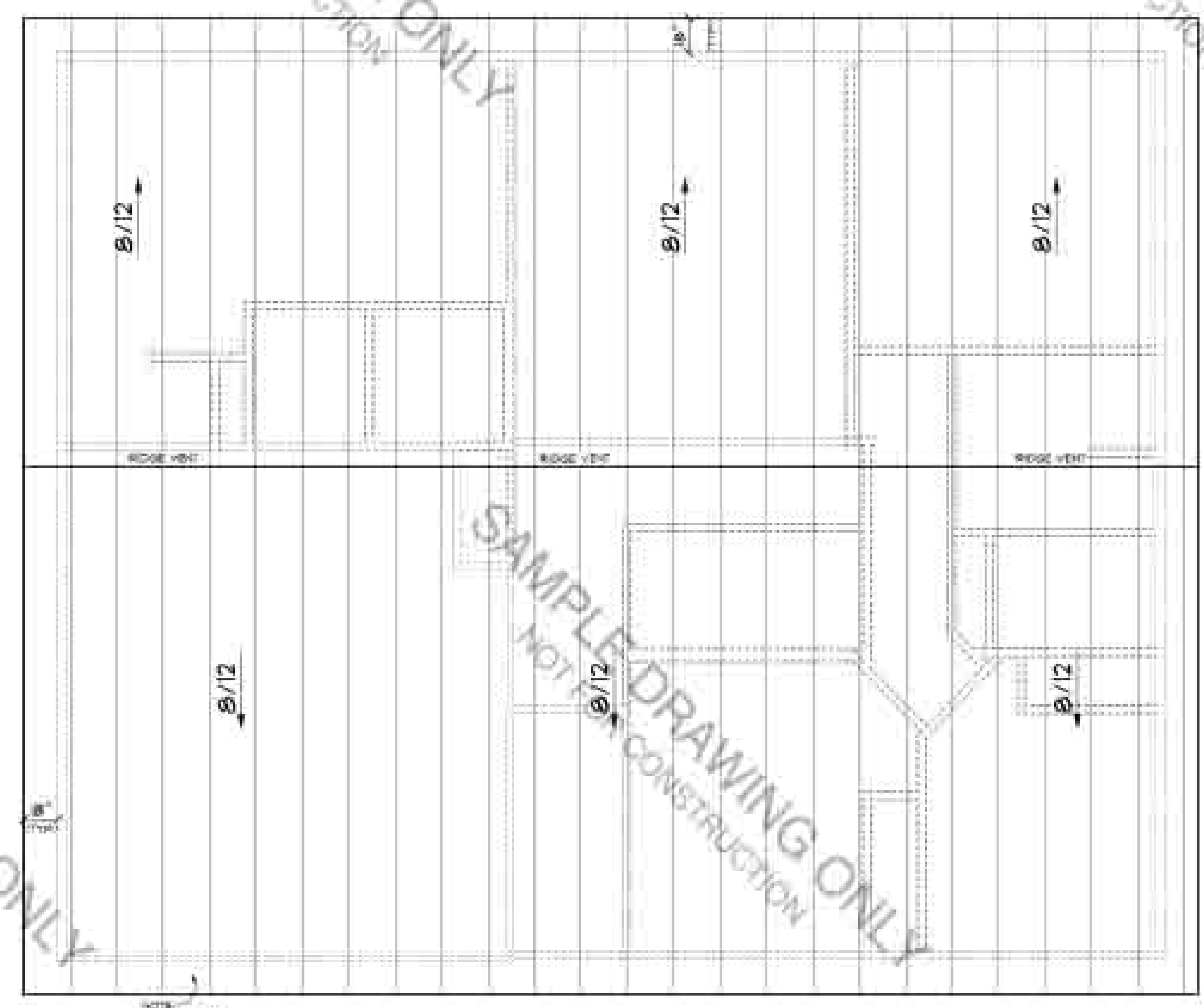
BRICK LEDGE DETAIL
SCALE 1/4" = 1'-0"



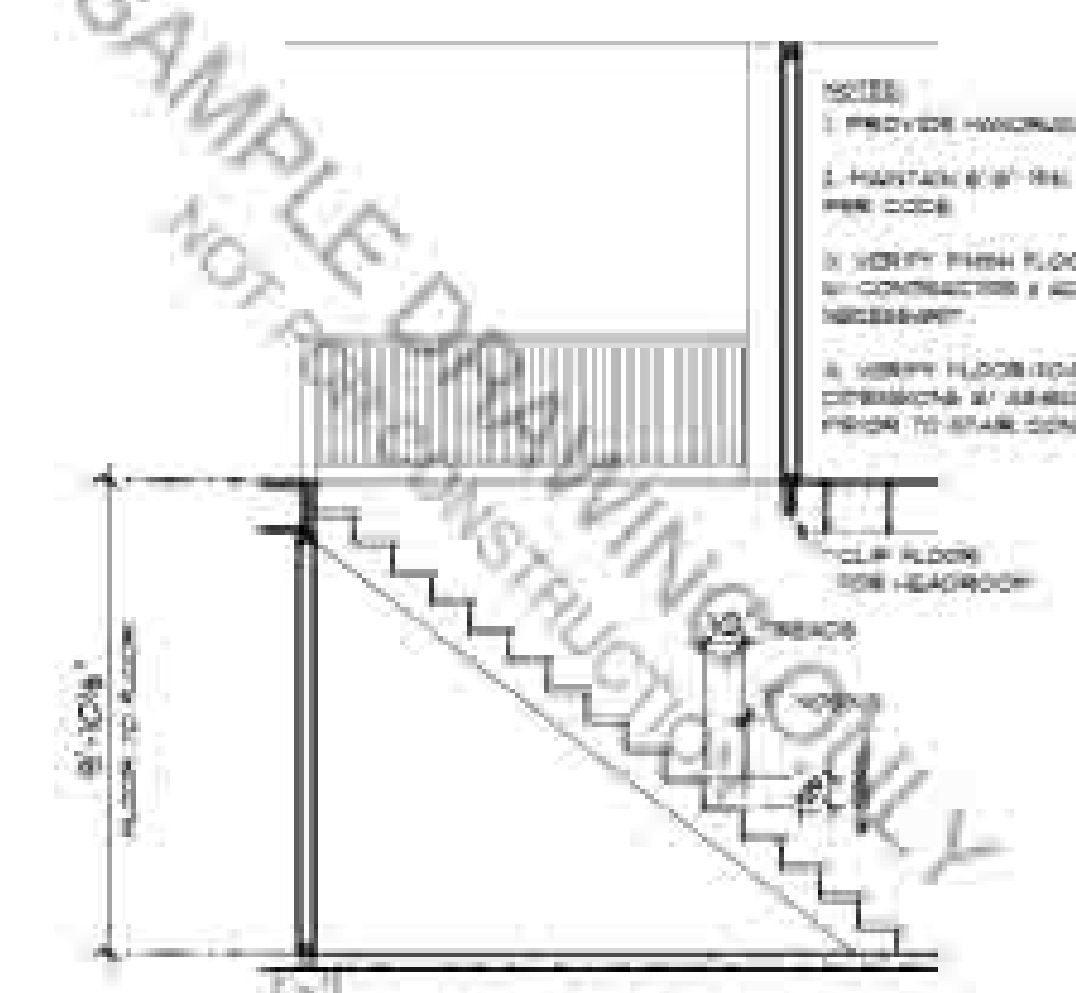
TYP. WALL SECTION
SCALE 1/4" = 1'-0"



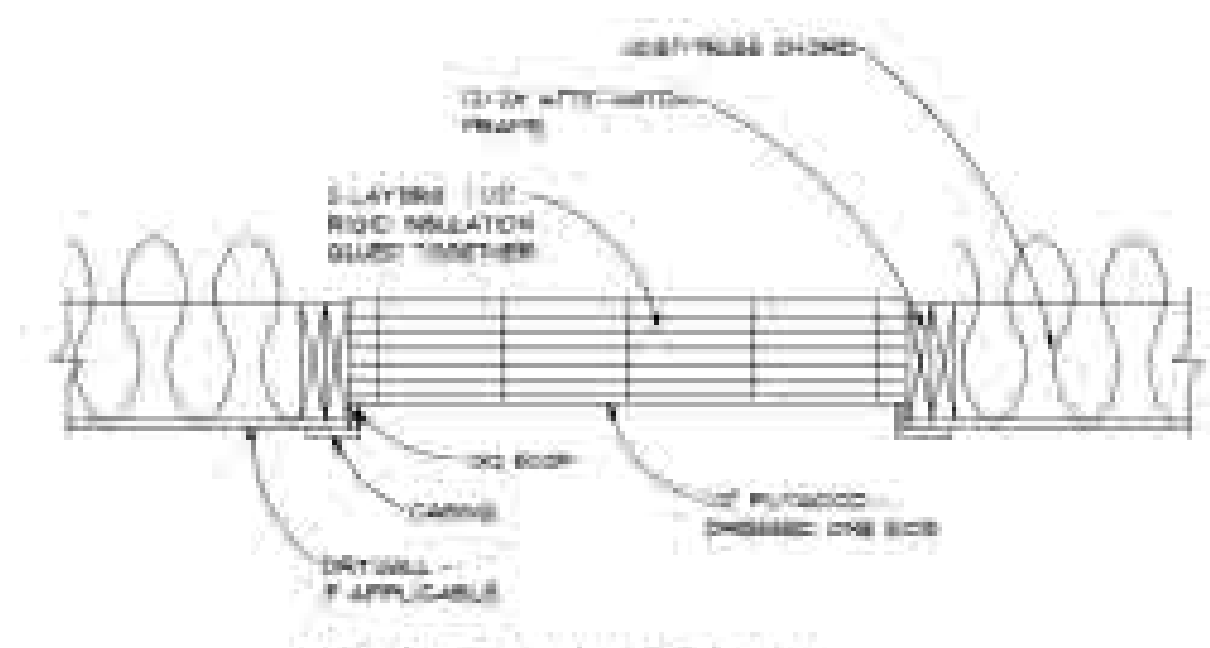
EAVE VENT
SCALE 1/4" = 1'-0"



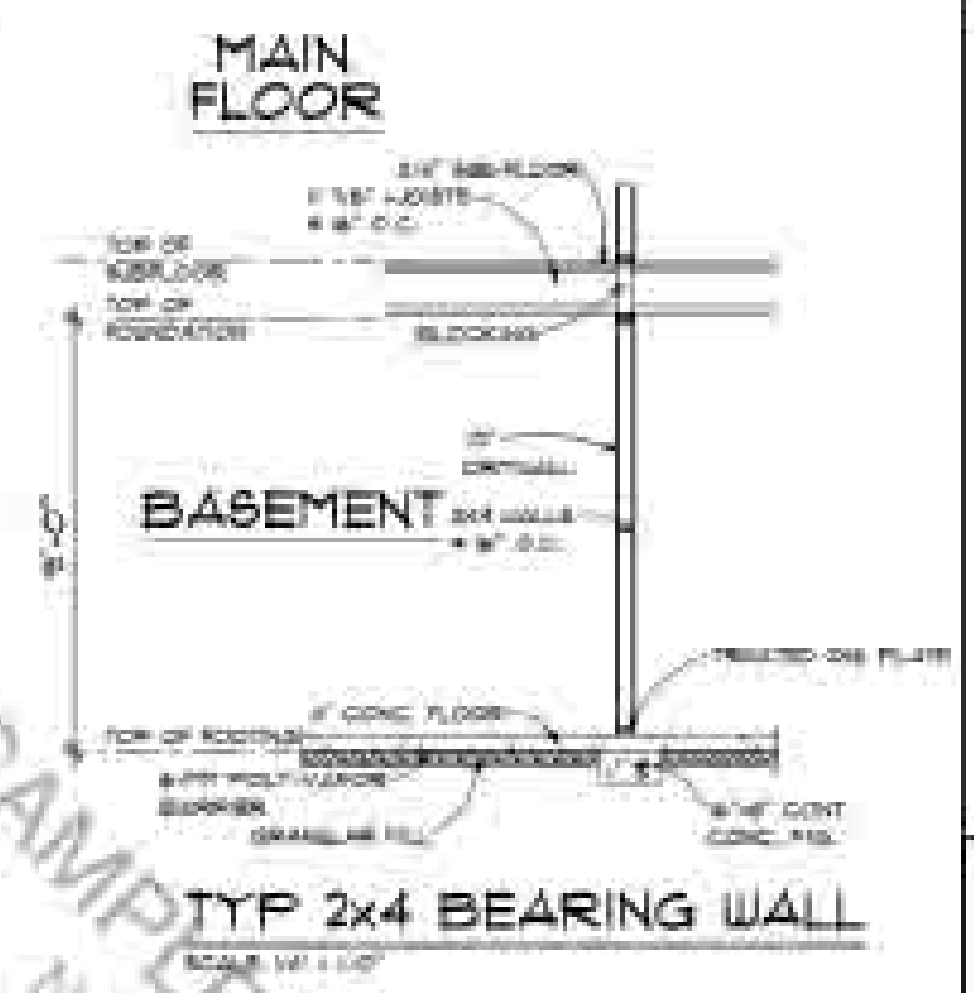
ROOF PLAN
SCALE 1/4" = 1'-0"



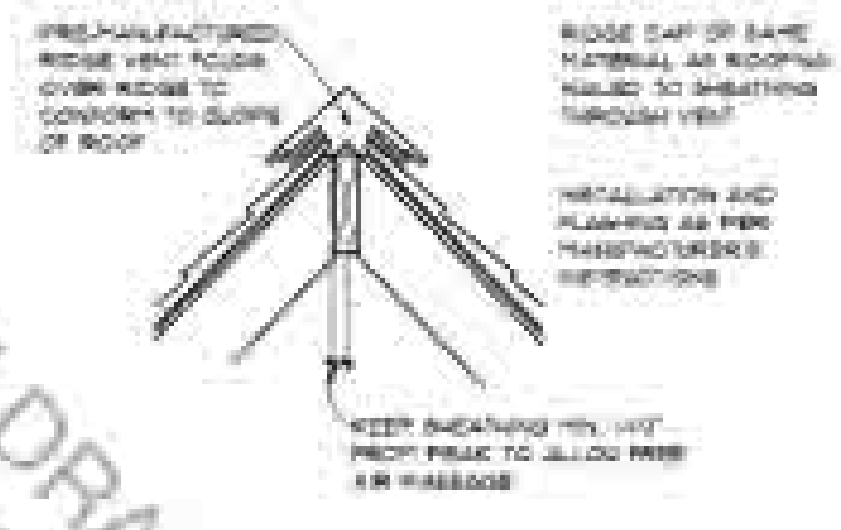
STAIR SECTION
SCALE 1/4" = 1'-0"



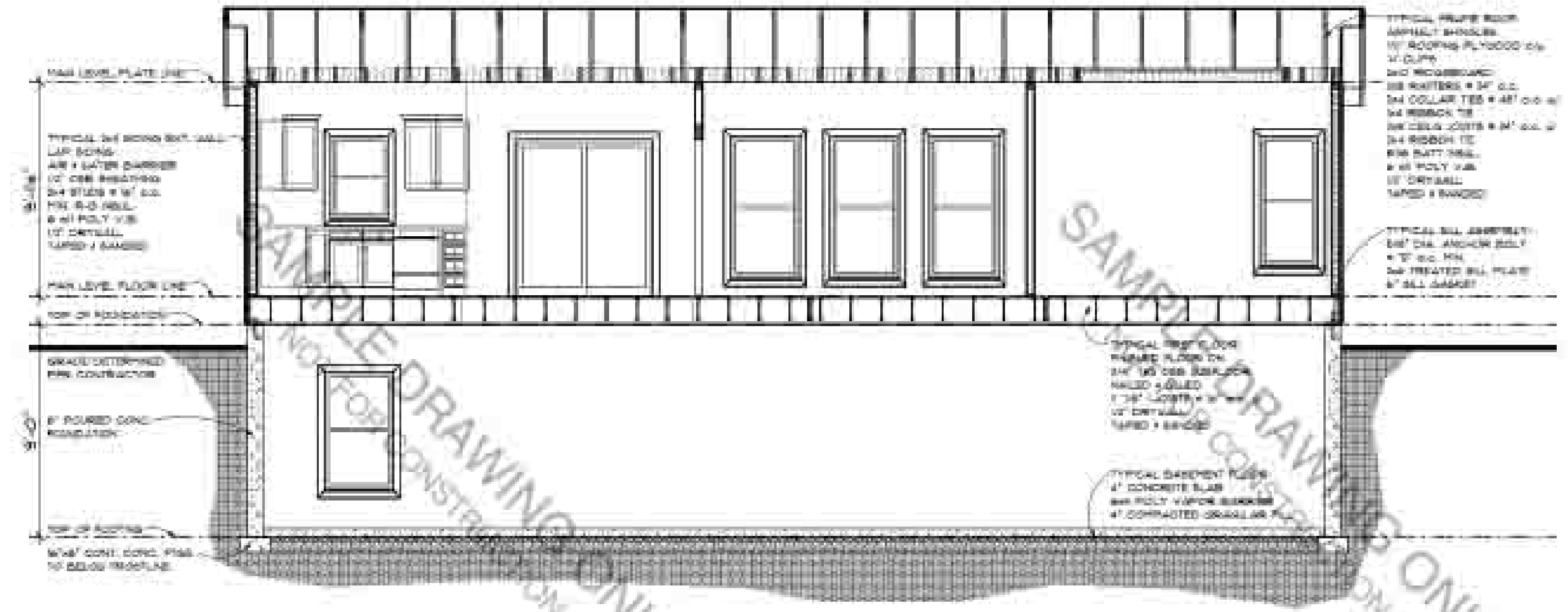
ATTIC HATCH
SCALE 1/4" = 1'-0"



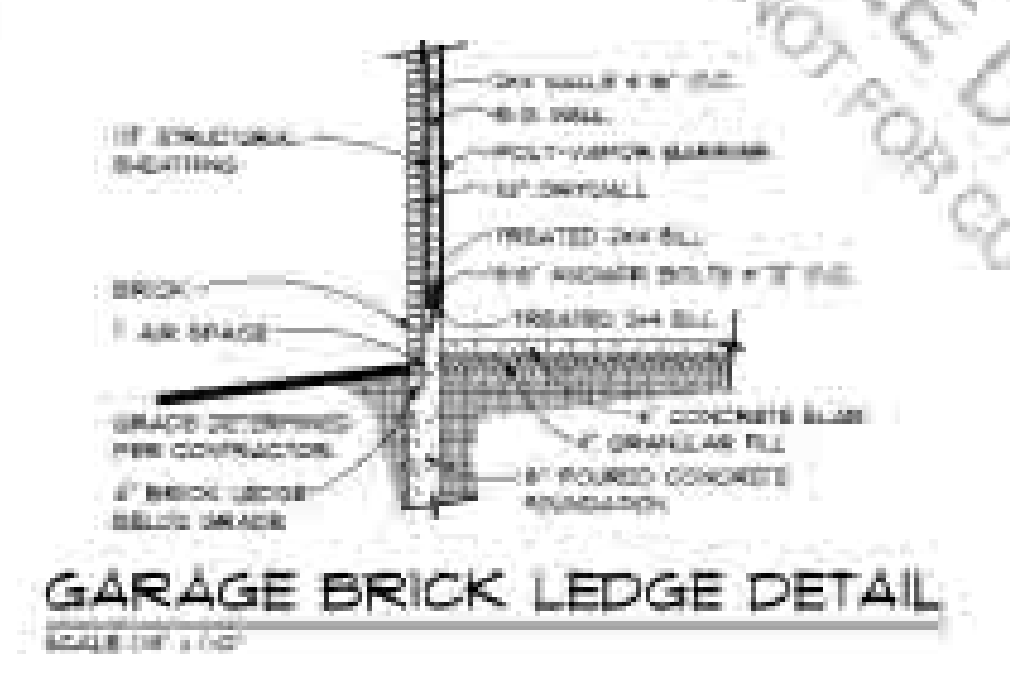
TYP. 2x4 BEARING WALL
SCALE 1/4" = 1'-0"



RIDGE VENT



CROSS SECTION
SCALE 1/4" = 1'-0"



GARAGE BRICK LEDGE DETAIL
SCALE 1/4" = 1'-0"

PREP.
CHECK.
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