

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2018 IEC AND 2018 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC
ROOF: 50 PSF SNOW LOAD
*8 PSF TOP CHORD DL.
*7 PSF BOTTOM CHORD DL.
*5 PSF NET WIND UPLIFT.
ATTIC FLOOR: 40 PSF LL.
*10 PSF DL.
*L/360 LL. L/240 TOTAL LOAD DEFLECTION
MAIN FLOOR: CONCRETE

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: *2'-0"
SEISMIC ZONE: C,
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

GENERAL FRAMING NOTES:

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x6 EXT. & 2x4 INT. STUDS 16" O.C. UNLESS NOTED OTHERWISE.
2. INTERIOR STUDS ARE 2x4 STUDS WITH 1/2" GYPSUM BOARD BOTH SIDES UNLESS NOTED OTHERWISE.
3. ALL HEADER SIZES REFER TO WINDOW & DOOR SCHEDULE UNLESS NOTED OTHERWISE. OPENINGS LARGER THAN 48" SHALL HAVE DBL. JACK STUDS.
4. DIMENSIONS ARE GIVEN TO FACE OF STUD OF EXTERIOR AND INTERIOR WALLS. AND TO CENTERLINE OF POST/COLUMNS.
5. ALL CEILING JOIST AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARY LOAD THROUGH ALL LEVELS, AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
6. SET INTERIOR DOORS 4" FROM INSIDE CORNERS OR CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED OR DETAILED.
7. ALL WINDOW HEAD HEIGHTS ARE 6' 8" UNLESS OTHERWISE NOTED. ALL WINDOWS IN BEDROOMS SHALL MEET NATIONAL EGRESS CODES.
8. ALL WORK TO BE IN COMPLETE COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.
9. THESE ARE NOT STRUCTURAL ENGINEERED PLANS. THE FRAMING, FOUNDATION AND ASSOCIATED DETAILS ARE PROVIDED AS A BASIC GUIDE FOR A TYPICAL SPREAD FOOTING, CONCRETE BLOCK AND REINFORCED CONCRETE SLAB OR CONVENTIONAL WOOD FRAMED SYSTEM. THE CONTRACTOR SHALL VERIFY ALL LUMBER SIZES, SPANS AND LOAD CALCULATIONS PER CODE.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

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FOUNDATION NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

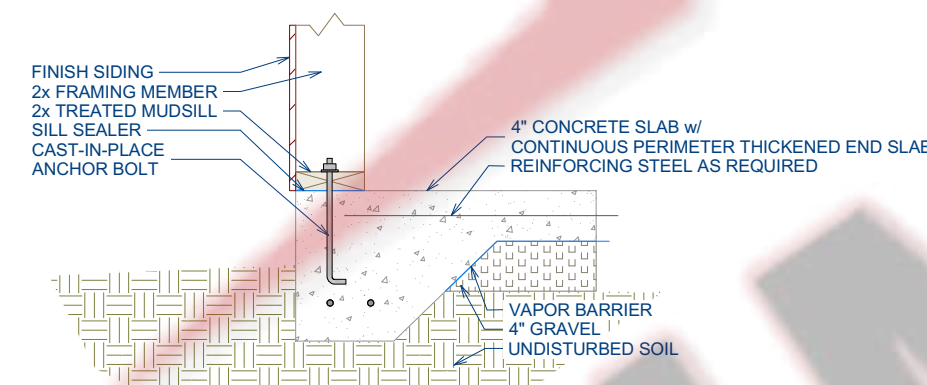
- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



FOUNDATION NOTE
FOOTER SHALL BE 12" DEEP 16" WIDE
TWO STRANDS #4 REBAR IN ALL FOOTINGS
OVER MIN. 4" CRUSHED STONE ON
COMPACTED BASE.



Thickened End Slab
(print at 1"=1')

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Page Description
FOUNDATION LAYOUT

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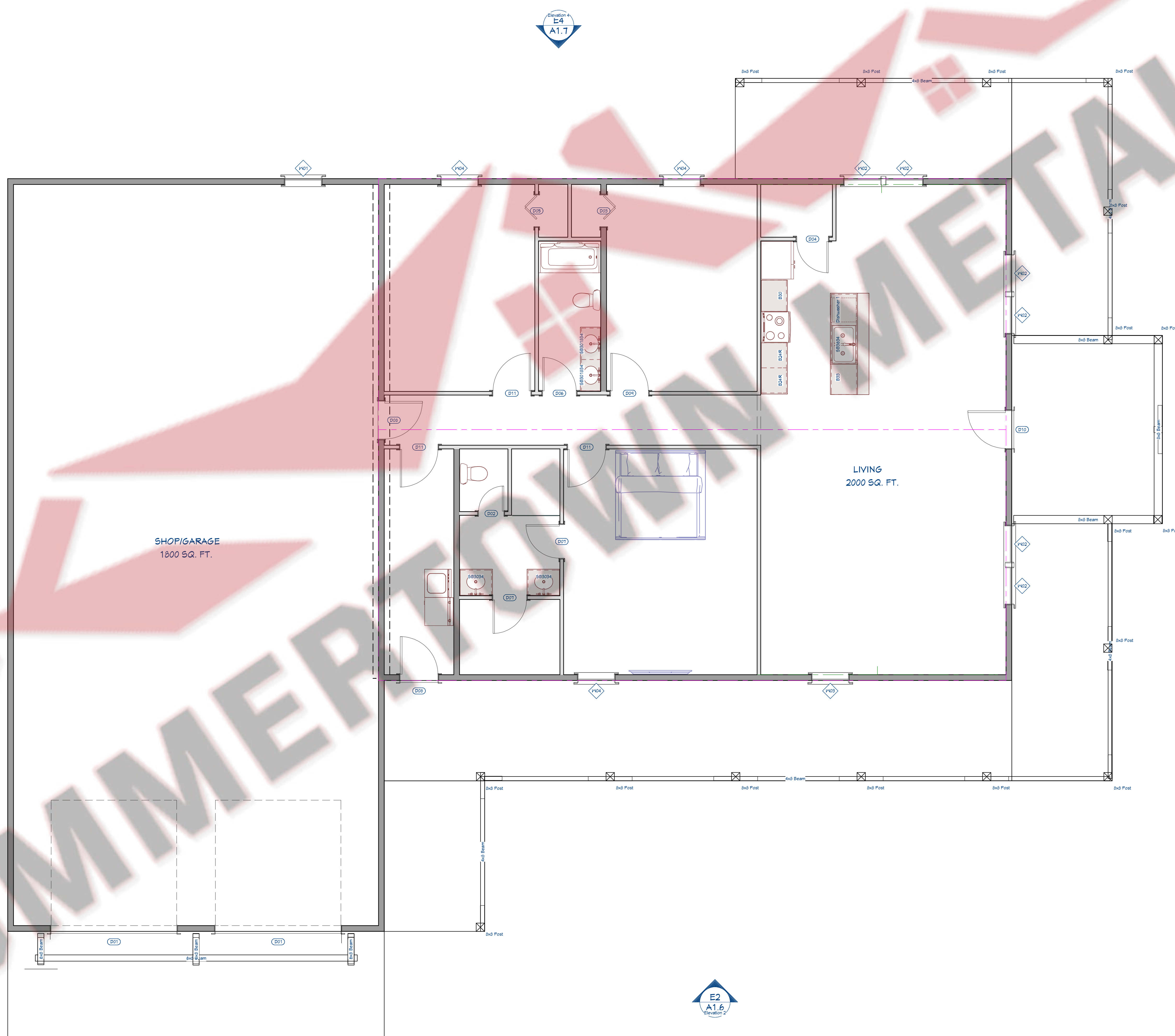
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E3
A1.7

Elevation 4
A1.7

E1
A1.6

E2
A1.6

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Floor Plan
Layout

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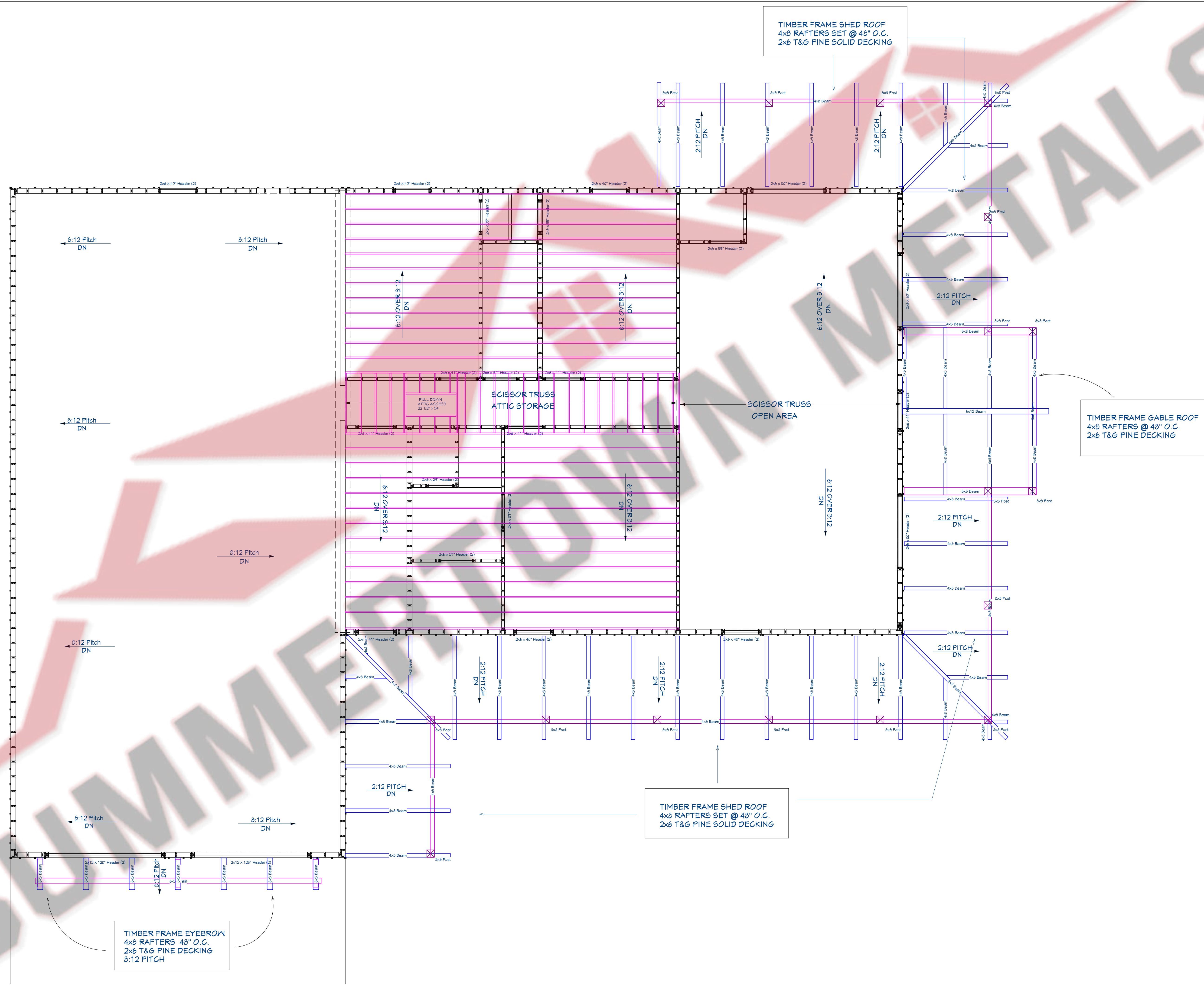
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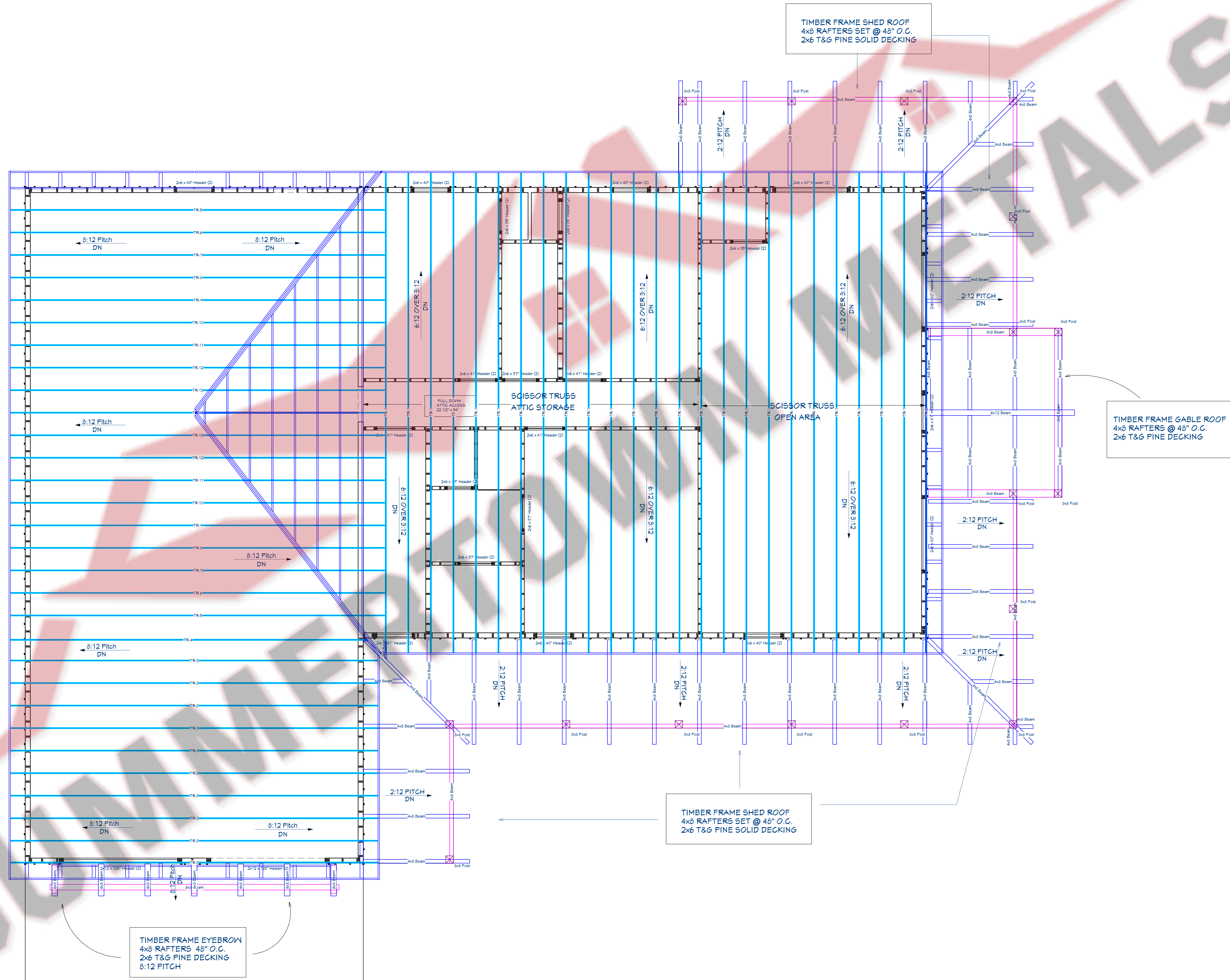
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Attic Floor System
Timber Frame Porch

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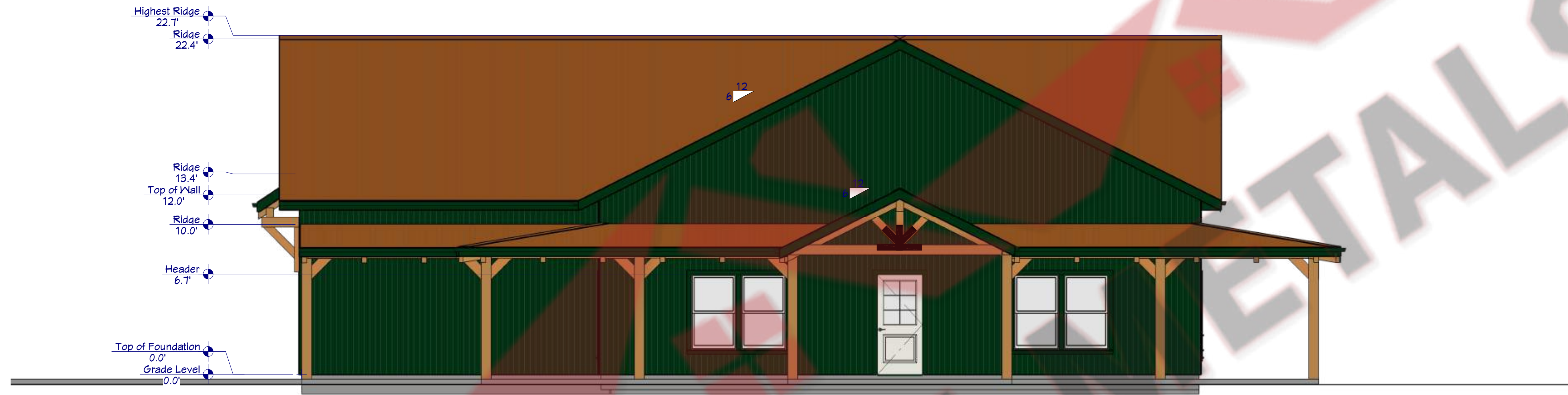
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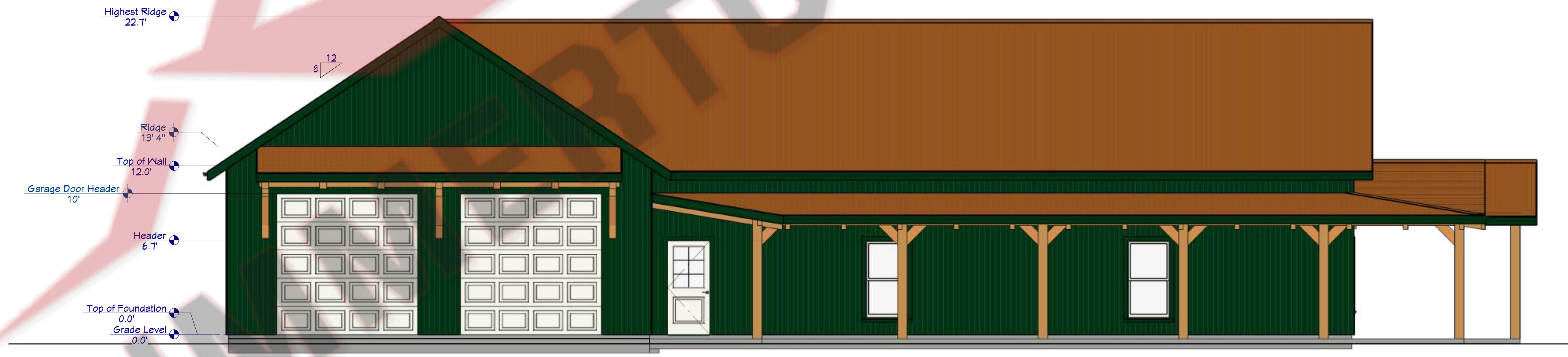
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E1 FRONT ENTRANCE ELEVATION



E2 LEFT ELEVATION

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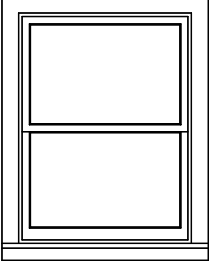
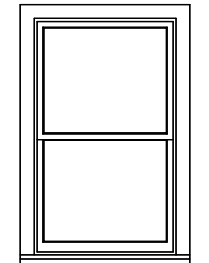
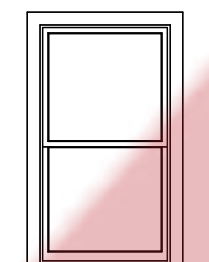
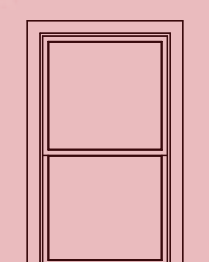
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WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	3D EXTERIOR ELEVATION
W01	3040DH	1	1	3040DH	36"	48"	3T"x4T"		DOUBLE HUNG	2X6X40" (2)	
W02	3050DH	6	1	3050DH	36"	60"	3T"x6T"		DOUBLE HUNG	2X6X40" (2)	
W03	3056DH	1	1	3056DH	36"	66"	3T"x6T"		DOUBLE HUNG	2X6X40" (2)	
W04	3056DH	3	1	3056DH	36"	66"	3T"x6T"	YES	DOUBLE HUNG	2X6X40" (2)	

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

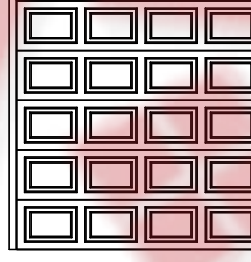
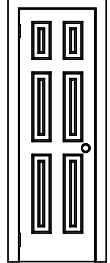
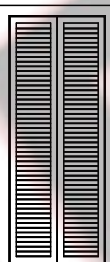
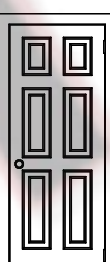
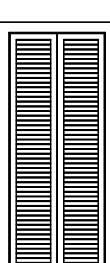
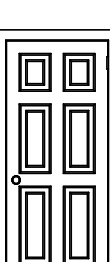
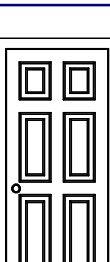
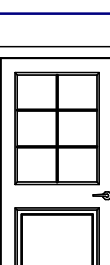
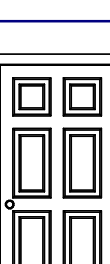
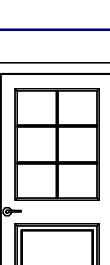
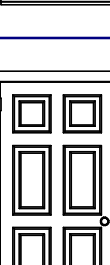
ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	3D EXTERIOR ELEVATION
D01	100100	2	1	100100	120"	120"	122"x123"	GARAGE-GARAGE DOOR P02	2X12X123" (2)	1 3/4"	
D02	2068	1	1	2068 R IN	24"	80"	26"x82 1/2"	HINGED-DOOR P09	2X6X29" (2)	1 3/8"	
D03	2668	1	1	2668 L	30"	80"	32"x82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X35" (2)	1 3/8"	
D04	2668	1	1	2668 L IN	30"	80"	32"x82 1/2"	HINGED-DOOR P09	2X6X35" (2)	1 3/8"	
D05	2668	1	1	2668 R	30"	80"	32"x82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X35" (2)	1 3/8"	
D06	2668	1	1	2668 L IN	32"	80"	34"x82 1/2"	HINGED-DOOR P09	2X6X37" (2)	1 3/8"	
D07	2668	2	1	2668 R IN	32"	80"	34"x82 1/2"	HINGED-DOOR P09	2X6X37" (2)	1 3/8"	
D08	3068	2	1	3068 L EX	36"	80"	38"x83"	EXT. HINGED-DOOR E02	2X6X41" (2)	1 3/4"	
D09	3068	1	1	3068 L IN	36"	80"	38"x82 1/2"	HINGED-DOOR P09	2X6X41" (2)	1 3/8"	
D10	3068	1	1	3068 R EX	36"	80"	38"x83"	EXT. HINGED-DOOR E02	2X6X41" (2)	1 3/4"	
D11	3068	3	1	3068 R IN	36"	80"	38"x82 1/2"	HINGED-DOOR P09	2X6X41" (2)	1 3/8"	

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Door & Window Schedule

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