

THE

RESIDENCE

GENERAL NOTES

1. DIMENSIONING:

GLASS

HOSE BIB

HEIGHT

HOLLOW CORE

HEADER HEIGHT

HORIZONTAL

KNEE SPACE

MACHINE BOLT

MASONRY OPENING

NOT IN CONTACT

NOT TO SCALE

INTERIOR

LAVATORY

METAL

NEM

MINIMUM

MAXIMUM

OBSCURE ON CENTER

OVERHEAD

PLATE

PUSH BUTTON

ROUGH SAWN SHEETROCK

SOLID CORE

SQUARE FOOT

SINGLE HUNG

SHOMER

SIMILAR

SLIDING

ST CONC STAINED CONCRETE

PRESSURE TREATED

SHEETROCK OPENING

STSC CONC STAINED & SCORED CONCRETE

TOUNGE & GROOVE

THRESHOLD

TOP OF BEAM

TOP OF FLOOR TOP OF CONCRETE

TOP OF PLATE

VERIFY IN FIELD WATER CLOSET

WATER HEATER WATER SOFTENER

WATERPROOF

UNLESS OTHERWISE NOTED

TYPICAL

VERTICAL

MOOD

TUB & SHOWER COMBO

ROUGH OPENING

MTL

MIN

MAX

NTS

00

SIM

TOB TOF

TOC TOP

TYP

VERT

M/C

MD

HORIZONTAL SLIDER

GALVANIZED SHEET METAL

a. ALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING UNLESS OTHERWISE NOTED.

b. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL, UNLESS NOTED +/-. c. DIMENSIONS NOTED CLEAR OR CLR. MUST BE PRECISELY MAINTAINED.

d. DO NOT SCALE DRAWINGS, IF ITEMS CANNOT BE LOCATED OR THERE IS A DISCREPANCY BETWEEN

DIMENSIONS, DO NOT PROCEED WITHOUT REVIEW BY C.F. BLUELINE DESIGNS.

2. CONTRACTOR TO EXAMINE, READ AND BE THOROUGHLY FAMILIAR WITH ALL CONTRACT DOCUMENTS, & THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING STRUCTURES. IF THERE APPEARS TO BE OMISSIONS, DISCREPANCIES, CONTRADICTIONS, OR IF THERE IS DOUBT AS TO MEANING OR INTENT, CONTACT DESIGNER IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.

3. DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT REVIEW BY PELLICON DESIGN & CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROCEDURES RELATED TO THIS PROJECT. CONTRACTOR TO CONFORM TO ALL THE 2015 IRC CODES PERTAINING TO THIS PROJECT.

5. INFORMATION RELATING TO EXISTING CONDITIONS WAS OBTAINED FROM DATA THAT WAS READILY AVAILABLE TO THE DESIGNER AT THE TIME OF DESIGN. ACCURACY OF EXISTING STRUCTURAL LOADS AND CONDITIONS CANNOT BE GUARANTEED. CHECK EXACT DIMENSIONS AND ELEVATIONS FROM THE ACTUAL CONDITIONS AT THE SITE.

6. WHERE ITEMS OF EQUIPMENT, FIXTURES, MATERIALS, SIZES, CAPACITIES OR OTHER PERTINENT INFORMATION ARE NOT INDICATED IN THE CONSTRUCTION DOCUMENTS, PROVIDE ITEMS WHICH ARE SIMILAR IN DESIGN, APPEARANCE, & QUALITY. REVIEW CHOICES WITH OWNER(S) PRIOR TO ORDERING, PURCHASING OR INSTALLING.

7. RESPONSIBILITY FOR ADDITIONAL DETAILED DESIGN DECISIONS REGARDING HEATING, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE "DESIGN-BUILD". SELECTED SUBCONTRACTORS TO PROVIDE COMPLETE SYSTEM DESIGN, CALCULATIONS AND DRAWINGS AS REQUIRED FOR PERMIT AND FOR CONSTRUCTION. REVIEW SPECIFIC CHOICES WITH OWNER(S) PRIOR TO CONSTRUCTION.

DESIGN CRITERIA

| - 1 | | |
|-----------------|---|--|
| CODE REFERENCES | | |
| | 2018 INTERNATIONAL RESIDENTIAL CODE | |
| | 2018 INTERNATIONAL PLUMBING CODE | |
| | 2018 NATIONAL ELECTRIC CODE | |
| | PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE | |

| FLOOR LOADING | | |
|--------------------|-----------------|-----------------|
| LOCATION | LIVE LOAD (PSF) | DEAD LOAD (PSF) |
| Sleeping Areas | 40 | 15 |
| Living Areas | 40 | 15 |
| Decks | 40 | 15 |
| Exterior balconies | 60 | 15 |
| Attics w/ Storage | 20 | 15 |
| Attics w/o Storage | 10 | 15 |
| Stairs | 100 | 15 |

| MALL LOADING | DEAD LOAD (PSF) |
|-----------------------------------|-----------------|
| Ext. Light-frame walls | 15 |
| Int. Light-frame walls | 10 |
| 8" Thick conc. masonry unit walls | 80 |
| 6" poured conc. walls | 85 |

ROOF LOADING LIVE LOAD (PSF) GROUND SNOW LOAD

NOTE: ALL LOADING IS BASED ON AVERAGE MATERIALS, WEIGHTS AND SNOW FALL. REFER TO GRAPHIC STANDARDS FOR WEIGHTS OF MATERIALS (i.e. STONE VENEER, BRICK)

| TYPICAL INSULATION VALUES | R-YALUE (MIN.) |
|-------------------------------------|----------------|
| Exterior Malls | R-21 |
| Exposed floors & floor above garage | R-30 |
| Ceilings | R-30 |
| Slab Perimeter (R-Value & Depth) | R-10, 2 FT. |

SQUARE FOOTAGE TABULATIONS

| AREA DESIGNATION | DESIGNATION SQUARE FOOTAGE TO INT. FACE OF ICF | |
|--------------------|--|--|
| COVERED PORCH | 89.3 SF | |
| GARAGE | 975.2 SF | |
| BASEMENT | 1266.2 SF | |
| HEATED FIRST FLOOR | 3018. 5 SF | |

PROPERTY INFORMATION TABLE

| PROJECT ADDRESS | |
|-----------------|--|
| PLAT NUMBER | |
| PARCEL KEY | |
| PLAT KEY | |
| ZONING | |
| NEIGHBORHOOD | |



*REQUIRES A CALL OR CLICK TO 811 TWO WORKING DAYS, EXCLUDING WEEKENDS AND HOLIDAYS, BEFORE BEGINNING WORK

2008-003-01

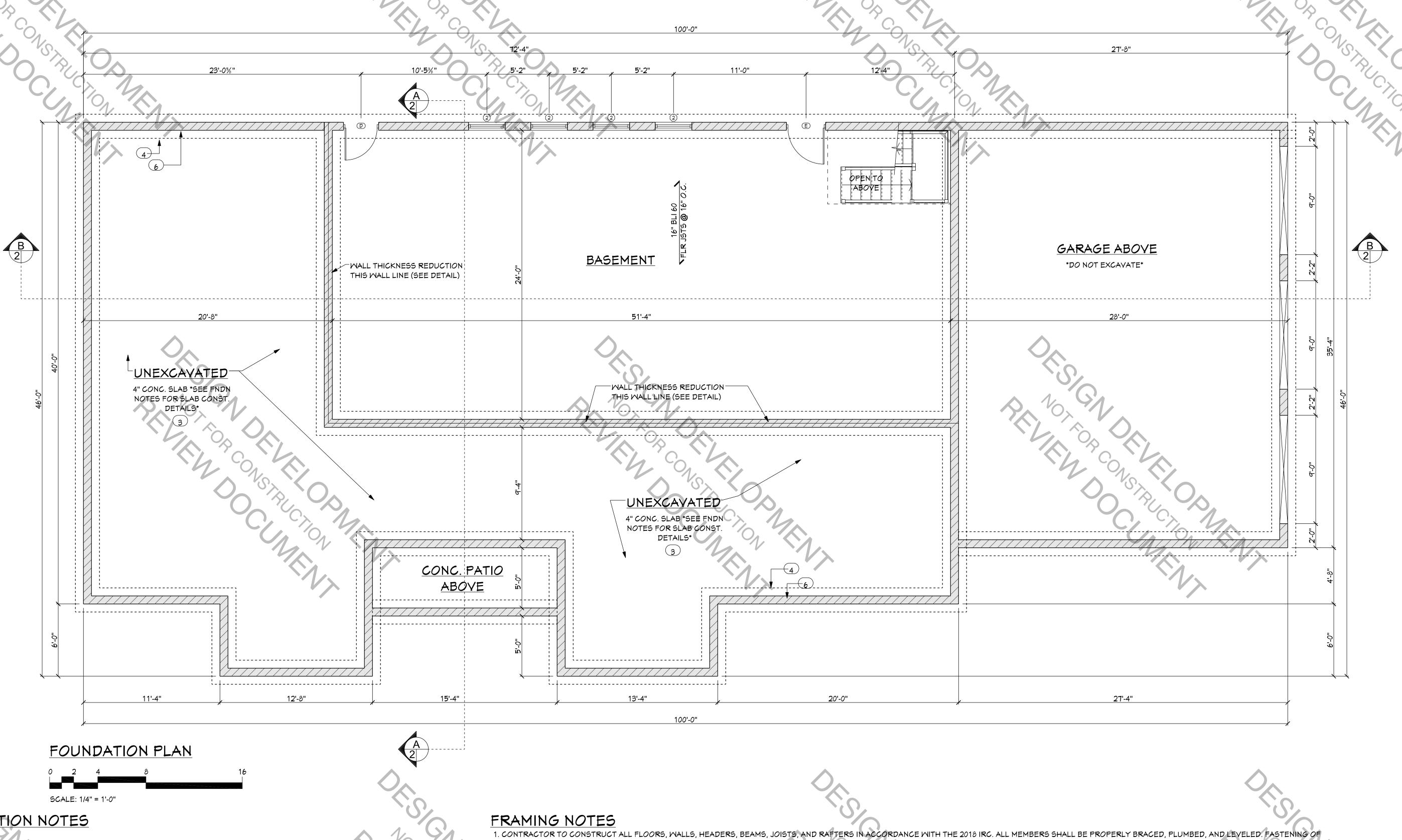
CS AS NOTED

NOVEMBER 14, 2021

C.PELLINGTON

REMARKS

COVER SHEET



FOUNDATION NOTES

1. (X) INDICATES POINT LOAD - PROVIDE SOLID BLOCKING BETWEEN TOP OF BLOCK WALL TO UNDERSIDE OF PLYWOOD FLOOR. INSTALL

ADDITIONAL FRAMING IN WALL ABOVE TO UNDERSIDE OF BEAMS. (TYP. UNLESS OTHERWISE NOTED)

2. PROVIDE A SUMP PIT AND PERIMETER DRAIN TO DAYLIGHT. LOCATION OF SUMP PIT TO BE VERIFIED IN FIELD. 3. 6 × 6 P.T. POST FROM UNDERSIDE OF DECK FRAMING TO TOP OF 12" DIA. SONOTUBE PIER MIN. OF 42" BELOW GRADE. TYPICAL @ ALL

LOCATIONS UNLESS OTHERWISE NOTED. 4. A MINIMUM SOIL BEARING PRESSURE OF 2000 PSI IS REQ'D.

5. ALL DIMENSIONS TO INTERIOR OBJECTS INDICATED W/ THE KEYNOTE SYMBOL ARE TAKEN FROM THE EXTERIOR FACE OF THE FOUNDATION

6. TYPICAL FOOTING ASSEMBLY - 24" WIDE × 12" DEEP MONOLITHICALLY POURED CONC. FOOTING W/ A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I. PROVIDE (2) #4 RE-BAR CONTINUOUS. FOOTINGS MAY BE STEPPED WHERE NECESSARY TO MAINTAIN A MINIMUM FOOTING DEPTH OF 42"

BELOW GRADE. STEP FOOTINGS A MAXIMUM OF 2'-0" VERTICAL PER STEP & A 4'-0" LENGTH BETWEEN STEPS. SEE ELEVATIONS FOR CLARITY. FOOTING DEPTHS REPRESENTED ON PLANS MAY VARY DUE TO CHANGE IN SITE AND GRADE CONDITIONS, CONTRACTOR TO MAINTAIN FOOTING DEPTH TO A MIN. OF 42" BELOW FINISHED GRADE.

7. TYPICAL CRAWLSPACE FLOOR ASSEMBLY - PROVIDE 4" COMPACTED GRAVEL BASE W/ 6 MIL POLYETHYLENE VAPOR BARRIER. POUR 2" CONC. W/ RAKE COAT FINISH.

8. TYPICAL FOUNDATION WALL ASSEMBLY - 8" C.M.U. FOUNDATION WALL (MIN. OF 6 COURSES). FULLY GROUT CELLS @ OPENINGS. PROVIDE A MIN. OF R-20 SPRAY FOAM INSULATION @ INTERIOR FACE & COMPLETELY PARGE EXTERIOR FACE WITH PORTLAND CEMENT AND BITUMINOUS

ASPHALT COATING, OR APPROVED SUBSTITUTE FOR WATERPROOFING FROM TOP OF FOOTING TO FINISHED GRADE. 9. INSTALL 1/2"~ ANCHOR BOLTS @ 6'-0" O.C. (MAX. 12" FROM EACH CORNER) W/ A MIN. OF 7" EMBEDMENT OR PROVIDE STRAPS @ 42" O.C. 10. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE LATEST ACI CODES PERTAINING TO CONCRETE AND MASONRY INSTALLATION.

EACH MEMBER SHALL CONFORM TO 2018IRC (TABLE R602.3(1))

2. AT ALL EXTERIOR FRAME WALLS PROVIDE 2 × 6 S.P.F. #2 STUD FRAMING SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. LOCATE STUDS OR PROVIDE ADDITIONAL STUDS DIRECTLY UNDER ALL TRUSS ENDS AND POIN

3. PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MIN. OF 24" FROM OTHER JOINTS.

4. PROVIDE JACK STUD UNDER ALL HEADERS CONTINUOUS TO SOLE PLATE. IF SPAN EXCEEDS 6'-0", PROVIDE (2) JACK STUDS BENEATH HEADER. PROVIDE FULL HEIGHT KING STUDS NEXT TO EACH JACK.

5. DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. 6. NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS.

7. ALL MOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R319)
8. SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURER'S RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.

9. PROVIDE HEADERS IN ALL OPENINGS IN BEARING WALLS. NOTE THAT ALL HEADERS SHOWN UNLESS OTHERWISE NOTED PROVIDE A MIN. OF (2) 2 × 10 S.P.F. #2 OR BETTER FOR OPENING 4'-0" OR LESS. UNLESS OTHERWISE NOTED OPENINGS GREATER THAN 4'-0" PROVIDE (3) 2 × 10 S.P.F. #2 w/ 2 LAYERS OF 1/2" PLYWOOD.

10. UNLESS OTHER MISE NOTED PROVIDE: DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS OR BLOCKING UNDER ALL WALLS RUNNING PARALLEL ABOVE.

11. LATERAL SUPPORT AND CROSS BRIDGING TO COMPLY WITH (IRC R502.7 & R502.7.1) 12. FLOOR CONSTRUCTION TO BE 3/4" T&G PLYWOOD GLUED AND NAILED TO JOISTS.

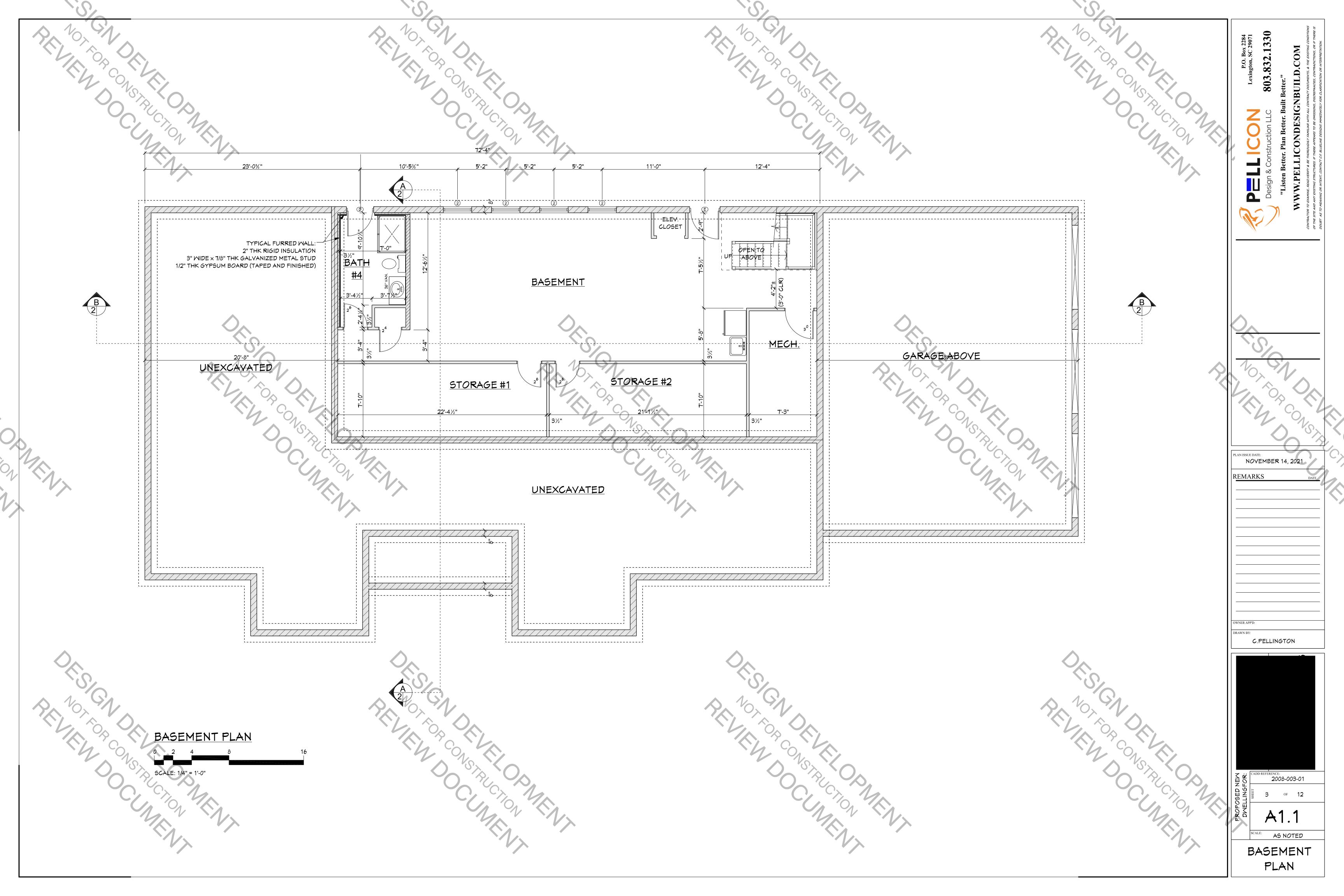
13. PROVIDE FIRE BLOCKING IN ACCORDANCE WITH (IRC R602.8)

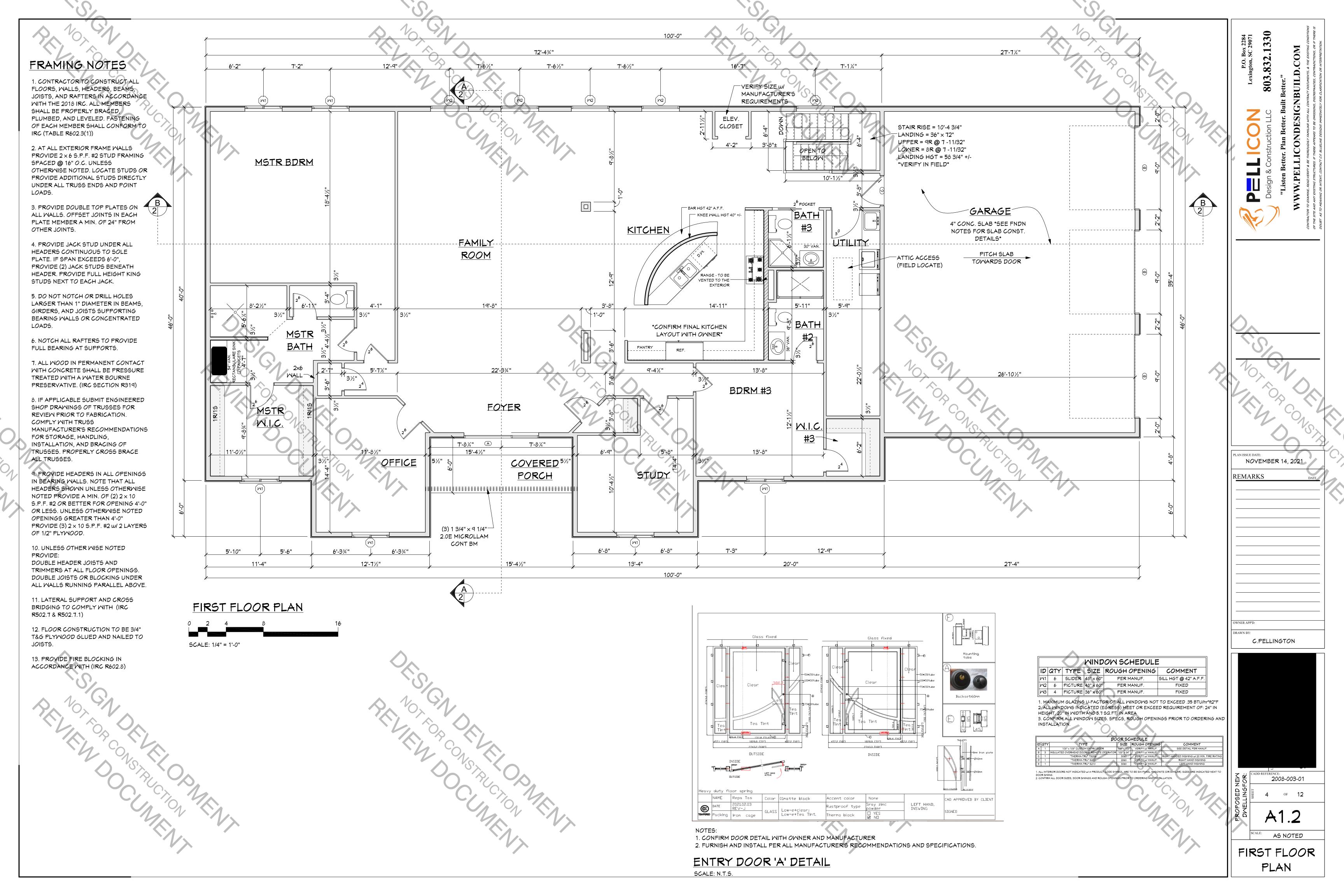
NOVEMBER 14, 2021 REMARKS C.PELLINGTON

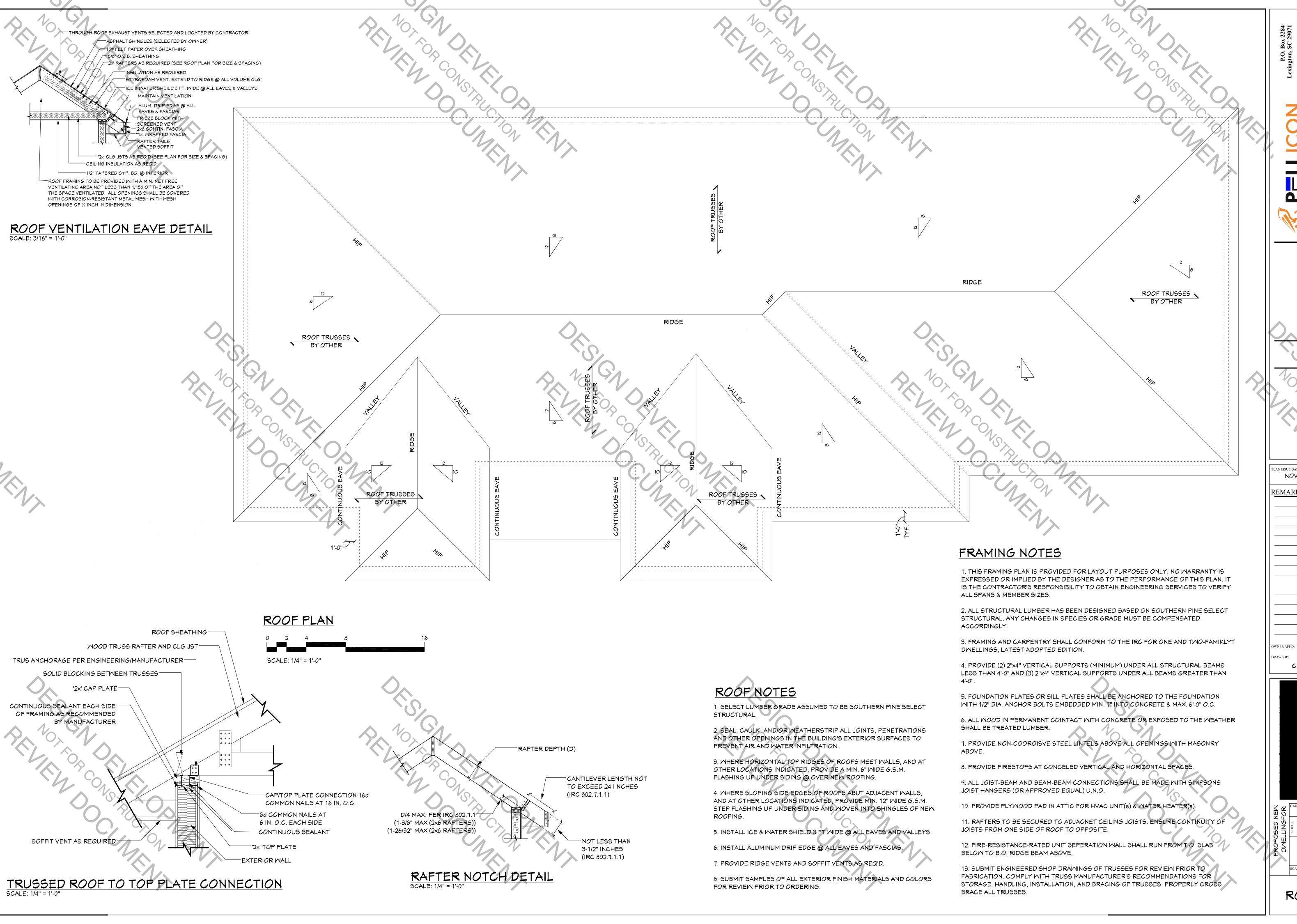
2008-003-01

FOUNDATION PLAN

AS NOTED







NOVEMBER 14, 2021

REMARKS

C.PELLINGTON

2008-003-01

ROOF PLAN

AS NOTED

ROOF NOTES

1) SEAL, CAULK, AND/OR MEATHERSTRIP ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING'S EXTERIOR SURFACES TO PREVENT AIR AND WATER INFILTRATION

2) WHERE HORIZONTAL RIDGES OF ROOFS MEET WALLS AND AT OTHER LOCATIONS REQUIRED, PROVIDE A MIN. 6" WIDE G.S.M. FLASHING UP UNDER STUCCO AND OVER ROOF SHEATHING.

3) WHERE SLOPING EDGES OF ROOFS ABUT ADJACENT WALLS, AND AT OTHER LOCATIONS REQUIRED, PROVIDE A MIN. 12" WIDE G.S.M. STEP FLASHING UP UNDER STUCCO AND WOVEN INTO ROOF CLADDING.

4) SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURERS RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.

5) INSTALL DRIP EDGE METAL DRIP-EDGE MADE FROM COPPER, ALUMINUM, OR COATED STEEL ON ALL EAVES AND RAKES.

6) INSTALL ICE & MATER SHIELD A MINIMUM OF 36" HIGH AND 1" OVERLAP ON ALUMINUM DRIP EDGE AND/OR PER ROOFING MANUFACTURERS RECOMMENDATIONS.

7) ENTIRE HOME TO RECEIVE DAVINCI BELLEFORTECOOL ROOF TILES IN SLATE GRAY. VERIFY PRODUCT AND COLOR WITH OWNER PRIOR TO ORDERING AND INSTALLING. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

8) ALL ROOF WORK CAN BE HAZARDOUS. SAFETY REQUIREMENTS ARE SPELLED OUT BY OSHA AND INDIVIDUAL STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER TO TAKE ALL NECESSARY PRECAUTIONS. CONTACT THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION FOR COMPLETE INFORMATION.

9) ALL DECKS SHALL BE COVERED WITH TWO LAYERS OF NO. 30# ASPHALT-IMPREGNATED ROOFING FELT OR ONE LAYER OF NO. 43# COATED BASE SHEET OR ONE LAYER OF ICE AND WATER SHIELD. NOTE: WHEN USING NON-BREATHING ICE AND WATER SHIELD UNDERLAYMENTS TO COVER THE ENTIRE ROOF, THE ATTIC SPACE MUST BE PROPERLY VENTILATED TO PREVENT MOISTURE BUILDUP.

10) ALL HIPS, VALLEYS, RAKES AND RIDGES SHALL BE COVERED WITH A WATERPROOF UNDERLAYMENT; EXAMPLE: ICE AND WATER SHIELD OR TWO LAYERS OF NO. 43# COATED BASE SHEET. • FOR PROPER ICE DAM PROTECTION A LAYER OF ICE AND WATER SHIELD UNDERLAYMENT SHOULD BE INSTALLED FROM THE EAVE TO A POINT 24" BEYOND THE INSIDE OF THE EXTERIOR WALL. SEE PAGE 18 FOR MORE INFORMATION ON ICE DAM PROTECTION

11) NOTE: ROOFING FELT SHOULD MEET OR EXCEED ASTM STANDARDS D226/D2626. SELF ADHERED POLYMER MODIFIED BITUMINOUS SHEET SHOULD MEET OR EXCEED ASTM D1970. FASTENERS

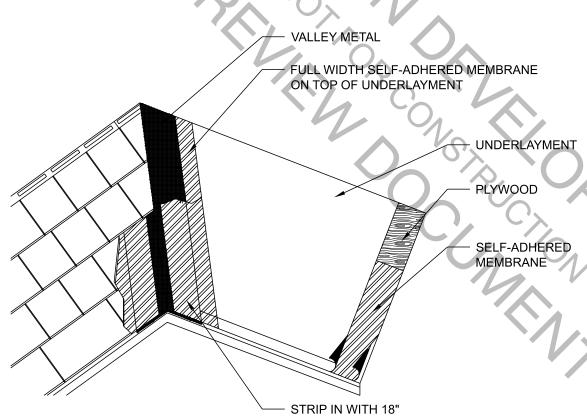
12) NAILS FOR TILES AND CLEATS MUST BE COPPER OR STAINLESS STEEL, 11 GAUGE MINIMUM, .285"-.312" HEAD MINIMUM AND PROPER LENGTH TO GIVE GOOD PENETRATION. SCREWS MUST BE STAINLESS STEEL OR BRASS, #8 OR #9, WITH A MINIMUM .285"-.312" DIAMETER HEAD. INSTALLING UNDERLAYMENT

13) AT A MINIMUM, ALL DECKS MUST BE COVERED WITH TWO LAYERS OF NO. 30# ASPHALT-IMPREGNATED ROOFING FELT OR ONE LAYER OF NO. 43# COATED BASE SHEET. NOTE: UNDERLAYMENT MATERIALS MUST BE COVERED WITH TILE AS SOON AS POSSIBLE TO PREVENT DEGRADATION FROM EXPOSURE. IF MOOD CANT STRIPS AND NAILERS ARE NAILED DIRECTLY TO THE DECK, THEY MUST BE COVERED WITH WATERPROOF UNDERLAYMENT. IF NAILED ON THE UNDERLAYMENT, THEY SHOULD BE PRESSURE TREATED MOOD. NOTE: ALL ROOFING UNDERLAYMENT MATERIALS SHOULD BE CARRIED 6" UP ALL VERTICAL SURFACES.

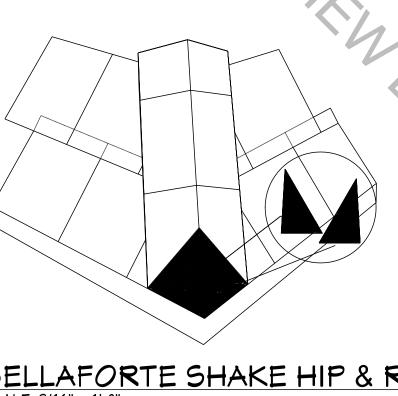
14) FIRST APPLY A STARTER SHEET OF 1 LAYER OF ICE AND WATER SHIELD UNDERLAYMENT PER MANUFACTURER'S INSTRUCTIONS. THEN COMPLETELY COVER THE STARTER SHEET WITH A FULL-WIDTH SHEET OF NO. 43# ROOFING FELT. LAP SUCCEEDING SHEETS 19" OVER THE PRECEDING SHEETS, LEAVING A 17" EXPOSURE (2" LAP). END OF ROLL LAPS SHOULD BE A MINIMUM OF 6".

ICE DAM PROTECTION

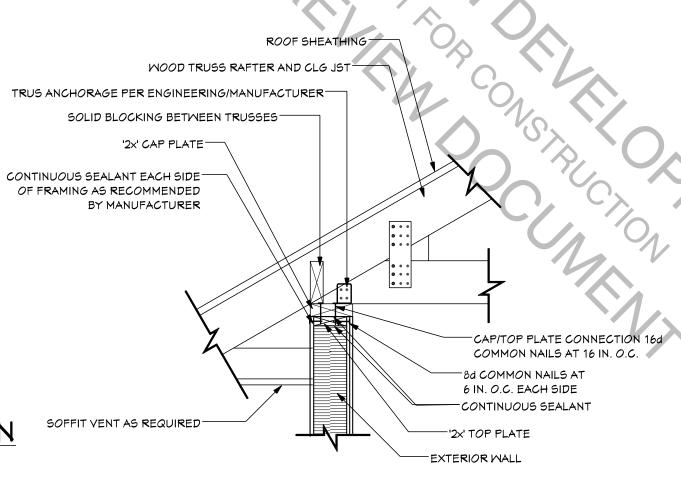
15) APPLY SELF-ADHERING ICE AND WATER SHIELD, OR EQUIVALENT, DIRECTLY TO THE DECK ACCORDING TO APPLICATION INSTRUCTIONS PROVIDED WITH THE PRODUCT. SELF-ADHERING UNDERLAYMENT MUST EXTEND UP THE ROOF TO A POINT AT LEAST 36" BEYOND THE INTERIOR WALL LINE AND IN AREAS OF SEVERE ICING AT LEAST UP TO AND ABOVE THE HIGHEST WATER LEVEL EXPECTED TO OCCUR FROM ICE



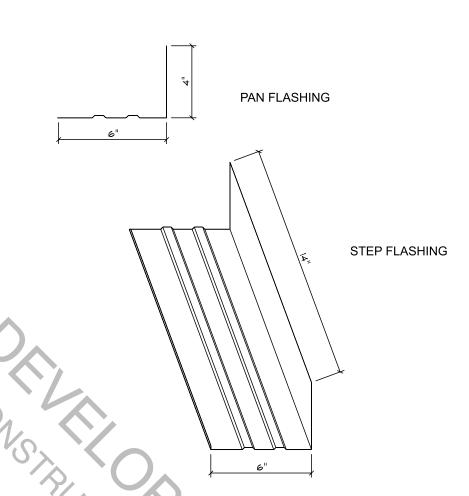




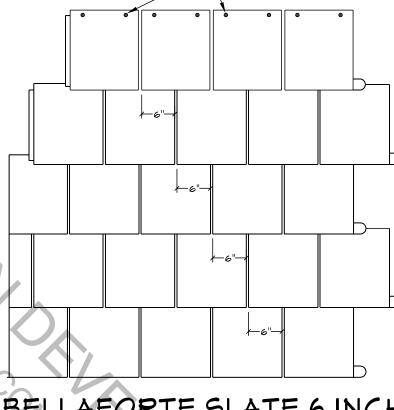
BELLAFORTE SHAKE HIP & RIDGE STARTER APPLICATION SCALE: 3/16" = 1'-0"



TRUSSED ROOF TO TOP PLATE CONNECTION

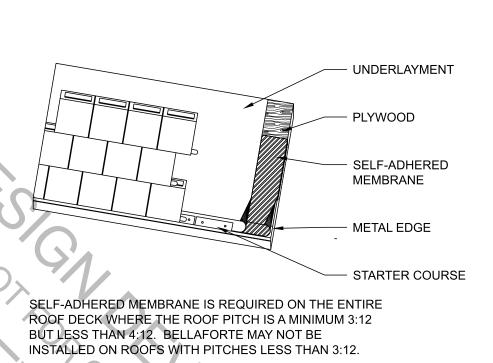


BELLAFORTE SLATE & SHAKE FLASHING DETAIL

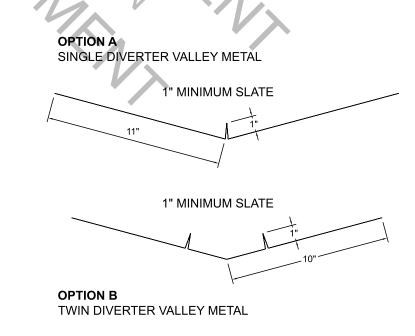


BELLAFORTE SLATE 6 INCH OFFSET PATTERN

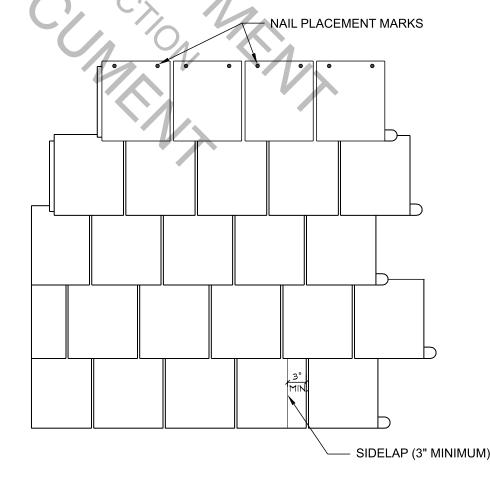
NAIL PLACEMENT MARKS



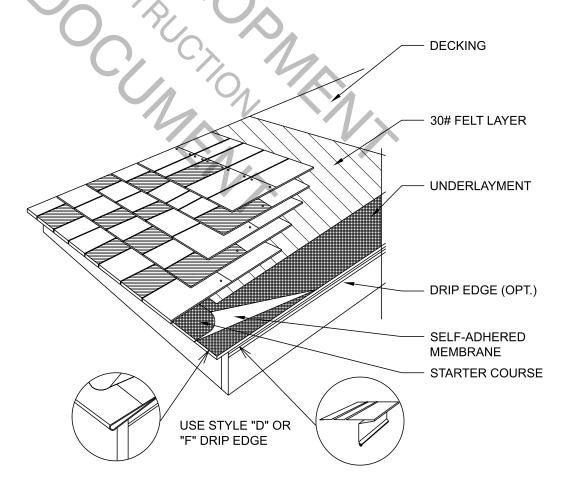
BELLAFORTE SLATE STANDARD DECKING METHOD



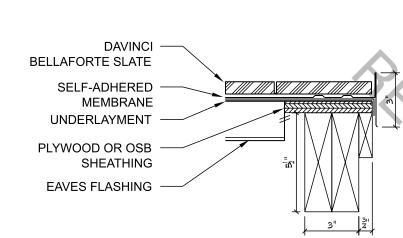
BELLAFORTE SLATE VALLEY OPTIONS



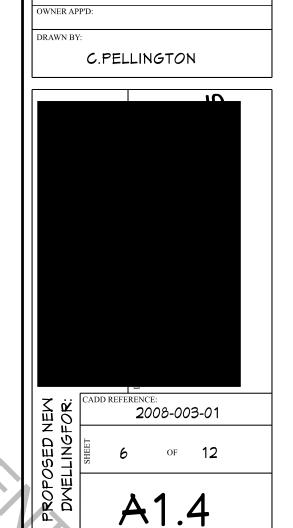
BELLAFORTE SLATE RANDOM OFFSET PATTERN



DAVINCI SLATE INSTALLATION



BELLAFORTE SLATE RAKE METAL OPTION SCALE: 3/16" = 1'-0"



AS NOTED

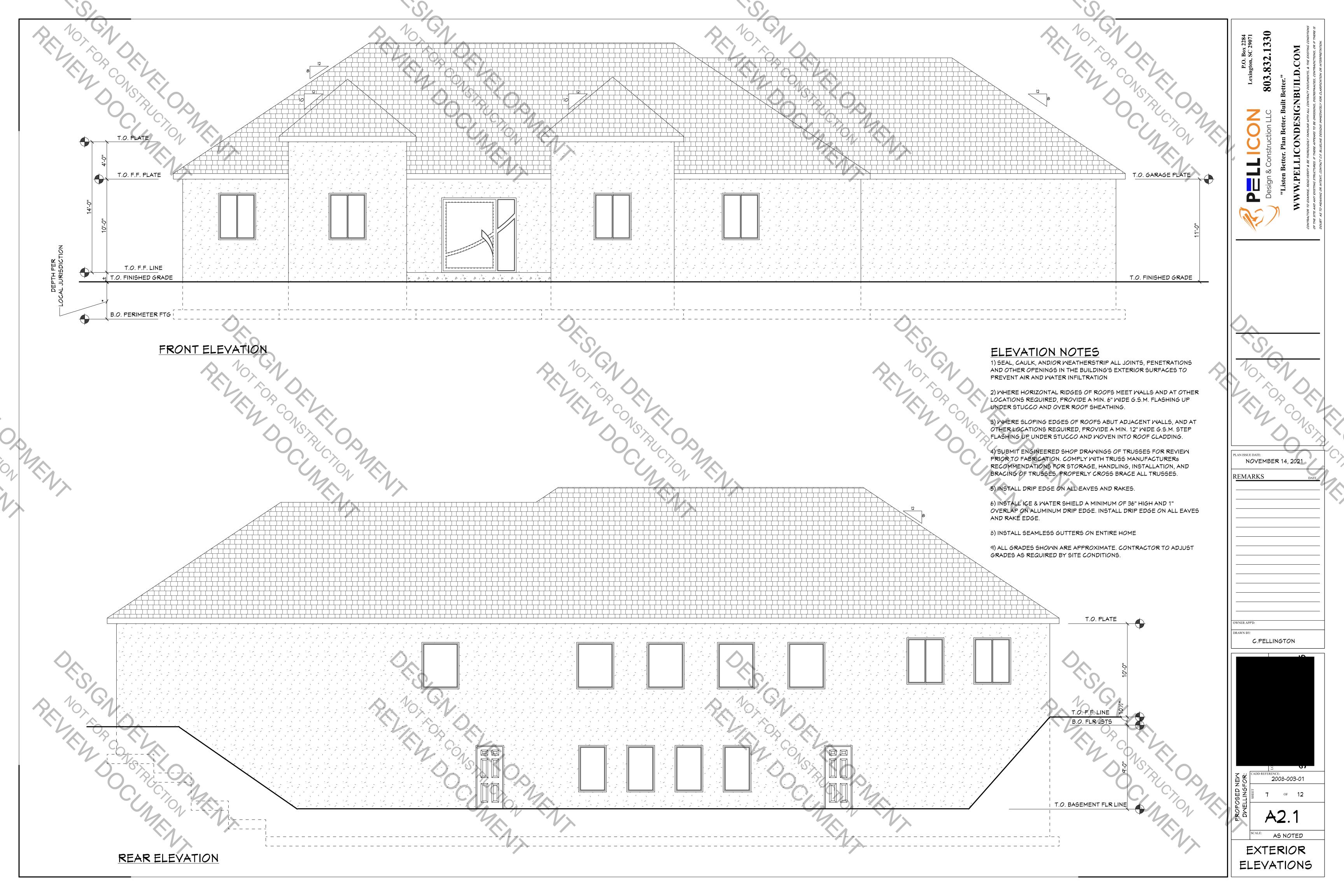
ROOF

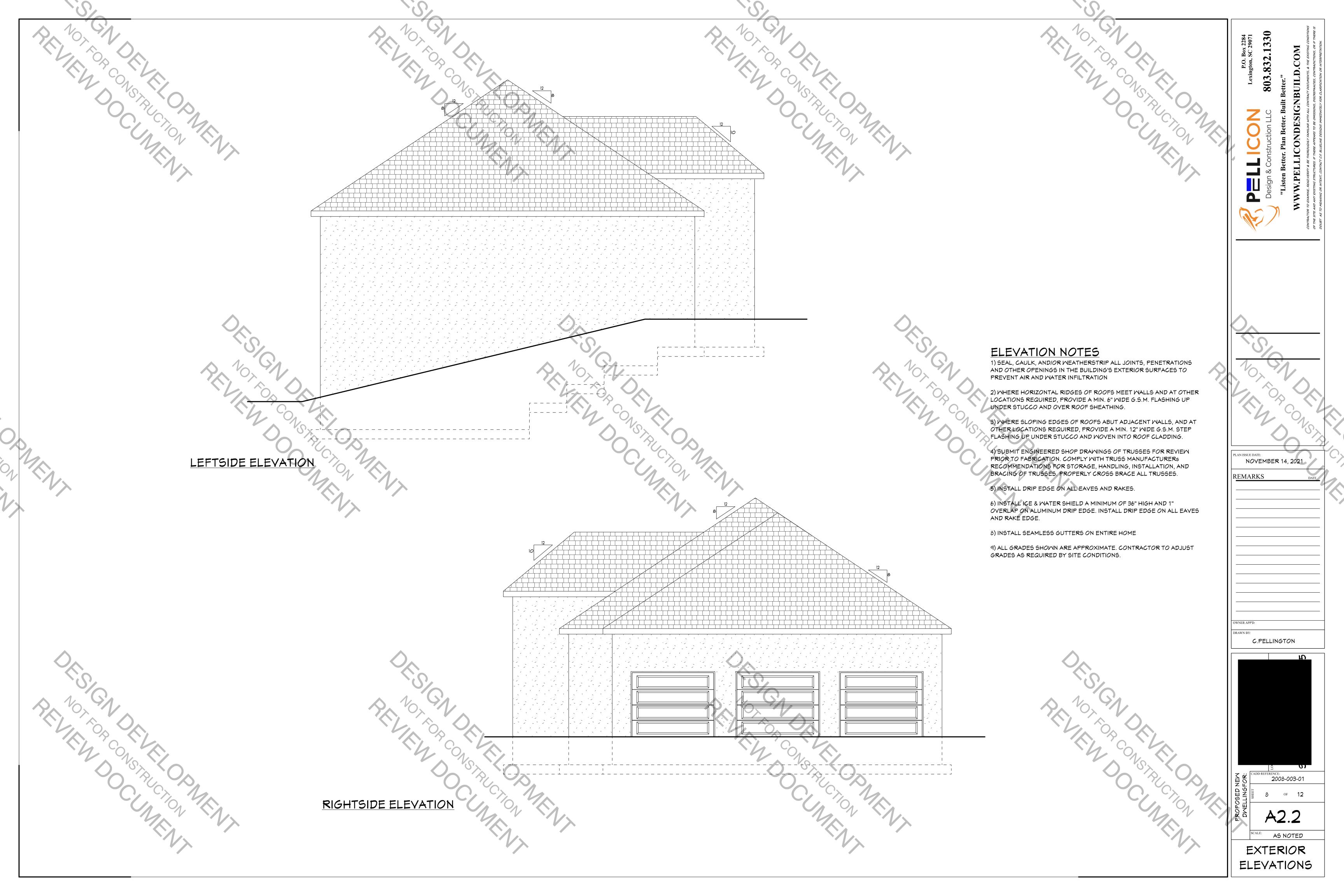
DETAILS

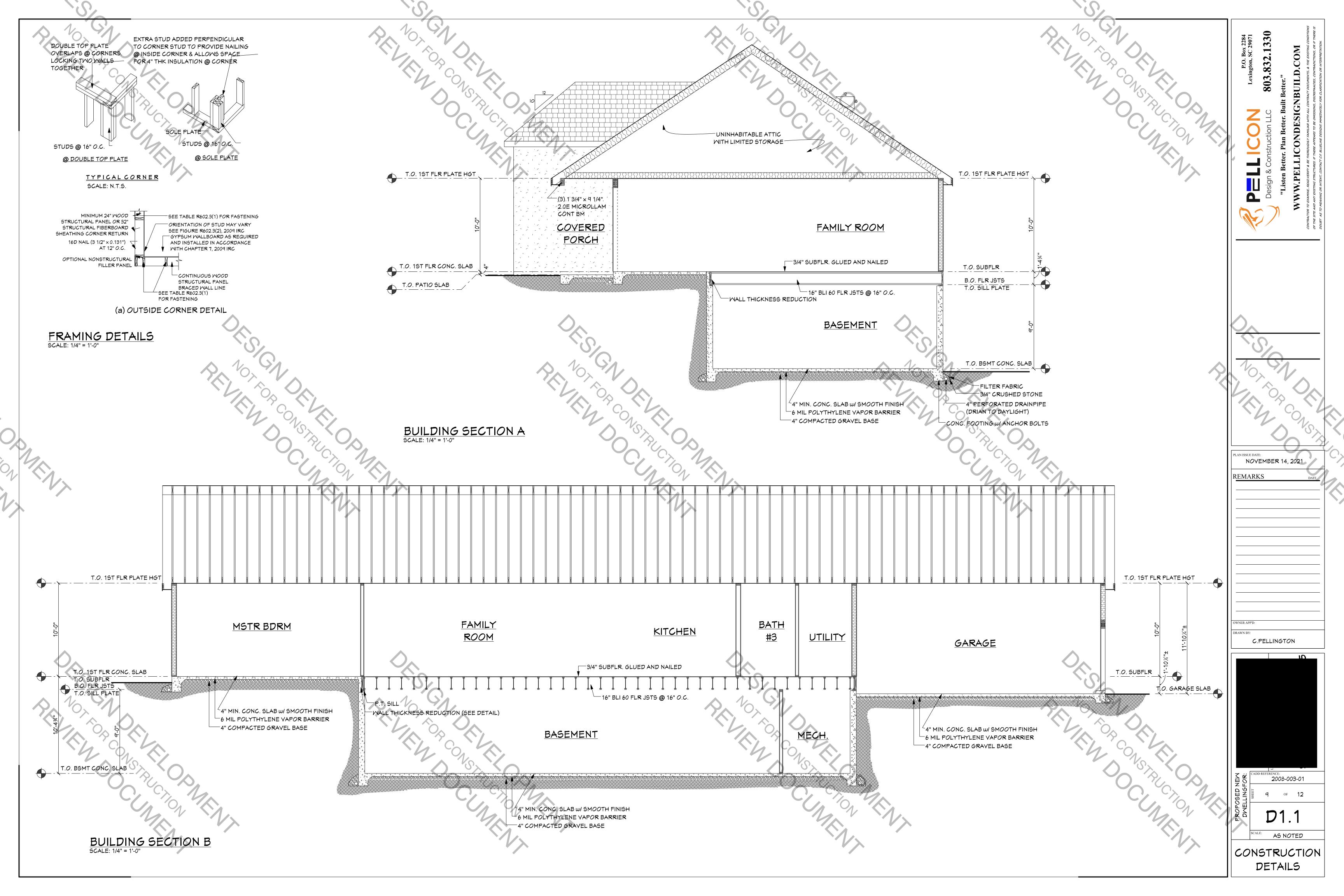
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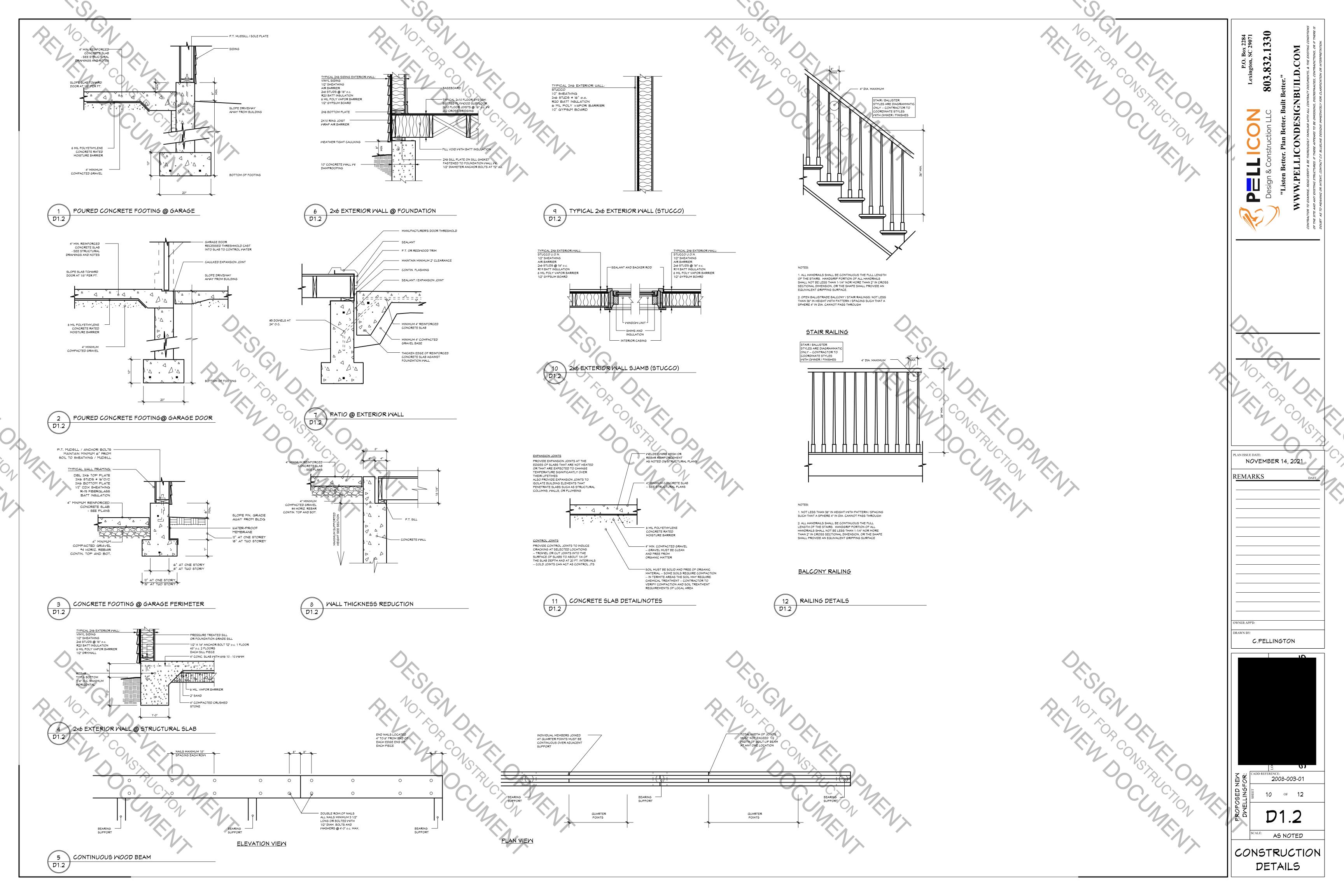
REMARKS

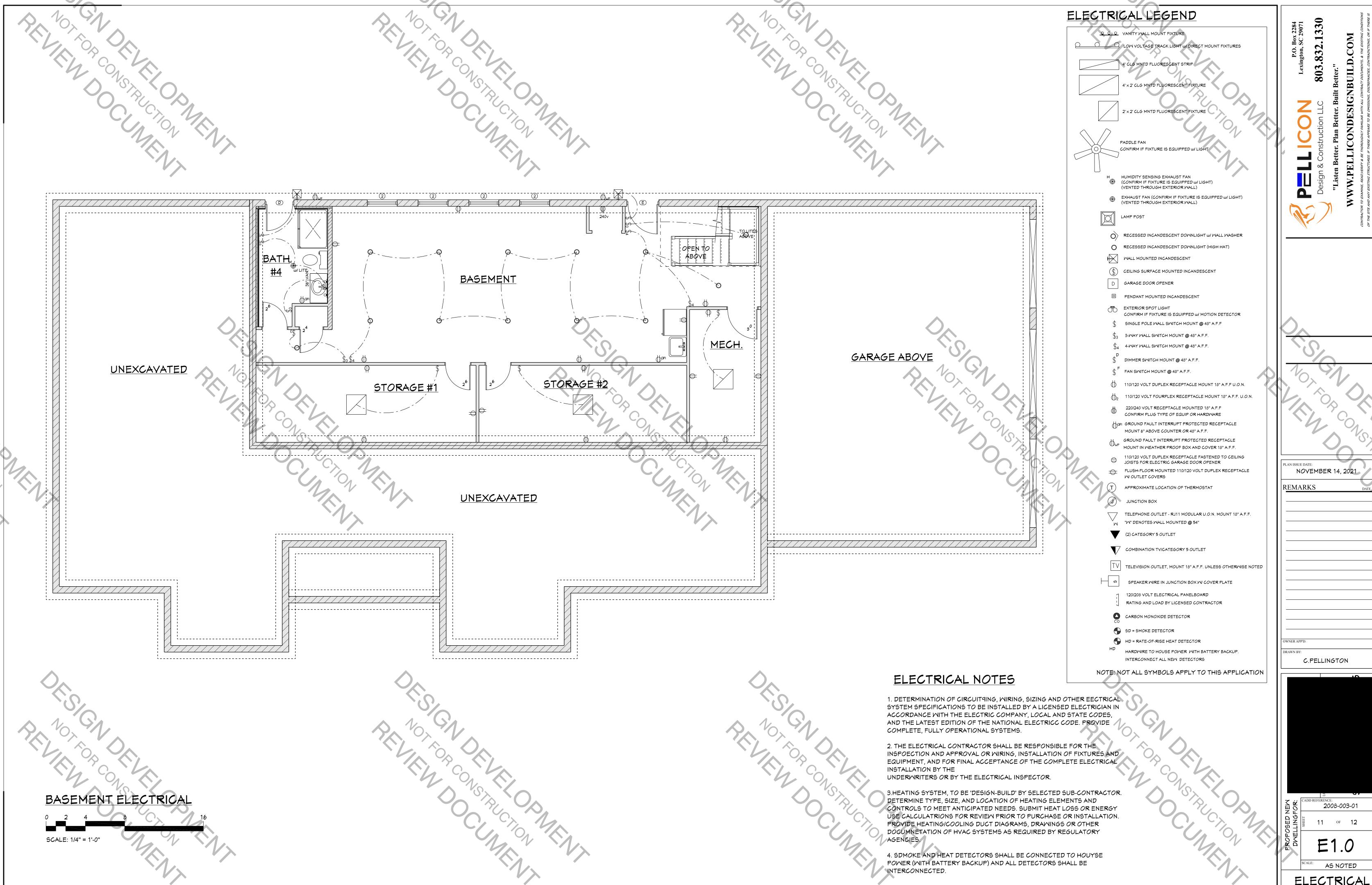
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5. ALL EXHAUST FANS AND MOISTURE FANS ARE TO VENT TO THE EXTERIOR THROUGH THE EXTERIOR WALL AND NOT THE ROOF.

ELECTRICAL PLAN

