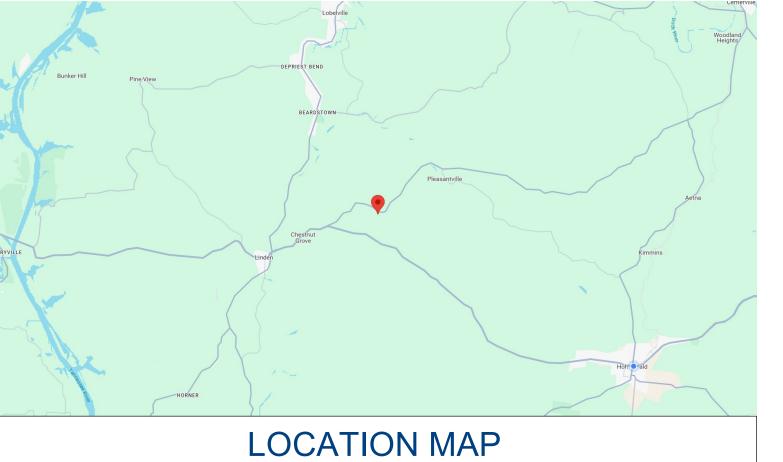


VICINITY MAP



LIVING/KITCHEN CLG. HT. 109 1/8" 490 SQ FT 20'-0" X 19'-11" M. BEDROOM CLG. HT. N/A 224 SQ FT 14'-0" X 14'-11"



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TIME USE FOR THE CONSTRUCTION OF

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Revision Table

Index Of Dra Floor Plan Ov 3D Rende

Sample Walk-Out

PLAN#

DATE: 3/4/2025

SCALE:

N.T.S.

SHEET:

# **ABBREVIATIONS**

ARCH.-architectural BRD.-board C.D.X.-C & D grade exterior

grade plywood. COL.-column CLNG.- ceiling C.O.- cased opening CMU.-concrete masonry unit

(concrete block)

COMP.- composition C.T.-cook-top D.-dryer

DIA.-diameter DWG.-drawing DW.-dishwasher DN.-down **EXT.-exterior** 

FTG.-footing FT.-foot FZR. freezer GALV.-galvanized GYP. BD.-gypsum wallboard

HVAC.-heating, ventilation and air conditioning H.B-hose bibb H.D.-heavy duty

H.W.-hot water **INSUL.-insulation** LVL.- laminated veneer lumber Max- maximum

Min- minimum M.C.-machine cabinet M.U.-make-up M.W.-microwave

N.I.C.-not in contract N.T.S.-not to scale O.C.- on-center PAN.-pantry

P.D.-pocket door P.T.-pressure treated lumber PLY.-piles PW.-plywood

RG.-range RD.-rod RND.-round SHLV.-shelf SHT.-sheet

SQ.-square S4S.-surfaced four sides SQ.FT.-square feet SECT.-section SHWR.-shower

SKL.-skylight SYP.- southern pine TC.-trash compactor TRM.-trim

THK.-thick T&G.- tongue & grove U.N.O.: unless noted otherwise

W.-washer WHP.-whirlpool WP.-waterproof W/:-with W/O:-without

**HOME OWNER:** 

PROJECT: YOUR HOUSE **ADDRESS: 1234 YOUR LANE** HOMETOWN U.S.A. 00000

**LEGAL ADDRESS: 1234 YOUR LANE HOMETOWN U.S.A. 00000** 

**BUILDING AREA:** FLOOR 1: 1,440 SQ.FT. 800 SQ. FT BASEMENT: 448 SQ. FT. PORCHES: TOTAL: UNDER ROOF: 2,688 SQ.

LIVABLE AREA: 2,240 SQ. FT.

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

# **GENERAL NOTES**

1. THESE GENERAL NOTES FORMULATE PART OF THE CONTRACT DOCUMENTS USED BETWEEN THE CLIENT & CONTR. 2. ALL WORK SHALL COMPLY WITH FEDERAL, STATE & MUNICIPAL APPLICABLE BY-LAWS & BUILDING CODES. 3. CLIENT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY APPROVALS, PERMITS & INSPECTIONS FROM

HOMEOWNER COUNCILS, FEDERAL, STATE & MUNICIPAL AUTHORITIES AS REQ'D BY THE AHJ. 4. DESIGNER NEITHER ASSUMES NOR IMPLIES RESPONSIBILITY FOR ARCHITECTURAL, ENGINEERING, LANDSCAPING, FIRE-SAFETY, OR OTHER EXTERIOR WORK. SUCH REQUIREMENTS SHALL BE PROVIDED BY QUALIFIED

PROFESSIONALS AS REQ'D BY AJH. 5. DESIGNATIONS & LOCATIONS OF INTERIOR PARTITIONS, CLNG. HEIGHTS, FIN. DIM. & MECHANICAL LOCATIONS WERE DERIVED FROM FURN. BY CLIENT TO DESIGNER. DESIGNER SHALL NOT BE LIABLE FOR ERRORS OR OMISSIONS AS A RESULT OF INCORRECT LAYOUTS, PLANNING, HEIGHTS, OR LOCATIONS OF FINISHES, FIXTURES, OR EQUIPMENT NOT ADEQUATELY CONVEYED TO DESIGNER BY CLIENT.

6. CONTR. SHALL VERIFY ALL DIMENSIONS, DRAWINGS, SCHEDULES & SPECIFICATIONS PRIOR TO COMMENCEMENT OF

7. CONTR. SHALL BE RESPONSIBLE FOR ON-SITE EXECUTION OF THESE DRAWINGS. INSPECTIONS OF PORTIONS OF WORK ALREADY PERFORMED SHALL BE CONTR.'S RESPONSIBILITY TO ENSURE PROPER CONDITION TO RECEIVE SUBSEQUENT WORK. AS SUCH, CONTR. SHALL BE RESPONSIBLE TO CLIENT FOR ERRORS OR ACTS OF OMISSION OF CONTR'S & OTHER AGENTS OR PERSONS PERFORMING PORTIONS OF WORK.

8. CONTR. SHALL REMOVE, RECYCLE & LAWFULLY DISPOSE OF CONSTRUCTION DEBRIS OR MATERIALS. APPLICABLE SITE MANAGEMENT PLANS. TRAFFIC PLANS & REQ'D DOCUMENTS SHALL BE SUBMITTED TO AHJ. UPON THEIR REQUEST, PRIOR TO THE COMMENCEMENT OF WORK.

9. ABATEMENT OF LEAD, ASBESTOS, OR OTHER HAZARDOUS MATERIALS ARE SHALL BE PERFORMED BY PROFESSIONALS CERTIFIED IN SUCH REMOVALS.

10. ALL CONSTRUCTION ASSEMBLIES, BUILDING SYSTEMS & INTERIOR FINISH ELEMENTS ARE TO REMAIN AS-IS UNLESS OTHERWISE IDENTIFIED IN THESE DRAWINGS.

11. UNLESS OTHERWISE SPECIFIED IN THESE DRAWINGS OR CONTRACT BETWEEN HOME OWNER (CLIENT) & CONTRACTOR & ACCOMPANIED SPECIFICATIONS, CONTR. SHALL PROVIDE & PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT & MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION & OTHER FACILITIES & SERVICES NECESSARY FOR PROPER EXECUTION OF CONSTRUCTION WORK, WHETHER TEMPORARY OR PERMANENT. OR INCORPORATED OR NOT TO BE INCORPORATED INTO WORK.

12. CONTR. SHALL NOTIFY DESIGNER IMMEDIATELY OF DISCREPANCIES, CHANGES, ERRORS OR ACTS OF OMISSIONS IN WRITING VIA EMAIL WITH APPROPRIATE MARKS TO IDENTIFY THE ISSUE. DESIGNER IS NOT REQUIRED TO ACCEPT CHANGES OR APPROVAL REQUESTS WITHOUT PRIOR EXPRESS WRITTEN CONSENT.

13. DESIGNER MAY VISIT THE PROJECT SITE FROM TIME-TO-TIME IN ORDER TO OBSERVE COURSE OF CONSTRUCTION IN ACCORDANCE WITH THESE DRAWINGS. FIELD REPORTS, CONTAINING OBSERVANCES OF CONSTRUCTION AND/OR PERFORMANCE, WILL ONLY BE ISSUED BY DESIGNER TO CLIENT DIRECTLY. DESIGNER IS NOT RESPONSIBLE FOR ANY

14. CONTR. SHALL BE RESPONSIBLE FOR REPLACEMENT OR REMEDY OF FAULTY, IMPROPER, INFERIOR MATERIALS OR WORKMANSHIP AT THEIR OWN EXPENSE. CONTR. SHALL REMEDY THE DEFICIENCY IN A TIMELY MANNER AS SET

15. SUBMITTALS OR RECOMMENDED ALTERNATIVES TO THESE DRAWINGS & ACCOMPANYING SPECIFICATIONS THAT REQUIRE REVIEW BY DESIGNER ARE TO BE FURNISHED, WITH THEIR APPLICABLE CHANGE ORDERS, BY CONTR. VIA EMAIL. SUCH REQUESTS REQUIRE A MINIMUM OF FIVE (5) BUSINESS DAYS IN ADVANCE OF THE CRITICAL PATH FOR REVIEW & CONFIRMATION BY CONSULTANT. DESIGNER SHALL NOT BE RESPONSIBLE FOR DELAYS AS A RESULT OF INSUFFICIENT NOTICE. ONCE RETURNED, REVIEWED SUBMITTALS ARE TO BE APPROVED BY CONTR.. CONTR. SHALL ASSUME ALL LIABILITY FOR ERRORS & OMISSIONS OF SUBMITTALS PROVIDED TO DESIGNER.

16. NO CHANGE OR ALTERATION TO THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR EXPRESS WRITTEN CONSENT OF DESIGNER. CONTR. SHALL SUBMIT RED-LINE MARK-UPS TO DESIGNER A MINIMUM OF FIVE (5) DAYS IN ADVANCE OF CRITICAL PATH. CONSULTANT IS NOT RESPONSIBLE FOR DELAYS AS A RESULT OF INSUFFICIENT NOTICE.

17. CONTR. IS RESPONSIBLE FOR JOB SAFETY IN ACCORDANCE WITH THE APPLICABLE REGULATORY AUTHORITY 18. WARRANTY IS NEITHER CONFIRMED NOR IMPLIED BY DESIGNER.

**DO NOT SCALE FROM THESE DRAWINGS** 

## **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 DEFECTS 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: 2018 IRC** 

ROOF: 20 PSF SNOW LOAD \*8 PSF TOP CHORD DL.

\*7 PSF BOTTOM CHORD DL

\*5 PSF NET WIND UPLIFT.

FLOOR: CONCRETE • CONCRETE STRENGTH 3,500 PSI. AT 28 DAYS FOR ALL SLABS.

• 3,500 PSI. AT 28 DAYS FOR ALL OTHER CONDITION

MAX SLUMP, 4"

SOIL: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION

FROST DEPTH: \*1'-0" SEISMIC ZONE: D,

WIND: 115 MPH (115 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

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

DIMENSIONS, DESIGNATIONS, & EXTENTS ARE SUBJECT TO SITE VERIFICATION PRIOR TO CONTRACTOR COMMENCEMENT OF WORK. THESE SUBJECT TO COPYRIGHT. THEY SHALL NOT BE

OTHERWISE WITHOUT THE EXPRESS CONSENT OF

**FINISH NOTES:** 

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

BASE BOARDS SHALL BE 6" IN ALL ROOMS, UNO.

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

### **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.

#### **EROSION CONTROL NOTES:**

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR

CONSTRUCTION. 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF **EXCAVATION LIMITS** 

3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION

4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.

5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

#### **VENTILATION NOTES:**

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUENT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BY PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WINGALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO VIDE CROSS VENTILATION.

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

WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SUCE

UNDER FLOOR SACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 15 (S). FEET OF FLOOR SPACE. VENTS SHALL BE CAST ETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION

EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF ESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

## **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

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## **NAILING NOTES: (PER IRC TABLE R602.3(1))**

JOIST TO SILL OR GIRDER **BRIDGING TO JOIST** SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE TOP PLATE TO STUD

DOUBLE STUDS

FACE NAIL 16d @ 24" OC **DOUBLE TOP PLATES** FACE NAIL 16d @ 16" OC CONTINUOUS HEADER, TWO PIECES 16d @ 16" OC ALONG EA. EDGE 16d @ 16" OC ALONG EA. EDGE

TOE NAIL (3)-8d

END NAIL (2)-16d

TOE NAIL (3)-8d

FACE NAIL (3)-10d

**TOE NAIL (2)-16d** 

FACE NAIL (2)-8c

(2)-16d @ EA.BRG

EDGES 8d @ 6" OC

EDGES 8d @ 6" OC

INTERMEDIATE 8d @ 12" OC

INTERMEDIATE 8d @ 12" OC

10d @ 24" OC

TOE NAIL (4)-8d

TOE NAIL EA. END (2)-8d

TOE NAIL (4)-8d, END NAIL (2) 16d

FACE NAIL 16d @ 16"OC

BUILT-UP HEADER. TWO PIECES W/ 1/2" SPACER TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d

**CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD** CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d **CEILING JOISTS TO PARALLEL RAFTERS** RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE

**BUILT-UP CORNER STUDS** 2" PLANKS 1/2" PLYWOOD ROOF AND WALL

3/4" PLYWOOD SUBFLOOR

SHEATHING

W/(2) @ EA. END OR SPLICE (3) OR FEWER (4) OR MORE

16d NAILS 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

WALL PANEL NOTES:

2x MULTIPLE JOISTS - STAGGER @ 15" OC

**B.P. - BRACED WALL PANEL** 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. - INTERIOR BRACED WALL PANEL

1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

### A.B.P. - ALTERNATE BRACED WALL PANEL

2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END \*HPAHD22 OR

### **EXTERIOR FINISH NOTES:**

- 1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
- 2. ROOFING TO BE 50 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB 3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR
- BY OWNER. 4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF
- GAS FIREPLACES ONLY. 5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE
- DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN. 6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
- 7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING

## **ELECTRICAL. DATA. & AUDIO NOTES**

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

## **ELECTRICAL NOTES:**

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL **CODE REQUIREMENTS** 

2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED

WITH HOME OWNER 5. FIXTURES TO BE SELECTED BY HOME OWNER.

# **AUDIO:**

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;

2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;

3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

## DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

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Revision Table Date By Description

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PLAN#

DATE: 3/4/2025 SCALE:

SHEET:

N.T.S.



## FLOOR PLAN NOTES:

SHALL DBL. JACK STUDS.

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. A LOCAL ENGINEER SHOULD ALWAYS BE CONSULTED. BOTH CONTRACTOR AND ENGINEER SHALL ASSUME FULL RESPONSIBILITY TO VERIFY THE CONDITIONS OF THESE ARCHITECTURAL PLANS. SINCE THESE PLANS ARE NOT SITE SPECIFIC THE MECHANICS TO MEET CODE REQUIREMENTS FOR YOUR LOCAL AREA SHALL BE VERIFIED BY QUALIFIED PERSONS AT THE LOCAL LEVEL PRIOR TO CONSTRUCTION. 2. ALL FRAMED DIMENSIONS ARE BASED ON 2x6 EXT. & 2X4 INT. STUDS

@16" o/c UNLESS NOTED OTHERWISE. DIMENSIONS ARE GIVEN FROM FACE OF EXT.STUD TO CENTERLINE OF INTERIOR WALLS. AND FROM FACE OF OUTSIDE POST TO CENTERLINE OF POST/COLUMNS. 3. INTERIOR STUDS ARE 2x4 STUDS WITH1/2" GYPSUM BOARD BOTH SIDES

UNLESS NOTED OTHERWISE. 4. ALL HEADER SIZES REFER TO WINDOW & DOOR SCHEDULE UNLESS NOTED OTHERWISE. OPENINGS LARGER THAN 48"

5. SET INTERIOR DOORS 4" FROM INSIDE CORNERS OR CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED OR DETAILED. 6. ALL WINDOW HEAD HEIGHTS ARE 6' 8" UNLESS OTHERWISE NOTED. ALL WINDOWS IN BEDROOMS SHALL MEET NATIONAL **EGRESS CODES** 

7. ALL WORK TO BE IN COMPLETE COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.

8. 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.

9. SINCE THESE PLANS ARE NOT SITE SPECIFIC COORDINATE LOCATION OF UTILITY METERS, WATER SUPPLY,

SEWER OUTLET, & SEPTIC WITH SITE PLAN CONDITIONS.

10. FABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE IRC CODES & LOCAL CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLU HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLAN AND SHALL NOT EXCEED TOP OF

11. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

12. CONTRACTOR SHALL FIELD VERIFY ALL CLOSET SHELVING REQUIREMENTS. 13. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. A MINIMUM NET OPENABLE WIDTH OF 20" A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MINIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.

14. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF A FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.

5. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING

16. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER WITH AN OPEN FLAME.

7. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM 90 CFM FAN. RANGE HOODS SHALL ALSO VENT

18. ATTIC HAVC UNITS SHALL BE LOCATED WITHIN 20' OF ITS

19. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/1-HOUR FIRE RATING. ALL EXT. DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.

20. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE & OUTSIDE.

21. ALL BATH AND TOILET AREA, WALLS, AND CEILINGS SHALL HAVE

## NAILING NOTES: (PER IRC TABLE R602.3(1))

WATER RESISTANT GYPSUM BOARD.

SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE

**DOUBLE STUDS** DOUBLE TOP PLATES CONTINUOUS HEADER, TWO PIECES BUILT-UP HEADER, TWO PIECES TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD CEILING JOISTS, LAPS OVER PARTITIONS CEILING JOISTS TO PARALLEL RAFTERS RAFTER TO PLATE 1" BRACE TO EACH STUD AND PLATE BUILT-UP CORNER STUDS

1/2" PLYWOOD ROOF AND WALL

(4) OR MORE

2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE
(3) OR FEWER

3/4" PLYWOOD SUBFLOOR EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC

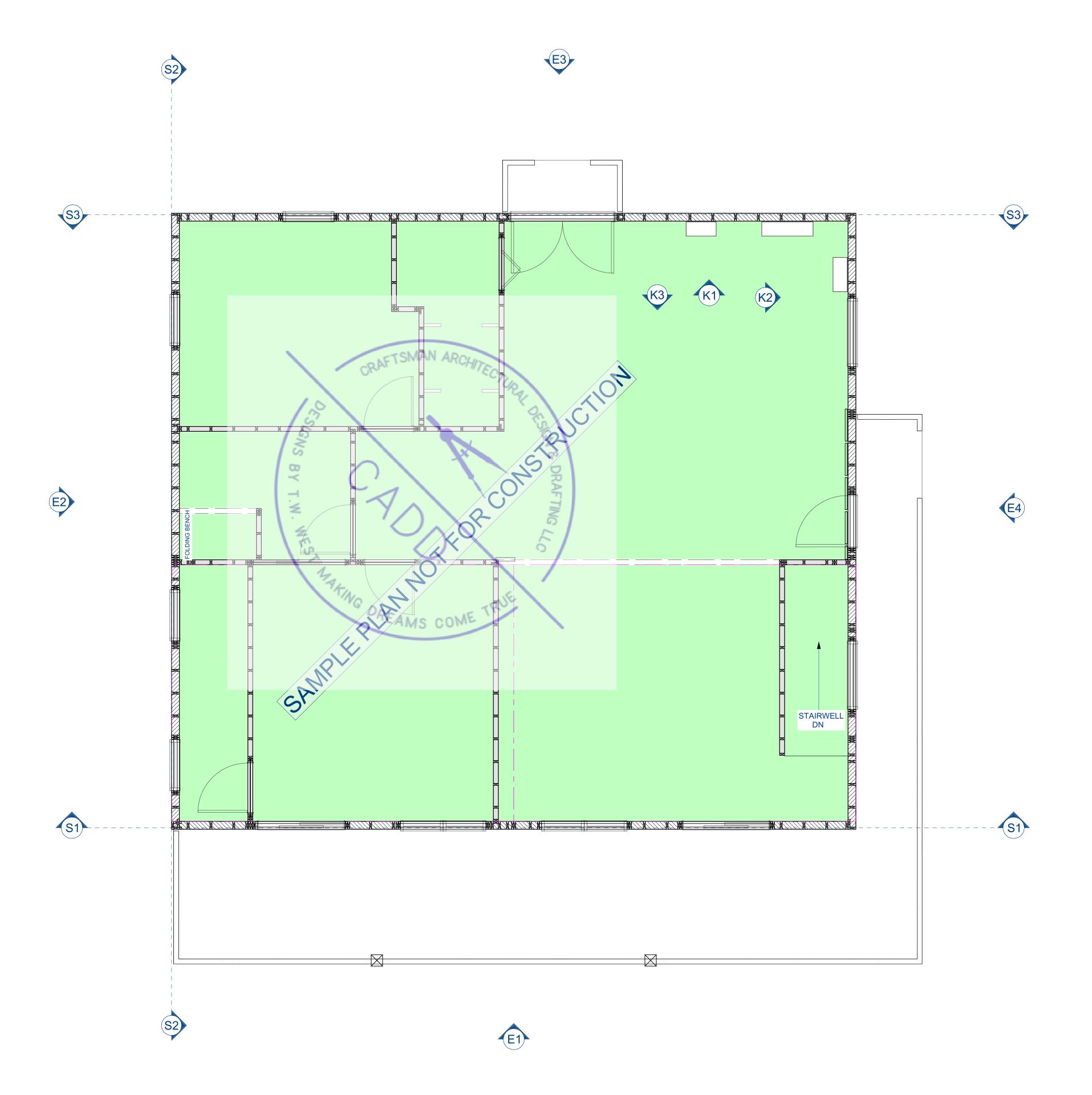
TOE NAIL (3)-8d TOE NAIL EA. END (2)-8d FACE NAIL 16d @ 16"OC TOE NAIL (4)-8d, END NAIL (2) 16d

FACE NAIL 16d @ 24" OC FACE NAIL 16d @ 16" OC 16d @ 16" OC ALONG EA. EDGE

16d @ 16" OC ALONG EA. EDGE FACE NAIL (2)-16d TOE NAIL (4)-8d FACE NAIL (3)-10d FACE NAIL (3)-10d FACE NAIL (2)-8d 10d @ 24" OC (2)-16d @ EA.BRG.

INTERMEDIATE 8d @ 12" OC

1/2" DIA M.B. W/ STANDARD NUT AND WASHERS



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Revision Table

Pla Flo

Walkmple

PLAN#

DATE: 3/4/2025

SQ. FT.

1440

2240

800

448

AREA SCHEDULE

**BASEMENT** 

LIVING CONDITIONED

TOTAL CONDITIONED

TOTAL UNDER ROOF CLG. HT. 9' U.N.O.

PORCHES UNCONDITIONED

SCALE: N.T.S.

SHEET:

A1.3

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FOUNDATION NOTES:

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

3,500 PSI AT 28 DAYS FOR ALL SLABS.
(FOUNDATION DESIGN BASED ON 2,500 PSI) 3,500 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS.

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

'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL.

EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

MILD STEEL REINFORCEMENTS FOR CONCRETE AND MASONRY:

1. MILD STEEL REINFORCEMENT FOR CONCRETE AND MASONRY CONSTRUCTION SHALL BE MANUFACTURED. DETAILED.FABRICATED. AND PLACED IN ACCORDANCE BUILDING CODE
REQUIREMENTS FOR REINFORCED CONCRETE "(ACI 316R)
AND MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED
CONCRETE STRUCTURES (ACI 315R, ACI SP 66)
AND SHALL BE DEFORMED STEEL BARS CONFORMING

A. TIES, STIRRUPS, AND HOOPS SHALL CONFORM TO ASTM A615, GRADE 4C.
B. REINFORCEMENT SHALL NOT BE BENT IN THE FIELD UNLESS ALL OF THE FOLLOWING PROVISIONS ARE MET: 1) THE BARS ARE OF SIZE 96 AND SMALLER.

2) ASTM A615. GRADE 40 BARS ARE PROVIDED. 2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, IN AS LONG LENGTHS AS PRACTICABLE SPLICES: A. REINFORCEMENT IN CONCRETE AND MASONRY
 SHALL HAVE REINFORCEMENT IN CONCRETE AND MASONRY

SHALL HAVE LAP LENGTHS AS FALLOWS, UNLESS NOTED OTHERWISE SPECIFIED ON DRAWINGS.

1) WELDED WIRE FABRICS SHALL BE LAPPED ONE GRID WIDTH PLUS 2" 2) REINFORCEMENT SHALL BE BENT COLD.
3) REINFORCEMENT SHALL NOT BE WELDED.

4) REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS, OR TIES, AND SECURED AGAINST DISPLACEMENT DURING CONCRETE OR GROUT PLACEMENT. TACK WELDING

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

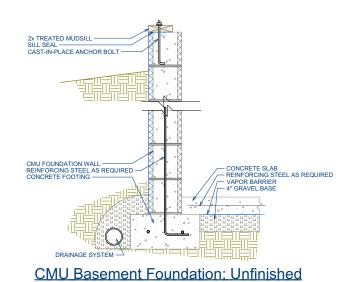
\* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

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.

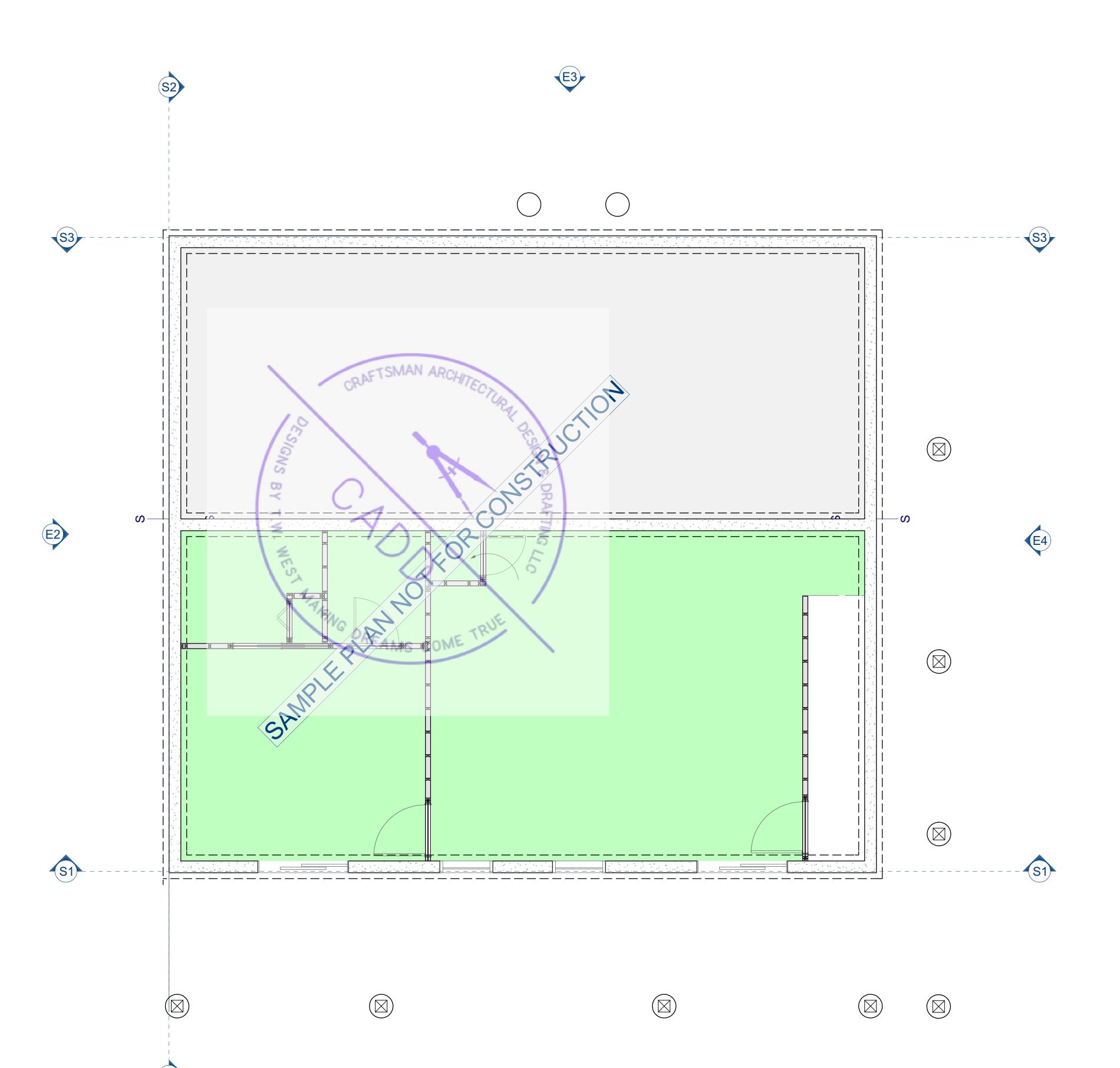
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND

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



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Sample

PLAN#

DATE: 3/4/2025

SCALE: N.T.S.

SHEET:



# **FLOOR FRAMING NOTES:** FLOOR: 40 PSF LL. FLOOR 2 SHALL BE 2 1/2" x 11 7/8" I-JOIST SPACED @ 16" o/c PROVIDE DOUBLE JOIST UNDER WALLS RUNNING PARALLEL TO JOIST DECK JOIST SHALL BE 2X8 PT @ 16"O/C ALL DECK BAND BOARDS SHALL BE 2X8 PT.

ALL FLOOR JOIST TO BEAR ON STUDS BELOW ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED END SLAB, GRADE BEAM,OR FOOTING

DESIGNED TO CARRY LOAD. SUB-FLOOR SHEATHING SHALL BE H 23/32" T&G SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES. SUB FLOOR SHALL BE GLUED & NAILED W/ 8d R.S. (.120ø X 2 3/8") 6" o/c on edges 12" o/c IN FIELD

FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME. DEFLECTION MEETS L/480 LIVE AND L/360 TOTAL LOAD

BOTTOM FLOOR IS CONCRETE SLAB.

#### **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 16" O.C. 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 DBL. JACK STUDS.
- 4. ALL FLOOR JOIST AND CEILING JOIST AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED END SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- 5. DIMENSIONS ARE GIVEN TO FACE OF STUD OF EXTERIOR
- AND INTERIOR WALLS. AND TO CENTERLINE OF POST/COLUMNS. 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.

## NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER SOLE PLATE TO JOIST OR BLK'G

TOE NAIL EA. END (2)-8d FACE NAIL 16d @ 16"OC TOE NAIL (4)-8d, END NAIL (2) 16d END NAIL (2)-16d STUD TO SOLE PLATE TOP PLATE TO STUD

DOUBLE STUDS **DOUBLE TOP PLATES** CONTINUOUS HEADER. TWO PIECES BUILT-UP HEADER, TWO PIECES

16d @ 16" OC ALONG EA. EDGE 16d @ 16" OC ALONG EA. EDGE TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d

CEILING JOISTS TO PLATE CONTINUOUS HEADER TO STUD 1" BRACE TO EACH STUD AND PLATE

BUILT-UP CORNER STUDS 2" PLANKS 1/2" PLYWOOD ROOF AND WALL

3/4" PLYWOOD SUBFLOOR

EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC W/(2) @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE

EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC

FACE NAIL 16d @ 16" OC

TOE NAIL (4)-8d FACE NAIL (3)-10d TOE NAIL (2)-16d

FACE NAIL (2)-8d

(2)-16d @ EA.BRG.

1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

## **WALL PANEL NOTES:**

B.P. BRACED WALL PANEL 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

# I.B.P. INTERIOR BRACED WALL PANEL

1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL

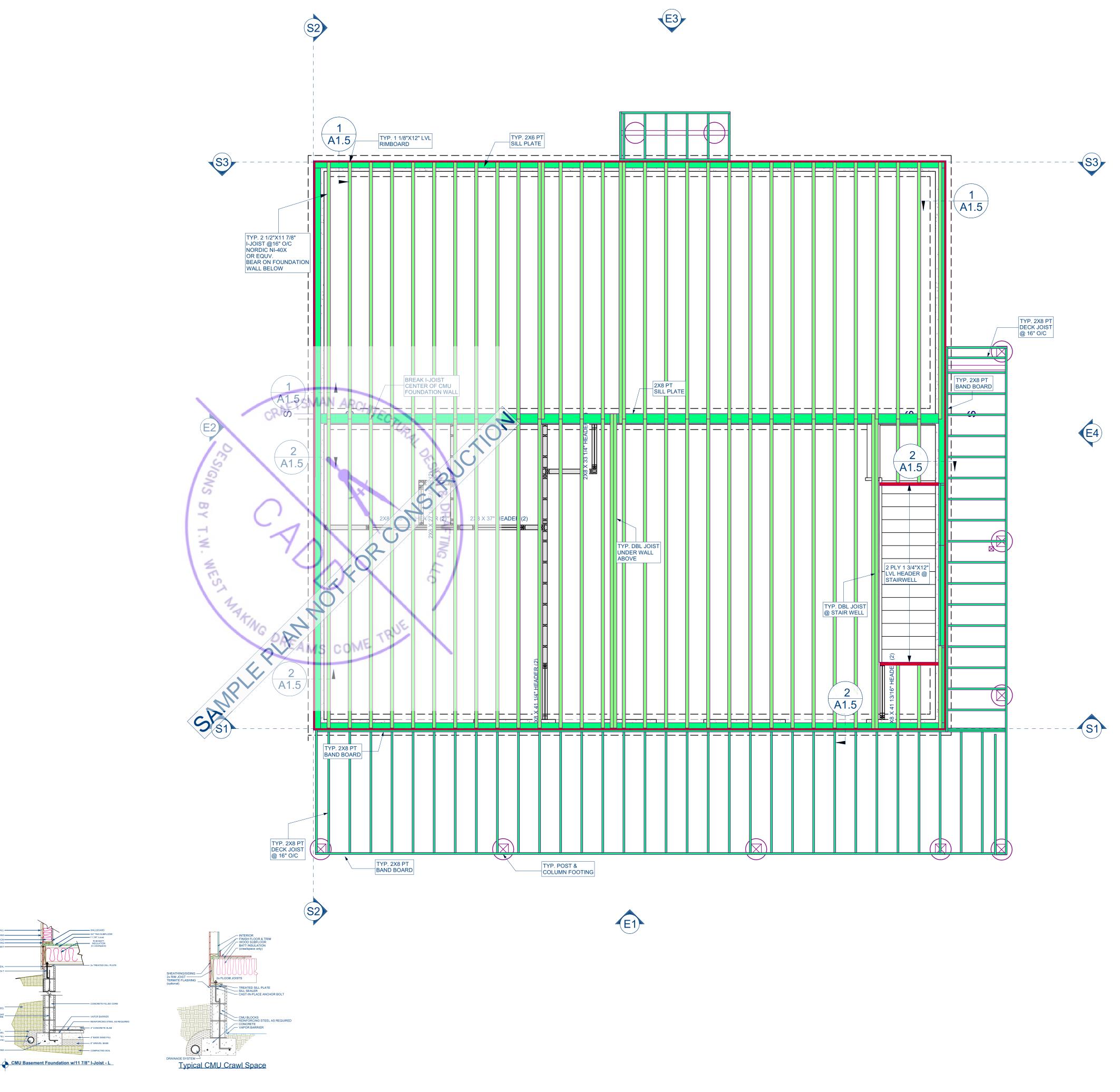
## A.B.P. ALTERNATE BRACED WALL PANEL

2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END \*HPAHD22 OR STD10)

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NOTE: ANY MODIFICATIONS MADE TO THIS PLAN MAY RESULT IN SIGNIFICANT

STRUCTURAL CHANGES.



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Revision Table Date By Description

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PLAN#

DATE: 3/4/2025 SCALE:

N.T.S.

SHEET:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP. 2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS 3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS. PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS
BAYS

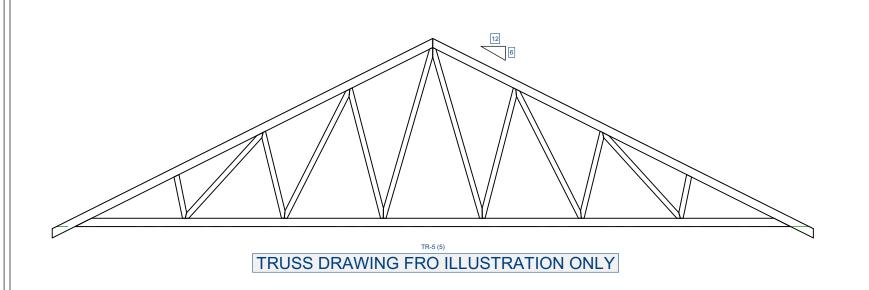
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION. 5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM PROVIDE GABLE VENTS ALL

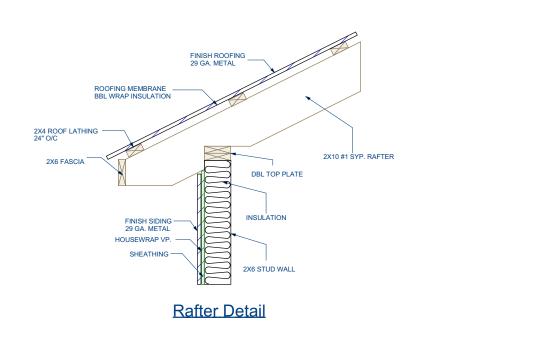
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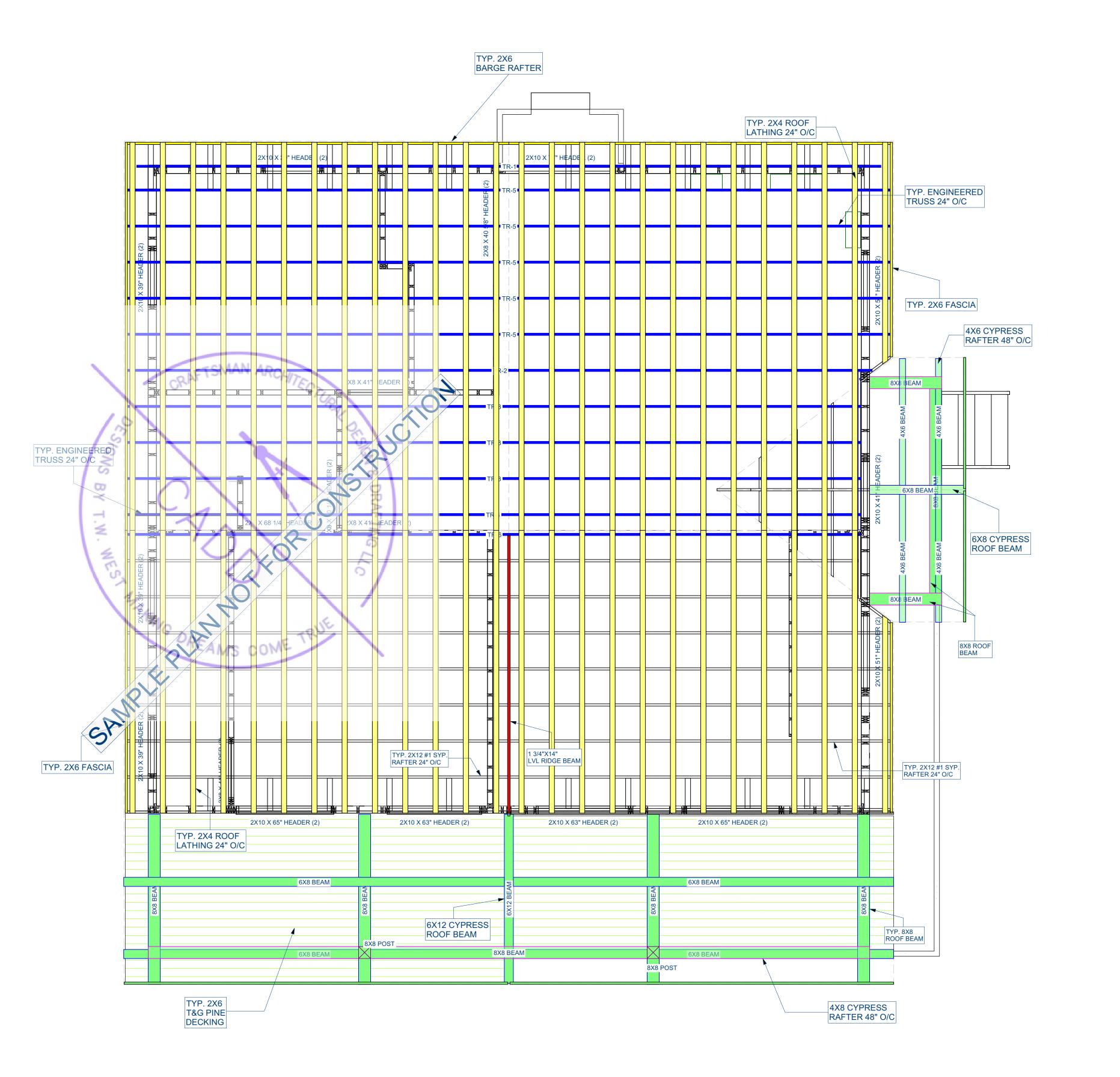
5. NON BEARING WALLS SHOULD BE RELD DOWN FROM THE TRUSS BOTTOM CHORD WILL

CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL GABLE ENDS. NOT BEAR ON THE WALL. PROVIDE GALV. ROOF VENTS
ON BACKSIDE OF ROOFLINE
ABOVE CONDITIONED AREA

6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE. ABOVE CONDITIONED AREA. 7. HOUSE ROOF PITCH 6:12 8. ROOF AT MASTER BEDROOM SHALL BE 2X12 #1 SYP. RAFTERS 6:12 PITCH 24" O/C 9. HOUSE ROOF PITCH 6:12 OVER SLEEPING AREAS, BATHS, LAUNDRY, KITCHEN SHALL BE ENGINEERED FLAT BOTTOM WOOD TRUSS 24" o/c. 10. FRONT PORCH TIMBER FRAME GABLE ROOF PITCH 6:12 6X8 CYPRESS RAFTERS 48" o/c W/2X6 T&G PINE DECKING. 1. ALL OVERHANGS 16". U.N.O.







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Revision Table Date By Description

**Roof Fr** 

Walk-Out Basement Sample '

PLAN#

DATE: 3/4/2025 SCALE:

N.T.S.

SHEET:



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

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

THE PURPOSE OF THIS PLAN PAGE IS TO PROVIDE THE PLUMBING CONTRACTOR THE CENTERLINE LOCATIONS OF DARIN, WAIST, AND SUPPLY LINE LOCATIONS ONLY. IT IS THE PLUMBING CONTRACTORS RESPONSIBILITY TO VERIFY ALL PLUMBING LOCATIONS. IT IS THE PLUMBING CONTRACTOR RESPONSIBILITY TO FALLOW ALL IRC. IEC. UPC. & IMC. 2018 AND LOCAL BUILDING CODES. ALL ASSOCIATED DETAILS ARE PROVIDED AS BASIC GUIDE. CONSULT WITH A LICENSED PLUMBER TO VERIFY ALL PIPE SIZES, DIAMETERS, FOR SUPPLY LINES, VENTS, AND DRAINS.

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DOES NOT PROVIDE PLUMBING PLANS AS THEY ARE
SUBJECT TO THE SITE CONDITIONS AND ORIENTATION
ON YOUR SPECIFIC SITE, BUT RATHER OR A SUGGESTED
GUIDE. BELOW ARE SUGGESTED PLUMBING NOTES.

1. ALL 3" & 4" PLUMBING AND MECHANICAL VENTS
 SHALL BE IN 6" WALLS.

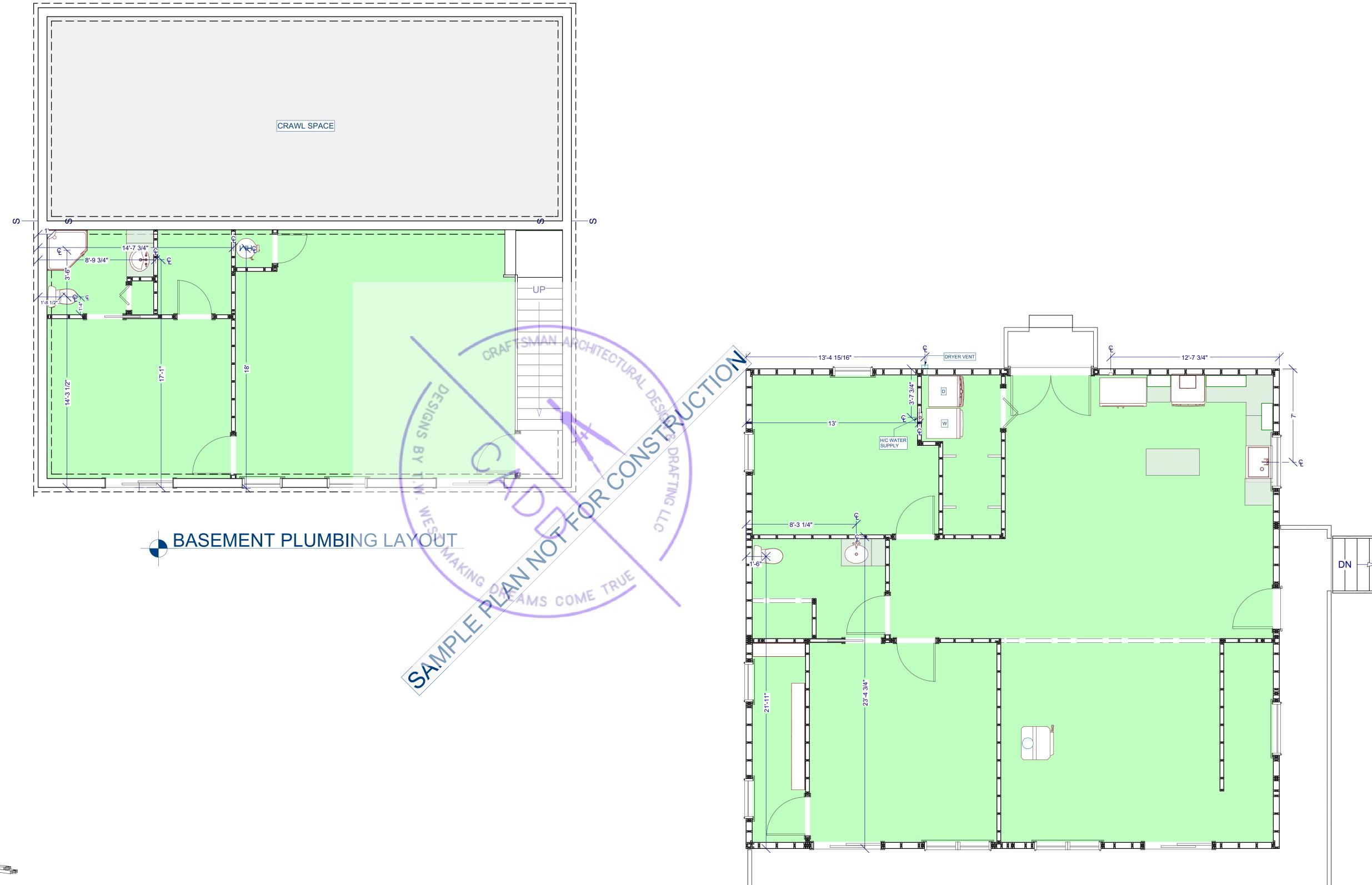
 2. LINE OF FALL SHALL BE BETWEEN 1/8" AND 1/4" PER FT.
 3. PROTECT ALL WATER LINES PASSING THROUGH FOOTINGS

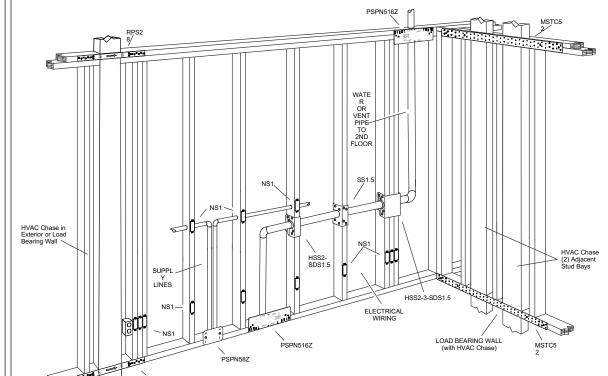
WITH MATERIAL OF MINIMUM THICKNESS OF .025".

NOTE: DUCT TAPE OR VISQUEEN DOES NOT MEET THIS
THICKNESS REQUIREMENT.

## CODE NOTE

- \* GAS METER LOCATION MUST BE 5FT FROM FRONT, 5FT FROM ELECTRIC, 3FT FROM OPENINGS CLEAR
- \* ACCESS PANEL MUST BE PROVIDED FOR WHIRLPOOL/TUB PUMP AND SUPPLY AREA (IF APPLICABLE).





FLOOR 1 PLUMBING LAYOUT

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Sample Walk

PLAN#

DATE: 3/4/2025

SCALE: N.T.S.

SHEET:



#### **ELEVATION NOTES:**

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXSISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE. AND SHOULD BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

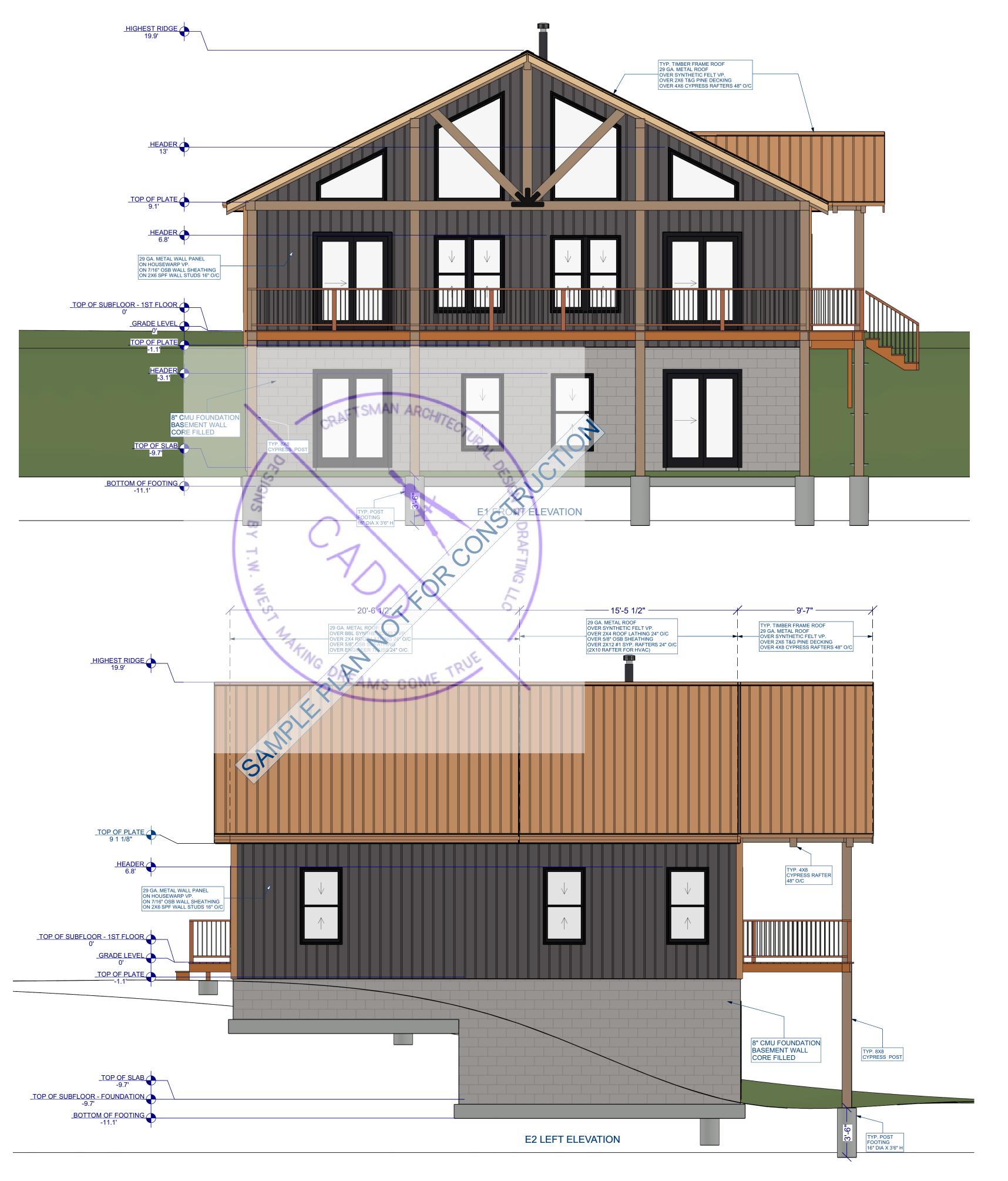
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION
/ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS
RIDGE VENTILATION. PROVIDE APPROPRIATE SOFFIT VENTILATION
AT OVERHANGS.

## 6. **INSULATION:**

PORTION OF BUILDING BETWEEN LIVING SPACE AND UNHEATED GARAGE, STORAGE ROOM, AND PORTIONS OF WALL ABOVE CEILING OF AN ADJACENT SECTION OF A SPLIT LEVEL DWELLING TO BE INSTALLED SAME AS ROOF, WALLS, OR FLOOR OF DWELLING. BLOWN INSULATION: THICKNESS MAY VARY WITH MANUFACTURE

	FIBERGLASS	ROCKWOOD	CELLULOSE
R38	17.5"	12.75"	9.5" THICK
R30	13.75"	10.25"	7.5" THICK
R24	11.00"	8.25"	6.0" THICK
Die	0!!	C = - II	· OIL TILLOIS



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ain St. Ste. 101 Hohenwald, TN 384

Office 931-796-2258

Revision Table

Date By Description

Exterior Elevations Front & Left

Sample Walk-Out Basement

PLAN#

DATE: 3/4/2025 SCALE:

N.T.S.

SHEET:



#### **ELEVATION NOTES:**

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE.
LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXSISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN
ATTIC TO LIMIT ROOF PENETRATIONS AND BE LOCATED
AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE.
AND SHOULD BE PRIMED AND PAINTED TO MATCH ROOF

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION /ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

#### 6. **INSULATION:**

1. MINIMUM INSULATION TO BE AS FOLLOWS:

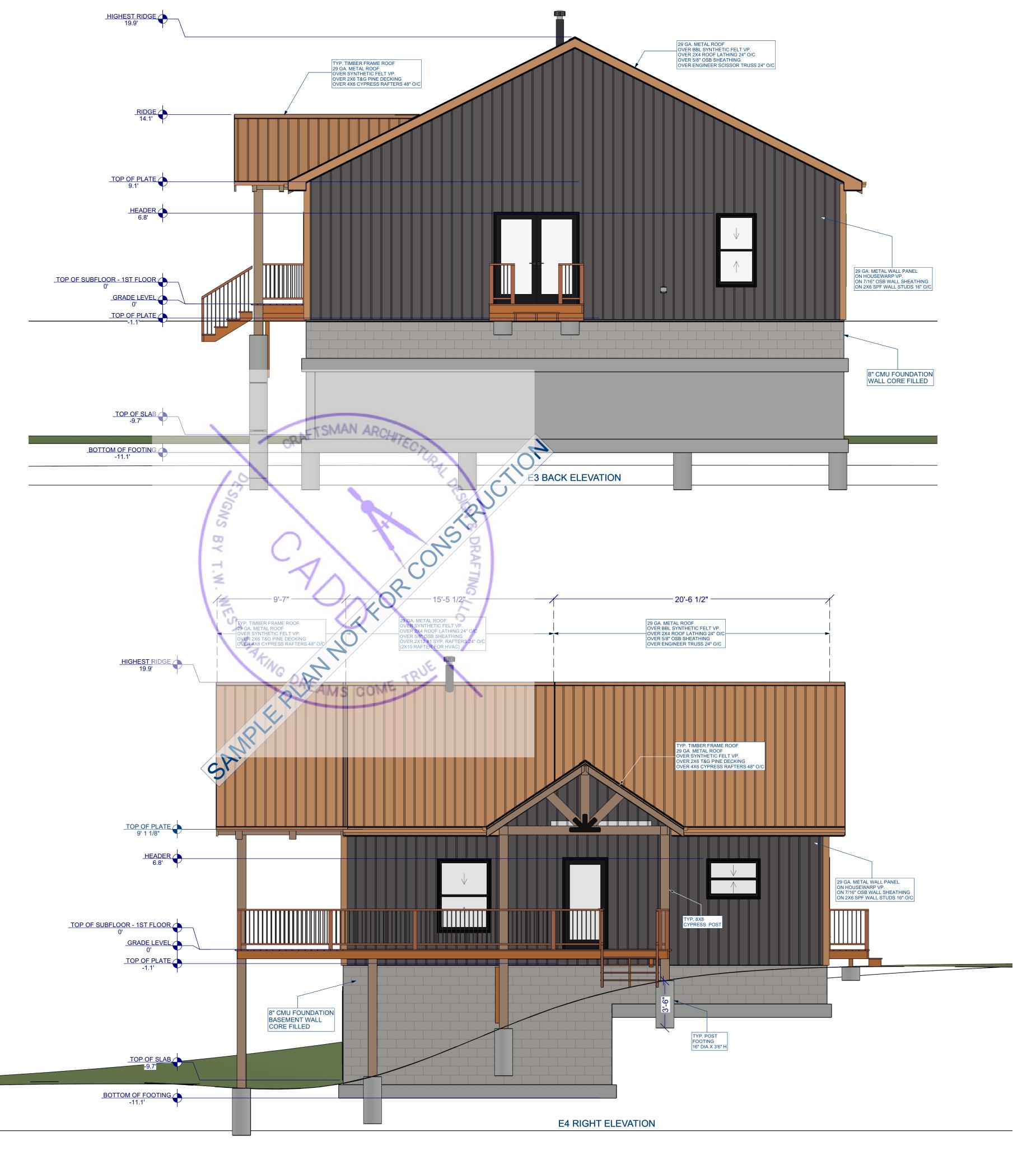
1) ROOF AND CEILING.......R-30
2) EXTERIOR WALLS......R-11

3)FLOOR (WOOD).....R-19
4)EXTERIOR FOUNDATION WALLS (BASEMENT)......R-11

2. COLD WALLS:

PORTION OF BUILDING BETWEEN LIVING SPACE AND UNHEATED GARAGE, STORAGE ROOM, AND PORTIONS OF WALL ABOVE CEILING OF AN ADJACENT SECTION OF A SPLIT LEVEL DWELLING TO BE INSTALLED SAME AS ROOF, WALLS, OR FLOOR OF DWELLING.

3. BLOWN INSULATION: THICKNESS MAY VARY WITH MANUFACTURE
FIBERGLASS ROCKWOOD CELLULOSE
R38 17.5" 12.75" 9.5" THICK
R30 13.75" 10.25" 7.5" THICK
R24 11.00" 8.25" 6.0" THICK
R19 8.75" 6.50" 4.8" THICK



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In Architectural Design & Drafting

St. Ste. 101 Hohenwald, TN 3846:

Office 931-796-2258

Revision Table

Date By Description

Exterior Elevations

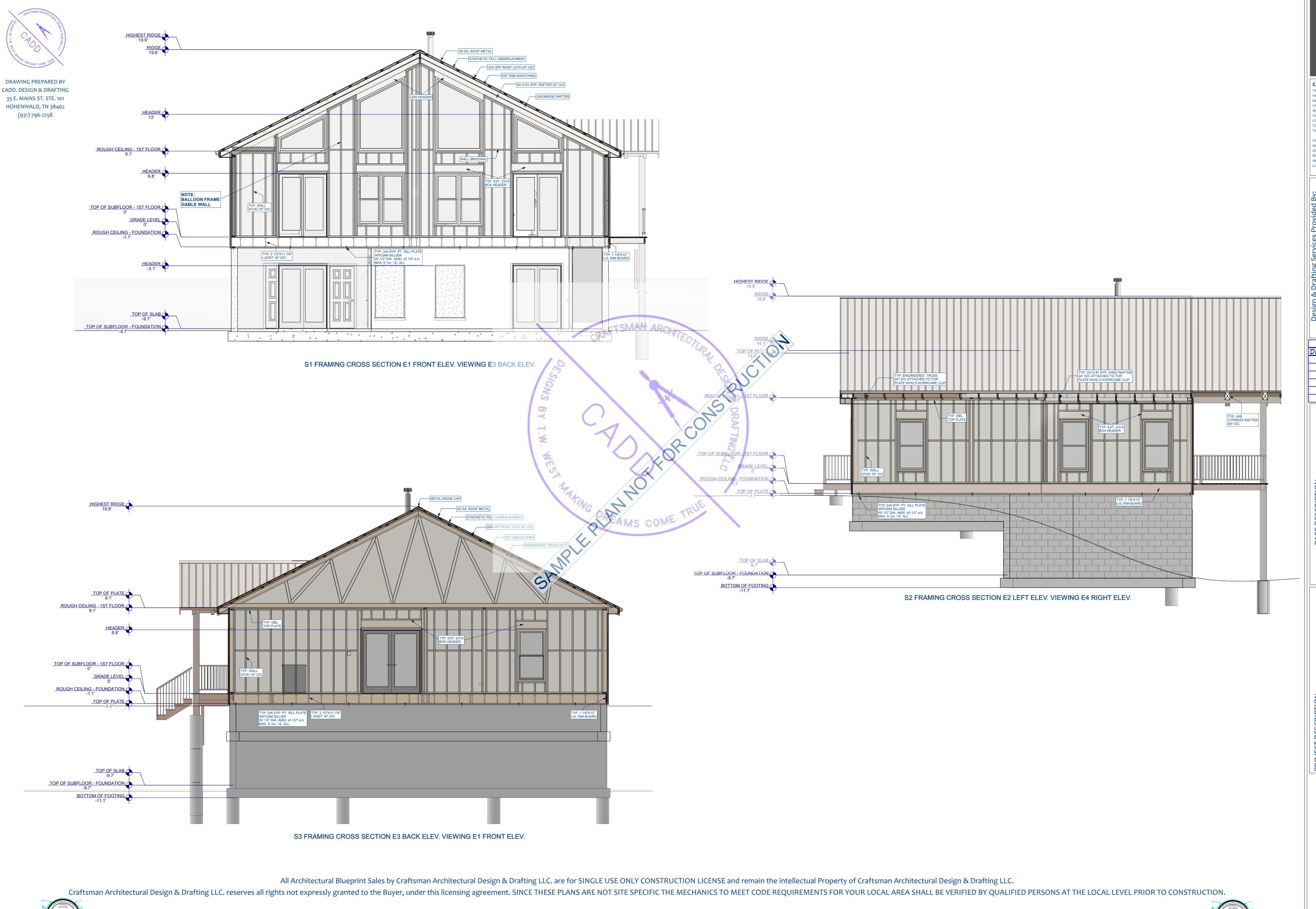
Sample Walk-Out Basement

PLAN#

DATE: 3/4/2025

SCALE:

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Framing

Sample Walk-Out Basement

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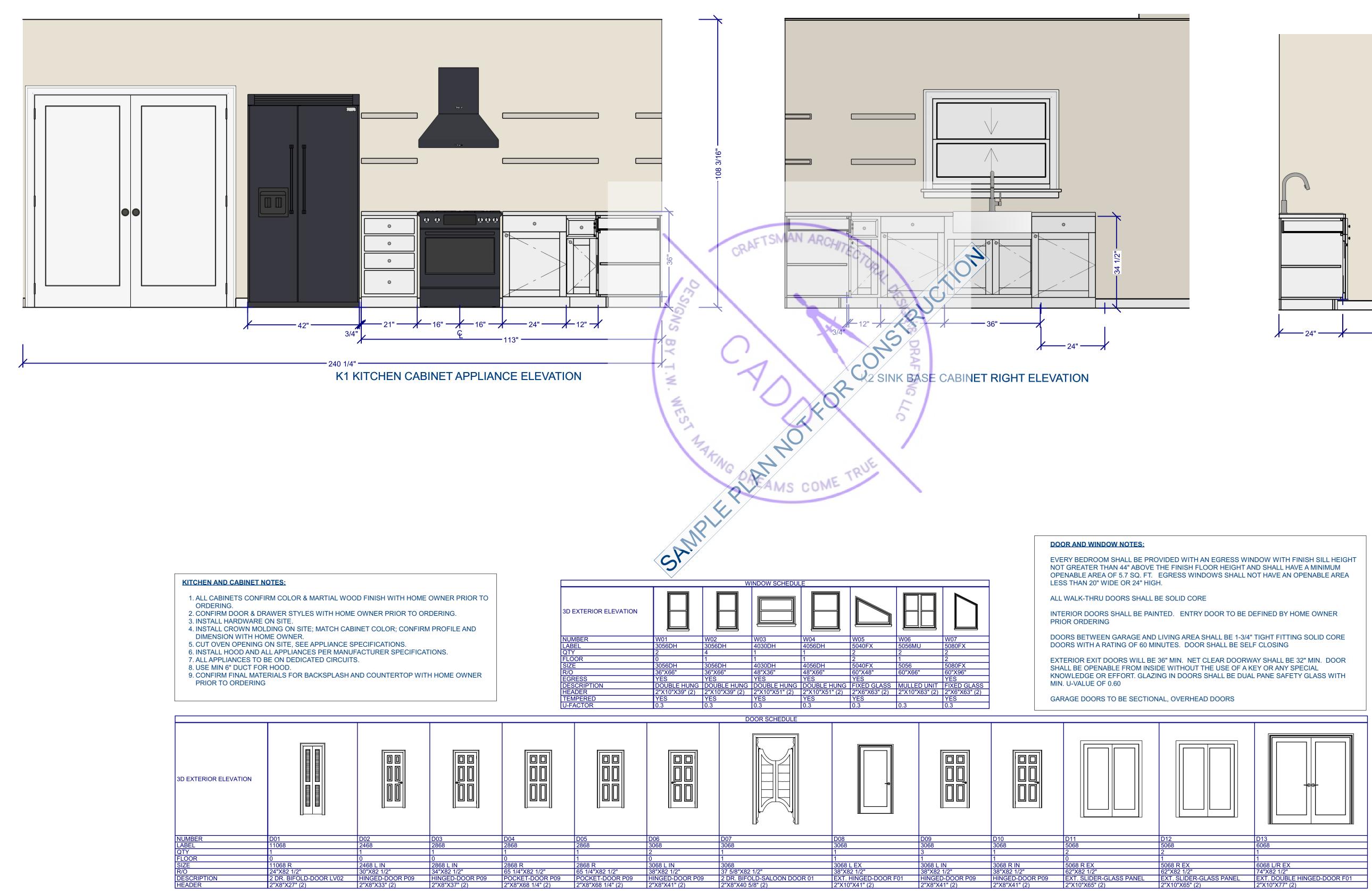
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**K3 ISLAND CABINET** 

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Interior

Sample Walk-Out

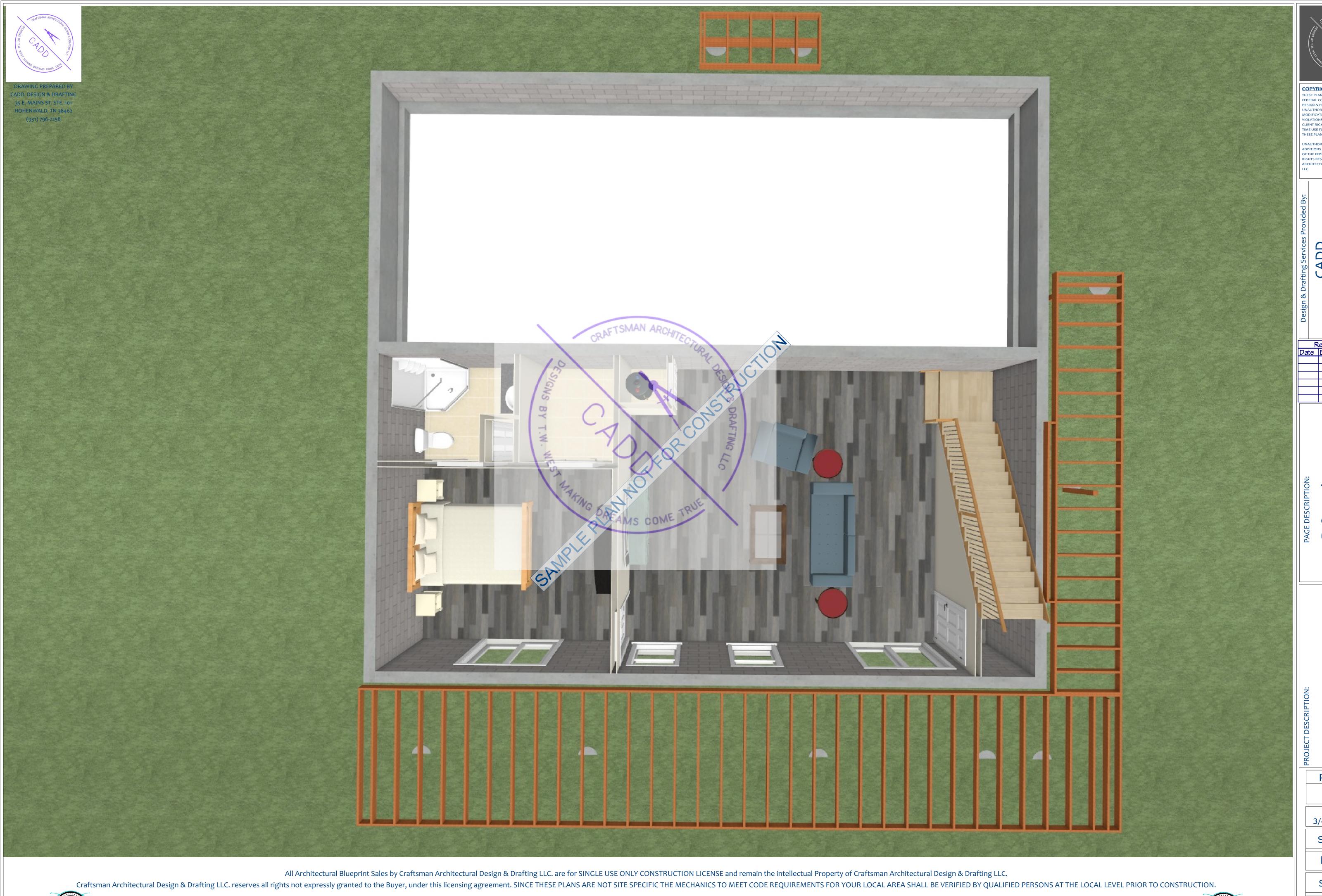
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