CUSTOM HOUSE ADDITION

RES DRAFT
RESIDENTIAL DRAFTING & DESIGN

GENERAL CONTRACTORS NOTIFICATION

GENERAL:

1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, (CURRENT EDITION AT THE TIME IT WAS DRAFTED), AS LOCALLY AMENDED, AND ALL APPLICABLE CODES & ORDINANCES. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE AND FEDERAL).
2. CONTRACTOR IS OBLIGATED TO OBTAIN A FULL AND CLEAR UNDERSTANDING OF THE PLANS, NOTES AND CONCEPTS CONTAINED HEREIN PRIOR TO THE START OF ANY WORK.
3. AFTER THE SIGNING OF ANY WORK AGREEMENTS, THERE WILL BE NO CONSIDERATION GIVEN TO ANY CLAIM OF MISUNDERSTANDING OF THE DRAWINGS, DETAILS, CONCEPTS, ETC. AS THEY APPLY TO THE PLANS.
4. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK.
5. CONTRACTOR WILL INSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERTINENT GOVERNMENTAL CODES AND REQUIREMENTS.
6. PRIOR TO STARTING ANY EXCAVATION, CONSTRUCTION AND OR DEMOLITION WORK - THE CONTRACTOR SHALL WALK THE PROJECT SITE WITH THE OWNER TO VERIFY WHAT WORK WILL BE TAKING PLACE.
7. CONTRACTOR IS OBLIGATED TO PERFORM ALL WORK IN A GOOD CRAFTSMANSHIP/WORKMANSHIP MANNER ACCORDING TO ALL MANUFACTURES SPECIFICATIONS.
8. THE DRAWINGS, INCLUDING ANY NOTES, SPECIFICATIONS, AND/OR REPORTS ARE TO BE INTERPRETED AS ONE DOCUMENT. HOWEVER, SHOULD ANY ITEM APPEAR IN ONLY ONE AND NOT THE OTHER, SUCH ITEMS ARE STILL TO BE CONSIDERED VALID COMPONENTS OF THE OVERALL DOCUMENT.
9. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IF THERE IS AN ERROR, OMISSION, OR DISCREPANCY THAT IS DISCOVERED IN THE DRAWINGS UNTIL CONTACT WITH THE OWNER HAS BEEN ESTABLISHED FOR SPECIFIC INSTRUCTIONS AS HOW TO CONTINUE
10. ANY WORK THAT IS NOT EXPLICITLY ILLUSTRATED OR NOTED IN THE DRAWINGS BUT CLEARLY REQUIRED AS NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED AND EXECUTED AS AN INTEGRAL PART OF THE ORIGINAL SCOPE OF WORK WITH NO ADDITIONAL COST TO THE OWNER.
11. SHOULD THERE BE ANY ARCHITECTURAL DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS VERSUS SUPPLEMENTAL DRAWINGS (I.E. ELECTRICAL, MECHANICAL, LANDSCAPE, CIVIL, ETC.) THE ARCHITECTURAL DRAWINGS SHALL ALWAYS BE USED AS THE PREDOMINANT SOURCE OF INFORMATION.
12. WHEN QUESTIONS ARISE OVER A SCALED DIMENSION VERSUS A WRITTEN DIMENSION, THE WRITTEN DIMENSION SHALL ALWAYS SUPERSEDE THE SCALED DIMENSION.
13. ALL AND ANY SUBSTITUTIONS (INCLUDING BUT NOT LIMITED TO: DESIGN, METHODS, COLORS, TEXTURES AND/OR MATERIALS) THAT DEVIATE FROM THE APPROVED PERMITTED SET OF CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE OWNER. FAILURE TO NOTIFY THE OWNER AND WHEN NECESSARY - CITY INSPECTORS, OF ANY DEVIATIONS FROM DRAWINGS WILL BE CAUSE FOR "STOP OF WORK" UNTIL ALL DEVIATIONS ARE RECTIFIED PER THE APPROVAL OF THE OWNER. ALL AND ANY EXPENSE INCURRED TO RECTIFY SUCH DEVIATIONS WILL BE DONE SOLELY AT THE GENERAL CONTRACTORS EXPENSE.
14. IN THE EVENT THAT HAZARDOUS MATERIALS AND-OR CONDITIONS ARE ENCOUNTERED THEY MUST BE ADDRESSED & COMPLY WITH ALL PERTINENT GOVERNMENTAL CODES AND REQUIREMENTS. IF ANY SUCH REMEDIES ARE REQUIRED, COSTS SHALL BE NEGOTIATED BETWEEN OWNER AND CONTRACTOR.

CONCRETE AND FOUNDATIONS:

1. ALL FOOTINGS SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE) - SEE STRUCTURAL DRAWINGS.
2. ALL FOUNDATION WALLS SHALL BE POURED CONCRETE - U.N.O. AND REINFORCED PER STRUCTURAL DRAWINGS
3. ALL SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE), U.N.O. - SEE STRUCTURAL DRAWINGS.
4. ALL SLABS ON GRADE SHALL BE 4" THICK (MIN.) AND REINFORCED W/ #3 REBAR AT 24" O.C. U.N.O. AND BEAR ON 4" (MIN.) COMPACTED AGGREGATE BASE COURSE (COMPACTED TO 95 %) U.N.O.
5. PROVIDE PROPER EXPANSION AND CONTROL JOINTS (KEYED OR SAWCUT) NOT TO EXCEED 400 SQUARE FEET AREA OR AS PER LOCAL CODE.
6. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR SYSTEM IS COMPLETELY IN PLACE.
7. INSTALL 1/2" DIA. X 10" (MIN.) ANCHOR BOLTS TO 2X6 PRE-TREATED SILL PLATE OVER SILL SEALER AT 48" O.C. AND NOT MORE THAN 12" FROM ANY CORNER OR END OF PLATE.
8. IN THE EVENT THAT STEPPED FOOTINGS ARE REQUIRED - HORIZONTAL DIMENSION = 48" (MIN.) : VERTICAL DIMENSION = 24" (MAX.)

STEEL:

1. ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH ASTM SPECIFICATION A-615 GRADE 60.
2. ALL STRUCTURAL STEEL FOR BEAMS AND PLATES SHALL COMPLY WITH ASTM SPECIFICATION A-36.
3. ALL STRUCTURAL STEEL FOR STEEL COLUMNS SHALL COMPLY WITH ASTM SPECIFICATION A-53 GRADE B OR A-501.
4. PROVIDE (1) #5 REBAR VERTICALLY AT BEAM POCKET LOCATIONS.
5. STEEL COLUMNS ARE TO BE 3" I.D. (INSIDE DIAMETER) UNLESS NOTED OTHERWISE.

FRAMING MEMBERS:

1. ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 (DFL #2) OR BETTER, U.N.O.
2. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET LOCAL CODE REQUIREMENTS PER LOCAL STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
3. ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY THE CONTRACTOR PER LOCAL STRUCTURAL ENGINEER.
4. ALL EXTERIOR WALLS ARE 2" X 6" STUDS AT 16" O.C. & ARE DIMENSIONED FROM OUTSIDE EDGE OF WALL SHEATHING (6" DIMENSION).
5. ALL INTERIOR WALLS ARE DIMENSIONED FROM EDGE OF STUD TO EDGE OF STUD.
6. CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. ALL FRAMED WALLS HAVE A FINISHED HEIGHT OF 9'-1 1/8", U.N.O.
8. ALL ANGLED WALLS ON FLOOR PLANS ARE AT A 45 DEGREE ANGLE, U.N.O.
9. ABOVE ALL OPENINGS THAT ARE - U.N.O.:
   (A) INTERIOR NON -LOAD BEARING LESS THAN OR EQUAL TO 3'-0" USE: (2) FLAT 2 X "WALL THICKNESS" DFL #2 HEADER OR EQUIVALENT.
   (B) INTERIOR NON - LOAD BEARING GREATER THAN 3'-0" USE (2) 2 X 6 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE OR EQUIVALENT.
   (C) INTERIOR LOAD BEARING OR EXTERIOR LESS THAN OR EQUAL TO 8'-0" USE: (2) 2 X 10 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE.
   (D) INTERIOR LOAD BEARING OR EXTERIOR 8'-0" - 10'-0" USE: (2) 2 X 12 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE.
   (E) INTERIOR LOAD BEARING OR EXTERIOR 10' - 18'-0" USE: 3 1/8" X 13 1/2" GLU-LAM DF24-VF HEADER OR EQUIVALENT.
   (F) ALL OVERHEAD GARAGE DOORS USE: 3 1/8" X 13 1/2" GLU-LAM DF24-VF HEADER OR EQUIVALENT.
10. POSTS UNDER HEADERS, BEAMS, GIRDERS SHALL BE (2) 2 X STUDS OR GREATER X (MATCHING WALL THICKNESS).
11. ALL FLOOR & ROOF TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED ON THE PLAN.
12. UNLESS NOTED OTHERWISE ALL ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES PER THE ROOF TRUSS MANUFACTURER
13. ALL FRAMING CONNECTORS ARE TO BE SIMPSON COMPANY OR EQUIVALENT.
14. CEILING HEIGHTS:
   (A) 8' CLG. = 8'-1 1/8" WALL HEIGHT
   (B) 9' CLG. = 9'-1 1/8" WALL HEIGHT
   (C) 10' CLG. = 10'-1 1/8" WALL HEIGHT
   (D) 11' CLG. = 11'-1 1/8" WALL HEIGHT
   (E) 12' CLG. = 12'-1 1/8" WALL HEIGHT

MISCELLANEOUS:

1. PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS..
2. ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.
3. 1/2" WATER RESISTANT GYPSUM BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS & AT ALL "WET" LOCATIONS - (BATH ROOMS, LAUNDRY, KITCHEN, ETC.)
4. 1/2" GYPSUM BOARD ON ALL INTERIOR WALLS AND 5/8" GYPSUM BOARD ON ALL CEILINGS.
5. 5/8" FIRE RATED GYPSUM BOARD ON INTERIOR GARAGE WALLS TO EXTEND FROM FLOOR TO BOTTOM OF ROOF SHEATHING AND ON THE CEILING.
6. 5/8" FIRE RATED GYPSUM BOARD ON UNDERSIDE OF STAIRS.
7. VENT CLOTHES DRYER, RANGE HOOD FAN, ETC. & ALL EXHAUST FANS TO OUTSIDE AIR.
8. PROVIDE 22" X 30" ATTIC ACCESS.
9. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
10. REMOVE ALL MATERIALS RESULTING FROM DEMOLITION WORK FROM THE SITE IN SUCH A MANNER AS TO AVOID CREATING A NUISANCE.
11. THE CONTRACTOR OR SUBCONTRACTOR SHALL INSPECT THE PREMISES PRIOR TO COMMENCING WORK TO CHECK EXISTING WORKING CONDITIONS. SHOULD CONTRACTOR OR SUBCONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD IMPEDE THEIR WORK, THEN SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO SO ADVISE WILL CONSTITUTE NOTICE THAT THE CONTRACTOR IS FULLY SATISFIED AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO WORK.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERRORS OCCUR OR CONDITIONS NOT COVERED ON THE DRAWINGS IS ENCOUNTERED CONTRACTOR SHALL NOTIFY THE OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
13. DETAILS, NOTES, AND FINISHES SHALL BE APPLICABLE TO ALL TYPICAL CONDITIONS, WHETHER OR NOT REFERENCED AT ALL PLACES. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGES THROUGHOUT CONSTRUCTION THEY SHALL MEET THE LATEST REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND COMPLY WITH THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, ALL APPLICABLE SAFETY AND SANITARY LAWS, REGULATIONS AND ORDINANCES, AND ANY SAFETY RULES OR PROCEDURES ESTABLISHED BY THE OWNER FOR THE PROJECT.
15. THE CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR LOSS OR EXPENSE RESULTING FROM INJURY ON THE PROJECT SITE. THEY ASSUME ALL RISKS IN THE PERFORMANCE OF THE WORK AND IS RESPONSIBLE FOR SUPERVISION, MATERIALS, EQUIPMENT AND LABOR REQUIRED TO IMPLEMENT THE PLANS AND SPECIFICATIONS.
16. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION AND ALL PHASES OF ITS CONTRACT. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING, COORDINATING, MANAGEMENT AND ADMINISTRATION OF SUBCONSULTANTS.
17. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND PROTECT THE SAME.
18. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
19. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO THE OWNER.
20. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS IN WRITING FOR A PERIOD OF ________ YEAR(S) FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
21. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.B.C.	AGGREGATE BASE COURSE
A / C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGG.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
B.U.	BUILT-UP
CAB.	CABINET
C.B.	CORNER BEAD
C.T.	CERAMIC TILE
CHAN.	CHANNEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION / CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTRSNK.	COUNTERSINK
CNTR. TOP	COUNTER TOP
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CTR.	CENTER
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRAINAGE FLOW
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DNSPT.	DOWNSPOUT
D.O.	DOOR OPENING
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEC. PAN.	ELECTRICAL PANELBOARD
ELEV.	ELEVATION, ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FOUND.	FOUNDATION
FBRGL.	FIBERGLASS
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXT-GUISHER CAB.
FFE.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FIN.	FINISH
FIXT.	FIXTURE
FLASH'G	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FPRF.	FIREPROOF
FRMG.	FRAMING
FT.	FOOT OR FEET
FTG.	FOOTING
FURN.	FURNITURE
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
G.L.BM.	GLU-LAM BEAM
GR.	GRADE
GRND.	GROUND
GYP. BD.	GYPSUM BOARD.
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP.	HANDICAP
CDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORZ.	HORIZONTAL
HT.	HEIGHT
HW.	HOT WATER
I.D.	INSIDE
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAT FOOT
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD.	MOUNTED
MUL.	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PNLG.	PANELING
PAR.	PARAPET
PART'N	PARTITION
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PR.	PAIR
P.V.C.	POLYVINYL CHLORIDE
PLYWD.	PLYWOOD
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.A.	RETURN AIR
R.D.	ROOF DRAIN
REDWD.	REDWOOD
REF.	REFERENCE
REFRIG.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
ROOF'G	ROOFING
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SQ. FT.	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
T.T.B.	TELEPHONE TERMINAL BOARD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V.C.T.	VYNIL COMPOSITION TILE
VERT.	VERTICAL
VTR	VENT-THRU ROOF
W.	WEST
W/ & W/O	WITH AND WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW	WINDOW
WP.	WEATHERPROOF
WR.	WATER RESISTANT
W.S.	WEEP SCREEN
WT.	WEIGHT

PERSPECTIVE:

DESIGN CRITERIA

DESIGN CRITERIA:

ROOF LOAD:	DL = 20 PSF / LL = 20 PSF (SNOW) = 40 PSF
FLOOR LOAD:	DL = 20 PSF / LL = 40 PSF = 60 PSF
DECK LOAD:	DL = 20 PSF / LL = 60 PSF = 80 PSF
WIND LOAD:	90 MPH / 20 PSF
SEISMIC ZONE:	C
SOIL BEARING:	1500 PSF MAX. UNLESS A HIGHER VALUE IS SUBSTANTIATED BY SOILS TESTING

EFFECTIVE CODE:

2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2012 INTERNATIONAL PLUMBING CODE (IPC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL FUEL GAS CODE (IFGC)
2011 NATIONAL ELECTRIC CODE (NEC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

BUILDING INFORMATION

LEGAL DESCRIPTION:

SURPRISE, AZ 85374
MARICOPA COUNTY

OWNER INFORMATION:
SURPRISE, AZ 85374

BUILDING DATA - HOUSE:

EXISTING:....................................2812 SQ. FT.
ADDITION:.................................... 1751 SQ. FT.
TOTAL:......................................4563 SQ. FT.

BUILDING FOOTPRINT TOTAL: 4563 SQ. FT.

ZONING.......................... R1-43

OCCUPANCY................. R3

CONSTRUCTION............. TYPE V - 1 HOUR

MAX. BLDG. HGT.......... 30' / 2 STORIES
ACTUAL BLDG. HGT.... 21'-0" +/-

LOT SETBACKS:

FRONT..........................50'
BACK...........................50'
INTERIOR SIDE............20'
EXTERIOR SIDE...........20'

LOT SIZE: 108900 SQ. FT. (2.5 ACRES)

MAX. LOT COVERAGE: 25%

LOT COVERAGE: 4563 SQ. FT. / 108900 SQ. FT. = 4% TOTAL LOT COVERAGE

SHEET INDEX

VICINITY MAP

OWSLEY CUSTOM HOUSE ADDITION
PARCEL

SURPRISE, AZ 85374

NO SCALE

COVER SHEET

DATE: 03 - 07 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

CS

BUILDING INFORMATION

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MARICOPA COUNTY

OWNER INFORMATION:
SURPRISE, AZ 85374

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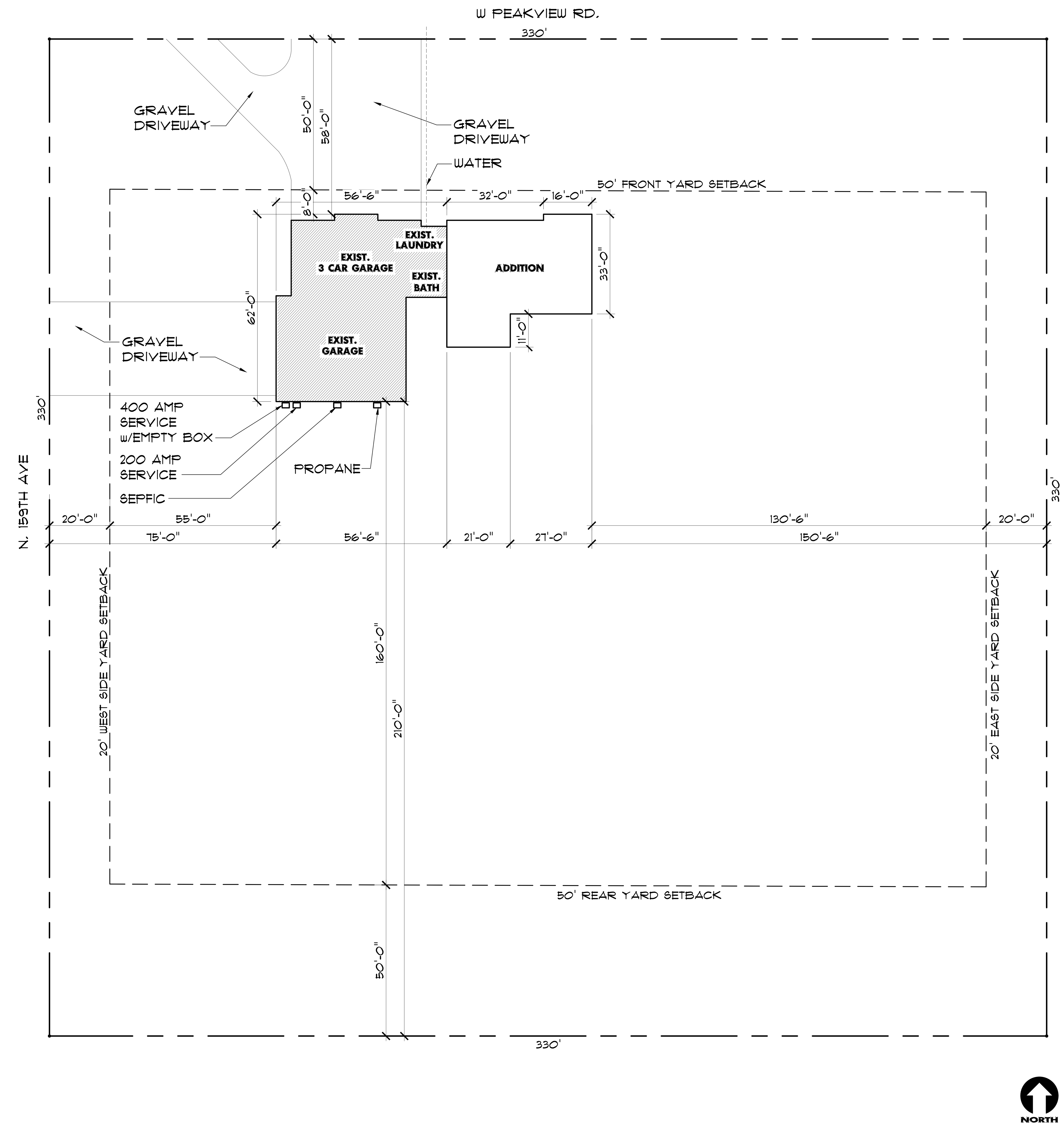


SITE PLAN

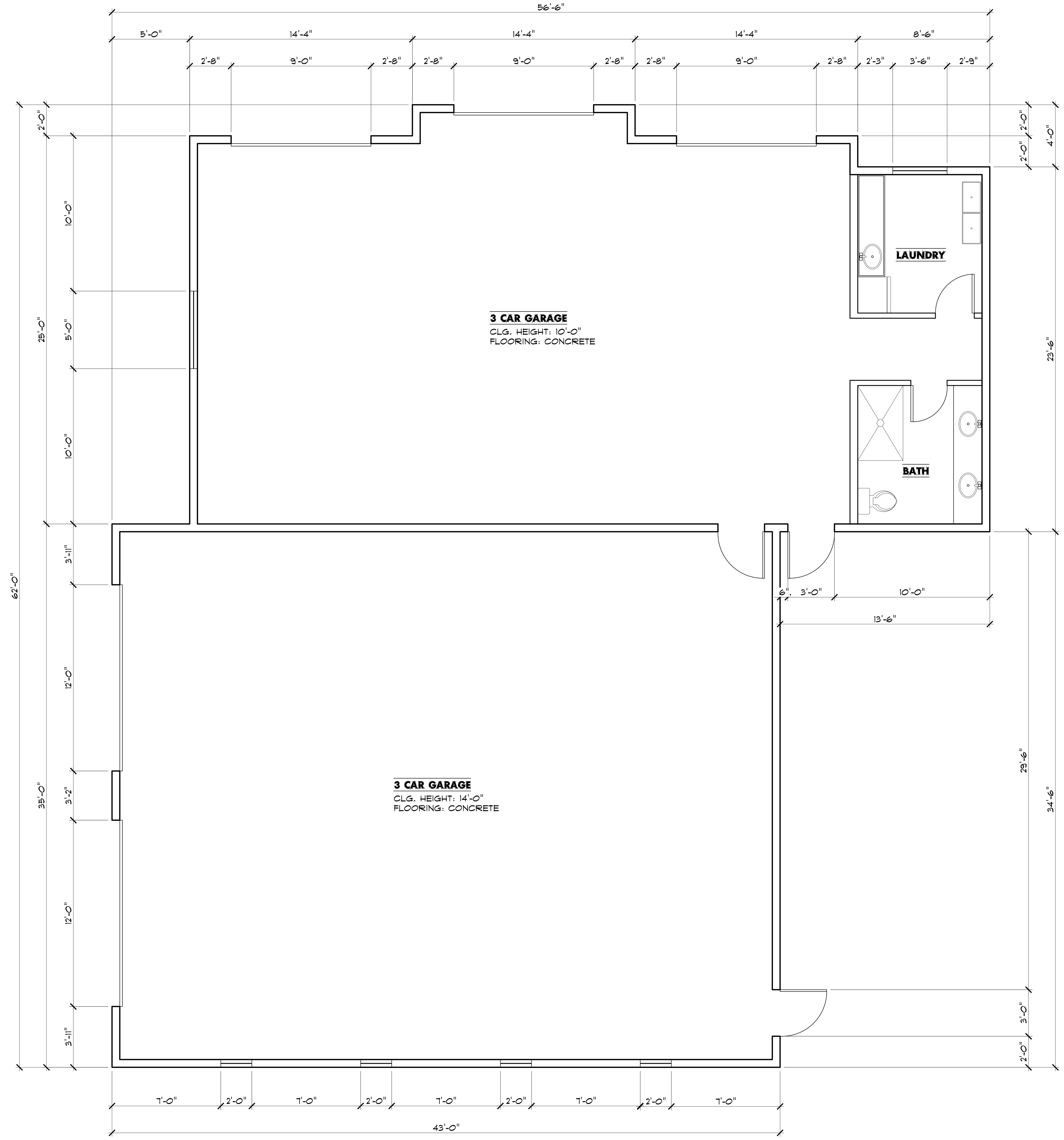
SCALE: 1" = 20'-0"

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

SITE PLAN

DATE: 03 - 07 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

A 1.0



EXISTING FLOOR PLAN

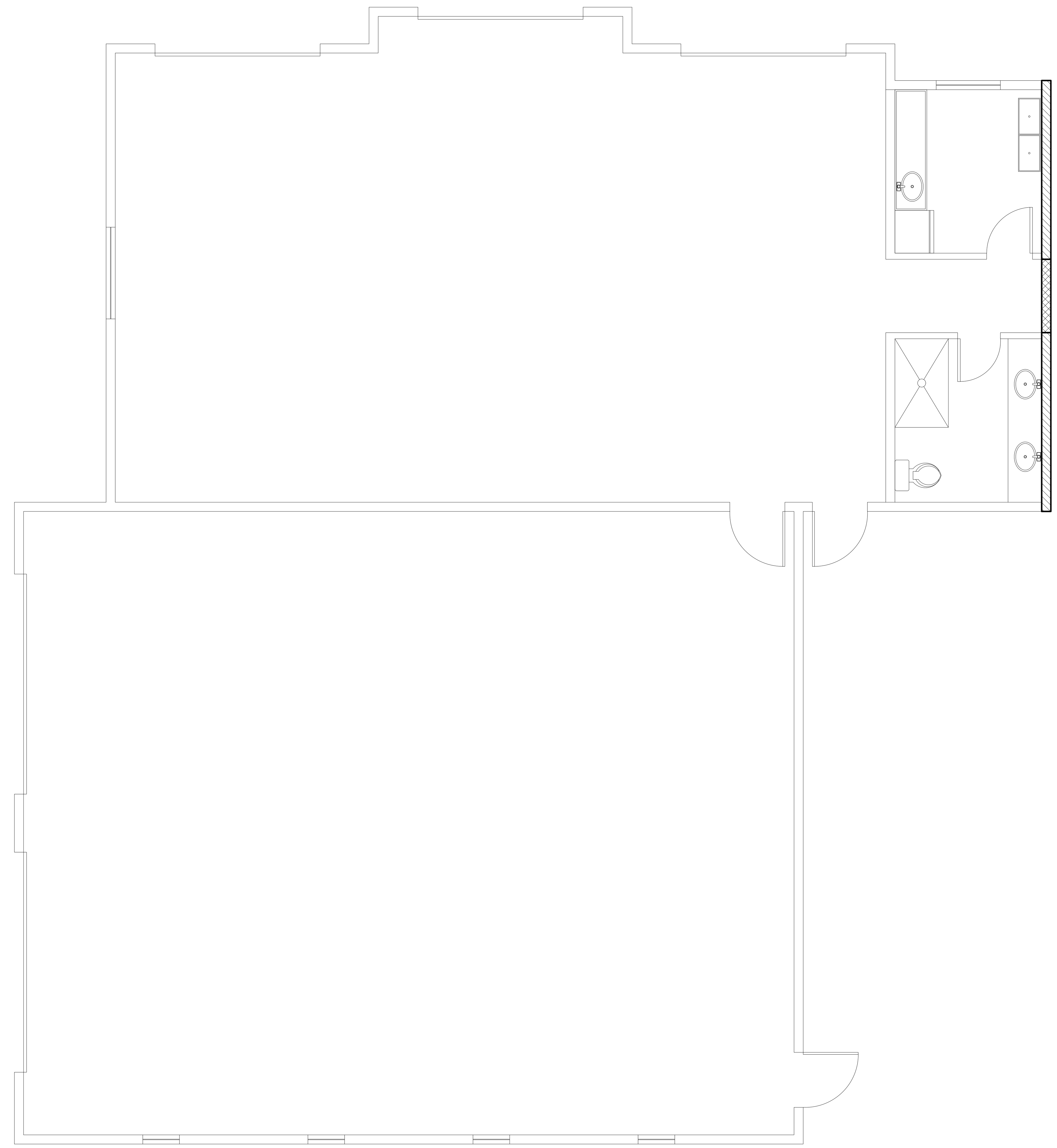
SCALE: 1/4" = 1'-0"

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

EXISTING FLOOR PLAN

DATE:	03 - 07 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	

A
1.1



WALL TYPE LEGEND

REMOVE EXISTING EXTERIOR STUCCO

REMOVE EXISTING WALL

NORTH

DEMOLITION FLOOR PLAN

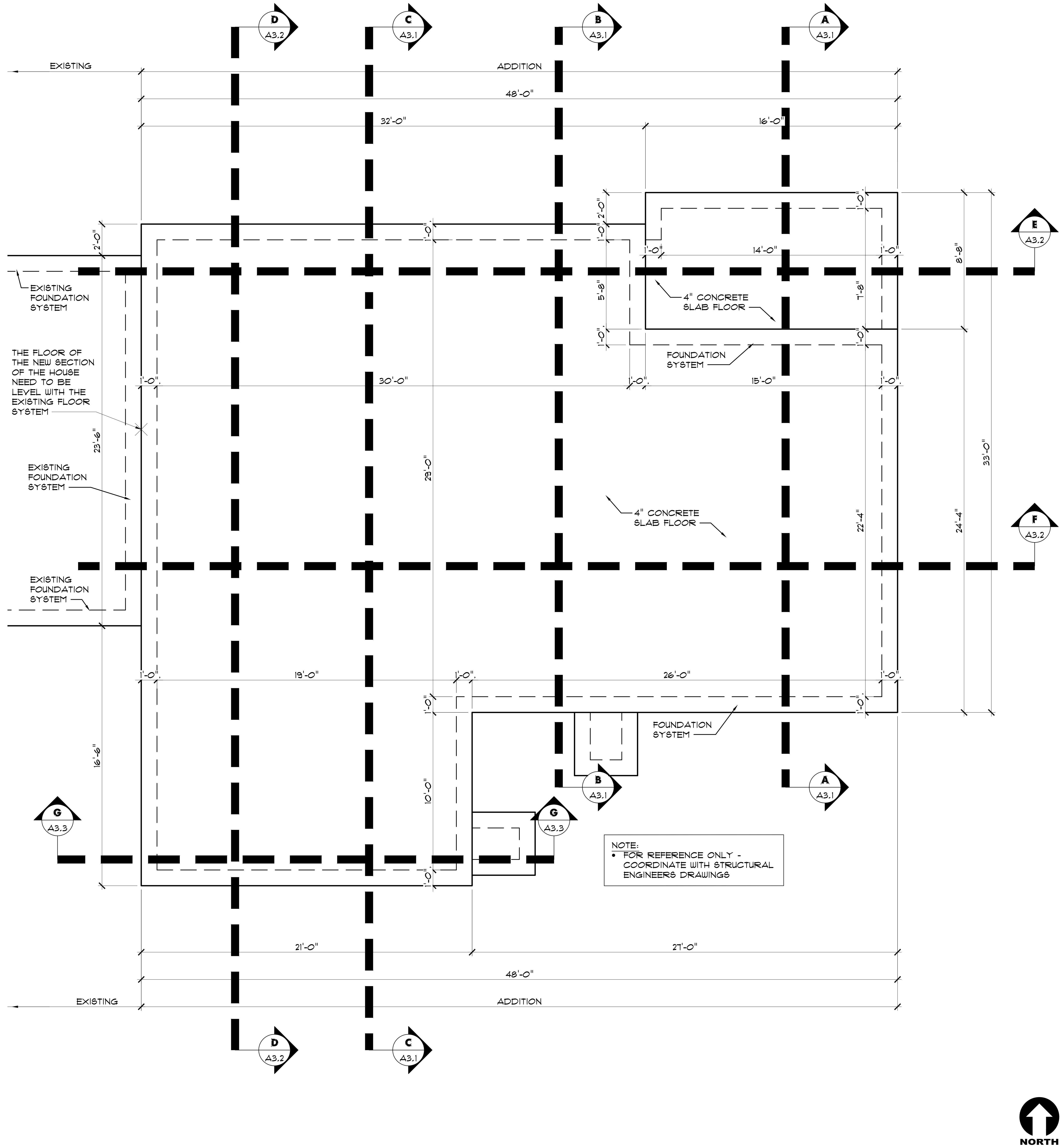
SCALE: 1/4" = 1'-0"

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

DEMOLITION FLOOR PLAN

DATE:	03 - 07 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	

A
1.2



FOUNDATION PLAN

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

GENERAL FOUNDATION NOTES:

1. SPREAD AND OR CONTINUOUS FOOTING BEARING MATERIALS SHOULD EITHER BE ON UNDISTURBED SOILS OR 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0". UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.
2. BOTTOM OF FOOTING SHALL BE NO LESS THAN 12" BELOW NATURAL GRADE OR CERTIFIED COMPACTED PAD AND ALWAYS BELOW FROST LINE.
3. ALLOWABLE FOUNDATION BEARING PRESSURE SHALL BE 1500 PSI.
4. FINISH GRADE SHALL SLOPE 5% MINIMUM FOR A DISTANCE OF 10'-0" AWAY FROM STRUCTURE TOWARD AND APPROVED WATER DISPOSAL AREA.
5. FINISHED FLOOR SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE.
6. SLOPE OF LANDINGS AT DOORWAYS SHALL BE A MINIMUM OF 1" PER 10'-0".
7. UNLESS APPROVED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQ. FT. -SAW CUT WITHIN 24 HOUR PERIOD AFTER POUR.
8. ALL FOOTINGS SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE) WITH HORIZ. #4 REBAR CONTINUOUS (OVERLAP REBAR 30 BAR DIAMETERS) AT TOP & BOTTOM. FOOTING SIZE = 12" (WIDE) X 18" (DEEP), U.N.O.
9. ALL SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE), UNLESS NOTED OTHERWISE.
10. ALL SLABS ON GRADE SHALL BE 4" THICK (MIN.) AND BEAR ON 4" (MIN.) COMPACTED AGGREGATE BASE COURSE (COMPACTED TO 95%) UNLESS NOTED OTHERWISE.
11. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR SYSTEM IS COMPLETELY IN PLACE.
12. INSTALL 1/2" DIA. x 12" ANCHOR BOLTS TO 2x6 PRE-TREATED SILL PLATE OVER SILL SEALER AT 48" O.C. & NOT MORE THAN 12" FROM ANY CORNER OR END OF PLATE.
13. IN THE EVENT THAT STEPPED FOOTINGS ARE REQUIRED -HORIZONTAL DIMENSION = 32" (MIN.) : VERTICAL DIMENSION = 24" (MAX.)
14. ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH ASTM SPECIFICATION A-615 GRADE 60.
15. CONTRACTOR TO PROVIDE 30' OF #4 COPPER U.F.F.R. WIRE 20' TO BE TIED TO FOOTING STEEL & 10' AVAILABLE AT PANEL LOCATION.
16. WHERE HOLD DOWNS ARE PLACED, ALL REBARS, ANCHOR BOLTS & SSTB BOLTS MUST BE TIED IN PLACE BEFORE PLACING ANY CONCRETE. NO "WET STABBING" ALLOWED.

✕	INDICATES POINT LOAD FROM ABOVE - SEE FLOOR PLAN
▲	SIMPSON HOLD DOWN DEVICE - SEE WALL BRACING FLOOR PLAN

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FOUNDATION PLAN

DATE:	03 - 07 - 22
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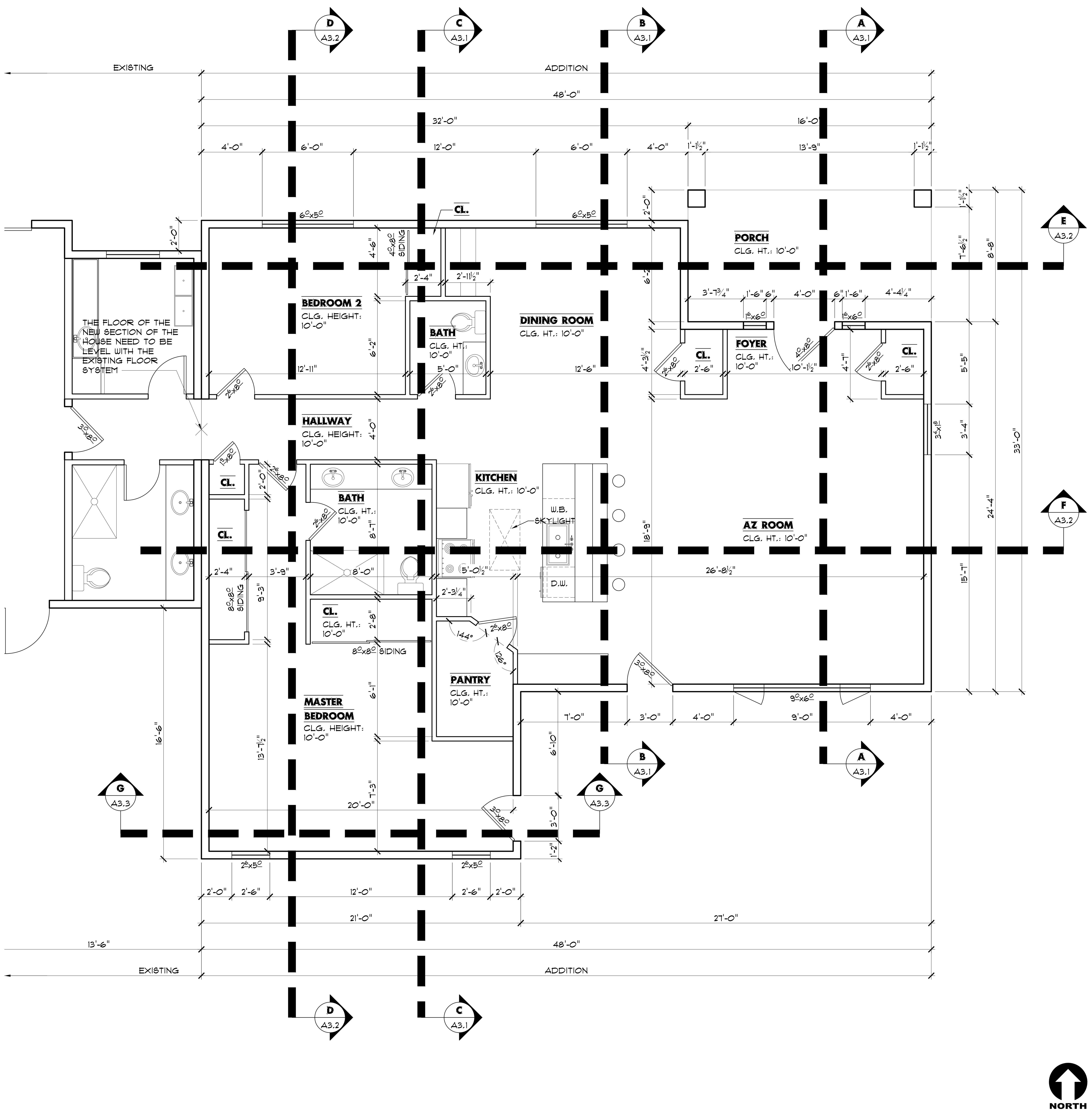

REMODELED FLOOR PLAN

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

GENERAL WINDOW / DOOR NOTES:

1. FACTORY ENERGY PERFORMANCE RATING STICKERS MUST REMAIN ON WINDOWS / SKYLIGHTS UNTIL INSPECTED.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.
3. ALL WINDOWS AND DOORS SHALL BE FLASHED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL WINDOWS AND DOORS SHALL COMPLY WITH THE 2012 IECC INTERNATIONAL ENERGY CONSERVATION CODE.
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.
6. CONTRACTOR TO COORDINATE SIZE OF ROUGH OPENINGS FOR DOORS AND WINDOWS WITH MASONRY AND FRAMING CONTRACTORS TO ALLOW FOR USE OF STANDARD SIZE DOOR AND WINDOW. ANY CONFLICT BETWEEN STANDARD SIZES AND ROUGH OPENINGS PRIOR TO START OF CONSTRUCTION SHALL PLACE BURDEN ON CONTRACTOR TO OBTAIN WRITTEN CLARIFICATION FROM WINDOW / DOOR MANUFACTURER.
7. ALL WINDOW UNITS LOCATED IN SLEEPING AREAS ARE TO PROVIDE OPERABLE SECTIONS TO CONFORM WITH EMERGENCY EGRESS IN 2012 IRC CODES.

WALL TYPE LEGEND:

TYPICAL 2" X 6" EXTERIOR WALL (6" DIM):
- EXTERIOR FINISH PER ELEVATIONS
- "TYVEK" BUILDING WRAP
- 3/8" PLYWD. / OSB WALL SHEATHING
- 2" X 6" STUDS @ 16" O.C.
- WALL INSULATION (R-21 MIN.)
- 1/2" GYPSUM BOARD

2" X 6" FRAMED (6" DIM):
- EXTERIOR FINISH PER ELEVATIONS
- "TYVEK" BUILDING WRAP
- 3/8" PLYWD. / OSB WALL SHEATHING
- 2" X 6" STUDS @ 16" O.C.
- 3/8" PLYWD. / OSB WALL SHEATHING
- "TYVEK" BUILDING WRAP
- EXTERIOR FINISH PER ELEVATIONS

TYP. INTERIOR GARAGE WALL (6" DIM.):
- 1/2" FIRE RATED GYP. BD. (GARAGE SIDE)
- 2" X 6" STUDS @ 16" O.C.
- WALL INSULATION (R-21)
- 1/2" GYPSUM BOARD

TYP. 2" X 6" INTERIOR WALL (5 1/2" DIM.):
- 1/2" GYPSUM BOARD
- 2" X 6" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

TYPICAL 2" X 4" EXTERIOR WALL (4" DIM):
- EXTERIOR FINISH PER ELEVATIONS
- "TYVEK" BUILDING WRAP
- 3/8" PLYWD. / OSB WALL SHEATHING
- 2" X 4" STUDS @ 16" O.C.

2" X 8" INTERIOR WALL:
- 1/2" GYPSUM BOARD
- 2" X 8" STUDS AT 16" O.C.
- 1/2" GYPSUM BOARD

TYP. 2" X 4" INTERIOR WALL (3 1/2" DIM.):
- 1/2" GYPSUM BOARD
- 2" X 4" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

BUILT-UP STUDS OR SOLID WOOD POST / COL.

MIN. WIDTH = BEAM WIDTH & / OR GIRDER TRUSS PLYS X MIN. DEPTH = WALL DEPTH - UNLESS NOTED OTHERWISE

LOAD BEARING INTERIOR WALL
SEE FOUNDATION PLAN FOR FOOTING INFO.

CEILING HEIGHTS:
- 8' CLG. = 8'-1 1/8" WALL HEIGHT
- 9' CLG. = 9'-1 1/8" WALL HEIGHT
- 10' CLG. = 10'-1 1/8" WALL HEIGHT
- 11' CLG. = 11'-1 1/8" WALL HEIGHT
- 12' CLG. = 12'-1 1/8" WALL HEIGHT

GENERAL FLOOR PLAN NOTES:

1. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT INTERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE OF DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OR THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK
2. ALL ANGLES ARE 45 DEGREES UNLESS NOTED OTHERWISE
3. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR FACE OF MASONRY STEM WALL UNLESS NOTED OTHERWISE. THESE DRAWINGS MUST NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. SHOULD DISCREPANCIES OCCUR, THE OWNER AND/OR DESIGNER SHALL BE NOTIFIED FOR ACCEPTABLE RESOLUTION BEFORE PROCEEDING WITH THE WORK
4. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 BRACED WALL PANEL CONSTRUCTION METHOD CS-WSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL): CONTINUOUS 3/8" (MIN.) PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 4" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES.
5. ALL EXTERIOR RATED WALL SHEATHING SHALL BE INSTALLED WITH A 1/8" SEPARATION AT ENDS AND EDGES OF SHEATHING PANELS. DO NOT BUTT PANEL EDGES TIGHT
6. PROVIDE MIN. 2 X 4 BLOCKING / BACKING IN WALLS AS REQUIRED AT ALL AREAS TO RECEIVE BUILT-IN CABINETS, EQUIPMENT, HARDWARE AND ACCESSORIES (I.E. TOWEL BARS, GRAB BARS, DOOR BUMPERS AND OTHER ITEMS THAT NEED SUBSTANTIAL PULL OUT RESISTANCE AND OR SUPPORT BACKING)
7. ALL EXTERIOR WALLS COMMON TO HABITABLE AREAS SHALL HAVE A MINIMUM R-19, CEILINGS SHALL HAVE A MINIMUM R-38, AND CRAWL SPACES SHALL HAVE A MIMIMUM R-13 INSULATION VALUE SPECIFICALLY FOR ZONE 4
8. INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT BYPASS THE INSULATION AND SHALL NOT BE COMPRESSED AND SHALL FILL ALL CAVITIES. CUT INSULATION TO FIT BEHIND ELECTRICAL BOXES. SLICE TO FIT BEHIND AND IN FRONT OF WIRING, PLUMBING AND OTHER HORIZONTAL AND VERTICAL RUNS IN WALL CAVITY
9. MARKERS SHALL BE INSTALLED FOR BLOW-IN INSULATION AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH A MINIMUM INITIAL INSTALLED THICKNESS BY ONE INCH HIGH NUMBERS. ONE MARKER FOR EVERY 300 SQ. FT. OF AREA AND NUMBERS FACING THE ATTIC ACCESS OPENING. LADDER MUST BE PROVIDED AT INSPECTION
10. ALL EXTERIOR WALL ASSEMBLIES OR BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION (ALL SOURCES OF AIR LEAKAGE SHALL BE SEALED)
11. BOTTOM AND TOP PLATE OF EXTERIOR WALLS SHALL BE SEALED WITH SILL GASKET OR CAULKING
12. ALL DUCT SUPPLY AND RETURN SHALL BE INSULATED MINIMUM R-6 (EXCEPT DUCTS THAT ARE COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE)
13. ALL MECHANICAL SYSTEM PIPING INSULATION SHALL BE MINIMUM R-2
14. ALL CIRCULATING HOT WATER SYSTEMS SHALL BE A MINIMUM R-2 (HOT WATER PIPING ONLY).
15. HEATING AND COOLING UNITS TO BE SIZED IN ACCORDANCE WITH 2012 IRC M1401.3
16. ALL EXTERIOR WALLS: 2 X 6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
17. INTERIOR BEARING WALL: 2 X 6 STUDS AT 16" O.C. WITH 2 X BLOCKING AT THIRD POINTS TYPICAL UNLESS NOTED OTHERWISE
18. INTERIOR NON-BEARING WALLS: 2 X 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
19. POSTS UNDER HEADERS, BEAMS, GIRDERS SHALL BE (2) 2 X STUDS OR GREATER (MATCHING WALL THICKNESS)
20. MULTIPLE STUDS ARE TO BE SPIKED TOGETHER WITH 10d COMMON NAILS AT 8" O.C. ALONG LENGTH & STAGGERED 1 1/2" ABOUT CENTER LINE
21. DOUBLE TOP PLATE UNLESS NOTED OTHERWISE - SPLICE PLATES MIN. 24" OR USE SPLICE PLATE STRAPS
22. WALL SHEATHING TO BE 3/8" OSB / PLYWOOD. LEAVE 1/8" GAPS BETWEEN SHEATHING PANELS & 1/8" GAPS AROUND OPENINGS FOR WINDOWS & DOORS. FASTEN PANELS WITH 2" COMMON (6d) OR 1 3/4" DEFORMED SHANK NAILS AT 6" O.C. ALONG PANEL EDGES AND AT 12" O.C. ALONG THE INTERMEDIATE SUPPORTS. KEEP NAILS 3/8" AWAY FROM PANEL EDGES
23. ROOF SHEATHING TO BE 5/8" RATED OSB / PLYWOOD W/ "H" CLIPS FASTENED W/ 8d COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
24. PROVIDE BLOCKING AS REQUIRED AT ALL AREAS TO RECIEVE BUILT-IN CABINETS, EQUIPMENT, HARDWARE AND ACCESSORIES
25. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS
26. ALL OUTDOOR AIR INTAKES & EXHAUSTS SHALL BE PROVIDED WITH DAMPERS (AUTOMATIC OR GRAVITY) TO EFFECTIVELY CLOSE WHEN VETILATION SYSTEM IS NOT OPERATING.

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REMODELED FLOOR PLAN

DATE: 03 - 07 - 22
SCALE: AS NOTED
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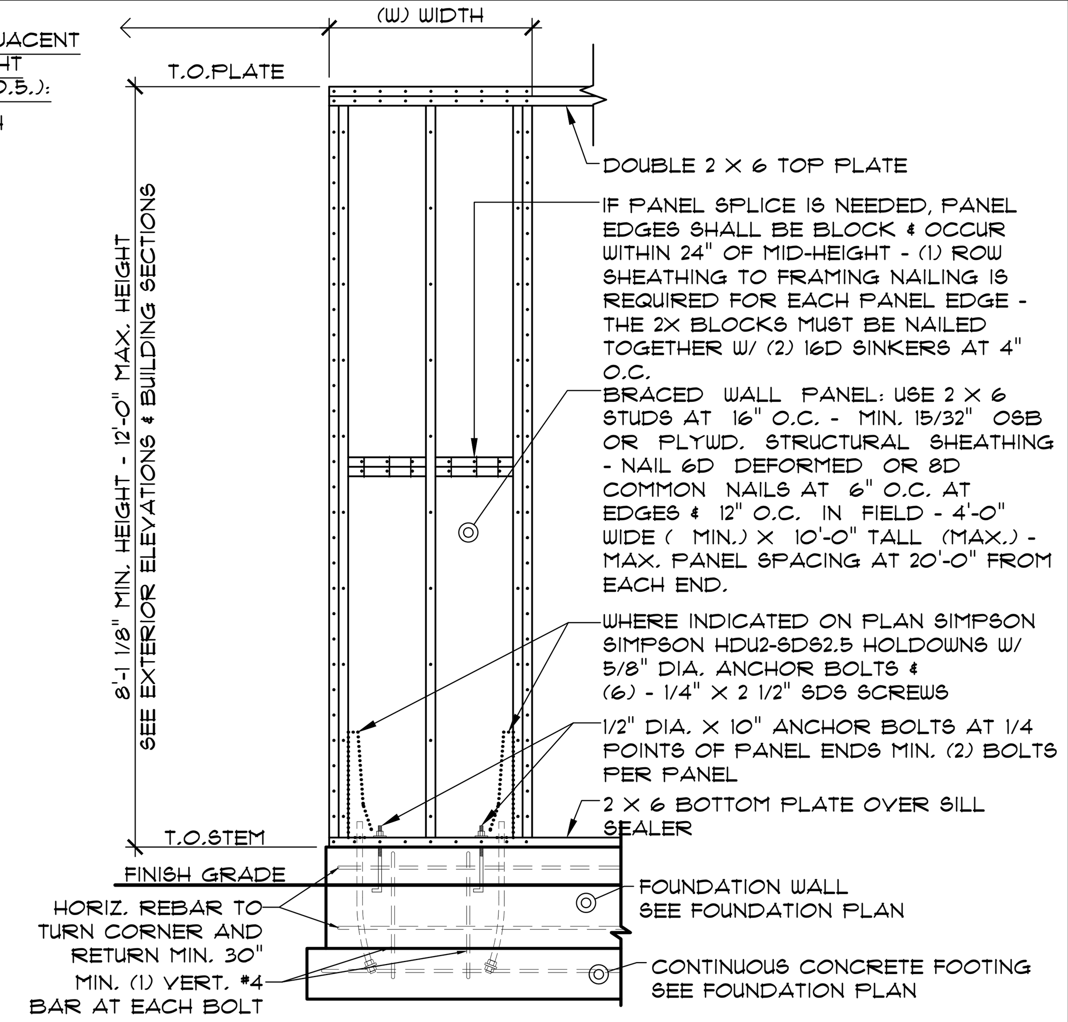
10' WALL HEIGHT
MIN. PANEL WIDTH PER ADJACENT CLEAR OPENING HEIGHT
(PER IRC TABLE R602.10.5.):

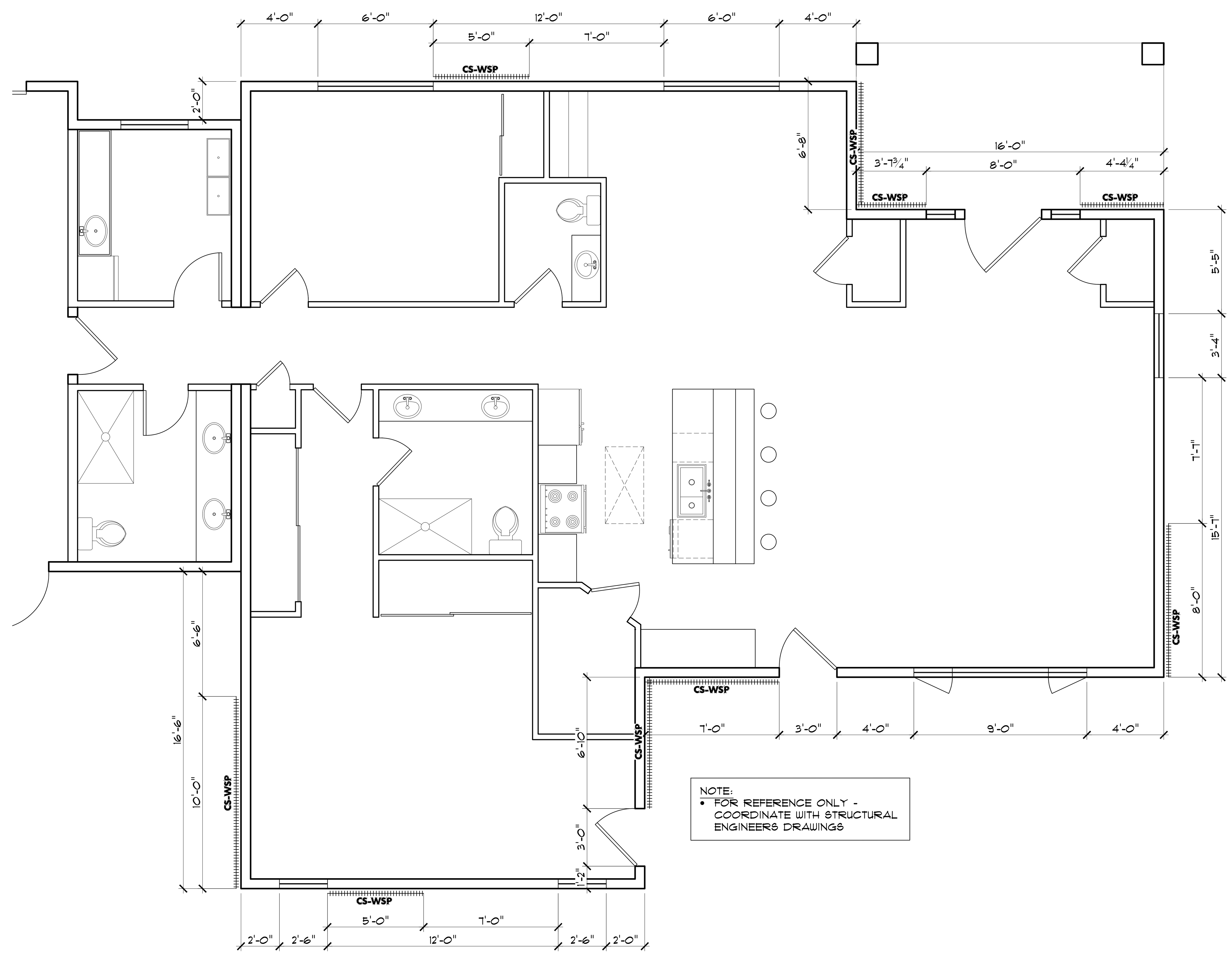
≤ TO 80" = 30" WIDTH
84" = 32" WIDTH
88" = 33" WIDTH
92" = 35" WIDTH
96" = 38" WIDTH
100" = 40" WIDTH
104" = 43" WIDTH
108" = 46" WIDTH
112" = 50" WIDTH
116" = 55" WIDTH
120" = 60" WIDTH



TYPICAL "CS-WSP" BRACED WALL DETAIL (1)
SCALE: 1/2" = 1'-0"

BRACED WALL NOTES:

1. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 INTERMITTENT BRACING METHOD "WSP" (WOOD STRUCTURAL PANEL): 3/8" PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES.
2. BRACED WALL PANEL SPACING: PER SECTION R602.10.2.2 LOCATIONS OF BRACED WALL PANELS: A BRACED WALL PANEL SHALL BEGIN WITHIN 10'-0" FROM EACH END OF A BRACED WALL LINE AS DETERMINED IN SECTION R602.10.1.1. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL BE NO GREATER THAN 20'-0".
3. IF PANEL SPLICE IS NEEDED PANELS SHALL NOT BE SMALLER THAN 24" IN ANY DIRECTION.
4. USE STANDARD ANCHOR BOLTS: MINIMUM 10 INCHES FOR 2X PLATES, MINIMUM 12 INCHES FOR 3X OR 4X PLATES.
5. PLYWOOD & O.S.B. ARE INTERCHANGEABLE.
6. ATTACH BRACE PANELS DIRECTLY TO STUDS. INSTALL GYPSUM BOARD OVER PANELS
7. INSTALL MIN. 3/8" THICK WALL SHEATHING W/ LONG DIMENSION OF SHEETS ORIENTED HORIZONTALLY IF STUDS ARE SPACED MORE THAN 16" O.C.
8. INSTALL BLOCKING BEHIND ALL HORIZONTAL PANEL JOINTS. FLAT 2X BLOCKING MAY BE USED FOR 8D OR SMALLER NAILS, USE MIN. 3X BLOCKING FOR 10D NAILS.
9. HOLES IN BRACE PANELS FOR ELECTRICAL OUTLETS, SWITCHES, ETC. SHALL BE NEATLY CUT, W/ ROUNDED CORNERS. USE A SABER SAW OR SAWZALL, NOT A SKILSAW. MAX. HOLE SIZE IS 6" DIA.
10. NAILS FOR INSTALLING SHEATHING SHALL BE COMMON OR GALVANIZED BOX, GUN NAILS OF EQUIVALENT SIZES MAY BE USED. GUN NAILS SHALL HAVE FULL ROUND HEADS.
11. DRIVE NAIL HEADS FLUSH W/ THE OUTER SHEATHING LAYER, INSPECTOR MAY REQUIRE THAT PANELS W/ NAILS DRIVEN SO AS TO DAMAGE THE OUTER SHEATHING LAYER BE REPLACED. USE SPECIAL CARE WHEN USING PNEUMATIC NAIL GUNS.
12. INSTALL BRACE WALL PANELS W/ 1/8" GAP AT ALL JOINTS AS RECOMMENDED BY MANUFACTURERS. REFER TO INSTALLATION INSTRUCTIONS PER MANUFACTURER



NOTE:
* FOR REFERENCE ONLY - COORDINATE WITH STRUCTURAL ENGINEERS DRAWINGS

NORTH

BRACED WALL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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BRACED WALL FLOOR PLAN

DATE: 03 - 07 - 22
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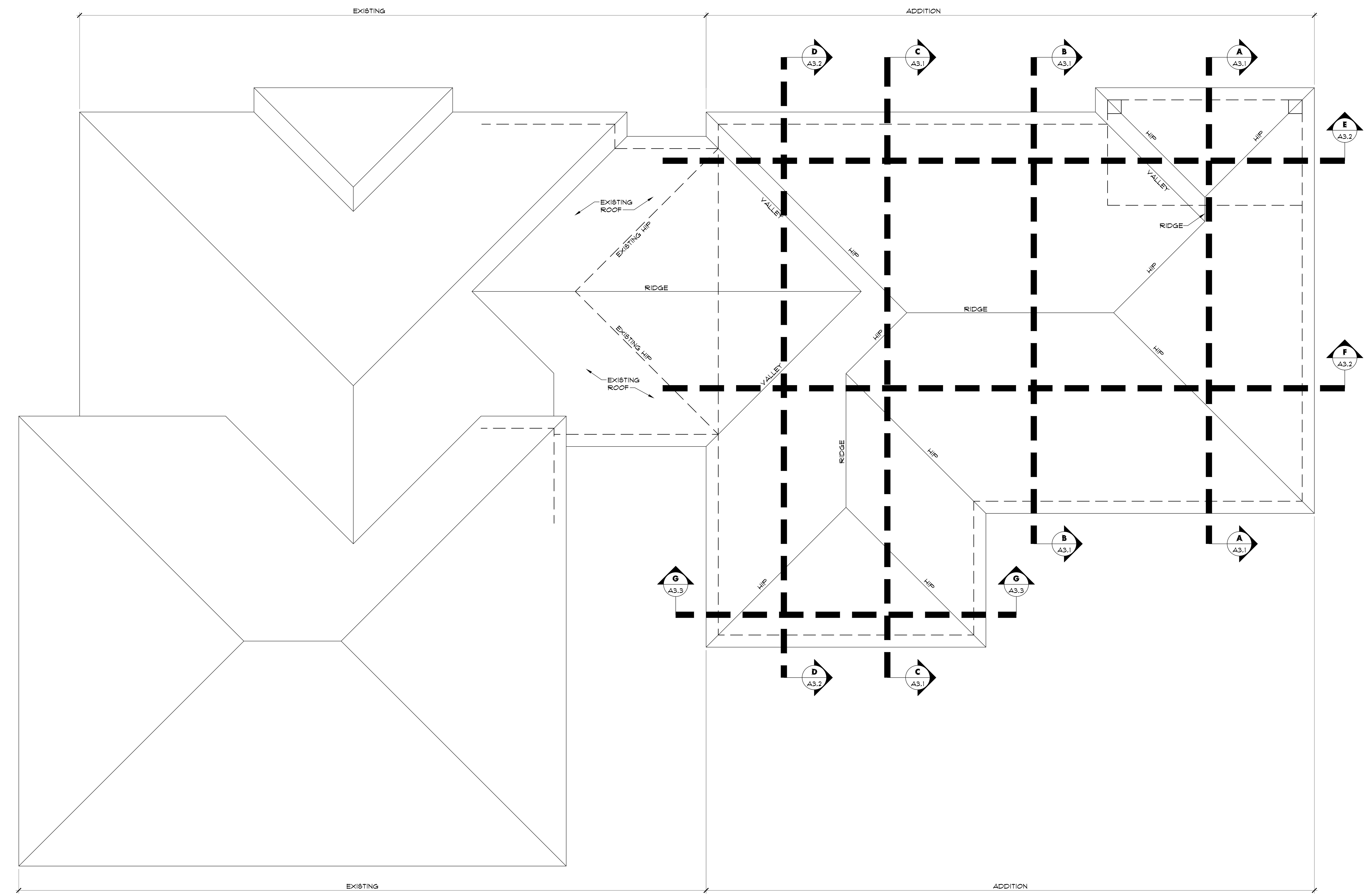

NORTH

ROOF PLAN

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

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ROOF PLAN

DATE: 03 - 07 - 22
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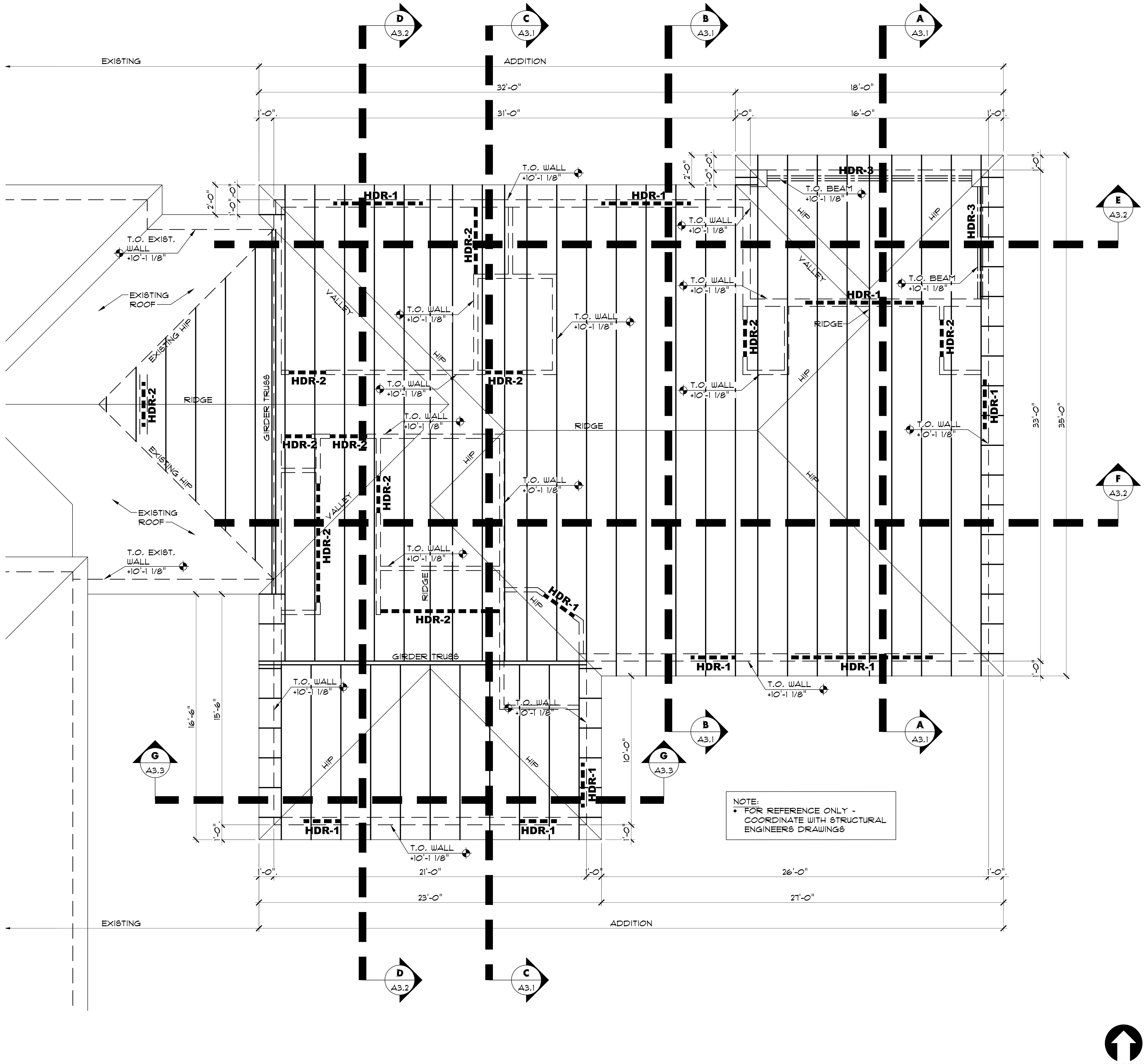

ROOF FRAMING PLAN

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

GENERAL ROOF NOTES:

1. ENGINEERED ROOF TRUSSES THROUGHOUT - SEALED CALCULATIONS TO BE DELIVERED WITH TRUSSES
2. ROOF PITCH = 5:12 MATCH EXIST. U.N.O.
3. TYPICAL OVERHANG = 1'-0"
4. ALL MULTI-MEMBER ROOF TRUSSES MUST BE SUPPORTED W/ 2 x 6 TO MATCH NUMBER OF PLYS OF ROOF TRUSS - UPPER & LOWER LEVELS.

ROOF CONSTRUCTION:

- MATCH THE NEW ROOFING TO THE EXISTING HOUSE ROOFING
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1/2" (FOR SHINGLES) / 5/8" (FOR TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
- PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
- BLOWN OR BATT INSULATION (R-38).
- 1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
- 1" X 8" LAMINATED FASCIA BOARD OVER
- 2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

NOTE:

TOP OF ALL WALLS ARE +9' - 1 1/8" - U.N.O.

NOTED CEILING HEIGHTS = WALL HEIGHT:

A. 8' CLG. = 8'-1 1/8" WALL HEIGHT
B. 9' CLG. = 9'-1 1/8" WALL HEIGHT
C. 10' CLG. = 10'-1 1/8" WALL HEIGHT
D. 11' CLG. = 11'-1 1/8" WALL HEIGHT
E. 12' CLG. = 12'-1 1/8" WALL HEIGHT

ROOF TRUSS FRAMING TO BE INSTALLED PER ROOF TRUSS MANUFACTURERS LAYOUT

2018 IRC R802.10.3 BRACING

TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

HEADERS:

HDR-1	(2) 2 X 10 DFL #2 HEADER W/ 2" X "WALL THICKNESS" BOTTOM HEADER PLATE - SEE DET. 4 / A2.2
HDR-2	INTERIOR NON - LOAD BEARING LESS THAN OR EQUAL TO 3'-0" USE: (2) FLAT 2" X "WALL THICKNESS" DFL #2 HEADER INTERIOR NON - LOAD BEARING GREATER THAN 3'-0" USE (1) 2 X 8 DFL #2 HEADER WITH A (2) 2" X "WALL THICKNESS" BOTTOM HEADER PLATE
HDR-3	USE (3) 2x12 OR ENGINEER LUMBER (NEED TO HAVE A STRUCTURAL ENGINEER TO REVIEW THE SIZING OF DIMENSIONAL LUMBER OR ENGINEER LUMBER THAT CAN BE USED FOR THE DIFFERENT SPANS ON THE PORCH AREA)

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ROOF FRAMING PLAN

DATE: 03 - 07 - 22
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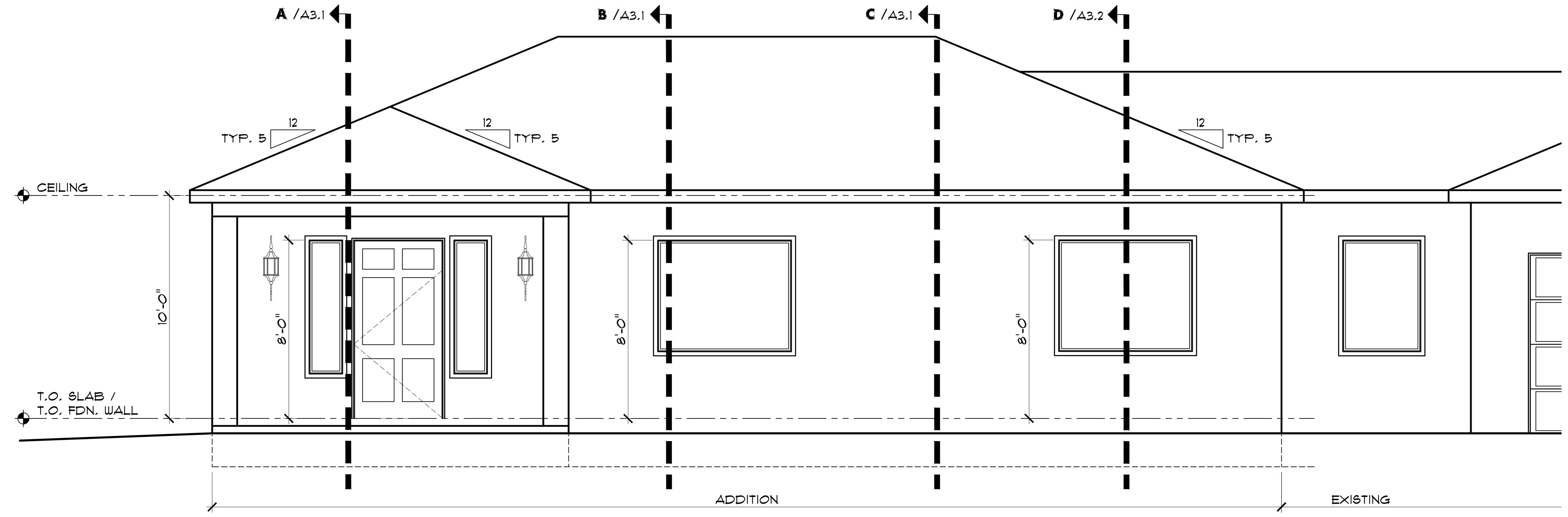
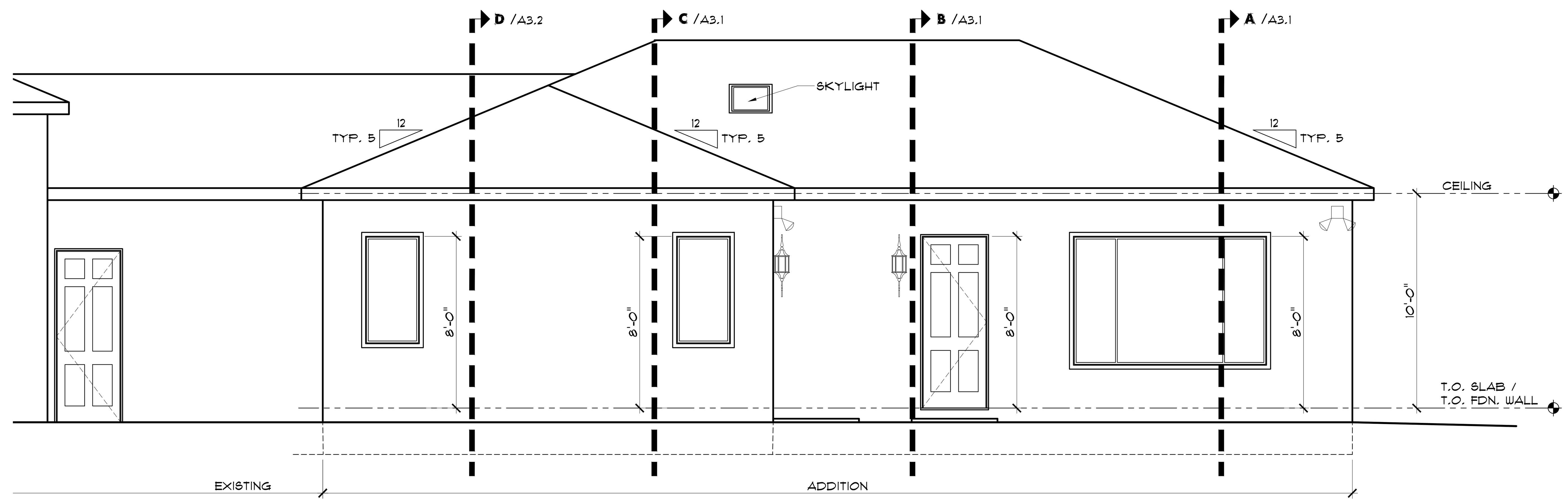
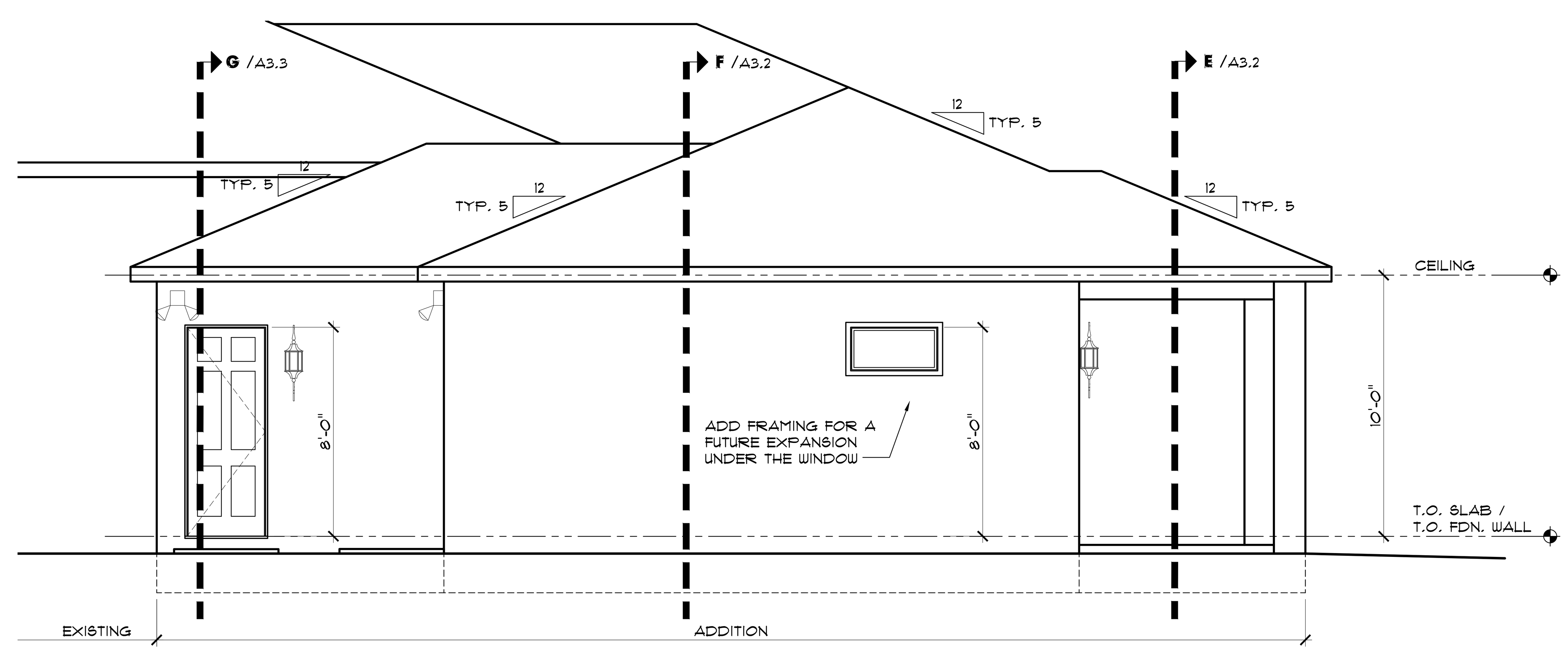


FRONT - NORTH ELEVATION (1)
SCALE: 1/4" = 1'-0"



BACK - SOUTH ELEVATION (2)
SCALE: 1/4" = 1'-0"



LEFT SIDE - EAST ELEVATION (3)
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. VERIFY ALL EXTERIOR FINISH RELATED ITEMS (MATERIALS, COLORS, PATTERNS, TEXTURES, ETC.) W/ OWNER PRIOR TO THE START OF CONSTRUCTION
2. ANY & ALL STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2729) OR EQUAL - VERIFY FINISH TEXTURE & COLOR W/ OWNER
3. STUCCO SURFACE SHALL BE FULLY CURED AND SURFACE SHALL BE FREE OF DIRT AND OR OTHER SURFACE CONTAMINANTS PRIOR TO FINAL STUCCO FINISH OR PAINT
4. EXTERIOR STUCCO EXPANSION JOINTS PER MANUFACTURERS SPECIFICATIONS
5. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4 INTERMITTENT BRACING METHOD "WSP" (WOOD STRUCTURAL PANEL): 3/8" PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
6. INSTALL EXTERIOR WALL SHEATHING (OSB / PLYWOOD) WITH 1/8" GAP BETWEEN ALL JOINTS (HORIZ. & VERT.) TO ALLOW FOR EXPANSION MOVEMENT
7. ALL DOORS AND WINDOWS ARE TO BE INSTALLED AND FLASHED PER DOOR AND WINDOW MANUFACTURER
8. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.

EXTERIOR FINISHES:

(1) **STUCCO:**

STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2729) VERIFY FINISH TEXTURE & COLOR W/ OWNER.

(2) **ROOFING:**

LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - VERIFY W/ OWNER)
- SEE ROOF PLAN

(3) **8" FASCIA BOARD:**

1" X 8" LAMINATED FASCIA BOARD W/ 1" X 4" LAMINATED TRIM BOARD OVER 2" X 6" SUB-FASCIA BOARD W/ 3/8" ADX PLYWOOD SOFFITS

(4) **EXTERIOR LIGHTING:**

FULLY SHIELDED EXTERIOR LIGHT
VERIFY LIGHT FIXTURE WITH OWNER

GENERAL WINDOW / DOOR NOTES:

1. FACTORY ENERGY PERFORMANCE RATING STICKERS MUST REMAIN ON WINDOWS / SKYLIGHTS UNTIL INSPECTED.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.
3. ALL WINDOWS AND DOORS SHALL BE FLASHED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL WINDOWS AND DOORS SHALL COMPLY WITH THE 2012 IECC INTERNATIONAL ENERGY CONSERVATION CODE.
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.
6. CONTRACTOR TO COORDINATE SIZE OF ROUGH OPENINGS FOR DOORS AND WINDOWS WITH MASONRY AND FRAMING CONTRACTORS TO ALLOW FOR USE OF STANDARD SIZE DOOR AND WINDOW. ANY CONFLICT BETWEEN STANDARD SIZES AND ROUGH OPENINGS PRIOR TO START OF CONSTRUCTION SHALL PLACE BURDEN ON CONTRACTOR TO OBTAIN WRITTEN CLARIFICATION FROM WINDOW / DOOR MANUFACTURER.
7. ALL WINDOW UNITS LOCATED IN SLEEPING AREAS ARE TO PROVIDE OPERABLE SECTIONS TO CONFORM WITH EMERGENCY EGRESS IN 2012 IRC CODES.

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EXTERIOR ELEVATIONS

DATE: 03 - 07 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

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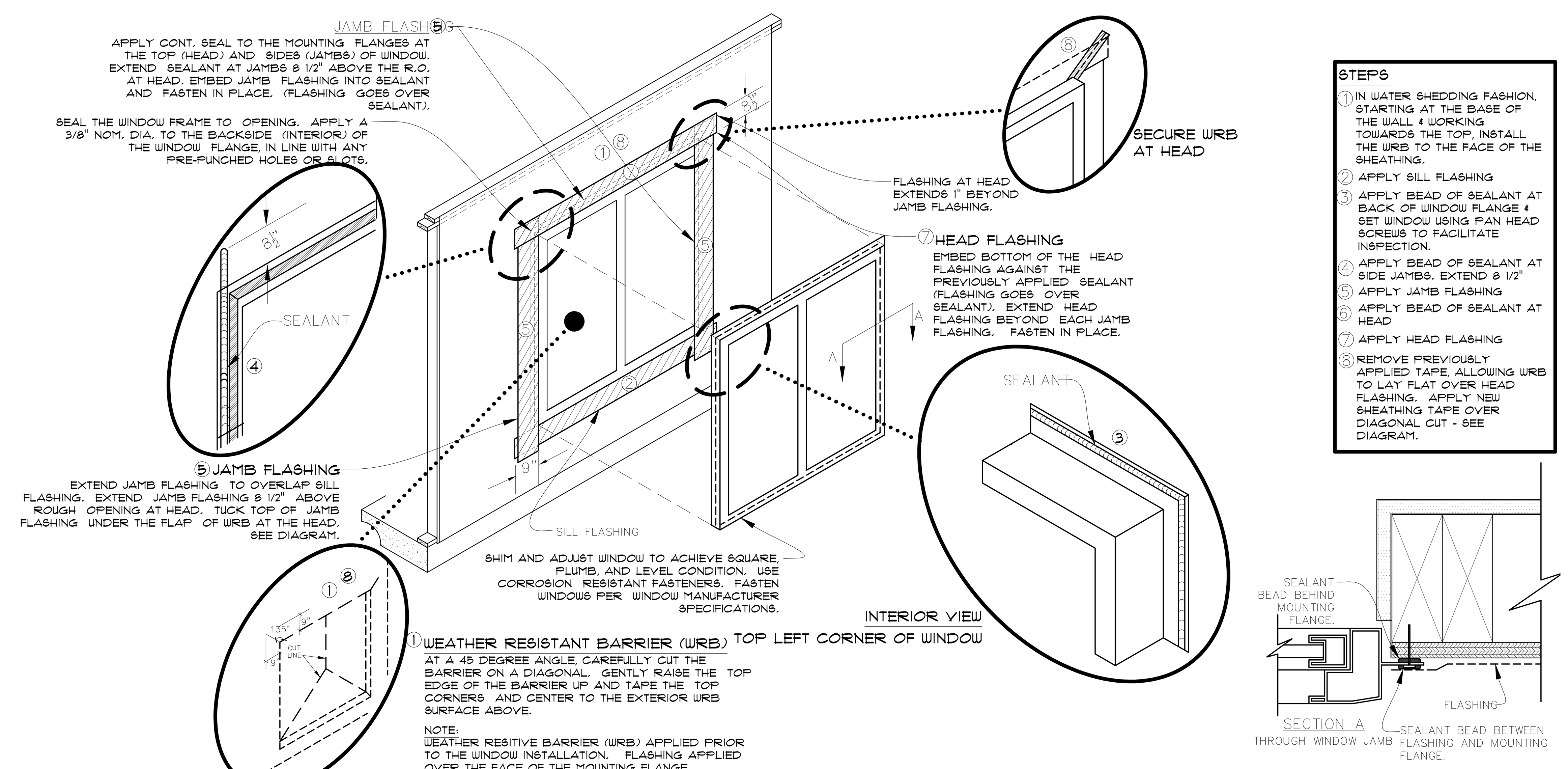
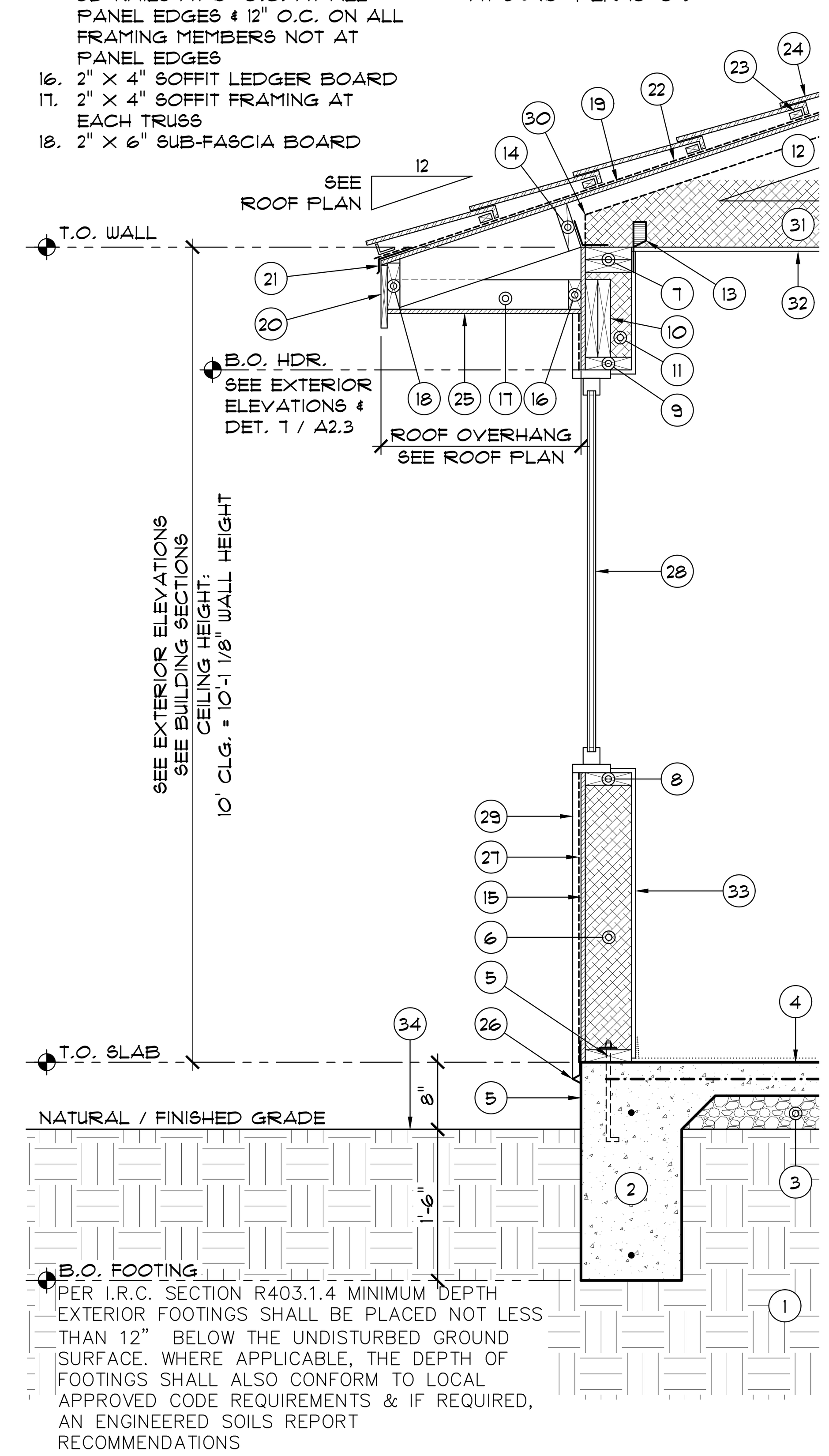


STEPS
1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

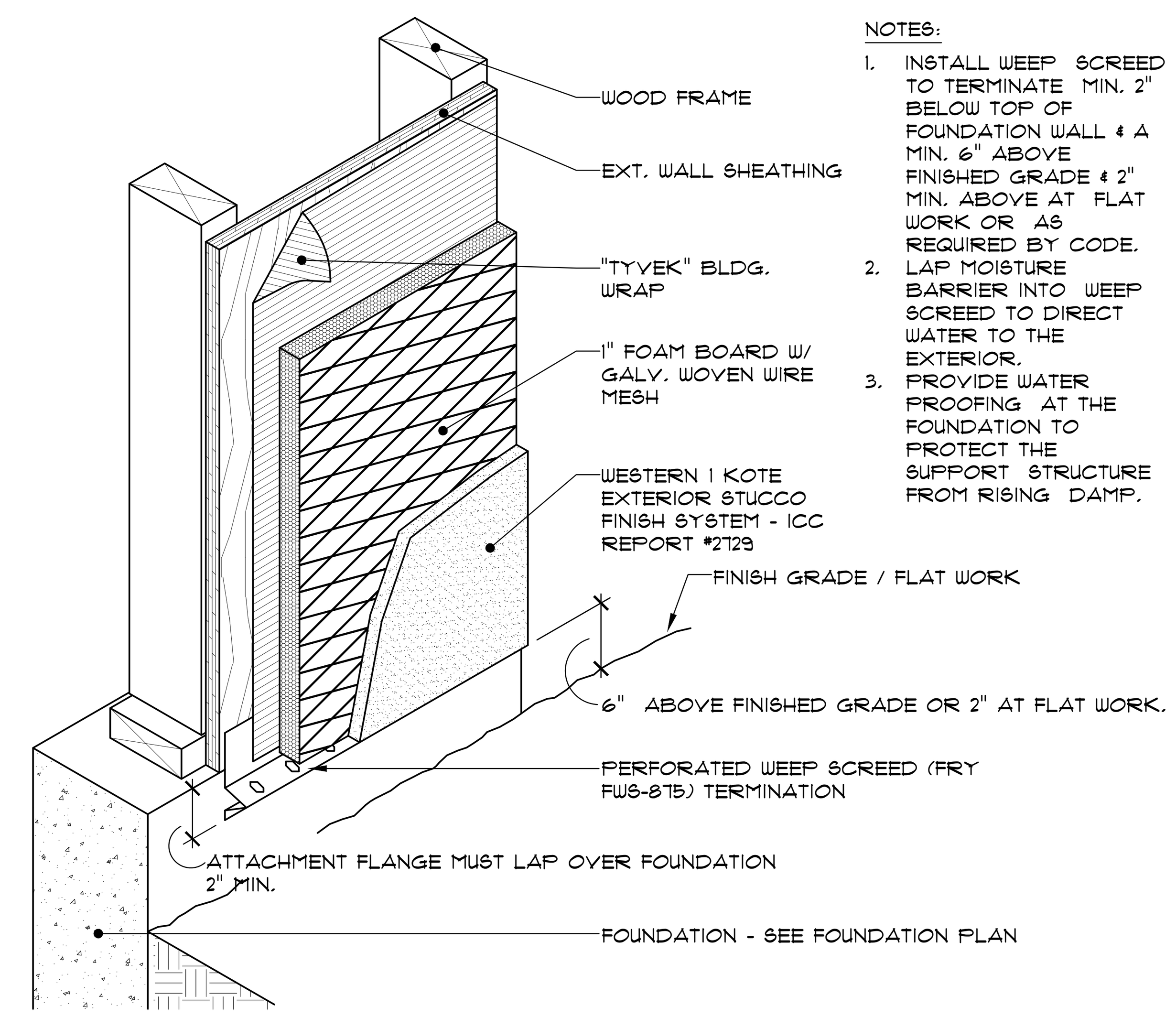
TYPICAL WINDOW FLASHING DETAILS 2

TYPICAL WALL SECTION KEY NOTES:

1. UNDISTURBED EARTH OR ENGINEERED FILL
2. FOOTING - SEE FOUNDATION PLAN
3. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
4. 4" CONCRETE SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
5. 2" X 6" PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS @ 48" O.C. MAX. & 12" FROM CORNERS & END OF PLATES
6. 2" X 6" STUDS AT 16" O.C. W/ INSUL. (R-21 MIN.) BETWEEN STUDS
7. DOUBLE 2" X 6" TOP PLATE - 48" MIN. OVERLAP AT SPLICE LOCATIONS
8. 2" X 6" SILL PLATE
9. 2" X 6" BOTTOM HEADER PLATE
10. DOUBLE 2" X 10" HEADER U.N.O. - SEE ROOF FRAMING PLAN FOR ADDITIONAL INFORMATION
11. 2" X 6" STUDS AT 16" O.C. W/ INSUL. (R-21 MIN.) BETWEEN STUDS NOTCHED AT HEADER LOCATIONS
12. PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. BY TRUSS MANUF.
13. SIMPSON H2.5A CONNECTORS AT EACH TRUS
14. 2 X (MATCH TOP CHORD) BLOCKING W/ (3) 2" DIA. HOLES FOR VENTILATION - ATTACHED W/ SIMPSON LS30 AT 48" O.C. TO TOP PLATE
15. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
16. 2" X 4" SOFFIT LEDGER BOARD
17. 2" X 4" SOFFIT FRAMING AT EACH TRUSS
18. 2" X 6" SUB-FASCIA BOARD
19. 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
20. 2" X 8" FASCIA BOARD - MATCH EXISTING
21. CONTINUOUS METAL DRIP EDGE
22. "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
23. 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
24. LIGHT WEIGHT CONC. ROOF TILE (S, BARREL, OR MISSION STYLE - MATCH EXISTING - VERIFY W/ OWNER)
25. 3/8" ADX PLYWOOD SOFFIT
26. WEEP SCREED - SEE DET. 3/A2.2
27. "TYVEK" OR EQUAL BUILDING WRAP - (2) LAYERS AT ROCK VENEER LOCATION.
28. WINDOW / DOOR UNIT - SEE FLOOR PLAN
29. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
30. INSULATION BAFFLES AT EACH TRUSS SPACE - EXTEND 24" MIN. INTO ATTIC FROM INSIDE WALL FRAMING
31. BATT OR BLOWN INSULATION (R-38) MIN.
32. 1/2" NON-SAG GYPSUM BOARD CEILING
33. 1/2" GYPSUM BOARD WALL
34. NATURAL / NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")



TYPICAL WALL SECTION 1
SCALE: 3/4" = 1'-0"



NOTES:
1. INSTALL WEEP SCREED TO TERMINATE MIN. 2" BELOW TOP OF FOUNDATION WALL & A MIN. 6" ABOVE FINISHED GRADE & 2" MIN. ABOVE AT FLAT WORK OR AS REQUIRED BY CODE.
2. LAP MOISTURE BARRIER INTO WEEP SCREED TO DIRECT WATER TO THE EXTERIOR.
3. PROVIDE WATER PROOFING AT THE FOUNDATION TO PROTECT THE SUPPORT STRUCTURE FROM RISING DAMP.

TYPICAL WEEP SCREED DETAIL 3
SCALE: 1 1/2" = 1'-0"

TYPICAL WINDOW / DOOR HEADER DETAIL 4
SCALE: 1" = 1'-0"

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

EXTERIOR DETAILS

DATE:	03 - 07 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	

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FRONT PERSPECTIVE 1

FRONT PERSPECTIVE 2

REAR PERSPECTIVE 3

REAR PERSPECTIVE 4

NOTE:
MATCH THE STUCCO AND ROOFING TO THE EXISTING BUILDING

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

EXTERIOR PERSPECTIVES

DATE:	03 - 07 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	

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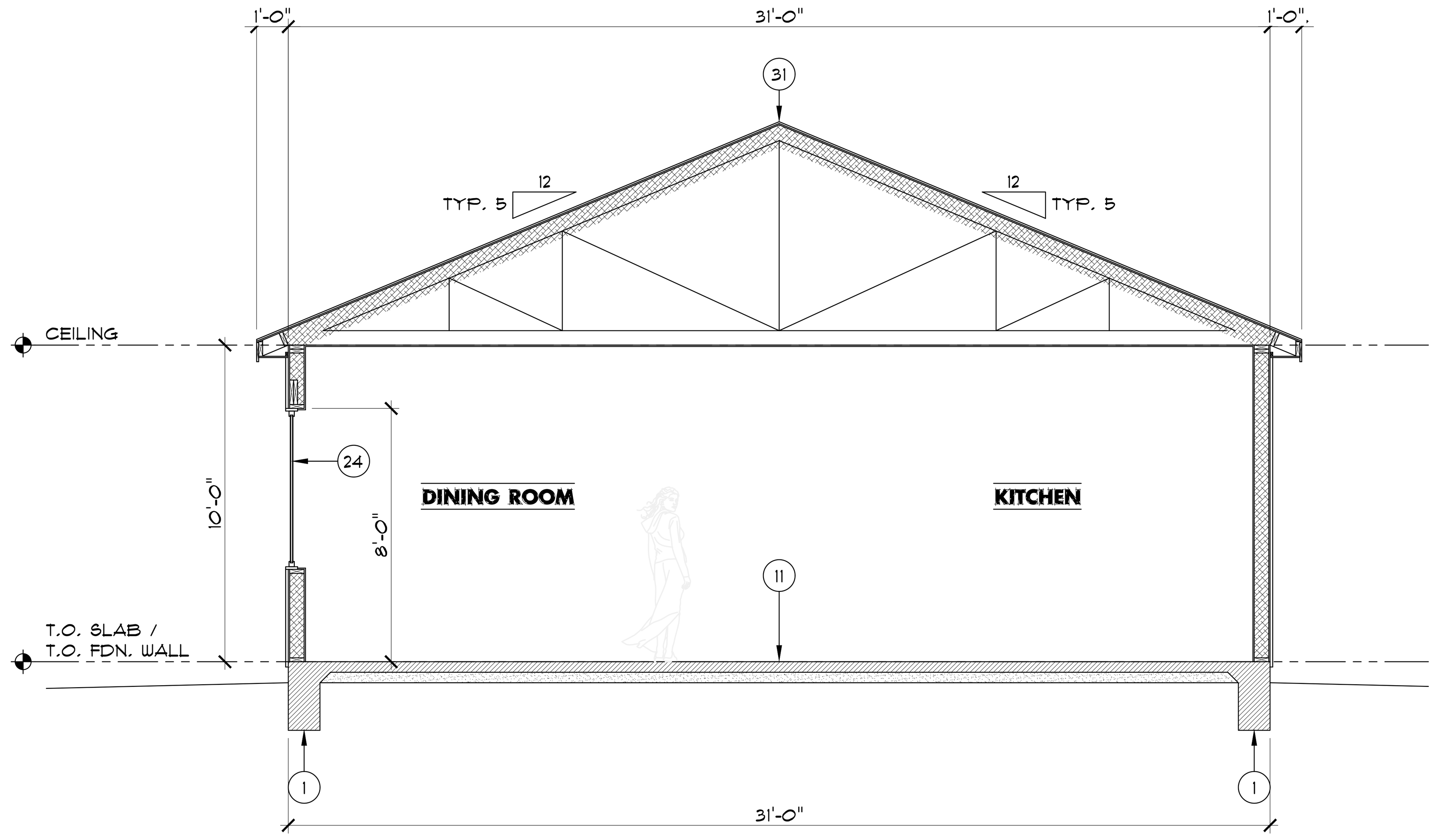
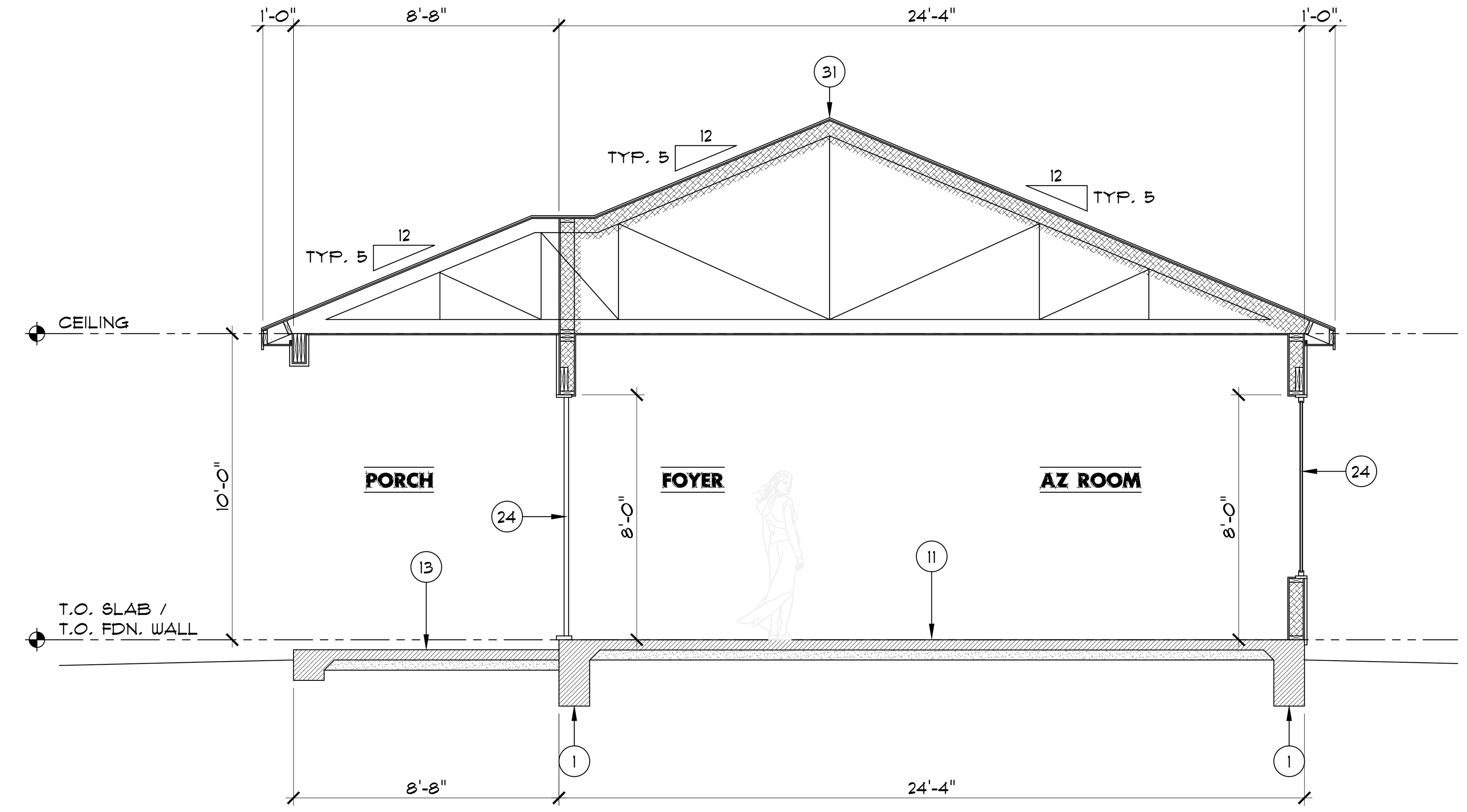
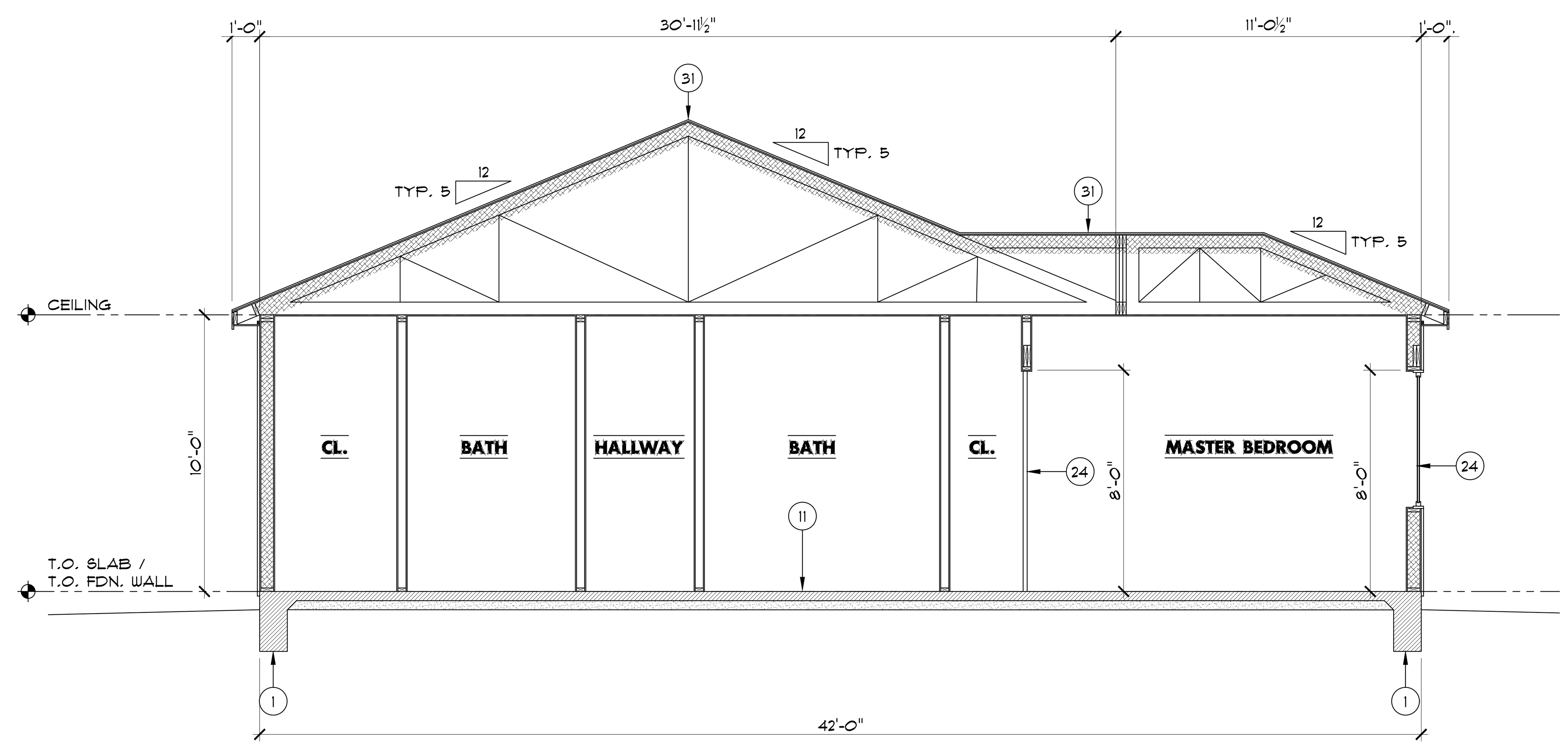


BUILDING SECTION "B" (B)
SCALE: 1/4" = 1'-0"



BUILDING SECTION "A" (A)
SCALE: 1/4" = 1'-0"



BUILDING SECTION "C" (C)
SCALE: 1/4" = 1'-0"

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
- WATERPROOF MEMBRANE OR COATING
- ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER) REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
- 12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
- UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
- STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER) REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
- EXTERIOR FINISH PER ELEVATIONS
- "TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
- 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
- 2" X 6" STUDS AT 16" O.C.
- WALL INSULATION (R-21 MIN.) BETWEEN STUDS
- 1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
- 1/2" GYPSUM BOARD
- 2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
- 1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
- 1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
- 2" X 6" STUDS AT 16" O.C.
- WALL INSULATION (R-19) MIN.
- 1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
- LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
- 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
- PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- 1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
- 1" X 8" LAMINATED FASCIA BOARD OVER
- 2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
- FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
- LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
- PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- 1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (............) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS.

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

BUILDING SECTIONS

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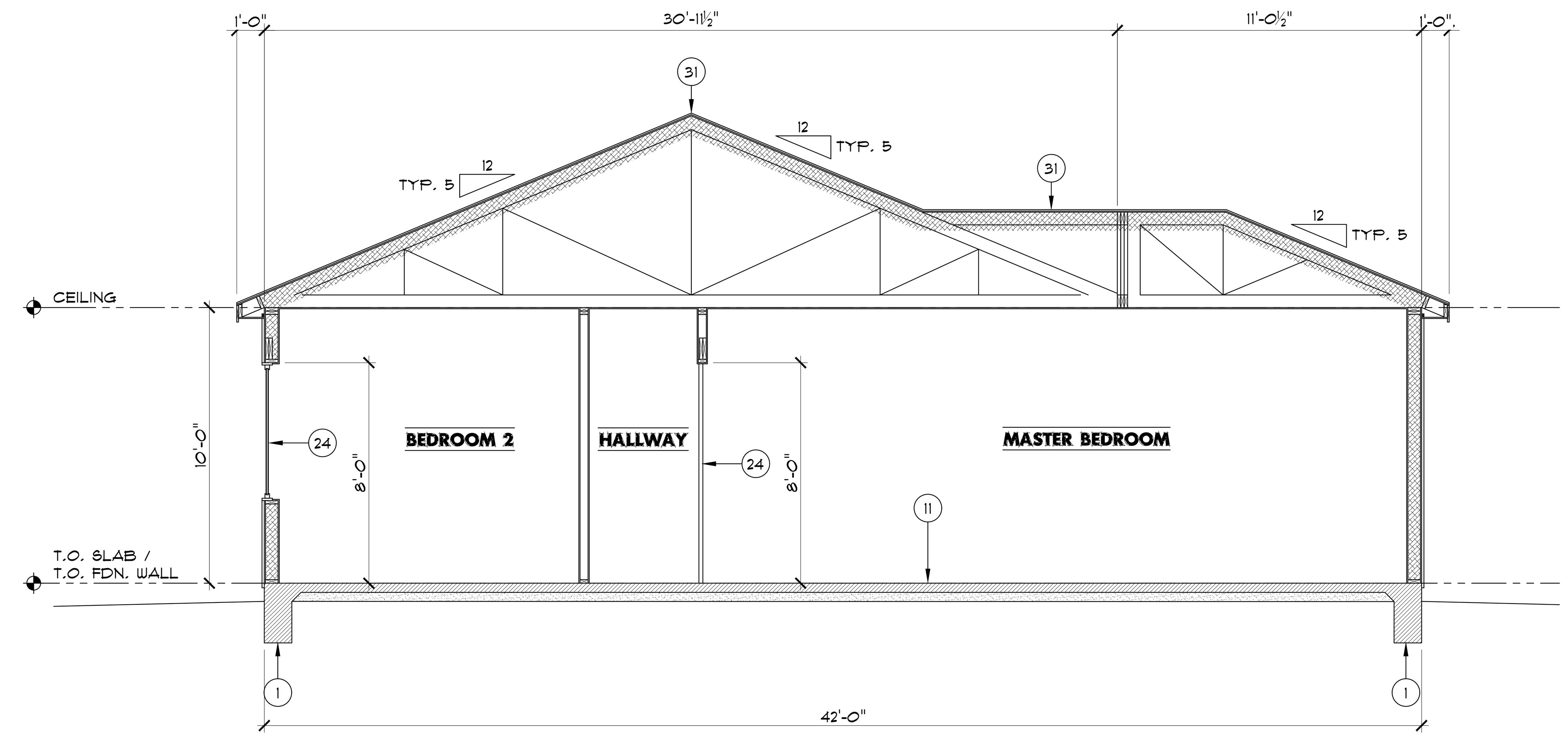
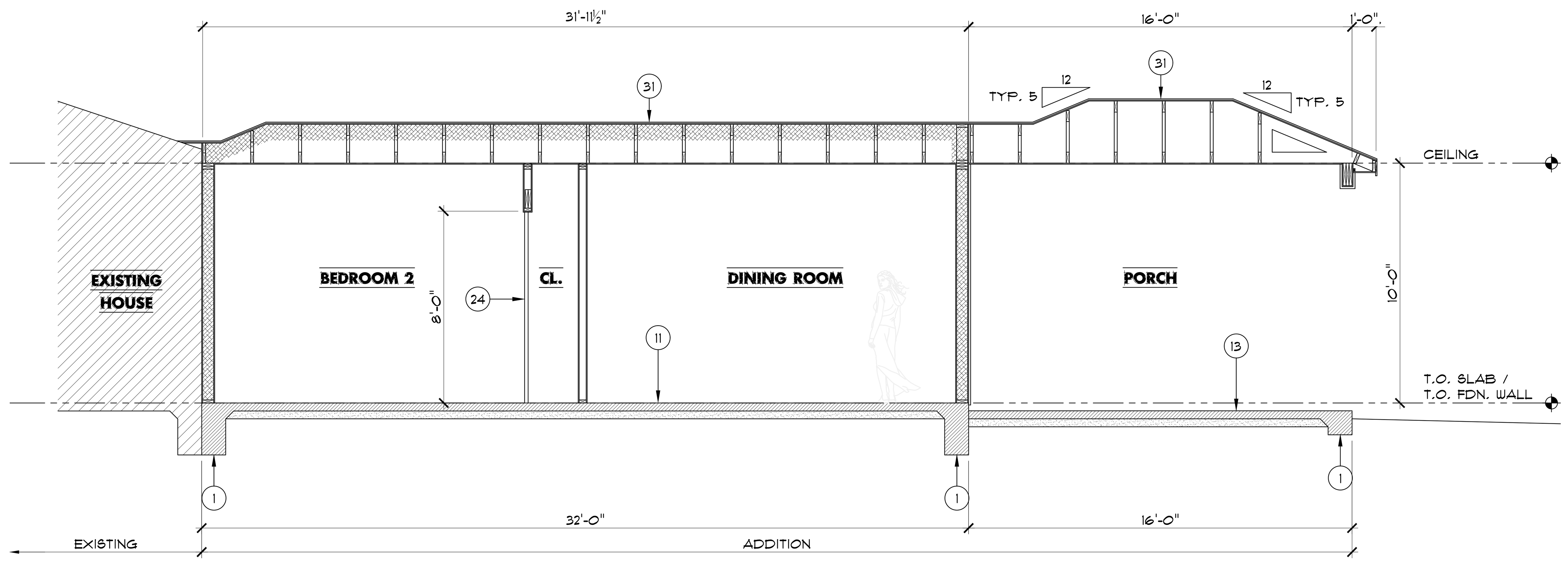


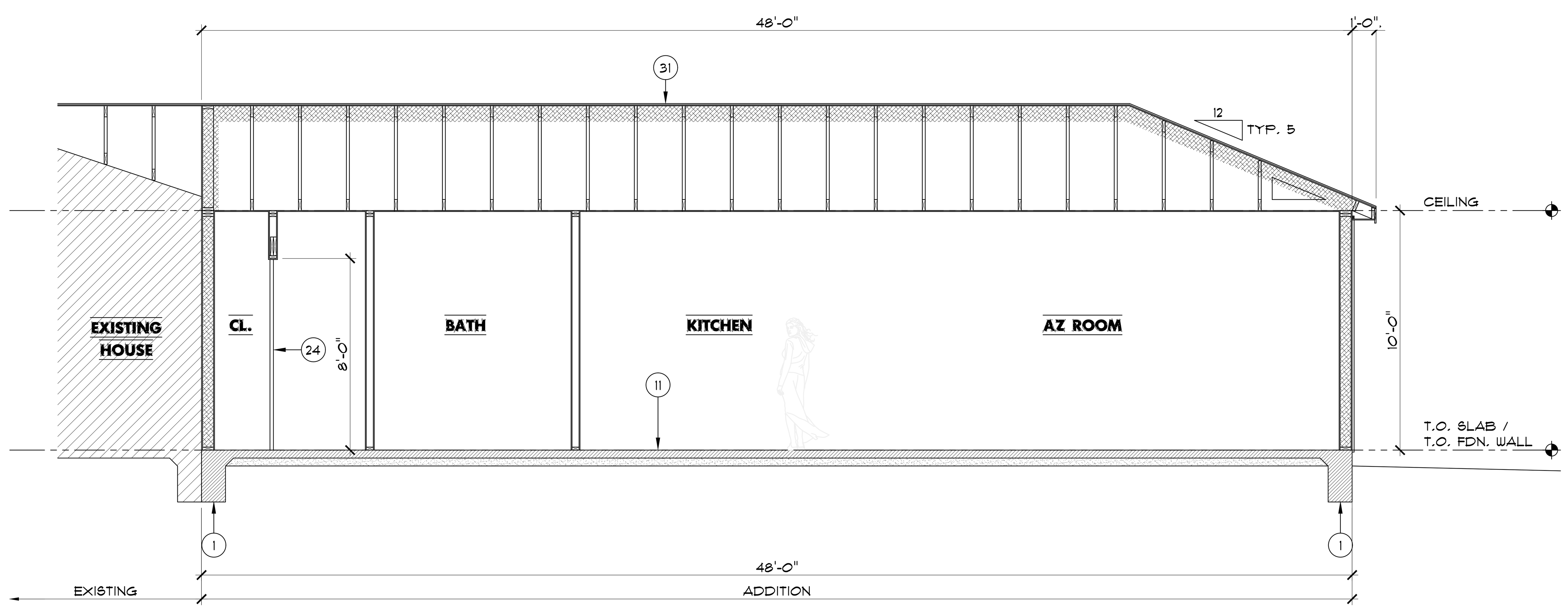
BUILDING SECTION "D" (D)

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



BUILDING SECTION "E" (E)

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



BUILDING SECTION "F" (F)

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

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
- WATERPROOF MEMBRANE OR COATING
- ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER) REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
- 12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
- UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
- STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER) REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
- EXTERIOR FINISH PER ELEVATIONS
- "TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
- 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
- 2" X 6" STUDS AT 16" O.C.
- WALL INSULATION (R-21 MIN.) BETWEEN STUDS
- 1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
- 1/2" GYPSUM BOARD
- 2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
- 1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
- 1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
- 2" X 6" STUDS AT 16" O.C.
- WALL INSULATION (R-19) MIN.
- 1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
- LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
- 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
- PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- 1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
- 1" X 8" LAMINATED FASCIA BOARD OVER
- 2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
- FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
- LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
- PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- 1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (............) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0". UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS.

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

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RESIDENTIAL DRAFTING & DESIGN

BUILDING SECTIONS

DATE: 03 - 07 - 22
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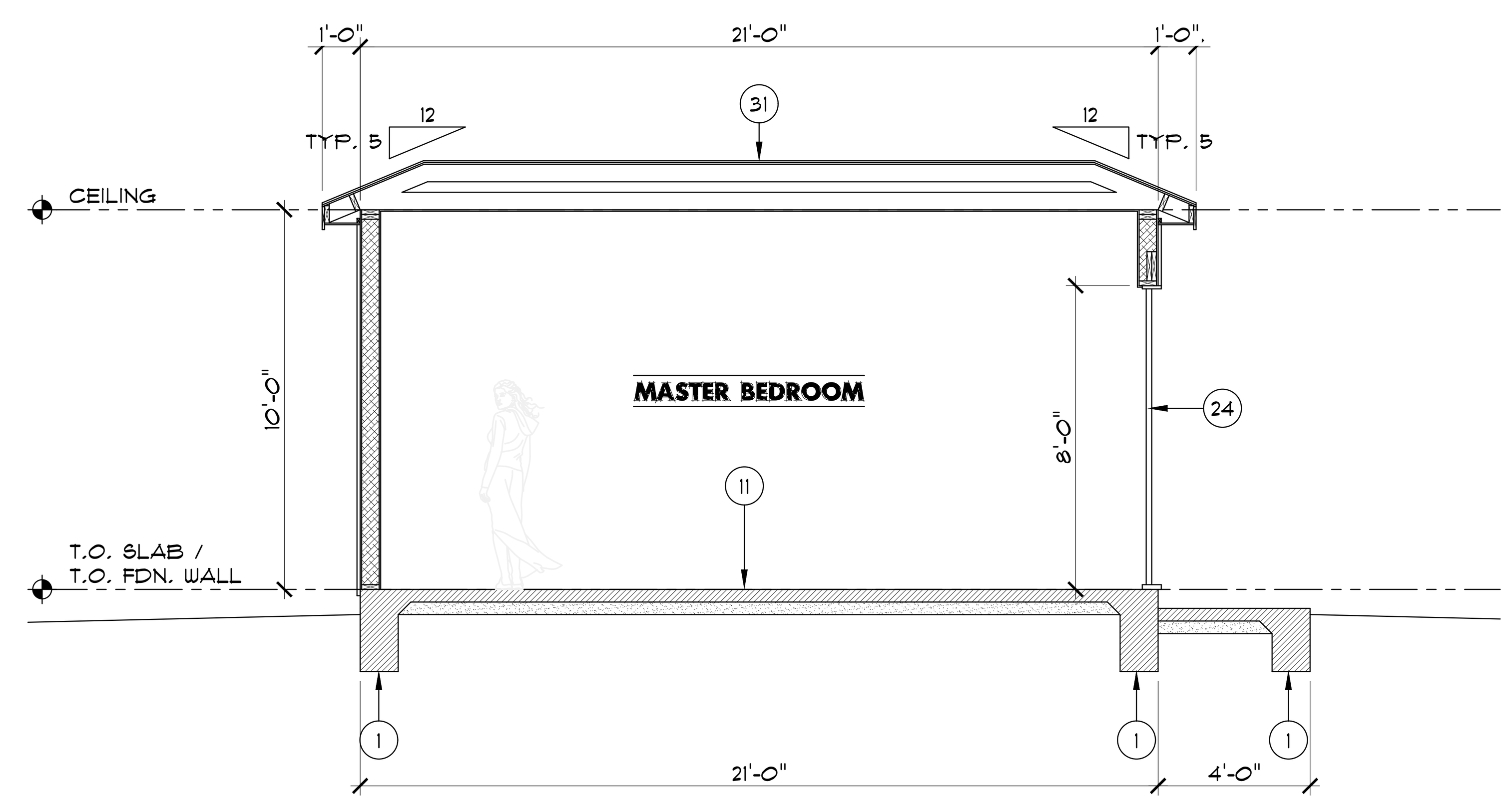


BUILDING SECTION "G"

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

G

BUILDING SECTION KEY NOTES:

(1) FOUNDATION - SEE STRUCTURAL:
- WATERPROOF MEMBRANE OR COATING
- ALL FOUNDATION WALLS SHALL BE 12" WIDE X 18" DEEP POURED CONCRETE REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM

(2) CONTINUOUS CONCRETE STRIP FOOTING - SEE STRUCTURAL

(3) CONCRETE PAD FOOTING - SEE STRUCTURAL

(11) HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(12) GARAGE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOP SLAB 2" DOWN TOWARDS O.H. GARAGE DOOR
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(13) PATIO FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
- STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER) REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ TURNED DOWN SLAB EDGE - SEE STRUCTURAL
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(14) INTERIOR THICKENED. SLAB CONST. (SLAB ON GRADE) - SEE STRUCT.:
- 12" WIDE X 18" DEEP FOOTING REINF. W/ HORIZ. #5 REBAR CONTINUOUS (OVERLAP 30 BAR DIAMETERS) AT TOP & BOTTOM
- UNDISTURBED SOIL OR ENGINEERED FILL

(15) DRIVEWAY CONSTRUCTION (SLAB ON GRADE):
- STAMPED 4" CONCRETE SLAB (VERIFY PATTERN W/ OWNER) REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY - SLOPE SLAB 1" PER 10'-0" AWAY FROM BUILDING W/ 8" X 8" TURNED DOWN SLAB EDGE W/ (1) #4 HORIZ. REBAR
- 4" COMPACTED (95% MIN.) AGG. BASE COURSE
- UNDISTURBED OR ENGINEERED FILL

(21) TYPICAL EXTERIOR WALL CONSTRUCTION:
- EXTERIOR FINISH PER ELEVATIONS
- "TYVEK" BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
- 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
- 2" X 6" STUDS AT 16" O.C.
- WALL INSULATION (R-21 MIN.) BETWEEN STUDS
- 1/2" GYPSUM BOARD

(22) INTERIOR WALL CONSTRUCTION:
- 1/2" GYPSUM BOARD
- 2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
- 1/2" GYPSUM BOARD

(23) INTERIOR GARAGE WALL CONSTRUCTION:
- 1/2" FIRE RATED GYPSUM BOARD ON GARAGE SIDE
- 2" X 6" STUDS AT 16" O.C.
- WALL INSULATION (R-19) MIN.
- 1/2" GYPSUM BOARD

(24) WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS

(25) HEADER / BEAM - SEE STRUCTURAL

(31) ROOF CONSTRUCTION (TYPICAL):
- LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
- 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
- PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUFACTURER W/ SIMPSON H2.5A OR EQUAL CONNECTORS AT EACH TRUSS TYPICAL
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- 1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8"ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
- 1" X 8" LAMINATED FASCIA BOARD OVER
- 2" X 6" SUB-FASCIA 3/8" ADX PLYWOOD SOFFITS

(32) ROOF DECK CONSTRUCTION:
- FINISHED FLOORING MATERIAL (VERIFY W/ OWNER)
- LIGHTWEIGHT CONCRETE ROOF DECK REINF. W/ 6" X 6" / W1.4 X W1.4 W.W.M. SLOPED (1/8" PER FT.) TOWARDS ROOF DRAINS
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- 1 1/8" CDX T & G PLYWOOD ROOF SHEATHING GLUED CONT. & SCREWED AT 4" O.C.
- PRE-ENGINEERED FLOOR TRUSSES PER TRUSS MANUFACTURER
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- 1/2" NON-SAG GYPSUM BOARD CEILING

(33) ROOF BEAM - SEE STRUCTURAL

(41) NATURAL GRADE LINE

(42) CUT LINE (............) OF NATURAL GRADE

(43) ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.

(44) NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")

(45) COURTYARD 42 OUTDOOR GAS FIREPLACE (ODCOUG-42)

(46) SOLATUBE 290 DS DAYLIGHTING SYSTEM, DELIVERS SUNLIGHT TO SPACE UP YO 300 SQ. FT. INSTALL IT BASED ON THE MANUFACTURER'S INSTRUCTIONS,

(47) SEE-THRU ELECTRIC FIREPLACE (M#: LV62)

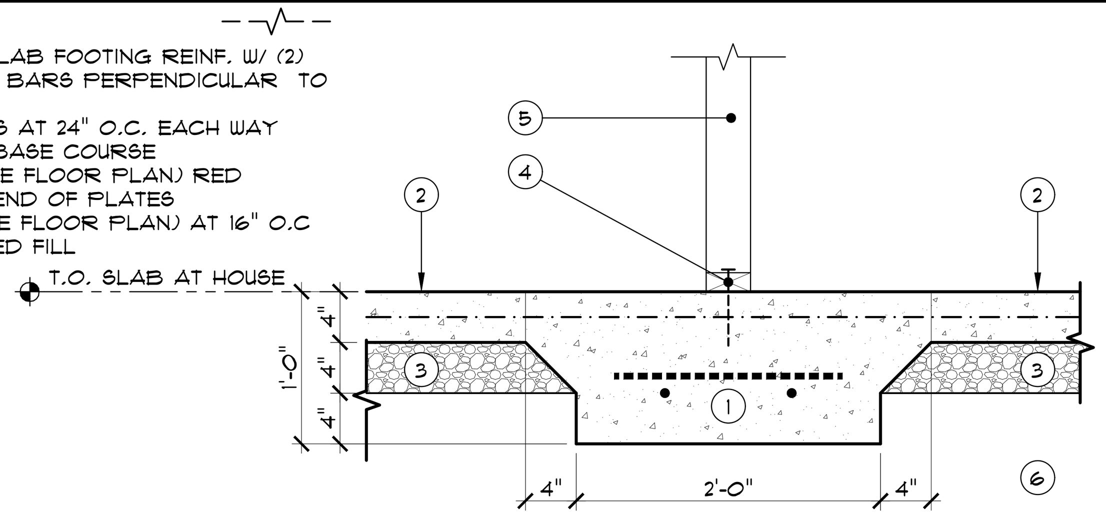
RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

BUILDING SECTIONS

DATE: 03 - 07 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:

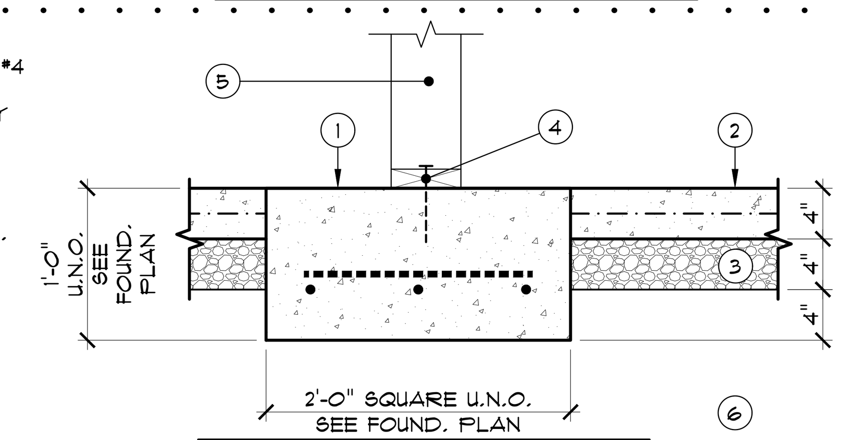
A
3.3

KEY NOTES:
1. 24" X 12" THICKENED CONCRETE SLAB FOOTING REINF. W/ (2) #4 BARS PARALLEL TO WALL & #4 BARS PERPENDICULAR TO WALL AT 12" O.C.
2. 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
3. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
4. 2" X (WALL THICKNESS) PLATE (SEE FLOOR PLAN) RED HEADED AT 48" O.C. AND FROM END OF PLATES
5. 2" X (WALL THICKNESS) STUDS (SEE FLOOR PLAN) AT 16" O.C
6. UNDISTURBED SOIL OR ENGINEERED FILL



INTERIOR THICKENED SLAB CONDITION

KEY NOTES:
1. 24" SQUARE X 12" CONCRETE PAD FOOTING REINF. W/ (3) #4 BARS EACH WAY
2. 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
3. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
4. 2" X (WALL THICKNESS) PLATE (SEE FLOOR PLAN) RED HEADED AT 48" O.C. AND FROM END OF PLATES
5. BUILT-UP STUDS OR SOLID WOOD POST / COL.: WIDTH = BEAM WIDTH & / OR GIRDER TRUSS PLYS X MIN. DEPTH = WALL DEPTH - UNLESS NOTED OTHERWISE
6. UNDISTURBED SOIL OR ENGINEERED FILL

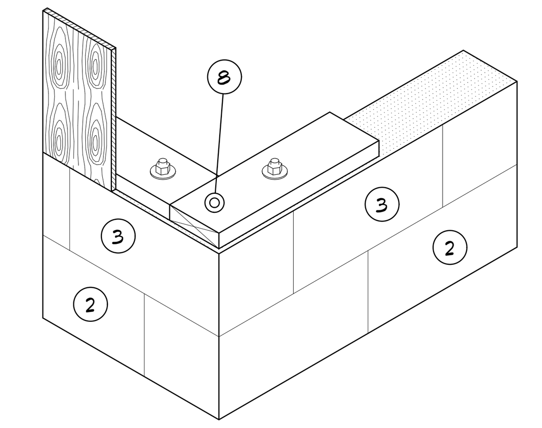


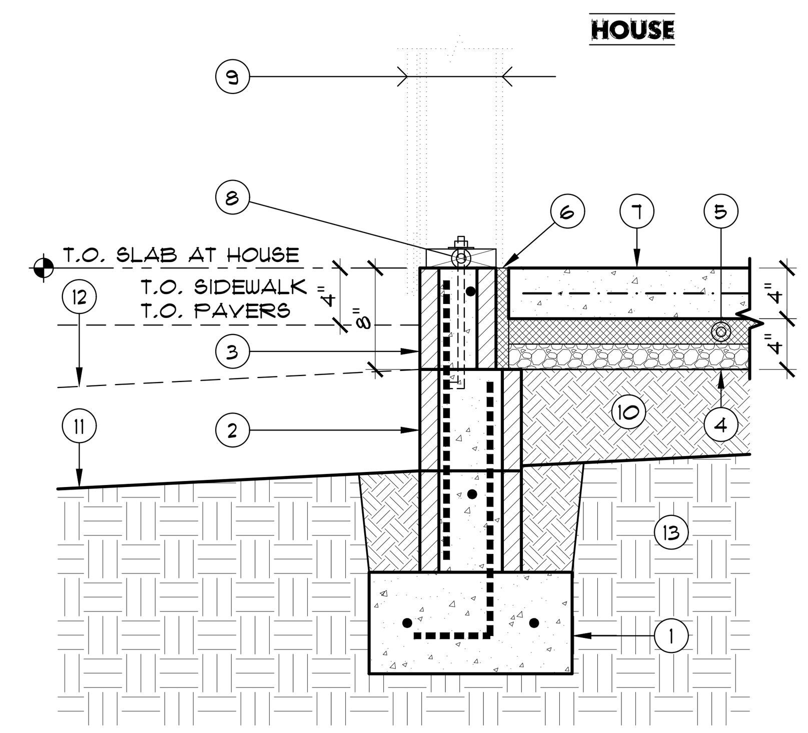
INTERIOR PAD FOOTING CONDITION

INTERIOR THICKENED SLAB / PAD FOOTING (3)

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

KEY NOTES:
1. CONCRETE FOOTING - SEE DETAIL 1 / A4.1
2. 8" X 8" X 16" C.M.U. FOUNDATION WALL REINF. W/ VERT. #4 BARS AT 48" & HORIZ. #4 BARS (OVERLAP REBAR 30 BAR DIAMTERS) AT EVERY OTHER COURSE - GROUTED SOLID
3. 6" X 8" X 16" C.M.U. TOP COURSE W/ HORIZ. #4 BAR CONTINUOUS (OVERLAP REBAR 30 BAR DIAMETERS) GROUTED SOLID
4. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
5. 2" X 48" RIGID INSULATION (R-10) AT PERIMETER
6. 1" X 8" RIGID INSULATION (R-5) AT PERIMETER
7. 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
8. 2 X 6 PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS @ 48" O.C. MAX. & 12" FROM CORNERS & END OF PLATES - INSTALL SO EXTERIOR WALL SHEATHING IS FLUSH WITH FOUNDATION WALL
9. WALL FRAMING - SEE FLOOR PLAN AND TYPICAL WALL SECTION
10. ENGINEERED FILL - 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0", UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.
11. NATURAL GRADE LINE
12. FINISHED GRADE TO HAVE 5% SLOPE (6" SLOPE FOR 10') AWAY FROM BUILDING
13. UNDISTURBED SOIL OR ENGINEERED FILL



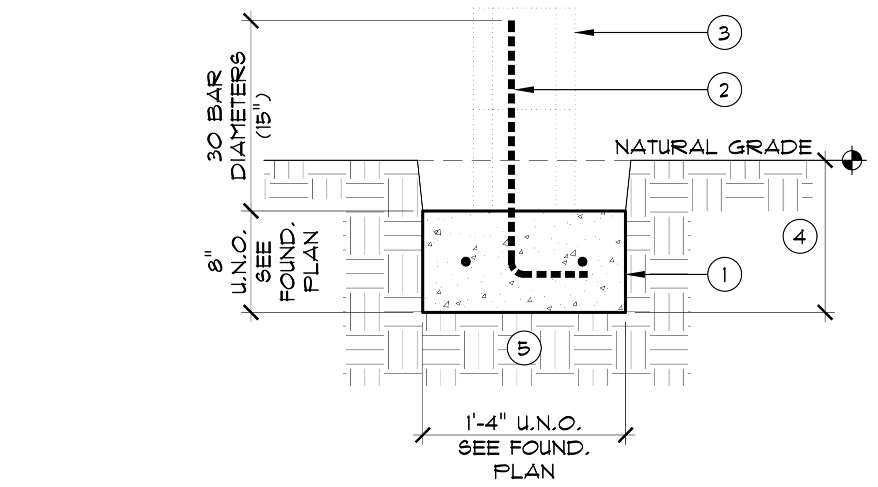


TYPICAL FOUNDATION WALL AT HOUSE DETAIL (2)

SCALE: 1" = 1'-0"

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

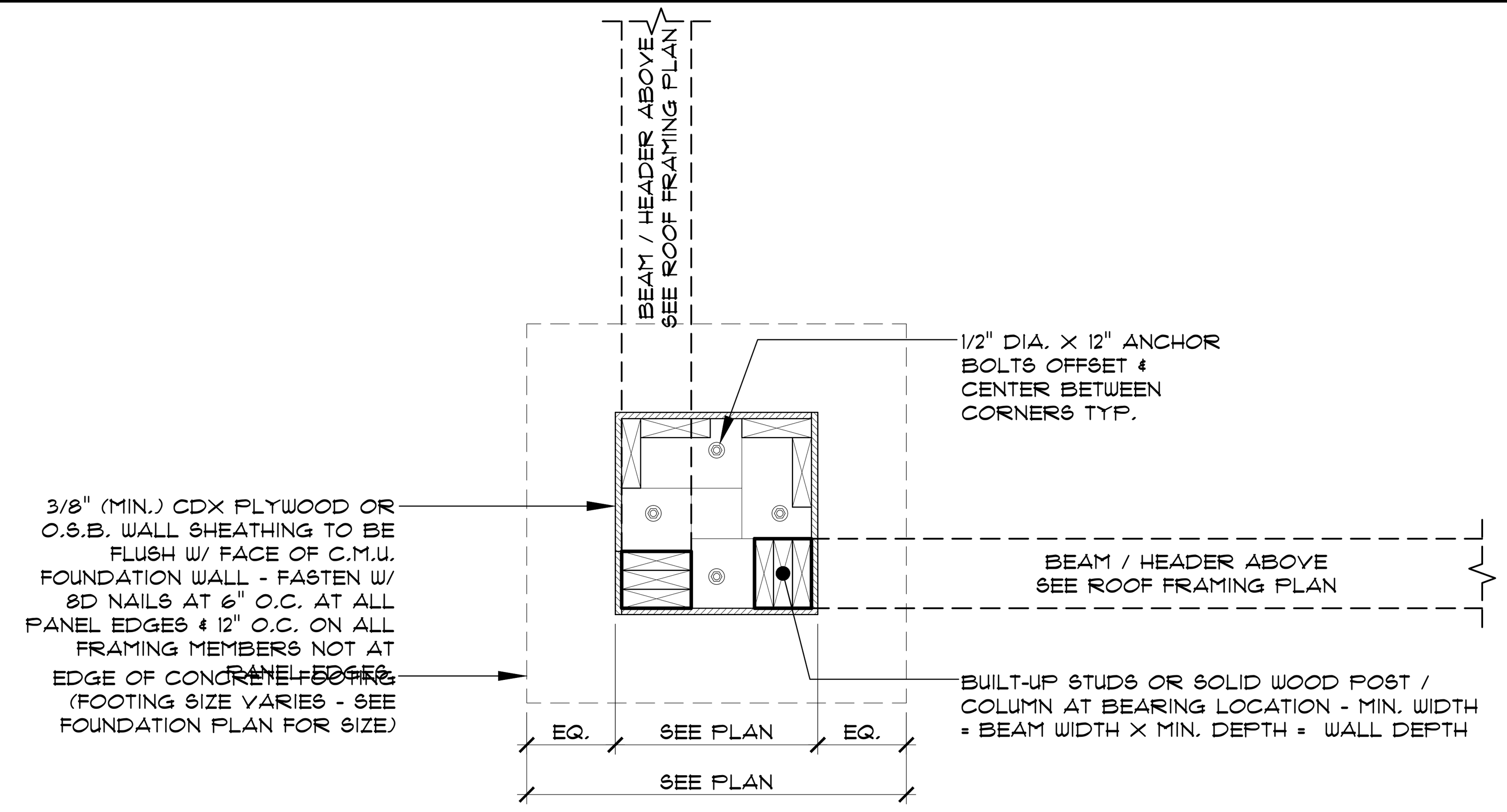
KEY NOTES:
1. CONTINUOUS CONCRETE FOOTING REINF. W/ (2) #4 BARS CONTINUOUS (OVERLAP REBAR 30 BAR DIAMETERS)
2. VERT. #4 REBAR (6" HOOK) @ 48" O.C. - ALTERNATE BEND DIRECTION IN FOOTING
3. FOUNDATION WALL - SEE FOUNDATION PLAN
4. FOOTING DEPTH PER I.R.C. SECTION R403.1.4 MINIMUM DEPTH EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12" BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO LOCAL APPROVED CODE REQUIREMENTS & IF REQUIRED, AN ENGINEERED SOILS REPORT RECOMMENDATIONS
5. UNDISTURBED SOIL OR ENGINEERED FILL



TYPICAL FOOTING DETAIL (1)

SCALE: 1" = 1'-0"

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

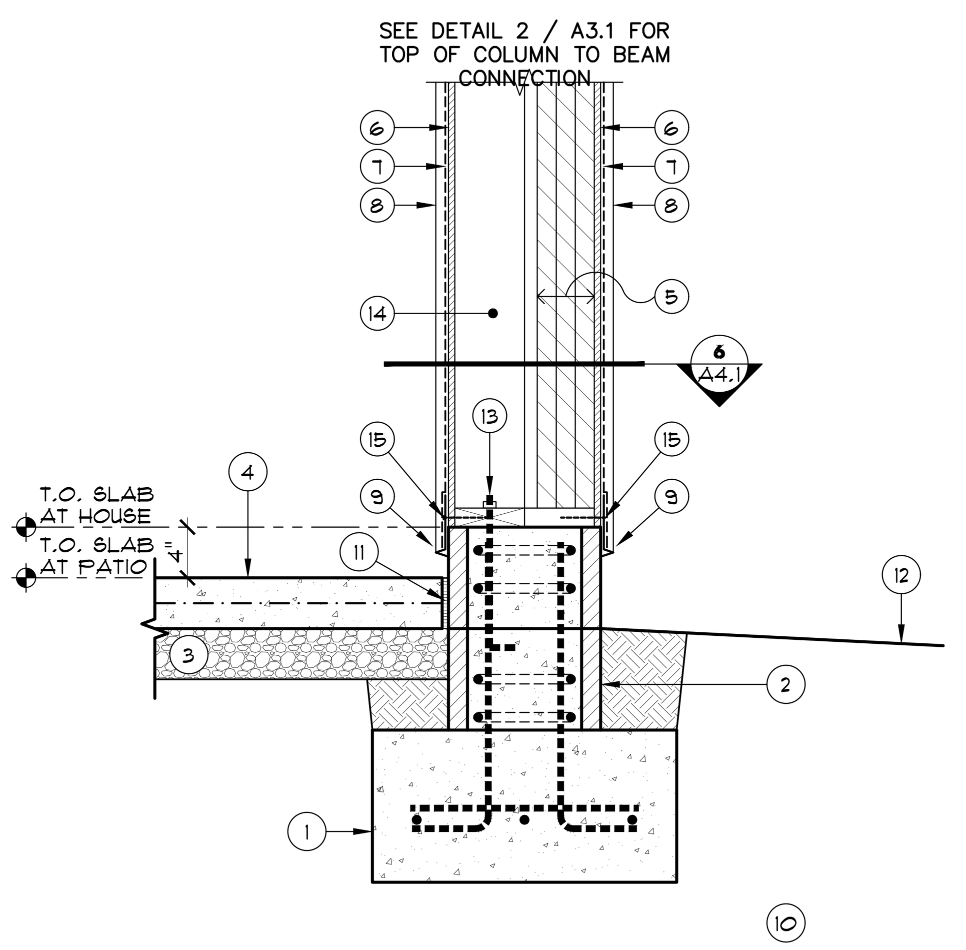


OPTIONAL WOOD FRAMED COLUMN DETAIL (6)

SCALE: 1" = 1'-0"

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

KEY NOTES:
1. CONCRETE PAD FOOTING - SEE DETAIL 2 / A4.2
2. C.M.U. / CONCRETE PIER: SEE DETAIL 2 / A4.2
3. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
4. 3000 PSI (28 DAY COMPRESSIVE STRENGTH) EXPOSED AGGREGATE CONCRETE 4" THICK (MIN.) AND REINFORCED W/ #3 BARS AT 24" O.C. EACH WAY W/ TURNED DOWN SLAB EDGE REINF. W/ CONTINUOUS #4 BAR - SLOPE SLAB AWAY FROM BUILDING 1" PER 10'
5. BUILT-UP STUDS OR SOLID WOOD POST / COLUMN AT BEARING LOCATION - MIN. WIDTH = BEAM WIDTH X MIN. DEPTH = WALL DEPTH
6. 3/8" MIN. CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES.
7. "TYVEK" OR EQUAL BUILDING WRAP
8. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
9. PERFORATED WEEP SCREED (FRY FWS-875 OR EQUAL) TO LAP T.O. FOUNDATION 2" MIN. - WEEP SCREED TO BE 2" MIN. ABOVE FLATWORK & 6" MIN. ABOVE FINISHED GRADE - SEE DETAIL 3 / A2.2
10. UNDISTURBED SOIL OR ENGINEERED FILL
11. CONSTRUCTION JOINT W/ EXPANSION MATERIAL
12. FINISHED GRADE TO HAVE 5% SLOPE AWAY FROM BUILDING (6" SLOPE FOR 10')
13. 2" X (WALL WIDTH) PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS
14. 2 X 6 STUDS - SEE DETAIL 8 / A4.1
15. EDGE NAIL WALL SHEATHING W/ 8D NAILS AT 6" O.C.

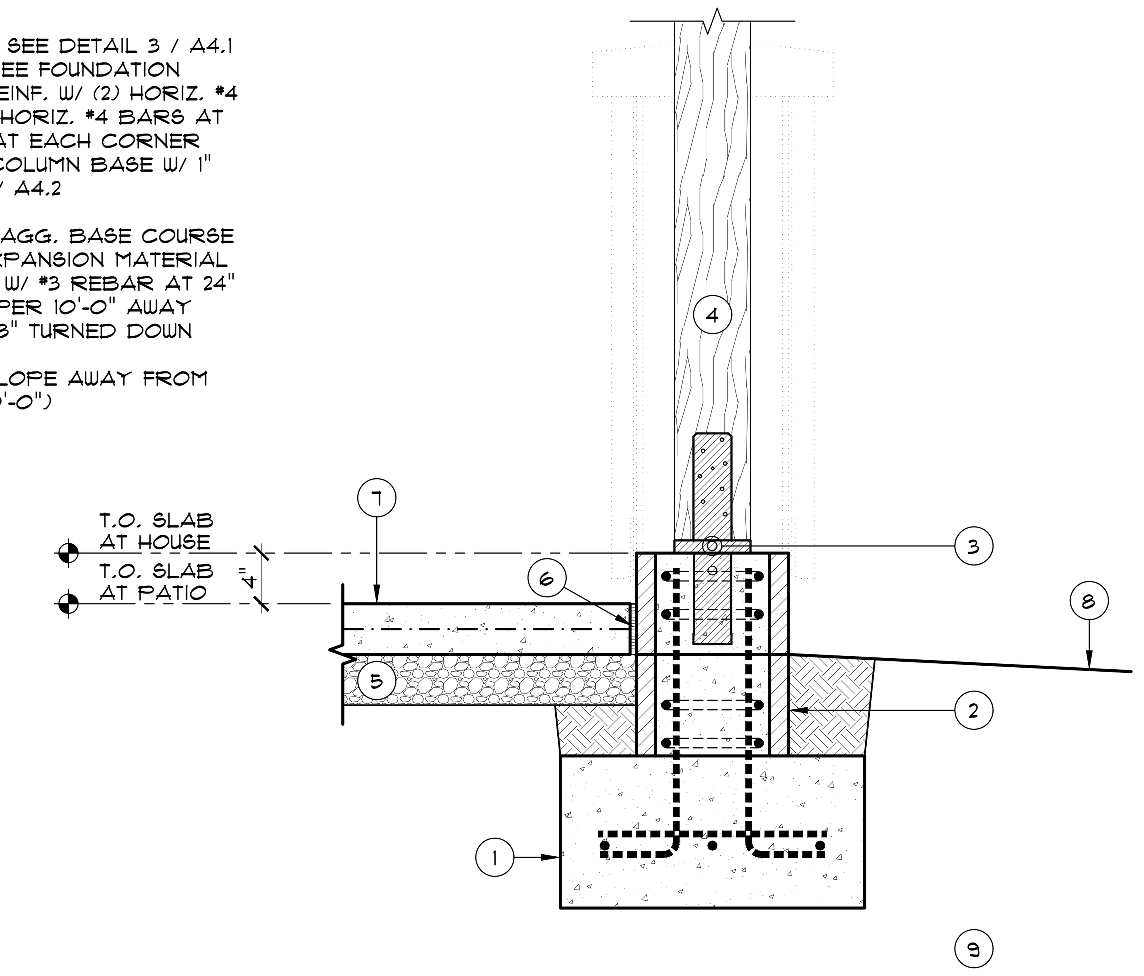


WOOD FRAMED COLUMN / FOUNDATION DETAIL (5)

SCALE: 1" = 1'-0"

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

KEY NOTES:
1. CONCRETE PAD FOOTING - SEE DETAIL 3 / A4.1
2. C.M.U. / CONCRETE PIER: SEE FOUNDATION PLAN FOR SIZE & TYPE - REINF. W/ (2) HORIZ. #4 BARS AT TOP & BOTTOM & HORIZ. #4 BARS AT 32" O.C. & VERT. #4 BARS AT EACH CORNER
3. SIMPSON CBSQ66-SDS2.5 COLUMN BASE W/ 1" STANDOFF - SEE DETAIL 9 / A4.2
4. 6" X 6" POST
5. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
6. CONSTRUCTION JOINT W/ EXPANSION MATERIAL
7. 4" CONCRETE SLAB REINF. W/ #3 REBAR AT 24" O.C. EACH WAY -SLOPE 1" PER 10'-0" AWAY -FROM BUILDING - W/ 8" X 8" TURNED DOWN SLAB EDGE
8. NEW FINISHED GRADE TO SLOPE AWAY FROM BUILDING AT 5% (6" PER 10'-0")
9. UNDISTURBED SOIL

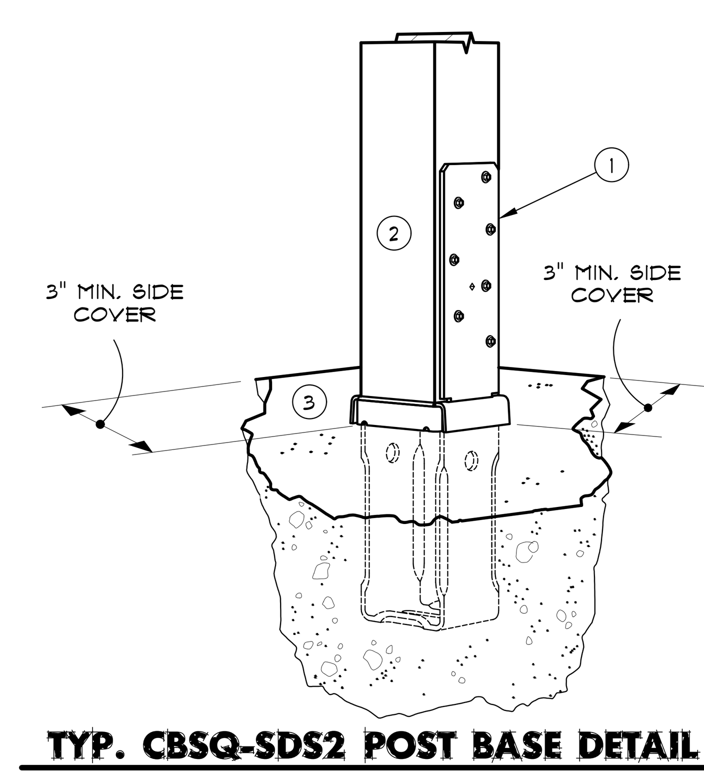


TYPICAL C.M.U. / CONCRETE PIER DETAIL (4)

SCALE: 1" = 1'-0"

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

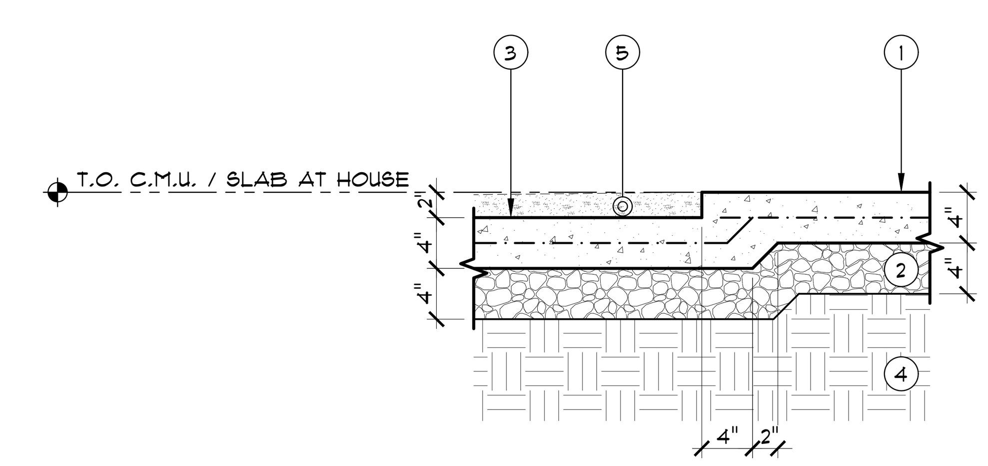
KEY NOTES:
1. SIMPSON CBSQ-SDS2 POST BASE WITH 1" STANDOFF - CBSQ44-SDS2 FOR A 4" X 4" POST, SIMPSON CBSQ66-SDS2 FOR A 6" X 6" POST - SEE FLOOR PLAN FOR POST SIZE
2. POST - SEE FLOOR PLAN FOR POST SIZE
3. THICKENED CONCRETE SLAB, POURED CONCRETE PIER OR C.M.U. PIER BLOCK GROUTED SOLID - SEE FOUNDATION PLAN



TYP. CBSQ-SDS2 POST BASE DETAIL (8)

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

KEY NOTES:
1. 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
2. 4" COMPACTED (95% MIN.) AGG. BASE COURSE
3. RECESS SLAB 2" AT SHOWER PAN
4. UNDISTURBED SOIL OR ENGINEERED FILL
5. SHOWER FLOOR CONSTRUCTION:
   - WATERPROOF MEMBRANE ON SLAB TO EXTEND UP WALLS 8" MIN. & BEYOND DOOR THRESHOLD 8" MIN.
   - FULL MORTAR BED IN SHOWER AREA TO SLOPE 1/8" TO 3/16" PER FOOT TO DRAIN
   - TILE FLOORING



RECESSED SHOWER FLOOR DETAIL (7)

SCALE: 1" = 1'-0"

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

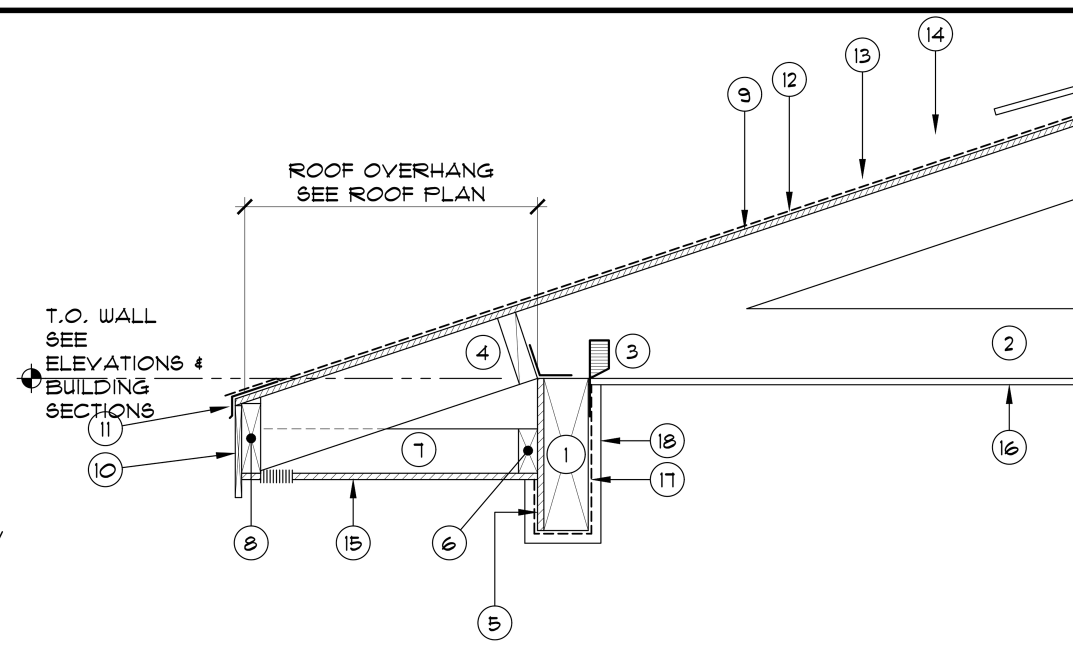
NOTE:
THESE ARE STANDARD/TYPICAL DETAILS, USE FOR REFERENCE

FOUNDATION DETAILS

DATE:	03 - 07 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	

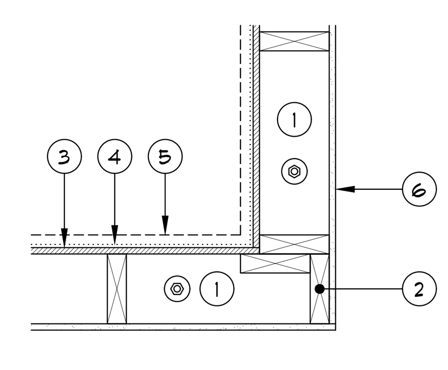
A 4.1

KEY NOTES:
1. ROOF BEAM - SEE ROOF FRAMING PLAN
2. PRE-ENGINEERED ROOF TRUSS BY TRUSS MANUF.
3. SIMPSON H2.5A CONNECTORS AT EACH TRUSS
4. 2 X (MATCH TOP CHORD) BLOCKING ATTACHED W/ SIMPSON LS30 AT 48" O.C. TO TOP PLATE
5. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
6. 2" X 4" SOFFIT LEDGER BOARD
7. 2" X 4" SOFFIT FRAMING AT EACH TRUSS
8. 2" X 6" SUB-FASCIA BOARD
9. 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
10. 1" X 8" LAMINATED FASCIA BOARD
11. CONTINUOUS METAL DRIP EDGE
12. "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
13. 1" X 2" PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.
14. LIGHT WEIGHT CONC. ROOF TILE - FLAT "SLATE" STYLE
15. 3/8" ADX PLYWOOD SOFFIT
16. 1/2" EXTERIOR NON - SAG GYPSUM BOARD CEILING
17. "TYVEK" OR EQUAL BUILDING WRAP - (2) LAYERS AT ROCK VENEER LOCATIONS
18. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS

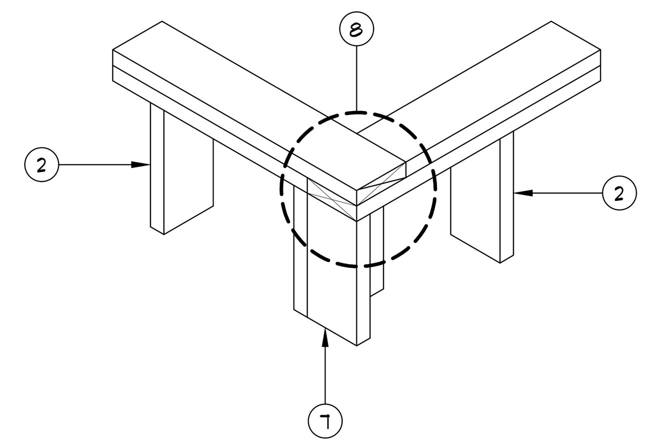


TYPICAL ROOF EAVE AT ROOF BEAM DETAIL 3
SCALE: 1" = 1'-0"

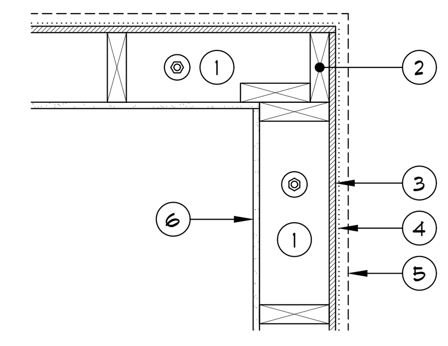
KEY NOTES:
1. 2 X 6 PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS @ 48" O.C. MAX. & 12" FROM CORNERS & END OF PLATES - INSTALL SO EXTERIOR WALL SHEATHING IS FLUSH WITH FOUNDATION WALL
2. 2" X 6" STUDS AT 16" O.C.
3. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
4. "TYVEK" BUILDING WRAP
5. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
6. 1/2" GYPSUM BOAD
7. CORNER FRAMING - SEE INSIDE / OUTSIDE CORNER DETAIL 2 / A5.1
8. DOUBLE 2" X 6" TOP PLATE - TOP PLATE TO OVERLAP AT ALL CORNERS



INSIDE CORNER



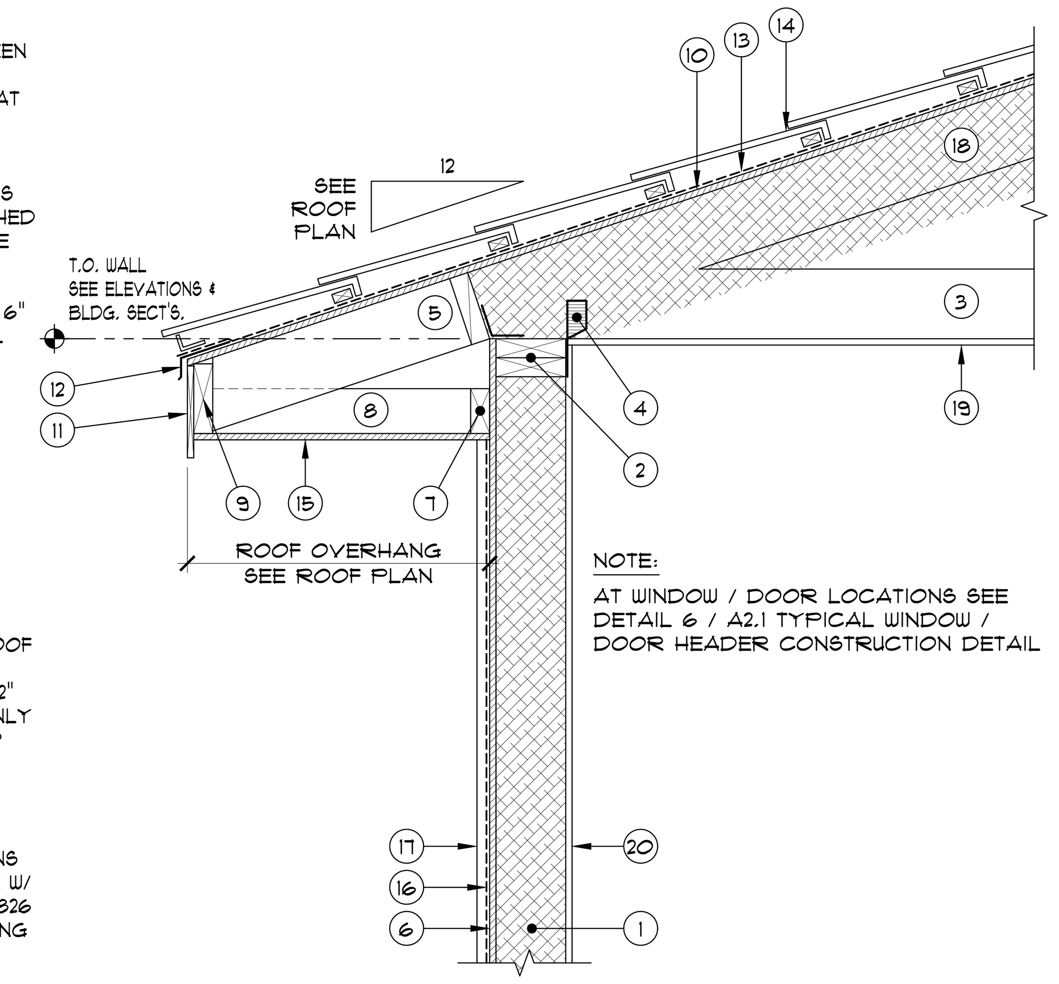
CORNER FRAMING AT TOP PLATE



OUTSIDE CORNER

CORNER FRAMING DETAILS 2
SCALE: 1" = 1'-0"

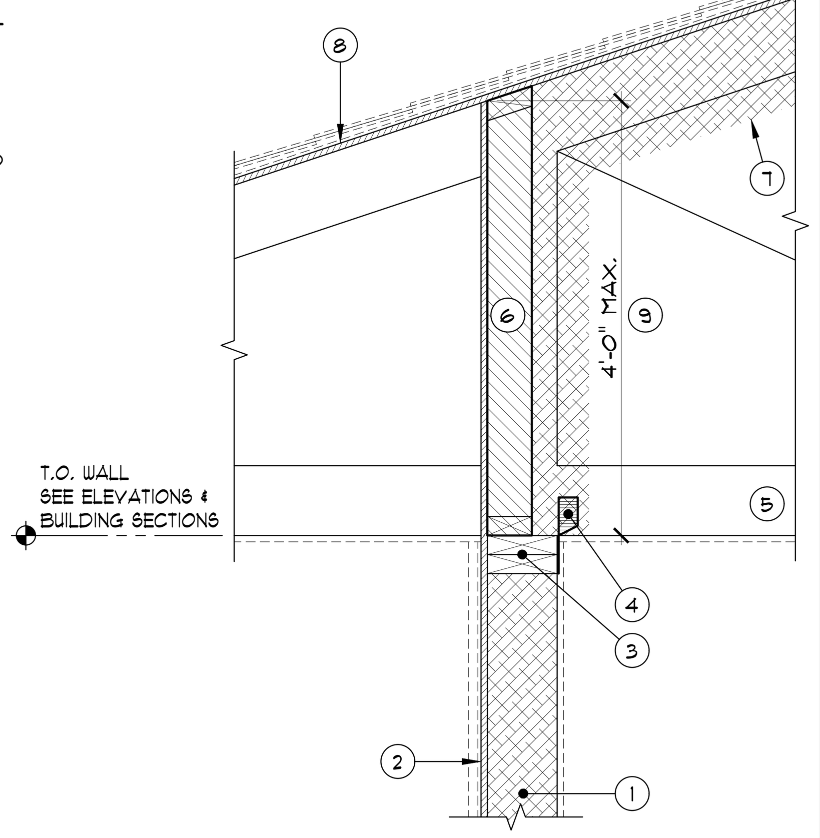
KEY NOTES:
1. 2" X 6" STUDS AT 16" O.C. W/ OPEN CELL SPRAY FOAM WALL INSUL. (R-21 MIN.) BETWEEN STUDS
2. DOUBLE 2" X 6" TOP PLATE - 48" MIN. LAP AT SPLICE LOCATIONS
3. PRE-ENGINEERED ROOF TRUSS BY TRUSS MANUF.
4. SIMPSON H2.5A CONNECTORS AT EACH TRUSS
5. 2 X (MATCH TOP CHORD) BLOCKING ATTACHED W/ SIMPSON LS30 AT 48" O.C. TO TOP PLATE
6. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
7. 2" X 4" SOFFIT LEDGER BOARD
8. 2" X 4" SOFFIT FRAMING AT EACH TRUSS
9. 2" X 6" SUB-FASCIA BOARD
10. 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
11. 1" X 8" LAMINATED FASCIA BOARD
12. CONTINUOUS METAL DRIP EDGE
13. "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
14. LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE
15. 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.3/8" ADX PLYWOOD SOFFIT
16. "TYVEK" OR EQUAL BUILDING WRAP - (2) LAYERS AT ROCK VENEER LOCATIONS
17. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
18. CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING / FRAMING.
19. 1/2" NON-SAG GYPSUM BOARD CEILING
20. 1/2" GYPSUM BOARD WALL



NOTE:
AT WINDOW / DOOR LOCATIONS SEE DETAIL 6 / A2.1 TYPICAL WINDOW / DOOR HEADER CONSTRUCTION DETAIL

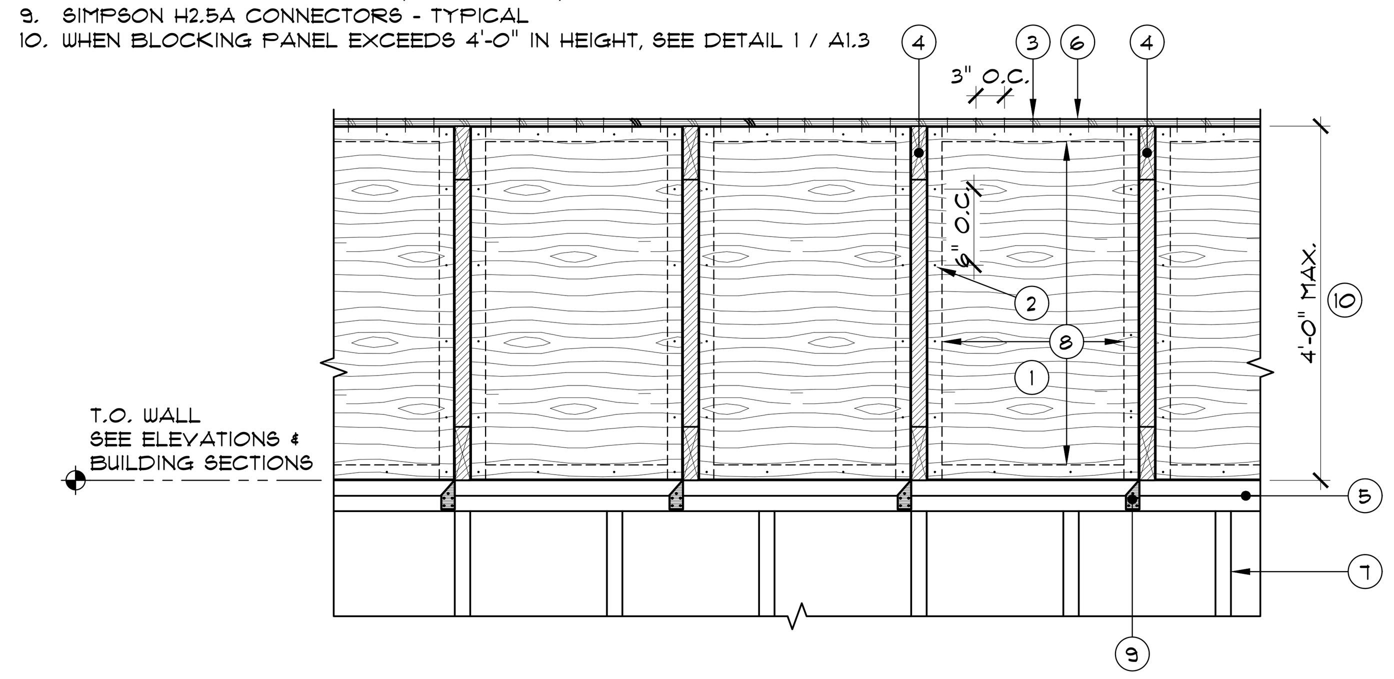
TYPICAL ROOF EAVE DETAIL 1
SCALE: 1" = 1'-0"

KEY NOTES:
1. 2" X 6" STUDS AT 16" O.C. W/ OPEN CELL SPRAY FOAM WALL INSUL. (R-21 MIN.) BETWEEN STUDS
2. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
3. DOUBLE 2" X 6" TOP PLATE - 48" MIN. LAP AT SPLICE LOCATIONS
4. SIMPSON H2.5A CONNECTORS AT EACH TRUSS
5. PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUF.
6. 2 X 4 BLOCKING / BRACING PANEL BETWEEN TRUSSES W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES CONNECTING BLOCKING TO TOP PLATE - SEE DETAIL 8 / A5.1
7. CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING / FRAMING.
8. 1/2" (FOR SHINGLES) / 5/8" (FOR TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
9. WHEN BLOCKING PANEL EXCEEDS 4'-0" IN HEIGHT, SEE DETAIL 1 / A1.3



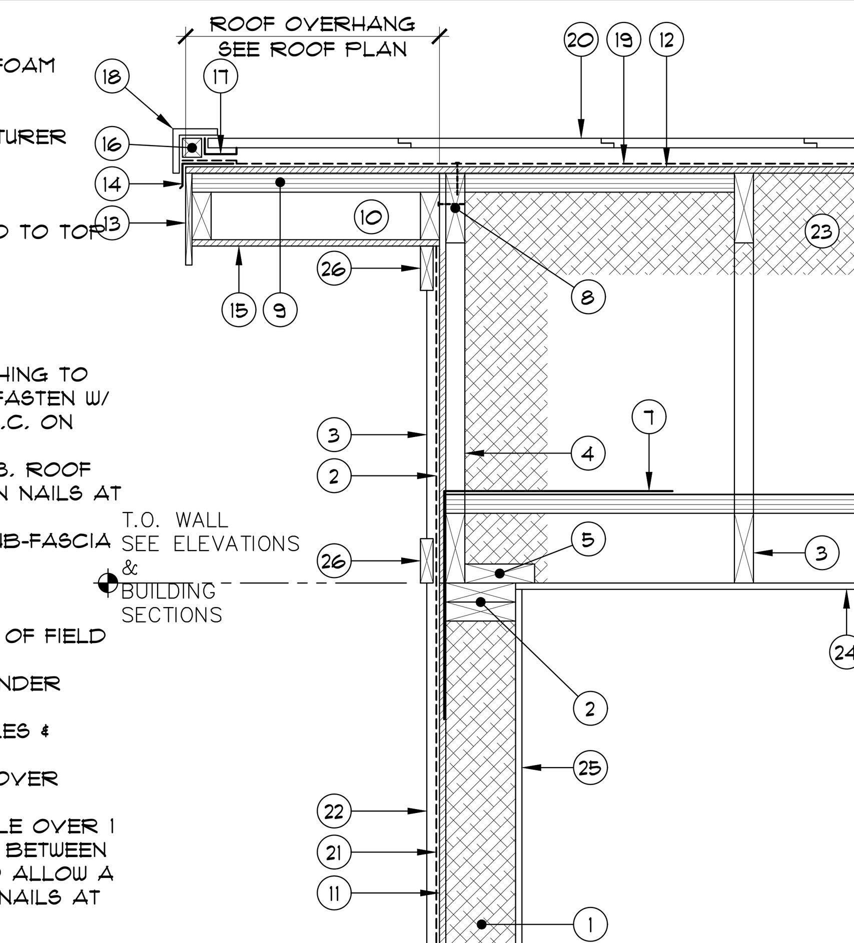
TRUSS BLOCKING DETAIL 6
SCALE: 1" = 1'-0"

KEY NOTES:
1. 3/8" CDX PLYWOOD WALL SHEATHING
2. 16 NAILS AT 6" O.C. AT ALL EDGES
3. 8 NAILS AT 3" O.C.
4. TRUSSES AT 24" O.C.
5. DOUBLE TOP PLATE
6. 1/2" CDX PLYWOOD ROOF SHEATHING
7. 2 X 6 STUDS AT 16" O.C.
8. 2 X 4 FLAT AGAINST TRUSSES, ROOF DECK, AND TOP PLATE
9. SIMPSON H2.5A CONNECTORS - TYPICAL
10. WHEN BLOCKING PANEL EXCEEDS 4'-0" IN HEIGHT, SEE DETAIL 1 / A1.3



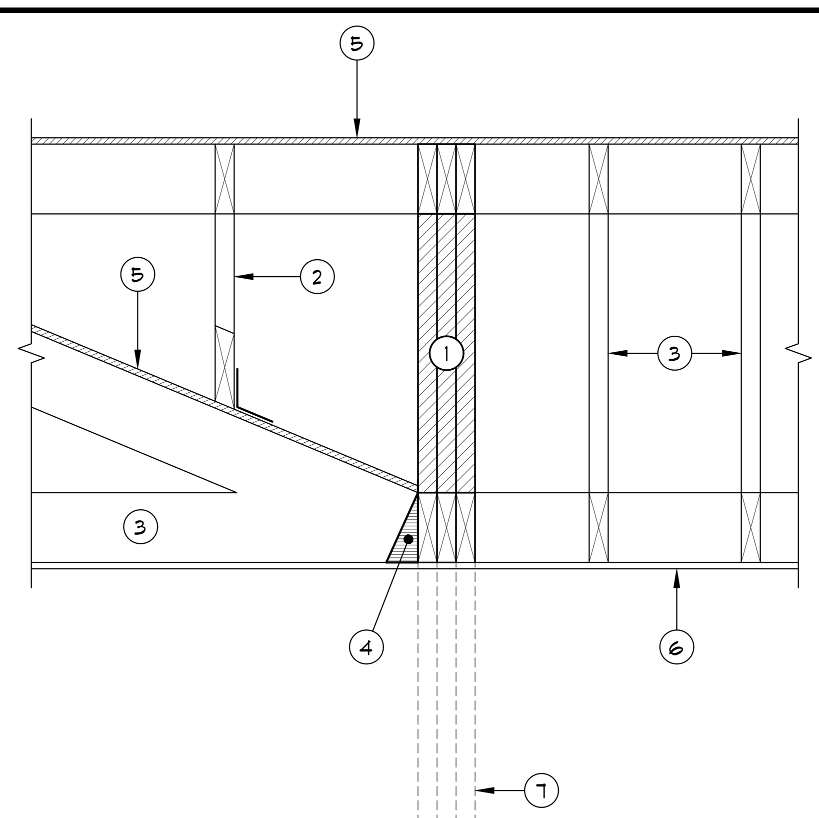
TRUSS BLOCKING PANEL DETAIL 5
SCALE: 1" = 1'-0"

KEY NOTES:
1. 2" X 6" STUDS AT 16" O.C. W/ OPEN CELL SPRAY FOAM WALL INSUL. (R-21 MIN.) BETWEEN STUDS
2. DOUBLE 2" X 6" TOP PLATE
3. PRE-MANUF. ROOF TRUSSES PER TRUSS MANUFACTURER
4. PRE-MANUF. GABLE END ROOF TRUSS PER TRUSS MANUFACTURER
5. CONTINUOUS 2 X 6 NAILER
6. 8'-0" (2" X 4" FLAT) BRACING AT 5'-0" O.C. NAILED TO TOP OF BOTTOM CHORD
7. SIMPSON LSTA36 METAL STRAP
8. NOTCH TOP CHORD OF TRUSS FOR OUTLOOKER
9. 2" X 4" FLAT OUTLOOKER AT 48" O.C.
10. 2" X 4" SOFFIT FRAMING
11. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
12. 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
13. 1 X 8 LAMINATED FASCIA BOARD OVER 2" X 6" SUB-FASCIA BOARD
14. CONTINUOUS METAL DRIP EDGE
15. 3/8" ACX PLYWOOD SOFFIT
16. 2" X 2" (APPROX.) FURRING LEVEL W/ TOP EDGES OF FIELD TILE
17. FLASHING W/ EDGE TURNED UP FORMS CHANNEL UNDER EDGES OF FIELD TILE
18. RAKE TILE INTEGRATED W/ COURSING OF FIELD TILES & NAILED TO FURRING
19. "PALISADE" 35 YEAR SYNTHETIC UNDERLAYMENT OVER ROOF SHEATHING & UP & OVER RIDGE BOARD
20. LIGHT WEIGHT CONC. FLAT "SLATE"STYLE ROOF TILE OVER 1 X 2 PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C.)
21. "TYVEK" BUILDING WRAP
22. EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
23. CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING / FRAMING
24. 1/2" NON - SAG GYPSUM BOARD
25. 1/2" GYPSUM BOARD
26. TRIM BOARD - SEE EXTERIOR ELEVATIONS



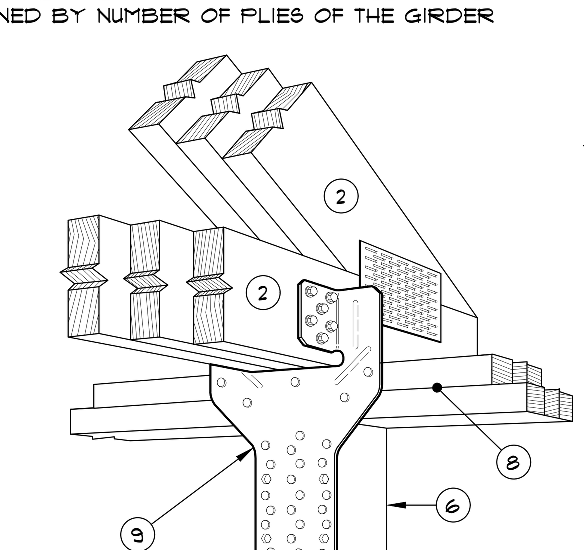
TYPICAL ROOF RAKE DETAIL 4
SCALE: 1" = 1'-0"

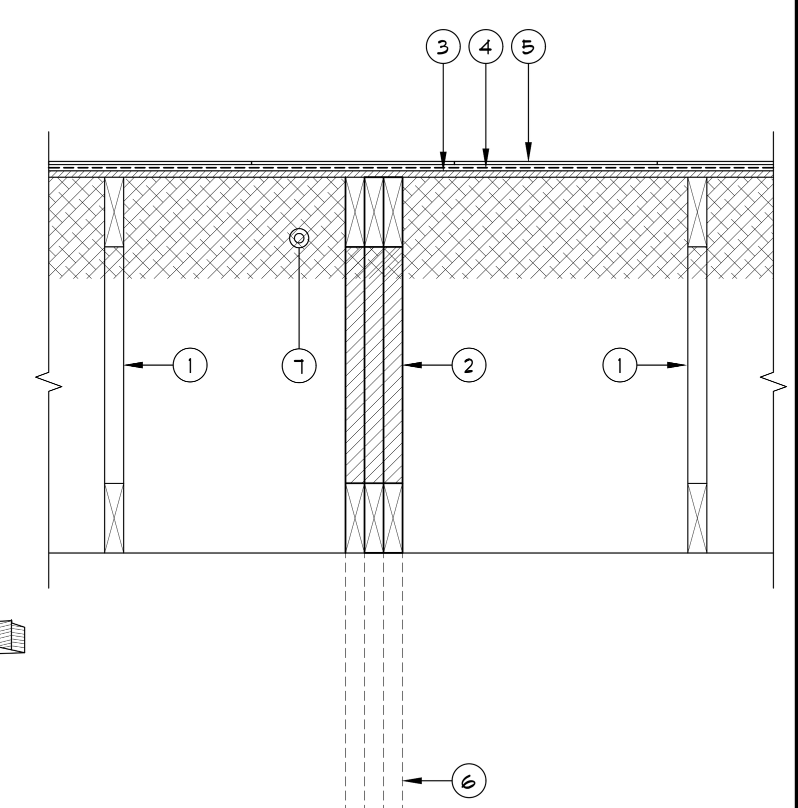
KEY NOTES:
1. PRE-ENGINEERED GIRDER ROOF TRUSS PER TRUSS MANUF.
2. ROOF OVERFRAMING - SEE DETAIL 9 / A5.1
3. PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUF.
4. HANGER PER ROOF TRUSS MANUF.
5. 5/8" CDX PLYWOOD OR O.S.B. ROOF SHEATHING W/ "H" CLIPS
6. 1/2" NON - SAG GYPSUM BOARD
7. ALL MULTI-MEMBER ROOF TRUSSES MUST BE SUPPORTED W/ 2 X 6 TO MATCH NUMBER OF PLYS OF ROOF TRUSS - UPPER & LOWER LEVELS SEE DETAIL 5 / A5.2



GIRDER ROOF TRUSS DETAIL 9
SCALE: 1" = 1'-0"

1. PRE-ENGINEERED ROOF TRUSSES PER TRUSS MANUF.
2. PRE-ENGINEERRED GIRDER TRUSS PER TRUSS MANUF.
3. 1/2" CDX PLYWOOD OR OSB ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
4. "PALISADE" 35 YEAR SYNTHETIC UNDERLAYMENT
5. COMPOSITE SHINGLES
6. ALL MULTI-MEMBER ROOF TRUSSES MUST BE SUPPORTED W/ 2 x 6 TO MATCH NUMBER OF PLYS OF ROOF TRUSS - UPPER & LOWER LEVELS
7. CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (ESR-1826 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING / FRAMING.
8. DOUBLE 2 X 6 TOP PLATE
9. SIMPSON LGT GIRDER TIE DOWN -SPECIFIC MODEL NUMBER TO BE DETERMINED BY NUMBER OF PLIES OF THE GIRDER TRUSS

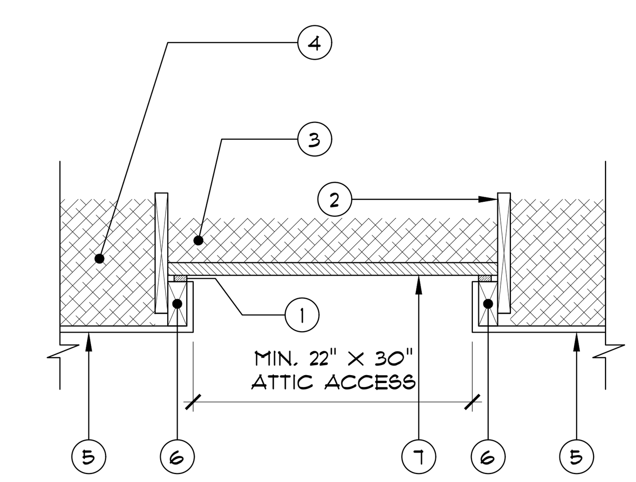




GIRDER ROOF TRUSS CONNECTION DETAIL 8
SCALE: 1" = 1'-0"

KEY NOTES:
1. WEATHERSTRIP
2. RETAINER
3. ATTIC HATCH INSULATED TO SAME R-VALUE AS CEILING
4. MIN. LOOSE FILL OR BATT INSULATION (R-38)
5. 1/2" GYPSUM BOARD
6. BOTTOM CHORD OF PRE-MANUF. ROOF TRUSSES PER TRUSS MANUF.
7. 3/4" PLYWOOD

IF ATTIC IS CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING / FRAMING THEN KEY NOTE 4 IS OMITTED



ATTIC ACCESS DETAIL 7
SCALE: 1" = 1'-0"

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NOTE:
THESE ARE STANDARD/TYPICAL DETAILS, USE FOR REFERENCE

FRAMING DETAILS

DATE: 03 - 07 - 22
SCALE: AS NOTED
DRAWN:
JOB:
SHEET NO.:
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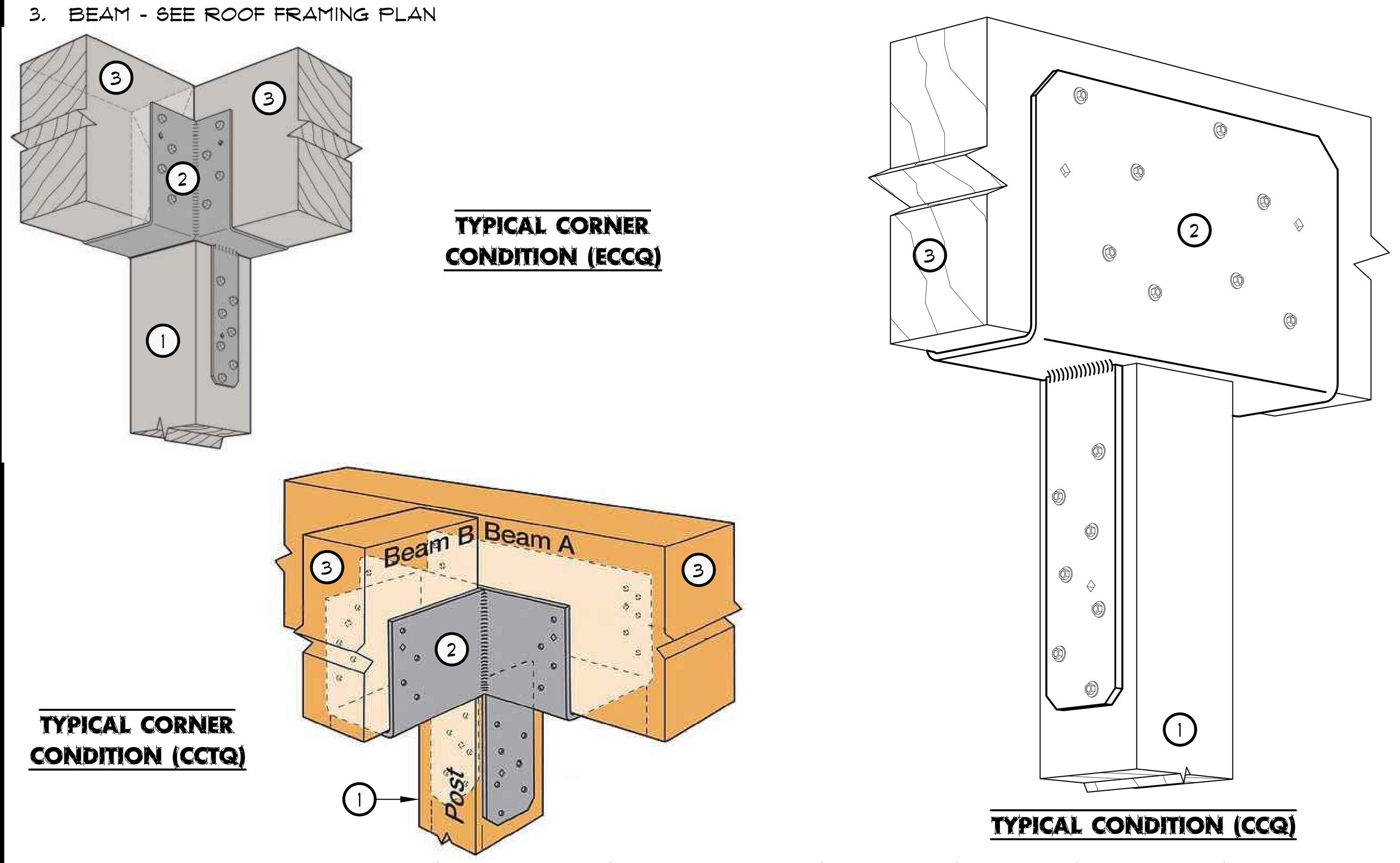
KEY NOTES:
1. POST - SEE FLOOR PLAN
2. SIMPSON ECCQ-SDS2.5 OR CCTQ-SDS2.5 POST CAP - SEE FLOOR PLAN
3. BEAM - SEE ROOF FRAMING PLAN

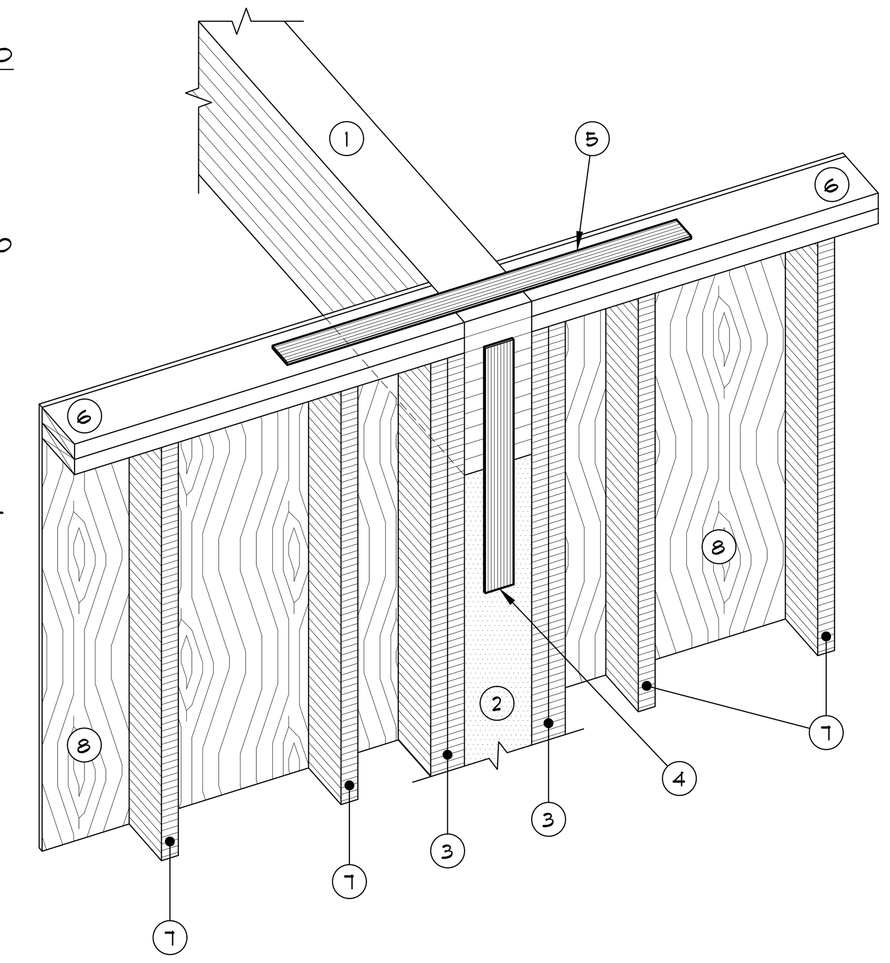
KEY NOTES:
1. POST - SEE FLOOR PLAN
2. SIMPSON CCQ-SDS2.5 POST CAP - SEE FLOOR PLAN
3. BEAM - SEE ROOF FRAMING PLAN



TYPICAL SIMPSON CCQ / ECCQ / CCTQ POST CAP DETAILS (3)

SCALE: 1" = 1'-0"

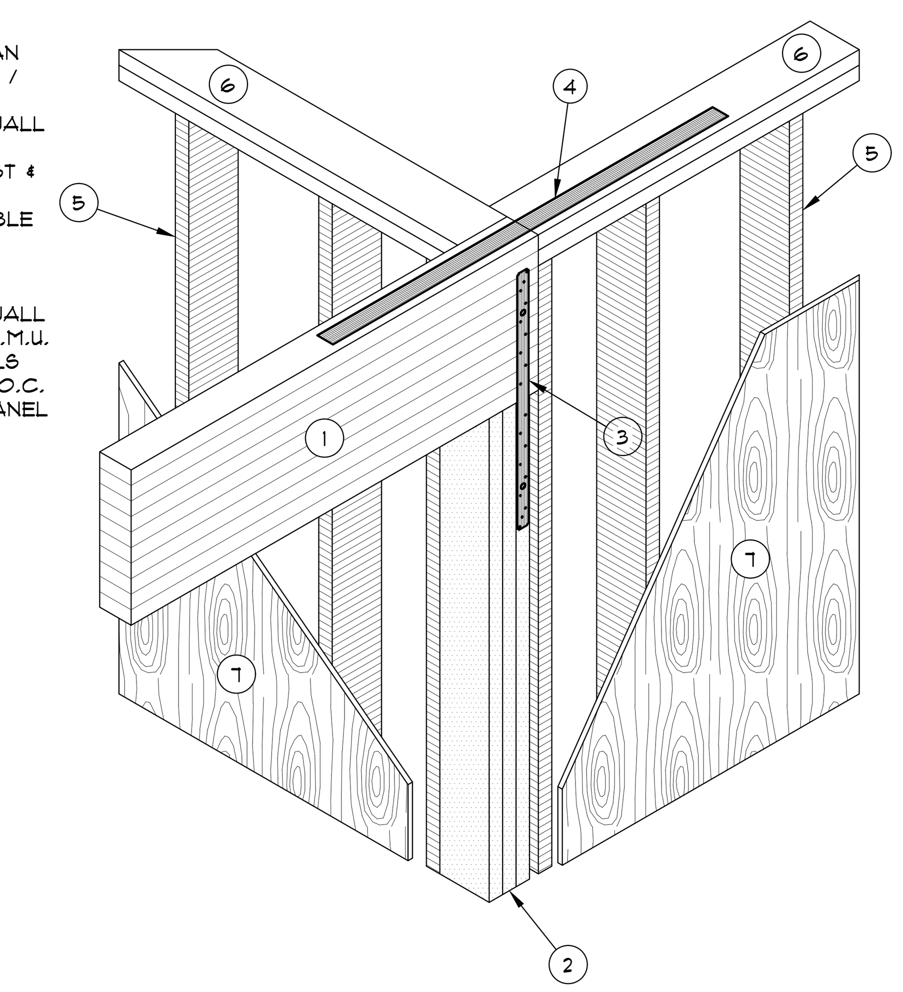
KEY NOTES:
1. ROOF BEAM - SEE ROOF FRAMING PLAN
2. BUILT-UP STUDS OR SOLID WOOD POST / COLUMN: MIN. WIDTH = BEAM WIDTH & / OR GIRDER TRUSS PLYS X MIN. DEPTH = WALL DEPTH - U.N.O.
3. DOUBLE STUDS ON EITHER SIDE OF BUILT-UP STUDS / SOLID POST / COLUMN
4. SIMPSON LSTA24 STRAP NAIL TO POST & BEAM SIMPSON LSTA36 STRAP NAIL TO DOUBLE TOP PLATE & BEAM
5. 2" X 6" DOUBLE TOP PLATE
6. 2" X 6" STUDS AT 16" O.C.
7. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES.



BEAM TO POST AT WALL CONNECTION DETAIL (2)

SCALE: 1" = 1'-0"

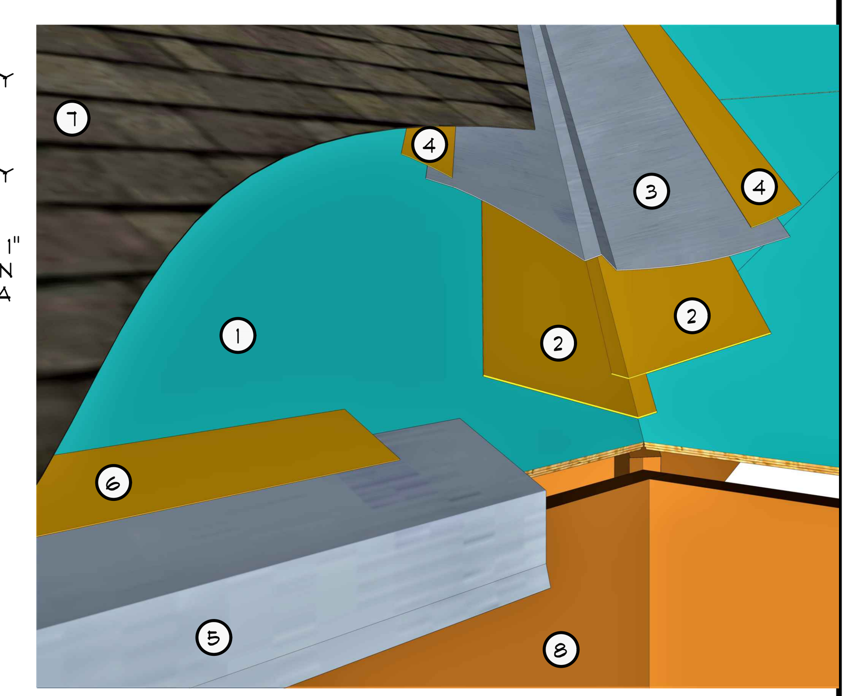
KEY NOTES:
1. ROOF BEAM - SEE ROOF FRAMING PLAN
2. BUILT-UP STUDS OR SOLID WOOD POST / COLUMN AT BEARING LOCATION -MIN. WIDTH = BEAM WIDTH X MIN. DEPTH = WALL DEPTH
3. SIMPSON LSTA24 STRAP - NAIL TO POST & BEAM
4. SIMPSON LSTA36 STRAP NAIL TO DOUBLE TOP PLATE & BEAM
5. 2 X 6 STUDS AT 16" O.C.
6. DOUBLE 2 X 6 TOP PLATES
7. 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF C.M.U. FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES.



BEAM TO POST CONNECTION AT EXTERIOR WALL CORNER DETAIL (1)

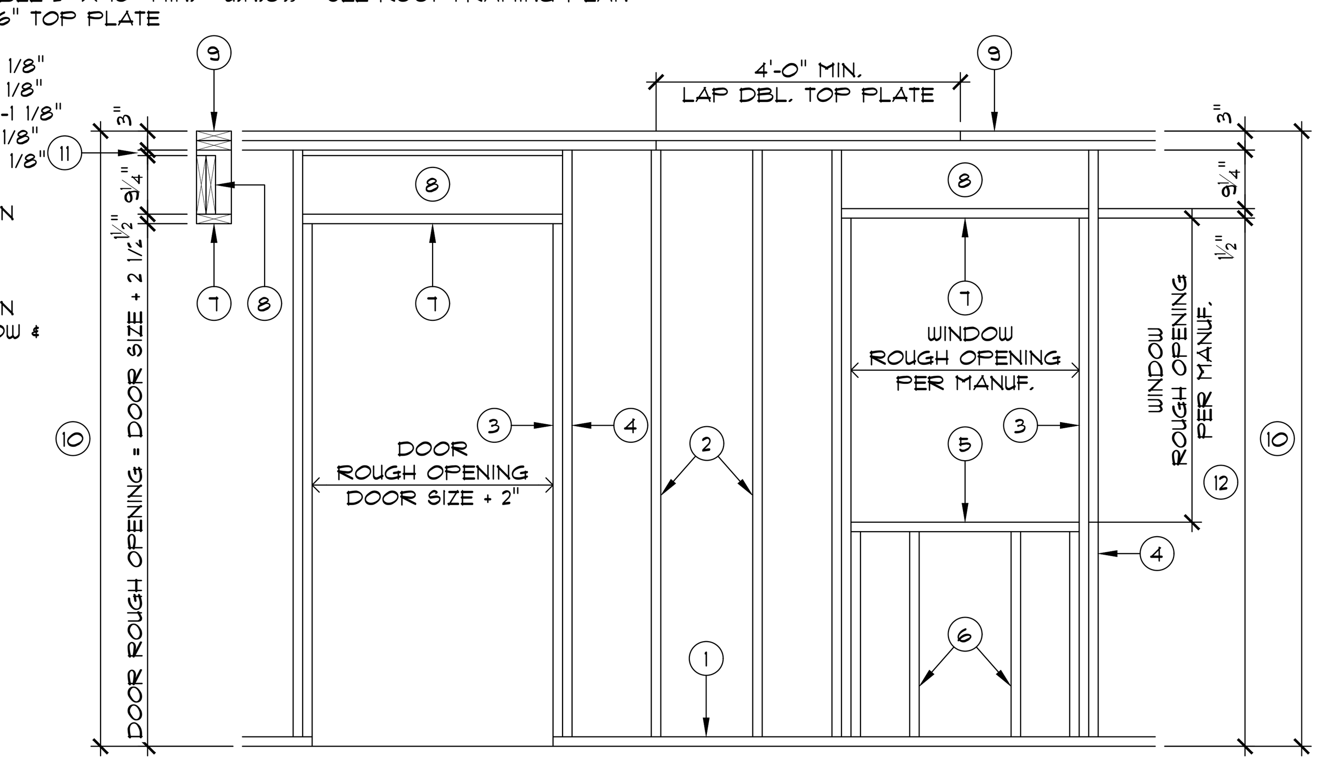
SCALE: 1" = 1'-0"

KEY NOTES:
1. "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT OVER 1/2" (SHINGLES) / 5/8" (TILE) CDX PLYWOOD / O.S.B. ROOF SHEATHING W/ "H" CLIPS FASTENED W/ 8D COMMON NAILS AT 6" O.C. ALONG PANEL EDGE AND 12" IN THE FIELD
2. APPLY PEEL & STICK RUBBERIZED ASPHALT MEMBRANE BY GRACE CONSTRUCTION PRODUCTS OR EQUAL TO VALLEY - LAP VALLEY 8" MIN. ON EACH SIDE
3. 26 GA. GALVANIZED STEEL FLASHING - 24" WIDE W/ 1" V-CRIMP IN MIDDLE TO LIMIT FLOW ACROSS VALLEY - LAP FLASHING 6" MIN.
4. APPLY PEEL & STICK RUBBERIZED ASPHALT MEMBRANE BY GRACE CONSTRUCTION PRODUCTS OR EQUAL TO LAP METAL VALLEY FLASHING 4" MIN.
5. CONTINUOUS METAL DRIP EDGE
6. APPLY PEEL & STICK RUBBERIZED ASPHALT MEMBRANE BY GRACE CONSTRUCTION PRODUCTS OR EQUAL TO LAP METAL DRIP EDGE 2" MIN.
7. LIGHT WEIGHT CONC. FLAT "SLATE" STYLE ROOF TILE OVER 1" X 2" PRE-TREATED BATTENS 48" LONG W/ 1/2" GAP BETWEEN ENDS - SPACE BATTENS EVENLY AS REQUIRED TO ALLOW A 3" MIN. OVERLAP OF ROOF TILES - FASTEN W/ 8D NAILS AT 24" O.C. (BATTENS NOT SHOWN)
8. FASCIA BOARD



VALLEY FLASHING DETAIL (5)

KEY NOTES:
1. 2 X 6 PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 10" ANCHOR BOLTS @ 48" O.C. MAX. & 12" FROM CORNERS & END OF PLATES - INSTALL SO EXTERIOR WALL SHEATHING IS FLUSH WITH FOUNDATION WALL
2. 2" X 6" PRE-CUT STUDS AT 16" O.C.
3. 2" X 6" TRIMMER STUD - DOUBLE TRIMMER STUD FOR OPENINGS 9'-0" AND WIDER
4. 2" X 6" KING STUD
5. 2" X 6" SILL PLATE
6. 2" X 6" CRIPPLE STUDS
7. 2" X 6" HEADER PLATE
8. HEADER (DOUBLE 2" X 10" MIN. - U.N.O.) - SEE ROOF FRAMING PLAN
9. DOUBLE 2" X 6" TOP PLATE
10. WALL HEIGHT
    - 8' CLG. = 8'-1 1/8"
    - 9' CLG. = 9'-1 1/8"
    - 10' CLG. = 10'-1 1/8"
    - 11' CLG. = 11'-1 1/8"
    - 12' CLG. = 12'-1 1/8"
11. VARIES DEPENDING ON DOOR & WALL HEIGHT
12. VARIES DEPENDING ON TOP OF WINDOW & WALL HEIGHT



TYPICAL EXTERIOR WALL FRAMING (4)

SCALE: 1/2" = 1'-0"

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NOTE:
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FRAMING DETAILS

DATE: 03 - 07 - 22
SCALE: AS NOTED
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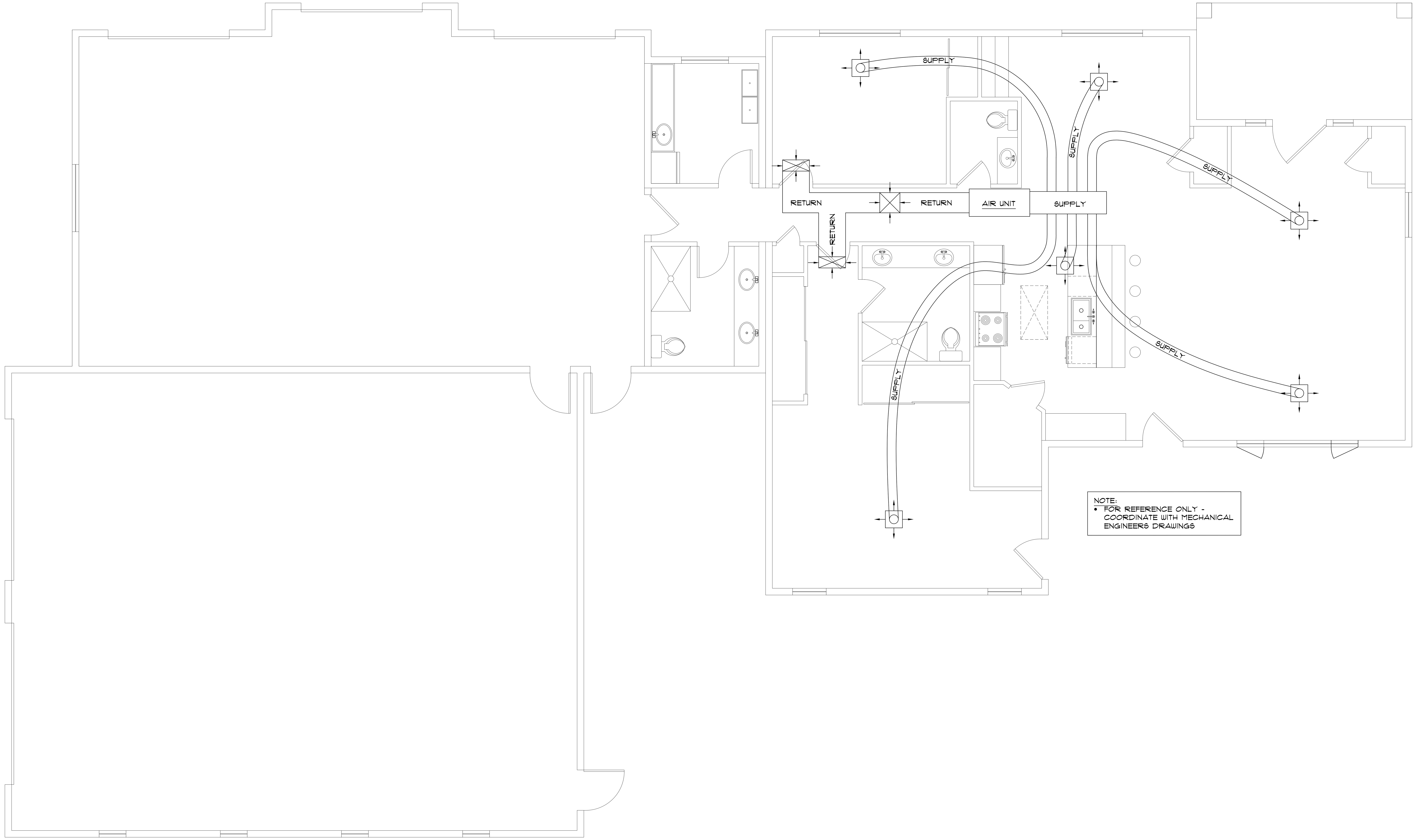

SCHEMATIC MECHANICAL PLAN

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

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SCHEMATIC MECHANICAL PLAN

DATE:	03 - 07 - 22
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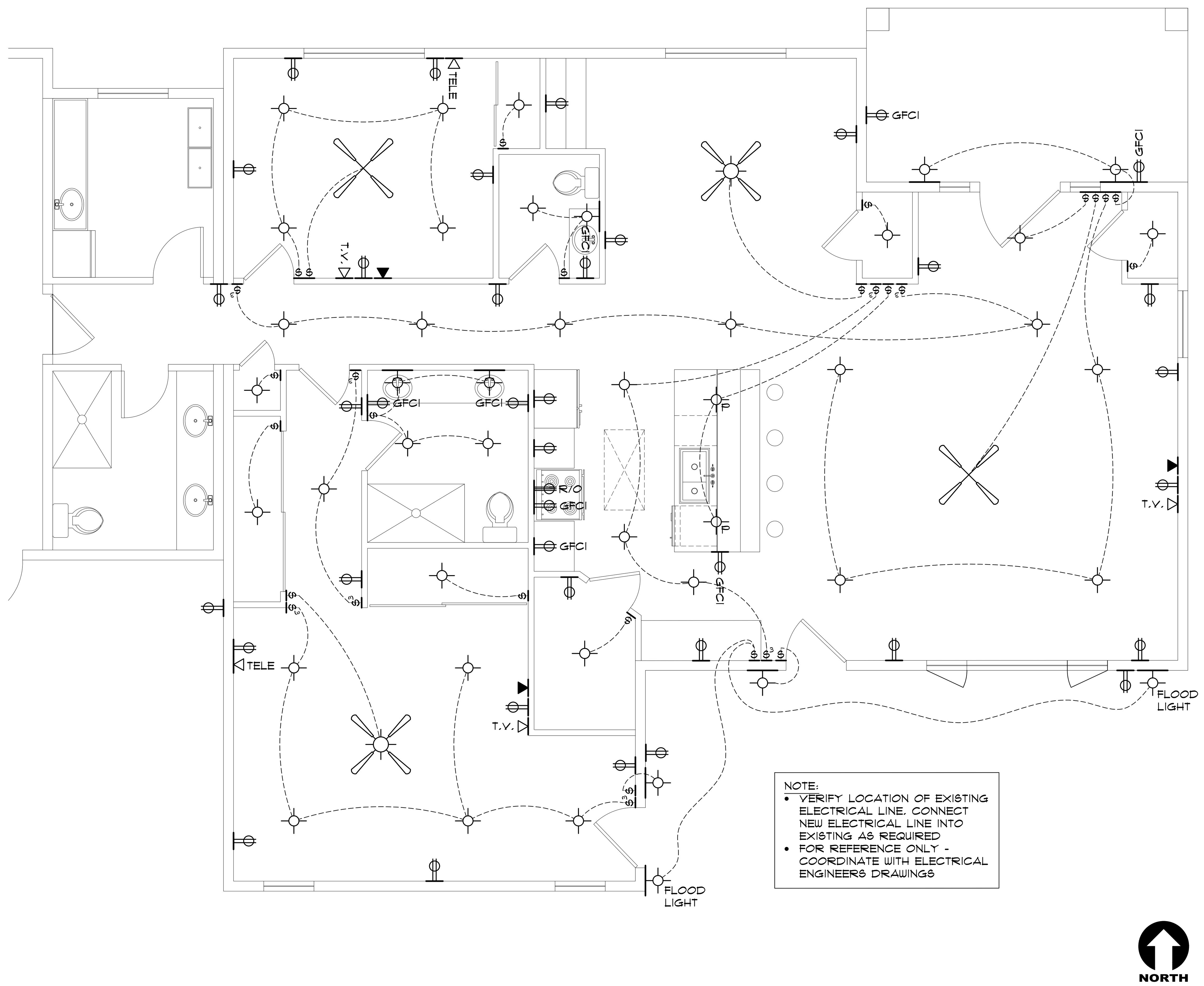

SCHEMATIC ELECTRICAL PLAN

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

ELECTRICAL PLAN NOTES:

1. THE FOLLOWING APPLIANCES ARE REQUIRED TO HAVE A SEPARATE 20 AMP CIRCUIT: DISHWASHER, TRASH COMPACTOR, SWAMP COOLER, MICROWAVE, OVEN AND WASHER. THE WASHER CIRCUIT MAY SERVE ONE ADDITIONAL OUTLET IN THE LAUNDRY AREA.
2. ELECTRICIAN TO PROVIDE COPPER UFER AT ELECTRIC SERVICE ENTRANCE.
3. ELECTRICIAN SHALL VERIFY LOCATION OF SERVICE ENTRANCE AND METER WITH UTILITY COMPANY PRIOR TO START OF CONSTRUCTION.
4. ELECTRICIAN TO PROVIDE TEMPORARY POWER AS REQUIRED.
5. IF INTERCOM AND/OR SECURITY SYSTEM IS INCLUDED, ELECTRICIAN SHALL VERIFY LOCATIONS WITH GENERAL CONTRACTOR.
6. ELECTRICIAN SHALL HOOK UP ALL APPLIANCES SELECTED BY OWNER.
7. ELECTRICIAN TO PRE-WIRE FOR TELEPHONE , TELEVISION, FUTURE CABLE AND INTERNET (INCLUDING TRIM-OUT)
8. ALL CEILING BOXES TO BE RIGIDLY SECURED TO FRAMING.
9. PROVIDE A FUSED DISCONNECT AS PER MANUFACTURER SPECIFICATIONS TO ALL A/C POWER LOCATIONS.
10. ALL EXTERIOR OUTLETS, BATHROOM OUTLETS, GARAGE OUTLETS TO BE EQUIPPED WITH G.F.C.I.
11. GARAGE AND EXTERIOR OUTLETS TO BE WATERPROOF.
12. TWO OR MORE SEPARATE SMALL APPLIANCE CIRCUITS ARE REQUIRED IN THE KITCHEN, BREAKFAST ROOM, DINNING ROOM OR OTHER SIMILAR AREA.
13. PROVIDE OUTLETS AT KITCHEN SO THAT NO PORTION OF COUNTER IS MORE THAN 24" FROM AN OUTLET.
14. ALL KITCHEN COUNTERTOP OUTLETS SHALL BE ON A DEDICATED 20 AMP G.F.C.I. BREAKER.
15. ALL BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP G.F.C.I. BREAKER.
16. ALL BRANCH CIRCUITS TO BEDROOMS SHALL BE ON A DEDICATED ARC-FAULT CIRCUIT INTERRUPTER BREAKER.
17. PROVIDE ELECTRICAL SERVICE TO HVAC UNIT (VERIFY LOCATION)
18. VERIFY WITH CONTRACTOR LOCATION OF: PREFERRED LOCATIONS FOR TV AND PHONE OUTLETS. ANY CHANGES TO THE ELECTRICAL LAY-OUT. VERIFY FOR ANY ADDITIONAL CHANGES.
19. ELECTRICAL PLAN IS STRICTLY DIAGRAMMATIC. CONTRACTOR IS TO OBTAIN ENGINEERING WHEN REQUESTED BY BUILDING OFFICIALS. ALL WORK MUST CONFORM TO 2011 NEC AND 2012 IRC CODES
20. PROVIDE 120 VOLT SINGLE PHASE POWER TO UTILITY ROOF MOUNT A/C UNITS, ALSO PROVIDE COMPLETE WIRING, INCLUDING DISCONNECT SWITCHES, FUSES, CONTROL WIRING, ETC. FOR A/C EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS IN COMPLIENCE WITH THE LATEST N.E.C. - SEE SHEET E-1.2 FOR LOCATIONS OF A/C UNITS.
21. ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE ARE TO BE PROVIDED BY OTHERS

NOTES:

- A SEPARATE 20 AMP RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN BATHROOM AREAS.
- ALL BRANCHES THAT SUPPLY 125V, SINGLE PHASE, 15 AMP & 20 AMP RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTERS.
- A SEPARATE 20 AMP RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN LAUNDRY AREAS.
- A MIN. OF (2) 20 AMP RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, BREAKFAST & DINING AREAS

ELECTRICAL LEGEND

- CEILING MOUNT LIGHT
- HANGING PENDANT LIGHT
- RECESSED LED LIGHT
- WALL MOUNT LIGHT
- FS — WALL MOUNT LIGHT FULLY SHIELDED
- 48" — LED FLUORESCENT GARAGE / SHOP LIGHT
- UNDER CABINET LED LIGHT
- F — EXHAUST FAN
- F — EXHAUST FAN & LIGHT COMBINATION
- CEILING FAN W/ LIGHT KIT
- CEILING FAN
- TRACK LIGHTING
- ROPE / ABOVE CABINET LED LIGHTING
- CABINET TOE KICK LED LIGHTING
- S — SMOKE DETECTOR
- C — CARBON MONOXIDE DETECTOR
- S — SINGLE POLE SWITCH
- S^2 — DOUBLE POLE SWITCH
- S^3 — THREE WAY SWITCH
- S^4 — FOUR WAY SWITCH
- DM — DIMMER SWITCH
- F — FAN SWITCH
- DA — DOOR ACTIVATED SWITCH
- GD — GARAGE DOOR OPENER
- CONDUIT
- DUPLEX - 110 VOLT OUTLET
- 1/2 SWITCHED DUPLEX 110 VOLT OUTLET - VERIFY SWITCH LOCATION W/ OWNER
- DOUBLE DUPLEX 110 VOLT OUTLET
- 220 — 220 VOLT
- R/O — RANGE 220 VOLT (36" A.F.F.)
- WP — WEATHERPROOF (GFCI) DUPLEX 110 VOLT OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER DUPLEX 110 VOLT OUTLET
- AFCI — ARC FAULT CIRCUIT INTERRUPTER DUPLEX 110 VOLT OUTLET
- FLOOR - 110 VOLT OUTLET VERIFY LOCATION(S) W/ OWNER
- DRYER - 220V
- TELE — TELEPHONE
- T.V. — CABLE T.V.
- DATA
- T — THERMOSTAT
- DB — DOOR BELL
- DOOR BELL CHIME
- SPK — SPEAKER

NOTES:

1. TOP OF ALL SWITCH BOXES TO BE AT 44"-48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
2. TOP OF ALL OUTLETS TO BE AT 12"-16" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
3. MOUNT ALL GARAGE OUTLETS AT 42"-48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
4. MOUNT RECEPTACLES AT COUNTERTOP LOCATIONS 2" ABOVE BACKSPLASH.
5. DISHWASHER RECEPTACLE TO BE MOUNTED AT 6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE

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SCHEMATIC ELECTRICAL PLAN

DATE:	03 - 07 - 22
SCALE:	AS NOTED
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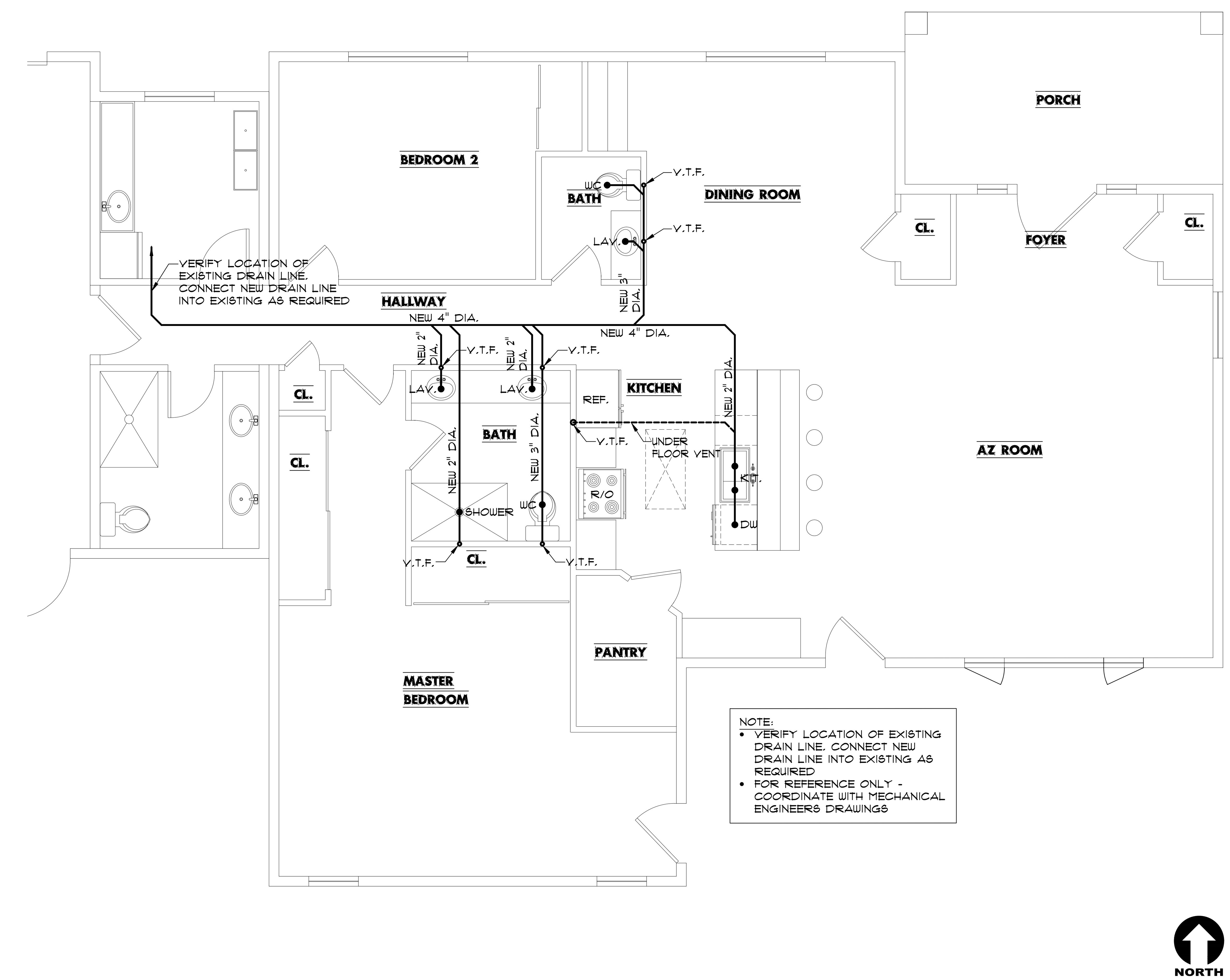

SCHEMATIC PLUMBING PLAN

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

PLUMBING NOTES (2018 I.R.C.):

1. VERIFY IN FIELD THE LOCATION OF THE CONNECTION TO THE WASTE TREATMENT SYSTEM LOCATION.
2. PROVIDE DISHWASHER WITH AN APPROVED AIR GAP DEVICE.
3. ALL FIXTURES WITH HOSE OUTLETS SHALL BE EQUIPPED WITH APPROVED BACK FLOW PREVENTERS (VACUUM BREAKERS).
4. ISOLATE ALL PIPING FROM FRAMING WITH INSULATORS.
5. INSULATE ALL HOT WATER PIPES AND COLD WATER PIPES EXPOSED TO POTENTIAL FREEZING CONDITIONS. USE FIBERGLASS PIPE INSULATION IN CRAWL SPACES AND IN EXPOSED LOCATIONS.
6. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ACTUAL LAYOUT OF ALL GAS, WATER AND WASTE LINES.
7. INSULATE ALL PLUMBING WALLS WITH SOUND DEADENING BATTS.
8. TANKLESS WATER HEATER (GAS) W/ EXPANSION TANK & RECIRCULATING PUMP - TANKLESS WATER HEATER IS A SEALED COMBUSTION DIRECT VENT HIGH EFFICIENCY (90+ % AFUE) UNIT - IT USES OUTSIDE AIR FOR COMBUSTION, NOT AIR INSIDE YOUR HOME. IT HAS (2) PVC PIPES PER MANUF. SPECS. THAT BRING IN COMBUSTION AIR FROM OUTDOORS AND THEN EXHAUSTS THE GASES BACK TO THE OUTDOORS.
9. PROVIDE THERMAL EXPANSION TANK AT WATER SUPPLY.
10. SEE FLOOR PLAN FOR LOCATION OF HOSE BIBBS (FROST FREE) WITH BACK FLOW PREVENTION
11. PROTECT WITH PLASTIC SLEEVES ALL COPPER LINES WHICH HAVE POTENTIAL OF COMING IN CONTACT WITH CONCRETE OR MASONRY.
12. DIELECTRIC UNIONS SHALL BE REQUIRED ON WATER PIPING OF DISSIMILAR METAL MATERIALS.
13. ISLAND SINKS SHALL BE LOOP VENTED.
14. THE AUTO WASHER BOX FOR WASHING MACHINE SHALL HAVE A SINGLE LEVER TYPE HOSE TURN OFF FOR BOTH HOT AND COLD WATER - GLOBE VALVES ARE NOT ACCEPTED.
15. SOLDER FOR COPPER PIPING SHALL HAVE A MAXIMUM LEAD CONTENT OF .002% (TWO TENTHS OF ONE PERCENT)
16. VENTS SHALL BE A MINIMUM OF 10'-0" FROM ANY AIR INTAKE.
17. SEE PLUMBING SPECIFICATIONS DIVISION 15 SECTION 15400.
18. AT OPENINGS AROUND VENTS, PIPES, WASTE LINES, ETC. IN CEILINGS AND FLOOR PENETRATIONS, PROVIDE AN APPROVED FLAME AND HOT GAS SEALANT.
19. PROVIDE CODE APPROVED SEDIMENT TRAPS AT GAS FIRED APPLIANCES, EXCLUDING ILLUMINATING FIXTURES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLS - SEE I.R.C. SECTION G2419.4
20. ALL PLUMBING WORK SHALL BE TESTED, THEN INSPECTED BY BUILDING OFFICIAL TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE.
21. THE PLUMBER SHALL BE FAMILIAR WITH THE PLUMBING REQUIREMENTS OF THE 2018 I.R.C.
22. WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT ALLOWED BY CODE.

PLUMBING NOTES:

PLUMBING CONTRACTOR TO PLACE ALL PIPING AND FITTINGS IN FIELD PER CURRENT JURISDICTION CODE REQUIREMENTS - INSULATE HOT WATER LINES.

WATER PIPING NOTES:

1. WATER IS SUPPLIED BY A 1" WATER LINE FROM WATER METER.
2. WATER HEATER SHALL BE SUPPLIED WITH A MINIMUM 3/4" COLD LINE.
3. WATER HEATER SHALL HAVE A MINIMUM 3/4" LINE OUT SERVING THE FIXTURES LISTED.
4. (1) 1/2" WATER LINE SHALL FEED NO MORE THAN (6) FIXTURE UNITS.
5. ALL INDIVIDUAL FIXTURE SUPPLIES SHALL HAVE A 1/2" FEED LINE.
6. ICE MAKER SHALL HAVE A MINIMUM 1/4" FEED LINE.
7. LOOPED HOT WATER LINES FOR RECIRCULATION PUMP ARE REQUIRED.

WASTE WATER PIPING NOTES:

1. FOLLOW ALL MINIMUM PIPE SIZE NOTES.
2. WATER HEATER SHALL BE SUPPLIED WITH A MINIMUM 3/4" COLD LINE.
3. VENTS SHALL EXIT THE ROOF AND EXTEND A MINIMUM 12" ABOVE FINISH SURFACE.
4. PIPES GOING THROUGH FOOTINGS OR UNDER FOOTINGS OR STEM WALLS SHALL BE SLEEVED.
5. PIPE THROUGH FOOTINGS SHALL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE FOOTING. A CONTINUOUS FOOTING SIZED PER THE FOUNDATION PLAN MUST BE ABOVE OR BELOW THE PIPE.
6. VERIFY ALL FINISH FLOOR HEIGHTS IN REGARDS TO SEWER LATERAL TO ASSURE PROPER DRAINAGE FALL.
7. SEWER LATERAL MAY FALL AT A MINIMUM OF 1/4" FOR 3" PIPE AND 1/8" FOR 4" PIPE.

FIRE SUPPRESSION SYSTEM TO BE PERMITTED WITH SURPRISE FIRE DISTRICT.

RESDRAFT
RESIDENTIAL DRAFTING & DESIGN

SCHEMATIC PLUMBING PLAN

DATE:	03 - 07 - 22
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET NO.:	

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