

INHP - 3 BED 2.5 BATH

AL SMITH

GENERAL FRAMING NOTES:

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

DESIGN LOADS
FLOOR: 40 PSF LIVE LOAD
10 PSF DEAD LOAD
L/600 LIVE LOAD DEFLECTION

ROOF:
20 PSF LIVE LOAD (SNOW)
10 PSF DEAD LOAD
NOTE: REFER TO STRUCTURAL DRAWINGS FOR TRUSS SPECIFICATIONS

ROUGH CARPENTRY

- THE CARPENTER SHALL CAREFULLY LAY OUT AND ERECT ALL STRUCTURAL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, AND BRIDGING. ALL MEMBERS SHALL BE PROPERLY FLUMBED, EYELED, AND BRACED UNTIL ALL STRUCTURAL CONNECTIONS ARE IN PLACE. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF CONSTRUCTION.
- FRAMING LUMBER SHALL CONFORM WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

JOIST AND ALL OTHERS: Fd = 1450 Psl
NO 2 DOUGLAS FIR LARCH Fc = 1000 Psl
OR SOUTHERN YELLOW PINE E = 1760000 Psl
- ALL SILL PLATES, DIMENSIONAL FRAMING LUMBER, AND STRUCTURAL MEMBERS EXPOSED TO EATHER, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED AND ANCHORED IN PLACE WITH HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.
- LAMINATED VENEER LUMBER (LVL) STRUCTURAL PROPERTIES:

Fd = 2000 Psl
Fc = 2700 Psl
E = 1300000 Psl
- FRAMING OVER GIRDERS AND BEARING PARTITIONS-JOISTS MAY BE BUTTED TOGETHER OVER THE CENTER BEARING, PROVIDED JOISTS ARE TIED TOGETHER, OR JOISTS MAY BE LAPPED AND NAILED TOGETHER, MINIMUM LAP, 4 INCHES; MAX. OVERHANG 12"
- FLOOR JOISTS SHALL BE DOUBLE UNDER EACH PARALLEL PARTITION.
- BRIDGING, MAXIMUM SPACING 10', BRIDGING SHALL BE CROSS BRIDGING USING 1X3 INCH BOARDS OR SOLID BRIDGING OF JOIST DIMENSION, EXCEPT WHERE NOTED.
- WHEN UTILIZING AN ENGINEERED FLOOR FRAMING SYSTEM CAREFULLY FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, PROVIDE AND INSTALL WEB STIFFENERS AND SQUASH BLOCKS AS NECESSARY TO TRANSFER IMPOSED WALL LOADS THROUGH FLOOR FRAMING SYSTEM AND ULTIMATELY TO THE BUILDING FOUNDATION.
- WALL & PARTITION FRAMING - UNLESS OTHERWISE SHOWN SPACE STUDS @ 16" O.C. DOUBLE STUDS AT OPENINGS. CONSTRUCT PARTITION CORNERS WITH NO LESS THAN 3 FULL MEMBERS. EXTERIOR WALLS AND BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES, PLATES RESTING ON MASONRY OR CONCRETE SHALL BE ANCHORED WITH BOLTS.
- SUB-FLOOR DECKING SHALL BE TONGUE AND GROOVE APA RATED SHEATHING OR STURD-I-FLOOR. GLUE AND NAIL (ALTERNATIVE GLUE AND SCREW) SUB-FLOOR USING PANEL ADHESIVE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS; FASTEN PANELS USING 8d RING-OR SCREW-SHANK NAILS SPACED AT 12" O.C.
- ROOF DECKING SHALL HAVE SQUARE EDGES AND SHALL COMPLY WITH THE APA RATED SHEATHING CLASSIFICATION, INSTALL PANEL CLIPS WHEN THE RAFTER OR ROOF TRUSS SPACING IS GREATER THAN 16" O.C. SECURE PANELS ACCORDING TO THE FASTENER SCHEDULE FOUND IN THE MISSOURI RESIDENTIAL BUILDING CODE.
- PROVIDE SECURE BLOCKING, NAILERS, AND GROUND'S AS NECESSARY FOR ATTACHMENT OF RYUALL, FINISH TRIM, AND OTHER FINISH WORK.
- JOIST HANGERS SHALL BE MIN. 1/6 GA. GALVANIZED STEEL, AND PROPERLY SIZED TO ACCEPT JOISTS, ETC.
- JOIST HANGERS EXPOSED TO TREATED LUMBER SHALL HAVE A G185 TRIPLE ZINC COATING OR BE STAINLESS STEEL, AND FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

GENERAL NOTES:

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR SHALL CAREFULLY STUDY ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL EXISTING SITE CONDITIONS WITH CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH ANY PORTION OF THE WORK AND TO NOTIFY THE ARCHITECT OF ANY VARIANCES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
- ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE CONSTRUCTION INSTALLATION OR APPLICATION. GENERAL SUBCONTRACTORS SHALL COMPLY WITH ALL GOVERNING CODES, BUILDING REGULATIONS OF FEDERAL, STATE, CITY, AND COUNTY, WHICHEVER GOVERNS THE CONSTRUCTION WORK.
- GENERAL AND/OR SUBS SHALL PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTION BY AUTHORITIES. THEY SHALL MAKE ARRANGEMENTS AND PAY FOR WORK TO BE DONE BY UTILITY COMPANIES PERTAINING TO THIS WORK.
- ALL MATERIAL CALLED OUT ON DRAWINGS ARE TO BE NEW UNLESS NOTED OTHERWISE OR 'EXISTING.'
- EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE OWNER OR THE WORK, MAKE GOOD ANY LOSS, DAMAGE OR INJURY WITHOUT COST TO THE OWNER.
- KEEP PREMISES FREE FROM ACCUMULATION OF TRASH AND DEBRIS.
- UPON COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES.
- CONFINE ALL OPERATIONS TO AREAS OF WORK AS SHOWN. KEEP AREAS ADJACENT TO THE WORK CLEAR AT ALL TIMES.
- SUBCONTRACTORS SHALL PROVIDE EVIDENCE OF INSURANCE, LICENSE, & WORKERS COMP. PRIOR TO WORK OF SUBCONTRACTOR AND SHALL MAINTAIN THESE REQUIREMENTS THROUGHOUT DURATION OF WORK.
- SITE-BEED AND STRAW IN THE YARD
- RADON SYSTEM-ADD AN ACTIVE RADON REMOVAL SYSTEM
- DOOR HARDWARE-BRUSH NICKEL FINISH (QUICKEST MINIMUM LEVEL OF QUALITY FOR HARDWARE MANUFACTURES.
- WINDOWS-ALL WINDOWS SHALL BE SINGLE-HUNG WINDOWS WITH A LOW-E FINISH
A. SILL-CONSTRUCTED OUT OF WOOD
- INTERIOR TRIM-WOOD IS TO BE USED THROUGHOUT (MDF NOT ALLOWED)
- WALL BASE -4 1/4" WOOD BASE WITH SHOE MOLDING AT HARD SURFACE FLOOR FINISHES
- SHELVING-WIRE BASE SHELVING
- FURNACE & A/C - 92% FURNACE EFFICIENT OR BETTER (GAS) WITH 14+ BEAR FOR THE A/C
A. PAD AND CAGE FOR THE CONDENSOR
B. LOCATE THE CONDENSOR NEXT TO FURNACE ROOM.
C. ONE COLD AIR RETURN PER FLOOR
- WATER HEATER-ELEC. WATER HEATER 50 GALLON
- FIXTURES-DELATA FIXTURES
- LIGHTING - CAN LED LIGHTS (DAYLIGHT 5000K) IN ALL PUBLIC AREAS
A. NOT CAN LIGHTS IN BEDROOM PROVIDE (J-BOX FOR CEILING FANS)
B. DAY LIGHTS BOOKS FOR BEDROOM
C. EXTERIOR LIGHTS LOCATED IN PORCH CEILING
D. HANGING LIGHTS OVER BAR COUNTER-(PICKED BY OWNER)
- KITCHEN - A. 30" ELEC. RANGE
B. 36" REFRIGERATOR W/ WATERLINE (ROUGH-IN FOR AN ICE MAKER).
C. KITCHEN SINK-STAINLESS STEEL
D. OVERHEAD MICROWAVE & VENT COMBO VENTED OUTSIDE
- CRAWL SPACE - ONE LIGHT WITH A SUMP PUMP PIT WITH POWER.
- MAILBOX - WALL MOUNTED
- HOSE BIBB - OPPOSITE THE KITCHEN SINK LOCATION
- INTERIOR DOORS - 2 PANEL HOLLOW-CORE DOORS
- ROOF FRAMING - RAFTERS 16' O.C. WITH 7/16" DECKING.

ARCHITECTURAL GENERAL NOTES:

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS
- DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
- WALL CONSTRUCTION SHALL BE THE FOLLOWING UNLESS NOTED OTHERWISE:
A. EXTERIOR WALL FRAMING SHALL BE 2x4 STUDS @ 16" O.C. R-VALUE FOR INSULATION R-15
B. INTERIOR LOAD BEARING WALLS SHALL BE 2x4 STUDS @ 16" O.C.
C. INTERIOR PARTITION WALLS SHALL BE 2x4 STUDS @ 16" O.C.
- CONTRACTOR SHALL VERIFY ALL ACCESSORY, EQUIPMENT, CASEWORK MOUNTING HEIGHTS AND PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS THAT REQUIRE ANCHORAGE. COORDINATE WITH MANUFACTURER OR WHERE INDICATED, THE ARCHITECT.
- PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.
- FLOOR FINISH TRANSITIONS AT DOORS SHALL ALIGN WITH STOP SIDE OF DOOR AND CONTINUE UNDER DOOR SO THAT ALL TRANSITION MATERIALS ARE COVERED BY DOOR WHEN IN CLOSED POSITION. ALL FINISH FLOOR TRANSITION AND REDUCER STRIPS SHALL BE PROVIDED BY FLOORING CONTRACTOR.
- FIBER CEMENT SIDING AND TRIM BOARDS TO BE INSTALLED PER MANUF. RECOMMENDATIONS. FLASH TOP OF HORIZ. TRIM BOARDS.

CODE SUMMARY

2020 INDIANA RESIDENTIAL CODE
DESIGN WIND SPEED 90
SEISMIC ZONE B

LAND ZONING

D5

TABLE R302.4 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ARTIS - NONACCESSIBLE	0 PSF
BALCONIES - EXTERIOR	60 PSF
DECKS	60 PSF
GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	20 PSF
GUARDS & HANDRAILS	200 SF
CONCENTRATED LOAD	40 PSF
STAIRS	40 PSF
W/300 PSF CONCENTRATED LOAD	

EMERGENCY ESCAPE AND RESCUE OPENINGS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING

SMOKE ALARMS

REQUIRED SMOKE ALARM LOCATIONS:
LIVING AREA
ALL BEDROOMS OR SLEEPING AREAS
ON THE CEILING OF THE UPPER LEVEL NEAR THE TOP OR ABOVE EACH STAIRWAY

BUILDING GROSS SF

1ST FLOOR	834 SF
2ND FLOOR	151 SF
TOTAL	1585 SF

SHEET INDEX

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A-3	WALL SECTIONS

PROJECT NO:
2

3 BR - 2.5 BATH

INHP

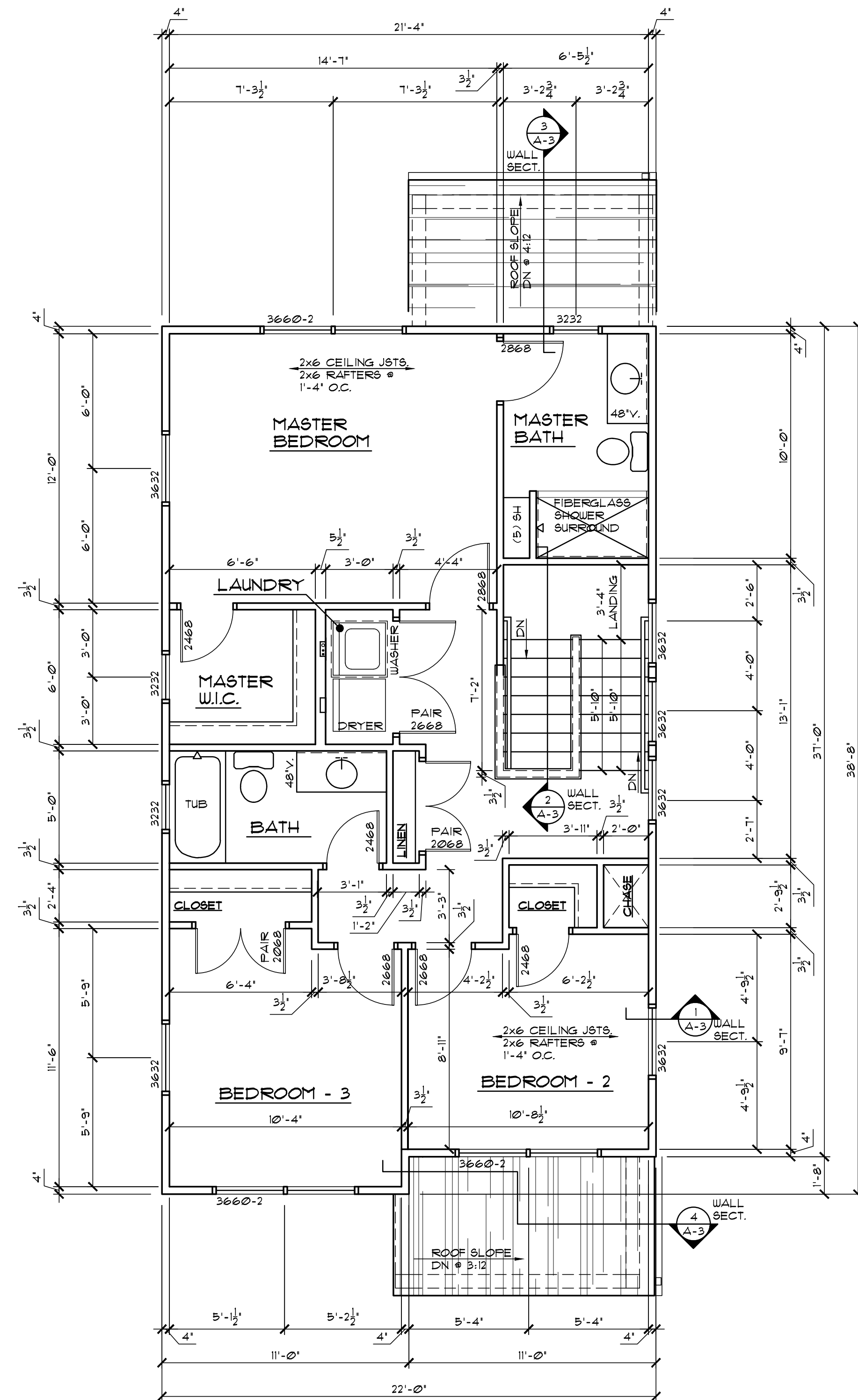
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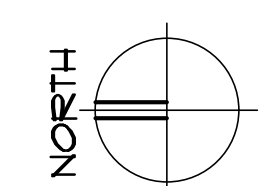
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JUNE 19, 2024

T-1

SHEET NO.



2
A-1
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

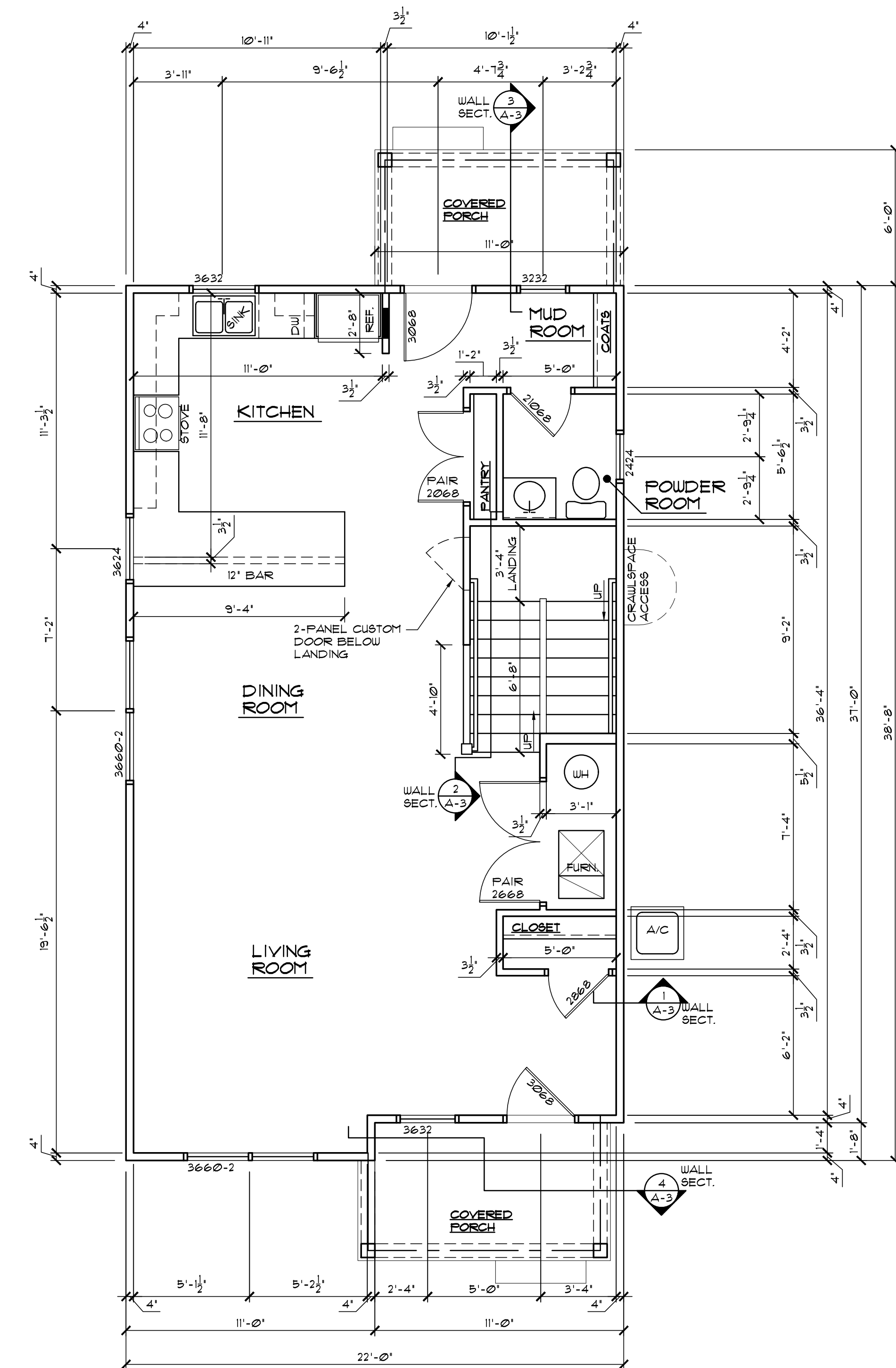


GENERAL PROJECT NOTES:

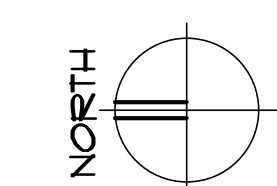
- THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.
- NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM ITS RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THESE DOCUMENTS, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.
 - THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - ELEVATION CALLOUTS INCLUDING 'AFF' (ABOVE FINISH FLOOR) REFERENCE THE FINISHED SURFACE OF THE STRUCTURAL SUBFLOOR PRIOR TO THE APPLICATION OF FLOORING OR FLOOR FINISHES INDICATED ON THE INTERIOR FLOOR PLANS AND INTERIOR ROOM FINISH SCHEDULES UNLESS NOTED OTHERWISE WHERE MINIMUM CLEAR HEIGHTS OR MAXIMUM HEIGHTS OF CASEWORK AND EQUIPMENT ARE SHOWN. SUCH DIMENSIONS ARE REQUIRED BETWEEN THE TOP OF THE FINISHED FLOORING (AS INDICATED ON THE INTERIOR FLOOR PLANS AND INTERIOR ROOM FINISH PLANS).
 - COORDINATE, PROVIDE, AND INSTALL 2X FIRE TREATED WOOD WALL BLOCKING AS REQUIRED FOR THE ANCHORAGE AND SUPPORT OF ALL NEW CASEWORK, TRIM, TOILET ACCESSORIES, ETC. AS APPLICABLE.
 - AT ALL AREAS WHERE EXISTING FLOOR COVERING OR WALL COVERING MATERIAL IS SHOWN TO BE REMOVED, THE CONTRACTOR SHALL PROPERLY PREPARE THE RETAINING SUB-SURFACE AS REQUIRED BY THE NEW COVERING MANUFACTURER SUCH THAT COVERING PROVIDED BY THE CONTRACTOR MEETS ALL WARRANTY REQUIREMENTS SET FORTH BY THE COVERING MANUFACTURER.

GENERAL FLOOR PLAN NOTES:

- THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.
- NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH ALL OTHER SUBCONTRACTORS AND TRADES, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THESE DOCUMENTS, OR RELEASE THE CONTRACTOR OF RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN.
 - THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - ALL FLOOR PLAN DIMENSIONS SHOWN ON THE NEW FLOOR PLANS ARE FROM FACE OF STRUCTURAL INSULATED PANELS OR FACE OF STUD FRAMING UNLESS INDICATED OTHERWISE BY THE DESIGNATIONS 'CLR', 'CLEAR', 'FIN', OR 'MIN'. COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE SECTION / DETAILS.
 - ALL NEW DOOR FRAMES ARE LOCATED 5' FROM THE ADJACENT WALL FACE (TO OUTER EDGE OF FRAME, NOT TRIM) UNLESS DIMENSIONED OR DETAILED OTHERWISE.
 - AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC, PROVIDE GLASS MAT INTERIOR GYPSUM WALLBOARD FOR THE STANDARD GYPSUM WALLBOARD IDENTIFIED IN THE WALL TYPES. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS OF CERAMIC TILE. PROVIDE CEMENT TRACKER LOAD AT NATURAL SLATE TILE. REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS OF SLATE.
 - CONFIRM TUB SURROUND WITH G. C.
 - CLOSET SHELVES: (5) 16" DEEP SPACED EVENLY UP TO 5'-8" ON 1/2 PAINTED CLEATS
 - ALL FIRE BLOCK TO BE PROVIDED BY G.C.
 - ALL INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
 - BALLOON FRAME AT EXTERIOR STAIR WALL.



1
A-1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



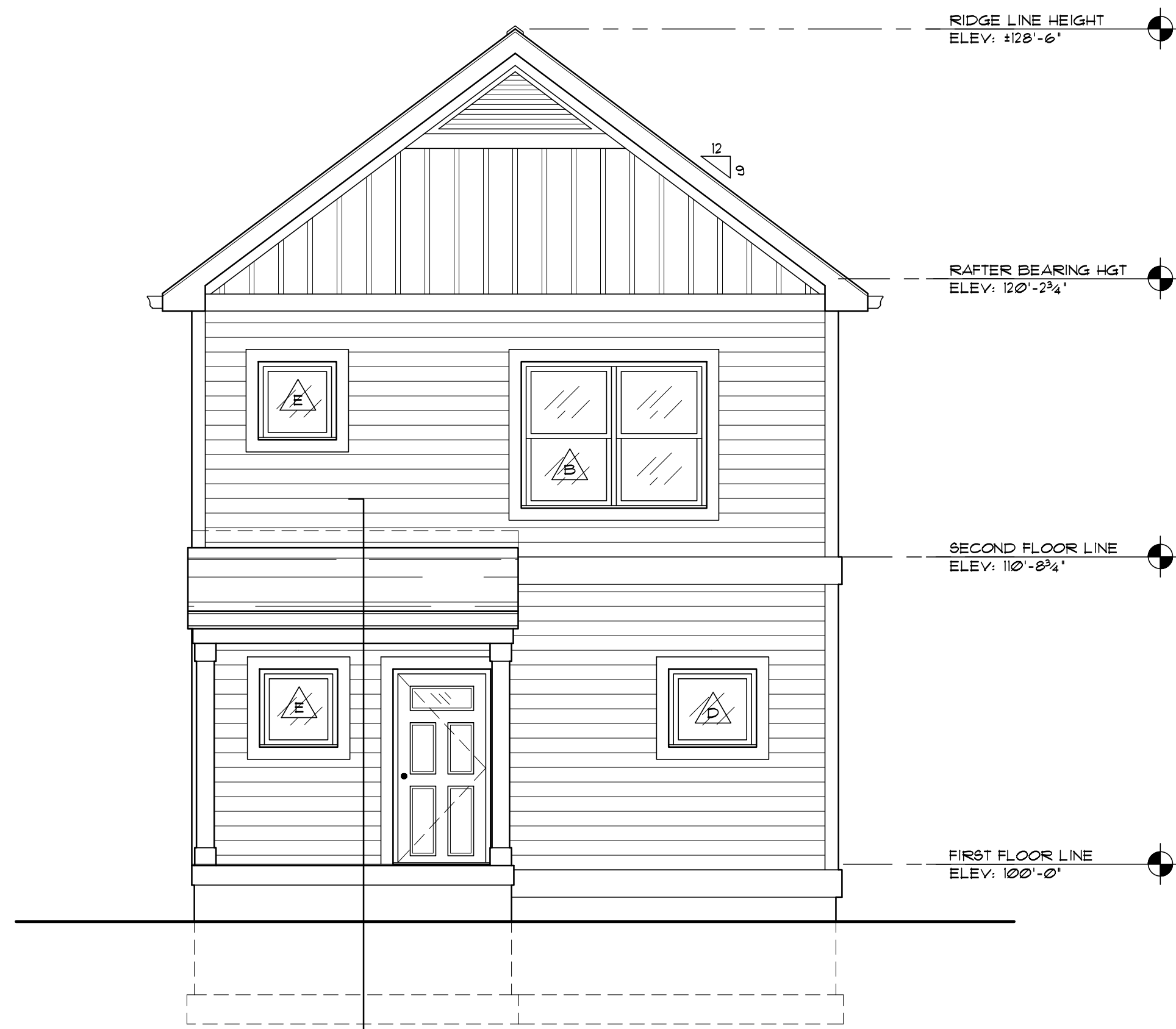
PROJECT NO:
2

3 BR - 2.5 BATH
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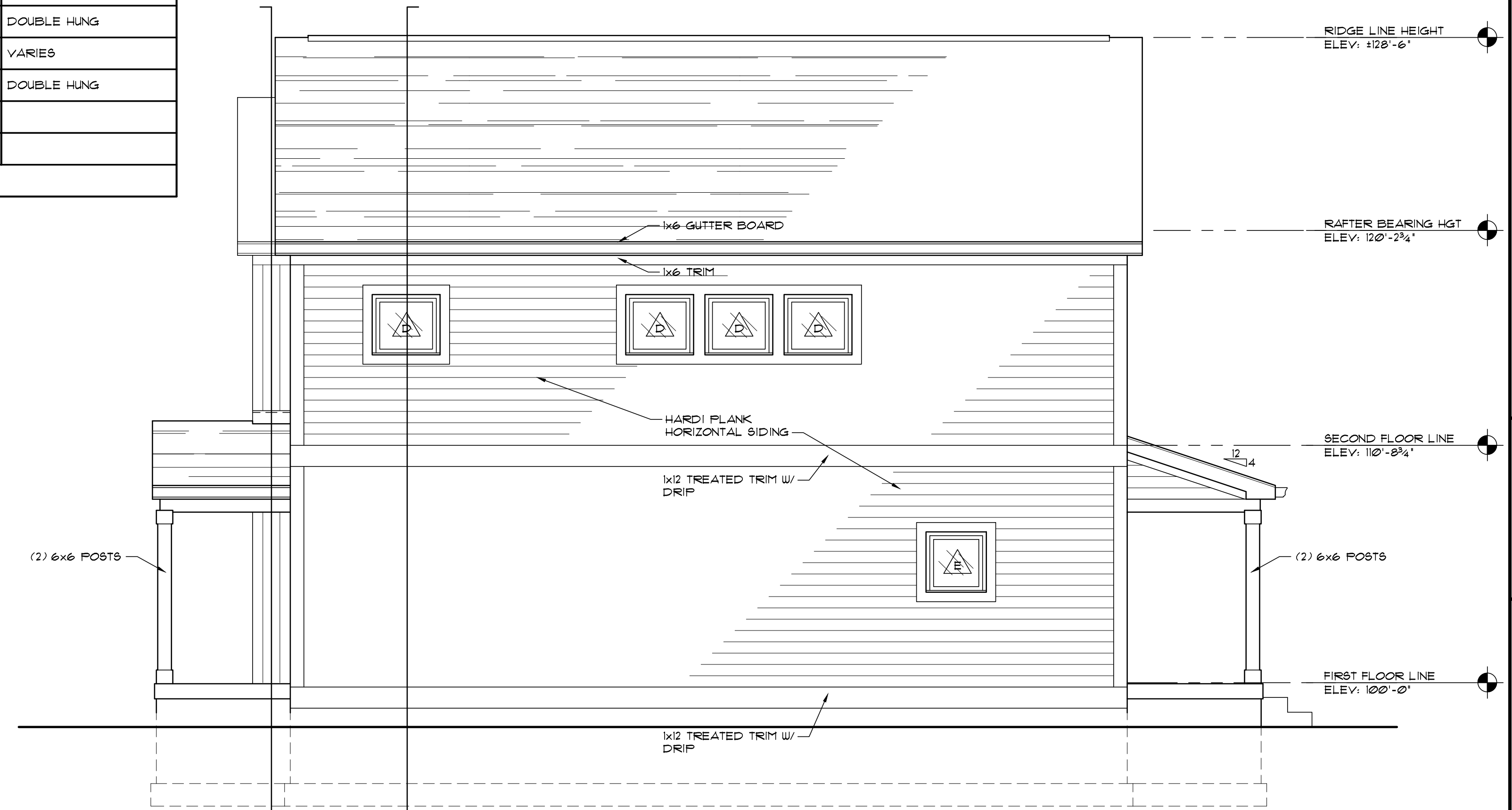
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A-1
SHEET NO.

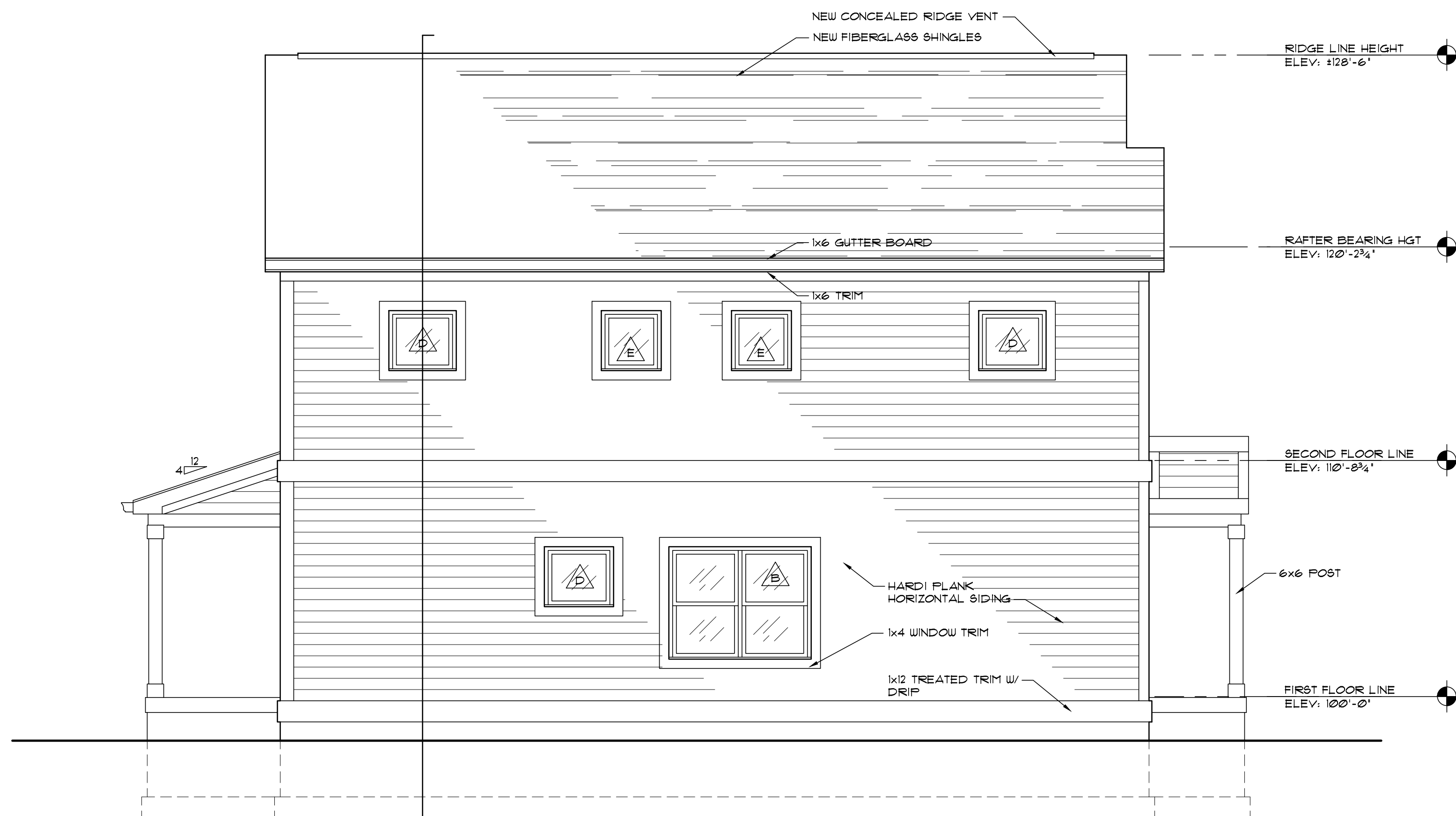
WINDOW SCHEDULE				
WINDOW NO.	SIZES (R.O.)		HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT		
A	3'-0"	4'-0"	6'-8"	DOUBLE HUNG
B	6'-4"	5'-0"	6'-8"	DOUBLE HUNG
D	3'-0"	2'-8"	6'-8"	VARIABLE
E	2'-8"	2'-8"	6'-8"	DOUBLE HUNG



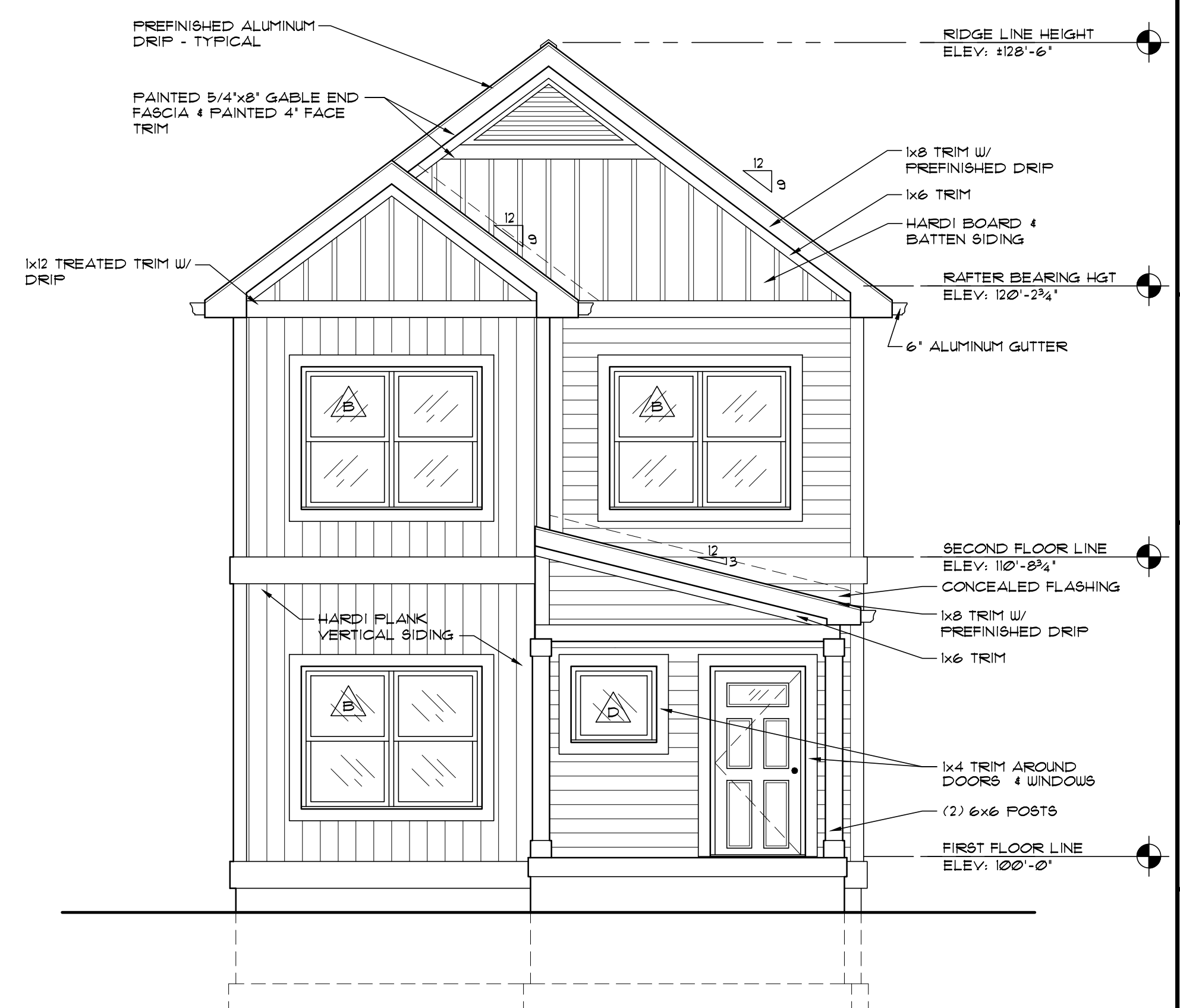
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

PROJECT NO: 2

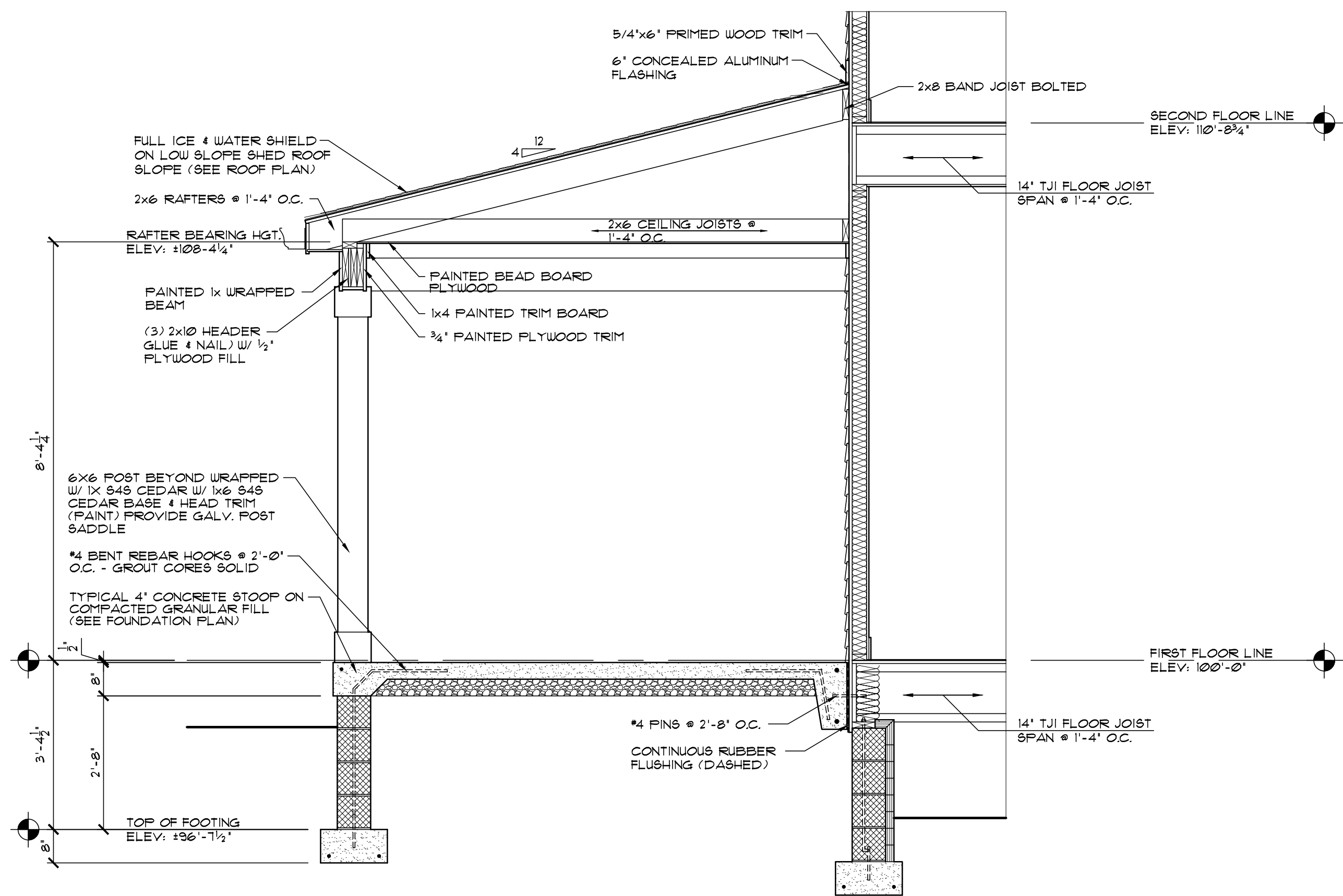
3 BR - 2.5 BATH

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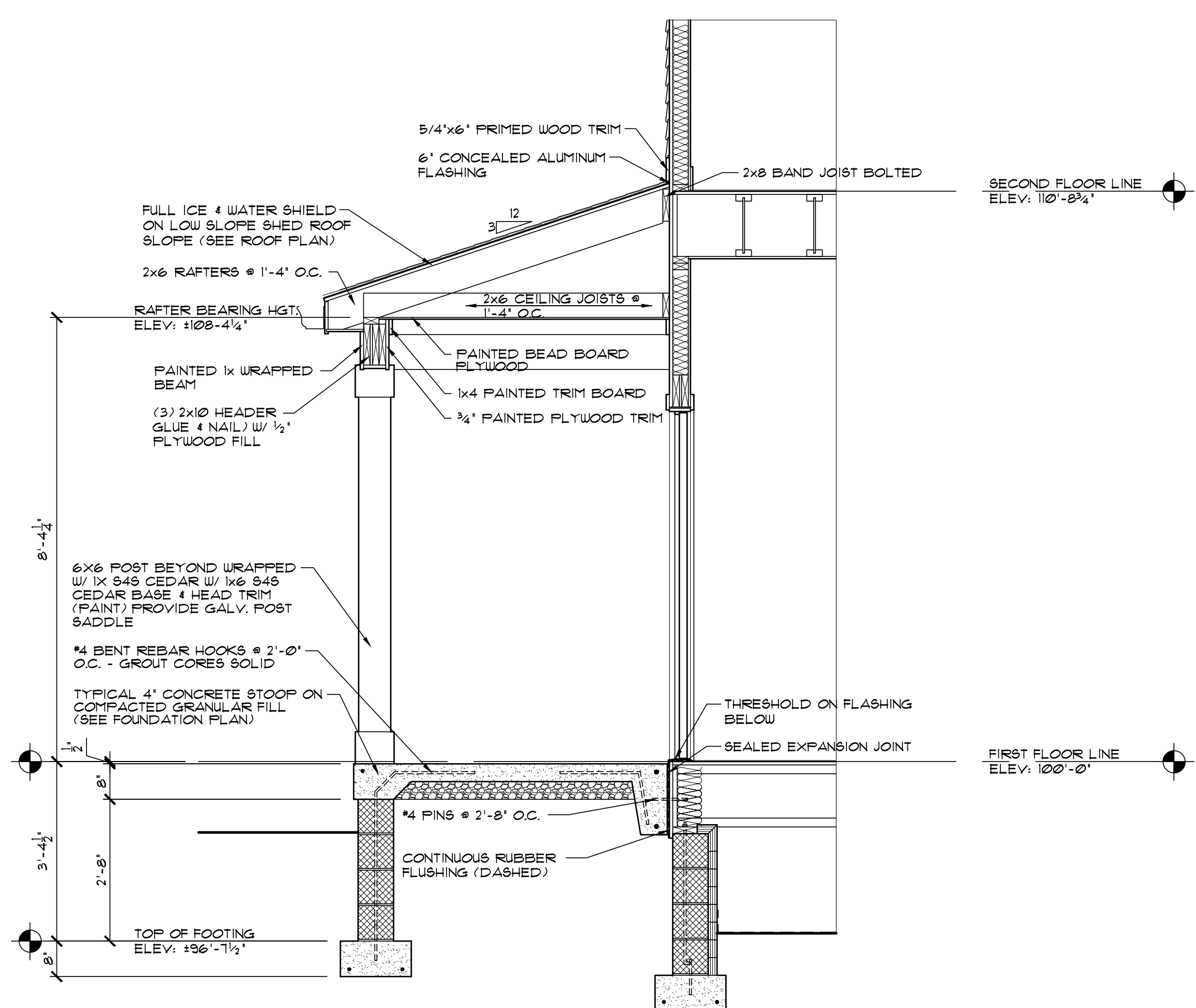
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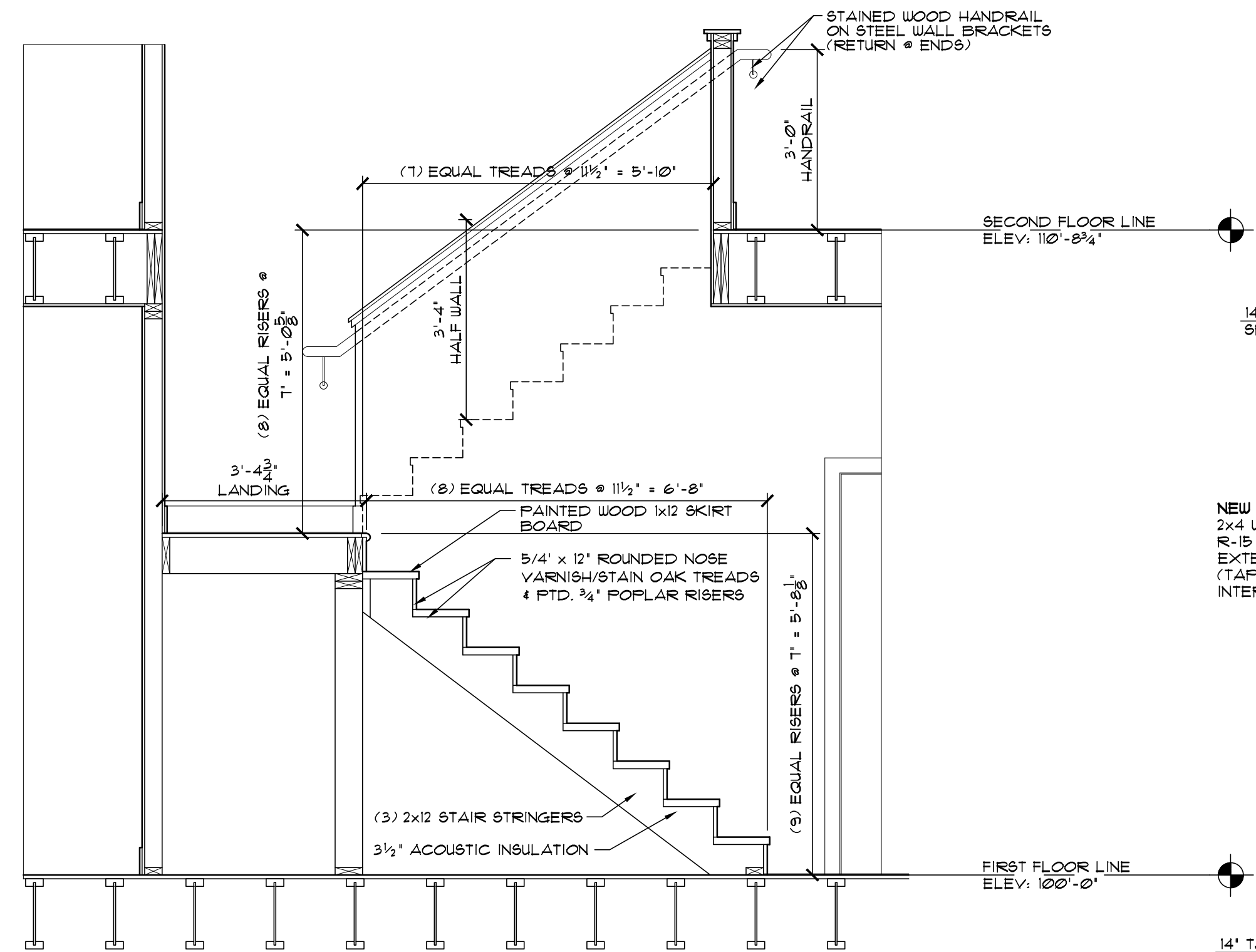
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SHEET NO.



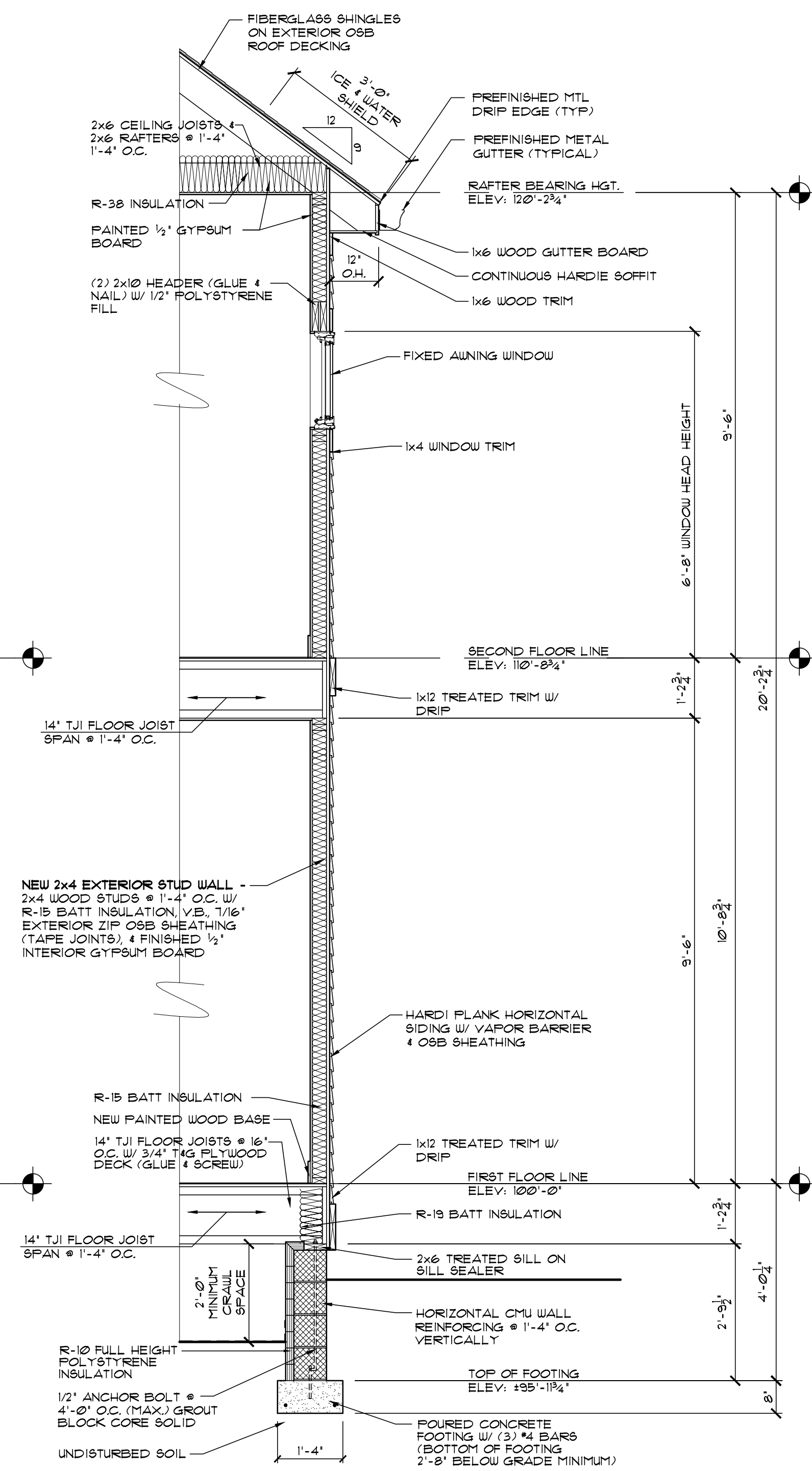
4 WALL SECTION @ FRONT PORCH
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ REAR PORCH
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ STAIR
SCALE: 1/2" = 1'-0"



1 WALL SECTION @ EXTERIOR WALL
SCALE: 1/2" = 1'-0"

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A-3	
SHEET NO.	

GENERAL ROOF PLAN NOTES:

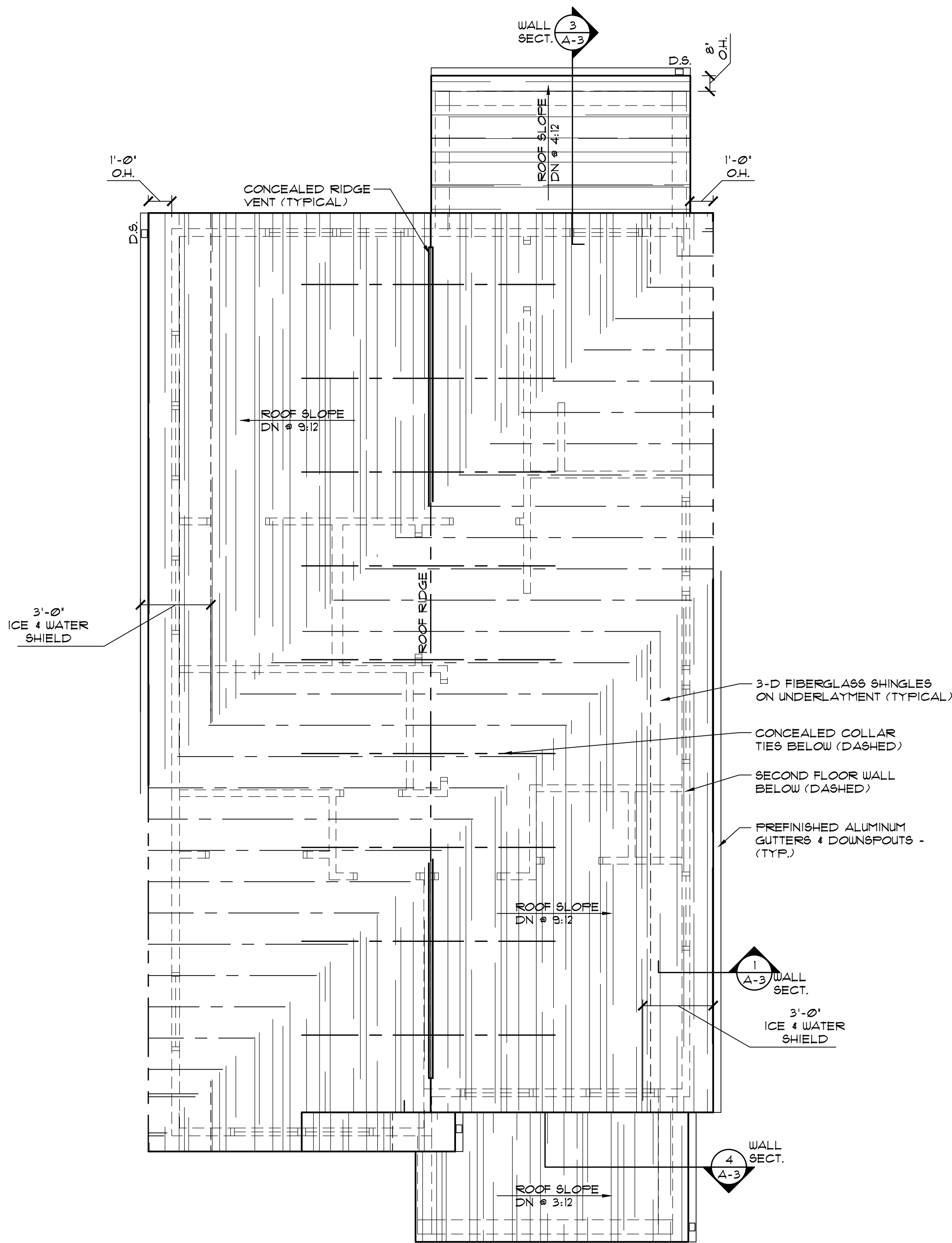
THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

- A. COORDINATE INSTALLING MEMBRANE ROOF AND SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.
- B. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF INSULATION.
- C. REPAIR OR REMOVE AND REPLACE COMPONENTS OF MEMBRANE ROOFING SYSTEM WHERE INSPECTIONS INDICATE THAT THEY DO NOT COMPLY WITH SPECIFIED REQUIREMENTS.
- D. PROVIDE GRACE ICE & WATER SHIELD AT ALL EAVES, VALLEYS, SLOPE BREAKS, AND DORMER WALLS.
- E. SIZE GUTTERS & DOWNSPOUTS IN ACCORDANCE WITH SMACNA STANDARDS.
- F. PLUMBING VENTS & OTHER PENETRATIONS SHALL BE LOCATED IN INCONSPICUOUS LOCATIONS, CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
- G. PROVIDE PROPERLY SIZED BOOTS/FLASHING AT ALL ROOF PENETRATIONS ALL TO THE PROPERTY.
- H. INSTALL METAL STEP FLASHING WHERE ROOFING MEETS WALLS, CHIMNEYS, OR OTHER VERTICAL SURFACES.
- I. PROVIDE BOX TYPE ROOF VENTS WHERE ADDITIONAL VENT AREA IS REQUIRED. CONFIRM LOCATIONS WITH OWNER AND ARCHITECT.
- J. PROVIDE CONTIGUOUS EDGE VENTING OR VENTED SOFFIT MATERIAL. (SEE WALL SECTIONS FOR ADDITIONAL DETAIL.)
- K. ENSURE ALL PENETRATION CURBS / FLASHING ARE AT LEAST 8" ABOVE MEMBRANE.

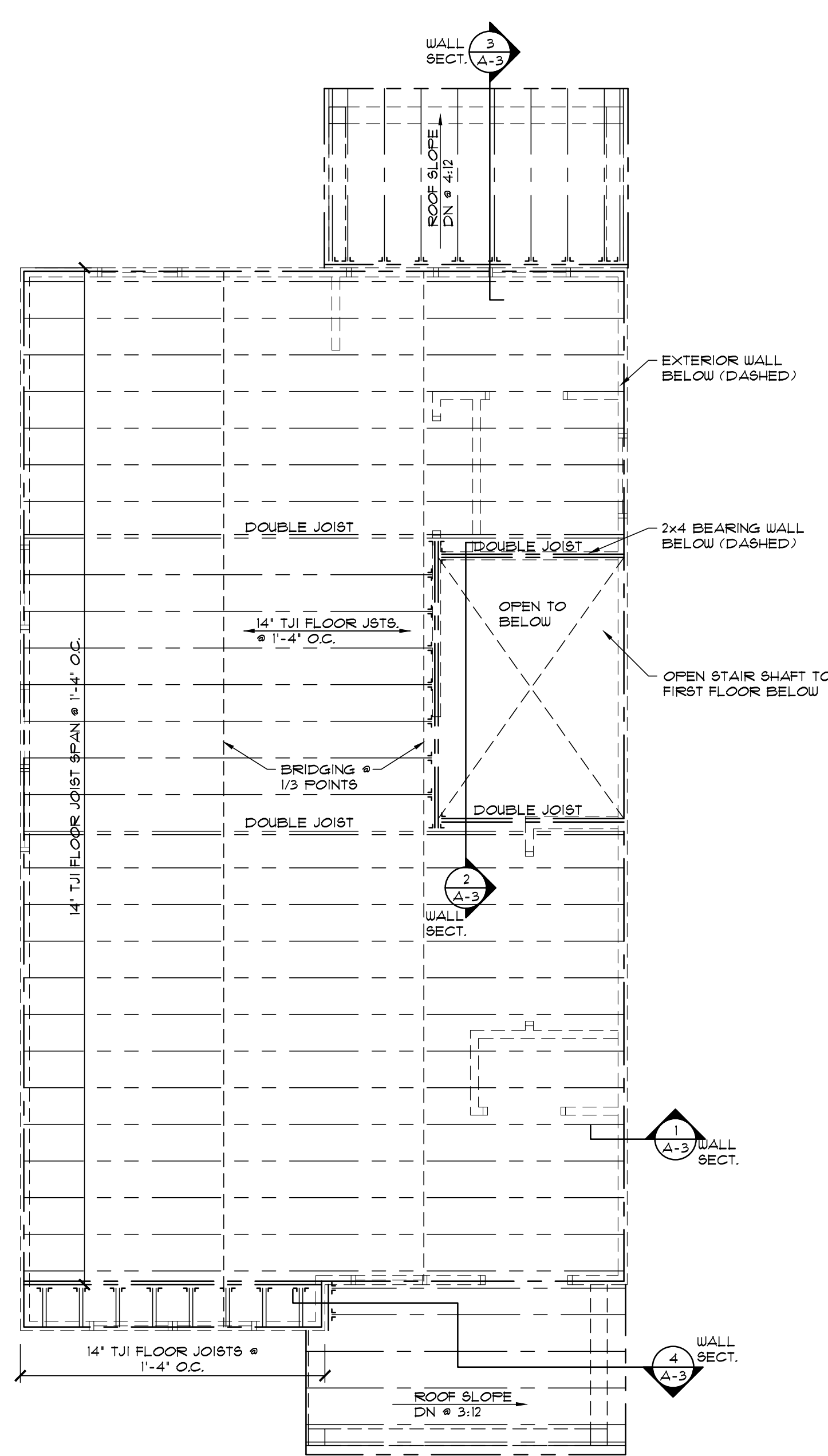
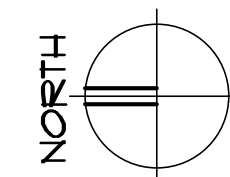
FOUNDATION GENERAL NOTES:

- 1. FOUNDATION SHALL BE DESIGNED/CERTIFIED BY A STRUCTURAL ENGINEER AS REQUIRED FOR SOIL/GROUND CONDITIONS. COORDINATE WITH ARCHITECT AS NEEDED FOR PROPER CONNECTIONS TO HOUSE, FRAMING, AND CONCRETE SLAB.
- 2. FOUNDATION FOOTINGS MUST BE A MINIMUM OF 30" BELOW GRADE.
- 3. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, UNLESS NOTED OTHERWISE.
- 4. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
- 5. STRUCTURAL CONCRETE FOOTINGS TO BE 2000 PSI. WALLS AND SLABS 3500 PSI.
- 6. BOTTOM OF ALL FOOTINGS TO BE SET BELOW LOCAL FROST LINE. SEE DETAILS.
- 7. CONCRETE TRENCH FOOTINGS TO BE POURED CONC. REINFORCED PER LOCAL CODES AND CONDITIONS.
- 8. PROVIDE HOT DIPPED GALVANIZED ANCHOR BOLTS 1/2" DIA X 10" STARTING 11 6" FROM EACH CORNER @ 1'-0" O.C. AND AT EACH SIDE OF ALL OPENINGS (MIN. 12" PER PIECE OF SILL PLATE).
- 9. GARAGE SLABS ARE TO BE SEALED/FINISHED.
- 10. SLABS IN CONDITIONED SPACE ARE TO BE TROUELED SMOOTH.
- 11. FOUNDATION WALLS ARE 8" THICK CONCRETE U.N.O.



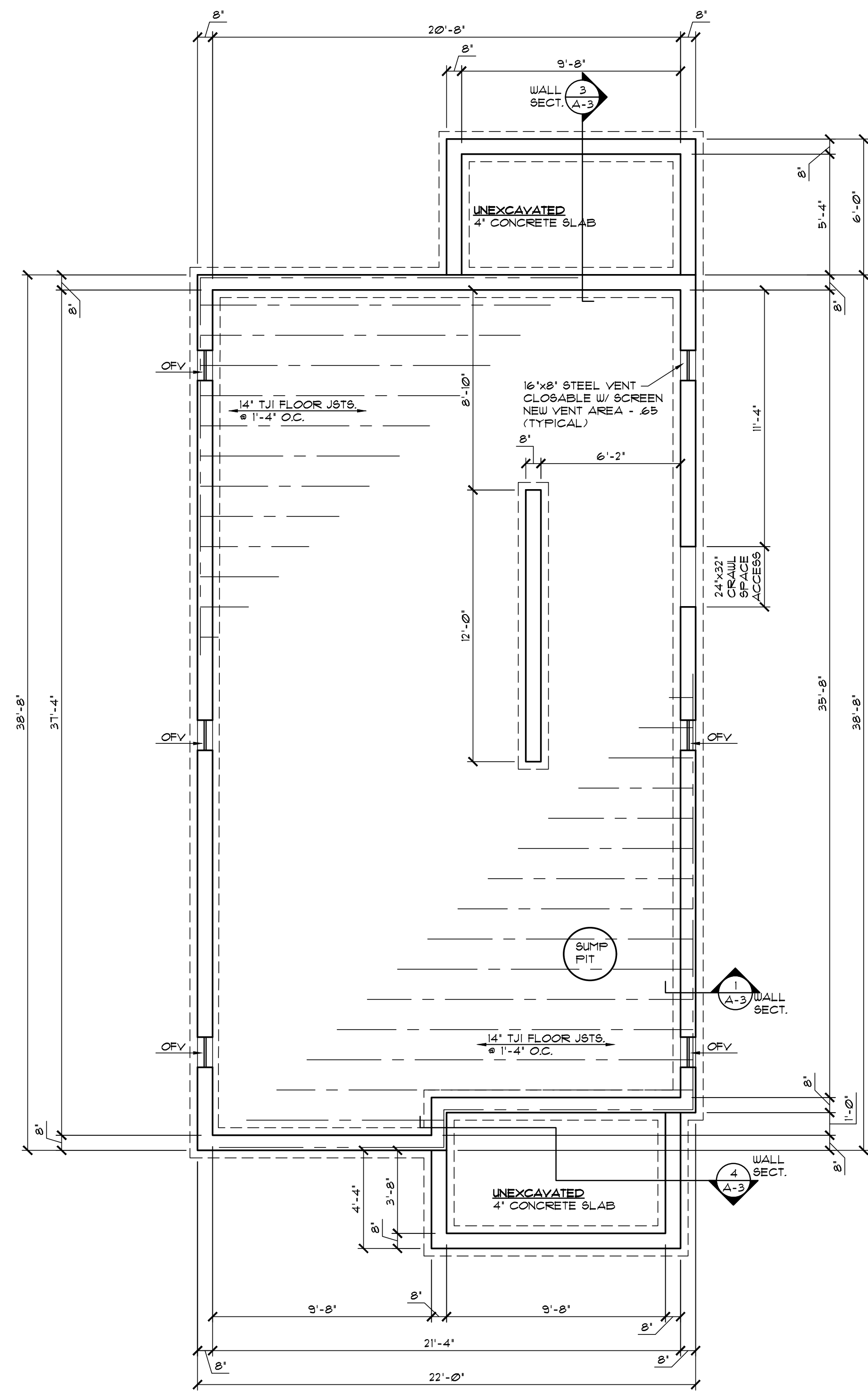
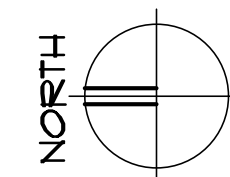
**ROOF FRAMING/
ROOF PLAN**

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



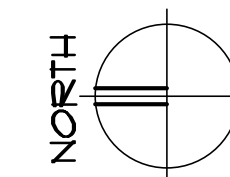
**SECOND FLOOR
FRAMING PLAN**

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



FOUNDATION PLAN

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



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3 BR - 2.5 BATH

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SHEET NO.