

NEW RESIDENTIAL CONSTRUCTION

Design Criteria and Code References

HOLLINGSWORTH DESIGN ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2015 INTERNATIONAL RESIDENTIAL CODE AS WELL AS ACT 12 AMENDMENTS CONCERNING R301.2.1.1 (DESIGN CRITERIA) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 130 MPH.

AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH THE FOLLOWING CODES.

THIS PLAN WAS DESIGNED TO MEET R301 DESIGN LOAD CRITERIA, 40PSF LIVE, 30 PSF LIVE LOAD FOR SLEEPING ROOMS, 20 PSF ROOF LIVE LOAD, AND DESIGN WIND SPEED IS 130 MPH.

Table R301.2

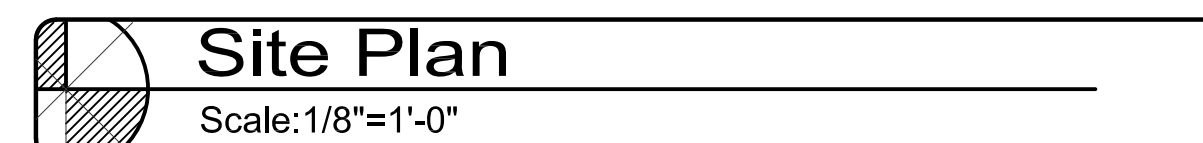
GROUND SNOW LOAD	ZERO
WIND SPEED	130 MPH.
SEISMIC DESIGN CATEGORY	A
WEATHERING DAMAGE	NEGLIGIBLE
FROST LINE DEPTH	N/A
TERMITE DAMAGE	VERY HEAVY
DECAY DAMAGE	MOD./SEVERE
WINTER DESIGN TEMPERATURE	32° F
ICE SHIELD UNDERLAYMENT REQUIRED	NO
AIR FREEZING INDEX	18
MEAN ANNUAL TEMPERATURE	68.2° F

SPECIFICATIONS AND DESIGN NOTES CONTINUED, SEE STRUCTURAL

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CONTRACTOR SHALL
AFFIX SURVEY WITH
BUILDING PLOT HERE



DOOR SCHEDULE				WINDOW SCHEDULE																
NO.	LABEL	QTY	FLR/SIZE	WIDTH	HGT/R/O	DESCRIPTION	HEADER	THICK.	COMMENTS	NO.	QTY	SIZE	TOP	EGRESS	TEMP.	ARCH	DESCRIPTION	HEADER	CODE	
D01	1368	1	2	1368	L IN	15'-3/16"	80"	17'-3/16" X 82 1/2"	HINGED-DOOR P07	2X6X20	3/16"	(2)	1 3/8"	2X6X23	(2)	1 3/8"	SINGLE HUNG	2X6X29"	(2)	
D02	1680	1	1	1680	L IN	18"	96"	20' X 98 1/2"	HINGED-DOOR P07	2X6X23	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	LEFT SLIDING	2X10X77"	(2)	
D03	2048	1	2	2048	R IN	24"	48"	26' X 50 1/2"	HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	FIXED GLASS	2X6X41"	(2)	
D04	2048	1	2	2048	R IN	24"	80"	26' X 82 1/2"	HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X41"	(2)	
D05	2068	3	2	2068	L IN	24"	80"	26' X 82 1/2"	HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	FIXED GLASS	2X6X41"	(2)	
D06	2068	3	2	2068	R EX	24"	80"	26' X 82 1/2"	EXT. HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	FIXED GLASS	2X6X41"	(2)	
D07	2068	2	1	2068	R IN	24"	80"	26' X 82 1/2"	HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	FIXED GLASS	2X6X41"	(2)	
D08	2068	2	1	2068	R IN	24"	96"	26' X 98 1/2"	DOORWAY	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X37"	(2)	
D09	2080	1	1	2080	L IN	24"	96"	26' X 98 1/2"	HINGED-DOOR P04	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X37"	(2)	
D10	2080	1	1	2080	R IN	24"	96"	26' X 98 1/2"	POCKET-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X41"	(2)	
D11	2080	3	2	2080	L IN	24"	96"	26' X 98 1/2"	HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X41"	(2)	
D12	2080	3	2	2080	R IN	24"	96"	26' X 98 1/2"	HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X41"	(2)	
D13	2080	1	2	2080	R EX	24"	96"	26' X 98 1/2"	EXT. HINGED-DOOR P07	2X6X29"	(2)	1 3/8"	1 3/8"	2X6X29"	(2)	1 3/8"	SINGLE HUNG	2X6X37"	(2)	
D14	2468	1	2	2468	R IN	28"	80"	30' X 82 1/2"	HINGED-DOOR P07	2X6X33"	(2)	1 3/8"	1 3/8"	2X6X33"	(2)	1 3/8"	ROUND TOP	FIXED GLASS-CT	2X6X35"	(2)
D15	2468	1	2	2468	L IN	28"	80"	30' X 82 1/2"	HINGED-DOOR P07	2X6X33"	(2)	1 3/8"	1 3/8"	2X6X33"	(2)	1 3/8"	FIXED GLASS	2X6X35"	(2)	
D16	2480	2	1	2480	L IN	30"	96"	32' X 98 1/2"	HINGED-DOOR P07	2X6X35"	(2)	1 3/8"	1 3/8"	2X6X35"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D17	2480	2	1	2480	R IN	30"	96"	32' X 98 1/2"	HINGED-DOOR P07	2X6X35"	(2)	1 3/8"	1 3/8"	2X6X35"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D18	2680	1	1	2680	L IN	30"	96"	32' X 98 1/2"	HINGED-DOOR P07	2X6X35"	(2)	1 3/8"	1 3/8"	2X6X35"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D19	2680	1	2	2680	R IN	30"	96"	32' X 98 1/2"	HINGED-DOOR P07	2X6X35"	(2)	1 3/8"	1 3/8"	2X6X35"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D20	2680	2	2	2680	R IN	30"	96"	32' X 98 1/2"	HINGED-DOOR P07	2X6X35"	(2)	1 3/8"	1 3/8"	2X6X35"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D21	2680	2	2	2680	R IN	30"	96"	32' X 98 1/2"	HINGED-DOOR P07	2X6X35"	(2)	1 3/8"	1 3/8"	2X6X35"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D22	2680	2	1	2680	L IN	32"	96"	34' X 98 1/2"	DOORWAY	2X6X37"	(2)	1 3/8"	1 3/8"	2X6X37"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D23	2680	1	1	2680	L IN	32"	96"	34' X 98 1/2"	HINGED-DOOR P07	2X6X37"	(2)	1 3/8"	1 3/8"	2X6X37"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D24	2680	1	1	2680	R EX	32"	96"	34' X 98 1/2"	EXT. HINGED-DOOR P07	2X6X37"	(2)	1 3/8"	1 3/8"	2X6X37"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D25	3080	2	1	3080	L R IN	36"	96"	38' X 98 1/2"	DOUBLE HINGED-DOOR P07	2X6X41"	(2)	1 3/8"	1 3/8"	2X6X41"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D26	3080	2	1	3080	R IN	36"	96"	38' X 98 1/2"	HINGED-DOOR P07	2X6X41"	(2)	1 3/8"	1 3/8"	2X6X41"	(2)	1 3/8"	FIXED GLASS	2X6X37"	(2)	
D27	5080	3	1	5080	L R EX	160"	96"	162' X 99"	EXT. DOUBLE HINGED-DOOR P07	2X8X65"	(2)	1 3/8"	1 3/8"	2X8X65"	(2)	1 3/8"	FIXED GLASS	2X8X69"	(2)	
D28	5480	1	1	5480	L R EX	164"	96"	166' X 99"	EXT. DOUBLE HINGED-DOOR P07	2X8X69"	(2)	1 3/8"	1 3/8"	2X8X69"	(2)	1 3/8"	FIXED GLASS	2X8X77"	(2)	
D29	6080	1	1	6080	L R EX	172"	96"	174' X 99"	DOORWAY	2X10X77"	(2)	1 3/4"	1 3/4"	2X10X77"	(2)	1 3/4"	FIXED GLASS	2X8X77"	(2)	
D30	9080	2	1	9080	L R EX	108"	96"	110' X 99"	GARAGE-GARAGE DOOR CHD05	2X12X116"	(2)	1 3/4"	1 3/4"	2X12X116"	(2)	1 3/4"	FIXED GLASS	2X8X29"	(2)	

NOTE: All Framing Materials Below the Minimum Floor Elevation (B.F.E.) Must Be Treated for Waterproofing.

NOTE: All Framing Materials for this detached structure shall be pressure-preservative treated wood in accordance with the AWPA standards in the IRC 2009 Section R318.1. All building materials used below floor grade shall comply with IRC 2012 Section R322.1.B.

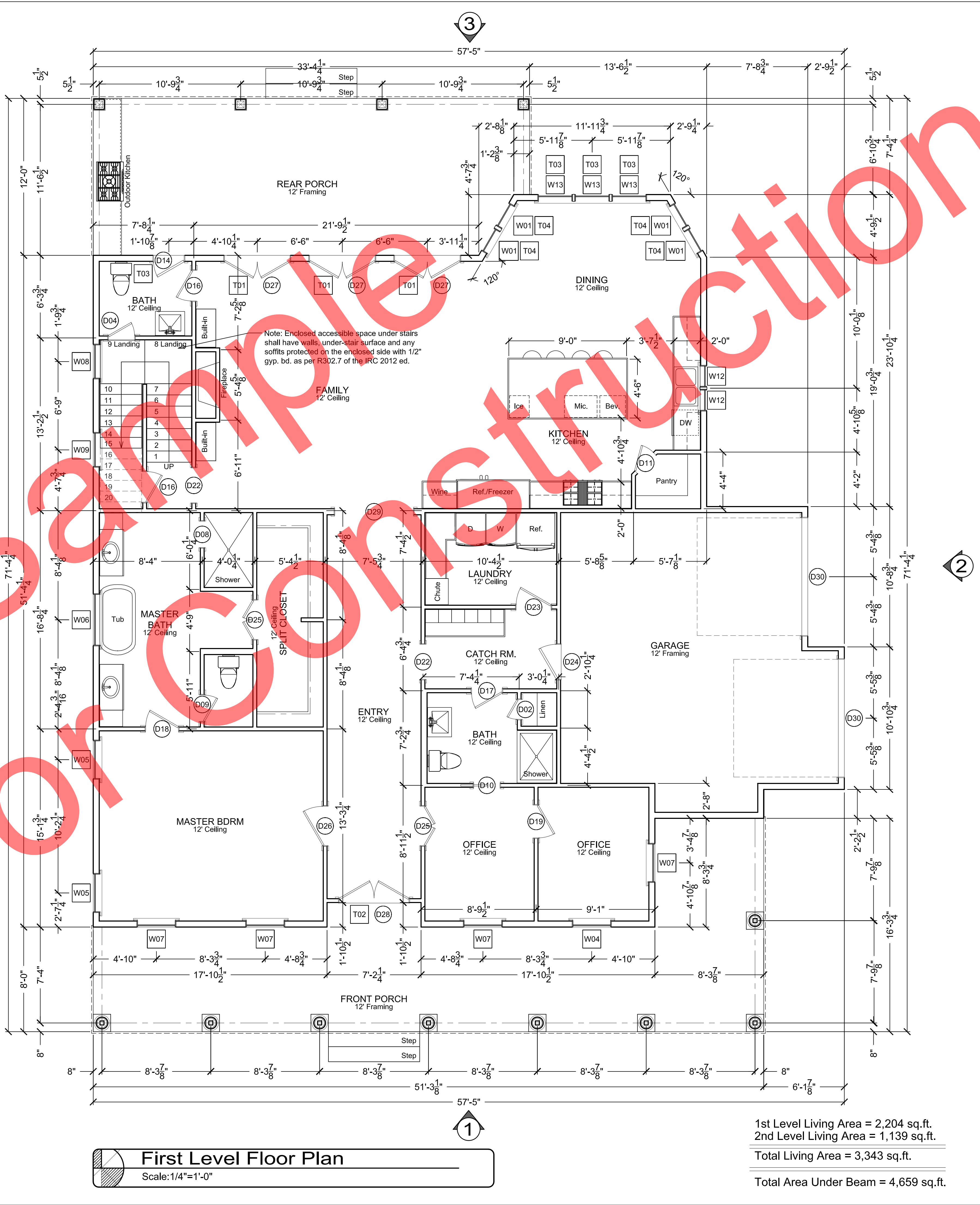
NOTE: Smart Vents or equal shall be used in the enclosed shed in areas depicted on this plan. The total net area of these openings shall be at least 1 square inch for each square foot of enclosed area. The design of these openings will provide for equalization of hydrostatic floor forced on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24. The bottom of each opening shall be 1 foot or less above adjacent ground level. Openings shall be not less than 3 inches in any direction in the plane of the wall.

NOTE: WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

NOTE: ANY GLAZING SILL CONDITION ON THE 2ND LEVEL OF THIS NEW STRUCTURE THAT IS 24" BELOW THE FINISHED FLOOR SHALL HAVE APPROVED OPENING PROTECTION DEVICES INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

All new Glazing must meet the requirements of climate zone 3 on table N1102.1 of the IRC.

All new Glazing must have a SHGC rating of .40 or lower and a U-factor of .76 or lower to comply with 2006 IECC.



First Level Floor Plan
Scale: 1/4"=1'-0"

1st Level Living Area = 2,204 sq.ft.
2nd Level Living Area = 1,139 sq.ft.
Total Living Area = 3,343 sq.ft.
Total Area Under Beam = 4,659 sq.ft.

DOOR SCHEDULE				WINDOW SCHEDULE															
NO.	LABEL	QTY	FLR/SIZE	WIDTH	HGT/R/O	DESCRIPTION	HEADER	THICK.	COMMENTS	NO.	QTY	SIZE	TOP	EGRESS	TEMP.	ARCH	DESCRIPTION	HEADER	CODE
D01	1368	1	2	1368 L IN	80"	17 3/16"x82 1/2"	HINGED-DOOR P07	2X6X20 3/16" (2)	1 3/8"		W01	4	2070SH	96"			SINGLE HUNG	2X6X29" (2)	
D02	1680	1	1	1680 L IN	18"	96" x 20"X98 1/2"	HINGED-DOOR P07	2X6X23" (2)	1 3/8"		W03	1	6030LS	96"	YES		LEFT SLIDING	2X10X77" (2)	
D03	2040	1	2	2040 R IN	24"	48" x 26"X50 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W04	1	30100FX	92"	YES		FIXED GLASS	2X6X41" (2)	
D04	2068	1	2	2068 R IN	24"	80" x 26"X82 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W05	2	3070SH	126"	YES		SINGLE HUNG	2X6X41" (2)	
D05	2068	3	2	2068 L IN	24"	80" x 26"X82 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W06	1	4040FX	96"	YES		FIXED GLASS	2X6X53" (2)	
D06	2068	2	2	2068 R EX	24"	80" x 26"X83"	EXT. HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W07	4	30100FX	126"			FIXED GLASS	2X6X41" (2)	
D07	2068	2	1	2068 R IN	24"	80" x 26"X82 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W08	1	2860SH	171"			SINGLE HUNG	2X6X37" (2)	
D08	2080	1	1	2080 L IN	24"	96" x 26"X98 1/2"	DOORWAY	2X6X29" (2)	1 3/8"		W09	1	2860SH	214 1/2"			SINGLE HUNG	2X6X37" (2)	
D09	2080	1	1	2080 R IN	24"	96" x 26"X98 1/2"	POCKET-DOOR P04	2X6X29" (2)	1 3/8"		W10	1	3060SH	96"			SINGLE HUNG	2X6X41" (2)	
D10	2080	1	2	2080 L IN	24"	96" x 26"X98 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W11	2	3060SH	96"	YES		SINGLE HUNG	2X6X41" (2)	
D11	2080	3	2	2080 R IN	24"	96" x 26"X98 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W12	2	1840SH	96"			SINGLE HUNG	2X6X25" (2)	
D12	2080	1	1	2080 L IN	24"	96" x 26"X98 1/2"	HINGED-DOOR P07	2X6X29" (2)	1 3/8"		W13	3	2870SH	96"			SINGLE HUNG	2X6X37" (2)	
D13	2080	1	1	2080 R EX	24"	96" x 26"X98 1/2"	EXT. HINGED-DOOR P07	2X6X33" (2)	1 3/4"		W14	2	2650FX	122"			FIXED GLASS-CT	2X6X35" (2)	
D14	2468	1	1	2468 R EX	28"	80" x 30"X83"	HINGED-DOOR P07	2X6X33" (2)	1 3/8"		T01	3	5420FX	122"			FIXED GLASS	2X8X65" (2)	
D15	2468	1	1	2468 L IN	28"	80" x 30"X83"	HINGED-DOOR P07	2X6X33" (2)	1 3/8"		T02	1	5420FX	122"			FIXED GLASS	2X8X65" (2)	
D16	2480	2	1	2480 L IN	28"	96" x 30"X98 1/2"	HINGED-DOOR P07	2X6X35" (2)	1 3/8"		T03	4	2820FX	122"			FIXED GLASS	2X8X37" (2)	
D17	2480	1	1	2480 R IN	28"	96" x 30"X98 1/2"	HINGED-DOOR P07	2X6X35" (2)	1 3/8"		T04	4	2020FX	122"			FIXED GLASS	2X6X29" (2)	
D18	2680	1	1	2680 L IN	30"	96" x 32"X98 1/2"	HINGED-DOOR P07	2X6X35" (2)	1 3/8"										
D19	2680	1	2	2680 R IN	30"	96" x 32"X98 1/2"	HINGED-DOOR P07	2X6X35" (2)	1 3/8"										
D20	2680	2	2	2680 L IN	30"	96" x 32"X98 1/2"	HINGED-DOOR P07	2X6X35" (2)	1 3/8"										
D21	2680	2	1	2680 R IN	30"	96" x 32"X98 1/2"	HINGED-DOOR P07	2X6X35" (2)	1 3/8"										
D22	2680	2	1	2680 L IN	32"	96" x 34"X98 1/2"	DOORWAY	2X6X37" (2)	1 3/8"										
D23	2680	1	1	2680 R EX	32"	96" x 34"X98 1/2"	HINGED-DOOR P07	2X6X37" (2)	1 3/8"										
D24	2680	1	1	2680 L EX	32"	96" x 34"X98 1/2"	EXT. HINGED-DOOR P07	2X6X37" (2)	1 3/4"										
D25	3080	1	1	3080 R IN	36"	96" x 38"X98 1/2"	DOUBLE HINGED-DOOR P07	2X6X41" (2)	1 3/8"										
D26	3080	2	1	3080 R IN	36"	96" x 38"X98 1/2"	HINGED-DOOR P07	2X6X41" (2)	1 3/8"										
D27	5080	3	1	5080 L/R EX	164"	96" x 62"X99"	EXT. DOUBLE HINGED-DOOR P07	2X8X65" (2)	1 3/8"										
D28	5480	1	1	5480 L/R EX	164"	96" x 66"X99"	EXT. DOUBLE HINGED-DOOR P07	2X8X65" (2)	1 3/8"										
D29	6080	1	1	6080 L/R EX	172"	96" x 74"X98 1/2"	DOORWAY	2X10X77" (2)	1 3/8"										
D30	9080	2	1	9080 L/R EX	108"	96" x 110"X99"	GARAGE-GARAGE DOOR CHD05	2X12X116" (2)	1 3/4"										

NOTE: All Framing Materials Below the Minimum Floor Elevation (B.F.E.) Must Be Treated for Waterproofing.

NOTE: All Framing Materials for this detached structure shall be pressure-preservative treated wood in accordance with the AWPA standards in the IRC 2009 Section R321.1. All building materials used below floor grade shall comply with IRC 2012 Section R322.1.B.

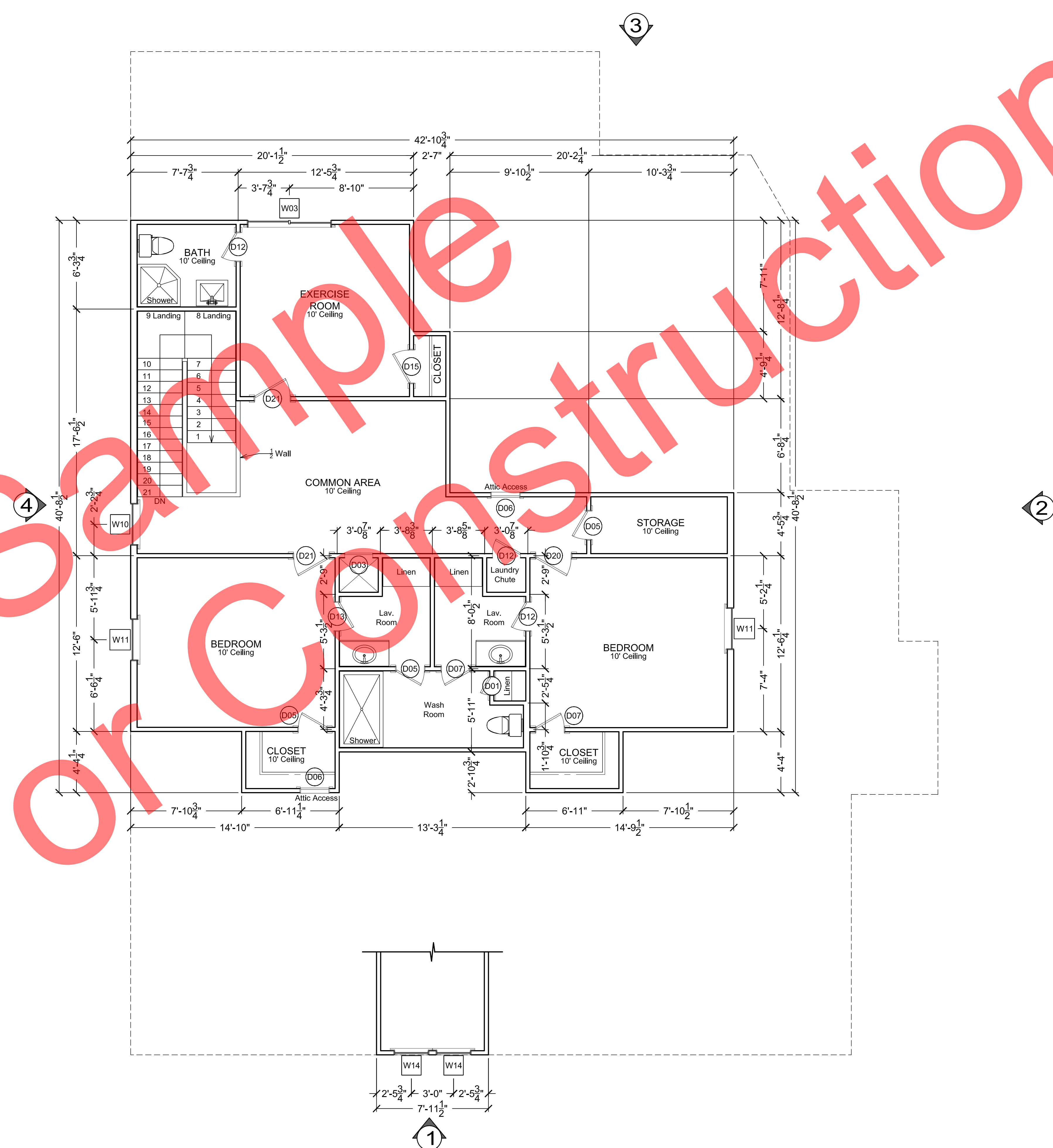
NOTE: Smart Vents or equal shall be used in the enclosed shed in areas depicted on this plan. The total net area of these openings shall be at least 1 square inch for each square foot of enclosed area. The design of these openings will provide for equalization of hydrostatic floor forced on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24. The bottom of each opening shall be 1 foot or less above adjacent ground level. Openings shall be not less than 3 inches in any direction in the plane of the wall.

NOTE: WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

NOTE: ANY GLAZING SILL CONDITION ON THE 2ND LEVEL OF THIS NEW STRUCTURE THAT IS 24" BELOW THE FINISHED FLOOR SHALL HAVE APPROVED OPENING PROTECTION DEVICES INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

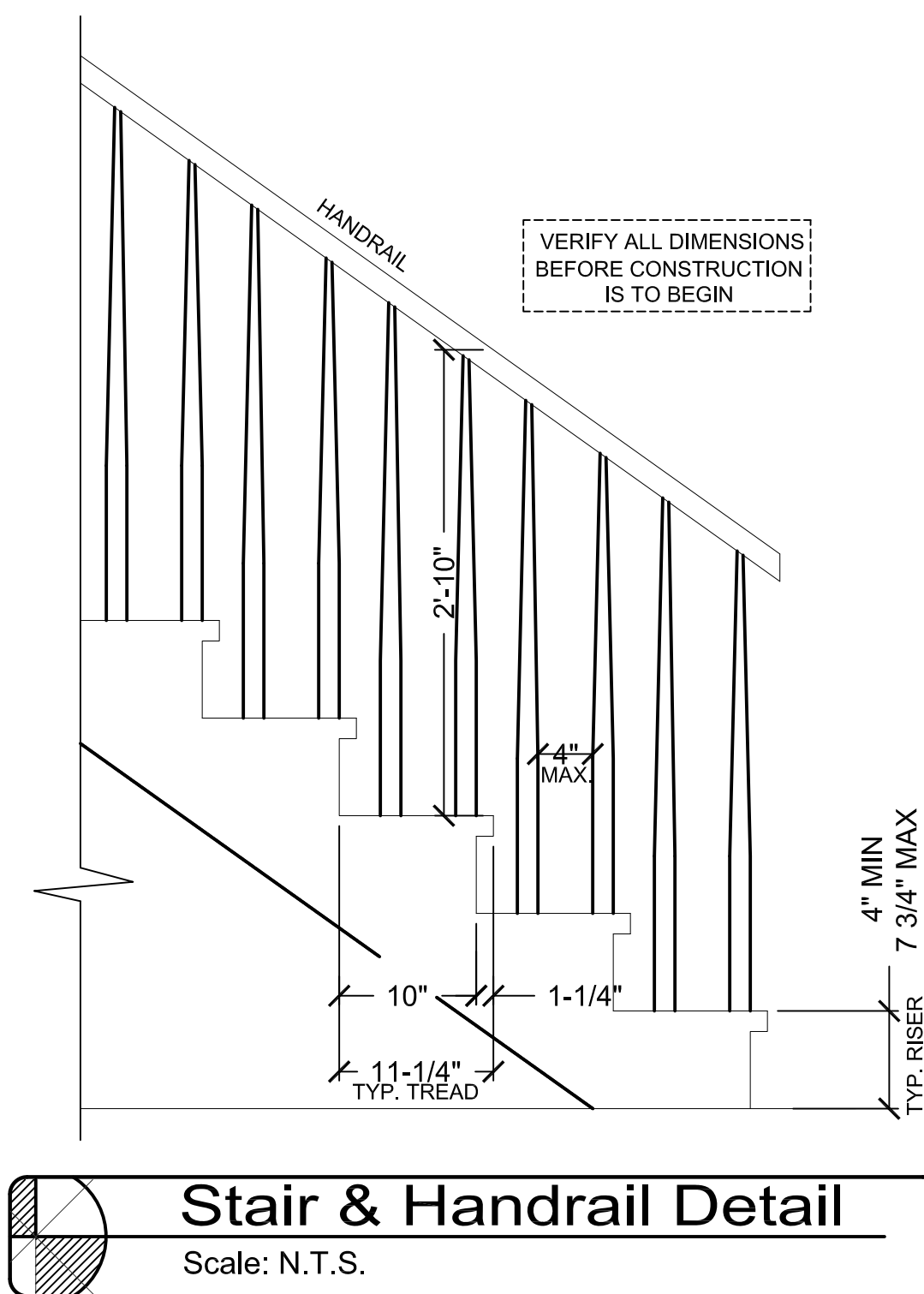
All new Glazing must meet the requirements of climate zone 3 on table N1102.1 of the IRC.

All new Glazing must have a SHGC rating of .40 or lower and a U-factor of .75 or lower to comply with 2006 IECC.



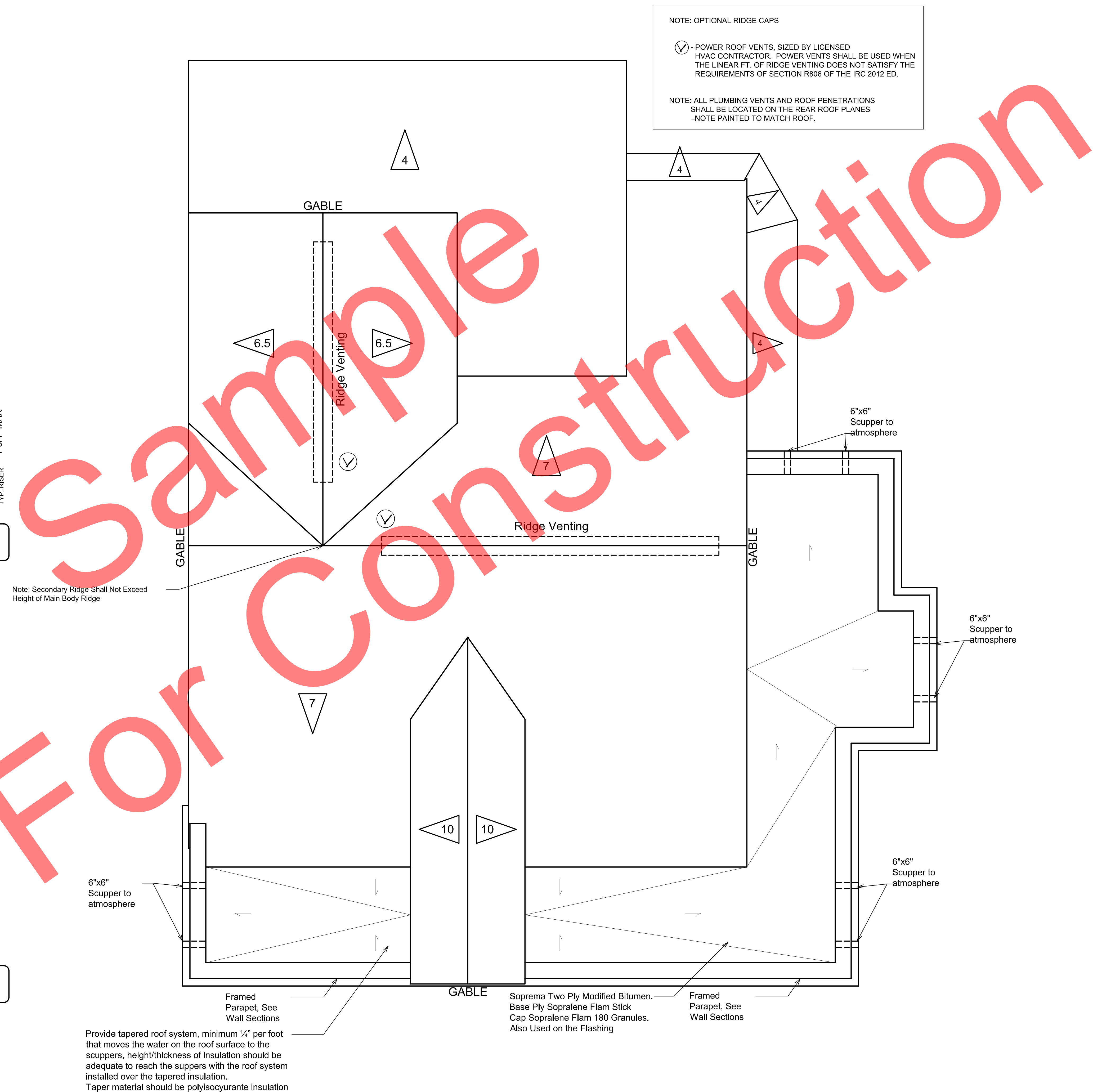
Second Level Floor Plan
Scale: 1/4"=1'-0"

1st Level Living Area = 2,204 sq.ft.
2nd Level Living Area = 1,139 sq.ft.
Total Living Area = 3,343 sq.ft.
Total Area Under Beam = 4,659 sq.ft.



- HANDRAIL SHALL HAVE A HEIGHT OF 34" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- HANDRAIL SHALL BE PROVIDED ON THE SIDE OF THE STAIRWAY OF FOUR OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, ENDS SHALL RETURN AND SHALL TERMINATE IN NEWL POST OR SAFETY TERMINALS.
- HANDRAIL SHALL BE NO MORE THAN 2 1/4" IN CROSS SECTION DIMENSION WITH SMOOTH SURFACE WITH NO SHARP CORNERS.
- HANDRAILS SHALL HAVE SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. (APPLIES TO INTERIOR ONLY)
- GUARDRAILS SHALL BE LOCATED AT PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES WILL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

Stair Notes
Scale: N.T.S.

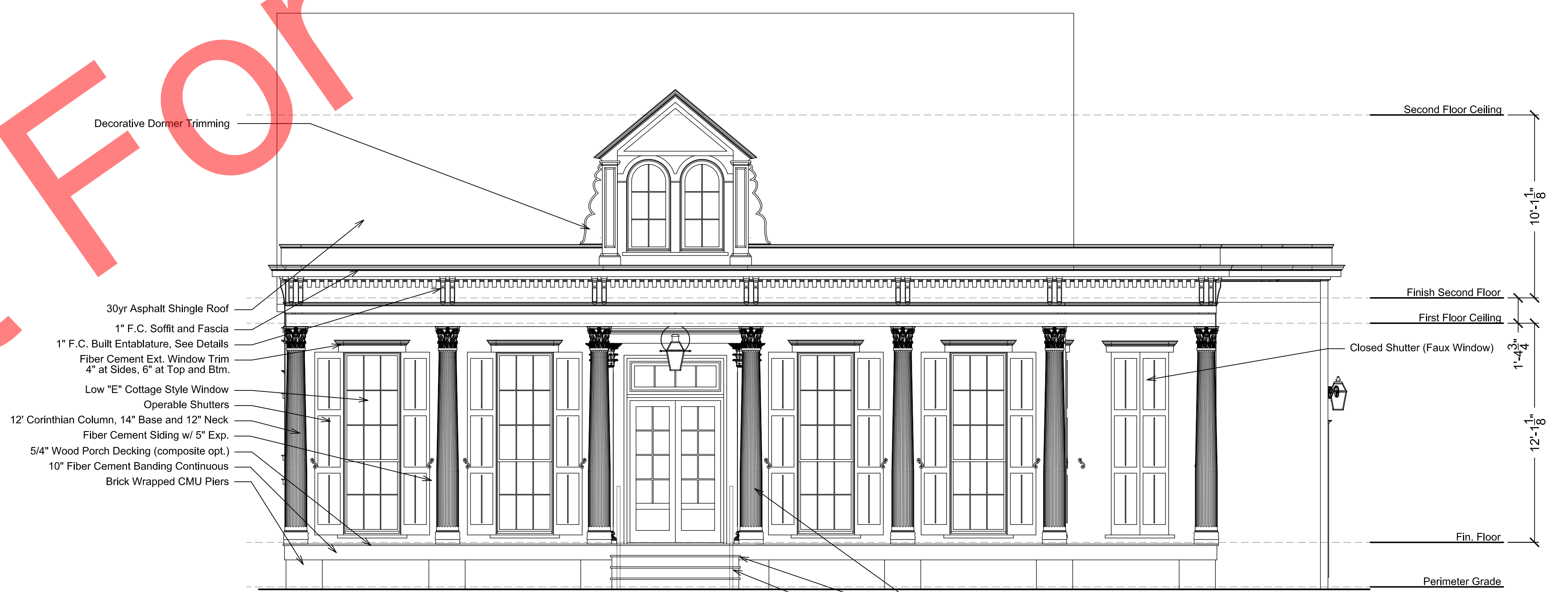


Provide tapered roof system, minimum 1/4" per foot that moves the water on the roof surface to the scuppers, height/thickness of insulation should be adequate to reach the scuppers with the roof system installed over the tapered insulation. Taper material should be polyisocyanurate insulation

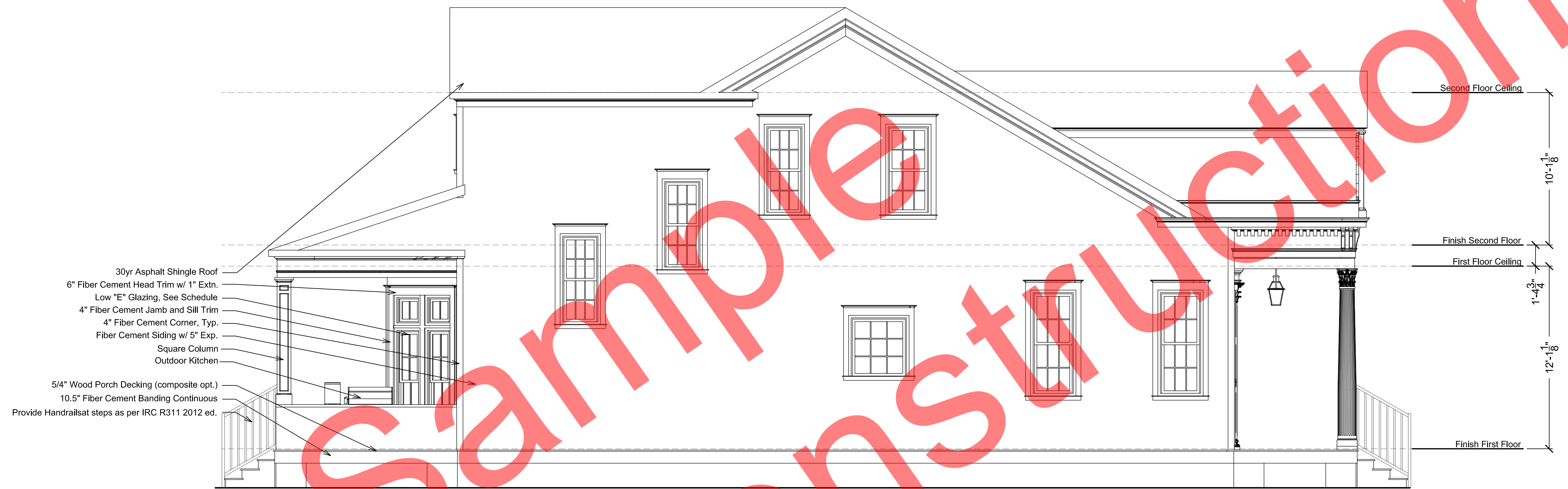
Not For Construction



3 Rear Elevation
Scale: 1/4"=1'-0"



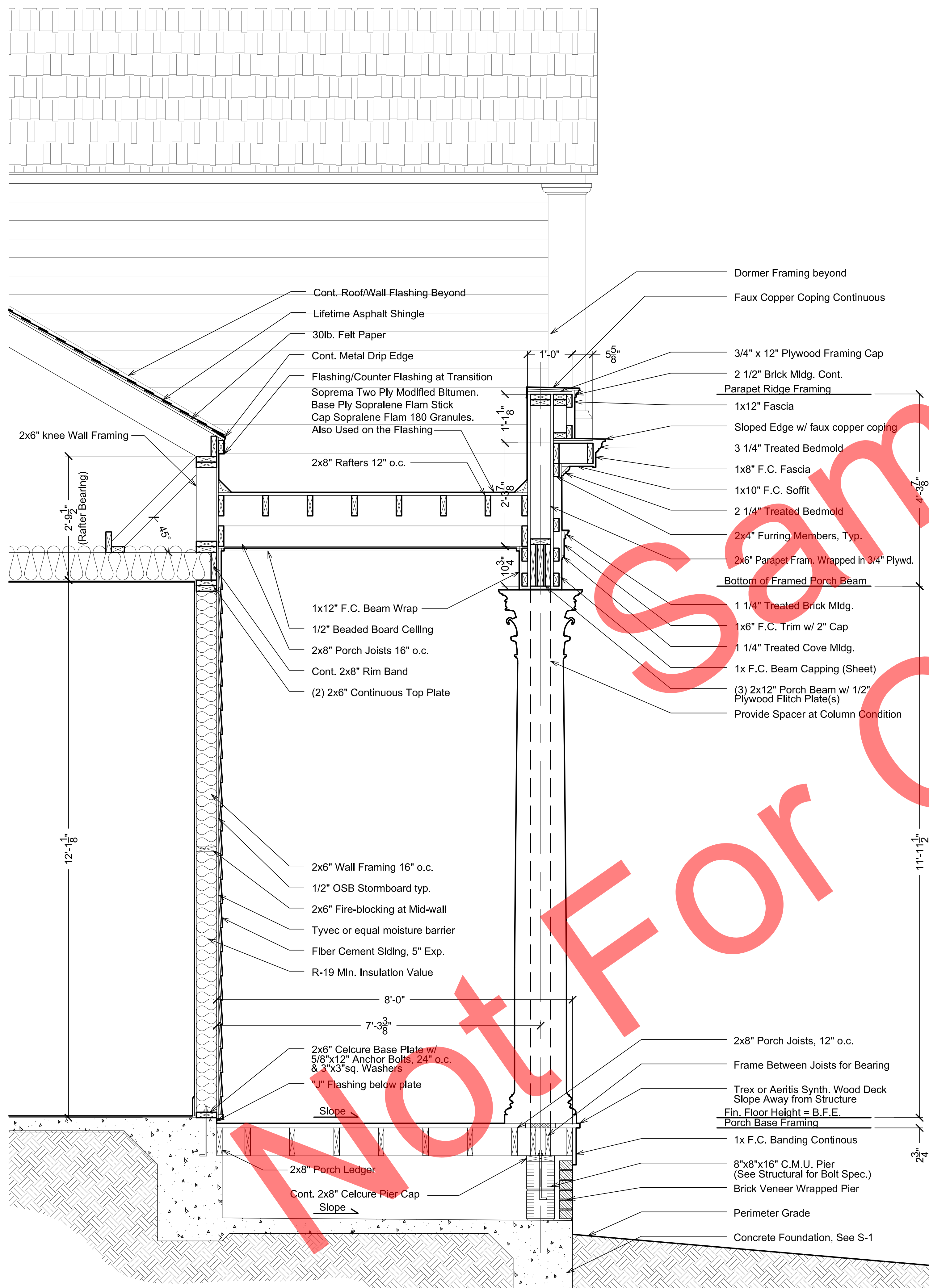
1 Front Elevation
Scale: 1/4"=1'-0"



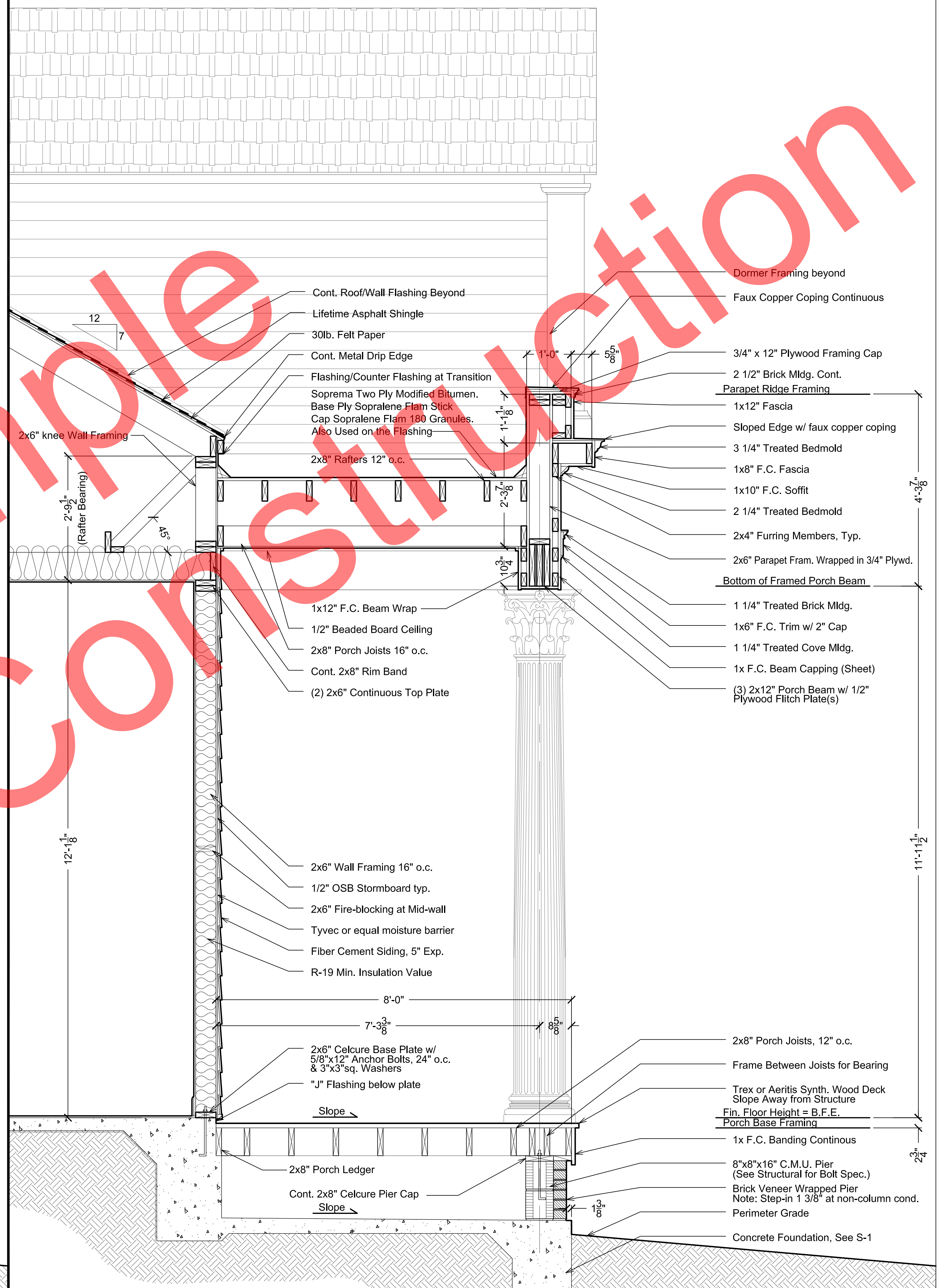
4 Left Elevation
Scale: 1/4"=1'-0"



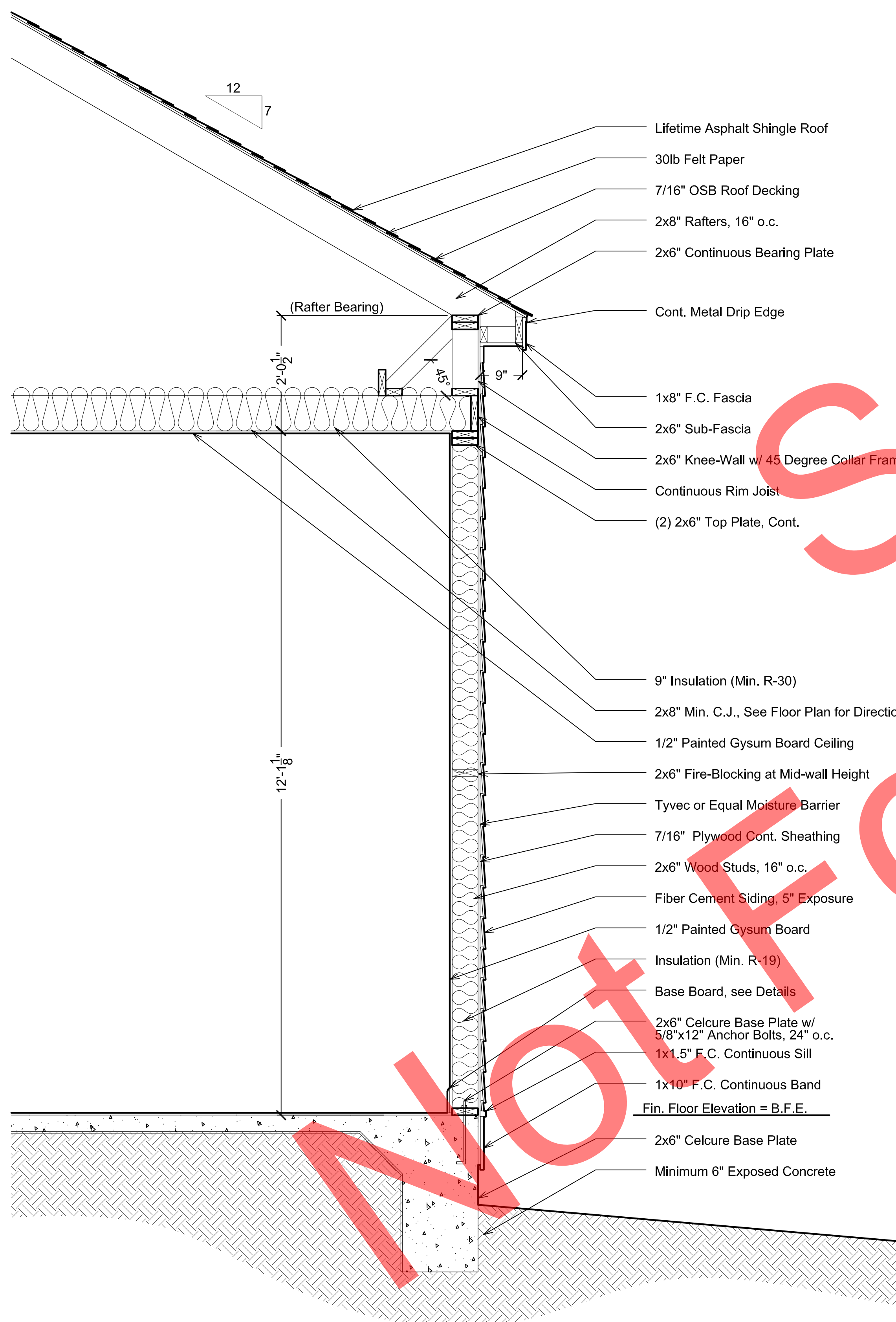
2 Right Elevation
Scale: 1/4"=1'-0"



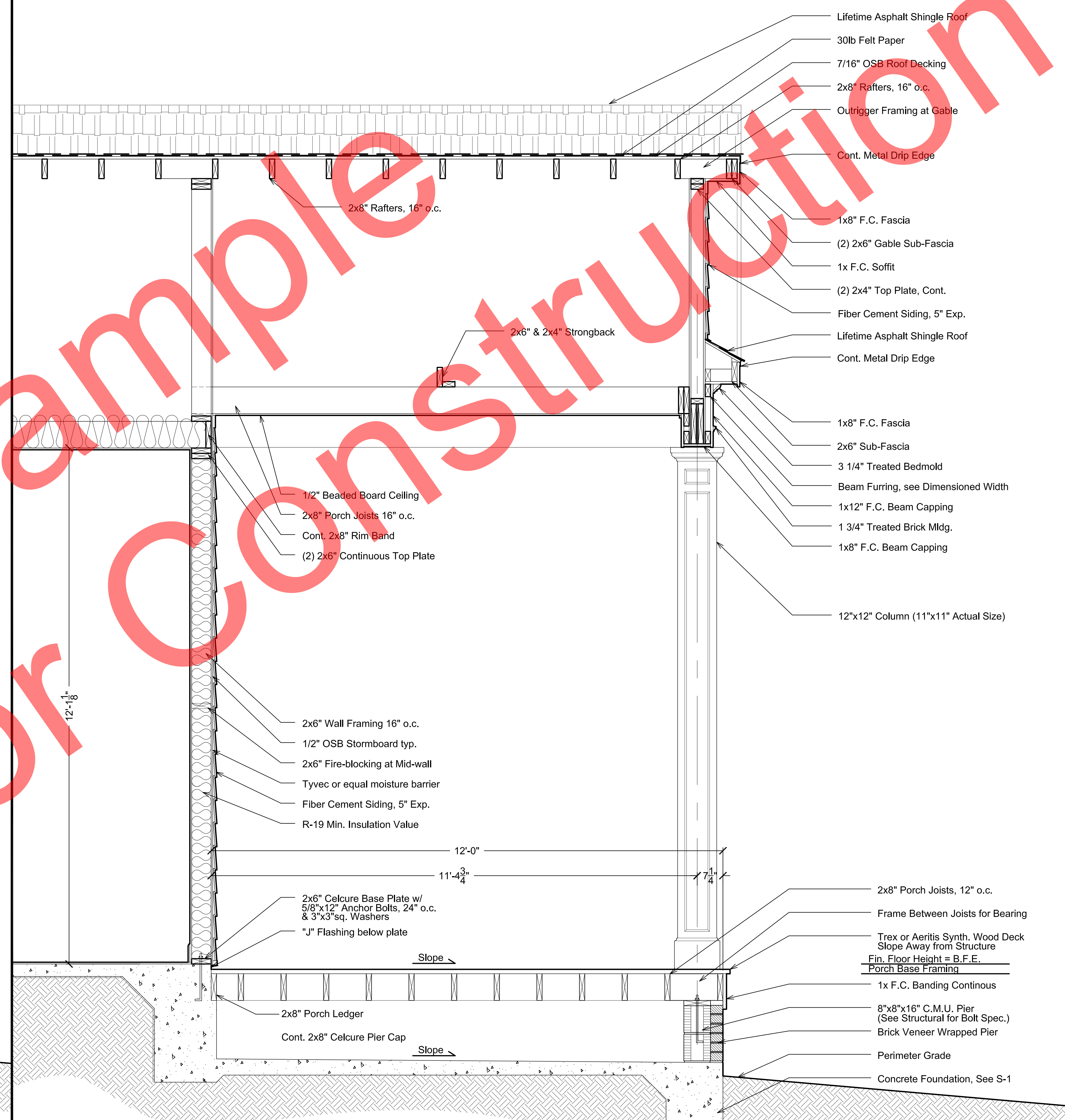
A Section Thru Front Porch at Column
Scale: 3/4"=1'-0"



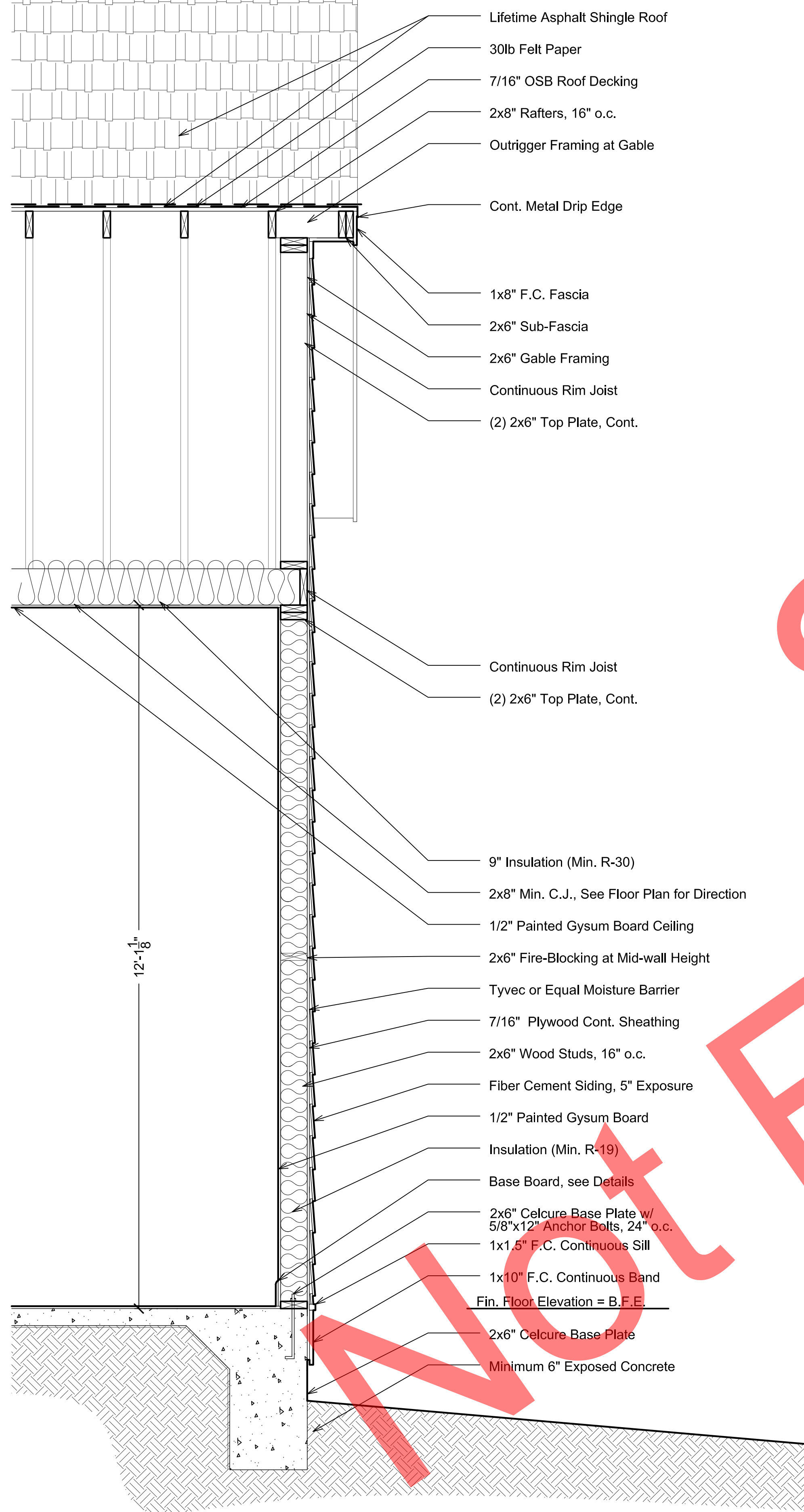
B Section Thru Front Porch Beyond Column
Scale: 3/4"=1'-0"



C Wall Section at Hip Condition
Scale: 3/4" = 1'-0"



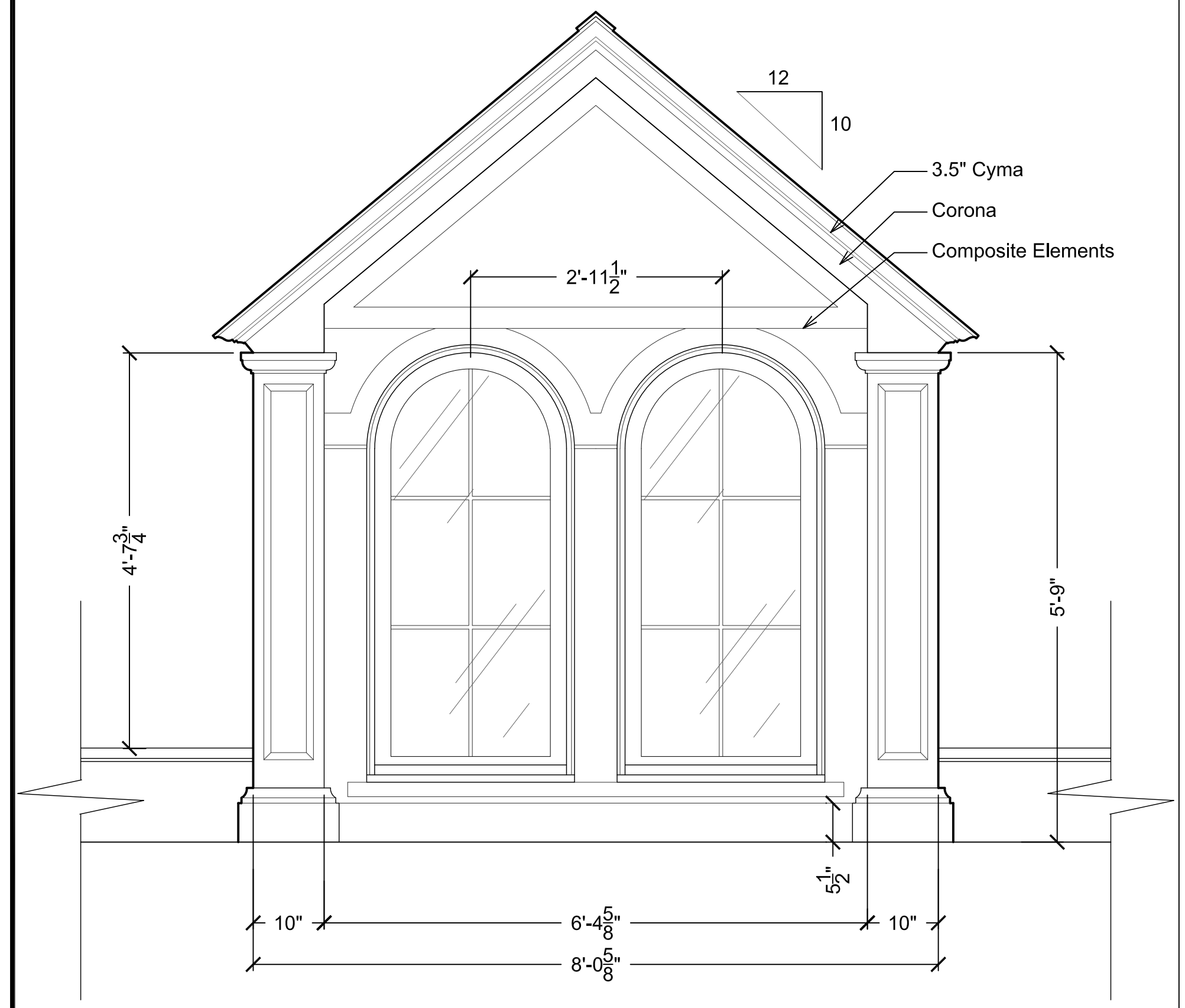
D Typical Section Thru Rear Porch
Scale: 3/4" = 1'-0"



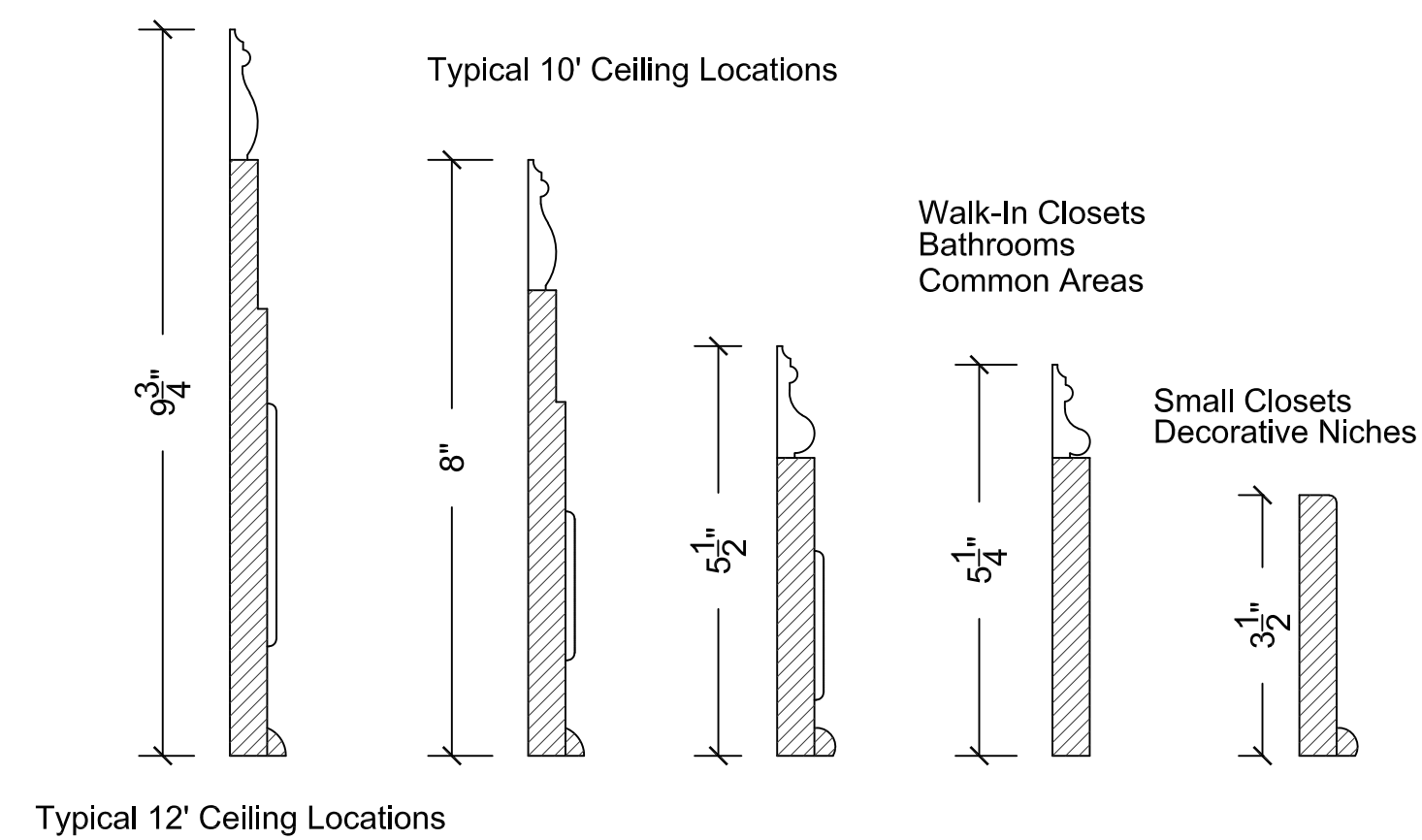
E Section at Rake Condition
Scale: 3/4"=1'-0"



Typical Porch Bay Aesthetic
Scale: 3/4"=1'-0"

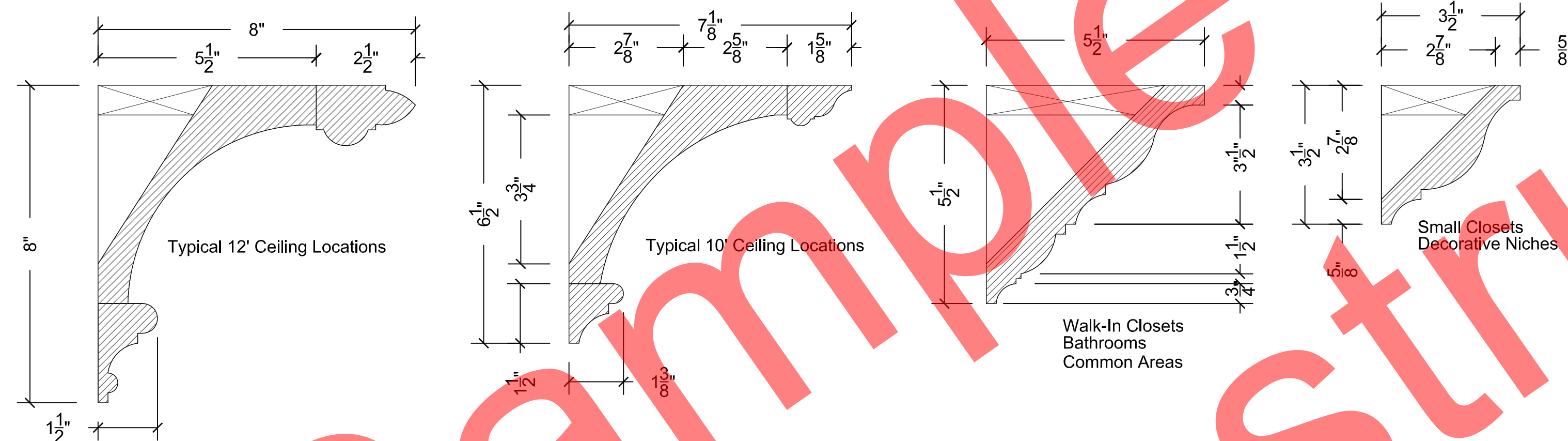


Dormer Aesthetic Detail
Scale: 3/4"=1'-0"

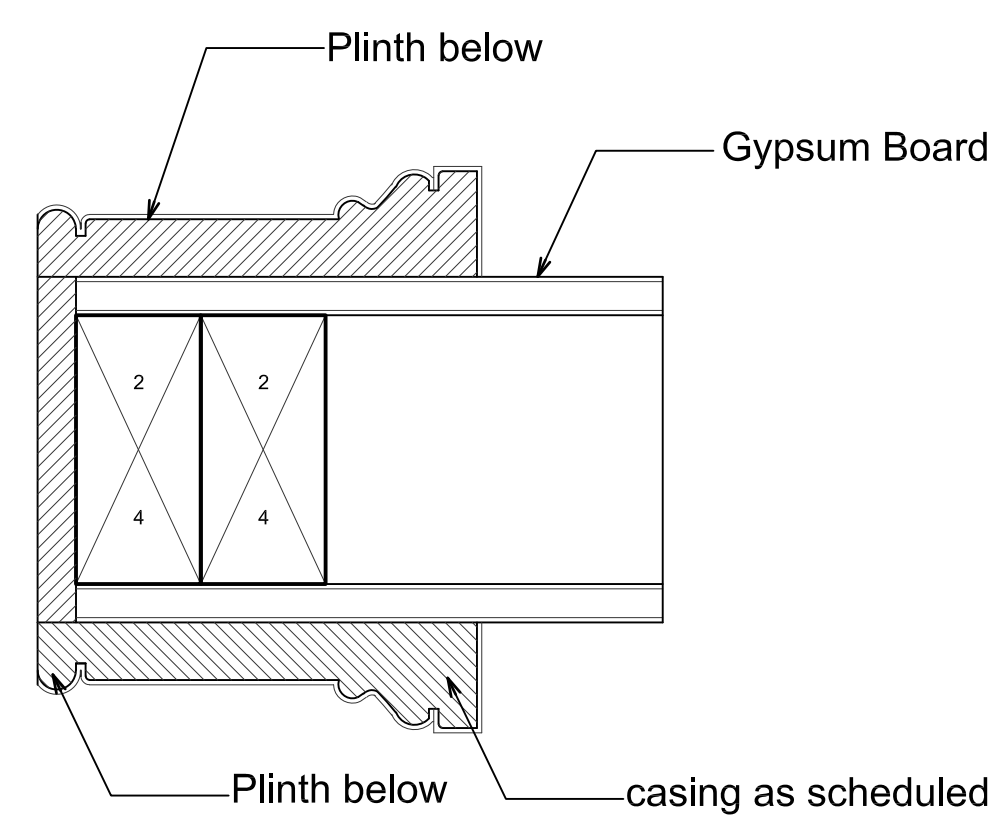


Typical 12' Ceiling Locations

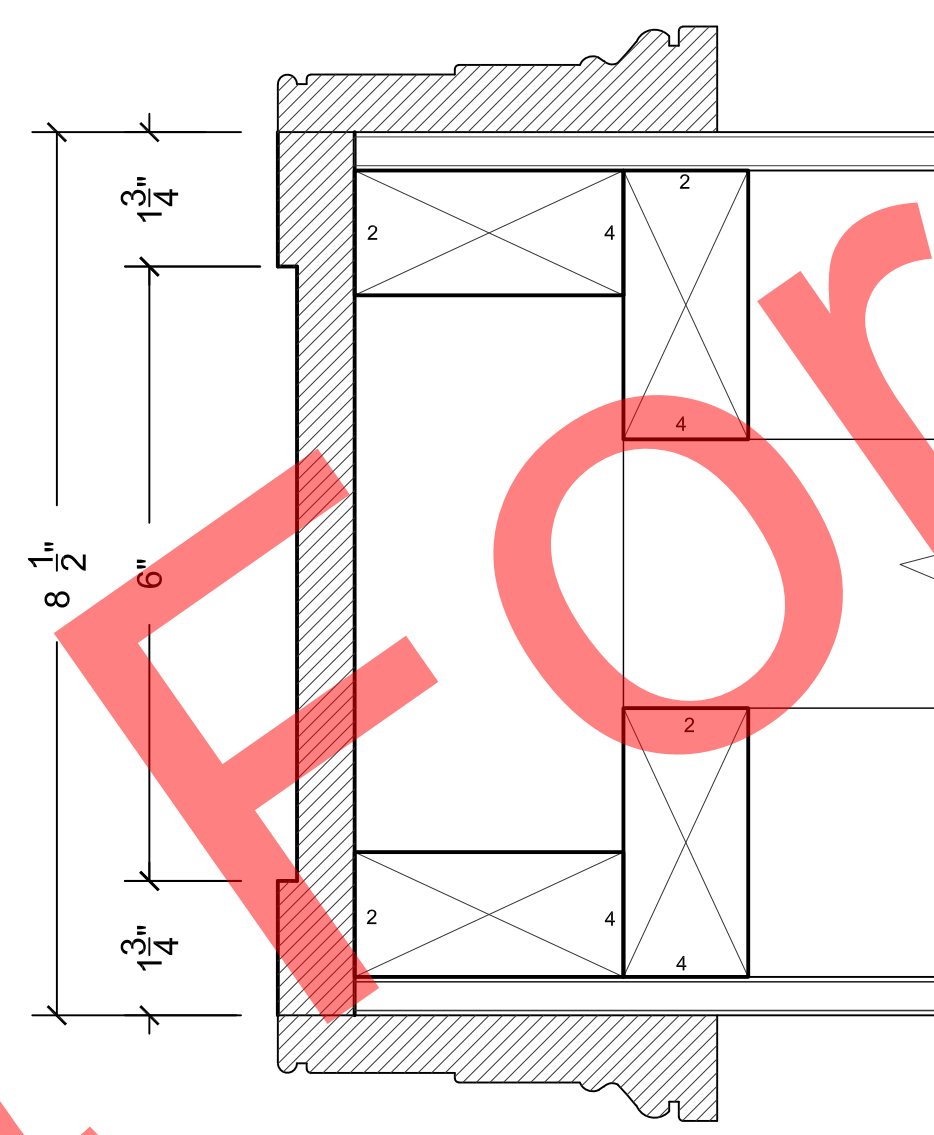
Base Trim Details
Scale: N.T.S.



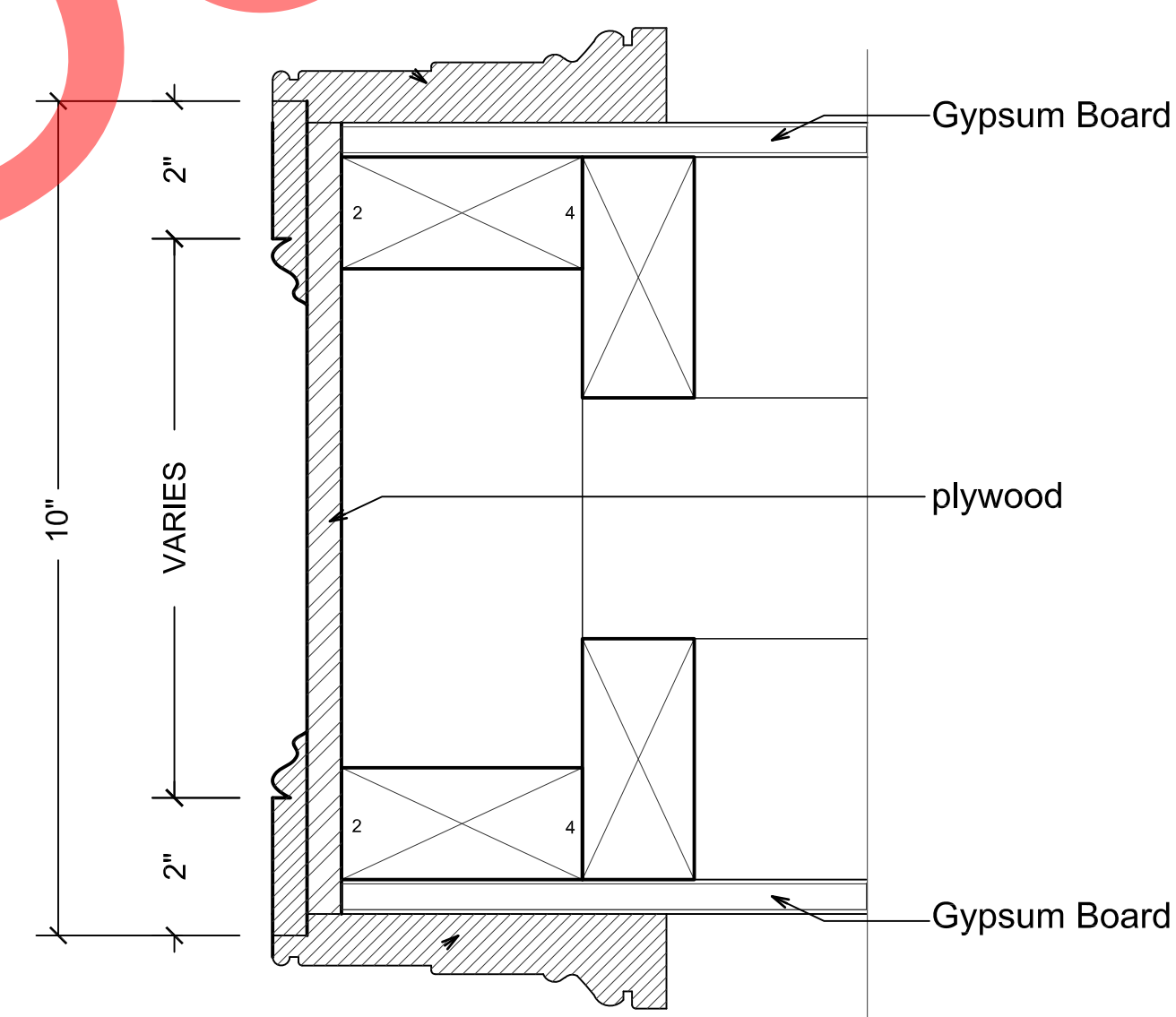
Crown Profiles
Scale: N.T.S.



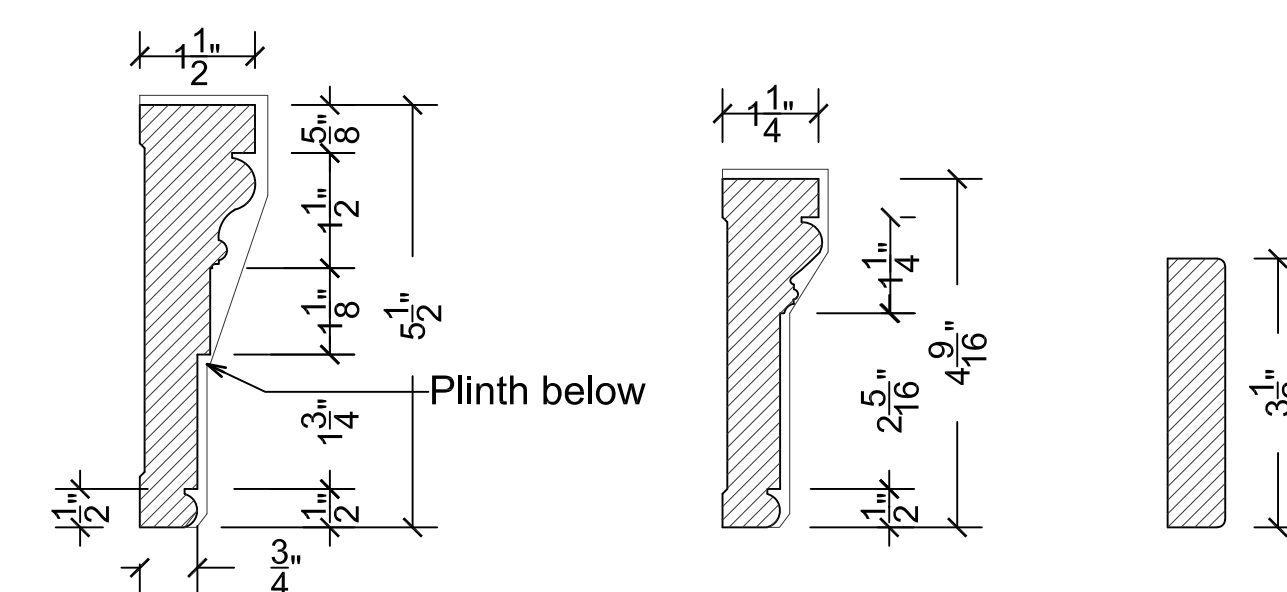
Typical Cased Opening Detail
Scale: N.T.S.



Typical Cased Opening Detail
Scale: N.T.S.



Cased Opening Detail
Scale: N.T.S.



Door Casing Details
Scale: N.T.S.

General Notes and Specifications

1. GENERAL

- A. ALL WORK MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
- B. CODE COMPLIANCE
 - I. INTERNATIONAL RESIDENTIAL CODE (IRC) 2015
 - II. SSTD 10-99 (FOR FOUNDATION)
 - III. WFCM LATEST EDITION
 - IV. 2015 INTERNATIONAL MECHANICAL CODE
 - V. 2014 NEC
 - VI. 2015 LOUISIANA PLUMBING CODE
- C. LIVE LOADS
 - I. ATTICS, UNINHABITABLE WITHOUT STORAGE = 10 PSF
 - II. ATTICS, UNINHABITABLE WITH STORAGE = 20 PSF
 - III. ROOFS = 20 PSF
 - IV. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES) = 40 PSF
- D. ENVIRONMENTAL LOADS
 - I. BASIC WIND SPEED, V: 130 MPH EXP. B
 - II. IMPORTANCE FACTOR, I: 1.0
 - III. ENCLOSED STRUCTURE, INTERIOR PRESSURE BASED ON $G_c P_i = \pm 0.18$
- E. FLOOD ZONE: SEE PLAT BY SURVEYOR

2. SITEWORK

- A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
- B. GRADE LOT FOR PROPER DRAINAGE WITHIN 50 FEET OF RESIDENCE.
- C. LOUISIANA ONE CALL (800) 272-3020, "CALL BEFORE YOU DIG"

3. CONCRETE

- A. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 - B. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185IN FLAT SHEETS.
- ### 4. MASONRY
- A. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
 - B. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACED AT 30 FEET MAX.
 - C. TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2 IN. INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8 IN. TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE, AROUND THE PERIMETER OF OPENINGS. ADDITIONAL TIES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT. O.C. WITHIN 12 IN. OF THE OPENING.
 - D. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE, AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C652 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FRIED, SOLID UNITS) OR ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
 - E. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY. MORTAR PLAYS AN IMPORTANT ROLE IN FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULL-SCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWEST COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES 8 SERIES BY THE BRICK INDUSTRY ASSOCIATION.

5. METAL

- A. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
- B. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
 - I. 0 TO 4FT. OPENINGS: L4x3 1/2x 3/8;
 - II. >4 TO 6FT. OPENINGS: L5x3 1/2x 3/8;
 - III. >6 TO 8FT. OPENINGS: L6x3 1/2x 3/8;
 - IV. >8 TO 10FT. OPENINGS: L7x4x1/2;
 - V. >10 TO 12FT. OPENINGS: L8x4x1/2;
 - VI. >12 TO 16FT. OPENINGS: L9x4x5/8;
- C. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
- D. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL.
- E. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG & GOVERNING BUILDING CODE.
- F. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE).
- G. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O. (IF APPLICABLE).

6. WOOD

- A. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE FOLLOWING CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
 - I. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA.
 - II. PLYWOOD DESIGN SPECIFICATION BY THE APA.
 - III. PRESSURE TREATED WOOD REQUIREMENTS OF AWP.
 - IV. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- B. LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.
- C. ENGINEERED BEAMS/JOISTS SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MIN. 3-STUD COL. EACH END. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING. BEAMS 3 1/2" WIDE CAN BE MADE UP OF 2-1 3/4" BEAMS BEAMS 5 1/4" WIDE CAN BE MADE UP OF 3-1 3/4" BEAMS
- D. ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS. JOISTS HANGERS, TIES, AND SEATS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
- E. HEADINGS FOR OPENINGS IN INTERIOR WALLS OF SINGLE STORY CONSTRUCTION WITH NO MORE THAN 4'-0" CLEAR OPENING SHALL BE 2-2x10, MIN. HEADERS FOR OPENINGS ON EXTERIOR WALLS SHALL BE 2-2x12 FOR A MAXIMUM OPENING OF 4'-0" FOR SINGLE STORY CONSTRUCTION. U.N.O. SEE PLANS.

F. STUDS SHALL BE 2x4 AT 16" O.C. FOR CEILING HEIGHTS NOT EXCEEDING 10 FEET, U.N.O. BLOCK ALL STUD WALLS AT MID-HEIGHT.

G. RAFTERS SHALL BE 2x6 MIN., SPACED AT 16" O.C. MAX. MAX. CLEAR SPAN = 10'-0". SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS OR BEAMS.

H. CEILING JOISTS FOR UNINHABITABLE ATTICS WITH STORAGE (LL=20 PSF) SHALL BE 2x6 MIN. SPACED AT 16" O.C. MAX. AND AS FOLLOWS: (USE 2x6+2x4 STRONGBACK AT ALL CEILING JOISTS SPANS OVER 10'-0")

- I. 2x6 @ 16 O.C. MAX. SPAN 13'-6"
- II. 2x8 @ 16 O.C. MAX. SPAN 17'-5"
- III. 2x10 @ 16 O.C. MAX. SPAN 20'-9"
- IV. 2x12 @ 16 O.C. MAX. SPAN 23'-11"

I. FLOOR JOISTS FOR RESIDENTIAL USE (LL=40 PSF) SHALL BE 2x8 MIN., SPACED AT 16" O.C. MAX. AND AS FOLLOWS:

- I. 2x8 @ 16 O.C. MAX. SPAN 12'-4"
- II. 2x10 @ 16 O.C. MAX. SPAN 14'-8"
- III. 2x12 @ 16 O.C. MAX. SPAN 17'-2"
- IV. 2x12 @ 12 O.C. MAX. SPAN 19'-19"

J. USE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS U.N.O. (WHERE APPLIES)

K. ANCHOR FLOOR PLATES TO SLAB WITH 5/8" C ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" SPACED AT 24" O.C. WITH MUDSILLS 18" FROM EACH BOLT & WITHIN 12" OF EACH BUILDING CORNER; EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER. **AS AN ALTERNATE TO THE ABOVE SPACING: ANCHOR BOLTS CAN BE SPACED AT 4' O.C. WITH SIMPSON MAS ANCHORS SPACE AT 16" O.C. BETWEEN ANCHOR BOLTS** (NAIL MAS TO SILL PLATE WITH 2-10d NAILS ON SIDE AND 4-10d NAILS ON TOP)

L. SHEAR WALLS: PROVIDE APA SHEATHING, EXPOSURE 1 RATED 4'x8'x7/16" PANELS ON ALL EXTERIOR WALLS. PROVIDE INTERIOR SHEAR WALLS AS SHOWN ON PLANS. SHEATHING SHALL EXTEND FROM SLAB TO TOP PLATE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS.

M. ALL ROOF SHEATHING SHALL BE APA SHEATHING EXPOSURE 1 4'x8'x5/8" MIN. PANELS. FASTEN IN WITH 8d NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RINK SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS AT 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.

N. ALL LUMBER IN CONTACT WITH EARTH AND/OR MASONRY SHALL BE TREATED.

O. CABINETS & COUNTERTOPS SHALL BE PER BUILDER ALLOWANCES.

P. APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED.

Q. FOLLOW WOOD FRAME CONSTRUCTION MANUAL FOR ALL DETAILS NOT SHOWN.

7. THERMAL & MOISTURE CONTROL

A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.

B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)

- I. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
- II. CEILINGS, STANDARD: R-30 BLOWN (PREFERABLE) OR R-30 BATT
- III. CEILING VAULT: R-19 BATT
- IV. FLOORS (2-STORY SPACES ONLY): R-19 BATT
- V. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION

C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

8. DOORS & WINDOWS - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS

A. ALL WINDOWS SHALL MEET SECTION R301.2.1.2 GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MIN. PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENTS OF R301.2.1.2.

B. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

9. FINISHES - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS

10. SPECIALTIES - SPECIAL TIES SHALL MEET ALL BUILDING CODE REQUIREMENTS

- A. FIREPLACES SHALL BE PER CODE AND OWNER/BUILDER AGREEMENT.
- B. SHUTTERS (IF SHOWN ON DRAWINGS) SHALL BE PER OWNER/BUILDER AGREEMENT.
- C. STORAGE SHELVING SHALL BE PER OWNER/BUILDER AGREEMENT.
- D. TOILET, BATH, & LAUNDRY ACCESSORIES SHALL BE PER OWNER/BUILDER AGREEMENT.

11. EQUIPMENT - ALL APPLIANCES SHALL BE PER OWNER/BUILDER AGREEMENT.

12. FURNISHINGS - ANY FURNISHINGS SHALL BE PER OWNER/BUILDER AGREEMENT.

13. SPECIAL CONSTRUCTION - TUBS & POOLS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.

14. SPECIAL CONSTRUCTION - ELEVATORS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.

15. MECHANICAL: HVAC & PLUMBING

A. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.

B. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.

C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.

D. RS & RL LINES FROM OUTDOOR COND. UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.

E. PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

F. EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.

G. 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT). ACOUSTICALLY LINE R.A. DUCT (WITH 90° ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE R/A GRILL.

H. PROVIDE 125°F FIRESTAT, LOCATE IN RETURN AIR PLENUM.

I. PROVIDE RAISED PLATFORM FOR AHU.

J. PROVIDE O.B. MANUAL VOLUME DAMPERS AT ALL VOLUME SUPPLY AIR GRILLES. K. PROVIDE SPIN-TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.

L. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.

16. ELECTRICAL

A. ALL ELCTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES. B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC. C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS.

PLAN CONTENT

1. THE PLANS PROVIDED BY THE DESIGNER USUALLY DO NOT INCLUDE ANY PLUMBING, HEATING OR AIR CONDITIONING DRAWINGS DUE TO THE WIDE VARIETY OF AVAILABLE PRODUCTS AND CLIMATIC CONDITIONS. LICENSED BUILDER SHOULD HAVE A LOCAL ELECTRICAL ENGINEER, MECHANICAL ENGINEER OR HVAC EQUIPMENT PROVIDER, PROVIDE THE DESIGN AS MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION.

2. THESE PLANS PROVIDE ARCHITECTURAL IDEAS AND CONCEPTS AND ARE NOT INTENDED TO BE COMPLETE IN ALL RESPECTS AND DETAILS. VARIATIONS IN STANDARD SIZES OF WINDOW AND DOOR BRANDS AND TYPES AND USE OF DIFFERENT MATERIALS AND THICKNESSES CAN CHANGE DETAILS. VARYING LOCAL CODES, ORDINANCES, REGULATIONS, FOUNDATION REQUIREMENTS, AND THE LAYOUT OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS CAN ALSO CHANGE DETAILS.

RESPONSIBILITY OF BUILDER'S

1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE THAT ALL WORK IS IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE NATION, STATE, AND LOCAL BUILDING CODES. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.

2. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL, AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS. BUILDER SHALL FOLLOW ALL INSTRUCTION TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.

3. IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE THAT ALL MATERIALS, EQUIPMENT AND COMPONENTS ARE NEW AND OF GOOD QUALITY.

4. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DIMENSIONS AND DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE LOCAL CONDITIONS AND THE FINAL SELECTION OF MATERIALS SUCH AS MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, CONSTRUCTION PANELS, ROOFING, ETC., ALL OF WHICH CAN CREATE VARIATIONS IN DIMENSION AND DETAILS. FOR EXAMPLE, IF STANDARD LUMBER JOISTS ARE USED IN PLACE OF ENGINEERED FLOOR JOISTS, THE FLOOR-TO-FLOOR DIMENSION WOULD VARY FROM THE PLANS AND REQUIRE REVISED STAIR DIMENSION AND FRAMING. ALL SUBSTITUTIONS FOR STRUCTURAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE PROFESSIONAL ENGINEER FOR THIS PROJECT.

DISCLAIMER

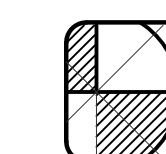
1. NAMES OF MATERIALS AND MANUFACTURERS SHOWN ON THE PLANS DO NOT REPRESENT AN ENDORSEMENT OR RECOMMENDATION BY THE DESIGNER. FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE HOME CLIENT AND/OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE PLANS, AND OVER WHICH THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.

2. LIKE MOST HOME DESIGNERS THIS FIRM, HOLLINGSWORTH DESIGN, NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND GOVERNMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER TO CORRECT THE ERROR AND/OR OMISSION AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF HOLLINGSWORTH DESIGN.

3. HOLLINGSWORTH DESIGN IS NOT LIABLE FOR INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, BUSINESS OPPORTUNITY OR OTHER ECONOMIC LOSS ARISING OUT OF THE USE OF SERVICES OR ANY CONSTRUCTION PLANS RECEIVED FROM HOLLINGSWORTH DESIGN, EVEN IF HOLLINGSWORTH DESIGN HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

4. IT IS THE OWNER/BUILDER'S RESPONSIBILITY TO ENSURE THE ACCURACY, COMPLIANCE WITH APPLICABLE STATUTE(S) OR REGULATION(S), AND FITNESS OF PURPOSE OF ANY PLANS OR CONSTRUCTION INFORMATION RECEIVED FROM HOLLINGSWORTH DESIGN PRIOR TO THE USE THEREOF. IN THE EVENT THAT ANY LIABILITY IS IMPOSED ON HOLLINGSWORTH DESIGN, HOLLINGSWORTH DESIGN'S LIABILITY TO YOU OR ANY THIRD PARTY SHALL NOT EXCEED THE PRICE PAID FOR THE HOLLINGSWORTH DESIGN HOUSEPLAN PRODUCT.

Note: Engineer's Notes
Supercede the Notes on This Page



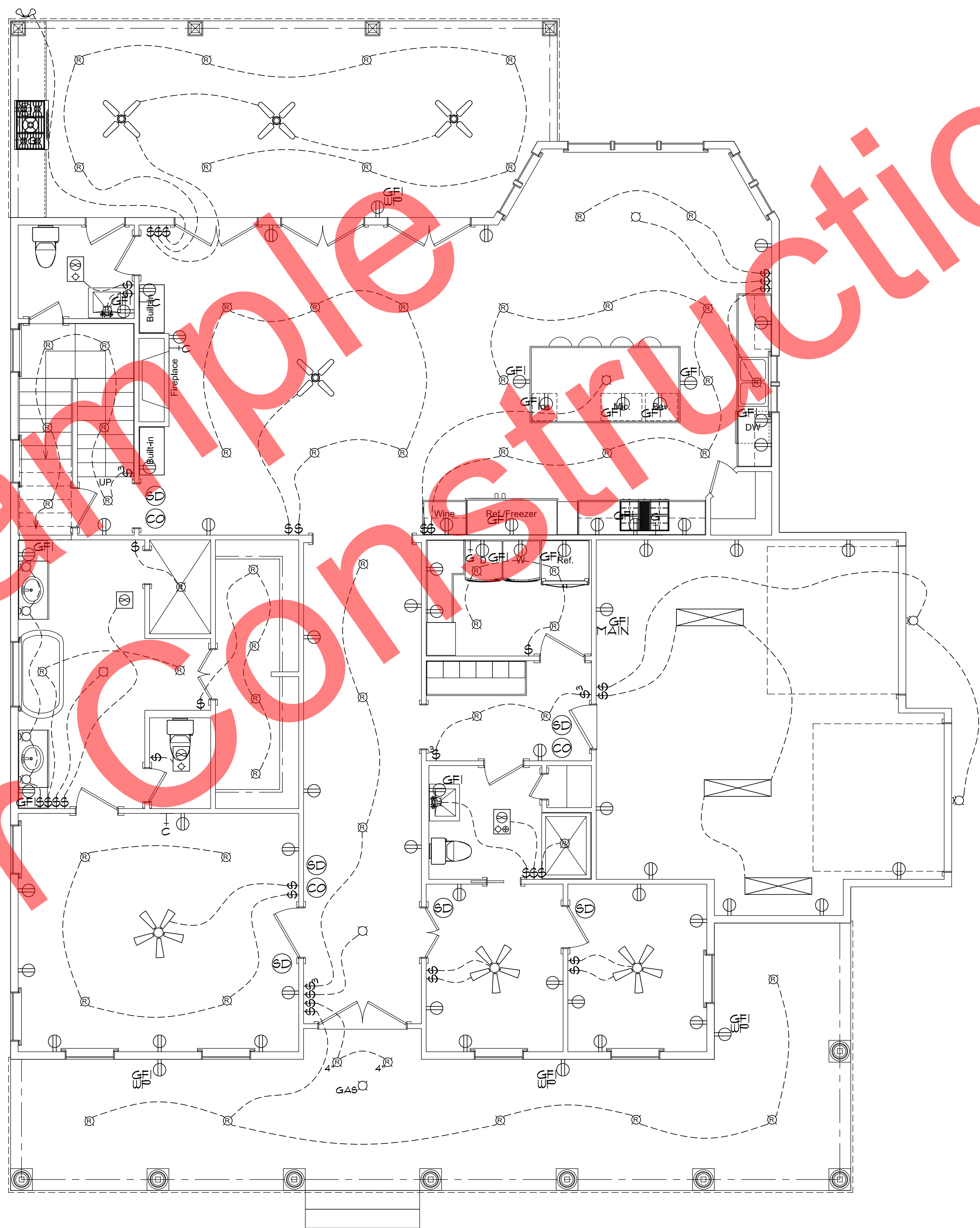
Disclaimers and Responsibilities

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

- ⊗ VL = VENT LIGHT FIXTURE
⊗ HL = HEATER LIGHT FIXTURE
⊗ HVL = HEATER VENT LIGHT FIXTURE
 - ☉ EXTERIOR FLOOD LIGHT
 - ☉ P.E.C. PHOTO ELECTRIC CELL FIXTURE
 - ⊕ SINGLE POLE SWITCH
 - ⊕₃ THREE WAY SWITCH
 - ⊕ STANDARD DUPLEX OUTLET
 - ⊕⊕ GROUND FAULT INDICATOR
 - ⊕⊕ WATERPROOF DUPLEX OUTLET
 - ⊕⊕ 220 VOLT OUTLET
 - DOOR CHIME
 - DOOR CHIME BUTTON
 - ⊏ TELEPHONE JACK
 - ⊏ CABLE DROP
 - ⊗ CEILING FAN WITH LIGHT
 - PENDANT FIXTURE(S)
 - P.C. CEILING MOUNTED PULL CHAIN FIXTURE
 - CEILING MOUNTED INCADESCENT FIXTURE
 - RECESSED CEILING MOUNTED INCADESCENT FIXTURE
 - RECESSED CEILING MOUNTED INCADESCENT FIXTURE (FISHEYE FIXTURE)
 - ⊠ CEILING MOUNTED FOUR TUBE FLOURESCENT FIXTURE
 - ⊠ CEILING MOUNTED TWO TUBE FLOURESCENT FIXTURE
 - WALL MOUNTED INCADESCENT FIXTURE
 - ⊏ AREA TO RECEIVE GAS
 - ⊏ ELECTRICAL SERVICE PANEL
- ⊗ CARBON MONOXIDE ALARM A UL 2034 APPROVED SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREAS. (WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED IN DWELLING UNITS)
- ⊗ DUAL POWERED, JOINT WIRED SMOKE DETECTION DEVICE (THESE UNITS NEED TO BE CAPABLE OF BEING WIRED TOGETHER SO THAT IN THE CASE OF TRIGGER, ALL UNITS SHALL SOUND)

NOTE: ELECTRICAL CONTRACTOR TO PROVIDE ARC-FAULT BREAKERS WHERE REQUIRED.

Electrical Symbols Legend
N.T.S.



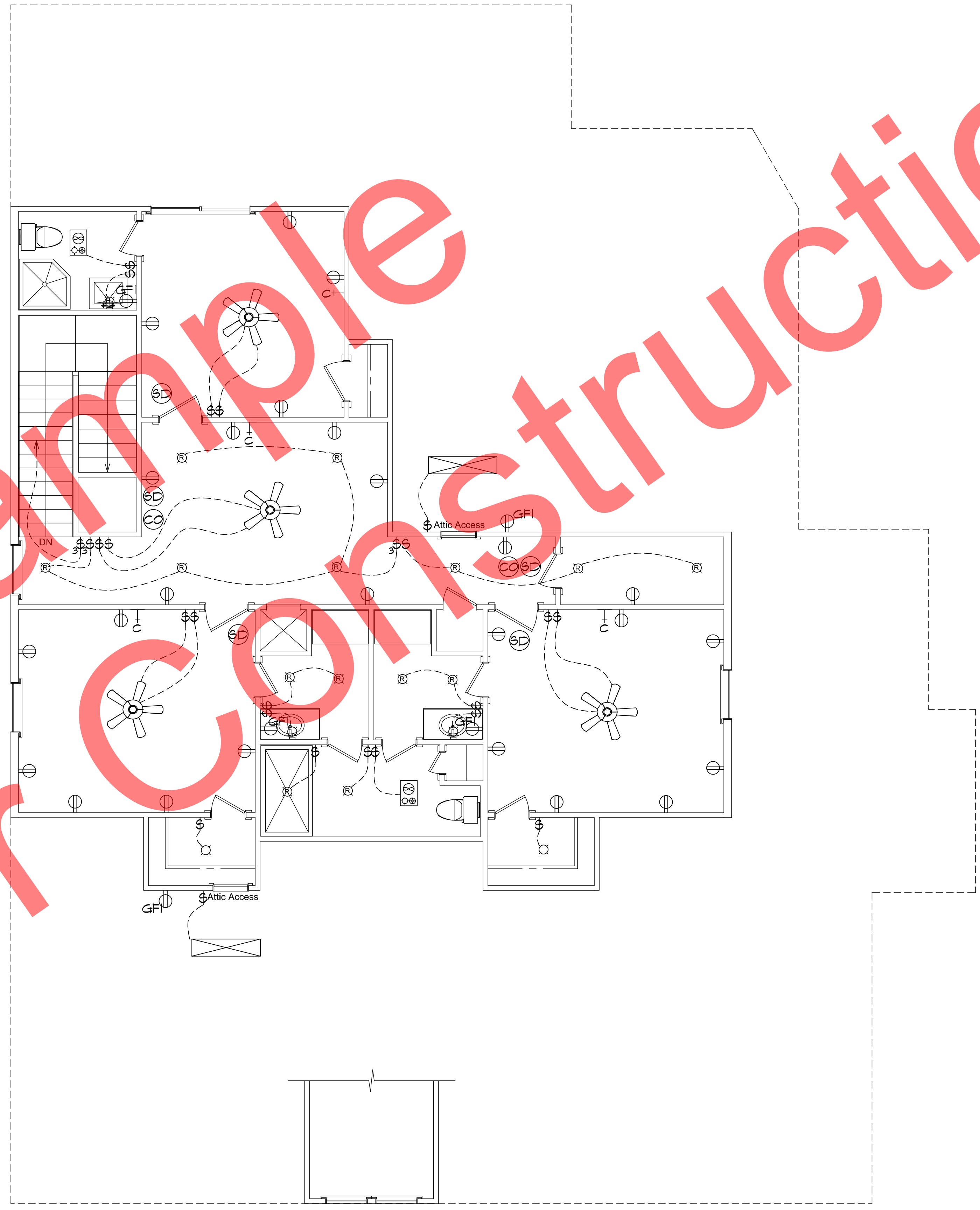
First Level Electrical Plan
Scale: 1/4"=1'-0"

- ⊙xxx VL = VENT LIGHT FIXTURE
HL = HEATER LIGHT FIXTURE
HVL = HEATER VENT LIGHT FIXTURE
- ☉ EXTERIOR FLOOD LIGHT
- ☉ P.E.C. PHOTO ELECTRIC CELL FIXTURE
- ⊙ SINGLE POLE SWITCH
- ⊙₃ THREE WAY SWITCH
- ⊕ STANDARD DUPLEX OUTLET
- ⊕⊕ GROUND FAULT INDICATOR
- ⊕⊕ WATERPROOF DUPLEX OUTLET
- ⊕⊕ 220 VOLT OUTLET
- DOOR CHIME
- DOOR CHIME BUTTON
- ⊏ TELEPHONE JACK
- ⊏ CABLE DROP
- ⊕ CARBON MONOXIDE ALARM A UL 2034 APPROVED SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREAS. (WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED IN DWELLING UNITS)
- ⊕⊕ DUAL POWERED, JOINT WIRED SMOKE DETECTION DEVICE (THESE UNITS NEED TO BE CAPABLE OF BEING WIRED TOGETHER SO THAT IN THE CASE OF TRIGGER, ALL UNITS SHALL SOUND)

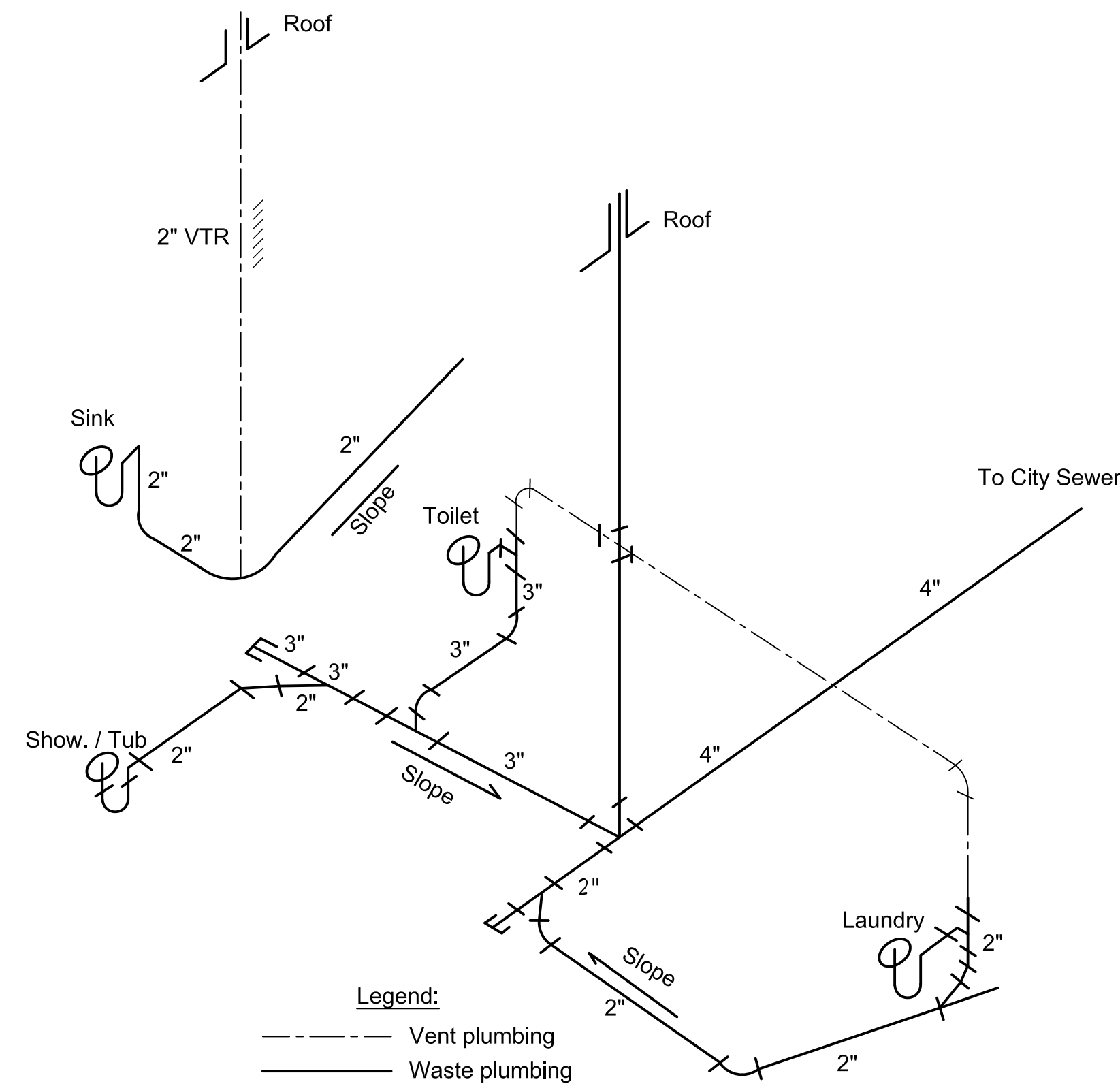
- ☼ CEILING FAN WITH LIGHT
- ⊙ PENDANT FIXTURE(S)
- ⊙ P.C. CEILING MOUNTED PULL CHAIN FIXTURE
- ⊙ CEILING MOUNTED INCANDESCENT FIXTURE
- ⊕ RECESSED CEILING MOUNTED INCANDESCENT FIXTURE
- ⊕ RECESSED CEILING MOUNTED INCANDESCENT FIXTURE (FISHEYE FIXTURE)
- ⊕ CEILING MOUNTED FOUR TUBE FLOURESCENT FIXTURE
- ⊕ CEILING MOUNTED TWO TUBE FLOURESCENT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT FIXTURE
- ⊕ AREA TO RECEIVE GAS
- ⊕ ELECTRICAL SERVICE PANEL

NOTE: ELECTRICAL CONTRACTOR TO PROVIDE ARC-FAULT BREAKERS WHERE REQUIRED.

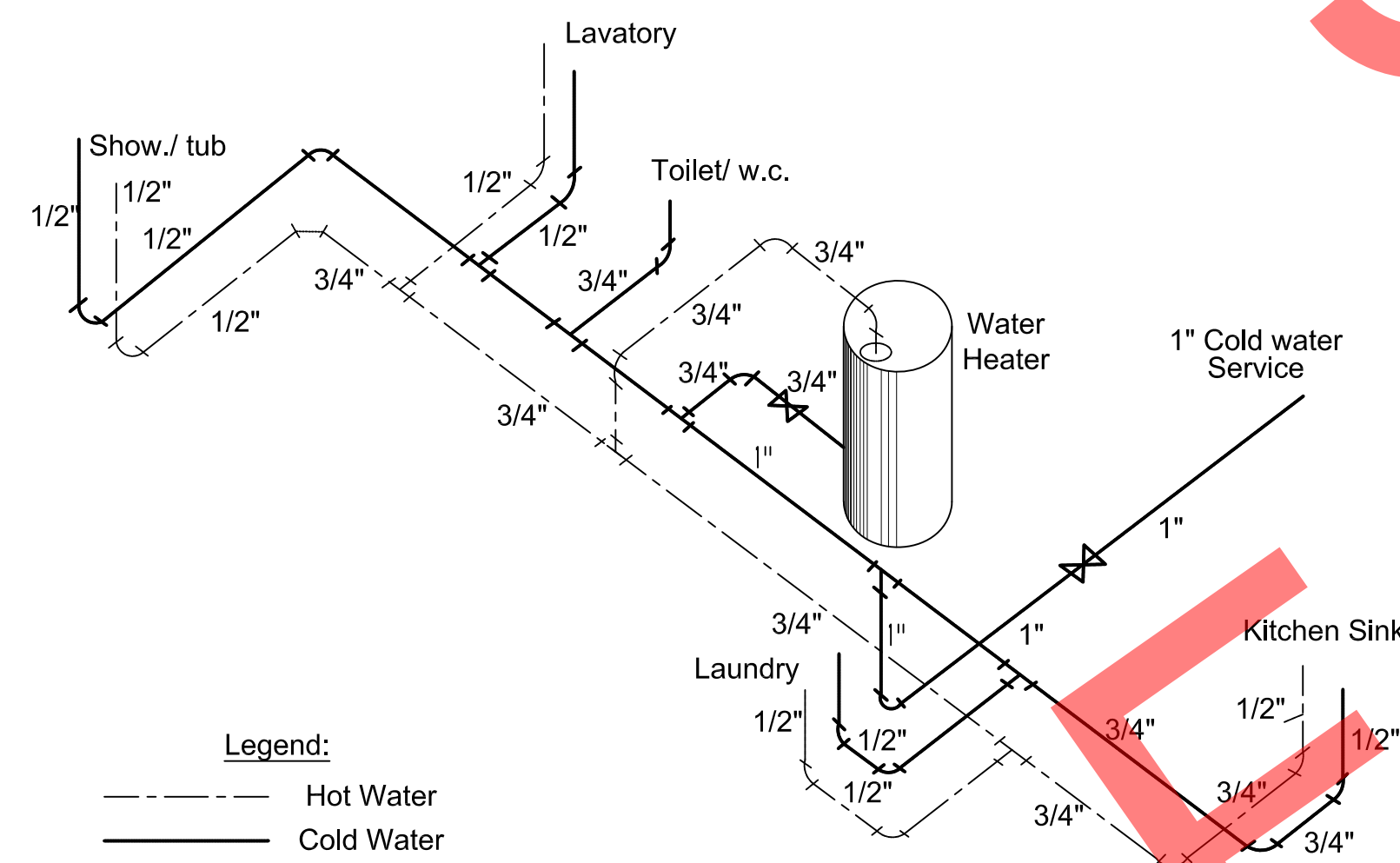
Electrical Symbols Legend
N.T.S.



Second Level Electrical Plan
Scale: 1/4"=1'-0"



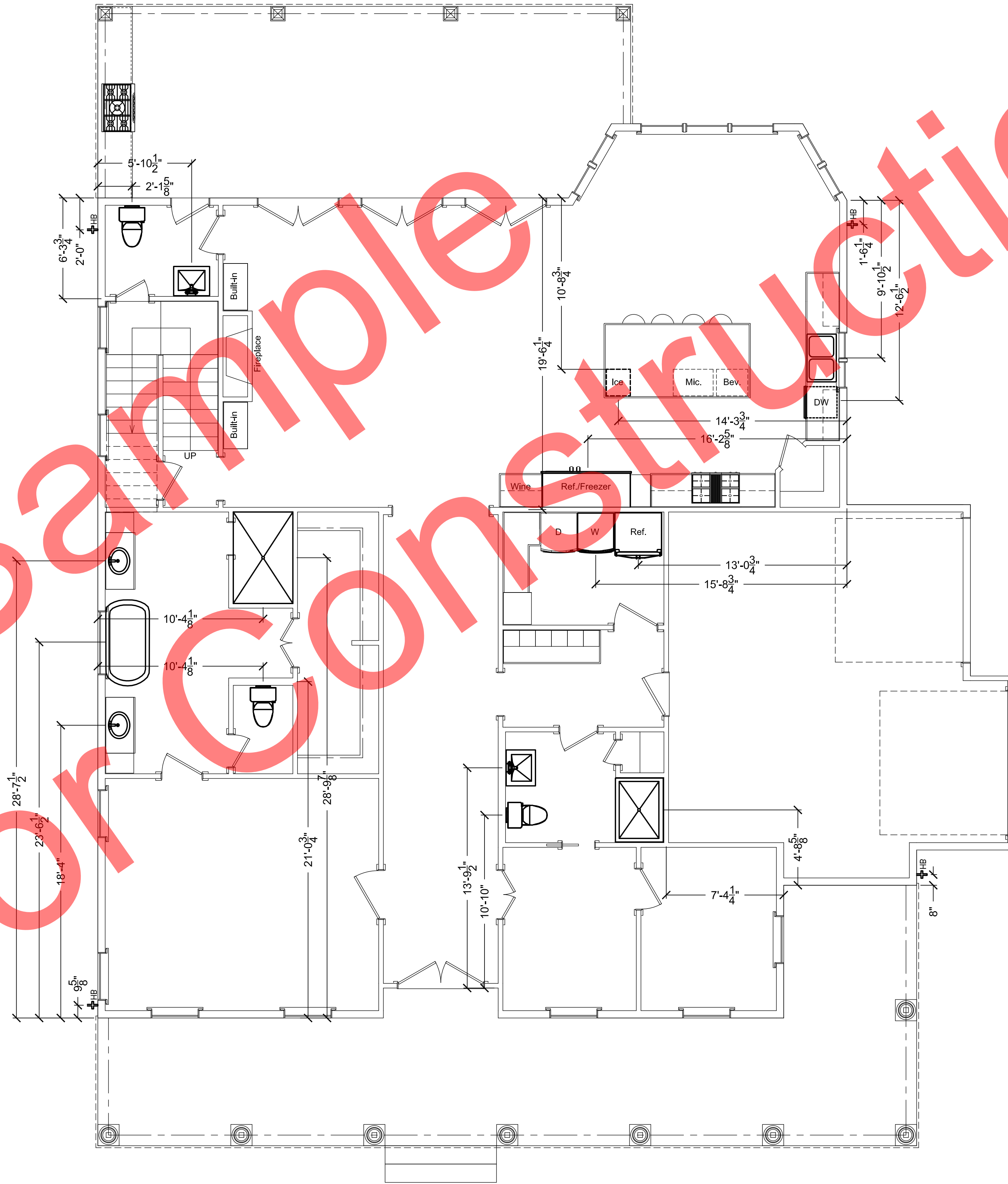
Waste and Vent Riser Diagram
N.T.S.



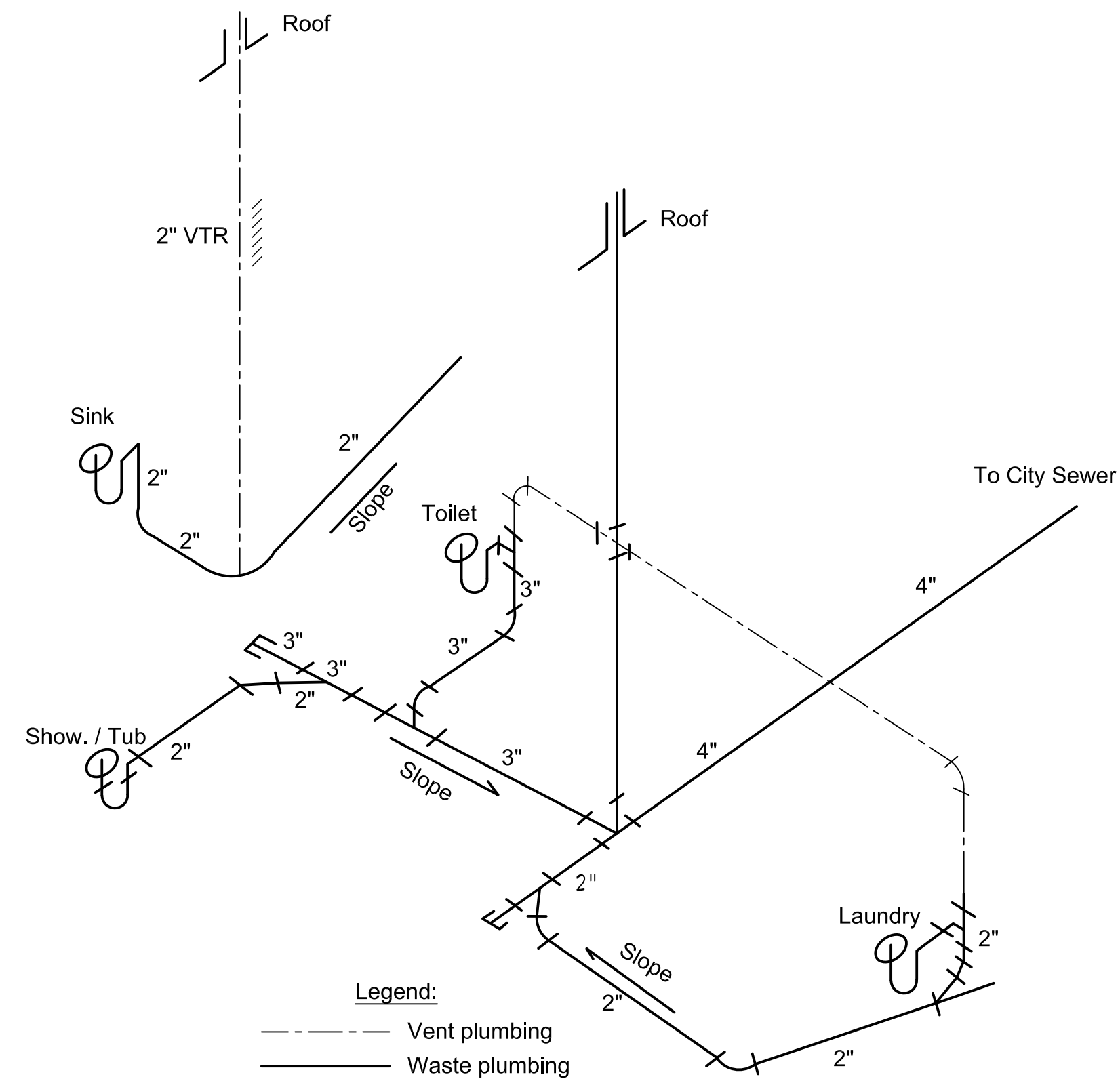
Hot and Cold Water Riser Diagram
N.T.S.

1. USE SCHEDULE 40 PVC FOR ALL UNDER SLAB SEWER LINES.
2. ROUTE ALL VENTS ON BACK SIDE OF ROOF RIDGES.
3. USE 1" COPPER TUBING FOR ALL PRIMARY WATER LINES AND 3/4" or 1/2" FOR ALL SECONDARY LINES.
4. INSTALL HOSE BIBBS PER LOCATIONS ON SHEET M-1
5. SUPPLY TANK WATER HEATER, 75 GAL. LOCATED IN ATTIC, GAS
6. SUPPLY ONE 4" CLEANOUT IN THE REAR YARD OUT OF THE MAIN PATH OF TRAVEL.
7. SUPPLY ONE 4" CHECK VALVE LOCATED BETWEEN THE SEWER MAIN AND THE FRONT PLANE OF THE HOME.

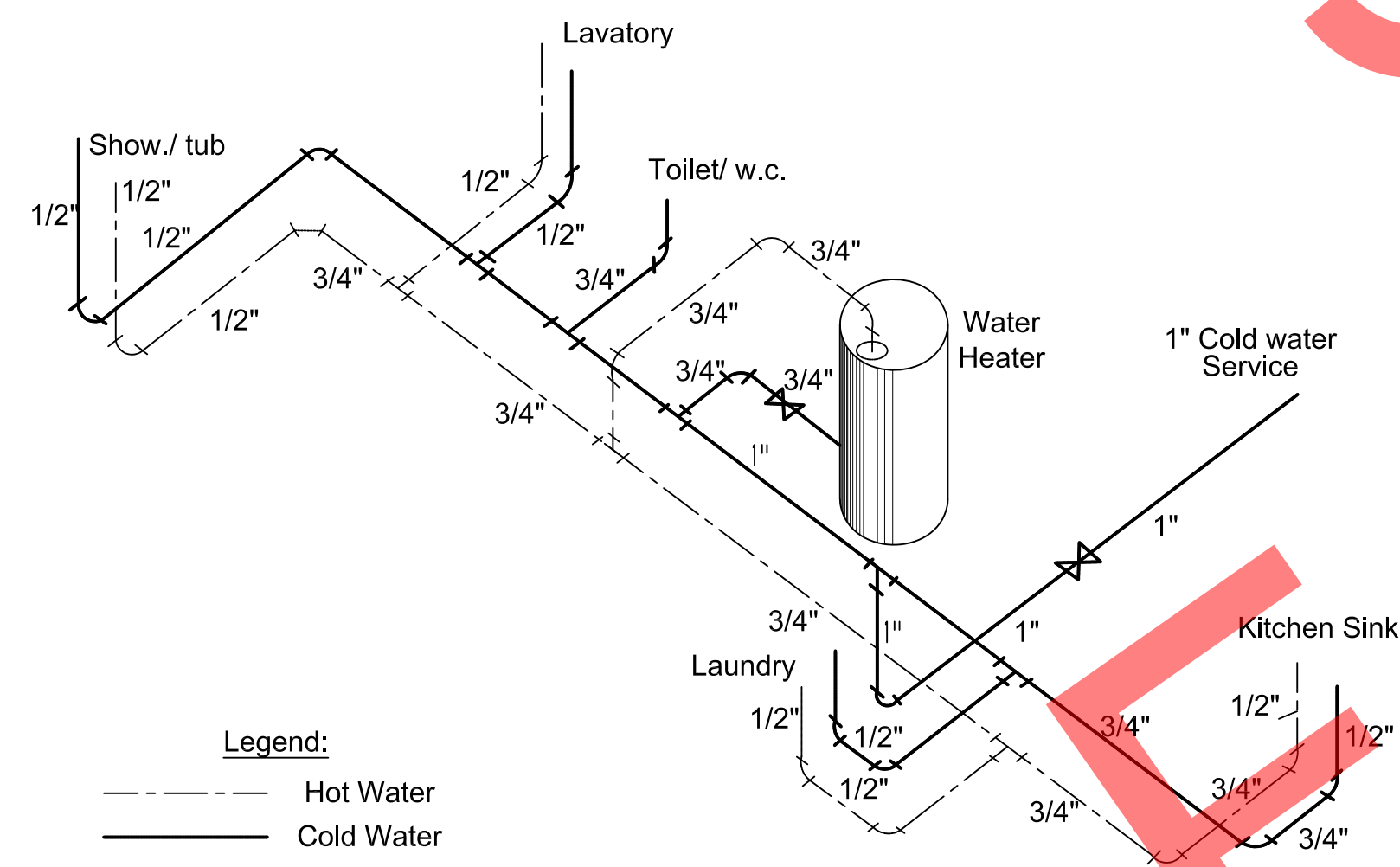
Plumbing Notes
N.T.S.



First Level Plumbing Location Plan
Scale: 1/4"=1'-0"



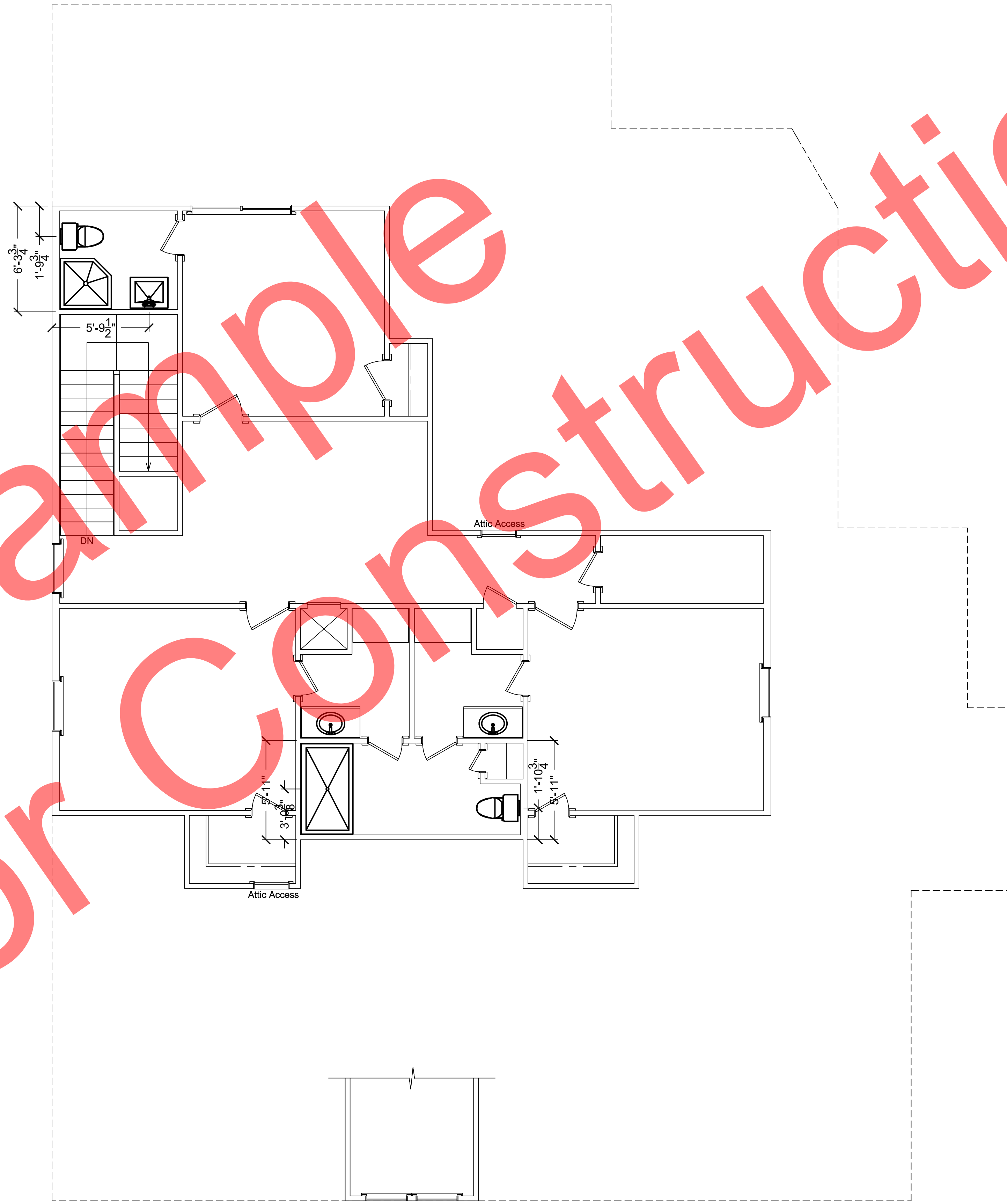
Waste and Vent Riser Diagram
N.T.S.



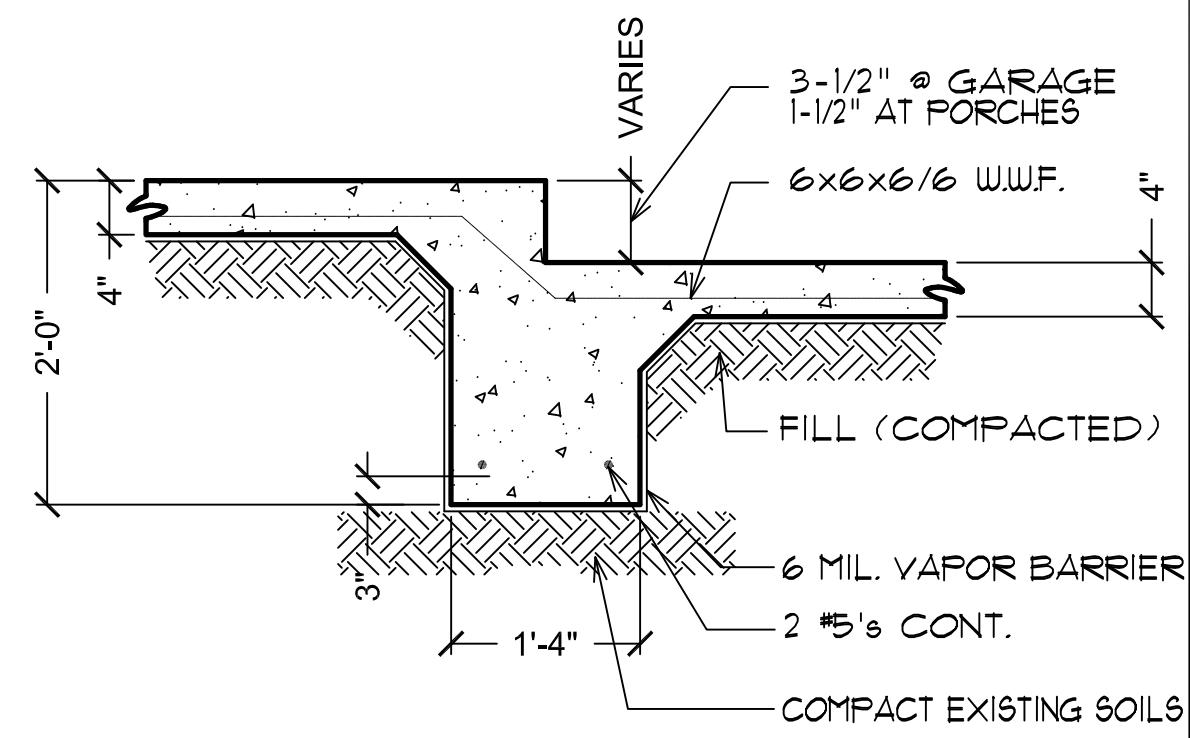
Hot and Cold Water Riser Diagram
N.T.S.

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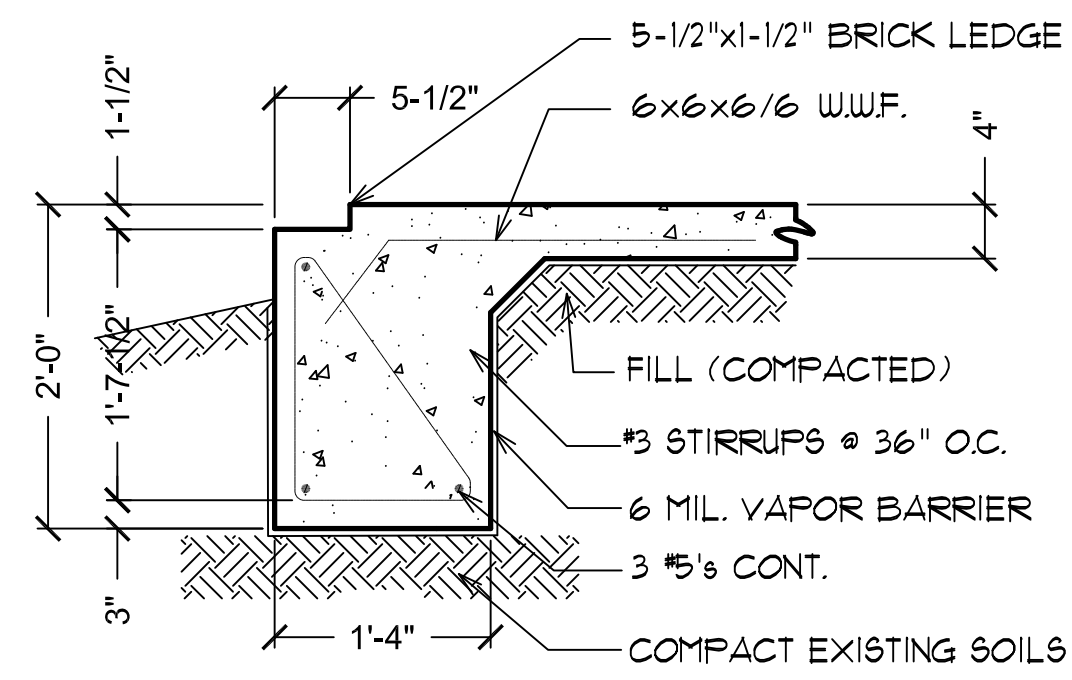
Plumbing Notes
N.T.S.



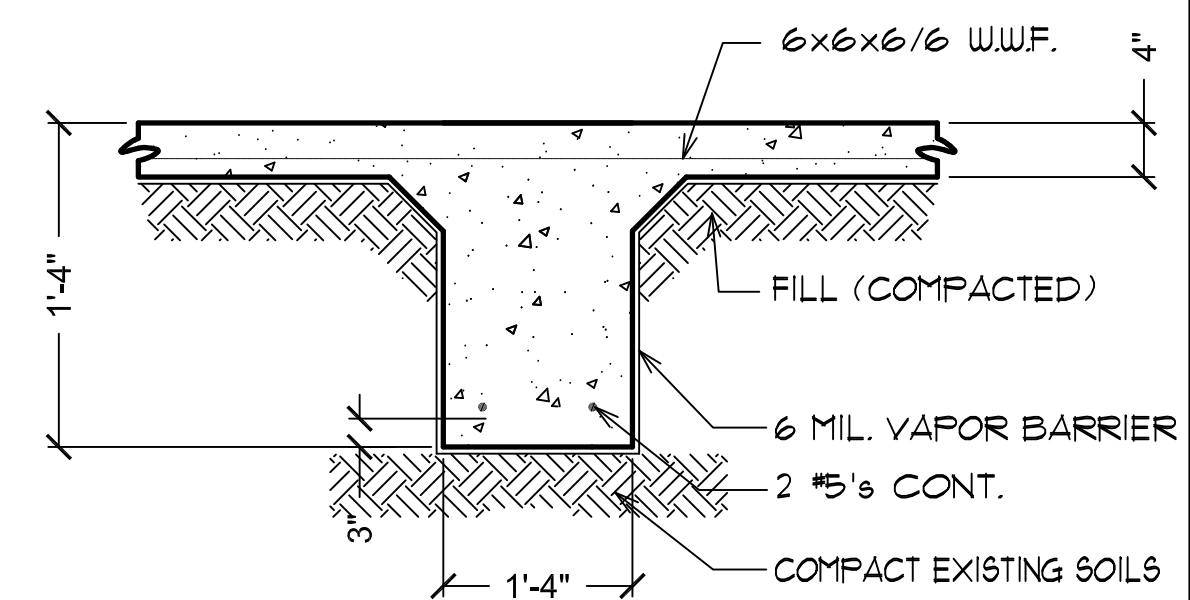
Second Level Plumbing Location Plan
Scale: 1/4"=1'-0"



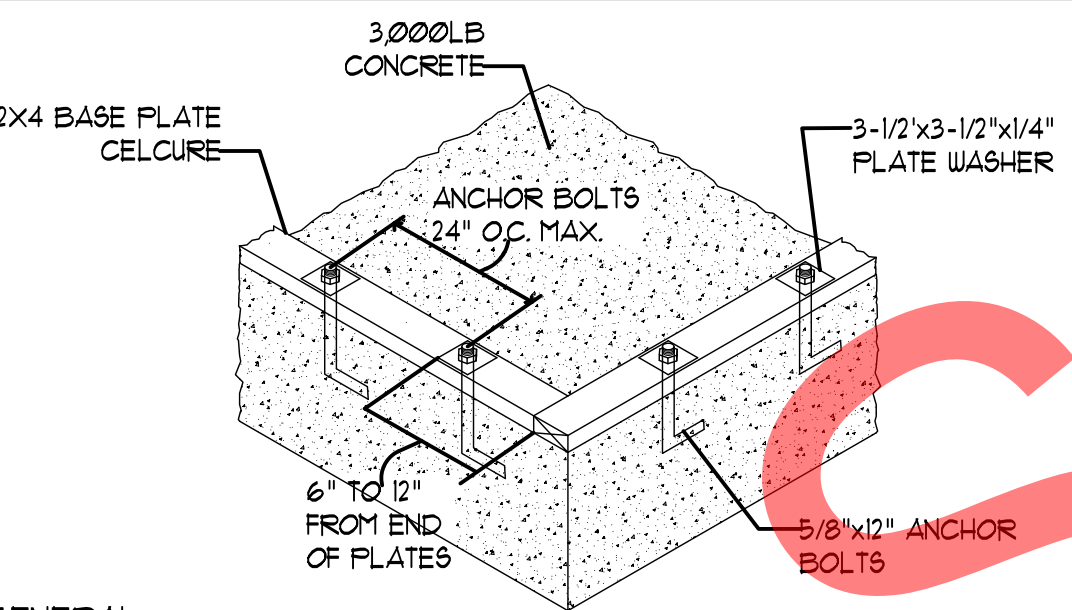
Int. Grade Bm. "D"



Ext. Grade Bm. "E"

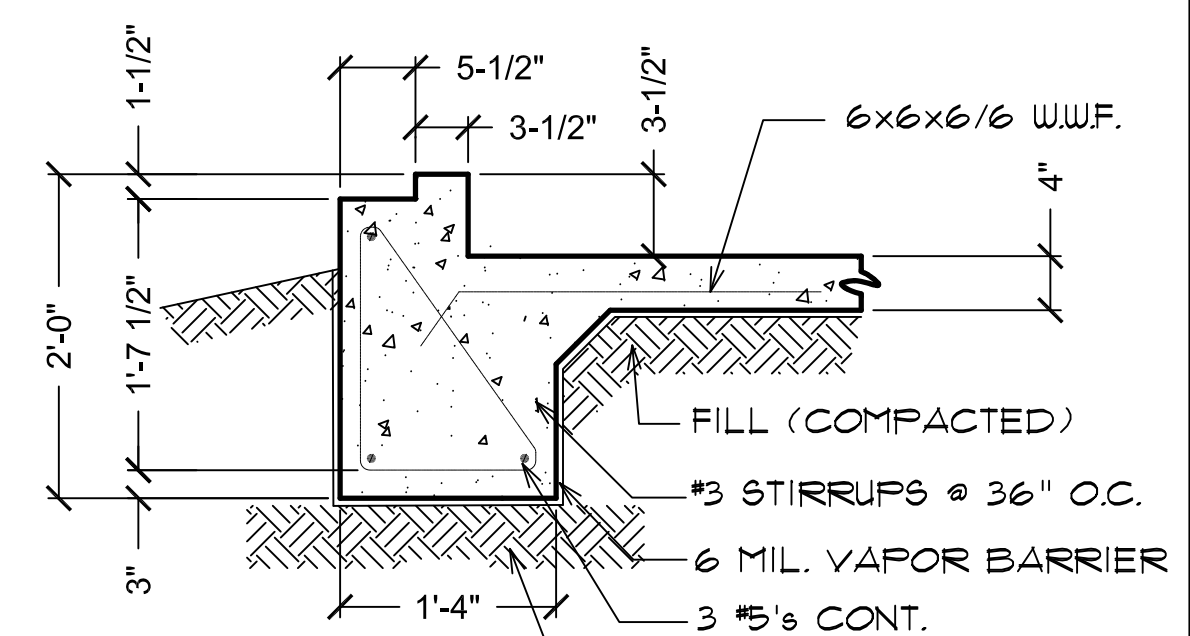


Int. Grade Bm. Detail "C"

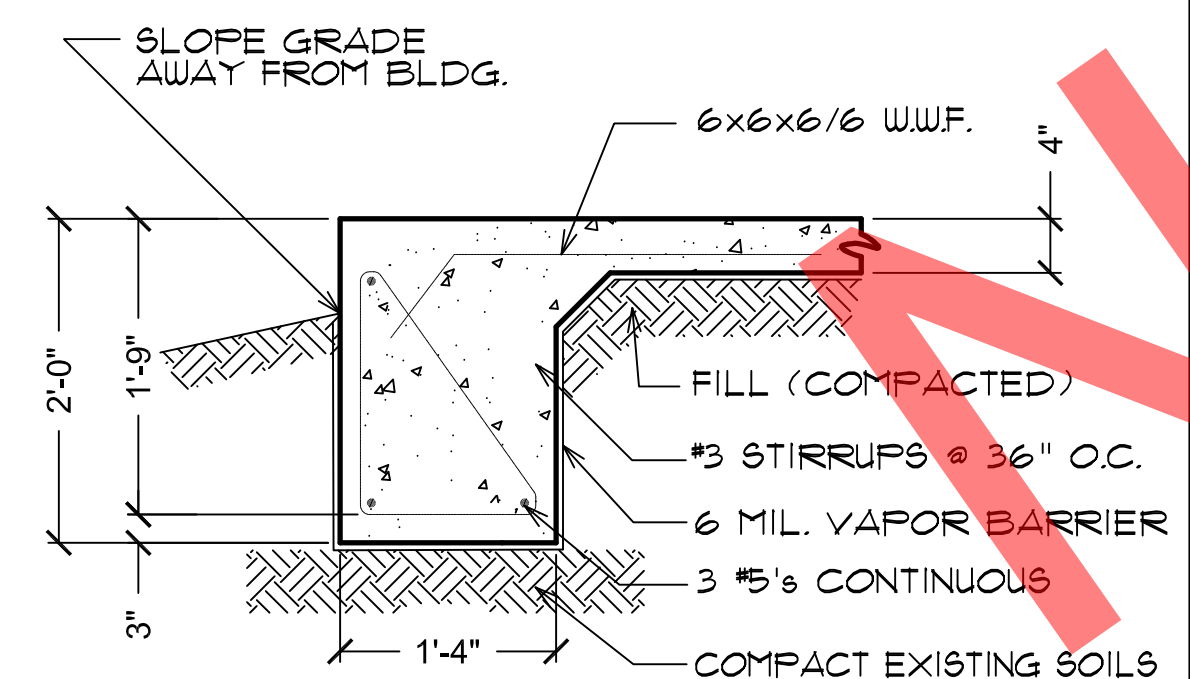


GENERAL:
 1. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
 2. BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT APPROVAL OF THE ENGINEER.
 3. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL, UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN. SLAB INSPECTIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.
 4. TOP OF SLAB ELEVATION IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY REQUIRED TOP OF SLAB ELEVATION WITH SURVEYOR PRIOR TO SETTING FORMS.

CONCRETE:
 1. THE CONCRETE DESIGN IS BASED UPON CONCRETE MIX YIELDING MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION). NO CHLORIDES SHALL BE ALLOWED.
 2. LAPS, SPLICES, TIES, AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. "MANUAL OF STANDARD PRACTICE, DETAILS, AND DETAILING OF CONCRETE REINFORCEMENT", A.C.I. 318, A.C.I. 315, AND ACCORDANCE WITH C.R.S.I. STANDARDS. ALL CONCRETE WORK SHALL BE IN STRICT ACCORDANCE WITH A.C.I. STANDARD SPECIFICATION FOR CONCRETE AND REINFORCED CONCRETE. ALL CONCRETE PLACEMENT SHALL CONFORM TO A.C.I. 301 AND A.C.I. 318.
 3. COMPRESSION EMBEDMENT LENGTH SHALL BE 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
 4. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 2 INCHES MINIMUM UNLESS NOTED OTHERWISE.
 5. THE CONTRACTOR SHALL BE ALLOWED TO MAKE SPLICES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHERE ESSENTIAL TO CONSTRUCTABILITY, SUBJECT TO ENGINEER'S APPROVAL.
 6. SUBJECT TO ENGINEER'S APPROVAL, BARS MAY BE SHIFTED SLIGHTLY IN THE FIELD WHERE NECESSARY TO AVOID OPENINGS, PIPES, EMBEDDED ITEMS, OR OTHER OBSTRUCTIONS.
 7. HOOKS AND BENDS SHALL BE IN ACCORDANCE WITH ACI 318.
 8. PLACEMENT, CLEARANCES, AND MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH A.C.I. 318.
 9. SEE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, RECESSES, LEDGES, AND STEPS.
 10. BOTTOMS OF ALL EXCAVATIONS AND EARTHEN FORMS SHALL BE FLAT, LEVEL, TRUE TO GRADE AND LINE, AND COMPLETELY FREE OF LOOSE DIRT, DEBRIS, AND SLUSH. DAMPEN EARTH AGAINST WHICH CONCRETE IS POURED JUST PRIOR TO THE POUR, BUT DO NOT POUR INTO TRENCHES WITH STANDING WATER.
 11. FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL-TYPE MATERIALS TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES.
 12. ALL REINFORCING STEEL SHALL BE GRADE 60 BAR CONFORMING TO THE LATEST EDITION OF ASTM. 13. ALL EXTERIOR BRICK AND/OR MASONRY WALLS TO HAVE EXPANSION AND CONTRACTION JOINTS. REFER TO ARCHITECTURAL DETAILS FOR LOCATIONS AND INFORMATION REGARDING SPACING, TYPE, LOCATION, INSTALLATION, AND MAINTENANCE. BRICK FLASHING AREAS MUST BE EXTENDED COMPLETELY TO THE EDGE OF THE CONCRETE IN ALL DIRECTIONS TO PREVENT BONDING TO THE FOUNDATION.

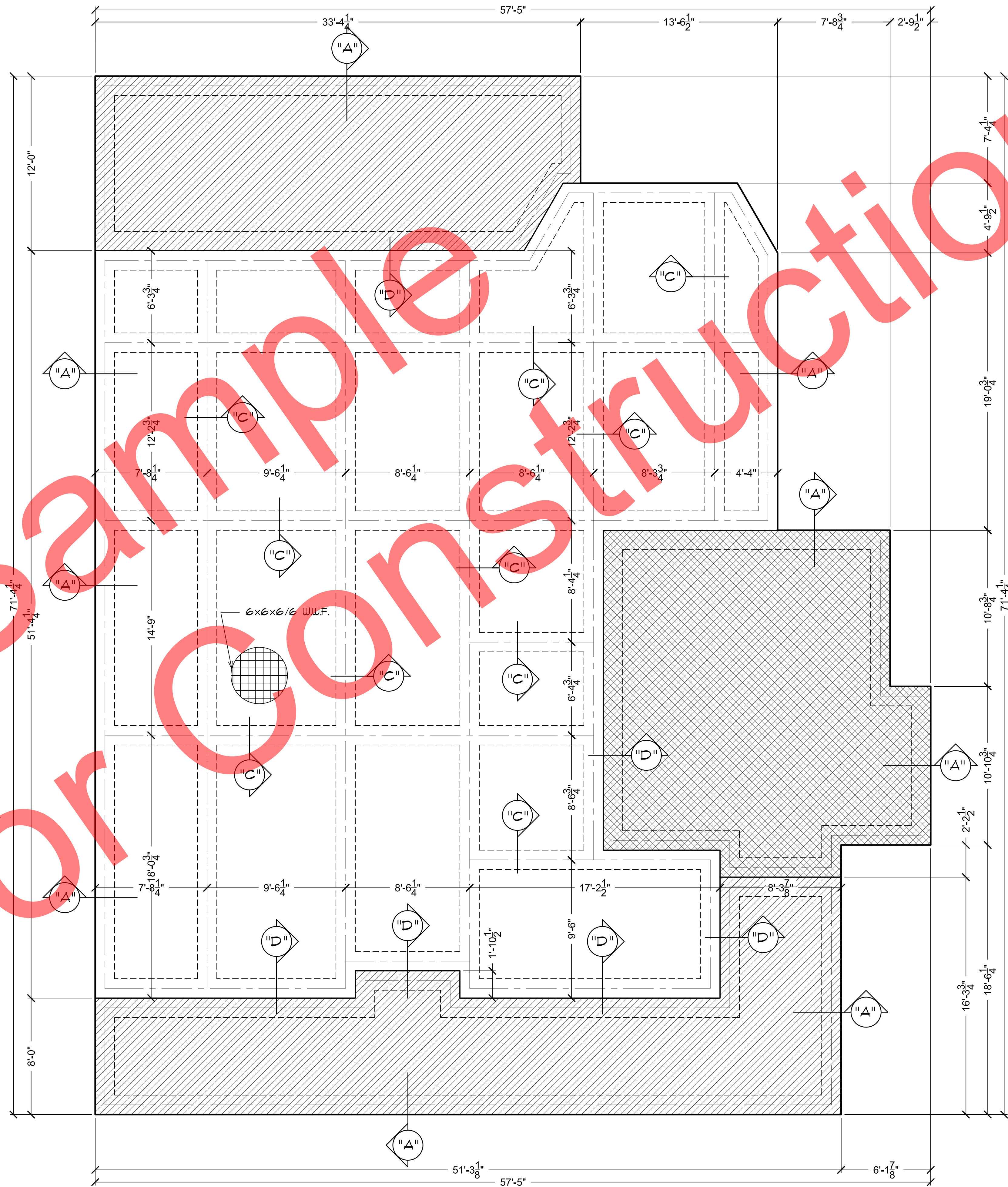


Ext. Grade Bm. Detail "B"



Ext. Grade Bm. Detail "A"

Foundation Notes



Note: This design is for Reference Only

Foundation Plan
 Scale: 1/4"=1'-0"

4" CONCRETE SLAB REINFORCED WITH 6 X 6 X 6/16 WELD WIRE MESH OVER #006 VISQUEEN MEMBRANE 4" COMPACTED SAND, AND MONOLITHIC POUR (TYPICAL)

Slab Area = 3,518 sq.ft.
 - areas depressed 1-1/2"
 - areas depressed 3-1/2"