

GENERAL NOTES

These plans were designed to conform to the latest edition of the International Residential Code for One and Two Family Dwellings (exclusive of seismic and high wind regulations). Due to continuous changes in both local and national building codes, accommodating all building restrictions is impossible. Therefore, these plans are subject to local requirements and interpretations. If these plans are not signed and sealed by a registered architect, it becomes the responsibility of the user to make certain these plans comply with local code requirements. In the event of a conflict between specifications contained in this set of plans and applicable codes or regulations in your area, the more stringent provision shall apply and be followed during construction. Variations required by local building officials shall not be binding on the designer, the Garlinghouse Co. Inc. The Garlinghouse Co. Inc. is not responsible for the availability of any suggested manufactured products specified on these plans or material lists.

BUILDER QUALIFICATIONS & CONSTRUCTION STANDARDS

These plans are intended for use only by persons knowledgeable in and familiar with generally accepted methods, techniques and industry standards for construction, and who are familiar with all applicable codes and other regulations that govern the construction of this type of structure. All construction is to be performed in accordance with these regulations and standards. If no building code ordinance has been locally adopted, then the International Residential Code should be used. The Garlinghouse Company Inc. cannot be responsible for any construction methods or procedures followed that are not specified or called out specifically in these plans and specifications.

DIMENSIONS

Written dimensions shall take precedence over scaled dimensions. (DO NOT SCALE DRAWINGS)

ERRORS AND OMISSIONS

Every effort has been made to insure that these plans are accurate and drawn to reflect all current national standards for safe and proper building practices. Any errors or omissions found should be reported to the Technical Services Department of the Garlinghouse Company. In addition to insuring that errors will be corrected for future purchasers, replacement copies of the plans will be provided to you free of charge once corrections are made.

DESIGN LOADS

These plans were designed to meet the external load conditions noted below. However, design load specifications (especially for roofs) vary from region to region due to local codes and geographic conditions. If these plans are not signed and sealed by an architect, then user must consult with local building code officials to determine if these design load specifications are adequate. If the design loads do not meet local requirements, it becomes the user's responsibility to have these plans altered to conform to such requirements.

	Dead Loads	Live Loads
Roof, with Shakes or Composition Shingles	10 psf	As required by regional IRC live load conditions & designed into trusses by truss manufacturer
First Floor	10 psf	40 psf
Second Floor	10 psf	30 psf
Decks and Balconies	10 psf	40 psf
Ceiling	10 psf	20 psf

(Space above ceilings where limited storage is possible, but additional room construction is not)

INSULATION & WEATHER SEALING

Caulking or gasketing is to be applied to all exterior sills and plates and all exterior envelope penetrations (between window or door frames and rough openings). Unless inconsistent with local code requirements, insulation with the following "R" values is to be installed with vapor barrier facing towards the heated space.

Ceiling Insulation (attic space above)	R-30 Min.
Ceiling Insulation (combination rafter-joints)	R-30
Exterior Walls	2x4 construction R-13 Min. 2x6 construction R-21
Floors Over Unheated Crawl Spaces or Unheated Basements	R-21 Min.
Ducts in Unheated Spaces	R-4.2
Cantilevered Floors & Floors Over Garages	R-30

FOUNDATIONS

- Footings shall bear on firm, undisturbed soil a minimum of 24" below the final finished grade line for one and two story structures. However, should the frost line be locally deeper than 24", then the bottom of footings shall extend below this local frost line. Where sloping grades are involved, footing depths must always be measured from the point at the final finished grade line that is closest to the footing.
- To ensure proper support for the footings and foundation walls, footings must always be poured with a flat bottom surface. Footings may be stepped where necessary to allow the footing to remain below frostline on a sloping grade, but the structure may not be built on a site where the finished grade line exceeds thirty degrees down from level. Sloping sites require special engineering for extended foundation walls and stepped footings.
- A minimum 2000 psf soil bearing is required.
- Drains shall be provided around all usable spaces located below ground. Drain tiles, perforated pipe, or other methods approved by local codes should be installed at or below the area to be protected, and must discharge by gravity or mechanical means to a drainage system. Top of drain pipe shall be level with top of footing.
- Apply bituminous foundation coating on all exterior walls below grade, and damp proofing on all exposed surfaces of concrete walls above grade and on all slabs not covered by finish materials. It is the responsibility of the foundation contractor to waterproof the foundation walls with the appropriate materials for local conditions.

CONCRETE

- All concrete for walls, footings, and basement slabs shall develop and maintain a minimum compressive strength of 2500 psi at 28 days.
- All concrete for garage slabs and porches shall develop and maintain a minimum compressive strength of 3500 psi at 28 day strength.
- Concrete forms, shoring and pouring methods shall conform to all current practices endorsed by the American Concrete Institution.
- Backfill shall not be placed against basement retaining walls until:
 - Concrete or masonry grout has reached its 28-day strength, and
 - Structural floor framing (including sub-floor) required to stabilize walls is complete, fully nailed and anchored, and
 - Walls have been properly shored.

FRAMING NOTES

The following is a list of procedures to accompany standard building practices and should be followed during the framing of the structure:

- All frame walls shall have stud framing placed at 16" o.c. except where noted otherwise.
- Top plates shall be doubled on all walls except where noted otherwise.
- Jack studs under all headers shall be continuous to sole plate.
- Double joists under all walls parallel to joists except where noted otherwise; also under kitchen cabinets and both tubs parallel with joists.
- Block all stud walls as required for sheathing.
- Solid blocking between all joists and rafters at supporting walls and beams except at rim joists.
- Double rim joists at all walls parallel to joists.
- Beams, girders, and joists supporting bearing walls or concentrated loads shall not be notched or drilled with holes larger than 1" in diameter.
- All rafters shall be notched to provide full bearing at supports.
- The ends of all joists shall bear on not less than 1/2" on wood or metal and not less than 3" on masonry. The ends of all beams or girders shall bear on not less than 3".
- Lap all joists 3" minimum (24" maximum) at all interior bearing supports.
- Mud sills and ledger boards at concrete walls shall have anchor bolts of the size and spacing shown on the drawings. Each board shall be secured with at least two bolts and each board shall have a bolt within 12" of each end.
- Provide double framing at all roof and floor diaphragm penetrations, unless noted otherwise on plans.
- Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently joined together.
- All roof trusses shall be designed by a registered engineer for the truss manufacturer. Submit sealed truss engineering drawings to the local Building Department indicating bracing, etc., that may be required.
- All wood in permanent contact with concrete shall be pressure treated with a water borne preservative. Nails and all metal connectors in contact with PT wood shall be hot dipped galv. or stainless steel.
- All mechanical holes through any structural member shall be at the center line of the member in compliance with the latest edition of the Wood Structural Design Data specifications.
- All slabs on grade shall be reinforced with 6x6 10/10 welded wire mesh.

WOOD FRAMING

All solid sawn lumber shall be a minimum #2 grade or better with a Fiber Stress in Bending factor (Fb) of 875 psi BASE VALUE and a Modulus of Elasticity (E) of 1,400,000 psi unless otherwise specified. All lumber shall have a moisture content of no more than 19%. Lumber shall be graded in accordance with the Western Wood Products Association and/or the Canadian Wood Council.

A. Post, Beams, & Headers	#2 or Better (or LVL)
B. Floor, Ceiling Joists, & Rafters	#2
C. Plates & Blocking	#2
D. Sill, Exterior Deck, & Balcony Components	Pressure Treated
E. Studs	Stud Grade
F. Roof & Wall Sheathing	1/2" C-D Plywood(32/16) with exterior glue or properly rated OSB
G. Sub-Floor over Joists	3/4" T & G Plywood
H. 6x4-Lam Beams-A.I.T.C. Industrial Grade with dry use adhesive (wet use for exterior use)	Fb 2400 psi, E=1,100,000
I. Laminated Veneer Lumber (LVL)	Fb 2800 psi, E=2,000,000

WINDOW & DOOR REQUIREMENTS

- All windows are noted by window schedule in plan and elevation, with specific manufacturer selection by owner and/or contractor. Contractor must verify all required rough framing openings.
- Bedrooms and sleeping areas must have at least one window with a sill height of no more than 44" above the floor and which will meet local code egress requirements.
- All windows, patio doors, and doors with glass shall be double glazed, insulated units with wood or aluminum frame and sash.
- Exterior doors are to be foam-core insulated steel doors unless otherwise noted.
- All doors between garage and living areas shall be one hour fire rated assemblies with 1-3/4" solid wood core (or code approved equivalents) with self closing mechanism.

MISCELLANEOUS

- Plumbing diagrams or drawings shall be provided by the Plumbing contractor. Heating/cooling duct diagrams or drawings shall be provided by the Heating Ventilation and Air Conditioning contractor.
- Heat loss or energy use calculations shall be provided by the heating/cooling contractor or other professional as required by regulations.
- All fireplaces will be UL approved zero-clearance fireplaces with triple-wall metal flue. UL approved spark arrestor chimney cap with galvanized rain cap. All fireplace openings shall be provided with tempered glass doors. Provide outside combustion air for fireplaces, wood stove, and liquid fuel heating appliances (per the "Chimneys and Fireplaces" chapter of the International Residential Code).
- Chimneys shall extend at least 2 feet higher than any portion of the building within a 10 foot radius, but shall not be less than 3 feet above the point where the chimney passes through the roof.
- Tub and shower enclosures are to have 1/2" water resistant gypsum board and a hard, moisture resistant surface up to 6'-0" (min) above the floor.
- All exhaust fans and dryers shall vent to the outside through ducts. Caulk around all penetrations through exterior envelope.
- Provide 5/8" type "X" fire rated, gypsum board between garage and living areas including garage ceilings where living areas are above.
- Owner is responsible for site location of all foundation and slab penetrations (i.e. sewer, water, underground power conduits, etc.).
- Stair treads and risers shall not exceed the code required maximum and/or minimum dimensions.
- All stairs with 4 or more risers must have code compliant handrail.
- A vapor-permeable air infiltration barrier is to be installed between the wall sheathing and siding.
- Prior to starting construction, the user of these plans must verify the availability of all manufactured products suggested or specified, herein.
- All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, etc., in accordance with the manufacturer's written instructions.
- Structure is designed to carry the load of composition roof shingles or shakes. Should substantially heavier roof materials be contemplated, then the structure will need to be redesigned accordingly.
- All glass within 12" of a door and/or 18" of the floor or a hallway shall have tempered glazing.
- The contractor is responsible for providing adequate temporary bracing or to otherwise support all portions of the structure until all members have been permanently fastened together and permanently braced.



STRUCTURAL & MISCELLANEOUS METAL

Structural shapes, bars, and plates shall be steel meeting American Society for Testing & Materials (ASTM) standard A36. Pipe columns, where shown on plans, shall be standard weight meeting ASTM A53, type S, Grade B. Design and fabrication shall conform to the latest edition of American Institute of Steel Construction (AISC) specifications. Exposed welds shall be ground smooth and flush. Reinforcement shall be bent cold and shall not be welded. All items except those to be encased with cast-in-place concrete shall be shop painted with rust primer. Erection shall conform to AISC specifications.

CONNECTORS & FASTENERS

- All nailing and fastening shall comply with the IRC's table "Fastener Schedule for Structural Members."
- All flush beams and girders shall use joist hangers to support abutting joists and rafters.

FLASHING

Install flashing and counter-flashing of 26-gauge galvanized metal or aluminum wherever dissimilar building materials join or intersect at the roof of the structure. This includes all intersections of the roof with vertical walls, chimneys, and dormers, and as otherwise shown on the drawings. Flashing must also be installed above windows and doors, and at all horizontal joints in sheet siding.

GUTTERS

All gutters shall be made of aluminum or as otherwise shown on drawings. Gutters should be secured a minimum of every 4'-0" with approved fasteners.

ABBREVIATIONS

AFF	above finish floor	JST	joist
ARCH	architect (oral)	LAM	laminated (d)
BSMNT	basement	LL	Live Load
BRG	bearing	LVL	Laminated Veneer Lumber
BD	board	MFG	manufacturer
BLDG	building	MAX	maximum
BM	beam	MECH	mechanical
CAB	cabinets	MIN	minimum
CLS	ceiling	MT	metal threshold
CTR	"center, centered"	NO	number
CC	center to center	O.C.	o.c.
CLR	clear (ance)	OPT	on center
CONC	concrete		optional
CONSTR	construction	psi	pounds per square inch
CONT	continuous	psf	pounds per square foot
d	penny (nail size)	QTY	quantity
DL	Dead Load	REQD	required
DIAM	diameter	R.O.	rough opening
DRWG	drawing	S.C.	solid core
EN	each way	SQ	square
ELEC	electric (al)	STD	standard
ELEV	elevation	STOR	storage
EXT	exterior	T&G	typical
FIN	finished	TYP	typical
FLR	floor	UNO	unless noted otherwise
FD	floor drain	VERT	vertical
FTG	footing	WC	water closet
FDN	foundation	W	(steel section i.e. W12x5)
GA	gauge	WNM	welded wire mesh
GMB	gypsum wall board	WD	wood
HDR	header		
HORIZ	horizontal		
HB	hose bib		
INT	interior		

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Address: _____
Lot No. _____
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ROOM	FLOOR	
	CARPET	VINYL
GREAT ROOM	●	
DINING	●	
KITCHEN	●	
HALL	●	
UTILITY/STOR.	●	
POWDER ROOM	●	
MASTER BED ROOM	●	
MASTER BATH	●	
STAIRS	●	
BALCONY	●	
BATH #2	●	
BEDROOM #2	●	
BEDROOM #3	●	

NOTE: CLOSET FLOORS TO BE SAME FINISH AS ADJACENT ROOMS UNO

NOTES:

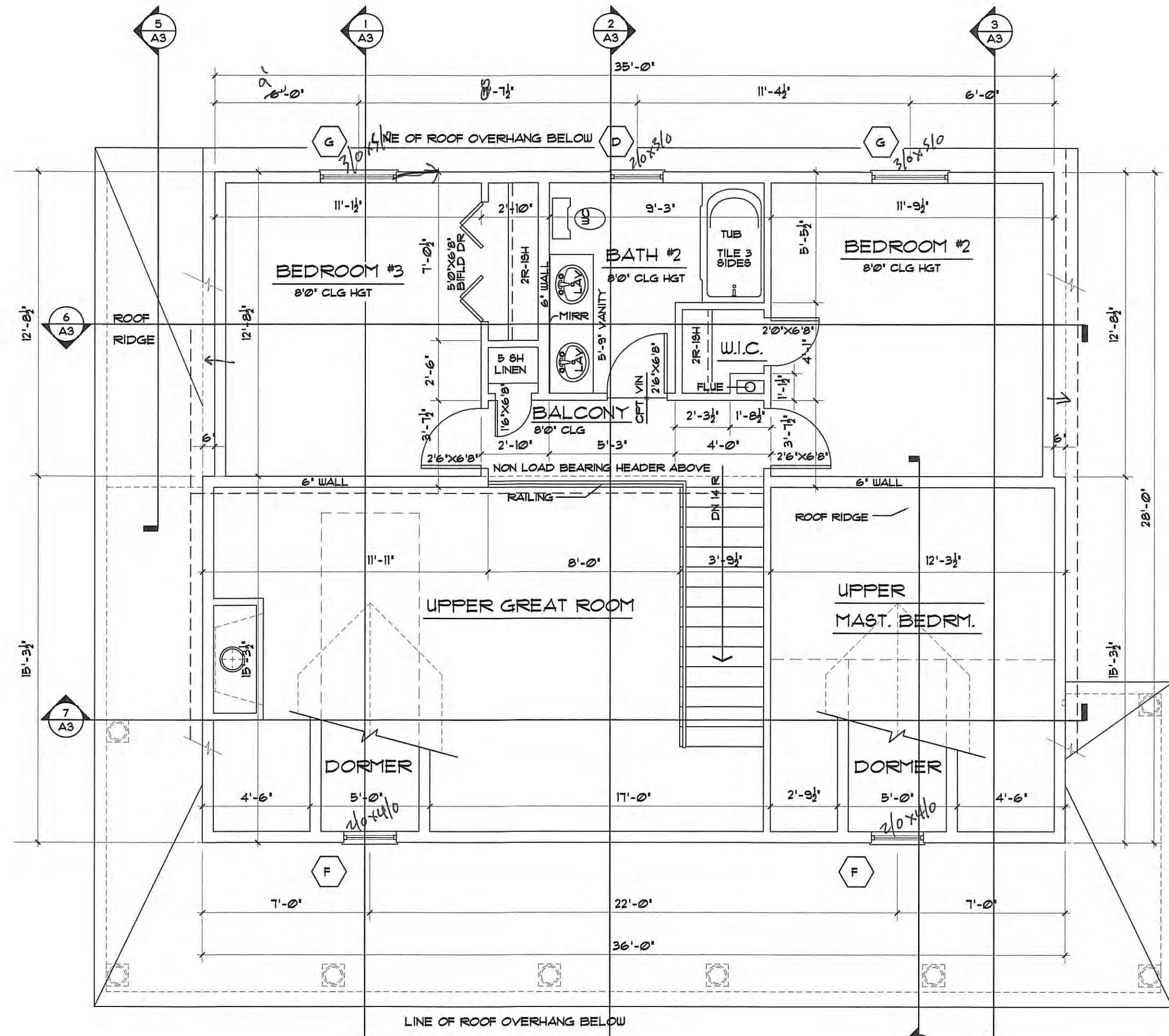
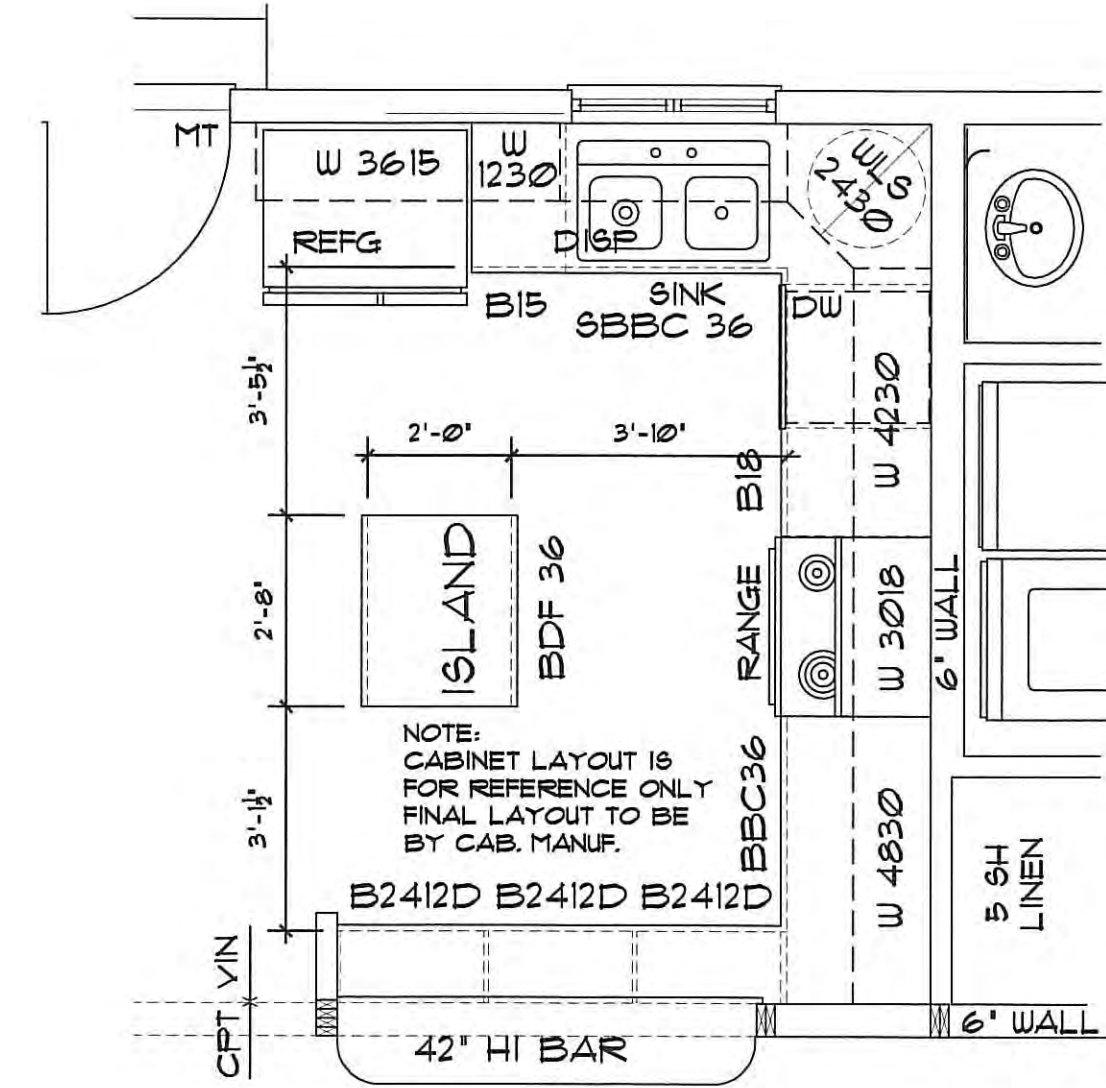
- DIMENSIONS SHOWN ARE FROM OUTSIDE OF EXTERIOR STUDS TO ONE SIDE OF INTERIOR STUDS.
- EXTERIOR HOUSE WALLS ARE 2x6 STUDS @ 16" O.C. AND INTERIOR PARTITIONS ARE 2x4 STUDS @ 16" O.C. UNO.
- ALL EXTERIOR AND BEARING WALL OPENINGS TO HAVE 2"x2" HEADERS UNLESS OTHERWISE SPECIFIED. SEE BUILDING AND WALL SECTIONS FOR ROUGH OPENING HEIGHTS.
- USE OF STD 2 1/4" CASING TRIM USED TO DETERMINE INTERIOR DIMENSIONS REQUIRED NEXT TO DOORS. OWNER/BUILDER SHALL BE RESPONSIBLE FOR ALL INTERIOR DIMENSIONS AND CONFLICTS WITH CASING TRIM IF A WIDER CASING TRIM IS TO BE USED.
- DIMENSIONS ARE TO ROUGH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS W/ MANUF. BEFORE COMMENCEMENT OF CONSTRUCTION.
- ALL CABINETRY TO BE DETERMINED BY CABINET PROVIDER.
- ALL STAIRS WITH 4 OR MORE RISERS SHALL HAVE CODE COMPLIANT HANDRAILS.

WINDOW SCHEDULE

WINDOWS SHALL BE ANDERSEN 'NARROWLINE' #200 SERIES WINDOWS

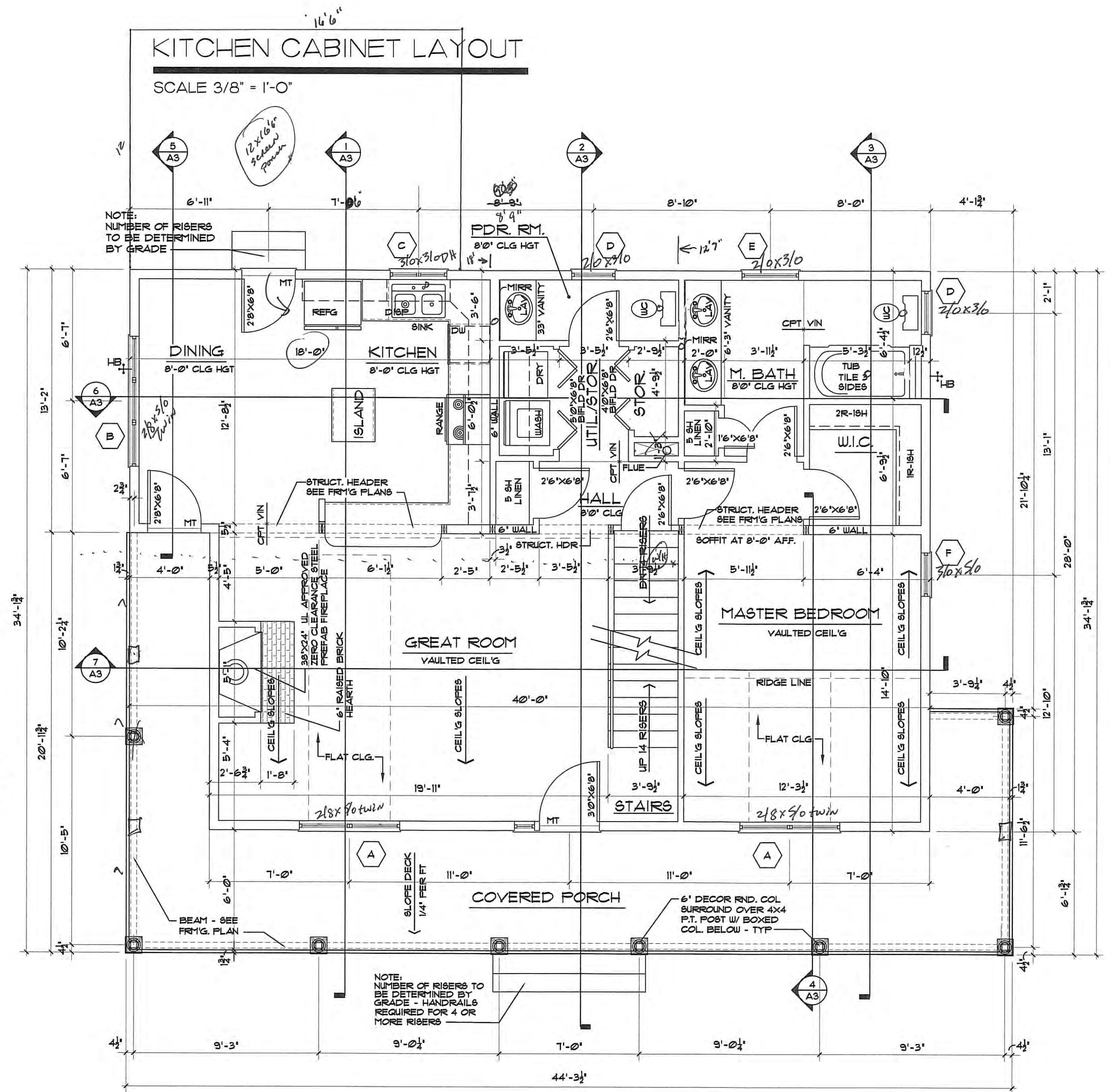
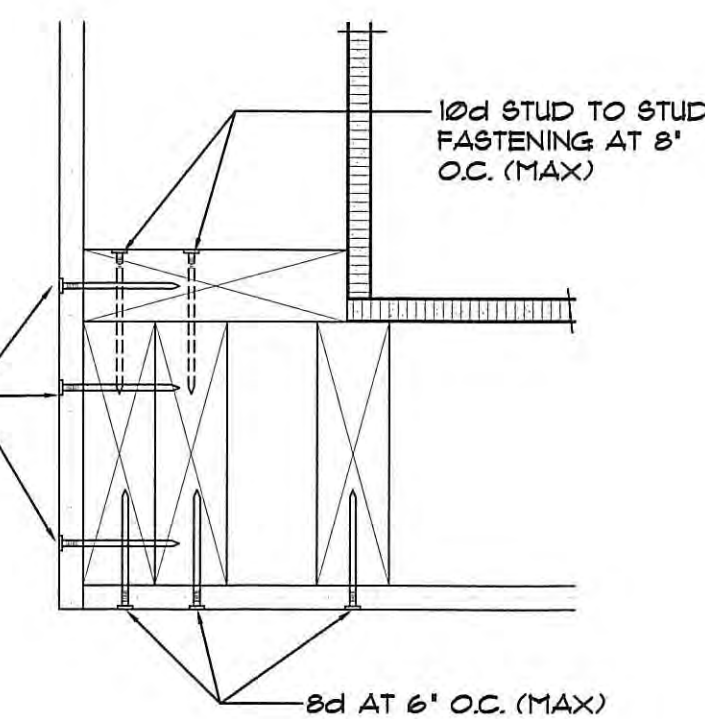
MARK	MANUF.	MODEL #	UNIT DIMENSION	REMARKS
(A)	ANDERSEN	(2) 2852	5'-1 1/4' X 5'-5 1/4'	EGRESS
(B)		(3) 2846	6'-5 5/8' X 4'-9 1/4'	
(C)		CR 23	2'-9 3/4' X 2'-11 15/16"	
(D)		28210	2'-1 5/8' X 3'-1 1/4'	
(E)		2832	2'-9 5/8' X 3'-5 1/4'	
(F)		28310	2'-1 5/8' X 4'-1 1/4'	
(G)		3046	3'-1 5/8' X 4'-9 1/4'	EGRESS
(H)		2811	2'-1 5/8' X 1'-1 1/4'	BASEMENT/UTILITY WINDOW

NOTE: ADD 1/2" TO WINDOW HEIGHT AND WIDTH TO DETERMINE ROUGH OPENING DIMENSIONS



PARTIAL FLOOR PLAN W/ CRAWLSPACE OR SLAB FOUNDATION OPTIONS

SCALE 1/4" = 1'-0"



AREA CALCULATIONS

AREA CALCULATIONS	
1ST FLOOR PLAN	1061 SF.
2ND FLOOR PLAN	499 SF.
TOTAL HEATED AREA	1560 SF. 1560 SF.
FRONT PORCH	228 SF.
BASEMENT (OPTIONAL)	1492 SF.
TOTAL UNHEATED AREA	1720 SF. 1720 SF.
TOTAL AREA UNDER ROOF	3280 SF. 3280 SF.

NOTES:

- DIMENSIONS ARE TO ROUGH CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS W/ MANUF. BEFORE COMMENCEMENT OF CONSTRUCTION.
- ALL CABINETRY TO BE DETERMINED BY CABINET CONSULTANTS.

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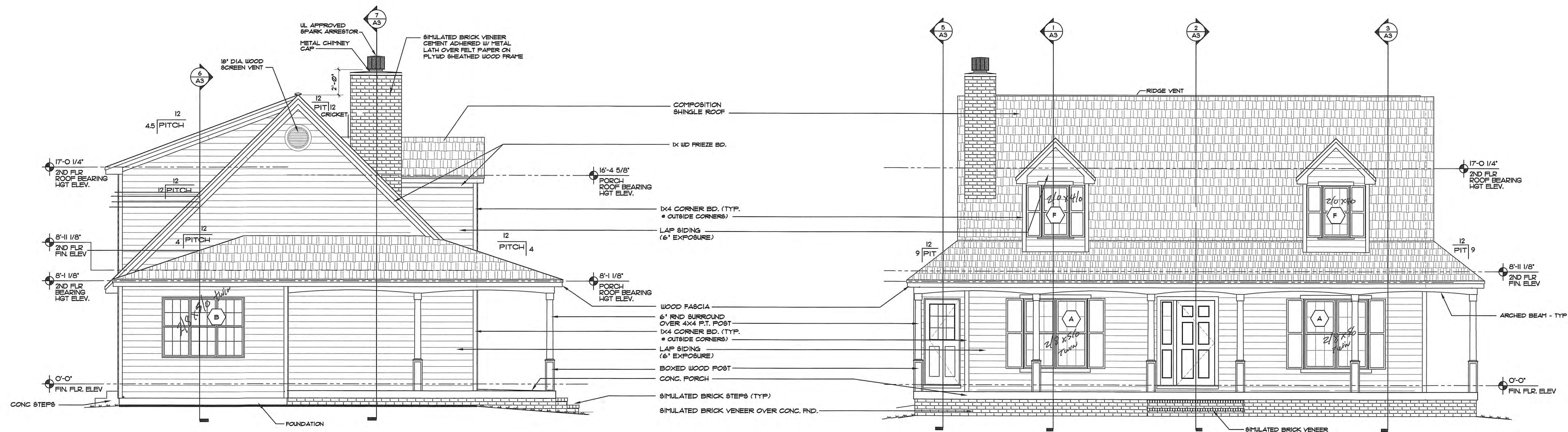
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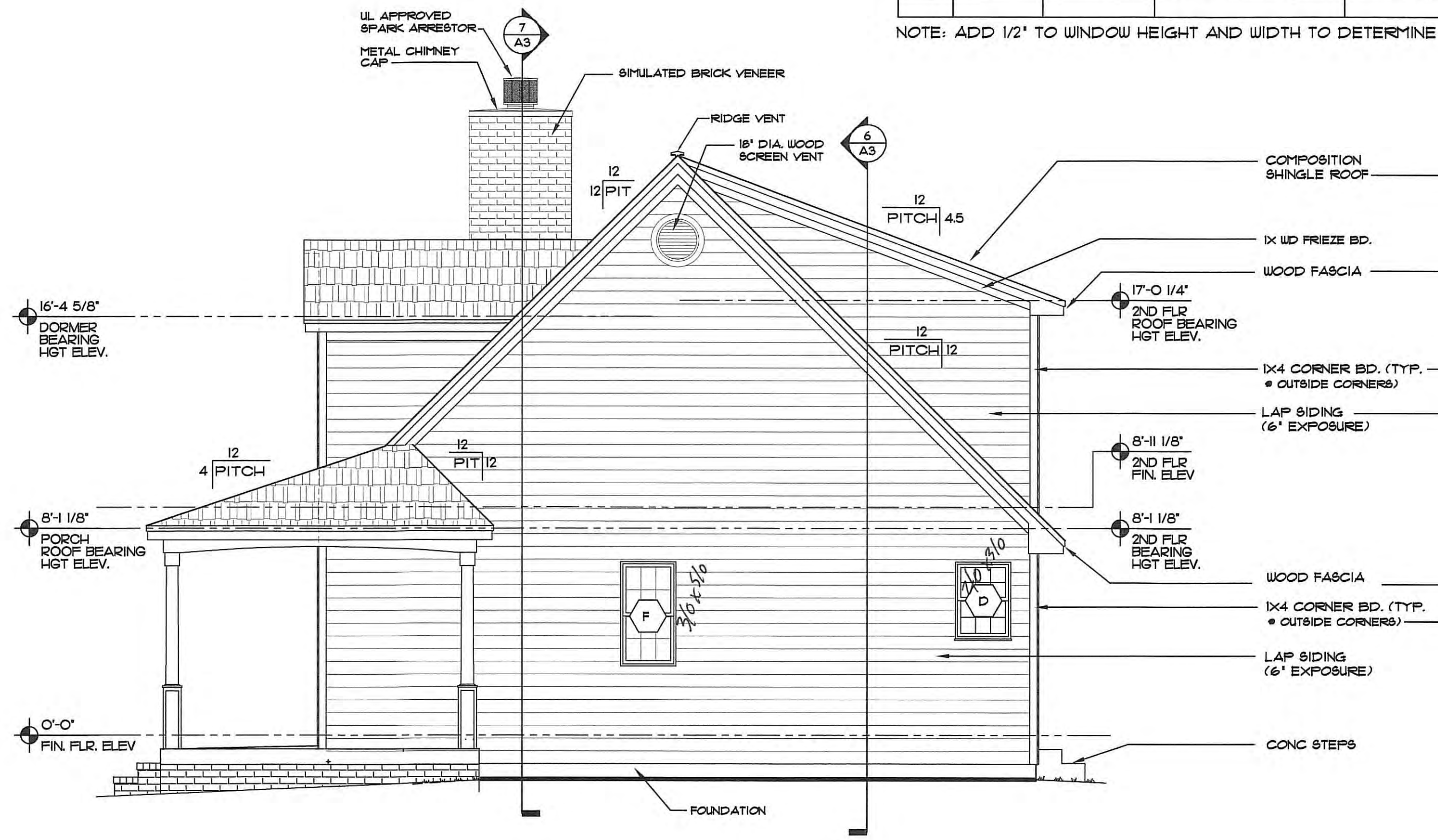
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

FRONT ELEVATION
SCALE 1/4" = 1'-0"

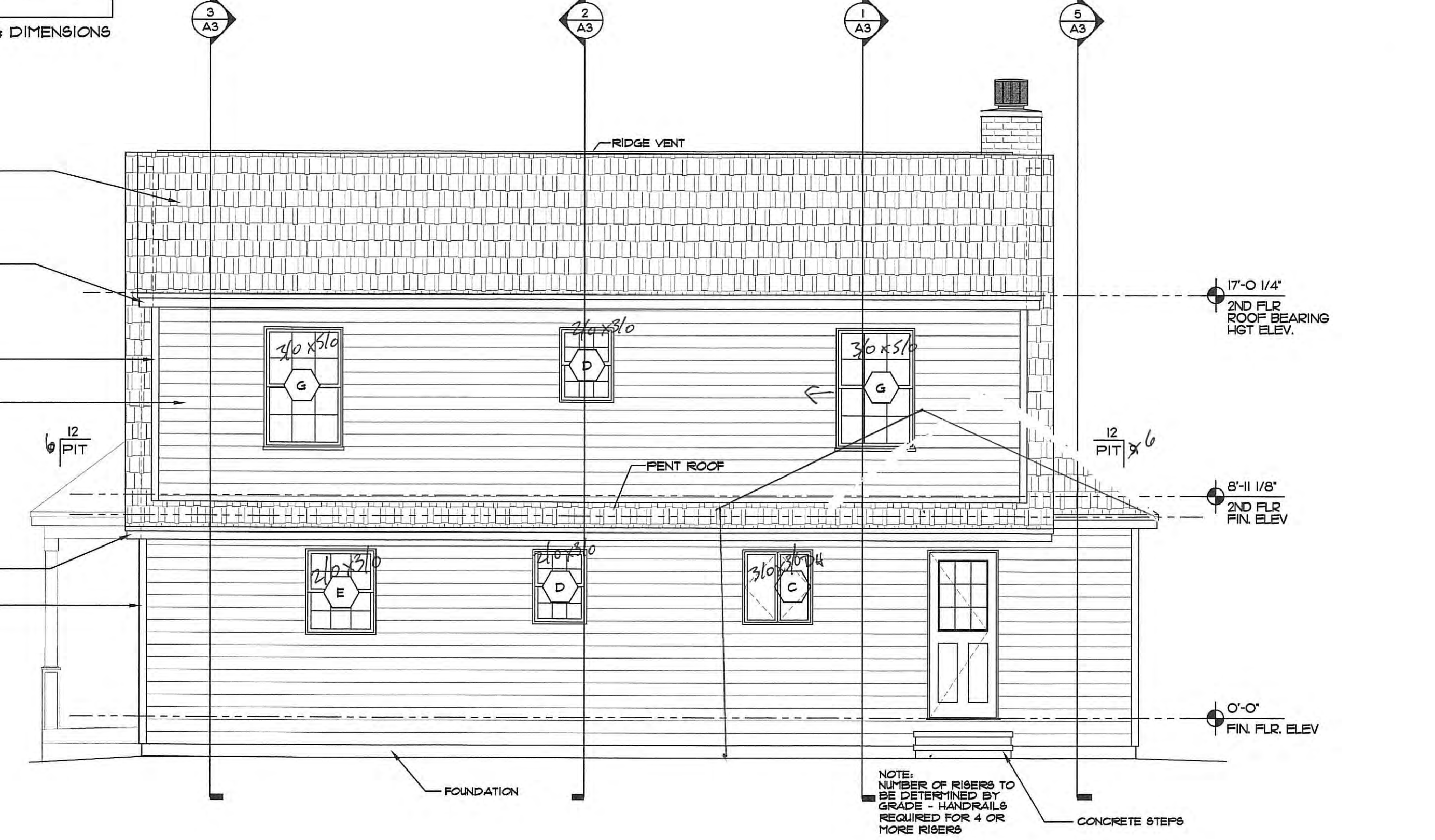
WINDOW SCHEDULE		WINDOWS SHALL BE ANDERSEN 'NARROWLINE' #200 SERIES WINDOWS		
MARK	MANUF.	MODEL #	UNIT DIMENSION	REMARKS
(A)	ANDERSEN	(2) 2892	5'-1 1/4" X 5'-5 1/4"	EGRESS
(B)		(3) 2046	6'-5 5/8" X 4'-9 1/4"	
(C)		CR 23	2'-9 3/4" X 2'-11 15/16"	
(D)		20210	2'-1 5/8" X 3'-1 1/4"	
(E)		2832	2'-9 5/8" X 3'-5 1/4"	
(F)		20310	2'-1 5/8" X 4'-1 1/4"	
(G)		3046	3'-1 5/8" X 4'-9 1/4"	EGRESS
(H)		2811	2'-1 5/8" X 1'-1 1/4"	BASEMENT/UTILITY WINDOW

NOTE: ADD 1/2" TO WINDOW HEIGHT AND WIDTH TO DETERMINE ROUGH OPENING DIMENSIONS

- NOTES:
- WINDOWS IN SLEEPING ROOMS SHALL BE APPROVED FOR EMERGENCY EGRESS.
 - EXTERIOR WINDOW/DOOR TRIM TO BE 1X4 WOOD (WINDO.) TRIM TO BE APPLIED ON FRONT ELEVATION ONLY.



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

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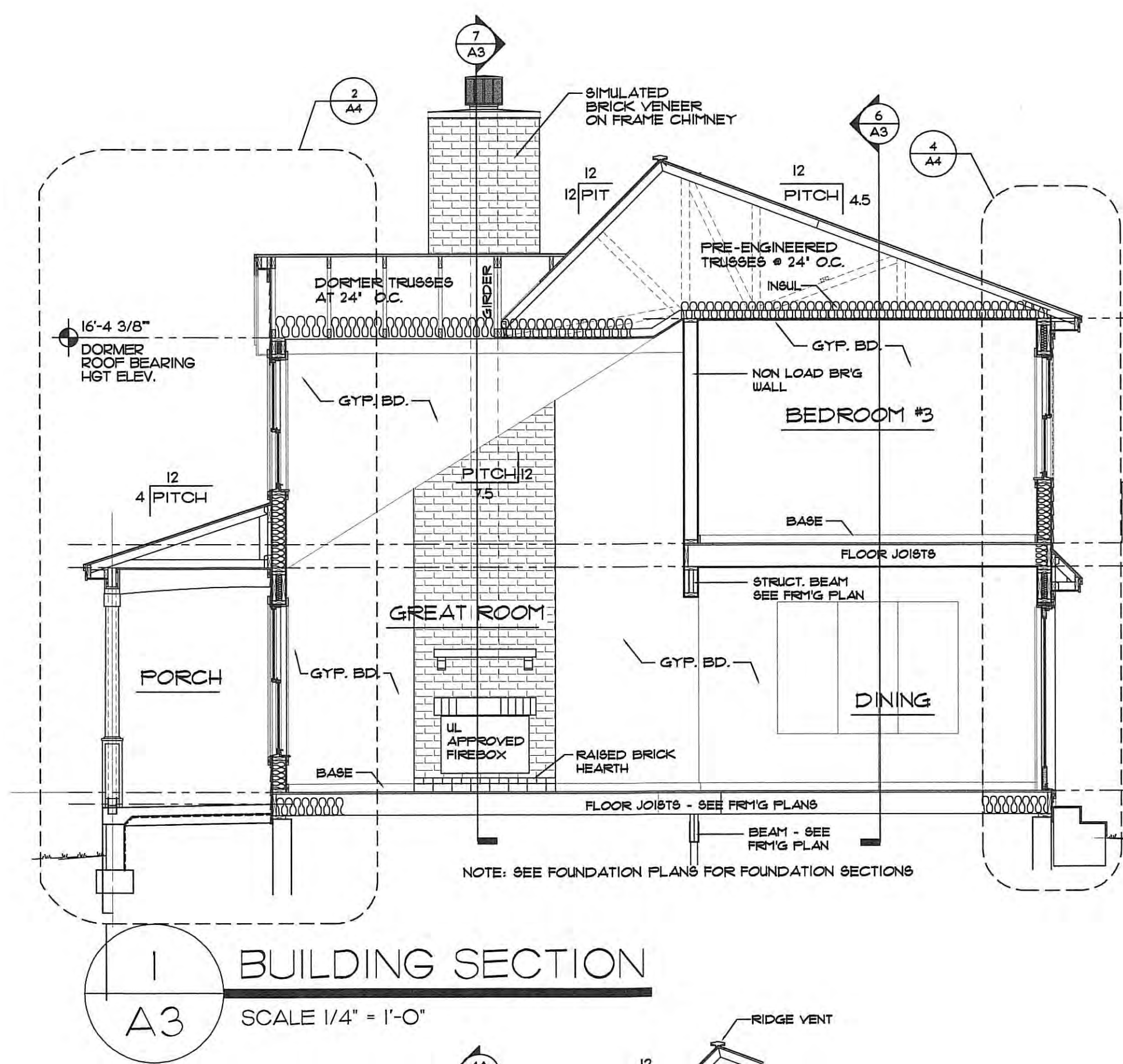
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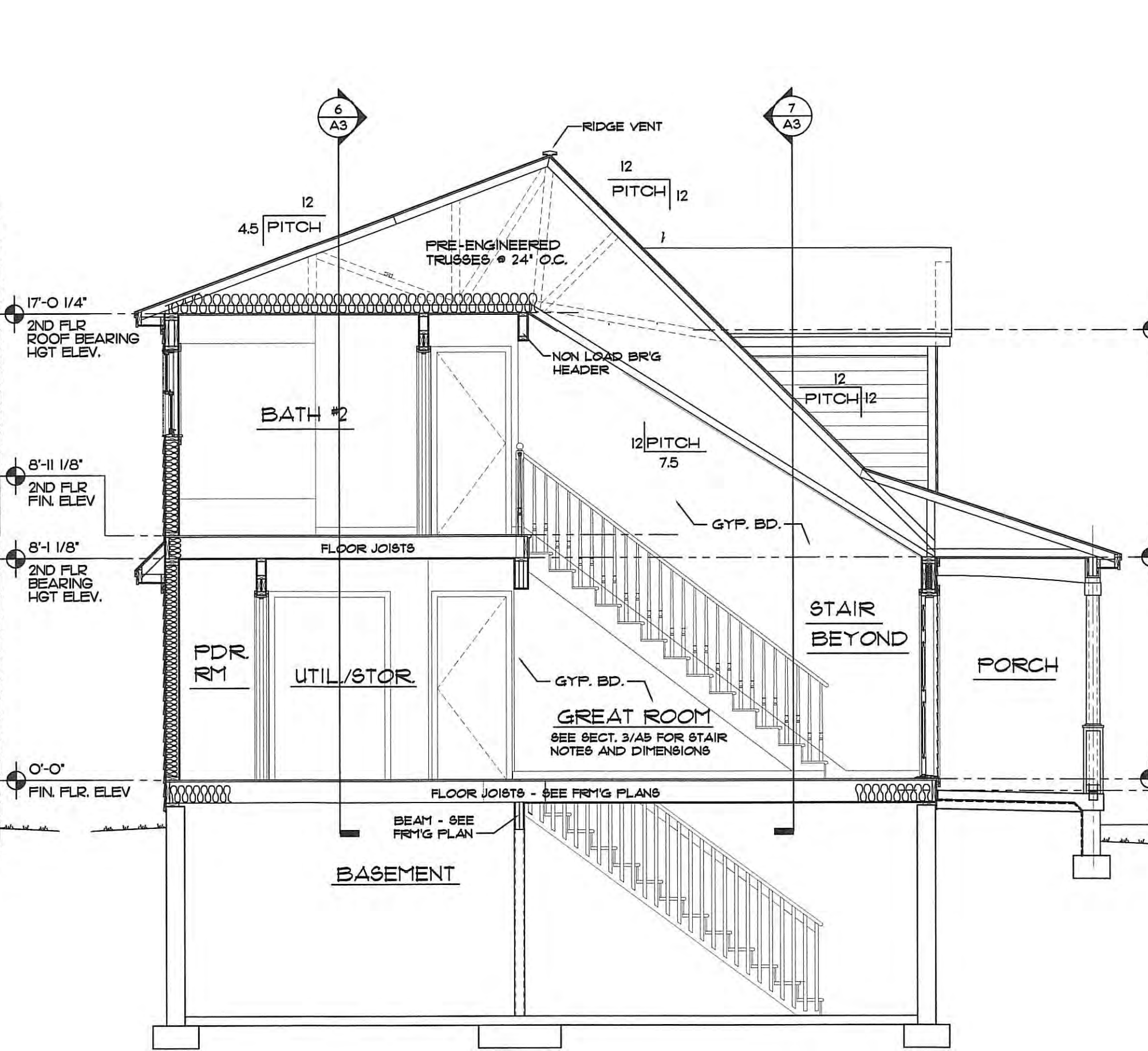


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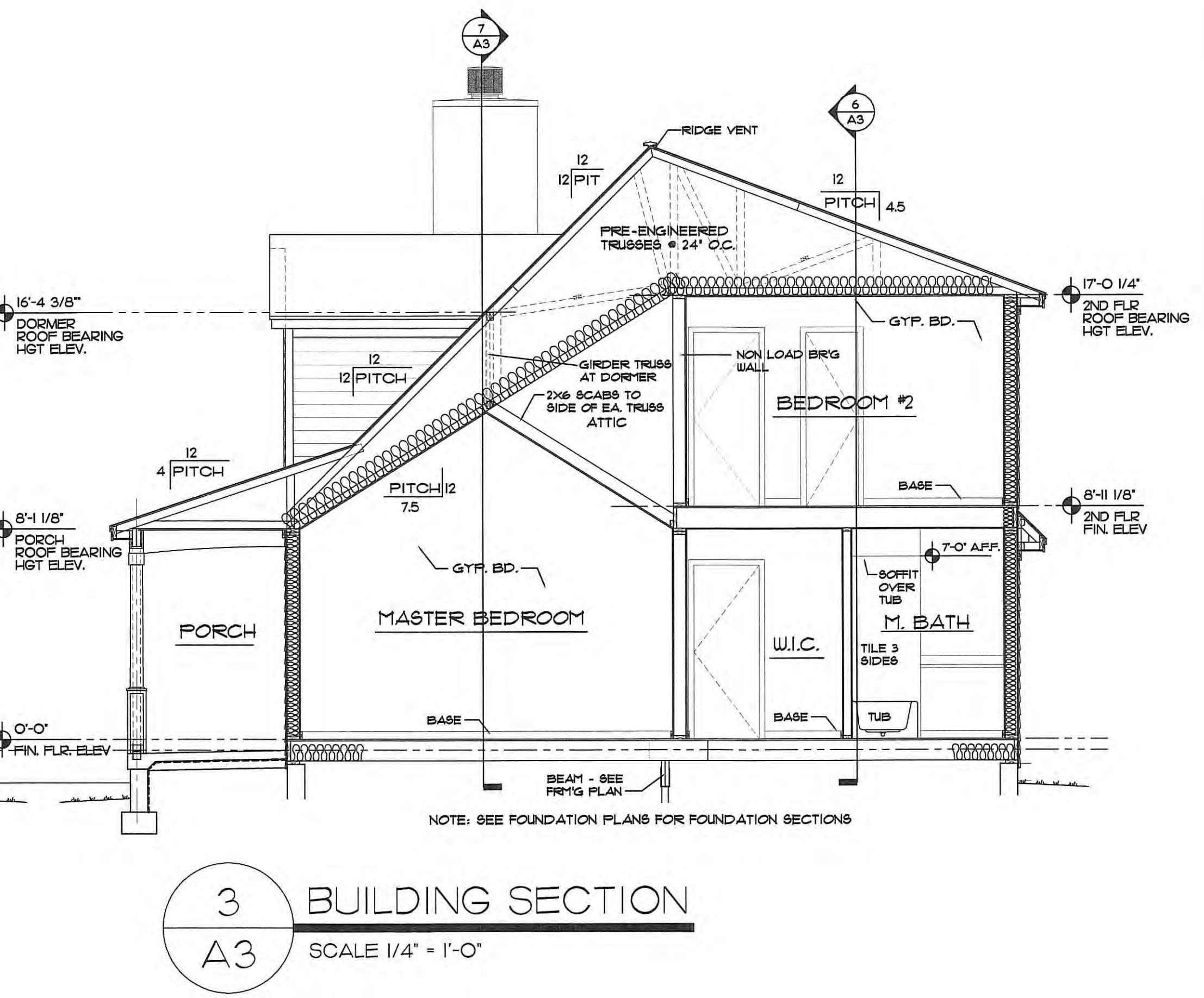
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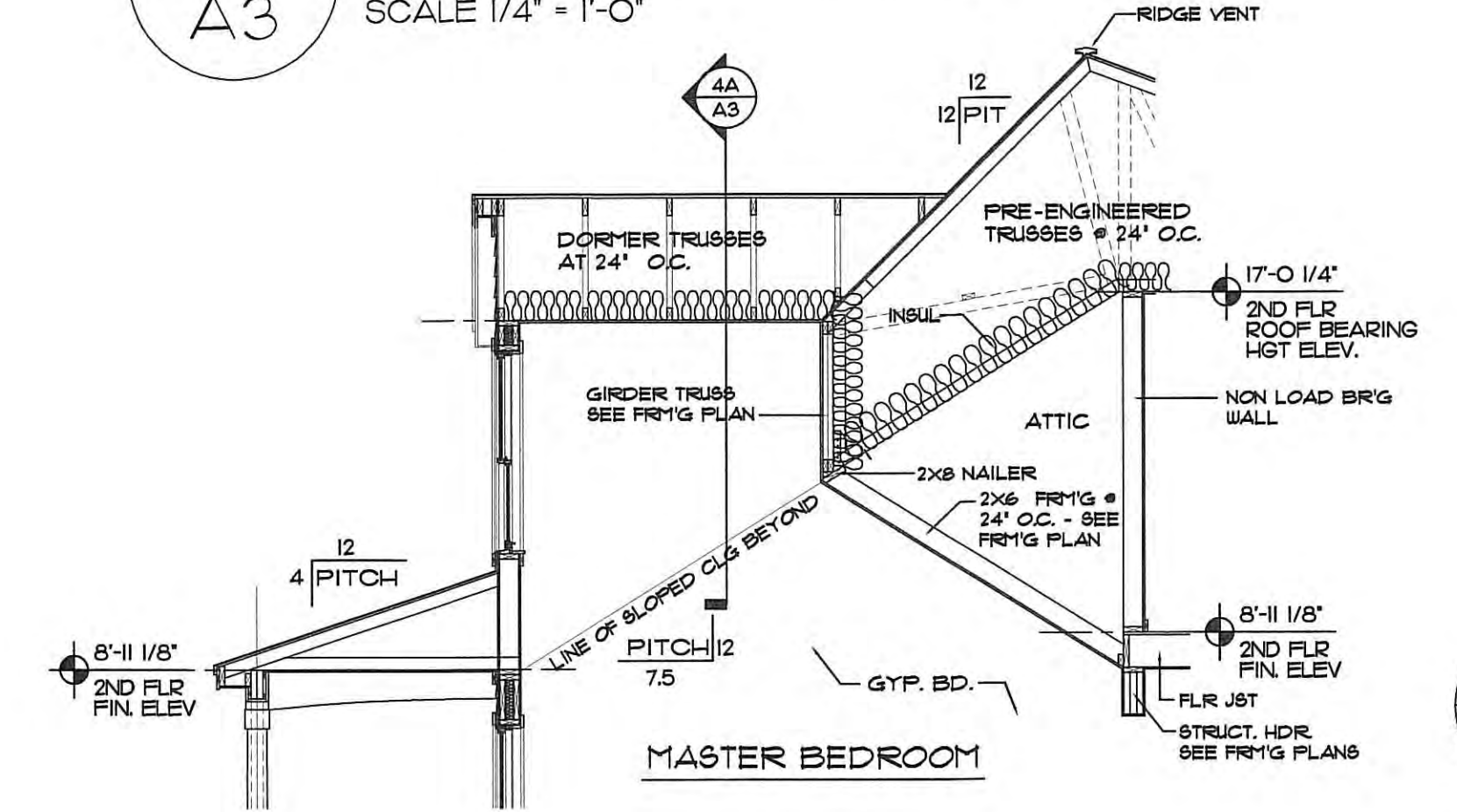
1 BUILDING SECTION
A3 SCALE 1/4" = 1'-0"



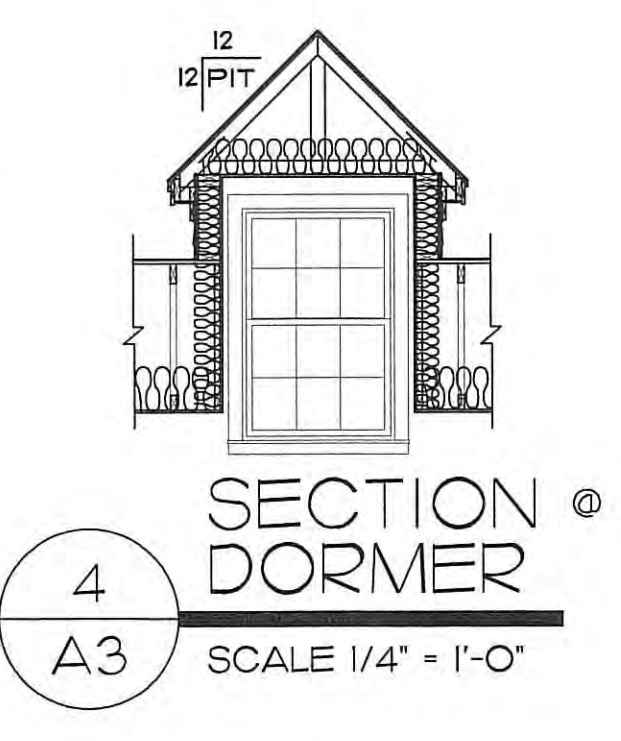
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A3 SCALE 1/4" = 1'-0"



3 BUILDING SECTION
A3 SCALE 1/4" = 1'-0"



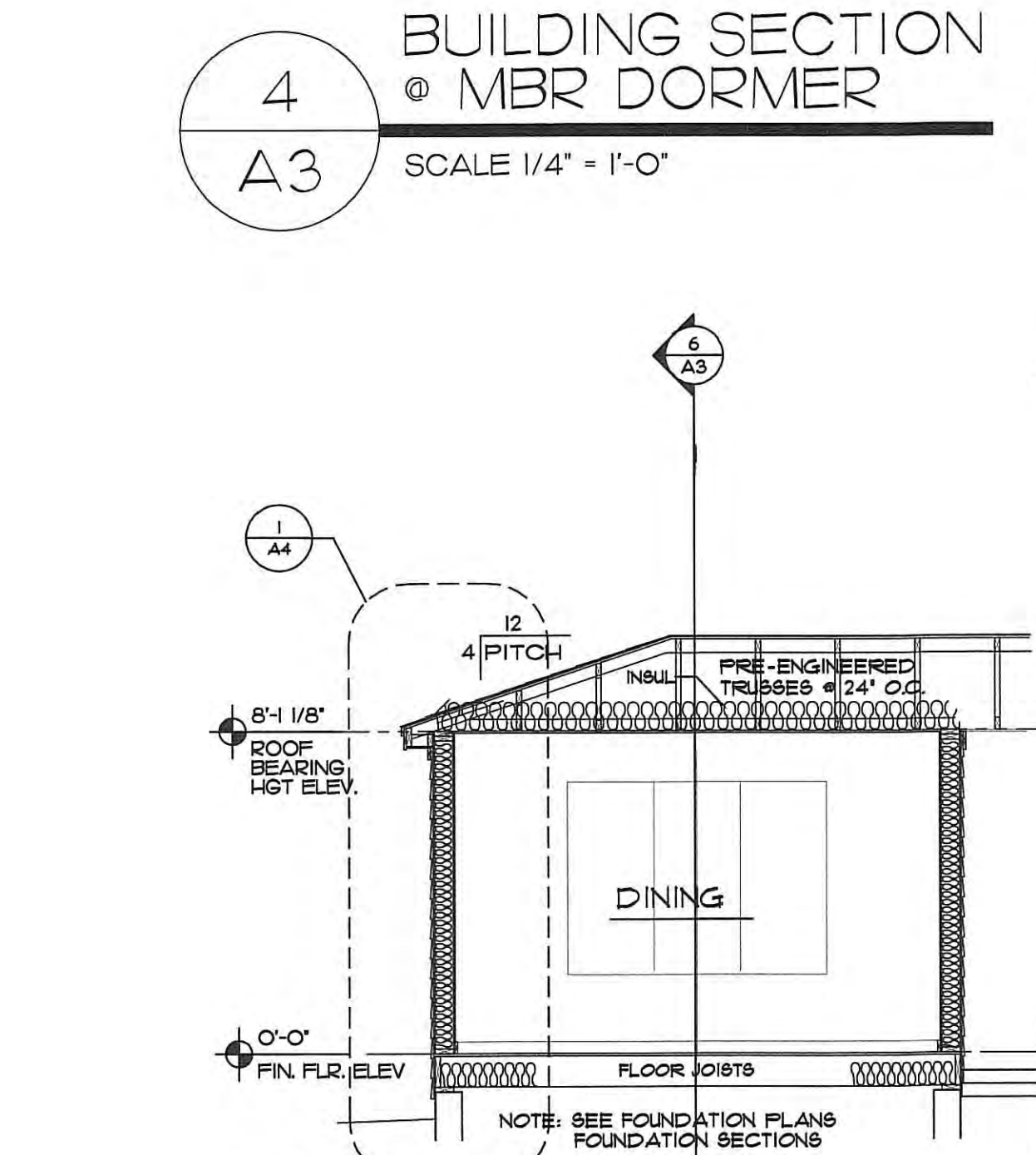
4 BUILDING SECTION @ MBR DORMER
A3 SCALE 1/4" = 1'-0"



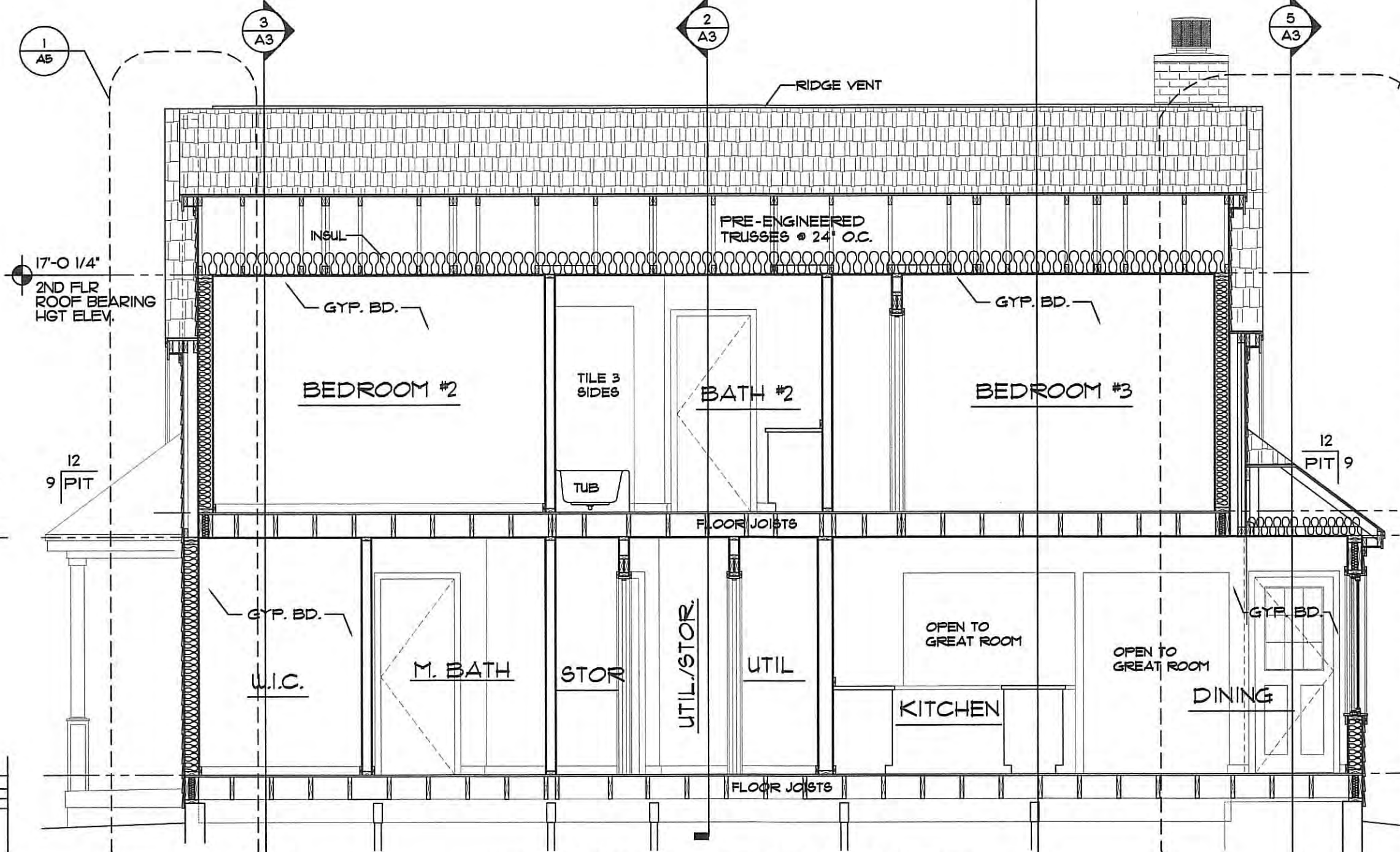
SECTION 4 DORMER
A3 SCALE 1/4" = 1'-0"

NOTE: SEE FOUNDATION PLANS FOR FOUNDATION SECTIONS

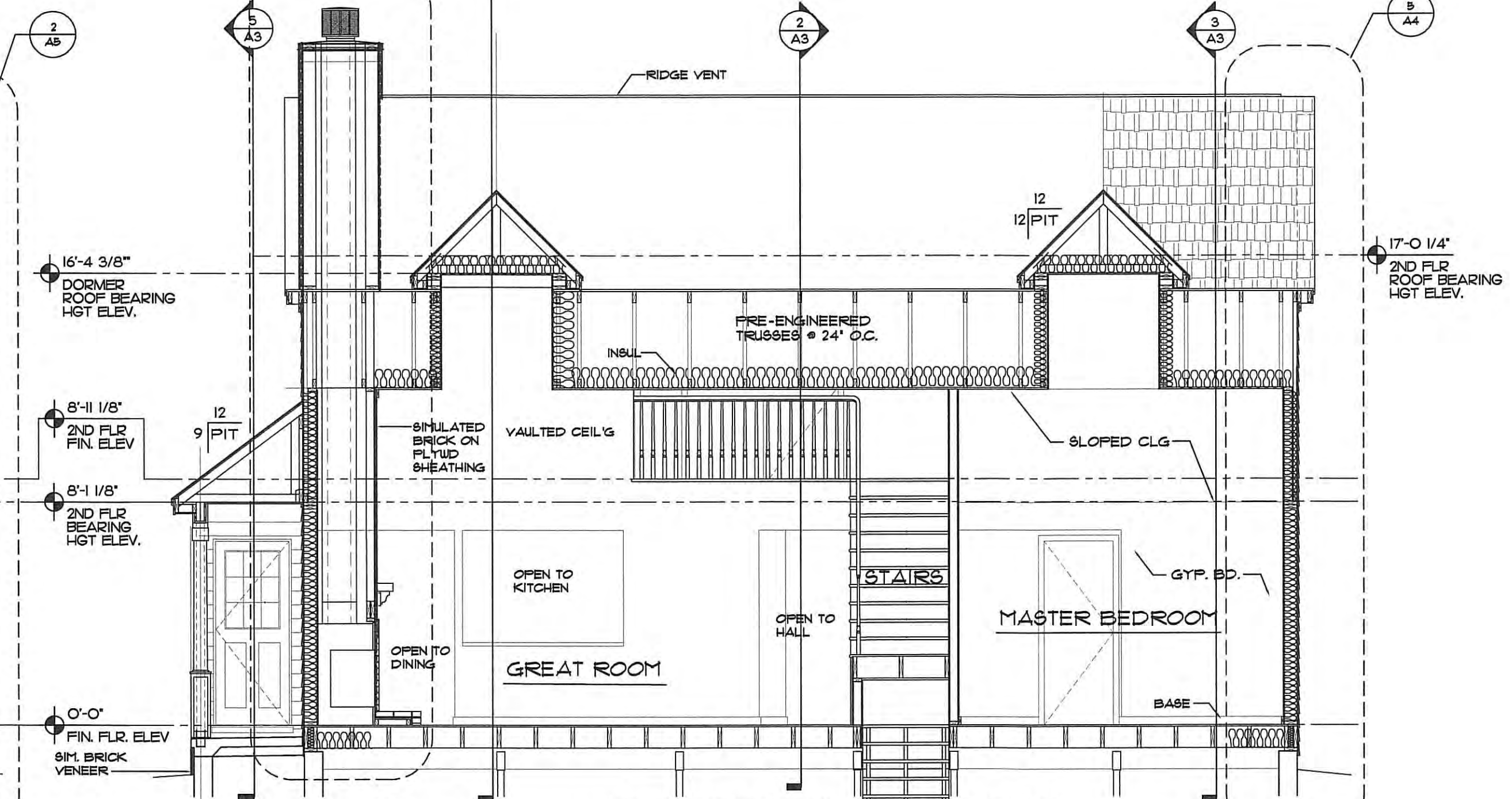
NOTE:
INDICATED TRUSS DESIGN
SHOWN IS DIAGRAMATIC ONLY.
ACTUAL WEB DESIGN TO BE
DETERMINED BY TRUSS MANUF.



5 BUILDING SECTION
A3 SCALE 1/4" = 1'-0"



6 BUILDING SECTION
A3 SCALE 1/4" = 1'-0"



7 BUILDING SECTION
A3 SCALE 1/4" = 1'-0"

NOTE: SEE FOUNDATION PLANS FOR FOUNDATION SECTIONS

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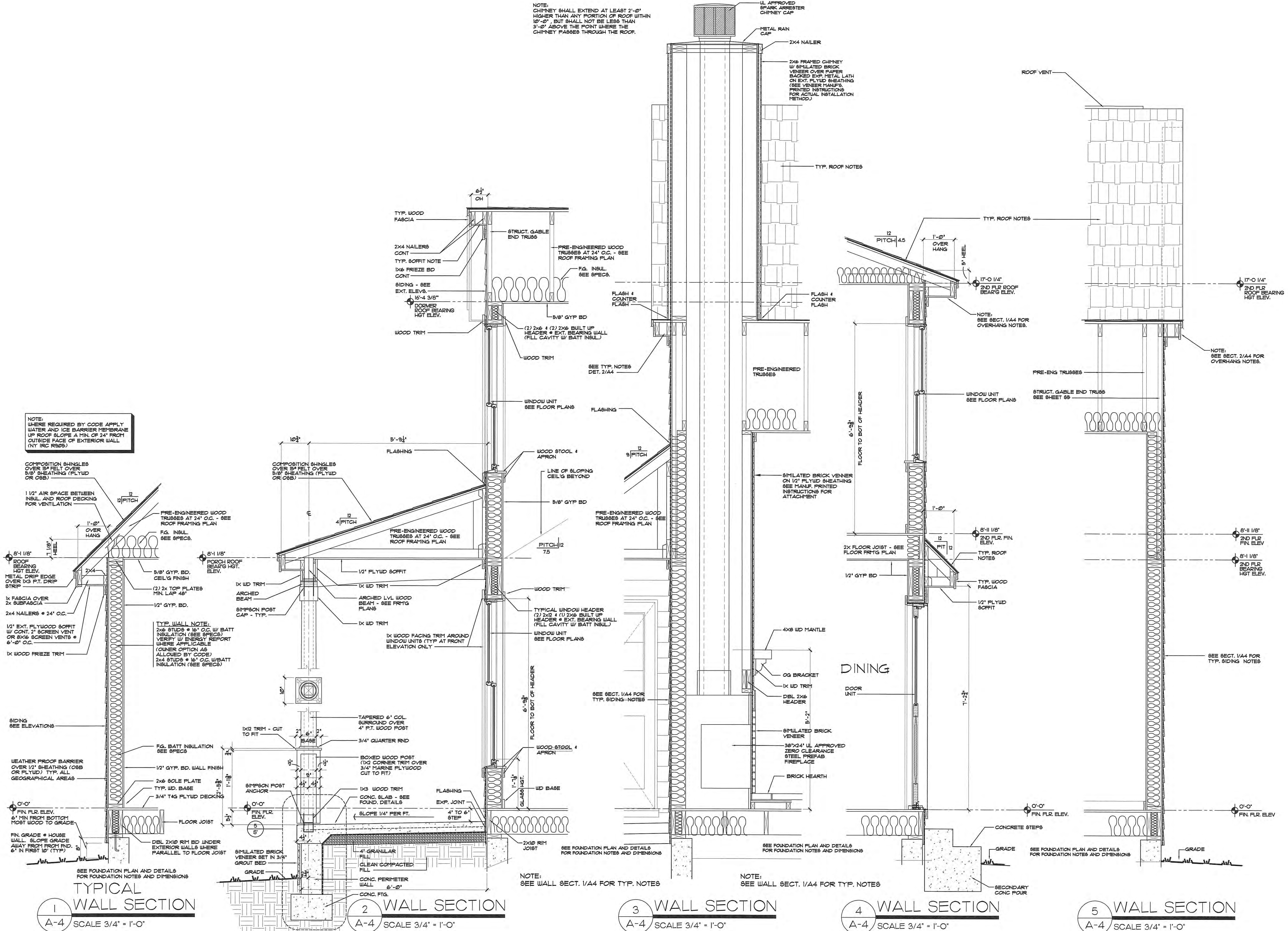
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A3

NOTE:
CHIMNEY SHALL EXTEND AT LEAST 2'-0"
HIGHER THAN ANY PORTION OF ROOF WITHIN
10'-0", BUT SHALL NOT BE LESS THAN
3'-0" ABOVE THE POINT WHERE THE
CHIMNEY PASSES THROUGH THE ROOF.



NOTE:
WHERE REQUIRED BY CODE APPLY
WATER AND ICE BARRIER MEMBRANE
UP ROOF SLOPE A MIN. OF 24" FROM
OUTSIDE FACE OF EXTERIOR WALL
(N.Y. IRC R309)

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

2 WALL SECTION
A-4 SCALE 3/4" = 1'-0"

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

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

5 WALL SECTION
A-4 SCALE 3/4" = 1'-0"

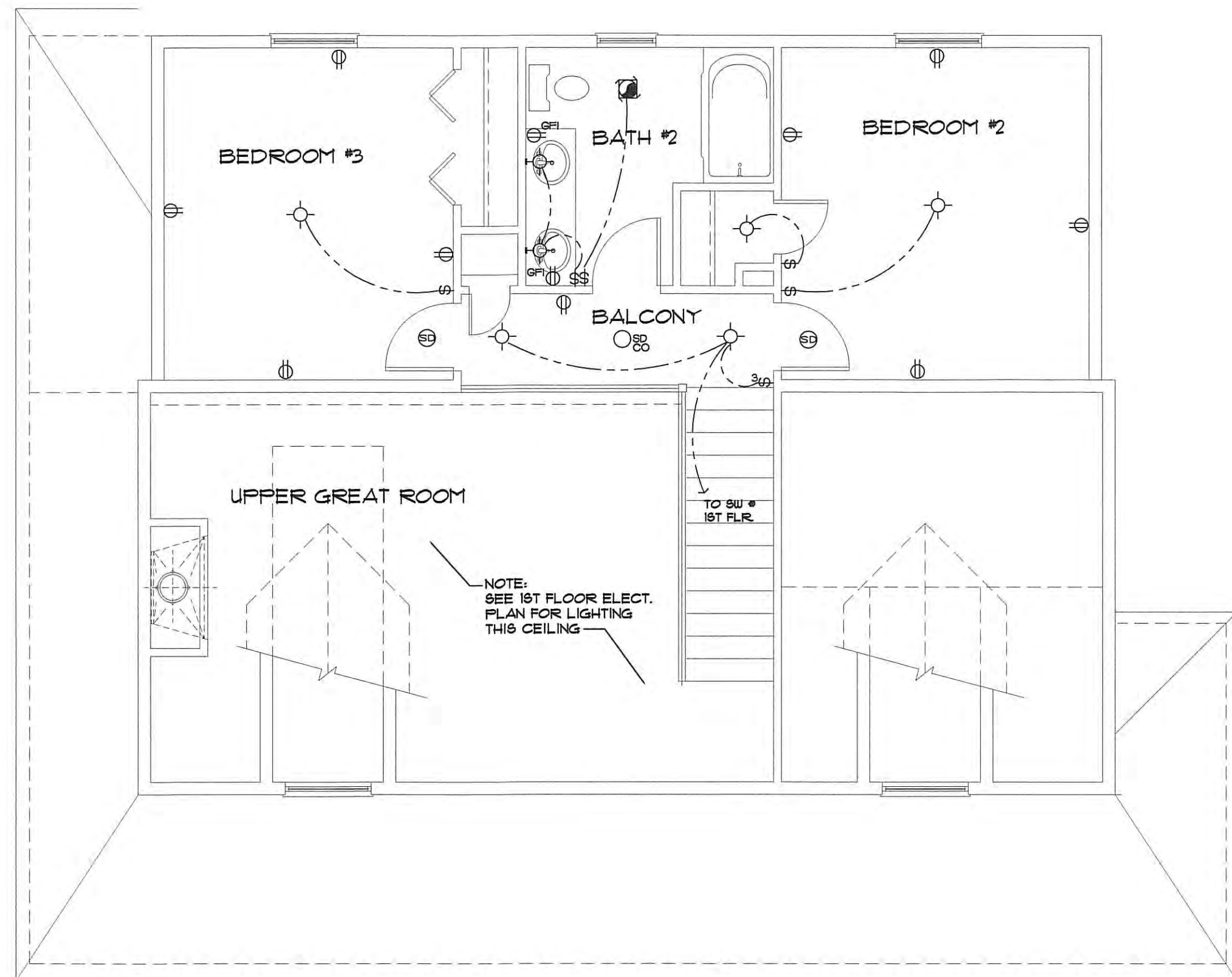
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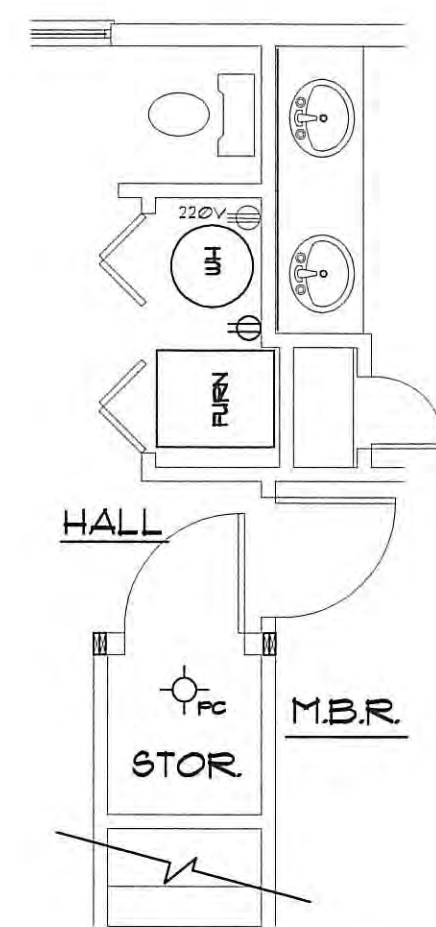
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PLAN NO.
34602
SHEET
A4



2ND FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

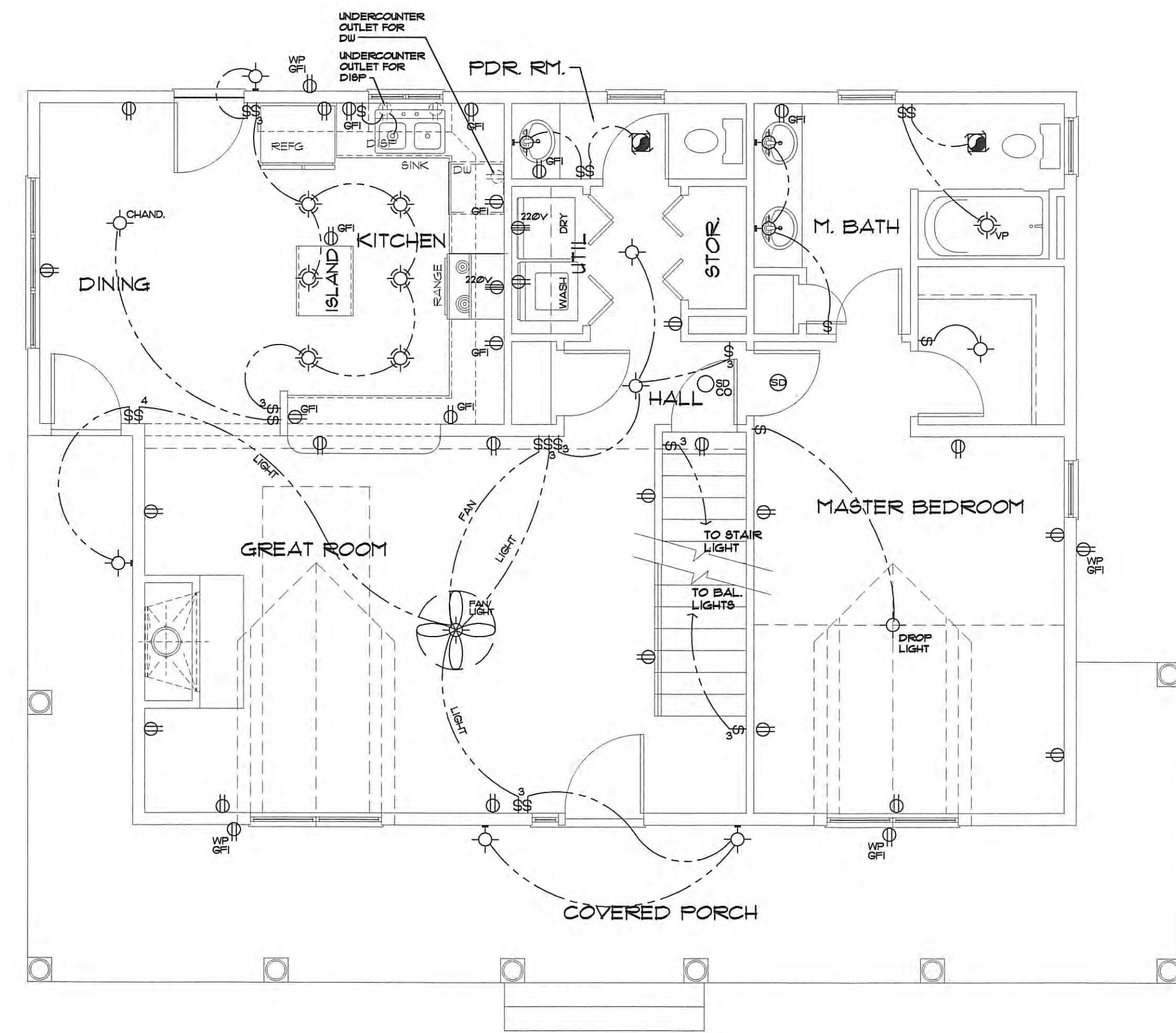
SYMBOL LEGEND	
	110V RECEPTACLE • CEILING FOR DOOR OPENER
	DUPLEX 110V RECEPTACLE
	WEATHERPROOF OUTLET
	GROUND FAULT INTERRUPT RECEPTACLE
	220V RECEPTACLE
	SPLIT RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SWITCH W/DIMMER
	SWITCH W/TIMER
	CEILING LIGHT FIXTURE
	RECESSED LIGHT FIXTURE W/ NON BREAKABLE LENS
	VAPOR PROOF LIGHT FIXTURE W/ NON BREAKABLE LENS
	PULL CHAIN LIGHT FIXTURE
	WALL FIXTURE
	48\"/>
	48\"/>
	RECESSED ADJ. CEILING SPOTLIGHT
	CEILING FAN/LIGHT
	JUNCTION BOX
	COMB. LIGHT & EXHAUST FAN
	EXHAUST FAN (50 CFM MIN)
	CEILING MOUNTED AC/DC SMOKE DETECTOR W/ BATTERY BACKUP INTERCONNECTED
	CEILING MOUNTED COMBINATION AC/DC SMOKE/CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP INTERCONNECTED
	TELEPHONE OUTLET
	DOOR BELL BUTTON SWITCH
	GARAGE DOOR OPENER SWITCH



PARTIAL ELECTRICAL FLOOR PLAN W/ CRAWLSPACE OR SLAB FOUNDATION OPTIONS
SCALE 1/4" = 1'-0"

ELECTRICAL NOTES -

1. ONLY CODE REQ'D OUTLETS ARE LOCATED BY THESE PLANS. ALL ADDITIONAL OUTLETS REQUESTED BY OWNER ARE TO BE LOCATED BY ELECTRICAL CONTRACTOR.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE ELECTRIC CODES, LATEST ADOPTED EDITION, AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF ELECTRICAL INSTALLATION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM ACCORDING TO EQUIPMENT REQUIREMENTS FOR PROPER WORKING ORDER.
4. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A WORKMAN LIKE MANNER.
5. COORDINATE ALL WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
6. MEET ALL STANDARD REQUIREMENTS OF ELECTRIC COMPANY AND TELEPHONE COMPANY FOR THEIR INSTALLATION.
7. PROVIDE ALL NEW MATERIALS BEARING UNDERWRITER'S LABEL.
8. ALL ELECTRICAL DEVICES IN BEDROOMS (LIGHTS, FANS, OUTLETS) ARE TO BE WIRED TO AN ARC FAULT PROTECTION CIRCUIT.
9. WIRE ALL ELECTRICAL DEVICES IN FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, BEDROOMS, SUNROOM, RECREATION ROOM, CLOSETS, HALL WAYS, AND SIMILAR AREAS TO ARC FAULT CIRCUIT PROTECTION.
10. ALL SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS SHALL BE ELECTRICALLY WIRED, WITH BATTERY BACK UP AND BE INTERCONNECTED.
11. PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS NEAR ALL SLEEPING AREAS AND NEAR BOTTOM OF BASEMENT STAIRS IN BASEMENT IF BASEMENT FOUNDATION IS USED.
12. PROVIDE SMOKE DETECTORS IN ALL SLEEPING AREAS.



1ST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

NOTE:
IF BASEMENT PLANS ARE USED SEE
BASEMENT PLAN FOR ELECTRICAL
LAYOUT

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Address:	
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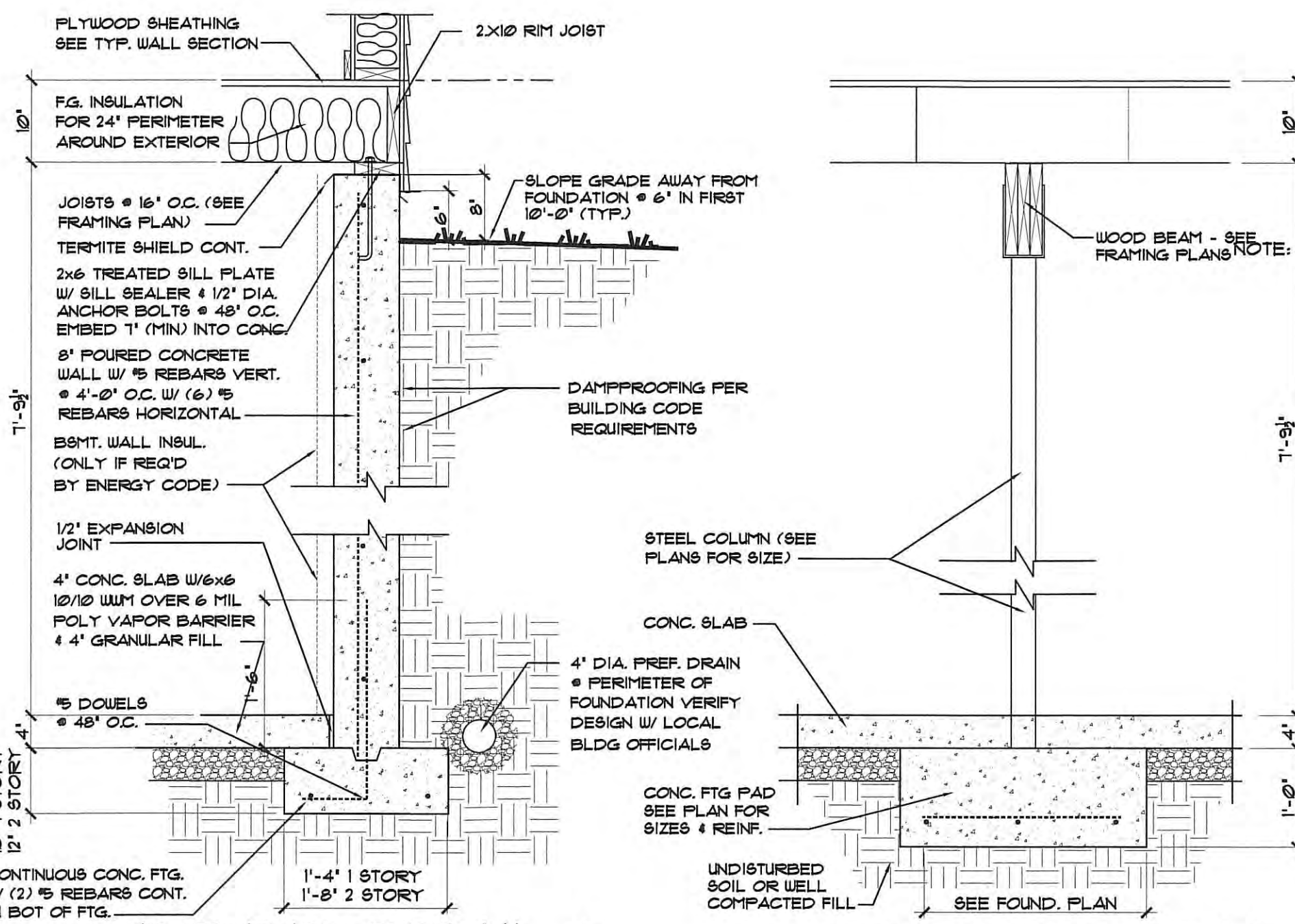
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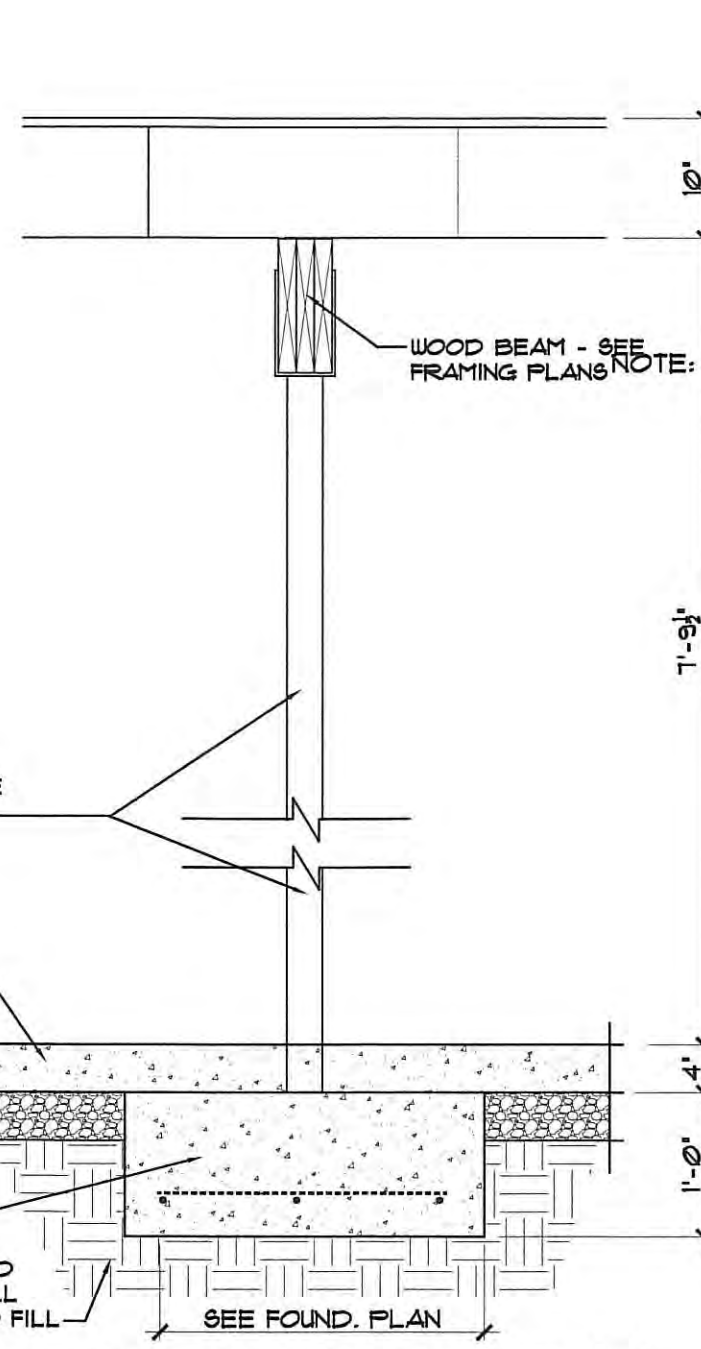


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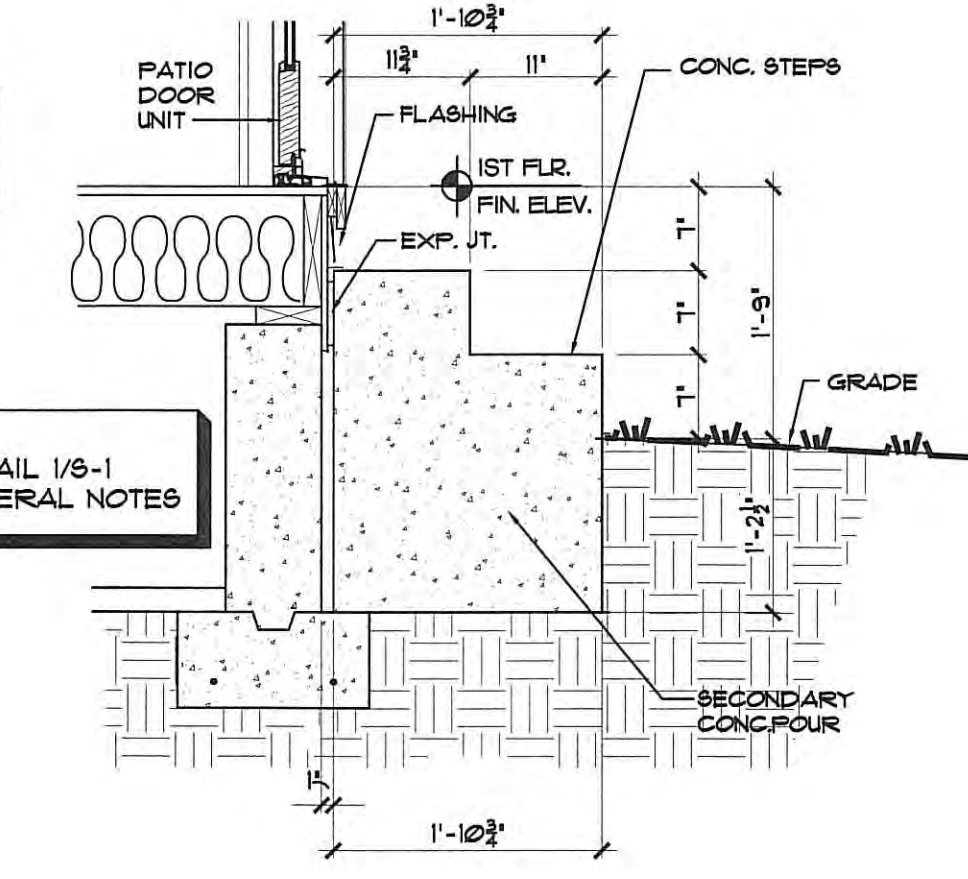
PLAN NO.	34602
SHEET	E1



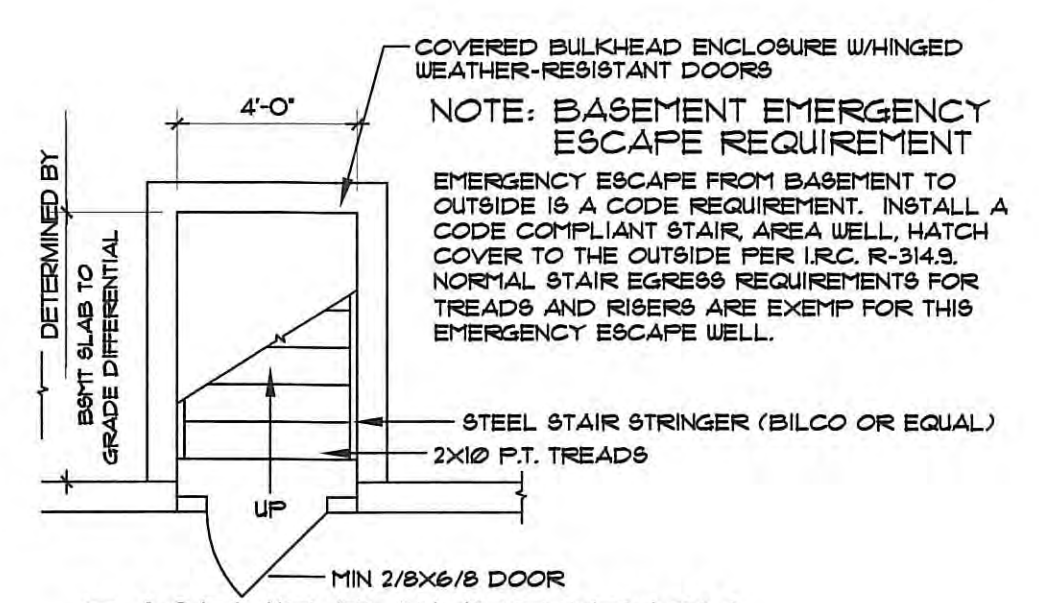
1
SI TYP. FND. DETAIL @ EXTERIOR WALL
SCALE: 3/4" = 1'-0"



2
SI TYP. FND. DETAIL @ INT. FTG PADS
SCALE: 3/4" = 1'-0"

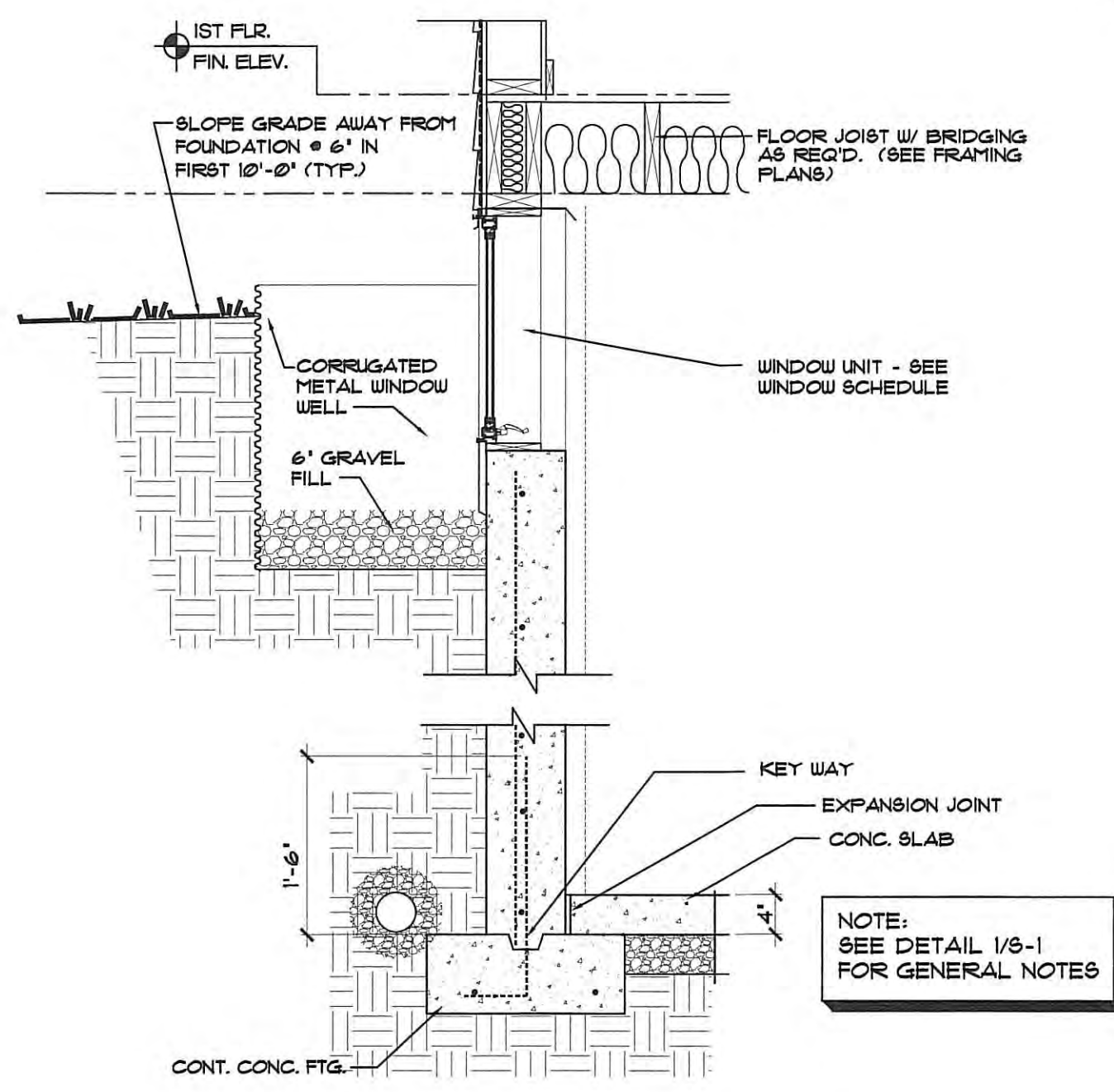


3
SI CONC. STEP DET.
SCALE: 3/4" = 1'-0"

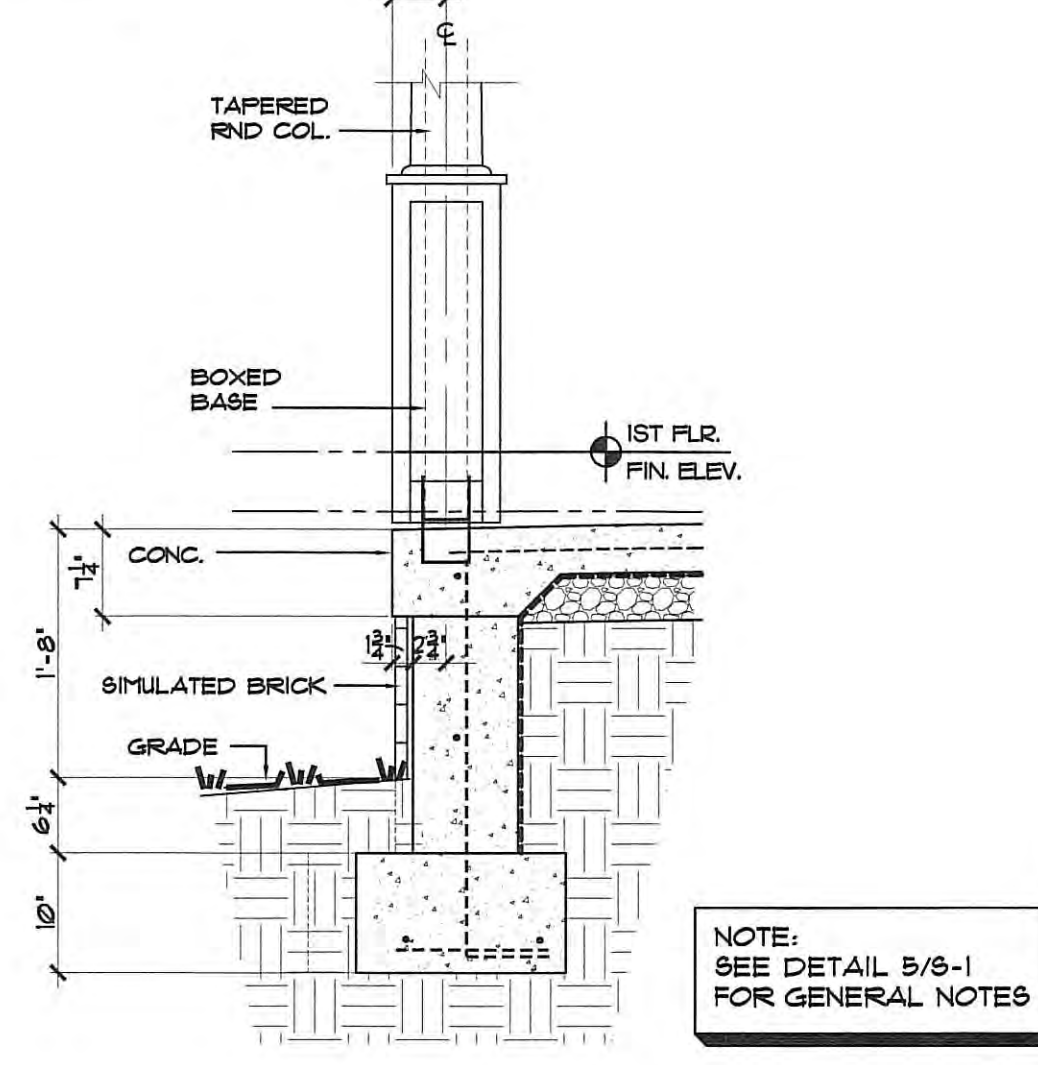


NOTE: BASEMENT EMERGENCY ESCAPE WELL. HATCH COVER TO THE OUTSIDE PER I.R.C. R-314.3. NORMAL STAIR EGRESS REQUIREMENTS FOR TREADS AND RISERS ARE EXEMPT FOR THIS EMERGENCY ESCAPE WELL.

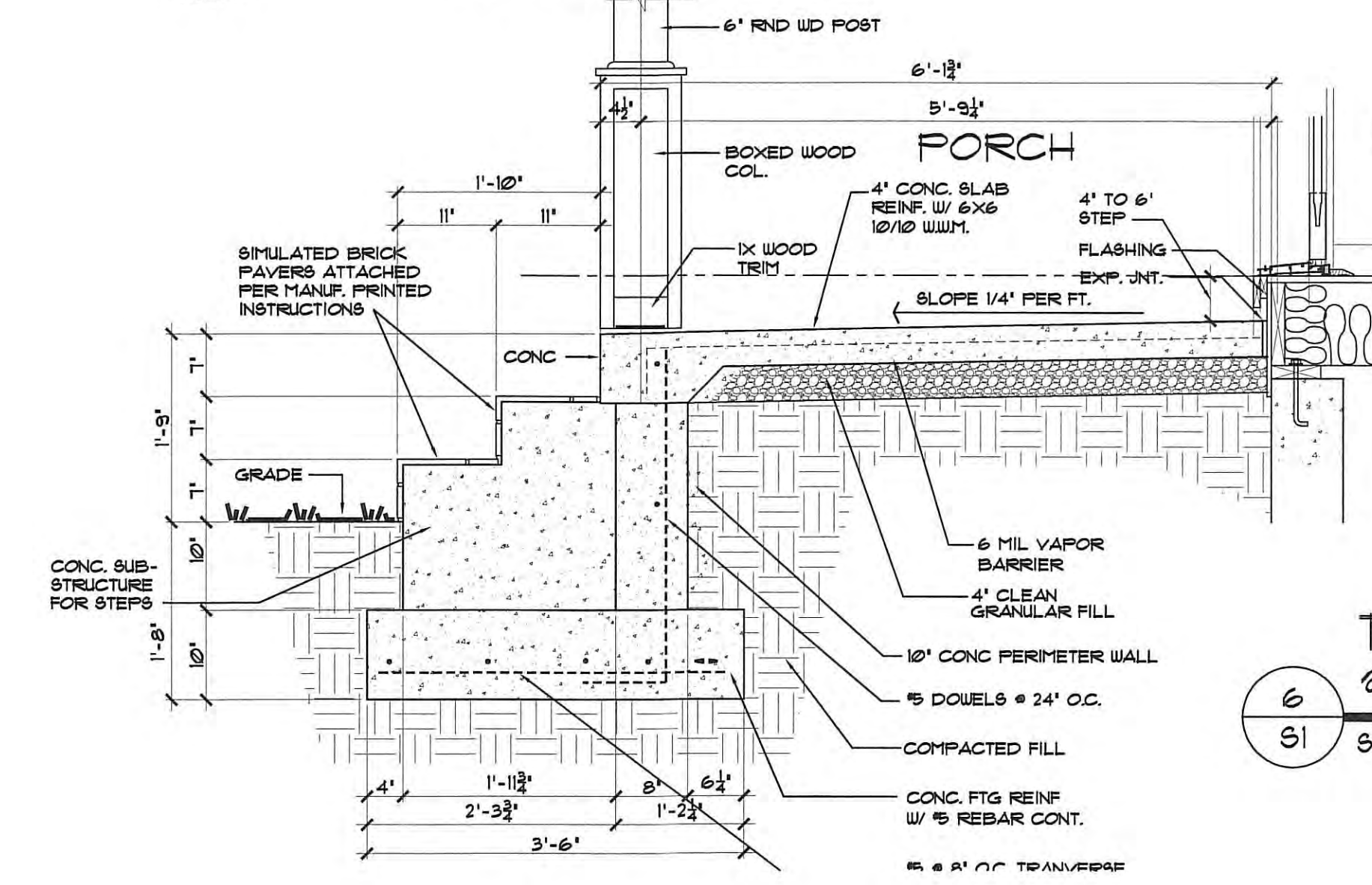
OWNER OR BUILDER MAY LOCATE THE BASEMENT EMERGENCY ESCAPE STAIR AND WELL ANYWHERE ALONG THE PERIMETER BASEMENT WALL THAT LEADS DIRECTLY FROM THE BASEMENT TO THE OUTSIDE



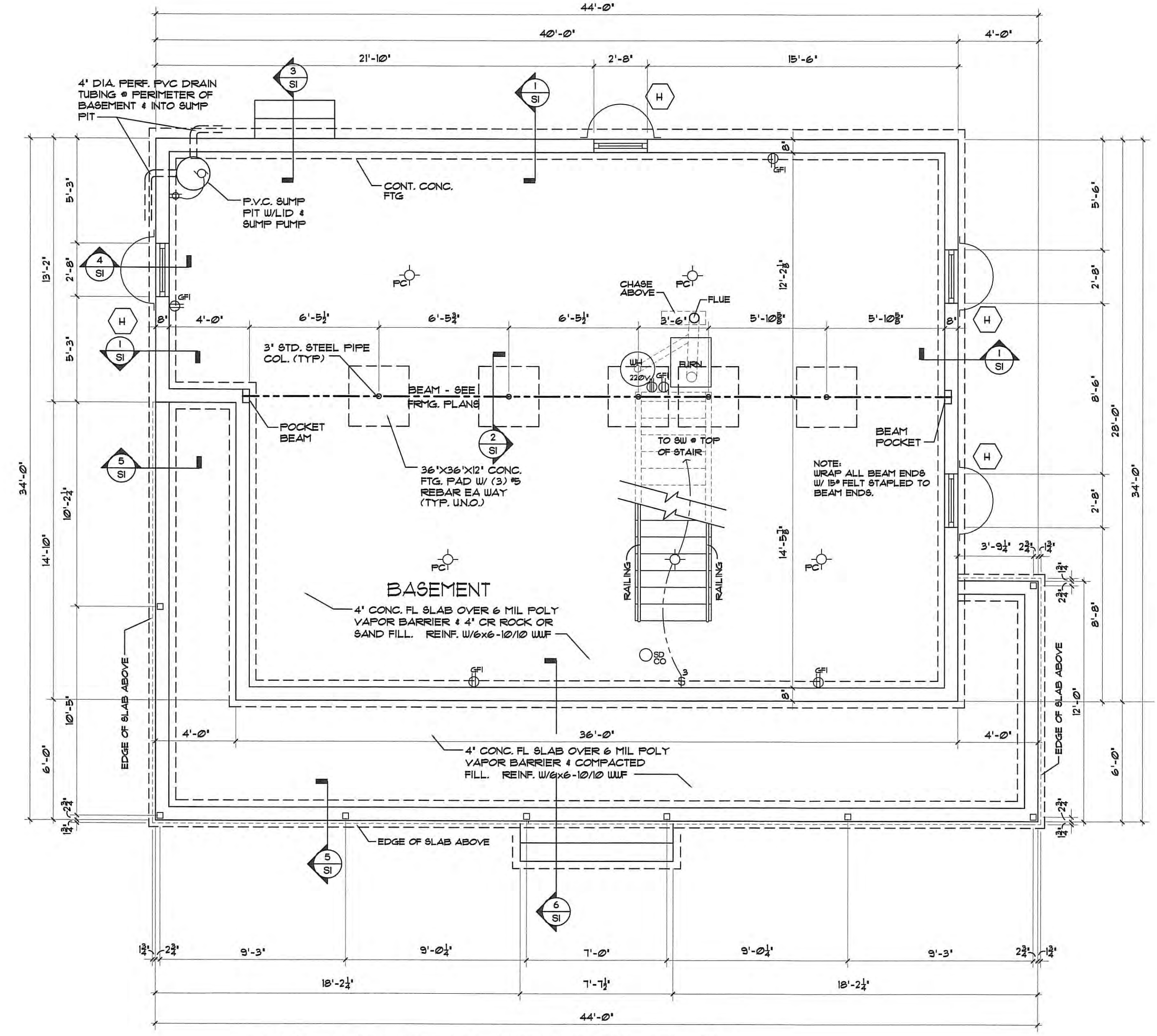
4
SI TYP. FND. DETAIL @ WINDOW WELL
SCALE: 3/4" = 1'-0"



5
SI TYP. FND. DETAIL @ PORCH FTG
SCALE: 3/4" = 1'-0"



6
SI TYP. FND. DETAIL @ ENTRY PORCH
SCALE: 3/4" = 1'-0"



BASEMENT FOUNDATION PLAN
SCALE 1/4" = 1'-0"

NOTE: SEE TYP. WALL SECTIONS FOR NOTES ABOVE FIN. FLR.

SEE DETAIL 1/5-1 FOR GENERAL NOTES

NOTE: SEE DETAIL 5/5-1 FOR GENERAL NOTES

NOTE: SEE TYP. WALL SECTIONS FOR NOTES ABOVE FIN. FLR.

NOTE: SEE DETAIL 1/5-1 FOR GENERAL NOTES

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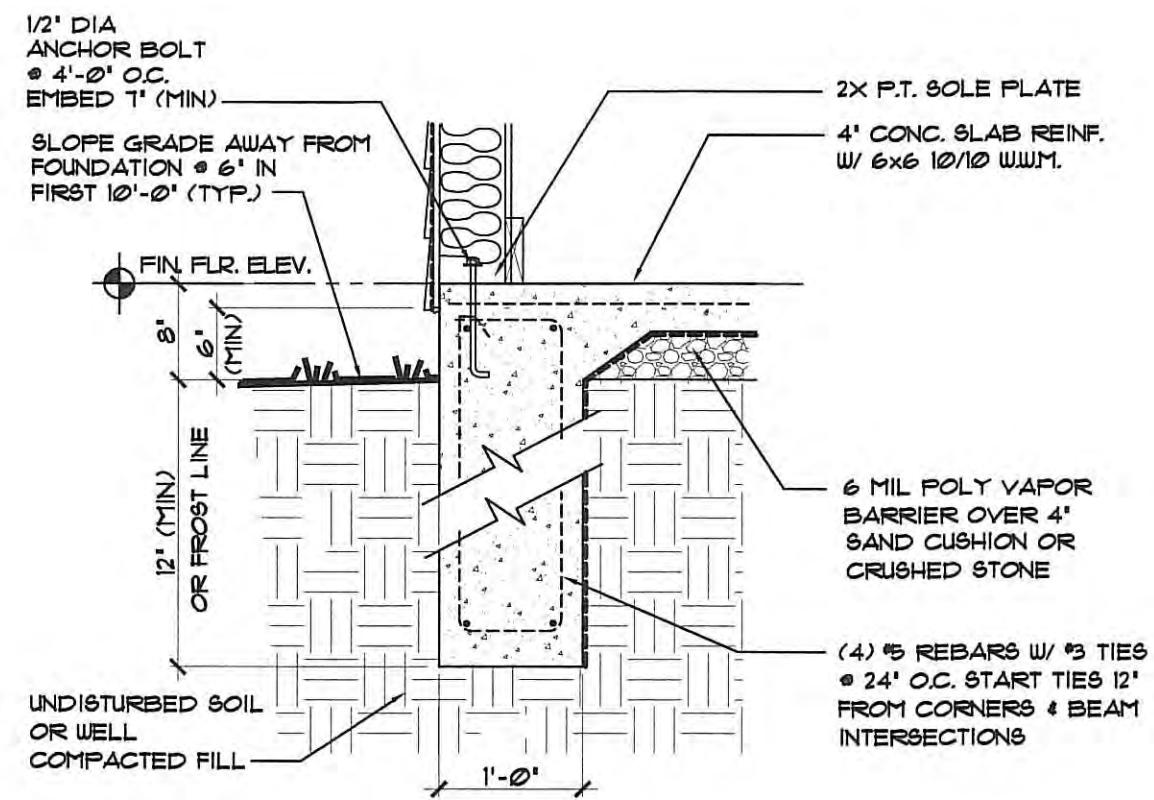
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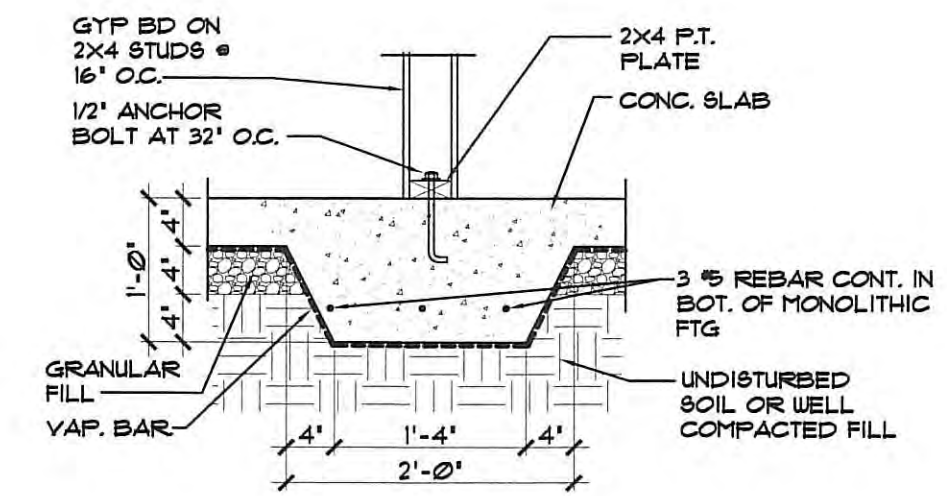


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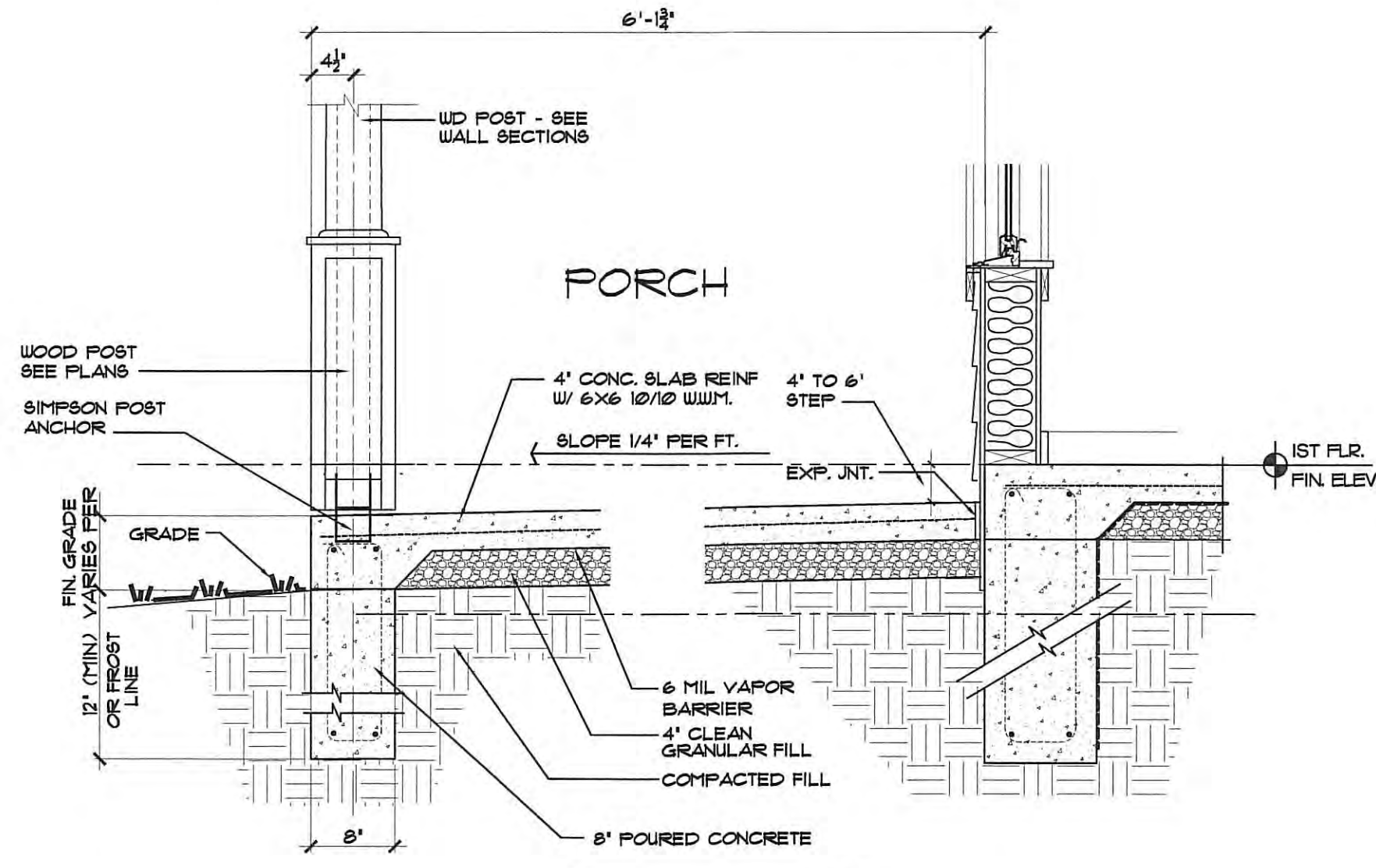
PLAN NO. 34602
SHEET S1



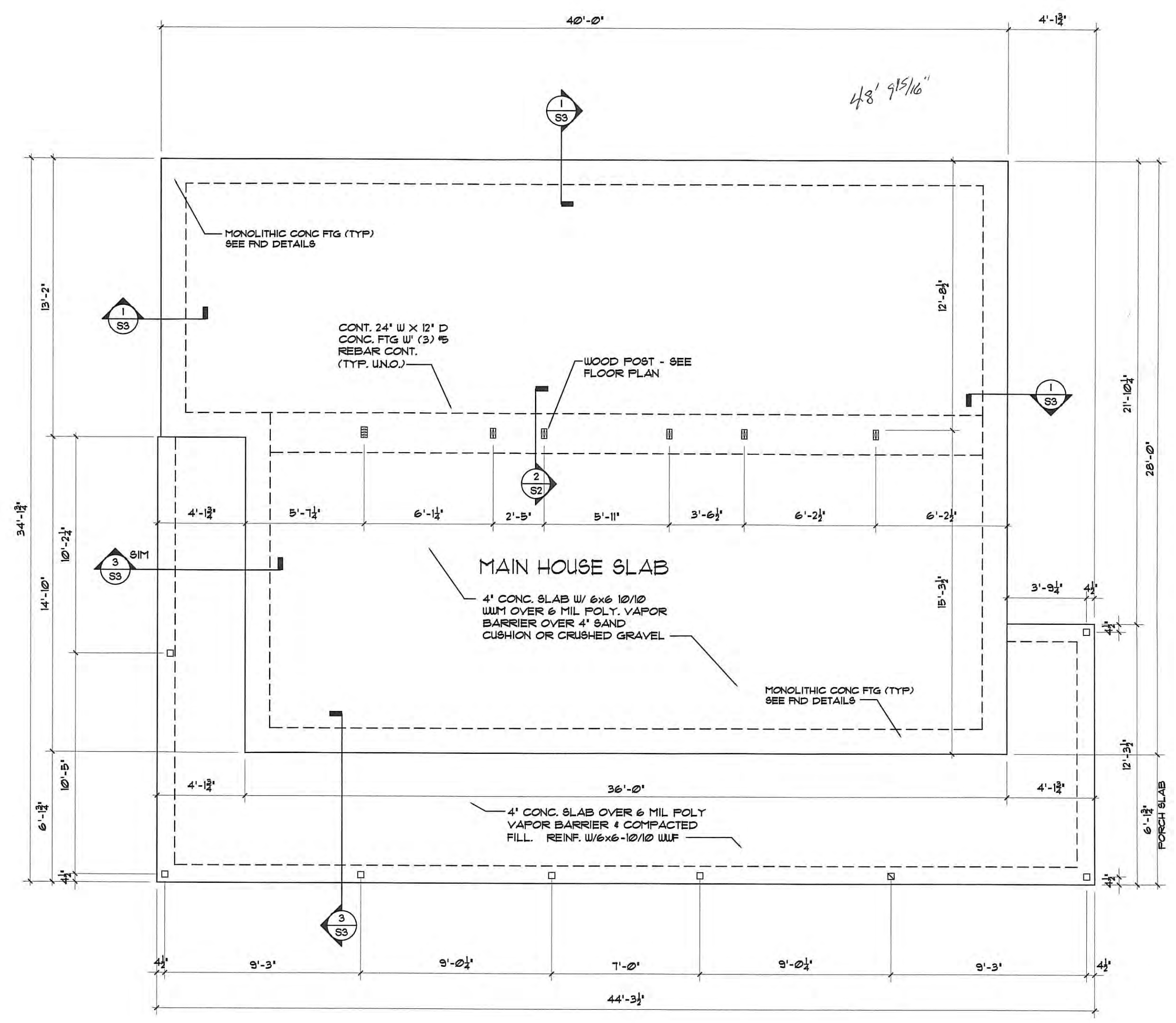
1
S3
TYP. FND DETAIL @ EXT. WALL
SCALE: 3/4" = 1'-0"



2
S3
TYP FND. DETAIL @ POST BEARING
SCALE: 3/4" = 1'-0"



3
S3
TYP. FND DETAIL @ ENTRY PORCH
SCALE: 3/4" = 1'-0"



SLAB FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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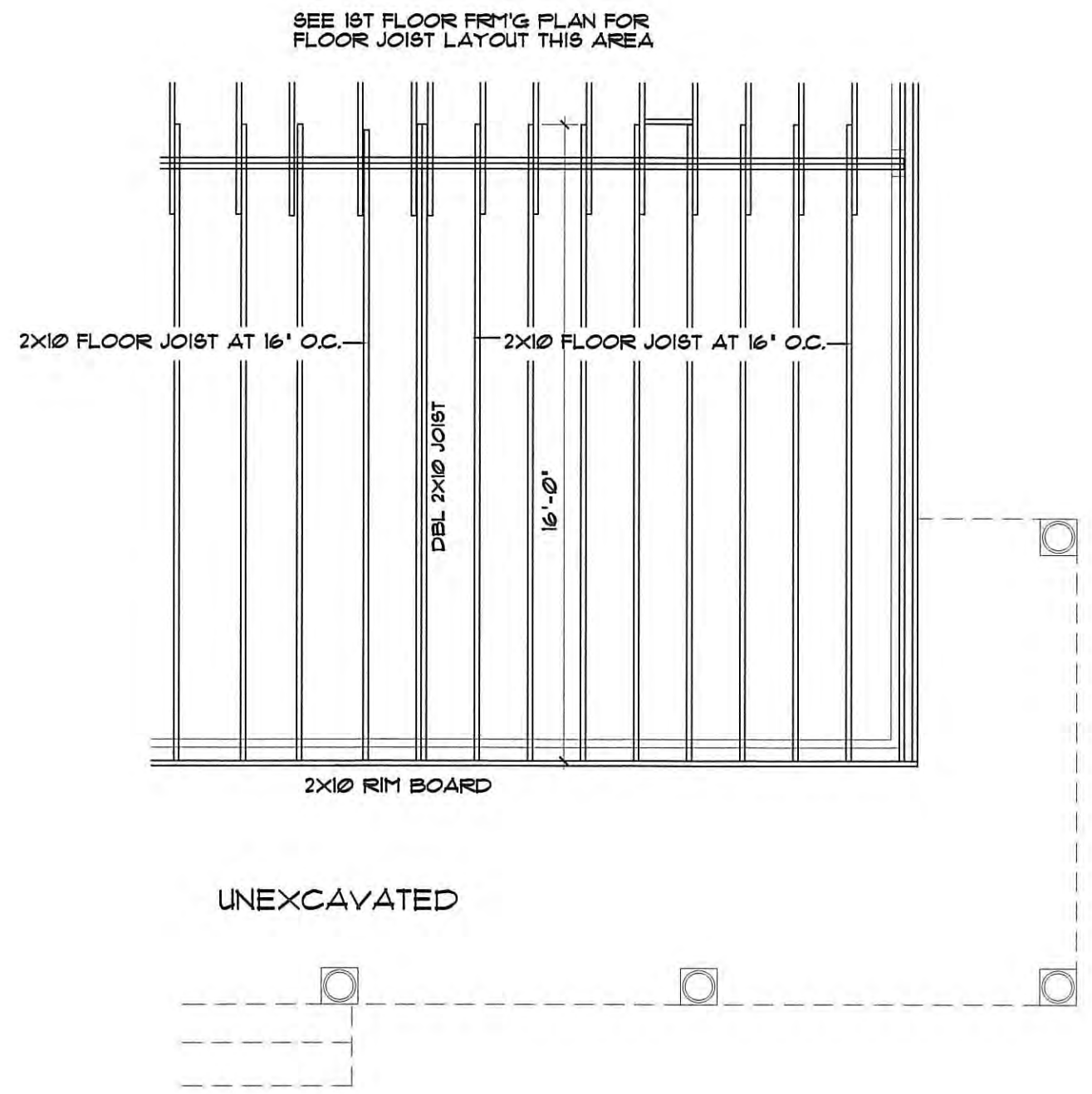
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34602
SHEET
S3

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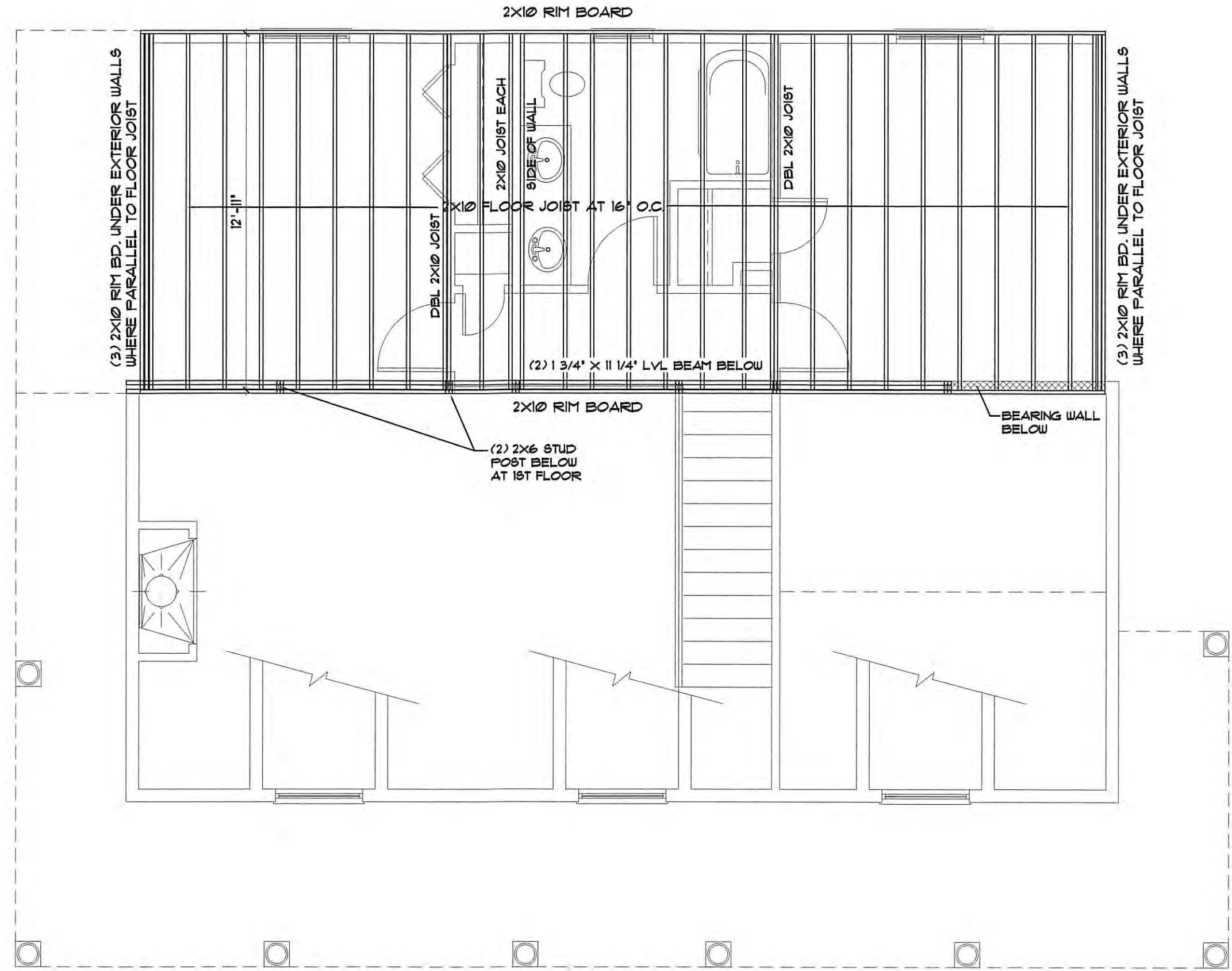
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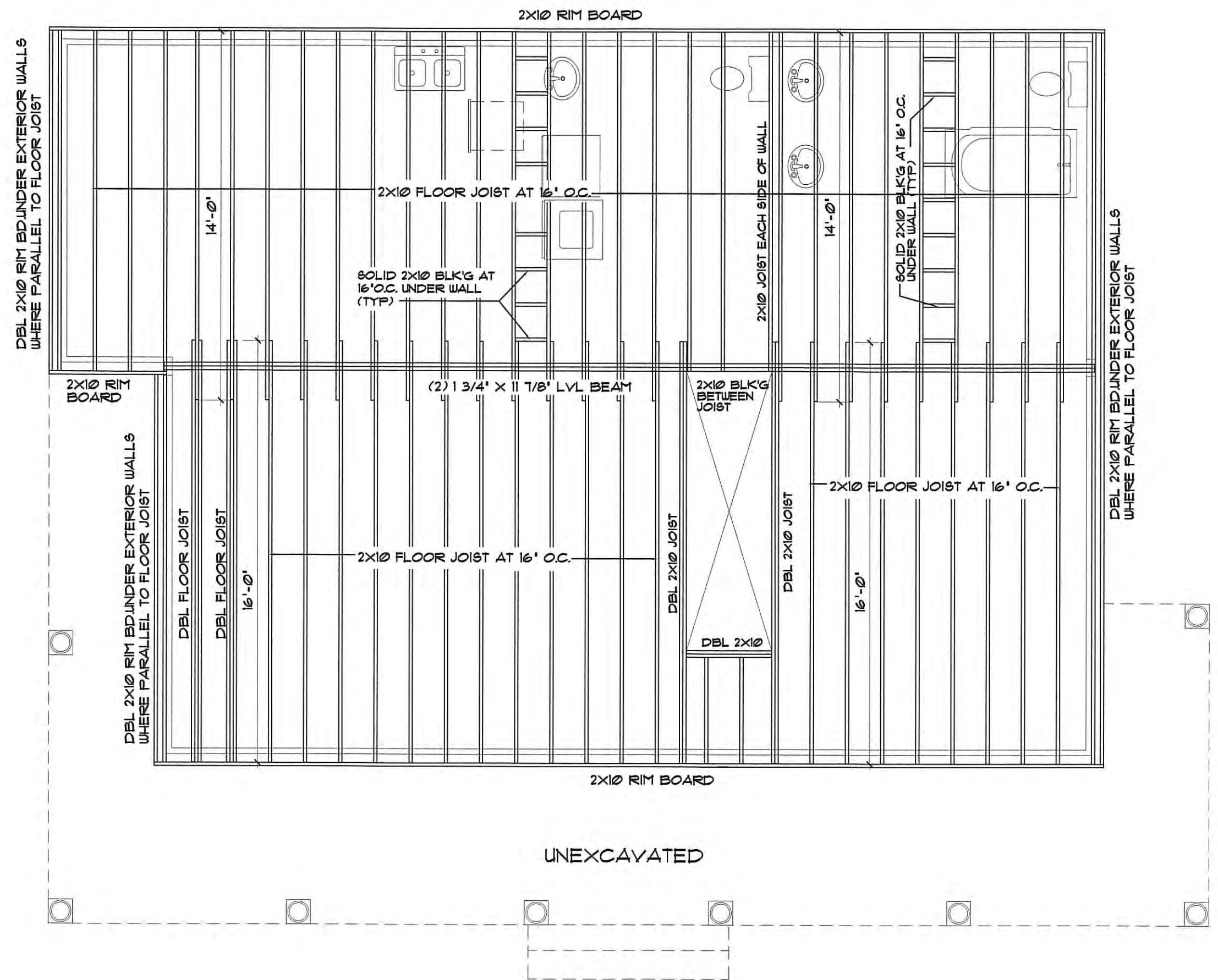
PARTIAL 1ST FLOOR FRAMING PLAN AT CRAWLSPACE OPTION
SCALE 1/4" = 1'-0"



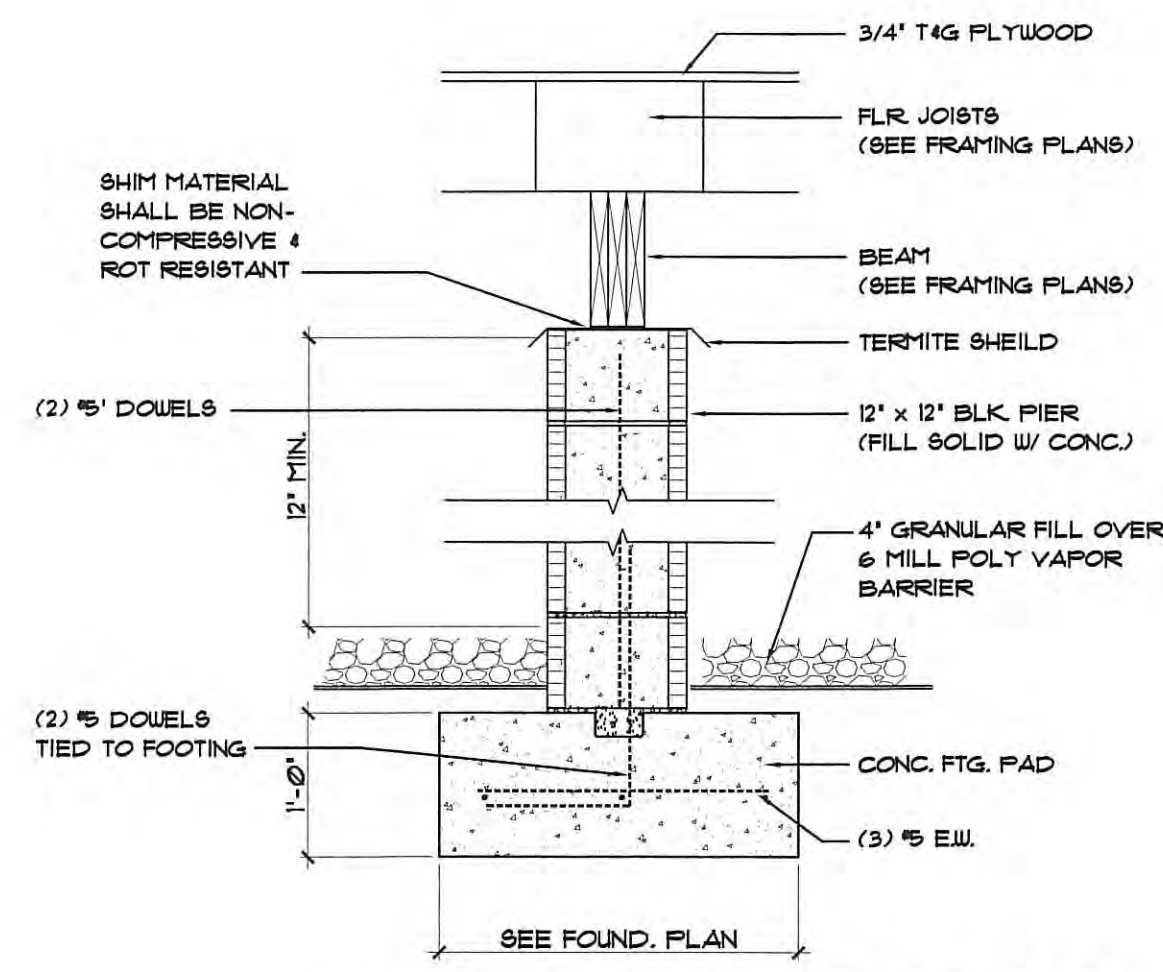
2ND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"
NOTE: 2x10 RIM BOARD CONTINUOUS AT PERIMETER OF FLOOR JOIST. USE DBL RIM BOARD WHERE PARALLEL TO FLOOR JOIST. INTERIOR DIMENSIONS INDICATE LENGTH OF 2X FLOOR JOIST

NOTE:
INSTALL DBL FLOOR JOIST UNDER WALLS WHERE PARALLEL TO JOIST RUNS. AT PLUMBING WALLS SEPARATE DBL JOIST AS REQ'D TO ALLOW FOR VERTICAL PLUMBING LINES.
INSTALL SOLID BLOCKING FROM THE UNDERSIDE OF THE FLYWD FLR SHEATHING TO THE TOP SIDE OF THE SILL PLATE OR BEAM AT ALL BEARING POINTS ABOVE

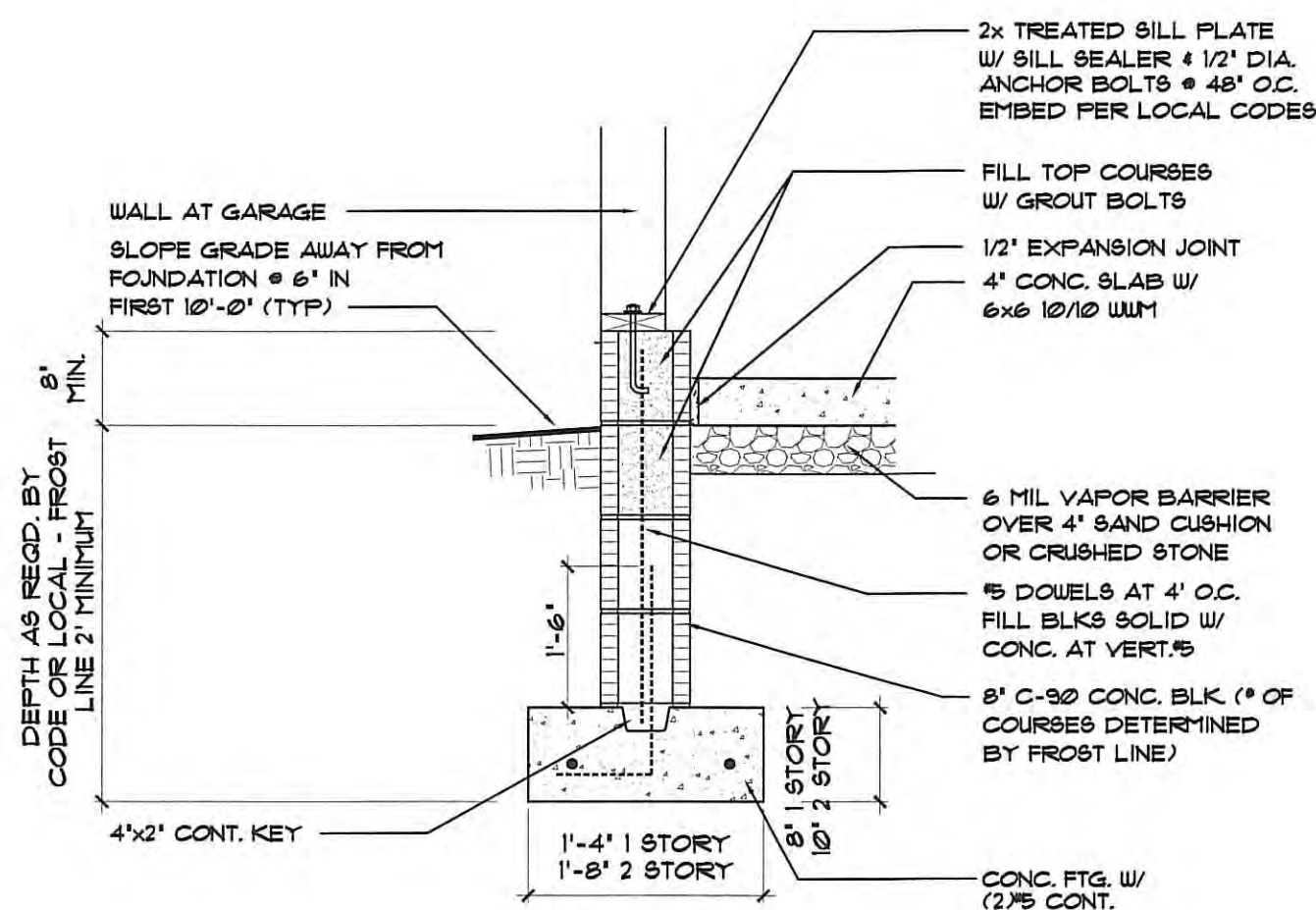
NOTE:
1ST FLOOR FRAMING PLAN IS NOT APPLICABLE IF SLAB FOUNDATION IS USED



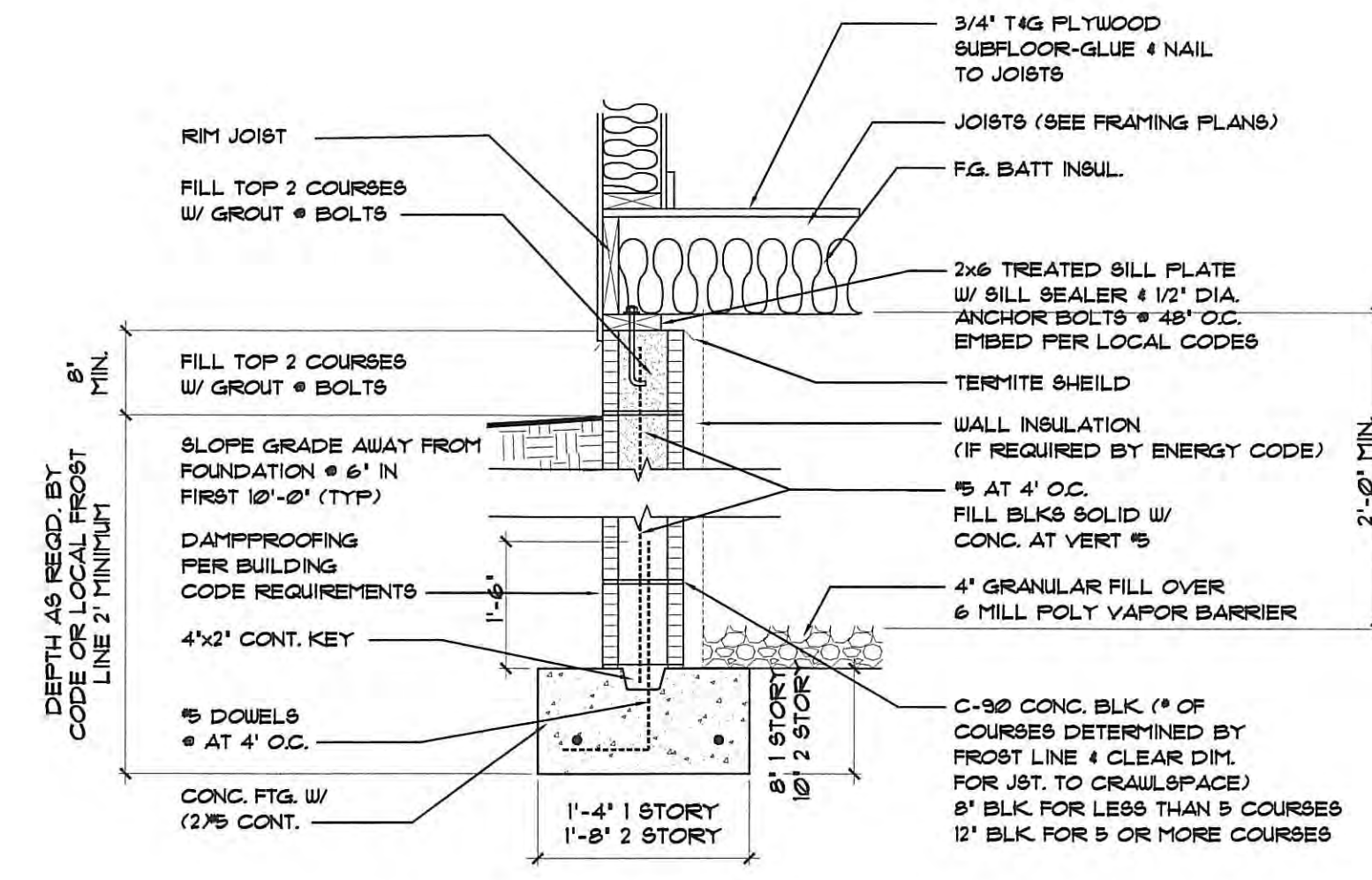
1ST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"
NOTE: 2x10 RIM BOARD CONTINUOUS AT PERIMETER OF FLOOR JOIST. USE DBL RIM BOARD WHERE PARALLEL TO FLOOR JOIST. INTERIOR DIMENSIONS INDICATE LENGTH OF 2X FLOOR JOIST



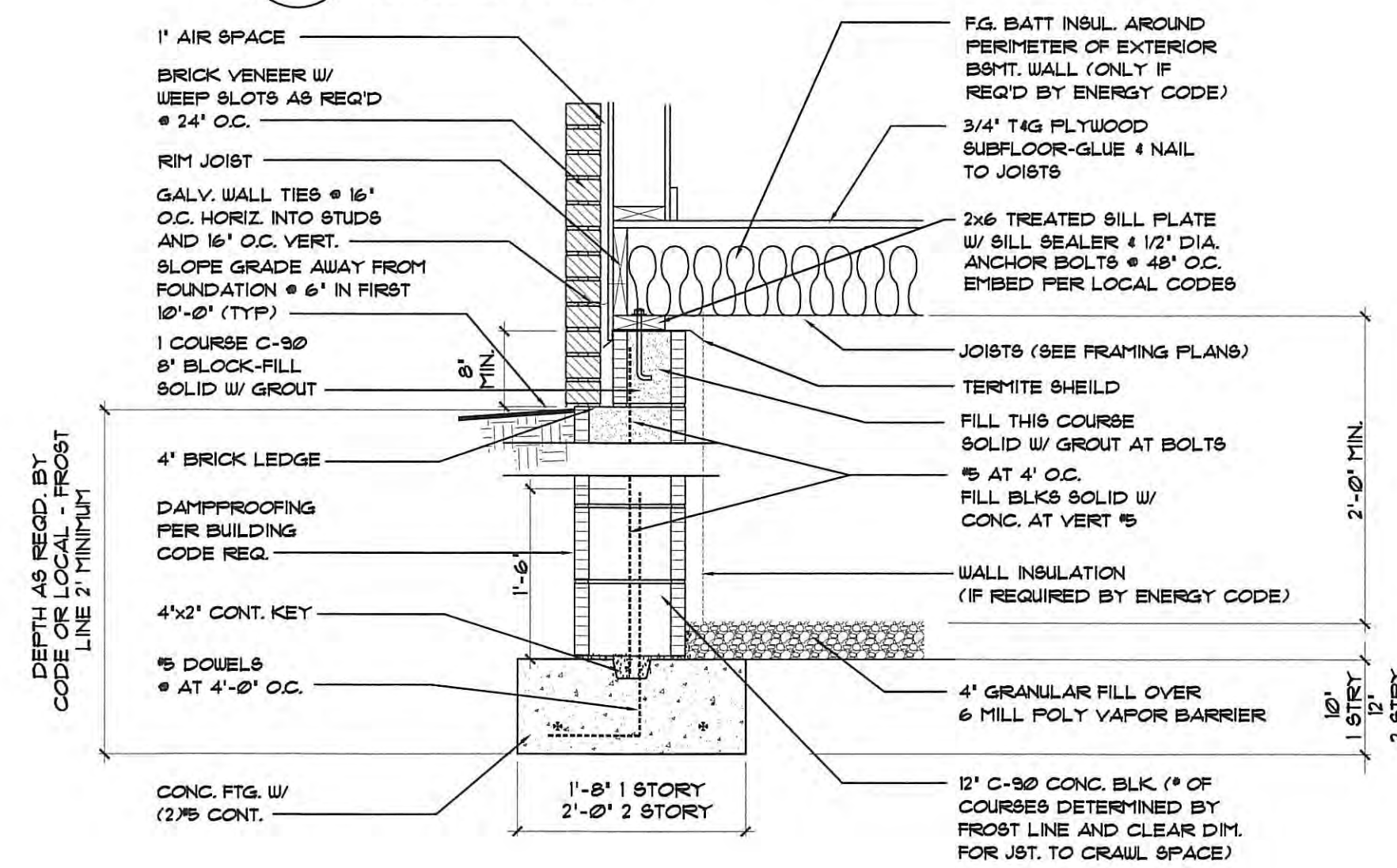
1 BLOCK PIER DETAIL
SCALE: 3/4"=1'-0"



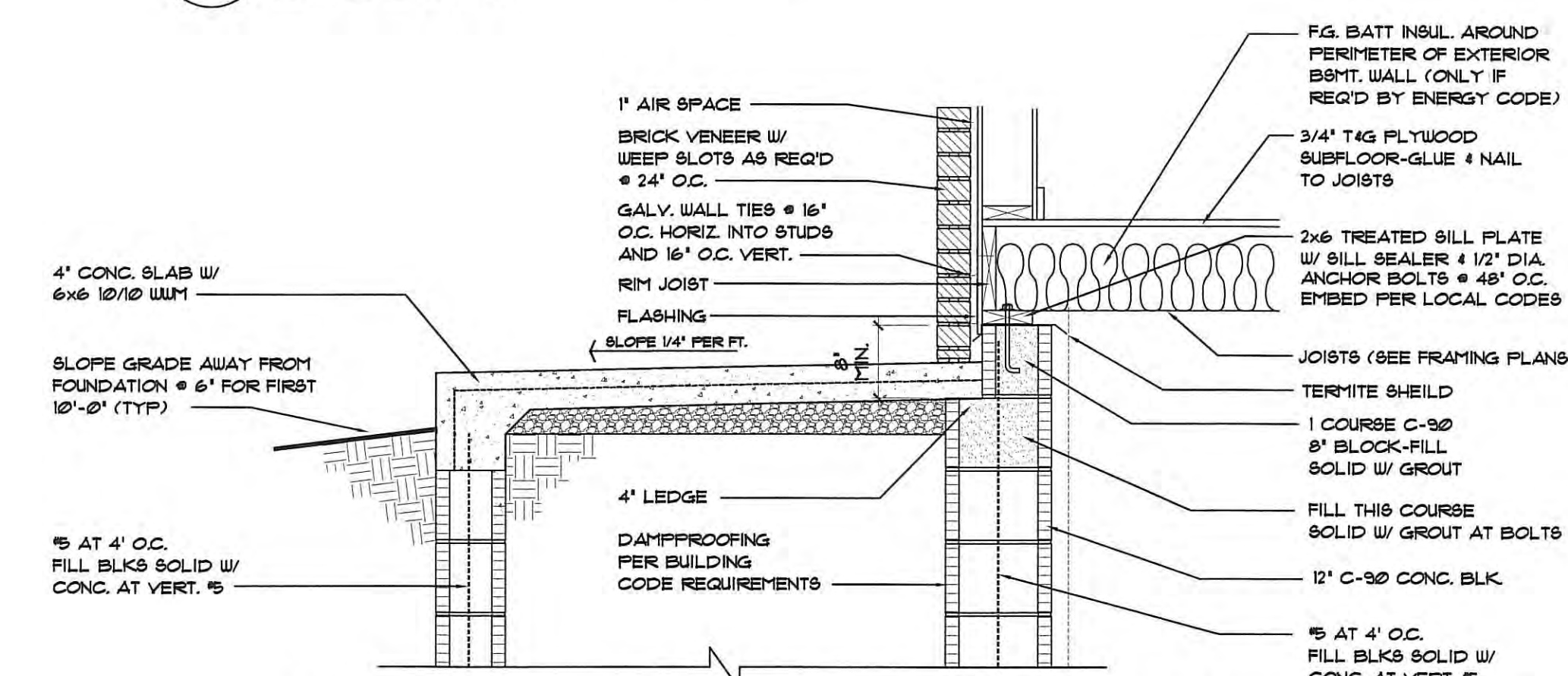
4 BLOCK FOUNDATION DETAIL AT GARAGE
SCALE: 3/4"=1'-0"



2 BLOCK CRAWLSPACE DETAIL
SCALE: 3/4"=1'-0"



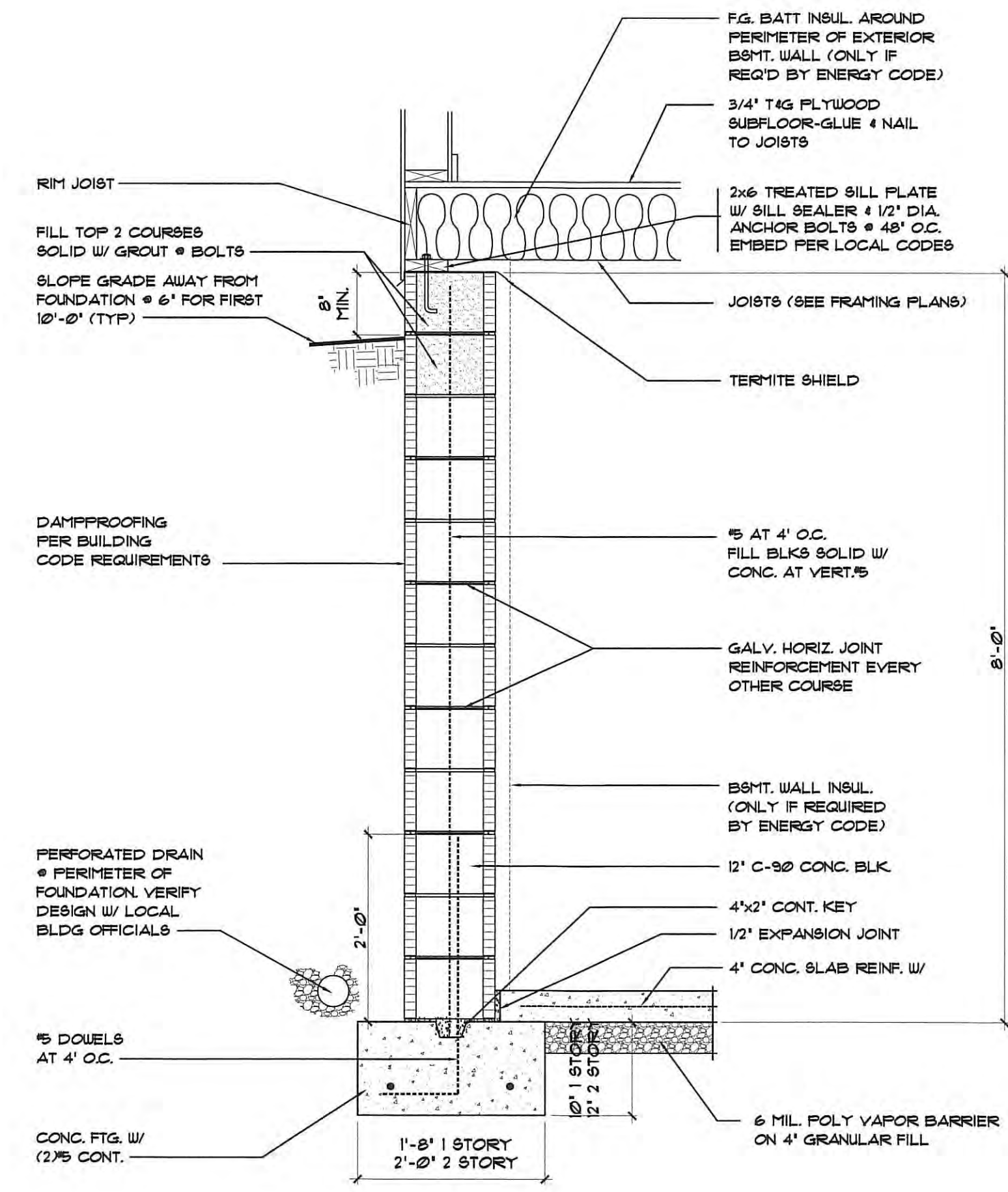
5 BLOCK CRAWLSPACE W/ BRICKLEDGE DETAIL
SCALE: 3/4"=1'-0"



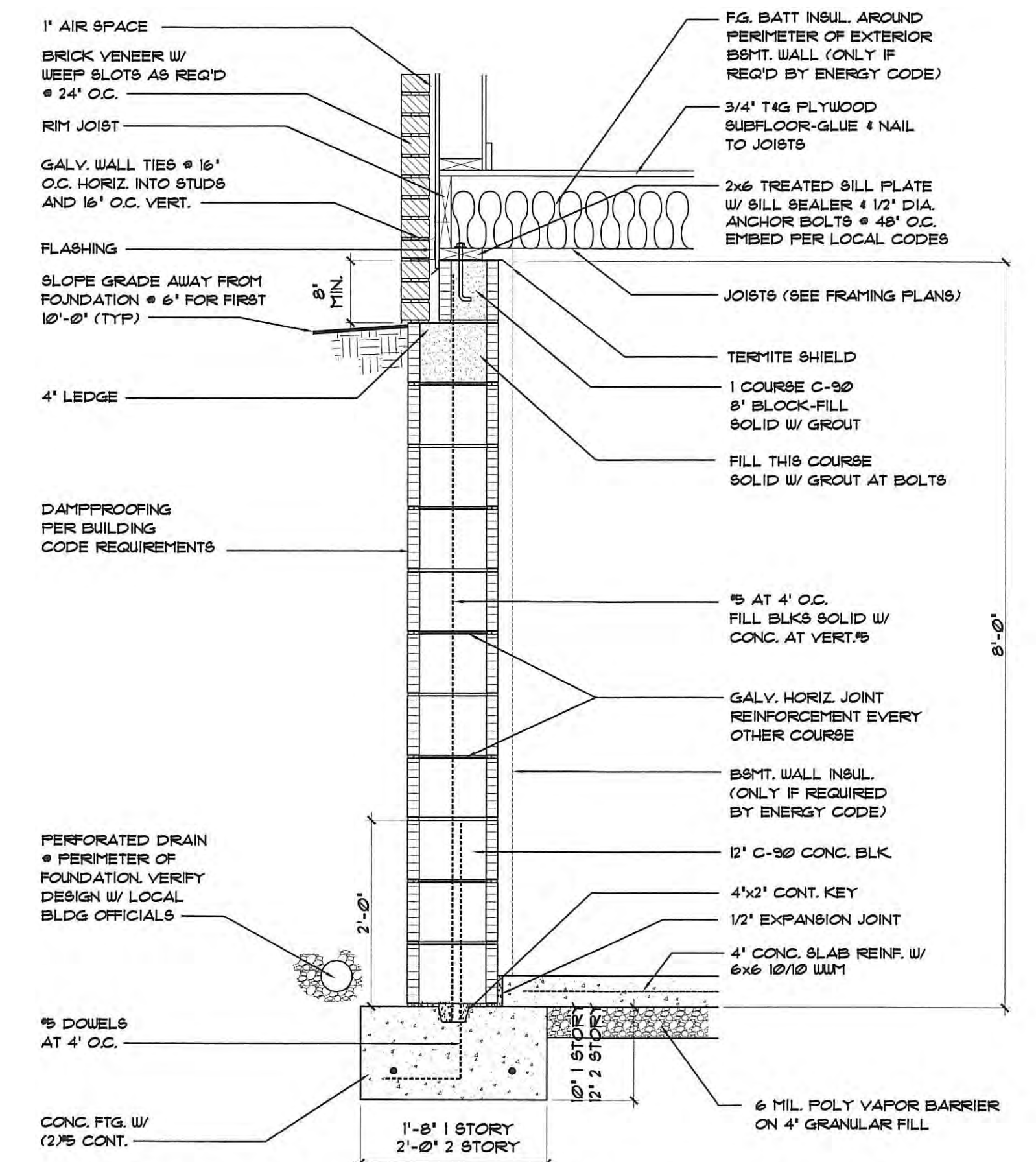
6 BLOCK CRAWLSPACE FOUNDATION AT PORCH W/ BRICKLEDGE DETAIL
SCALE: 3/4"=1'-0"

NOTE:
INDICATED BRICK VENEER IS APPLICABLE ONLY IF OWNER DECIDES TO USE BRICK VENEER IN PART OR ENTIRELY AS EXTERIOR FINISH MATERIAL

DETAILS ARE TO SHOW INTENT ONLY. CONTACTOR SHALL USE DETAILS AS GUIDE IF CMU FOUNDATION IS USED
ALTERNATE CMU BASEMENT FOUNDATION DETAILS



3 BLOCK BASEMENT FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



7 BLOCK BASEMENT FOUNDATION W/ BRICK LEDGE DETAIL
SCALE: 3/4"=1'-0"

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