GENERAL NOTES:

THE INFORMATION SHOWN IN THESE DRAWINGS IS BASED ON ACTUAL FIELD MEASUREMENTS AND OTHER INFORMATION OF RECORD. ALL WORK DESCRIBED IN THESE PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CONSTRUCTION CODES.

THE GEORGIA STATE MINIMUM CODES:
INTERNATIONAL BUILDING CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS

INTERNATIONAL MECHANICAL CODE - 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS

INTERNATIONAL PLUMBING CODE - 2012 EDITION WITH 2014 &2015 GEORGIA STATE AMENDMENTS AND IPC APPENDIX F

INTERNATIONAL FUEL GAS CODE - 2014 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS

NFPA NATIONAL ELECTRICAL CODE - 2017 EDITION WITH NO GEORGIA AMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE - 2009 EDITION WITH 2011 & 2012 GEORGIA STATE AMENDMENTS

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS, 2012 EDITION WITH 2014 & 2015 GEORGIA STATE AMENDMENTS, AND IRC APPENDIX F

INTERNATIONAL FIRE PREVENTION CODE - 2012 EDITION WITH 2002 & 2006 AMENDMENTS

THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, THIRD EDITION 1992

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2012 EDITION

OCGA TITLE 25 AND 30 AND CHAPTER 120 OF THE FIRE COMMISONER'S RULES AND REGULATIONS

1. ALL MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CODES, LAWS, AND REGULATIONS OF FULTON COUNTY, INCLUDING BUT NOT LIMITED TO FLUES, CHIMNEY, FIREPLACE, SMOKE DETECTOR, MASONRY, WOOD CONSTRUCTION, ROOFING, PLUMBING, ELECTRICAL WIRING, EXHAUST FANS, VENTING, MECHANICAL EQUIPMENT, AND DUCTWORK, ETC., AND SUCH CODES, LAWS, AND REGULATIONS SHALL GOVERN OVER ANY CONFLICTING INFORMATION INDICATED ON THE CONSTRUCTION DOCUMENTS.
2. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND / OR IN ACCORDANCE WITH LOCAL CODES, RESTRICTIONS, AND REQUIREMENTS.
3. EACH NOTE ON ANY PAGE SHALL BE CONSIDERED AS ONE AND CONSISTENT FOR ALL PAGES.
4. ALL PLAN DIMENSIONS ARE TO FACE OF FINISH PARTITIONS UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS GOVERN OVER SCALE.
6. CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION - NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
7. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WHOSE CLEAR OPENING IS A MINIMUM OF 5.7 SQ. FT. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND MINIMUM CLEAR HEIGHT SHALL BE 24". GRADE FLOOR BEDROOM WINDOWS MAY HAVE A MINIMUM 5.0 SQ FT CLEAR OPENING

FOUNDATION WALLS:

1. POURED CONCRETE FOUNDATION &/OR CMU WALLS SHALL BE MIN. NOMINAL 8" THICK AND STEEL REINFORCED AS NOTED ON DETAIL SECTIONS AND AS REQUIRED BY STATE, COUNTY, AND LOCAL CODES AND RESTRICTIONS.
2. CONCRETE WALLS SHALL BE INSPECTED BY LICENSED ENGINEER OR ARCHITECT PRIOR TO POURING.
3. WATERPROOFING ON CONC. WALLS MUST CONFORM TO LOCAL CODE REQUIREMENTS.
4. USE 1/2" DIA. MIN. GALV. ANCHOR BOLTS OR STRAPS TO SECURE SILL PLATES 6'-0" O.C. AND A MAX. 12" FROM CORNERS. PROVIDE FOAM SILL SEAL BETWEEN TOP OF FOUNDATION WALL AND SILL PLATE
5. ALL PENETRATIONS THROUGH FOUNDATION WALLS MUST BE SEALED GAS TIGHT.
6. PROVIDE FREE DRAINING GRANULAR BACKFILL WITH A MAX. EQUIV. FLUID PRESSURE OF 30 LBS PER SQ. FT. PER FOOT OF BACKFILL AGAINST FOUNDATION WALLS

ROOFING AND MOISTURE PROTECTION:

1. ALL METAL & SHINGLE ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO THE GUIDELINES ESTABLISHED FOR CERTIFIED MFGRS 20 YEAR NO DOLLAR LIMIT (NDL) WARRANTY.
2. PROVIDE METAL DRIP CAP AT STARTER COURSES ABOVE GUTTERS
3. PROVIDE FLASHING AT ALL DOORS, WINDOWS,AND OTHER OPENINGS AND AS NECESSARY AND AS PER CODE TO PREVENT MOISTURE PENETRATION.
4. METAL FLASHING, COUNTER FLASHING, AND COPING SHALL BE MIN #26 GAUGE NON CORROSIVE METAL AND SHALL BE USED AT ALL STEPS, VALLEYS, AND COUNTERS
5. MECHANICAL/PLUMBING/ ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL & VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE
6. GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENINGS ETC., THAT MIGHT BE REQUIRED.

FRAMING:

1. ALL WALL PLATES IN CONTACT W/ MASONRY OR CONC. SURFACE SHALL BE PRESSURE TREATED.
2. ALL STUDS TO BE 2X4 OR 2X6 STUD GRADE SPF WITH 7/16" CDX PLYWOOD EXTERIOR SHEATHING OR EQUAL.
3. ALL JOISTS AND RAFTERS TO BE SPRUCE/PINE/FIR #2 AND BETTER. ROOF SHEATHING TO BE 7/16" THK. C.D.X. ALL FLOOR SHEATHING TO BE 3/4" T & G C.D.X. EXCEPT AREAS TO RECEIVE HARDWOOD FLOORING TO BE 1/2" C.D.X. PLYWOOD SUBFLOOR. ALL PLYWOOD SUBFLOOR TO BE GLUED TO JOISTS WITH APPROVED CONSTRUCTION ADHESIVE AND NAILED PER BLDG CODE.
4. MANUFACTURED TRUSS JOIST SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURERS SPECS. TRUSS JOIST SHALL BE TRUSS JOIST MACMILLAN TJI-PRO 250 OR TJI PRO 350 OR EQUAL WITH RIM JOIST AS PER MFGR. SPECS. PROVIDE APPROVED CRUSH BLOCKS AT ALL POINT LOADS AND ALL BEARING POINTS AS RECOMMENDED BY MANUFACTURER
5. PRECAST CONC, & LAMINATED WD BEAMS AND COLUMNS TO BE BUILT AND INSTALLED IN ACCORDANCE W/ ALL MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY LOCAL CODES, RESTRICTIONS, AND REGULATIONS.
6. PROVIDE APPROVED JOIST HANGERS AT ALL FLUSH JOIST-TO-JOIST AND JOIST-TO-BEAM CONNECTIONS
7. HEADERS IN ALL BEARING PARTITIONS AND BEARING WALLS TO BE SOLID DIMENSIONAL LUMBER SIZED AS INDICATED ON FRAMING PLANS W/ 7/16" SOLID PLYWOOD BETWEEN UNLESS OTHERWISE NOTED. LAMINATED HEADERS AND BEAMS SHALL BE NAILED AS PER MANUFACTURERS SPECIFICATIONS.
8. ALL HEADERS IN EXCESS OF 4'-0" SHALL HAVE MIN. (2) TRIMMER JACKS ON EACH SIDE
9. PROVIDE ADDITIONAL JOIST OR TRUSS UNDER INTERIOR PARTITIONS RUNNING PARALLEL TO FLOOR JOIST AND HAVING A LENGTH GREATER THAN 6'-0". DOUBLE JOIST UNDER BATHTUBS OR SPACE JOIST AT 12" O.C.
10. ALL BEARING PARTITIONS SHALL HAVE 2 TOP PLATES - STAGGER SPLICES 4'-0" MIN. SPLICES SHALL BE CENTERED OVER TOP OF STUDS. STUDS SHALL ALIGN WITH JOISTS AND RAFTERS ABOVE AND BELOW
11. PROVIDE 2X FIRESTOP BLOCKING AS REQUIRED BY CODE THROUGHOUT.
12. HOLES BORED OR CUT INTO JOISTS SHALL NOT OCCUR WITHIN 2" OF TOP OR BOTTOM OF JOISTS NOR IN CENTER ONE THIRD OF JOIST SPAN AND THE DIAMETER OF HOLES SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES SHALL NOT OCCUR IN TENSION SIDE OF JOIST. NOTCHES IN COMPRESSION SIDE OF JOISTS SHALL NOT OCCUR IN THE CENTER ONE THIRD OF THE SPAN AND SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE JOIST.
13. WHERE THE INSTALLATION OF PLUMBING, HEATING, OR OTHER PIPES NECESSITATES THE CUTTING OF TOP PLATES MORE THAN ONE HALF THEIR WIDTH A METAL TIE NOT LESS THAN 18 GAUGE AND 1 1/2" IN WIDTH SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN (4) 16 PENNY NAILS
14. THE DIAMETER OF HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE THIRD THE WIDTH OF THE STUD. WHERE STUDS ARE CUT OR BORED IN EXCESS OF ONE THIRD THE WIDTH OF THE STUD IT SHALL BE REINFORCED TO BE EQUAL IN LOAD CARRYING CAPACITY TO A STUD NOTCHED NOT MORE THAN ONE THIRD ITS DEPTH.
15. STEEL LINTELS: (FOR EACH 4" THICKNESS OF MASONRY WALL)

OPENING WIDTH	ANGLE SIZE	BEARING LENGTH
UP TO 3'-11"	L3 1/2" X 3 1/2" X 5/16	5"
4'-0" TO 5'-11"	L4" X 3 1/2" X 5/16	5"
6'-0" TO 7'-11"	L5" X 3 1/2" X 5/16	5"
8'-0" TO 10'-0"	W8X15 W/ SUSPENDED PLATE	5"

WOOD LINTEL/HEADER TABLE

OPENING WIDTH	WOOD SIZE	BEARING
0 TO 3'-0"	2-2X6	6"
3'-1" TO 5'-0"	2-2X8	8"
5'-1" TO 6'-0"	2-2X10	10"
6'-1" TO 7'-0"	2-2X12	12"

REINFORCED CMU LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED W/ 2#4 BOTTOM UP TO 8" THICK, REINFORCED W/3#4 BOTTOM OVER 8" THICK
4'-1" TO 8'-0"	WALL THICKNESS X 16" DEEP, REINFORCED BOTTOM UP TO 8" THICK, REINFORCED W/ 3#5 BOTTOM OVER 8" THICK & #3 STIRRUPS @ 6" o.c.

PRECAST CONCRETE LINTELS: PROVIDE A MINIMUM OF 8" BEARING AT EACH END

OPENING WIDTH	LINTEL SIZE AND REINFORCING
UP TO 4'-0"	WALL THICKNESS X 8" DEEP, REINFORCED W/2#4 BOTTOM
4'-1" TO 8'-0"	WALL THICKNESS X 16" DEEP, REINFORCED W/ 2#5 BOTTOM

16. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS ETC. ARE SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
17. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY THE STRUCTURAL ENGINEER.

FINISHES:

1. ALL EXTERIOR WOOD CORNICE AND TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION
2. ALL INTERIOR WALLS AND CEILINGS TO BE 5/8" THICK GYPSUM WALLBOARD EXCEPT AS OTHERWISE NOTED.
3. SHOWER AND TUB WALLS ARE TO BE CERAMIC TILE ON CEMENTINOUS TILE BACKER BOARD.
4. INTERIOR TRIM AND MOULDINGS INCLUDING BASE, CASINGS, CROWN, CHAIRRAIL, ETC. SHALL BE AS DETAILED AND/OR AS SELECTED BY OWNER

INSULATION:

1. INSULATION IN EXTERIOR WALLS, FLOORS, OR CEILINGS SHALL BE PAPER BACKED BLANKET OR ROLL TYPE FIBERGLASS WITH VAPOR BARRIER.
2. INSULATION IN EXT. WOOD FRAME WALLS TO BE R-13 NOM. 3 1/2" AT 2X4 WALLS AND R-19 5 1/2" AT 2X6 WALLS
3. INSULATION IN FLAT CEILINGS ADJACENT TO ATTIC SPACES TO BE NOM. 10" (R-30)
4. PROVIDE R-13 INSULATION W/ FOIL VAPOR BARRIER AT CONC. FOUNDATION WALLS
5. NEW DOORS AND WINDOWS ARE REQD TO HAVE AN R-2.8 RATING MIN.

DRAINAGE OF FOOTINGS:

1. UNLESS OTHERWISE NOTED, PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6'G, DIAMETER PERFORATED, CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/ 6" -8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE.
2. SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL.
3. PUT 18" OF GRAVEL ALL AROUND FOUNDATION.

DAMPPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS:

1. EXTERIOR FOUNDATION WALLS OF CONSTRUCTION ENCLOSING BASEMENTS SHALL BE PORTLAND CEMENT PARGING TO THE WALL FROM FOOTING TO FINISH GRADE.
2. THE PARING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE.

REINFORCING:

1. REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615 -95C, GRADE 60 (60'000 PSI)
2. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A - 185.
3. ALL REINFORCING SHALL BE DETAILED FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI'S " MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES' (ACI - 315).
4. DETAILS OF REINFORCEMENT SHALL CONFIRM TO ACI 318 - 95, ACI 315 - 74 AND CRSI STANDARDS.
5. ALL REINFORCING STEEL MARKED " CONTINUOUS " SHALL BE LAPPED 36 BAR DIAMETERS ST SPLICED AND AROUND CORNER OR INTERSECTION WITH A STANDARD 90 DEGREE BEND ON CORNER BARS.
6. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
7. SLABS ON GRADE SHALL BE 4" THK. CONCRETE AND REINFORCED WITH 6'X6' W1.4XW1.4 WWF LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM OF COARSE AGGREGATE OR AS RECOMMENDED BY SOILS ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED OR AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% MAXIMUM DENSITY. USE AIR ENTRAINED CONCRETE AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS WITH MAXIMUM OF 600 SQUARE FEET AND PROVIDE CONTROL & CONSTRUCTION JOINTS AT 30'-0" MAXIMUM OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

PROJECT CONTACTS:

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OWNER
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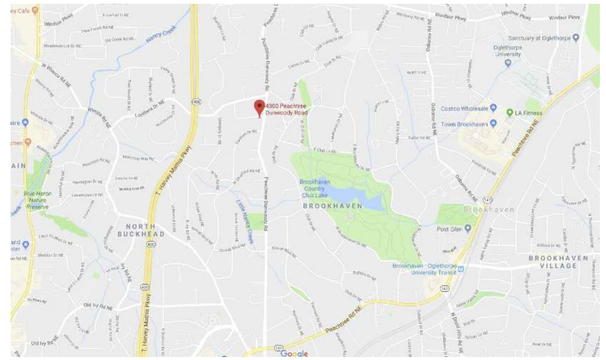
4300 PEACHTREE DUNWOODY RD
ATLANTA, GA 30342



LOCATION MAP
NTS

SHEET INDEX:

SQ. FT. DATA

PROPOSED BASEMENT UNHEATED (ADDED)	1,571 SQ.FT.
PROPOSED MAIN FLOOR HEATED (ADDED)	1,571 SQ.FT.
PROPOSED TOP FLOOR HEATED (ADDED)	1,081 SQ.FT.
PROPOSED GARAGE UNHEATED (ADDED)	555 SQ.FT.
TOTAL PROPOSED HEATED	2,652 SQ.FT.
TOTAL PROPOSED UNDER ROOF	4,778 SQ.FT.

MATERIAL SCHEDULE:

BRICK
CONCRETE BLOCK
SOLID CONCRETE BLOCK OR FILLED BLOCK
CONCRETE
GRAVEL or CRUSHED STONE
STEEL
COMPOSITION TILE
ROUGH WOOD CONTINUOUS
FINISHED WOOD
PLYWOOD or PARTICLE BOARD
GLASS
EXPANSION JOINT MATERIAL
BATT INSULATION
RIGID INSULATION or ROOF PLANK
GYPSUM BOARD or GYPSUM DECK
EARTH

SYMBOLS:

NORTH ARROW
WALL SECTION
ELEVATION
DETAIL
ENLARGED DETAIL
WINDOW SYMBOL
DOOR SYMBOL
100 BEDROOM — ROOM NUMBER & TITLE
9'-6" AFF — CEILING HEIGHT
KEYED NOTE
PARTITION TYPE
EXISTING CONSTRUCTION
NEW CONSTRUCTION
DEMOLITION
COLUMN CENTERLINE
4 SOH / A-8 / 1 SOH / 2 SOH — ELEVATION

ABBREVIATIONS:

ADD.	ADDITION	C.I.	CAST IRON	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	GYP.	GYPSUM
ALT.	ALTERNATE	C.J.	CONTROL JOINT	Eq.	EQUAL	H.B.	HOSE BIBB
A.F.F.	ABOVE FINISHED FLOOR	C.	CENTERLINE	E.J.	EXPANSION JOINT	HD.	HEAD
&	AND	CLG.	CEILING	ELEC.	ELECTRICAL)	HT.	HEIGHT
ALUM.	ALUMINUM	CLOS. or CL.	CLOSET	ELEV.	ELEVATION or ELEVATOR	HM.	HOLLOW METAL
@	AT	CMU.	CONCRETE MASONRY UNIT	EQ.	EQUAL	HORIZ.	HORIZONTAL
APPROX.	APPROXIMATELY	C.O.	CLEAN OUT	EQUIP.	EQUIPMENT	HR.	HOUR
ARCH.	ARCHITECTURAL/ARCHITECT	COL.	COLUMN	EXH.	EXHAUST	H.P.	HIGH POINT
BD.	BOARD	CONC.	CONCRETE	EXIST.	EXISTING	I.D.	INSIDE DIAMETER
BLK.	ACOUSTICAL TILE	CONSTR.	CONSTRUCTION	EXP.	EXPANSION or EXPOSED	IN.	INCH
BLDG.	BUILDING	COORD.	COORDINATE or COORDINATION	F.D.	FLOOD DRAIN	INSUL.	INSULATION
BOT.	BLOCK	CORR.	CORRUGATED or CORRIDOR	FDN.	FOUNDATION	JAN. or J.C.	JANITOR CLOSET
BRG.	BLOCKING	CONT.	CONTINUOUS	F.H.	FIRE HYDRANT	JT.	JOINT
B.U.	BOTTOM	C.T.	CERAMIC TILE	FIN.	FINISH	LAM.	LAMINATE
BSMT.	BEARING	CTSK.	COUNTERSUNK	FIXT.	FIXTURE	L.P.	LOW POINT
CEM.	BASEMENT	C.W.G.	CLEAR WIRE GLASS	FL.	FLOOR	MAX.	MAXIMUM
	BUILT UP	DBL.	DOUBLE	FLUOR.	FLUORESCENT	MATL	MATERIAL
	CHALKBOARD	DET.	DETAIL	FT.	FEET or FOOT	M.C.	MEDICINE CABINET
	CEMENT	D.F.	DRINKING FOUNTAIN	FTG.	FOOTING	MECH.	MECHANICAL
		DIA. OR Ø	DIAMETER	GA.	GAUGE	MEMB.	MEMBRANE
		DIM.	DIMENSION	GALV.	GALVANIZED	MET. or MTL.	METAL
		DN.	DOWN	GL.	GLASS	MIN.	MINIMUM
		DWG(S)	DRAWING(S)	GR.	GRADE	MEZZ.	MEZZANINE
		EA.	EACH	G.W.B.	GYPSUM WALL BOARD	MFG(R)	MANUFACTURE(R)
		E.F.	EXHAUST FAN			MH.	MANHOLE

MIN.	MINIMUM	RAIL.	RAILING	VERT.	VERTICAL
MISC.	MISCELLANEOUS	RM.	ROOM	V.C.T.	VINYL COMPOSITION TILE
M.O.	MASONRY OPENING	RND.	ROUND	V.I.F.	VERIFY IN FIELD
M.T.	METAL THRESHOLD	R.O.	ROUGH OPENING	W.	WIDTH
N.I.C.	NOT IN CONTRACT	S.C.	SOLID CORE	W/	WITH
NO.	NUMBER	SCH.	SCHEDULE	W/O	WITHOUT
N.T.S.	NOT TO SCALE	SEAL.	SEALANT	WD.	WOOD
O.C.	ON CENTER	SECT.	SECTION	WIND.	WINDOW
O.D.	OUTSIDE DIAMETER	SHT.	SHEET	W.M.A.S.	WALL MOUNTED ADJUSTABLE SHELVES
OFF.	OFFICE	SIM	SIMILAR		
OVHD.	OVERHEAD	SOH	SIMILAR OPPOSITE HAND SIDE	W.P.	WEATHERPROOF or WATERPROOF
OPNG.	OPENING	SPECS.	SPECIFICATIONS	W.W.M.	WELDED WIRE MESH
PART.	PARTITION	SQ. or ☐	SQUARE	YD.	YARD
PLYWD.	PLYWOOD	S/S	STAINLESS STEEL	W.C.	WATER CLOSET or WALL COVERING
PREFAB.	PREFABRICATE	STD.	STANDARD		
PREFIN.	PREFINISHED	STL.	STEEL		
P.T.D.	PAPER TOWEL DISPENSER	STOR.	STORAGE		
PTD.	PAINTED	STRUCT.	STRUCTURE or STRUCTURAL		
Q.T.	QUARRY TILE	TEL.	TELEPHONE		
R.	RISER or RADIUS	T.P.H.	TOILET PAPER HOLDER		
R.D.	ROOF DRAIN	T&G	TONGUE & GROOVE		
REINF.	REINFORCE(MENT) or REINFORCING	THK.	THICK		
REQ'D	REQUIRED	TYP.	TYPICAL		
		U.N.O.	UNLESS NOTED OTHERWISE		

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NO.	REVISIONS DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT #
DATE: 9.1.18
PERMIT ISSUE:
DRAWN: CA
SHEET # CS

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

2 LEFT ELEVATION
1/4" = 1'-0"

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
  - EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER / BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS WILL BE RESPONSIBLE FOR SAME. SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. ARE FOR BIDDING AND REVIEW PURPOSES ONLY.

WINDOWS

- MARVIN INTEGRITY WOOD ULTREX SERIES WDWS.
  - TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
  - HARDIEPLANK LAP SIDING
    - 8" EXPOSURE
  - HARDIESHINGLE SIDING
    - STRAIGHT EDGE PANEL
    - 15.25" WIDTH - 7" EXPOSURE
- EXTERIOR TRIM
  - HARDIETRIM BOARDS
    - THICKNESS AND WIDTH AS NOTED

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED A STRUCTURAL ENGINEER BASE EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

BONSAI DESIGN

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COREY.BONSAIDESIGN@GMAIL.COM

SEPTEMBER 1, 2018

SHEET TITLE
PROPOSED ELEVATIONS

A1.1

1 REAR ELEVATION

1/4" = 1'-0"

2 RIGHT ELEVATION

1/4" = 1'-0"

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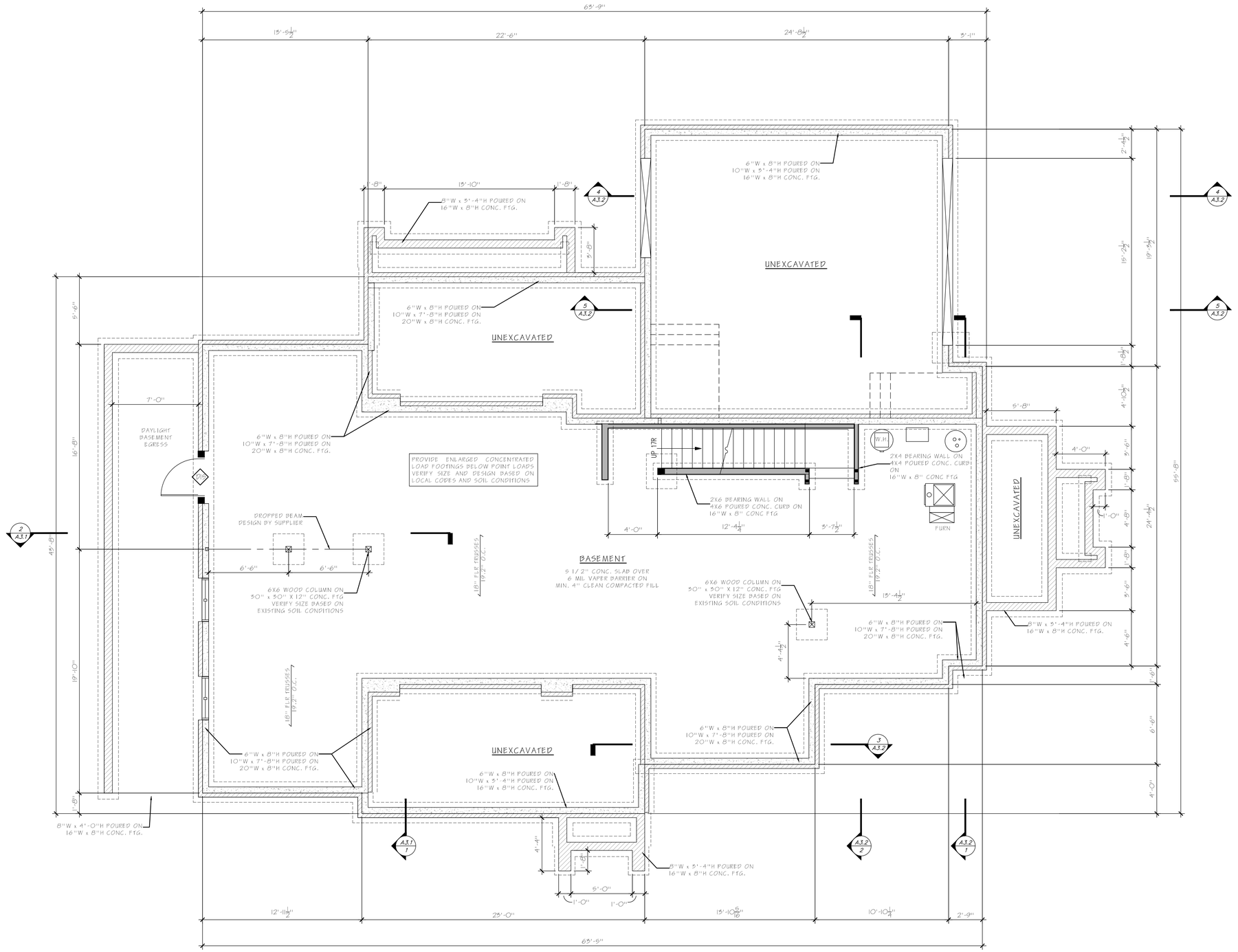
SEPTEMBER 1, 2018

SHEET TITLE

PROPOSED ELEVATIONS

A1.2



1 PROPOSED FLOOR PLAN - FOUNDATION / BASEMENT
1/4" = 1'-0"

GENERAL NOTES - FOUNDATION

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF CONCRETE FOUNDATION WALLS
- FOUNDATION CONTRACTOR TO VERIFY ALL ROUGH-IN PLUMBING LOCATIONS AND ANY OTHER PENETRATIONS THRU CONCRETE FLOOR PRIOR TO CONSTRUCTION.
- BUILDER/FOUNDATION CONTRACTOR TO VERIFY FOOTING SIZE AND REINFORCEMENT REQUIREMENTS BASED ON EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION.
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER / BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS WILL BE RESPONSIBLE FOR SAME. SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. ARE FOR BIDDING AND REVIEW PURPOSES ONLY.

WINDOWS

- MARVIN INTEGRITY ALL ULTREX SERIES - STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- WINDOW HEADER HEIGHTS SET TO 6' 11-3/8" OFF FLOOR
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES - DESIGNED TO MIN. L/480 DEFLECTION OF LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY GRANITE COUNTERTOPS AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 8'-2" LOWER LEVEL ROUGH CEILING HEIGHT
- 2X6 WALLS AT ALL POCKET DOORS
- DOUBLE STUDS AT WINDOWS AND DOOR HEADERS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED A STRUCTURAL ENGINEER BASE EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

FOUNDATION ENGINEERING

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING INCLUDING POST FOOTINGS TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED OF EXISTING SITE CONDITIONS.

ALL POURED CONC. FOUNDATION WALL, FOOTING SIZES AND REINFORCING BELOW PREFAB CONCRETE PLANKS TO BE REVIEWED AND SIZED BY QUALIFIED, LICENCE STRUCTURAL ENGINEER

BONSAI DESIGN

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PERMIT PACKET
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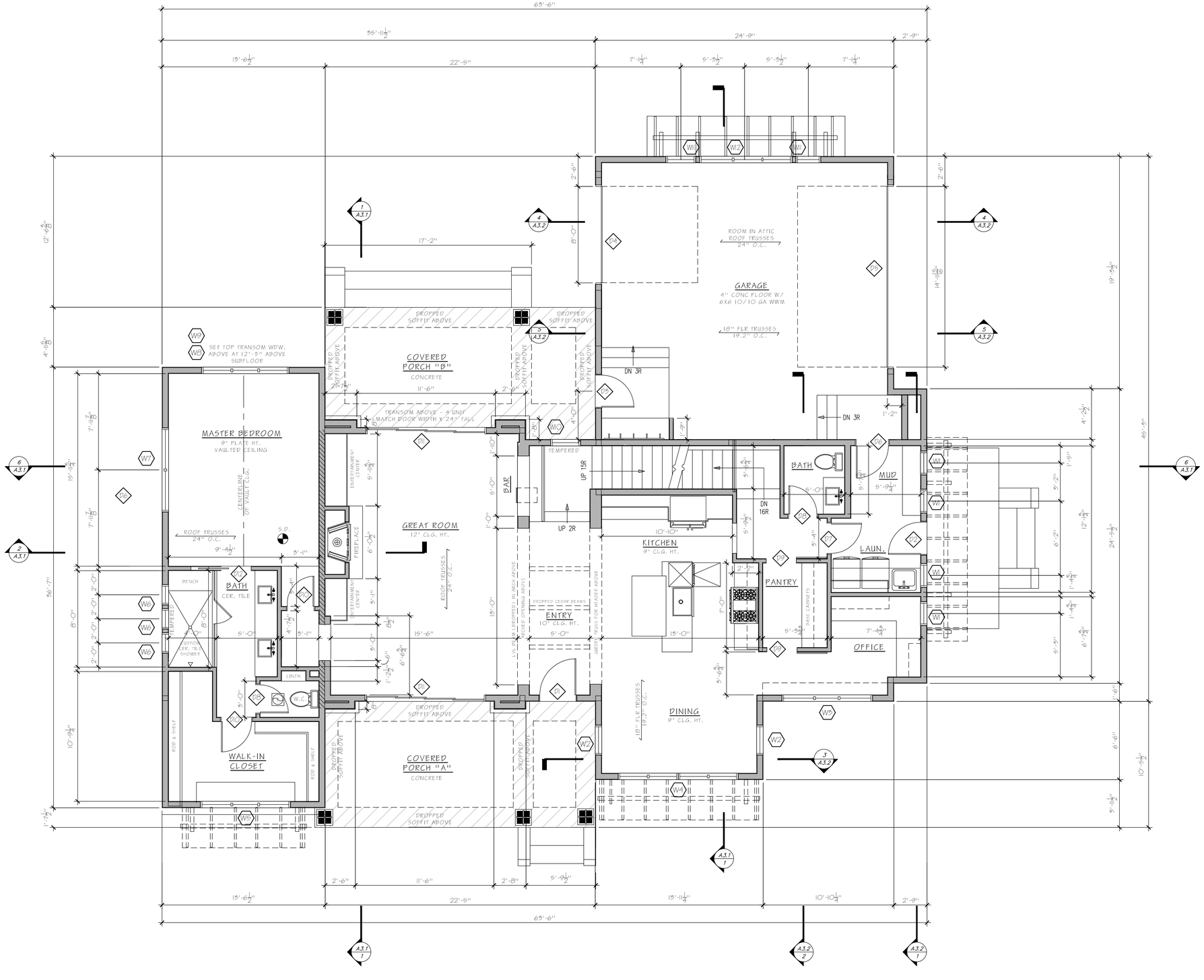
SEPTEMBER 1, 2018

SHEET TITLE
PROPOSED FLOOR PLANS

A2.1



1 PROPOSED FLOOR PLAN - FIRST STORY

1/4" = 1'-0"

GENERAL NOTES - MAIN FLOOR

- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER / BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS WILL BE RESPONSIBLE FOR SAME. SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. ARE FOR BIDDING AND REVIEW PURPOSES ONLY.

WINDOWS

- MARVIN INTEGRITY ALL ULTREX SERIES UNITS SHOWN
  - STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- WINDOW HEADER HEIGHTS SET TO 7' 11-3/8" OFF FLOOR
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
  - DESIGNED TO MIN. L/480 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY GRANITE COUNTERTOPS AND PROVIDE PROPER FRAMING AS NEEDED

- DIMENSIONS ARE FROM EXTERIOR FACE OF STUD OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR PARTITIONS

FRAMING

- PLATE HEIGHTS (ROUGH FRAME):
  - 9' 1-1/8" MAIN LEVEL
  - 12' 1-1/8" GREAT ROOM, FOYER
- DOUBLE STUDS AT WINDOWS AND DOOR HEADERS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- ALL EXTERIOR DOOR AND WDW HDRS TO BE 2-2x10 UNLESS NOTED OTHERWISE

  - DENOTES SOLID BEARING IN WALL CONTINUOUS TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED A STRUCTURAL ENGINEER BASE EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

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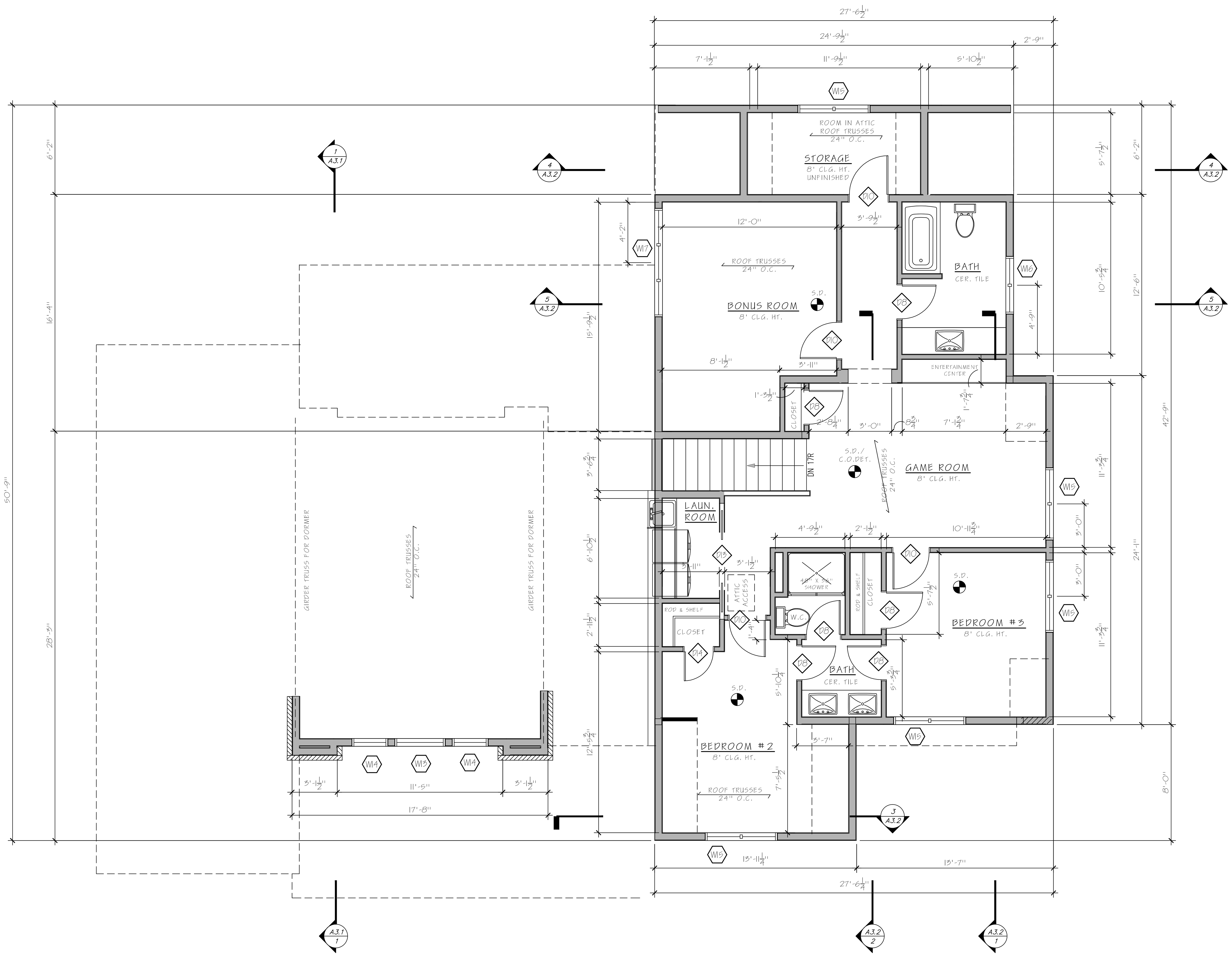
SHEET TITLE
PROPOSED FLOOR PLANS

A2.2



2 PROPOSED FLOOR PLAN - SECOND STORY
1/4" = 1'-0"

GENERAL NOTES - SECOND FLOOR

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF STUD OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR PARTITIONS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER / BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS WILL BE RESPONSIBLE FOR SAME. SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. ARE FOR BIDDING AND REVIEW PURPOSES ONLY.

WINDOWS

- MARVIN INTEGRITY ALL-ULTREX SERIES UNITS SHOWN
  - STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- WINDOW HEADER HEIGHTS SET TO 7' 11-3/8" OFF FLOOR
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
  - DESIGNED TO MIN. L/480 DEFLECTION OF LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
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- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY GRANITE COUNTERTOPS AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- PLATE HEIGHTS (ROUGH FRAME):
  - 8' 1-1/8" MAIN LEVEL
  - DOUBLE STUDS AT WINDOWS AND DOOR HEADERS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- ALL EXTERIOR DOOR AND WDW HDRS TO BE 2-2X10 UNLESS NOTED OTHERWISE

- DENOTES SOLID BEARING IN WALL CONTINUOUS TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED A STRUCTURAL ENGINEER BASE EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

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SEPTEMBER 1, 2018

SHEET TITLE

PROPOSED FLOOR PLANS

A2.3

STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED A STRUCTURAL ENGINEER BASE EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR BUYERS STRUCTURES.

GENERAL NOTES - ROOF PLAN

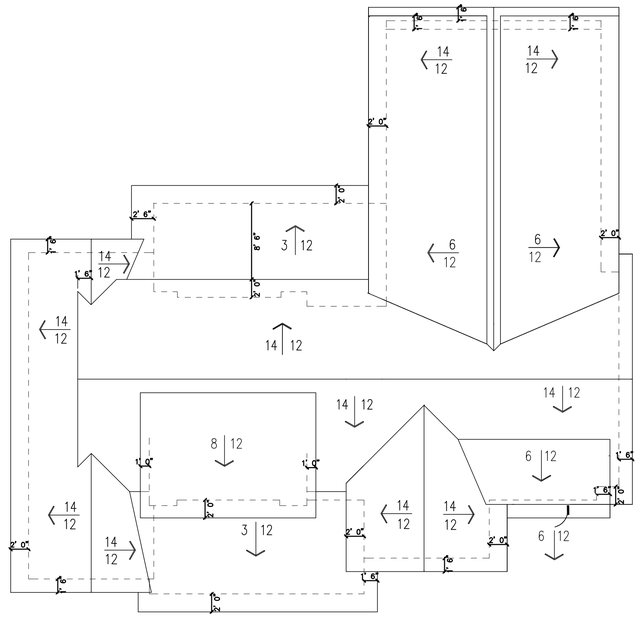
- TYPICAL OVERHANG DIMENSIONS (U.N.O.)
  - EAVES = 20" & 24"
  - GABLES = 18"
- ROOF VENTING TO BE 1/200 OF ATTIC AREA
  - 50% IN EAVE 50% IN ROOF
- KEEP ROOF PENETRATIONS ON BACK OF SIDE OF ROOF AS MUCH AS POSSIBLE
- TRUSS MANUFACTURER TO VERIFY ALL PITCHES, OVERHANGS, HEEL HEIGHTS, EXTENDED CHORDS AND KNEEWALL HEIGHTS
- BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
- ICE & WATER SHIELD AT EAVES TO POINT OF 2' 0" BACK FROM INSIDE EDGE OF EXTERIOR WALL
- FULL ICE & WATER SHIELD ON ROOF PITCHES LESS THAN 4/12
- ROOFING CONTRACTOR TO INSTALL KICKOUT FLASHING AS NEEDED
  - EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING

ROOF NOTES

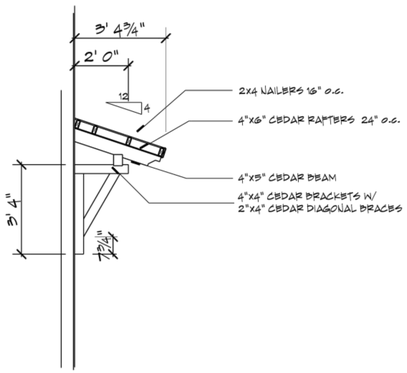
- ICE & WATER SHIELD ALL VALLEYS
- ICE & WATER SHIELD UP 24" MIN. AT INTERSECTING ROOF AND WALL AREAS
- PREDRILL ALL HOLES WHERE SCREWS AND NAILS ARE BEING DRILLED THROUGH SIDING OR STUCCO. SEAL W/ SILICONE
- ALL PENETRATIONS OF EXTERIOR WALLS TO BE SEALED
- FLASH ALL DOORS AND WINDOWS
- CONTINUOUS VAPOR BARRIER AT ALL WALL FRAMING TO EXTERIOR AND TOP OF ALL TOP PLATES
- TAPE ALL VAPOR BARRIER JOINTS AND LAPS
- FOAM ALL PENETRATIONS THOUGH VAPOR BARRIER
- COVER ALL RIMS, CORNERS AND CANTILEVERS WITH BUILDING PAPER PRIOR TO SIDING

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.

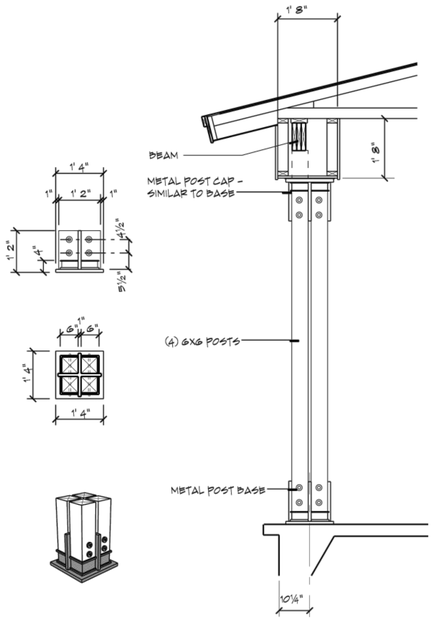
STRUCTURAL COMPONENTS NOTED ON THESE PLANS ARE INTENDED FOR DESIGN PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN ELEMENTS BE REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER. FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED YOUR LOCAL TRUSS SUPPLIER.



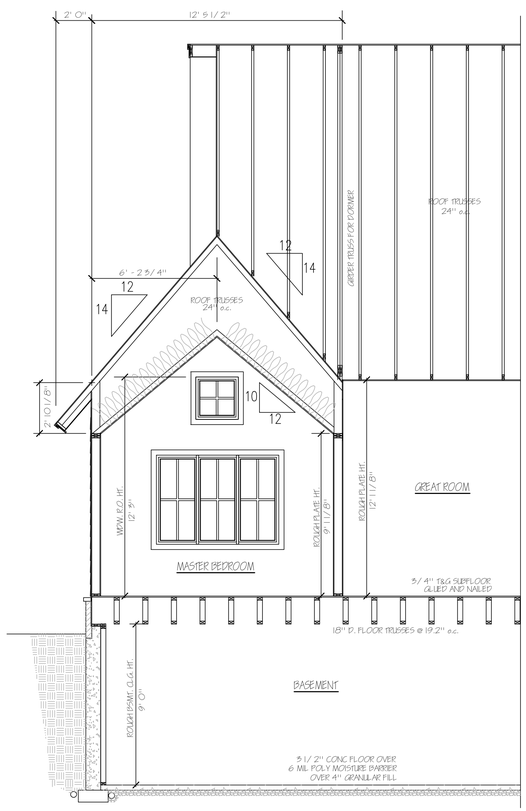
4 ROOF PLAN
1/8" = 1'-0"



5 EYEBROW DETAIL
3/8" = 1'-0"



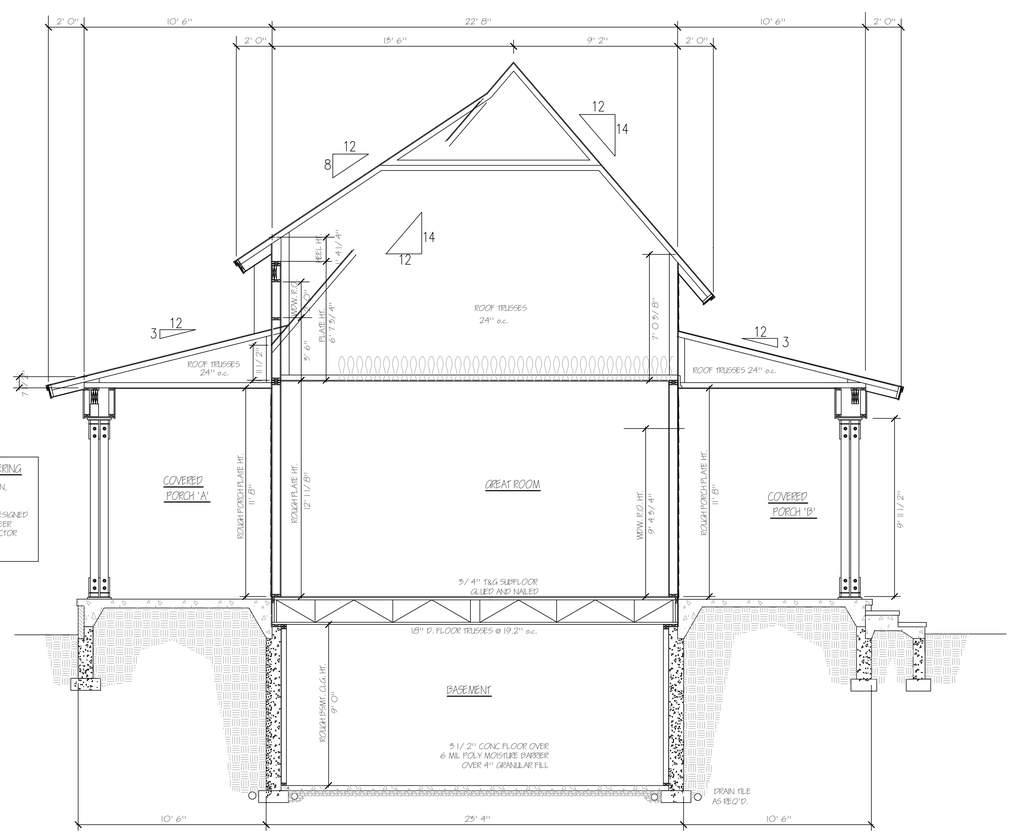
3 COLUMN DETAILS
1/2" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

FOUNDATION ENGINEERING

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING INCLUDING POST FOOTINGS TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED OF EXISTING SITE CONDITIONS.



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

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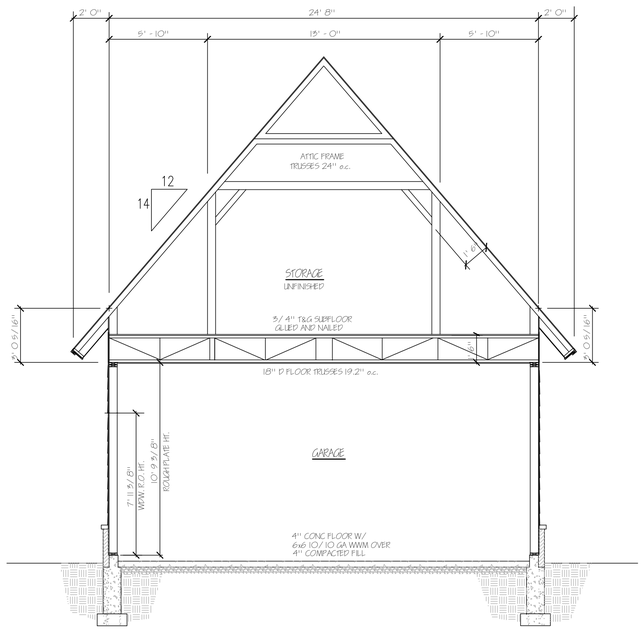
SEPTEMBER 1, 2018

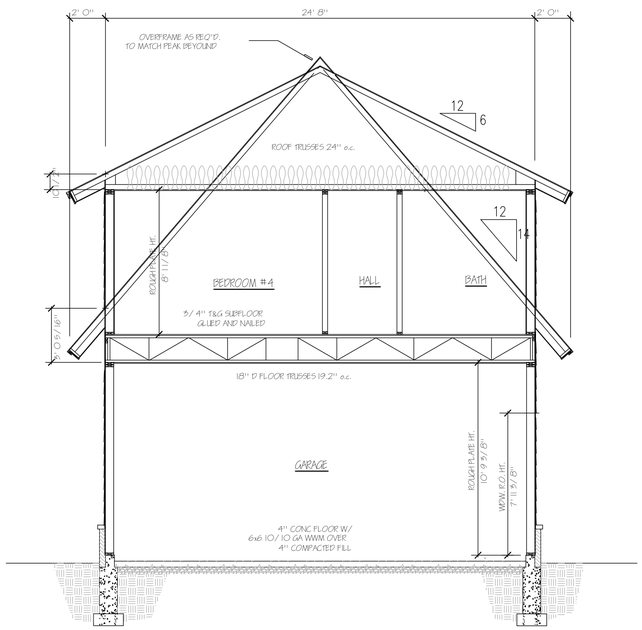
SHEET TITLE

SECTIONS & ROOF PLAN

A3.1



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



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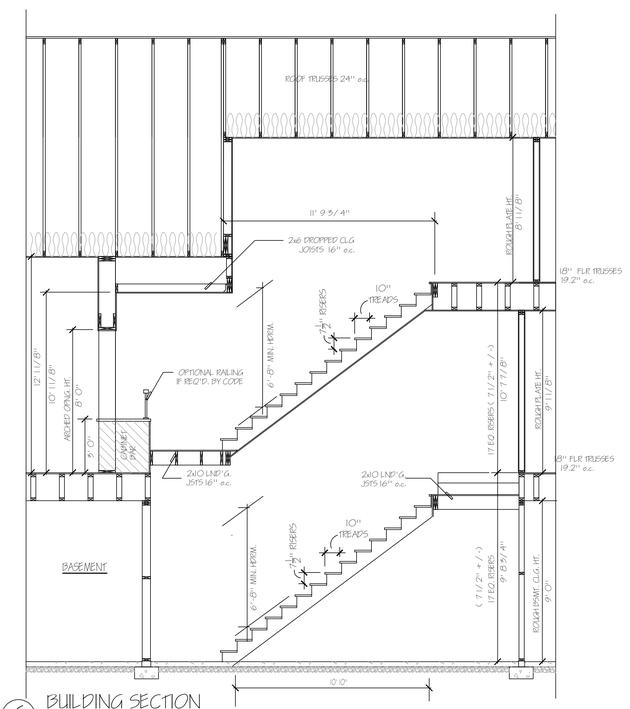
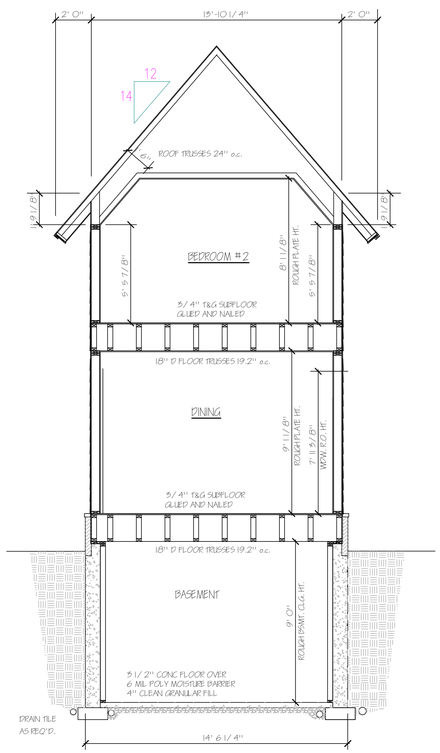
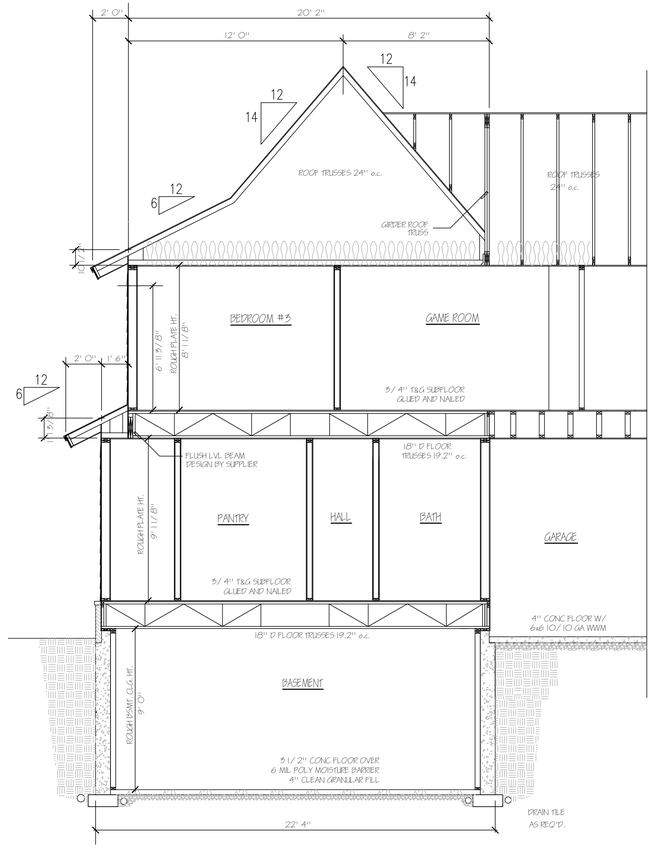


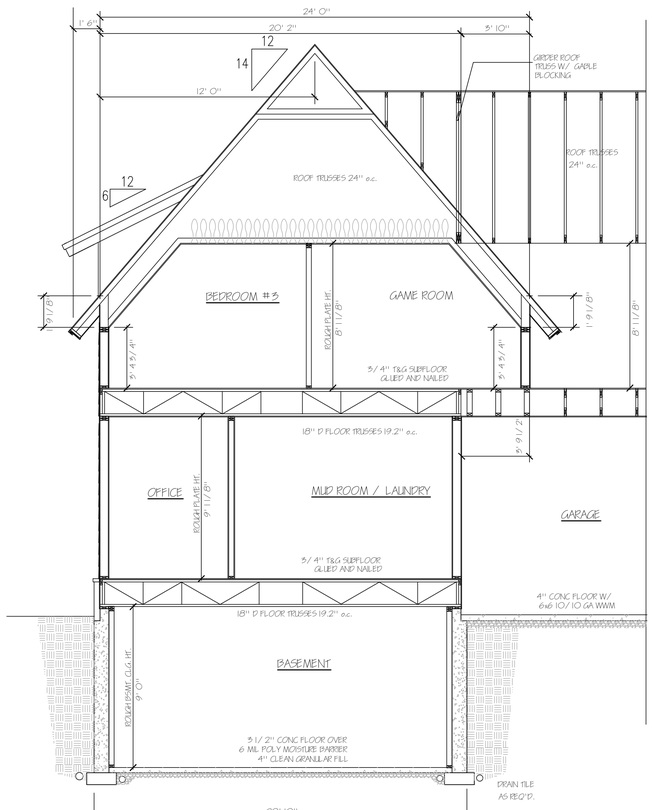
6 BUILDING SECTION
1/ 4" = 1'-0"



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



2 BUILDING SECTION
1/ 4" = 1'-0"



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

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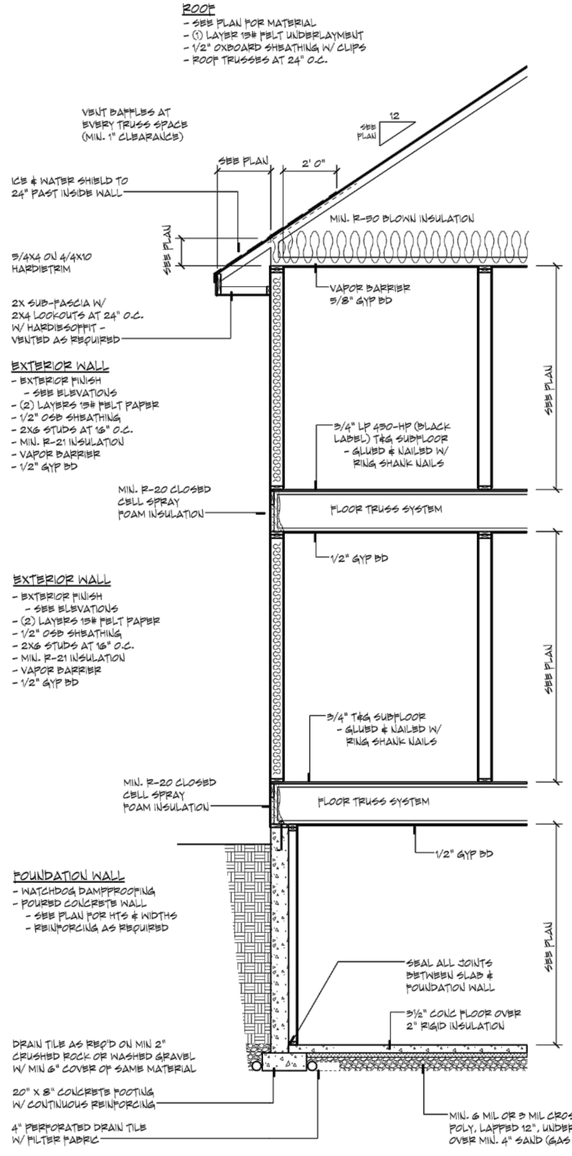
SEPTEMBER 1, 2018

SHEET TITLE

SECTIONS

A3.2



STRUCTURAL NOTES

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED A STRUCTURAL ENGINEER BASE EXISTING SITE CONDITIONS. OWNER / BUILDER TO ASSUME ALL RESPONSIBILITY FOR BUILDS STRUCTURES.

FOUNDATION ENGINEERING

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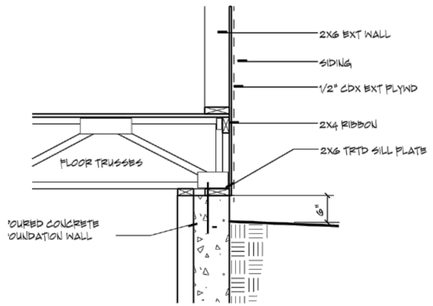
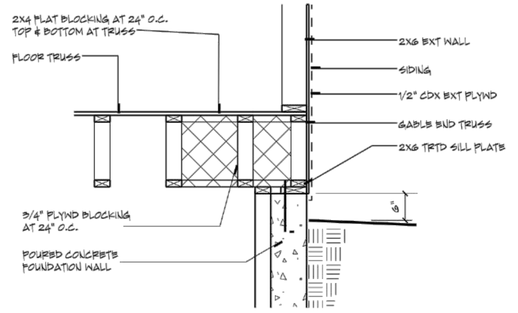


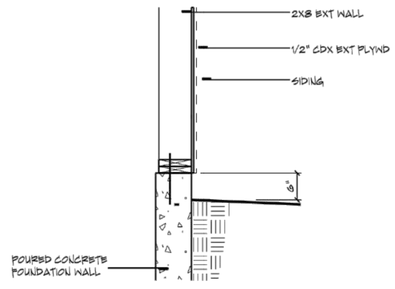
FLOOR TRUSSES - PERPENDICULAR



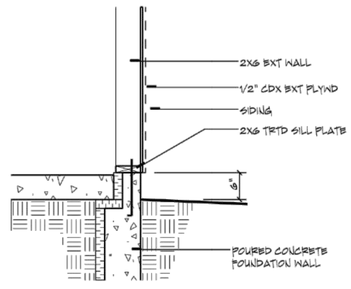
FLOOR TRUSSES - PARALLEL

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.

STRUCTURAL COMPONENTS NOTED ON THESE PLANS ARE INTENDED FOR DESIGN PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN ELEMENTS BE REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER. FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED YOUR LOCAL TRUSS SUPPLIER.



WALL AT WINDOW WELL



WALK OUT WALL

2 TYPICAL WALL SECTION
3/8" = 1'-0"

1 FOUNDATION DETAILS
NOT TO SCALE

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SEPTEMBER 1, 2018

SHEET TITLE

SECTIONS / DETAILS

A3.3

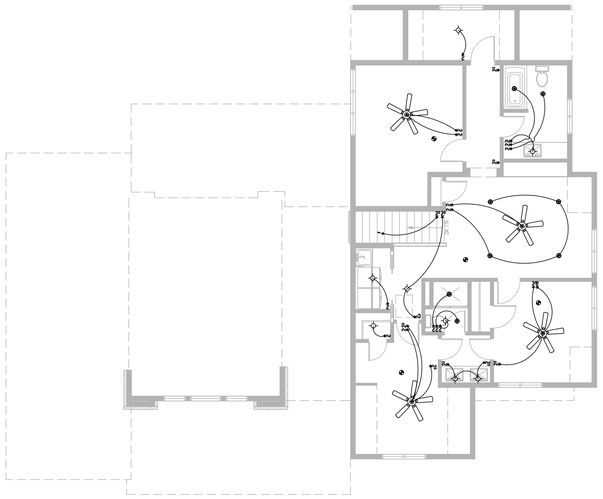
DOOR SCHEDULE

NO.	SIZE	QTY.	TYPE	NOTES
D1	3'-0'' x 6'-8''	1	EXTERIOR FRENCH DOORS	
D2	2'-8'' x 8'-0''	1	EXTERIOR SINGLE DOORS	
D3	2'-8'' x 6'-8''	1	EXTERIOR SINGLE DOORS	
D4	9'-8'' x 8'-0'	1	EXTERIOR GARAGE DOORS	
D5	16'-0'' x 8'-0''	1	EXTERIOR GARAGE DOORS	
D6	2'-8'' x 6'-8''	4	INTERIOR SINGLE DOORS	1 HR RATED
D7	2'-6'' x 6'-8''	1	INTERIOR SINGLE DOORS	
D8	2'-4'' x 6'-8''	8	INTERIOR SINGLE DOORS	
D9	2'-6'' x 6'-8''	2	INTERIOR SLIDING DOORS	
D10	2'-6'' x 6'-8''	6	INTERIOR SINGLE DOORS	
D11	10'-0'' x 6'-8''	2	EXTERIOR (4) SLIDING DOORS	
D12	2'-6'' x 6'-8''	1	INTERIOR POCKET DOORS	
D13	(2) 2'-0'' x 6'-8''	1	INTERIOR DBL POCKET DOORS	
D14	2'-0'' x 6'-8''	1	INTERIOR SINGLE DOORS	

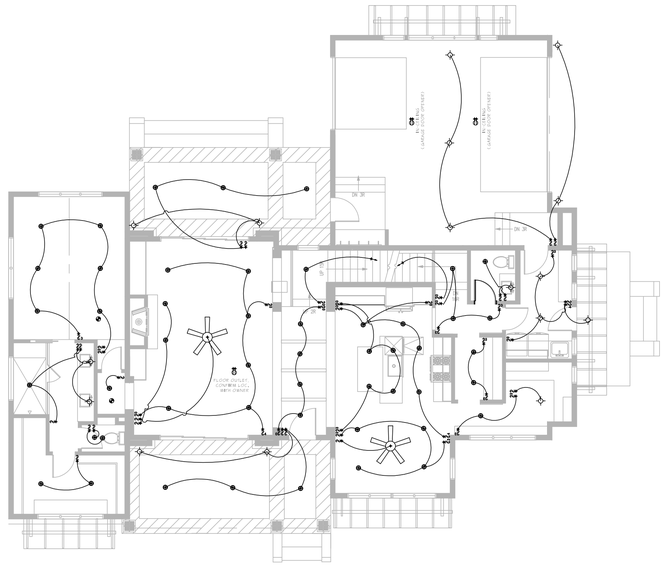
WINDOW SCHEDULE

NO.	SIZE	QTY.	TYPE	NOTES
W1	2'-0'' x 4'-0''	4	TBD	
W2	2'-6'' x 6'-0''	2	TBD	
W3	7'-6'' x 6'-0''	1	TBD	
W4	9'-10'' x 6'-0''	1	TBD	
W5	7'-6'' x 4'-0''	1	TBD	
W6	2'-6'' x 2'-6''	3	EXISTING (REUSED)	
W7	7'-0'' x 2'-0''	1	TBD	
W8	7'-6'' x 5'-0''	1	TBD	
W9	2'-6'' x 2'-6''	1	TBD	
W10	2'-6'' x 4'-0''	1	TBD	
W11	2'-6'' x 4'-0''	2	TBD	
W12	7'-6'' x 4'-0''	1	TBD	
W13	3'-6'' x 2'-0''	1	TBD	
W14	2'-6'' x 2'-0''	2	TBD	
W15	5'-0'' x 5'-0''	5	TBD	
W16	4'-0'' x 3'-6''	1	TBD	
W17	7'-6'' x 4'-0''	1	TBD	

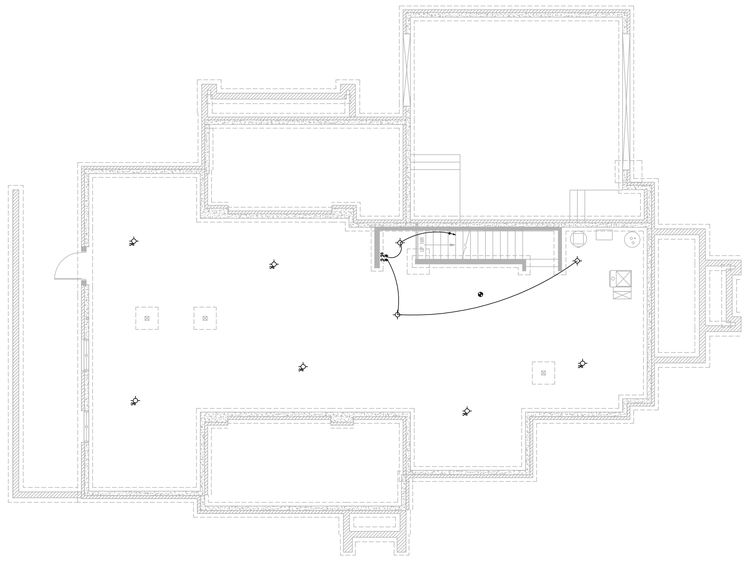
** REFER TO PLANS FOR TEMPERED GLASS LOCATIONS



3 PROPOSED ELECTRICAL PLAN - SECOND STORY
1/8'' = 1'-0''



2 PROPOSED ELECTRICAL PLAN - FIRST STORY
1/8'' = 1'-0''



1 PROPOSED ELECTRICAL PLAN - BASEMENT
1/8'' = 1'-0''

ELECTRICAL LEGEND

	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
$	SWITCH
$3	SWITCH 3-WAY
$4	SWITCH 4-WAY
	SMOKE DETECTOR CARBON MONOXIDE DETECTOR
	BATH EXHAUST FAN
	FAN/LIGHT COMBO FIXTURE

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE TO THE LATEST NATIONAL AND LOCAL CODES

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SEPTEMBER 1, 2018

SHEET TITLE

ELECTRICAL PLANS & SCHEDULES

A3.4

STRUCTURAL NOTES

GENERAL:
ALL BASEMENT WALL DESIGNS BASED UPON 45 PCF SOIL. LOCAL SOIL ENGINEER TO VERIFY ON EACH JOB SITE. CONCRETE SHAL HAVE A SPECIFIED COMPRESSIVE STRENGTH, fc', OF NOT LESS THAN 3,000 PSI AT 28 DAYS.

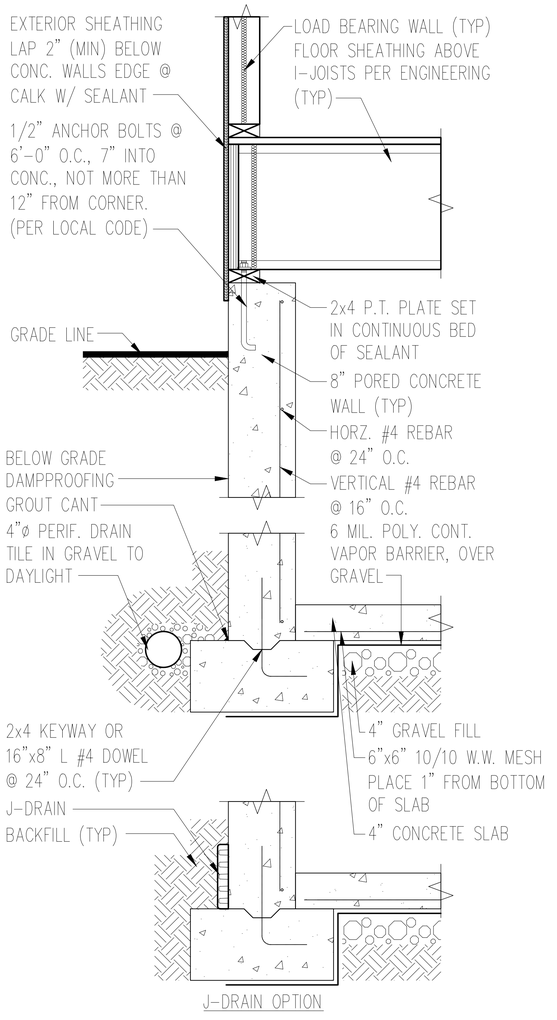
GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE OMITTED WHEN SLAB IS PLACED ON WELL DRAINED SOIL CLASSIFIED GROUP I PER IRC R405.1
(CLASSIFICATIONS GW, SW, GM, OR SM)

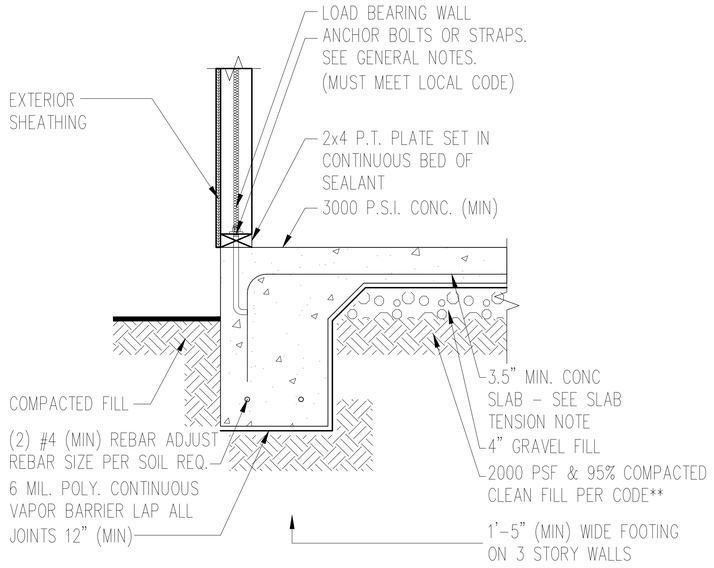
SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W. MESH PLACE 1" FROM BOTTOM OF SLAB AS SHOWN IN DETAILS (NOTE THAT THIS IS A NON-STRUCTIONAL ELEMENT)

ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC., NOT MORE THAN 12" FROM CORNERS, AND WITHIN 12" OF PLATE ENDS OR STRAPS MAY BE USED IN PLACE OF BOLTS PER MANUF. SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.) OR EQUIVALENT

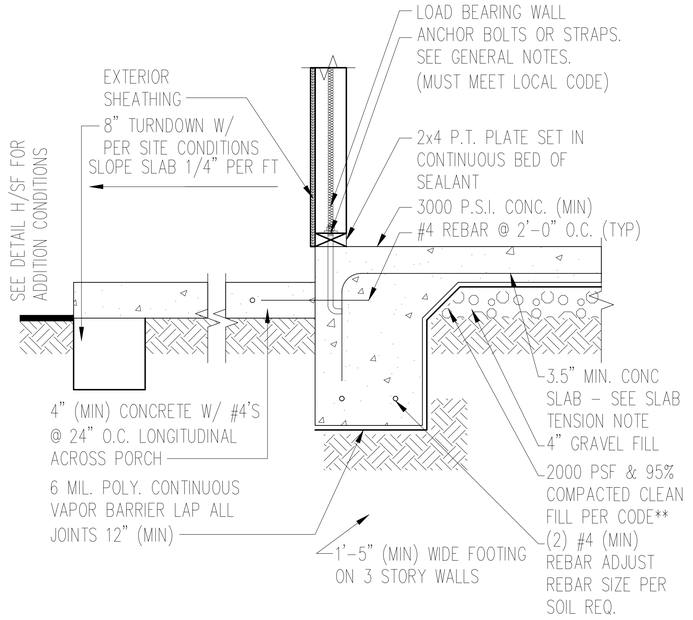
BRICK NOTES
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE BARRIER OVER SHEATHING PER R703.2



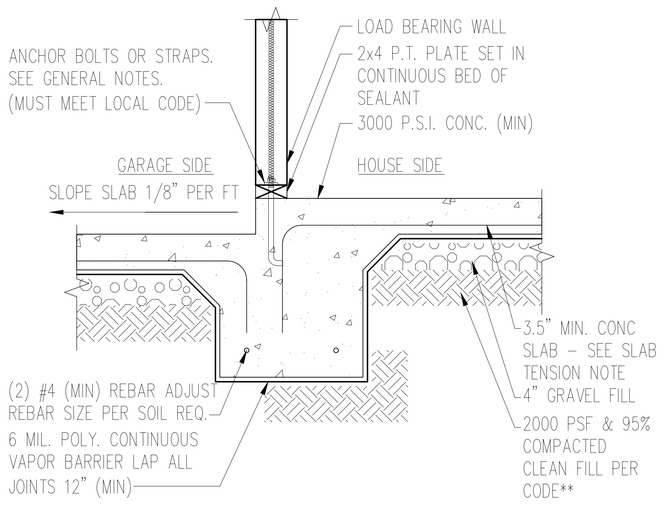
1 TYPICAL FOUNDATION WALL
1-1/2" = 1'-0"
8" CONCRETE WALL



2 TYPICAL TURNDOWN
1-1/2" = 1'-0"



4 PORCH
1-1/2" = 1'-0"



3 HOUSE / GARAGE
1-1/2" = 1'-0"

BONSAI DESIGN

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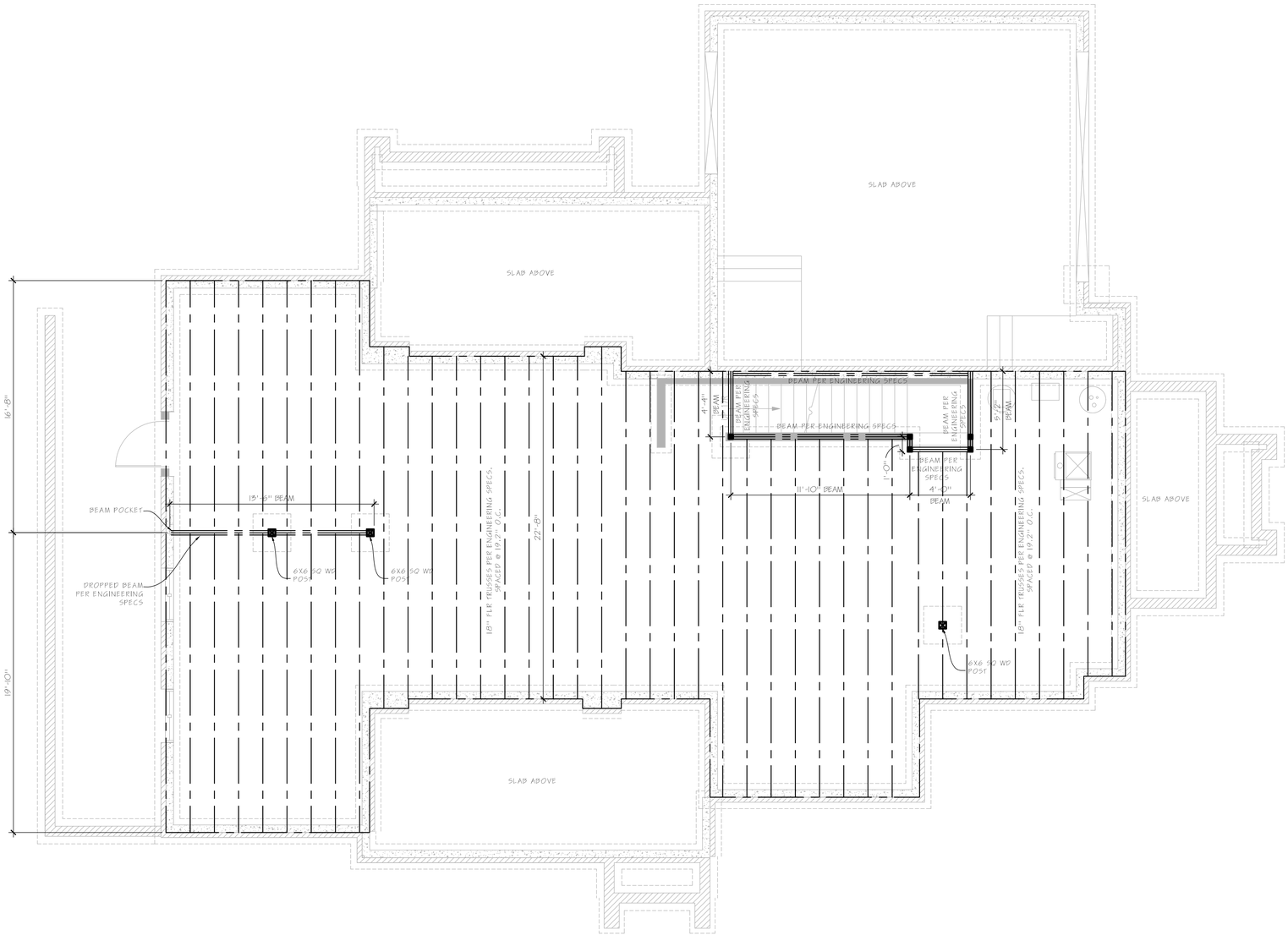
COREY.BONSAIDESIGN@GMAIL.COM

SEPTEMBER 1, 2018

SHEET TITLE
STRUCTURAL DETAILS

A3.5



1 PROPOSED FRAMING PLAN - BASEMENT

1/4" = 1'-0"

BONSAI DESIGN

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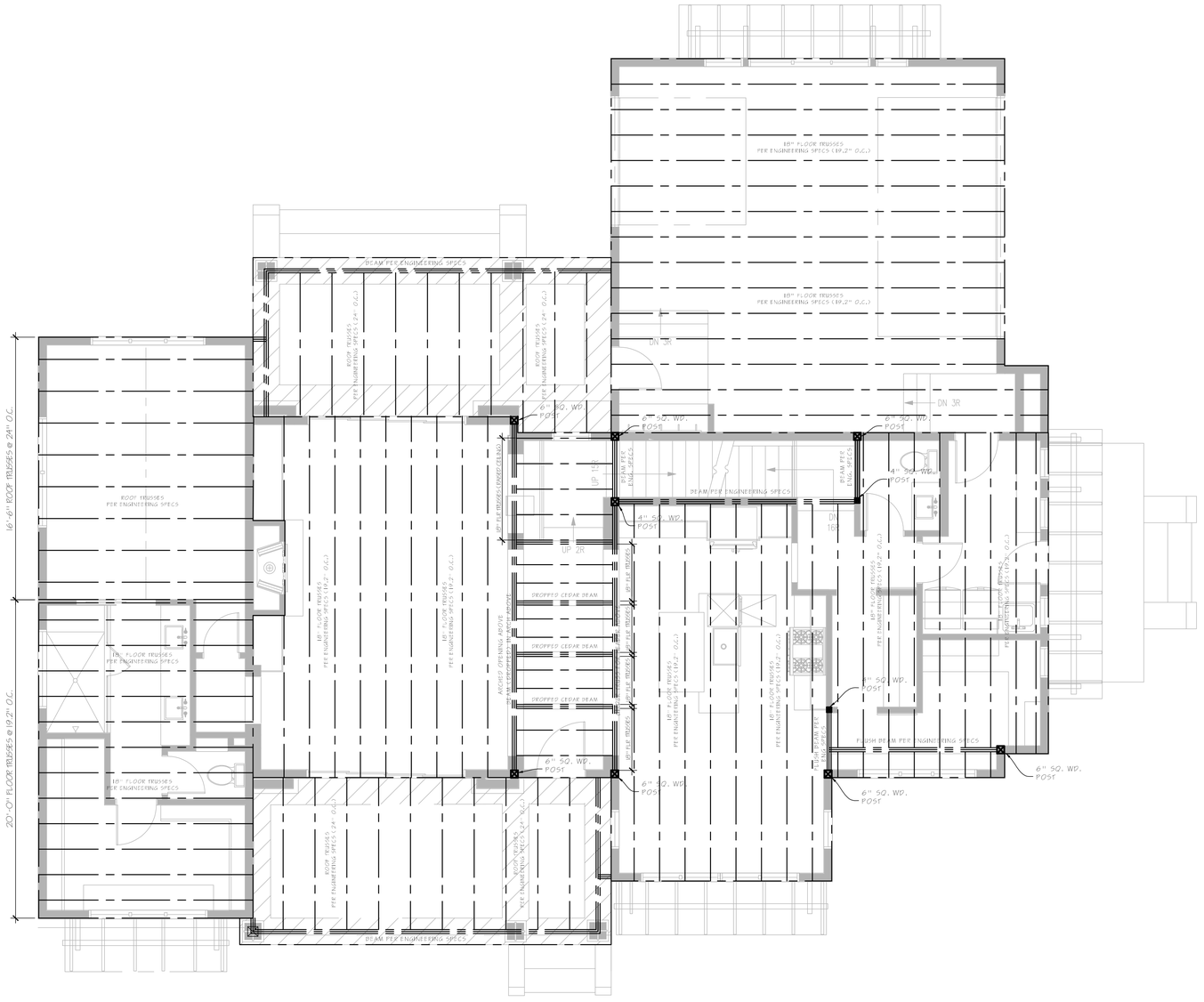
SEPTEMBER 1, 2018

SHEET TITLE

FRAMING PLANS

A3.6



1 PROPOSED FRAMING PLAN - FIRST STORY

1/4" = 1'-0"

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SHEET TITLE

FRAMING PLANS

A3.7

1 PROPOSED CEILING / ATTIC FRAMING PLAN - SECOND STORY

1/4" = 1'-0"

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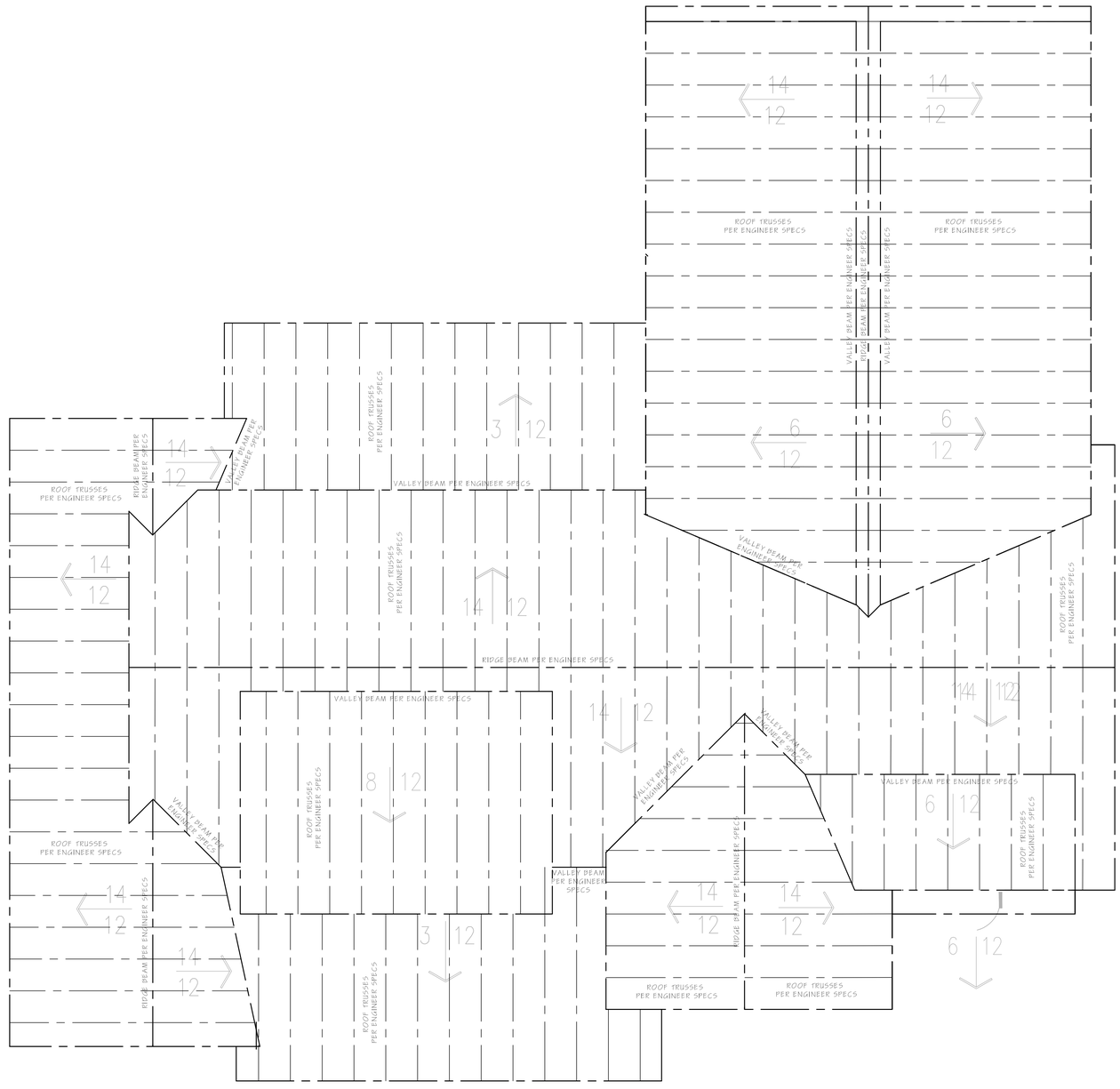
SHEET TITLE

FRAMING PLANS

A3.8



1 PROPOSED FRAMING PLAN - ROOF

1/4" = 1'-0"

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SEPTEMBER 1, 2018

SHEET TITLE

FRAMING PLANS

A3.9