

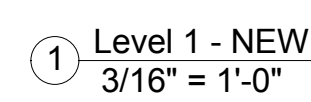
1 BASEMENT
3/16" = 1'-0"



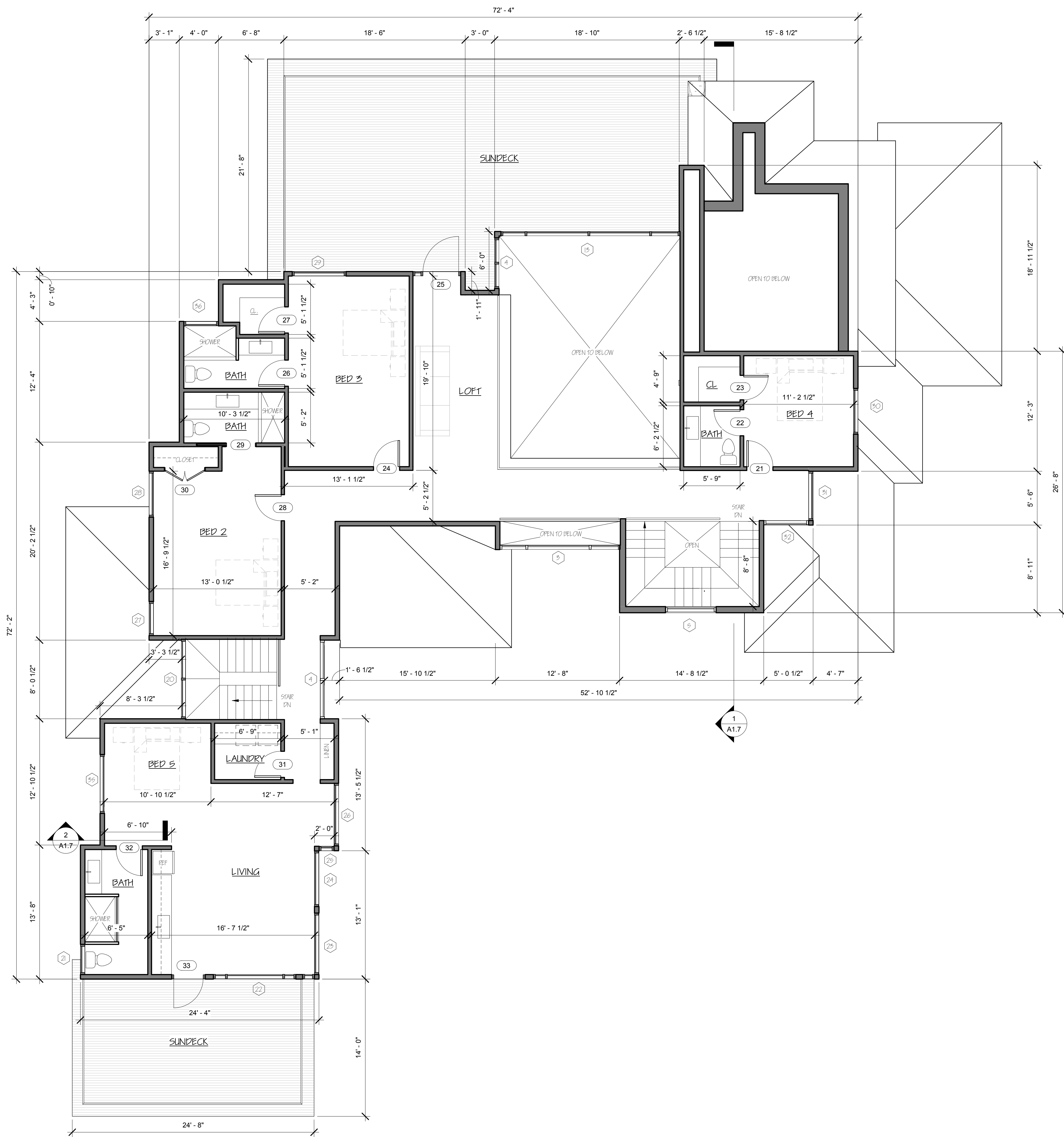
BONSAI DESIGN
COREY.BONSAIDESIGN@GMAIL.COM

BASEMENT
FLOOR PLAN

A1.0



A1.1



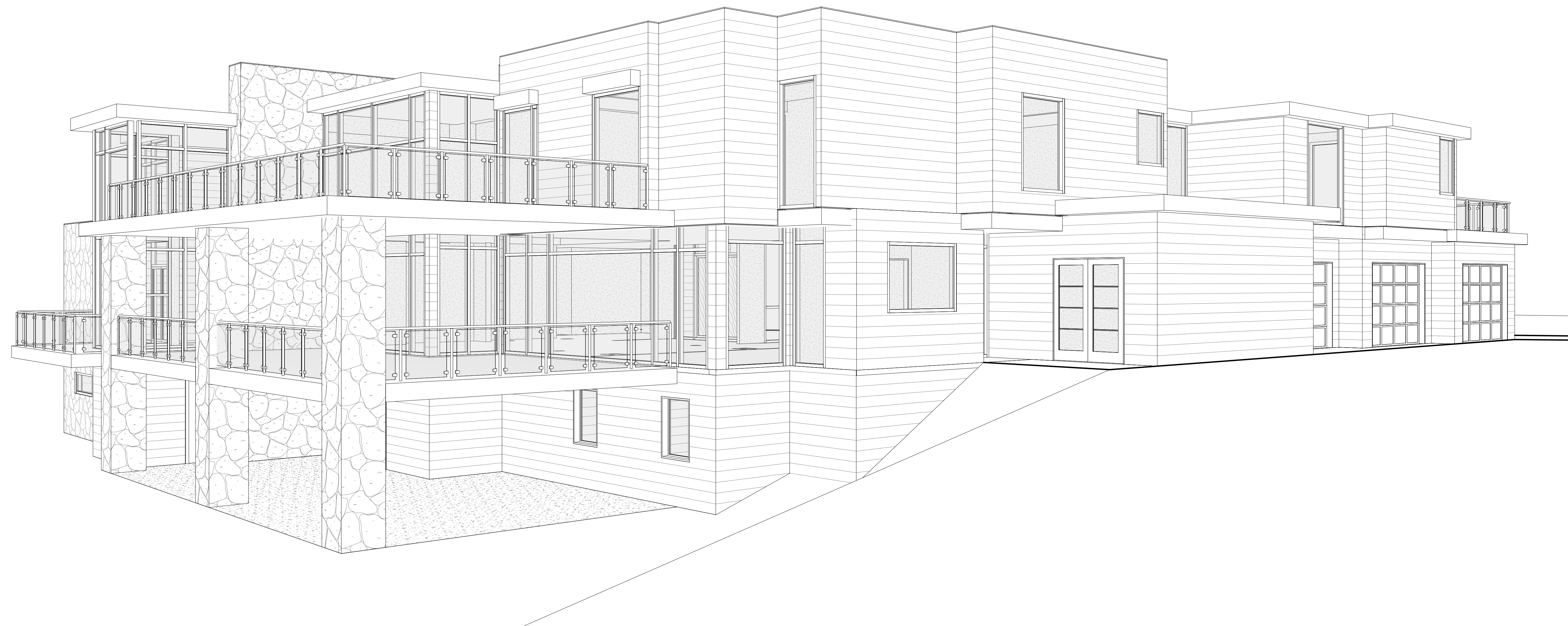
1 Level 2 - NEW
3/16" = 1'-0"



BONSAI DESIGN
COREY.BONSAIDESIGN@GMAIL.COM

SECOND
FLOOR PLAN

A1.2



BONSAI DESIGN

COREY.BONSAIDESIGN@GMAIL.COM

3D VIEWS

A1.3

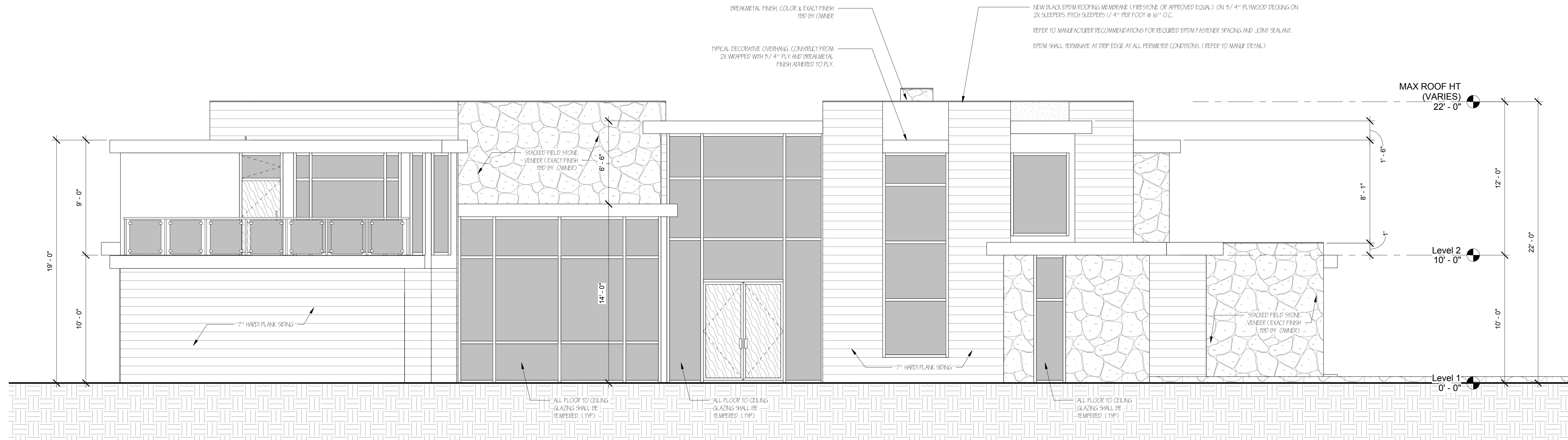


BONSAI DESIGN

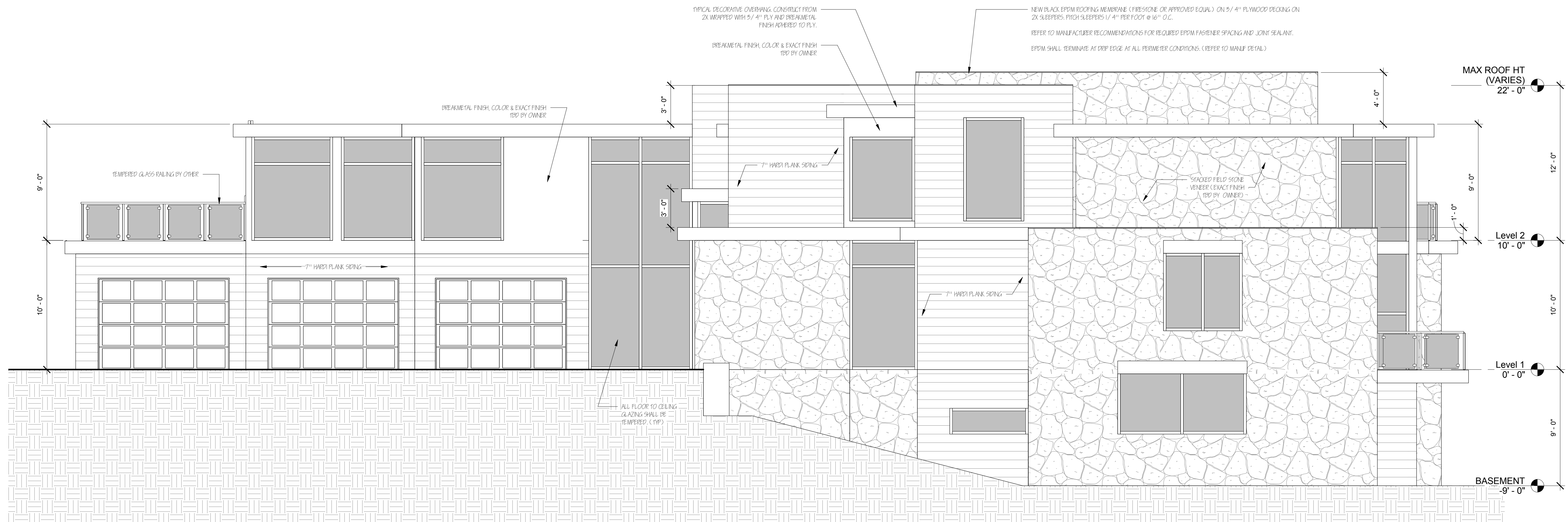
COREY.BONSAIDESIGN@GMAIL.COM

3D VIEWS

A1.4



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



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



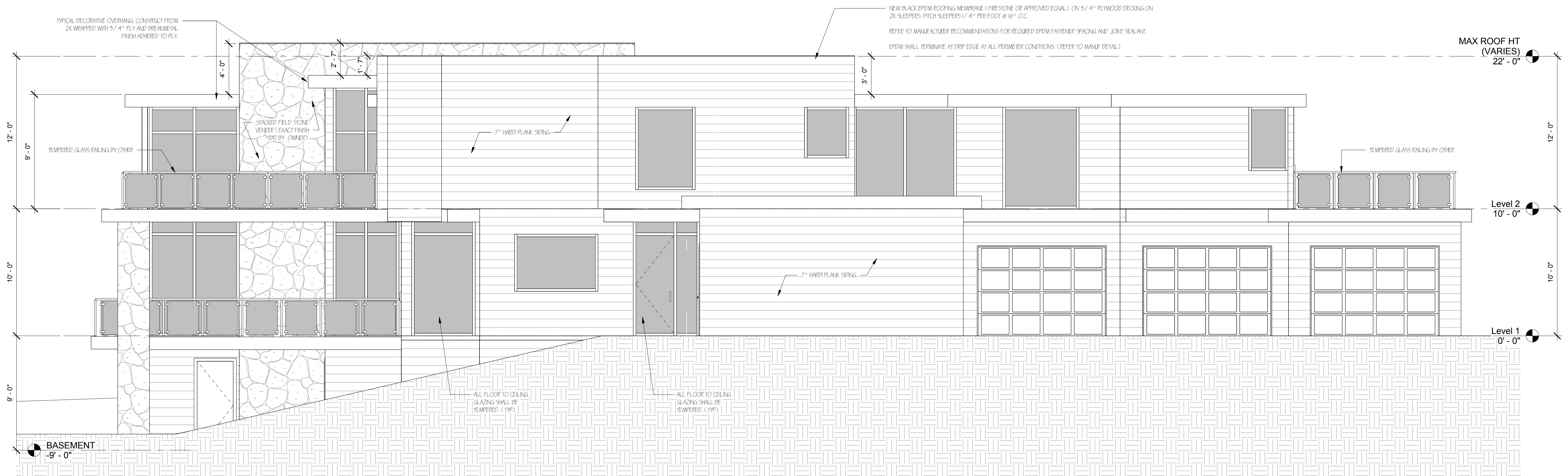
BONSAI DESIGN
COREY.BONSAIDESIGN@GMAIL.COM

EXTERIOR
ELEVATIONS

A1.5



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



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



BONSAI DESIGN
COREY.BONSAIDESIGN@GMAIL.COM

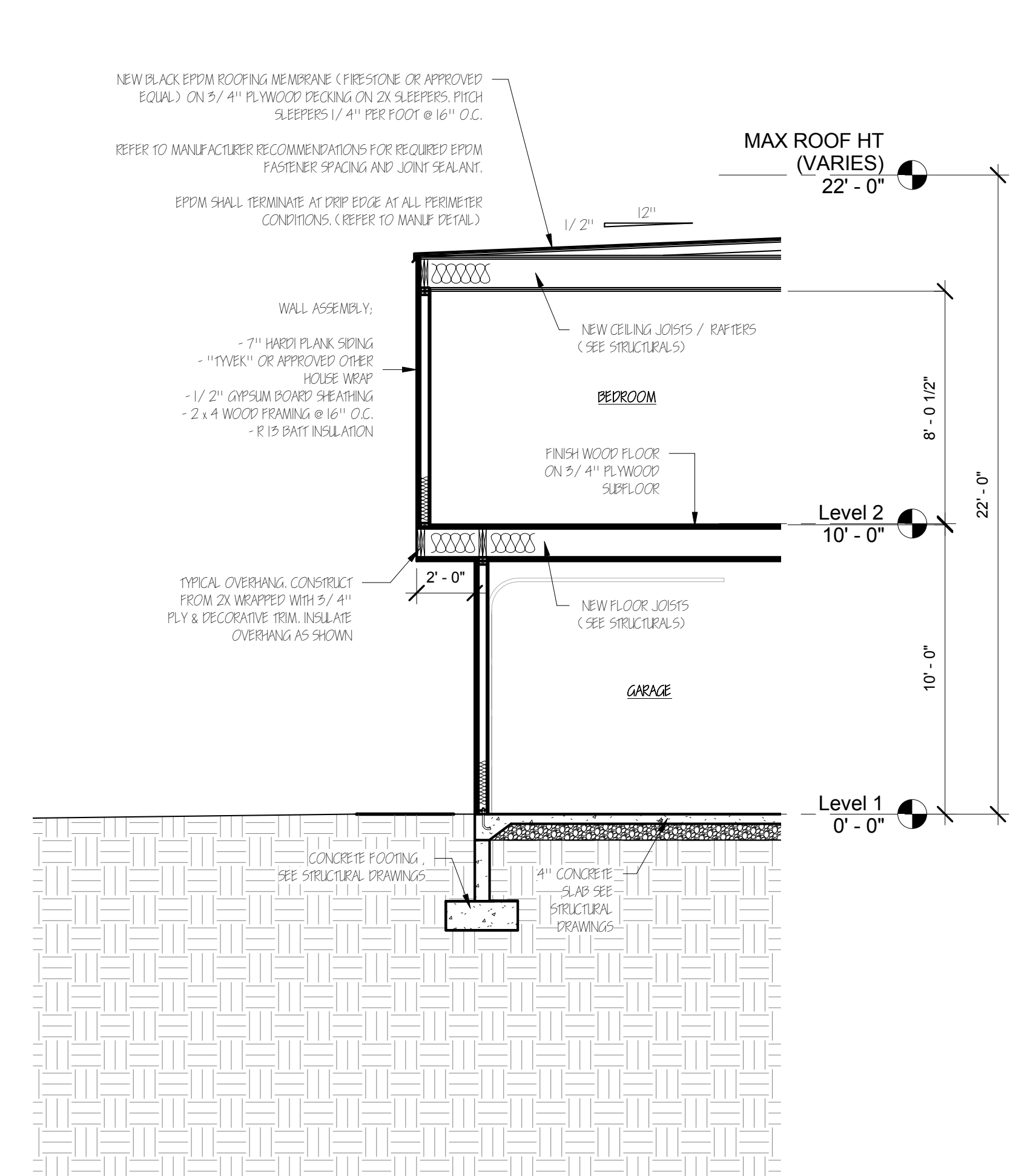
EXTERIOR
ELEVATIONS

A1.6

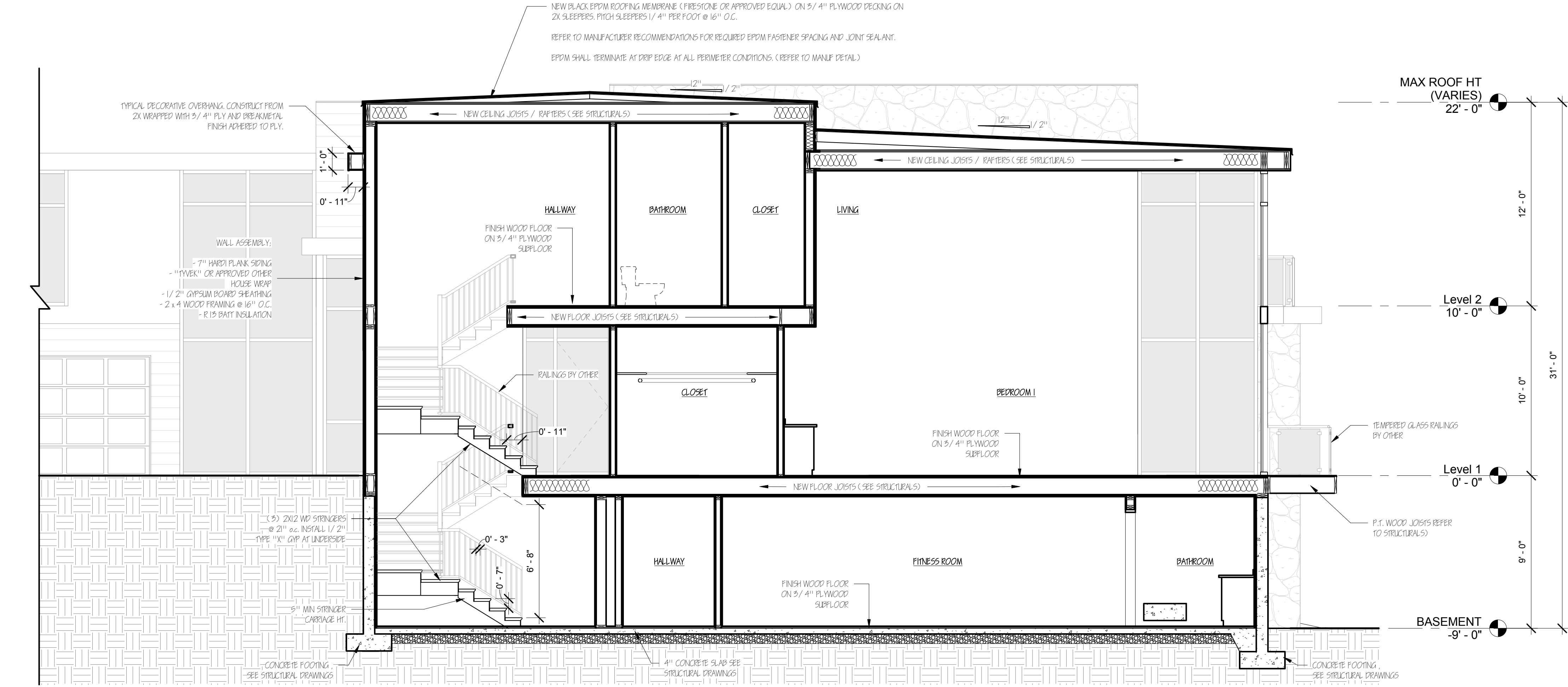
NEW DOOR SCHEDULE			
Mark	Width	Height	Comments
1	6'-0"	7'-0"	
2	5'- 8"	7'-0"	
3	3'- 0"	7'-0"	
4	5'-0"	7'-0"	
5	10'- 0"	7'- 0"	
6	10'- 0"	7'- 0"	
7	10'- 0"	7'- 0"	
8	10'- 0"	7'- 0"	
9	10'- 0"	7'- 0"	
10	10'- 0"	7'- 0"	
11	2'- 8"	7'- 0"	
12	2'- 8"	7'- 0"	
13	2'- 8"	7'- 0"	
14	3'- 0"	7'-0"	
15	2'- 4"	7'- 0"	
16	2'- 8"	7'- 0"	
17	2'- 8"	7'- 0"	
18	2'- 8"	7'- 0"	
19	2'- 0"	7'-0"	
20	2'- 4"	7'- 0"	
21	2'- 8"	7'- 0"	
22	2'- 8"	7'- 0"	
23	2'- 6"	7'- 0"	
24	2'- 8"	7'- 0"	
25	3'- 6"	7'-0"	
26	2'- 8"	7'- 0"	
27	2'- 8"	7'- 0"	
28	2'- 8"	7'- 0"	
29	3'- 0"	7'- 0"	
30	4'- 0"	7'- 0"	
31	2'- 8"	7'- 0"	
32	2'- 8"	7'- 0"	
33	3'- 0"	7'-0"	
34	4'- 0"	6'- 8"	
35	2'- 10"	6'- 8"	
36	3'- 0"	7'- 0"	
37	2'- 8"	7'- 0"	
38	5'- 0"	7'-0"	
39	2'- 8"	7'- 0"	
40	5'- 0"	7'-0"	
41	2'- 8"	7'-0"	
42	3'- 0"	7'- 0"	
43	3'- 0"	7'- 0"	
44	3'- 0"	7'-0"	
45	3'- 0"	7'- 0"	
46	2'- 10"	7'- 0"	
47	2'- 8"	7'-0"	
48	2'- 10"	6'- 8"	

NEW WINDOW SCHEDULE			
Type Mark	Size	Family	Comments
1	16'-4" x 13'-0"	STOREFRONT	
2	9'-2" x 13'-0"	STOREFRONT	
3	12'-6" x 19'-6"	STOREFRONT	W/ WD DOOR
4	8'-0" x 18'-0"	STOREFRONT	
5	5'-2" x 16'-0"	STOREFRONT	
6	2'-6" x 10'-0"	STOREFRONT	
7	5'-3" x 10'-0"	STOREFRONT	
8	6'-1" x 6'-0"	FIXED	
9	8'-6" x 18'-0"	STOREFRONT	W/ WD DOOR
10	6'-3" x 18'-0"	STOREFRONT	
11	9'-5" x 18'-0"	STOREFRONT	
12	7'-1" x 18'-0"	STOREFRONT	
13	18'-10" x 19'-6"	STOREFRONT	
14	6'-0" x 19'-6"	STOREFRONT	
15	20'-0" x 9'-0"	STOREFRONT	W/ WD DOOR
16	5'-10" x 9'-0"	STOREFRONT	
17	3'-0" x 9'-0"	STOREFRONT	
18	6'-6" x 4'-6"	FIXED	
19	5'-3" x 9'-0"	STOREFRONT	W/ WD DOOR
20	8'-0" x 7'-0"	STOREFRONT	
21	3'-1" x 5'-0"	FIXED	SILL @ 3'-0"
22	15'-0" x 8'-0"	STOREFRONT	W/ WD DOOR
23	6'-6" x 8'-0"	STOREFRONT	
24	5'-8" x 8'-0"	STOREFRONT	
25	2'-0" x 8'-0"	STOREFRONT	
26	6'-6" x 8'-0"	STOREFRONT	
27	3'-6" x 4'-0"	FIXED	SILL @ 4'-0"
28	4'-8" x 6'-6"	FIXED	SILL @ 1'-6"
29	5'-6" x 8'-0"	STOREFRONT	
30	4'-8" x 8'-0"	FIXED	SILL @ 1'-6"
31	5'-6" x 6'-6"	FIXED	SILL @ 1'-6"
32	5'-0" x 6'-6"	FIXED	SILL @ 1'-6"
33	3'-0" x 4'-0"	FIXED	SILL @ 3'-0"
34	3'-0" x 4'-0"	FIXED	SILL @ 3'-0"
35	6'-0" x 8'-0"	STOREFRONT	
36	3'-6" x 8'-0"	STOREFRONT	FROSTED

ENGINEER DATA	
WIND DESIGN:	
BASIC WIND SPEED, ULTIMATE	115 MPH
BASIC WIND SPEED, SERVICE	90 MPH
ENCLOSURE CLASSIFICATION	ENCLOSED BUILDING
EXPOSURE	C
RISK CATEGORY	II
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
COMPONENTS & CLADDING	
AREA	ROOF (GROSS, PSF)
50.00	ZONE 1 ZONE 2 ZONE 3 ZONE 1,2 & 3
10.00	-28.8 -48.4 -72.8 +16.0
20.00	-28.1 -45.2 -60.3 +16.0
50.00	-27.1 -36.4 -49.8 +16.0
100.00	-26.4 -31.3 -31.3 +16.0
AREA	WALLS (GROSS, PSF)
50.00	ZONE 4 ZONE 5 ZONE 4&5
10.00	-28.6 -35.2 +26.4
20.00	-27.4 -32.8 +25.2
50.00	-25.9 -29.7 +23.7
100.00	-24.7 -27.4 +22.5
EDGE DISTANCE, a = 3.2 FT.	
SEISMIC DESIGN:	
RISK CATEGORY	II
SITE CLASS	C
IMPORTANCE FACTOR	1.00
SPECIAL RESPONSE ACCELERATION	$S_s = 0.1798$
SPECTRAL RESPONSE COEFFICIENTS	$S_1 = 0.0898$
	$S_2 = 0.1918$
	$S_3 = 0.1428$
SEISMIC DESIGN CATEGORY	B
RESPONSE MODIFICATION FACTOR (R)	(INTERMEDIATE REINFORCED MASONRY SHEAR WALLS)
	6.5 (LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS)
SOIL	
SOIL BEARING CAPACITY	1500 PSF (ASSUME)
LIVE LOADS	
ROOF	20 PSF (WITH TRIBUTARY REDUCTIONS PER CODE)
STAIRS AND LANDINGS	100 PSF
HANDRAIL / GUARD RAIL	CONTROLLING OF 50 PLF OR 200 LB. POINT LOAD LOCATED TO CAUSE MAXIMUM STR-55
MATERIALS	
POST-INSTALLED ANCHOR BOLTS	ASTM A 193 GRADE B7 W/ COATING AS SPECIFIED IN ESR-2262 OR ESR-2322
CONCRETE (28 DAYS)	
FOOTINGS	5000 PSI
WEAR SLAB / SLAB-ON-GRADE	5000 PSI
ALL OTHER CONCRETE	5000 PSI
REINFORCING STEEL	A615 GRADE 60
HEADED STUDS	A108
WELDED WIRE FABRIC	A195
ADHESIVE ANCHORING	HL111HT-RE 500-V5 ADHESIVE ANCHOR SYSTEM (ICC ESR-5814)
	HL111HT-70 ADHESIVE ANCHOR SYSTEM FOR CMU (ICC ESR-2682)



② Section 7
1/4" = 1'-0"



① Section 6
1/4" = 1'-0"



BONSAI DESIGN

COREY.BONSAIDESIGN@GMAIL.COM

SECTIONS &
SCHEDULES

A1.7

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, f'_c , OF NOT LESS THAN 3,000
PSI AT 28 DAYS.

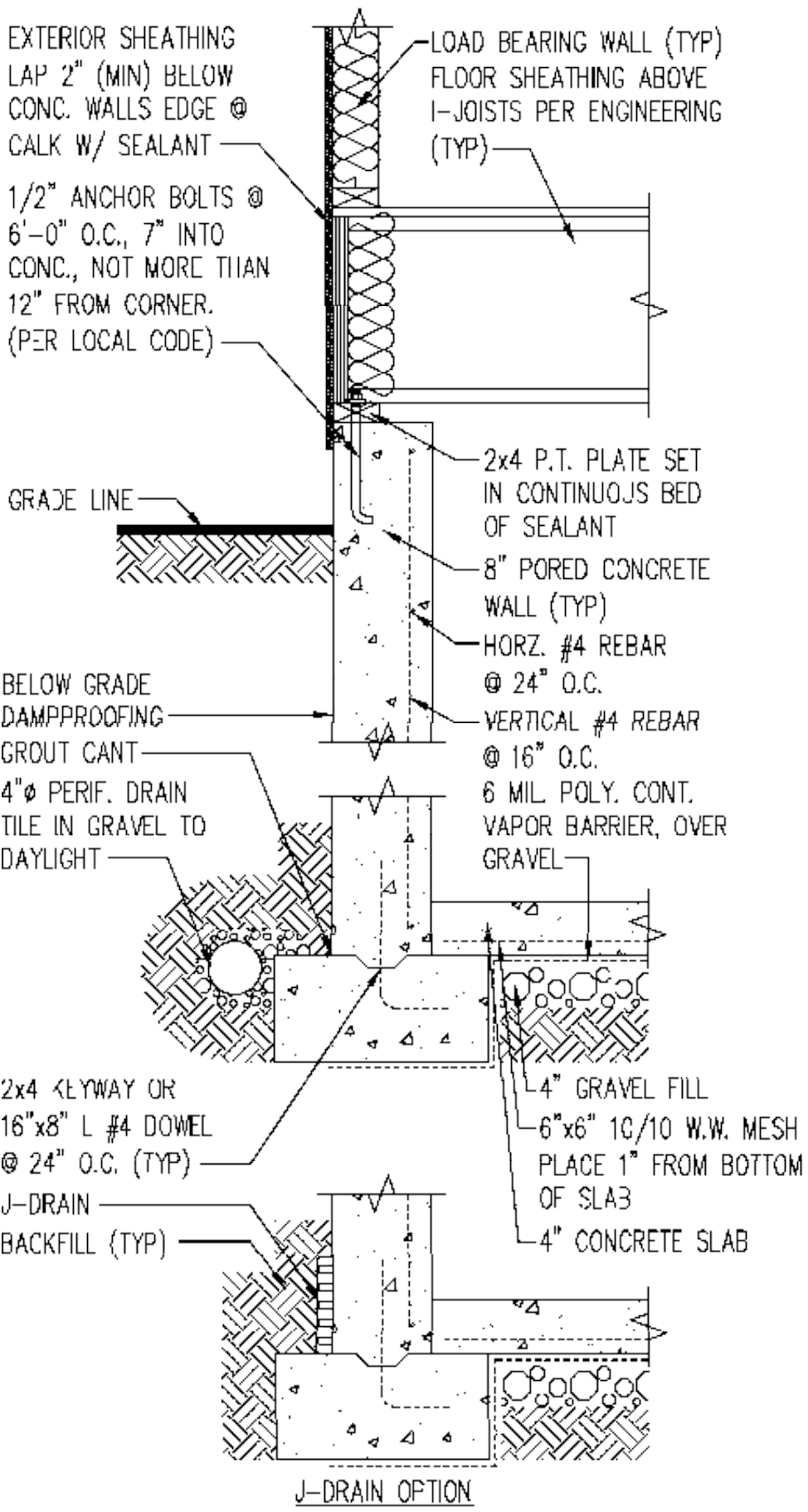
GENERAL:
ALL FLASHING THAT WILL BE IN
CONTACT W/ MASONRY, CEMENTUOUS
MATERIALS AND PRESSURE TREATED
WOOD SHALL BE CORROSIVE RESISTANT

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)

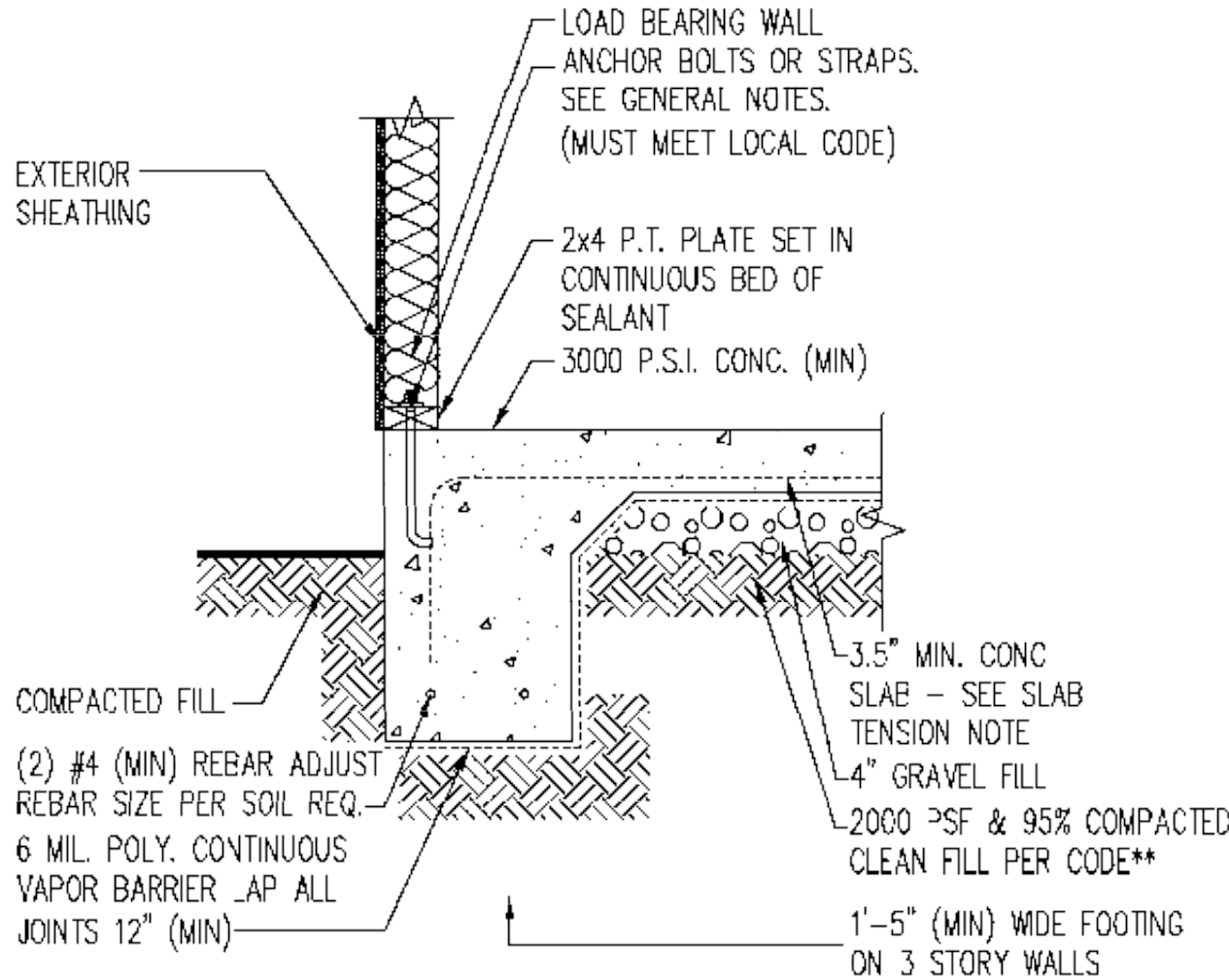
SLAB TENSION
1.5L3/YD FIBERMESH OR 6"x6" 10/10
W.W. MESH PLACE 1" FROM BOTTOM OF
SLAB AS SHOWN IN DETAILS (NOTE THAT
THIS IS A NON-STRUCTURAL ELEMENT)

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

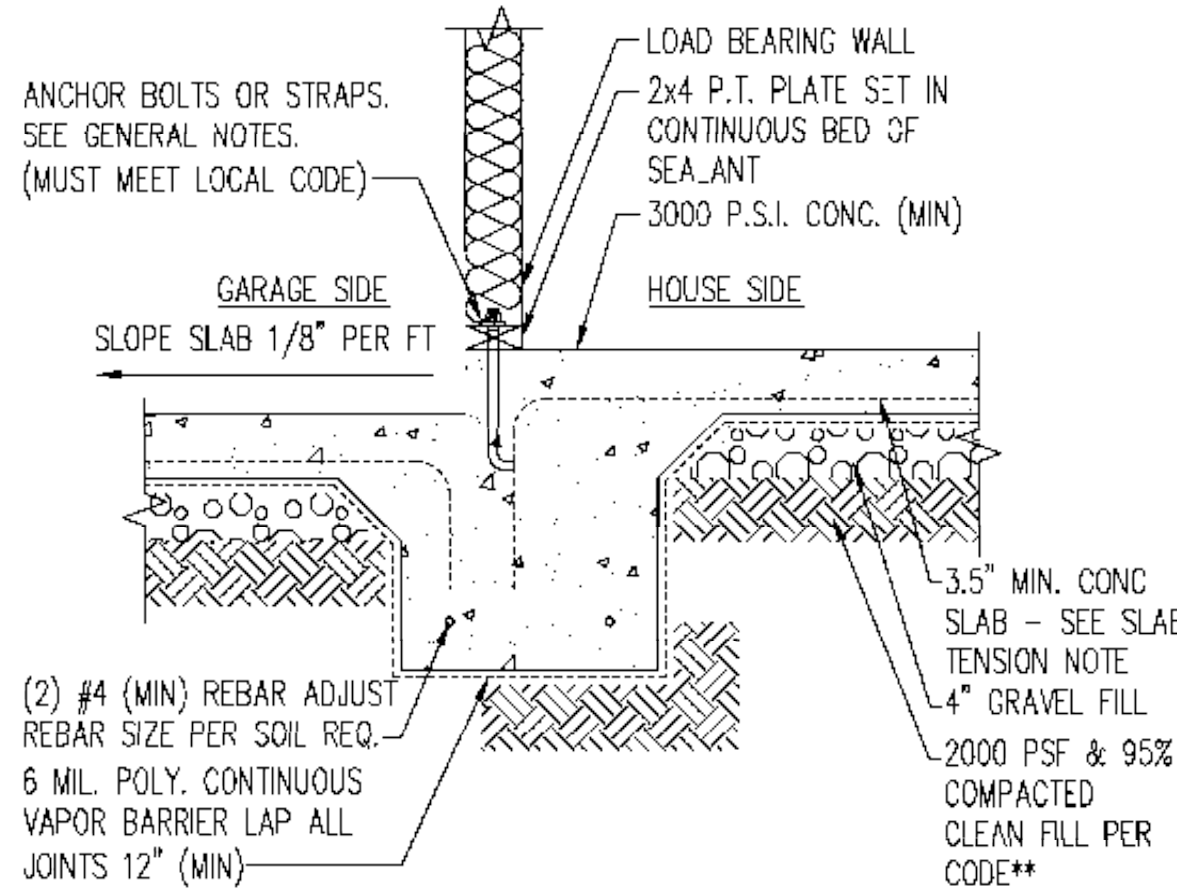
BRICK NOTES
**PROVIDE MIN 1" AIR SPACE BETWEEN
BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @
MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE
BARRIER OVER SHEATHING PER R703.2



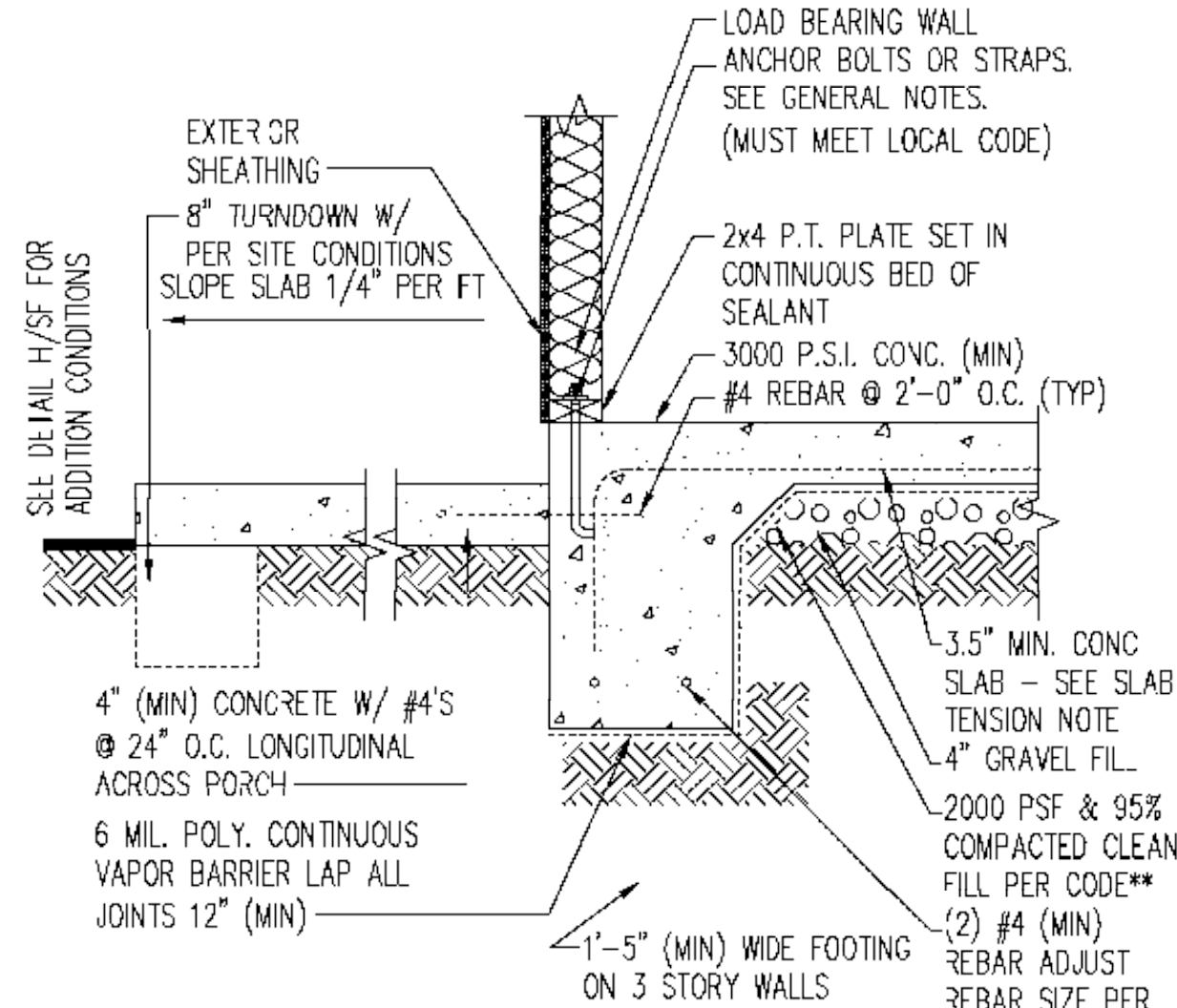
1 TYPICAL FOUNDATION WALL
1-1/2" = 1'-0"



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

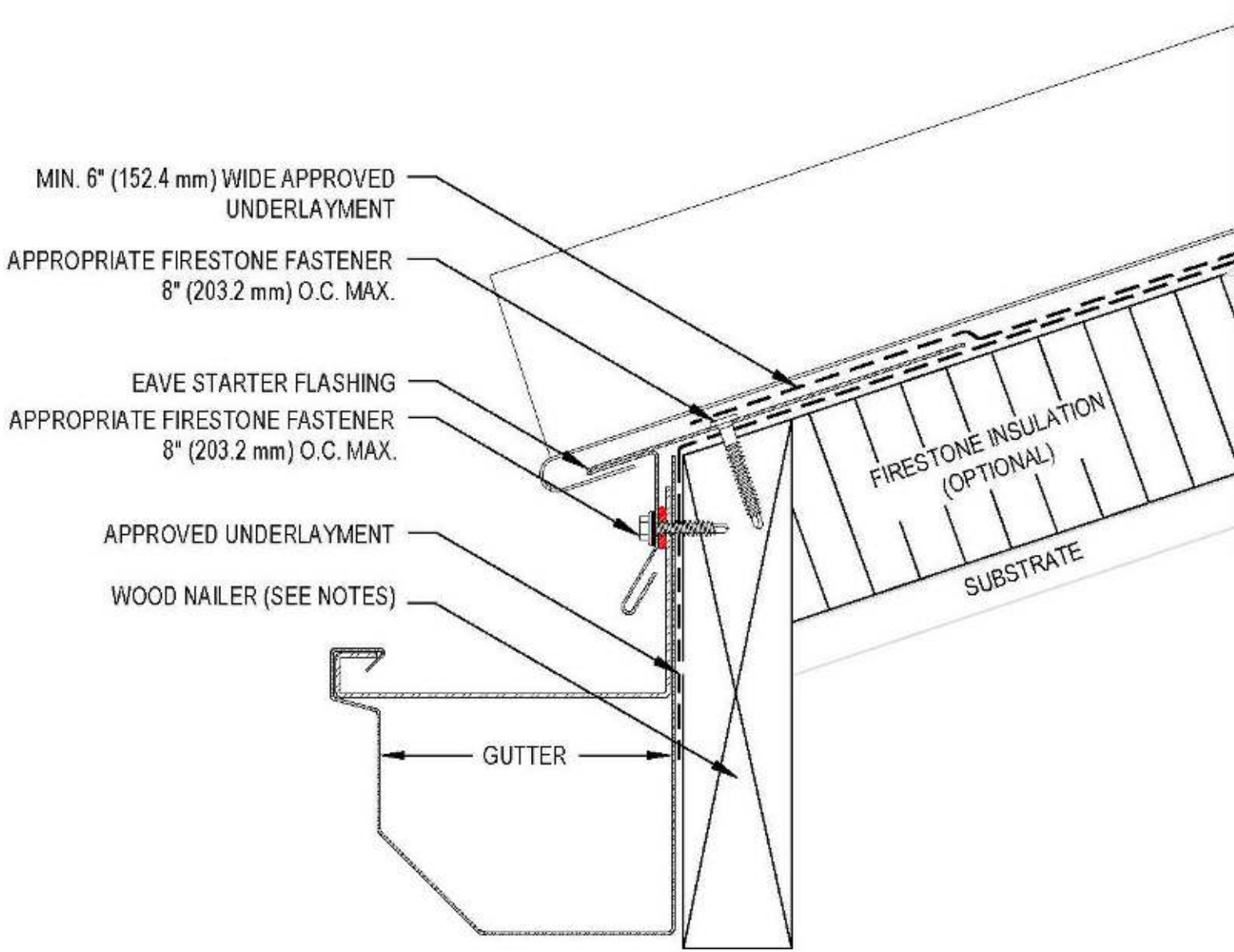


3 HOUSE / GARAGE
1-1/2" = 1'-0"

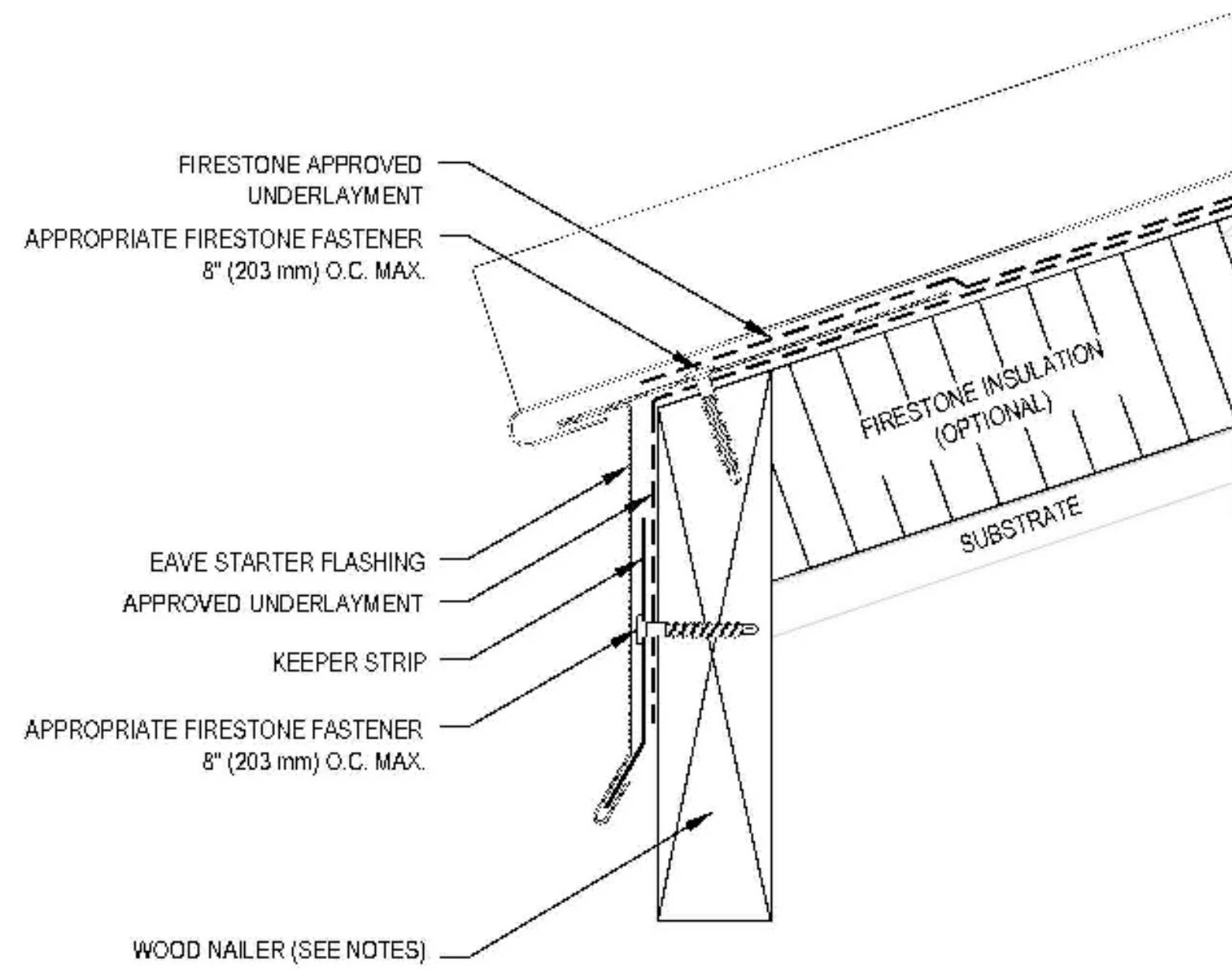


4 PORCH
1-1/2" = 1'-0"

TYPICAL FIRESTONE EPDM MEMBRANE ROOFING DETAILS



TYPICAL DETAIL AT GUTTER



TYPICAL DETAIL AT EAVE



BONSAI DESIGN
COREY.BONSAIDESIGN@GMAIL.COM

DETAILS

A1.8