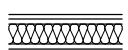
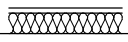


DRAWING INDEX

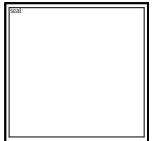
- | | | | |
|-----|-------------------------------------|-----|-----------------------------|
| C-1 | COVER SHEET: SITE PLAN & WALL TYPES | A-4 | SOUTH ELEVATION |
| C-2 | SITE PLAN | A-5 | DETAILS |
| C-3 | RADON NOTES | A-6 | SCHEDULES |
| C-4 | GENERAL NOTES | E-1 | BASEMENT ELECTRICAL PLAN |
| C-5 | STRUCTURAL NOTES | E-2 | FIRST FLOOR ELECTRICAL PLAN |
| D-1 | FIRST FLOOR DEMOLITION PLAN | E-3 | PANEL BOARD, SCHEDULES |
| S-1 | FOUNDATION PLAN | E-4 | POWER RISER DIAGRAM |
| S-2 | FIRST FLOOR STRUCTURAL PLAN | M-1 | SYMBOLS, ABBREV., NOTES |
| S-3 | ROOF STRUCTURAL PLAN | | SCHEDULES AND PLANS |
| S-4 | ROOF PLAN | M-2 | FIRST FLOOR MECH. PLAN |
| S-5 | BUILDING SECTION #1 | M-3 | BASEMENT MECH. PLAN |
| S-6 | BUILDING SECTION #2 | | |
| A-1 | FIRST FLOOR PLAN | | |
| A-2 | EAST ELEVATION | | |
| A-3 | WEST ELEVATION | | |

| | SYMBOL | DESCRIPTION |
|----------|---|--|
| A |  | EXTERIOR WALL WITH 2X4" @ 16" O.C. AND R-13 BATT INSULATION. FINISH ON INTERIOR WITH 1/2" GYP. BD. AND ON EXTERIOR WITH STUCCO ON "TYVEK" HOUSE WRAP |
| B |  | FURRED OUT INTERIOR WALL WITH 2X4'S @16" O.C. AND R-13 BATT INSULATION. FINISH WITH 1/2" INCH GYP. BD. ON EXISTING WALL |

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Drawing Index & Wall Types



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 SHEET 1 OF 25



| CURVE | RADIUS | ARC LENGTH |
|-------|--------|------------|
| CT | 149.00 | 8.85' |

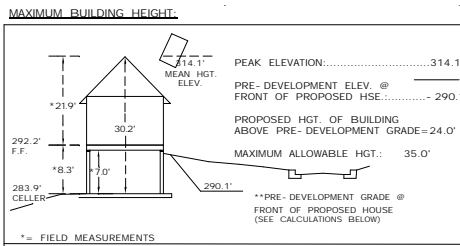
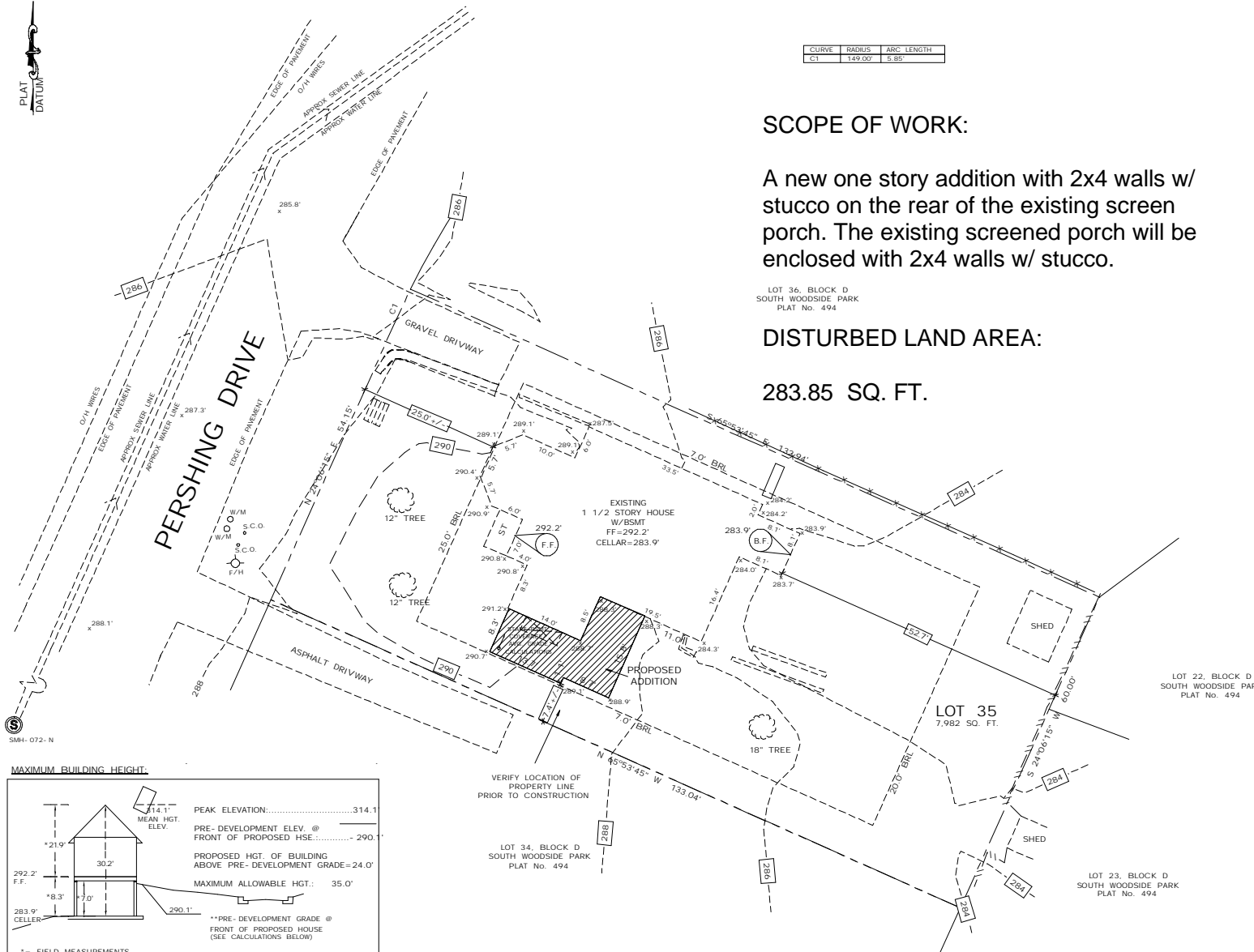
SCOPE OF WORK:

A new one story addition with 2x4 walls w/ stucco on the rear of the existing screen porch. The existing screened porch will be enclosed with 2x4 walls w/ stucco.

LOT 36, BLOCK D
SOUTH WOODSIDE PARK
PLAT No. 494

DISTURBED LAND AREA:

283.85 SQ. FT.



Site Plan

1" = 1'-0"

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Site plan

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RADON CONTROL METHODS

APPENDIX F FROM 2003 INTERNATIONAL RESIDENTIAL CODE

SECTION AF101: SCOPE

AF101.1 General. This appendix contains requirements for new construction in jurisdictions where radon-resistant construction is required.

Inclusion of this appendix by jurisdictions shall be determined through the use of locally available data or determination of Zone 1 designation in Figure AF101.

SECTION AF102: DEFINITIONS

AF102.1 General. For the purpose of these requirements, the terms used shall be defined as follows:

SUB-SLAB DEPRESSURIZATION SYSTEM (Passive).

A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a vent pipe routed through the conditioned space of a building and connecting the sub-slab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SUB-SLAB DEPRESSURIZATION SYSTEM (Active).

A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

DRAIN TILE LOOP.

A continuous length of drain tile or perforated pipe extending around all or part of the internal or external perimeter of a basement or crawl space footing.

RADON GAS.

A naturally occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas, it can move readily through particles of soil and rock and can accumulate under the slabs and foundations of homes where it can easily enter into the living spaces through construction cracks and openings.

SOIL-GAS RETARDER.

A continuous membrane of 6-mil (.15 mm) polyethylene or other equivalent material used to retard the flow of soil gases into a building.

SUB-MEMBRANE DEPRESSURIZATION SYSTEM.

A system designed to achieve lower-sub-membrane air pressure relative to crawl space air pressure by use of a vent drawing air from beneath the soil-gas retarder membrane.

SECTION AF103: REQUIREMENTS

AF103.1 General. The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation, if necessary (see Figure AF102). These techniques are required in areas where designated by the jurisdiction.

AF103.2 SUBFLOOR PREPARATION.

A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of a sub-slab depressurization system, if needed. The gas-permeable layer shall consist of one of the following:

1. A uniform layer of clean aggregate, a minimum of 4 inches (102mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51 mm) sieve and be retained by a 1/4 inch (6.4mm) sieve.
2. A uniform layer of sand (native or fill), a minimum of 4 inches (102 mm) thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area.

AF103.3 Soil Gas Retarder.

A minimum 6-mil (.15 mm) or 3-mil (.075 mm) cross-laminated polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly and to serve as soil gas retarder by bridging any cracks that develop in the slab floor assembly and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped at least 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. All punctures or tears in the material shall be sealed or covered with additional sheeting.

AF103.4 Entry Routes.

Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10.

F103.4.1 Floor Openings.

Openings around bathtubs, showers, water closets, pipes, wires or other objects that penetrate concrete slabs or other floor assemblies shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

F103.4.2 Concrete Joints.

All control joints, isolation joints, construction joints and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polyurethane caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

F103.4.3 Condensate Drains.

Condensate drains shall be trapped or routed through nonperforated pipe to daylight.

F103.4.4 Sumps.

Sump pits open to soil or serving as the termination point for sub-slab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a sub-slab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

F103.4.5 Foundation Walls.

Hollow block masonry foundation walls shall be constructed with either a continuous course of solid masonry, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge shall be sealed, joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AF103.4.6 Dampproofing.

The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be dampproofed in accordance with section R406 of this code.

AF103.4.7 Air-handling Units.

Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AF103.4.8 Ducts.

Ductwork passing through a crawl space or beneath a slab shall be of seamless material unless the air handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.

Ductwork located in crawl spaces shall have all seams and joints sealed by closure systems in accordance with Section M1601.3.1

AF103.4.9 Crawl/space Floors.

Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AF103.4.10 Crawlspace Access.

Access doors and other openings or penetrations between basement and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AF103.5 Passive Sub-membrane Depressurization System.

In buildings with crawl space foundations, the following components of passive sub-membrane depressurization system shall be installed during construction.

Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.

AF103.5.1 Ventilation.

Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AF103.5.2 Soil Gas Retarder.

The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil(.15mm) polyethylene soil gas retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AF103.5.3 Vent Pipe.

A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3 or 4 inch diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6 Passive Sub-slab Depressurization System.

In basement or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction.

AF103.6.1 Vent Pipe.

A minimum 3-inch-diameter (76 mm) ABS,PVC or equivalent gas-tight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material. Alternatively, the 3-inch (76 mm) shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floor, terminate at least 12 inches (305 mm) above the surface of the roof, in a location at least 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6.2 Multiple Vent Pipes.

In buildings where interior flooring or other barriers separate the sub-slab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.

AF103.7 Vent Pipe Drainage.

All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil gas-retarder.

AF103.8 Vent Pipe Accessibility.

Radon vent pipes shall be accessible for future fan installation through an attic or other area outside the habitable space.

Exception: The radon vent pipe need not be accessible in an attic space where an approved roof-top electrical supply is provided for future use.

AF103.9 Vent Pipe Identification.

All exposed and visible interior radon vent pipes shall be identified with at least one label on each floor and in accessible attics. The label shall read: "Radon Reduction System."

AF103.10 Combination Foundation.

Combination basement/ crawl space or slab-on-grade / crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.11 Building Depressurization.

Joints in air ducts and plenums in unconditioned space shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Firestopping shall meet the requirements contained in Section R602.8.

AF103.12 Power Source.

To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

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Radon Notes

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GENERAL NOTES

1. All Work is to be done in conformance with all applicable codes and regulations.
2. Contractor shall conform to all O.S.H.A. requirements.
3. Contractor to visit site and completely familiarize himself with existing conditions prior to execution of any construction, contact Architect prior to executing any work in question.
4. Check all dimensions on job and fully verify prior to execution. All work to be fully executed in accordance with all governing codes and regulations. All elevations given are approximate and are given for relational purposes. Contractor shall establish exact levels prior to start of work and notify Architect of any significant discrepancies. Contractor to provide shop drawings, color schedules and selections for approval by Architect prior to execution.
5. Demolition: To be provided by Contractor as required. Completely remove all trash from site.
6. Utilities: Coordinate and provide as per drawings.
7. Contractor shall submit shop drawings/vendor data submittal schedule to Architect for review and approval within thirty (30) days from commencement of work. Submit two (2) copies to Architect.
8. Contractor shall not scale drawings and discrepancies between existing conditions and drawings shall be reported to Architect for clarification prior to commencement of work.
9. Contractor shall be responsible for the inclusion of all work necessary for a complete installation whether such work is or is not indicated on the drawings or in the specifications.
10. All manufactured items shall be installed in strict accordance with the manufacturer's written instructions.
11. Warranties, guarantees and manufacturer's instructions on equipment furnished and installed by the Contractor shall be given to the Owner.
12. Contractor shall provide protection on a daily basis for all work that penetrates the existing roof material. Contractor to cover all work until water/weather proof through completion of construction.
13. All wood framing exposed to the weather shall be pressure treated in accordance with AWPA.
14. In areas where the drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with manufacturer's specifications and recommendations.
15. In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
16. The Architect will not be responsible for and will not have control over construction means, methods, techniques, sequences, procedures, or for safety precautions and programs in connection with the work. The Architect will not be responsible for the failure of the client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
17. All Concrete details and construction are to comply with latest A.C.I. Code and local codes.
18. Approval of these drawings by Governing Authorities does not release the Contractor from complying with all applicable codes and standards.
19. All notes on this drawing apply for the entire project whether or not repeated on other drawings.
20. Where new work is to be done, care shall be taken to protect all existing adjacent surfaces and areas from damage. Any areas damaged during construction or demolition shall be restored to their original condition at no additional cost. This applies particularly to adjacent spaces, roof, and other exterior areas and surfaces.
21. The Architect and Owner will consider formal requests from the Contractor for substitution of products, materials or manufacturers. These requests shall accompany but not be included in the base bid on the specified bid due date. Submit two copies of request for substitution.
22. Only new, first class materials will be used (except as noted). All work and equipment shall be warranted by the Contractor for a minimum of one year from the date of final acceptance except for manufacturer's guarantees which may be longer.
23. All gypsum board shall be lapped, spackled and sanded smooth prior to finishing, metal beading shall be used on all outside corners where applicable.
24. The General Contractor shall bear full responsibility and costs for the following:
 - A. Permits, Licenses, Inspections and Fees (all impact fees).
 - B. Temporary power and utilities.
 - C. Trash removal.
 - D. Liability and workmen's compensation insurance, etc.
 - E. And other items indicated in specifications.
25. All penetrations through existing roof shall be sealed in pitch pockets at piping, conduit, etc.; flash ducts and curbs.
26. Removal, disposal, alteration and relocation of existing mechanical and electrical equipment, conduits, pipes and ducts are included in the Work.
27. All work to be in compliance with the 2003 International Residential Code.
28. All cedar woodwork to be of #1 clear select cedar stained and sealed to match existing woodwork. Submit sample for approval prior to bidding.
29. Interior walls to be 2x4 framing at 16" o.c. max. with 1/2" gypsum board (except as noted otherwise) on each face, typical.
30. Exterior walls to be 2x4 framing at 16" o.c. max. with R-13 fiberglass batt insulation infill. Provide 1/2" gypsum board (except as noted otherwise) on interior face, typical. Provide exterior siding (see elevations for specific materials) over "tyvek" house wrap over 1/2" plywood sheathing on exterior face, typical.

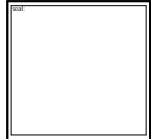
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General Notes



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STRUCTURAL NOTES

LIVE LOADS:

| | | |
|---------------------------------|--------|-------------------------|
| Residential: | | |
| Decks | 40 psf | P ₀ = 25 psf |
| Rooms other than sleeping rooms | 40 psf | I _s = 1.0 |
| Sleeping Rooms | 30 psf | C _p = 1.0 |
| Stairs | 40 psf | C _i = 1.0 |
| Roof | 30 psf | W _f = 20 psf |

Individual stair treads shall be designed for the uniformly distributed live load of a 300 pound concentrated load acting over an area of 4 square inches, whichever produces the greatest stresses.

Handrail assemblies and guards shall be designed to resist a load of 50 plf applied in any direction at the top and to transfer this load through the supports to the structure. Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building (this load need not act concurrently with the loads specified above). Intermediate rails, balusters, and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds.

WIND LOAD:

| | |
|-------------------------------|---------------------------|
| Section 1609.0 2000 IBC Code: | V _{3s} = 90 mph |
| | q _z = 20.7 psf |
| | I = 1.0 |
| Exposure: | B |
| G _c p _i | +/- 0.18 |

GENERAL:

1. Provide all labor, material, equipment and miscellaneous items including but not limited to clips, inserts, ties, anchor straps, hangers, bolts, and other fasteners required to complete the work.
2. Verify all floor and roof openings with the architectural and MEP drawings. Verify all depressions, dimensions, and slopes from the architectural drawings. Any discrepancy shall be brought to the attention of the Architect.
3. The contractor shall be solely responsible for safety, and the stability of all new, temporary, and existing structures, walls, slabs, etc. during the construction phase.

FOUNDATIONS:

1. The structural engineer is not responsible for subsurface conditions encountered in the field different to those assumed for the design.
2. Assumed soil bearing value of "2,000" psf to be verified by geotechnical engineer or qualified soils technician.
3. All footings shall project at least "1'-0"
4. Bottoms of all exterior footings shall be at least 2'-6" below finished grade or as required by local code requirements. Footing elevations indicated on drawings have been established from available information provided by others and may not violate criteria established above. Footing elevations shall be lowered as site conditions warrant for poor soil conditions or as required to facilitate site utilities or existing conditions.
5. Unless otherwise shown on the drawings, wall footings shall be 12" deep and project 6" beyond each face of wall. Wall footings supporting masonry walls are to be reinforced with 3#5 longitudinal continuous bottom bars.
6. All disturbed earth under footings shall be replaced with lean concrete.
7. All bearing strata shall be adequately drained before foundation concrete is placed.
8. No excavation shall be closer than at a slope of 2:1 (2 horizontal to one vertical) to an existing footing or structure U.O.N.
9. Do not place concrete over frozen soil.
10. Centerline of footing shall match centerline of column, pedestal and/or pier unless shown otherwise.

MASONRY:

1. Solid masonry shall be Grade N1 in accordance with ASTM C-90 and may be 75% solid, U.O.N. Hollow masonry units shall be Grade N1 conforming to ASTM C-90. All mortar shall conform to ASTM C270, and shall be Portland cement / 1/2" m mortar. Masonry cement shall not be acceptable.
2. Mortar in bearing walls shall be type "S". Mortar in non-bearing walls may be type "N". Mortar below grade shall be type "M". All mortar joints in masonry walls (horizontal & vertical) shall be filled 100% with mortar. Provide care to eliminate excessive mortar in air space of cavity walls.
3. Provide damp-proofing on exterior face of masonry walls below grade.
4. Provide a minimum of 3 courses of solid brick, one course 100% solid block, or a continuous bond beam at bearing of joists, bearing walls or supported slabs.
5. Provide control joints in masonry walls at 30'-0" maximum or as shown on Architectural drawings.
6. All portions of bearing walls having a horizontal cross-section of 4 square feet or less shall be solid masonry down to footings.
7. Provide horizontal masonry reinforcing (DUR-O-WALL or equal) at 16' o.c. in all masonry walls U.O.N.
8. Use buckets to measure materials for mixing mortar. Grout shall be sand and cement, 8 bags of cement per cubic yard.
9. Provide 12 gage galvanized masonry straps with 3/16" diameter ties @ 24" o/c horizontally and 16' o.c. vertically between veneer walls and back-up. Masonry tie assemblies shall be screwed (not nailed) to wood and lightweight stud backup. Provide dovetail anchor slots at 24" o.c. where masonry abuts concrete.

REINFORCED MASONRY:

1. Shall be constructed as follows:
 - All cells line up;
 - Provide catch-out holes above the footing in block cells to be reinforced;
 - Break all mortar protruding into block cells with the reinforcing rod and remove loose mortar;
 - Fill cells containing reinforcing with 3000 psi pea-gravel grout.

LINTELS:

1. Provide precast lightweight concrete lintels for all openings and recesses in concrete masonry unit walls as follows:
 - one 4x8 lintel for each 4' of wall thickness;
 - one 6x8 lintel for each 6' of wall thickness.
2. Reinforce each lintel unit with one #4 rebar top and bottom with #3 stirrups @ 8" o.c. Concrete lintel units shall have 6" minimum bearing at ends and may be used for openings up to 8'-0".
3. For brick or face CMU, provide a steel angle for each 4' of wall thickness as follows:
 - L3 1/2 x 3 1/2 x 5/16" for openings up to 4'-0";
 - L4 x 3 1/2 x 5/16" for openings 4'-1" to 6'-0";
 - L5 x 3 1/2 x 5/16" for openings 6'-1" to 8'-0".

STRUCTURAL NOTES (continued)

CONCRETE:

1. All concrete construction including detailing, fabrication, placement of reinforcing, mixing, handling, placing, finishing, and curing shall conform to ACI "Structural Concrete for Buildings" (ACI 301), ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI-315), and "ACI Building Code Requirements for Reinforced Concrete" (ACI-318).
2. All concrete shall conform to ASTM C94. Minimum compressive strength and maximum water/cement ratio shall be as follows:
 - a. Foundations, walls, slabs on grade: 3000 psi (0.58)
 - b. Garage slabs on grade: 2500 psi (0.50)
 - c. Deck supported slabs: 3000 psi (0.58)
3. Maximum aggregate size for regular concrete shall be 3/4" and pea-gravel concrete shall be 3/8". Aggregate for regular weight concrete shall conform to ASTM C33 and lightweight concrete shall conform to ASTM C560.
4. All concrete exposed to the weather shall be air entrained with 6% +/- 1% air. All other concrete shall be air entrained with 4% +/- 1% air unless concrete is interior-exposed and is to receive a hard-trowled finish. Slump shall be 4" +/- 1".
5. Provide expansion joints at 150' O.C. and control joints at 25' O.C. at all exposed CIP walls (except basement walls). Coordinate joint locations with architectural drawings.

REINFORCEMENT STEEL:

1. All reinforcing steel except beam stirrups and column ties shall conform to ASTM-A615, Grade 60. Stirrups and ties shall conform to ASTM A615, Grade 40 unless noted otherwise.
2. Welded wire mesh to conform to ASTM-A185, and have minimum side and end laps of 8".
3. Fabricate and provide standard supporting accessories in accordance with the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures ACI 315.
4. All top reinforcing steel and beam stirrups in balconies, parking slabs and weather-exposed locations shall be epoxy coated per ASTM A 775/A 775M.

CONCRETE PROTECTION FOR REINFORCEMENT:

1. Reinforcing bars and mesh to have concrete cover as follows:
 - Footings and other concrete poured against earth: 3"
 - Formed concrete exposed to earth for bars larger than #5: 2"
 - Formed concrete exposed to earth for bars #5 or smaller bars: 1 1/2"
 - Interior faces of walls: 1"
 - Beams, columns and top reinforcing in the garage slabs: 1 1/2"
 - Framed Slabs: 3/4"
 - Slabs on ground to have reinforcement in top third of thickness.

POST INSTALLED MECHANICAL AND CHEMICAL ANCHORS:

1. All mechanical and chemical anchors indicated within these documents shall be provided by Hilti, Inc. or an structural engineer approved equivalent. Alternate anchors shall submitted to SDG for approval-submittal must include all relevant technical information including allowable load values.
2. All anchors shall be installed in accordance with the anchor manufacturer's specifications.
3. UON, all anchors shall have standard embedment depth as defined by the anchor manufacturer.

TIMBER FRAMING:

1. Dimensional lumber for posts, beams and joists shall be Spruce Pine Fir No.1/No.2 or approved equal with the following minimum properties: Fb = 875 psi, E = 1,400,000 psi, Fc = 1150 psi, Fv = 135psi.
2. Wall top plates and sill plates shall be Southern Pine No. 2 with the following minimum properties: Fb = 1500 psi, E = 1,600,000 psi, Fv = 175 psi.
3. Wall studs shall be Spruce Pine Fir No.1/No.2 or approved equal with the following minimum properties: Fb = 875 psi, E = 1,400,000 psi, Fc = 1150 psi, Fv = 135 psi.
4. Framing lumber shall have 19% maximum moisture content.
5. Microlam beams shall have the following minimum properties: Fb = 2800 psi, E = 2,000,000 psi.
6. Paralam beams/posts shall have the following minimum properties: Fb = 2900 psi, Fv = 290 psi.
7. Fc(perp) = 650 psi, Fc(parallel) = 2500 psi, E = 2,000,000 psi.
8. Provide cross-briding for joists at 8'-0" intervals. Joists shall have minimum 4" bearing on masonry.
9. Unless shown otherwise, provide double 2x10 headers over openings in bearing walls up to 6'-0" and double 2x12 headers up to 10'-0".
10. Floor sheathing shall be 3/4" tongue and groove plywood sheathing (or OSB if approved) and shall be glued and screwed to joists or floor trusses no more than 6" o.c. Roof sheathing shall be 1/2" exterior grade plywood sheathing or OSB and shall be attached to rafters or roof trusses with 8d common nails spaced no more than 8" o.c. Provide plywood clips spaced no more than 12" o.c. except on roofs to receive finish metal.
11. Provide diagonal let-in bracing, 12 gage diagonal straps or plywood sheathing at all corners of exterior wood-framed walls, U.O.N.O.
12. Joists or trusses running parallel to masonry walls shall be anchored to the walls with 3/16"x2" steel strap anchors at 4'-0" o.c. top and bottom, or approved alternative.
13. Wood joists and beams shall not be cut or drilled unless so authorized by the Engineer.
14. Lumber in contact with masonry or concrete shall be pressure treated against decay.
15. All hardware and fasteners for pressure treated lumber shall be stainless steel or triple zinc G-185 galvanized.
16. Provide structural engineer approved heavy duty framing anchors at all beam connections not directly over bearing walls or columns as manufactured by TECO, Simpson, etc. Refer to drawings for beam reactions.
17. Provide structural engineer approved wood post base assemblies as required at bearing conditions.
18. Provide double joists below non-bearing partitions parallel to joists, U.N.O.
19. Provide end sealer & cut beams of all lumber to be utilized below grade or in contact w/MSM, concrete or grade.

TRUSS JOISTS:

1. Shall be designed to support the anticipated dead loads, required live loads and any mechanical equipment loads indicated on the drawings and shall conform to the "National Design Specifications for Stress Grade Lumber and Its Fastening", latest edition.
2. Live load deflection shall be limited to span/480 for carpet, hardwood, and linoleum floors. For floors with marble, ceramic tile, or limestone the total load deflection shall not exceed span/720 for spans equal to or less than 14'-0". For spans greater than 14'-0" the total load deflection shall not exceed 7/32". Submit shop drawings and design calculations (for approval prior to fabrication).
3. Joists shall have 4" minimum bearing on masonry.
4. Joists running parallel to masonry walls to be anchored with 3/16"x2" steel strap anchors at 4'-0" o.c.
5. Joists shall not be cut or drilled unless so authorized by the engineer.
6. Use shear panels between joists at bearing walls and solid blocking at all post supports.

WOOD TRUSSES:

1. Shall be designed to resist anticipated dead loads, live loads and any mechanical equipment loads indicated on the drawings.
2. Trusses shall conform to the "National Design Specifications for Stress Grade Lumber and Its Fastening".
3. Floor trusses shall be designed such that the calculated live load deflection is limited to span/480.
4. Shop drawings including an erections plan and details indicating dimensions, forces, lumber sizes, grades, connector sizes and properties shall be submitted for approval prior to fabrication.
5. See mechanical drawings for roof equipment.
6. Contractor shall adequately brace trusses until sheathing is in place and roof system is stabilized against exterior forces.

GLUED LAMINATED STRUCTURAL MEMBERS:

1. Materials, manufacture, and quality control shall be in accordance with the proposed Commercial Standard "Structural Glued Laminated Timber" of the AITC and current WLA glued laminated standards.
2. Adhesive shall meet the requirements for wet service condition. Appearance of members shall be "Architectural Appearance Grade".
3. A coat of end sealer shall be supplied to ends of all members as soon as practical after end trimming.
4. Surfaces of members shall be sealed with penetrating sealer and members shall be individually wrapped. The fabricator shall furnish connecting and supporting hardware and all other accessories necessary for the system to perform as indicated.

SLABS ON GRADE:

1. Except where otherwise noted, shall be 4" thick, reinforced with 6#6 - W1.4xW1.4 (6x6 - 10/10) WWM. Lap mesh 8" in each direction. Slab reinforcement shall be located in top third of slab thickness.
2. Provide control joints at 15'-0" o.c. each way in all slabs on grade. Control joints shall be sawcut within 4 hours after finishing or shall be a pre-fabricated mechanical joint.
3. Interior slabs shall be laid on a layer of 6" mill polyethylene over a 4" layer of washed gravel unless otherwise recommended in Geotechnical report.

BACKFILL:

1. Shall not be placed against walls until top of wall is either temporarily braced or permanently braced with floor system. If floor system is a concrete slab, the floor system concrete must have achieved 75% of design strength prior to placement of backfill. Where backfill is required on both sides of walls, backfill both sides simultaneously.

SUMP PUMPS:

1. Are to be provided during construction as required to control surface water and after construction as permanent means of controlling underground water.

WOOD WALL FRAMING:

1. Refer to Section R602 in The International Residential Building Code 2003 (IRC 2003).

WALL BRACING:

1. All exterior walls shall be braced in accordance with Section R602.10 in The International Residential Building Code 2003.
2. Wall bracing shall consist of 1/2" minimum exterior grade structural sheathing installed in accordance with Tables R602.3(1), R602.3(2), and R602.3(3) in IRC 2003. Alternate methods of wall bracing shall be submitted for approval.
3. The amount of wall bracing shall be in accordance with Table R602.10.1 in IRC 2003:
 - a. One story and top or two or three story
 - Located at each end and at least every 25 feet on center but not less than 16% of braced wall line.
 - b. First story of two story, and second story of three story
 - Located at each end and at least 25 feet on center but not less than 25% of braced wall line.
 - c. First story of three story
 - Minimum 48-inch-wide panels located at each end and at least every 25 feet on center but not less than 35% of braced wall line

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Structural Notes

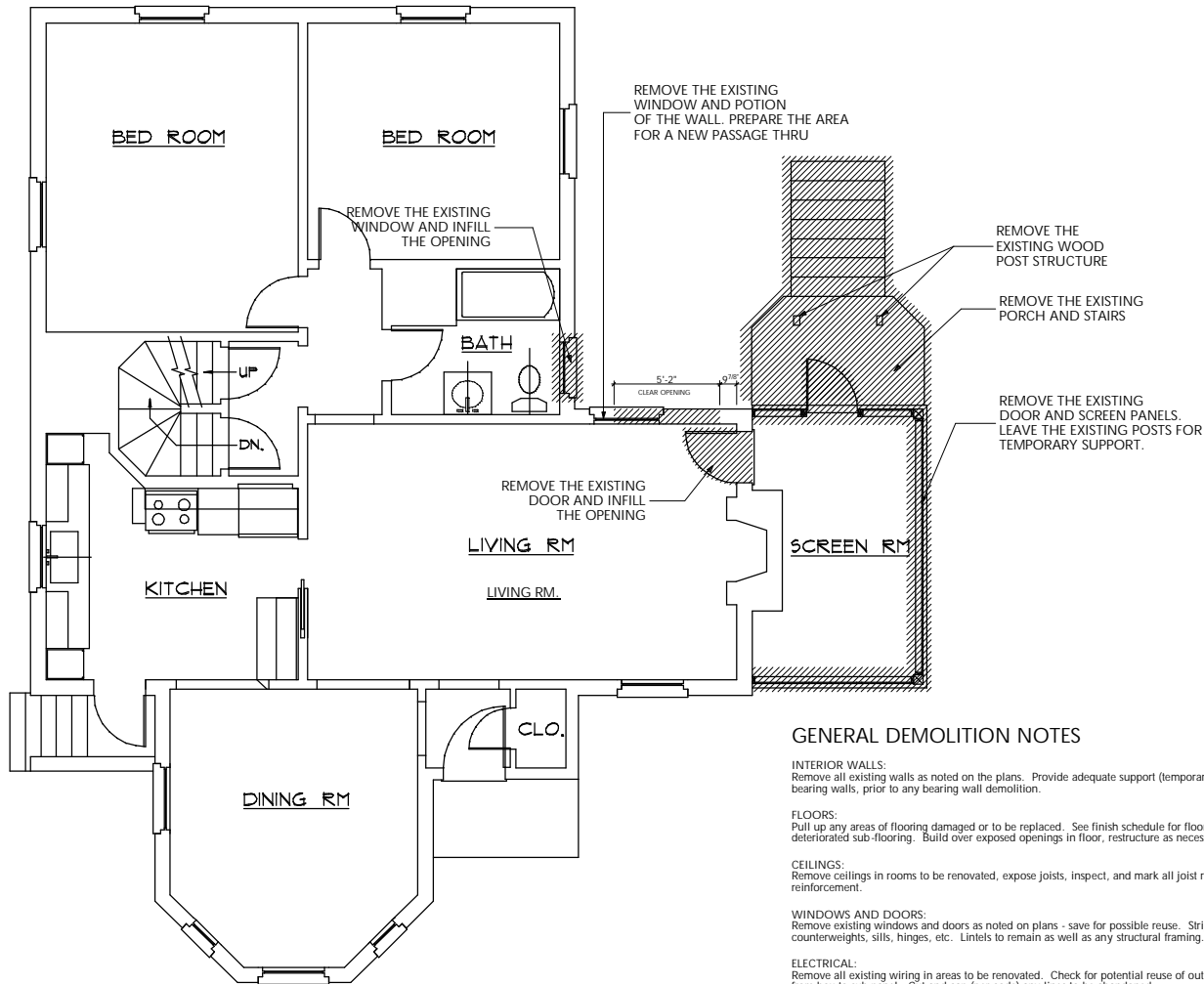
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GENERAL DEMOLITION NOTES

INTERIOR WALLS:
Remove all existing walls as noted on the plans. Provide adequate support (temporary) for floor joists, roof rafters, bearing walls, prior to any bearing wall demolition.

FLOORS:
Pull up any areas of flooring damaged or to be replaced. See finish schedule for floor finishes. Pull up rotten and deteriorated sub-flooring. Build over exposed openings in floor, restructure as necessary.

CEILINGS:
Remove ceilings in rooms to be renovated, expose joists, inspect, and mark all joist requiring structural reinforcement.

WINDOWS AND DOORS:
Remove existing windows and doors as noted on plans - save for possible reuse. Strip openings of all trim, counterweights, sills, hinges, etc. Lintels to remain as well as any structural framing.

ELECTRICAL:
Remove all existing wiring in areas to be renovated. Check for potential reuse of outlet circuits, check all wiring from box to sub-panel. Cut and cap (per code) any lines to be abandoned.

PLUMBING:
Disconnect existing supply and drain lines in areas to be renovated. Reuse and reconnect to new lines and locations as possible. Check condition of existing supplies, vents, stacks, and drains. Clean out and repair as necessary.

HVAC:
Ducts to remain, relocate lines if required by new work. Upgrade HVAC system if need be, to meet new heating and air conditioning requirements.

SAVE:
All interior trim, windows, and doors are to be removed in tact for possible reuse. Save all cabinets and appliances for possible reuse.

1 Demolition Plan

1/4" = 1'-0"

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First Floor Demolition Plan

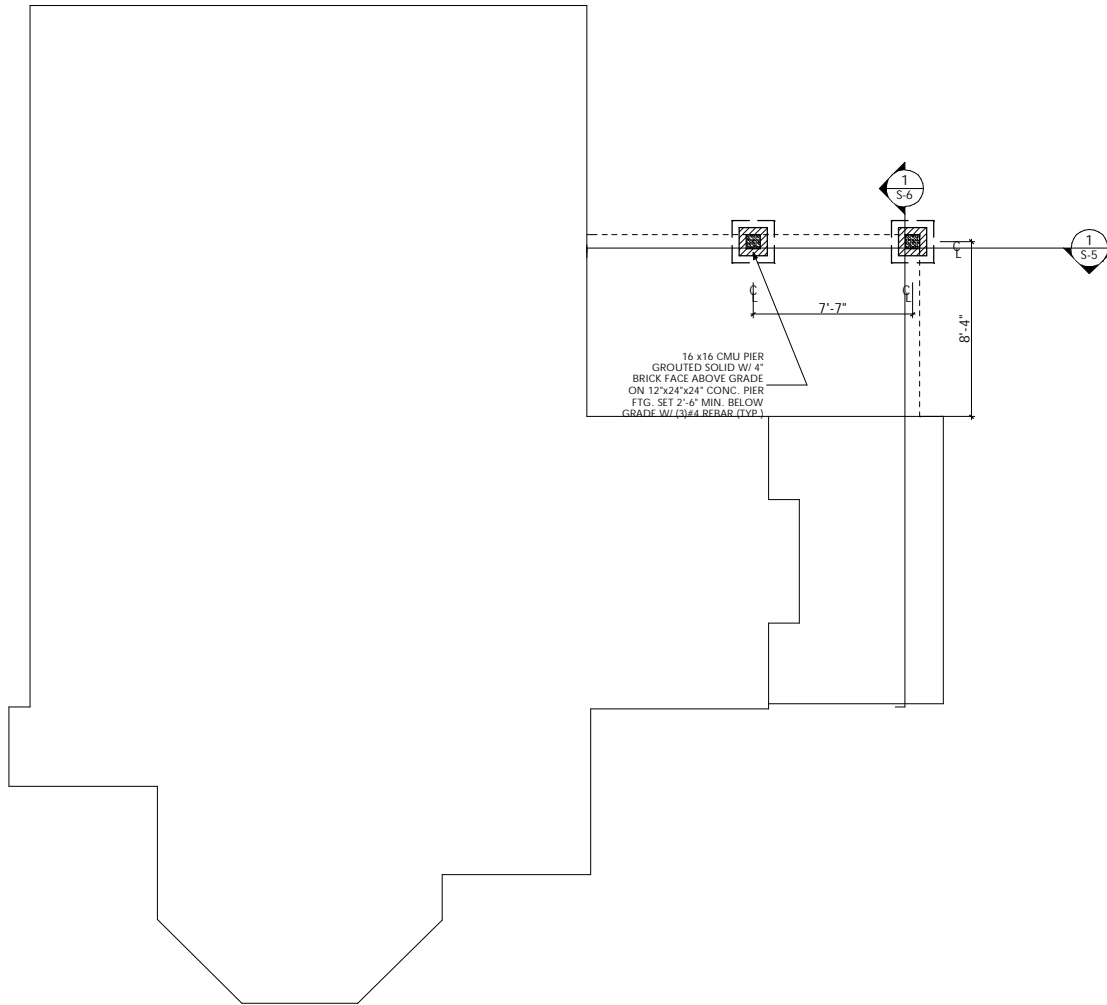
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1 Foundation Plan

1/4" = 1'-0"



FOUNDATION NOTES

1. The contractor in the field shall assess and determine the method for excavation, shoring and forming new footings and foundation wall.
2. The excavation contractor will use all necessary precautions when excavating at, or near, existing building foundations/ trees/ etc.
3. Soil values shall be assumed to be at 3000 psf. Contractor to field verify prior to construction.

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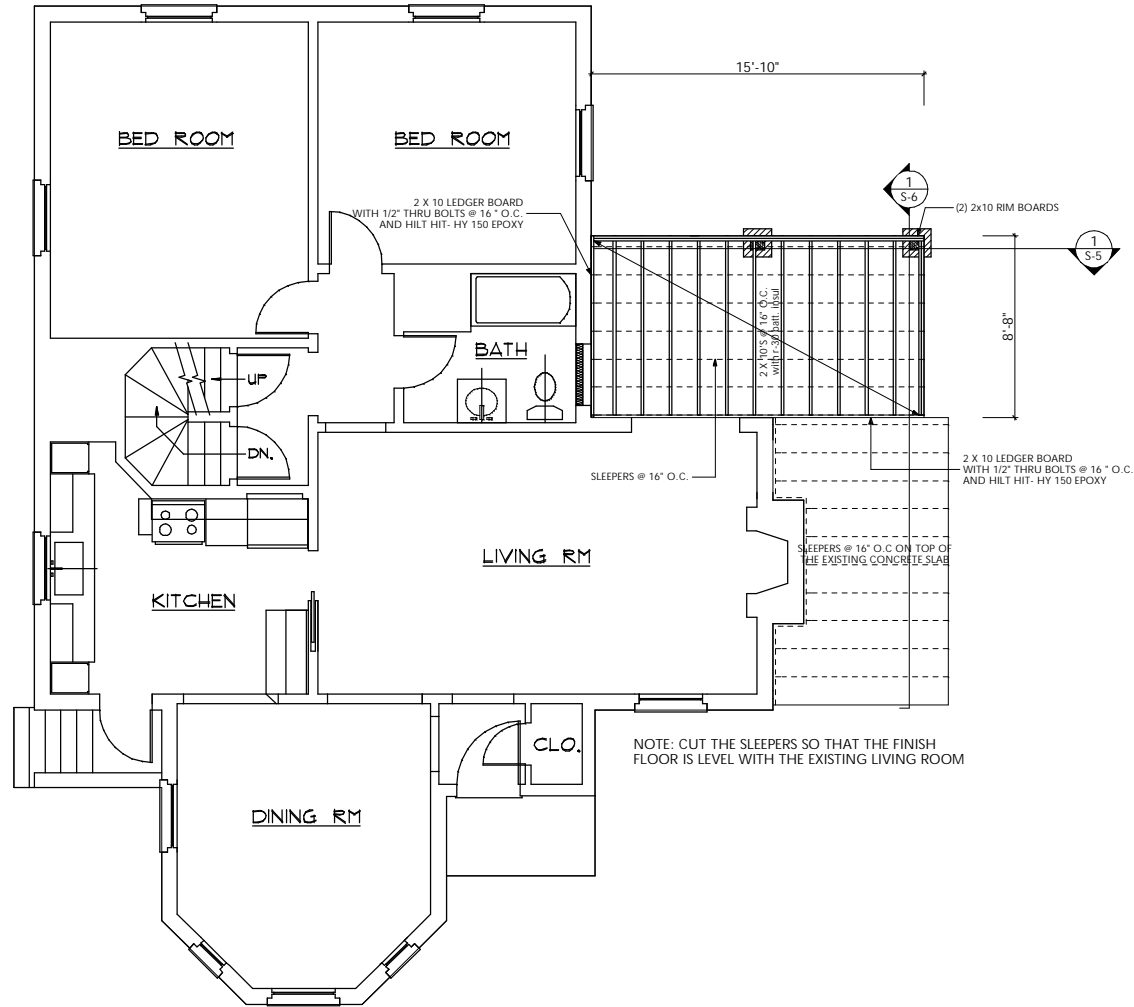
Foundation Plan

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1 First Floor Structural Plan

1/4" = 1'-0"

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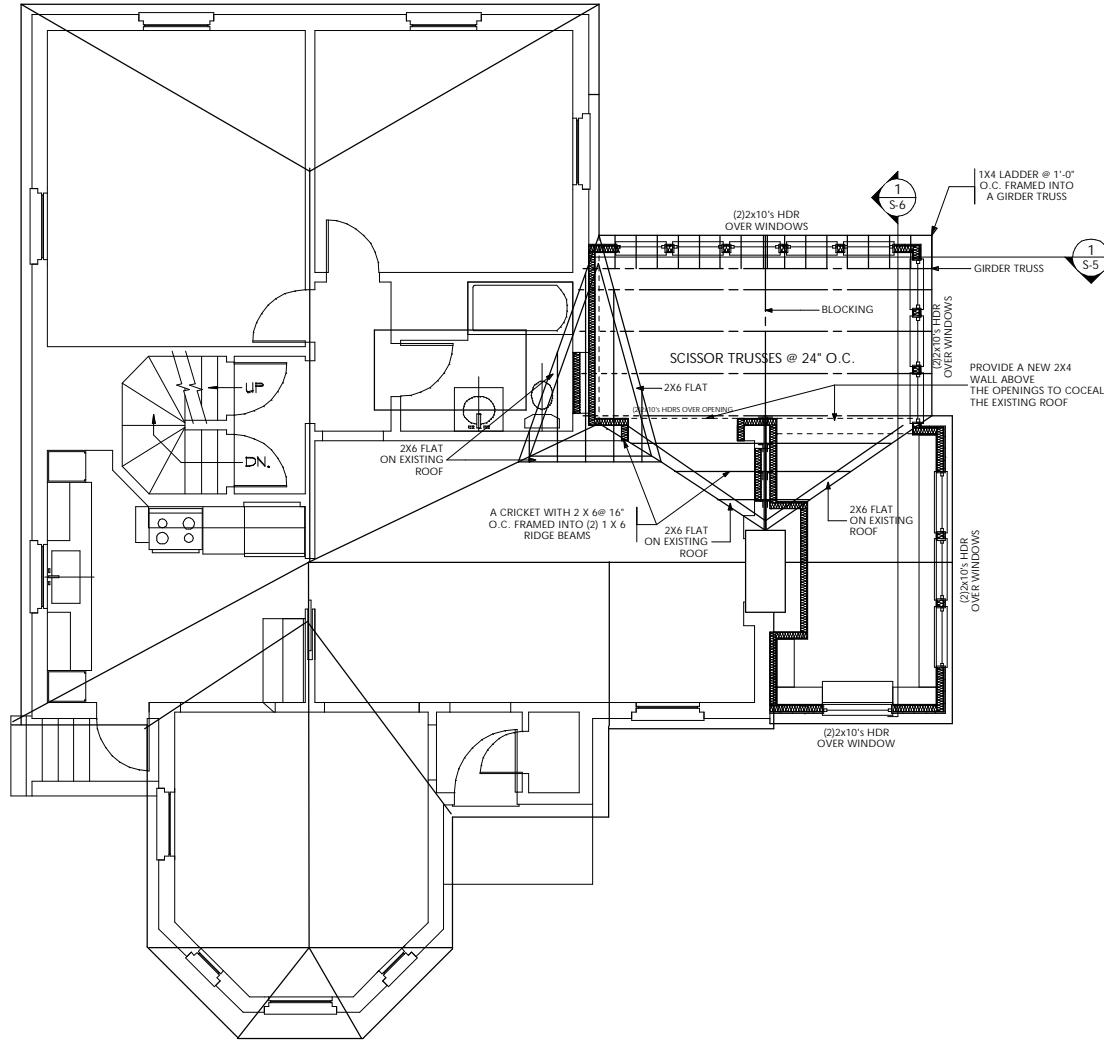
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First Floor Structural Plan

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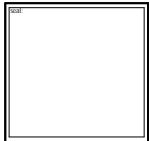


1 Roof Structural Plan
1/4" = 1'-0"

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Roof Structural Plan

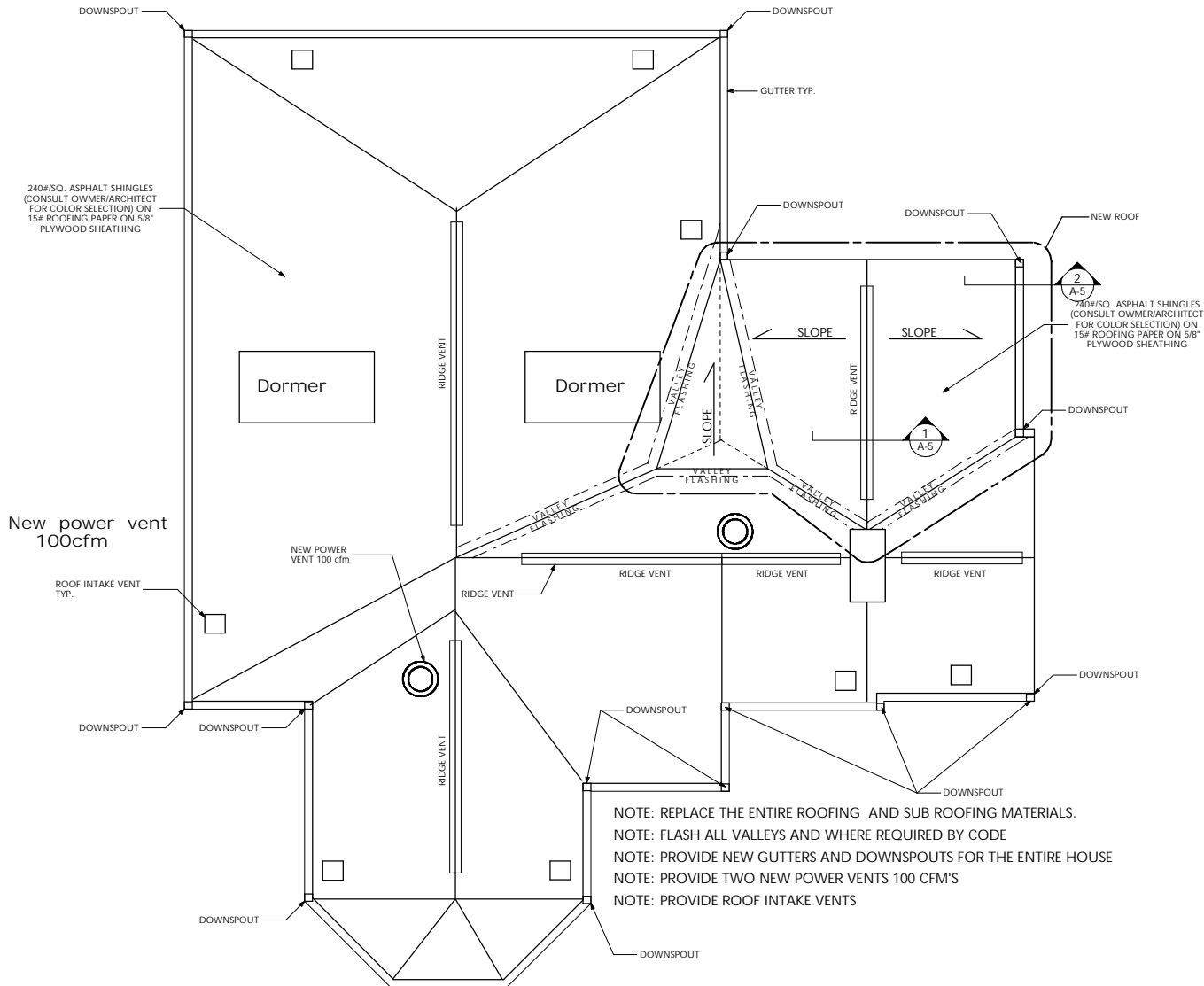


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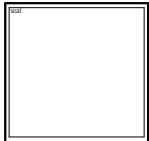
NOTE: REPLACE THE ENTIRE ROOFING AND SUB ROOFING MATERIALS.
 NOTE: FLASH ALL VALLEYS AND WHERE REQUIRED BY CODE
 NOTE: PROVIDE NEW GUTTERS AND DOWNSPOUTS FOR THE ENTIRE HOUSE
 NOTE: PROVIDE TWO NEW POWER VENTS 100 CFM'S
 NOTE: PROVIDE ROOF INTAKE VENTS

1 Roof Plan
 1/4" = 1'-0"

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Roof Plan

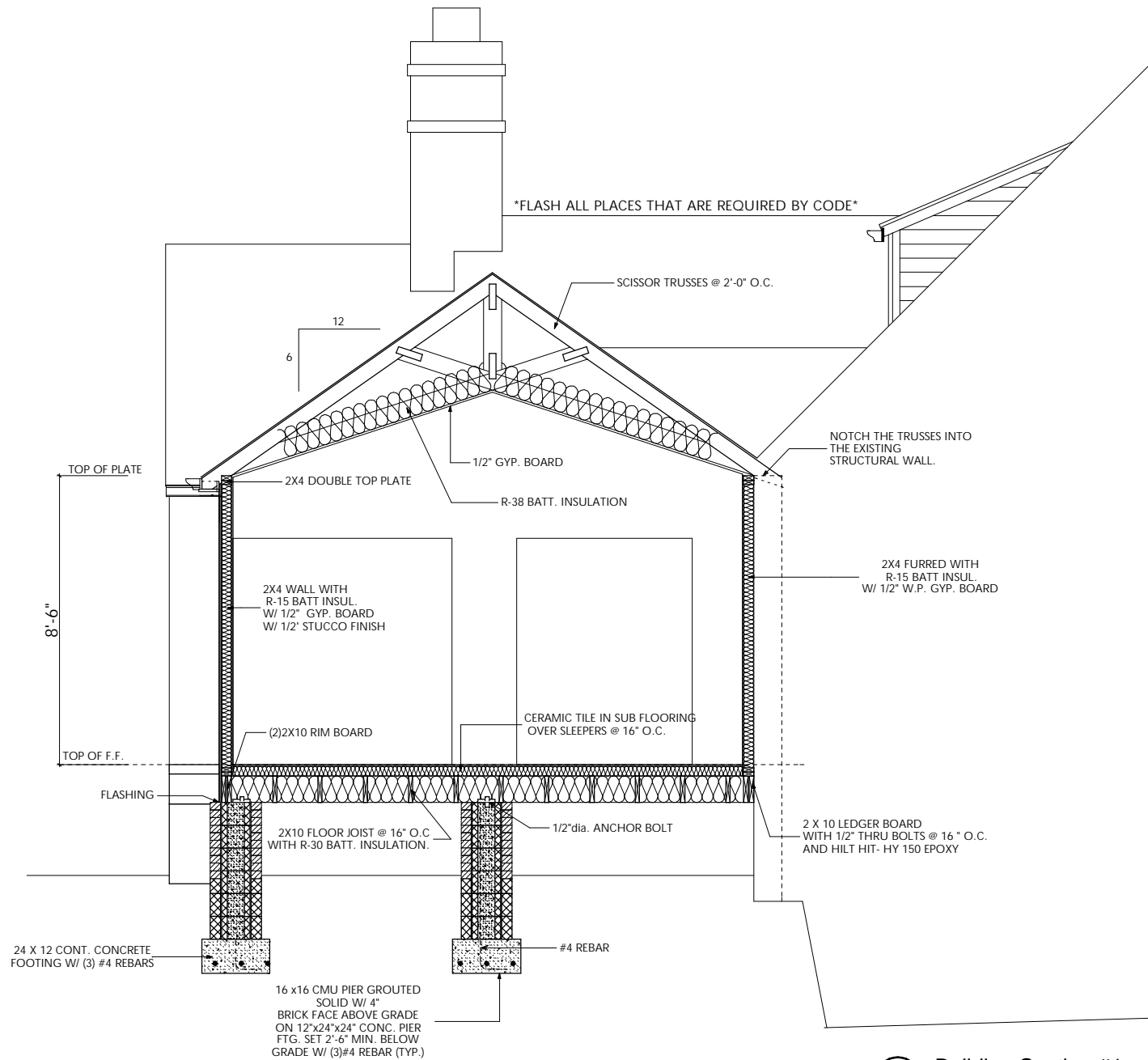


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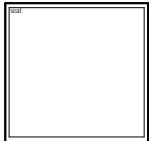
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Building Section #1



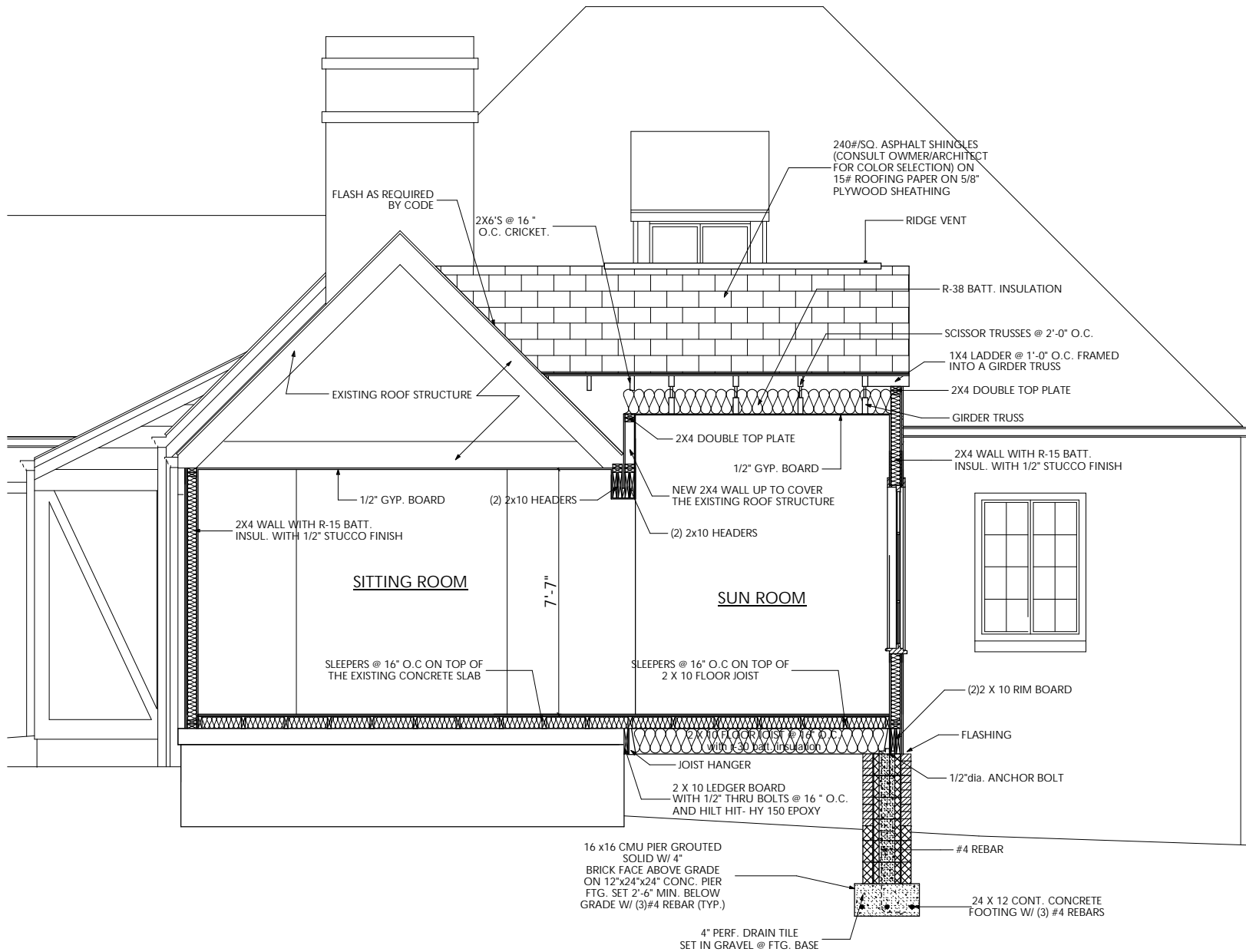
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1 Building Section #1
 S-5 1/2" = 1'-0"

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1
S-6

Building Section #2

1/2" = 1'-0"

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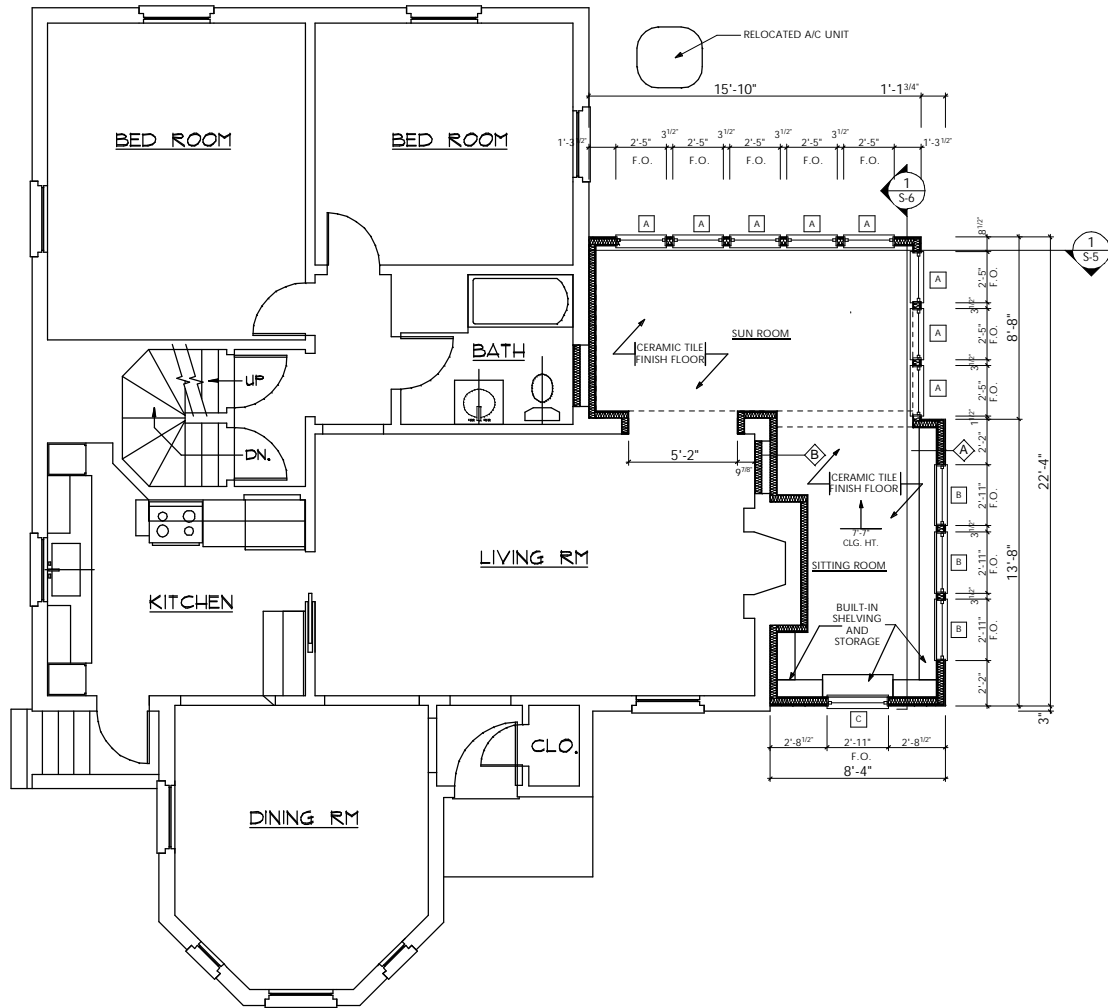
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Building Section #2

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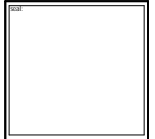


1 First Floor Plan
1/4" = 1'-0"

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First Floor Plan



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East Elevation



- ① 1/2" STUCCO
- ② 5/4" X MDO TRIM
- ③ GUTTER
- ④ DOWNSPOUTS
- ⑤ 16 x16 CMU PIER GROUDED SOLID W/ 4" BRICK FACE ABOVE GRADE ON 12"x24"x24" CONC. PIER FTG. SET 2'-6" MIN. BELOW GRADE W/ (3)#4 REBAR (TYP.)
- ⑥ 240#/SQ. ASPHALT SHINGLES (CONSULT OWNER/ARCHITECT FOR COLOR SELECTION) ON 15# ROOFING PAPER ON 5/8" PLYWOOD SHEATHING

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1 East Elevation
A-2 1/4" = 1'-0"

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A-2
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- ① 1/2" STUCCO
- ② 5/4" X MDO TRIM
- ③ GUTTER
- ④ DOWNSPOUTS
- ⑤ 16 x16 CMU PIER GROUTED SOLID W/ 4" BRICK FACE ABOVE GRADE ON 12"x24"x24" CONC. PIER FTG. SET 2'-6" MIN. BELOW GRADE W/ (3)#4 REBAR (TYP.)
- ⑥ 240#/SQ. ASPHALT SHINGLES (CONSULT OWNER/ARCHITECT FOR COLOR SELECTION) ON 15# ROOFING PAPER ON 5/8" PLYWOOD SHEATHING

WINDOW HEAD
7'-1"
F.F. 292.2'

8'-4"

1 West Elevation
A-3
1/4" = 1'-0"

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West Elevation

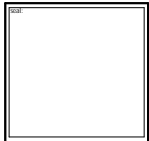
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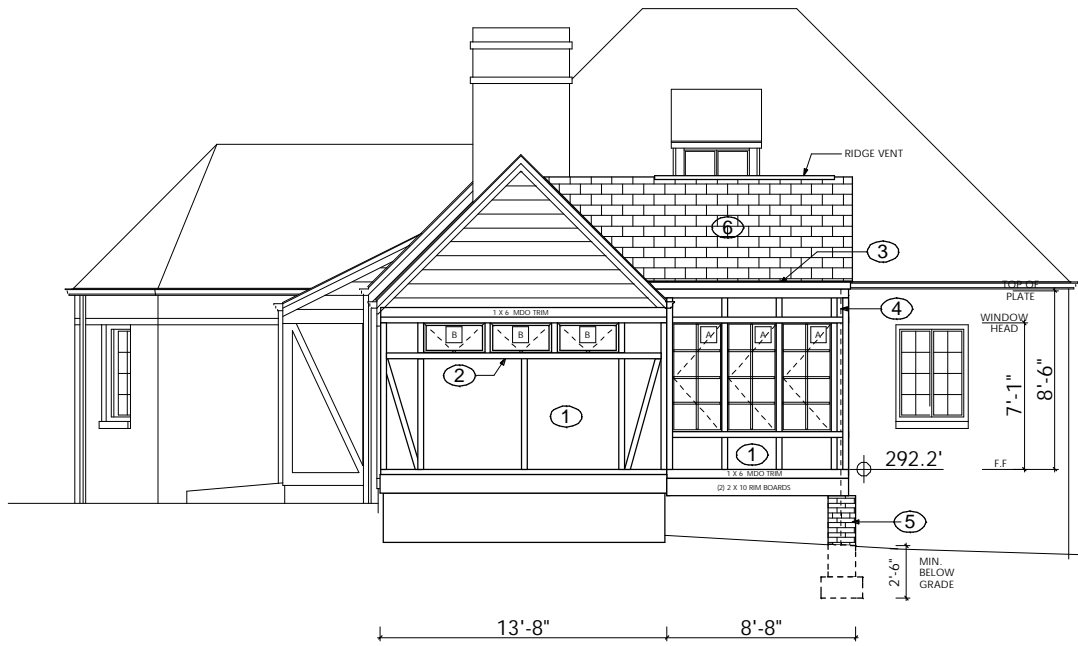
South Elevation



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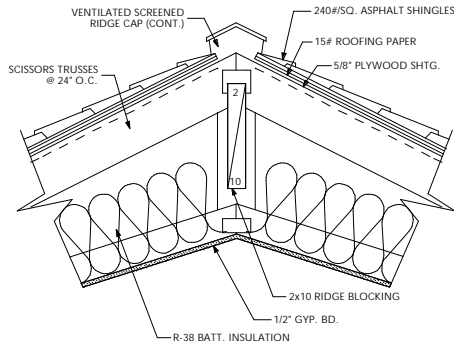
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A-4
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- ① 1/2" STUCCO
- ② 5/4" X MDO TRIM
- ③ GUTTER
- ④ DOWNSPOUTS
- ⑤ 16 X16 CMU PIER GROUDED SOLID W/ 4" BRICK FACE ABOVE GRADE ON 12"x24"x24" CONC. PIER FTG. SET 2'-6" MIN. BELOW GRADE W/ (3)#4 REBAR (TYP.)
- ⑥ 240#/SQ. ASPHALT SHINGLES (CONSULT OWMER/ARCHITECT FOR COLOR SELECTION) ON 15# ROOFING PAPER ON 5/8" PLYWOOD SHEATHING

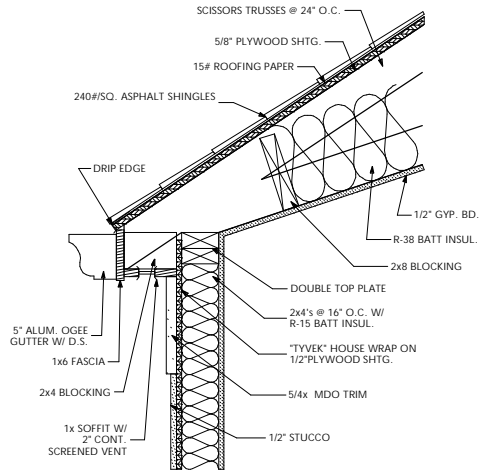
1 South Elevation
 A-4 1/4" = 1'-0"



1
A-5

Scissor Truss Ridge

1 1/2" = 1'-0"



2
A-5

Eave Detail

1 1/2" = 1'-0"

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Details

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| SCALE: | AS NOTED |
| DRAWN: | CJJ |
| CHECKED: | |
| DATE: | 1.20.06 |
| REVISIONS: | |
| | 2.1.06 |
| COPYRIGHT | |

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