

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.

Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed.

Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

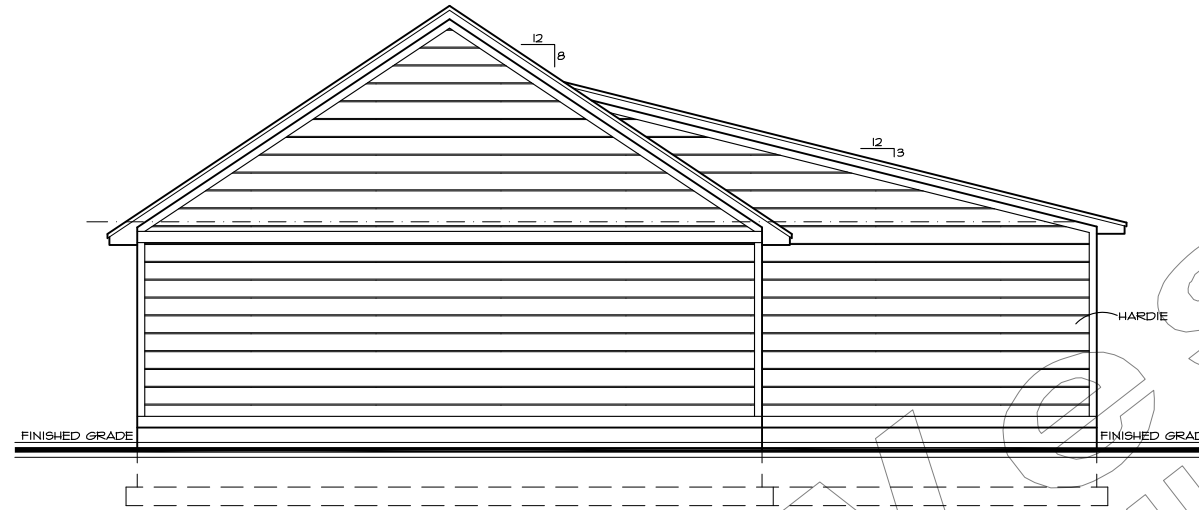
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%). R4013 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

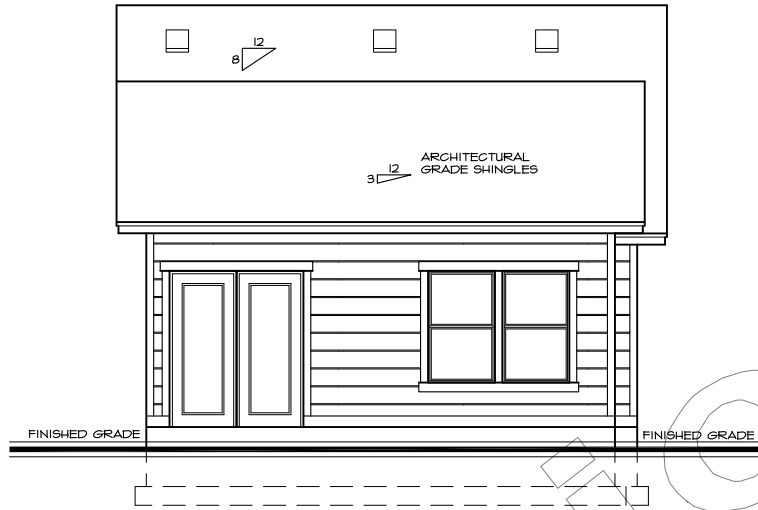
VALIDITY OF PERMIT:

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits assuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

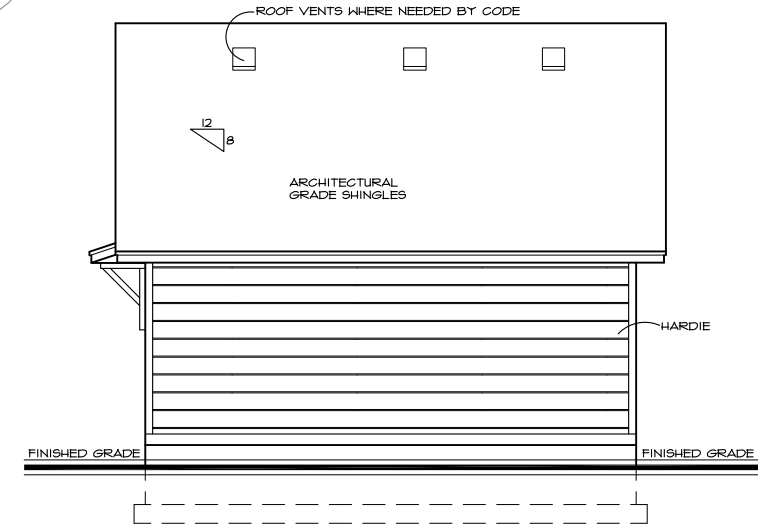
The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



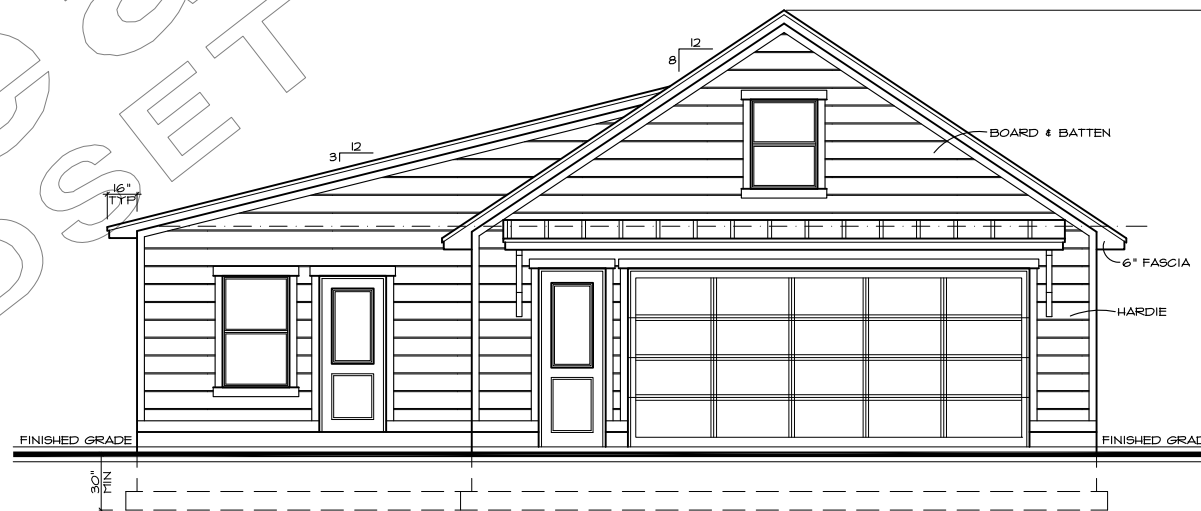
REAR ELEVATION
SCALE 1/4"



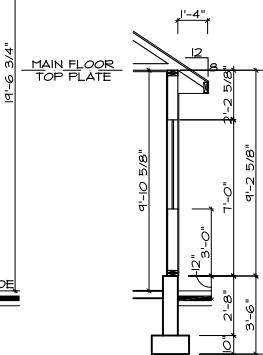
LEFT ELEVATION
SCALE 1/4"



RIGHT ELEVATION
SCALE 1/4"



FRONT ELEVATION
SCALE 1/4"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS

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PLAN NUMBER
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FLOOR PLAN GENERAL NOTES:

- 1. N/A
- 2. A/R/C access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
- 3. N/A
- 4. N/A
- 5. N/A
- 6. N/A
- 7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
- 8. N/A

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All exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "X" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "X" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

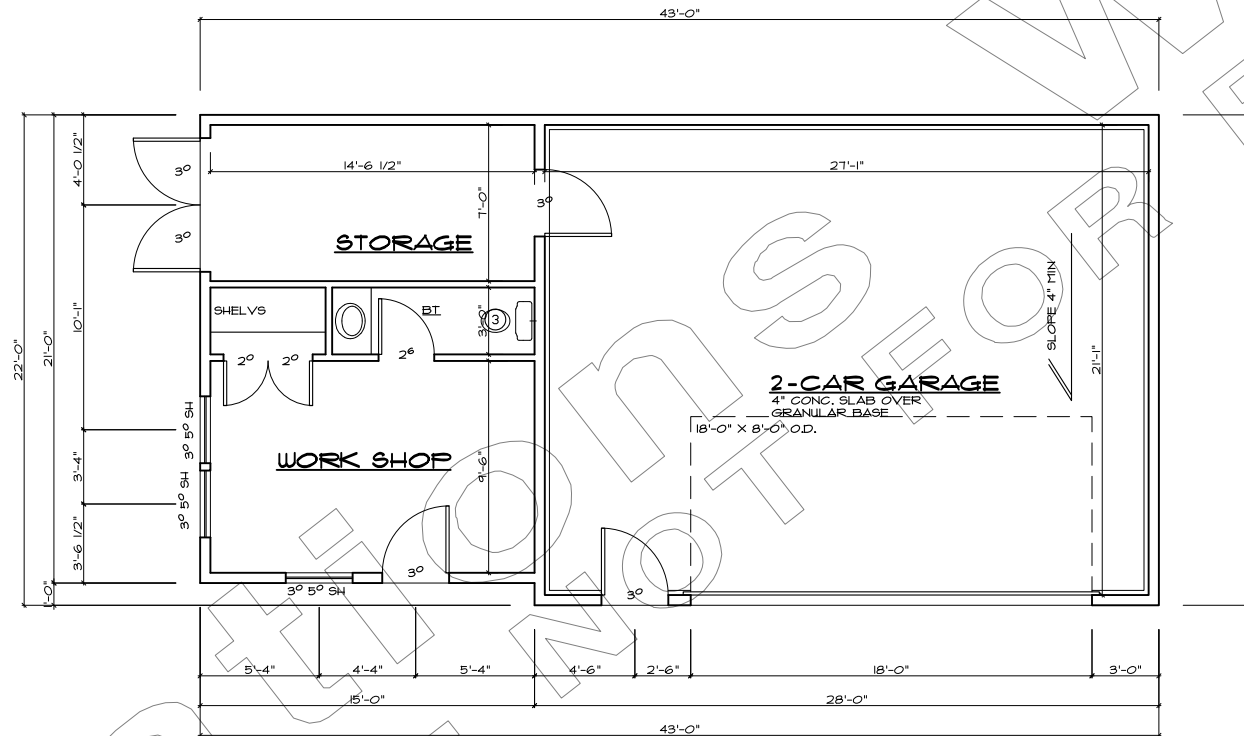
Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide the restrooms construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13 of the 2018 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2



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NOTE:
 10'-0" CEIL. HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
 WINDOWS SET @ 8'-0" TYP
 DOOR HEIGHT 8'-0" TYP.

MAIN FLOOR PLAN

SCALE: 1/4"
 606 SQ. FT. GARAGE
 209 SQ. FT. WORKSHOP
 116 SQ. FT. STORAGE
 930 SQ. FT. TOTAL

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GENERAL CONCRETE NOTES:

Foundations and other concrete not exposed to the weather = 2500 psi. Foundation walls and exterior walls exposed to the weather = 3000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs = 3500 psi.

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
 Provide damp proofing at the below-grade foundation walls per IRC R406.1.

FOUNDATION ELEVATION:

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter or point of discharge or the tier of an approved drainage device a minimum of 12 inches (305mm) plus 2%. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R405.1.2)

GEO-TECH ENGINEER:

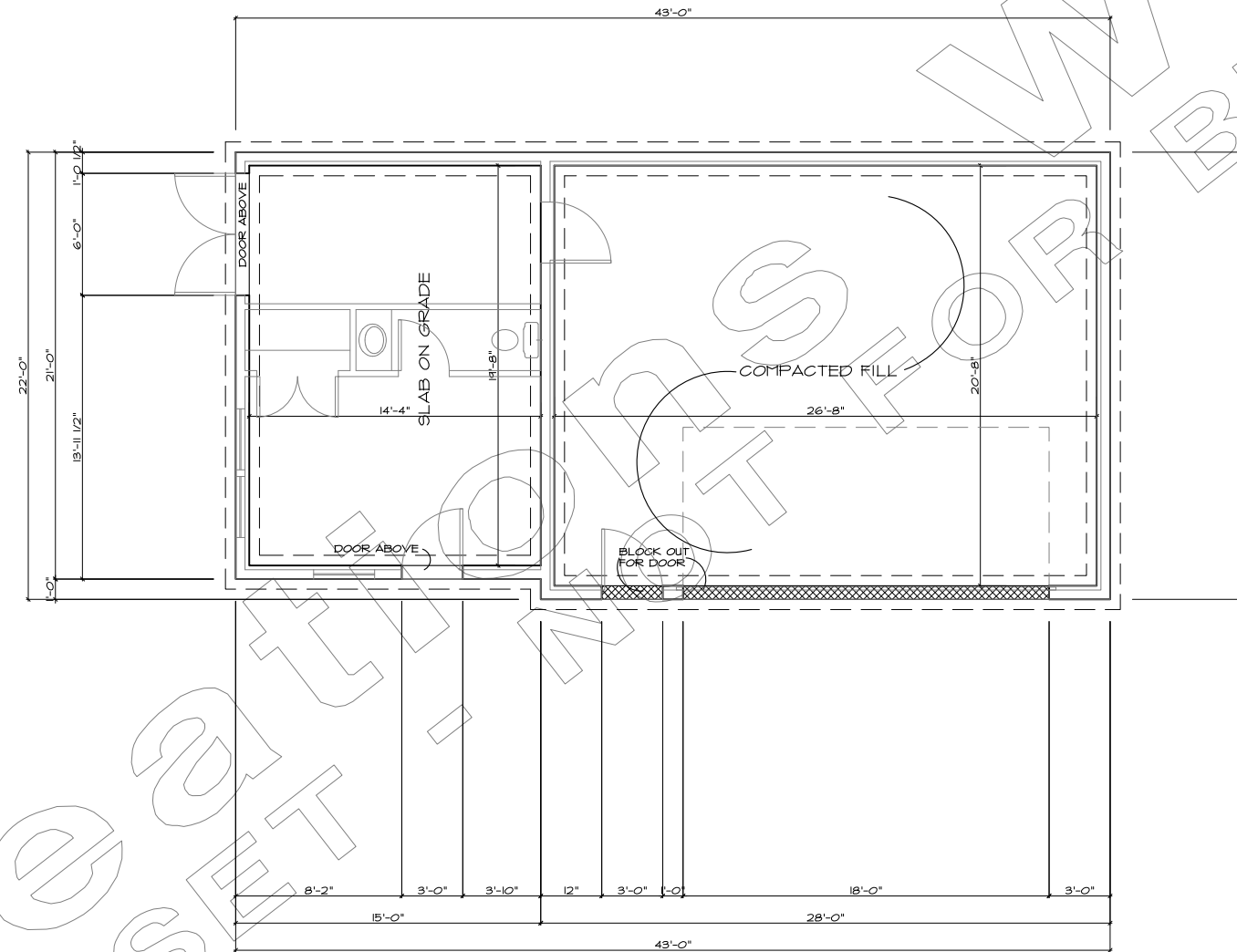
Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

CONCRETE OR MASQUERY FOUNDATIONS:

Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or unhabitable spaces located below grade. Drainage files, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF GARAGE SHALL BE LISTED AS TEMPER RESISTANT.

CONCRETE FTG'S UNDER ALL FOUNDATION WALLS, BEARING WALLS AND POSTS



NOTE:
 2'-8" FOUND WALL
 8" FOUND. WALLS U.O.S.

FTG. / FOUND. PLAN
 SCALE 1/4"

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TEMPERATURE LIMITATIONS:

Where two or more non-metallic sheathed cables are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation, the conductors must be derated as required by IRC E3105.4.4.

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFI protected (IRC Sec. 3802.2)

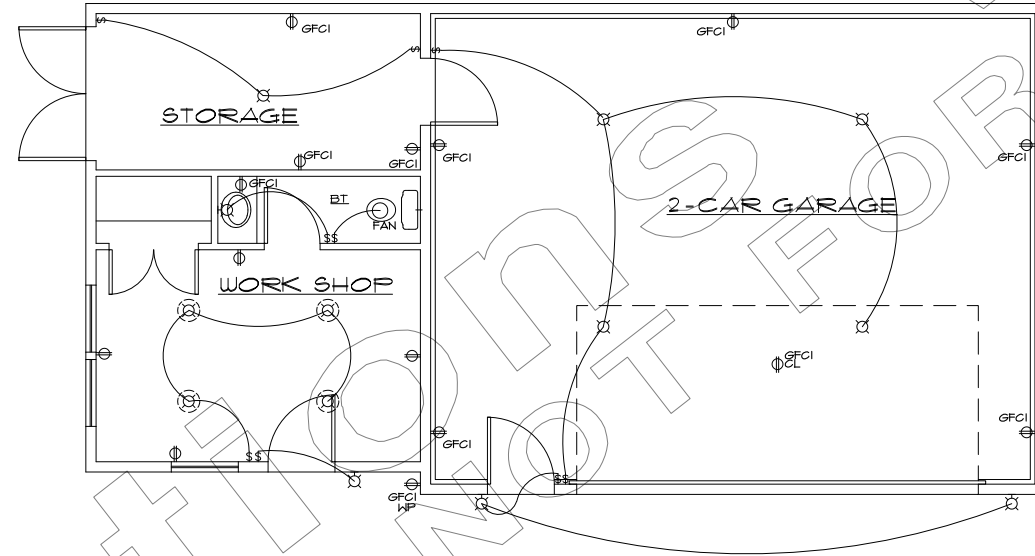
All outlets will be tamper resistant in accordance with IRC E4002.14.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF GARAGE SHALL BE LISTED AS TAMPER RESISTANT.

GAS PIPING:

Gas piping shall not penetrate building foundation walls at any point below grade (IRC G245.6)

Gas piping installed underground beneath buildings is prohibited except where the piping is enclosed in a conduit. Such conduit shall extend not less than 4" outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. (IRC G245.14)



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MAIN ELEC. / H.V.A.C. PLAN
SCALE 1/4"

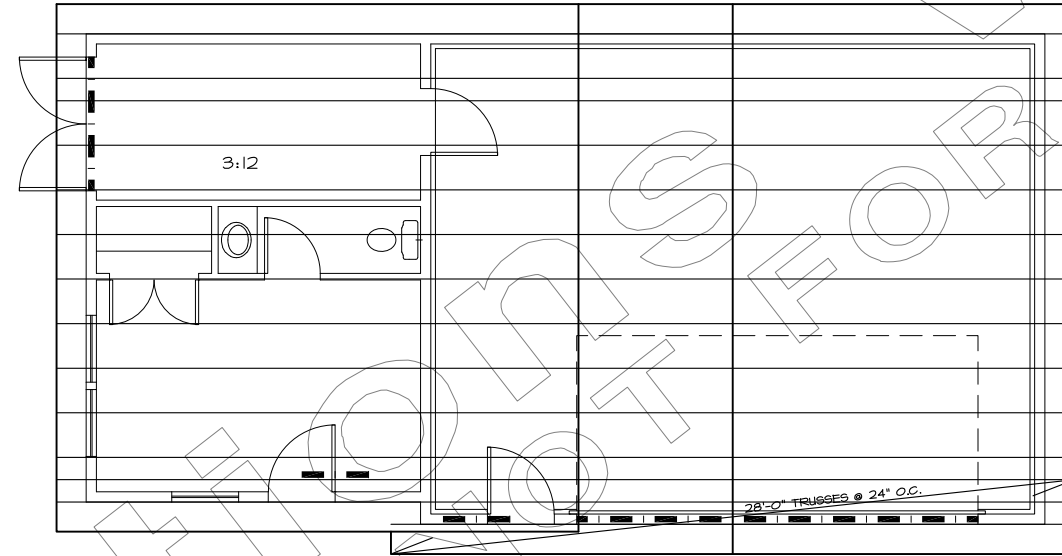
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An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Note:
Truss package, as required by IBC 2303.4, must be submitted to the building official as a deferred submittal. Prior to submitting to the county the package must be reviewed by the engineer of record and stamped for general conformance. No trusses are to be installed until approved by the county (see IBC 107.3.4.2).
List truss details and layout as deferred submittals for the framing inspections (IRC 106.1.)

DESIGN CRITERIA	
GOVERNING CODE	2015 IRC
SEISMIC	CATEGORY = D2
	I = 100
	R = 6.5
	Fa = 100
ULT. WIND SPEED (3-SECOND GUST)	115MPH EXPOSURE C
ROOF LOADS	DEAD 15 PSF
	SNOW 30 PSF
	DEFLECTION LL=L/360 TL=L/240
FLOOR LOADS	DEAD 12 PSF
	LIVE 40 PSF
	DEFLECTION LL=L/360 TL=L/240
DECK LOADS	DEAD 12 PSF
	LIVE 40 PSF
SOIL BEARING PRESSURE	1500 PSF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



NOTE:
1/6" OVERHANG TYP.
8:12 PITCH TYP.

ROOF FRAMING PLAN
SCALE 1/4"

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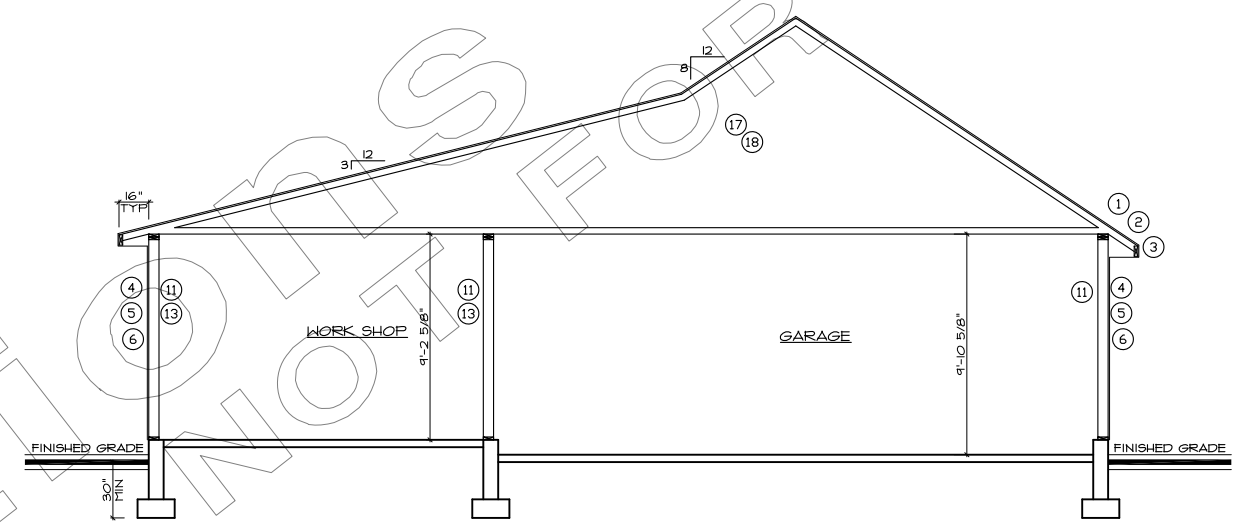
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BRICK VENEER NOTES:
 Lap all joints in the #4 horizontal joint reinforcement by minimum of 2". Each galv. brick tie shall support not more than 2 square feet. Attach brick ties to wall studs, place brick ties around openings not more than 3' o.c. and within 12 inches of opening. Brick ties shall be mechanically attached to horizontal joint reinforcement. Follow all other requirements found in IRC section R103.1.2

- FLOOR PLAN GENERAL NOTES:**
1. Roof sheathing T&G 1/2" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
 2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
 3. 2x6 fascia batten, aluminum fascia and vented alum. soffit system, with insulation baffles @ rafters.
 4. Approved weather barrier
 5. T&G 1/2" waferboard sheathing on exterior walls.
 6. Wood, composite, or aluminum siding
 7. Stucco system, refer to stucco provider for all backing and wall preparations.
 8. Brick veneer, with ties of 22Ga. @16" o.c. with no. 9 wire in bed joints with ties.
 9. Stone veneer, with req. ties.
 10. 2x4" studs @ 16" O.C.
 11. 2x6" studs @ 16" O.C.
 12. R-13 fiberglass insulation batt.
 13. R-19 fiberglass insulation batt.
 14. R-24.5 Cellulose Insulation.
 15. R-30 continuous blown-in Cellulose Insulation in attic space 8" min.
 16. 1" R-7 closed cell polyurethane.
 17. Continuous blown-in insulation in attic space 10" min. (R-38)
 18. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
 19. 3/4" T&G waferboard, glued and nailed.
 20. T&G 1/2" waferboard, glued and nailed.
 21. 2x4/2x6 bearing wall with solid blocking at joist.
 22. 4" gravel w/ Class I vapor barrier.
 23. 6-mil vapor barrier below slab on grade.
 24. R-30 insulation in floor.

STAIR & HANDRAIL NOTES:
 Handrails are required at all stairways having more than 2 risers. Handrails shall be placed not less than 34" and not more than 38" high. Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade. Handrail graspable surface to be between 1 1/4" and 2 5/8". Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation. A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is 1/2" inches or deeper, no nosing is required. Provide headroom clearance of 6'-8" min. Balusters for handrails and guardrails shall be spaced no more than 4" apart and shall not have ladder effect.

GENERAL FLASHING NOTE:
 Flashing shall be installed (as required by IRC R103.8 & R405) in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeter of exterior door and window assemblies, exterior wall intersections with roofs, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation. See sec. H05.3 1Bc



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BUILDING SECTION
 SCALE 1/4"

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