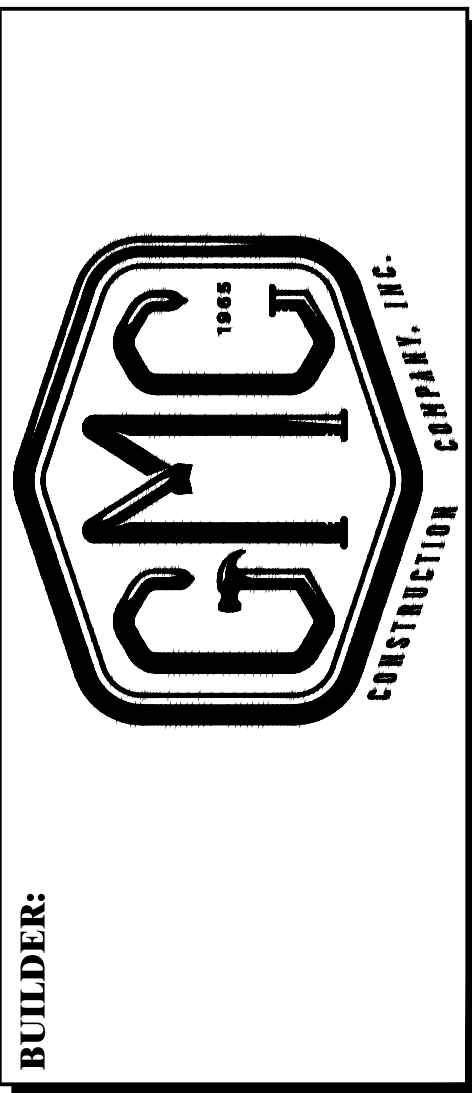


THE

McCormick Residence

DRAWING LEGEND

2	LOWER LEVEL PLAN	5	ELEVATIONS	8	MAIN FLOOR FRAMING
3	MAIN LEVEL PLAN	6	BUILDING SECTION	9	ROOF FRAMING PLAN
4	ELEVATIONS	7	STAIR SECTION	10	GENERAL NOTES



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80132

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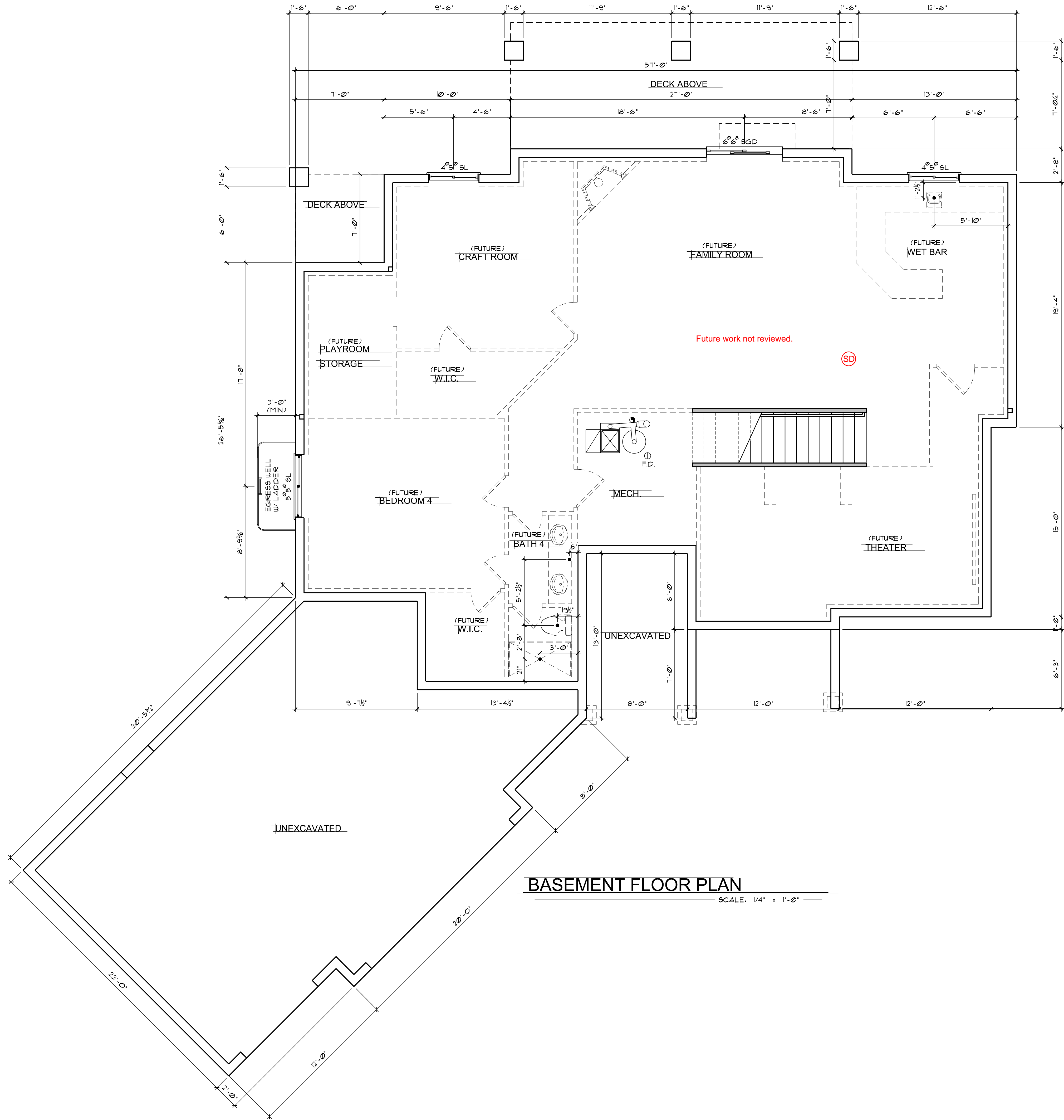
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BUILDER:

GMC
CONSTRUCTING CONSULT, LLC

CLIENT:

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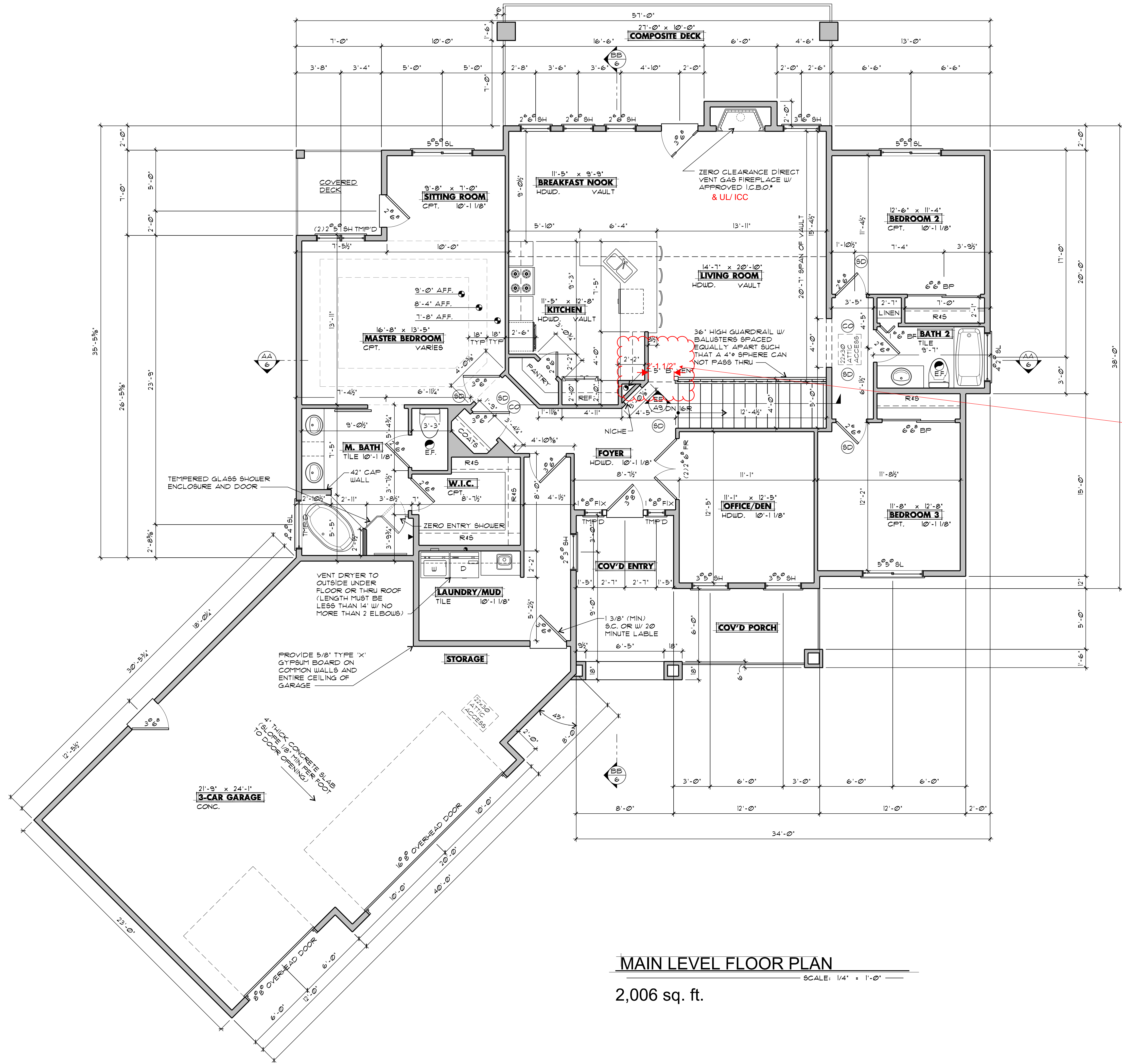
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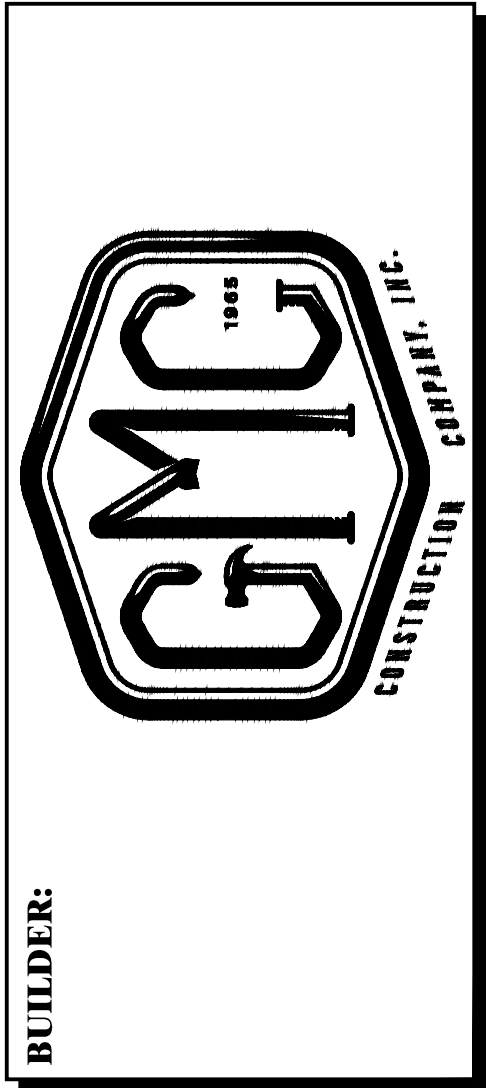
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MAIN LEVEL FLOOR PLAN

2,006 sq. ft.

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



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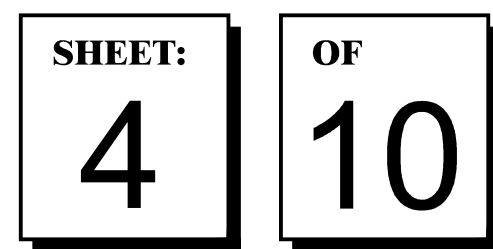
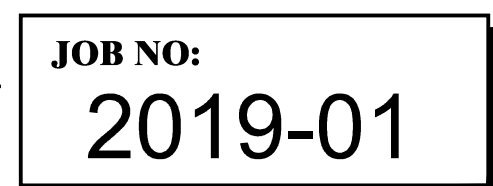
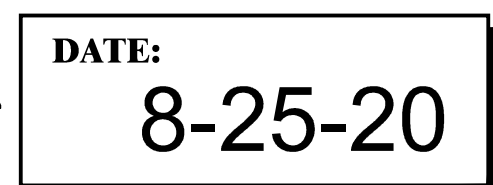
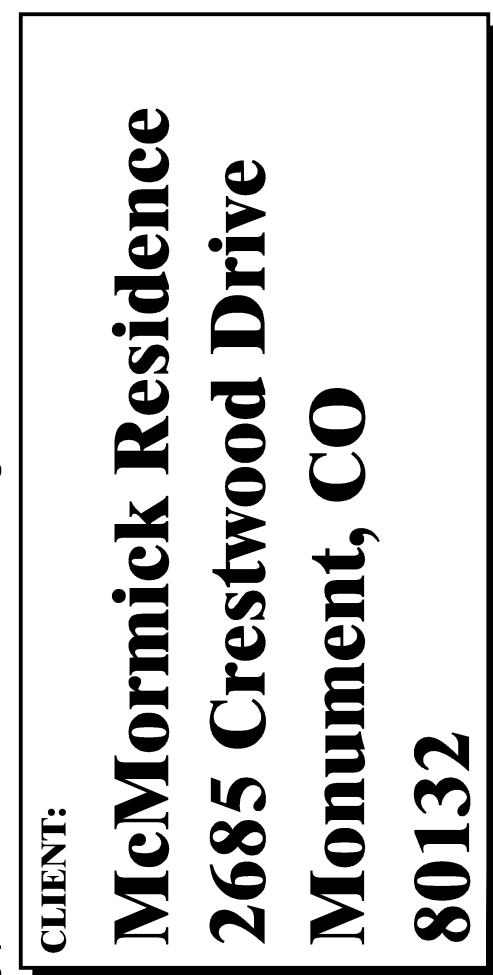
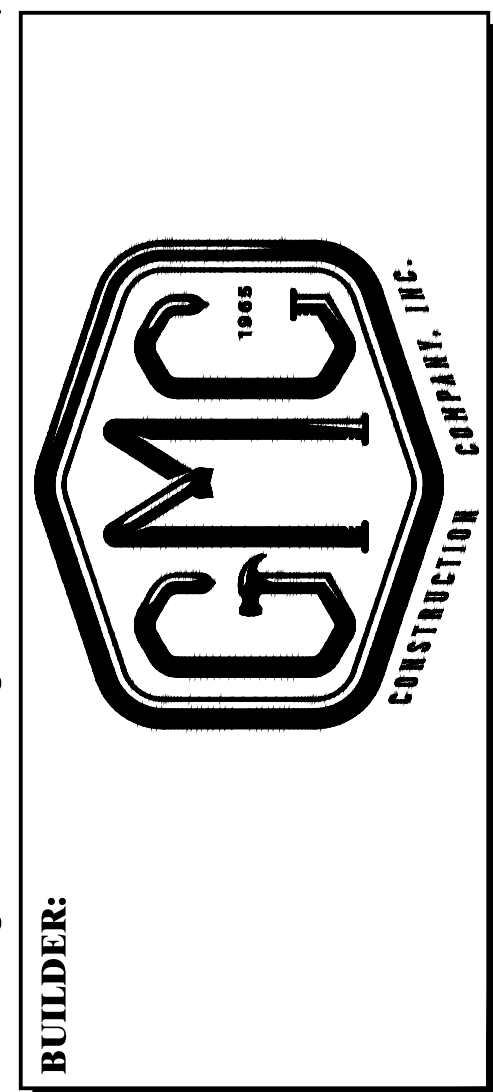
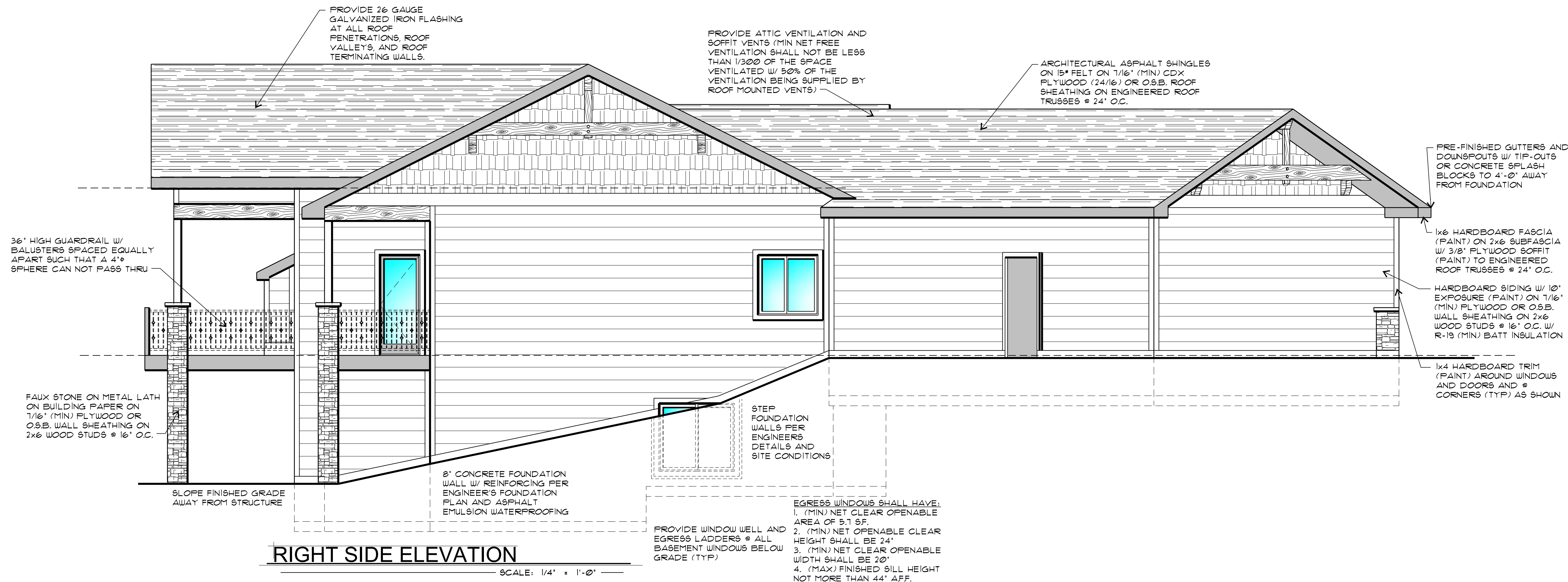
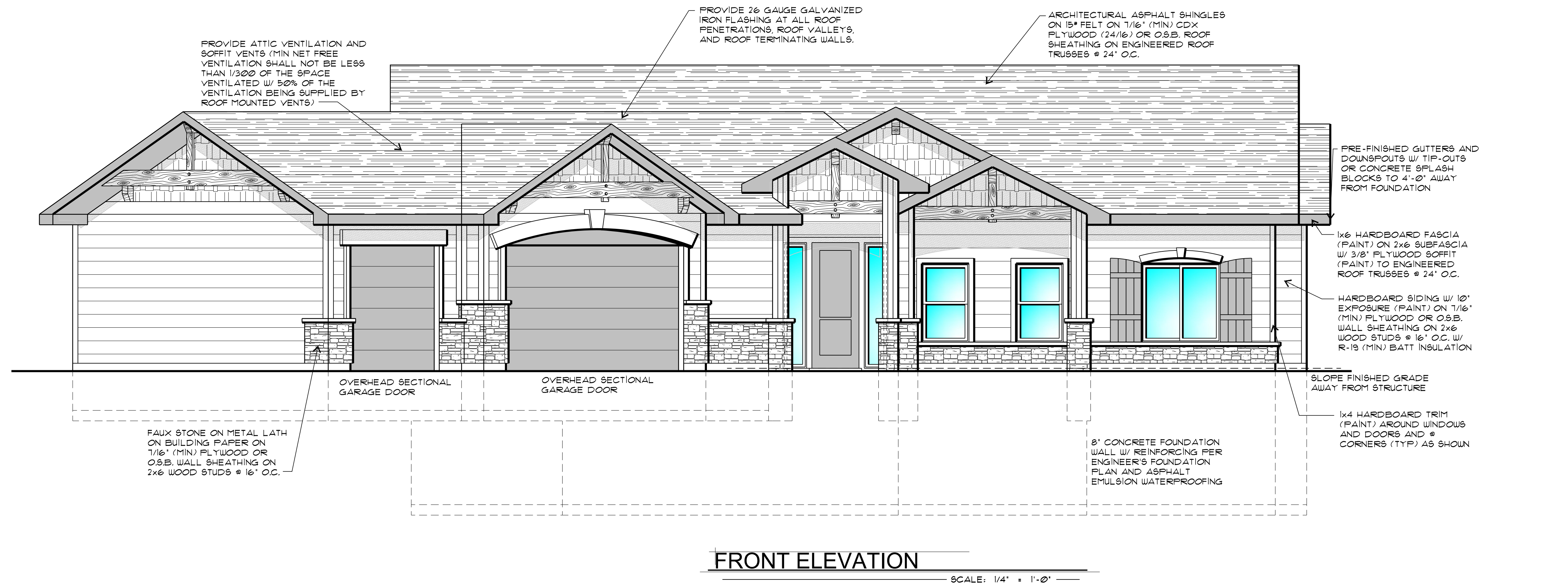
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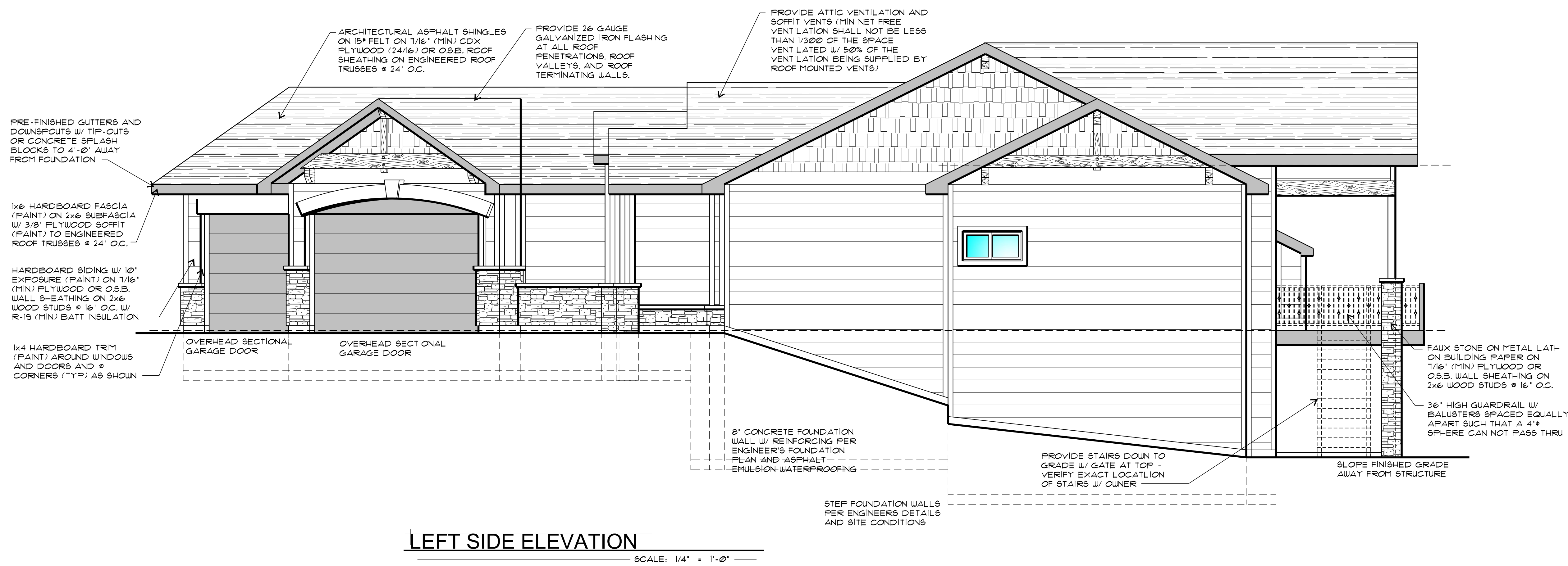
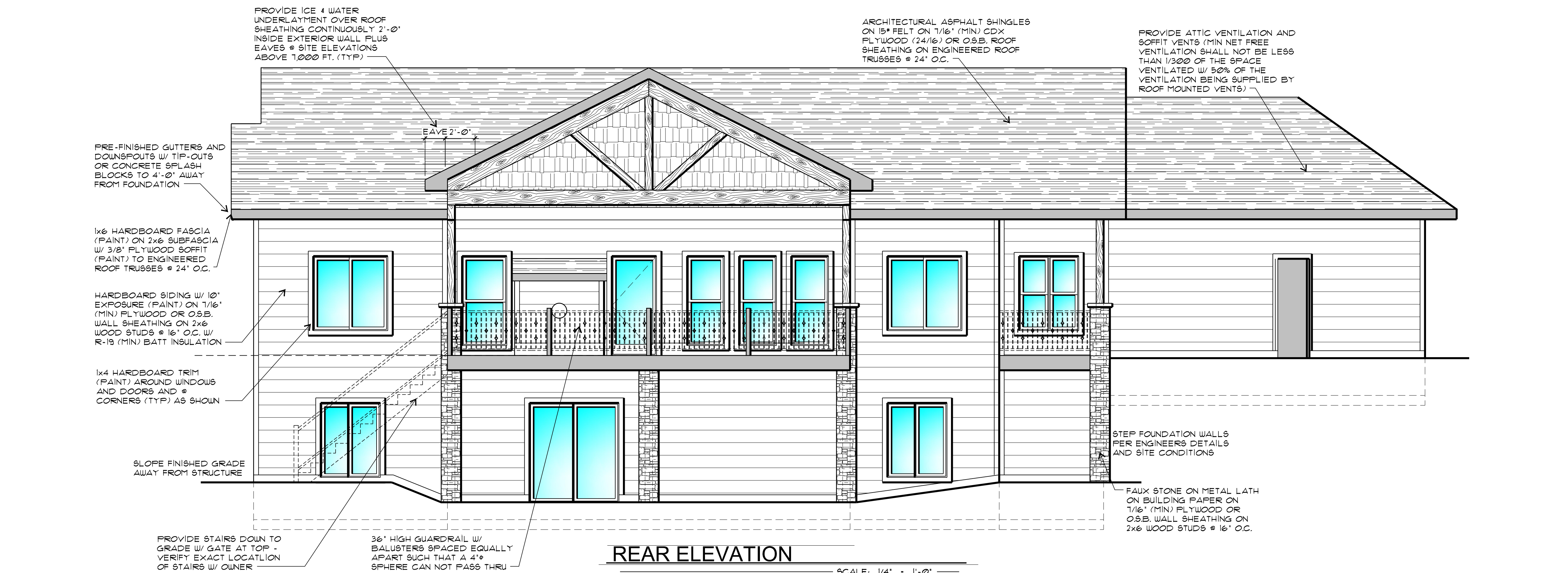
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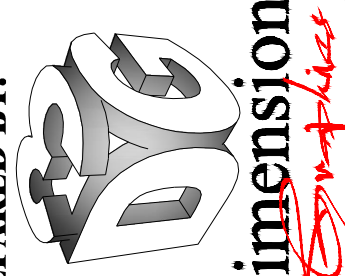
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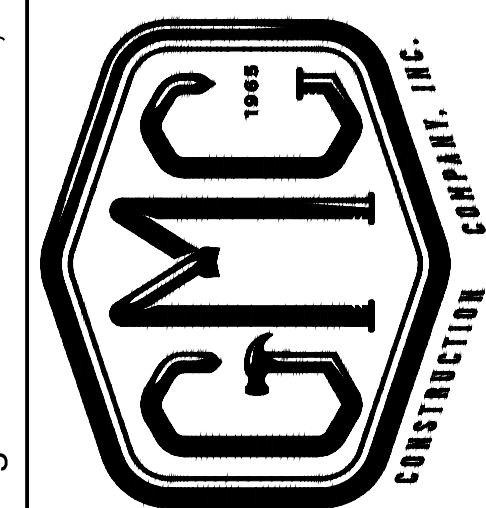
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BUILDER:



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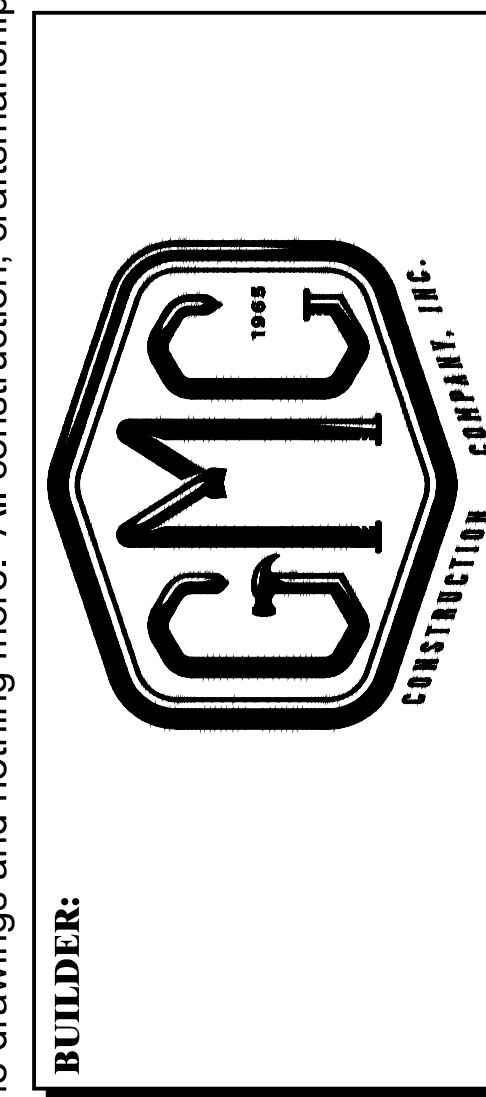
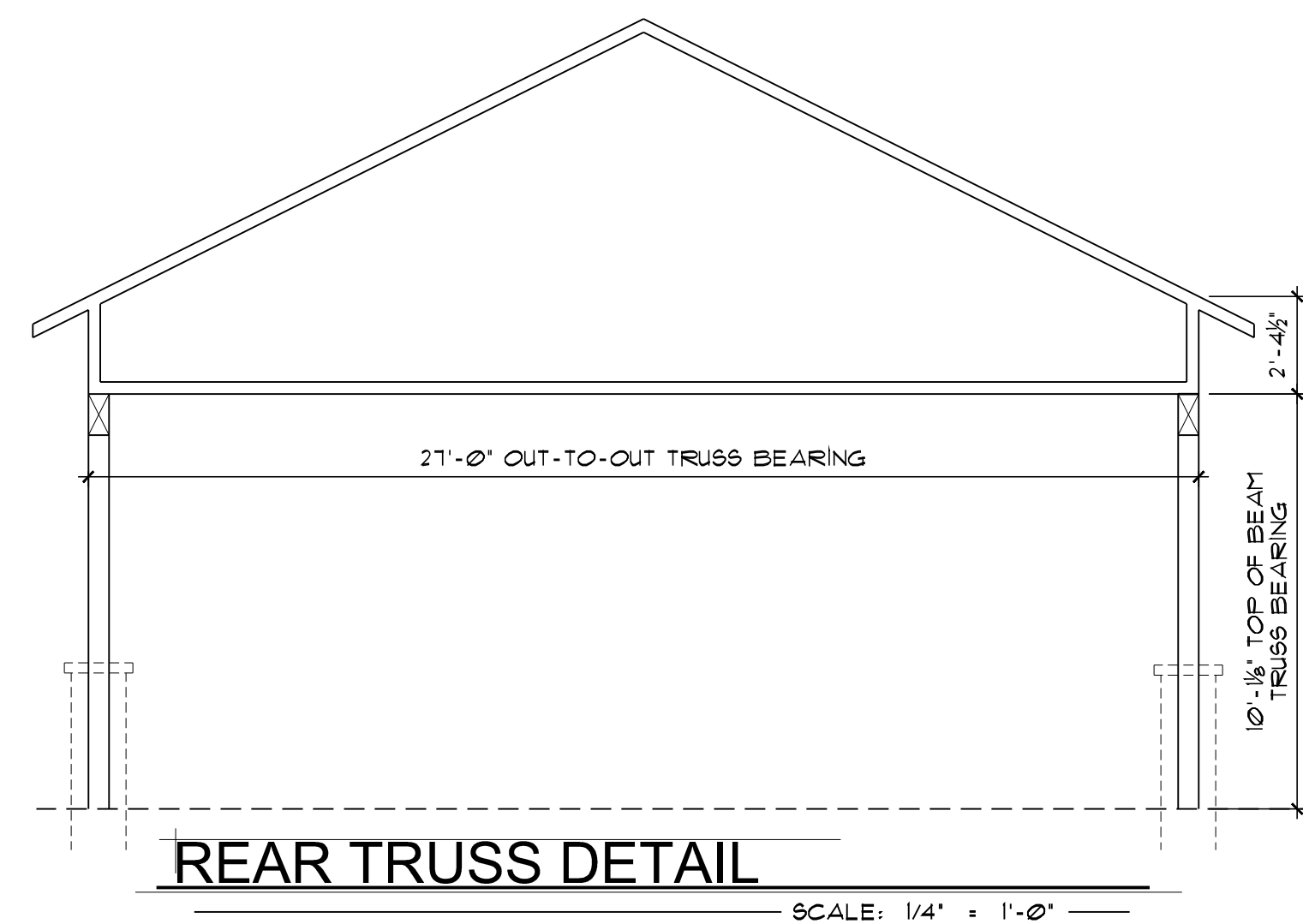
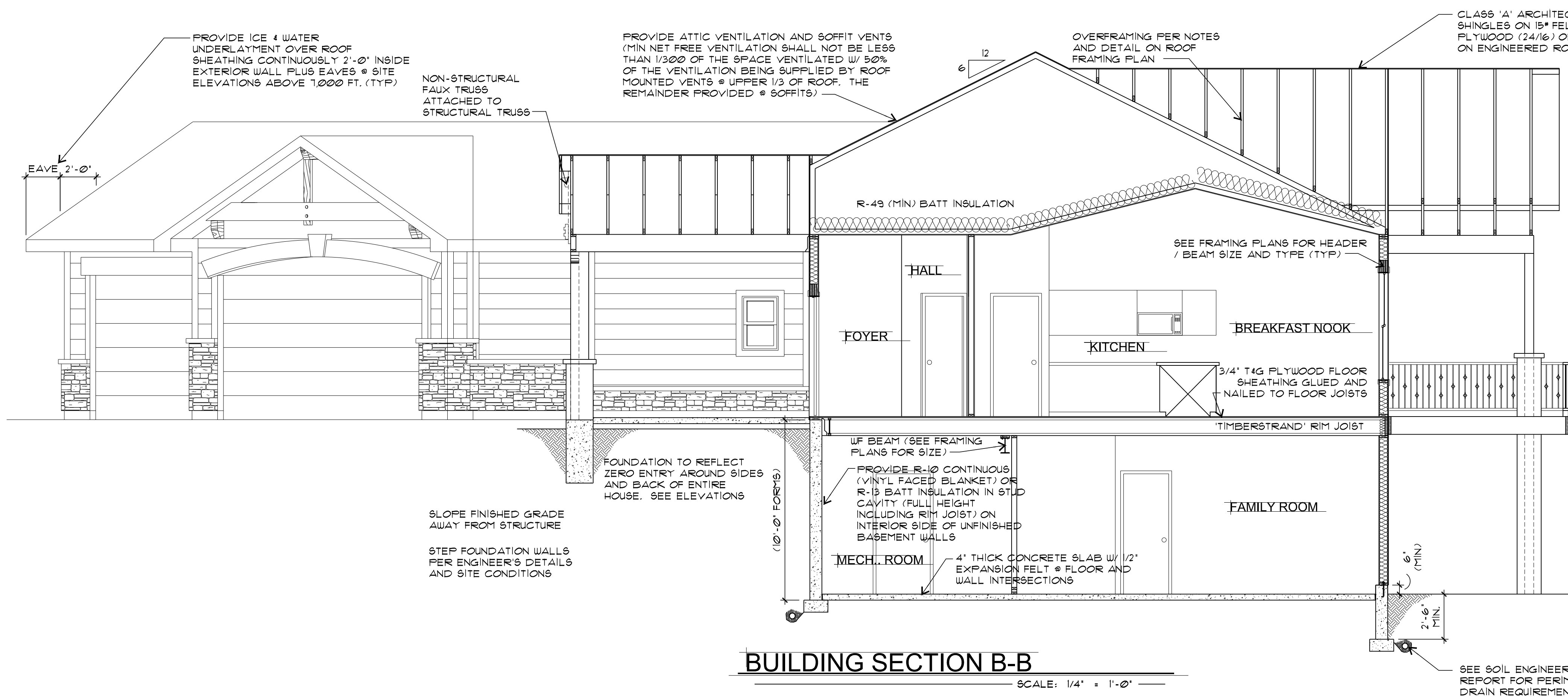
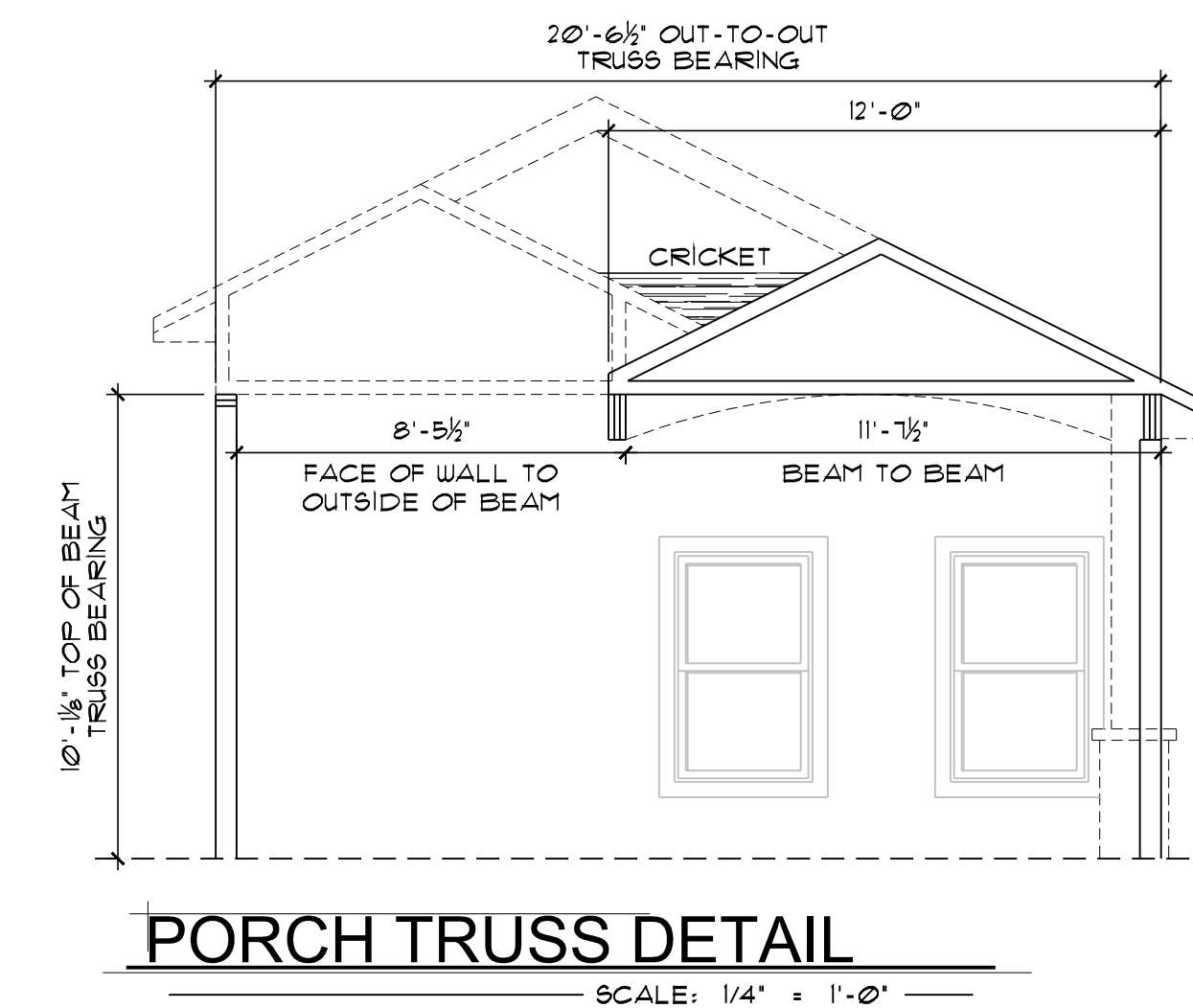
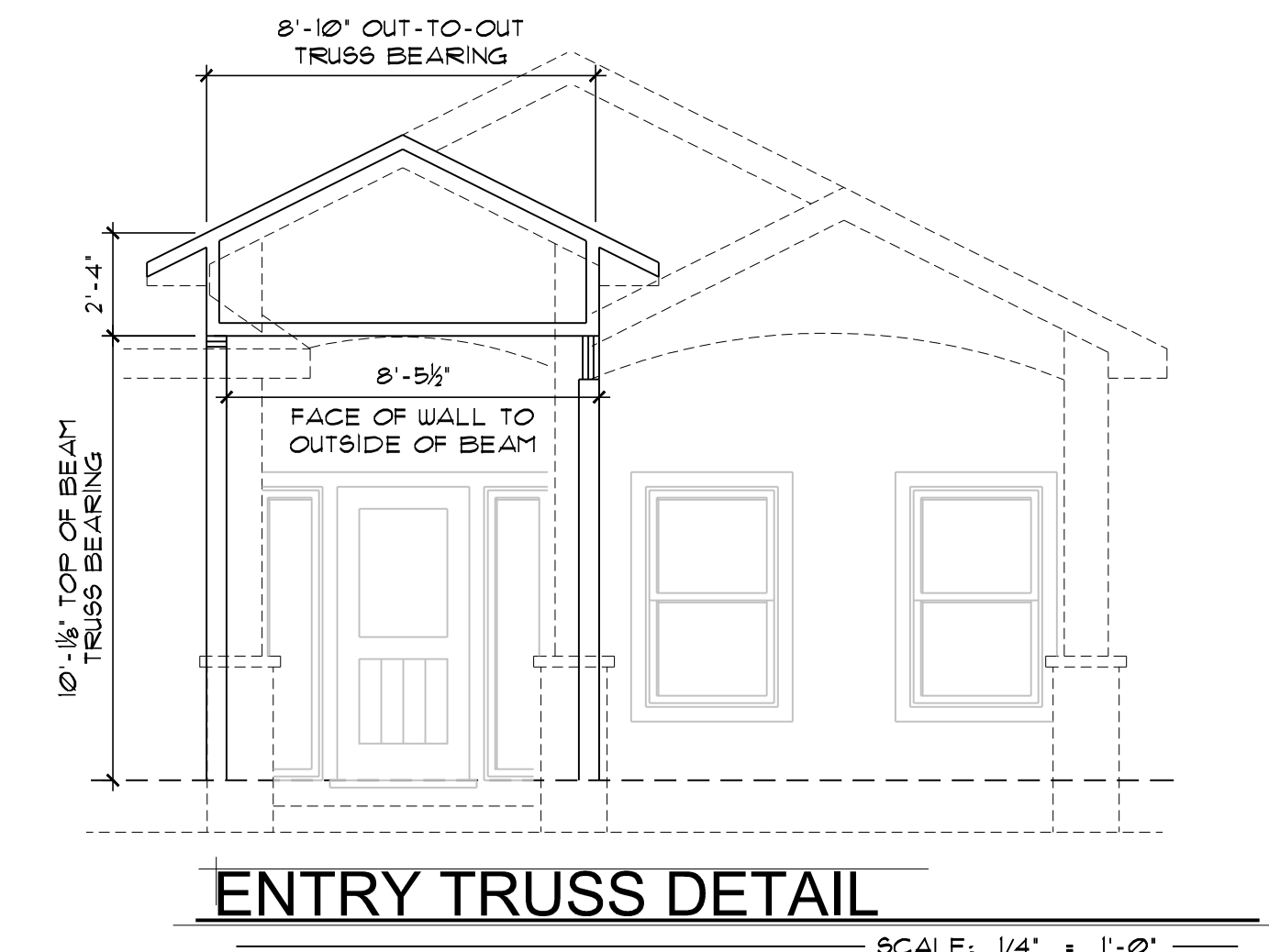
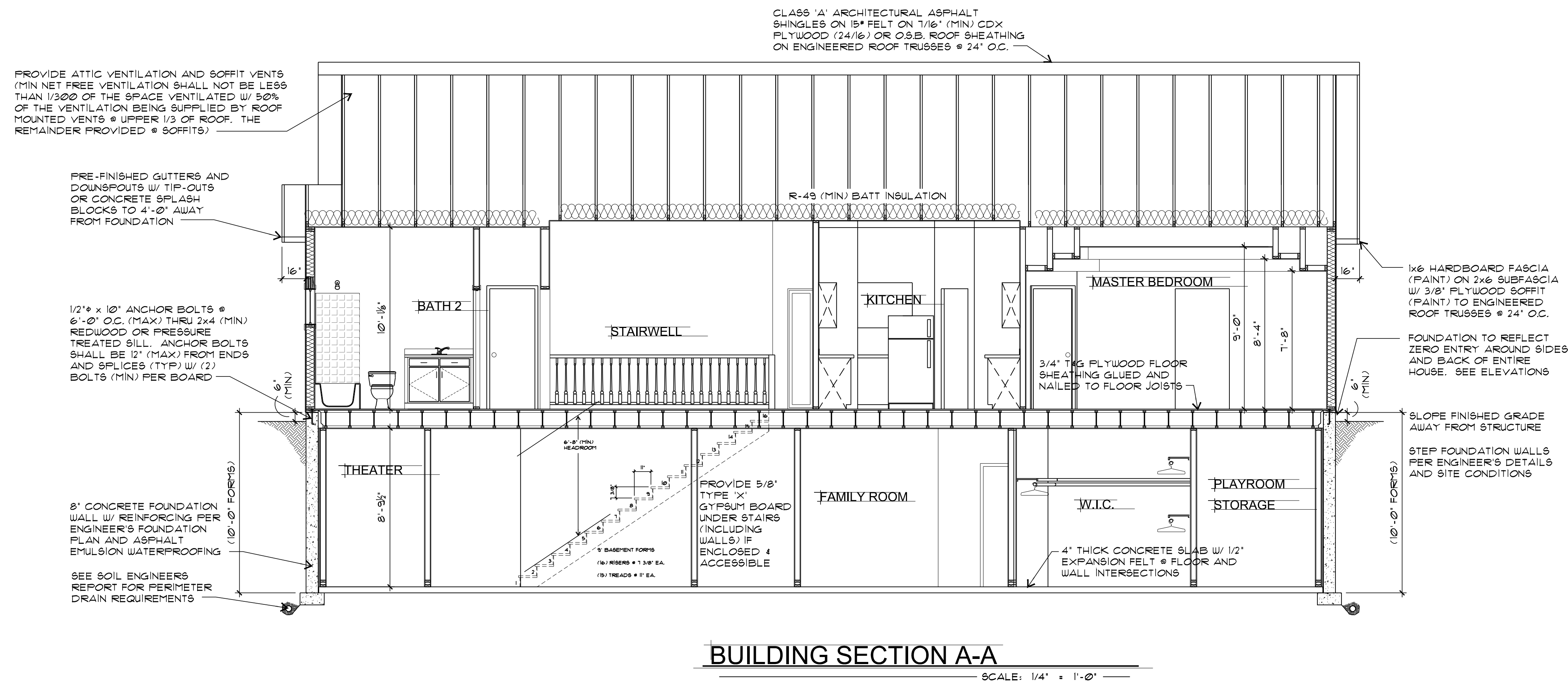
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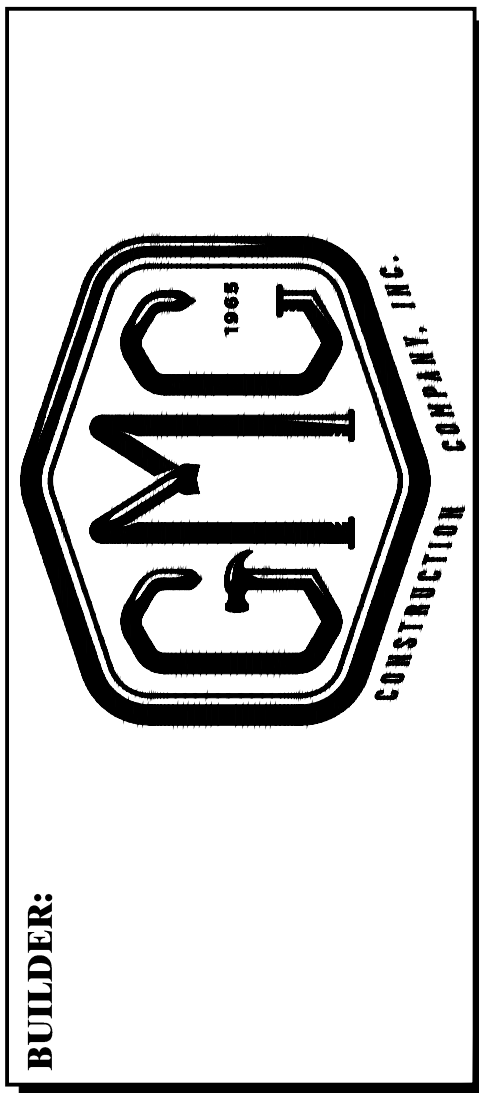
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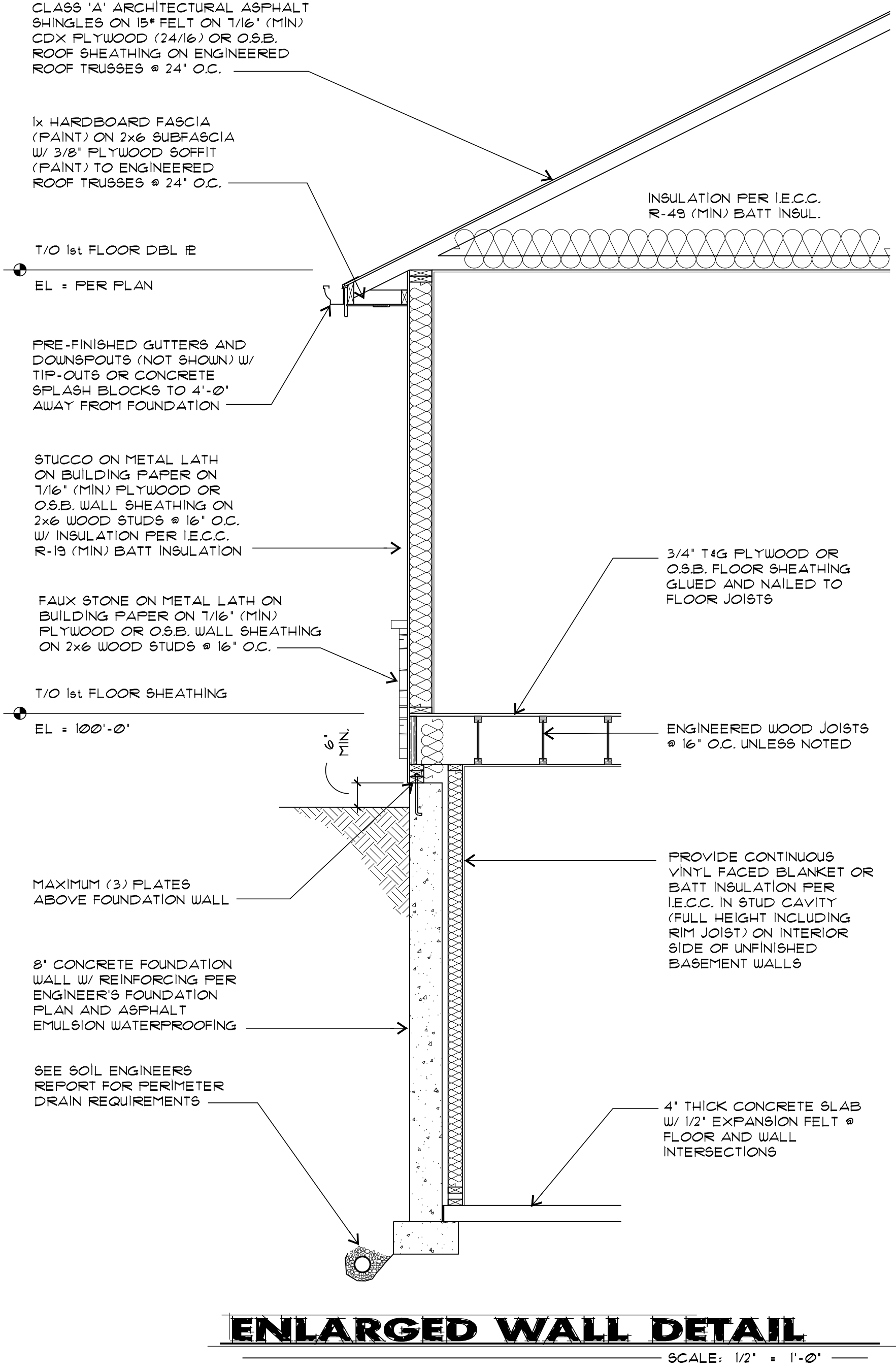
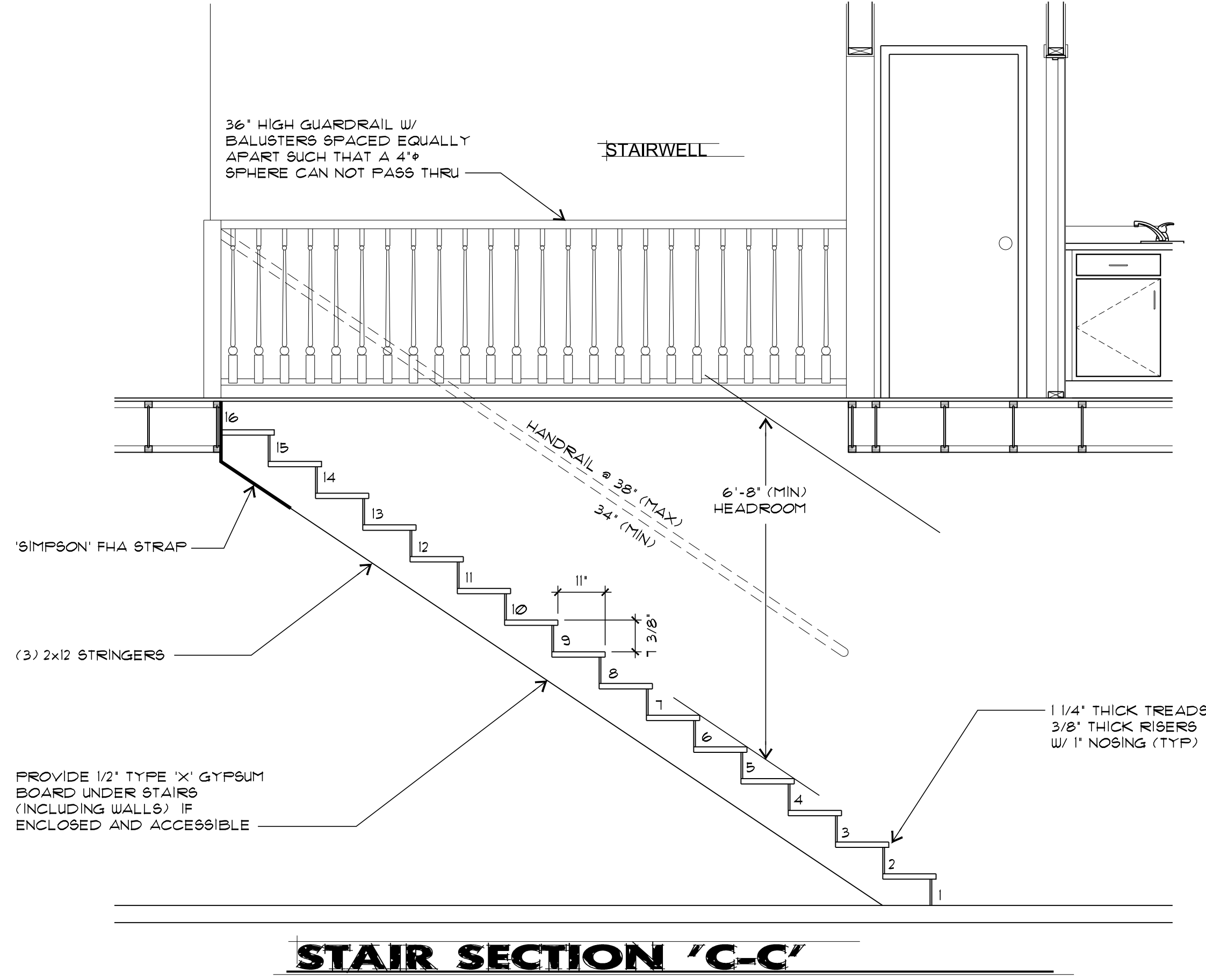
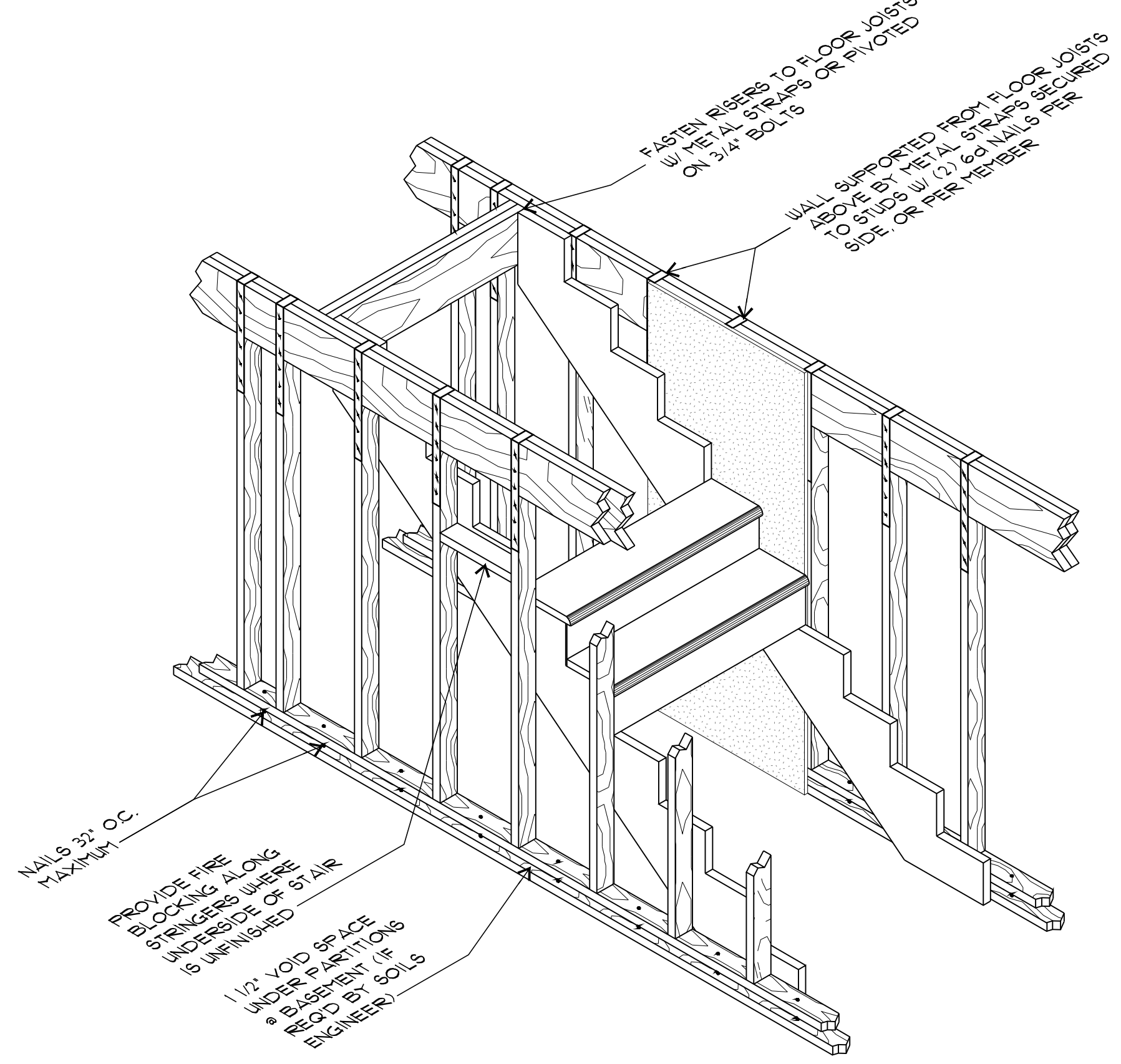
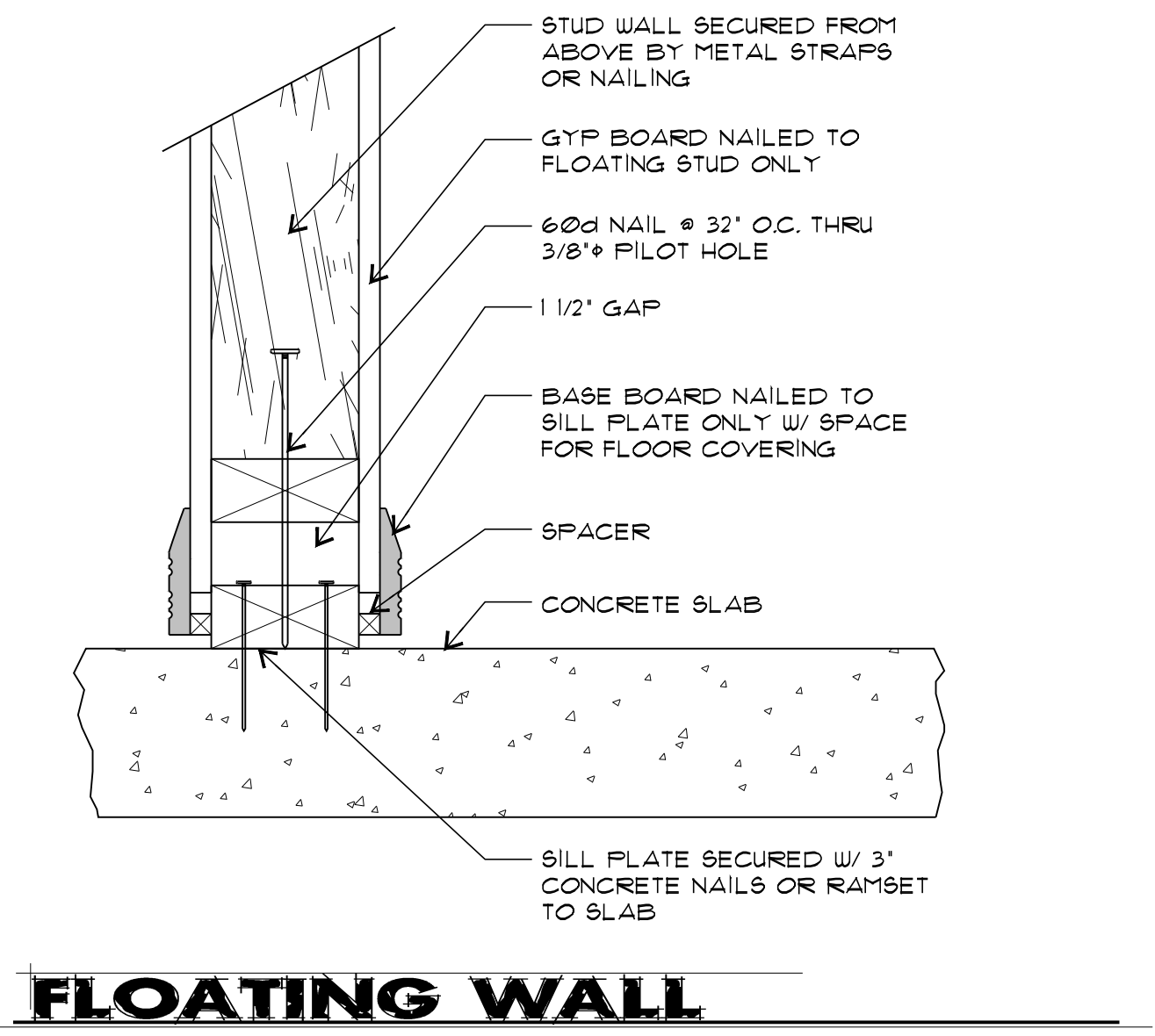
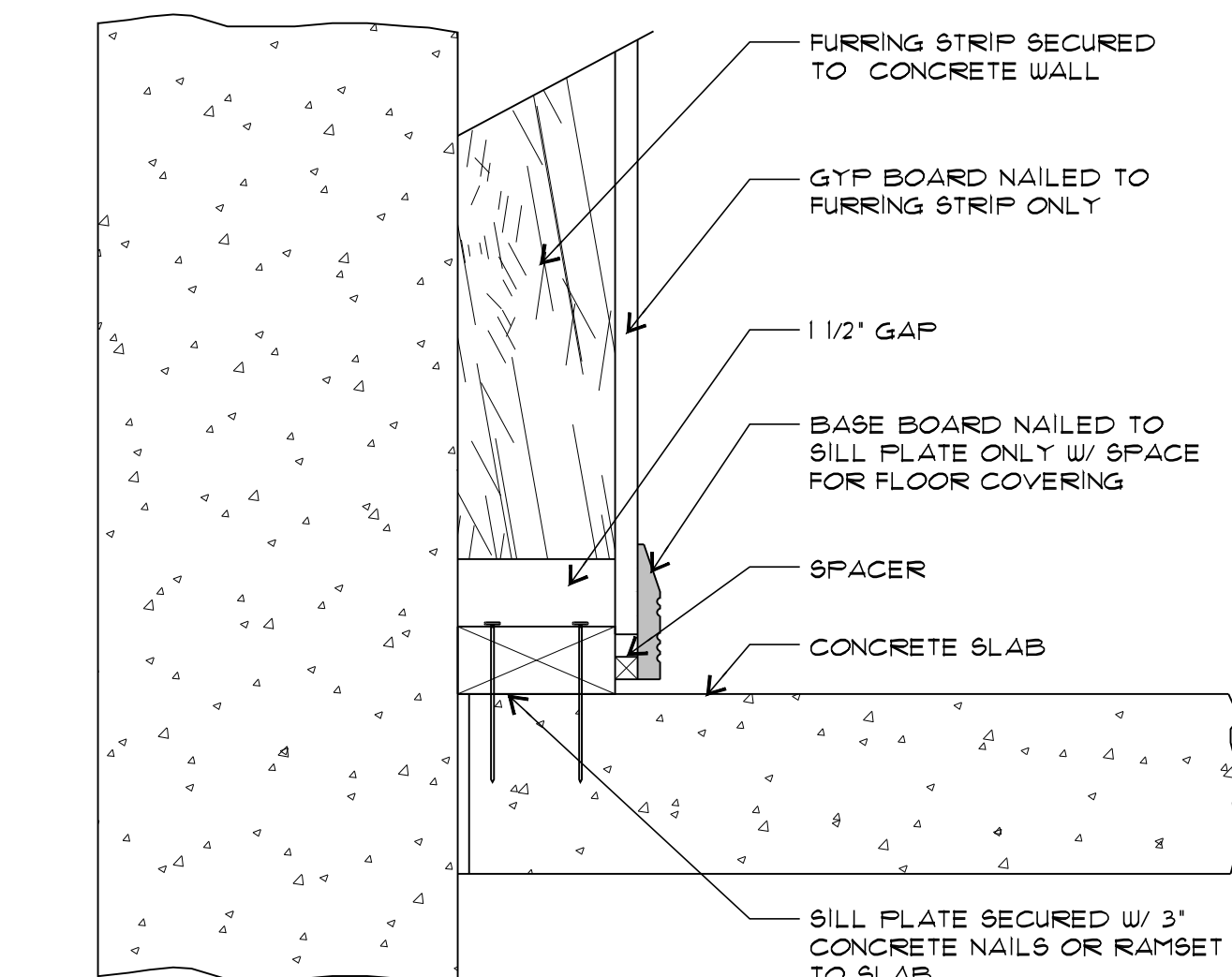
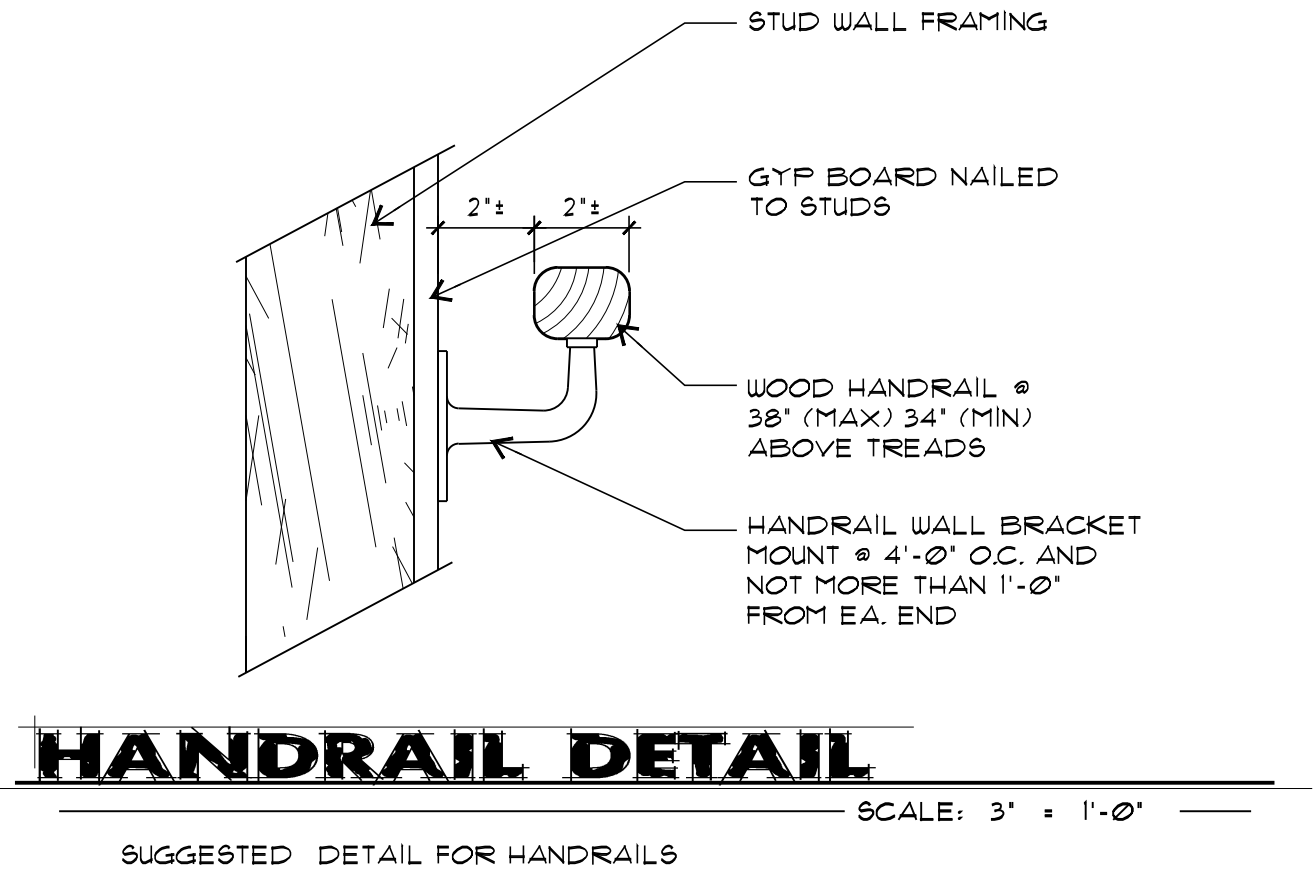
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michaela
CONSTRUCTION

APPLICABLE CODES:

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.

NOTE TO THE GENERAL CONTRACTOR / BUILDER / TRADES:

CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED TO THE JOB SITE FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES, FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION / COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE DESIGNER PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION.

GUARANTEE:

DESIGNER MAKES NO EXPRESSED OF IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.

DIMENSIONS:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FRAMING UNLESS NOTED OTHERWISE ON PLANS. VERIFY ALL FRAMING DIMENSIONS AT TUB, SHOWER, CABINETS, ETC., TO INSURE PROPER FIT. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF QUESTIONS, THE CONTRACTOR SHOULD NOTIFY THE DESIGNER FOR FURTHER CLARIFICATION.

DIVISION I - GENERAL REQUIREMENTS

1. AS INSTRUMENTS OF SERVICE, THE DESIGNER'S DRAWINGS AND SPECIFICATIONS ARE NOT COMPLETE BY THEMSELVES, AND THE DESIGNER'S CONTINUED SERVICES AND ADVICE ARE REQUIRED FOR INTERPRETATION AND APPLICATION OF THOSE DOCUMENTS TO A SPECIFIC PROJECT AND SITE. THE MODIFICATION OR USE OF THE DOCUMENTS WITHOUT THE DESIGNER'S ADVICE MAY CAUSE DAMAGE OR INJURY TO A PERSON OR PROPERTY WHICH COULD HAVE BEEN AVOIDED HAD THE DESIGNER BEEN ABLE TO ASSIST IN THE APPLICATION OF THOSE DOCUMENTS. IF THE DOCUMENTS ARE MODIFIED AND/OR USED WITHOUT THE DESIGNER'S SERVICES OR APPROVAL, THEN THE OWNER SHALL HOLD THE DESIGNER HARMLESS FOR THE CONSEQUENCES OF SUCH MODIFICATION.

2. CONSTRUCTION OF THE PROJECT SHALL COMPLY STRICTLY AND FULLY WITH CODES HAVING JURISDICTION, INCLUDING APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE DESIGNER.

3. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE DESIGNER IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

4. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF DESIGNER OR THE STRUCTURAL ENGINEER.

5. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

6. ALL DRAWINGS SHALL BE FULLY COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC.

7. DETAILS AND SECTIONS ON THE DESIGNER'S DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS TYPICAL IMPLY THAT ALL CONDITIONS ARE TO BE TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY THE CONTRACTOR TO ACCOMMODATE ONLY MINOR VARIATIONS.

8. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING AND INSTALLATION OF PRODUCTS MUST BE STRICTLY OBSERVED.

9. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR THE APPLICABLE BUILDING CODES.

SITE WORK:

ALL SITE WORK, GRADING, CUTTING, COMPACTION, ETC., SHALL CONFORM TO THE ENGINEERING SOILS REPORT.

ALL SURFACE WATER SHALL DRAIN IN A POSITIVE MANNER AWAY FROM THE BUILDING AND OFF THE SITE.

FOUNDATION:

ALL FOOTINGS SHALL REST ON SOLID UNDISTURBED SOIL OR AS DIRECTED BY SOIL ENGINEER.

NO CONCRETE SHALL BE PLACED IN EXCAVATION CONTAINING WATER OR ON FROZEN GROUND.

FOUNDATION PLAN TO BE PREPARED BY COLORADO LICENSED ARCHITECT OR ENGINEER REFER TO THE FOUNDATION PLAN AND SOILS REPORT FOR ALL INFORMATION CONCERNING THE FOUNDATION DESIGN, IE. FOOTING AND PAD SIZES, PIERS, VOIDS, DETAILS, PERIMETER DRAIN, FILL MATERIAL, REINFORCING, ETC.

SOILS REPORT TO BE ON HAND AT TIME OF FIRST INSPECTION.

MUDSILL SHALL BE 2x4 (MIN) REDWOOD OR PRESSURE TREATED LUMBER ON SILL SEAL WITH 1/2"ø x 10" ANCHOR BOLTS ø 4"ø" O.C. (MAX) AND 1'-0" (MIN) FROM EACH END OF EACH BOARD.

MAINTAIN 6" (MIN) EARTH TO WOOD SEPARATION ON EXTERIOR.

MAINTAIN 30" (MIN) FROST DEPTH AT ALL FOUNDATION WALLS, FOOTINGS, PADS AND PIERS.

FLATWORK:

PROVIDE 1/2" EXPANSION JOINT AT PERIMETER OF CONCRETE SLABS (FLOOR, PORCH, PATIO, GARAGE APRON, ETC.) AND AT ALL COLD JOINTS, FLUSH WITH SURFACE.

PROVIDE CONTROL JOINTS IN CONCRETE SLABS AS NECESSARY. (200 SQUARE FOOT MAXIMUM).

ALL UTILITY / MECHANICAL LINES THAT PROJECT THROUGH FLOOR SLABS SHALL BE SLEEVED WITH TWO LAYERS TYPE 15 FELT OR SIMILAR MATERIAL

ALL INTERIOR FLATWORK SHALL HAVE A TROWEL FINISH.

ALL EXTERIOR FLATWORK SHALL HAVE A BROOM FINISH WHICH RUNS PERPENDICULAR TO THE FLOW OF TRAVEL.

REFER TO SOILS REPORT FOR REINFORCING AND SLAB FILL.

IN HOT WEATHER (70° OR ABOVE), CURING COMPOUND SHALL BE APPLIED TO THE CONCRETE IMMEDIATELY AFTER FINISHING.

IN COLD WEATHER (40°F OR BELOW), PROTECT CONCRETE WITH INSULATED CONCRETE BLANKETS (KEEP AT 70°F).

INSULATION:

(MIN) INSULATION REQUIREMENTS ARE AS FOLLOWS:

R-20 MIN WALL INSULATION
R-19 MIN BASEMENT WALLS
R-19 MIN CRAWLSPACE WALLS
R-49 MIN CEILING INSULATION
R-30 MIN CANTILEVER INSULATION
R-30 MIN OVER UNHEATED SPACE (GARAGE)
R-10 MIN FOR 24" MIN DEPTH ø WALKOUT

ELEVATION:

PROVIDE 26 GAUGE GALVANIZED IRON FLASHING AT ALL ROOF PENETRATIONS, ROOF VALLEYS, AND ROOF TERMINATING WALLS.

ALL HARDBOARD OR WOOD TRIM AND EXPOSED WOOD TO BE PAINTED OR STAINED (SEE DRAWINGS).

WHERE NECESSARY, STEP TOP AND/OR BOTTOM OF FOUNDATIONS AND FOOTINGS TO FOLLOW FINISH GRADE.

EXTERIOR PORCH STAIRS TO HAVE 1" (MAX) RISERS AND 11" (MIN) TREADS.

WINDOW:

SIZES AND OPERATIONS OF WINDOWS SUBJECT TO MINIMAL CHANGE.

MAINTAIN EGRESS REQUIREMENTS IN BEDROOMS: NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. (MIN) NET CLEAR OPENABLE HEIGHT DIMENSION OF 24" (MIN) NET CLEAR OPENABLE WIDTH DIMENSION OF 20". FINISHED SILL HEIGHT OF NOT MORE THAN 44" AFF.

GLAZING SHALL BE TEMPERED WHEN THE GLAZING PANEL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE. GLAZING SHALL ALSO BE TEMPERED IN WINDOWS WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE WALKING SURFACE.

STUCCO AND CULTURED STONE:

THE STUCCO AND STONE CONTRACTORS SHALL ADHERE TO THE BUILDING CODE AND SHALL PERFORM THE WORK TO A MINIMUM OF THE INDUSTRY STANDARD. INCLUDE ALL BUILDING PAPER, LATH, STAPLES, CONTROL JOINTS AND WEEP SCREEDS FOR A QUALITY AND CODE COMPLIANT SYSTEM. INSURE THAT THE SEPARATION OF EARTH AND/OR CONCRETE TO THE FINISH MATERIALS MEETS THE MINIMUM CODE REQUIREMENTS. CONTRACTORS SHALL STRICTLY FOLLOW THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. NOTIFY DESIGNER IMMEDIATELY IF A CONFLICT ARISES BETWEEN THE DESIGN INTENT AN THE MANUFACTURER'S SPECIFICATIONS OR STANDARD PRACTICE OF CONSTRUCTION.

TIMBER:

ALL WOOD FRAMING SHALL CONFORM TO THE 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' LATEST EDITION, RECOMMENDED BY THE 'NATIONAL FOREST PRODUCTS ASSOCIATION'.

SAWN LUMBER FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADES UNLESS NOTED OTHERWISE ON PLANS.

2x4 AND SMALLER - HEM FIR - CONSTRUCTION

2x6 AND LARGER - HEM FIR - No. 2

4x AND LARGER - HEM FIR - No. 1

LUMBER FOR ALL GLUED LAMINATED BEAM MEMBERS 'GLULLAM's' (G+L) SHALL BE COMBINATION 24 F-V4, OR BETTER

LAMINATED VENEER LUMBER BEAMS (LVL) SHALL BE Fb ø 3100 PSI (MIN.)

SHEATHING PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE 'AMERICAN PLYWOOD ASSOCIATION', AND SHALL MEET THE REQUIREMENTS OF THE U.S. PRODUCT STANDARD F91-95 OR NATIONAL RESEARCH BOARD REPORT NO. NRB-108, LATEST EDITION - AN O.S.B. EQUIVALENT IS ACCEPTABLE.

ALL ROOF SHEATHING SHALL BE 7/16" THICK GRADE C-D APA RATED SHEATHING EXPOSURE 2. MINIMUM PANEL IDENTIFICATION SHALL BE 24/16 - AN O.S.B. EQUIVALENT IS ACCEPTABLE. ROOF NAILING SHALL BE 10d COMMON NAILS ø 4" O.C. (MAX) AT ALL EDGES AND BOUNDARIES, UNLESS NOTED OTHERWISE ON PLANS. NAILING ALONG INTERMEDIATE MEMBERS SHALL BE 12" O.C. (MAX).

ALL COMBINED SUBFLOOR-UNDERLAYMENT FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE VENEER-FACED APA RATED STURD-I-FLOOR EXPOSURE I DF OR BETTER - AN O.S.B. EQUIVALENT IS ACCEPTABLE

FLOOR NAILING SHALL BE 10d DEFORMED SHANK NAILS ø 6" O.C. (MAX) AT ALL SUPPORTED EDGES UNLESS NOTED OTHERWISE ON PLANS. NAILING ALONG INTERMEDIATE MEMBERS SHALL BE ø 10" O.C. (MAX).

ALL PLYWOOD FOR SHEAR WALLS SHALL BE 1/2" STRUCTURAL I APA RATED SHEATHING EXPOSURE I - AN O.S.B. EQUIVALENT IS ACCEPTABLE. ALL PANEL EDGES SHALL BE BACKED WITH (MIN) 2" NOMINAL FRAMING. NAILING SHALL BE PROVIDED WITH 10d COMMON NAILS ø 4" AT PANEL EDGES AND ø 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. WHERE PANEL IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOISTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

GLUE FLOOR SHEATHING TO JOISTS PER AMERICAN PLYWOOD ASSOCIATIONS GLUED FLOOR SYSTEM RECOMMENDATION.

PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED FLOOR SHEATHING EDGES. SOLID BLOCKING SHALL BE (MIN) NOMINAL 2" WIDE x 4" DEEP.

FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH 8'-0" DIMENSION PERPENDICULAR TO JOIST FRAMING, STAGGER JOINTS. PANELS TO BE CONTINUOUS OVER (2) OR MORE SPANS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING ø PANEL ENDS AND 1/8" AT PANEL EDGES UNLESS RECOMMENDED OTHERWISE BY PANEL MANUFACTURER.

DESIGN OR PREFABRICATED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH 'DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES', AND SHALL BE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN COLORADO. TRUSSES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. PROVIDE CALCULATIONS WITH SEAL AND SIGNATURE OF DESIGN ENGINEER.

ALL BOLTS SHALL BE ASTM-307 (MIN).

END OF 'GLULLAM' BEAMS SHALL BE ACCURATELY CUT TO PROVIDE UNIFORM BEARING.

ALL PLYWOOD WEB JOIST SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS SHALL MEET OR EXCEED THE DESIGN VALUES OF THE JOISTS AS SPECIFIED ON THESE PLANS.

ALL PLYWOOD WEB JOIST BRIDGING, BLOCKING AND OTHER ACCESSORIES SHALL BE FURNISHED BY THE JOIST MANUFACTURER AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND AS SHOWN ON PLANS.

INSTALL BLOCKING PANELS BETWEEN ALL PLYWOOD WEB JOISTS AT ALL SUPPORTS. SOLID BLOCKING SHALL BE SAME DEPTH AS ADJACENT JOISTS AND NOT LESS THAN 2" NOMINAL THICKNESS UNLESS NOTED OTHERWISE ON PLANS.

DOUBLE AND TRIPLE BUILT-UP SOLID SAUN WOOD MEMBERS SHALL BE SPIKED TOGETHER WITH (2) 16d NAILS ø 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.

DOUBLE PLYWOOD WEB JOISTS SHALL BE PROVIDED WITH BACKER BLOCKS ø 48" O.C. (MAX) BETWEEN THE JOISTS AND SPIKED TOGETHER THRU THE BACKER BLOCKS. BACKER BEAMS SHALL BE PROVIDED ø ALL LOCATIONS ø WHICH JOISTS FRAME INTO A DOUBLE PLYWOOD WEB JOIST, AND ø BEARING LOCATIONS.

BOLT HOLES IN 'GLULLAM' MEMBERS SHALL BE FIELD DRILLED AFTER MEMBERS ARE IN PLACE TO INSURE POSITIVE UNIFORM BEARING.

(MIN) NAILING FOR ALL WOOD FRAMING SHALL CONFORM TO TABLE NO ø623 OF THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION, UNLESS NOTED OTHERWISE ON PLANS.

NOTE: ORIENTED STRAND BOARD (O.S.B.) MAY BE SUBSTITUTED FOR PLYWOOD.

CONCRETE:

MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' ACI 318-08. REFER TO FOUNDATION ENGINEER'S DRAWINGS AND REPORT FOR CONCRETE MIX DESIGNS, REINFORCING AND REQUIRED DETAILS.

CALCIUM CHLORIDE SHALL NOT BE ADDED TO CONCRETE.

STRUCTURAL STEEL:

ALL STEEL SHALL CONFORM TO THE 'STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL' ASTM DESIGNATION A-36 LATEST EDITION UNLESS NOTED OTHERWISE ON PLANS. STEEL PIPES SHALL CONFORM TO ASTM 501, Fy+36 ksi, OR ASTM A-53, TYPES 'E' OR 'S', GRADE B, Fy+36 ksi. STEEL TUBING SHALL CONFORM TO ASTM A-500, GRADE B, Fy+46 ksi.

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO ALSO 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS', AND THE AISC 'CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' LATEST EDITION.

BEAM CONNECTIONS NOT DETAILED IN THE DRAWINGS SHALL BE DESIGNED BY THE STEEL FABRICATOR IN ACCORDANCE WITH TABLES I AND II OF PART 4 OF THE AISC 'MANUAL FOR STEEL CONSTRUCTION', EIGHTH EDITION. BEAM REACTIONS NOT SHOWN ON PLANS OR DETAILS SHALL BE COMPUTED FROM THE DESIGN LOADS SHOWN ON THE DRAWINGS.

SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE ON PLANS.

FIELD CONNECTIONS SHALL BE MADE WITH 3/4"ø ASTM A-307. BOLTS UNLESS NOTED AL A-325 OR HIGHER STRENGTH BOLTS ON PLANS.

CONNECTIONS NOTED AS A-325 OR HIGHER STRENGTH SHALL BE MADE WITH ASTM A-325 FRICTION TYPE HIGH STRENGTH BOLTS.

EQUIVALENT WELDED CONNECTIONS MAY BE SUBSTITUTED FOR BOLTED CONNECTIONS WITH DESIGNER'S APPROVAL.

ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER AND SHALL CONFORM TO 'AISC STRUCTURAL WELDING CODE' (AWD D11) LATEST EDITION.

WELD SIZES NOT OTHERWISE SHOWN SHALL BE (MIN) CONTINUOUS 1/4" FILLET WELD, OR EQUAL TO THE THICKNESS OF THE THINNER MATERIAL, WHICHEVER IS LESS.

ALL WELDING SHALL BE DONE WITH A6061 OR A505 E70 XX ELECTRODES.

AREAS WITHIN 2" OF FIELD WELDS SHALL NOT BE PAINTED UNTIL AFTER WELDING. FIELD WELDS, BOLT HEADS, NUTS AND OTHER SURFACES NOT SHOP PAINTED, AND SURFACES ABRASSED DURING SHIPPING OR ERECTION SHALL BE FIELD PAINTED IMMEDIATELY AFTER ERECTION.

ALL STEEL SHALL RECEIVE ONE SHOP COAT OF TMEC699 OR RUST OLEUM 1069 RED METAL PRIMER.

FRAMING:

ALL FRAMING LUMBER SHALL BE S4S, KILN DRIED, AND SHALL BEAR MANUFACTURER AND GRADE STAMP, AND SHALL CONFORM TO THE FOLLOWING, (EQUAL OR BETTER):

LOCATION	SPECIES & GRADE	FbE
MUDSILL	REDWOOD OR PRESSURE TREATED LUMBER, CONSTRUCTION GRADE	950 SMU 0.9
2x JOISTS, PLATES,RAFTERS, BLOCKING	HEM-FIR #2 OR BETTER	1150 RMU 1.4
STUDS	HEM-FIR #2 CONST. GRADE OR WESTERN WOODS CONST. GRADE	975 RMU 1.2 775 RMU 0.9
HEADERS, COLUMNS	HEM-FIR #2 OR BETTER Fc ø 825 2x4, 815 2x6 Fc ø 245 1v ø 15	1000 SMU 1.4
FURRING, NON-STRUCTURAL BLOCKING	WESTERN WOODS CONSTRUCTION GRADE	575 SMU 0.9
DECK FRAMING	HEM-FIR #2 (OR BETTER)	1150 RMU 1.4
BCI JOISTS	AS NOTED ON FRAMING PLANS	3100X-15 2.0
LVLs	LAMINATED VENEER LUMBER	Fb ø 3100 PSI
GLULLAMS	ROSSBORO X-BEAM (OR EQ.)	24F-V4 (OR BETTER) AT INTERIOR 20F-V12 AT EXTERIOR
ROOF SHEATHING	7/16" CDX FLYWOOD, 24/16 PANEL INDEX (OR O.S.B.)	
WALL SHEATHING	7/16" CDX FLYWOOD (OR O.S.B.)	
FLOOR SHEATHING	3/4" T4G PLYWOOD (OR O.S.B.) GLUED & NAILED, 24/16 PANEL INDEX	

ALL POSTS, COLUMNS AND MULTIPLE STUD COLUMNS SHALL BE BLOCKED SOLID AT FLOOR LEVELS AND NAILED ø 12" O.C. FULL HEIGHT FROM BEAM/HEADER BEARING TO FOUNDATION.

WIND BRACING SHALL BE 4x8 SHEETS OF 7/16" CDX PLYWOOD (OR O.S.B.) OR 1/4" LET-IN BRACING AT ALL CORNERS AND ø 20"x0" O.C. (MAX).

PLYWOOD (OR O.S.B.) SHEAR WALLS, WHERE REQUIRED, SHALL BE CONSTRUCTED WITH ALL PANEL EDGES BLOCKED SOLID. USE ø65 COMMON NAILS ø 4" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE MEMBERS.

ALL NAILING SHALL BE IN ACCORDANCE WITH 2009 I.R.C. TABLE ø623

MISCELLANEOUS:

MAINTAIN 6"-8" (MIN) HEADROOM AT ALL BEAMS AND MECHANICAL RUN-UPS FOR A (MAX) OF 5'-0".

PROVIDE 1/2" TYPE 'X' GYPSUM BOARD UNDER STAIRS IF ENCLOSED AND ACCESSIBLE.

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON CEILING AND COMMON WALL OF GARAGE.

ALL CONCRETE WALLS IN FINISHED AREAS SHALL HAVE 1/2" GYPSUM BOARD ON 2x4 FURRING STUDS ø 16" O.C.

BOILER SHALL BE PROVIDED WITH OUTSIDE COMBUSTION AIR.

LP GAS BURNING APPLIANCES SHALL NOT BE PERMITTED IN BASEMENTS OR CRAWLSPACES (IF APPLICABLE).

STUD HEIGHT AND SPACING TABLE			
THIS CHART IS BASED ON THE INFORMATION IN IRC TABLE No. R602.3.1			
SIZE, HEIGHT (FEET) AND SPACING (INCHES) OF WOOD STUDS			
SIZE & SPACING	SUPPORTING ROOF AND CEILING	SUPPORTING ROOF AND CEILING & ONE FLOOR	SUPPORTING ROOF AND CEILING & TWO FLOORS
INCHES	FEET	FEET	FEET
2x4	8	16-0	12-0
	12	12-0	10-0
	16	12-0	10-0
	24	10-0	N/A ³
2x6	8	24-0	24-0
	12	20-0	18-0
	16	18-0	14-0
	24	16-0	14-0
NOTES: 1. DESIGN REQUIRED			

GENERAL PLUMBING NOTES:

ALL PIPING SHALL BE INSTALLED IN INTERIOR WALLS (WHERE POSSIBLE), PARTITIONS OR UNDERGROUND

DO NOT INSTALL PIPING IN UNINSULATED SPACES, EXTERIOR WALLS OR IN ATTIC (SILLCOCKS EXCEPTED)

ANY PIPING IN CRAWL SPACES, IF IN DANGER OF FREEZING, SHALL BE INSULATED TO PROTECT FROM FREEZING

PROVIDE FLOOR DRAIN AT EVERY WATER HEATER LOCATION. PIPE WATER HEATER RELIEF VALVE TO FLOOR DRAIN, USING A 3/4" COPPER OR GALVANIZED. CONNECT WITH AIR GAP SEAL ANY FIRE RATED WALL OR CEILING PENETRATION WITH CODE APPROVED SEALANT AND APPROVED FITTING TO ENSURE CONTINUITY OF FIRE RATED ASSEMBLY.

VERIFY THAT LENGTH AND SIZE OF DRYER VENTS WITH ELBOWS MEET THE DRYER MANUFACTURER RECOMMENDATIONS AND COMPLY WITH LOCAL CODES

PROVIDE ISOLATION VALVE AT 3/4" COLD WATER MAIN ENTERING STRUCTURE AND AT ALL FIXTURE CONNECTIONS

INSTALL ONE WATER HAMMER ARRESTOR

FURNISH AND INSTALL BACK FLOW PREVENTER AS REQUIRED PER CODE

INSTALL 3/4"ø PVC CONDENSATE DRAIN FOR COOLING COIL ON EACH AIR HANDLER. EACH CONDENSATE DRAIN SHALL CONSIST OF PRIMARY AND SECONDARY DRAIN PIPES. CONNECT TO FLOOR DRAIN, HUB DRAIN OR ANY BATHROOM FIXTURE DRAIN WITH AIR GAP. FURNISH AND INSTALL CEILING ACCESS DOOR IF HUB DRAIN IS INSTALLED ABOVE CEILING

PROVIDE CLEAN OUTS AS REQUIRED BY LOCAL CODES

DECKS:

DECKING: COMPOSITE DECK MATERIALS AND THICKNESS SHALL BE ICC APPROVED.

HANDRAILS: STAIRS WITH 4 OR MORE RISERS REQUIRE HANDRAILS INSTALLED BETWEEN 34-38" ABOVE LANDING AND NOSING OF THE STAIR TREADS. THE GRIP OF THE HANDRAIL CANNOT BE LESS THAN 1-1/4" OR MORE THAN 2" IN DIAMETER. HANDRAILS MAY BE CONSTRUCTED OF 2x3 OR GREATER MATERIAL PLACED ON END AND PROVIDED WITH A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE HANDRAIL PROFILE.

GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

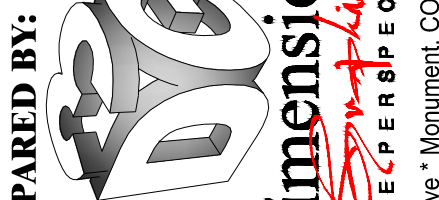
REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NO ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER EXCEPT THAT THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY, ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH AND OPENINGS FOR REQUIRED GUARDRAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-3/8" TO PASS THROUGH.

LEDGERS: LEDGER BOARDS SHALL BE WEATHER PROTECTED BY AN APPROVED METHOD ('ZEE' FLASHING). LEDGERS MAY ONLY BE ATTACHED TO THE CANTILVER OF A HOUSE IF THE FLOOR JOISTS ARE SECURED TO THE RIM WITH INVERTED HANGERS AND AS ADDITIONALLY DETAILED IN THESE DRAWINGS.

NAILS AND SCREWS: WOOD SCREWS AND NAILS MAY BE USED TO ATTACH DECKING TO JOISTS. NAILS SHALL BE USED FOR THE INSTALLATION OF HANGERS (NO SCREWS ALLOWED). END NAILING OR TOE NAILING OF JOISTS IS NOT ALLOWED - USE FULL HEIGHT HANGERS FOR ALL CONNECTIONS.



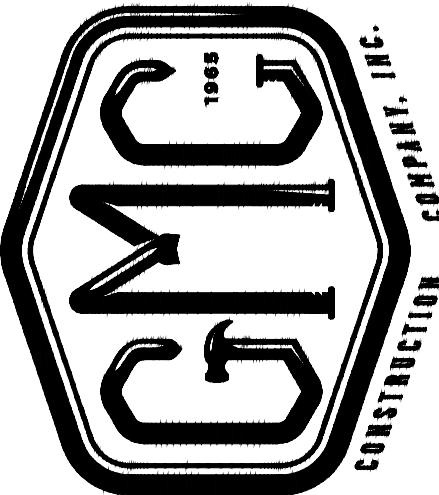
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2019-01

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