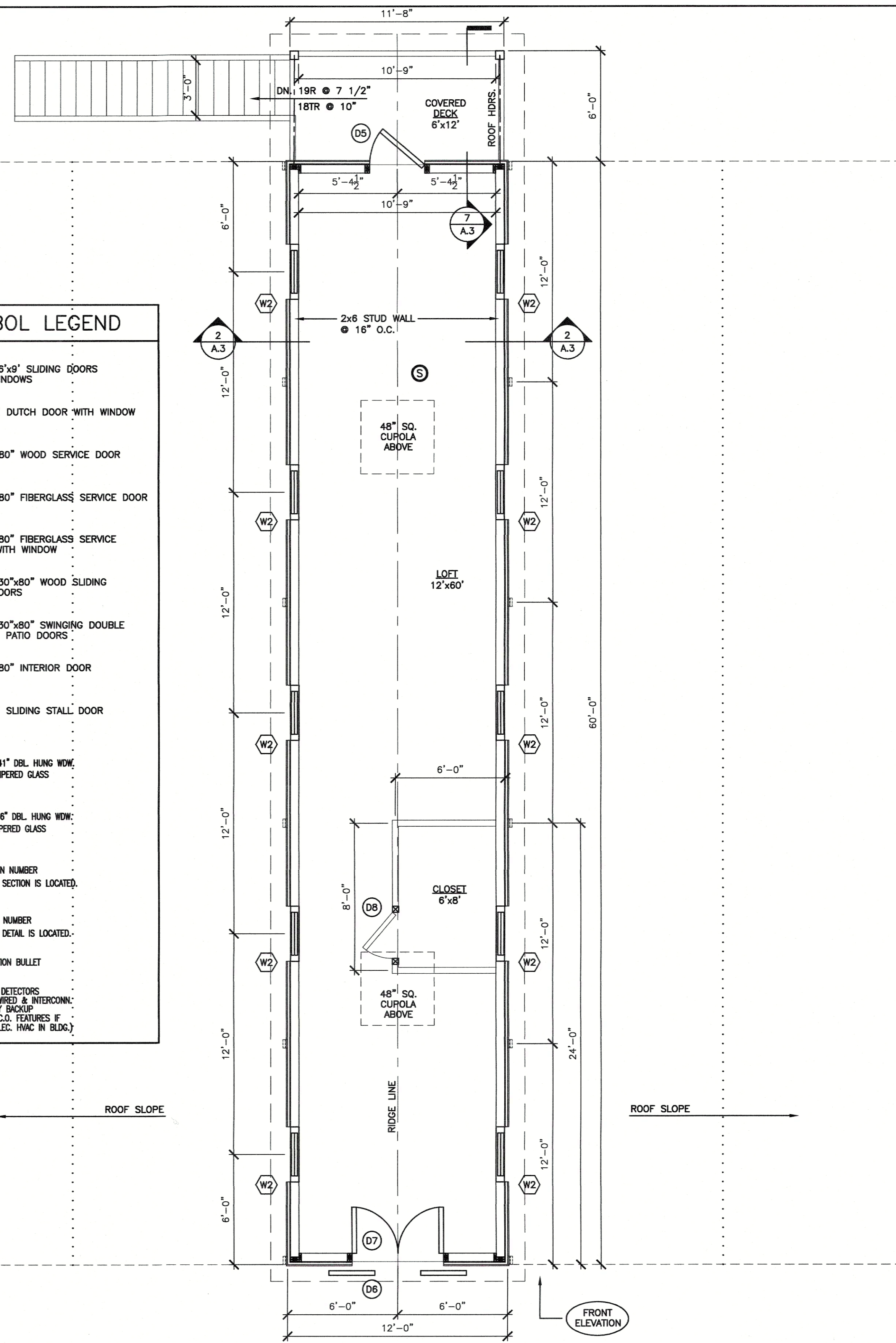


**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES - RESIDENTIAL CONSTRUCTION**  
THESE NOTES APPLY TO ALL DRAWINGS:

- ALL WORK TO CONFORM TO ALL SECTIONS OF IRC 2018 CODE, INCL. LOCAL AMENDMENTS OF E, PASO CO., CO. CONTRACTOR IS RESPONSIBLE TO CONTACT CODE OFFICIAL REGARDING ALL INSPECTIONS. THIS WORK HAS NOT BEEN REVIEWED FOR ZONING, LAND DEVELOPMENT, FLOOD PLAN, OR OTHER SITE-RELATED ORDINANCES, AND IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY COMPLIANCE.
- PENETRATIONS OF FIRE-RATED WALLS, FLOOR ASSEMBLIES, OR MEMBRANES TO COMPLY w/ IRC SECTION R302 AS APPLICABLE. ALL FIRE-RATED GYP. BD. TO BE TYPES X OR C, MIN. 5/8" AT ALL WALLS & THICKNESS INDICATED ON CEILING.
- IF REQD. BY CODE OFFICIAL, PROVIDE COPIES OF SHOP DWGS PRIOR TO INSTALL, SIGNED & SEALED IF REQD.
- STRUCTURAL DESIGN IS IN ACCORDANCE w/ THE IRC CODE AS FOLLOWS:  
WIND - 130 MPH ULTIMATE WIND VELOCITY, EXPOSURE C  
GROUND SNOW LOAD - 30 PSF  
FROST DEPTH - 36" MIN.  
SOIL BEARING - ASSUMED CAPACITY 3000 PSF  
FLOOR LOADS - 40 PSF typ.  
DEAD LOAD OF 10 PSF FOR WOOD RAFTER ROOFS  
DEAD LOAD OF 10 PSF FOR WOOD FLOORS.
- STRUCTURAL STABILITY DEPENDS ON THE DIAPHRAGM ACTION OF THE ROOF & FLOORS. CONTRACTOR IS COMPLETELY RESPONSIBLE FOR METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL GUYS, BRACING & SHORING REQD. FOR ALL TEMPORARY CONDITIONS. DO NOT STORE MATERIALS IN EXCESS OF DESIGN CAPACITY.
- CONTRACTOR TO VERIFY SOIL BEARING CAPACITY. OWNER TO PAY FOR TESTS AND FOR ANY REDESIGN OR INCREASED CONSTRUCTION CODES DUE TO INADEQUATE SOIL.
- CONTRACTOR TO DETERMINE FLOOR ELEVATIONS IN RELATION TO SITE PLAN. GRADE TO SLOPE AWAY FROM BUILDING AT MIN. 6" IN DROP IN 10' FEET.
- PROVIDE EROSION PROTECTION AS REQD. BY ALL GOVERNING AUTHORITIES.
- ALL CONCRETE WORK TO CONFORM TO ALL PROVISIONS OF THE LATEST EDITIONS OF ACI 301 & ACI 318. CONC. TO BE MIN 3000 PSI EXCEPT 3500 PSI AT PORCHES, EXT. SLABS & STAIRS, AND GARAGE FLOORS. HORIZ. EXT. CONC. TO BE AIR-ENTRAINED.
- CONCRETE PROTECTION OF REINFORCING BARS SHALL CONFORM TO IRC. REINFORCING SHALL CONFORM TO ACI 315.

SYMBOL LEGEND	
(D1)	= (2) 6'x9' SLIDING DOORS WITH WINDOWS
(D2)	= 4'x7' DUTCH DOOR WITH WINDOW
(D3)	= 36"x80" WOOD SERVICE DOOR
(D4)	= 36"x80" FIBERGLASS SERVICE DOOR
(D5)	= 36"x80" FIBERGLASS SERVICE DOOR WITH WINDOW
(D6)	= (2) 30"x80" WOOD SLIDING LOFT DOORS
(D7)	= (2) 30"x80" SWINGING DOUBLE FRENCH PATIO DOORS
(D8)	= 30"x80" INTERIOR DOOR
(D9)	= 4'x7' SLIDING STALL DOOR
(W1)	30"x41" DBL HUNG WDW, 1/2" TEMPERED GLASS
(W2)	36"x36" DBL HUNG WDW, 1/2" TEMPERED GLASS
(1-A.1)	SECTION NUMBER SHEET SECTION IS LOCATED.
(1-A.1)	DETAIL NUMBER SHEET DETAIL IS LOCATED.
(▲)	ELEVATION BULLET
(S)	SMOKE DETECTORS - HARDWIRED & INTERCONN. BATTERY BACKUP (INCL. C.O. FEATURES IF NON-ELEC. HVAC IN BLDG.)



**2 LOFT PLAN**  
SCALE: 1/4" = 1'-0"

- STRUCTURAL WOOD TO BE GRADE - MIN. SPF #2 OR #2 HEM-FIR UNLESS NOTED. ENGINEERED W.D. PRODUCTS TO HAVE FOLLOWING STRENGTHS:  
MSR-200E: Fb= 2400 PSI (MSR-1.6E AS NOTED, Fb= 2000 PSI)  
LV: Fb= 2300 PSI  
L-JOISTS: TJI SIZE & SERIES AS NOTED  
GLULAM: e-RATED SYP, Fb= 2400 PSI, Fc= 2150 PSI
- FRAMING TO COMPLY w/ NFPA MANUAL FOR HOUSE FRAMING & NAILING SCHEDULE & NATIONAL DESIGN SPECS (NDS). COMPLY w/ IRC R502.8 FOR CUTTING & NOTCHING, R502.3 FOR FASTENERS & FRAMING DETAILS. AT OPENINGS IN NON-BEARING WALLS UP TO 7'-4" WIDE, PROVIDE MIN (2) 2x6 HEADERS. PROVIDE EQ. SPACED BRIDGING AT MAX 8'-0" o.c., EXCEPT AS NOTED OTHERWISE AT ENGINEERED LUMBER.
- PROVIDE P.T. WOOD WHERE IN CONTACT w/ FLASHING, ROOFING, WATERPROOFING, MASONRY, CONCRETE OR EARTH.
- ALL WOOD FASTENERS, HANGERS, ETC IN CONTACT w/ P.T. WOOD TO RECEIVE MIN GR0 GALV. OR GREATER AS REQD. BY MFR. FOR TYPE OF P.T. CHEMICAL USED AND/OR ENVIRONMENTAL CONDITIONS.
- ANCHOR P.T. SILL PLATES AT MAX. 46" o.c., MAX. 12" FROM EA END OF PLATES, & MIN 7 BOLT DIA FROM EA. END OF PLATE. PROVIDE MIN (2) BOLTS PER PLATE.
- FLASHING TO CONFORM w/ IRC & SMACNA SHEET METAL MANUAL FOR LOCATIONS & INSTALL. ALL ROOF DETAILS, INCL. BUT NOT LIMITED TO EDGES, CURBS, AND PENETRATIONS TO BE INSTALLED PER MFR. RECS & NRCA RECOMS. ALL FLASHING, GUTTERS & D.S. TO COMPLY w/ SMACNA RECOMS, INCL WIND & SNOW LOADING. ALL DOWNSPOUTS NOT CONNECTING TO U. UNDERGROUND LINES (AS PER SITE PLAN) SHALL BE TURNED TO FLOW AWAY FROM BUILDING, AND HAVE SPLASH BLOCKS.
- PROVIDE SEALANTS AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AT CONTROL & EXP. JOINTS, AND AS NOTED. INSTALL PER MFR. RECOMS, INCL RECOM. BACKERS & GASKETS.
- PROVIDE GLASS TYPES AT ALL LOCATIONS PER IRC, INCL SAFETY GLASS AS REQD.
- GUARDS TO BE 36" MIN AND PRECLUDE PASSAGE OF 4" DIA. SPHERE. HANDRAILS TO COMPLY w/ IRC R312.
- ALL NEW GYP. BD. IN BATHROOMS TO BE MOISTURE & MOLD RESIST. (TYPE XP)
- CLASSIFIED AS SEVERE WEATHER PER IRC. PROVIDE TERMITE PROTECTION AS REQD.
- PROVIDE STREET ADDRESS NUMBERS VISIBLE FROM STREET PER IRC R319.

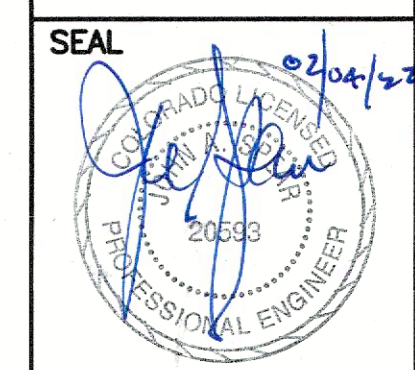
**SUPERIOR WOODCRAFTS**  
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A NEW BARN for  
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**SPEAR & ASSOCIATES LLC**  
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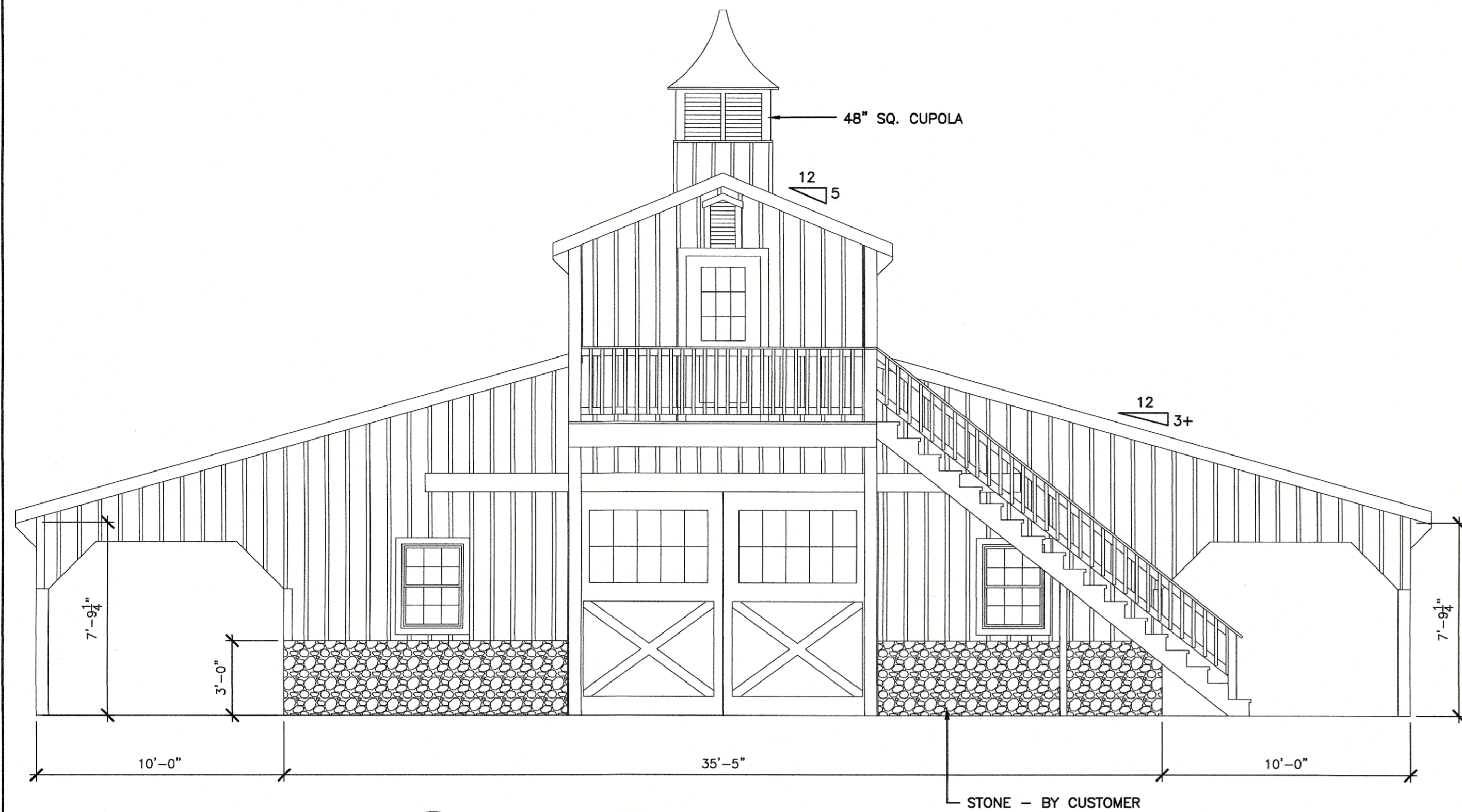
PROJECT NO. 21382  
MANAGED BY K. ENGEL  
DRAWN BY R. ENEDY  
REVISIONS

DATE FEBRUARY 4, 2022

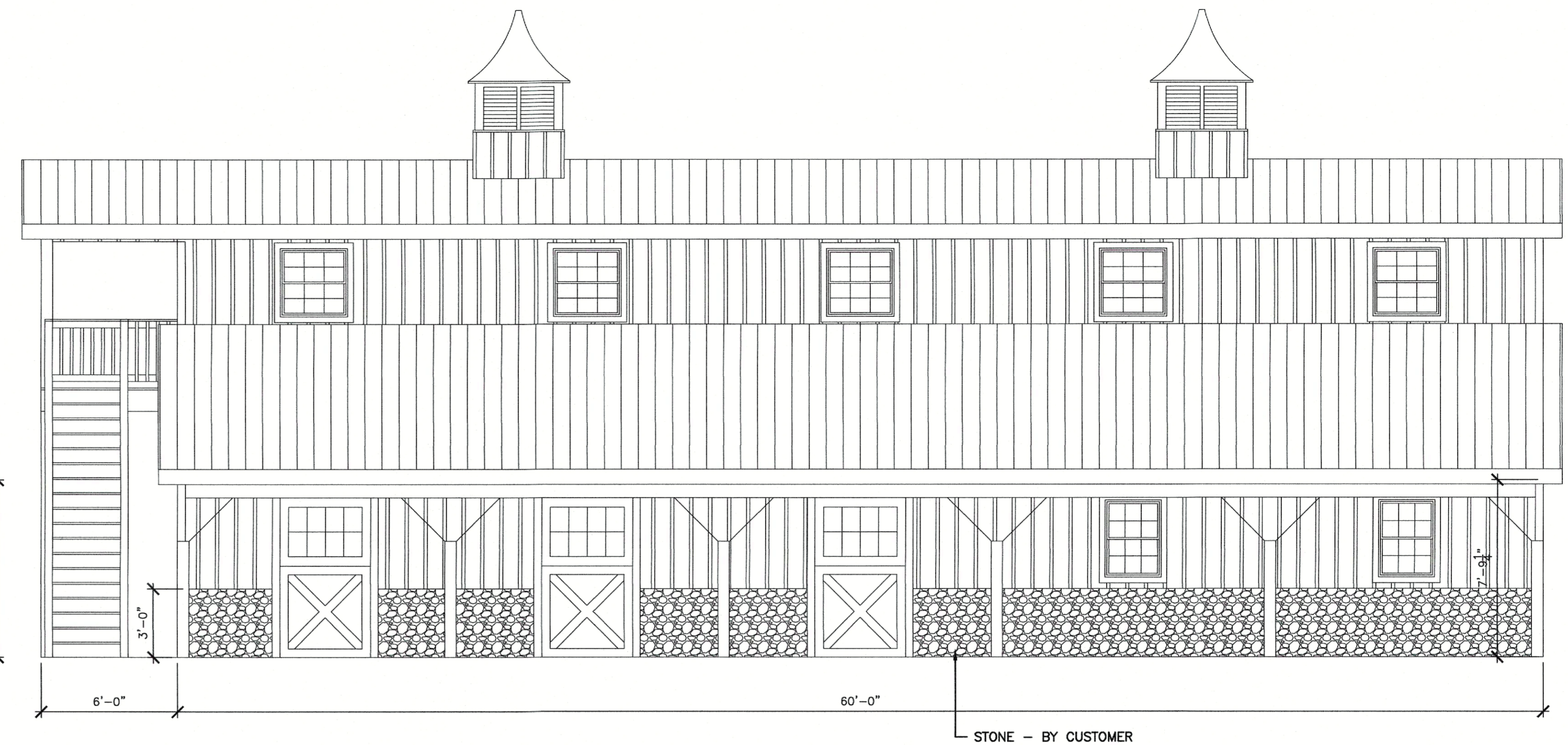
DRAWING TITLE FLOOR PLAN

SHEET NO. **A.1**

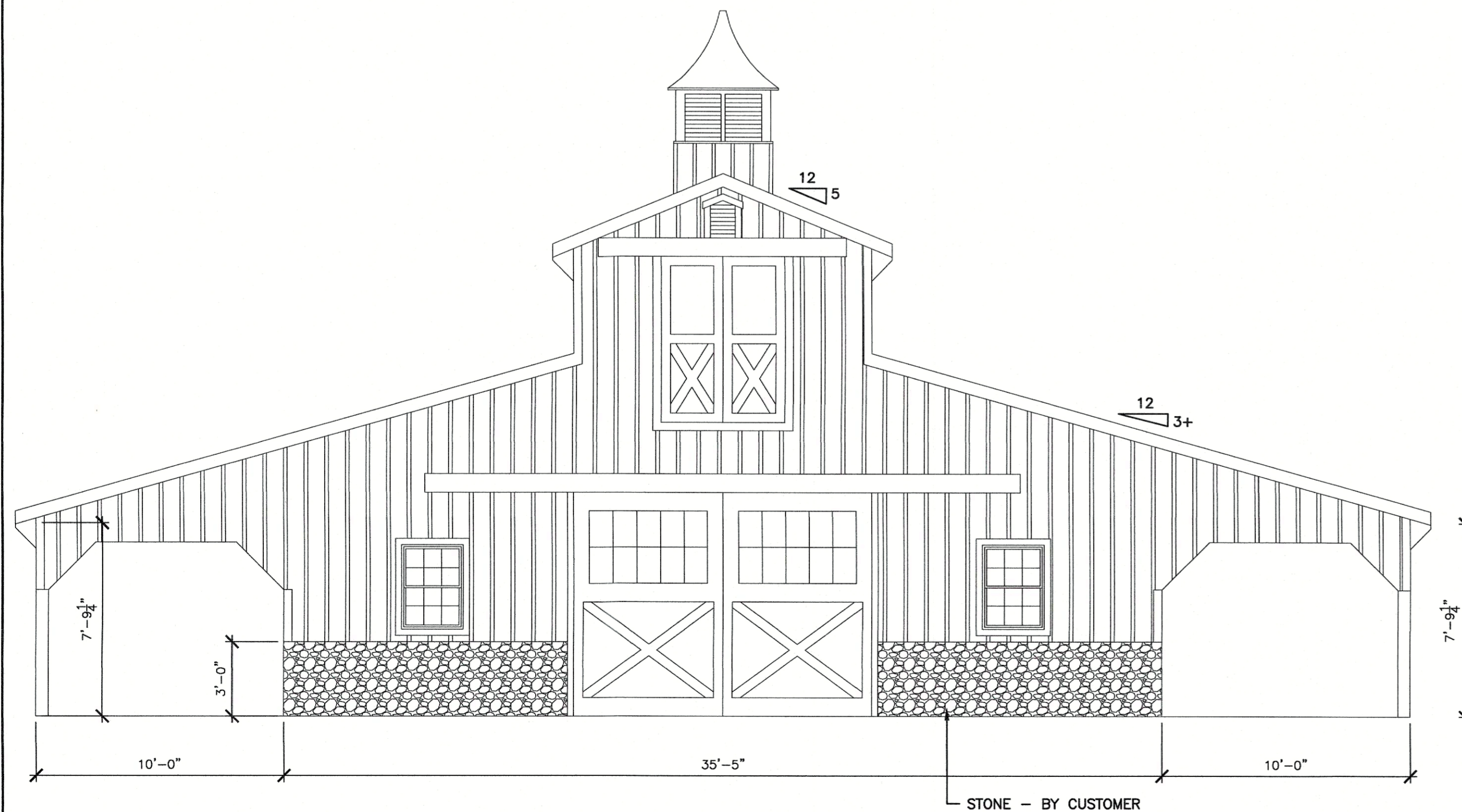




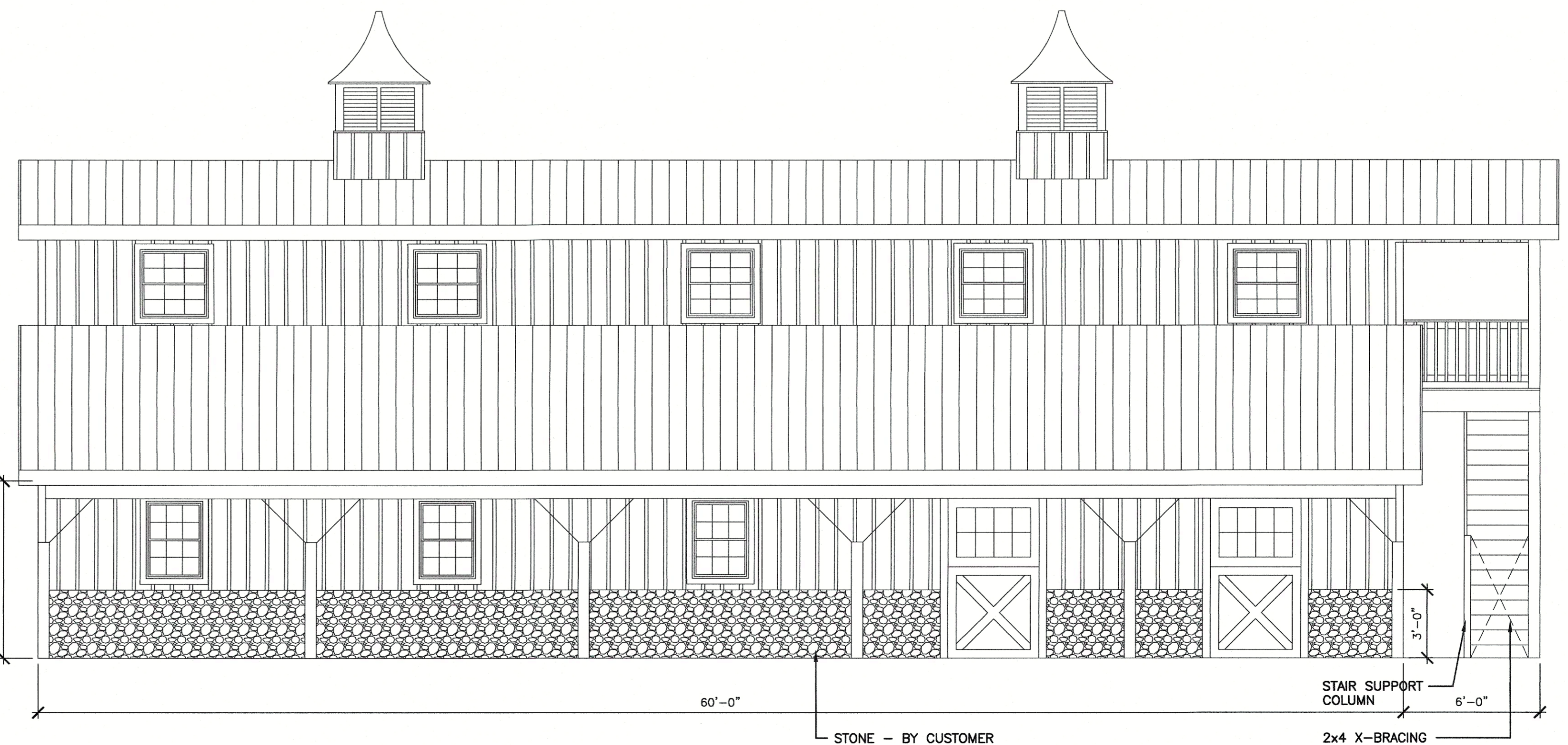
1 REAR ELEVATION  
A.2 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
A.2 SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION  
A.2 SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION  
A.2 SCALE: 1/4" = 1'-0"

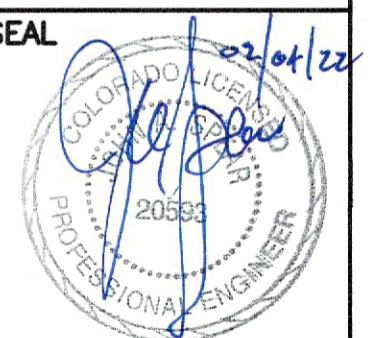
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PROJECT NO. 21382

MANAGED BY K. ENGEL

DRAWN BY R. ENEDY

REVISIONS

DATE FEBRUARY 4, 2022

DRAWING TITLE EXT. ELEVATIONS

SHEET NO.

A.2



