

GENERAL D

1- ELEVATIONS INDICATE LEVEL SITE CONDITIONS. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE BY CONTRACTOR PRICE TO CONSTRUCTION.

2- CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.

3- EXACT DESCRIPTION AND OR SPECIFICATIONS NOT NOTED ON PLANS TO BE PROVIDED BY OWNER AND OR CONTRACTOR (DOORS, WINDOWS, CABINETRY, FINISHES, ETC.)

4- ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.

WINDOWS AND DOORS AS PER OWNER

5- ALL ELECTRICAL, PLUMBING AIND MECHANICAL (HVAC) MUST BE INSTALLED BY A CURRENTLY LICENSED CONTRACTOR AND OR CONTRACTORS CONFORMING TO STATE AND LOCAL CODES

Front ELEVATION

SCALE: 3/16" = 1'-0"



CLIENT / PREPARER AGREEMENT

CLIENT) CONTRACTED SUZANNE HENDERSON (PREPARER) TO PREPARE THE RESIDENTIAL HOUSE PLAN DESCRIBED IN PART OR IN ITS ENTIRETY ON THIS SHEET AND DO HEREBY ACCEPT THE RESIDENTIAL HOUSE PLAN AND/OR PORTION OF AS DRAWN HEREON.

SIGNATURE: __



CI

FINISH ROOFING— AS PER OWNER - FINISH AS DIRECTED BY OWNER WINDOWS AND DOORS AS PER OWNER Right Side ELEVATION -6×6 CYP. POSTS, TYP. SCALE: 3/16" = 1'-0"

WHERE APPLICABLE.

- FINISH AS DIRECTED BY OWNER

- FINISH ROOFING AS PER OWNER

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Rear ELEVIATION

SCALE: 3/16" = 1'-0"





FINISH ROOFING AS PER OWNER

FINISH AS DIRECTED BY OWNER

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CI

32008 Branford, OR 590-475 7 4.8.

FINISH ROOFING AS PER OWNER 6X6 CYP. POSTS, TYP. FINISH AS DIRECTED BY OWNER-

-6x6 CYP. POSTS, TYP.

Left Side ELEVATION SCALE: 3/16" = 1'-0"

WINDOWS AND DOORS AS PER OWNER-

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ELECTRICAL PLAN NOTES

SECTIONS OF NEC-LATEST EDITION.

NEAR ALL BEDROOMS.

WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF, SPECIFICATIONS.

CONSULT THE OWNER FOR THE NUMBER OF SEPERATE TELEPHONE LINES TO BE INSTALLED. INSTALLATION SHALL BE PER NAT'L. ELECTRIC CODE.

ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL

TELEPHONE, TELEVISION AND OTHER LOW YOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNER'S DIRECTIONS, & IN ACCORDANCE W/ APPLICABLE

BE INTERLOCKED TOGETHER INSTALL INSIDE AND

ELECTRICAL CONT'R SHALL PREPARE "AS-BUILT" SHOP DWGS INDICATING ALL ELECTRICAL WORK, INCLUDING ANY CHANGES TO THE ELEC. PLAN, ADD'NS TO THE ELEC. PLAN, RISER DIAGRAM, AS-BUILT PANEL SCHEDULE W/ ALL CKTS IDENTIFIED W/ CKT Nr., DESCRIPTION & BRKR, SERVICE ENT. & ALL UNDERGROUND WIRE LOCATIONS/ROUTING/DEPTH. RISER DIA. SHALL INCLUDE WIRE SIZES/TYPE & EQUIPMENT TYPE W/ RATINGS & LOADS. CONTRACTOR SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.

SCALE: 3/16" = 1'-0"

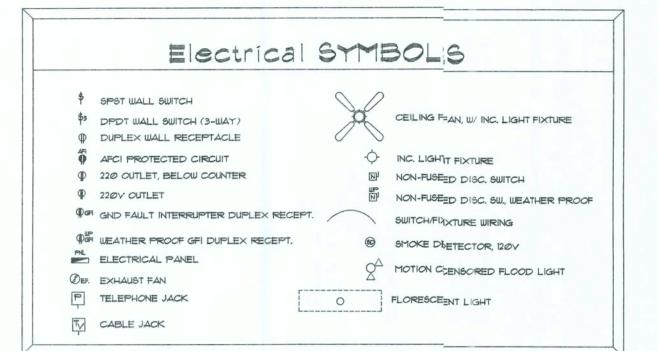
ALL BEDROOM RECEPTICALS SHALL BE ON AFCI PROTECTED CIRCUITS

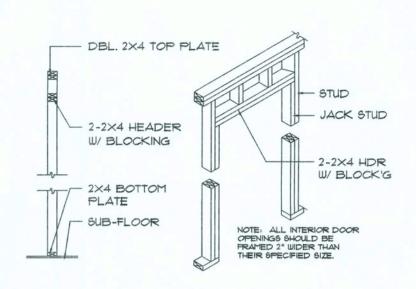
CABINETS, COUNTERS, SHELVES AND THE LIKE, SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF QUALITY AS OUTLINED IN THE NOTES TITLED "GEIERAL MILLWORK NOTES", AND SHALL INCLUDE SUCH FEATURES, HARDWARE AND FINISHES AS DIRECTED BY THE OWNER THE PLAN VIEWS INDICATED ARE FOR GENERAL LOCATION AND EXTENT OF THE WORK - UNLESS DETAILED CABINET PLANS ARE INCLUDED WITH THIS PLANS PACKAGE ALL OTHERPHYSICAL CHARACTERISTICS SHALL BE AS DIRECTED BY THE OWNER.

PROVIDE 2:6 BACKING AT ALL OVERHEAD CABINET LOCATIONS, FLUSH WITH FACE OF FRAMING - TOP OF BACKING TO BE 7'-0" AFF.

ALL GLASSIN BATHROOM WINDOWS, (@ TUBS/SHOWERS) DOORS, SIDELITES, WINDOWS & WINDOW OPENINGS 24" FROM FLOOR & WINDOWS 24" FROM DOORS SHALL BE MADE OF TEMPERED GLASS.

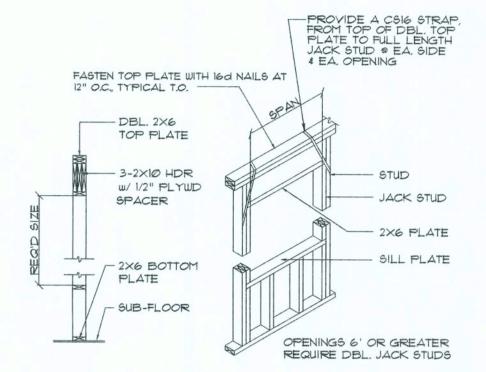
PROVIDE FOD & SHELF IN ALL CLOSETS.



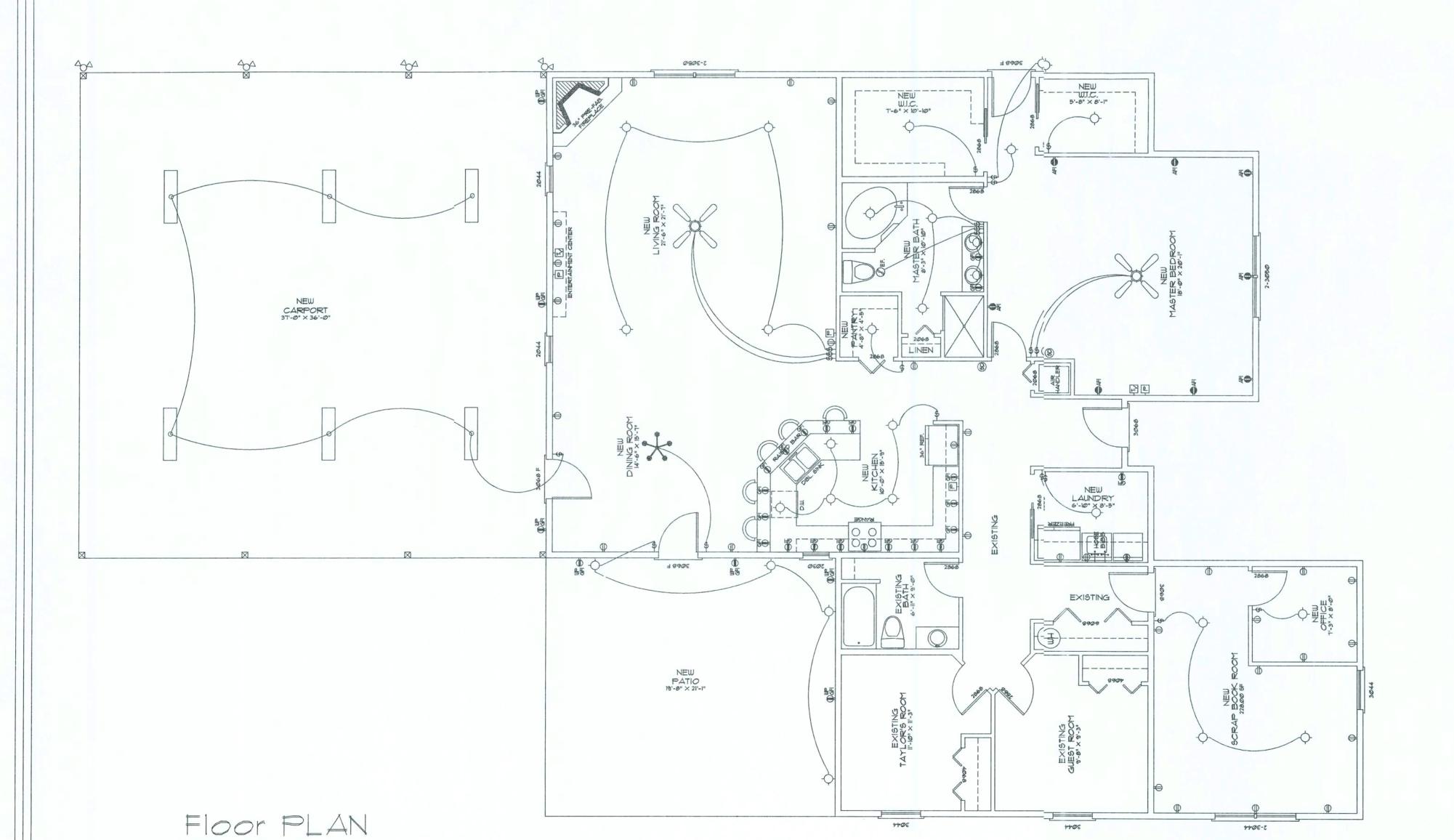


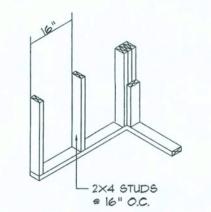
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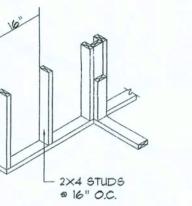


TYPICAL BEARING WALL WINDOW HEADER





WALL CORNER



WALL INTERSECTION

AREA CALCULATION

EXISTING GROSS LIVING AREA:	1,454.00 SF
EXISTING GARAGE AREA:	315.00 SF
EXISTING PATIO AREA:	278.00 SF
TOTAL EXISTING AREA:	2047.00 SF
NEW GROSS LIVING AREA:	2,644.00 SF
NEW CARPORT AREA:	1,332.00 SF
NEW PATIO AREA:	436.00 SF
NEW TOTAL AREA:	4,412.00 SF

6.R. 935-

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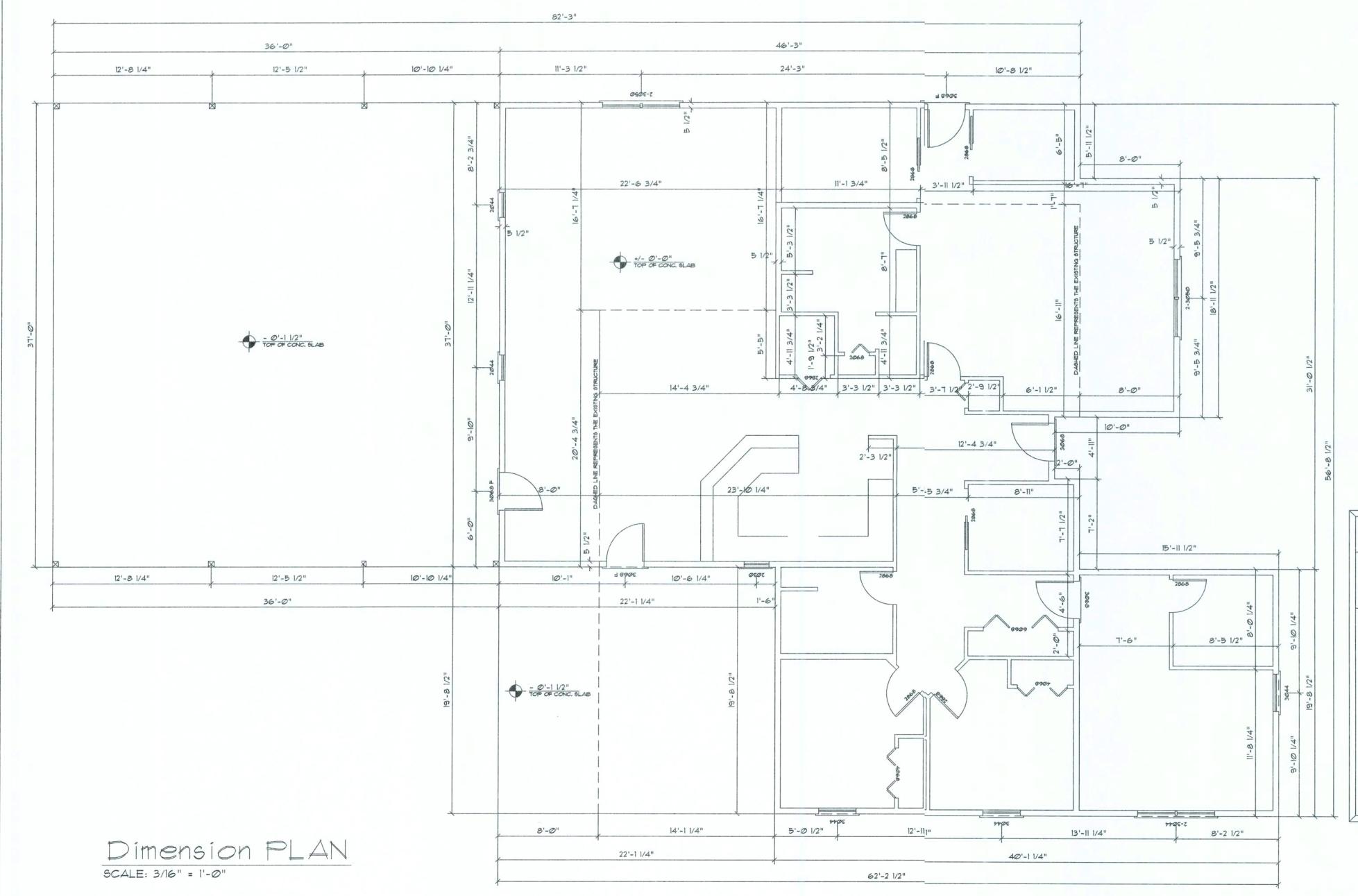
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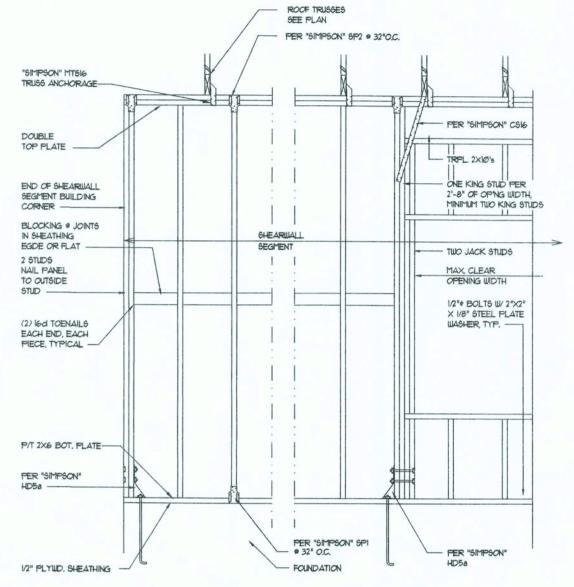
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SIGNATURE: _

NOTE! ALL INTERIOR WALLS SHALL BE 3 1/2" UNLESS OTHERWISE NOTED

NOTE! ALL NEW EXTERIOR WALLS SHALL BE 5 1/2" STUDS @ 16" O.C. W/ A DBL. TOP PLATE & A SNGL. BOTTOM PLATE.





SCALE: NONE

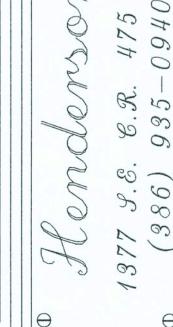
SHEARWALL NOTES:

- L ALL SHEARWALLS SHALL BE TYPE 2 SHEARWALLS AS DEFINED BY STD 10-91 SBBCI 305.43.
- THE WALL SHALL BE ENTIRELY SHEATHED WITH 1/2 " O.S.B. INCLUDING AREAS ABOVE AND BELOW
- 3. ALL SHEATHING SHALL BE ATTACHED TO FRAMING ALONG ALL FOUR EDGES WITH JOINTS FOR ADJACENT PANELS OCCURING OVER COMMON FRAMING MEMBERS OR ALONG BLOCKING.
- NAIL SPACING SHALL BE 6" O.C. EDGES AND 8" O.C. IN THE FIELD.
- TYPE 2 SHEARWALLS ARE DESIGNED FOR THE OPENING IT CONTAINS, MAXIMUM HEIGHT OF OPENING SHALL BE 5/6 TIMES THE WALL HEIGHT. THE MINIMUM DISTANCE BETWEEN OPENINGS SHALL BE THE WALL HEIGHT/3.5 FOR 8'-0" WALLS (2'-3").

OPENING WIDTH	SILL PLATES	16d TOE NAIL EACH END		
UP TO 6'-0"	(1) 2x4 OR (1) 2x6	1		
£ 6' TO 9'-0"	(3) 2x4 OR (1) 2x6	2		
£ 9' TO 12'-0"	(5) 2x4 OR (2) 2x6	3		

HEADERS SUPPORTING:	HEADER SIZE	BUILDING WIDTH (FT)					
		20'		28'		36'	
		SPAN	# JACKS	SPAN	# JACKS	SPAN	# JACKS
ROOF, CEILING	2-2×4	3'-6"	1	3'-2"	1	2'-10"	1
	2-2×6	5'-5"	1	4'-8"	1	4'-2"	1
	2-2×8	6'-10"	1	5'-11"	2	5'-4"	1
	2-2×10	8'-5"	2	7'-3"	2	6'-6"	2
	2-2×12	9'-9"	2	8'-5"	2	7'-6"	2
	3-2×8	8'-4"	1	7'-5"	1	6'-8"	1
	3-2×1Ø	10'-6"	1	9'-1"	2	8'-2"	1
	3-2×12	12'-2"	2	10'-7"	2	9'-5"	2
	4-2×8	9'-2"	1	8'-4"	1	9'-2"	1
	4-2×10	11'-8"	1	10'-6"	1	9'-5"	1
	4-2×12	14'-1"	1	12'-2"	2	10'-11"	1

Bearing Wall Header DETAILS
SCALE: NONE



GENERAL

1- ELEVATIONS INDICATE LEVEL SITE CONTITIONS, ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE BY CONTRACTOR PRIOR TO

12'-5 1/2"

12'-5 1/2"

36'-0"

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SIGNATURE:



I. FOUNDATION SHOWN IS FOR CLEAN SAND OR ROCK FILL ONLY, OTHER CONDITIONS SHOULD BE DESIGNED BY A LICENSED ENGINEER 2. ASSUMED SOIL BEARING CAPASITY 2000 PSF. 3. ALL CONCRETE SHALL BE 3000 PSI. 4. PROVIDE ACCESS AND VENTS AS PER CODE. 5. MASONRY PIERS OVER 32" TALL SHALL BE 12×16 WIDE. 6. PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS. 7. ALL ANCHOR STRAPS, POST BASES, ANCHOR BOLTS AND ALL OTHER ASSOCIATED METAL CONNECTORS REQUIRED TO BE PLACED PRIOR TO POURING CONCRETE, BY THE PLANS AND/OR PERMIT ISSUING AUTHORITY, SHALL BE PROVIDED BY THE CONTRACTOR 8. ALL OTHER FRAMING CONNECTORS AND THE ASSOCIATED THRU-BOLTS AND/OR LAG SCREWS, REQUIRED BY THE PLANS AND/OR PERMIT ISSUING AUTHORITY, SHALL BE PROVIDED BY THE CONTRACTOR

12'-8 1/4"

12'-8 1/4"

FOOTING SCHEDULE $\langle A \rangle$ 24" \times 12" \times CONT., FOOTING, W/ 3 5 REBAR, BOTTOM, CONT. B 8" X 8" THICENED EDGE, W/ 1-5 BOTTOM, & CBL MESH, 30" INTO SLAB

POST / PIERSCHEDULE (1) 6X6 CYPRESS POST

- 0-1 1/2" TOPOF CONC. SLAB

10'-10 1/4"

PLUMBING CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL PLUMBING WORK, INCLUDING ALL PLUMBING LINE LOCATIONS AND RISER DIAGRAM - CONT'R SHALL PROVIDE COPY OF AS-BUILT DWGS TO OWNER AND I COPY TO THE FERMIT ISSUING AUTHORITY.

H.V.A.C. CONTRACTOR SHALL PREPARE "AS-BUILT" SHOP DRAWINGS INDICATING ALL H.V.A.C. WORK, INCLUDING ALL DUCTWORK LOC., SIZES, LINES, EQUIPMENT SCH. & BALANCING REPORT - CONTR SHALL PROVIDE I COPY OF AS-BUILT DWGS TO OWNER & I COPY TO THE PERMIT ISSUING AUTHORITY.

ADDED FILL SHALL BE APPLIED IN 8" LIFTS -EA. LIFT SHALL BE CONPACTED TO 95% DRY COMPACTION PER THE "MODIFIED PROCTOR"

2X6 P/T WOOD SILL, CONT., ALL AROUND, W/ 5/8"+ A.B. W/ 3" SQ. X 1/8" PLATE WASHERS WITHIN 8" FROM

EACH CORNER, EA. WAY, & WITHIN 8" FROM ALL WALL OPENINGS / ENDS - 1/2" A.B. W/ 2" SQ. WASHERS ALONG EACH RUN @ 48" O.C., MAX. - ALL ANCHOR BOLTS SHALL - HAVE A MINIMUM OF 8" EMBEDMENT INTO THE CONCRETE.

- CONSTRUCT EXTERIOR WALLS W/2 TOP PLATES

\$ 1 SILL PLATE, 2X6 STUDS @ 16" O.C., \$ "SIMPSON"

S>PI/SP2 STUD/PLATE CONNECTORS - SECURE WALL

TO FOUNDATION AS NOTED ON THIS SHEET. SHEATH

S>HEATH WALL W/ 1/2" OSB, APPLIED W/ 8d COMMON

NAILS @ 4" O.C. ALONG EDGES \$ 8" O.C. ALONG

INTERMEDIATE SUPPORTS 46'-3" 8'-0" 1-45 DOWELL IN CORNER H 8906

8'-0"

5/8" J-BOLT @ 24" O.C. W/ 3"× 3"× 1/8" WASHER -# 7" MIN. EMBEDMENT 1-45 CONT .---

ELEVATION VIEW

5/8" ANCHOR BOLT W/ FRAMING ANCHOR SCHEDULE

APPLICATION TRUSS TO WALL: SIMPSON MTS16, W/ 14 - 10d NAILS 860* HEADER TO KING STUD(S): PLATE TO STUD: SIMPSON SPI PORCH BEAM TO POST: 2 - 3/8" × 10" LAGS, W/ 1212T 1822# PORCH POST TO FND .: SIMPSON ABUGG 2300* SIMPSON A34 MISC. JOINTS 315*/240*

ALL ANCHORS SHALL BE SECURED W/ NAILS AS PRESCRIBED BY THE MANUFACTURER FOR MAXIMUM JOINT STRENGTH, UNLESS NOTED OTHERWISE. REFER TO THE INCLUDED STRUCTURAL DETAILS FOR ADDITIONAL ANCHORS/ JOINT REINFORCEMENT AND FASTENERS.

ALL UNLISTED JOINTS IN THE LOAD PATH SHALL BE REINFORCED WITH SIMPSON A34 FRAMING ANCHORS, TYPICAL T.O.

"SEMCO" PRODUCT APPROVAL: MIAMI/DADE COUNTY REPORT *95-0818.15

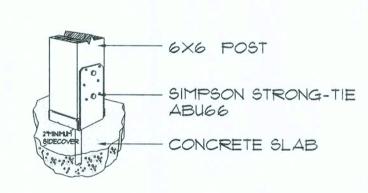
"SIMPSON" PRODUCT APPROVALS: MIAMI/DADE COUNTY REPORT *91-0101.05, *96-1126.11, *99-0623.04 SBCCI NER-443, NER-393

25" MIN, LAP #5 W/25" MIN. LAP PLAN VIEW

CONTINUITY REINFORCEMENT AT CORNERS

- MIN. 1/2" SHEATHING 2X6 STUD @ 16" O.C. -2×6 P.T. SILL PLATE -1/2" J-BOLT @ 48" O.C. ALSO LOCATED @ 6" MAX. EA. SIDE OF ALL WINDOWS & DOOR OPENINGS & @ ALL SEAL PLATE SPLICES. ALSO AT ALL CORNERS. TOP OF CONC. SLAB 4" CONC. SLAB,

Mono, Slab DETAIL SCALE: N.T.S.



POST TIE DOWN DETAIL @ BASE SCALE: N.T.S.

HENDER

32008

Foundation PLAN SCALE: 3/16" = 1'-0"

8'-0"

8'-0"

- 0'-1 1/2" TOP OF CONC. SLAB

+/- 0'-0" TOP OF CONC, SLAB

