



THE LEMOLO 4

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SQUARE FOOTAGE

First Floor	1040 SF
Second Floor	872 SF
Total	1912 SF
Front Porch	177 SF

BUILDING HEIGHT

26'- 0" AFF

BUILDING CODE

~~2018 International Residential Code~~

R-3 Occupancy *SEE SHEET S1+S2*

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CURRENT INTERNATIONAL RESIDENTIAL CODES AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, DATUMS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATIONS CHANGE BY LOCALITY, VERIFY SQUARE FOOTAGE COUNTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGNER/ARCHITECT.
- REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER/ARCHITECT AND MAYBE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

CONSTRUCTION NOTES:

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE-TREATED 2x MATERIAL OF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 2" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL DESIGN PROS - VERIFY BUILDING SECTIONS VS LOCAL CONDITION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT BOW EDGEMISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

- PRODUCT QUALITY:
- CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
 - ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
 - ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:

- NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

ROOF FRAMING NOTES:

- NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE R502.5 (1) & (2) - FOOTNOTE 'D'.
- POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
- PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11
- THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (5).
- SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R802.
- ATTIC VENTILATION PER IRC SEC R806.

FLOOR PLAN NOTES:

EGRESS:

- ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
- AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED BY THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

WINDOW REQUIREMENTS:

- MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
- MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
- MINIMUM 20" NET CLEAR OPENABLE WIDTH.
- SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

MINIMUM ROOM AREAS & CEILING HEIGHT:

- HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
- HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS:

- STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

MINIMUM FIREPLACE REQUIREMENTS:

- PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

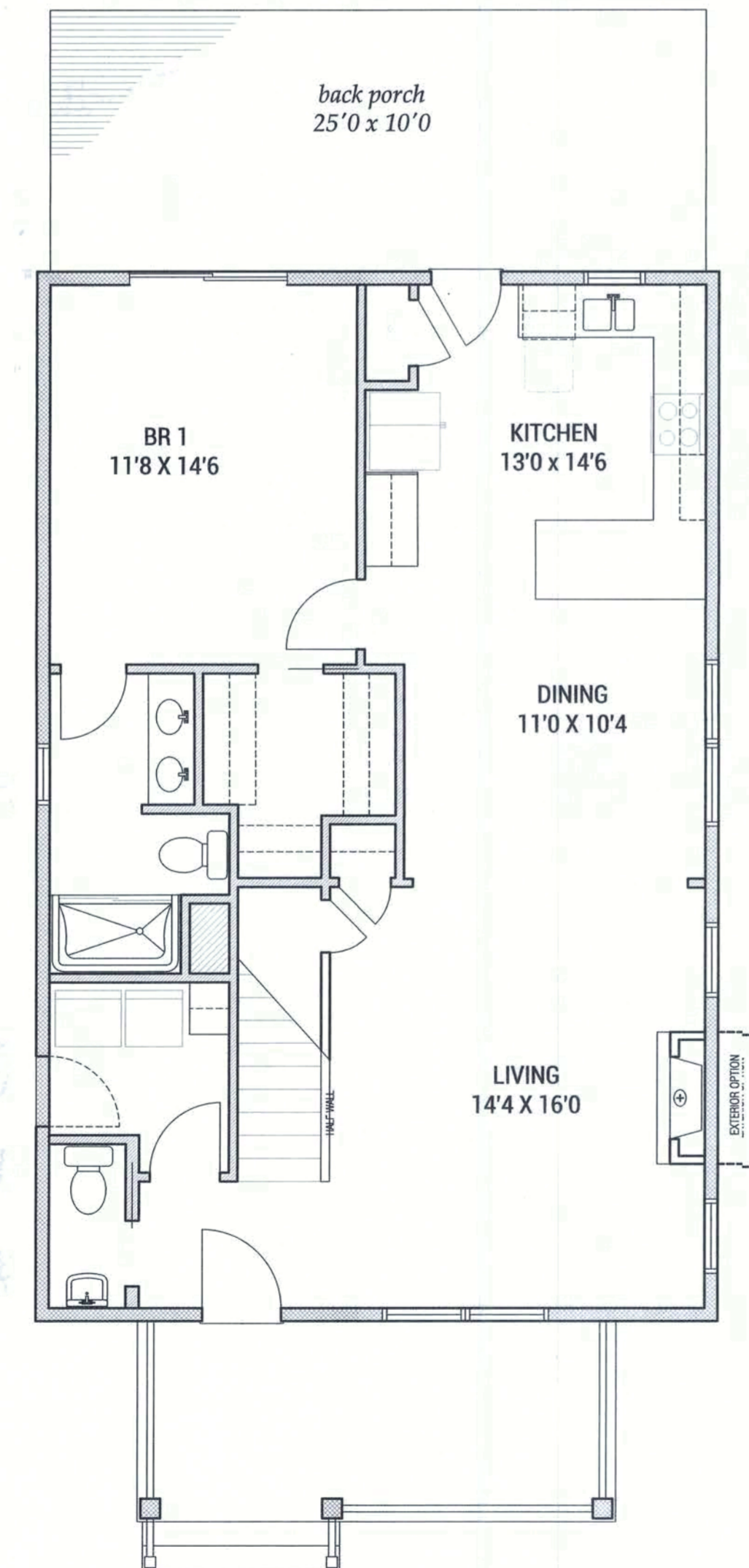
OWNERSHIP OF DOCUMENTS

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection ACT of 1990.



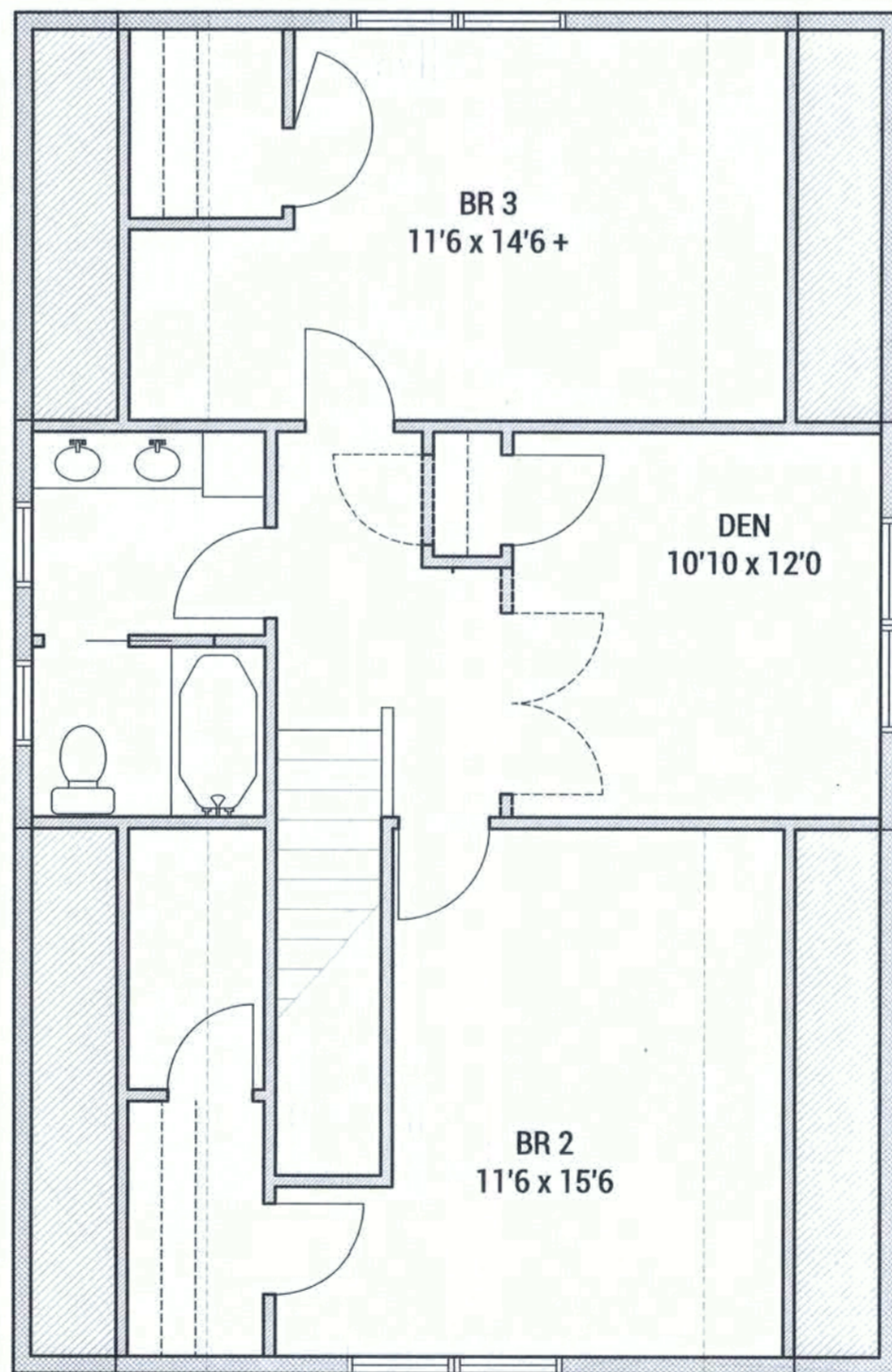
FRONT ELEVATION

3/16" = 1'



FLOOR PLANS

3/16" = 1'



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Revisions/Additions By Others:

Date of Issue: 15 May 2019

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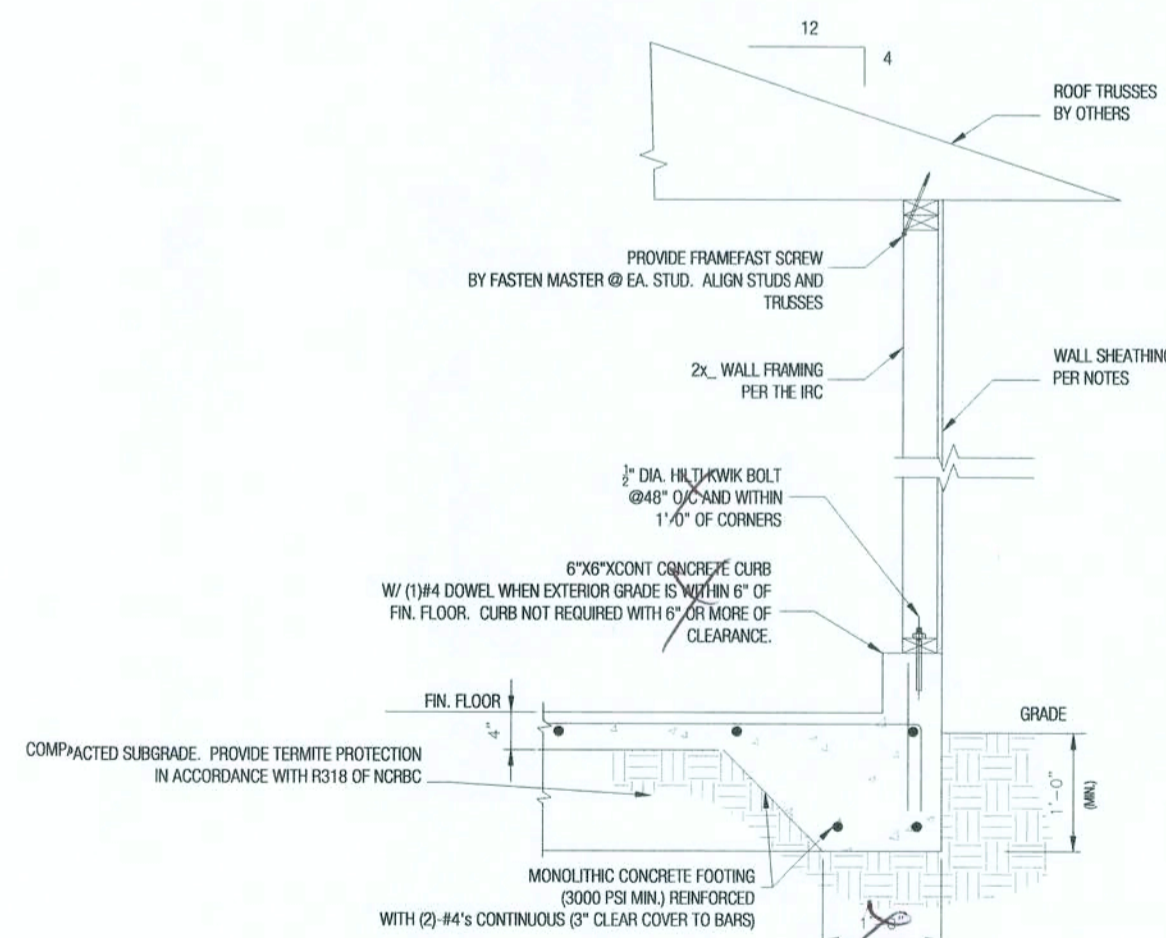
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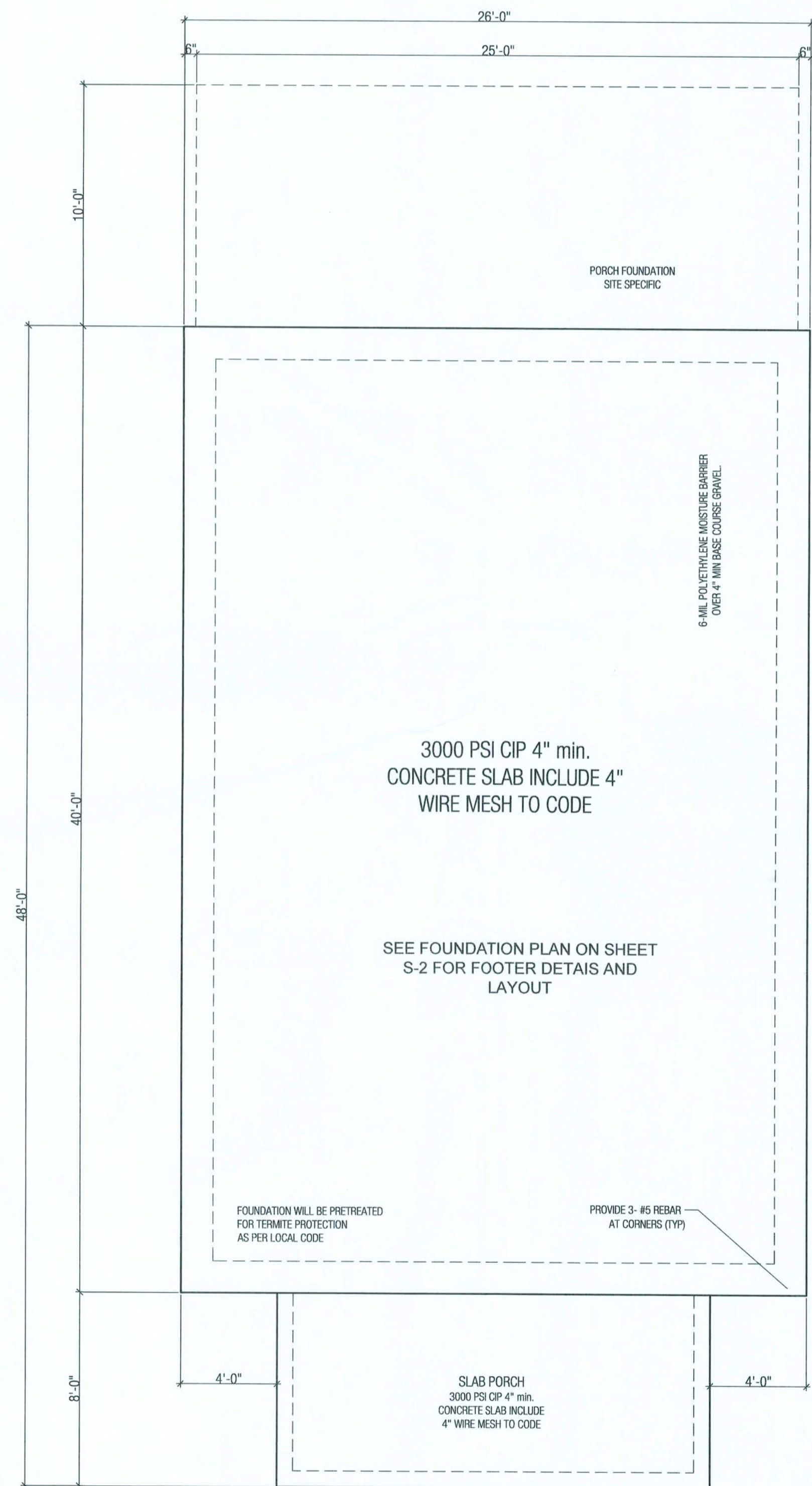
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A0

- A. LOCATE HVAC IN BASEMENT FOR MOST EFFICIENT USE. UO AC UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBLIC VIEW, I.E., AT THE REAR OF THE HOUSE.
- B. PLACE FLOOR DRAIN NEAR MECHANICALS.
- C. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
- D. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LB/SQ FT.
- E. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 6" GRAVEL FILL MINIMUM WITH 6X6 - W/40X40 W/4MM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
- F. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- G. PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH END OF INTERIOR REBAR (WHERE OCCURRING OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
- H. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICH EVER IS MORE RESTRICTIVE.
- I. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICH EVER IS MORE RESTRICTIVE.
- J. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- K. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS MIN OR AS SHOWN IN PLAN IF DIFFERENT.
- L. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
- M. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
- N. FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING.
- O. FINAL SUMP PUMP LOCATION TO BE CONFIRMED BY BUILDER.
- P. INCLUDED HOUSE BIDS LOCATED BY HOMEOWNER/SALESPERSON.



SEE FOUNDATION PLAN ON SHEET
S-2 FOR FOOTER DETAILS AND LAYOUT



Date of Issue: 15 May 2019

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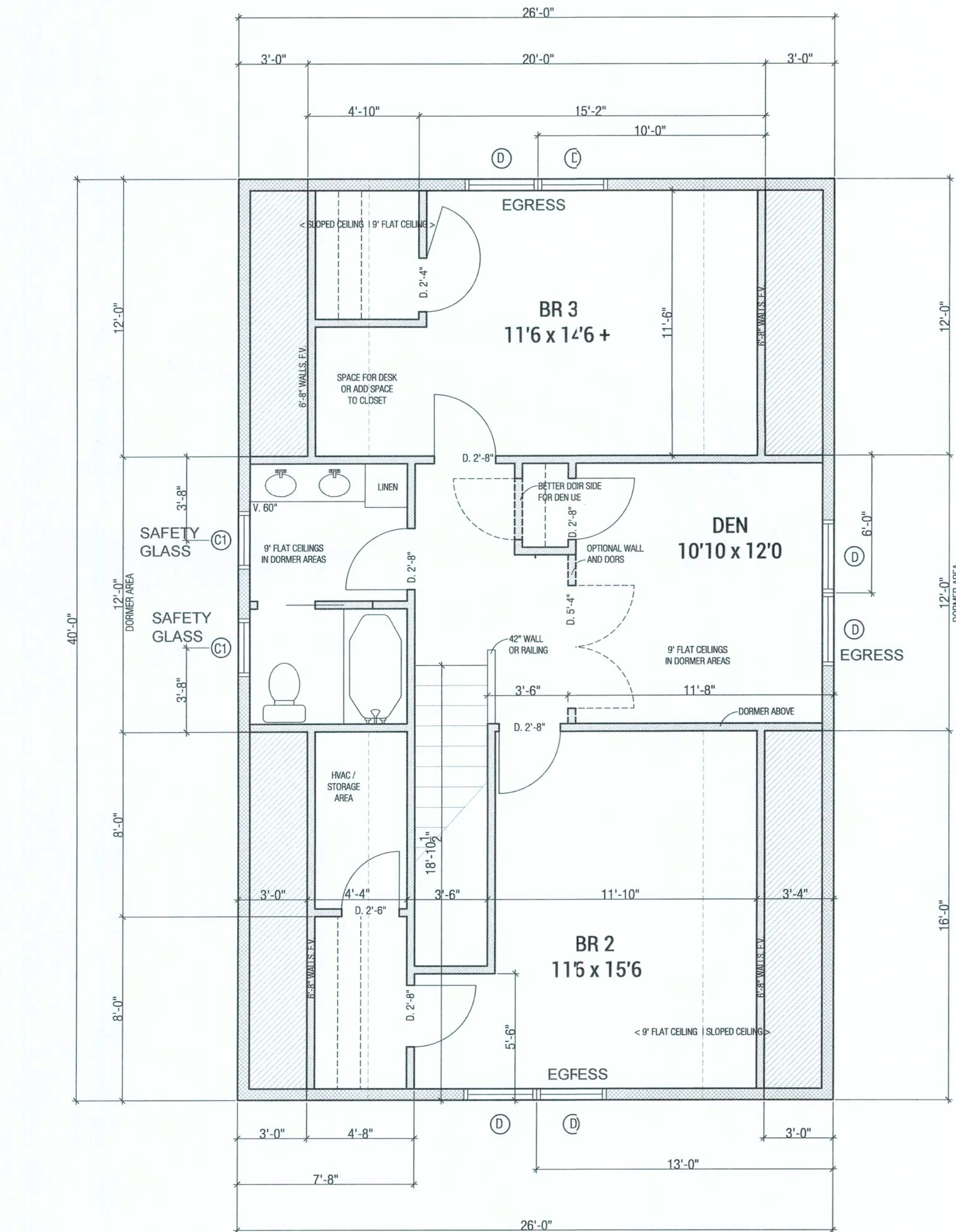
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A1

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- FLOOR PLAN NOTES
- A. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO / FACE OF STUD, DIMENSIONS TAKEN TO EXTERIOR EDGE OF THE BUILDING ARE MEASURED TO THE FACE OF SHEATHING.
 - B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
 - C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
 - D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
 - E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
 - F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
 - G. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOISING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
 - H. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES.

ALL EXTERIOR WALLS ARE 2x6 CONSTRUCTION

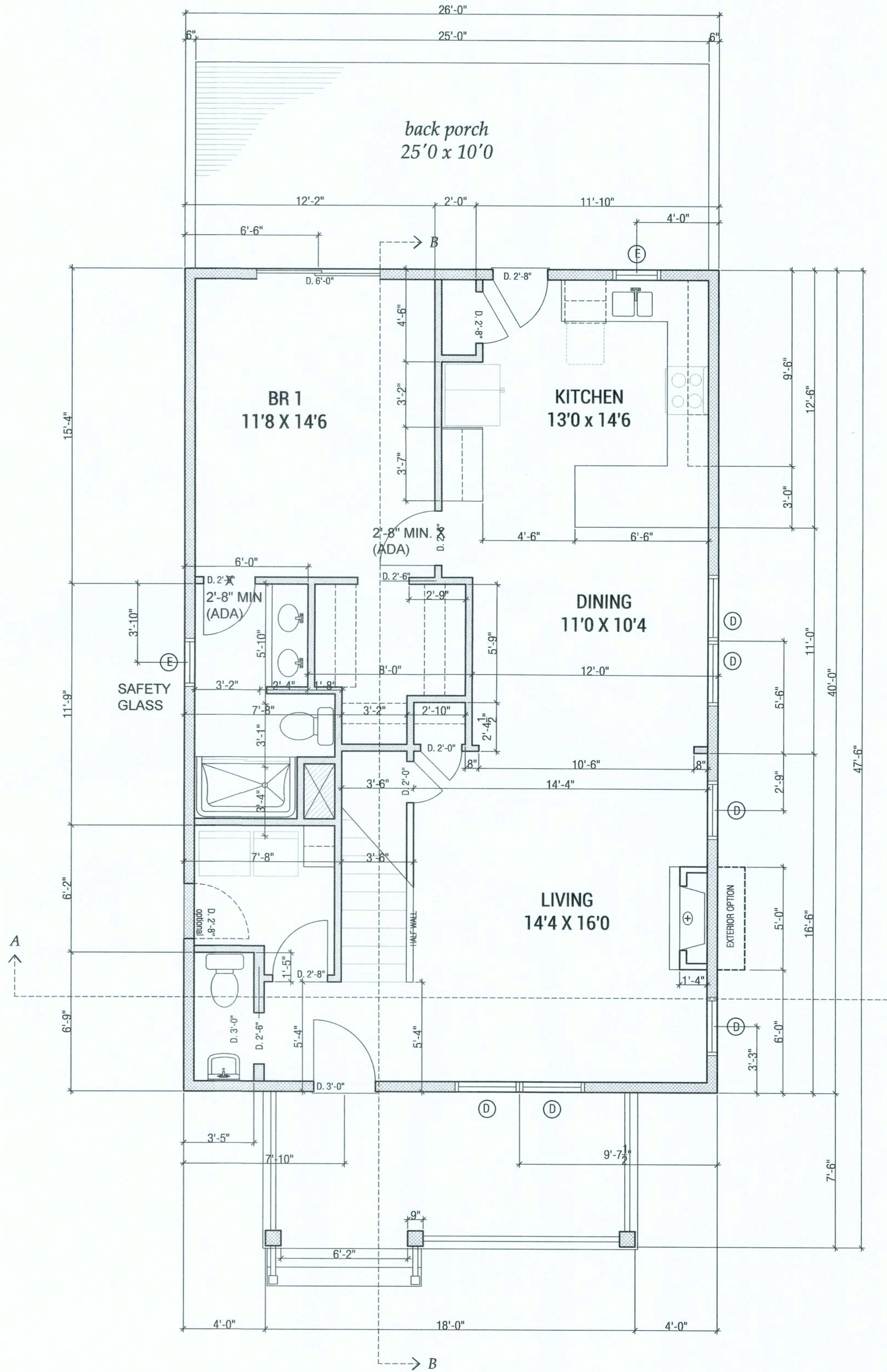
WINDOW SCHEDULE		
C-1	24 x 24	Fixed
C-3	30 x 24	Awning
D	36 x 64	Double Hung
E	24 x 42	Double Hung
F	24 x 48	Double Hung

SECOND FLOOR PLAN

1/4"=1'-0"

FIRST FLOOR PLAN

1/4"=1'-0"



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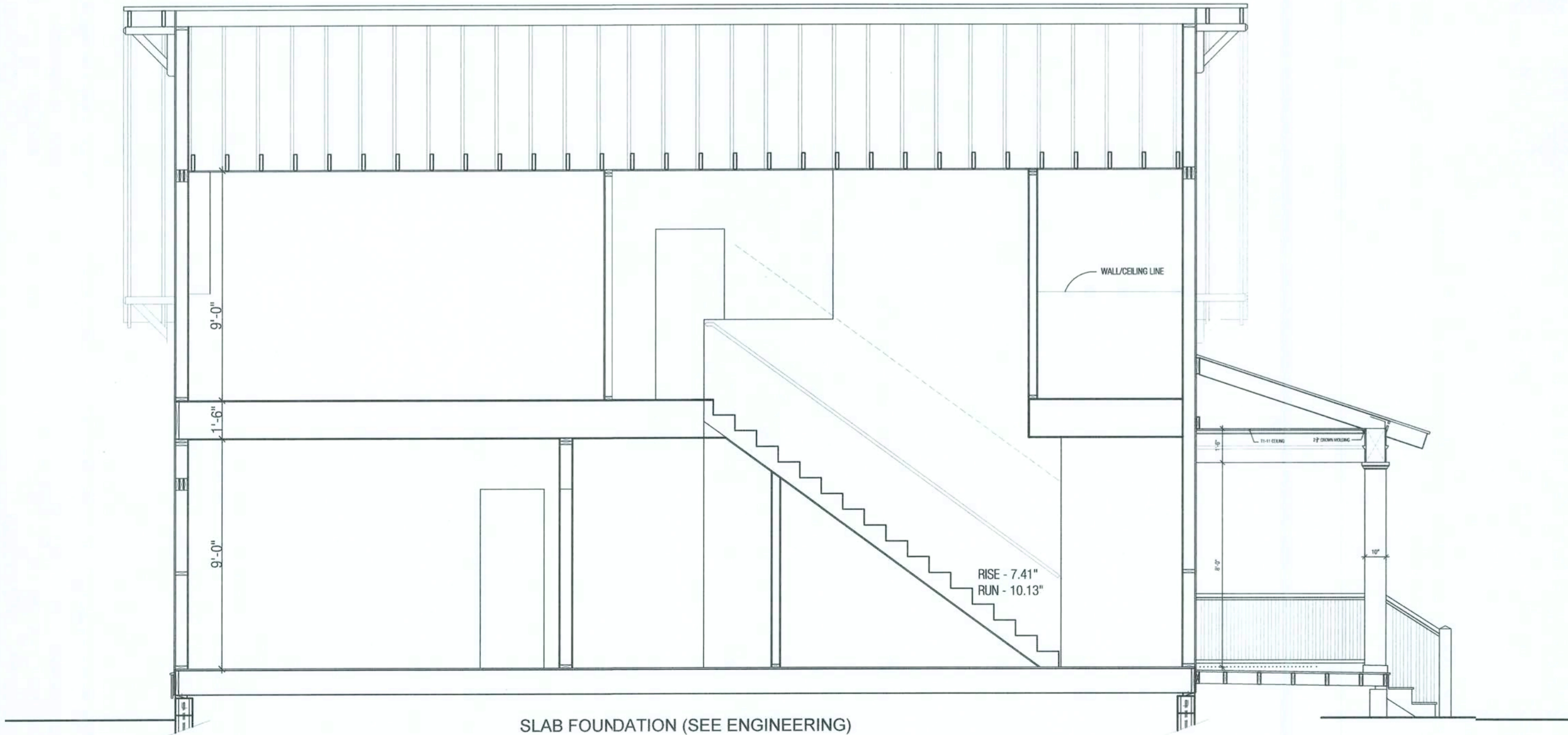
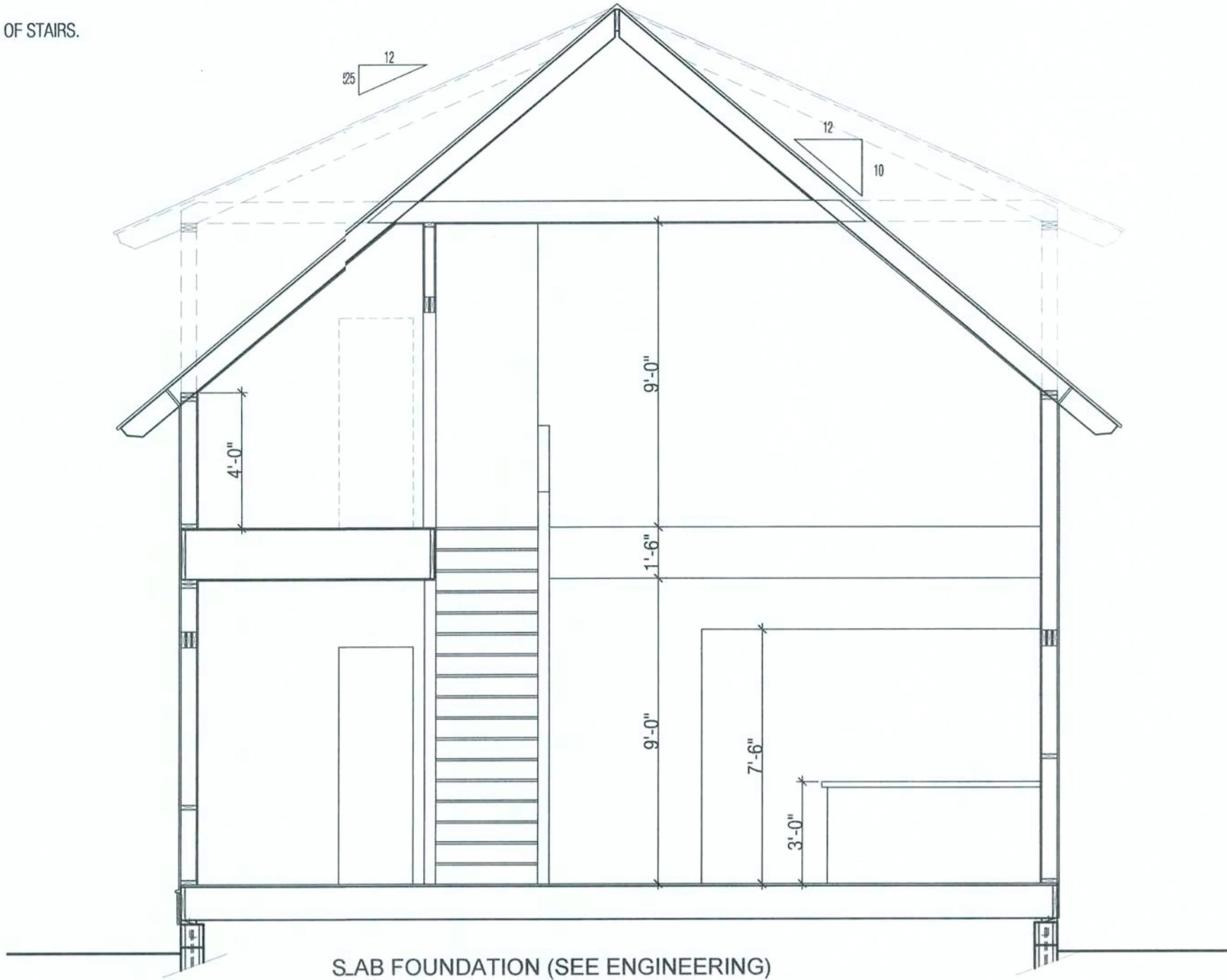
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SECTION NOTES

- A. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
- B. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- D. PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED)
- E. PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)
- F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

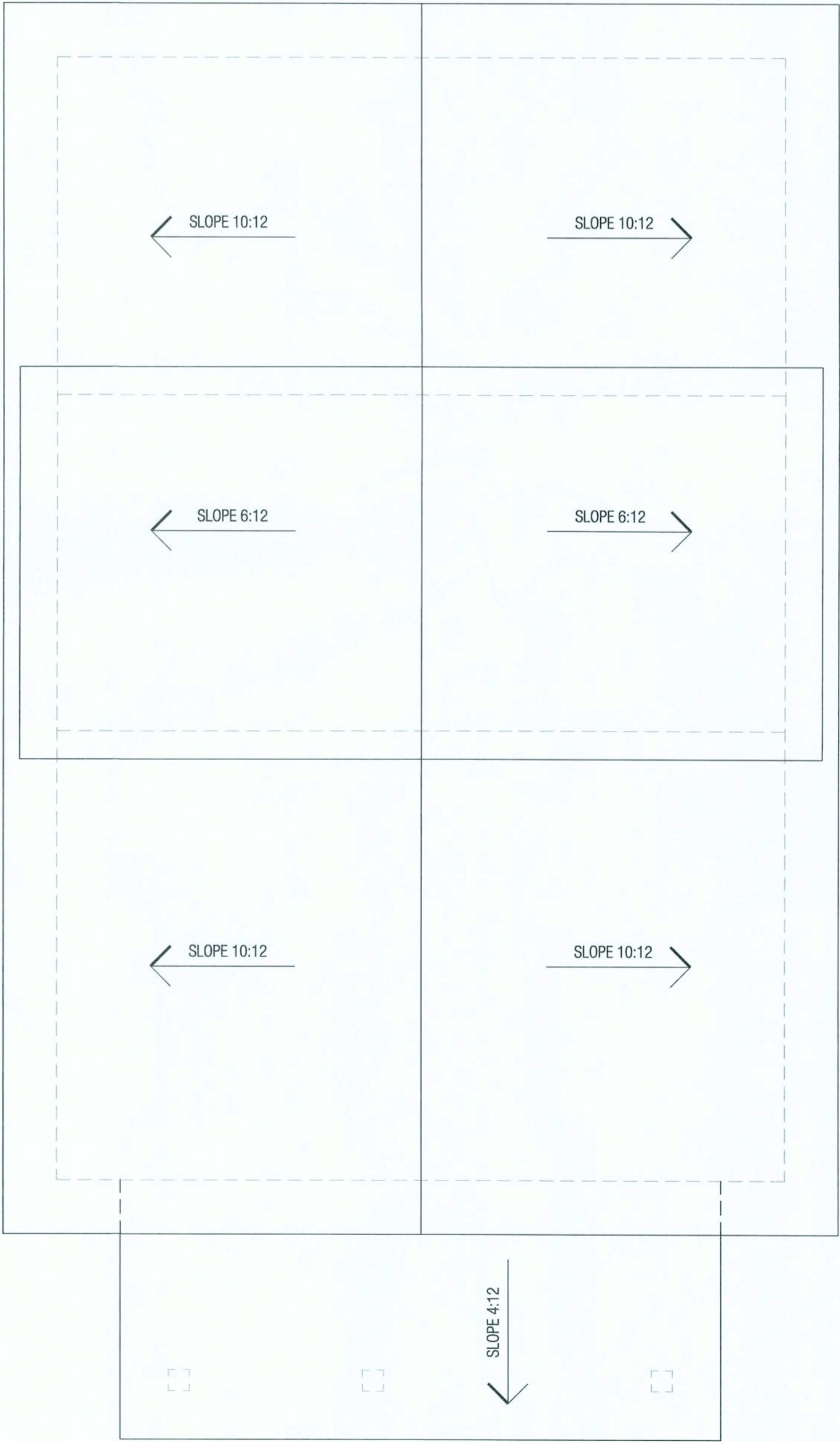


BUILDING SECTION

1/4"=1'-0"

ROOFING, FLASHING, AND GUTTER NOTES

- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PREFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.
- B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.
- C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTED WINTERGAIRD AT ALL ROOF EAVES (LESS THAN 4:12) AND ROOF PENETRATIONS. WINTERGAIRD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURES SPECIFICATIONS.
- D. EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASOCIA BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.
- F. LEVEL WALL FLUSHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.
- G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAIRD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER. ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.
- H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTED "WINTERGAIRD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTED "WG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAWE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SISING TO ROOF
- I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.
- J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.



ROOF PLAN

1/4"=1'-0"

Revisions/Additions By Others:

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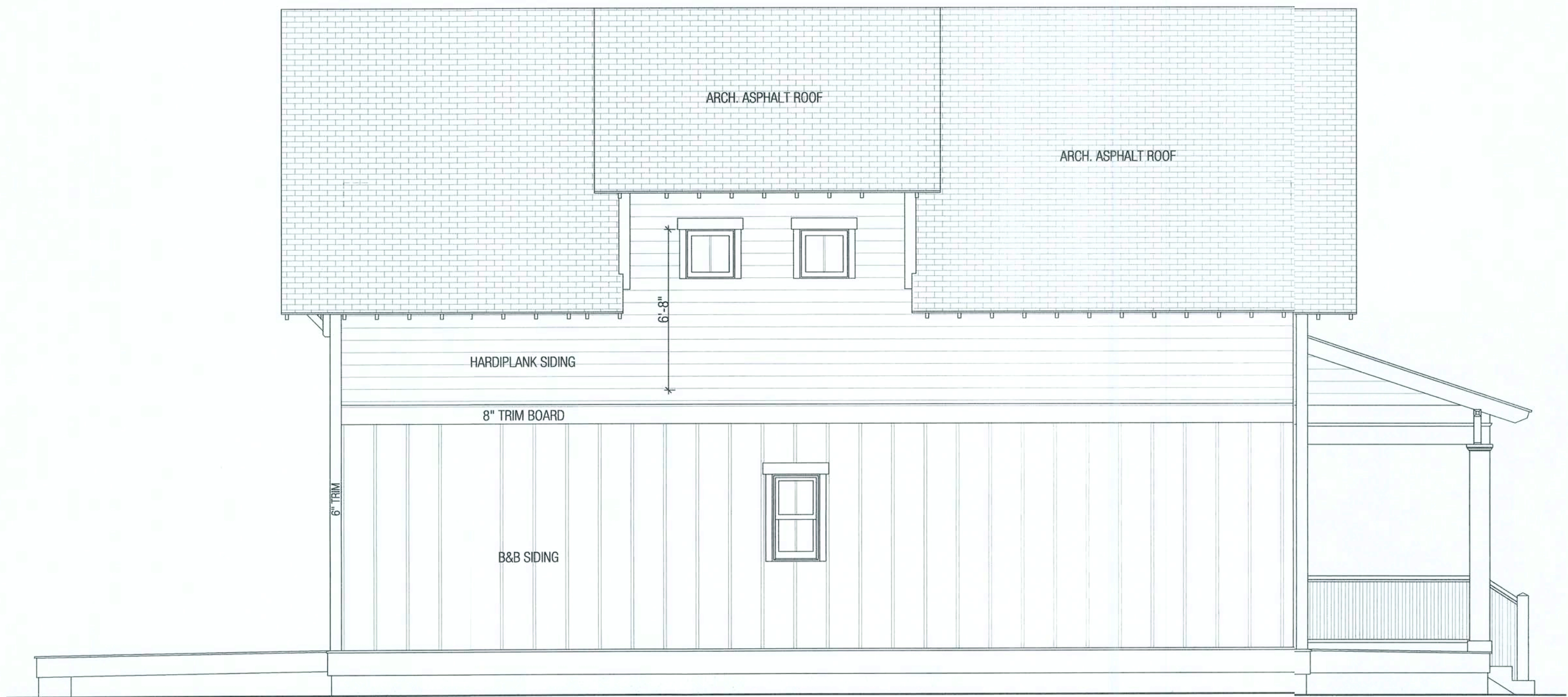
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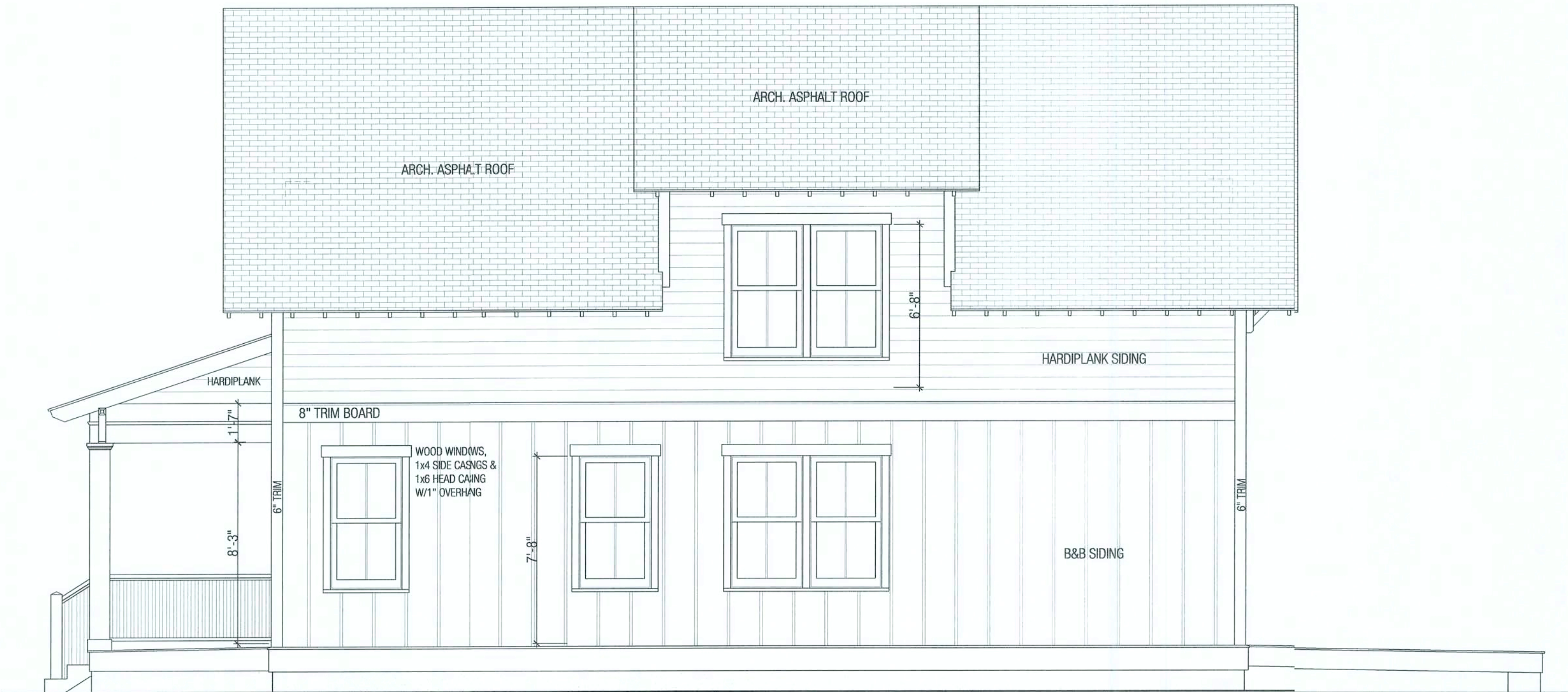
ELEVATION NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



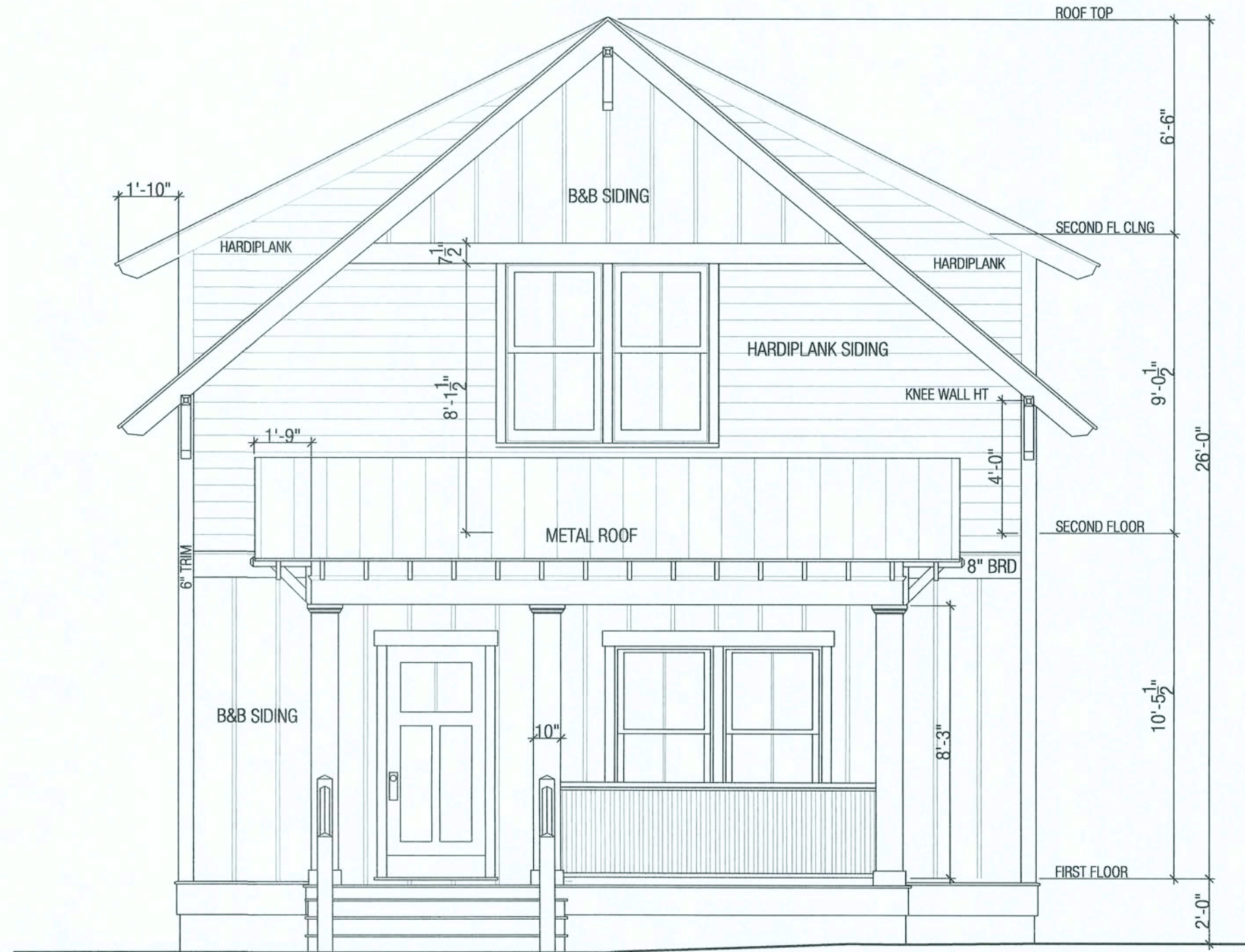
BACK ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

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Date of Issue: 15 May 2019

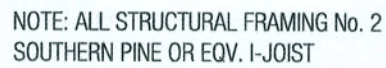
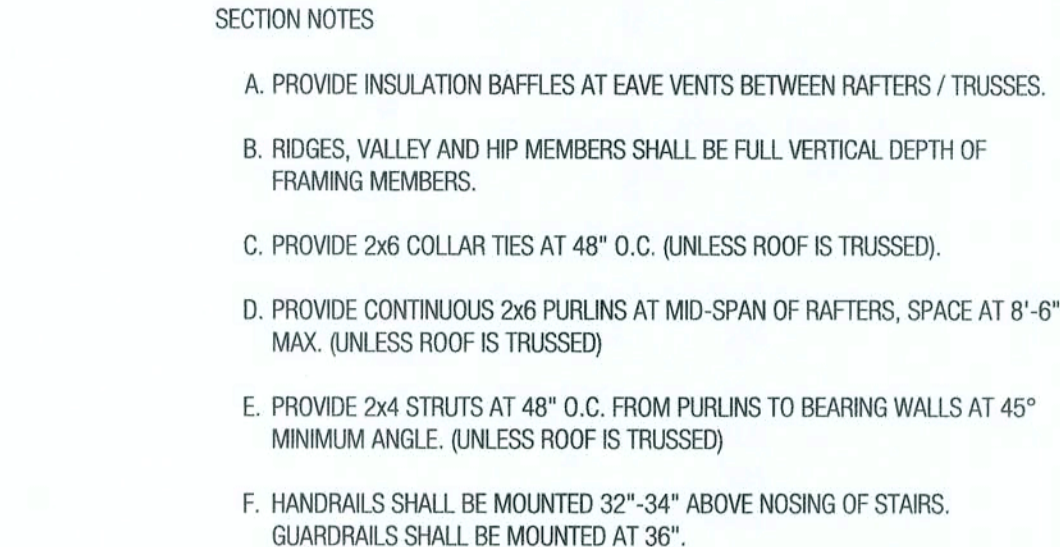
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sheet no.

A4



ROOF TRUSS
(SEE TRUSS
ENGINEERING

2x12 RAFTER @ 16" O.C.
30/40 YEAR ARCH SHINGLES OVER 15 LB. FELT
OVER 1/2" OSB ROOF SHEATHING.

- (2) 2x6 TOP PLATE
- FRIEZE BLOCK WITH SCREENED VENT
- DRIP EDGE
- TRIM
- TRIM BOARD, RABBET TO RECEIVE SIDING

SECOND FLOOR LEVEL
EL. 10'-6"

FIRST FLOOR LEVEL
0.000

— HORIZONTAL BLOCKING

— HARDIPLANK SIDING- 7 $\frac{1}{4}$ " T.W. OVER
15# FELT OVER
1/2" OSB SHEATHING

- 2x6 STUD WALL @16" O.C.
- 2x6 BOTTOM PLATE

— FLASHING

TRIM BOARD $\frac{3}{4}$ " x 12"

FOUNDATIONS TO BE DESIGNED
BY LOCAL PROFESSIONAL

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278-0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: 15 May 2019

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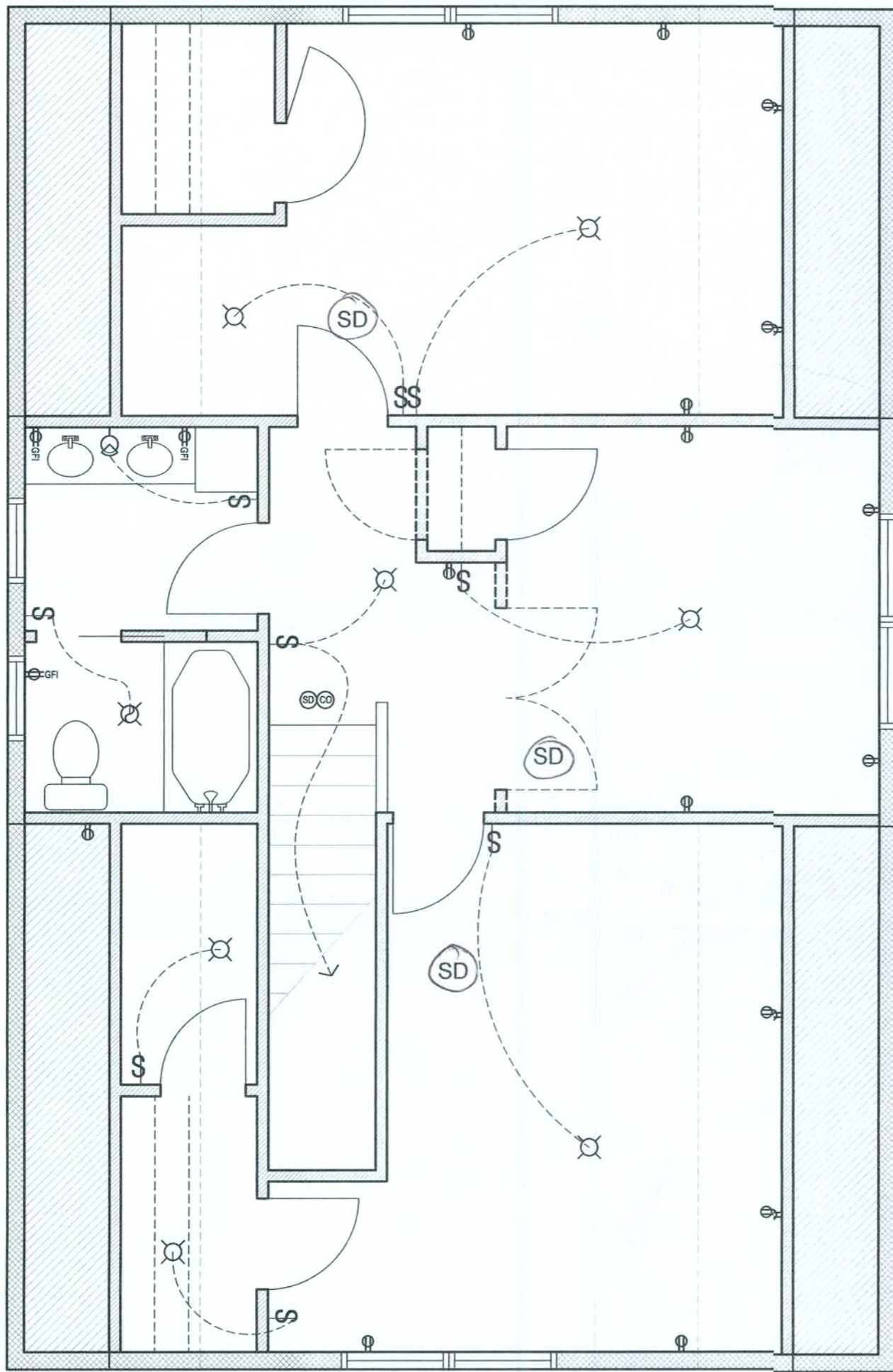
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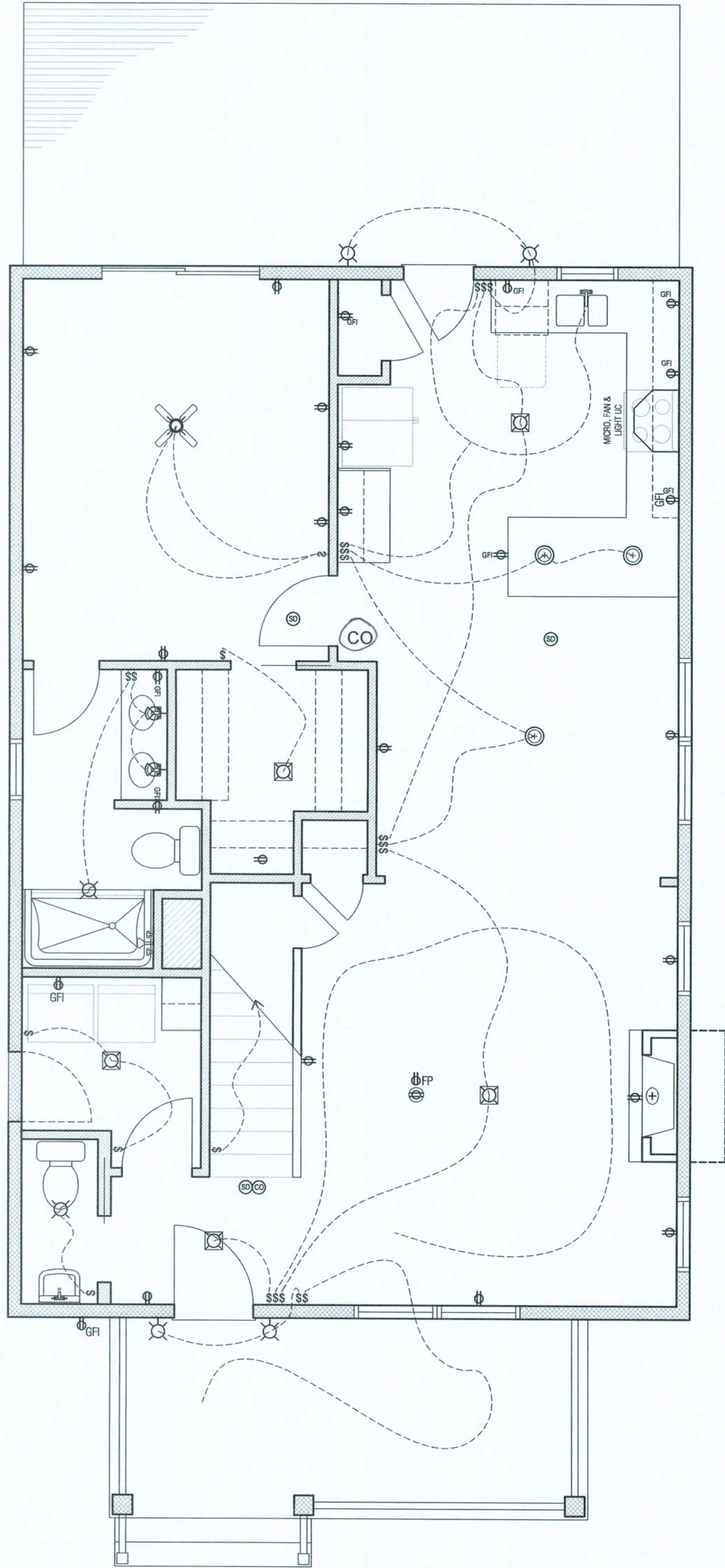
A5

ELECTRICAL NOTES

- A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH AND GARAGE OUTLETS.
- D. PREWIRE FOR GARAGE DOOR OPENERS.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- F. SYMBOLS WITH AN E ARE TO BE READ AS EXISTING.
- G. INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNER/SALESPERSON.
- H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNER/SALESPERSON.



ELECTRICAL SYMBOLS KEY	
	SWITCH
	INCANDESCENT RECESSED CAN
	INCANDESCENT RECESSED WATERTIGHT CAN
	RECESSED WALL WASHER LIGHT
	UNDER CABINET LIGHT
	SURFACE MOUNTED INCANDESCENT
	SURFACE MOUNTED FLUORESCENT
	VANITY LIGHT FIXTURE
	WALL SCONCE
	INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE
	PULL CHAIN LIGHT
	CEILING FAN / LIGHT COMBO
	PENDANT FIXTURE
	BATH EXHAUST
	LIGHT & BATH EXHAUST
	STANDARD WALL OUTLET
	GROUND FAULT INTERRUPT OUTLET
	FLOOR OUTLET
	220 VOLT OUTLET
	WEATHERPROOF EXT GFI OUTLET
	GARAGE DOOR OPENER / LIGHT
	EXTERIOR FLOOD LIGHTS
	GARBAGE DISPOSAL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.	
PROVIDE GFI ELECTRICAL FIXTURES AT WET AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR	
UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC	
INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS	
INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS	
USE AIR TIGHT CAN LIGHTS, IF BUILDING ENERGY STAR	
EXHAUST FANS- VENTING TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE- DO NOT USE FLEXIBLE PLASTIC PIPE. IT WILL NOT LAST	
SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES	



ELECTRICITY LAYOUT - SECOND FLOOR

1/4"=1'-0"

ELECTRICITY LAYOUT - FIRST FLOOR

1/4"=1'-0"

Revisions/Additions By Others:

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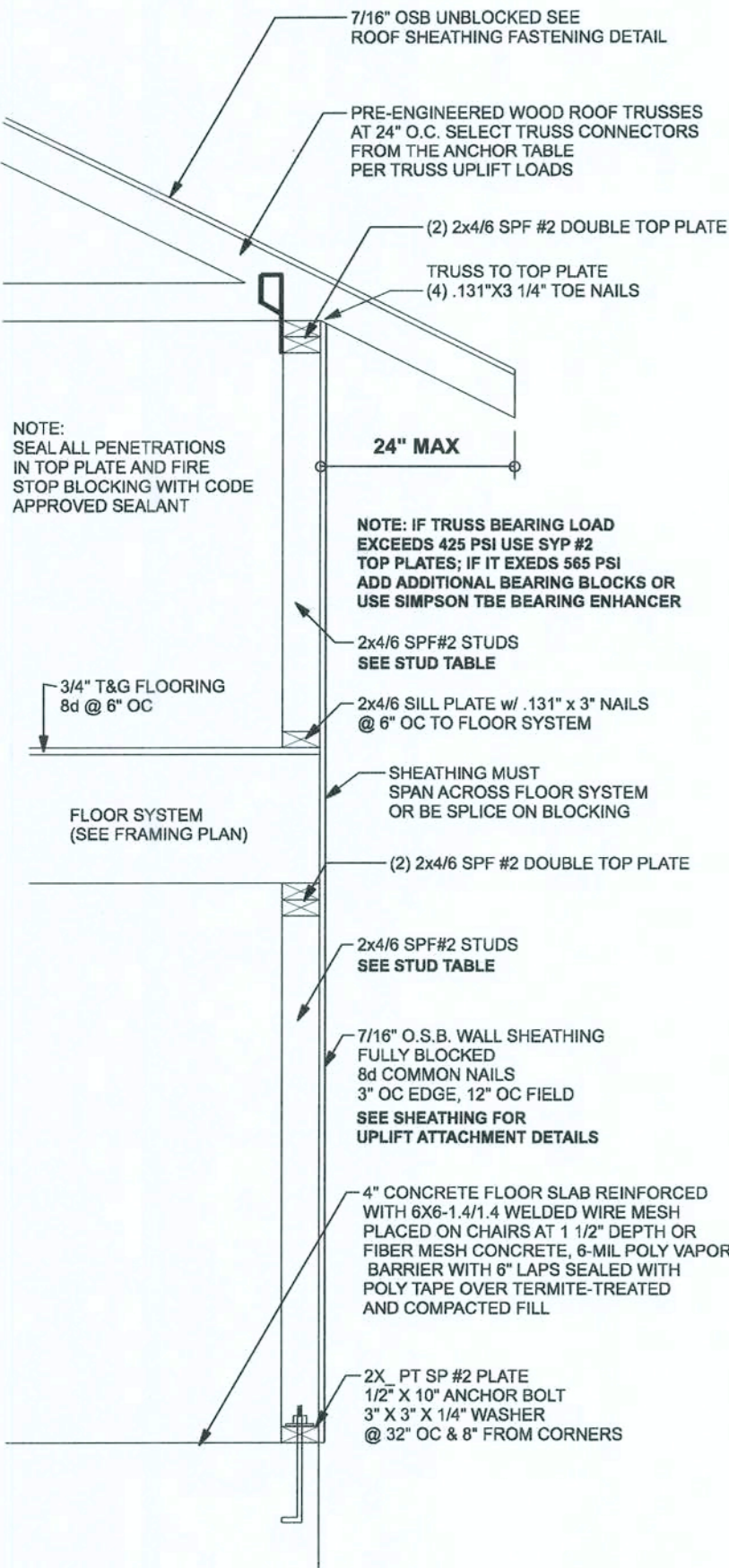
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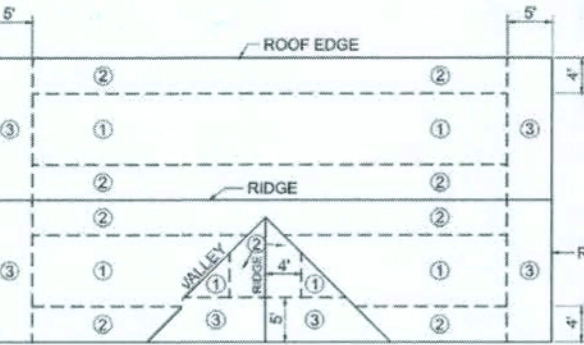
E1

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30 Elm Place, Hastings on Hudson, NY 10706
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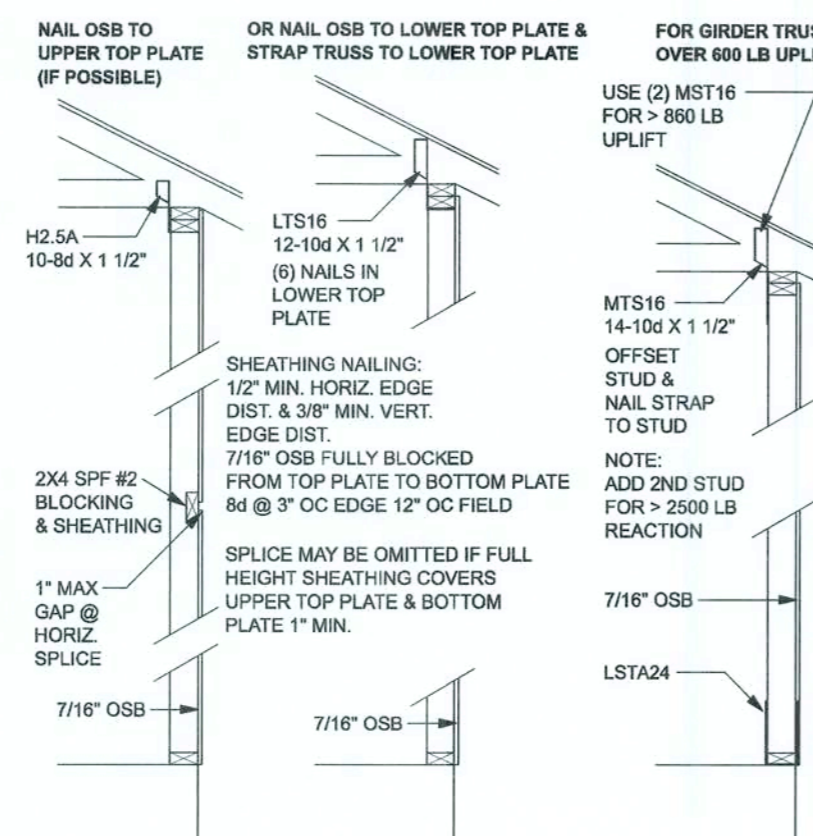


TWO STORY WALL SECTION
SCALE: 3/4\" = 1'-0"

- RING-SHANK NAILS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS:
- 0.113 INCH NOMINAL ROD SHANK DIAMETER
 - RING DIAMETER OF 0.010 OVER SHANK DIAMETER
 - 18 TO 20 RINGS PER INCH
 - 0.280 INCH FULL ROUND HEAD DIAMETER
 - 2.3/8 INCH NAIL LENGTH
- NAILING PATTERN SHALL BE:
- 4\" OC GABLE END (SEE GABLE BRACING DETAIL)
 - 6\" OC @ EDGES AL ZONES
 - 6\" OC @ INTERMEDIATE FRAMING IN ZONE 3
 - 12\" OC @ INTERMEDIATE FRAMING IN ZONE 1 & 2



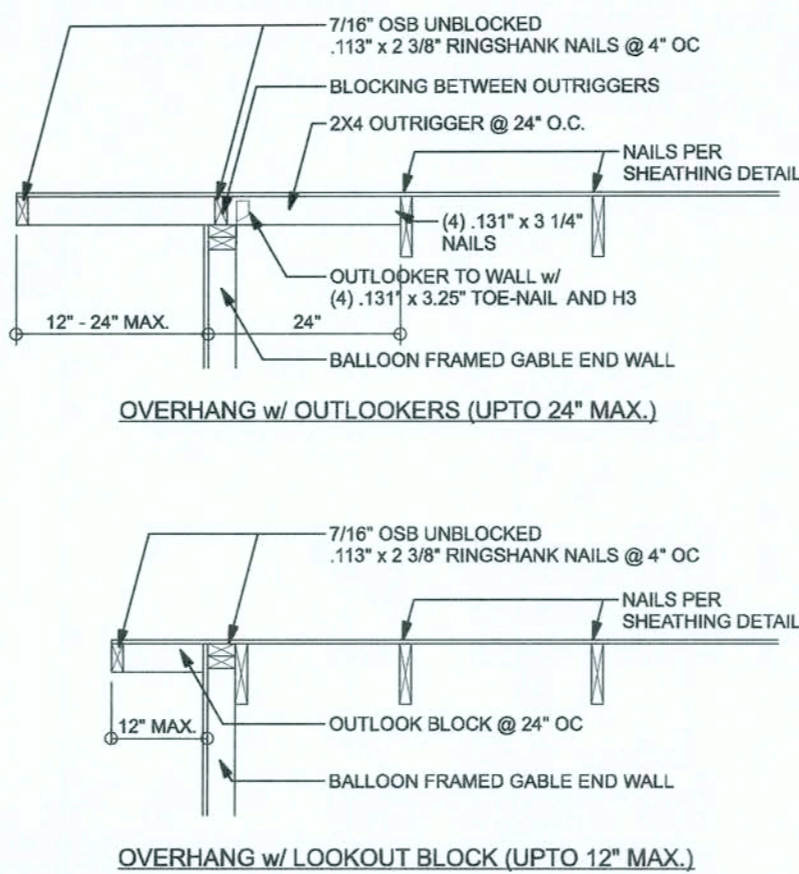
ROOF SHEATHING FASTENING



SHEATHING FOR UPLIFT ATTACHMENT DETAILS
ONE STORY WOOD FRAME

Uplift on wall	Top Connection	Bottom Connection	Anchor Bolt Spacing
227 psf	SP#2 @ 32\" OC	SP1 @ 32\" OC	48\" OC
454 psf	SP#2 @ 16\" OC	SP1 @ 16\" OC	32\" OC
309 psf	LSTA24, 14-10d @ 48\" OC	LSTA24, 14-10d @ 48\" OC	48\" OC
465 psf	LSTA24, 14-10d @ 32\" OC	LSTA24, 14-10d @ 32\" OC	32\" OC

(TYP.) INTERIOR BEARING WALL
ONE STORY WOOD FRAME w/ STRAPS & ANCHORS



TYPICAL GABLE OVERHANG DETAIL
FRAMED ROOF @ GABLE WALL SCALE: 1/2\" = 1'-0"

Uplift SP	Uplift SP#	Truss Connector	To Plate	To Truss/Rafter
615	465	SDWC15600	4-8d x 1 1/2"	4-8d x 1 1/2"
415	280	H3	5-8d x 1 1/2"	5-8d x 1 1/2"
575	465	H2.5A	5-8d x 1 1/2"	5-8d x 1 1/2"
1340	1015	H10A	9-10d1 1/2"	9-10d1 1/2"
720	620	LTS12-20	6-10d1 1/2"	6-10d1 1/2"
1000	660	MTS12-30	7-10d1 1/2"	7-10d1 1/2"
1450	1245	HTS20-30	12-10d1 1/2"	12-10d1 1/2"
Uplift SP	Uplift SP#	Stair Ties	To One Member	To Other Member
1235	1235	LSTA21	8-10d	8-10d
1640	1455	MSTA24	9-10d	9-10d
1030	1030	CS20	7-10d	7-10d
Uplift SP	Uplift SP#	Stud Plate Ties	To Stud	To Plate
585	535	SP1	6-10d	4-10d
1085	605	SP2	6-10d	6-10d
771	771	LSTA24	10-10d	wrap under or over plate
1235	1235	LSTA24	14-10d	wrap under or over plate
Uplift SP	Uplift SP#	Holdowns @ Stemmwall	To Stud / Post	Anchor
1625	1800	DT12Z	8-SDS 1/4"x1 1/2"	12"x12" Titen HD
4235	3640	HT14	18-16d x 12"	12"x12" Titen HD
Uplift SP	Uplift SP#	Post Bases @ Stemmwall	To Post	Anchor
1825	1800	DT12Z	8-SDS 1/4"x1 1/2"	12"x6" Titen HD
4235	3640	HT14	18-16d x 12"	12"x12" Titen HD
Uplift SP	Uplift SP#	Post Bases @ Mono	To Stud / Post	Anchor
2300	2300	ABU44	12-16d	5/8"x12" Drill & Epoxy
Uplift SP	Uplift SP#	Post Bases @ Mono	To Post	Anchor
2200	2200	ABU44	12-16d	5/8"x7" Drill & Epoxy
2200	2200	ABU66	12-16d	5/8"x7" Drill & Epoxy

EXTERIOR WALL STUD TABLE FOR SP#2 STUDS:

THIS STUD HEIGHT TABLE IS PER 2012 WFCM, TABLE 3.20B5, EXTERIOR LOAD BEARING & NON LOAD BEARING STUD LENGTHS FOR WALLS WITH OSB EXTERIOR AND 1/2\" GYP INTERIOR RESISTING INTERIOR ZONE WINDLOADS, 130 MPH, EXPOSURE C, STUD DEFLECTION LIMIT H/240 (NOT OK FOR BRITTLE FINISH). STUD SPACINGS SHALL BE MULTIPLIED BY 0.8 FOR FRAMING LOCATED WITHIN 4 FEET OF CORNERS FOR END ZONE LOADING. (END ZONE EXAMPLE 16\" O.C. x 0.8 = 12.8\" O.C.)

(1) 2x4 @ 16\" OC	TO 10'-1\" STUD HEIGHT
(1) 2x4 @ 12\" OC	TO 11'-2\" STUD HEIGHT
(1) 2x6 @ 16\" OC	TO 15'-7\" STUD HEIGHT
(1) 2x6 @ 12\" OC	TO 17'-3\" STUD HEIGHT

GRADE & SPECIES TABLE	Fb	E
2x8 SP #2	925	1.4
2x10 SP #2	800	1.4
2x12 SP #2	750	1.4
GLB 24F-V3 SP	2600	1.9
LSL TIMBERSTRAND	1700	1.7
LVL MICROLAM	2950	2.0
PSL PARALAM	2900	2.0

GENERAL NOTES:

TRUSSES: TRUSSES SHALL BE DESIGNED BY A FLORIDA LICENSED ENGINEER IN ACCORDANCE WITH THE FBOR. TRUSS ENGINEERING SHALL INCLUDE TRUSS DESIGN, TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS. TRUSS ENGINEERING IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE SIGNED & SEALED BY THE MANUFACTURER'S DESIGN ENGINEER. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THE TRUSS DESIGNER'S DESIGN AND TO FURNISH THE TRUSS MANUFACTURER WITH THE TRUSS DESIGNER'S REVIEW OF TRUSS REACTIONS ON THE BUILDING STRUCTURE. STRAP 2X6 RAFTERS WITH MIN. UPLIFT CONNECTION 415LB EACH END, 2X8 RAFTERS 700 LB EACH END.

SITE PREPARATION: SITE ANALYSIS AND PREPARATION IS NOT PART OF THIS PLAN.

FOUNDATION: CONFIRM THAT THE FOUNDATION DESIGN & SITE CONDITIONS MEET GRAVITY LOAD REQUIREMENTS (ASSUME 1000 PSF BEARING CAPACITY UNLESS ANAL. OBSERVATION OR SOILS TEST PROVES OTHERWISE).

CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS, F_c = 2500 PSI.

WELDED WIRE REINFORCED SLAB: 8\" x 8\" W14 x W14, FB = 59KSI. WELDED WIRE REINFORCEMENT FABRIC (W.W.R.) CONFORMING TO ASTM A181, LOCATED IN MIDDLE OF THE SLAB, SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACINGS NOT TO EXCEED 5\".

FIBER CONCRETE SLAB: CONCRETE SLABS ON GROUND CONTAINING SYNTHETIC FIBER REINFORCEMENT, FIBER LENGTH 1/2 INCH TO 2 INCHES. DOSAGE AMOUNTS FROM 0.75 TO 1.5 POUNDS PER CUBIC YARD PER THE MANUFACTURER'S RECOMMENDATIONS. FIBERS TO COMPLY WITH ASTM C 1116. SUPPLIER TO PROVIDE ASTM C 1116 CERTIFICATION OF COMPLIANCE WHEN REQUESTED BY BUILDING OFFICIAL.

CONTROL JOINTS: WHERE SPECIFIED, SAWN CONTROL JOINTS IN SLAB-ON-GRADE SHALL BE IN ACCORDANCE WITH ACI 308. JOINTS SHALL BE CUT WITHIN 12 HOURS OF SLAB PLACEMENT. THE LENGTH / WIDTH RATIOS OF SLAB AREAS SHALL NOT EXCEED 1.5 AND TYPICAL SPACING OF JOINTS TO BE 12'-0\". DO NOT CUT WMM OR REINFORCING STEEL. RECOMMENDED LOCATION OF CONTROL JOINTS IS SUBJECT TO OWNER AND CONTRACTOR'S APPROVAL. THE CONTROL JOINTS ARE NOT INTENDED TO PREVENT CRACKS BUT RATHER TO ENCOURAGE THE SLAB TO CRACK ON A GIVEN LINE.

REBAR: ASTM A615, GRADE 40, DEFORMED BARS, F_y = 40 KSI. ALL LAP SPICES 40\" DB (25\" FOR #5 BARS); UNO. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315-88, U.N.O.

ROOF SHEATHING: ALL ROOFS ARE HORIZONTAL DIAPHRAGMS; 7/16\" OSB SHEATHING, UNLOCKED, APPLIED PERPENDICULAR TO FRAMING, OVER A MINIMUM OF 3 FRAMING MEMBERS, WITH PANEL EDGES STAGGERED.

STRUCTURAL CONNECTORS: MANUFACTURERS AND PRODUCT NUMBER FOR CONNECTORS, ANCHORS, AND REINFORCEMENT ARE LISTED FOR EXAMPLE NOT ENDORSEMENT. AN EQUIVALENT DEVICE OF THE SAME OR OTHER MANUFACTURER CAN BE SUBSTITUTED FOR ANY DEVICES LISTED IN THE EXAMPLE TABLES AS LONG AS IT MEETS THE REQUIRED LOAD CAPACITIES. MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FOLLOWED TO ACHIEVE RATED LOADS.

ANCHOR BOLTS: A-307 ANCHOR BOLTS WITH MINIMUM EMBEDMENT AS SPECIFIED IN DRAWINGS BUT NO LESS THAN 7\" IN CONCRETE OR REINFORCED CONCRETE BOND BEAM OR 15\" IN GROUTED CMU.

BUILDER'S RESPONSIBILITY:

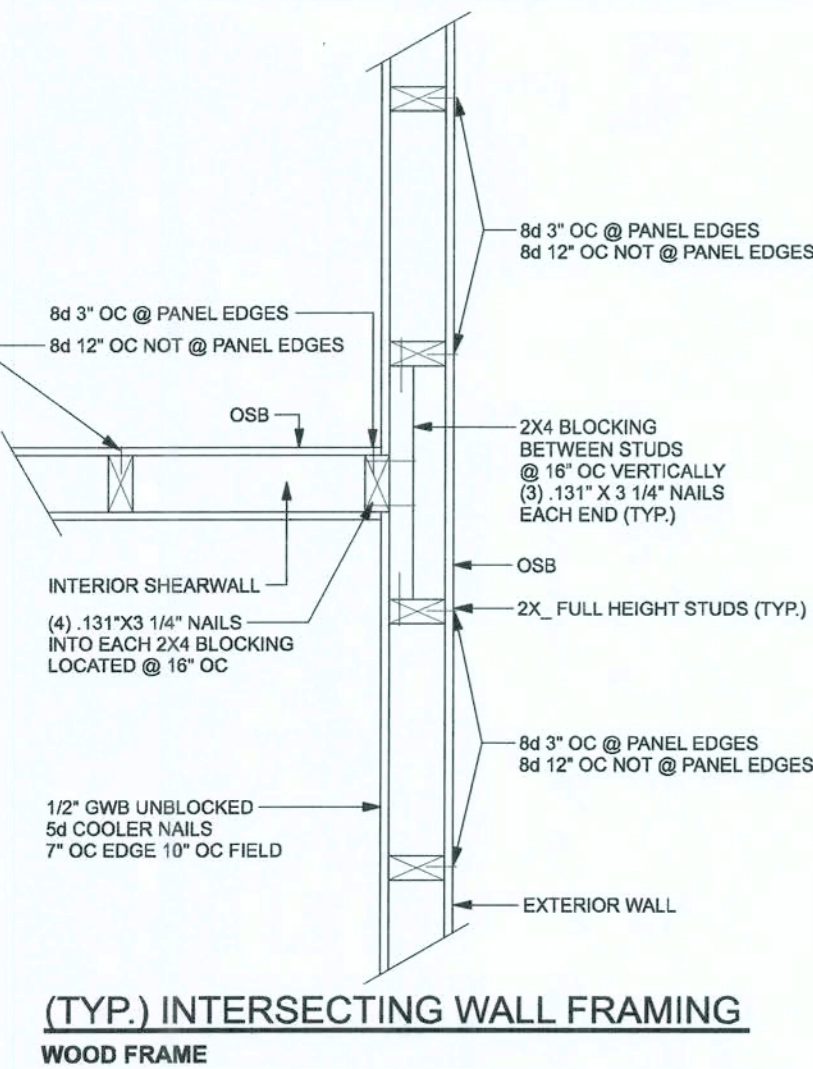
THE BUILDER AND OWNER ARE RESPONSIBLE FOR THE FOLLOWING, WHICH ARE SPECIFICALLY NOT PART OF THE WIND LOAD ENGINEER'S SCOPE OF WORK. CONFIRM SITE CONDITIONS, FOUNDATION BEARING CAPACITY, GRADE AND BACKFILL HEIGHT, WIND SPEED AND DEBRIS ZONE, AND FLOOD ZONE. PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES WHICH COMPLY WITH FBOR REQUIREMENTS FOR THE STATED WIND VELOCITY AND DESIGN PRESSURES.

PROVIDE A CONTINUOUS LOAD PATH FROM TRUSSES TO FOUNDATION, IF YOU BELIEVE THE PLAN OMMITS A CONTINUOUS LOAD PATH CONNECTION, CALL THE WIND LOAD ENGINEER IMMEDIATELY.

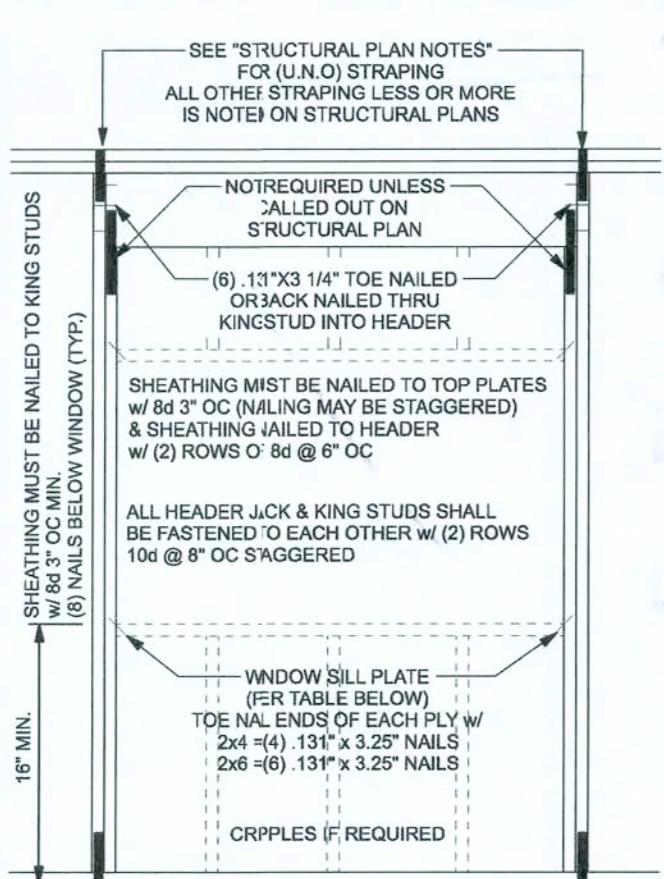
VERIFY THE TRUSS MANUFACTURER'S SEALED ENGINEERING INCLUDES TRUSS DESIGN, TRUSS CONNECTIONS, AND UPLIFT AND REACTION LOADS FOR ALL BEARING LOCATIONS.

ROOF SYSTEM DESIGN:

THE SEAL ON THESE PLANS FOR COMPLIANCE WITH FBOR, IS BASED ON REACTIONS, UPLIFTS, AND BEARING LOCATIONS IN TRUSS ENGINEERING SUBMITTED TO THE WIND LOAD ENGINEER. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DETAILS OF THE COMPLETE ROOF SYSTEM DESIGN SUBMITTED BY THE TRUSS MANUFACTURER AND HAVE IT SIGNED AND SEALED BY A DESIGN PROFESSIONAL, FOR CORRECT APPLICATION OF FBOR REQUIRED LOADS AND ANY SPECIAL LOADS. THE BUILDER IS RESPONSIBLE TO REVIEW EACH INDIVIDUAL TRUSS MEMBER AND THE TRUSS ROOF SYSTEM AS A WHOLE AND TO PROVIDE RESTRAINT FOR ANY LATERAL BRACING. THE BUILDER SHOULD USE CARE CHECKING THE ROOF DESIGN BECAUSE THE WIND LOAD ENGINEER IS SPECIFICALLY NOT RESPONSIBLE FOR THE TRUSS LAYOUT WHICH WAS CREATED BY THE TRUSS MANUFACTURER AND THE TRUSS DESIGNER ALSO DENIES RESPONSIBILITY FOR THE LAYOUT PER NOTES ON THEIR SEALED TRUSS SHEETS.



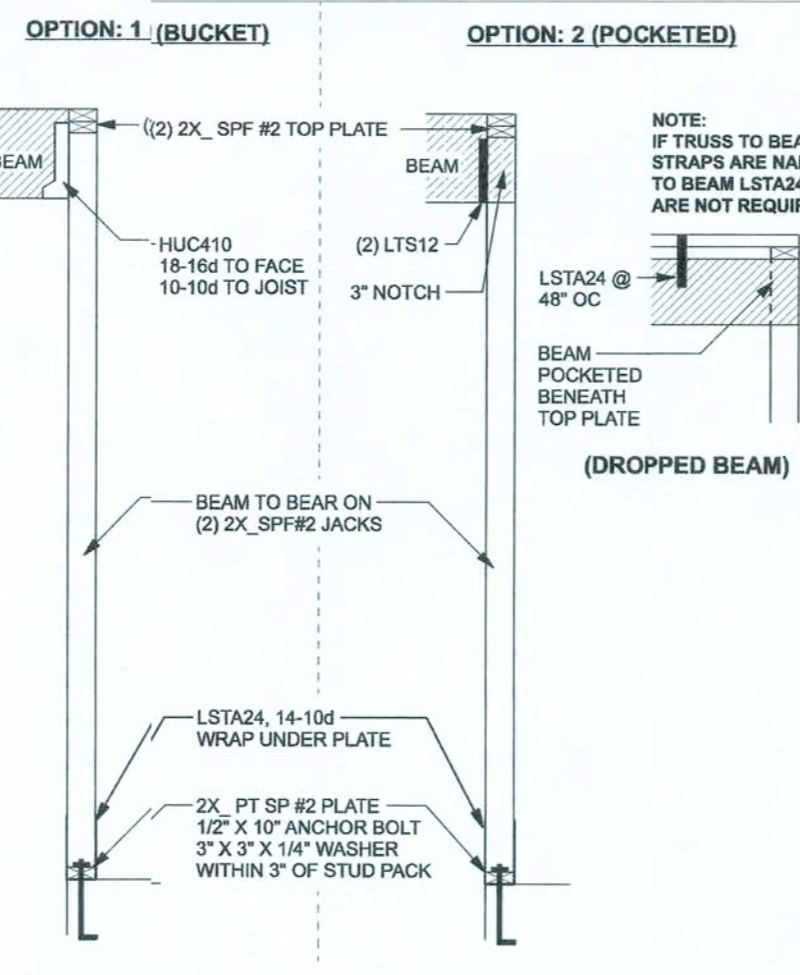
(TYP.) INTERSECTING WALL FRAMING
WOOD FRAME



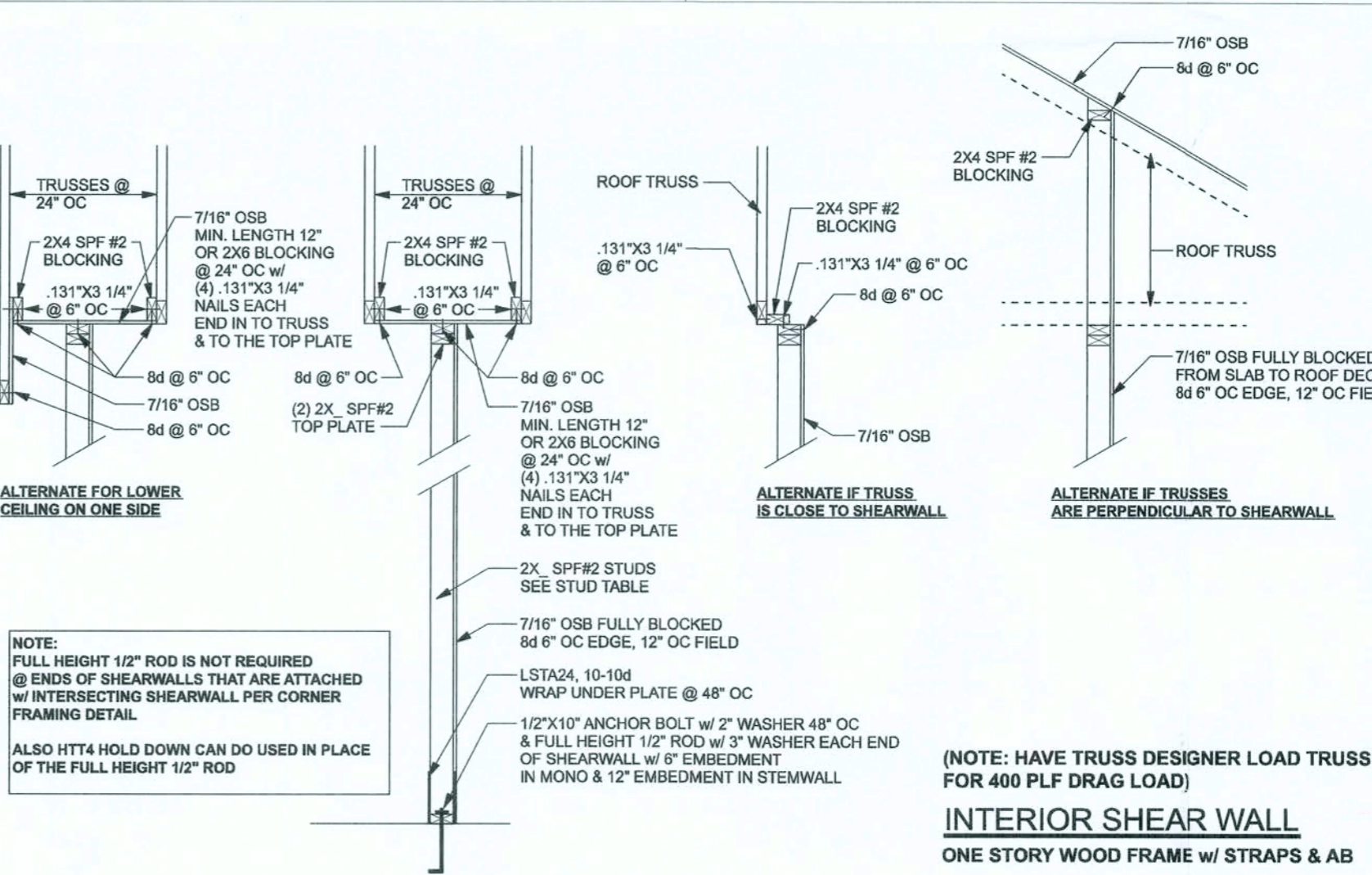
TYPICAL HEADER STRAPPING DETAIL
ONE STORY WOOD FRAME w/ STRAPS & ANCHORS

Uplift	Top Connection	Bottom Connection
< 1235	LSTA24, 14-10d wrap over plate	LSTA24, 14-10d wrap under plate
< 1455	MSTA24, 18-10d header to jacks	DT12Z
< 1800	(2) MST24, 18-10d header to jacks	DT12Z
< 2910	(2) MST24, 18-10d header to jacks	HT14

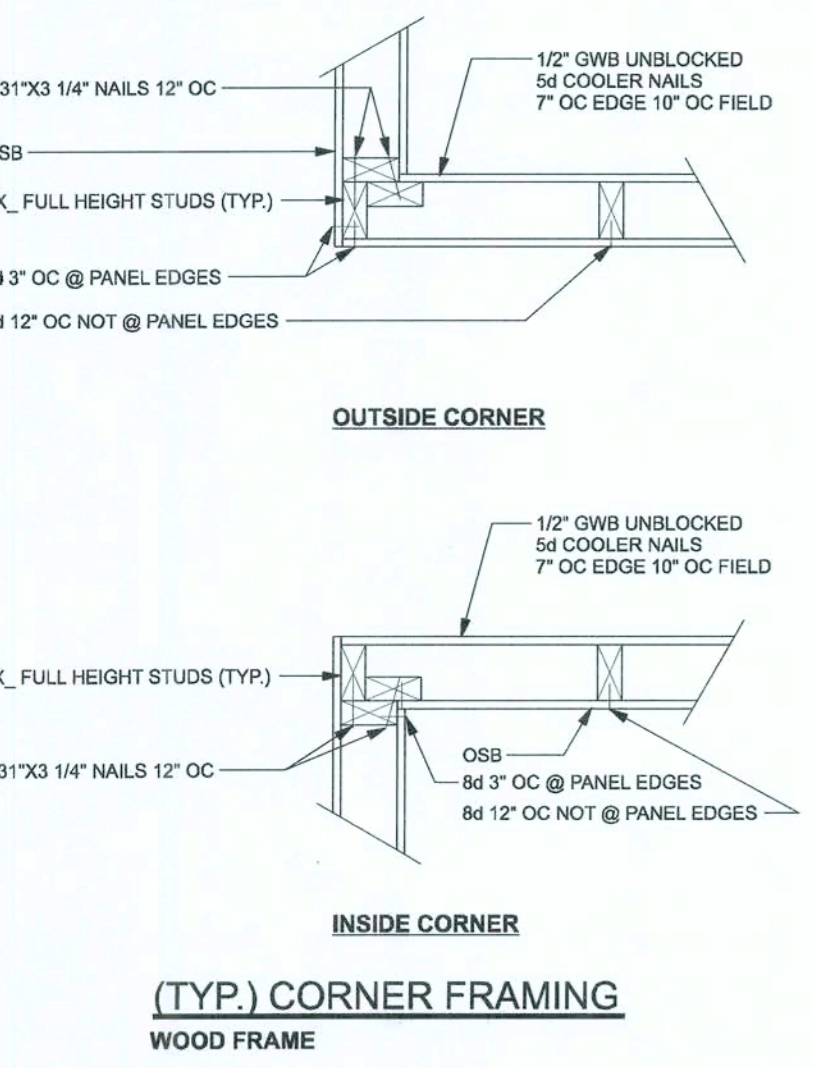
DESIGN WIND SPEED	MAX. SPANS FOR SP#2	MAX. SPANS FOR SP#2	MAX. SPANS FOR SP#2
130 MPH EXP. C	5'-2"	7'-9"	7'-7"
			11'-3"



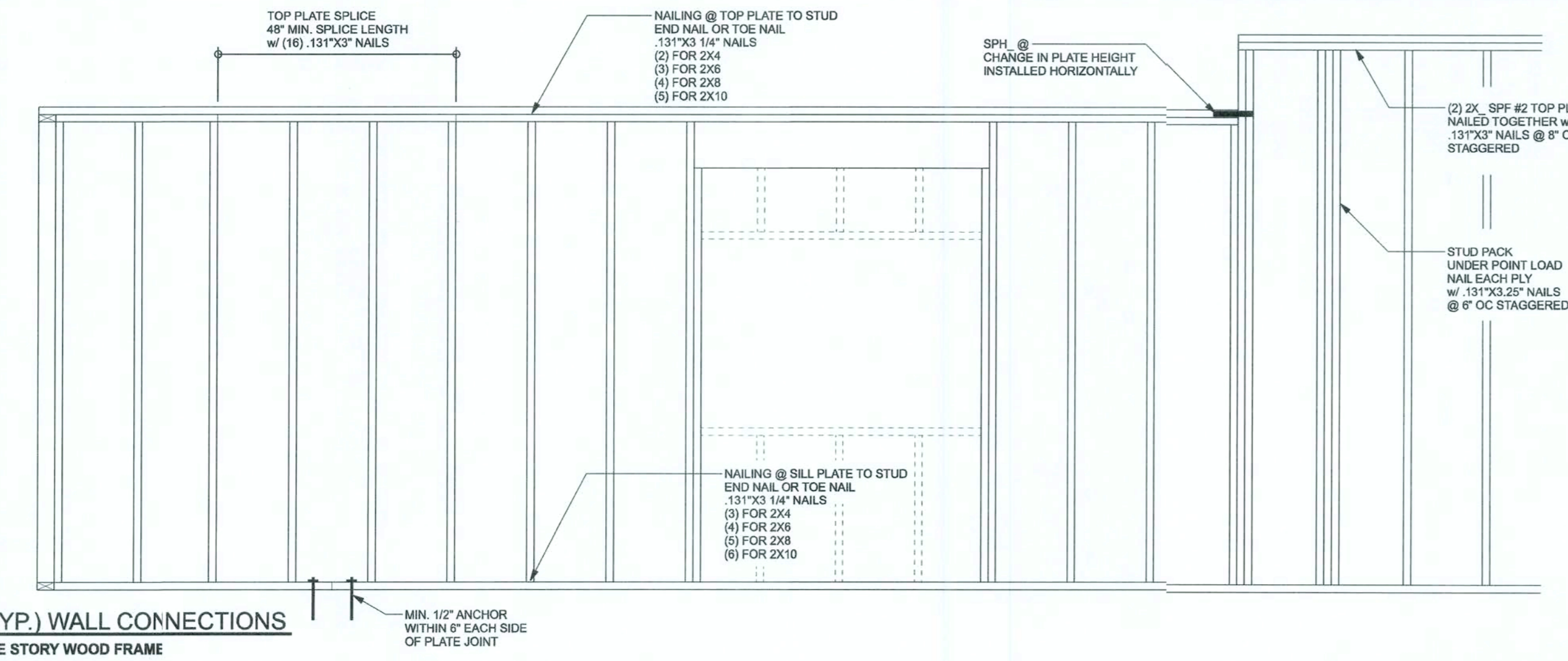
(TYP.) BEAM TO WALL
WOOD FRAME w/ STRAPS & ANCHORS



INTERIOR SHEAR WALL
ONE STORY WOOD FRAME w/ STRAPS & AB



(TYP.) CORNER FRAMING
WOOD FRAME



(TYP.) WALL CONNECTIONS
ONE STORY WOOD FRAME

ERNIE MORGAN
RESIDENCE
PROJECT ADDRESS:
2355 Drew Feagle Rd
Fort White, FL 32038

DIMENSIONS:
Stated dimensions supersede scaled dimensions. Refer all questions to Mark Disoway, P.E. for resolution. Do not proceed without clarification.

CERTIFICATION: I hereby certify that I have examined this plan, and that the applicable portions of the plan, relating to wind engineering comply with the 6th Edition Florida Building Code Residential (2017) to the best of my knowledge.

LIMITATION: This design is valid for one building, at specified location.

MARK DISOWAY P.E. 53915

MARK D. DISOWAY
LICENSED PROFESSIONAL ENGINEER
No. 53915
FLORIDA
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Thursday, August 15, 2019

Mark Disoway P.E.
163 SW Midtown Place
Suite 103
Lake City, Florida 32025
386.754.5419
disowaydesign@gmail.com

JOB NUMBER:
190802
S-1
OF 2 SHEETS

