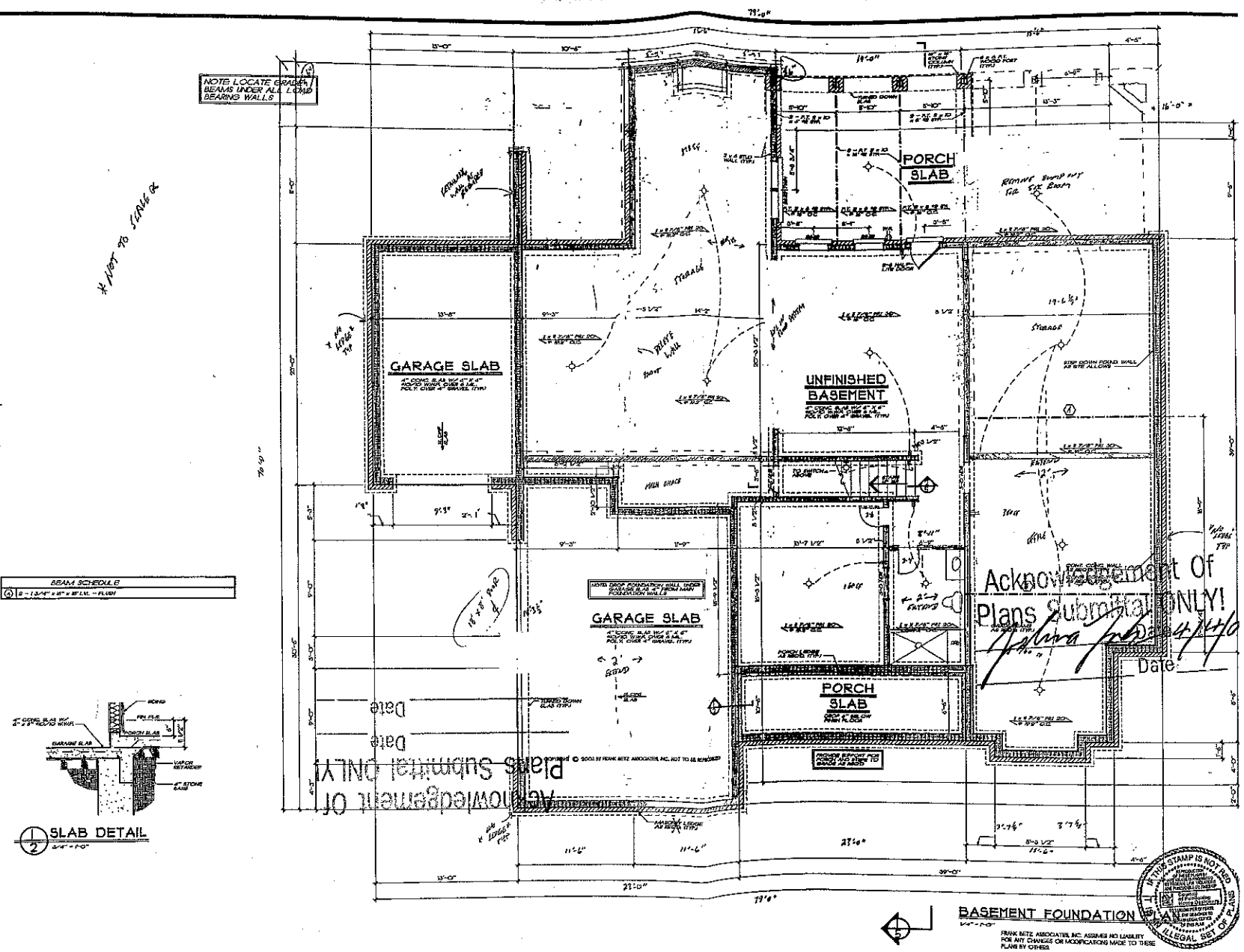

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS
* NOT TO SCALE
GARAGE SLAB
UNFINISHED BASEMENT
PORCH SLAB
GARAGE SLAB
PORCH SLAB
STORAGE
BEAM SCHEDULE
Ⓐ 8 - 13 3/4" x 18" x 38' LVL - FLUSH
SLAB DETAIL
BASEMENT FOUNDATION PLAN
Acknowledgement of Plans Submittal ONLY!
Date
Date
Acknowledgement of Plans Submittal ONLY!
IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND PHARMA HPS CONSTRUCTION RULES. VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE INDICATED TO FRANK SITZ & ASSOCIATES, INC. BEFORE PROCEEDING. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
2. ALL DIMENSIONS SHOWN ON DRAWINGS ARE TO BE CALCULATED AND NOT SCALED.
3. ALL FOOTINGS TO BE PLACED THROUGH THE NON-LOCAL GRADE AND REST ON UNDISTURBED SOIL OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY OF 1500 PSF. CONTRACTOR SHALL NOTIFY FOR INSPECTION BEFORE POURING CONCRETE. SEE CONTRACTOR'S SHALL BOARD CONTRIBUTE OF THE BUILDING WITH ALL SITE REQUIREMENTS.
4. ALL BUILDING SHALL BE PROTECTED AGAINST ANY FOUNDATION WALL PRESSURES NOT TO EXCEED.
5. ALL TILE CODES, MATERIALS AND STRUCTURES TO CONFORM TO CODES AND STANDARDS SET FORTH BY THE STATE BUILDING CONSTRUCTION & OCCUPANCY LAW FOR THE STATE WHERE CONSTRUCTION IS OCCURRING. DUE TO THE WIDE VARIANCE IN LOCAL CODES, NON STANDARD CONDITIONS, SOILS, LAND DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND MODIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND CONDITIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS.
6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
7. ALL GLAZING IN BUILDING OPENINGS SHALL BE DESIGNED TO CLEAR LOADS AND SHALL BE SAFETY GLAZING WHERE REQUIRED BY CODE. GLAZING SHALL HAVE THE SUBSTRATE ROOM OR AT OTHER BEARING POINTS DESIGNED TO GRANT THE LOAD.

FRAMING NOTES

1. THESE PLANS FLOOR WERE ENGINEERED USING THE FOLLOWING DESIGN CRITERIA AS APPLICABLE: STRUCTURE SHALL CONFORM TO THE 2003 INTERNATIONAL BUILDING CODE AND 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE, TWO FAMILY DWELLINGS. DUE TO VARIATIONS IN LOCAL CODES & SITE CONDITIONS, THE CONTRACTOR SHALL VERIFY ALL CONDITIONS TO CONFORM TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND PRACTICES. THE BUILDER SHOULD VISIT ALL CONDITIONS WHERE DRAWING CONSTRUCTION CHOICES & METHODS ARE NOT CLEAR. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK.
3. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2003 IRC.
4. DESIGN LOADS:
   - FLOOR: 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
   - BEDROOMS: 30 PSF LIVE LOAD, 10 PSF DEAD LOAD
   - CEILING: 20 PSF LIVE LOAD, 10 PSF DEAD LOAD
   - ROOF: 20 PSF LIVE LOAD, 10 PSF DEAD LOAD
5. ALL FLOOR JOIST SHALL BE #2 GRADE SPF OR BETTER, UNLESS NOTED OTHERWISE ON PLANS. ALL EXTERIOR BEARING WALLS SHALL BE 2x6 @ 16" O.C. WITH R-19 INSULATION. ALL INTERIOR BEARING WALLS SHALL BE 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR DOORS SHALL BE SOLID CORE WITH A MINIMUM 1 3/8" THICKNESS. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
7. ALL GLASS JOIST ARE 3000 AS SET AT 8" O.C. UNLESS AS NOTED ON PLAN. ALL BAND SHALL BE SAME SIZE AS JOIST.
8. DRY CROSS-BRIDGING SHALL BE USED AT TWO POINT OF SPAN OR AT INTERVALS NOT EXCEEDING 8'-0".
9. ALL WOOD SHALL BE KILN DRIED #2 GRADE.
10. ALL X 8'-0" EXCEPT AS NOTED ON PLANS.
11. ALL WATER LINES SHALL BE 18" Ø.
12. ALL SHOWER WALLS SHALL BE 72" HIGH.
13. ALL GLASS SHALL BE TEMPERED AS NOTED ON PLANS.
14. ALL MIRRORS SHALL BE GLUED TO WALL.
15. ALL STAIRS SHALL BE DESIGNED AS CLOSE TO 7" RISER AS POSSIBLE WITH 10" MINIMUM TREAD.
16. ALL SHUTTERS SHALL BE SIZED TO COVER WINDOW OPENING AS POSSIBLE WITH A MINIMUM OF 1/2" OVERLAP.
17. ALL SHUTTERS SHALL BE SIZED TO COVER WINDOW OPENING AS POSSIBLE WITH A MINIMUM OF 1/2" OVERLAP.
18. ALL LOCKING DOORS ARE SHUTTER BRACING TO MEET OR EXCEED THE REQUIREMENTS OF THE 2003 IRC. ALL DOORS ARE TO BE LOCATED AT THE TERMINATION OF AND BE SUPPORTED BY SUBSTRUCTURE BELOW GRADE OR FOOTING DESIGNED TO CARRY LOADS.
19. ALL ROOF LINE SHEATHING USING THE FOLLOWING: 1/2" CDX PLYWOOD SHEATHING REQUIRED FOR 4/12 AND 5/12 JOIST, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, NAILING BLOCK AND BRACING. ALL JOIST HANGERS SHALL BE USED AT ALL BEAM CONNECTIONS.
20. ALL JOIST ARE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE. ALL JOIST SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
21. ALL JOIST SHALL BE BRIDGED WITH 1" X 3" CROSS BRIDGING OR SOLID BLOCKING AT MID SPAN OR AT 8'-0" O.C. MAXIMUM.
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JOIST NOTES

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ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2003 IRC.

DESIGN LOADS:
- FLOOR: 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
- BEDROOMS: 30 PSF LIVE LOAD, 10 PSF DEAD LOAD
- CEILING: 20 PSF LIVE LOAD, 10 PSF DEAD LOAD
- ROOF: 20 PSF LIVE LOAD, 10 PSF DEAD LOAD

ALL FLOOR JOIST SHALL BE #2 GRADE SPF OR BETTER, UNLESS NOTED OTHERWISE ON PLANS. ALL EXTERIOR BEARING WALLS SHALL BE 2x6 @ 16" O.C. WITH R-19 INSULATION. ALL INTERIOR BEARING WALLS SHALL BE 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.

ALL GLASS JOIST ARE 3000 AS SET AT 8" O.C. UNLESS AS NOTED ON PLAN. ALL BAND SHALL BE SAME SIZE AS JOIST.

DRY CROSS-BRIDGING SHALL BE USED AT TWO POINT OF SPAN OR AT INTERVALS NOT EXCEEDING 8'-0".

ALL WOOD SHALL BE KILN DRIED #2 GRADE.

ALL X 8'-0" EXCEPT AS NOTED ON PLANS.

ALL WATER LINES SHALL BE 18" Ø.

ALL SHOWER WALLS SHALL BE 72" HIGH.

ALL GLASS SHALL BE TEMPERED AS NOTED ON PLANS.

ALL MIRRORS SHALL BE GLUED TO WALL.

ALL STAIRS SHALL BE DESIGNED AS CLOSE TO 7" RISER AS POSSIBLE WITH 10" MINIMUM TREAD.

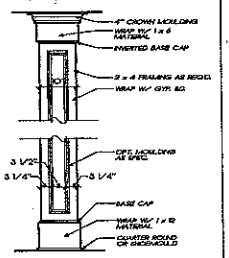
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ALL ROOF LINE SHEATHING USING THE FOLLOWING: 1/2" CDX PLYWOOD SHEATHING REQUIRED FOR 4/12 AND 5/12 JOIST, FOLLOW MANUFACTURERS GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, NAILING BLOCK AND BRACING. ALL JOIST HANGERS SHALL BE USED AT ALL BEAM CONNECTIONS.

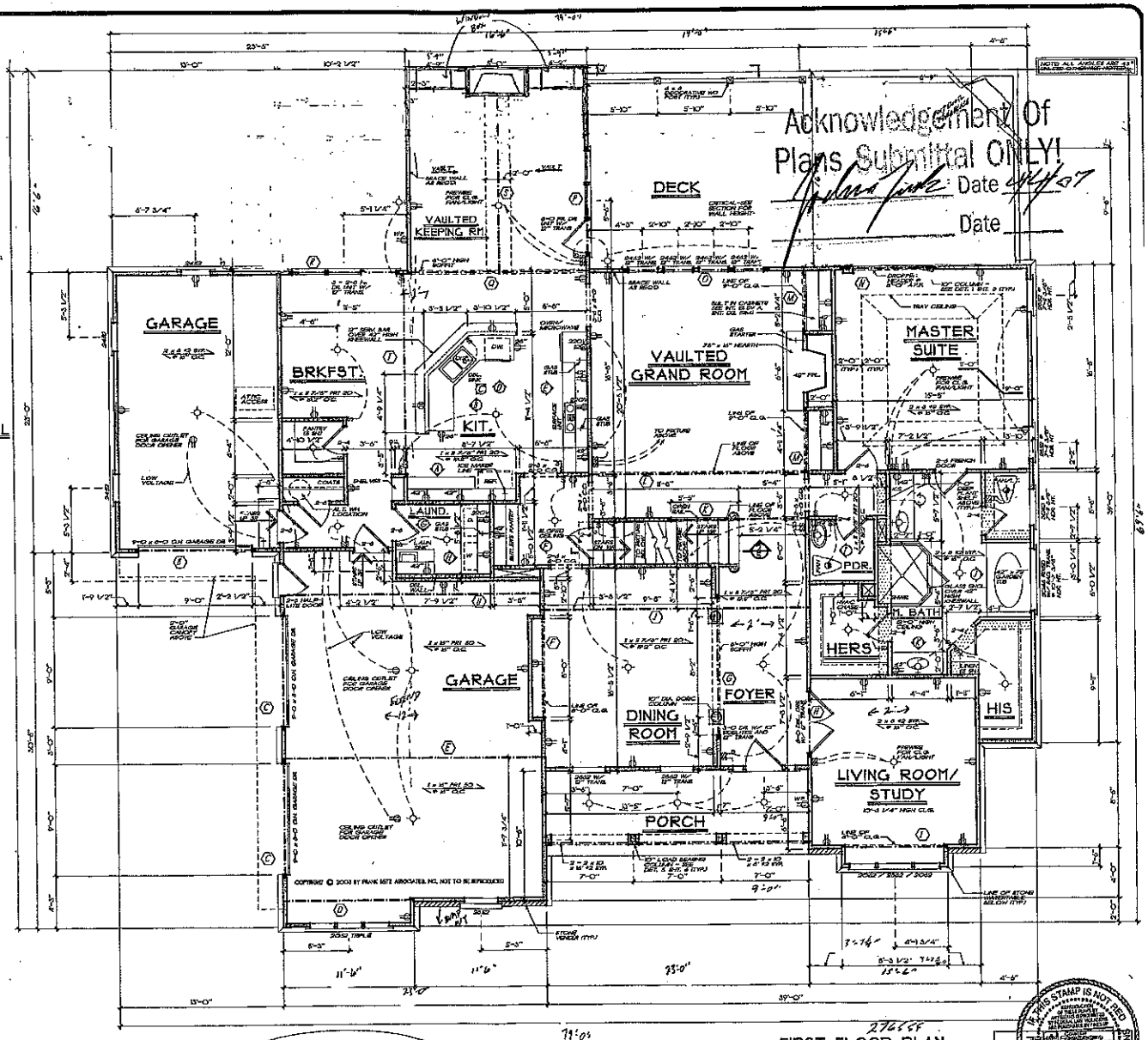
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ALL JOIST SHALL BE BRIDGED WITH 1" X 3" CROSS BRIDGING OR SOLID BLOCKING AT MID SPAN OR AT 8'-0" O.C. MAXIMUM.



1/3 INT. COLUMN DETAIL
3/4" = 1'-0"

BEAM SCHEDULE
2 - 1 3/4" X 9 7/16" X 10'-0" LVL. - DROPPED
2 - 1 3/4" X 9 7/16" X 10'-0" LVL. - DROPPED
2 - 1 3/4" X 11" X 12'-0" JOIST - FLUSH
3 - 1 3/4" X 11" X 22' LVL. - FLUSH
2 - 1 3/4" X 9 7/16" X 11'-0" LVL. - DROPPED
3 - 1 3/4" X 9 7/16" X 6'-0" LVL. - DROPPED
2 - 1 3/4" X 9 1/4" X 6'-0" LVL. - DROPPED
2 - 1 3/4" X 9 1/4" X 6'-0" LVL. - FLUSH
2 - 1 3/4" X 9 7/16" X 22'-0" LVL. - FLUSH
3 - 1 3/4" X 9 7/16" X 18'-0" LVL. - FLUSH
3 - 1 3/4" X 9 7/16" X 22'-0" LVL. - FLUSH
5 - 1 3/4" X 9 7/16" X 18'-0" LVL. - FLUSH
2 - 2 X 10 X 6'-0" 6X10 - FLUSH
2 - 2 X 10 X 6'-0" 6X10 - DROPPED
2 - 1 3/4" X 9 1/4" X 22'-0" LVL. - DROPPED
2 - 2 X 10 X 10'-0" 10 6X10 - DROPPED
2 - 1 3/4" X 9 1/4" X 6'-0" LVL. - FLUSH
2 - 1 3/4" X 9 1/4" X 10'-0" LVL. - DROPPED
2 - 2 X 12 X 6'-0" 6X12 - BOOK MARK
4 - 1 3/4" X 9 7/16" X 9'-0" LVL. - FLUSH
4 - 1 3/4" X 16" X 20' LVL. - FLUSH



Acknowledgement Of Plans Submittal ONLY!
Date 4/4/07
Date

2766 SF

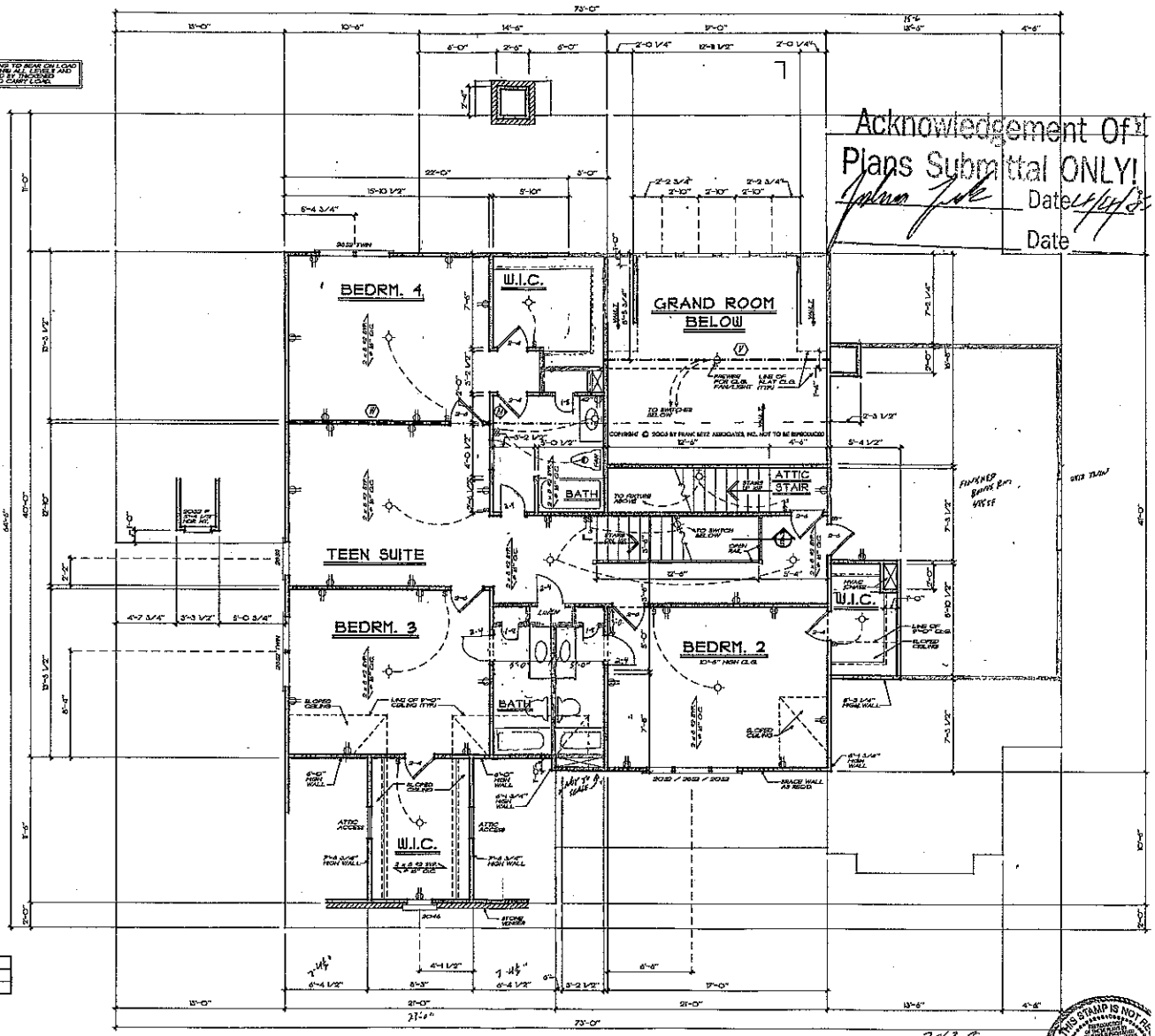
FIRST FLOOR PLAN
1/4" = 1'-0"

NOT TO SCALE

FRANK SITZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

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Acknowledgement Of
Plans Submittal ONLY!
Date 4/4/
Date

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY ALONG THEIR ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY TRACTORED BEAM BRACE BEAM OR POSTING DESIGNED TO CARRY LOADS.

BEAM SCHEDULE
(V) 2 - 13-1/4" X 14" X 5'-1" LVL - ROOF BEAM
(W) 2 - 13-1/4" X 24" X 20'-1" LVL - FLUSH

2062 SF

5 SECOND FLOOR PLAN
1/4" = 1'-0"

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