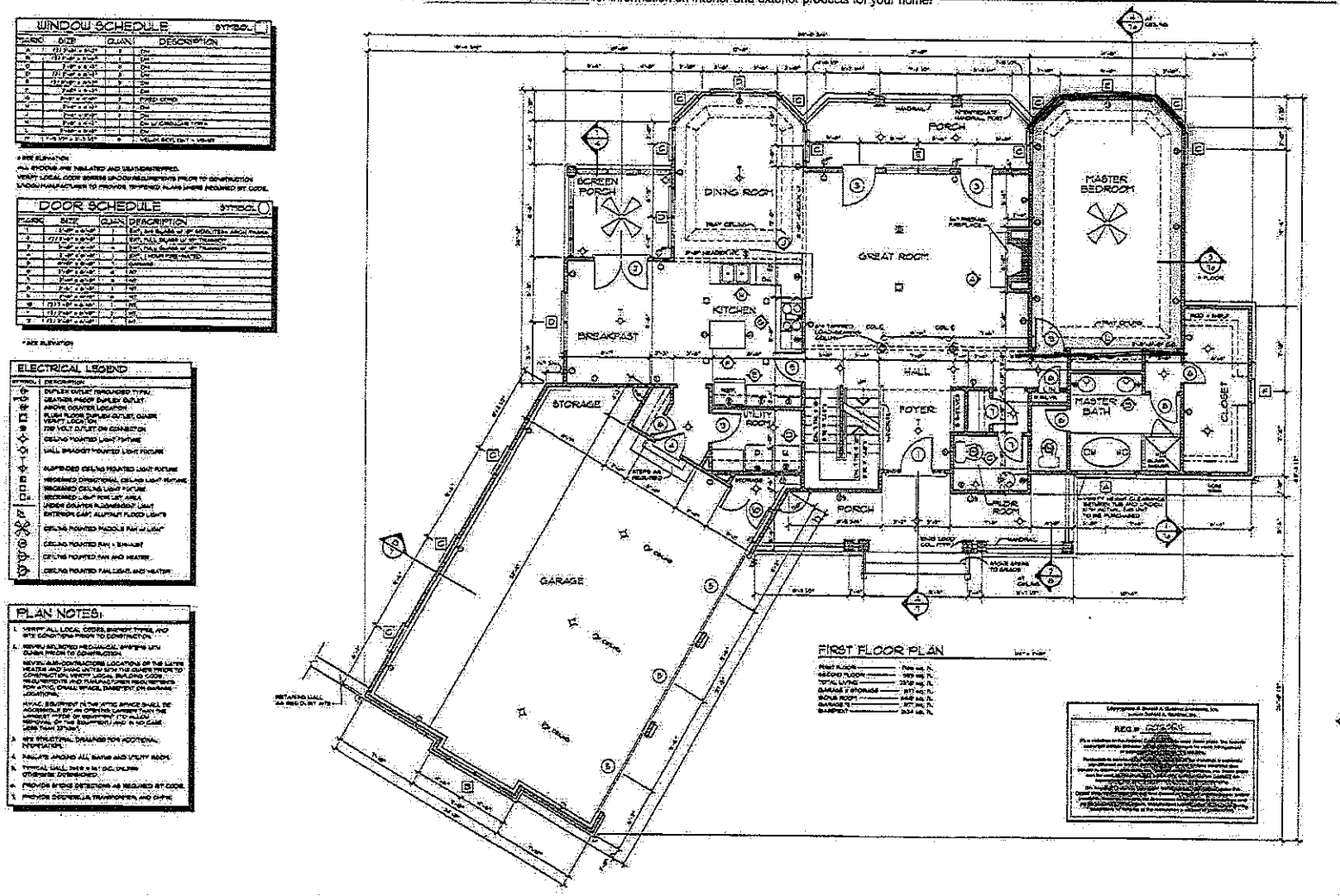
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STANDARD DESIGN DOCUMENT

Acknowledgement Of
Plans Submittal ONLY!
Mark Litt Date 8-1-12

Date

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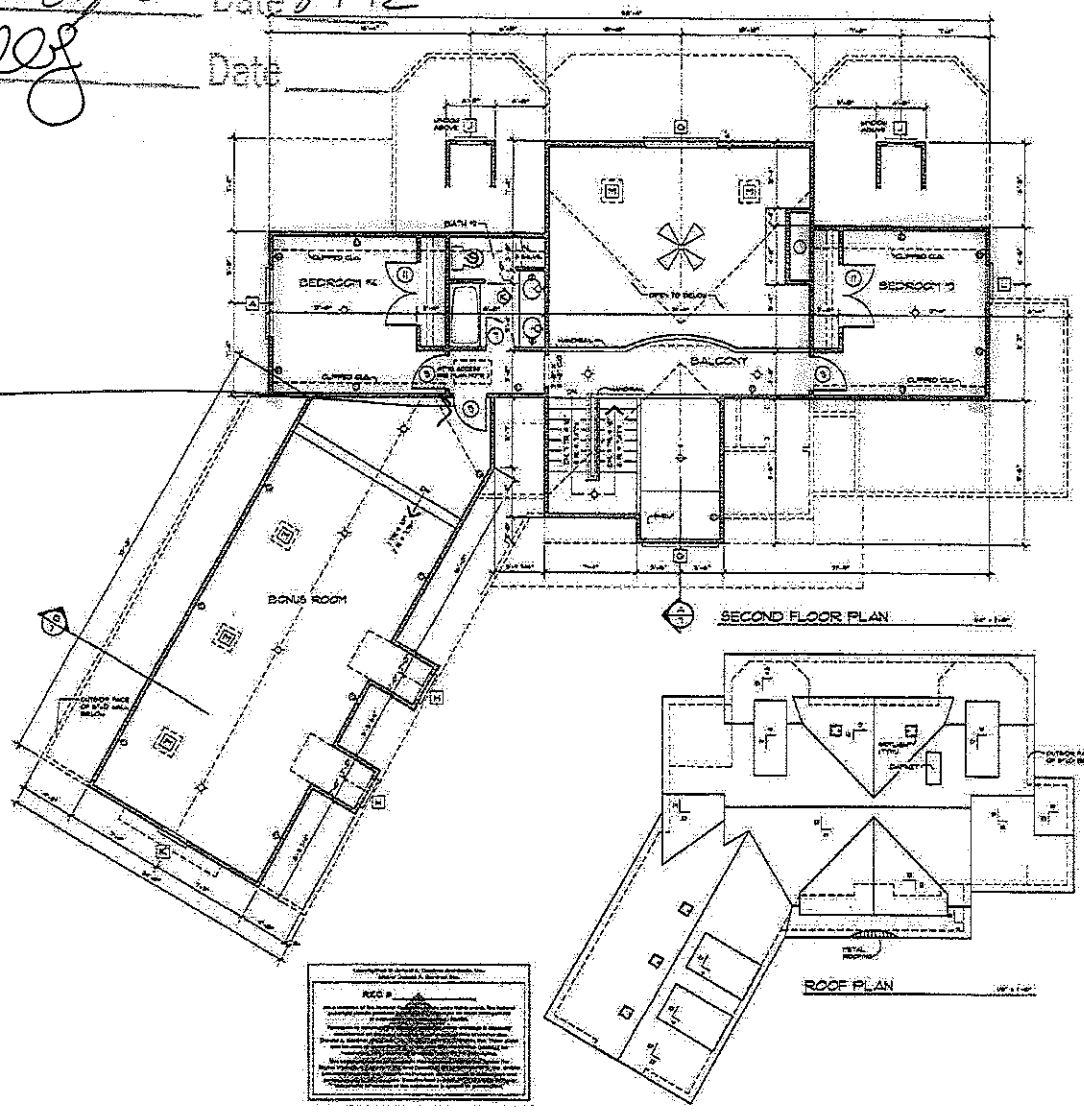
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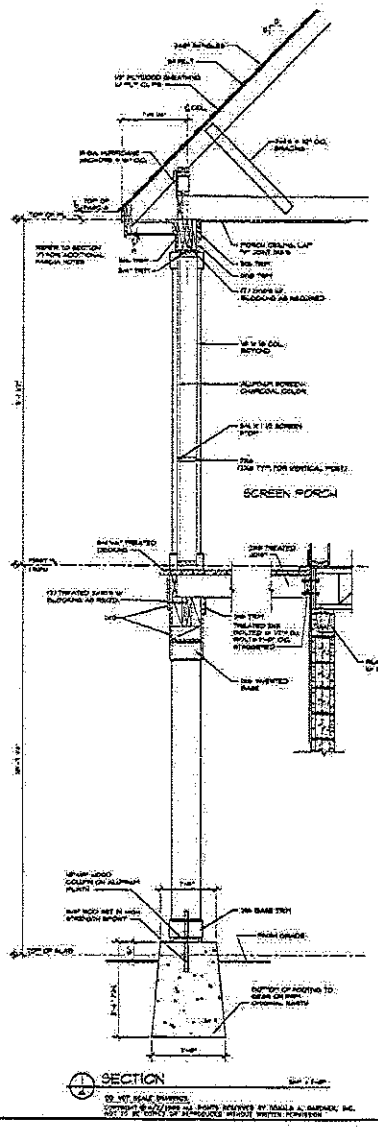
Mark Lyle
Date 8-1-12

Date

Glass
Door

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DESIGN NO. M1(02)1-1560-D MR
SHEET 4 OF 15 SHEETS
SECOND FLOOR PLAN

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GENERAL NOTES

A. GENERAL

1. AT THE TIME OF CREATION, PLANS CONFORM TO 'CURRENT' AND 'FUTURE' BUILDING CODES AS ADOPTED FROM BOCA, NBCC, AND UBC BUILDING CODES. HOWEVER, MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HANGERS, ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND VENTING DEVICES. HEIGHTS DETERMINED BY CODE.
7. INSTALL EXTERIOR TRIM SYSTEMS PER MANUFACTURERS RECOMMENDATIONS FOR CORNER, JOINTS, ATTACHMENT AND ANCHORED DEVICES. FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. UNLESS NOTED OTHERWISE FLOOR FRAMING SHALL CONSIST OF NOMINAL 2" DEEP WOOD FLOOR TRUSSES.
2. FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.
3. ALL FLOOR TRUSSES SHALL BE INSTALLED WITH THE MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE SOLID BLOCKING BETWEEN FLOOR TRUSSES WHERE WALLS THAT ARE PERPENDICULAR TO FLOOR TRUSSES.
5. JOINT SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESS IN THE WOOD AND/OR RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) OR BETTER.
6. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, JOISTS AND ARRANGE NOT INDICATED ON DRAWINGS.
7. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
8. PROVIDE WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 WOOD OR NOMINAL 7/16" OSB (ORIENTED STRAND BOARD).

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS.
2. PROVIDE CONTINUOUS SOFFIT VENTS AT ALL ANCHORS OF SLOPED ROOFS AND VERTICAL WALLS.

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING.
   - 16" X 8" FOOTING FOR 8" CMU FOUNDATION WALL WITH (3) #4 HORIZ. RODS CONTINUOUS.
   - 24" X 10" FOOTING FOR FOUNDATION WALL WITH (3) #4 BAR HORIZ. RODS CONTINUOUS.

E. PIER FOOTINGS:

FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

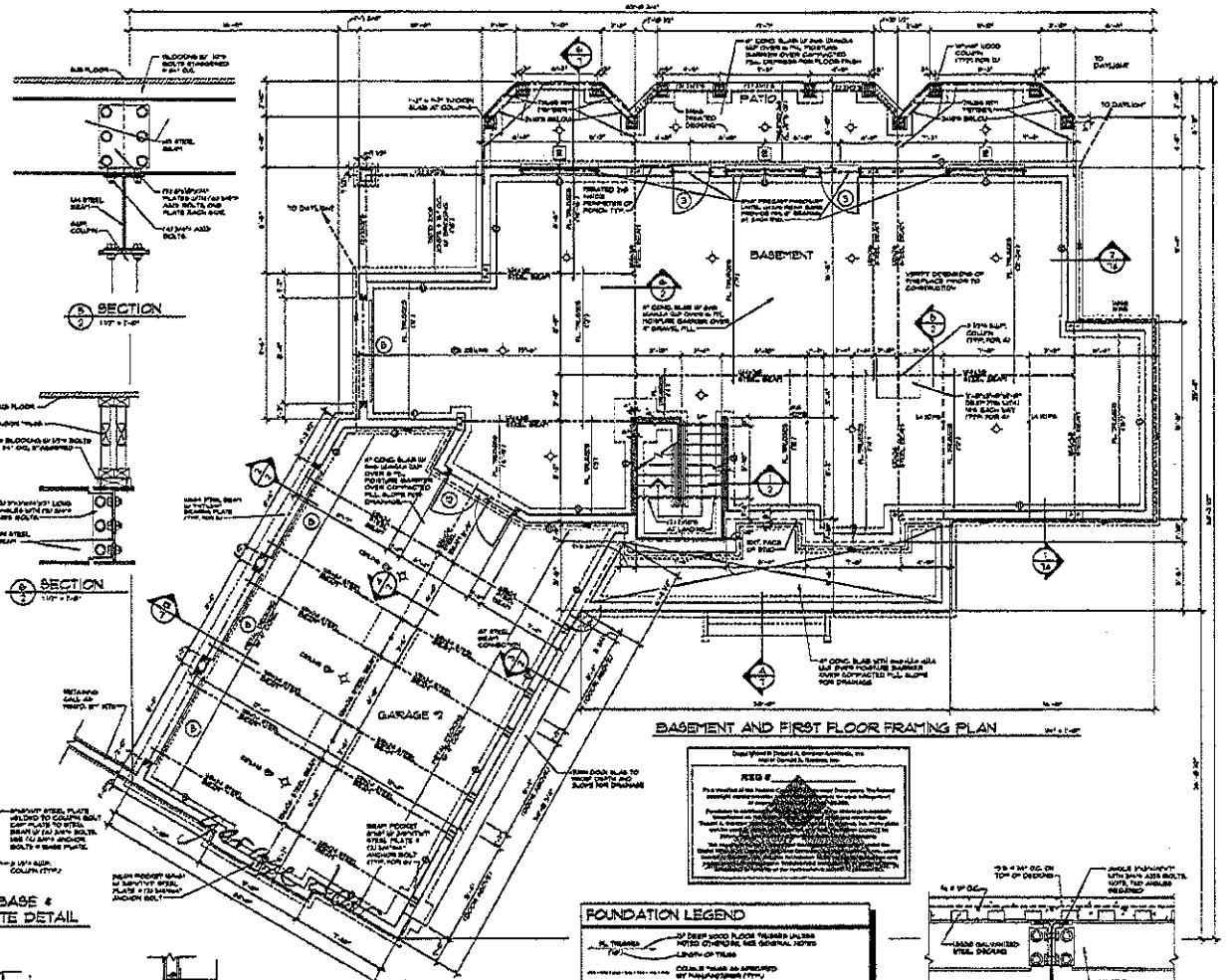
1. PROVIDE 24"x24" SQUARE x 12"-DEEP CONCRETE FOOTING WITH (3) #4 HORIZ. RODS EACH WAY, CENTER OF SQUARE. "UNLESS" NOTED.
2. FILL PIERS ARE 10 MPA 3,000 PSI. CONCRETE, TYPICAL.
3. HEIGHT OF PIERS:
   - A. PIERS LESS THAN 36" IN HEIGHT THAT BE SHOWN OR AS NOTED ON FOUNDATION PLAN.
   - B. PIERS BETWEEN 36" AND 48" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
   - C. PIERS GREATER THAN 48" IN HEIGHT SHALL BE A MINIMUM OF 24"x24" WITH (4) CONTINUOUS RODS.

F. CHIMNEY CONSTRUCTION:

1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 7/16" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPACE ONLY ONE CORNER END AT EVEN COURSES, STAGGER SPLICES AT LEAST 4'-0" AND USE (4) STUDS PER CORNER.
3. USE NAILS 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING IN PIPES EVERY 4'-0" OR AS REQUIRED. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK VENEER IS REQUIRED, CONTRACTOR TO NOTIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

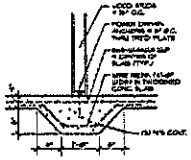
G. BASEMENT CONSTRUCTION:

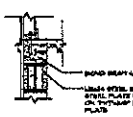
1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED CONCRETE OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CODES.

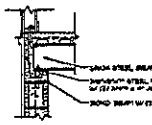


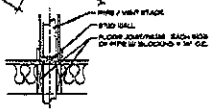

COLUMN FOOTING DETAIL

COLUMN BASE & CAP PLATE DETAIL


DETAIL AT THICKENED SLAB


SECTION


SECTION


TYPICAL PIPE THRU FLOOR

FOUNDATION LEGEND

FL TRUSS (12")	12" DEEP WOOD FLOOR TRUSSES UNLESS NOTED OTHERWISE, SEE GENERAL NOTES
	CONCRETE FOOTING AS SPECIFIED BY MANUFACTURER (TYP.)
	STEEL BEAM (SEE PLAN FOR SIZES)
	(3) SAH'S UNLESS NOTED OTHERWISE
	4" PERFORATED DRAIN PIPE AROUND PERIMETER OF BASEMENT WALL, PROVIDE DRAIN AWAY FROM HOUSE AS PERMITTED BY PROPERTY AND SITE.
2x6 PLR.	POUNDS PER LINEAL FOOT
4" MIN SLOPE	POINT LOAD (1 KIP = 1000 lbs.)
**	FILL SOLID ALL CELLS 8" EACH SIDE OF BEAM AND (3) VERT. TO 8" AND (3) SAH'S ABOVE AND BELOW BEAM

SECTION

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PLAN NO. 11226T-1662-D-TYR
DATE 2011 08 15
SHEET 2 OF 9
FOUNDATION PLAN