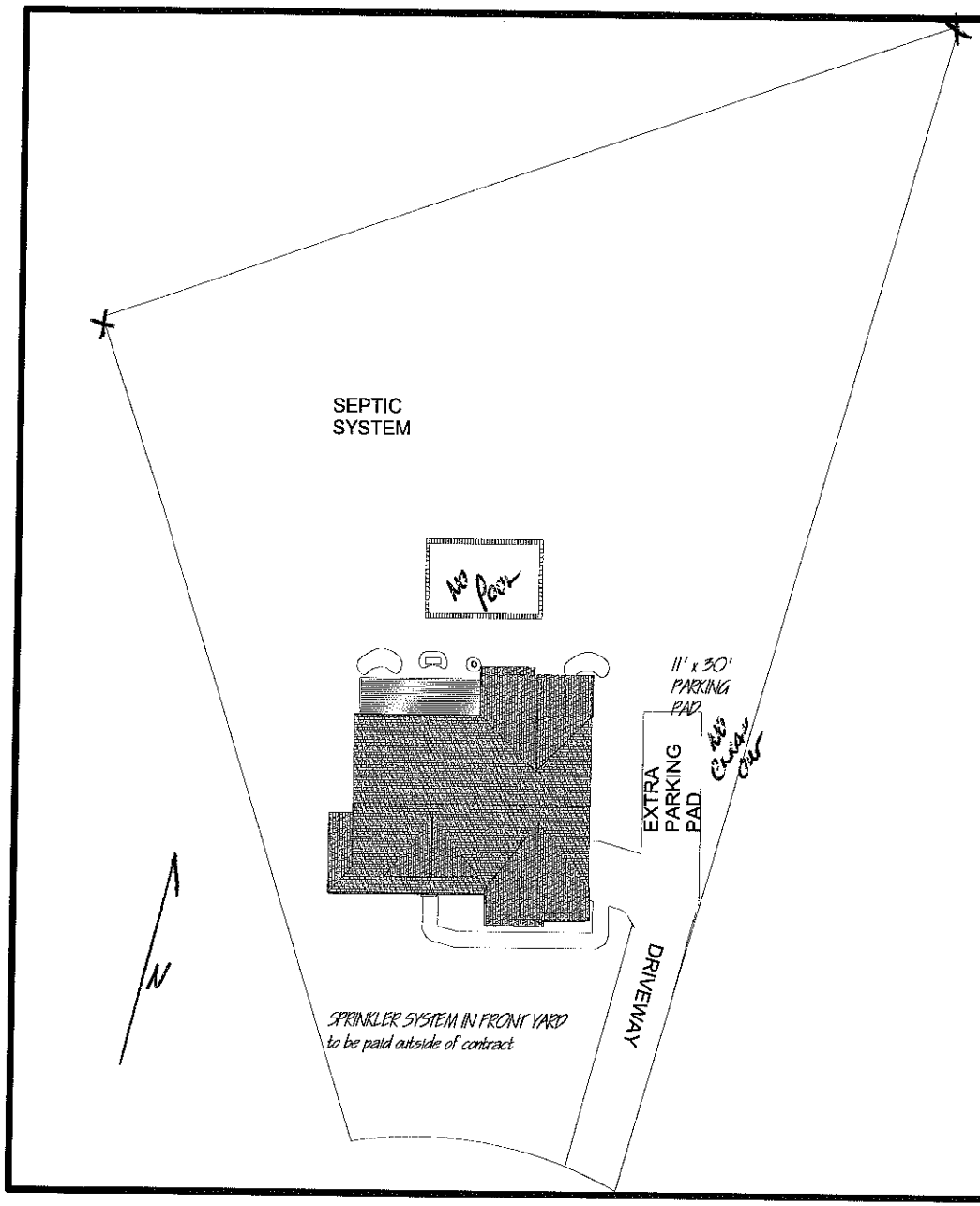


SETBACKS

15' Sideyard Setback
35' Minimum front yard setback

***Set house off of right hand side yard setback to give as much room on the garage side as possible

All setbacks must comply with septic requirements.

NOTES

Verify with owner trees that are to remain and elevations heights before clearing or digging

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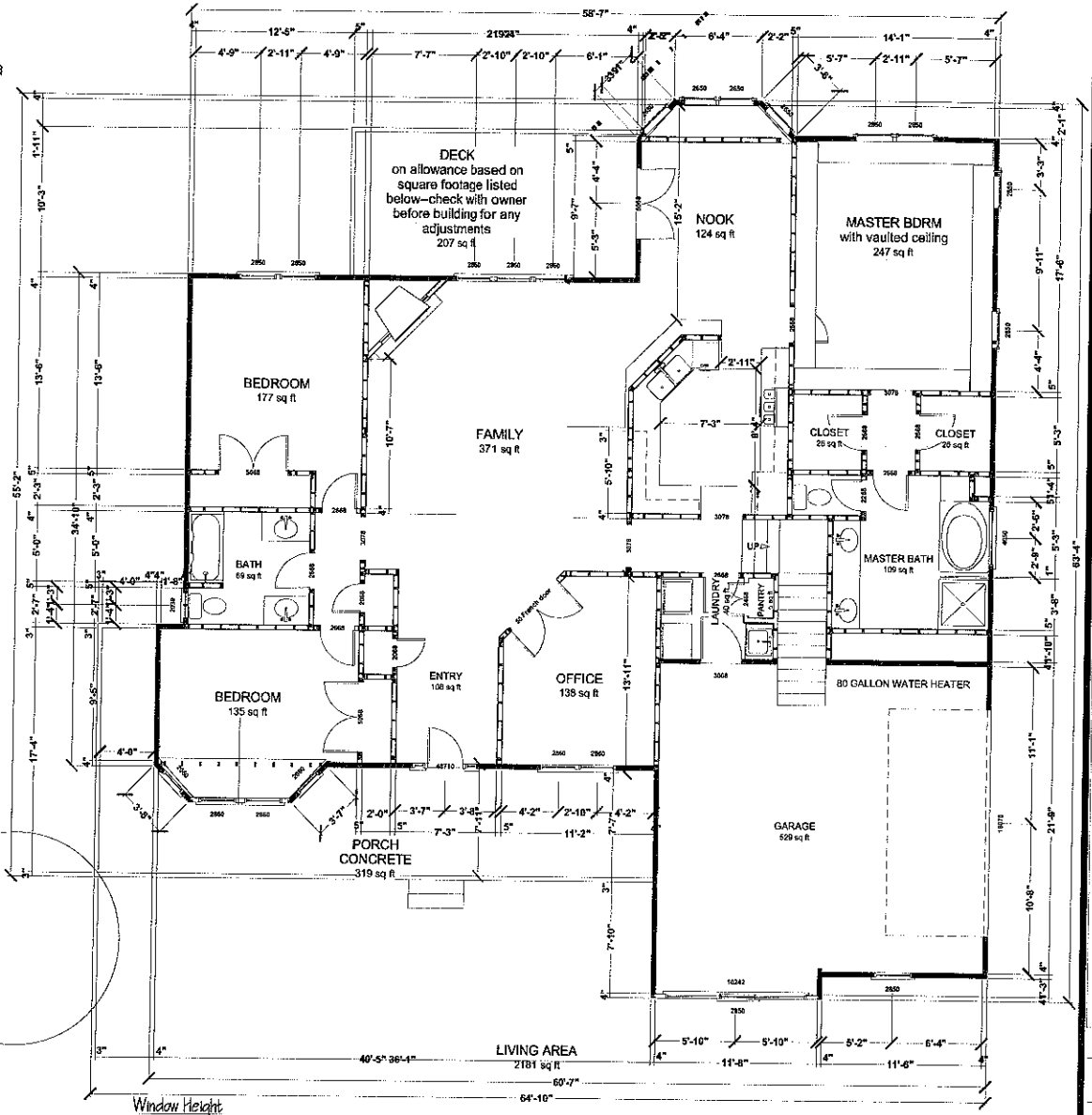
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FRAMING PLAN NOTES

1. Wood Framing. All wood framing shall be fabricated and installed per code for wood construction. Unless noted otherwise the following minimum lumber grades shall be used:
 a. Structural light framing size 2" to 4" thick x 2" to 4" wide - no. 2 or better.
 b. Stud size 2" to 4" thick x 2" to 6" wide- stud grade.
 c. Structural joists and planks size 2" to 4" thick x 2" to 4" wide standard or better.
 d. Light framing size 2" to 4" thick x 2" to 4" wide standard or better.
2. Interior Stud Walls. All main floor walls to be AS MARKED ON THE PLANS. Interior walls shall be constructed of #2 S.Y.P. minimum 2 x 4 wood studs at 16" on center (OC). Provide single bottom plates and double top plates throughout.
3. Exterior Stud Walls. Walls shall be constructed of #2 S.Y.P. minimum 2 x 4 wood studs at 16" on center (OC) Provide single bottom plates and double top plates throughout. Provide R-11 3 1/2" batt insulation at all locations shown on plans. Exterior sheathing shall be 1/2" osb at corners of building & where required for shear walls. Exterior finish shall be AS SPECIFIED ON EXTERIOR ELEVATIONS
4. Sheathing. OSB sheathing shall be APA structural I, group 1 size and span rating as shown on the drawings. Nail with 8d nails at 6" on center along panel edges and 12" on center at immediate supports.
5. Pressure Treated Lumber. All wood members exposed to weather or in contact with wood masonry, concrete or soil shall be pressure treated.
6. Nailing Schedule. Except as noted otherwise, all wood framing components shall be fastened as specified in the southern building code, section 1705 and table 1705.1 fastening schedule. Contractor shall provide all fastening devices necessary and suited for each application. Fastenings subject to moisture shall be hot-dip galvanized to ASTM A-153-80. All metal connections and fabrications shall comply with AISC specifications.
7. Headers. Provide 2 - 2 x 10 #2 southern yellow pine with continuous 1/2" plywood flitch plate. Provide double jack supports for openings 6'-0" or greater unless noted otherwise. Provide 2-16d nails at 3" on center at all headers.
8. Beam Supports. Provide multiple stud and/or jack supports from bearing points to slab foundation under all wood headers or beams.
9. Columns. Construct structural wood frame columns with 2 x 4 studs and finish surfaces as specified. Finish interior columns according to finish schedule. Finish exterior columns as shown on elevations.
10. Cross Bridging. Place one row of cross bridging on all spans over 8'-0" and two rows of cross bridging on all spans over 16'-0".
11. Ceiling Joists. Trusses
12. Vaulted and Raised Ceilings. Provide ceiling treatment as shown.
13. Stud and Joist Integrity. Studs and joists shall not be cut to install plumbing and/or wiring without adding metal or wood side members to strengthen member back to original capacity and maintain structural integrity.
14. Joist and Rafter Bearing. Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member.
15. Subfloor. Use 3/4" tongue and groove OSB subfloor to be installed with both nails and approved subfloor adhesive.



1st floor rough opening = 92"

SATIN NICKEL HARDWARE

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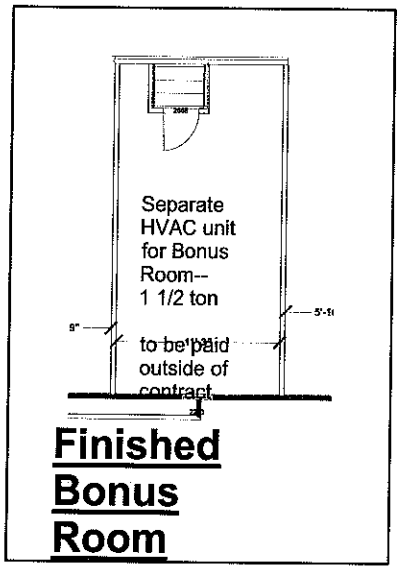
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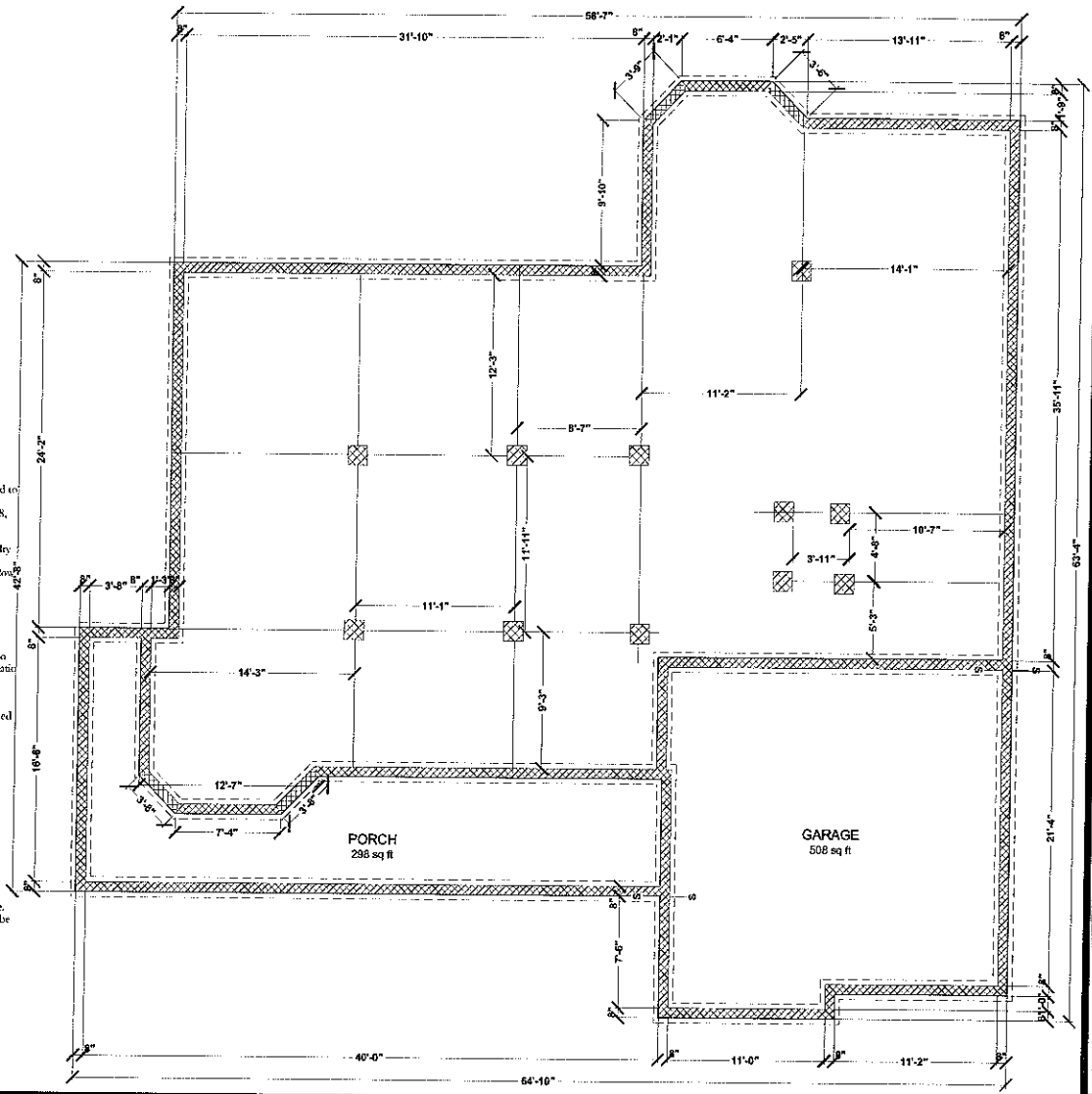
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Finished Bonus Room

FOUNDATION PLAN NOTES

1. Soil Bearing. Foundations designs shown here are based on a soil bearing value of 2500 PSF. Foundations and slabs are designed to uniformly bear on well-compacted, well-drained non-expansive soils.
2. Concrete Work. All concrete work shall be in accordance with "the building code requirements for reinforced concrete" ACI 318, latest addition and "specifications for structural concrete for buildings," ACI 301.
3. Minimum Footing Penetration. Extend bottom of all foundations at building perimeter a minimum of 12" below finished grade. Footings shall bear upon undisturbed solid soil or upon soil compacted to a density of at least 95% of standard proctor maximum dry density (ASTM D1557) for a depth of at least three feet (3') below the bottom of the footing.
4. Finished Grade. Keep finished grade a minimum of 6 1/2" below finished floor elevation. Slope grade away from building to allow water to drain away from building.
5. Concrete Strength. Concrete slabs, patios, and foundations shall be constructed of a minimum 3000 psi after 28 days.
6. Expansion Joint. Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs abut stem-wall foundation. Provide 1 1/2" deep, saw-cut expansion joints, every 15'-20' each way.
7. Monolithic Perimeter Foundation/slab. 12" below finished grade by 12" wide perimeter foundation poured monolithically. Confirm that footer extends below frost line. Footings shall bear on undisturbed soil where possible.
8. Floor Slab. 4" thick concrete slab. Place slab over termite treated, well compacted granular fill and 6 mil vapor barrier. This slab to be square, level and smooth, troweled with hard steel trowel to a smooth finish. No water to be added during finishing work. For patio or porch slab, slope away from building at 1/4" to 1'-0" as shown on plan.
9. Patio Column Footing. Thicken patio slab at column locations to 12". Width shown on plans.
10. Slab Finish. Provide steel trowel finish for all interior slab areas and garage. Create broom finish texture for all exterior slabs.
11. Stemwall and Poured Concrete Wall Footers. Footers shall be 16" deep by 20" wide minimum. Footers shall bear on undisturbed soil where possible.
12. Foundation walls. Shall be 8" x 8" x 16" CMU, block laid in running bond. Use type "M" mortar and smooth tooled joints. Provide 9 gauge horizontal, ladder type reinforcing steel at 16" on center (OC) vertical, or as required.
13. Concrete Masonry Units (CMU). Shall be in accordance with ASTM C90 or C145, Grade N, Type 1, hollow core load bearing CMU and shall have a minimum net compression strength of 1900 PSI. All concrete masonry work to be in accordance with ACI 531.1.
14. Mortar. Shall be type "M" or "S" in accordance with ASTM c270. Grout minimum 28 day strength shall be 2000 psi with a maximum aggregate of 3/8". Masonry to be laid in running bond with smooth tooled joints.
15. Grouting. Provide clean-outs at base of all masonry cells containing vertical reinforcing for inspection prior to grouting. Grout shall conform to ASTM C476 for fill cell application and shall have a minimum 28 day compressive strength of 3000 psi. Maximum aggregate size of 3/8".
16. Horizontal wall Reinforcement. Horizontal wall reinforcement shall be 9 gauge, ladder type "dur-o-wall" at 16" on center (OC) vertical, unless noted otherwise.
17. Anchor Bolts. Provide 1/2" anchor bolts in filled cells at 48" on center maximum and at all window locations and each side of door.
18. Vapor Barrier. Provide 6-mil polyethylene vapor barrier in all crawl space areas and under all slabs, between ground and concrete.
19. Control Joints. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 800 square feet and the length of that area not more than twice the width.
20. Crawl Space Access. Provide access door to crawl space. Determine exact location in field.
21. Crawl Space Ventilation. Provide ventilation through stemwall into crawl space every 8' of stemwall perimeter.
22. Garage Slab. Provide positive drainage of garage slab (1/4"=1'-0" slope), and taper lip at garage door.
23. Backfill Against Walls. Do not backfill against foundation, until home is completely framed and roof structure is in place.
24. Termite Treat. Treat foundations under all slabs and crawlspace areas between vapor barrier.



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