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	21-26

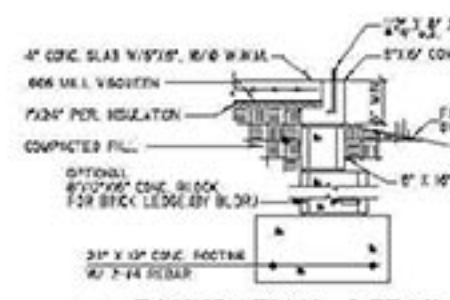
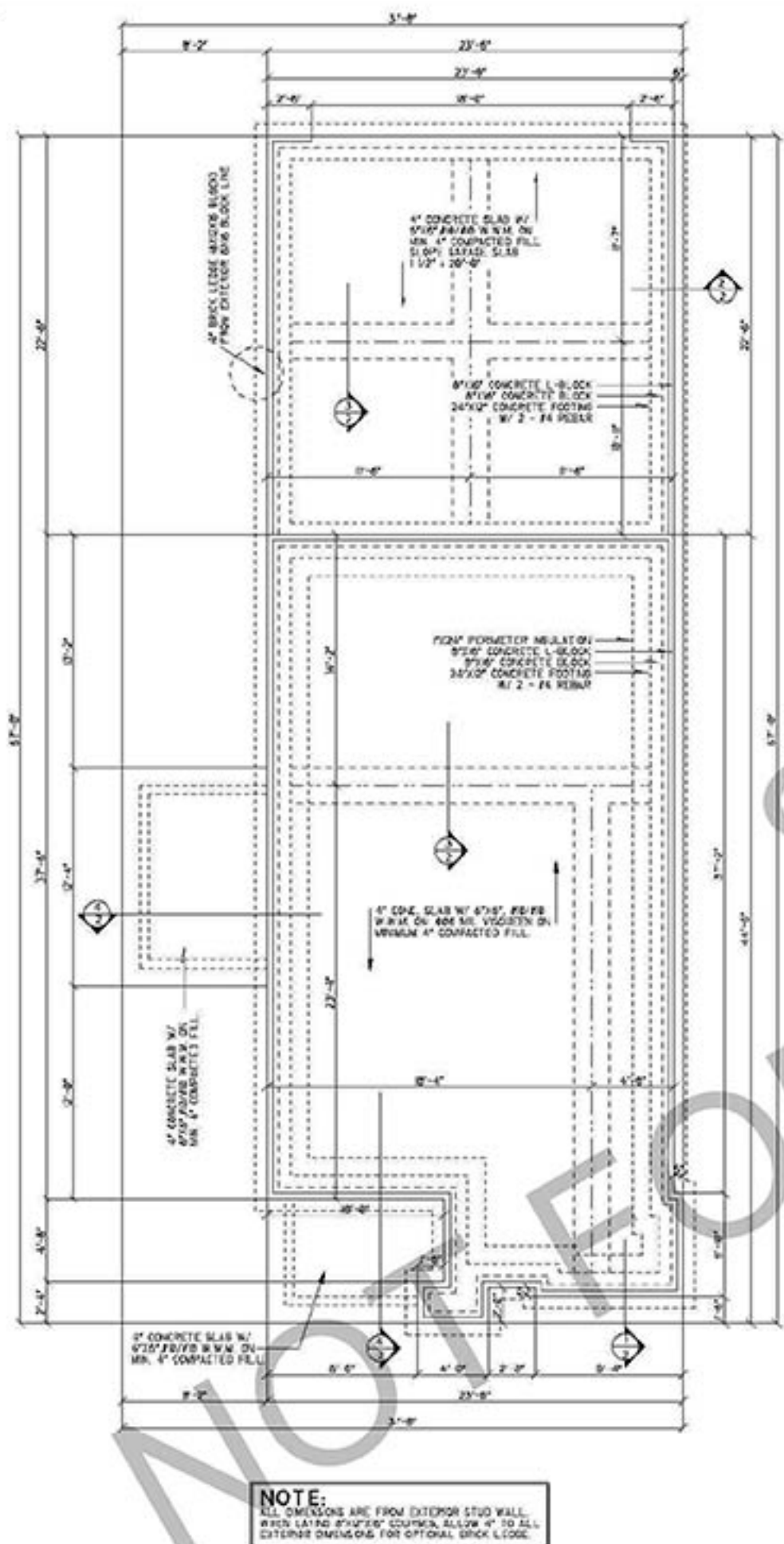
FLOOR PLANS / NOTES W/ 2x6 EXT. WALLS



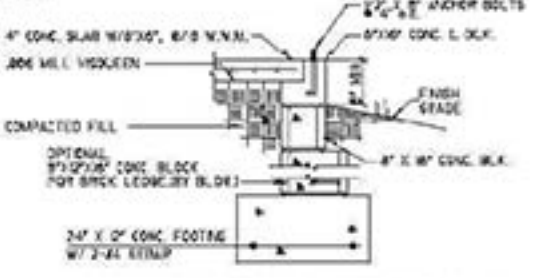
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SCALE	1/4" = 1'-0"
BUILDER	
JOB	
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**NOTICE OF COOPERATION**

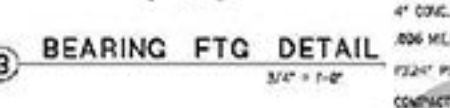
THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



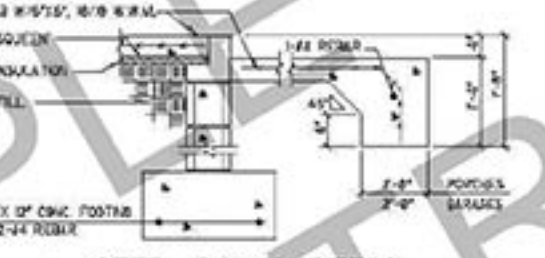
1 FOUNDATION DETAIL



2 GARAGE FOUNDATION DETAIL



3 BEARING FTG DETAIL



4 STEP DOWN DETAIL

FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, ISLAND, CONNECTIONS, HEADERS, JOISTS AND PARTIALS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES LOCATED ON PLANS ARE NOTED BY APPROXIMATE INCLUDE OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH CITY PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL APPEAL SHALL BE MAINTAINED, I.E. MOUNT AS LOW AS POSSIBLE.
5. PREPARED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATORS, C. EARTHQUAKE ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLOOR HEIGHT SHALL BE COORDINATED TO MATCH EXISTING SYSTEMS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
6. CONTRACTOR SHALL COORDINATE ALL CABINET SCHEDULES BEFORE FABRICATION.
7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
8. CONTRACTOR SHALL DOUBLE VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR WIDTH OF 57 INCHES, A MINIMUM NET CLEAR OVERHEAD HEIGHT OF 24\"/>

**NOTE:**  
VERIFY FOOTING SIZE AND THICKNESS WITH LOCAL CODES

FLOOR PLAN SPECIFICATIONS

HEAT/COOLED MAIN FLOOR	936 SQ. FT.
HEAT/COOLED SECOND FLOOR	356 SQ. FT.
HEAT/COOLED THIRD FLOOR	57 SQ. FT.
HEAT/COOLED TOTAL	1,329 SQ. FT.
GARAGE	58 SQ. FT.
MIN. FLOOR PORCHES	63 SQ. FT.
SECOND FLOOR BALCONY	20 SQ. FT.
THIRD FLOOR ROOFTOP BALCONY	988 SQ. FT.
TOTAL	4,390 SQ. FT.

- NOTE:**
- 1- MAIN FLOOR CEILING TO BE 9' UNLESS NOTED.
  - 2- SECOND AND THIRD FLOOR CEILING TO BE 9' UNLESS NOTED.
  - 3- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
  - 4- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
  - 5- HVAC & WH. TO BE IN ATTIC UNLESS OTHERWISE NOTED.
  - 6- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES. REFERENCE IRC SECTION 904.9.
  - 7- ALL SILLS LOCATED WITHIN 4\"/>

GENERAL NOTES:

In case of conflict between the General Notes below and the specifications the more rigid requirement shall govern unless amended in writing by the Engineer.

DESIGN DATA

1. Design Codes - All steel unless noted:
  - American Concrete Institute (ACI)
  - American Institute of Steel Construction (AISC)
  - American Woodwork Council (AWC)
  - Southern Building Code Council (SBCCI)
  - American National Standards Institute, Inc. (ANSI) ASB-1-9802
2. Material Specifications and Design Strengths:
  - Rebar: Grade 60 and Deformed Steel:  $F_y = 36,000$  psi ASTM A305
  - Structural Steel:  $F_y = 36,000$  psi ASTM A36
  - Cast-in-place Concrete:
    - Footing:  $F_c = 3,000$  psi at 28-days
    - Interior:  $F_c = 3,000$  psi at 28-days
    - Exterior:  $F_c = 4,000$  psi at 28-days
  - Reinforcing Steel:
    - #7 and #8:  $F_y = 40,000$  psi ASTM A615, Grade 40
    - #5 and larger:  $F_y = 60,000$  psi ASTM A615, Grade 60
3. Design Soil Bearing Pressure:
  - Reference Soil and Foundation Investigation by Stubbs, Geier, & Hobbins, Inc. Consulting Engineers, Little Rock, AR.
  - Footings on natural soils are designed for a maximum soil bearing pressure of 2,000 psi.
  - Footings on compacted engineered fill are designed for a maximum soil bearing pressure of 2,000 psi.
  - The soil at the footing bearing elevations shall be at least 18 inches below existing grade. The Engineer or Architect shall be notified immediately.
  - After testing elevations are completed and before placing concrete, the approved plan shall be inspected and approved by the Owner before independent testing laboratory as specified.

GENERAL INFORMATION

1. All columns shall be centered on grid lines unless noted otherwise.
2. All column bearings shall be centered on columns unless noted otherwise.
3. All wall footings shall be centered on walls unless noted otherwise.
4. For concrete reinforcing of corners, use typical corner bar detail.
5. For non-structural construction, wall detail, see typical exterior-grade detail.
6. All fill retained under openings shall be placed in 4\"/>

CAST-IN-PLACE CONCRETE

1. Arrangement and bending of reinforcing steel shall be in accordance with ACI detailing manual, unless shown.
2. Reinforcing steel shall be lap and all bars over #3 shall be lapped.
3. Where reinforcing bars are shown continuous, use bars 3/8\"/>

CONCRETE MASONRY UNITS

1. Place vertical reinforcing bars at corners, joints of openings, below beam bearing, and in walls as indicated on the drawings.
2. Detail vertical reinforcing bars out of the structure below with bars of the same size and spacing down.
3. Use rebar bars in masonry #3 bar diameter.
4. Place horizontal bars in 8\"/>

NOTE:

- 1- BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
- 2- BUILDER TO VERIFY FOUNDATION DETAILS W/ LOCAL BUILDING CODES.
- 3- VERIFY ALL FLOOR OUTLETS, RANGE & DRYER VENTS IN PLACE.

PLUMBING NOTES:

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE EXCEPT UNDER OR BESIDE THE UNIT, PROVIDE VENTILATION WITH AUXILIARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP.
4. PROVIDE IN-DE MAN WATER OUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT AWAY.
6. BUILDER TO LOCATE ALL HOSE BIB LOCATIONS.

**NOTICE OF COOPERATION**

I, **CONTRACTOR'S NAME**, hereby agree to cooperate with the Designer in the construction of the project shown on these plans. I understand that the Designer is not responsible for any errors or omissions in these plans. I agree to hold the Designer harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, that may be asserted against the Designer in connection with the construction of the project shown on these plans. This agreement shall be binding on my heirs, assigns, and legal representatives. I agree to execute any documents necessary to carry out this agreement. This agreement shall be in full satisfaction of any and all claims, damages, and expenses that may be asserted against the Designer in connection with the construction of the project shown on these plans. This agreement shall be binding on my heirs, assigns, and legal representatives. I agree to execute any documents necessary to carry out this agreement.

DATE: \_\_\_\_\_  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: \_\_\_\_\_

REVISED	BY

FOUNDATION(SLAB) PLAN NOTES



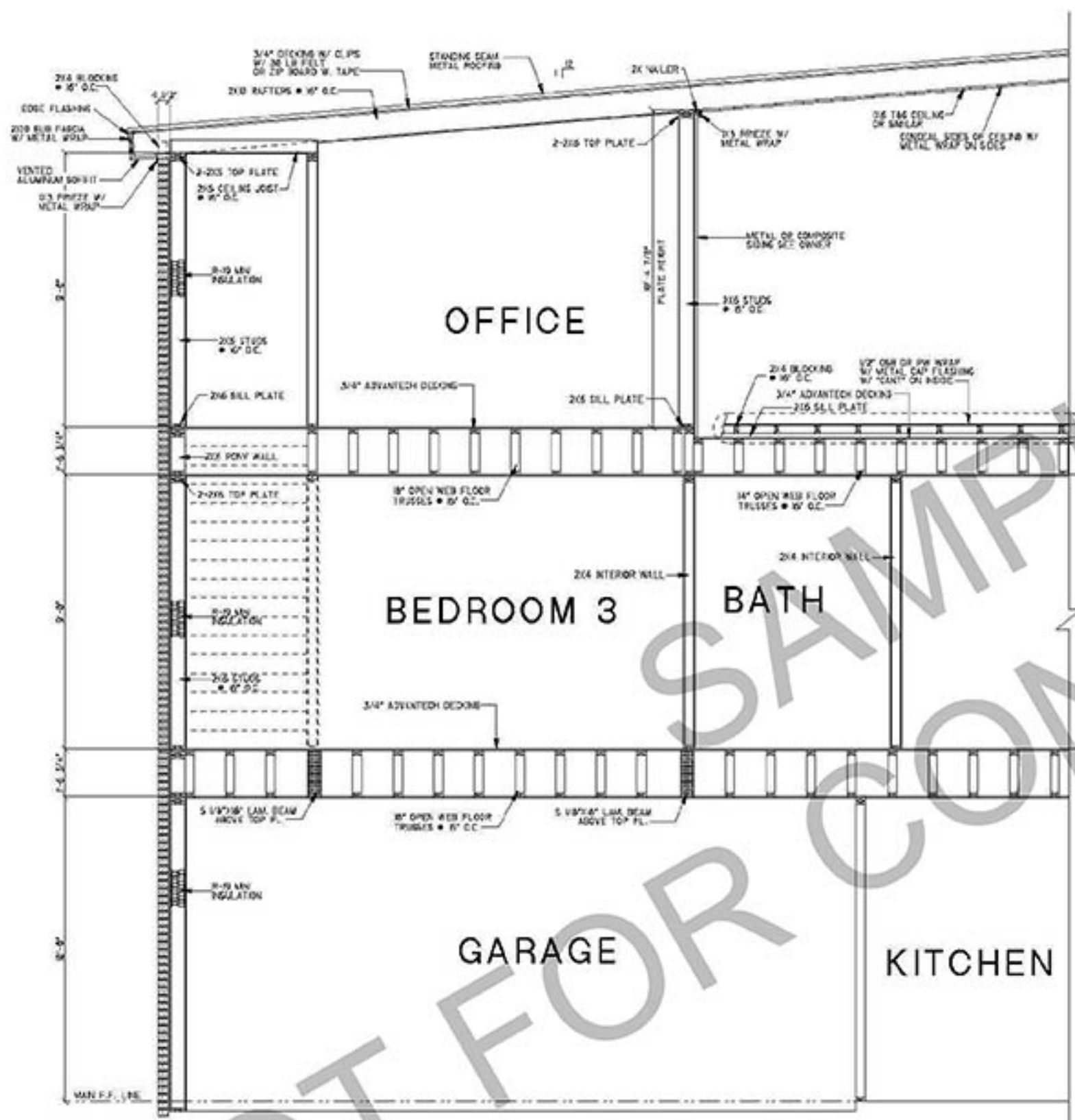
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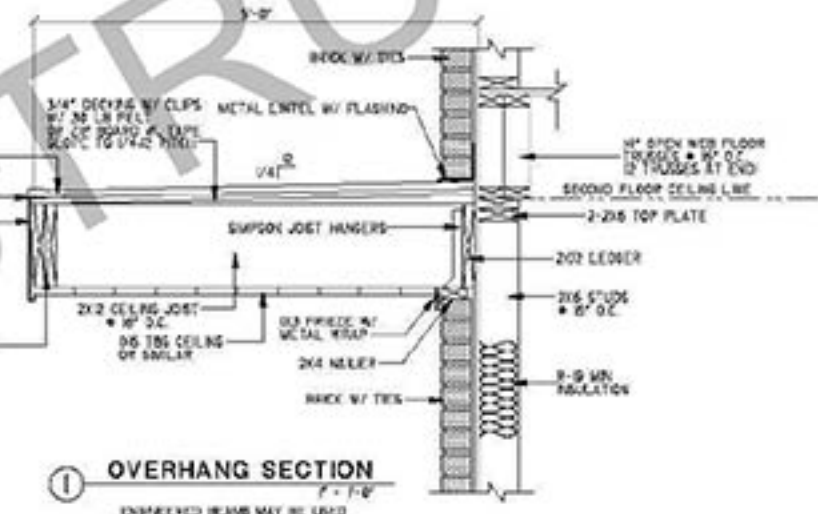
SECTIONAL/DETAILS/NOTES



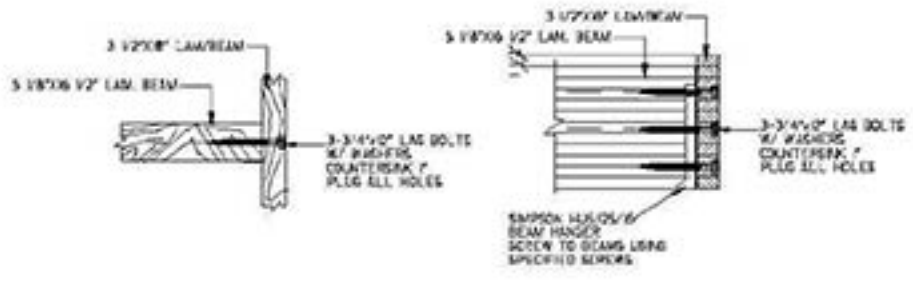
③ SECTION DETAIL  
1/2" = 1'-0"



① OVERHANG FRAMING PLAN  
ENGINEERED BEAMS MAY BE USED  
VERIFY CANTILEVER WITH ENGINEER



① OVERHANG SECTION  
1" = 1'-0"



② 5-1/8" TO 3-1/2" LAM BEAM T-HANGER DETAIL  
1" = 1'-0"

**NOTICE OF COOPERATION**

The undersigned hereby certifies that the construction of this project shall be in accordance with the plans and specifications herein. The undersigned shall be responsible for the construction of this project and shall not be responsible for any errors or omissions in the plans and specifications herein. The undersigned shall be responsible for the construction of this project and shall not be responsible for any errors or omissions in the plans and specifications herein.

DATE	
DRAWN BY	
BUILDER	
JOB	



