

TYPE B - RESIDENCE

BOLTON, MA

PROJECT INFORMATION

PROJECT INFORMATION	
PROJECT LOCATION	MALLARD LANE
	BOLTON, MA 01140
PROJECT DESCRIPTION	
NEW CONSTRUCTION OF RESIDENCE	
DESIGN CODES	
INTERNATIONAL CODE COUNCIL	
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)	
2018 INTERNATIONAL BUILDING CODE (IBC)	
BUILDING INFORMATION	
BUILDING:	RESIDENTIAL CONSTRUCTION
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	1
GENERAL NOTES:	

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DESIGNER:
HARBAT DESIGN

DISCLAIMER:

TO THE BEST OF MY OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/ OR BUILDERS SPECIFICATIONS AND RESPONSIBILITY. HARBAT IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2018 IEC AND 2018 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. IF REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL

METAL ROOF PANEL ROOF COVERAGE SHALL BE APPLIED TO SOLID SHEATHING. THE MATERIALS USED FOR METAL-SHEET ROOF COVERINGS SHALL BE NATURALLY CORROSION RESISTANT. IN THE ABSENCE OF MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE FOLLOWING SHALL BE USED:

GALVANIZED FASTENERS SHALL BE USED FOR STEEL ROOFS.
COPPER, BRASS, BRONZE, COPPER ALLOY AND 300-SERIES STAINLESS STEEL FASTENERS SHALL BE USED FOR COPPER ROOFS.
STAINLESS STEEL FASTENERS ARE ACCEPTABLE FOR METAL ROOFS.

METAL ROOF PANEL UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SHEET LIST

LABEL	TITLE
A001	PROJECT OVERVIEW
A002	SITE PLAN
A003	SCHEDULES/NOTES
A004	PERSPECTIVES
A101	FLOOR PLAN
A102	ELECTRICAL PLAN
A103	PLUMBING PLAN
A104	ROOF PLAN
A106	ROOF FRAMING PLAN
A108	CEILING FRAMING PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	INTERIOR ELEVATIONS

GENERAL NOTES AND SPECIFICATIONS

- ON FLOOR PLANS, DIMENSIONS ARE TO FACE OF FRAME, OR FACE OF MASONRY, U.N.O.
- ON FOUNDATION PLANS, DIMENSIONS ARE TO EDGE OF FOUNDATION, U.N.O.
- CHANGE IN FLOOR MATERIALS OCCURS AT CENTERLINE OF DOOR LEAF.
- ATTIC ACCESS SHALL NOT BE LESS THAN 22"x30". ATTIC STAIR SHALL HAVE A 25 1/2" X 54" ROUGH OPENING, AND SHALL BE LOCATED TO PROVIDE 30" MIN. CLEAR HEAD ROOM ABOVE ACCESS OPENING.
- ON INTERIOR ELEVATIONS, DIMENSIONS ARE TO FACE OF FRAME, U.N.O.
- ANY MECHANICAL, ELECTRICAL OR PLUMBING SHOWN ON THESE PLANS ARE SCHEMATIC ONLY. EACH SUB-CONTRACTOR IS RESPONSIBLE TO DESIGN AND INSTALL THEIR RESPECTIVE SYSTEMS AND EQUIPMENT IN CONFORMANCE TO LOCAL CODES.
- HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDS RAILS SHALL BE 42" HIGH.
- FINAL SELECTION FOR ALL FINISH MATERIALS TO BE MADE BY BUILDER/OWNER.
- WINDOW SIZES SHOWN ARE NOMINAL UNIT SIZES. COORDINATE ACTUAL ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
- LOCATE ALL PLUMBING AND MECHANICAL VENT STACKS TOWARD THE REAR OF THE BUILDING WHEN POSSIBLE, AND PAINT TO MATCH ROOF COLOR.
- DOORS SHALL BE LOCATED 6" FROM AN ADJACENT WALL, U.N.O.
- PROVIDE SOUND BATTs AROUND ALL BATHROOMS AND MECHANICAL EQUIPMENT SPACES.
- ALL BATH AND TOILET AREA WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE

TOE NAIL (3)-8D
TOE NAIL EA. END (2)-8D
FACE NAIL 16D @ 16" OC
TOE NAIL (4)-8D, END NAIL (2) 16D
END NAIL (2)-16D

FACE NAIL 16D @ 24" OC
FACE NAIL 16D @ 16" OC
16D @ 16" OC ALONG EA. EDGE
16D @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16D

TOE NAIL (3)-8D
TOE NAIL (4)-8D
FACE NAIL (3)-10D
FACE NAIL (3)-10D
TOE NAIL (2)-16D



FRONT PERSPECTIVE

FOR ILLUSTRATION ONLY



BACK PERSPECTIVE

FOR ILLUSTRATION ONLY



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Not for
Construction

Project:
Type B
Bolton, MA

Document Date:
05.27.2022

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Rev. Date.

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Project Overview

A001

CONDITIONED

ROOM NAME	LIVEABLE
BATH	31
BATH 2	55
BATH SHOWER	16
BEDROOM	188
CLOSET	11
DINING	143
FOYER	71
GREAT ROOM	361
HALL	115
KITCHEN	195
LAUNDRY/CRAFT	140
MAIN BATH	119
MAIN BEDROOM	276
MAIN CLOSET	78
MAIN SHOWER	20
MAIN TOILET	25
MUD ROOM	126
OFFICE	136
PANTRY	9
BASEMENT	44
GREAT ROOM	13
TOTALS:	2172

UNCONDITIONED

ROOM NAME	BUILDABLE
GARAGE	485
PORCH	110
PORCH	159
TOTALS:	754

GROSS SF TOTALS

GROSS SLAB TOTAL = 2,941 SF

GROSS LIVING TOTAL = 2,172 SF
(GROSS LIVING INCLUDES WALL CAVITY SPACE)

GROSS BUILDING TOTAL = 2,926 SF
(GROSS BUILDING INCLUDES PORCH, GARAGE, ETC)



1 2 3 4

GENERAL WINDOW FLASHING INSTALLATION:

1. PREPARE ROUGH OPENING: CUT STANDARD: "I-CUT" IN THE WRB. CUT (2) 45 DEG. SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
2. INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
3. APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
4. REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB. REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

WINDOW NOTES:

1. WINDOW HARDWARE AND FRAMING TO BE OWNER SELECTED AT TIME OF ORDER - BUILDER VERIFY
2. WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES UNLESS NOTED BY MANUFACTURER.
3. SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR HEADER.
4. BEDROOM WINDOWS SILL FINISH MUST BE WITHIN 44" OF THE FLOOR AND PROVIDED MINIMUM CLEAR OPENINGS OF 5.1 SQ.FT. WITH EIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20"
5. BLOCKING ABOVE ALL WINDOWS FOR CURTAIN HARDWARE, INTERIOR.

WINDOW SCHEDULE

WINDOW SCHEDULE				
LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION
1000FX 96"HDR	2	12 "	96 "	FIXED GLASS
2020FX 96"HDR	1	24 "	24 "	FIXED GLASS
2020SH 96"HDR	1	24 "	24 "	SINGLE HUNG
2040FX 12"HDR	1	24 "	48 "	FIXED GLASS
2640SH 96"HDR	2	30 "	48 "	SINGLE HUNG
3020FX 96"HDR	1	36 "	24 "	FIXED GLASS
3040SH 96"HDR	1	36 "	48 "	SINGLE HUNG
3050SH 96"HDR	9	36 "	60 "	SINGLE HUNG
4050SH 96"HDR	2	48 "	60 "	SINGLE HUNG
6016FX 120"HDR	2	72 "	18 "	FIXED GLASS
6016FX 114"HDR	2	72 "	18 "	FIXED GLASS
3050SH 90"HDR	4	36 "	60 "	SINGLE HUNG

DOOR SCHEDULE

DOOR SCHEDULE				
LABEL	WIDTH	HEIGHT	QTY	DESCRIPTION
12000	144 "	96 "	1	EXT. QUAD SLIDER-GLASS PANEL
10000	216 "	96 "	1	GARAGE-GARAGE DOOR CHD05
30000	36 "	96 "	4	HINGED-DOOR F11
26600	30 "	80 "	2	SHOWER-GLASS SLAB
28800	32 "	96 "	8	HINGED-DOOR F11
30000	36 "	96 "	1	EXT. HINGED-DOOR E03
50000	60 "	96 "	1	DOUBLE HINGED-DOOR F11

KITCHEN CABINET NOTES:

1. ALL CABINETS FRAMELESS, VERIFY MATERIAL CHOICE WITH HOME OWNER.
2. CONFIRM FINISH & STAIN/PAINT WITH HOME OWNER PRIOR TO ORDERING.
3. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
4. INSTALL HARDWARE ON SITE.
5. INSTALL CROWN MOLDING ON SITE: CONFIRM PROFILE AND DIMENSIONS WITH HOME OWNER.
6. CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & CABINET OPENINGS FOR APPLIANCES SPECIFICATIONS.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS. REFER TO APPLIANCE SPECIFICATIONS FOR AMP/VOLTAGE REQUIREMENTS.
8. USE MIN 6" DUCT FLEX HOOD. CONFIRM HOOD IS 500 CFM MIN.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.
10. ALL DRAWERS TO BE TONGUE & GROOVE: GLIDES TO BE SOFT CLOSE.
11. LED STRIP LIGHTS FOR WALL CABINETS AND UNDER ISLAND.
12. COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES.
13. ALL DIMENSIONS ARE FROM FINISHED WALL FACE.

BATHROOM NOTES:

1. ALL CABINETS FRAMELESS, VERIFY MATERIAL CHOICE WITH HOME OWNER.
2. CONFIRM FINISH & STAIN/PAINT WITH HOME OWNER PRIOR TO ORDERING.
3. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
4. INSTALL HARDWARE ON SITE.
5. INSTALL CROWN MOLDING ON SITE: CONFIRM PROFILE AND DIMENSIONS WITH HOME OWNER.
6. CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & CABINET OPENINGS FOR APPLIANCES SPECIFICATIONS.
7. CONFIRM FINAL MATERIALS COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.
8. ALL DRAWERS TO BE TOUNGE & GROOVE: GLIDES TO BE SOFT CLOSE.
9. COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES.
10. ALL DIMENSIONS ARE FROM FINISHED WALL FACE.
11. VENTS ON ALL BATHROOM SINKS.
12. SINK VALVES TO BE BRASS - VERIFY W/ CLIENT.

DOOR NOTES:

1. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK.
2. INTERIOR DOORS SHALL BE STAINED OR PAINTED, VERIFY WITH OWNER.
3. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.
4. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.
5. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS. IF GLASS, IT SHALL BE TEMPERED.
6. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
7. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
8. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS.
9. INTERIOR DOORS & CASED OPENING FRAMED W/ 4-6" WIDE, PAINTED TRIM - VERIFY W/ CLIENT.

FIREPLACE NOTES:

1. EXTERIOR ROCK VENEER FOR FIREPLACE TO BE VERIFIED WITH HOME OWNER PRIOR TO ORDERING.
2. FIREPLACE TO BE VENTED THROUGH CEILING TO TOP @ 3' ABOVE ROOF LINE.
3. OWNER TO SELECT MANUFACTUER FOR FIREPLACE. INITIAL DESIGN FOR GENERAL SPACE 4. REQUIREMENTS.
4. FRAME AND INSTAL PER MANUFACTURER'S REQUIRMENTS.
5. CONFIRM HEARTH MATERIAL WITH HOME OWNER BEFORE PLACING.
6. VENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
7. VERIFY MANTEL WOOD TYPE WITH HOME OWNER BEFORE ORDERING.
8. CONTRACTOR RESPONSIBLE FOR GAS CONNECTIONS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

HEADER NOTES:

DOUBLE 2X12 WITH 1/2" PLYWOOD HEADERS AT ALL BEARING WALLS.
DOUBLE 2X8 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS GREATER THAN 3'-0".
DOUBLE 2X6 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS LESS THAN 3'-0".

BUILDING PERFORMANCE:

1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH RESCHECK AND/OR REQUIREMENTS OF LOCAL CODES.
 2. PORCHES, DECKS, BALCONES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
 3. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
 4. PROVIDE CRAWL SPACE VENTING TO MEET LOCAL CODE REQUIREMENTS. INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, UNO.
 5. BUILDER/CONTRACTOR SHALL COMPLY WITH RESCHECK AND/OR REQUIREMENTS OF LOCAL CODES.
- MINIMUM INSULATION:

ATTIC/CEILING: R-38
WALLS: R-20
FLOORS: R-19

ELECTRICAL NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATIONS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.

1. OWNER/CONTRACTOR TO VERIFY ALL ELECTRICAL COMPONENTS ARE SUPPLIED AND INSTALLED PER LOCAL CODES.
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MANUFACTURER'S SPECS FOR REQUIREMENTS.
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED.
5. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. 6. PROVIDE BATTERY BACKUP FOR ALL UNITS.
7. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
8. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH THE HOME OWNER.
9. FIXTURES & APPLIANCES TO BE SELECTED BY HOME OWNER.
10. ALL SWITCHES TO BE 40" O.C. AFF. OUTLETS TO BE 15" O.C. AFF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (AFF=ABOVE FINISHED FLOOR)
11. ALL LIGHTING SHALL USE LED BULBS.
12. DATA/CABLE: LOCATE SECURITY PANELS AS INDICATED IN THE PLAN: SYSTEM TO BE APPROVED BY HOME OWNER.
13. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE 14. BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
15. PROVIDE LIGHT WITH SWITCH IN ATTIC. 110V OUTLET FOR HVAC REQUIREMENTS.
16. ALL KITCHEN CABINETS TO HAVE UNDER LIGHTING. STRIP LIGHTING TO BE MOUNTED UNDER CABINET FRONT EDGE.
17. PROVIDE ELECTRICAL REQUIREMENTS FOR AC UNIT.
18. FINAL WIRING FOR HOME SECURITY SYSTEM SHALL BE VERIFIED WITH HOME OWNER.
19. FINAL WIRING FOR AUDIO SURROUND SOUND SYSTEM SHALL BE VERIFIED WITH HOME OWNER.
- MOTION SENSOR LIGHT SWITCHES AND LOCATIONS SHALL BE VERIFIED WITH HOME OWNER.

ROOF/CEILING FRAMING NOTES:

1. FRAMING DESIGN AND DETAILS NOT REVIEWED BY STRUCTURAL ENGINEER. MEMBER SIZES ARE THEORETICAL. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
6. ALL ROOF OVERHANGS 18".
 1. INSTALL POLYISOCYANURATE FOAM TYPE INSULLATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES
 2. ATTIC VENTILATION: REQUIRED ABOVE HOUSE
 3. ROOF VENTING HIGH/LOW
 4. ROOF SHEATHING 5/8" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ 8D #6" O.C. ALL SUPPORTED EDGES, 12" O/C FIELD.
 5. 2X4 FURLIN BRACES SHALL ON RAFTER/JOISTS THAT SPAN GREATER THAN 10'. SPACED NO MORE THAN 4' APART. FURLINS SHALL BE SIZED NO LESS THAN THE SIZE OF RAFTERS THEY SUPPORT.
7. COLLAR TIES MAY BE USED TO SUPPORT OPPOSING RAFTERS, THEY SHALL BE LOCATED IN UPPER THIRD OF ATTIC SPACE.

GENERAL FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER.
2. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
3. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS.
4. ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
5. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
6. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
7. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
8. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA FRP-108 PERFORMANCE STANDARDS. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
9. GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
10. "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2.0 E.
11. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
12. ALL HANGERS TO BE "SIMPSON" OR EQUAL.

FRAMING & STRUCURAL NOTES:

WINDOW ROUGH OPENINGS: 1/2 FOR TOP/BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

SEE ROOF FRAMING FOR ADDITIONAL FRAMING DETAIL.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS TO BE D.F.#2

B. EXPOSED ARCH BEAMS TO BE D.F.#1 OR BETTER.

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE D.F. #2.

D. ALL STUDS TO BE D.F.#2 OR BETTER.

E. WALL SPACING SHALL BE @16" O.C.

F. SHEATHING SHALL BE AS FOLLOWS: WALL SHEATHING SHALL BE 1/2" INT-AFA RATED OR 7/16" OSB.

PLUMBING NOTES:

ALL DIMENSIONS FROM EDGE OF FOUNDATION.
VERIFY ALL DRAIN STUB UP SIZES AND LOCATIONS WITH MANUFACTURER.

WALL BRACING NOTES:

2018 IRC 110 FOR ≤ W8P METHOD

1. REFER TO MANUFACTURER'S REQUIREMENTS FOR LOAD BEARING CAPACITIES AND NAILING REQUIREMENTS FOR ALL WOOD-TO-WOOD MECHANICAL FASTENERS.
2. RAFTER TIES ARE TO BE SIMPSON H2,H2.5,H3 OR H5. WALL STUD TO BOTTOM OF PLATE TIES ARE TO BE SIMPSON H4. REF DETAILS ON THIS SHEET.
3. EXTERIOR WALLS PARALLEL TO BRACED WALL LINE SHALL BE OFFSET NO MORE THAN 4 FEET FROM THE DESIGNATED BRACED WALL LINE. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NO MORE THAN 4 FEET FROM BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING.
4. EXCEPTION TO MAX SPACING: UP TO 35 FEET TO ALLOW FOR A SINGLE ROOM NOT TO EXCEED 900 SQ. FT. SPACING OF ALL OTHER BRACED WALL LINES NOT TO EXCEED 25'-0". 2018 IRC R602.10.1.3.
5. BRACED WALL PANELS SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT SHALL NOT HAVE VERTICAL OR HORIZONTAL OFFSETS.
6. A BRACED WALL PANELS SHALL BEGIN 10 FEET FROM EACH END OF A BRACED WALL LINE. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL NOT BE GREATER THAN 20 FEET. 2018 IRC R602.10.2.2.
7. BRACED WALL PANELS CONSTRUCTED OF W8P AND CONTINUOUS SHEATHING METHODS SHALL BE PERMITTED TO BEGIN MORE THAN 10 FEET FROM EACH END OF A BRACED WALL LINE PROVIDED EACH END COMPLIES WITH ONE OF THE FOLLOWING:
 - A. A MIN. 24 INCH WIDE PANEL FOR THE METHODS W8P IS APPLIED TO EACH SIDE OF THE BUILDING CORNER.
 - B. THE END OF EACHBRACED WALL PANEL CLOSEST TO THE END OF THE BRACED WALL LINE SHALL HAVE AN 1,000 LB HOLD-DOWN DEVICE FASTENED TO THE STUD AT THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
 8. REQUIRED LENGTH OF BRACING ALONG EACH BRACED WALL SHALL BE AS FOLLOWS: 2018 IRC R602.10.3(1).
 - A. BRACED WALL LINE SPACING OF 10' SHALL BE MIN 2 FEET BRACED WALL PANEL.
 - B. BRACED WALL LINE SPACING OF 20' SHALL BE MIN 3.5 FEET BRACED WALL PANEL.
 - C. BRACED WALL LINE SPACING OF 30' SHALL BE MIN 5 FEET BRACED WALL PANEL.



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Schedules/Notes

A003



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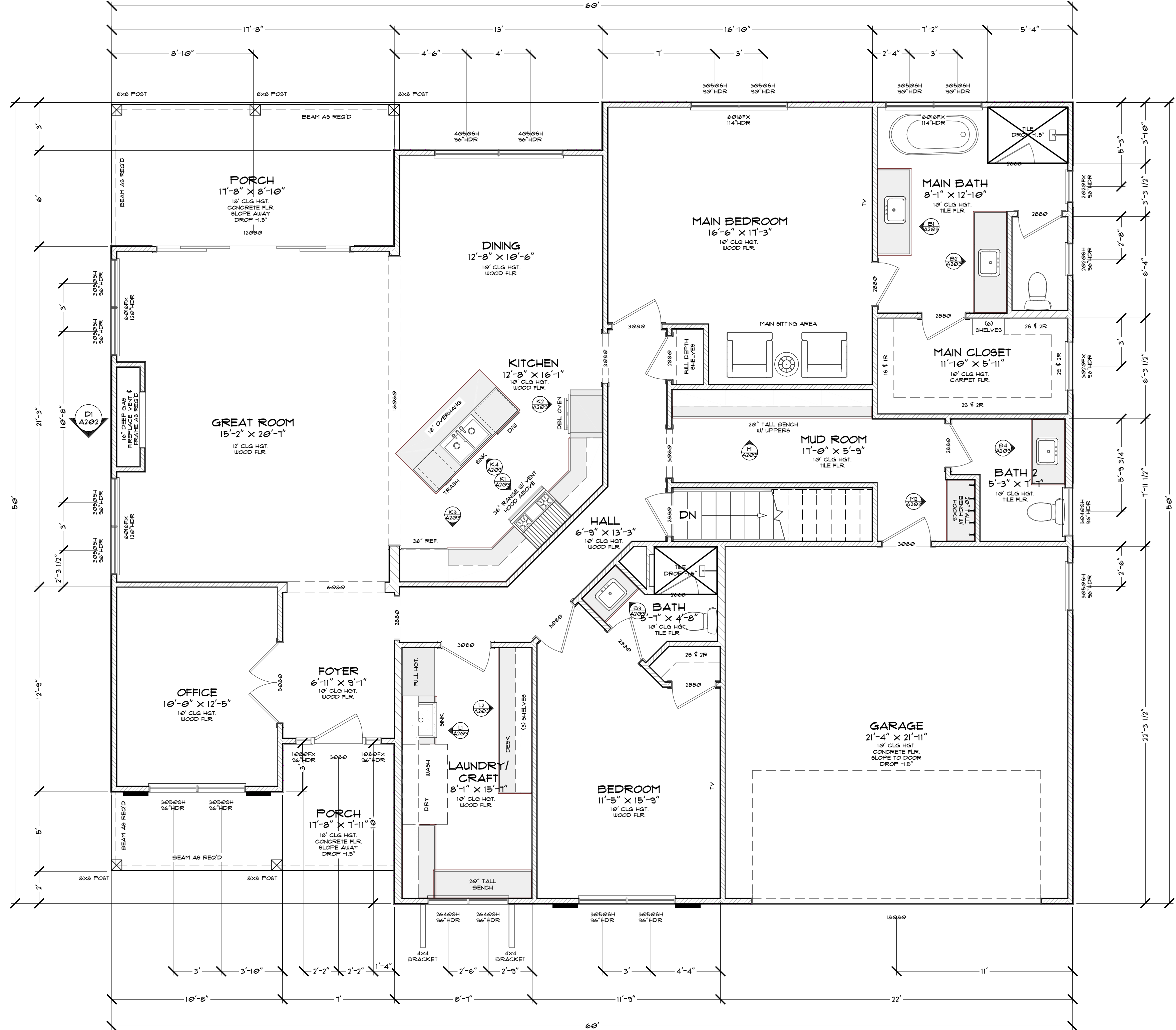
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Perspectives

A004



 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

PLAN NORTH

- FLOOR PLAN NOTES:
- 1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
 - 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)
 - 3. DO NOT SCALE THIS DRAWING. REFER TO GIVEN DIMENSIONS.



FLOOR OVERVIEW
SCALE:

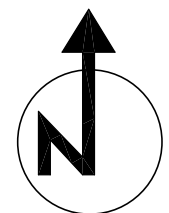
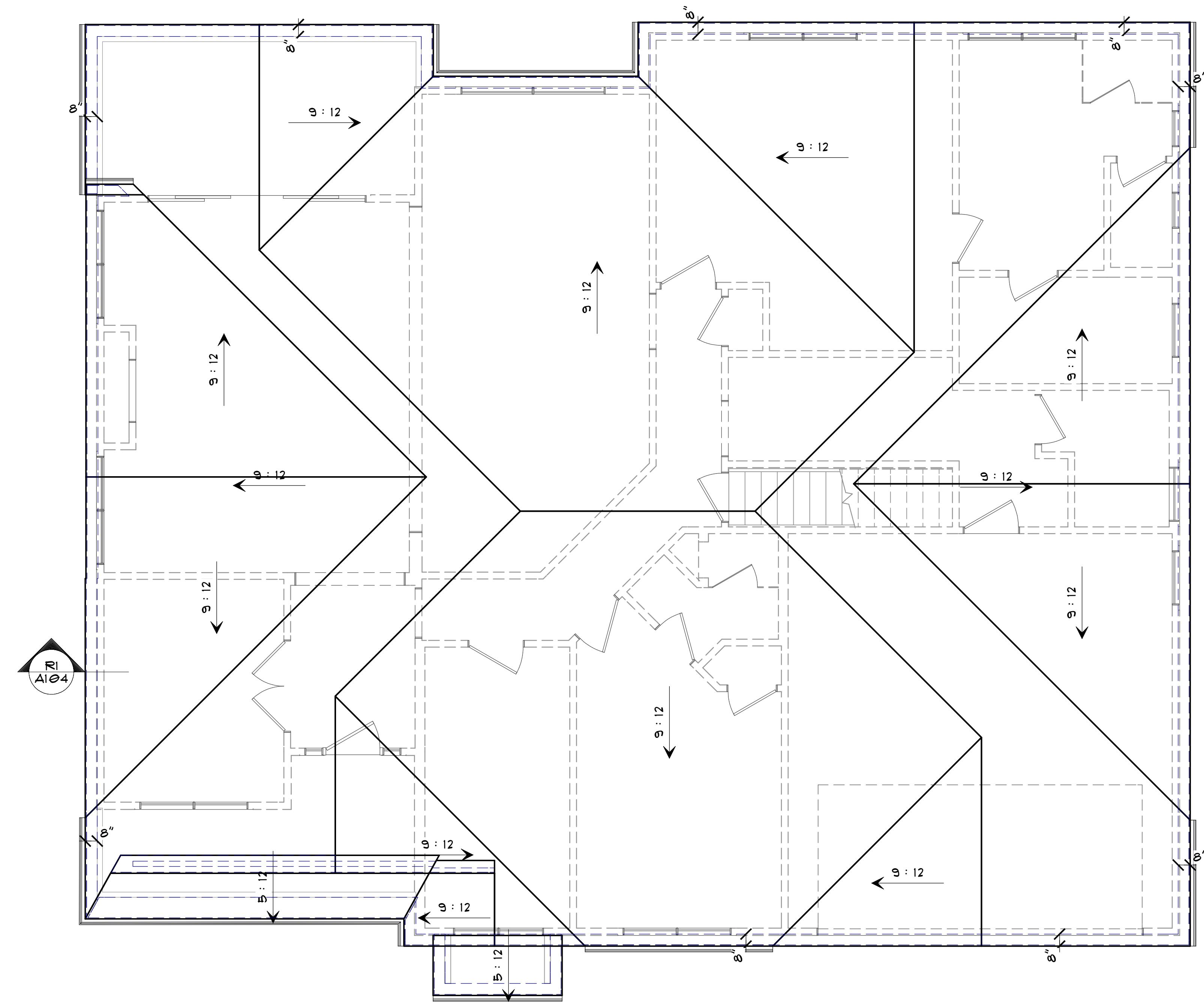


FLOOR OVERVIEW
SCALE:



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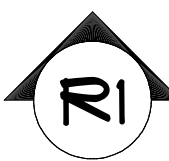
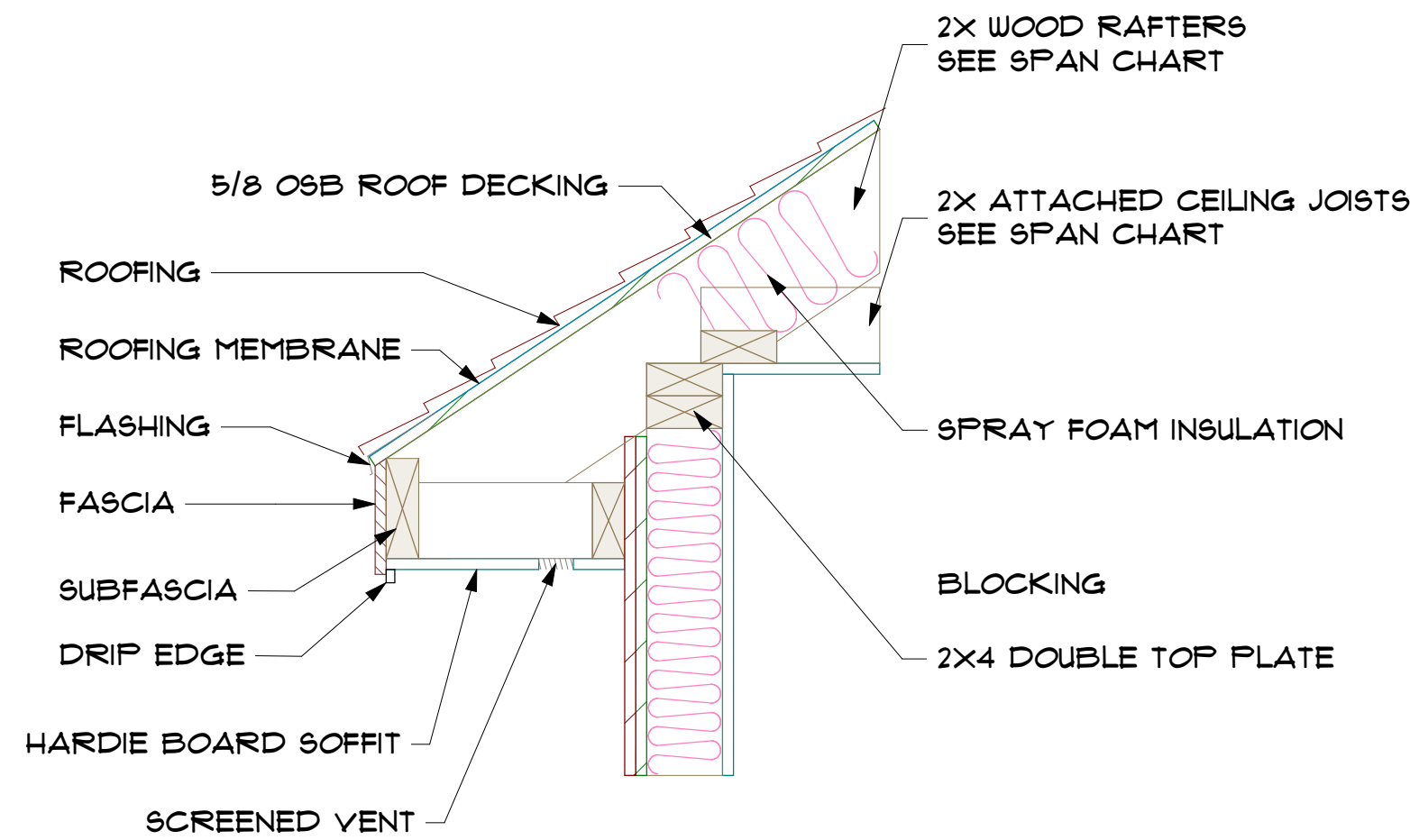
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1ST FLOOR PLAN - ROOF

SCALE: 1/4" = 1'-0"

PLAN NORTH



ROOF EAVE DETAIL - TYP

SCALE: 1 1/2" = 1'-0"

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Roof Plan

A104



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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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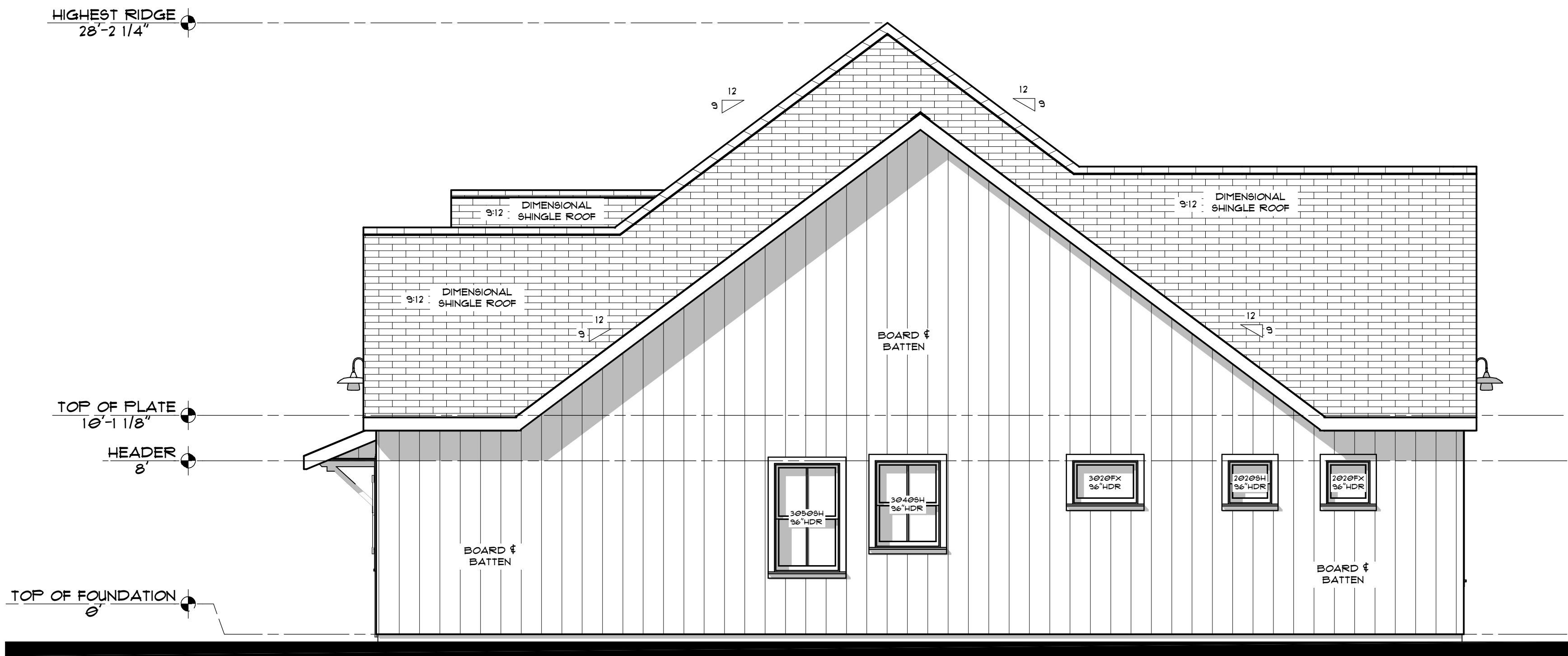
Document Phase:
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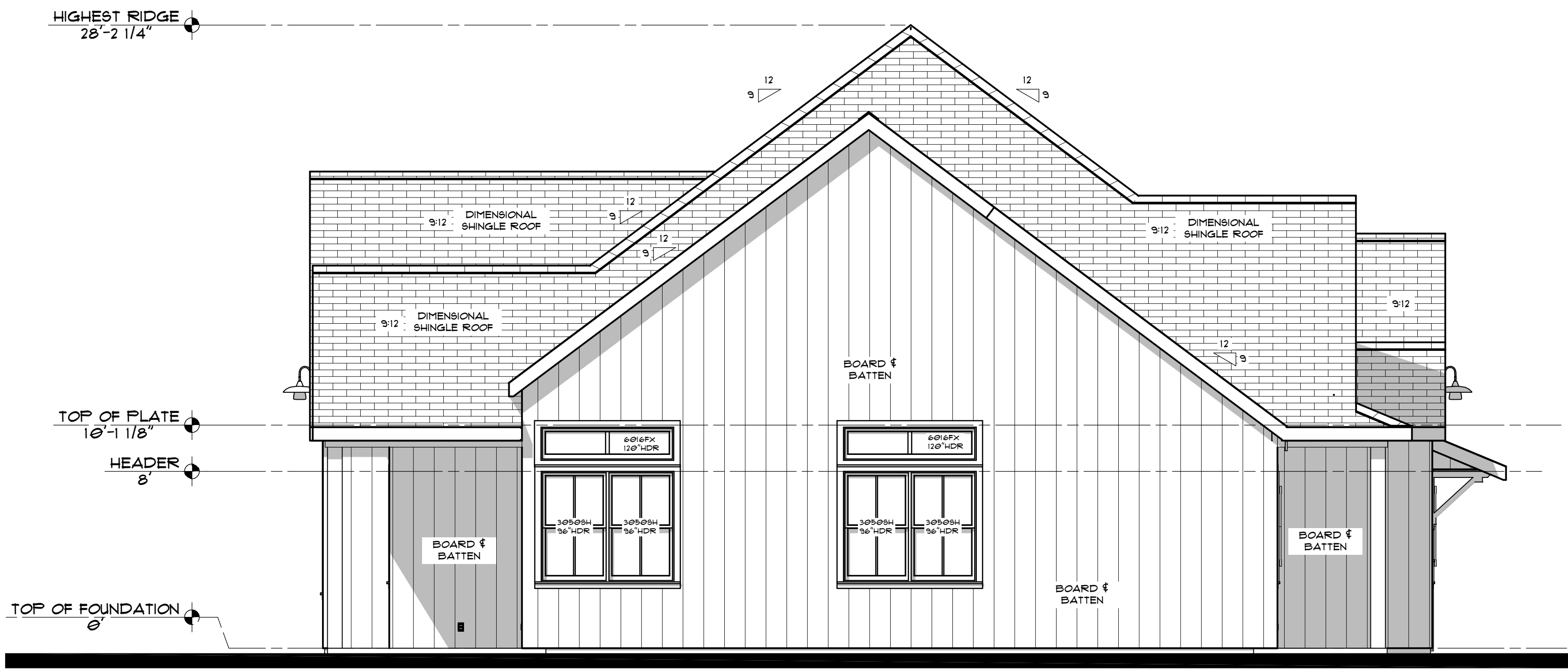
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Elevations

A201



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



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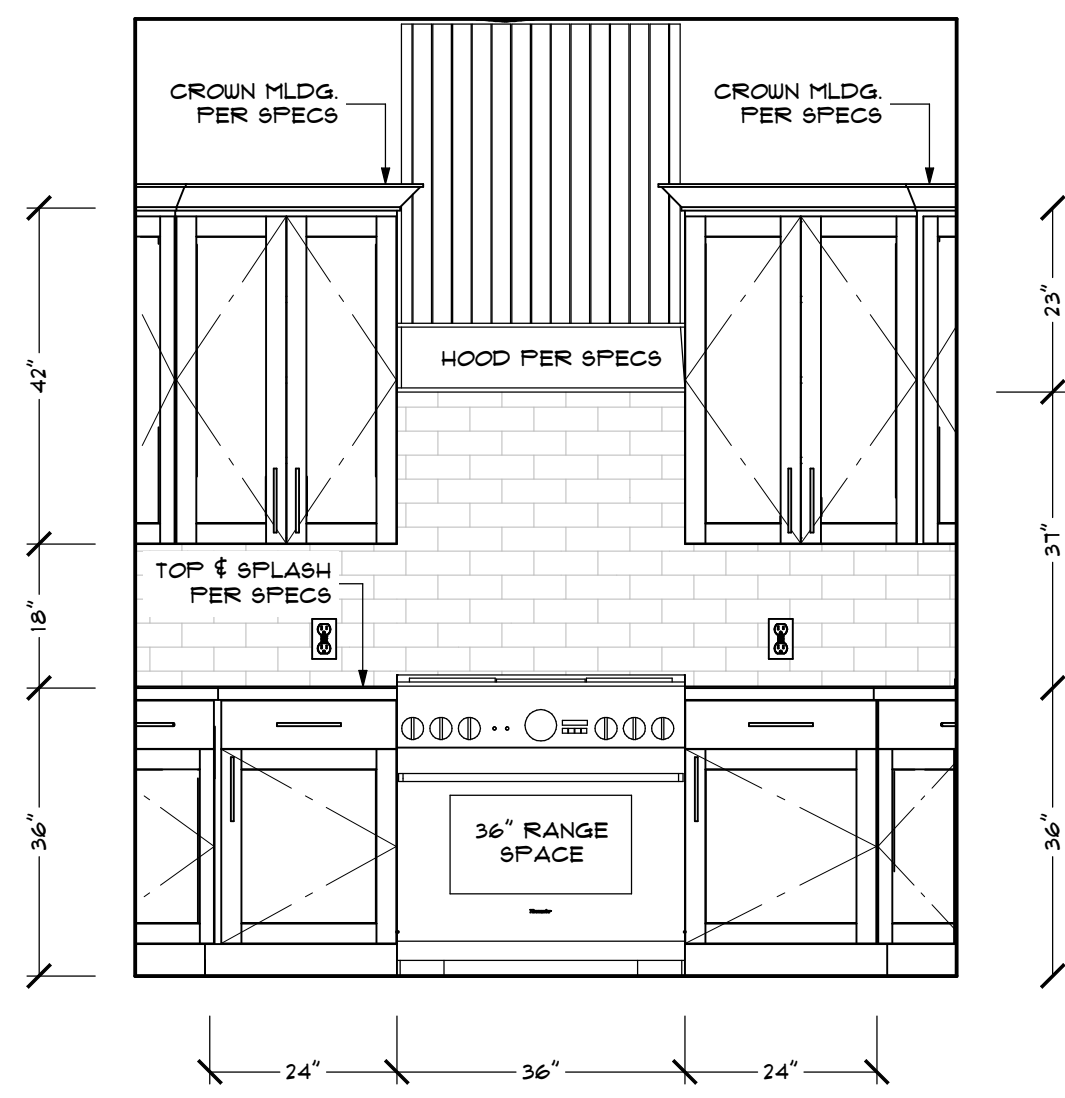
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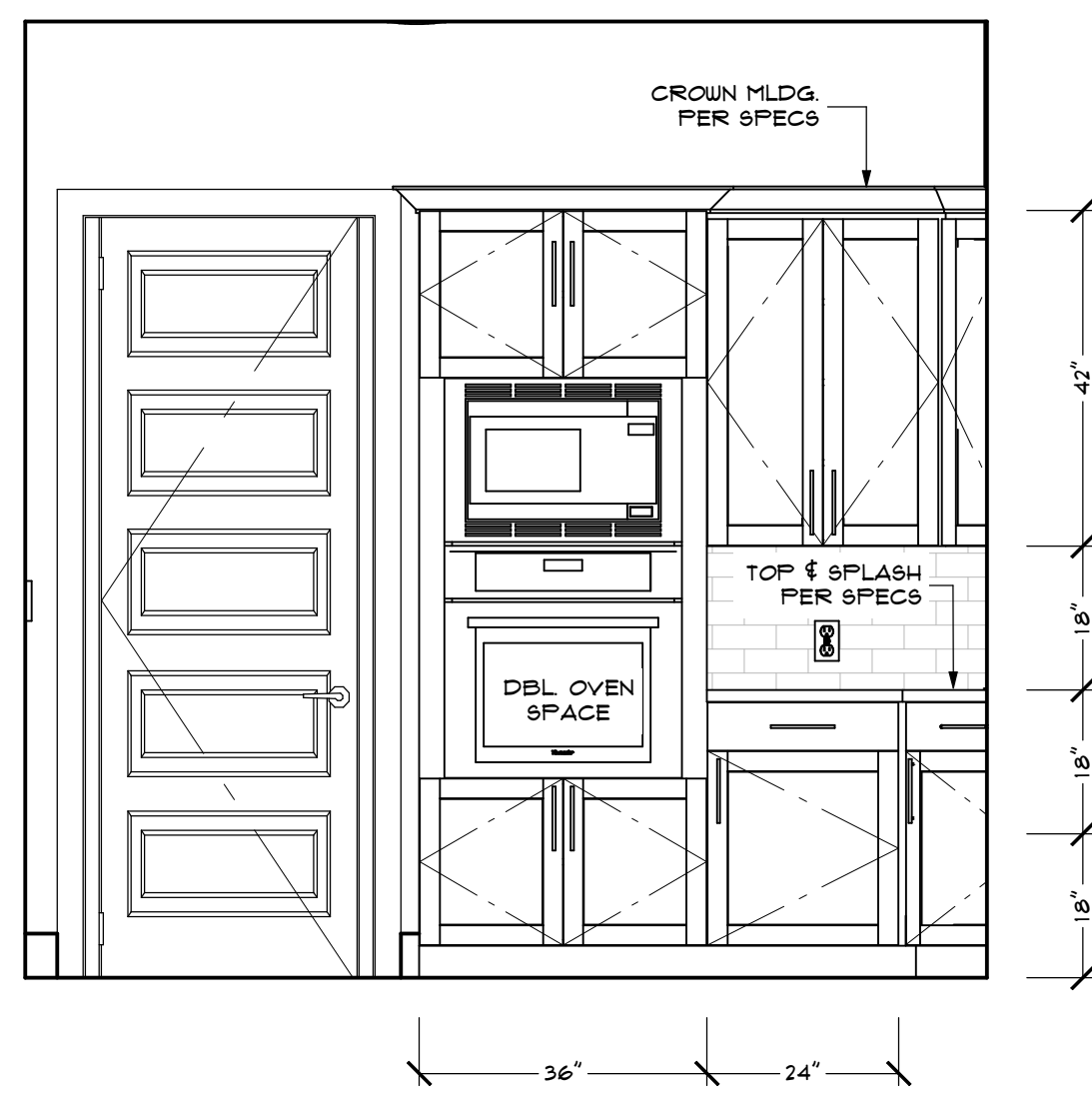
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Elevations

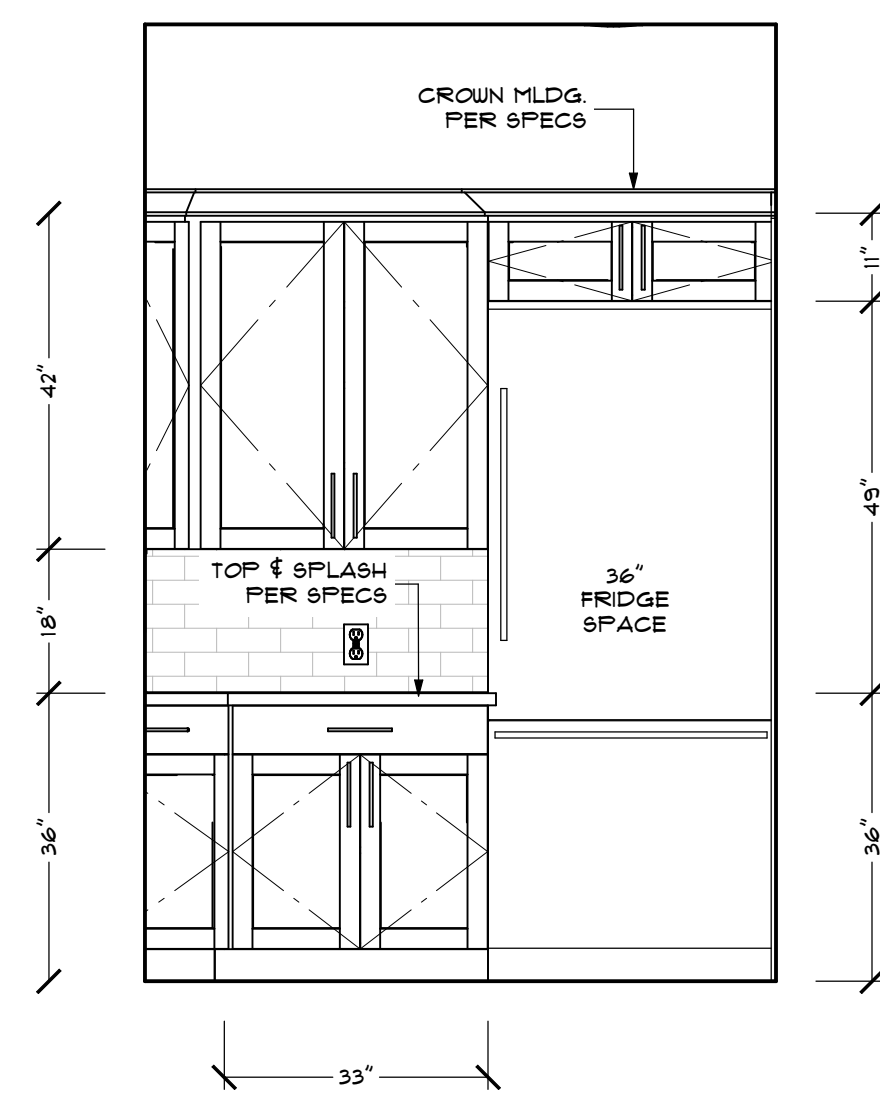
A202



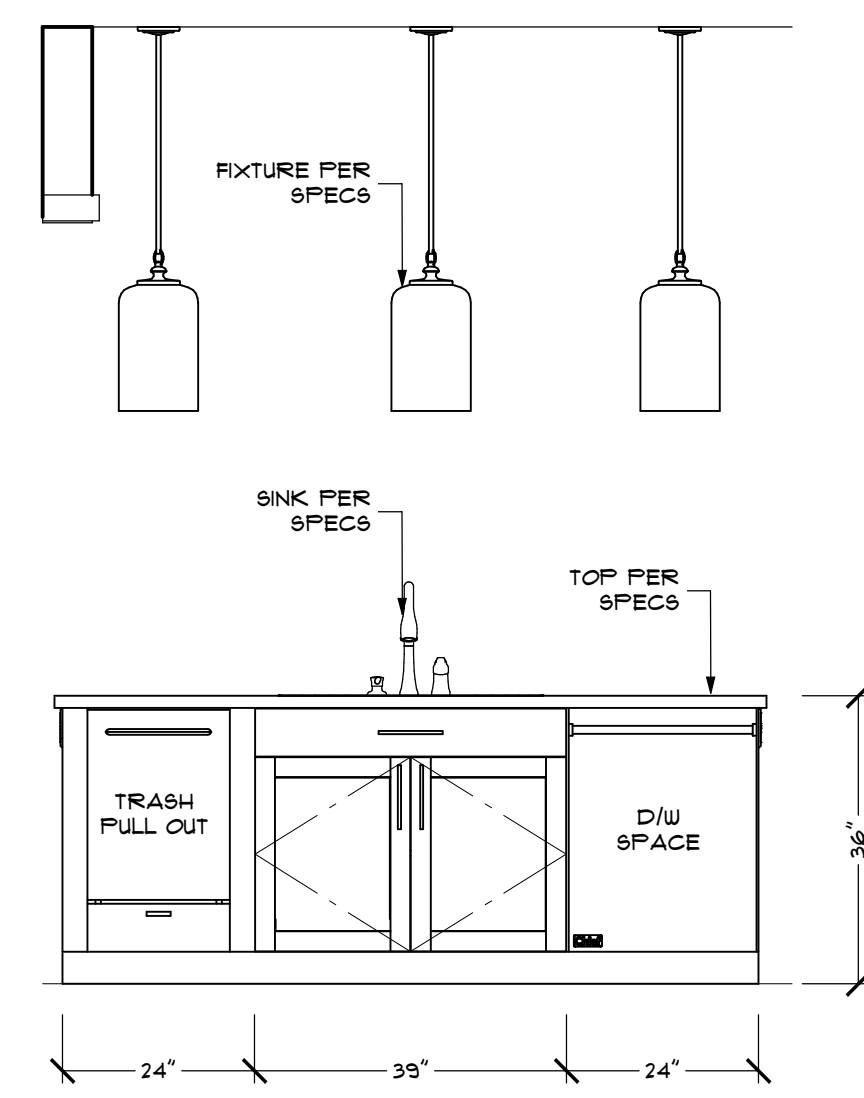
K1 KITCHEN
SCALE: 1/2" = 1'-0"



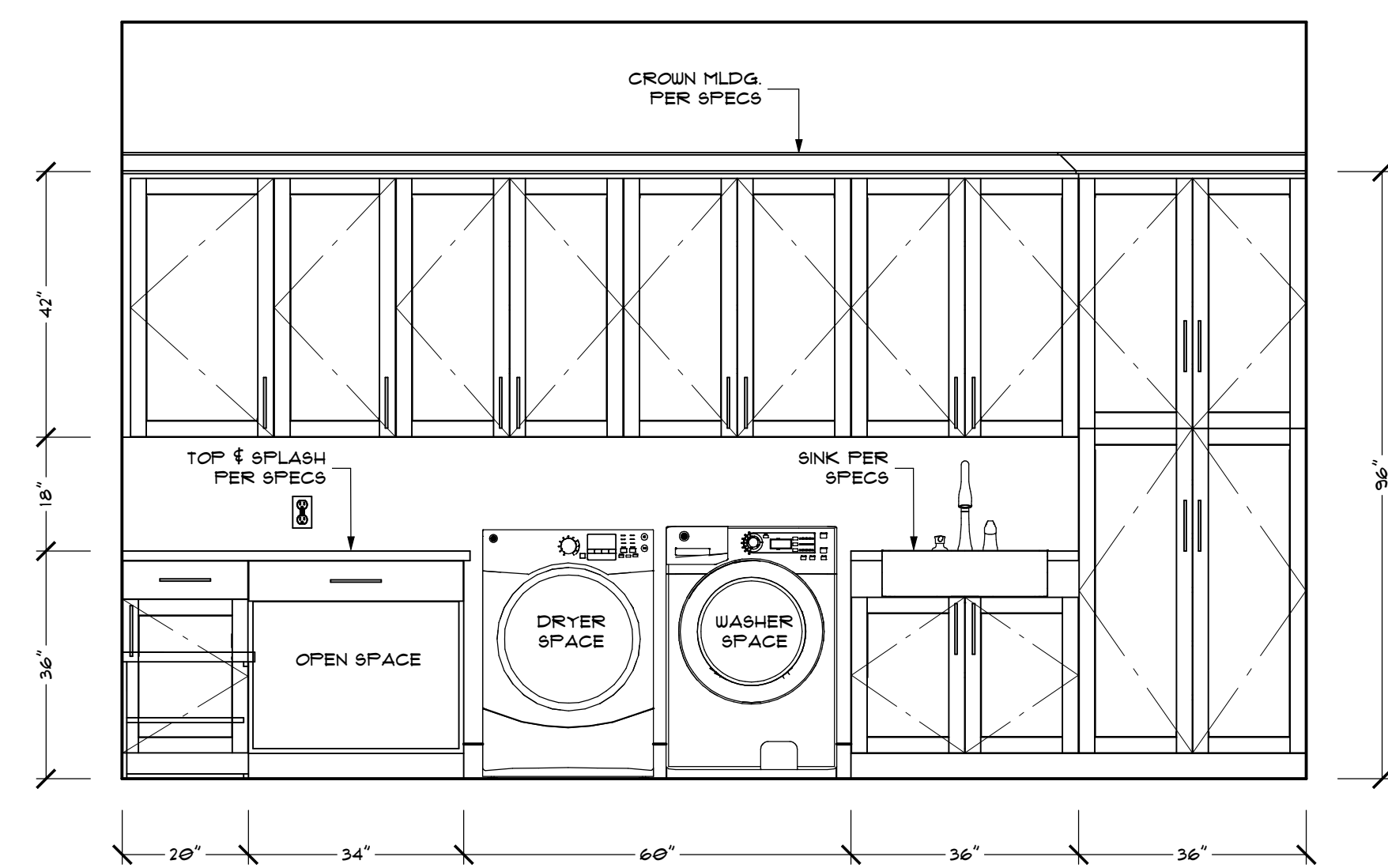
K2 KITCHEN
SCALE: 1/2" = 1'-0"



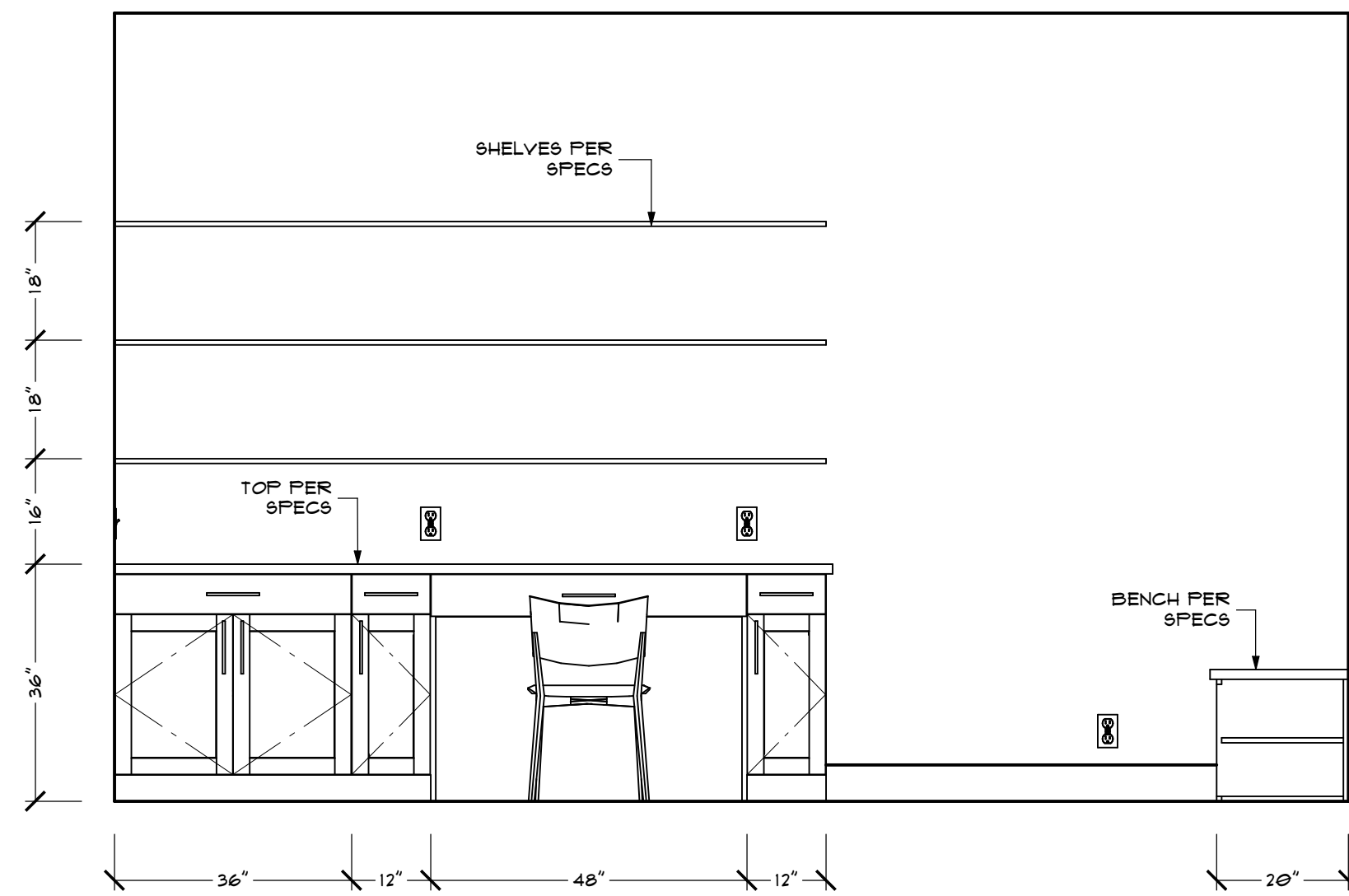
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SCALE: 1/2" = 1'-0"



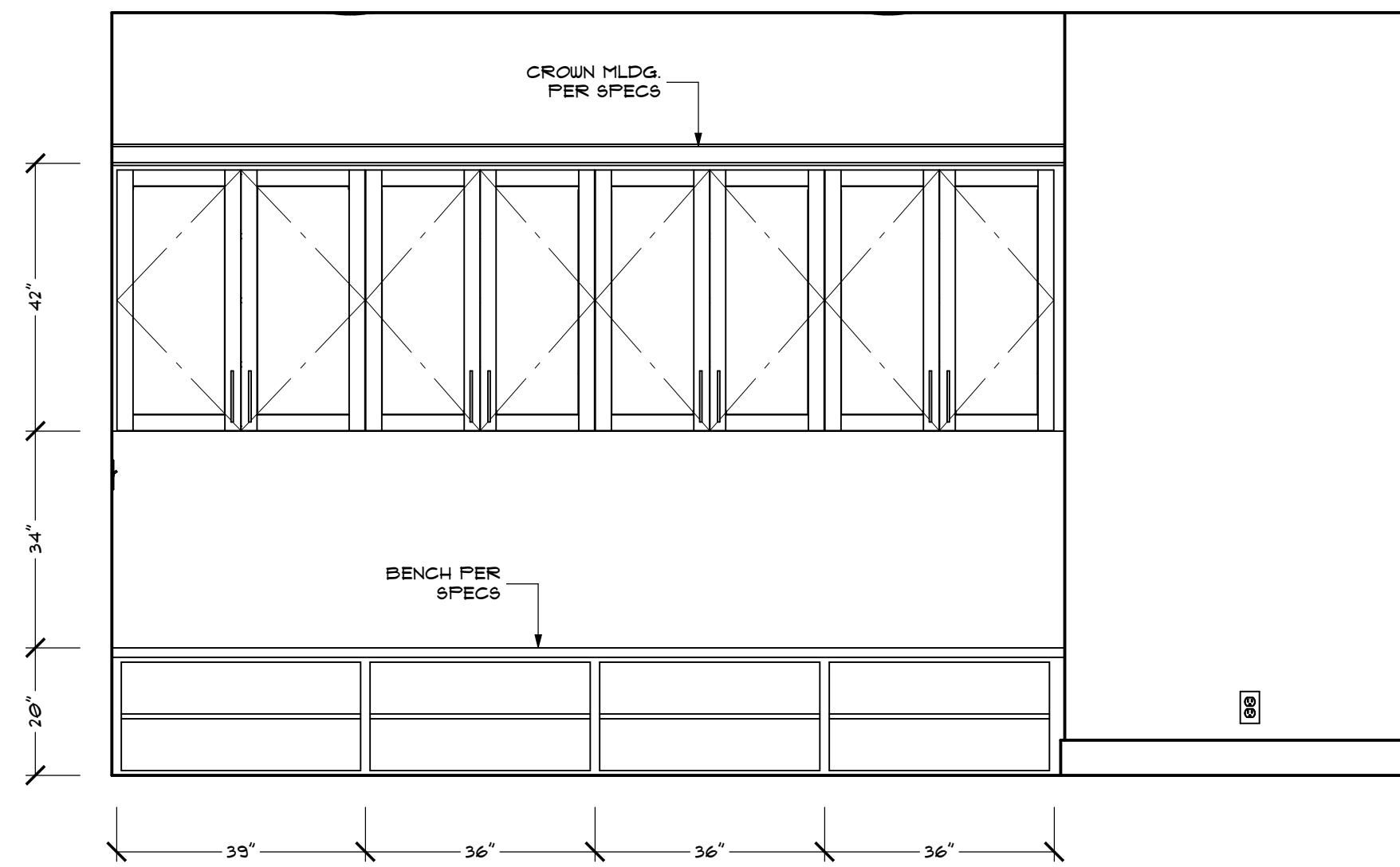
K4 KITCHEN
SCALE: 1/2" = 1'-0"



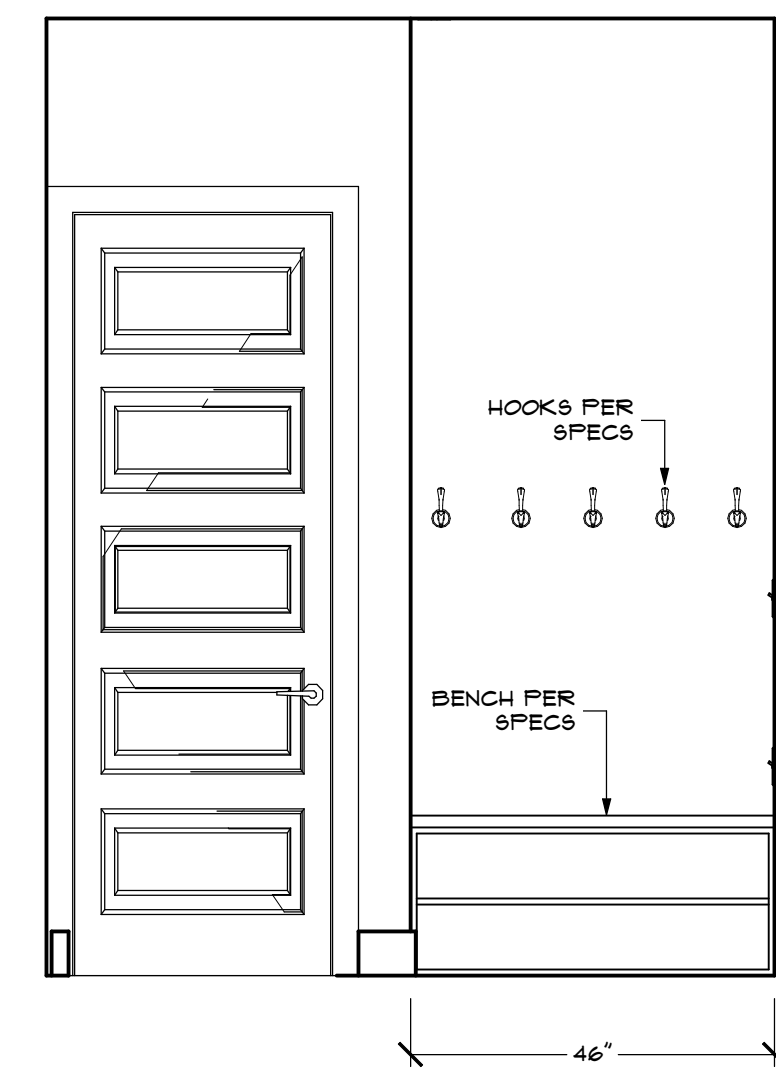
L1 LAUNDRY/CRAFT
SCALE: 1/2" = 1'-0"



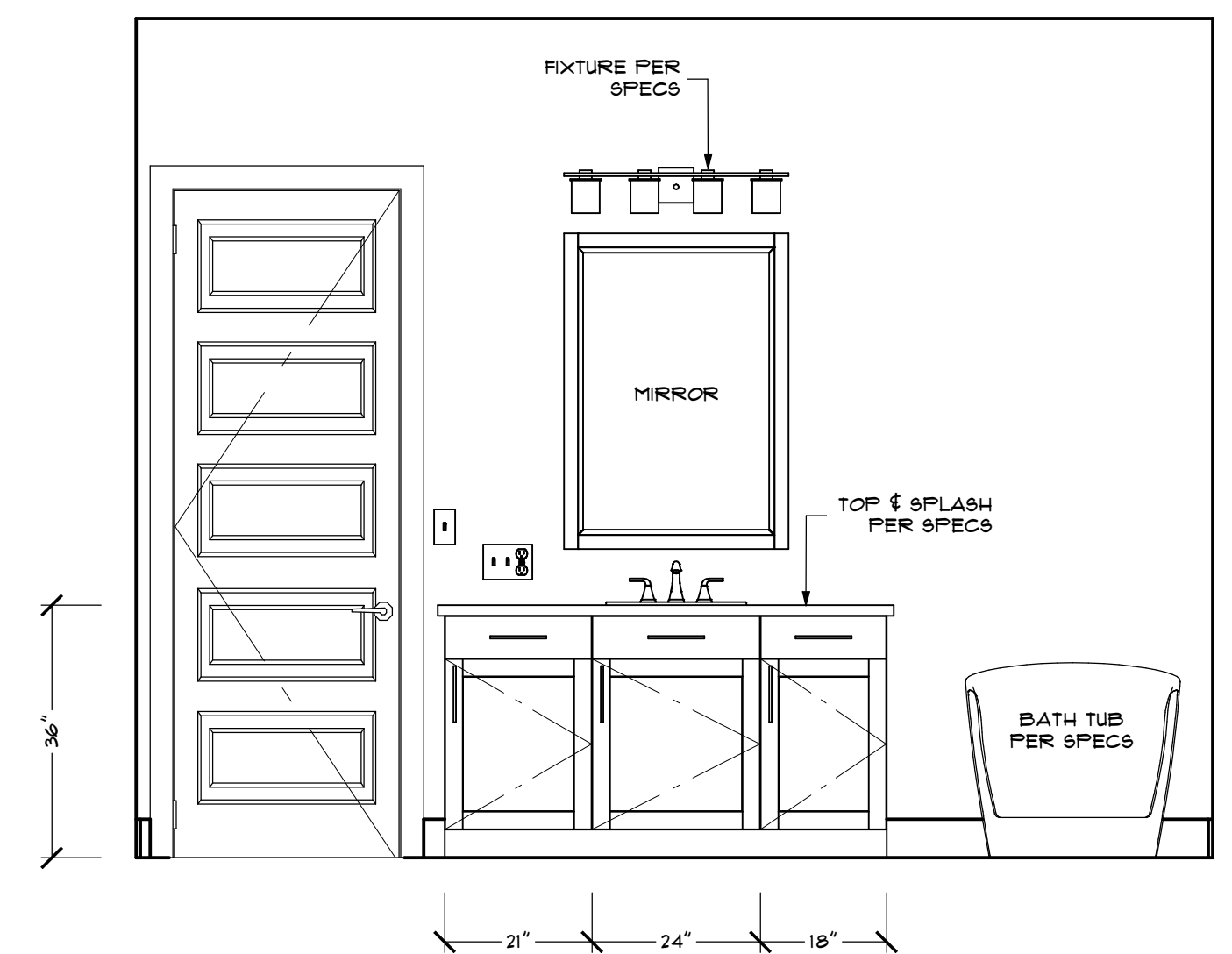
L2 LAUNDRY/CRAFT
SCALE: 1/2" = 1'-0"



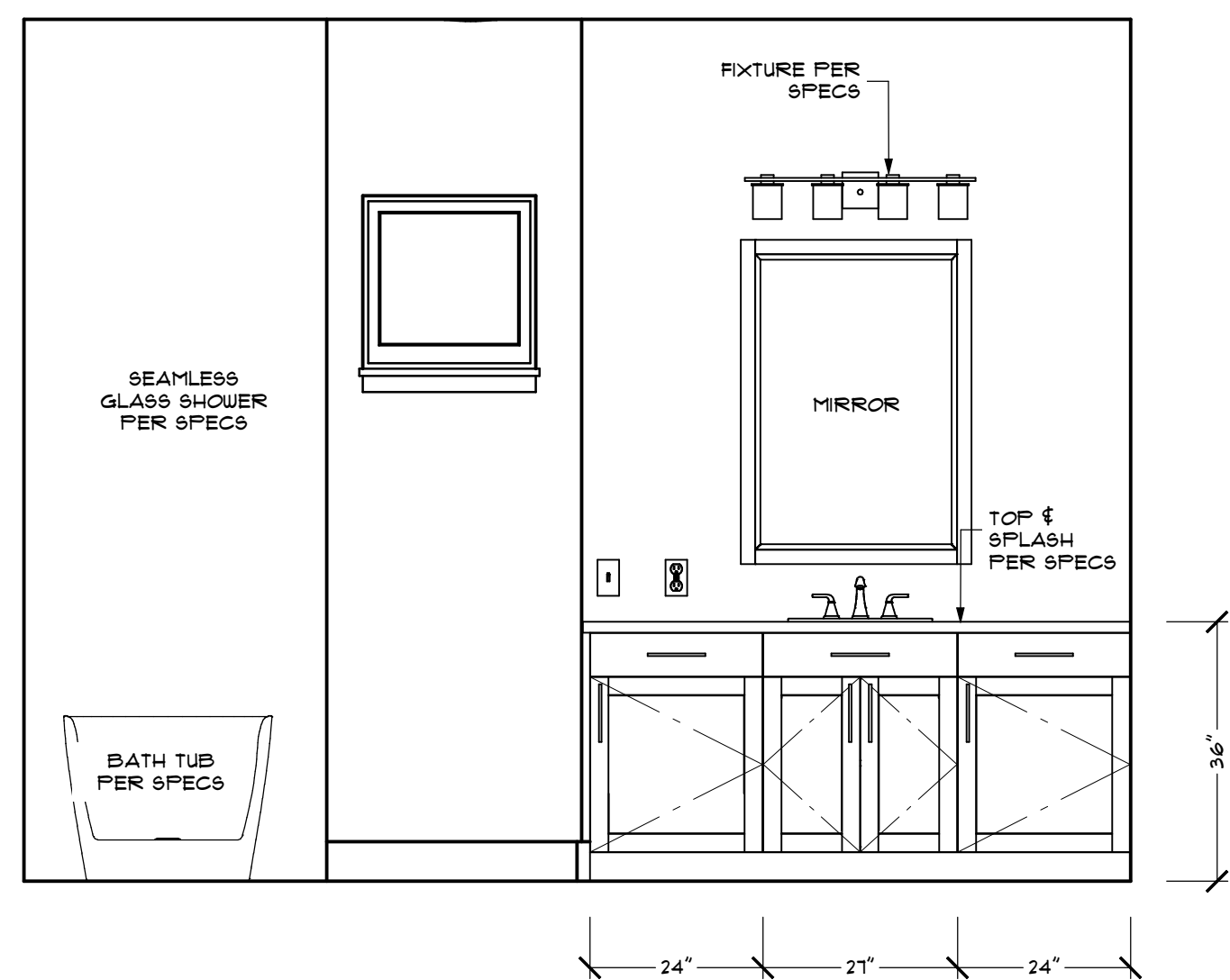
M1 MUD ROOM
SCALE: 1/2" = 1'-0"



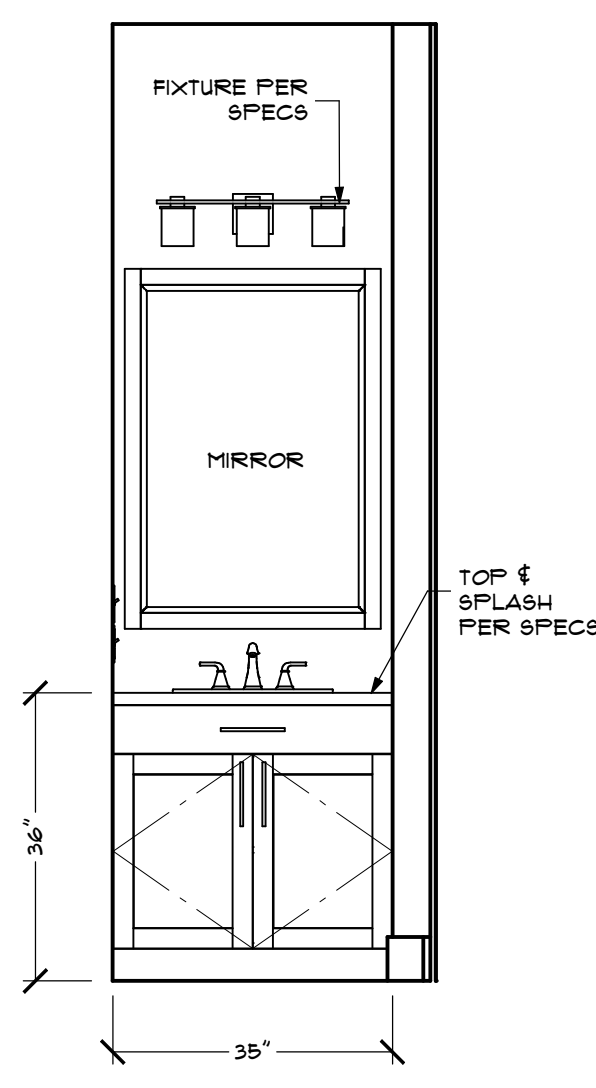
M2 MUD ROOM
SCALE: 1/2" = 1'-0"



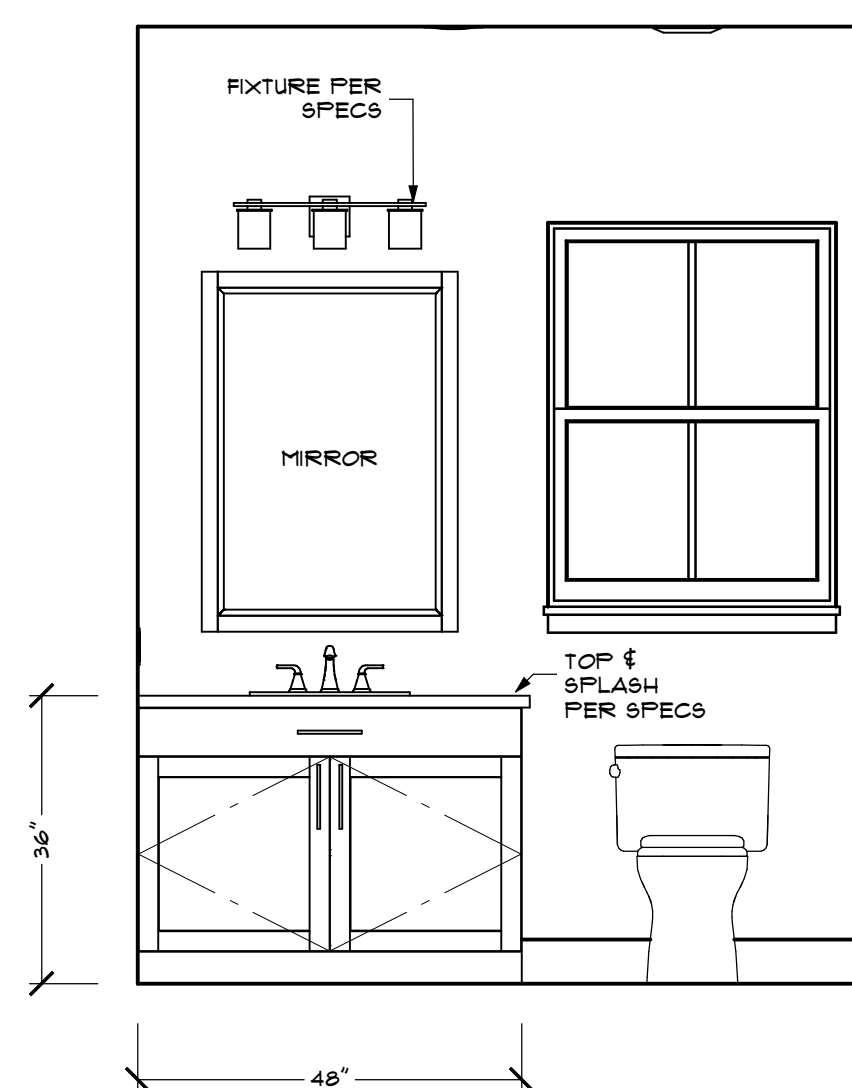
B1 MAIN BATH
SCALE: 1/2" = 1'-0"



B2 MAIN BATH
SCALE: 1/2" = 1'-0"



B3 BATH
SCALE: 1/2" = 1'-0"



B4 BATH
SCALE: 1/2" = 1'-0"



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Interior Elevations

A203