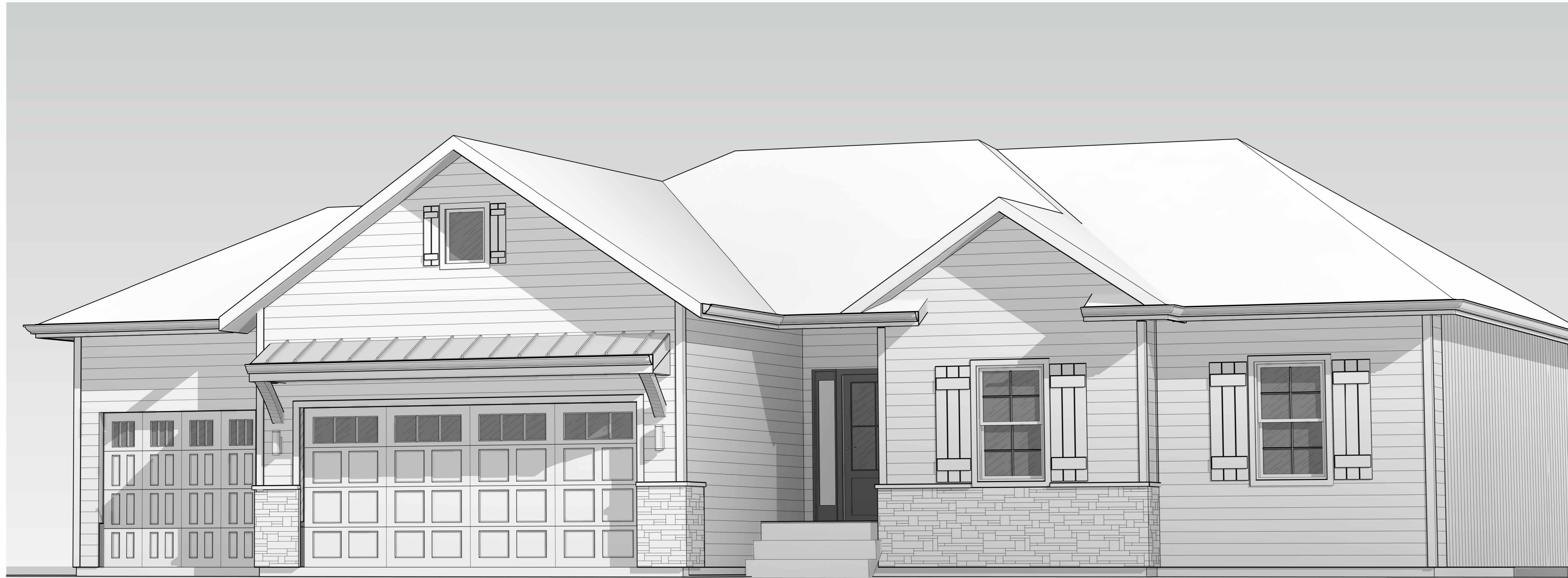


CORONADO

Lot # HF177 - 2619 SW BARELY FIELD DR.

General Information



CORONADO
Lot # HF177 - 2619 SW BARELY FIELD DR.

An energy efficient certificate is required to be posted in or on the electrical panel before the final inspection. The certificate will be provided with all new residential permits. It is the permit holder/contractor's responsibility to ensure the certificate has accurate information and is posted before final inspection - Owner/Contractor is responsible for meeting the prescriptive requirements of IRC chapter 11 unless a HER Index Analysis for Performance Compliance based on the plans is submitted to the AHJ for approval.

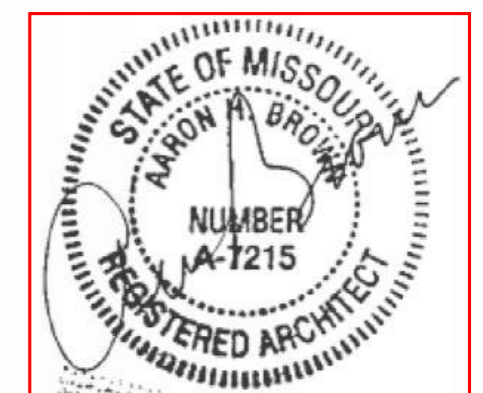
IRC 2012
Ground Snow Load: 20PSF
Wind Speed: 90mph
Topography Effects: No
Seismic Design Category: A
Damage From Weather: Severe
Frost Line Depth: 36 inches
Termite: Moderate to Heavy
Winter Design Temperature: 6 F
Ice Barrier Underlayment: Yes
Flood Hazard:
Air Freezing Index: 1,500 or less
Mean Annual Temperature: 55 F

- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- Carbon monoxide detectors required (R315)
- Steel columns shall be minimum schedule 40 (R507.2)
- Deck Ledger attachment to house shall be per Tables 507.9.1.3.
- New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.1.1)
- Programmable thermostat required (N1103.1.1)
- Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1)
- Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3)
- Certain hot water pipes shall be insulated (N1103.4)
- All exhaust fans shall terminate to the building exterior. (M1507.2)
- Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4
- Building cavities in a thermal envelope wall (including the wall between the house and garage) shall not be used as return air plenums (unless the required insulation and air barrier are maintained) (M1601.1.1.#7.5)
- An air handling system shall not serve both the living space and the garage (M1601.6)
- A concrete-Encased grounding electrode (UFER Ground) connection complies with the requirements of the 2018 IRC Section E3608.1.2 in providing a connection with no less than the required minimum of steel.
- Compliance with the requirements and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
- Garage Door Rating: DASMA 90 MPH Rated

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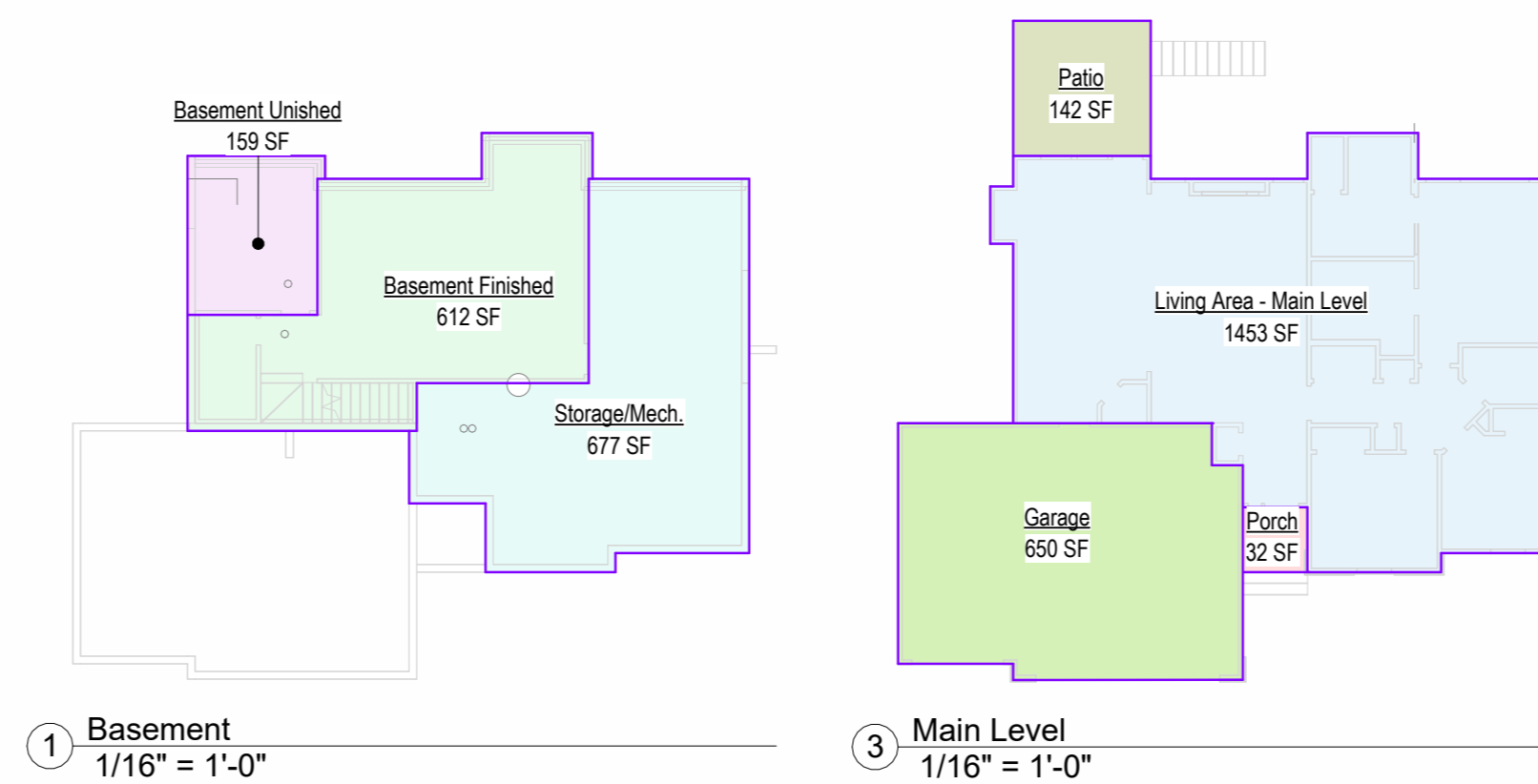
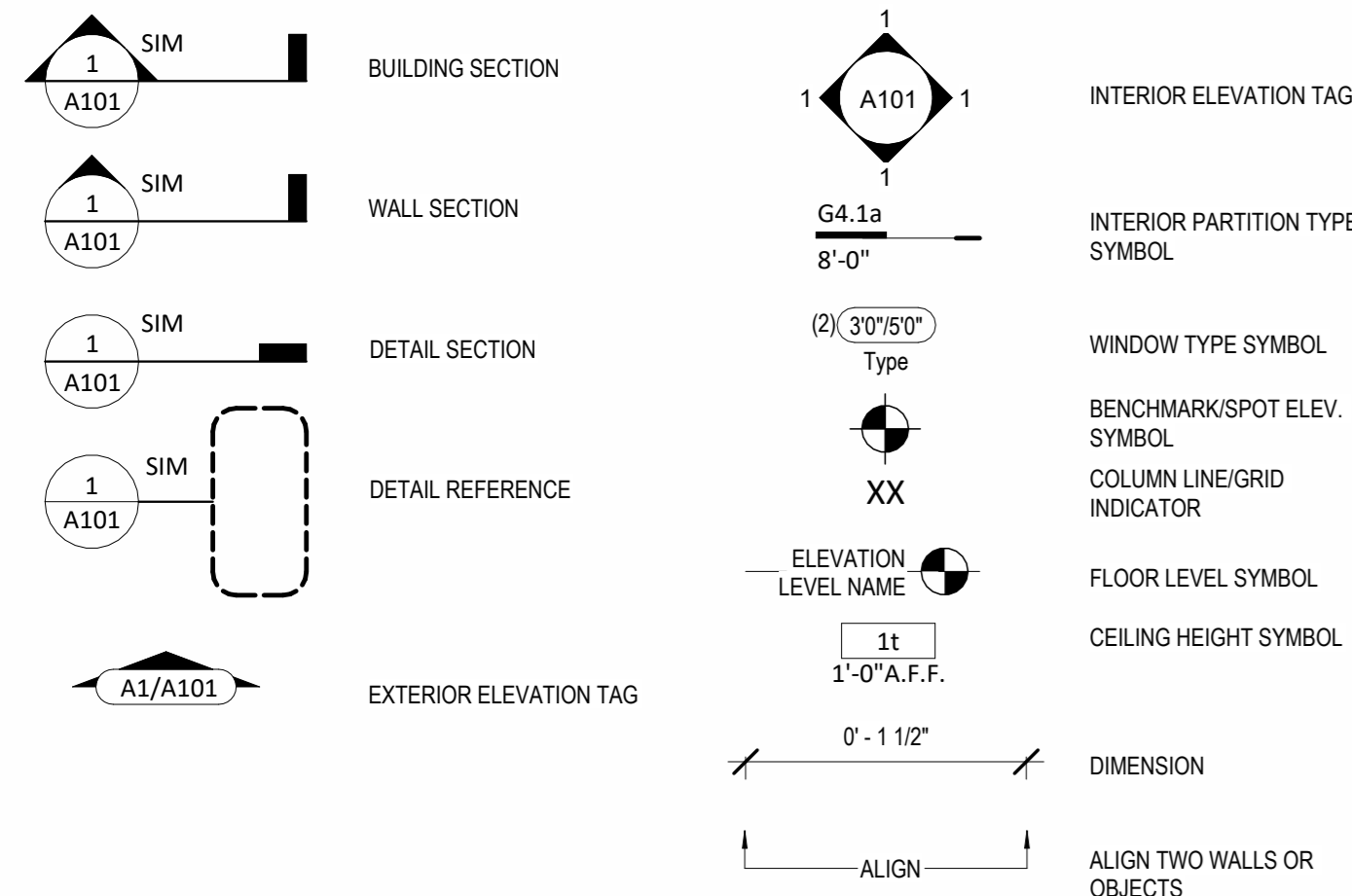
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OCTOBER 14, 2024

Sheet List

- 00 - Cover
- 00 - Cover Sheet
- 05 - Architecture
- A0 - Foundation Plan
- A1 - Floor Plan - Main Level
- A2 - Elevations
- A3 - Building Sections
- A4 - RCP/Electrical Plan
- A5 - Details
- A6 - Details
- A8 - Grading Options



Area Schedule	
Name	Area
Living Area - Main Level	1453 SF
Basement Finished	612 SF
Finished Area	2065 SF
Garage	650 SF
Porch	32 SF
Patio	142 SF
Storage/Mech.	677 SF
Basement Unfinished	159 SF
Unfinished Area	1659 SF
Total	3723 SF

Progress Print

PLAN DESCRIPTION: Cover Sheet

00

Project No. Project Number

Foundation Notes:

- FOOTINGS/FOUNDATION & CONCRETE NOTES**
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
 2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE.
 3. DESIGN IS BASED ON MIN. OF 2,500 PSI. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
 - A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
 - B. 3,500 PSI FOR GARAGE FLOOR
 4. CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-1%) AIR ENTRAINMENT
 5. PROVIDE 4" MIN. CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER PEDESTALS AS INDICATED IN 17 FT @ 8" O.C. E.W. PLACE OVER 6 MIL VAPOR BARRIER
 6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W. REINFORCE W/ (2) #4 CONT. AT BOTTOM.
 7. PROVIDE #4 X 47" (L) @ 45 DEGREES @ REINFRANT CORNERS
 8. 17" STEEL ANCHOR BOLTS @ 8" O.C. @ EXT. WALLS
 9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" HLT1 WEDGE W/ #4 @ 12" O.C. MAX. 12" FROM ENDS
 10. PROVIDE 2" LAPS MIN. INCLUDING CORNERS
 11. INSTALL HOLD-DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
 12. PROVIDE RETURNED DAMP-PROOFING AT FOUNDATION WALLS
 13. SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION.
- STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES**
1. ALL STEEL PIPE COLUMNS TO BE 3" OR 1 1/2" (SCHEDULE 40 GRADE)
 2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
 3. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
 4. AT WALL/JOIST FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERCURE AREA WITH #4 BARS @ 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FEET OVERCURE.
 5. AT WALL/JOIST FOUNDATION WALL, SHALL BE INSULATED WITH A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
 6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

Structural Foundation Schedule

Type	Width	Length	Depth	Reinforcing	Comments
Footing					
F1	3'-0"	3'-0"	12"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F2	4'-0"	8'-0"	16"	Reinf w/ (8) #4's, rebar count is each way, equal centers.	
F3	3'-6"	3'-6"	14"	Reinf w/ (7) #4's, rebar count is each way, equal centers.	
Wall Foundation					
FTG-1	1'-4"	<varies>	8"	Reinf w/ (2) #4 bot. eq. spaced. Dowel into wall w/ (1) #4 turned up @ 12" o.c.	

Foundation Wall Schedule

Type	Width	Reinforcing	Comments
C8	0'-8"	Reinf. w/ #4 vert. @ 12" oc / (3) #4 hor. equally spaced.	

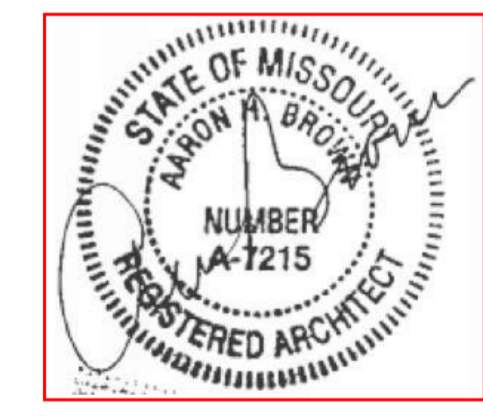
Slab Schedule

Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL

- SLEEVE SCHEDULE**
- SL1 (2) 4" DIAM. SLEEVE @ 6" FROM T.O.W. FOR ELECT.
 - SL2 6" DIAM. SLEEVE @ FTG. FOR SEWER
 - SL3 1-1/2" DIAM. SLEEVE @ FTG. FOR DOMESTIC

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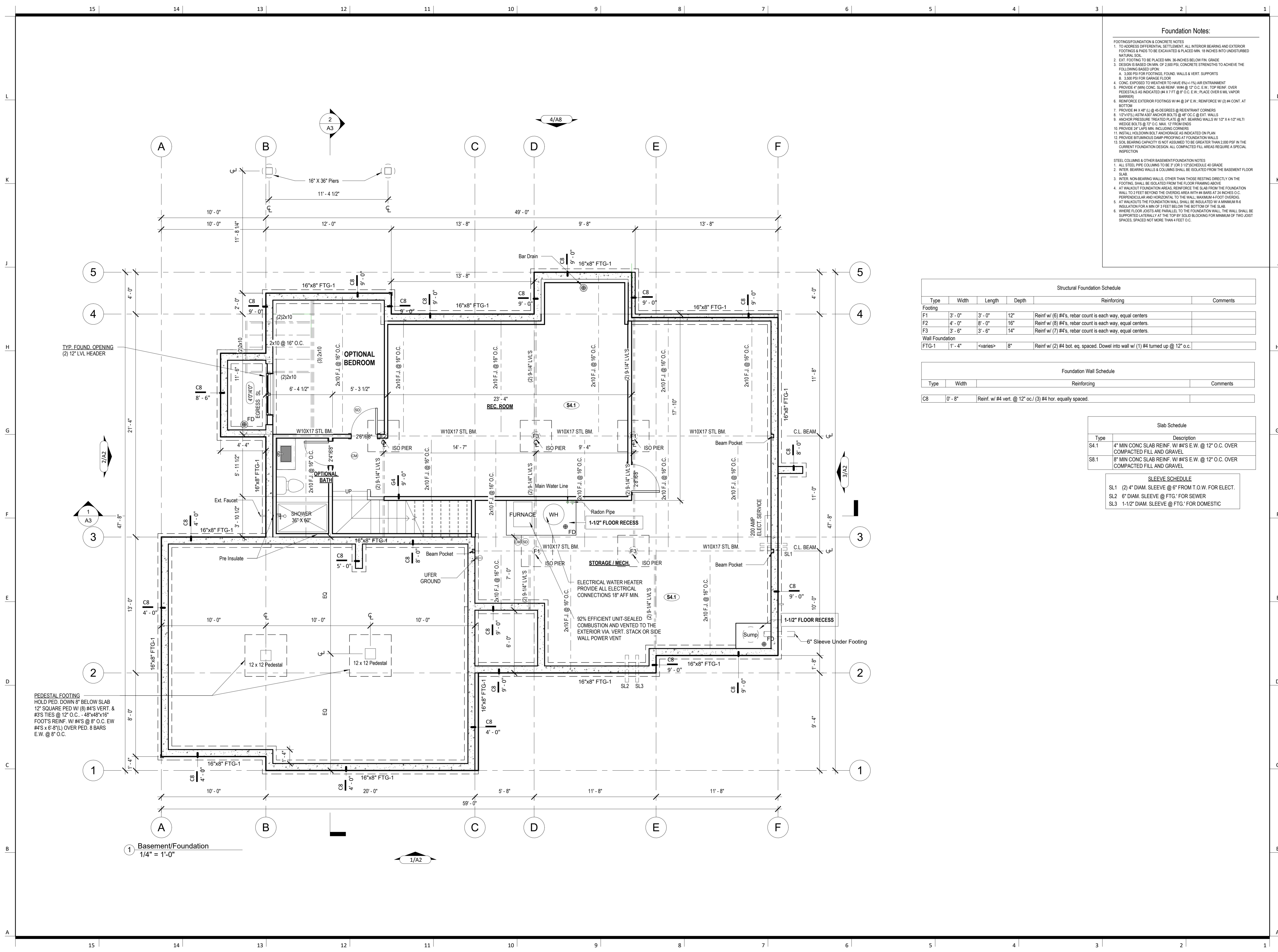
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Foundation Plan

A0



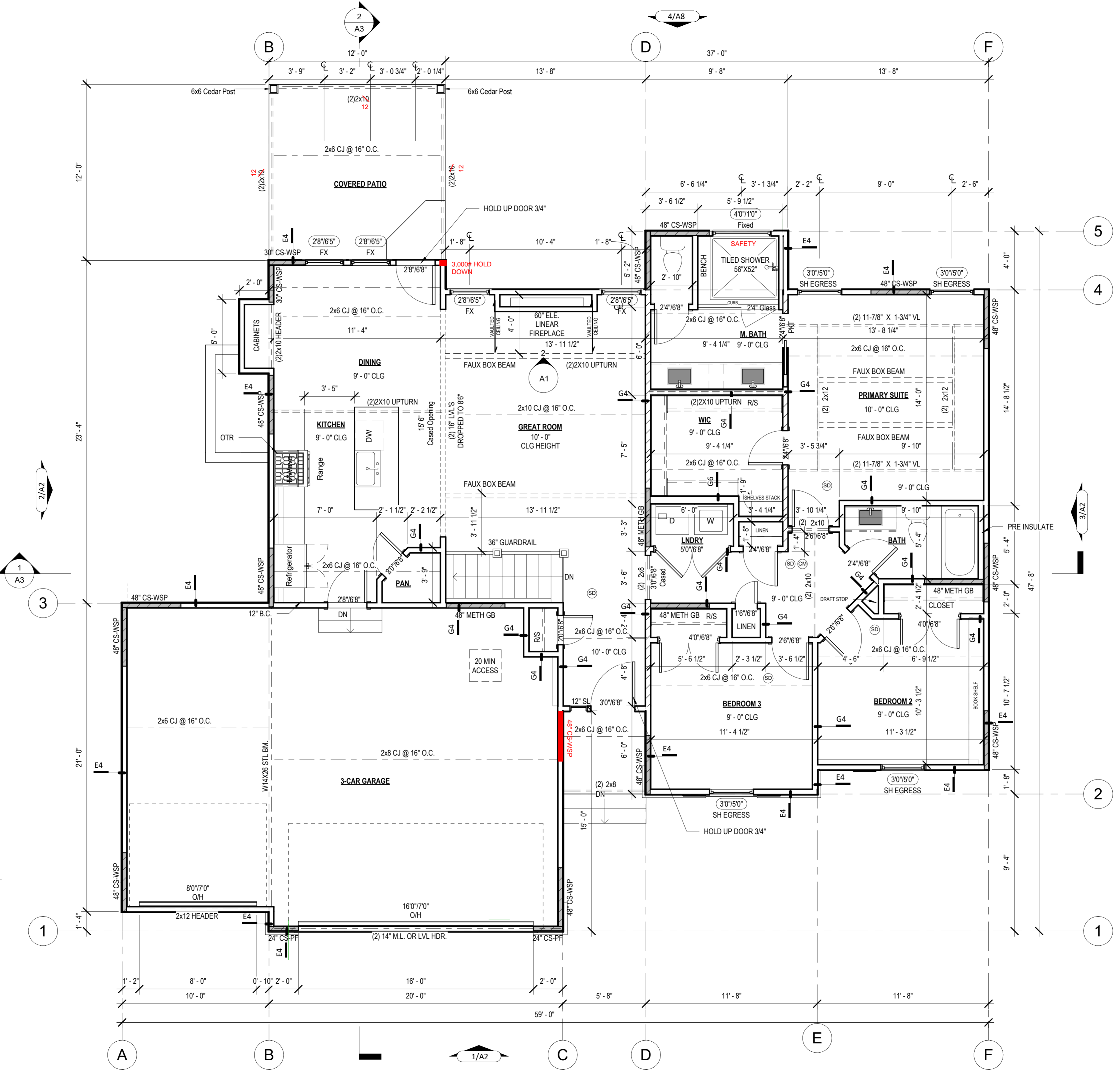
PEDESTAL FOOTING
HOLD PED. DOWN 8" BELOW SLAB
12" SQUARE PED W/ (8) #4'S VERT. &
#3'S TIES @ 12" O.C.. 48"x48"x16"
FOOT'S REINF. W/ #4'S @ 8" O.C. E.W.
#4'S X 6'-8"(L) OVER PED. 8 BARS
E.W. @ 8" O.C.

1 Basement/Foundation
1/4" = 1'-0"

EXPOSURE B - 115 MAX WIND SPEED - 10 FOOT FLOORS

BRACED WALL LINE SCHEDULE						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 ADJ FACTOR	REQD LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	64.00'	32.00'	23.00'	1.61	37'-0"	37'-0"
B	46.63'	46.63'	14.00'	1.24	17'-4"	20'-0"
C	9.29'	9.29'	3.50'	1.24	4'-4"	8'-6"
1	20.00'	20.00'	6.50'	1.24	8'-1"	10'-4"
2	5.00'	5.00'	3.50'	1.61	5'-0"	5'-0"
3	15.00'	15.00'	6.50'	1.24	8'-1"	8'-0"
2ND FLOOR						
A	64.00'	32.00'	12.00'	1.61	37'-0"	37'-0"
B	46.63'	46.63'	7.50'	1.24	17'-4"	18'-0"
C	17.38'	17.38'	3.50'	1.24	4'-4"	6'-0"
1	20.00'	20.00'	3.50'	1.24	4'-4"	6'-0"
2	5.00'	5.00'	2.00'	1.61	3'-3"	4'-0"
3	15.00'	15.00'	3.50'	1.24	4'-4"	4'-6"

TABLE R602.10.5
1. CS/WSP PANELS: DISTANCE FROM END OF BRACED WALL LINE TO FIRST BRACED WALL PANEL CANNOT EXCEED A COMBINED TOTAL OF 10' PER R602.10.2.2.
2. WOOD STRUCTURAL PANELS: BLOTTING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.1 IS NOTED AS BEING APPLIED IN SCHEDULE ABOVE.
3. CS/WSP PANELS: MIN 2" PANELS AT BOTH CORNERS WITHOUT USING HOLD-DOWNS PER R602.10.5 AND MAX 12" FROM CORNER.
4. CS/WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9" PLATE = 27"; FOR 8" PLATE = 24" PER TABLE R602.10.5.



② Elevation 1 - a
1/4" = 1'-0"

① Ground Floor Plan - Living Space
1/4" = 1'-0"

General Notes:

DOORS AND WINDOW

- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -0" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE WITH SECTION 208 OF THE IRC.
- SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.

GARAGES:

- GARAGE SEPARATION WALL TO BE 1HR CONST. W/ MIN. 5/8" TYPE X GWS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 138" C.C. & EQUIPPED W/ CLOSURE & LATCH.
- 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
- TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.

LIGHT AND VENTILATION:

- PROVIDE STAIRWAY ILLUMINATION PER R303.7.9.
- CABLE VENT & MECHROOF VENTS TO PROVIDE A MIN. OF 10 S.F. NET FREE OF ATTIC VENTILATION.
- FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED WITH A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR.
- VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3.
- PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG LEAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.

GYPSUM BOARD:

- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING IN PLACE.

MECHANICAL SYSTEMS:

- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
- PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
- PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
- SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.

ELECTRICAL SYSTEMS:

- PROVIDE UFERR GROUND ENCASED IN CONCRETE FOOTING.
- ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
- EXCEPT AS THE FOLLOWING INDICATIONS SHALL BE SPECIFIED PROTECTED:
 - BEDROOM, KITCHEN (WITHIN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI-FULLY CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
 - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
 - RECEPTACLES LOCATED MORE THAN 5 FEET APART.
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORN-PLUG CONNECTED TO RECEPT.

EXTERIOR WALL FRAMING:

- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
- SILL PLATES SHALL BEARSTUDS IN 6" SPACES ABOVE GRADE.
- ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-GALV. (MIN) 4" EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8" COMMON @ 12" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.

ROOF FRAMING:

- ALL ROOF EAVES OVERHANGS TO BE 16" UNCD.
- ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
- ROOF SHEATHING SHALL BE 7/16" OSB LAY W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ GYALY SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 8" COMMON NAILS TO RAFTERS AT 12" O.C. ALL EDGES.

UNFINISHED BASEMENT REQUIREMENTS:

- FIRE PROTECTION FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
- JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
- UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOORCEILING (MIN R-19).
- ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CLINING.
- UNFINISHED BASEMENTS SHALL HAVE NO UNCONDITIONED AIR OUTLETS.

EROSION CONTROL:

- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE & A FINE OR STOP WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
 - SILT FENCE OR STRAW BALE BARRIERS AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
 - STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES.

WOOD FRAMING, FLOORS AND ROOF NOTES:

- EXT. WALL FRAMING TO BE 2x4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
- ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8 @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES.
- SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8 @ 6" O.C.
- HEADERS: PROVIDE 2x4 (SYP OR DFL 2" OR BETTER) UNCD. CONSTRUCT HEADERS W/ 2x8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16 @ 16" O.C.
- BLOTTING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOTTING MIN. 3 INCHES.
- J & J, C, J & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER.
- EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOFCEILING DIAPHRAGM PER IRC 602.3.
- STUDS, RAFTERS, JOISTS, MS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.

PHYSICAL SECURITY ORDINANCE:

- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.

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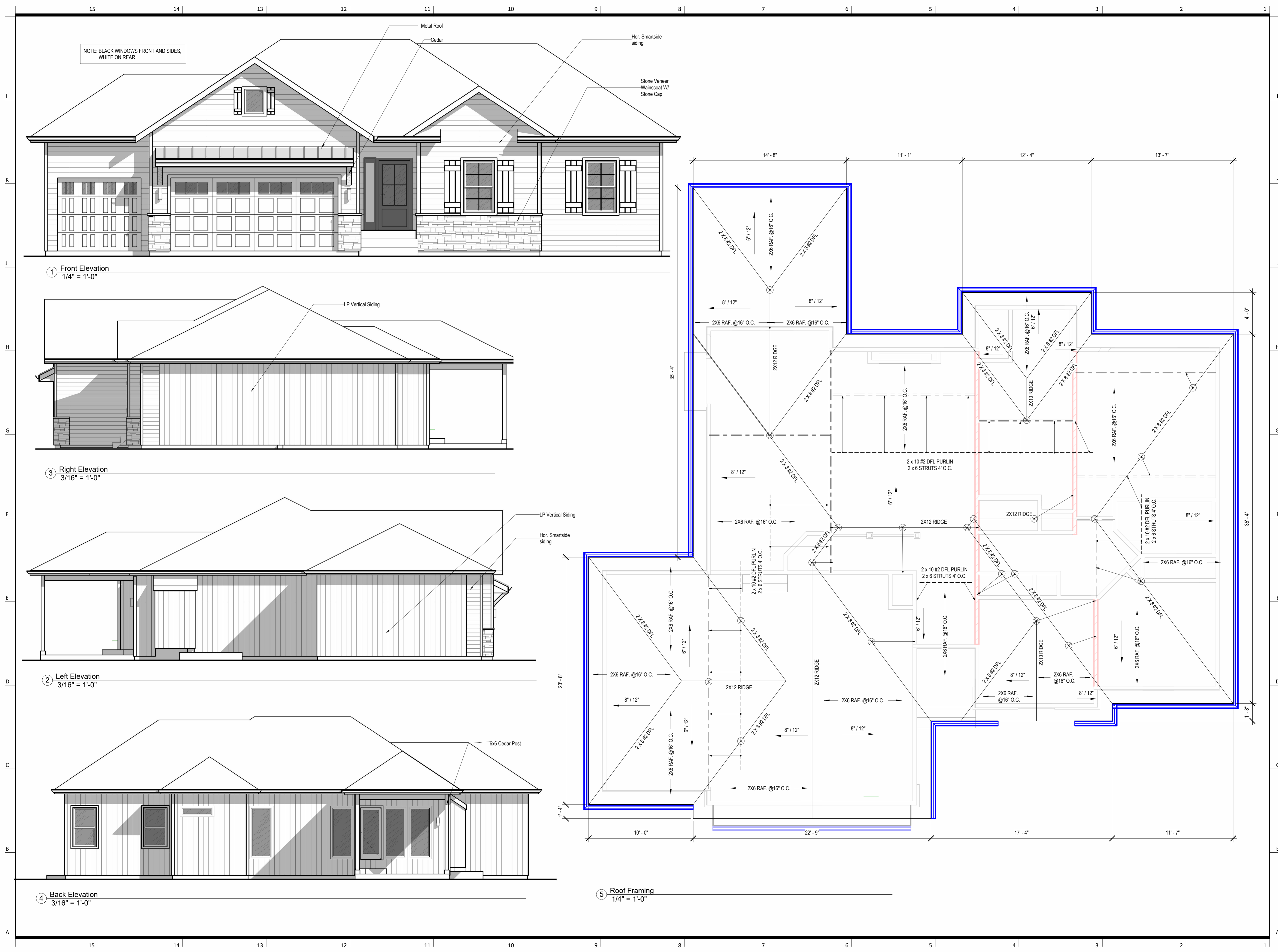
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Elevations

A2

Project No. Project Number



1 Front Elevation
1/4" = 1'-0"

3 Right Elevation
3/16" = 1'-0"

2 Left Elevation
3/16" = 1'-0"

4 Back Elevation
3/16" = 1'-0"

5 Roof Framing
1/4" = 1'-0"

NOTE: BLACK WINDOWS FRONT AND SIDES,
WHITE ON REAR

Metal Roof
Cedar
Hor. Smartside siding
Stone Veneer
Wainscoat W/
Stone Cap

LP Vertical Siding

LP Vertical Siding
Hor. Smartside siding

6x6 Cedar Post

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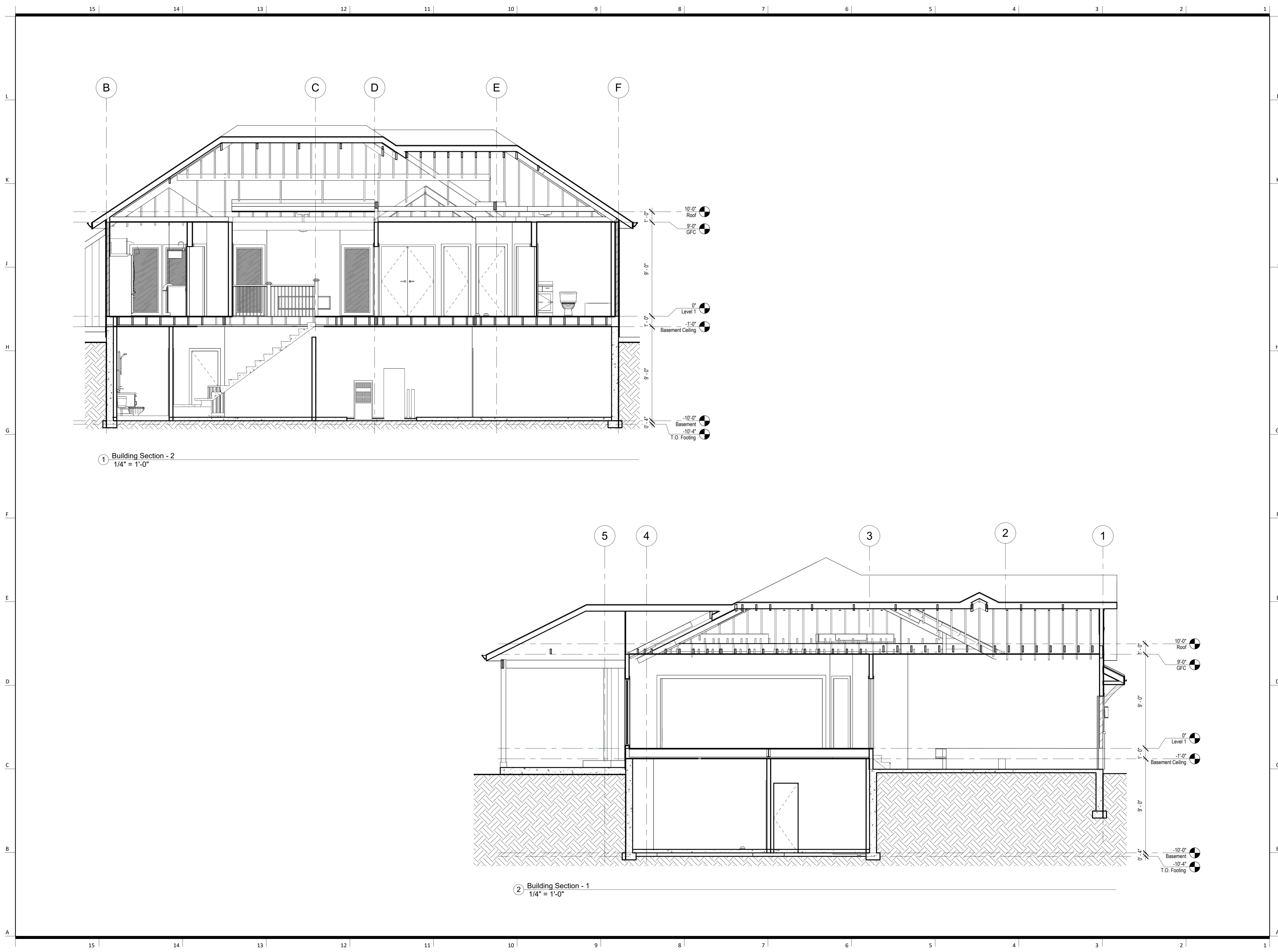
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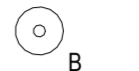
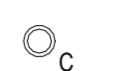





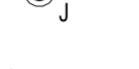
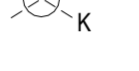
Building Sections

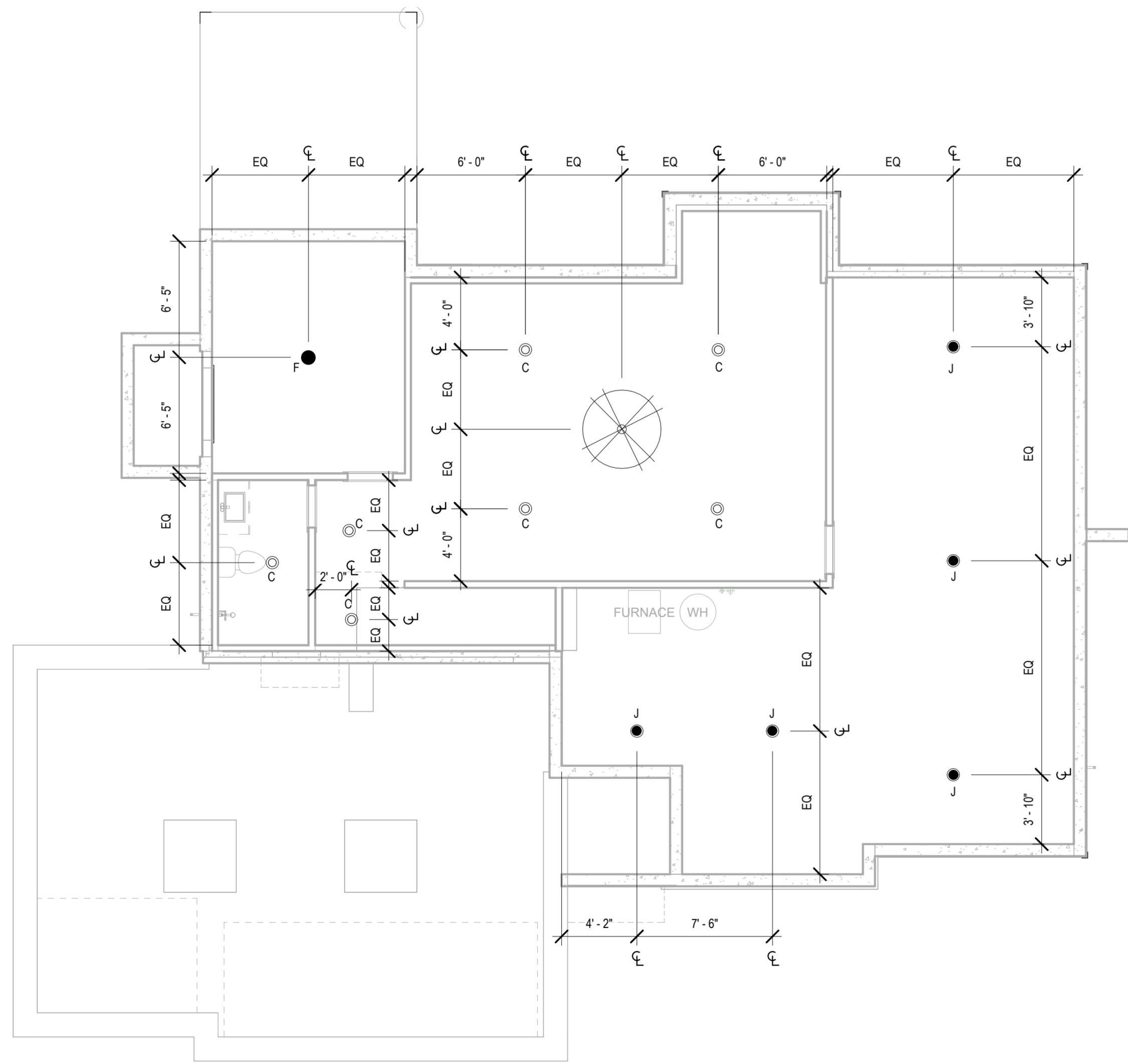
A3

Project No. Project Number

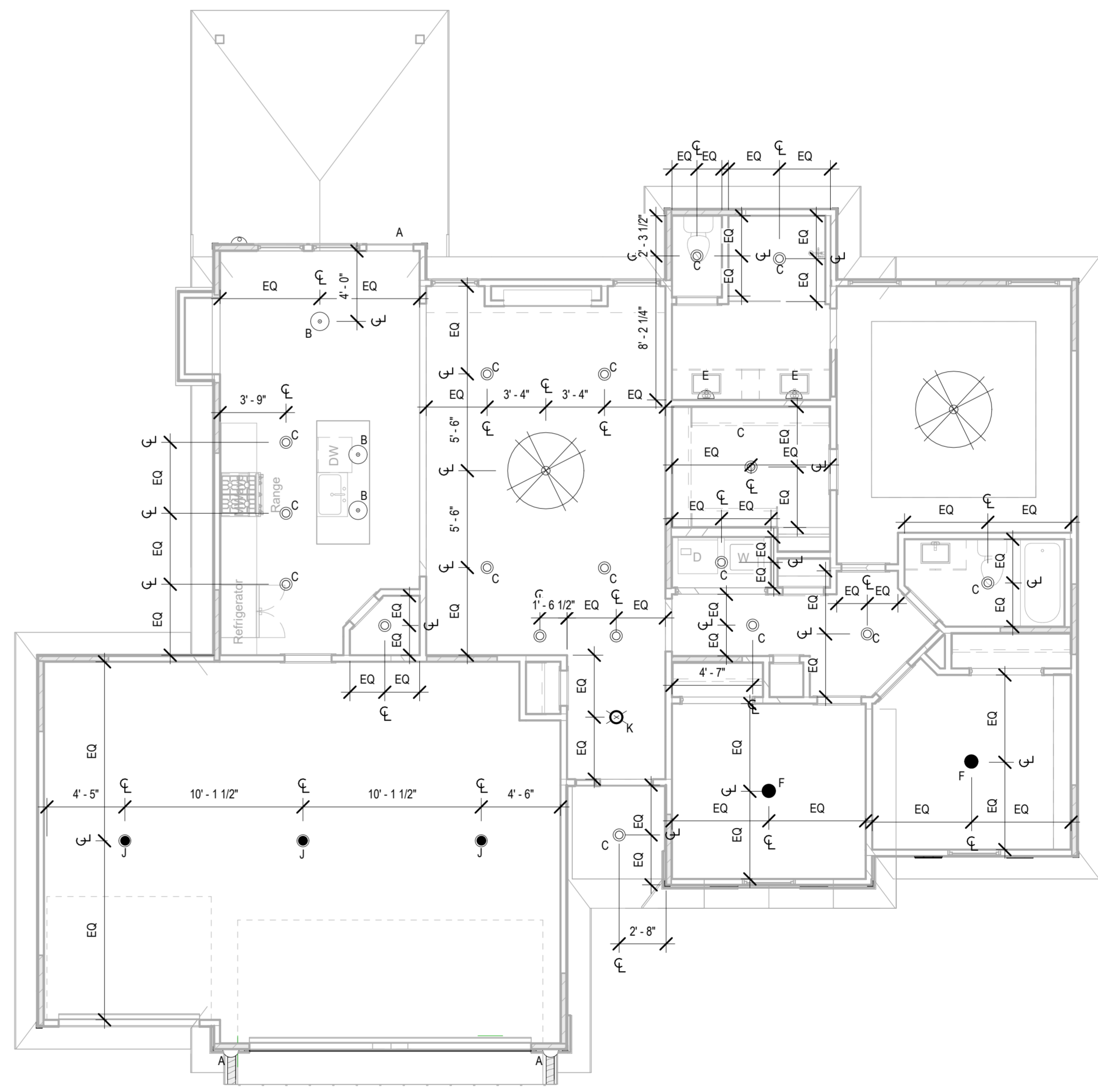


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Lot # HF177 - 2619 SW
BARELY FIELD DR.

-  FANLIGHT COMBINATION
-  EXTERIOR SURFACE MOUNT OVER / NEXT DOOR
-  PENDANT/HANGING LIGHT
-  6" RECESSED CAN LIGHT
-  6" RECESSED CAN LIGHT IN VAULT PROVIDE EYEBALL-TYPE TRIM
-  SURFACE MOUNT WALL SCONCE OVER VANITY
-  FLUSH MOUNT LIGHT-WIRED FOR FUTURE FAN
-  FLUSH MOUNT LIGHT
-  AUTOMATIC OVERHEAD DOOR OPENER W/ LOW VOLTAGE WIRING TO SENSORS
-  BARE BULB LIGHT SOCKET
-  SEMI FLUSH LIGHT FIXTURE



② RCP/Electrical - Basement
3/16" = 1'-0"



① RCP/Electrical Plan - Main Level
3/16" = 1'-0"

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RCP/Electrical Plan

A4

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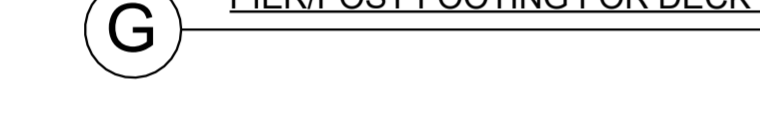
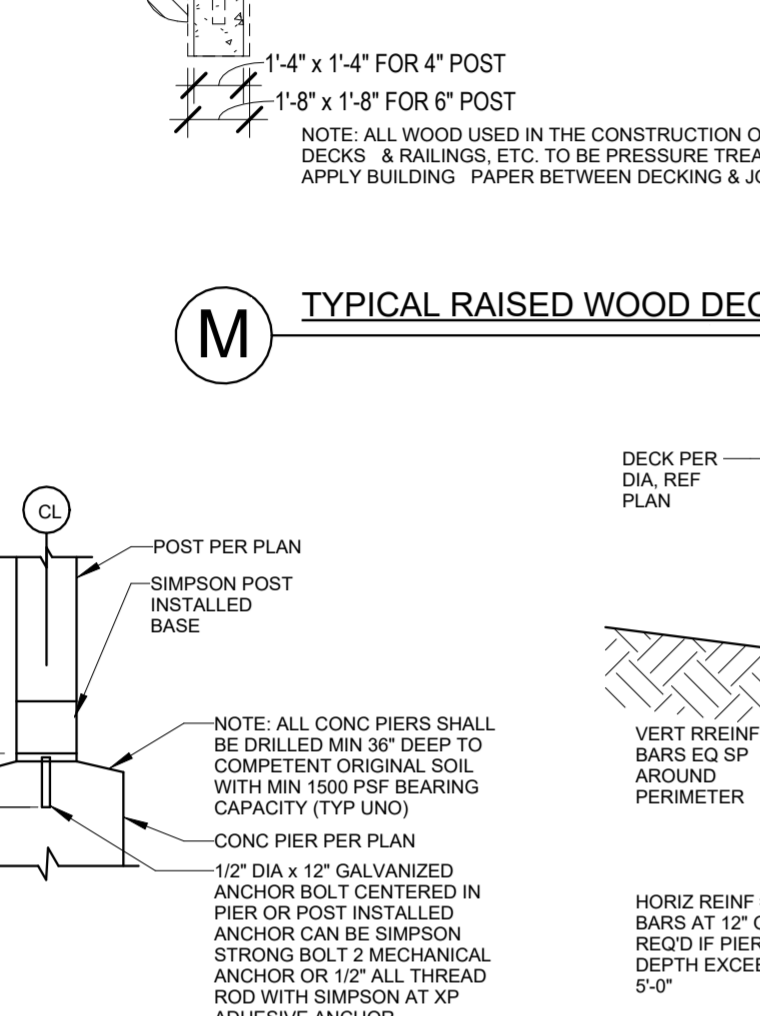
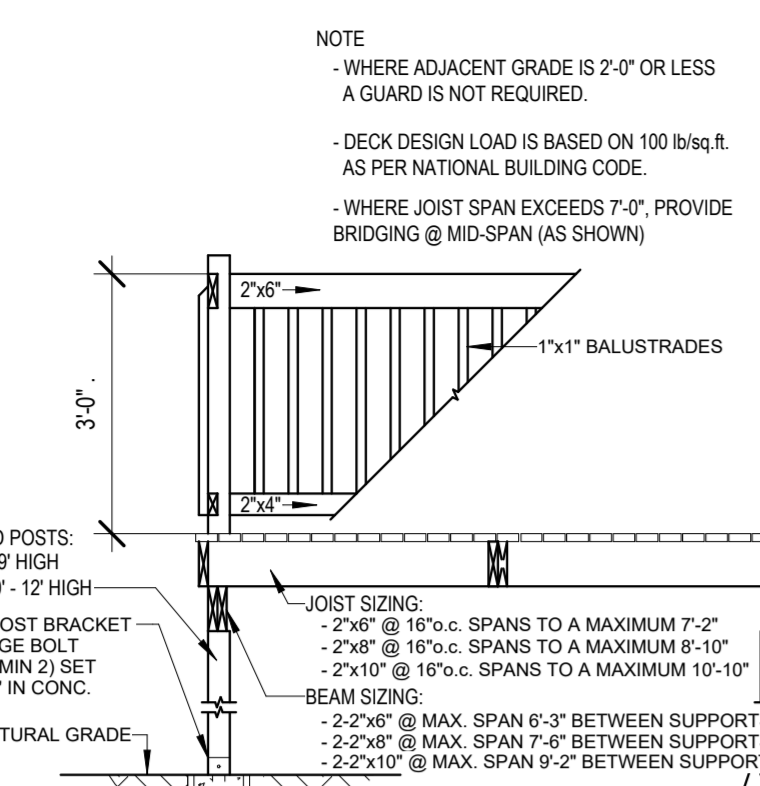
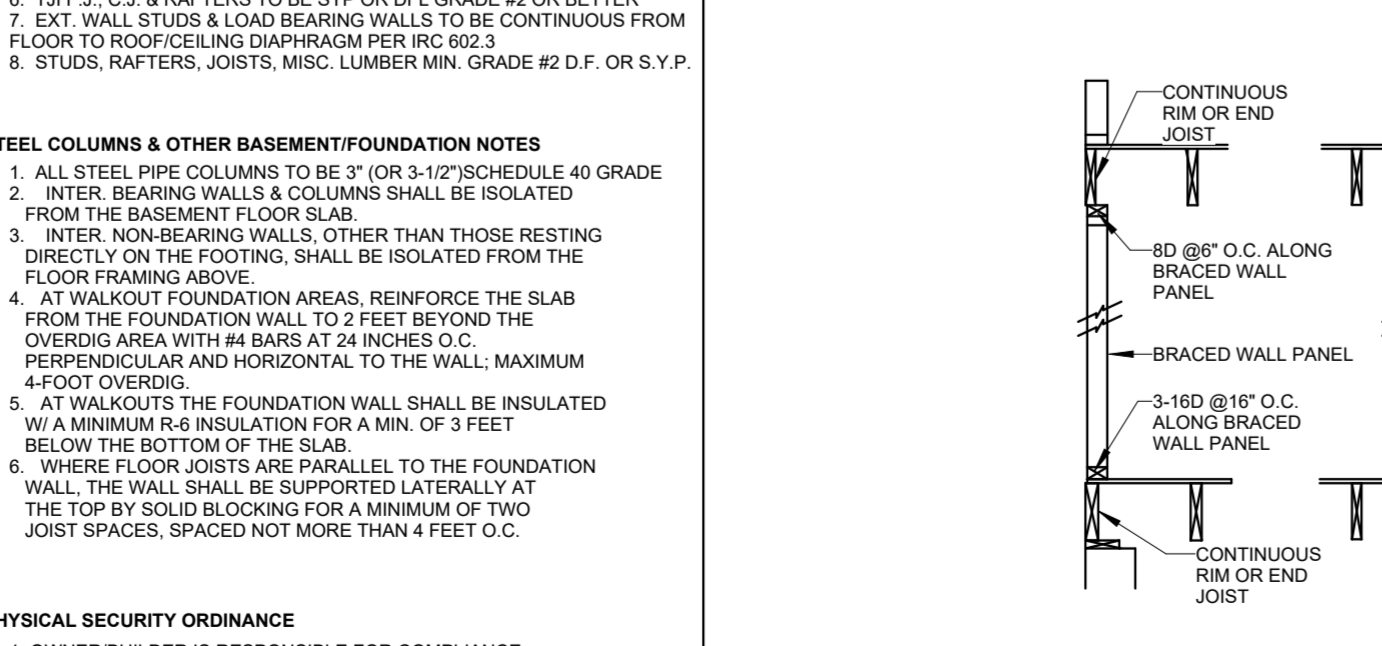
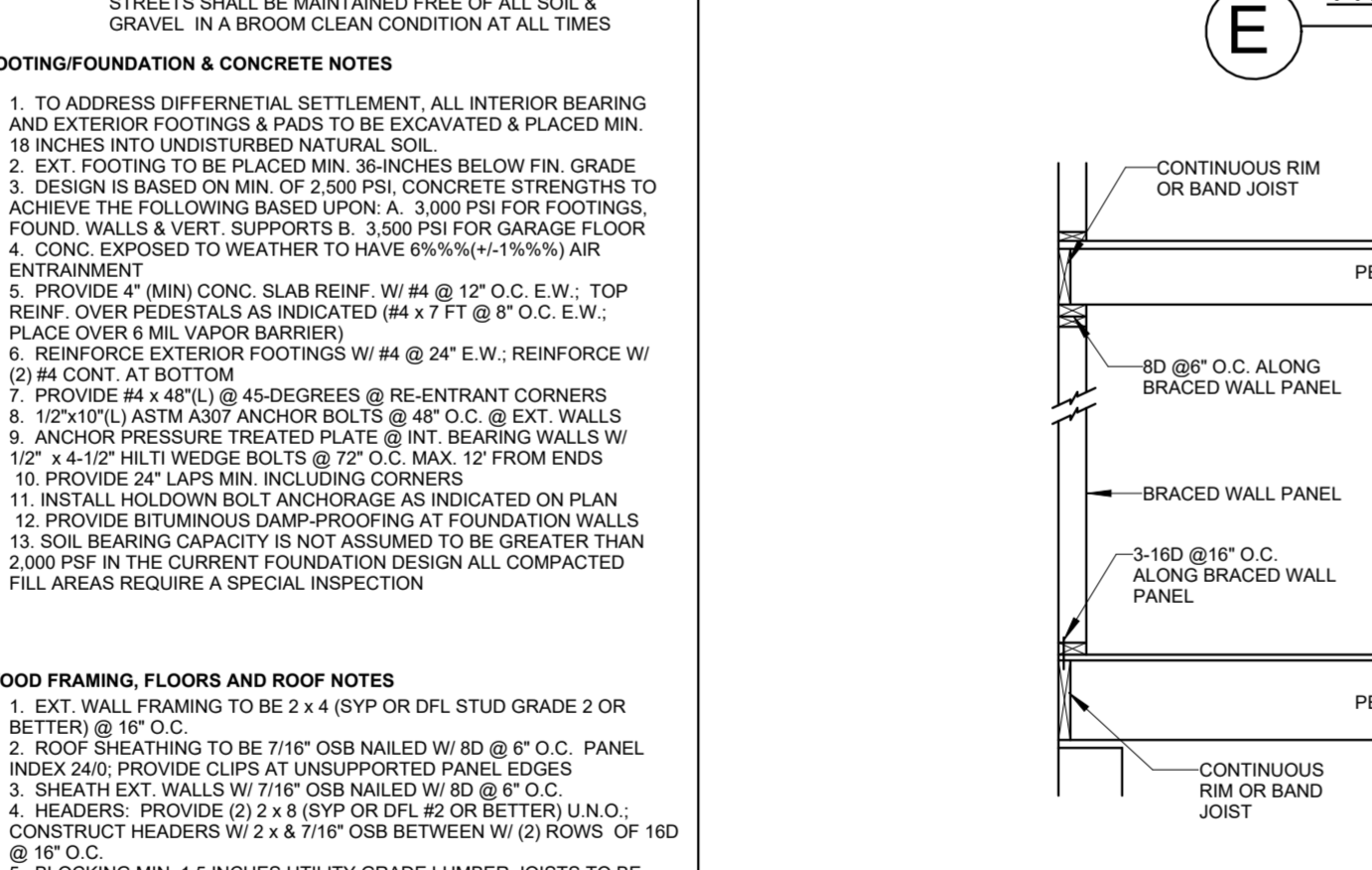
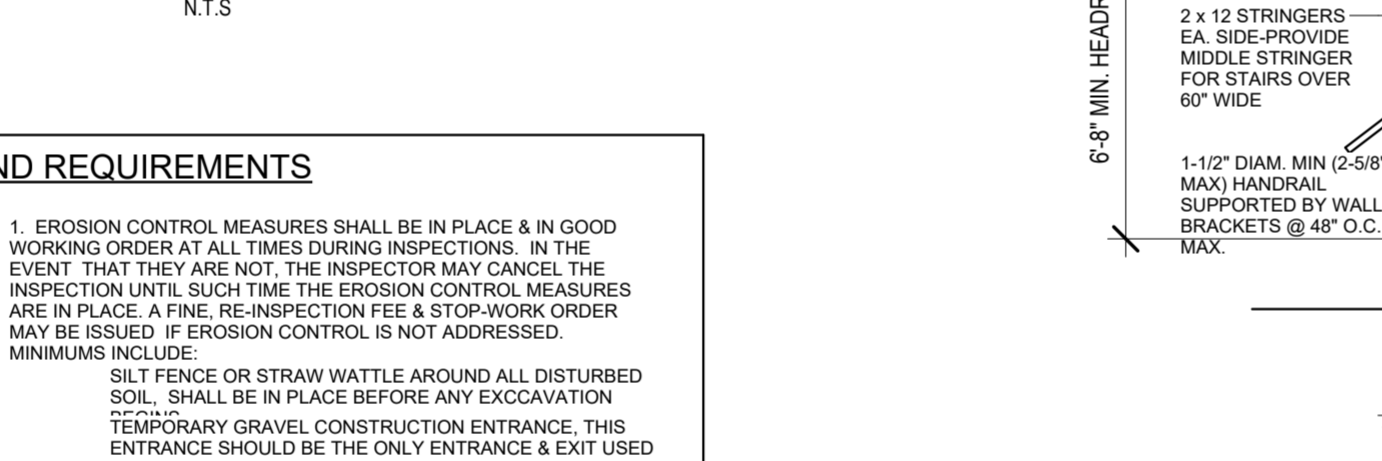
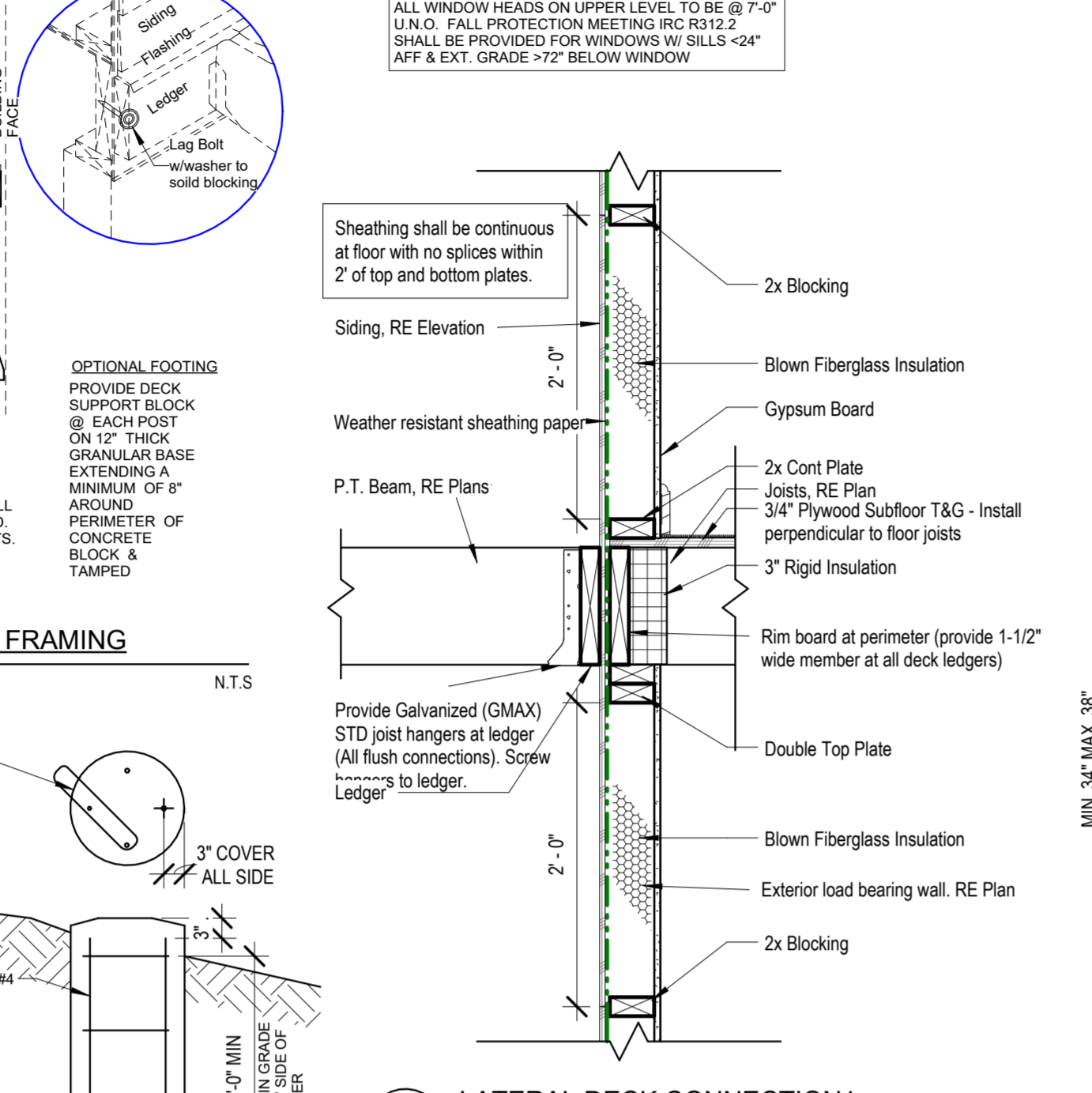
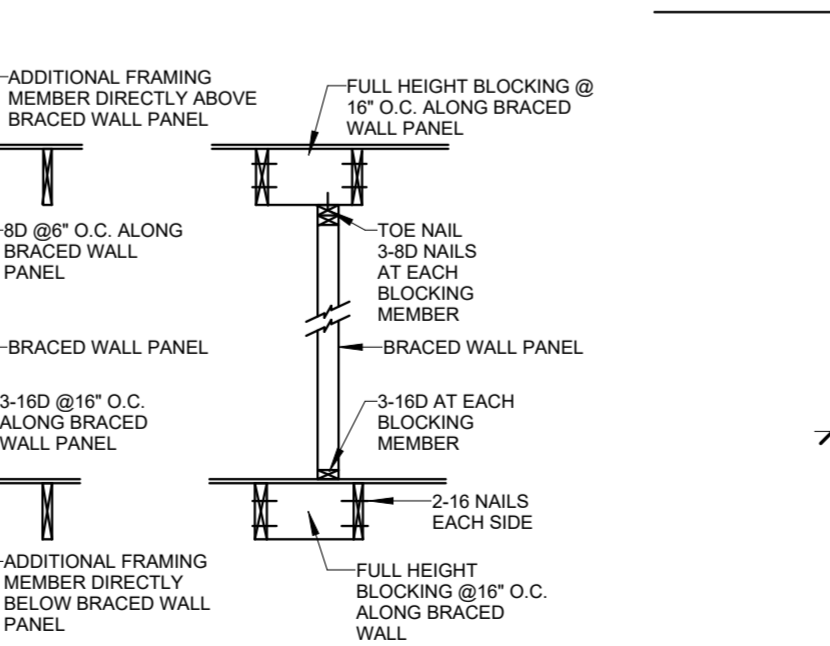
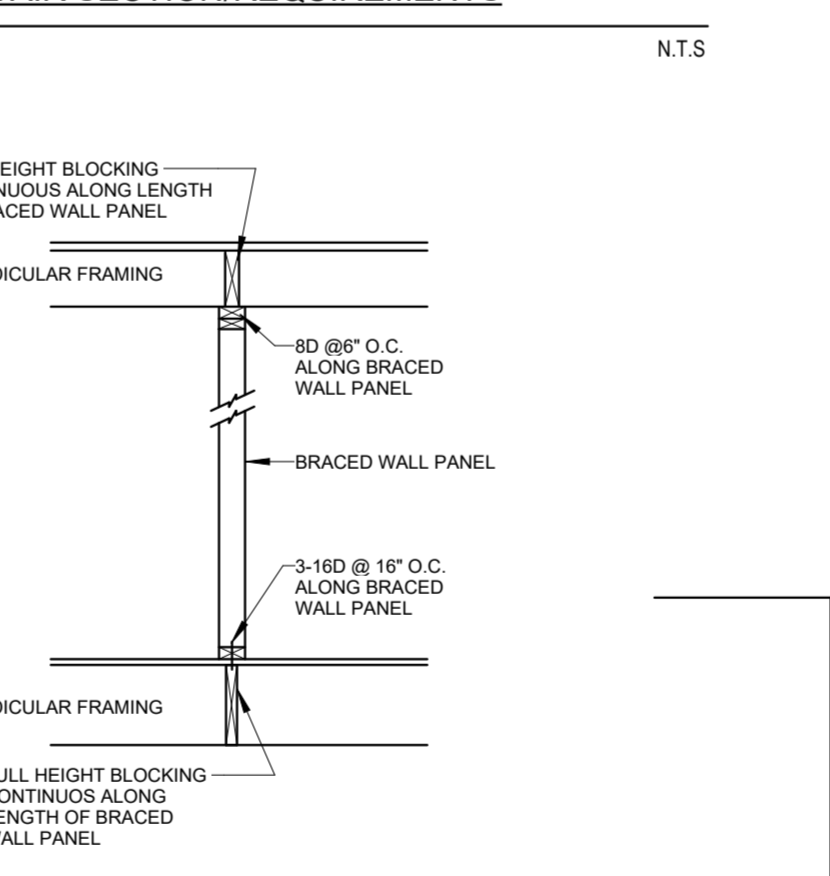
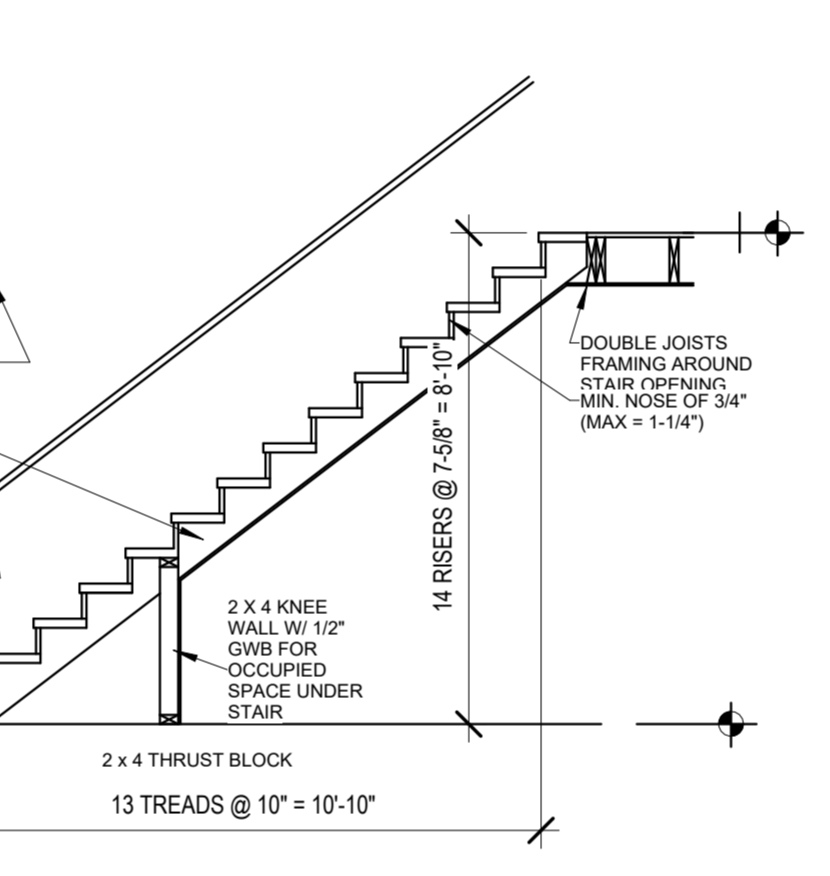
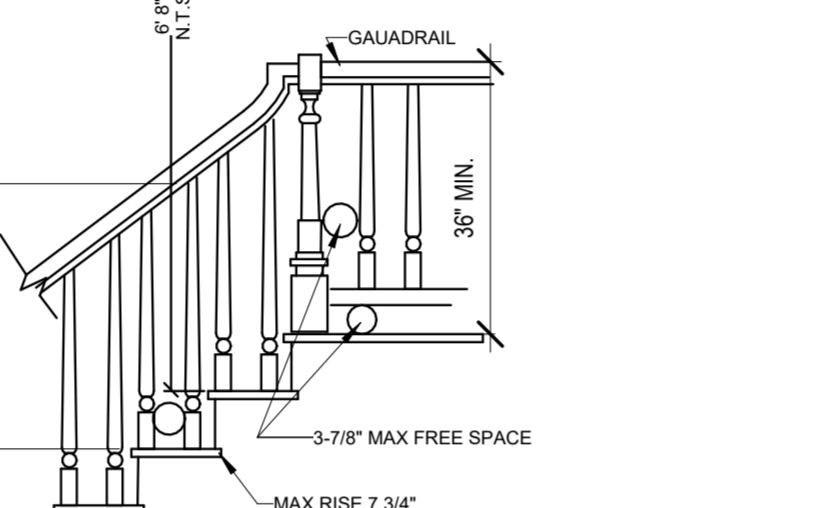
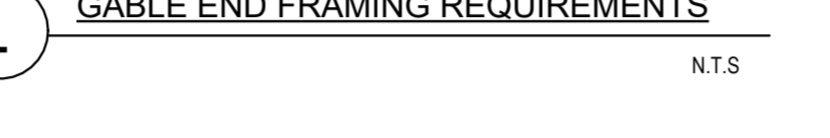
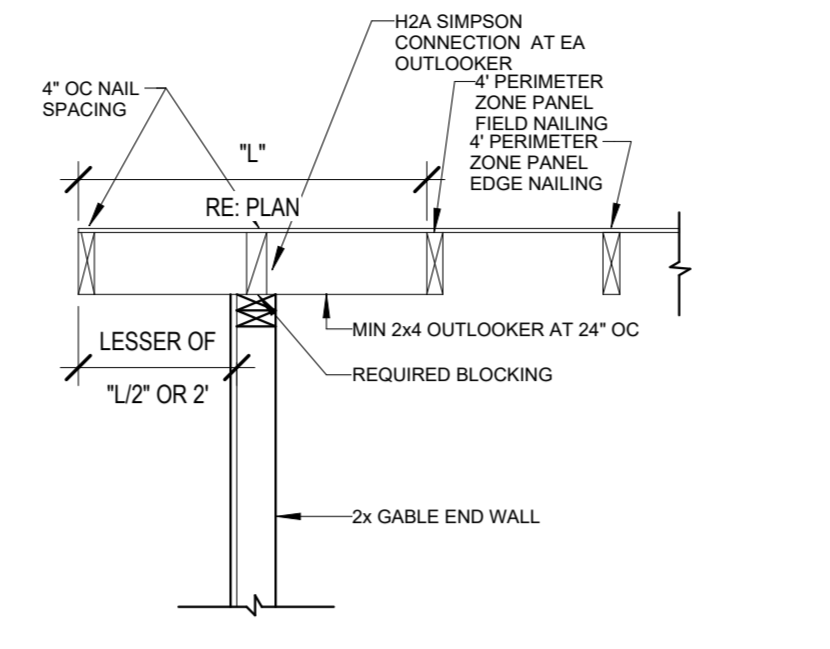
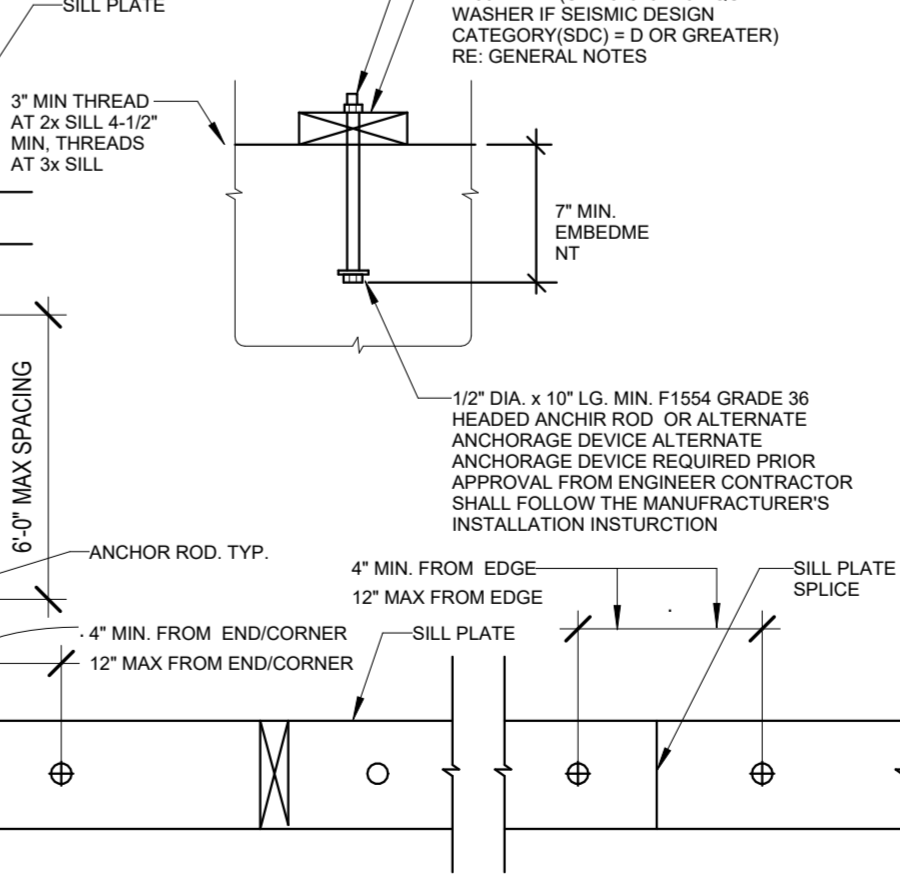
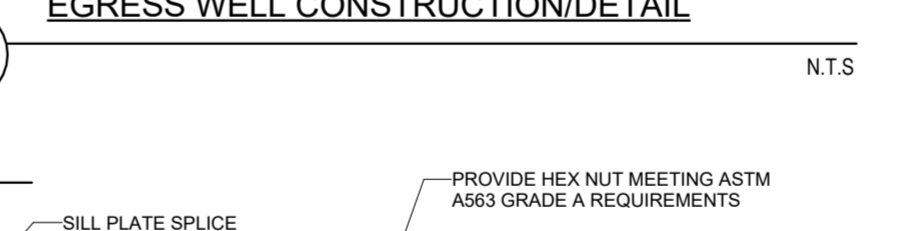
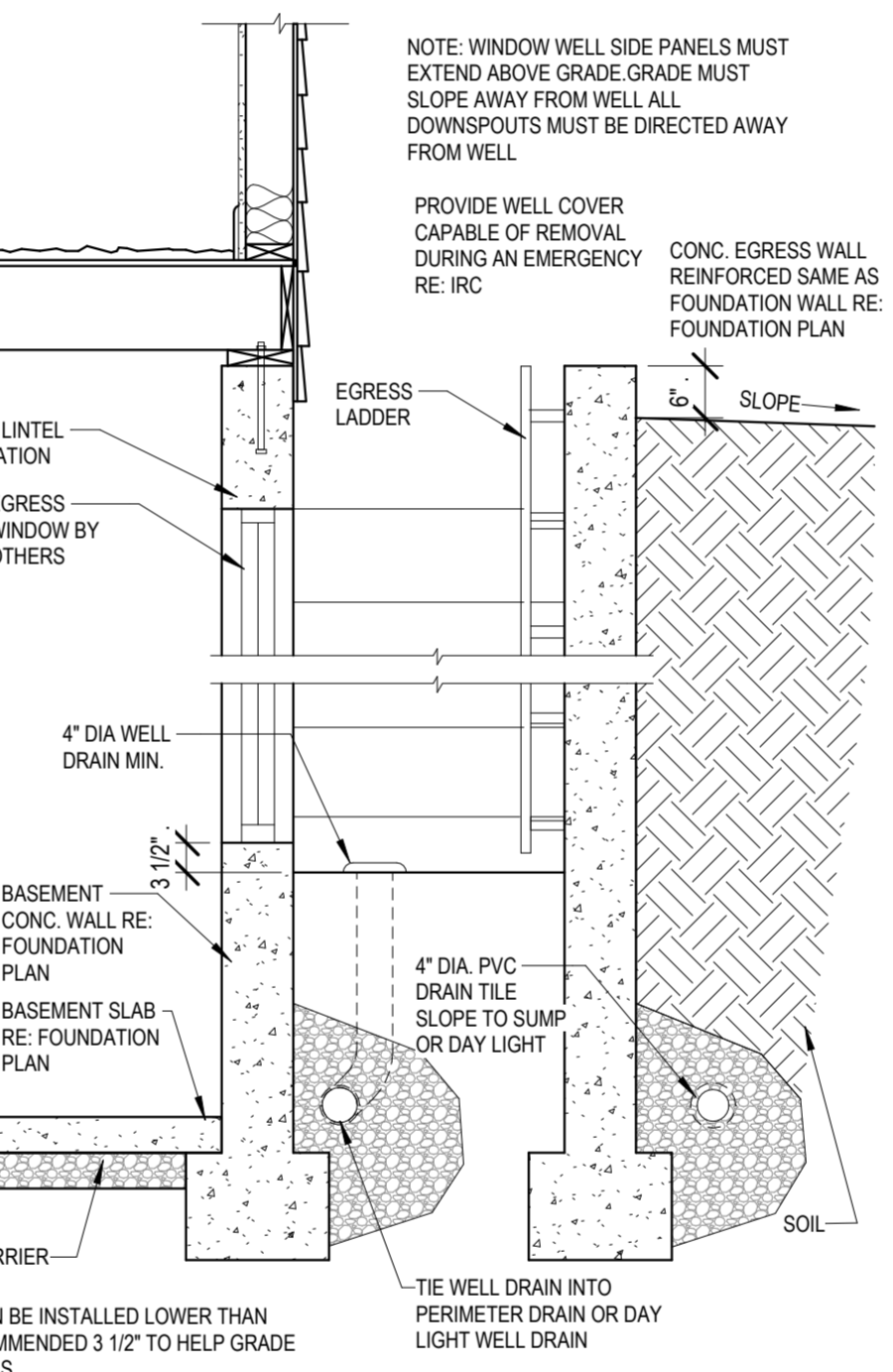
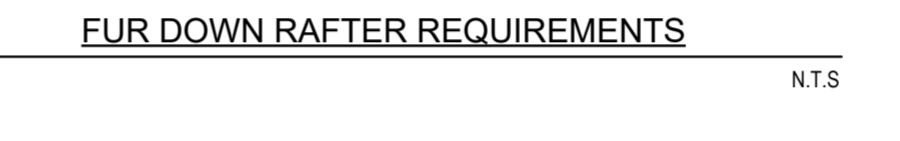
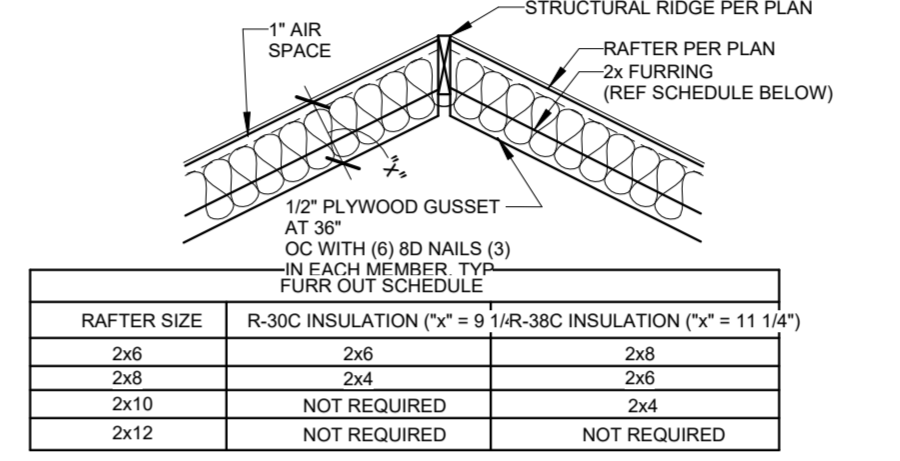
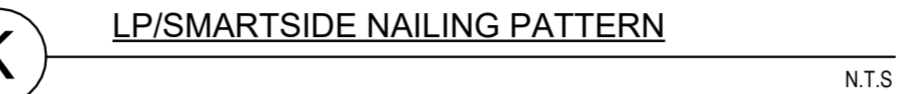
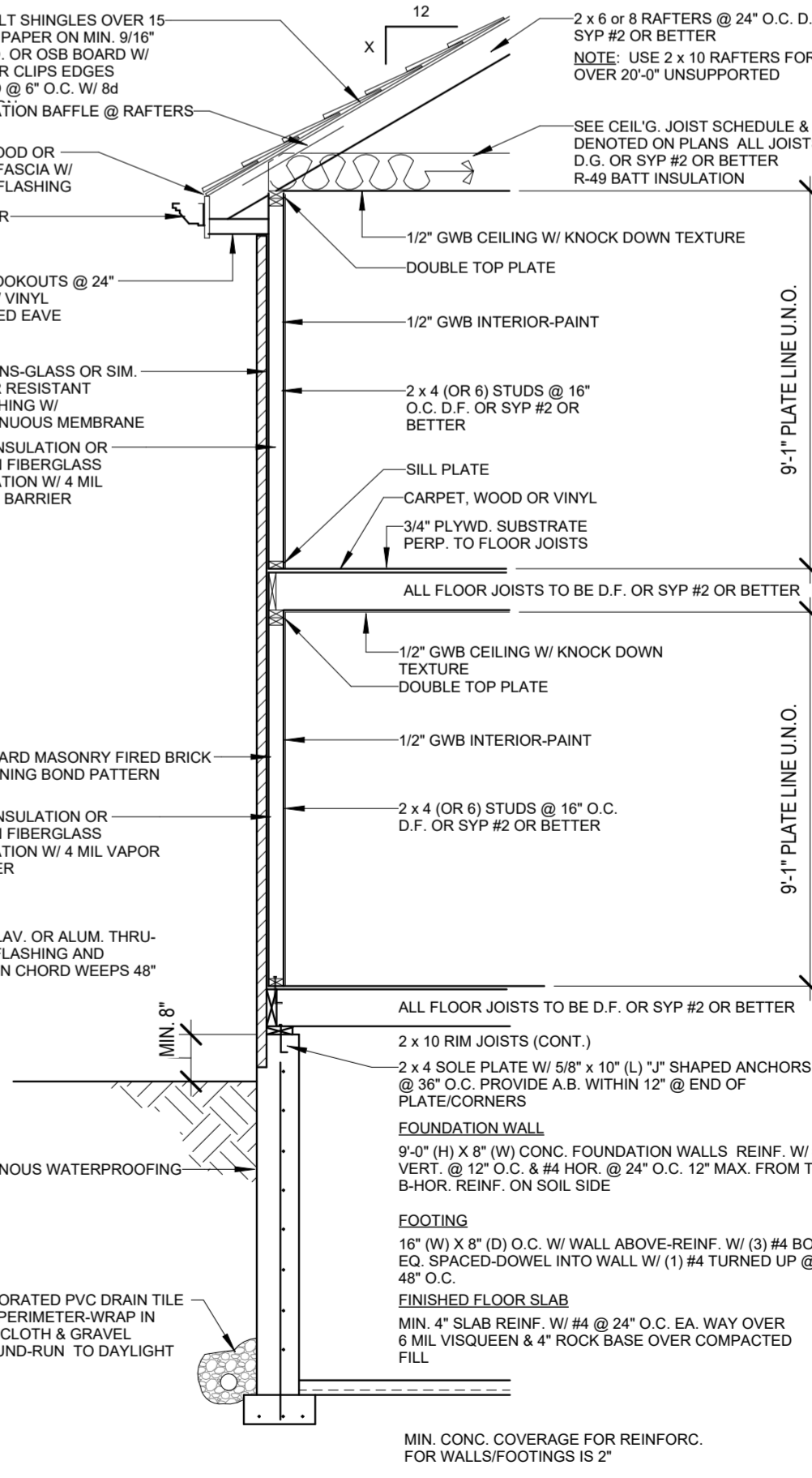
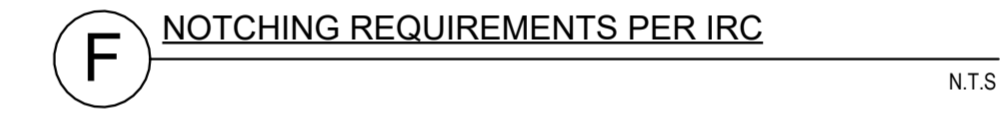
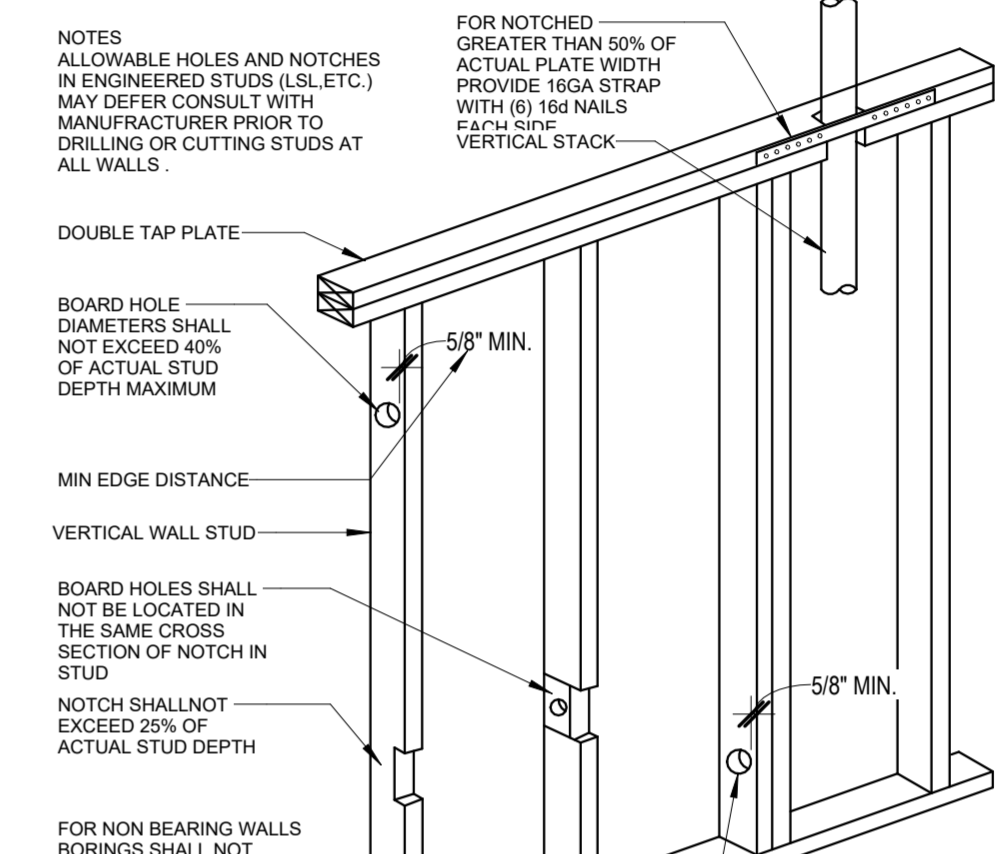
REVISIONS

Number	DESCRIPTION	DATE

Details

A5
Project No. _____ Project Number _____

1. SMOKE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND COMPLY WITH SECTION R314 COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE IN ACCORDANCE WITH UL 217 & UL 2034
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
a. IN EACH SLEEPING ROOM
b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
c. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITH AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3 THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL SMOKE & CARBON MON. DETECTOR REQ'S.



GENERAL NOTES AND REQUIREMENTS

DOORS AND WINDOWS:
1. ALL GLAZING WITHIN 12\"/>

GARAGES:
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8\"/>

LIGHT AND VENTILATION:
1. PROVIDE SWAYWAY ILLUMINATION PER R303.7.9
2. GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET AREA OF ATTIC VENTILATION
3. FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED WITH A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED BY MECH. CONTRACTOR
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
5. PROVIDE MIN. 18\"/>

GYPSUM BOARD:
1. G.B. APPLIED TO CEILING SHALL BE 1/2\"/>

MECHANICAL SYSTEMS:
1. FURNACE & WATER HEATER SHALL BE ON 18\"/>

ELECTRICAL SYSTEMS:
1. PROVIDE UPFR GROUND ENCASED IN CONCRETE FOOTING IN ACCORDANCE WITH IRC SECTION 3608.1
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
4. ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT. EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
1. RECEPTACLES LOCATED MORE THAN 5 FEET AFF.
2. WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED, APPLIQUES TO BE CORD-N-PLUG
1. BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQVA.
2. SILL PLATES SHALL BEAR EXTEND MIN. 6-INCHES ABOVE GRADE
3. ALL EXT. STUD TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-G NAILS (MIN.)
4. ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16\"/>

UNFINISHED BASEMENT REQUIREMENTS:
1. FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2x10 DIMENSIONAL LUMBER
2. JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 1/2 INCH GWS, 5/8 INCH WOOD
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALLS OR INSULATED OH FLOORING (MIN R-19)
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS SHALL BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CELING
5. UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS EROSION CONTROL

DECK LEDGER ATTACHMENT:
1. (2) LAGS REQUIRED AT EA. END 2\"/>

DECKING:
1. DECK DESIGN LOAD IS BASED ON 100 lbs/sq.ft. AS PER NATIONAL BUILDING CODE.
2. WHERE JOIST SPAN EXCEEDS 7'-0\", PROVIDE BRIDGING @ MID-SPAN (AS SHOWN)
3. 1x1\"/>

OPTIONAL FOOTING:
PROVIDE DECK SUPPORT BLOCK @ EACH POST ON 12\"/>

PIER/POST FOOTING FOR DECK ONLY:
1. POST PER PLAN
2. SIMPSON POST INSTALLED BASE
3. COVER ALL SIDE
4. NOTE: ALL CONC. PIERS SHALL BE DRILLED MIN 3/8\"/>

GENERAL NOTES AND REQUIREMENTS:
1. EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED, IF EROSION CONTROL IS NOT ADDRESSED.
MINIMUMS INCLUDE:
1. SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION
2. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE
3. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL. IN A BROOM CLEAN CONDITION AT ALL TIMES

FOOTING/FOUNDATION & CONCRETE NOTES:
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE ELEVATED & SHALL MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE
3. EROSION IS BASED ON MIN. OF 2,500 PSF. CONCRETE STRENGTH TO ACHIEVE THE FOLLOWING BASED UPON A 3,000 PSF FOR FOOTINGS.
4. CONC. EXPOSED TO WEATHER TO HAVE 6% W/ +1% W/ AIR ENTRAINMENT
5. PROVIDE 4\"/>

STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES:
1. ALL STEEL PIPE COLUMNS TO BE 3\"/>

PHYSICAL SECURITY ORDINANCE:
1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION



Number	DESCRIPTION	DATE
	REVISIONS	

