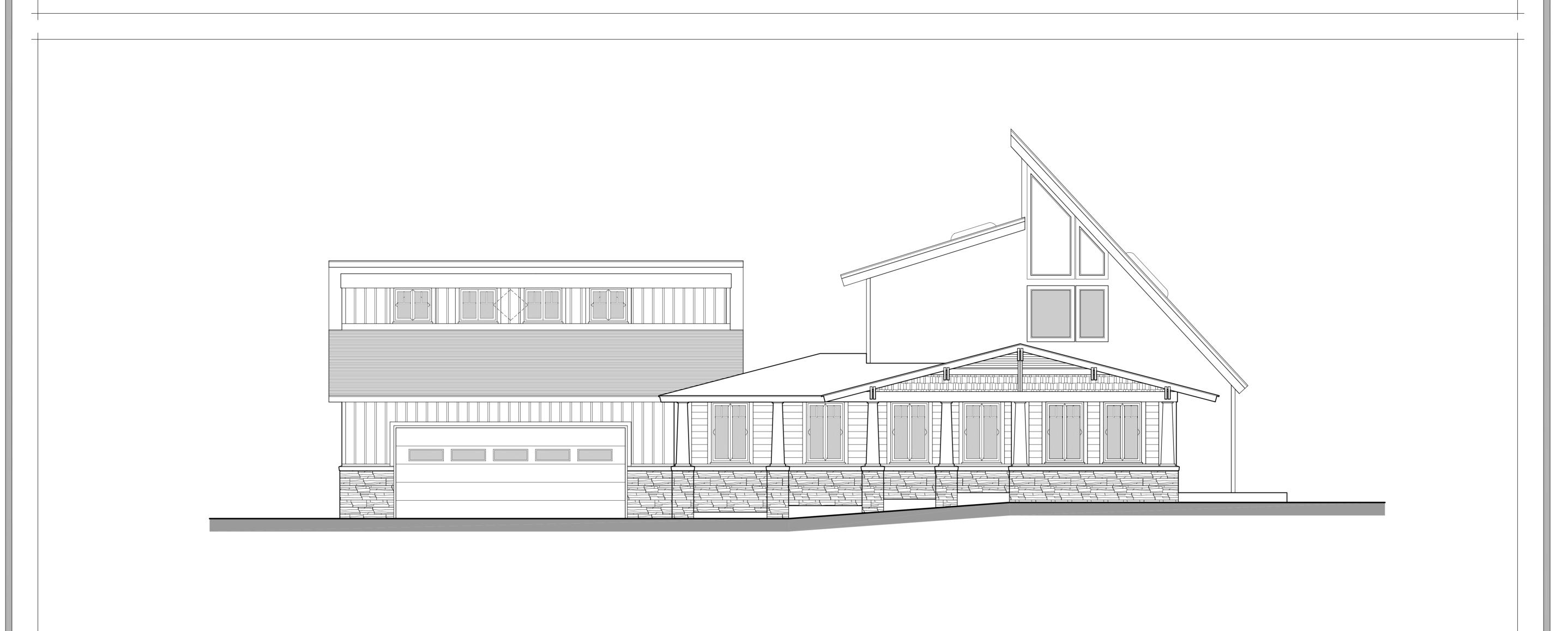
KRANS RESIDENCE

6308 OCCOQUAN FORREST DRIVE MANASSAS, VIRGINIA 20112

COUNTY OF PRINCE WILLIAM, VIRGINIA





OWNER Mr. and Mrs. Kran

6308 Occoquan Forest Drive

SETBACK REQUIREMENTS SETBACK REQUIRED

ZONING
JURISTICTION: COUNTY OF PRINCE WILLIAM, VA.
A-1 PROPOSED: 1 STORY ENTRY & BREAKFAST, ON SLAB
GARAGE ADDITION WITH STORAGE ABOVE BUILDING HEIGHT EXISTING: 28' ± TO ROOF RIDGE EXISTING ADDITION 1,040 SQ. FT. NO CHANGE 1,040 SQ. FT. 500 SQ. FT. SEE SHEET SN-1 FOR STRUCTURAL DESIGN LOADS AND NOTATION.

RESIDENCE

S

00% DD PLAN SUBMISSION 00% P-57 MARK-UP

11.07 PERMIT SUBMISSION MARK DATE DESCRIPTION

COVER SHEET GENERAL CONSTRUCTION NOTES STRUCTURAL NOTES

DEMO PLAN

ITEMS SUPPLIED BY OWNER

THE FOLLOWING ITEMS SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

1. T.B.D.

ARCHITECTURAL FIRST FLOOR PLAN

ELEVATIONS BUILDING - WALL SECTIONS - DETAILS BUILDING - WALL SECTIONS - DETAILS FOUNDATION PLAN - DETAILS

ROOF FRAMING PLAN - DETAILS

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ABBREVIATIONS GAS GAUGE GALLON GYPSUM WALLBOARD ALTERNATING CURRENT REFER(ENCE ADDITION ABOVE FINISHED FLOOR REFRIGERATÓR REGISTER ALUMINUM GROUND FAULT CIRCUIT INTERRUPTER REINFORCEMENT(ING) GLASS/TEMPERED **AVERAGE** REVISION GYPSUM ROOF ROUGH HORIZONTAL BITUMINOUS HOSE BIB HEIGHT SANITARY SCHEDULE SEWER **BASEMENT** HEATER SPECIFICATION(S) SQUARE STAINLESS STEEL HOT WATER INSIDE DIAMETER STAGGERED INCH INCLUDE(ING) STANDARD STORAGE INSULATION STRUCT'L STRUCTURAL JOIST JOINT CAULK SUSPENDED SYMBOL SYSTEM KITCHEN **THERMOSTAT** LAVATORY TONGUE AND GROOVE POUND LIGHTING MEMINIMAN MECHANICA MEMBRANE CONSTRUCTION CORRIDOR TECHNICAL TEMPERATURE METAL MEZZANINE MANUFACTURED THICK(NESS) TOPOGRAPHY(ICAL) MANUFACTURER UNFINISH(ED) MASONRY OPENING DIAGONAL DIFFUSER NOT IN CONTRACT DIMENSION NOM. NOMINAL ON CENTER
OPENING
OPPOSITE
OVERHEAD DOOR VARIES VAPOR BARRIER DOWN DOOR VINYL COMPOSITION TILE VENTILATION VERTICAL VERIFY IN FIELD
VOLUME
VINYL TILE
VENT THRU ROOF PER PUSH BUTTON DISHWASHER PHASE PLATE PROPERTY LINE PL. PLATE
P/L PROPERTY LINE
PLAM. PLASTIC LAMINATE
PLAS. PLASTER
PLYWD. PLYWOOD EACH ELVATION (HEIGHT VINYL WALL COVERING ELEV. EMER. ENGR. EQUIP. EX'G EXH. EXP. EXT. ELEVATION (FACADE) **EMERGENCY** WASTE LINE PREFAB. PREFABRICATED WATER CLOSET PRESS. PRESSURE PROJ. PROJECT WOOD WATER HEATER **EXPANSION** PROP'D PROPOSED
P.S.I. POUNDS PER SQUARE INCH
PTD. PAINTED EXTERIOR WATERPROOF PLUG WAINSCOT W.W.M. WELDED WRE MESH W.W.F. WELDED WRE FABRIC PAINTED FINISH FIXTURE FLOOR

QUARRY TILE QUANTITY

FLUORESCENT

FEET PER MINUTE

YARD

SYMBOLS AND MATERIALS

SECTION ELEVATION

ENLARGED

DRAWING STANDARDS

ALL DIMENSIONS ARE TO FINISHED WALL, U.N.O.

AND HVAC ROUTING THROUGH CONCEALED SPACES.

BEEN COMPLETED BY THE CONTRACTOR.

. CONTRACTOR TO COORDINATE ALL ELECTRICAL, PLUMBING

CONTRACTOR SHALL COORDINATE LOCATIONS WITH ARCHITECT

CONTRACTOR SHALL NOTIFY DESIGNER TO VERIFY WALL

F. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL

5. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF

6. <u>T.B.D.</u> (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE.

THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE

7. <u>V.I.F.</u> (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT DESIGNER IF DISCREPANCY EXISTS.

8. <u>D.I.F.</u> (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.

9. A DIMENSION LABELED "CLR." INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.

10. A DIMENSION LABELED "MIN." INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.

VERIFY ALL EXISTING CONDITIONS AND COORDINATE CLEARANCES WITH ALL OTHER TRADES.

PLACEMENT IN CRITICAL AREAS WHEN CHALK LINE LAYOUT HAS

PRIOR TO INSTALLATION. DRAWINGS PROVIDE SCHEMATIC

DETAIL

EARTH

WOOD (ROUGH) BATT INSULATION

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-CONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING / CONSTRUCTION.

ALLOWANCES

GENERAL NOTES

6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF 7. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITION AND DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF 8. ALL SURFACES DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED, PATCHED, OR REFINISHED TO MATCH ADJACENT

1. CONTRACTOR SHALL STABILIZE ALL DISTURBED SOIL AREA WITH SEED & STRAW WHERE APPLICABLE U.N.O.

. CONTRACTOR SHALL INCLUDE IN THEIR PRICE ALL ITEMS

3. EX'G WALLS/ SURFACES AFFECTED BY NEW WORK SHALL BE

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ ALL APPLICABLE CODES.

REASONABLY INFERRED BUT NOT SPECIFICALLY SHOWN.

THE CONTRACTOR SHALL PROVIDE ALTERNATE PRICING FOR THE FOLLOWING ITEMS. THE CONTRACTORS PRICE SHALL INCLUDE THE NET AND OR DEDUCT COST OVER OR BELOW THE BASE COST AS PROVIDED IN THE BASE BID. CONTRACTOR SHOULD CONSIDER AND INCLUDE ALL COSTS ASSOCIATED WITH MAKING STATED CHANGE.

THE FOLLOWING ITEMS ARE <u>NOT INCLUDED</u> IN THE SCOPE OF WORK COVERED BY THESE DOCUMENTS. ITEMS LISTED BLOW SHALL BE

EXCLUDED FROM THE BID AMOUNT.

1. TO BE DETERMINED

THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE CONTRACT BY ALLOWANCE. THE CONTRACTOR SHALL INCLUDE THE AMOUNTS INDICATED AS SPECIFIED WITHIN THE DRAWINGS. UNLESS THE ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF ALL MATERIALS AND EQUIPMENT DELIVERED AT ADD-ALT. NO. 1 T.B.D. THE SITE AND ALL REQUIRED TAXES, LESS APPLICABLE TRADE

INSTALLATION, OVERHEAD, PROFIT, AND OTHER EXPENSES SHALL BE INCLUDED IN THE BASE BID, NOT THE ALLOWANCES. WHENEVER COSTS ARE GREATER THAN OR LESS THAN THE ALLOWANCE PROVIDED, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER. ACTUAL COSTS WILL BE USED TO DETERMINE THE DIFFERENCE IN ALLOWANCE AND COST. THE FOLLOWING ALLOWANCES SHOULD BE INCLUDED ON THE NO. 1 FINISHES NOT SPECIFIED AND INDICATED BY ALLOWANCE ON FINISH SCHEDULE. NO. 2 PLUMBING & ELECTRICAL FIXTURES NOT SPECIFIED AND INDICATED BY ALLOWANCE ON PLUMBING/ELECTRICAL SCHEDULE.

THE CONTRACTORS COST FOR UNLOADING, HANDLING LABOR,

LINTEL SIZE: L5"x3"x\\[3\]" (LLV)

LINTEL SIZE: L6"x3"x\\[3\]" (LLV)

OPENING SPAN: 6'-1" TO 9'-0"

GENERAL SPECIFICATIONS DIVISION #1 - GENERAL REQUIREMENTS <u>DIMENSIONS</u>: ALL DIMENSIONS SHOWN AND ALL DIMENSIONS REQUIRED FOR WORK SHALL BE VERIFIED BY THE CONTRACTOR BY ACTUAL MEASUREMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE ANY WORK AFFECTED THEREBY HAS BEEN CLEAN UP: ALL SUBCONTRACTORS SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH DAILY AND AT THE COMPLETION OF THE WORK REMOVE FROM THE PREMISES ALL BURBISH MATERIALS AND RUBBISH DAILY THE COMPLETION OF THE WORK, REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND DIVISION #2 - SITE WORK - NOT USED <u>SOIL VALUE:</u> BASED ON 1,500 PSF IF FOUND TO BE LESS THAN 1,500 PSF., FOUNDATIONS WILL BE SUBJECT TO REDESIGN. FOOTINGS: BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MINIMUM INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 2'-6" (30") BELOW FINISHED GRADE. FOOTINGS SHALL EXTEND BELOW ELEVATIONS SHOWN WHERE NECESSARY DIVISION #3 - CONCRETE CONCRETE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS. ALL EXTERIOR CONCRETE THAT WILL BE EXPOSED TO FREEZING SHALL HAVE AN AIR ENTRAINING MIXTURE (6 %) IN ACCORDANCE WITH ACI SPECIFICATION 301. CONCRETE CURING: CONCRETE SHALL BE PROTECTED AGAINST FROST AND RAPID DRYING, MAINTAIN CONCRETE IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER POURING. CURING BE USE OF CHEMICAL HARDENING AND CURING COMPOUND SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DIVISION #4 - MASONRY PROVIDE 4" BRICK VENEER AND GROUT TO MATCH EXISTING. DIVISION #5 - METALS - NOT USED DIVISION #6 CARPENTRY (SEE FRAIMING NOTES) DO ALL ROUGH FRAMING, BLOCKING, AND FURRING PER DRAWINGS, ALL JOB LAYOUT AND INSTALL DOOR TRIM AND APPLY HARDWARE. SELECT TRIM MATERIALS AND PROTECT FINISHED SURFACES AGAINST DAMAGE. ONLY FIRST CLASS WORKMANSHIP WILL BE ACCEPTED. PRESSURE TREATED LUMBER: WOOD USED IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD SPECIFICATIONS C1 AND C2, AND FEDERAL SPECIFICATION TT-W-571. DIVISION #7 THERMAL & MOISTURE PROTECTION MINERAL/GLASS FIBER BLANKET/BATT INSULATION: INORGANIC (NON-ASBESTOS) FIBERS FORMED WITH BINDERS INTO RESILIENT FLEXIBLE BLANKETS OR SEMI-RIGID BATTS: ASTM C 665, TYPE AS INDICATED, DENSITIES OF NOT LESS THAN 1.5 LBS. PER CU. FT. FOR GLASS FIBER UNITS, MANUFACTURER'S STANDARD LENGTHS AND WIDTHS AS REQUIRED TO COORDINATE WITH SPACES TO BE INSULATED: TYPES AS FOLLOWS: HOUSE WRAP — FOIL FACED TYPE III OR KRAFT PAPER FINISH, TYPE II. DIVISION # 8 - DOORS AND WINDOWS REFER TO WINDOW / DOOR MANIFACTURER SPEC'S. DIVISION #9 - FINISHES GYPSUM WALLBOARD: PRODUCTS SHALL BE AS MANUFACTURED BY U.S. GYPSUM COMPANY OR APPROVED EQUAL. INSTALLATION AND APPLICATION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST PRINTED INSTRUCTIONS OF THE U.S. GYPSUM COMPANY. GYPSUM PANELS AND ACCESSORY PRODUCTS, INCLUDING TRIM ACCESSORIES AND STRUCTURAL ACCESSORIES. SHALL BE PAINTING: SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. PAINT SHALL BE GLIDDEN OR APPROVED EQUAL. ALL COLORS SELECTED BY THE OWNER. SCHEDULE OF PAINTING: A. DRYWALL: FIRST COAT - PRIMER AND SEALER SECOND COAT - SEMI-GLOSS LATEX B. INTERIOR WOODWORK; FIRST COAT — PRIMER AND SEALER SECOND COAT - SEMI-GLOSS LATEX ENAMEL DIVISION #10 - SPECIALTIES - "NOT USED" DIVISIONS 11 - EQUIPMENT - "NOT USED" <u> DIVISIONS 12 — FURNISHINGS — "NOT USED"U</u> <u> DIVISIONS 13 - SPECIAL CONSTRUCTION - "NOT USED"</u> DIVISIONS 14 - CONVEYING SYSTEMS - "NOT USED"

DIVISIONS 15 - MECHANICAL/PLUMBING

DIVISIONS 16 - ELECTRICAL

SEE MECHANICAL / PLUMBING NOTES THIS SHEET

GENERAL CONDITIONS

1.05 ALTERNATES AND SUBSTITUTIONS

1.07 FIELD ENGINEERING (WHERE REQUIRED)

1.09 PROGRESS MEETINGS, CONFERENCES

CERTIFICATES REQUIRED BY SPECIFICATIONS.

1.11 CONSTRUCTION PROGRESS SCHEDULES

1.12 PROPOSED PRODUCTS LIST

ALREADY AVAILABLE.

SUBMIT SCHEDULE OF VALUES ON AIA FORM G703, OR APPROVED EQUIVALENT, IN DUPLICATE, WITHIN 15 DAYS OF START OF

CLOSELY AS PRACTICABLE. IN FINISHED AREAS CONCEAL PIPES, DUCTS AND WRING WITHIN THE CONSTRUCTION

OWNER RESERVES THE RIGHT TO IMPLEMENT CHANGES VIA CHANGE ORDER FORM, AIA G701.

WITHIN TWO DAYS TO DESIGNER, ATTENDEES AND THOSE AFFECTED BY DECISIONS MADE.

APPROVED FIELD SAMPLES AND MOCKUPS MAY BE INCORPORATED INTO THE FINAL WORK.

ACTUAL CONSTRUCTION. SUBMIT DOCUMENTS TO DESIGNER WITH CLAIM OF FINAL APPLICATION FOR PAYMENT.

ENGINEERS, CONTRACTOR, SUB-CONTRACTORS AND MAJOR EQUIPMENT SUPPLIERS.

ALL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

ROADWAYS AND THE EXTERIOR OF THE TERMINAL SHALL BE CLEAR OF TRASH AND DEBRIS AT ALL TIMES.

WILL BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING. TRASH REMOVAL WILL BE HANDLED BY THE CONTRACTOR.

ALL REQUESTS FOR INFORMATION (RFI'S) SHALL BE SUBMITTED TO THE DESIGNER ON THE STANDARD RFI FORM.

CAPABILITIES, AND ANY INDIVIDUAL NOT ACCEPTABLE TO OWNER SHALL BE REPLACED IMMEDIATELY.

AT ALL TIMES WHEN PERFORMANCE OF THE WORK IS BEING CONDUCTED BY AN EMPLOYEE OF THE CONTRACTOR OR ITS

SUBCONTRACTORS, THE CONTRACTOR SHALL HAVE A REPRESENTATIVE PRESENT WHO HAS THE CAPABILITY OF RECEIVING THE

THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES ON ALL ADJACENT AREAS. THE CONTRACTOR SHALL REPAIR AND PAY FOR ALL DAMAGE TO THE PROPERTY RESULTING FROM FAILURE TO COMPLY WITH THIS

INSTALLATION CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.

1.20 DELIVERY AND STORAGE OF MATERIALS

1.24 REQUESTS FOR INFORMATION (RFI'S)

REQUIRED BY NEW WORK.

TO PROTECT EXISTING FINISHES NOT AFFECTED BY DEMOLITION.

THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.

GENERAL MECHANICAL NOTES

GAS APPLIANCE SCHEDULE

3. HOT WATER HEATER (CONFIRM GAS)

AS REQUIRIED FOR NEW / EXISTING GAS SERVICE:

2. SINGE / DOUBLE OVEN

HVAC DESIGN / BUILD

DESCRIBE THE CONCEPTUAL DESIGN INTENT.

AND THEIR PRESENT CONDITION & CAPACITY.

PLAN, OR AS REQUIRED BY NEW WORK.

ADDITION(S) - REUSE EX'G. DUCTWORK WHERE FEASIBLE.

ALL EXHAUST FAN DUCTS TO BE INSTALLED COMPLETE WITH WATERPROO

TERMINATIONS AT EXTERIOR SOFFITS. COORDINATE ROUTING WITH DESIGNER IF

3. PROVIDE ADEQUATE COMBUSTION AIR IN COMPLIANCE WITH I.R.C. CHAPTER 17 AS

CONTRACTOR TO REVIEW EX'G GAS PIPING AND PREPARE CALCULATIONS AND PIPE

ROOM, TO SUPPLY ENTIRE NEW CONSTRUCTION AND AS REQUIRED, EXISTING CONDITIONS. PROVIDE DRAIN PAN.

SIZING FOR THE FOLLOWING NEW GAS APPLIANCES. CONTRACTOR TO COORDINATE

PRIOR TO FINAL INSPECTION, SUBMIT TWO SETS OF OPERATION AND MAINTENANCE DATA AND NOTARIZED WARRANTIES, PROJECT

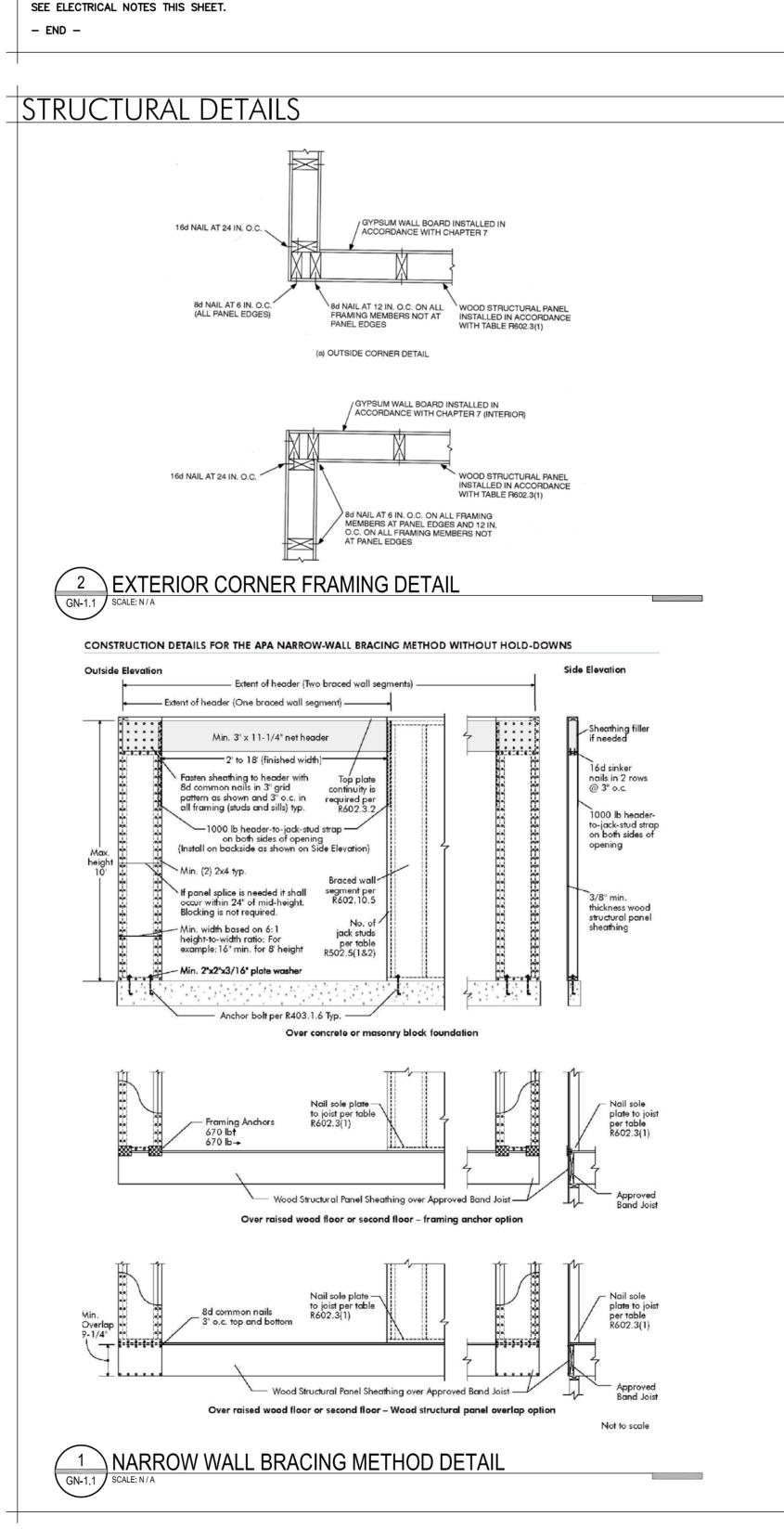
DOCUMENTS AND CERTIFICATES BOUND IN 8 1/2 X 11 INCH THREE-RING BINDERS LABELED "OPERATION AND MAINTENANCE

VERIFY THAT SURFACE AND BUILDING COMPONENTS ARE READY TO RECEIVE WORK PRIOR TO COMMENCEMENT. BEGINNING OF

SPECIFIED AND COST ADDITION OR DEDUCTION IF SUBSTITUTION IS ALLOWED.

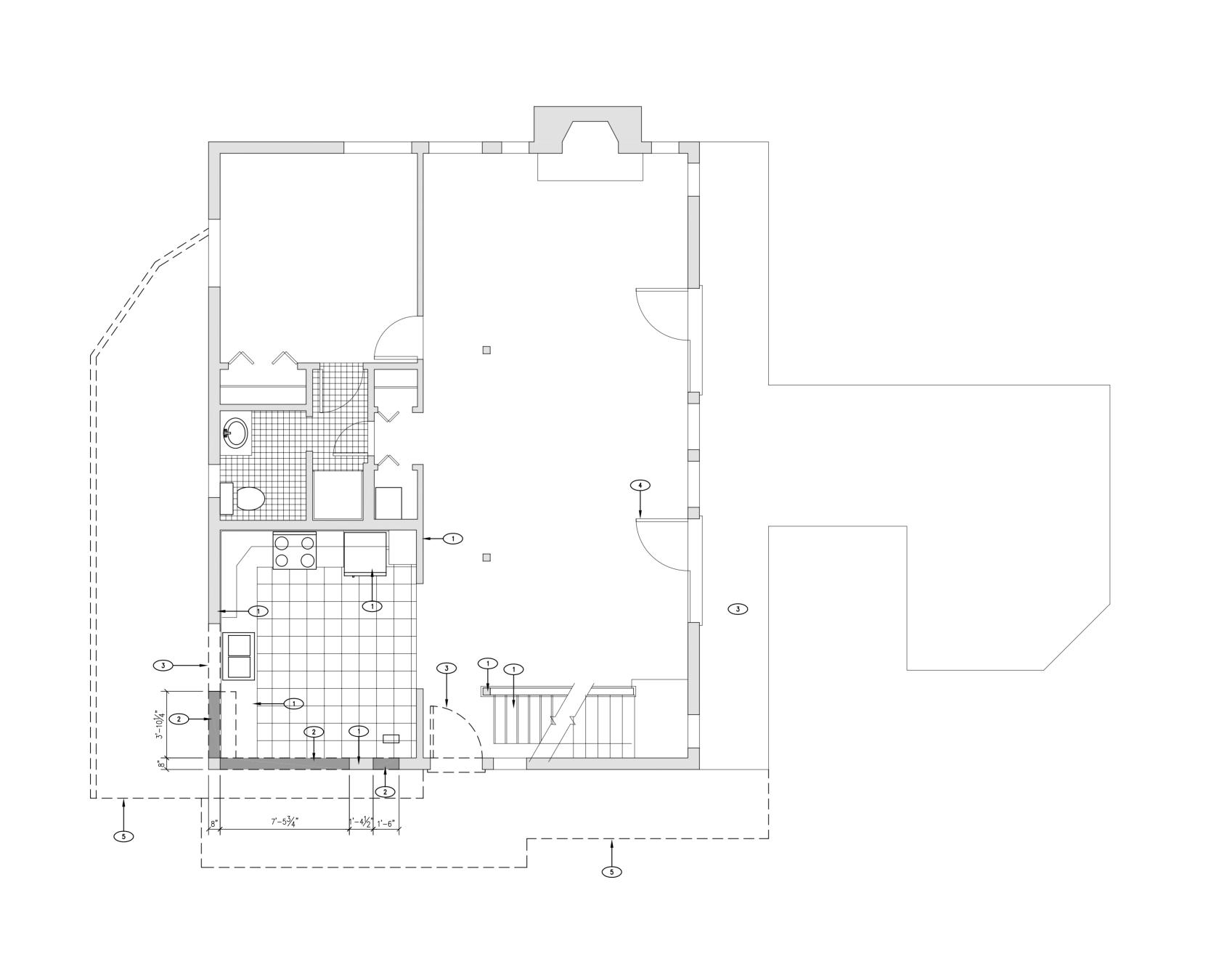
MANUFACTURER, TRADE NAME AND MODEL NUMBER OF EACH PRODUCT.

WILL BE REVIEWED AND ACCEPTED OR REJECTED AT THE OWNER'S OPTION.





GN-1.



- 1 EXISTING CONSTRUCTION TO REMAIN.
- CAREFULLY REMOVE EXISTING WALL SECTION, AS INDICATED, PROVIDE TEMP. BRACING / SUPPORT AS REQUIRED.
- CAREFULLY REMOVE EXISTING DOOR / WINDOW UNIT. STORE / DISPOSE OF AS DIRECTED BY OWNER.
- EXISTING DOOR / WINDOW UNIT TO REMAIN.
- 5 REMOVE EXISTING SECTION OF DECK / LANDSCAPING AS REQUIRED FOR NEW CONSTRUCTION.



KRANS RESIDENCE

COUNTY OF PRINCE WILLIAM, VIRGINIA

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ISSUE DATE

DATE | DESCRIPTION |
05.14.07 | 100% DD PLAN SUBMISSION |
06.01.07 | 100% P-57 MARK-UP |
06.11.07 | PERMIT SUBMISSION |

EMOLITION NOTES

ITEMS TO BE SAVED

1. ALL DOOR AND WINDOW UNITS

1. ALL ITEMS LISTED TO BE SAVED SHALL BE STORED ON SITE AS DIRECTED BY OWNER. SEE LIST OF ITEMS ON THIS SHEET. CONTRACTOR SHALL CLEAN AND CHECK ALL EXISTING COMPONENTS AND SYSTEMS TO BE REUSE IN THE NEW WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCY IN CONDITION. CONTRACTOR SHALL REINSTALL ONLY THOSE ELEMENTS WHICH ARE REASONABLE SUITABLE FOR INCORPORATION INTO THE NEW WORK.

- 2. CONTRACTOR SHALL EXERCISE CARE IN THE REMOVAL AND STORAGE OF ALL MATERIAL TO BE REMOVED AND SAVED FOR REUSE. CONTRACTOR SHALL ALSO USE CARE IN ALL WORK AREAS WHICH INVOLVE PORTIONS OF THE EXISTING CONSTRUCTION TO REMAIN.
- 3. CONTRACTOR SHALL PERFORM SELECTIVE DEMOLITION OF EXISTING MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR EXTENT OF WORK.
- 4. ALL ELECTRICAL WIRING AND PLUMBING WHICH IS ABANDONED SHALL BE REMOVED BACK TO ITS SOURCE IF IT WILL NOT BE INCORPORATED INTO THE NEW WORK.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS OF PROVIDING TEMPORARY BRACING FOR STRUCTURAL MEMBERS AS REQUIRED DURING DEMOLITION. THE DEMOLITION WORK SHALL BE CARRIED OUT IN A MANNER THAT THE EXISTING STRUCTURE SHALL NOT BECOME UNSAFE.
- 6. CONTRACTOR TO KEEP JOB SITE FREE AND CLEAR OF DEBRIS AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE ON A REGULAR BASIS. JOB SITE SHALL BE BROOM SWEPT DAILY.
- AND SECURITY MEASURES, CONTRACTOR TO PROTECT EXISTING FINISHES NOT AFFECTED BY DEMOLITION

CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, RODENT PEST PROTECTION,

- 8. SCOPE OF DEMOLITION SHALL INCLUDE WORK REASONABLY INFERRED BUT NOT SPECIFICALLY SHOWN.
- 9. THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL ITEMS AT THIS SITE.

LEGEND

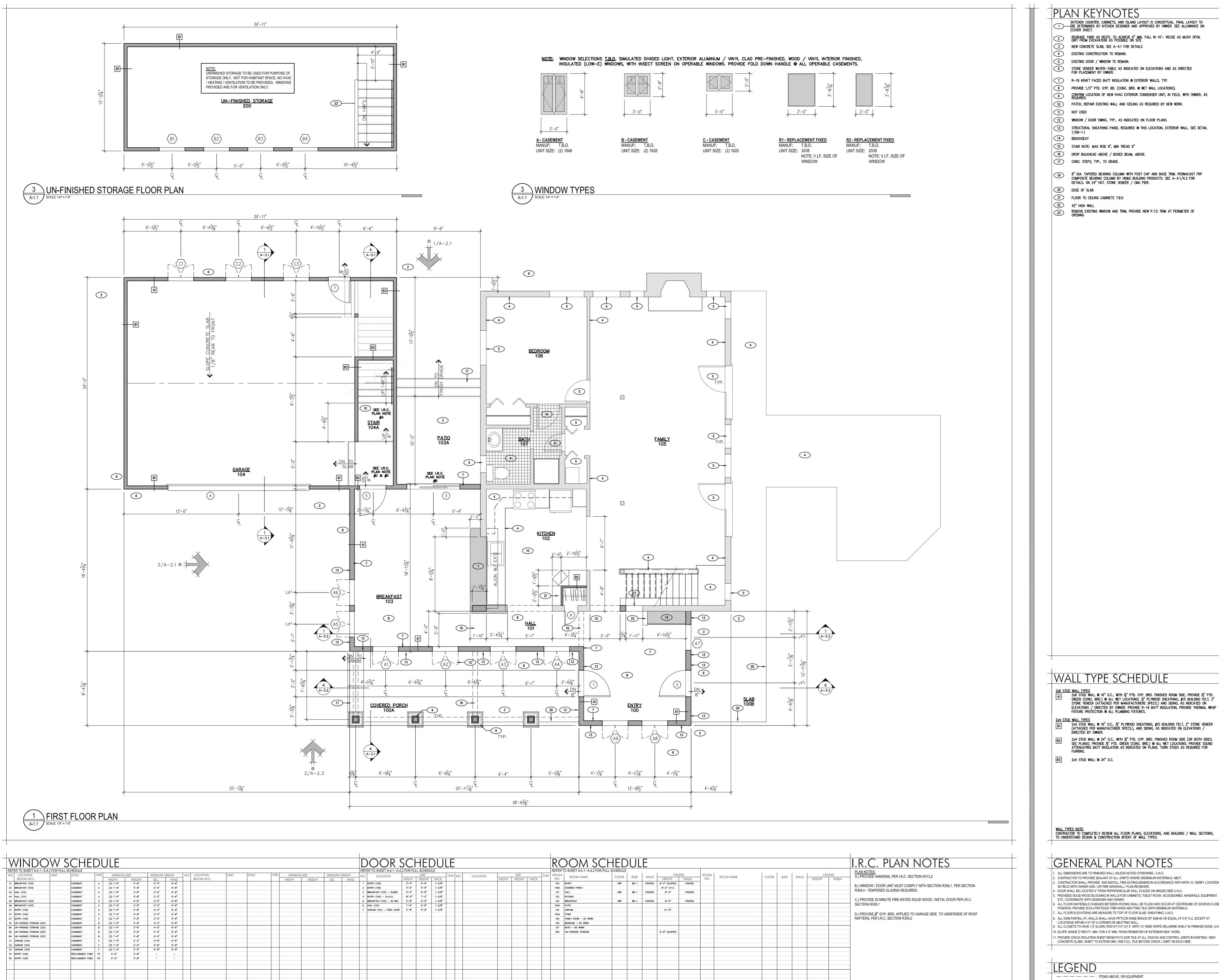
EXISTING ITEM(S) TO BE REMOVED

EXISTING WALL(S) TO BE REMAINED

EXISTING WALL / CONSTRUCTION TO REMAIN

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- KITCHEN COUNTER, CABINETS, AND ISLAND LAYOUT IS CONCEPTUAL. FINAL LAYOUT TO BE DETERMINED BY KITCHEN DESIGNER AND APPROVED BY OWNER. SEE ALLOWANCE ON COVER SHEET.
- REGRADE YARD AS REQ'D. TO ACHIEVE 6" MIN. FALL IN 10'- REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE
- 3 NEW CONCRETE SLAB, SEE A-4.1 FOR DETAILS 4 EXISTING CONSTRUCTION TO REMAIN.
- EXISTING DOOR / WINDOW TO REMAIN.
- STONE VENEER WATER—TABLE AS INDICATED ON ELEVATIONS AND AS DIRECTED FOR PLACEMENT BY OWNER.
- 7 R-19 KRAFT FACED BATT INSULATION @ EXTERIOR WALLS, TYP. 8 PROVIDE 1/2" PTD. GYP. BD. (CONC. BRD. @ WET WALL LOCATIONS).
- GONFIRM LOCATION OF NEW HVAC EXTERIOR CONDENSER UNIT, IN FIELD, WITH OWNER, AS REQUIRED. 10 PATCH, REPAIR EXISTING WALL AND CEILING AS REQUIRED BY NEW WORK.
- 11 NOT USED
- 12 WINDOW / DOOR SWING, TYP., AS INDICATED ON FLOOR PLANS. STRUCTURAL SHEATHING PANEL REQUIRED © THIS LOCATION, EXTERIOR WALL. SEE DETAIL
- 14 BENCHSEAT
- 15 STAIR NOTE: MAX RISE 8", MIN TREAD 9"
- 16 DROP BULKHEAD ABOVE / BOXED BEAM, ABOVE.
- 8" DIA. TAPERED BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS. SEE A-4.1/4.2 FOR DETAILS. ON 24" HGT. STONE VENEER / CMU PIER.
- 20 EDGE OF SLAB
- 21 FLOOR TO CEILING CABINETS T.B.D
- REMOVE EXISTING WINDOW AND TRIM, PROVIDE NEW P.T.D TRIM AT PERIMETER OF OPENING

RESIDENCE AND THE STREET KRANS **-** ∢

Z Ы WORK NEW **FIRS**

.11.07 PERMIT SUBMISSION

MARK DATE DESCRIPTION

WALL TYPES NOTE:
CONTRACTOR TO COMPLETELY REVIEW ALL FLOOR PLANS, ELEVATIONS, AND BUILDING / WALL SECTIONS,
TO UNDERSTAND DESIGN & CONSTRUCTION INTENT OF WALL TYPES.

GENERAL PLAN NOTES

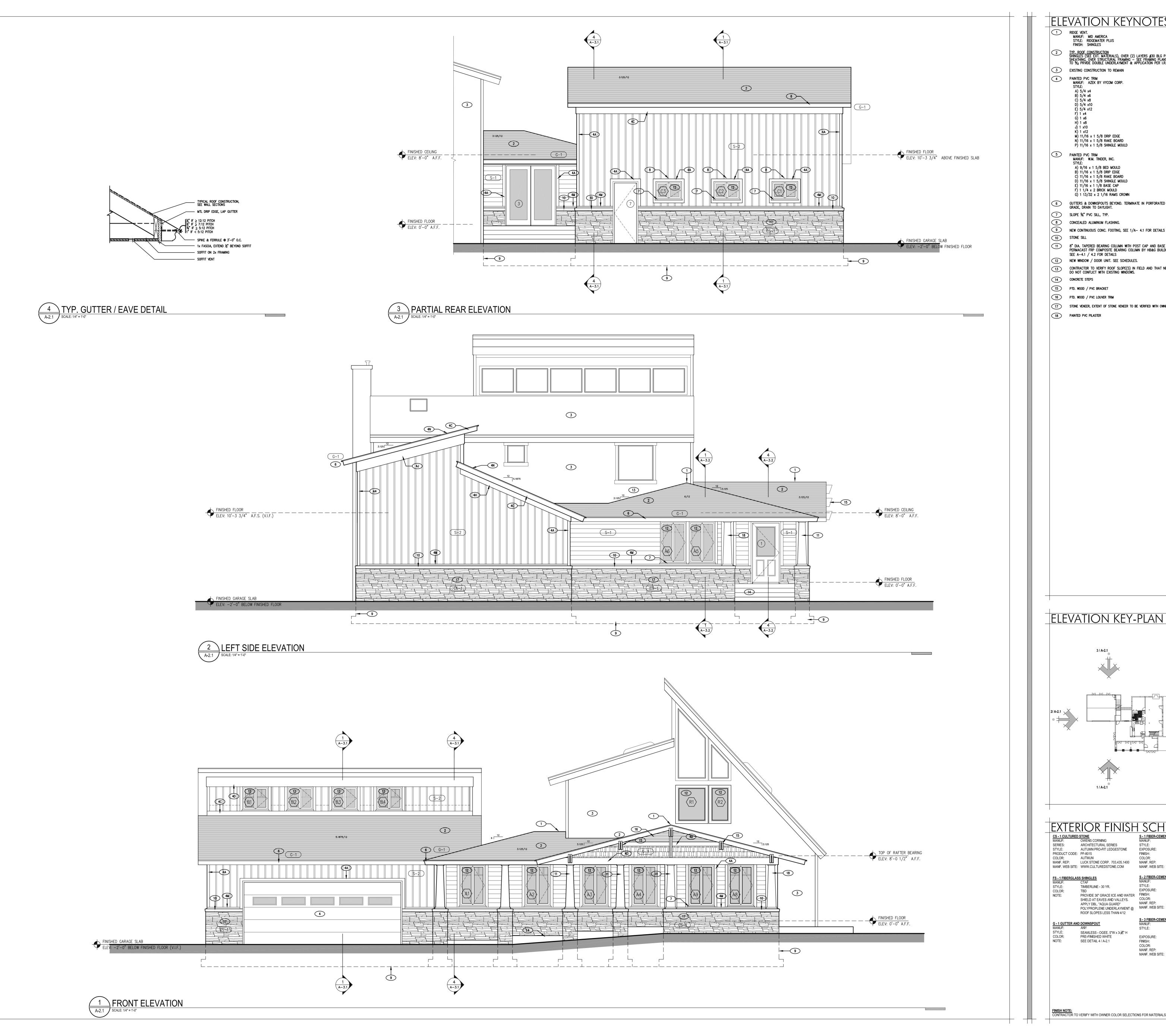
1. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE - U.N.O. 2. CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT. CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. VERIFY LOCATION IN FIELD WITH OWNER AND / OR FIRE MARSHALL / PLAN REVIEWER.
4. DOOR SHALL BE LOCATED 4" FROM PERPENDICULAR WALL PLACED ON HINGED SIDE U.N.O. 5. PROVIDED SOLID WOOD BLOCKING IN WALLS FOR CABINETS, TOILET ROOM ACCESSORIES, HANDRAILS, EQUIPMENT, ETC. COORDINATE WITH DESIGNER AND OWNER. 6. ALL FLOOR MATERIALS CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION. PROVIDE SCHLUTER EDGE TRIM WHEN ABUTTING TILE WITH DISSIMILAR MATERIALS. 7. ALL FLOOR ELEVATIONS ARE MEASURE TO TOP OF FLOOR SLAB / SHEATHING, U.N.O. 8. ALL GWB PARTIAL HT. WALLS SHALL HAVE PITTCON KNEE BRACE KIT SKB-46 OR EQUAL AT 5'-0" O.C. EXCEPT AT LOCATIONS WITHIN 4'-0" OF A CORNER OR ABUTTING WALL. 9. ALL CLOSETS TO HAVE 1-4" ALUMN. ROD AT 5'-0" A.F.F. WITH 12" WIDE WHITE MELAMINE SHELF W/ FINISHED EDGE, U.N.O. 10. SLOPE GRADE 1 PER FT. MIN. FOR 4'-0" MIN. FROM PERIMETER OF EXTERIOR NEW WORK. 11. PROVIDE CRACK ISOLATION SHEET BENEATH FLOOR TILE AT ALL CRACKS AND CONTROL JOINTS IN EXISTING / NEW

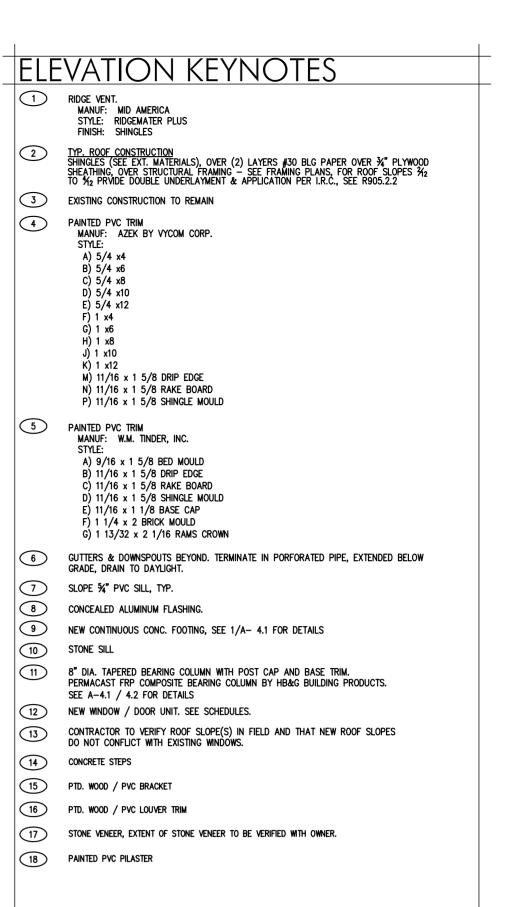
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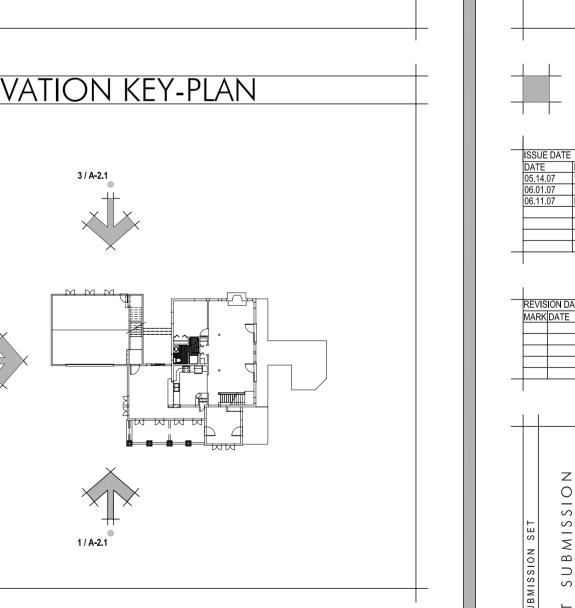
— — — — ITEMS ABOVE, OR EQUIPMENT. EXISTING WALL / CONSTRUCTION TO REMAIN NEW WALL / CONSTRUCTION

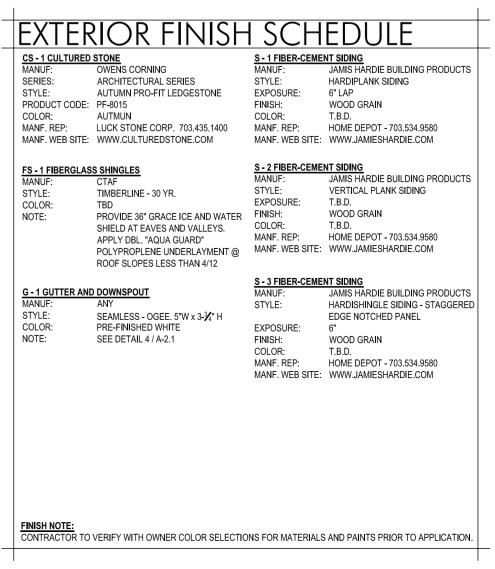
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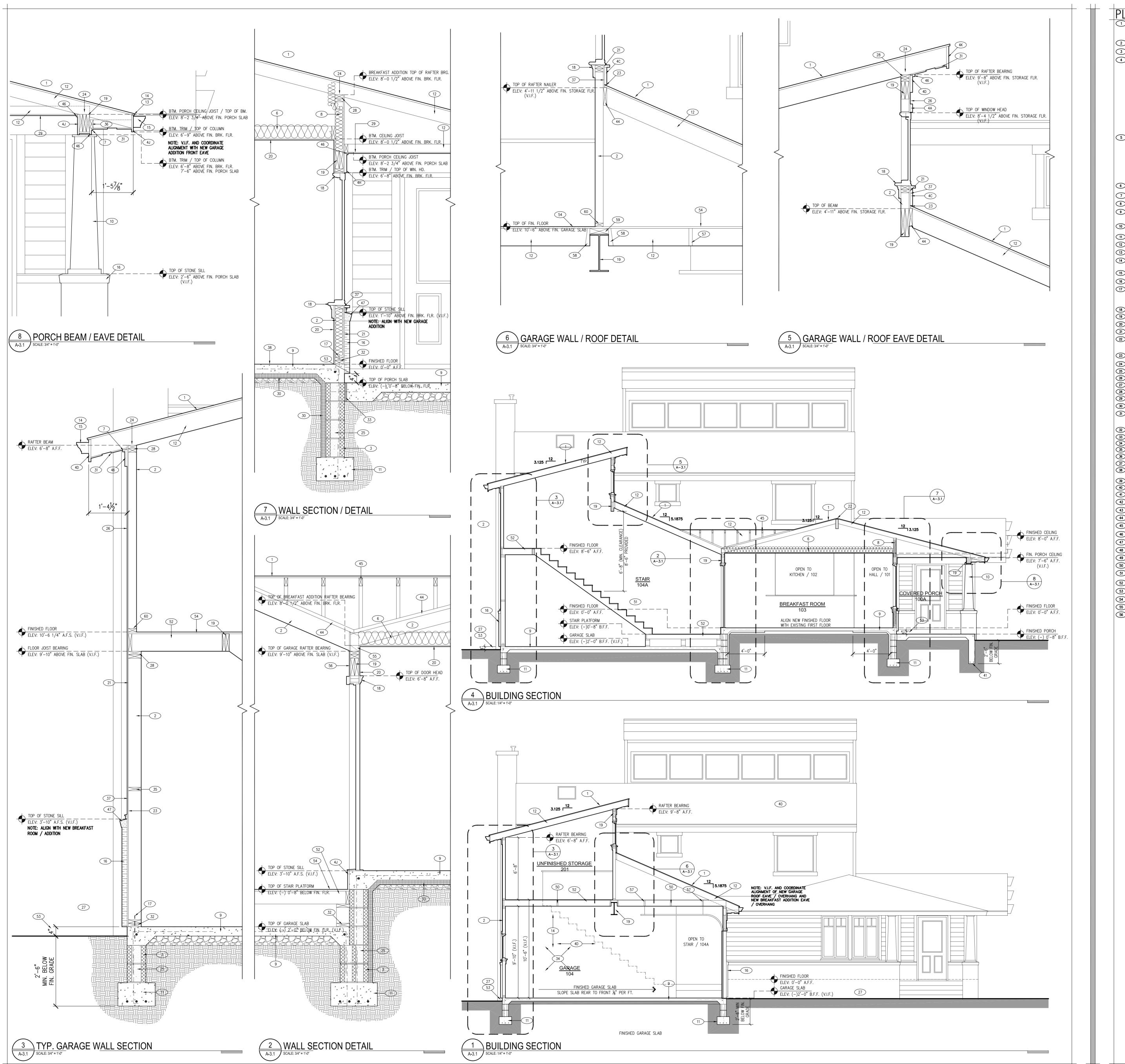


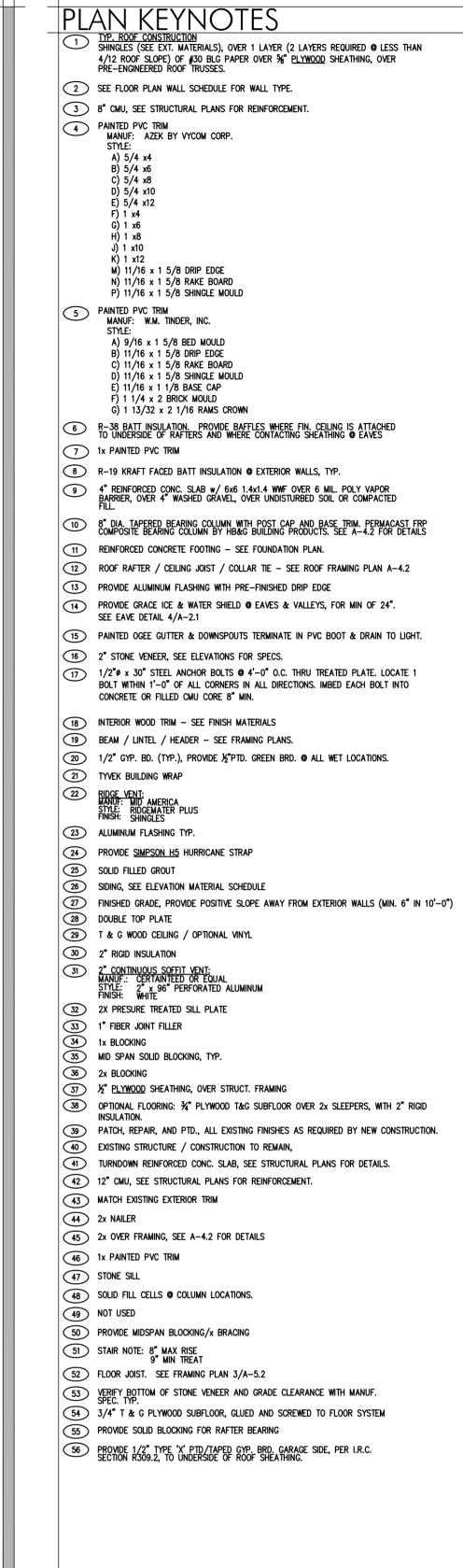


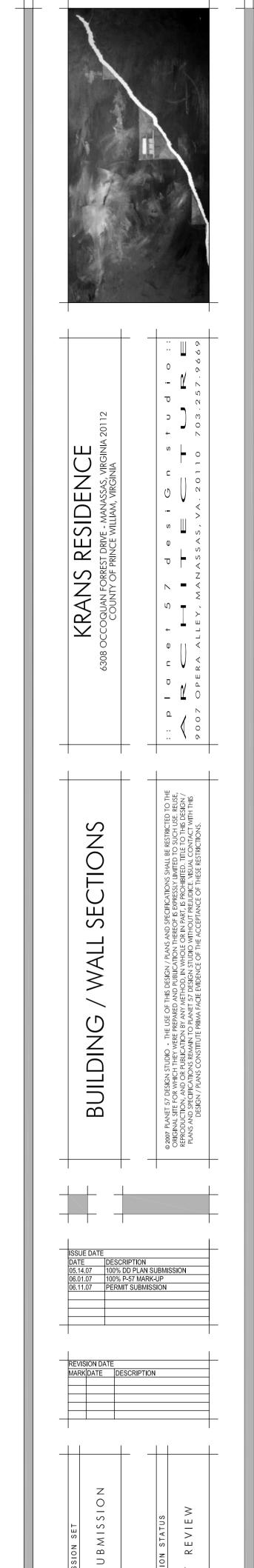
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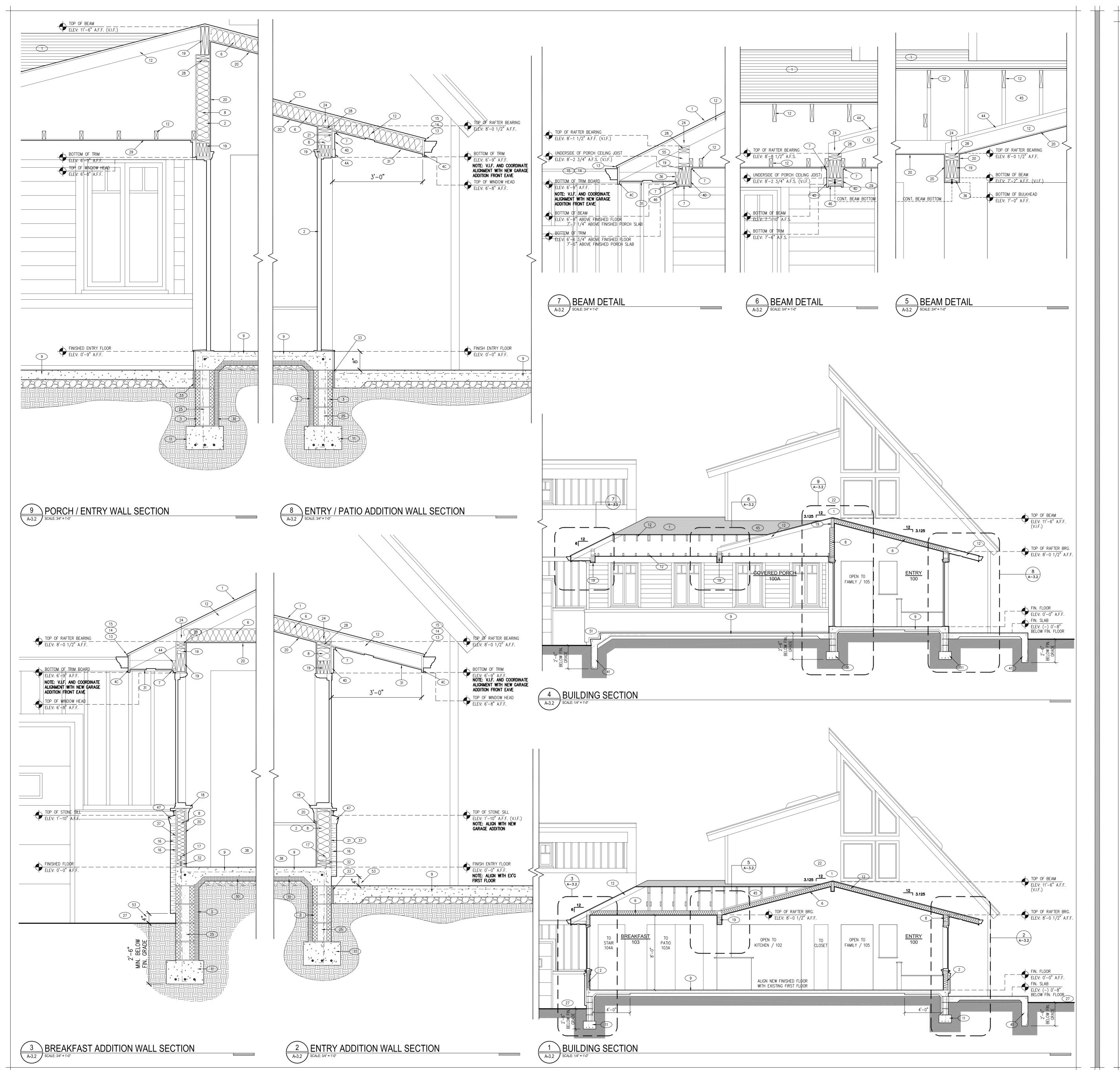






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PLAN KEYNOTES

TYP. ROOF CONSTRUCTION
SHINGLES (SEE EXT. MATERIALS), OVER 1 LAYER (2 LAYERS REQUIRED © LESS THAN 4/12 ROOF SLOPE) OF #30 BLG PAPER OVER 56" PLYWOOD SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES. 2 SEE FLOOR PLAN WALL SCHEDULE FOR WALL TYPE. 3 8" CMU, SEE STRUCTURAL PLANS FOR REINFORCEMENT. 4 PAINTED PVC TRIM
MANUF: AZEK BY VYCOM CORP. A) 5/4 x4 B) 5/4 x6 C) 5/4 x8 D) 5/4 x10 E) 5/4 x12 M) 11/16 x 1 5/8 DRIP EDGE N) 11/16 x 1 5/8 RAKE BOARD P) 11/16 x 1 5/8 SHINGLE MOULD 5 PAINTED PVC TRIM
MANUF: W.M. TINDER, INC. A) 9/16 x 1 5/8 BED MOULD
B) 11/16 x 1 5/8 DRIP EDGE
C) 11/16 x 1 5/8 RAKE BOARD
D) 11/16 x 1 5/8 SHINGLE MOULD E) 11/16 x 1 1/8 BASE CAP F) 1 1/4 x 2 BRICK MOULD G) 1 13/32 x 2 1/16 RAMS CROWN 6 R-38 BATT INSULATION. PROVIDE BAFFLES WHERE FIN. CEILING IS ATTACHED TO UNDERSIDE OF RAFTERS AND WHERE CONTACTING SHEATHING @ EAVES 7 1x PAINTED PVC TRIM 8 R-19 KRAFT FACED BATT INSULATION @ EXTERIOR WALLS, TYP. 9 4" REINFORCED CONC. SLAB w/ 6x6 1.4x1.4 WWF OVER 6 MIL. POLY VAPOR BARRIER, OVER 4" WASHED GRAVEL, OVER UNDISTURBED SOIL OR COMPACTED FILL 8" DIA. TAPERED BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS. SEE A-4.2 FOR DETAILS (11) REINFORCED CONCRETE FOOTING — SEE FOUNDATION PLAN. 12 ROOF RAFTER / CEILING JOIST / COLLAR TIE – SEE ROOF FRAMING PLAN A-4.2 PROVIDE ALUMINUM FLASHING WITH PRE-FINISHED DRIP EDGE PROVIDE GRACE ICE & WATER SHIELD @ EAVES & VALLEYS, FOR MIN OF 24". SEE EAVE DETAIL 4/A-2.1 15) PAINTED OGEE GUTTER & DOWNSPOUTS TERMINATE IN PVC BOOT & DRAIN TO LIGHT. 16 2" STONE VENEER, SEE ELEVATIONS FOR SPECS. 1/2" x 30" STEEL ANCHOR BOLTS @ 4'-0" O.C. THRU TREATED PLATE. LOCATE 1 BOLT WITHIN 1'-0" OF ALL CORNERS IN ALL DIRECTIONS. IMBED EACH BOLT INTO CONCRETE OR FILLED CMU CORE 8" MIN. 18 INTERIOR WOOD TRIM - SEE FINISH MATERIALS 19 BEAM / LINTEL / HEADER - SEE FRAMING PLANS. 20 1/2" GYP. BD. (TYP.), PROVIDE 1/2"PTD. GREEN BRD. @ ALL WET LOCATIONS. 21) TYVEK BUILDING WRAP 23 ALUMINUM FLASHING TYP. 24) PROVIDE SIMPSON H5 HURRICANE STRAP 25 SOLID FILLED GROUT 26 SIDING, SEE ELEVATION MATERIAL SCHEDULE FINISHED GRADE, PROVIDE POSITIVE SLOPE AWAY FROM EXTERIOR WALLS (MIN. 6" IN 10'-0") 28 DOUBLE TOP PLATE 29 T & G WOOD CEILING / OPTIONAL VINYL 30 2" RIGID INSULATION 2" CONTINUOUS SOFFIT VENT:
MANUF.: CERTAINTEED OR EQUAL
STYLE: 2" x 96" PERFORATED ALUMINUM
FINISH: WHITE 32) 2X PRESURE TREATED SILL PLATE 33 1" FIBER JOINT FILLER 35 MID SPAN SOLID BLOCKING, TYP. 36 2x BLOCKING 37 ½" PLYWOOD SHEATHING, OVER STRUCT. FRAMING 38 OPTIONAL FLOORING: 3/4" PLYWOOD T&G SUBFLOOR OVER 2x SLEEPERS, WITH 2" RIGID INSULATION. 39 PATCH, REPAIR, AND PTD., ALL EXISTING FINISHES AS REQUIRED BY NEW CONSTRUCTION. 40 EXISTING STRUCTURE / CONSTRUCTION TO REMAIN, 41 TURNDOWN REINFORCED CONC. SLAB, SEE STRUCTURAL PLANS FOR DETAILS. 42 12" CMU, SEE STRUCTURAL PLANS FOR REINFORCEMENT. 43 MATCH EXISTING EXTERIOR TRIM 44 2x NAILER 45 2x OVER FRAMING, SEE A-4.2 FOR DETAILS 46 1x PAINTED PVC TRIM 47 STONE SILL 48 SOLID FILL CELLS @ COLUMN LOCATIONS. 49 NOT USED 50 PROVIDE MIDSPAN BLOCKING/x BRACING 51 STAIR NOTE: 8" MAX RISE 9" MIN TREAT 52 FLOOR JOIST. SEE FRAMING PLAN 3/A-5.2 VERIFY BOTTOM OF STONE VENEER AND GRADE CLEARANCE WITH MANUF. SPEC. TYP. 54 3/4" T & G PLYWOOD SUBFLOOR, GLUED AND SCREWED TO FLOOR SYSTEM 55 PROVIDE SOLID BLOCKING FOR RAFTER BEARING PROVIDE 1/2" TYPE 'X' PTD/TAPED GYP. BRD. GARAGE SIDE, PER I.R.C. SECTION R309.2, TO UNDERSIDE OF ROOF SHEATHING.



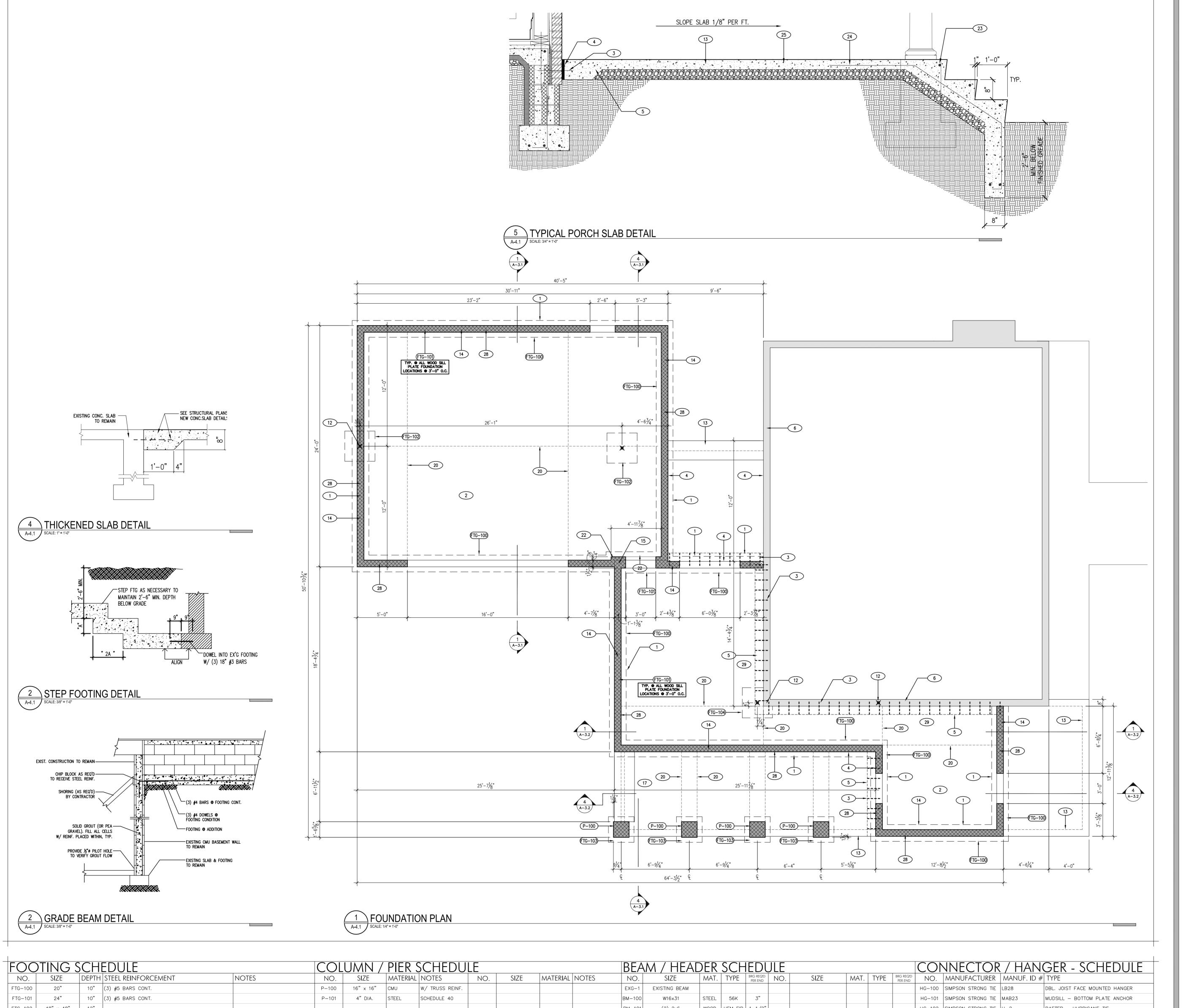
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SECTIONS BUILDING

100% DD PLAN SUBMISSION 100% P-57 MARK-UP .11.07 PERMIT SUBMISSION

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FOOTING SCHEDULE						COLUMN / PIER SCHEDULE							BEAM / HEADER SCHEDULE						CONNECTOR / HANGER - SCHEDULE			
NO.	SIZE			NOTES	NO.	SIZE	MATERIAL		NO.	SIZE	material notes		SIZE	MAT. TYPE BRG REQID NO.		MAT. TYPE		MANUFACTURER				
FTG-100	20"	10"	(3) #5 BARS CONT.		P-100	16" x 16"	СМИ	W/ TRUSS REINF.				EXG-1	EXISTING BEAM				HG-100	SIMPSON STRONG TIE	LB28	DBL. JOIST FACE MOUNTED HANGER		
FTG-101	24"	10"	(3) #5 BARS CONT.		P-101	4" DIA.	STEEL	SCHEDULE 40				BM-100	W16×31	STEEL 56K 3"			HG-101	SIMPSON STRONG TIE	MAB23	MUDSILL - BOTTOM PLATE ANCHOR		
FTG-102	48" x 48"	12"										BM-101	(2) 2x6	WOOD HEM FIR 1-1/2"			HG-102	SIMPSON STRONG TIE	H-2	RAFTER - HURRICANE TIE		
FTG-103	30" × 30"	10"										BM-102 (2)	1-3/4"x11-7/8"	" WOOD 1.9E LVL 3"			HG-103	PERMACAST	COL. / BEAM	BEAM TO COLUMN ANCHOR		
FTG-104	36" x 36"	12"										BM-103	(2) 2x10	WOOD HEM FIR 3"			HG-104	PERMACAST	COL. ANCHOR	COLUMN TO FOUNDATION ANCHOR		
												BM-104	(2) 2x8	WOOD HEM FIR 3"			HG-105	SIMPSON STRONG TIE	HD8A	ANCHOR BASE - HOLLOW COL. CONNECTOR		
												BM-105	(3) 2x8	WOOD HEM FIR 3"			HG-106	SIMPSON STRONG TIE	CMST14	STRAP - HOLLOW COLUMN CONNECTOR		
												BM-106 (2)	1-3/4"x9-1/4"	WOOD 1.9E LVL 3"			HG-107	SIMPSON STRONG TIE	U26	FACE MOUNT HANGER		
												BM-107 2x	×8 LEDGER BRD.	WOOD HEM FIR			HG-108	SIMPSON STRONG TIE	HRC22	HIP RIDGE CONNECTOR		
												BM-108 (2)	1-3/4"x11-7/8"	" WOOD 1.9E LVL 3"			HG-109	SIMPSON STRONG TIE	HPC2	HIP RIDGE CORNER PLATE CONNECTOR		
																	HG-110	SIMPSON STRONG TIE	LSSU28	ADJUSTABLE / SLOPEABLE / SKEWABLE		

- LINE OF NEW FOOTING BELOW (SEE FOOTING SCHEDULE). STEP DOWN TO EXISTING FOOTING, AS REQUIRED. DOWEL TO EXISTING WITH (3) #5 18"L BARS (9" EMBED INTO
- EXISTING) SEE DETAIL 3/A-4.1, OR PROVIDE GRADE BEAM SEE DETAIL 2/A-4.1 4" REINFORCED CONC. SLAB w/ 6x6 1.4x1.4 WWF OVER 6 MILL POLY VAPOR BARRIER OVER 4" WASHED GRAVEL
- DOWEL SLAB TO EXISTING / NEW FOUNDATION WALL WITH 12" LONG #5 BARS @24" O.C. IMBED INTO EXISTING WALL 4" THICKEN SLAB @ WALL TO 8", 12" FROM WALL. SOLID
- FILLED CELLS. TYPICAL. SEE DETAIL 4/A-4.1
- PROVIDE 1/2" FIBER CONTROL JOINT FILLER @ FOUNDATION / SLAB LOCATION.
- 8" THICKENED SLAB, @ PERIMETER OF EXISTING NEW / FOUNDATION, SEE DETAIL 4/A-4.1 EXISTING CONC. FOUNDATION ON CONC. FTG', TO REMAIN.
- PROVIDE 3-1/2" SOLID BEARIING, FOR BEAM ABOVE. 8 2X4 LADDER FRAMING FOR RAKE, OVERHANG, @12" O.C. 2x6 OVERFRAMING (SHADED AREA) w/ 2x4 VERT. BLOCKING TO STRUCTURE BELOW TO EVENLY DISTRIBUTE LOAD OVER LOWER STRUCTURAL MEMBERS
- PROVIDE SOLID BEARING FOR HEADERS / BEAMS, SEE BEAM SCHEDULE FOR MIN. BEARING REQUIREMENTS.
- 11) FLOOR / ROOF JOIST HANGER, TYP., SEE HANGER SCHEDULE FOR TYPE. 12) FILL CELLS SOLID FOR MIN. 2'-0" EACH WAY BEYOND POINT LOAD, TYP.
- CONCRETE PORCH CONSTRUCTION; 4" CONC. W 6x6 / 1.4x1.4 W.W.F. ON 4" GRAVEL.
 TURN DOWN SLAB @ PERIMETER W/2#5 BARS @ BTM, #5 BAR @ STAIR NOSING. SEE
- 14 8" CMU W/ TRUSS TYPE REINF.
- 15 12" CMU W/TRUSS TYPE REINFORCED
- 16 TYP. ROOF CONSTRUCTION
 3/4" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING SEE FRAMING PLANS 17 NOT USED
- 18 STRUCTURAL SHEATHING PANEL REQUIRED © THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1/GN-1.1 19 SEE EAVE DETAIL 4/A-2.1
- 20 CONTROL JOINT SAW CUT AT 1/2" DEEP INTO SLAB
- 8" DIA. TAPERED BEARING COLUMN WITH POST CAP AND BASE TRIM. PERMACAST FRP COMPOSITE BEARING COLUMN BY HB&G BUILDING PRODUCTS. 22 4" SLAB LEDGE
- #5 BAR, TYP., @ NOSING
- 24 #5 BAR, TYP., @ 24" O.C. 25 W6x6 / 1.4x1.4 W.W.F.
- DOUBLE COLLAR TIE / RAFTER / KING POST, SEE DETAIL 3/A-4.2 27 SEE COLLAR TIE DETAIL 2/A-4.2
- 28 1/2" x 30" STEEL ANCHOR BOLTS 4'-0" O.C. THRU TREATED PLATE. LOCATE 1
- BOLT WITHIN 1'-0" OF ALL CORNERS IN ALL DIRECTIONS. IMBED EACH BOLT INTO CONCRETE OR FILLED CMU CORE 8" MIN.
- PROVIDE FLASHING, NON ALUMINUM, AT LOCATIONS WHERE NEW CONC. SLAB ABUTS EX'G WOOD FRAMING.
- LEDGER BOARD, BOLTED TO EX'G W/ ½" DIA. X 8"L LAG BOLTS, STAGGERED @ 24" O.C., PROVIDE SOLID BLOCKING AS REQUIRED.

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PROVIDE DESIGNER WITH LAYOUT. MIN. TJI PERFORMANCE RATING:50. DOUBLE UP JOISTS BENEATH WALLS RUNNING PARALLEL TO FRAMING, TYP. 4. ALL WALLS TO HAVE CONTINUOUS DOUBLE TOP PLATE.

. STRUCTURAL LUMBER TO BE KILN DRIED NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR

2. ALL WOOD BEAMS AND ENGINEERED FLOOR JOIST INDICATED ARE AS MANUFACTURED BY TRUSS JOIST MACMILLAN. REFER TO MANUFACTURER INSTRUCTIONS FOR NAILING / BOLTING OF MULTIPLE PIECE MEMBERS AND FOR LOCATION AND SIZE OF HOLES TO BE CUT IN FRAMING MEMBERS. SUPPLIER TO VERIFY SPANS AND SPACING INDICATED.

FRAMING NOTES

5. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY, TO BE PRESSURE TREATED, TYP. 6. SOLID BEARING LOCATIONS, AS INDICATED, TO BE SOLID WOOD 4x4 POST, U.N.O.

& GAUGE RECOMMENDED BY MANUFACTURER FOR THE SPECIFIC FRAMING

CONNECTION. ALL FASTENERS EXPOSED TO WEATHER SHALL BE GALVANIZED. 8. HANGERS & CONNECTORS TO BE SIMPSON OR EQUAL.

9. INSTALL HEADERS AS HIGH AS POSSIBLE. FRAME DOWN FOR OPENING AS REQUIRED. 10. ALL POINT LOADS FROM ABOVE TO BE TRANSFERRED TO FOOTING BY WAY OF SOLID POST - WHETHER INDICATED OR NOT.

11. ALL EXTERIOR WALLS TO RECEIVE $\frac{1}{2}$ " SHEATHING FOR A MIN. OF 4' FROM CORNER,

12. PROVIDE LATERAL SUPPORT FOR ALL BEAMS / JOIST @ BEARING.

AREA OF OVER-FRAMING

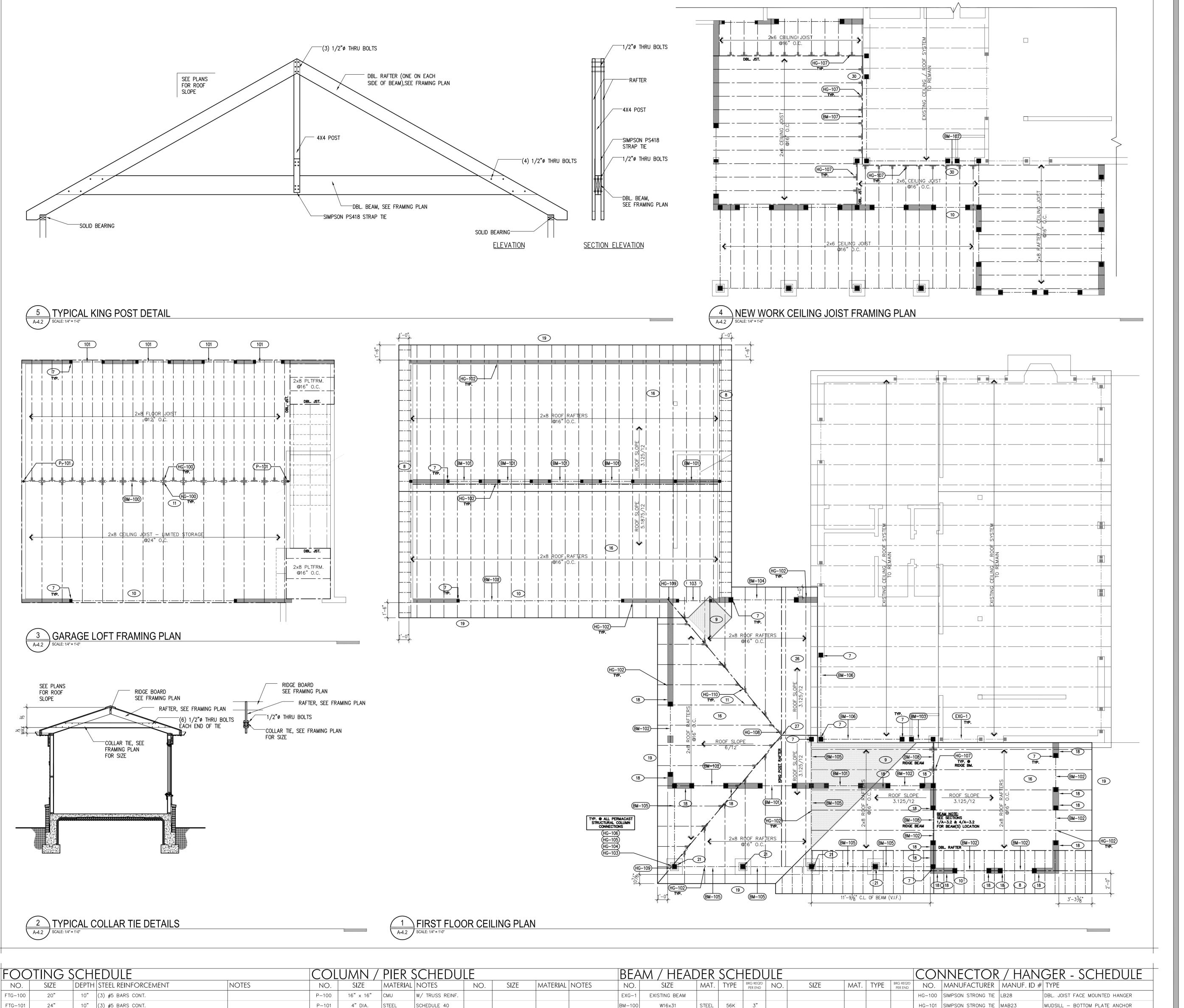
------ FRAMING MEMBER EXISTING WALL /
CONSTRUCTION TO REMAIN BEARING WALL / PARTITION BEARING WALL / PARTITION ABOVE

P57 - 07 - 03 - 005 ----- NEW HEADER / BEAM SOLID BEARING / COLUMN

✓ PLB POINT LOAD TO BELOW

▼PLA POINT LOAD FROM ABOVE

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FOOTING S	CHEDULE	COLL	JMN /	PIER	SCHEDUL	E		BEA	M / HEA	ADER	SCF	HEDULE	C	DNNE(TOR / HAN	IGER - SCHEDULE
	DEPTH STEEL REINFORCEMENT NOTES	NO.	SIZE		l NOTES	NO.	SIZE	MATERIAL NOTES NO.	SIZE			BRG REQ'D NO. SIZE			ACTURER MANUF. ID	
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								BM-104	(2) 2x8	WOOD	HEM FIR	R 3"	HG-	105 SIMPSON S	TRONG TIE HD8A	ANCHOR BASE - HOLLOW COL. CONNECTOR
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FRAMING NOTES

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AREA OF OVER-FRAMING

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------ FRAMING MEMBER EXISTING WALL /
CONSTRUCTION TO REMAIN BEARING WALL / PARTITION BEARING WALL / PARTITION ABOVE

----- NEW HEADER / BEAM SOLID BEARING / COLUMN ✓ PLB POINT LOAD TO BELOW ▼PLA POINT LOAD FROM ABOVE ☐ JOIST / RAFTER HANGER

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