

## LIST OF ABBREVIATIONS

1R/1S	1 ROD & 1 SHELF		
ABV	ABOVE	L/A	DEFLECTION LIMIT
A/C	AIR CONDITIONING	LAV	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LG.	LONG LINEN
A.F.G.	ABOVE FINISH GRADE	MATL.	MATERIAL
APPROX	APPROXIMATE	M.C.	MEDICINE CABINET
AW	AWNING	MEP	MECHANICAL, ELECTRICAL & PLUMBING
BLDG.	BUILDING	MFR.	MANUFACTURER
B.L.	BUILDING LINE	M.O.	MASONRY OPENING
BM.	BEAM	MTL.	METAL
B.O.B.	BOTTOM OF BEAM	MW	MICROWAVE
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	N.T.S.	NOT TO SCALE
CLG.	CEILING		
CMU	CONCRETE MASONRY UNIT	PL.	PLATE
COL.	COLUMN	P.L.	PROPERTY LINE
CONC.	CONCRETE	PLYWD.	PLYWOOD
COND.	CONDENSOR	PR	PAIR
CONST.	CONSTRUCTION		
CPT.	CARPET	O.C.	ON CENTER
C.O.	CASED OPENING	O.H.	OVER HEAD
CS	CASEMENT	OPNG.	OPENING
DIA.	DIAMETER	R.	RADIUS
DIM.	DIMENSION	R	ROD
D	DRYER	RE:	REFER
DH	DOUBLE HUNG	REF.	REFRIGERATOR
D.L.	DIVIDED LIGHT	REQ'D.	REQUIRED
DR	DOOR	R.O.	ROUGH OPENING.
DW	DISH WASHER	R.S.C.	ROUGH SAWN CEDAR
DWG	DRAWING		
E.J	EXPANSION JOINT	S.H.	SINGLE HUNG
ELEC.	ELECTRICAL	S	SHELF
EQ.	EQUAL	S.C.	SOLID CORE
EXH.	EXHAUST	SC:	SCALE
EXIST.	EXISTING	SH	SINGLE HUNG
E.W.	EACH WAY	SHT.	SHEET
F.D.	FURR DOWN/FLOOR DRAIN	SHTG.	SHEATHING
FDN.	FOUNDATION	SP	SOUTHERN PINE
F.F.	FINISH FLOOR	SPECS.	SPECIFICATIONS
FIN.	FINISH	S.S.	STAINLESS STEEL
FLR.	FLOOR	S.S.C.	STAINED & SCORED
FX.	FIXED	STD.	STANDARD
GA.	GAUGE	STD.	STANDARD
G.B.	GRAB BAR	T&G	TONGUE AND GROOVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	T.B.	TOWEL BAR
GWB	GYPSUM WALLBOARD	TELE.	TELEPHONE
H.B.	HOSE BIB	T.O.B.	TOP OF BEAM
HC	HANDICAP	TYP.	TYPICAL
FIN.	FINISH	U.N.O.	UNLESS NOTED OTHERWISE
HD.	HEAD	W	WASHER
HT.	HEIGHT	W/	WITH
H.S.	HORIZONTAL	W.C.	WATER CLOSET
SLIDER		WD.	WOOD
HVAC	HEATING, VENTILATION & AIR CONDITIONING	W.H.	WATER HEATER
		W.S.	WATER SOFTENER
		VER.	VERIFY
		WP	WEATHERPROOF
IRC	INTERNATIONAL RESIDENTIAL CODE	W.W.M.	WELDED WIRE MESH
JT.	JOINT		

## INTERNATIONAL RESIDENTIAL CODE (IRC) NOTES

INTERNATIONAL RESIDENTIAL CODE

**R301.2.1 DESIGN CRITERIA: WIND LIMITATIONS** - ALL WIND BRACING WILL COMPLY WITH PRESCRIPTIVE METHODS OR VAID ENGINEERED ALTERNATIVES. ENGINEERED ALTERNATIVES WILL CARRY THE SEAL AND SIGNATURE OF A LICENSED STRUCTURAL PROFESSIONAL ENGINEER AND ALL LIABILITY FOR THE ACCURACY OF ENGINEERED DESIGN SHALL BE THAT OF THE DESIGN ENGINEER.

**R302.1 FIRE RESISTANCE CONSTRUCTION: EXTERIOR WALLS** - CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS NOT LOCATED ON THE SAME LOT SHALL COMPLY WITH WITH TABLE 302.1 OF MINIMUM FIRE SEPARATION DISTANCE /RATING. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND OVER THE LOT LINE PER EXCEPTION NO. 3.

**R302.5.1 DWELLING/GARAGE OPENING PROTECTION** - OPENINGS FROM A PRIVATE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID DOOR OR HONEYCOMB CORE STEEL DOOR OR 20 MINUTE FIRE-RATED DOOR.

**R302.5.2 DUCT PENETRATION** - DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GA. SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. GARAGE AS PER SECTION R309.2.

**R303.1 LIGHT/VENTILATION AND HEATING: HABITABLE ROOMS** - ALL HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. NATURAL VENTILATION SHALL BE THROUGH AN OPERABLE AREA TO THE OUTDOORS OF A 4% MINIMUM OF THE FLOOR AREA.

NOTE FOR ALL LOFT AREAS (WHERE APPLICABLE) TO COMPLY WITH SECTION R303 USING:  
EXCEPTION NO. 1- THE USE OF APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR.  
EXCEPTION NO. 2- WHERE EXCEPTION NO. 1 IS SATISFIED AND ARTIFICIAL LIGHT LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR.

**R303.6 DWELLING/GARAGE FIRE SEPARATION** - THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE 302.6 AND DOES NOT APPLY TO GARAGE WALLS PERPENDICULAR TO THE ADJACENT DWELLING WALL.

**R308.4 HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING** - REQUIREMENTS FOR SAFETY GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

**R311.7.4 (1 AND 2) STAIRWAY TREAD AND RISERS** - THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE MINIMUM TREAD DEPTH SHALL BE 10".

**R311.7.7 STAIRWAY HANDRAILS** - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" NOR MORE THAN 38".

**R314 SMOKE ALARMS** - ALL SMOKE ALARMS SHALL BE IN ACCORDANCE WITH U.L. 217 AND SHALL RECIEVE THEIR PRIMARY POWER FROM PERMANENT BUILDING WIRING WITH BATTERY BACKUP.

**R315 CARBON MONOXIDE ALARMS** - CARBON MONOXIDE ALARMS SHALL BE INSTALLED WITHIN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING AREA.

**R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY** - PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN LOCATIONS LISTED PER R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED.

**R403.16 FOUNDATION ANCHORAGE** - WOOD SOLE PLATES AT ALL EXTERIOR WALLS, WOOD SOLE PLATES OF INTERIOR BRACED WALLS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT 6'-0" O.C. MAXIMUM.

**R602.3 WOOD WALL FRAMING DESIGN AND CONSTRUCTION** - EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE CAPABLE OF RESISTING THE WIND PRESSURE UNDER 90 MPH PER TABLE R301.2 (2 AND 3) IN DESIGN AND CONSTRUCTION IN ACCORDANCE WITH WITH THE PROVISIONS UNDER R602.3 (1 AND 2). ALL FRAMING AND STRUCTURAL TO BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

**R703.7.4.1 STONE/MASONRY VENEER ANCHORAGE SIZE AND SPACING** - EACH VENEER TIE WILL NOT BE SPACED MORE THAN 24" O.C. HORIZONTALLY AND VERTICALLY AND SHALL NOT SUPPORT MORE THAN 2.67 S.F. OF WALL AREA.

**R703.7.6 STONE/MASONRY VENEER WEEPHOLES** - WEEPHOLES SHALL BE PROVIDED AT A MAXIMUM SPACING OF 33" O.C. AND NOT LESS THAN 3/16" IN DIAMETER, LOCATED IMMEDIATELY ABOVE FLASHING.

**R902.1 ROOF CLASSIFICATION: ROOF COVERING MATERIALS** - ROOFS SHALL BE COVERED IN MATERIALS AS SET FORTH IN SECTIONS R904 AND R905. CLASS A, B OR C ROOFING SHALL BE INSTALLED IN AREAS DESIGNATED BY LAW AS REQUIRING THEIR USE OR WHEN THE EDGE OF THE ROOF IS LESS THAN 3 FOOT FROM THE PROPERTY LINE.

## GENERAL NOTES

ALSO REFER TO IRC 2015 NOTES ON SHEET 9.

- ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEEDRESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- PROVIDE TEMPERED GLASS WHERE REQUIRED.
- PROVIDE WIND BRACING AT EVERY CORNER AND EVERY 25 FEET.
- DOORS NOT DIMENSIONALLY LOCATED SHALL BE 3" FROM STUD FACE TO DOOR EDGE OR CENTERED BETWEEN WALLS AS SHOWN.
- VENT ALL BATHROOM AND KITCHEN FANS TO OUTSIDE ATMOSPHERE.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS FER IRC R606.
- PROVIDE REQ'D M.E.P. CONNECTIONS IN ATTIC FOR HVAC AND W/H AS REQUIRED (IF APPLICABLE).
- CONTRACTOR SHALL PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE.
- IN AREAS UNDER IRC 2012 OR LATER, PROJECTIONS LESS THAN 5' FROM PROPERTY LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE AND SHALL NOT EXTEND TO WITHIN 4' OF PROPERTY LINE PER R302 & TABLE 302.1.
- IN C.O.S.A., VENTS IN GARAGE PER C.O.S.A AMENDMENTS TO IRC.
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (AND 3'-0" MIN. HEIGHT).
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE W/ IRC SECTION R1004.4 & SHALL BE TESTED IN ACCORDANCE W/ UL 127.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS ABOVE GRADE LEVEL SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR PER IRC SEC 310.
- PROVIDE FIRESTOPPING IN ALL CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS ALONG CORNERS.
- LET-IN WIND BRACES AT 45 DEGREES OR PLYWOOD AT THE LENTH OF THE WALL.
- INSULATION IN WALLS TO BE 25 FLAME SPREAD/450 SMOKE DEVELOPMENT.

## LIST OF MATERIALS

	BRICK OR STONE		STEEL
	CONCRETE BLOCK		WOOD
	EARTH		PLYWOOD
	CONCRETE		BATT INSULATION
	GYPSUM BOARD		RIGID INSULATION
	GRANULAR FILL		SAND

## LIST OF SYMBOLS

	NORTH SYMBOL
	ROOM NAME
	CEILING HEIGHT
	WINDOW SIZE/TYPE
	DOOR WIDTH
	DETAIL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE
	INTERIOR ELEVATION REFERENCE

## CODE DATA

APPLICABLE CODE FOR THIS PROJECT:  
2021 INTERNATIONAL RESIDENTIAL CODE

## AREA TABULATIONS

CONDITIONED	3,048 S.F.
CARPORIT	593 S.F.
PORCHES	612 S.F.
TOTAL SLAB	4,373 S.F.
TOTAL ROOF	4,856 S.F.

## SHEET INDEX

- COVER SHEET & NOTES
- FOUNDATION PLAN
- FLOOR PLAN
- ROOF FRAMING PLAN
- ELEVATIONS
- ELEVATION & CROSS SECTIONS
- ENLARGED PLAN & CROSS SECTIONS
- ENLARGED PLAN & NOTES
- ELECTRICAL PLAN

## Revisions:


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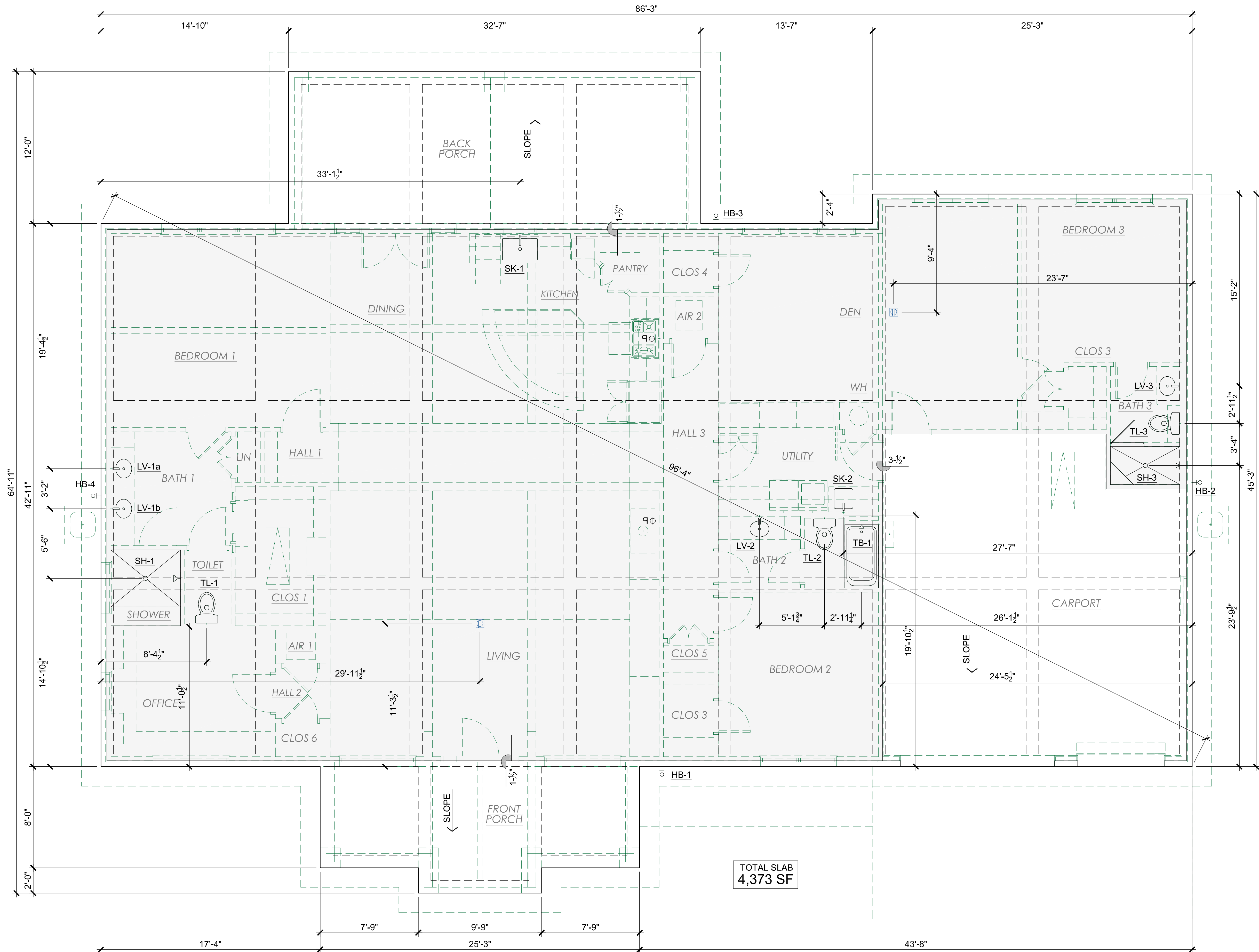
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**COVER SHEET & NOTES**

Sheet Number:

## BIDDING DRAWING

THE SCOPE OF THESE DRAWINGS IS LIMITED TO ARCHITECTURAL SYSTEMS AND COMPONENTS ONLY. ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, FIRE SUPPRESSION, FIRE ALARM, STRUCTURAL AND CIVIL SYSTEMS ARE BEYOND THE SCOPE OF THESE DRAWINGS.

- FD- FLOOR DRAIN
- HB- HOSE BIB
- LV- LAVATORY
- SH- SHOWER
- SK- SINK
- TB- TUB
- TL- TOILET
- WALLS
- ⊕ FLOOR OUTLET
- ⊕P PROPANE



### Revisions:


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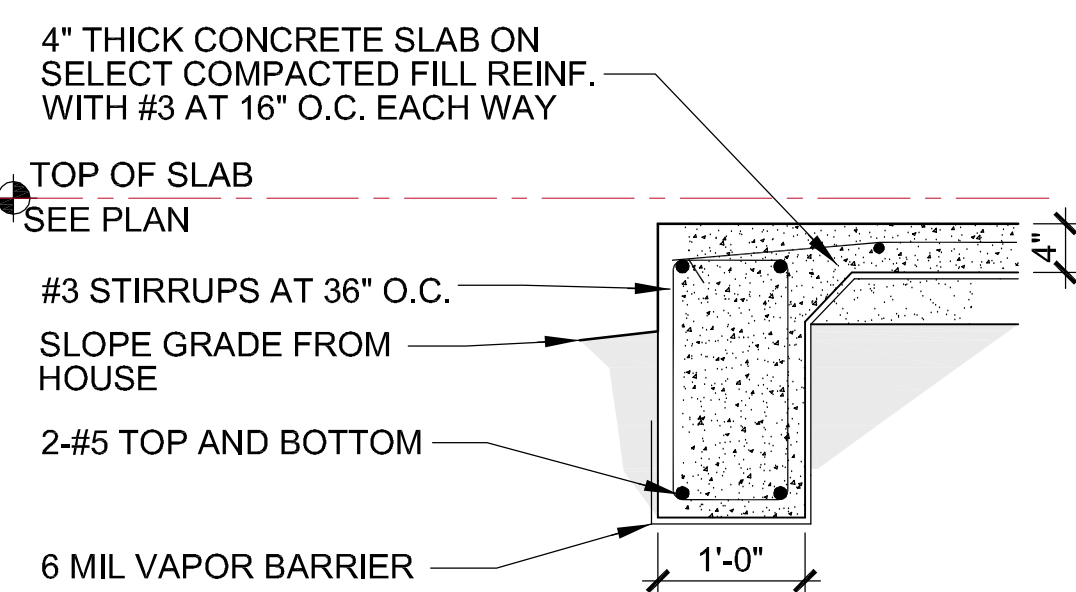
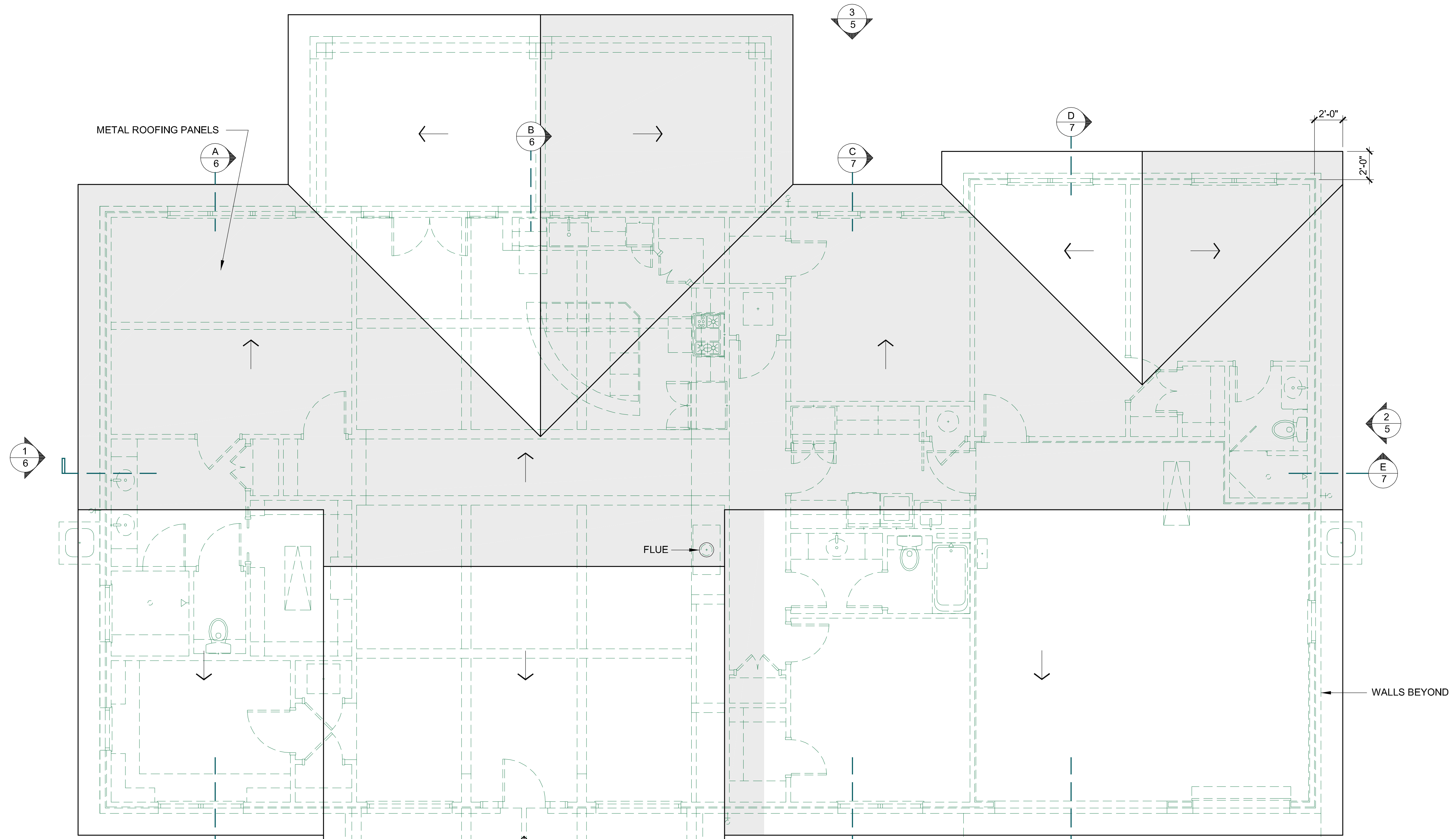
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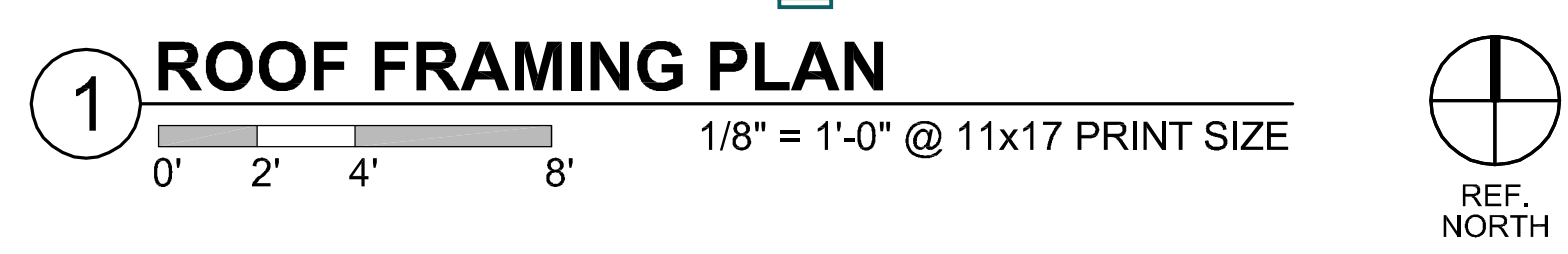


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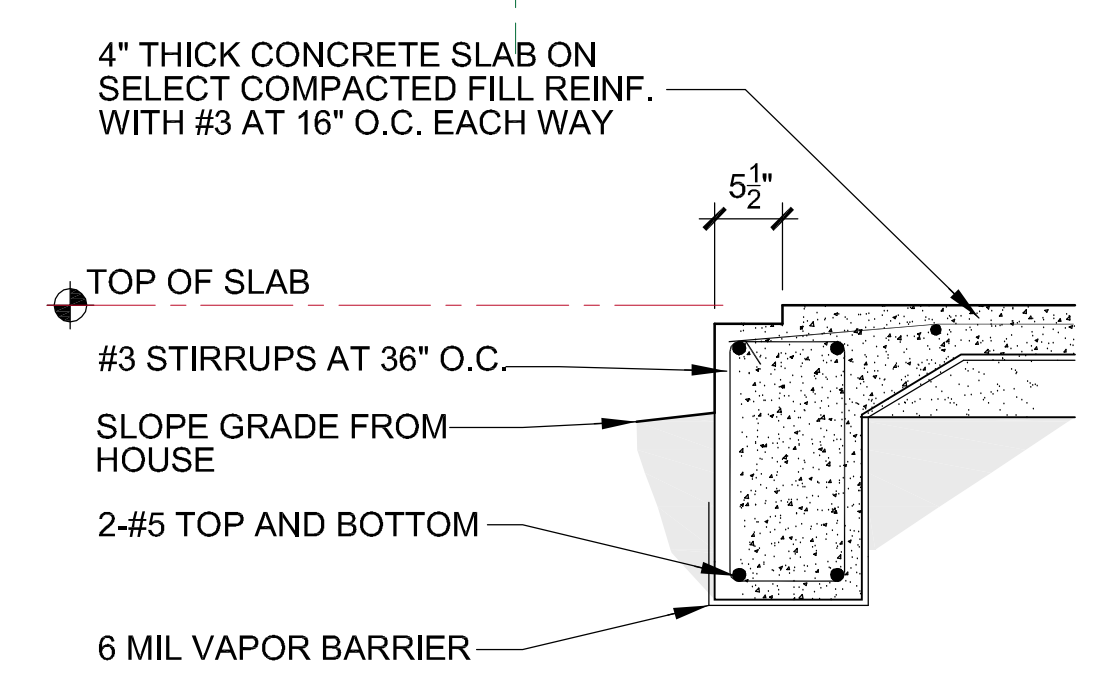
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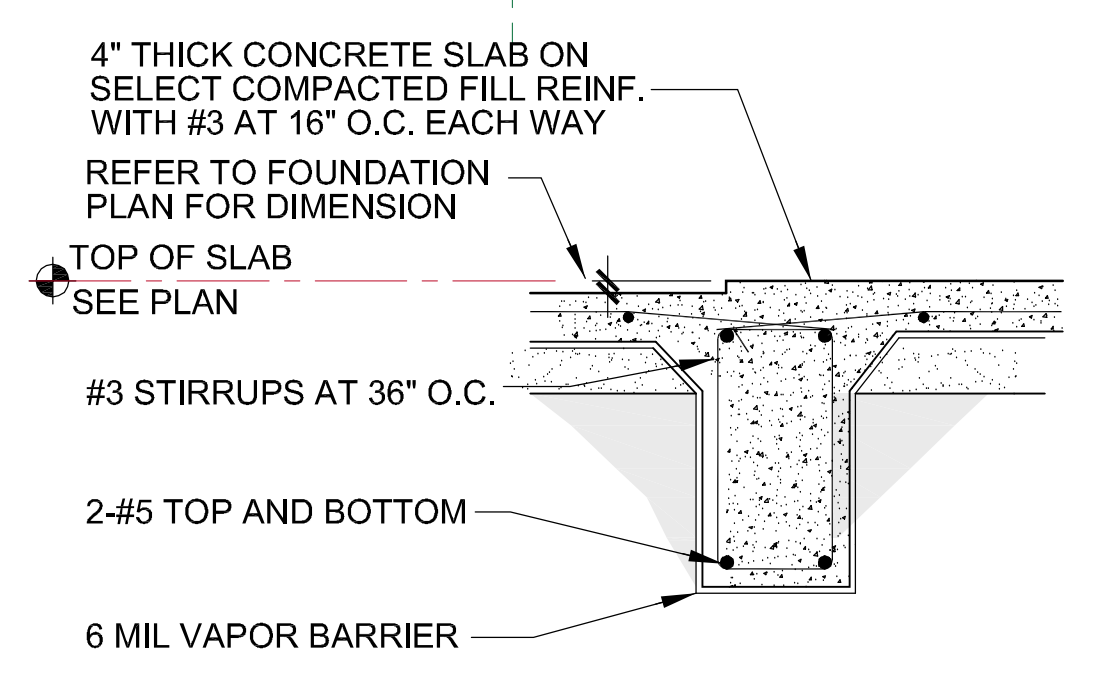
**2 GRADE BEAM**  
3/8" = 1'-0" @ 11x17 PRINT SIZE  
0' 12" 24" 36" 48"



**1 ROOF FRAMING PLAN**  
1/8" = 1'-0" @ 11x17 PRINT SIZE  
0' 2' 4' 8'



**3 GRADE BEAM WITH LUG**  
3/8" = 1'-0" @ 11x17 PRINT SIZE  
0' 12" 24" 36" 48"



**4 INTERIOR GRADE BEAM**  
3/8" = 1'-0" @ 11x17 PRINT SIZE  
0' 12" 24" 36" 48"

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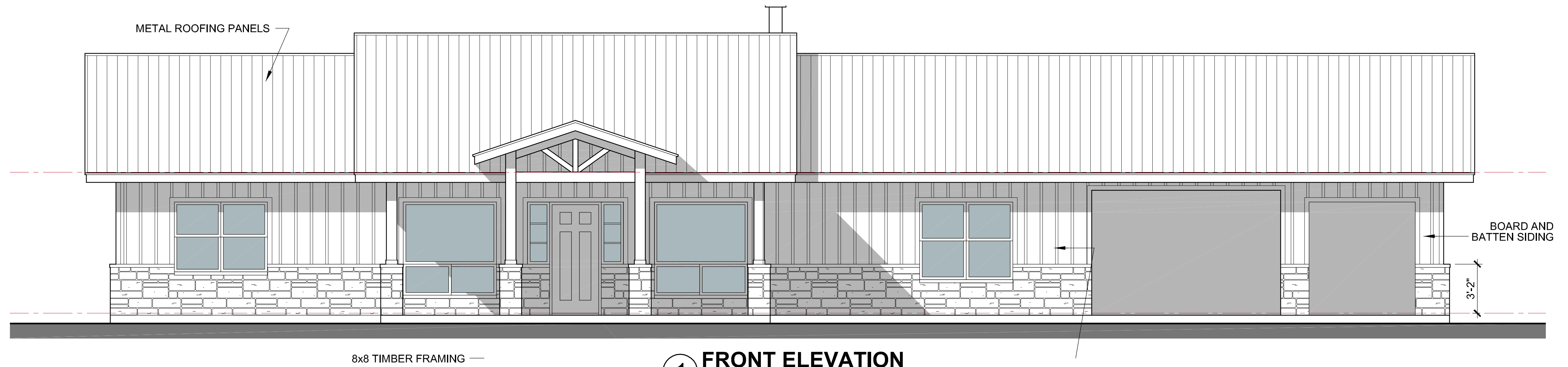

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**ROOF FRAMING PLAN**

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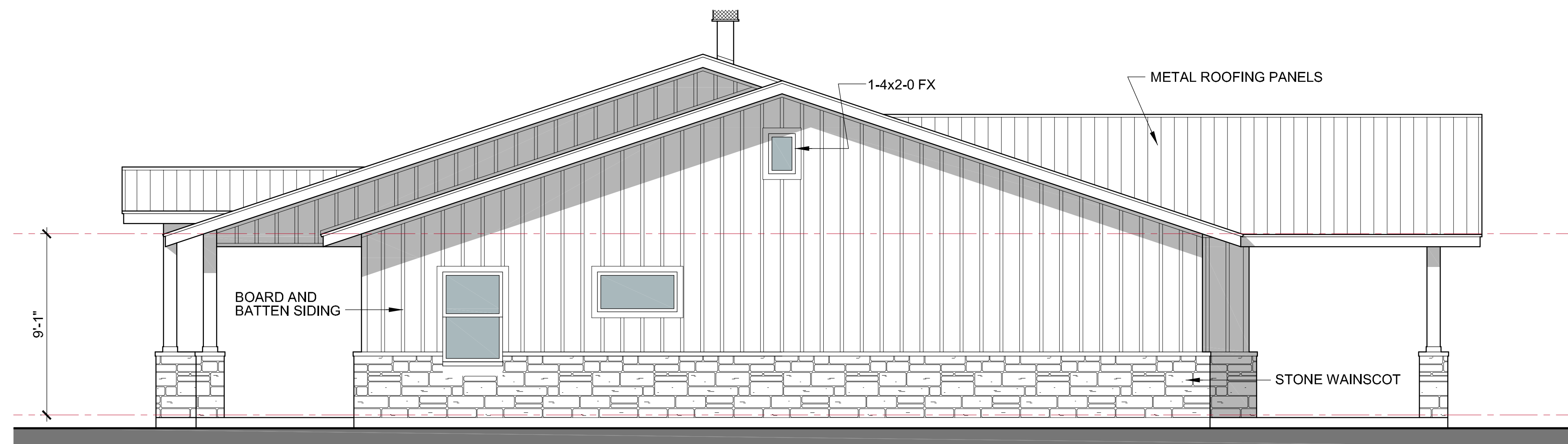
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DRAWING**

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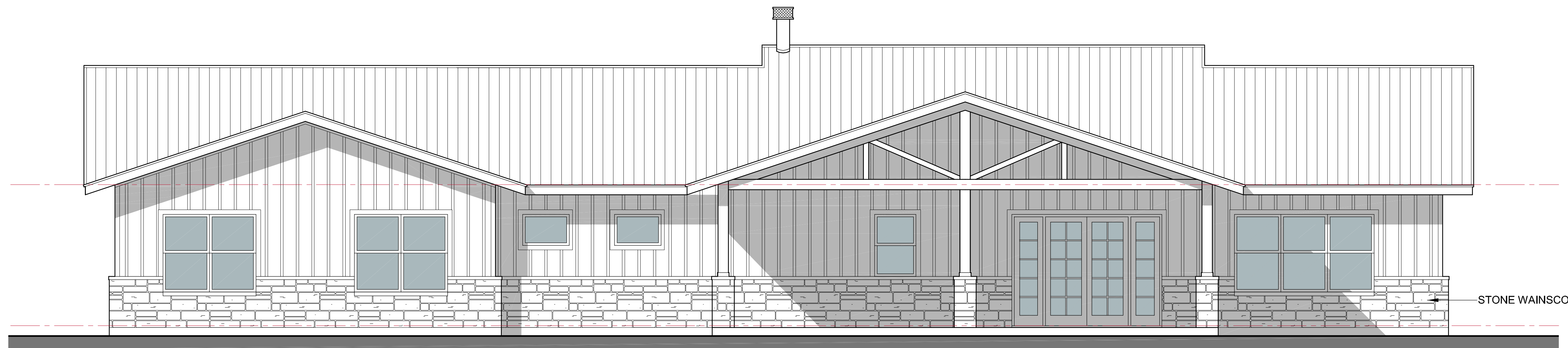


8x8 TIMBER FRAMING

**1 FRONT ELEVATION**  
0' 2' 4' 8' 1/8" = 1'-0" @ 11x17 PRINT SIZE



**2 RIGHT ELEVATION**  
0' 2' 4' 8' 1/8" = 1'-0" @ 11x17 PRINT SIZE



**3 REAR ELEVATION**  
0' 2' 4' 8' 1/8" = 1'-0" @ 11x17 PRINT SIZE

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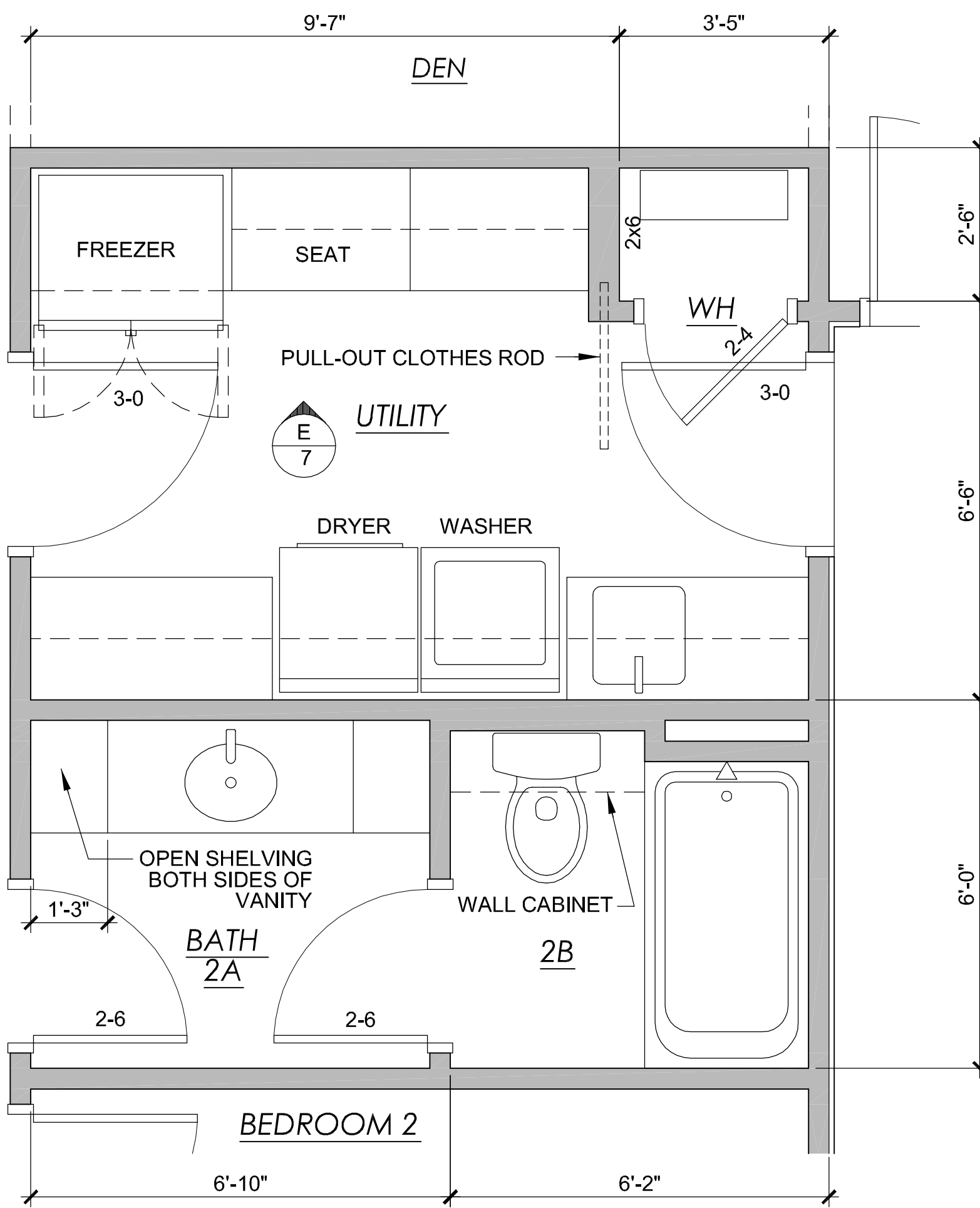
**ELEVATIONS**

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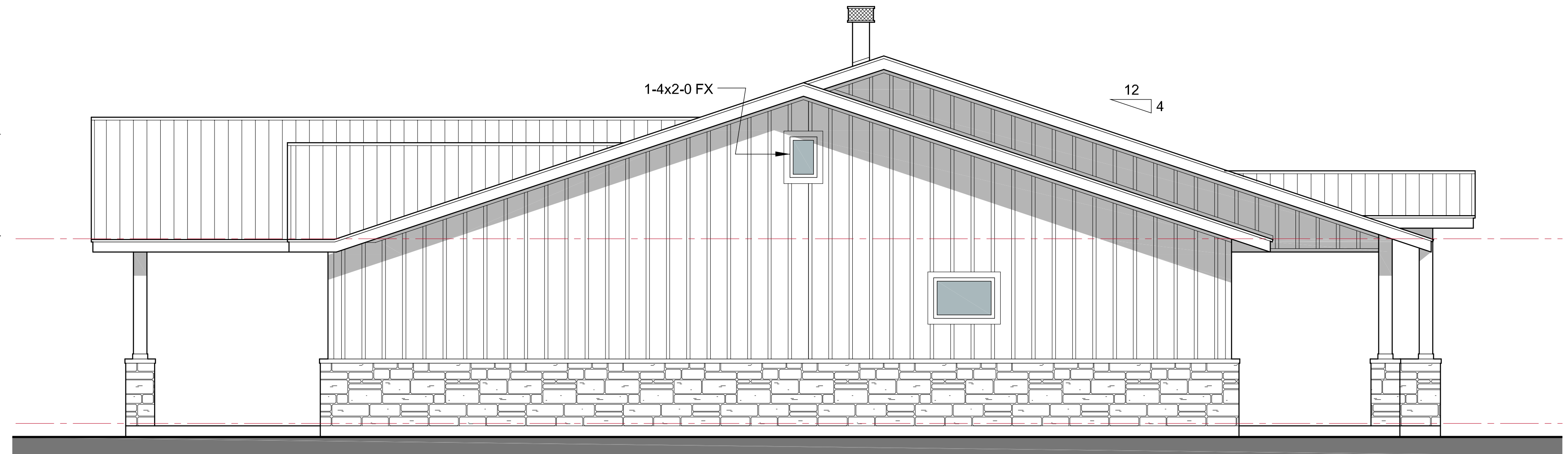
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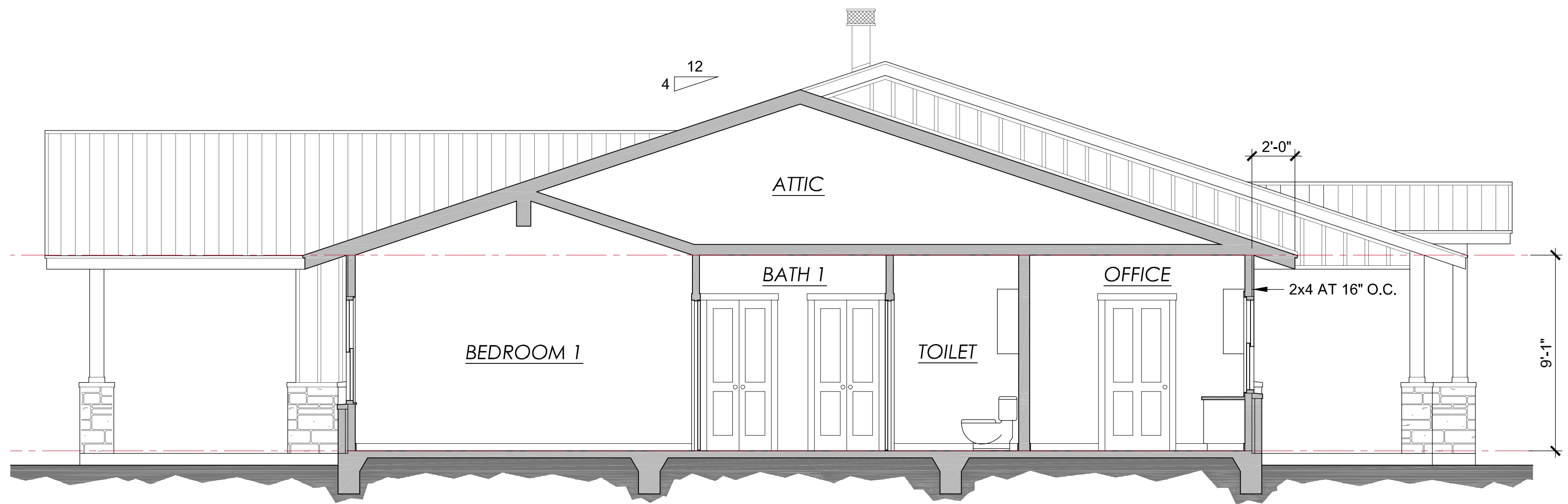
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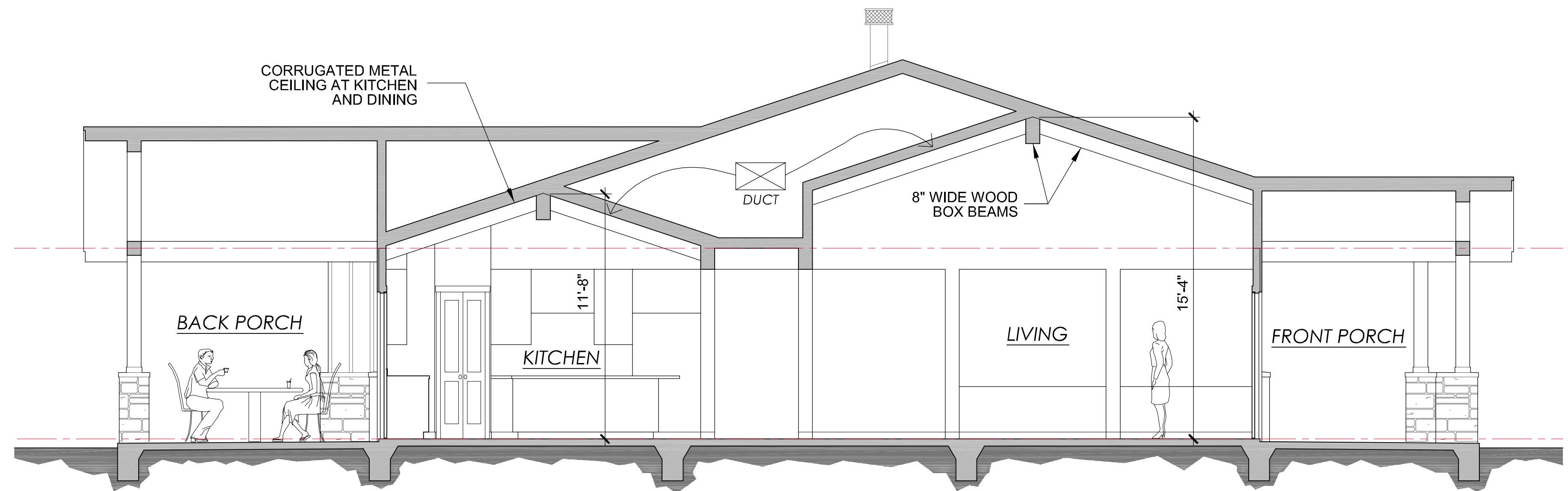
**2 BATH 2 PLAN**  
1/4" = 1'-0" @ 11x17 PRINT SIZE



**1 LEFT ELEVATION**  
1/8" = 1'-0" @ 11x17 PRINT SIZE



**A CROSS SECTION**  
1/8" = 1'-0" @ 11x17 PRINT SIZE



**B CROSS SECTION**  
1/8" = 1'-0" @ 11x17 PRINT SIZE

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**ELEVATION & SECTIONS**

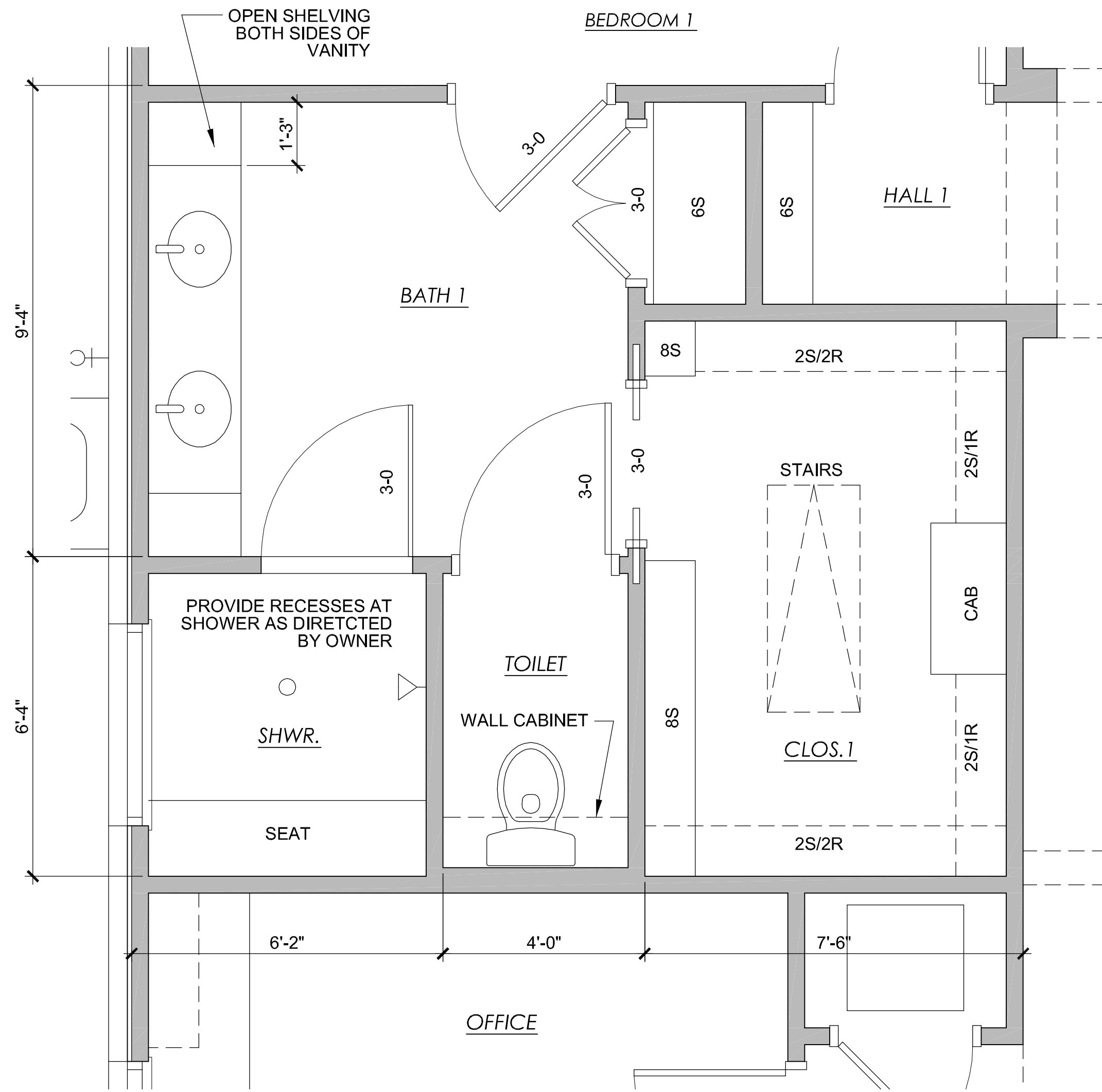
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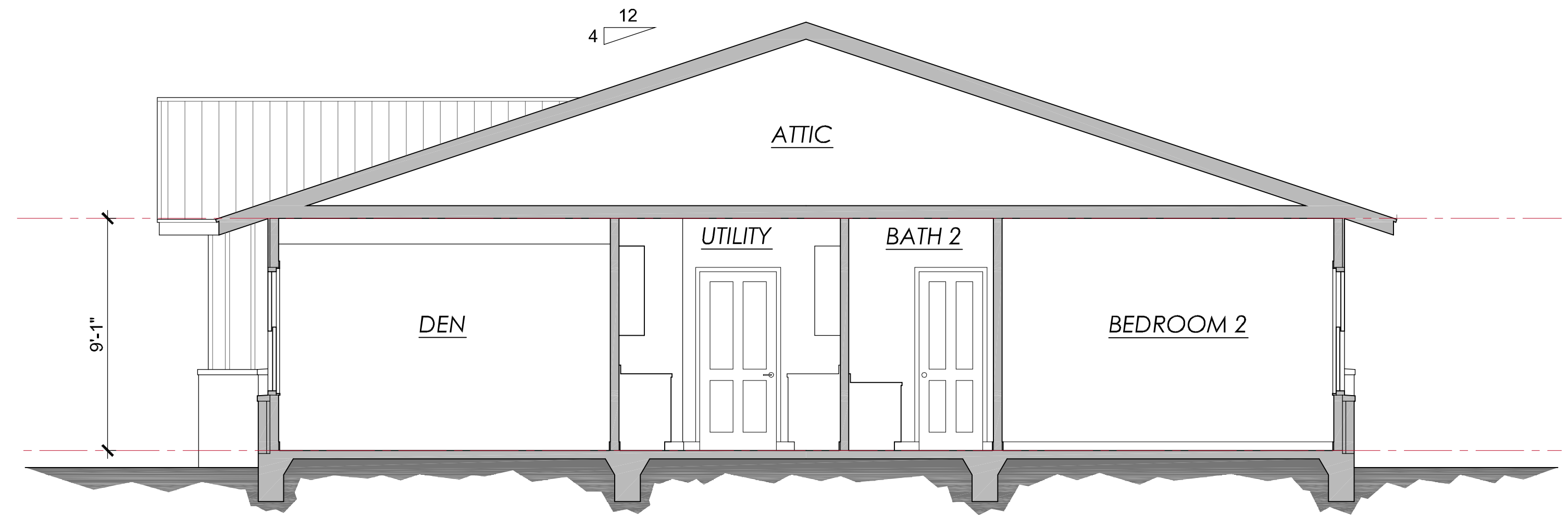
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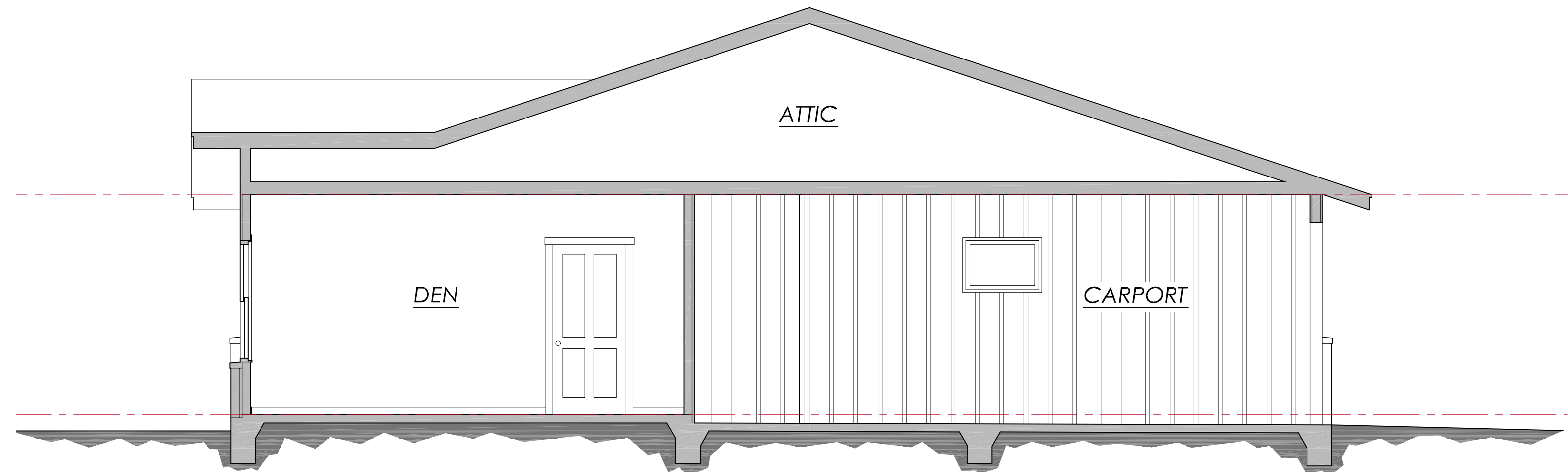
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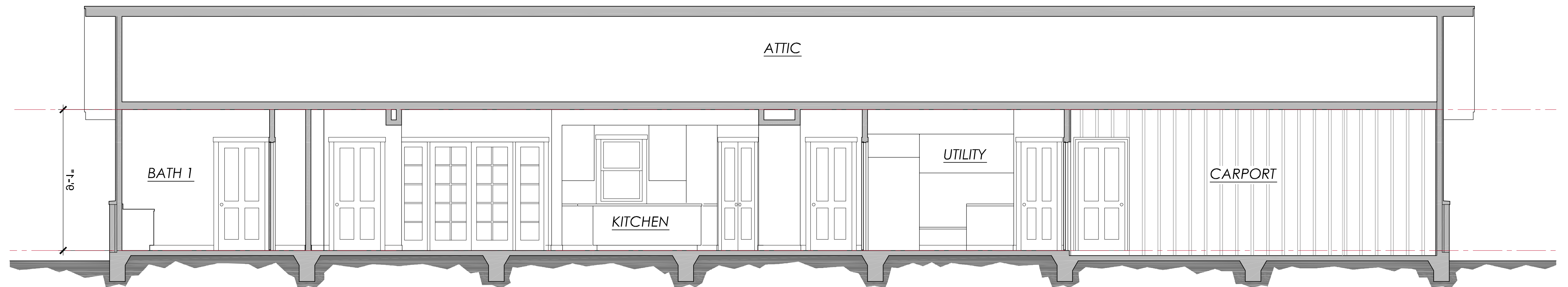
**2 BATH 1 PLAN**  
1/4" = 1'-0" @ 11x17 PRINT SIZE



**C CROSS SECTION**  
1/8" = 1'-0" @ 11x17 PRINT SIZE



**D CROSS SECTION**  
1/8" = 1'-0" @ 11x17 PRINT SIZE



**E CROSS SECTION**  
1/8" = 1'-0" @ 11x17 PRINT SIZE

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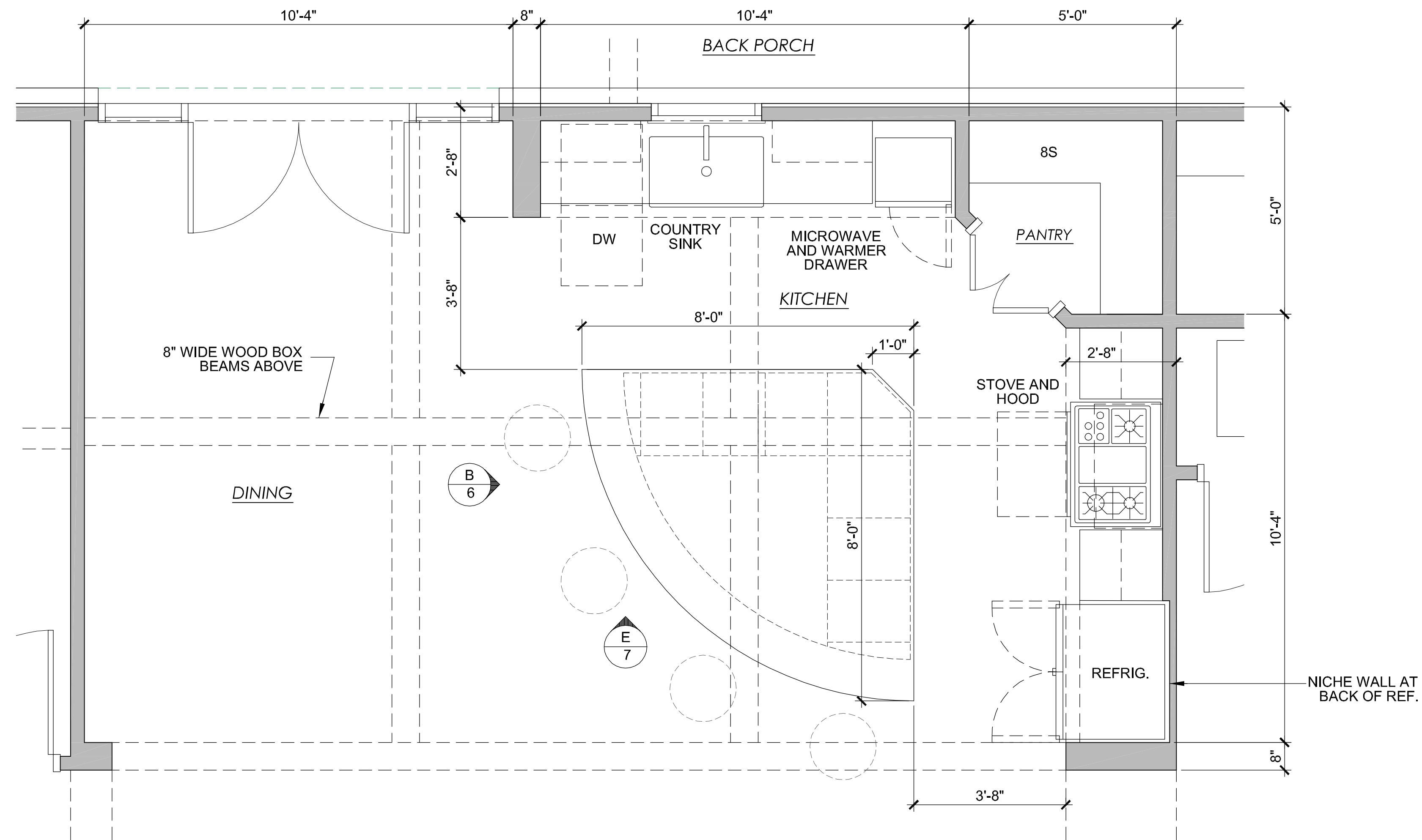
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**ENLARGED PLAN & CROSS SECTIONS**

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**1 KITCHEN PLAN**  
0' 1' 2' 4' 1/4" = 1'-0" @ 11x17 PRINT SIZE

### MAXIMUM CLEAR SPAN FOR JOISTS- WITH LIMITED STORAGE

SIZE	16" O.C.	24" O.C.
2x4	8'-11"	7'-8"
2x6	13'-6"	11'-0"
2x8	17'-5"	14'-2"
2x10	20'-9"	16'-11"

DESIGN LOADS: 20 PSF LIVE / 10 PSF DEAD  
L/A = 240  
SOUTHERN PINE #2  
COMPLIES WITH IRC 2012

### MAXIMUM CLEAR SPAN FOR JOISTS- NO ATTIC STORAGE

SIZE	16" O.C.	24" O.C.
2x4	11'-3"	9'-10"
2x6	17'-8"	15'-6"
2x8	23'-4"	20'-1"
2x10	26'-0"+	23'-11"

DESIGN LOADS: 10 PSF LIVE / 5 PSF DEAD  
L/A = 240  
SOUTHERN PINE #2  
COMPLIES WITH IRC 2012

### MAXIMUM HEADER SPAN- INTERIOR BEARING WALLS

SUPPORTING ONE FLOOR		SUPPORTING TWO FLOORS	
SIZE	SPAN	SIZE	SPAN
(2)2x4	2'-8"	(2)2x4	1'-10"
(2)2x6	3'-11"	(2)2x6	2'-9"
(2)2x8	5'-0"	(2)2x8	3'-6"
(2)2x10	6'-1"	(2)2x10	4'-3"
(2)2x12	7'-0"	(2)2x12	5'-0"
(3)2x8	6'-3"	(3)2x8	4'-5"
(3)2x10	7'-7"	(3)2x10	5'-4"
(3)2x12	8'-10"	(3)2x12	6'-3"

ASSUMED BUILDING WIDTH: 28'  
SOUTHERN PINE #2  
COMPLIES WITH IRC 2012

### MAXIMUM HEADER SPAN- EXTERIOR BEARING WALLS

SUPPORTING ROOF & CEILING		SUPPORTING ROOF, CEILING & 1 FLOOR	
SIZE	SPAN	SIZE	SPAN
(2)2x4	3'-2"	(2)2x4	2'-4"
(2)2x6	4'-8"	(2)2x6	3'-5"
(2)2x8	5'-11"	(2)2x8	4'-4"
(2)2x10	7'-3"	(2)2x10	5'-3"
(2)2x12	8'-5"	(2)2x12	6'-1"
(3)2x8	7'-5"	(3)2x8	5'-5"
(3)2x10	9'-1"	(3)2x10	6'-7"
(3)2x12	10'-7"	(3)2x12	7'-8"

DESIGN LOADS: 30 PSF SNOW LOAD  
ASSUMED BUILDING WIDTH: 28'  
SOUTHERN PINE #2  
COMPLIES WITH IRC 2012

### CONCRETE NOTES

THESE NOTES TO BE VERIFIED BY FOUNDATION STRUCTURAL ENGINEER.

- CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 POUNDS PER SQUARE INCH (UNLESS NOTED OTHERWISE).
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318).
- CONCRETE SHALL BE PROPERLY VIBRATED DURING CONCRETE PLACEMENT TO INSURE PROPER DISTRIBUTION OF THE CONCRETE IN THE FORMS.
- REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH A.S.T.M. SPECIFICATION A615 GRADE 60
- DETAILING OF REINFORCING STEEL SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL.
- PROVIDE 2-#4 x 4'-0" CORNER BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF FOUNDATION BEAMS.
- LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
- ALL HOOKS AND BENDS SHALL CONFORM TO A.C.I. STANDARDS UNLESS SHOWN OTHERWISE ON DRAWINGS.
- TACK WELDING ON REINFORCING STEEL SHALL NOT BE PERMITTED.
- REINFORCING STEEL IN FOOTINGS SHALL HAVE A MINIMUM OF 3" OF CLEAR COVER AGAINST THE EARTH. SLAB REINFORCING STEEL SHALL BE PLACED AT MID-DEPTH.

### ELECTRICAL & MECHANICAL NOTES

- ELECTRICAL SERVICE AMPERAGE TO BE COORDINATED WITH FINAL ELECTRICAL LOAD.
- ALL SWITCHES TO BE 48" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR U.N.O., OR AS REQ'D. BY SCHEDULED APPLIANCE.
- THERMOSTAT TO BE SET AT 60" A.F.F.
- CHIMES TO BE SET AT 84" A.F.F.
- GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- CONFIRM POWER REQUIREMENTS AND POWER LOCATIONS TO ALL EQUIPMENT AND APPLIANCES.
- CONFIRM TYPE, STYLE AND LOCATION OF ALL ELECTRICAL FIXTURES WITH OWNER. INSTALL PER CODE AND MANUFACTURER'S RECOMMENDATIONS.
- OUTLETS WITHIN 3' OF SINK OR LAVATORY OR ABOVE KITCHEN COUNTER TO BE ON A G.F.I. CIRCUIT.
- THERE SHALL BE PROVIDED AT LEAST TWO SEPARATE 20-AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES. CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY. THEY CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC.
- A DEDICATED 20-AMP CIRCUIT SHALL SERVE THE REQUIRED BATHROOM OUTLETS. BATH LIGHTING SHALL NOT BE AN OUTLET CIRCUIT.
- PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLET (VERIFY).
- ALL EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF COVERS & BE G.F.C.I.
- LIGHT FIXTURE IN TUB/SHOWER ENCLOSURES SHALL BE SUITABLE FOR DAMP LOCATIONS.
- SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS SHALL BE 18" FROM STORAGE AREA(S). FLUSH MOUNTED FIXTURES SHALL BE 6" AWAY.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- PROVIDE A LIGHT SWITCH ABOVE ATTIC STAIR IN THE ATTIC, AND TWO KEYLESS LIGHTS IN THE ATTIC. PROVIDE AN OUTLET NEAR THE EQUIPMENT CONTROLLED BY SWITCH NEAR ATTIC ACCESS.
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER
- DOOR BELL TO BE HARDWIRED EXTERIOR BREAKER PANEL TO BE LOCATED ON A SIDE OR REAR WALL CLOSEST ELEC. FEED AT 48" A.F.F.
- VERIFY W/ OWNER LANDSCAPING / POOL EQUIPMENT STUB-OUTS

### Revisions:

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**ENLARGED  
PLAN &  
NOTES**

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**BIDDING DRAWING**

THE SCOPE OF THESE DRAWINGS IS LIMITED TO ARCHITECTURAL SYSTEMS AND COMPONENTS ONLY. ELECTRICAL, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, FIRE SUPPRESSION, FIRE ALARM, STRUCTURAL AND CIVIL SYSTEMS ARE BEYOND THE SCOPE OF THESE DRAWINGS.

**LIGHTING LEGEND**

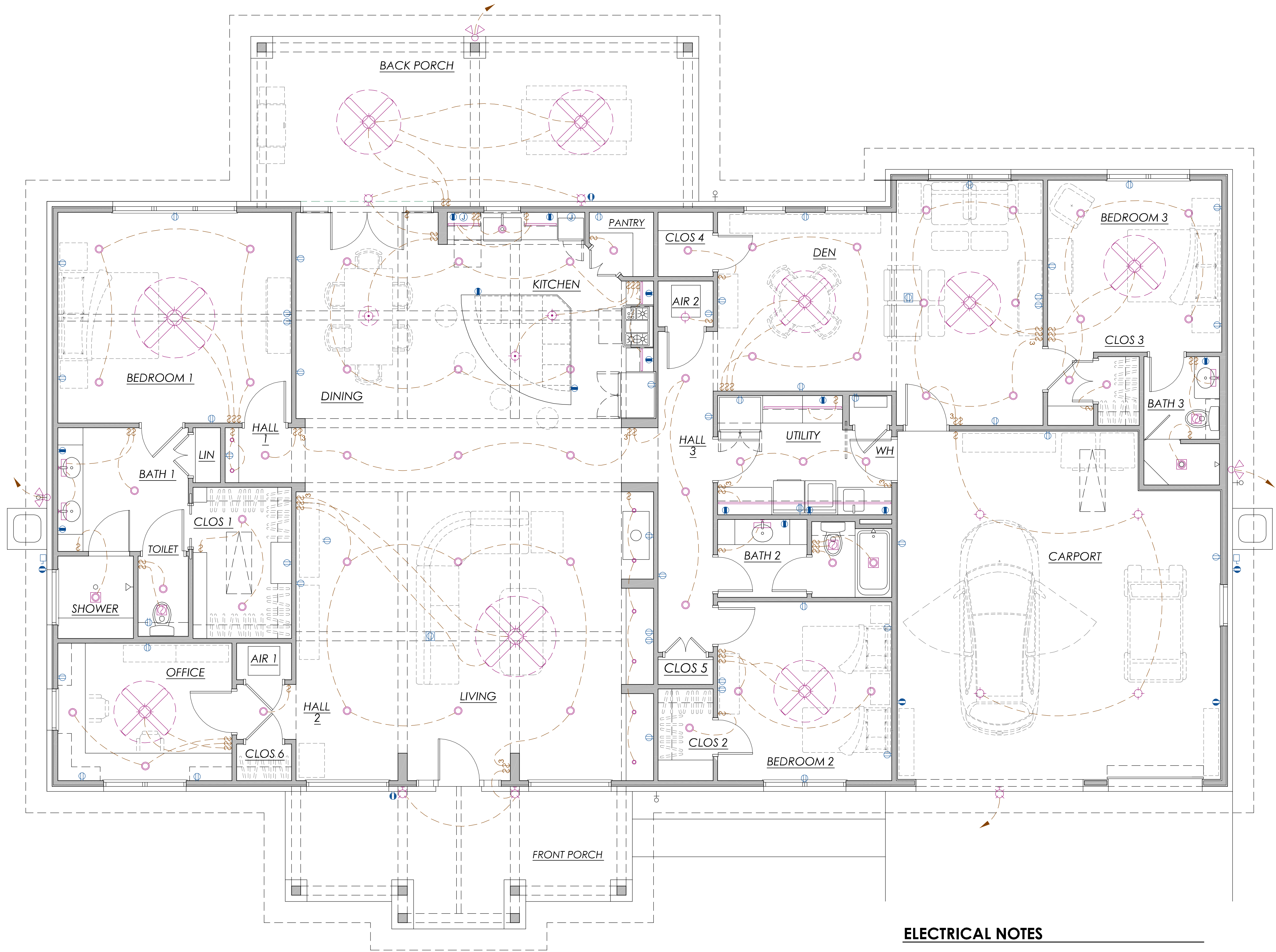
NOTE: SOME DEVICES SHOWN IN LEGEND MAY NOT BE USED ON THIS PROJECT.

- ⌘ 2-WAY LIGHT SWITCH
- ⌘ 3-WAY LIGHT SWITCH
- ⌘ 4-WAY LIGHT SWITCH
- CIRCUIT
- ⊙ CEILING MOUNTED LED LIGHT FIXTURE
- ⊙ WALL MOUNTED LED LIGHT FIXTURE
- ⊙ RECESSED LED LIGHT FIXTURE
- ⊙ 2 LAMP LED FLOOD LIGHT FIXTURE
- ⊙ RECESSED CABINET LIGHT FIXTURE
- ⊙ SPOT LIGHT FIXTURE
- ⊙ SCONCE LIGHT FIXTURE
- ⊙ WALL MOUNTED BATH LIGHT FIXTURE
- ⊙ RECESSED EXTERIOR OR WET LOCATION LED LIGHT FIXTURE
- UNDERCABINET LIGHT FIXTURE
- ⊙ DOOR BELL
- SMOKE/CO/PHOTO-IONIC DETECTOR
- TRACK LIGHTING
- ⊙ PENDANT MOUNTED LIGHT FIXTURE
- ⊙ CEILING FAN WITH LIGHT
- ⊙ CEILING FAN WITHOUT LIGHT
- ⊙ EXHAUST FAN
- ⊙ EXHAUST FAN WITH LIGHT
- ⊙ EXHAUST FAN WITH LIGHT AND HEATER
- ⊙ HEATING LAMP
- ⊙ CEILING SPEAKERS

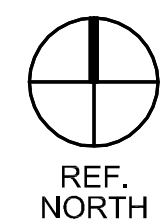
**POWER LEGEND**

NOTE: SOME DEVICES SHOWN IN LEGEND MAY NOT BE USED ON THIS PROJECT.

- ⊙ DUPLEX OUTLET
- ⊙ QUADPLEX OUTLET
- ⊙ GFI DUPLEX OUTLET
- ⊙ WP DUPLEX OUTLET
- ⊙ SWITCHED OUTLET
- ⊙ GFI QUADPLEX OUTLET
- ⊙ JUNCTION BOX
- ⊙ FLOOR OUTLET
- ⊙ 220V OUTLET
- ⊙ ELECTRICAL SHUT-OFF
- ⊙ TELEPHONE OUTLET
- ⊙ INTERNET OUTLET
- ⊙ CABLE OUTLET
- ⊙ CEILING OUTLET



**1 ELECTRICAL PLAN**  
0' 2' 4' 8' 1/8" = 1'-0" @ 11x17 PRINT SIZE



**ELECTRICAL NOTES**

- COORDINATE WITH OWNER ANY OUTLETS REQUIRED FOR CABLE, TELEPHONE OR NETWORKING.
- LIGHT FIXTURES AND FANS TO BE SELECTED BY OWNER.
- COORDINATE WITH OWNER ANY OUTLETS OR DEVICES REQUIRED FOR A SOUND OR SECURITY SYSTEM.
- PROVIDE MINIMUM OF (1) LIGHT FIXTURES AND (1) DUPLEX OUTLET IN THE ATTIC AT EACH SCUTTLE.

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**ELECTRICAL PLAN**

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