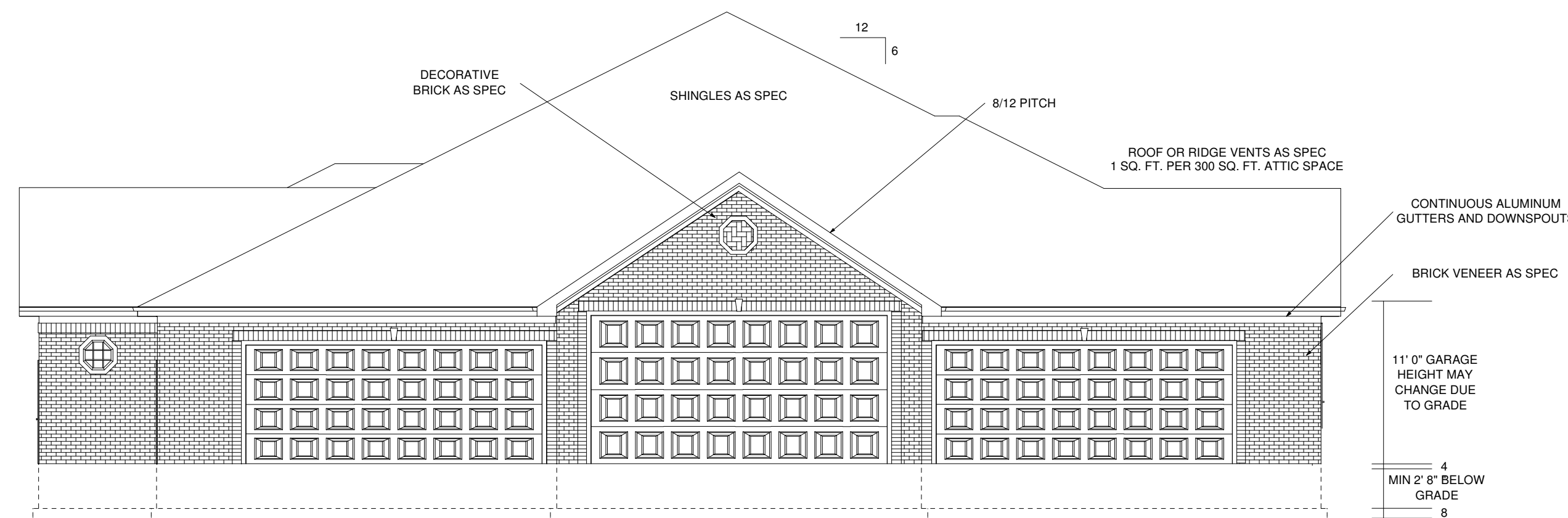
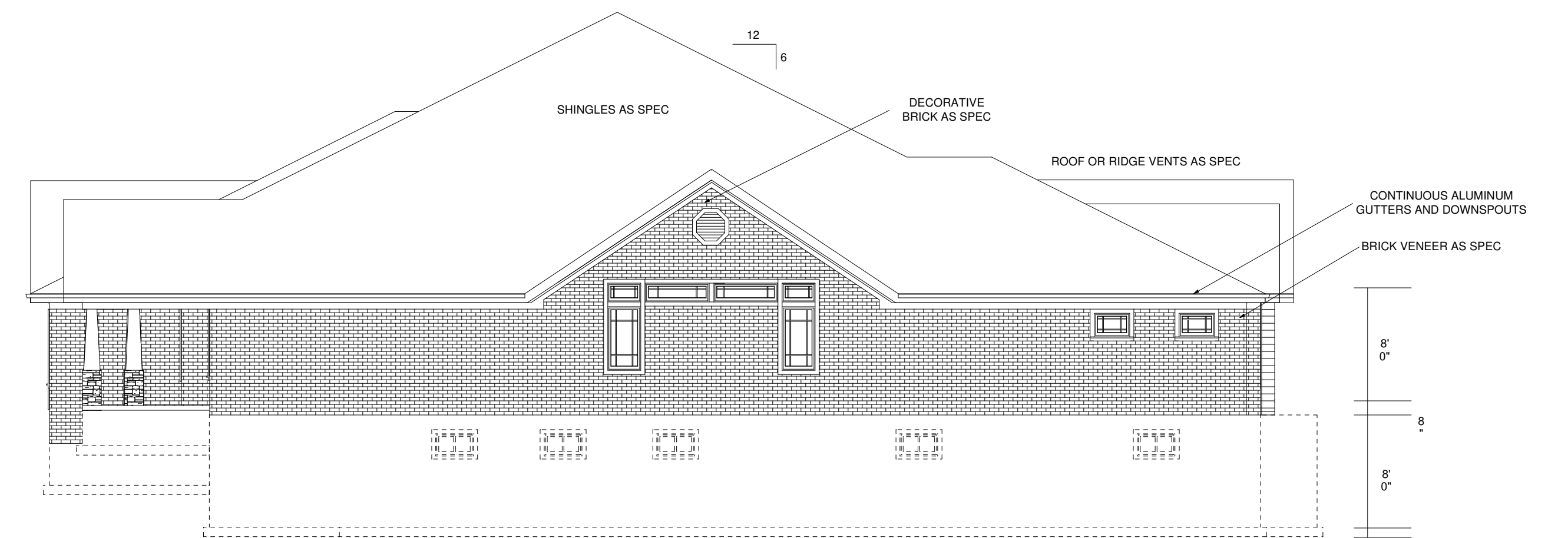




FRONT ELEVATION  
SCALE: 1/4" = 1' 0"

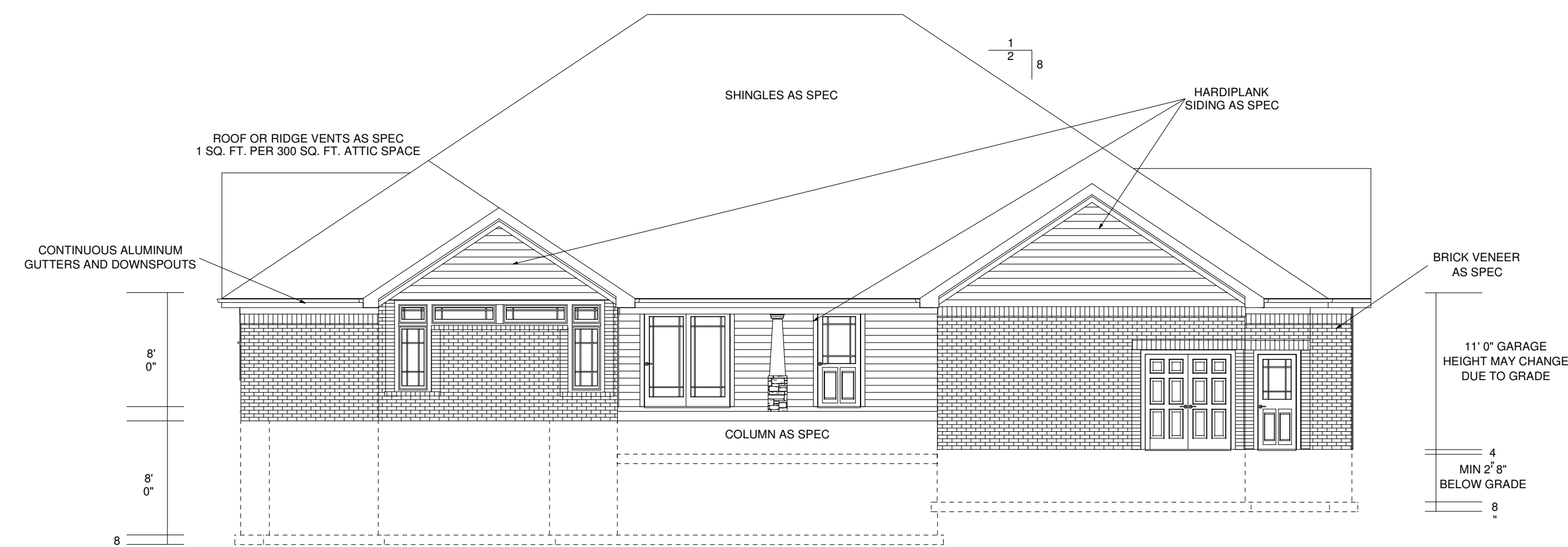


LEFT SIDE ELEVATION  
SCALE: 1/8" = 1' 0"



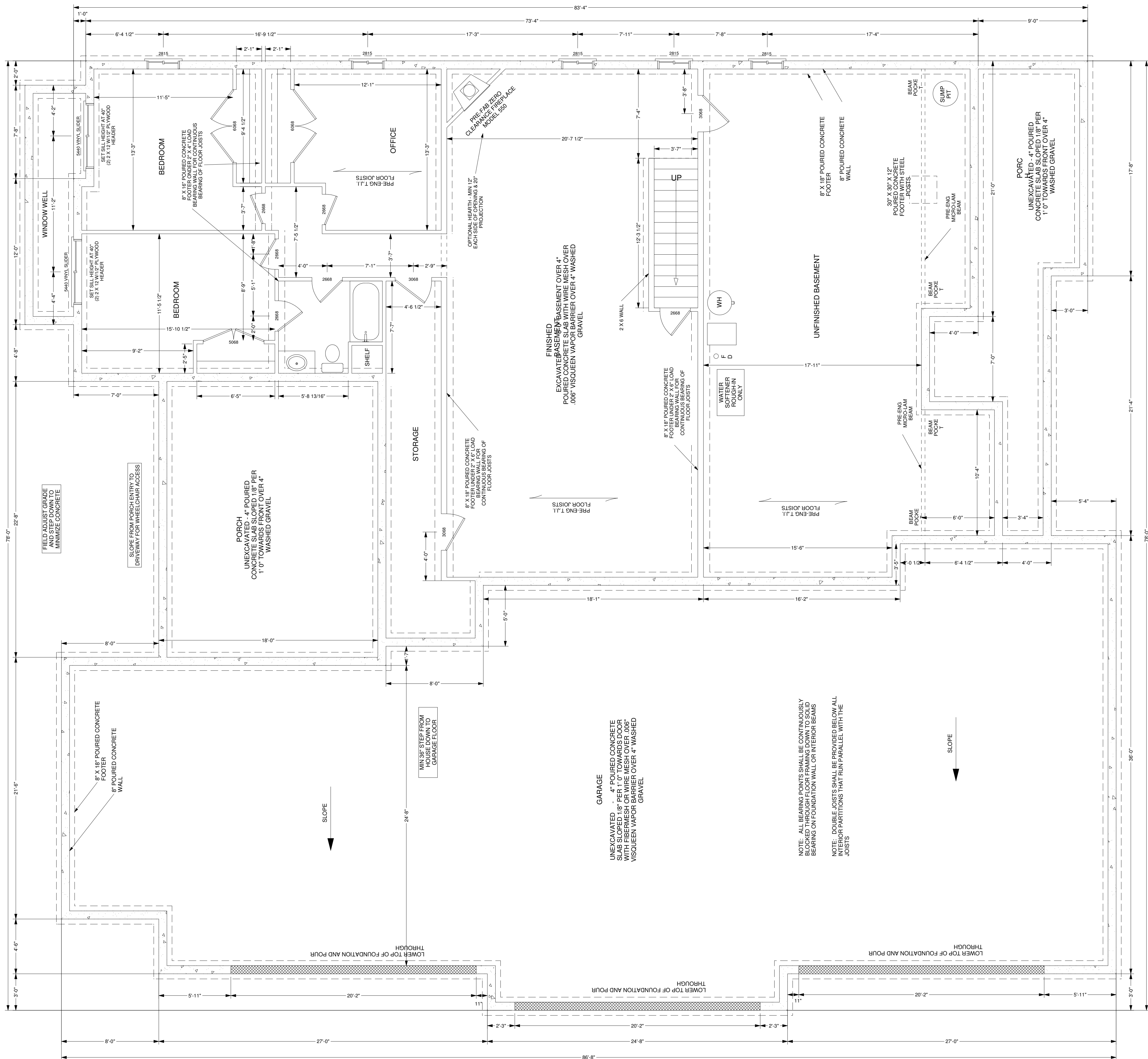
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1' 0"

- DESIGN CRITERIA
- FLOORS, STAIRS, & EXTERIOR DECKS 40 PSF LIVE + 10 PSF DEAD
  - GARAGE 50 PSF LIVE
  - EXTERIOR BALCONIES 60 PSF LIVE + 10 PSF DEAD
  - ROOFS 25 PSF LIVE + 15 PSF DEAD
  - ATTICS - 3/12 OR LESS PITCH 10 PSF LIVE
  - ATTICS - LIMITED ATTIC STORAGE 20 PSF LIVE
  - SLEEPING AREAS 30 PSF LIVE
  - WIND PRESSURE 18 PSF
  - SNOW LOAD 25 PSF
  - CONCRETE WEATHERING STANDARD SHALL BE SEVERE
  - DESIGN MIN. FROST LINE STANDARD SHALL BE 32 IN.
  - DECAY PROBABILITY STANDARD SHALL BE MODERATE.
  - DESIGN SEISMIC CONDITION ZONE SHALL BE #1.
  - MIN. ALLOWABLE SOIL PRESSURE 2000 PSF.



REAR ELEVATION  
SCALE: 1/8" = 1' 0"

| SQUARE FOOTAGE      |              |
|---------------------|--------------|
| 1ST FLOOR           | 2732 SQ. FT. |
| GARAGE              | 2583 SQ. FT. |
| FINISHED BASEMENT   | 1784 SQ. FT. |
| UNFINISHED BASEMENT | 948 SQ. FT.  |
| FRONT PORCH         | 293 SQ. FT.  |
| REAR PORCH          | 408 SQ. FT.  |

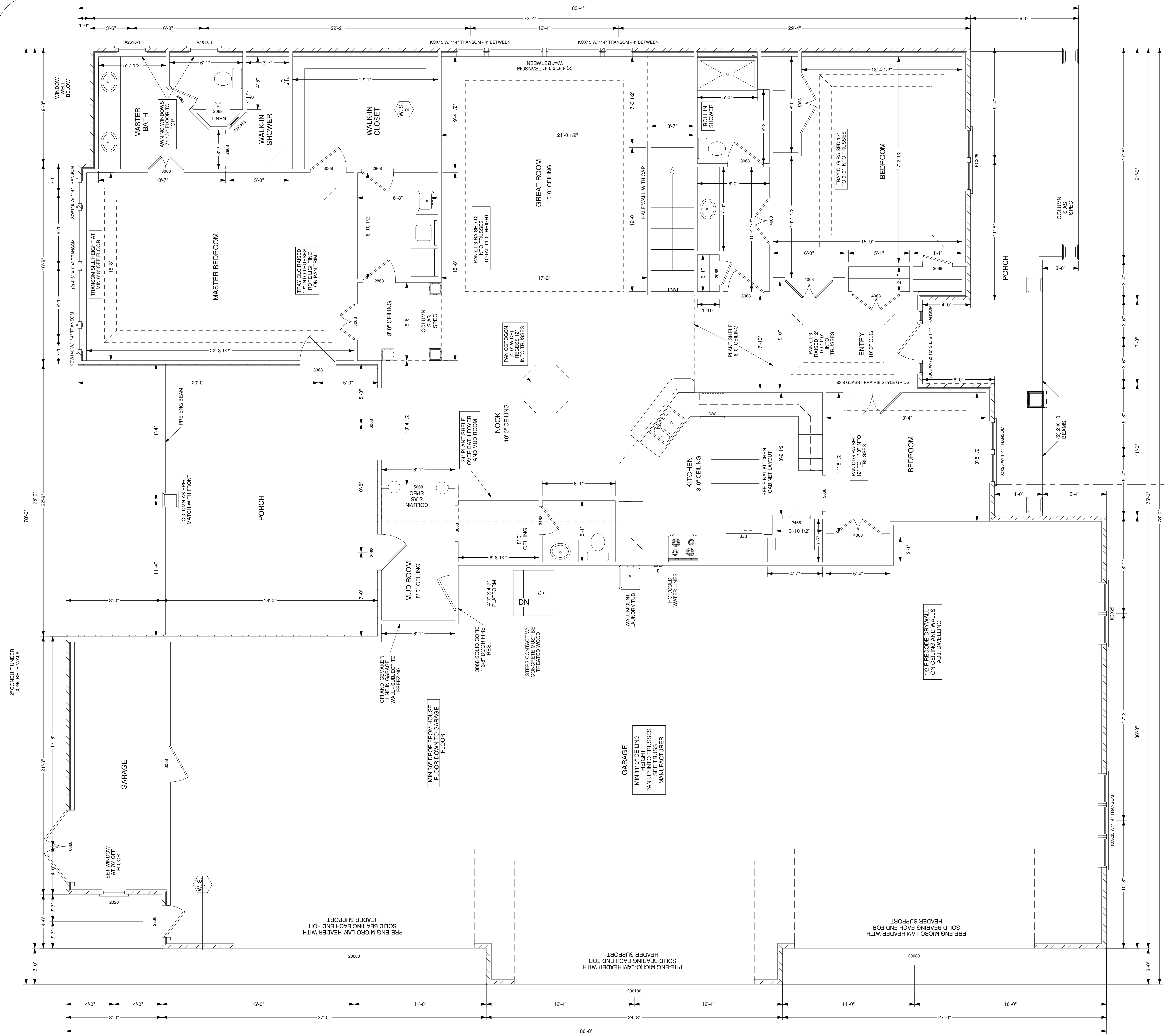


- WOOD**
- 1. MATERIALS:**
- A. FRAMING LUMBER**
- 2 X 8 AND LARGER NO. 1 GRADE OR BETTER SOU. PINE KILN DRIED.
  - 2 X 4 AND 2 X 6 STUD NO. 3 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
  - CCA OR C2C PRESS. TREAT PIECES IN CONTACT WITH FOUND. OR EXPOSED TO WEATHER.
- B. ROOF SHEATHING AND SUB-FLOORING: 48/24 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE**
1. ALL SHEATHING TO BE NAILED WITH 8D NAILS AT 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- C. WALL SHEATHING: 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.**
1. ALL PLYWOOD SHEARWALLS SHALL BE NAILED WITH 8D NAILS AT 9 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. PLYWOOD SHEATHING NOT NOTED AS PLYWOOD SHEAR WALL SHALL BE NAILED WITH 8D NAILS AT 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORT.
- D. ADHESIVE FOR GLUED AND NAILED PLYWOOD SUB-FLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.**
2. ALL PLYWOOD SUB-FLOORING SHALL BE GLUED AND NAILED.
  3. BRIDGING IN FLOOR AND CEILING JOISTS SHALL BE 1IN. X 3 IN. CROSS BRIDGING (DOUBLE NAILED) AT 8 FT. 0 IN. O.C. MAXIMUM.
  4. STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
  5. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS, AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE.
  6. ALL BEARING POINTS SHALL BE CONTINUOUSLY BLOCKED THROUGH FLOOR FRAMING DOWN TO SOLID BEARING ON FOUNDATION WALL OR INTERIOR STEEL BEAMS.
  7. AT FIRST FLOOR JOISTS THAT ARE PARALLEL TO THE BASEMENT FOUNDATION WALL, PROVIDE FULL DEPTH SOLID BLOCKING AT 48 IN. O.C. BETWEEN THE RIM JOISTS AND THE FIRST INTERIOR JOIST.
  8. DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.
  9. ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY CONTRACTOR.
  10. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40 PERCENT OF THE STUD WIDTH.
  11. ALL BEARING POINTS UNDER CONCENTRATED LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS, AND WHERE INDICATED IN A WALL ON THE DRAWINGS, SHALL BE AT LEAST THE WIDTH OF THE BEARING, STRUCTURAL MEMBER, AND/OR A MINIMUM OF 1) ONE 2X STUD CRIPPLE NAILED TOGETHER WITH 8D NAILS AT 16 IN. O.C. TO (1) FULL HEIGHT STUD FOR SPANS UP TO 6 FT. 0 IN. AND (2) 2X CRIPPLES FOR SPANS GREATER THAN 6 FT. 0 IN. UNLESS OTHERWISE NOTED.
  12. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 16D NAILS AT 12 IN. O.C. FOR BEAM DEPTHS LESS THAN 12 INCHES. FOR DEPTHS GREATER THAN 12 INCHES, THROUGH-BOLT WITH 1/2 IN. DIAMETER BOLTS AT 12 IN. O.C. STAGGERED TOP AND BOTTOM.
  13. 4 FOOT WIDE APA RATED STRUCTURAL WALL SHEATHING SHALL BE LOCATED AT EACH END OF EACH EXTERIOR WALL AND AT LEAST EVERY 25 FEET OF WALL LENGTH.
  14. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED 1/6 OF THE MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN 1/3 OF THE MEMBER DEPTH, OR WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN 2 FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT / ENGINEER.

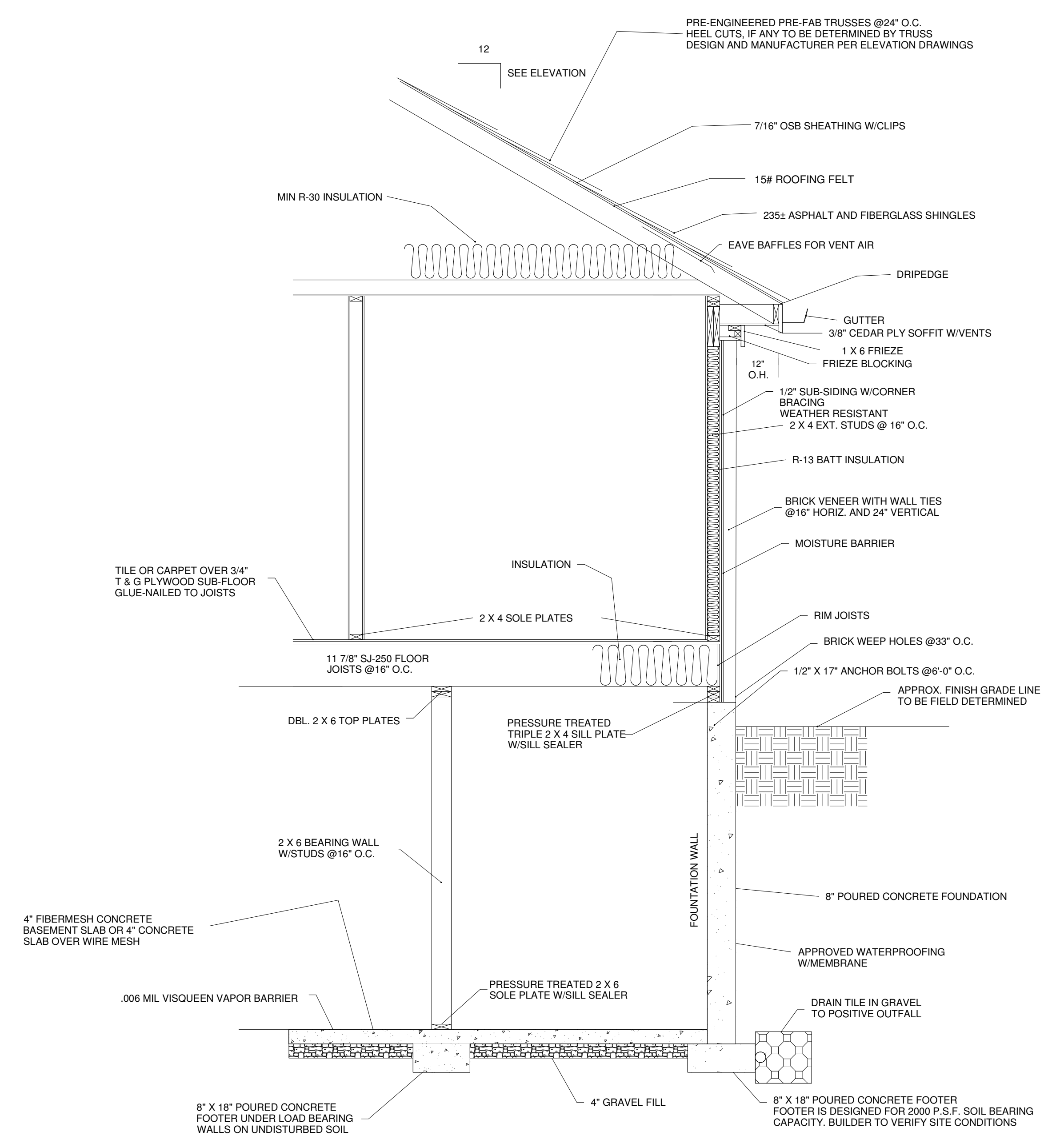
**BASEMENT FOUNDATION**

NOTE: DESIGN DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KNISS AND ASSOCIATES, INC. ANY UNAUTHORIZED USAGE, MODIFICATION, OR ADAPTATION IS PROHIBITED UNLESS PERMISSION IS ACQUIRED IN WRITING.

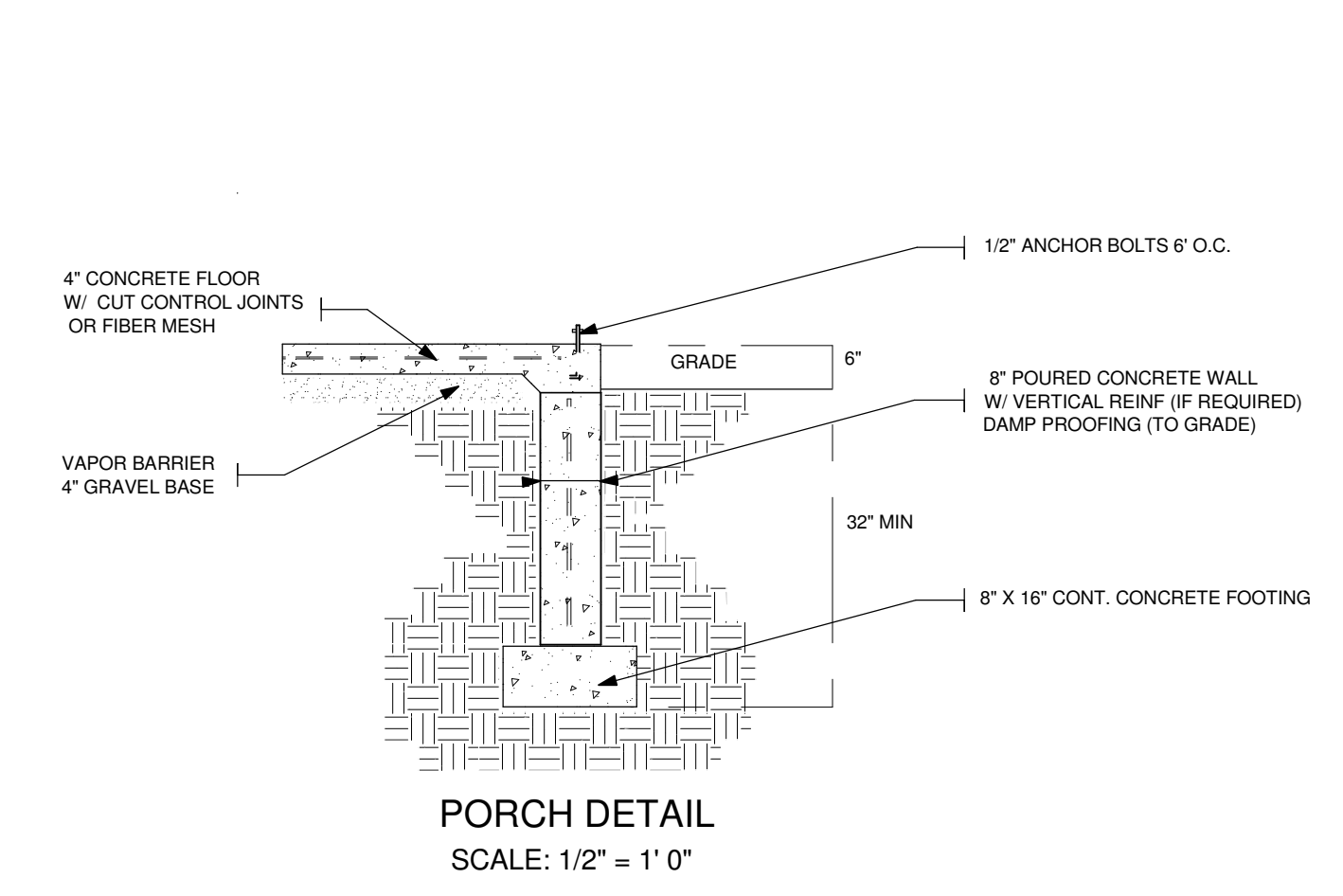
ANY CHANGES OR SUBSTITUTIONS TO BUILDING COMPONENTS/FRAMING WITHOUT THE STRUCTURAL ENGINEERS APPROVAL BECOMES THE SOLE RESPONSIBILITY OF THE BUILDER/OWNER.



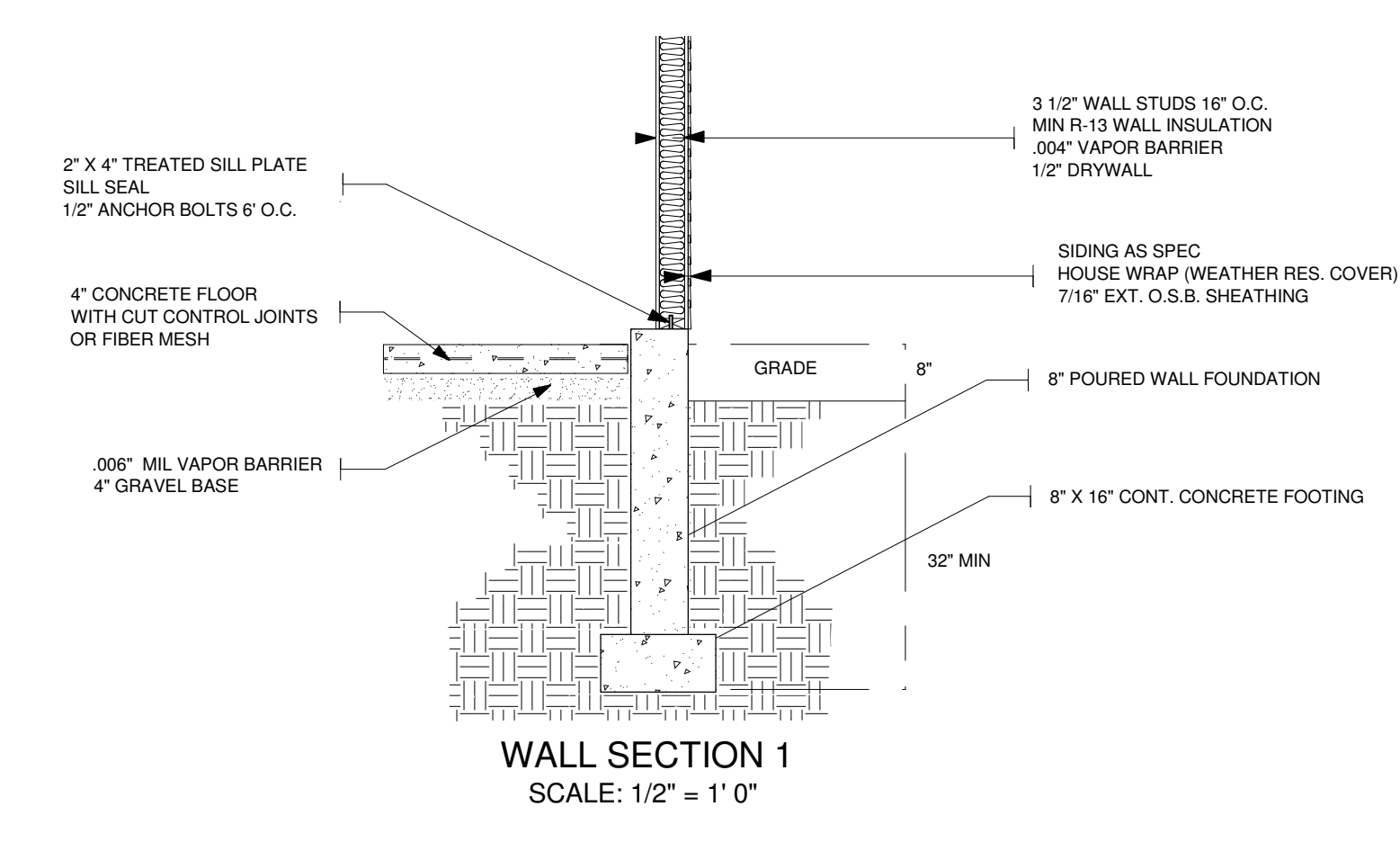
1ST  
SCALE @ 1/4" = 1'-0"



ONE STORY BRICK ON BASEMENT WALL SECTION  
SCALE: 1/2" = 1' 0"

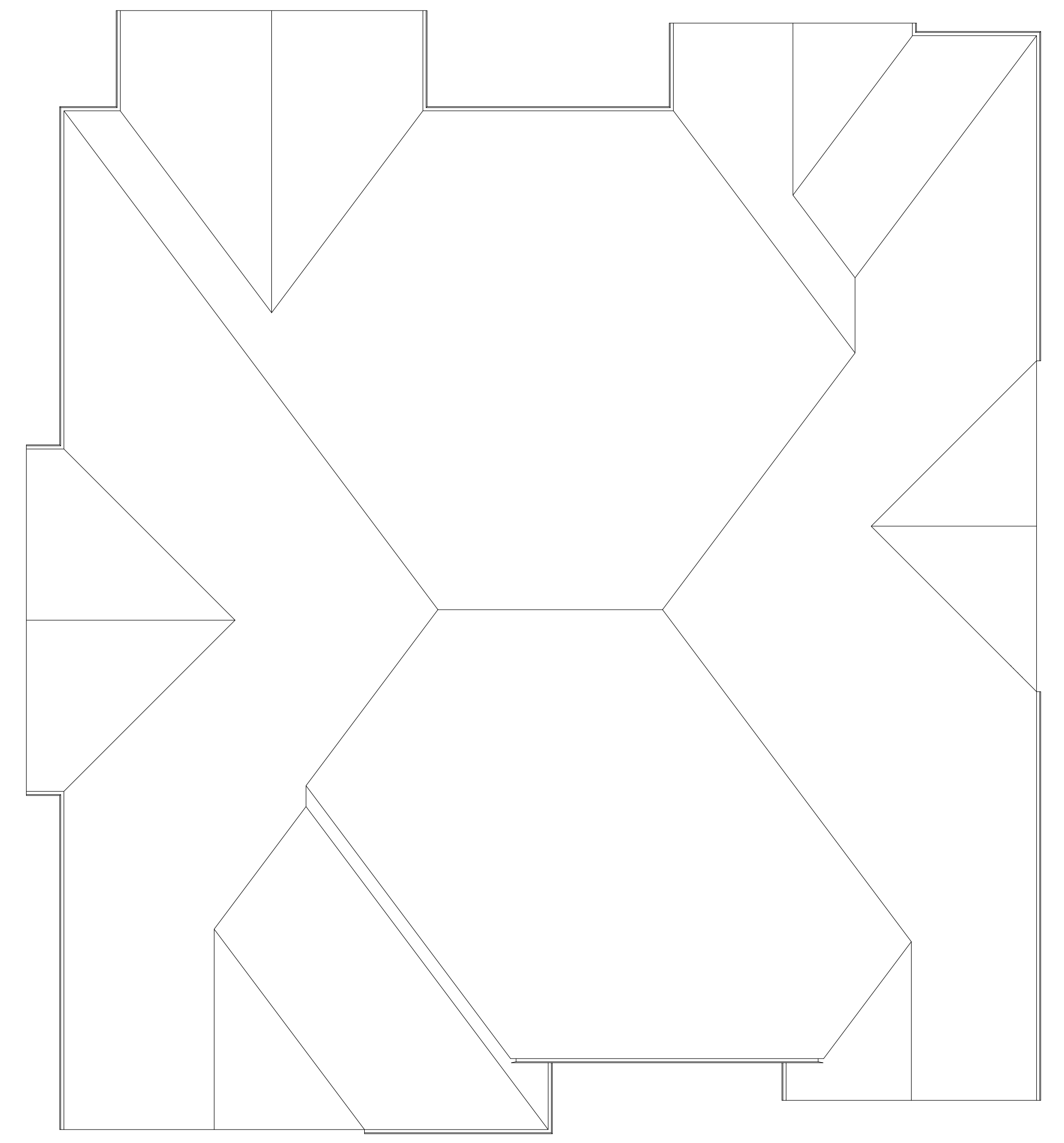


PORCH DETAIL  
SCALE: 1/2" = 1' 0"



WALL SECTION 1  
SCALE: 1/2" = 1' 0"

- GENERAL NOTES
- SMOKE DETECTORS TO BE LOCATED INSIDE AND OUTSIDE OF EACH SLEEPING AREA AND ON EACH HABITABLE FLOOR INCLUDING BASEMENTS. EACH UNIT TO BE ELECTRICALLY WIRED AND INTER-LINKED WITH ALL OTHERS WITH BATTERY BACK-UP.
  - GENERAL CONTRACTOR TO SUPPLY ROOF TRUSS DESIGN, DRAWINGS AND DETAILS FROM TRUSS MANUFACTURER. GENERAL CONTRACTOR AND TRUSS DESIGNER RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION HAVE ALL ROOF MEMBERS THIS DRAWING IS MERELY CONCEPTUAL AND SHOULD BE REVIEWED AND REVISED BY TRUSS MANUFACTURER IF NEEDED.
  - ALL LVL BEAMS AND WOOD I-JOISTS TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER.
  - BEDROOM WINDOWS TO MEET EMERGENCY EGRESS REQUIREMENTS. GENERAL CONTRACTOR RESPONSIBLE FOR VERIFICATION OF WINDOW SPECS. BEFORE ORDERING. BEDROOM EXIT REQUIREMENTS - MIN. 1 WINDOW - 5.7 NET SQ. FT. CLEAR 24 IN. HIGH 20 IN. WIDE. GRADE FLOOR MIN. 5.0 NET SQ. FT. MAX. SILL HEIGHT 44 IN.
  - DOOR AND WINDOW SIZES, STYLES AND SPECIFICATIONS, ROUGH OPENING SIZES AND EXACT LOCATIONS TO BE CHECKED AND VERIFIED BY GENERAL CONTRACTOR BEFORE ORDERING AND BEFORE CONSTRUCTION BEGINS.
  - BUILDER MAY CHANGE DOOR AND WINDOW SIZES AS NEEDED FOR FITTING, TRIM AND AVAILABILITY PURPOSES.
  - ANY ADDITIONAL DOORS AND WINDOWS TO BE ADDED ON JOBSITE.
  - ALL WINDOW AND DOORWAY HEADERS IN LOAD BEARING WALLS TO BE (2) 2 IN. X 10 IN. (MIN 5/8 STRESS GRADE) WITH 1/2 IN. PLYWOOD BETWEEN UNLESS OTHERWISE SHOWN.
  - VENTING OF ATTICS - (1) 30 FT FOR EACH 300 SQ FT OF ATTIC
  - ELEVATIONS ARE FOR BIDDING PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS ACTUAL IMAGE OF HOUSE. ELEVATIONS MAY DIFFER FROM ACTUAL HOUSE AS MATERIAL AND PRODUCTS MAY VARY WITH SUPPLIERS.
  - STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ONLY ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
  - ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY CONTRACTOR.
  - CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - CONTRACTOR TO CONFIRM THE SIZES, SPACING, AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS.
  - CHECK FINAL CABINET LAYOUT AND CENTER WINDOWS OVER SINKS.
  - BATH FANS AND DRYER VENT TO BE VENTED TO EXTERIOR.
  - 5/8 IN. TYPE X FIRE CODE DRYWALL ON GARAGE WALLS AND CEILINGS.
  - STAIRWAYS - 9 IN. MIN. TREAD, 8 1/4 IN. MAXIMUM RISE, 6 FT. 8 IN. MINIMUM HEADROOM. GUARDRAILS 36 IN. HIGH MINIMUM. HANDRAILS - 30 IN. TO 38 IN. HANDRAIL/GUARDRAIL COMBO 34 IN. TO 38 IN. SPINDLES 4 IN. BETWEEN MAXIMUM. MIN. 3 FT. 0 IN. WIDE.
  - PROVIDE QUALIFYING STAIRWAY ILLUMINATION AND ACTIVATION.
  - 3 FT. X 3 FT. LANDING MIN. 8 1/4 IN. MAX BELOW TOP OF THRESHOLD.
  - FIREPLACE: 36 IN. PREFAB METAL, ZERO CLEARANCE (DIRECT VENT) FIREPLACE. PROVIDE FRESH AIR INTAKE, BLOWER, GLASS DOORS AND INSTALL PER MANUFACTURERS SPECIFICATIONS.
  - FIREPLACE HEARTH SIZE MIN. 16 IN. IN FRONT AND A MIN 8 IN. BEYOND EACH SIDE OF FIREPLACE OPENING (OPENING 6 FT. 0 IN. OR LARGER - HEARTH TO EXTEND 20 IN. IN FRONT AND 12 IN. BEYOND EACH SIDE OF FIREPLACE OPENING) FLUE WITH SPARK ARRESTER.
  - CHIMNEY MUST BE 2 FT. 0 IN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN 10 FT. 0 IN. BUT NOT LESS THAN 3 FT. 0 IN. POINT CHIMNEY PASSES THROUGH ROOF.
  - THE DESIGNS AND DRAWINGS DEPICTED HEREIN ARE DESIGNED TO MEET ALL CABO, V.A., AND F.H.A. BUILDING STANDARDS. SEPARATE HVAC AND ELECTRICAL PLANS TO BE SUBMITTED BY THAT RESPECTIVE TRADESMAN.
  - DOOR AT GARAGE TO HOUSE AND UTILITY ROOM SHALL BE 20 MINUTE FIRE RATED OR 1 3/8 IN. SOLID CORE.
  - PROVIDE GALVANIZED AREAWELL AS REQUIRED BY GRADE - TYPICAL.
  - ATTIC ACCESSSES 22 IN. X 30 IN. MINIMUM.
  - ALL DOORS TO HAVE A MINIMUM 3 FT. 0 X 3 FT. 0 STOOP.
  - ANY WINDOW WITHIN 2 FT. 0 IN. OF AN OPERATIONAL DOOR MUST BE TEMPERED.
  - HEIGHT OF WINDOW - MIN 18 IN. ABOVE FLOOR OR TUB WITHOUT TEMPERED GLASS.
  - WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THIS PLAN, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST REVIEW PLANS AND CHECK ALL DETAILS AND DIMENSIONS AND REPORT DISCREPANCIES BEFORE ORDERING MATERIALS AND BEFORE CONSTRUCTION BEGINS.
  - PROVIDE TREATED SILLS AND PLATES AT ALL CONCRETE OR MASONRY IN DIRECT CONTACT WITH GROUND.
  - ALL STUD WALLS ARE 3 1/2" FOR 2 X 4 WALLS AND 5 1/2" FOR 2 X 6 WALLS.
  - FIRESTOP ALL SOFFITS AND DROPS.



BIRDS EYE  
SCALE: 1/8" = 1' 0"

- CONSTRUCTION AND SAFETY
- CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
  - CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS.
  - THE ENDS OF EACH JOISTS, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2 IN. OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 IN. ON MASONRY.
  - THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
  - MIAMI VALLEY RESIDENTIAL CAD SERVICE SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

- MASONRY  
<VENEERS ARE NON STRUCTURAL ITEMS>
- PROVIDE BRICK OR STONE VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24 IN. AND MAXIMUM VERTICAL SPACING OF 16 IN. BRICK VENEER ANCHORS SHALL BE EMBEDDED 2 IN. MINIMUM INTO BRICK.
  - STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS OTHERWISE NOTED ON PLANS)
    - 3 1/2 IN. X 3 1/2 IN. X 3/8 IN. FOR SPANS UP TO 4 FT. 0 IN.
    - 4 IN. X 3 1/2 IN. X 3/8 IN. FOR SPANS UP TO 6 FT. 0 IN.
    - 6 IN. X 3 1/2 IN. X 3/8 IN. FOR SPANS UP TO 8 FT. 0 IN.
    - 7 IN. X 4 IN. X 3/8 IN. FOR SPAN UP TO 9 FT. 0 IN.
 SEE DRAWINGS FOR LINTELS OVER 9 FT. 0 IN. SPAN
  - BRICK MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF BUILDING IN BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY IN, 1969, BRICK INSTITUTE OF AMERICA.



#### BARRIER FREE

1. PLUMBING UNDER SINKS SHALL BE CLOSER TOGETHER AND HIGHER TO ACCOMMODATE A WHEELCHAIR.
2. FLOOR SHOULD BE LEVEL WITH THE BOTTOM OF THE SHOWER. THIS WILL REQUIRE A SHOWER THAT YOU DON'T HAVE TO STEP OVER A LIP TO GET INTO. (3/4IN. FLOOR THEN RAMPED DOWN TO OTHER FLOOR LEVELS. USE SHIMS, 1/4 IN. PLYWOOD AND THINSET).
3. 36 IN. DOORS AND DOORWAYS.
4. 48 IN. STAIRS TO ACCOMMODATE A CHAIRLIFT.
5. EXTERIOR DOORS OPEN OUT. THIS WILL REQUIRE NO STEP DOWN TO STOOPS.
6. LEVER TYPE OF DOORKNOBS.
7. STAINLESS STEEL GRAB BARS IN TUBS. (MOUNT 2 X 10 BLOCKING BETWEEN STUDS ALL THE WAY AROUND THE TUB AT BAR HEIGHT.
8. OUTLETS RAISED 6 IN. HIGHER THAN STANDARD HEIGHT.
9. SWITCHES 6 IN. LOWER THAN STANDARD HEIGHT.
10. WASHER/DRYER ON FIRST FLOOR.

#### CONCRETE

##### 1. GRADES

- A. BSMT. WALLS & FOUND. NOT EXPOSED TO WEATHER - 2500 GRADE
  - B. BSMT. SLABS & INTERIOR SLABS ( NOT GARAGE ) - 2500 GRADE
  - C. BSMT. WALLS & FOUNDATION WALLS, EXT. & OTHER VERT. WALLS EXPOSED TO WEATHER- 3000 GRADE
  - D. PORCHES, GARAGE FLOORS, CARPORT SLABS, STEPS EXPOSED TO WEATHER - 3500 GRADE
2. BEAM POCKETS IN CONCRETE WALLS SHALL HAVE A HEIGHT TO MATCH DEPTH OF BEAM, BE 1 IN. WIDER THAN THE BEAM WIDTH, AND PROVIDE A MINIMUM OF A 4 IN. BEAM BEARING LENGTH. SOLID GROUT OR SOLID STEEL SHIMS SHALL BE PLACED BELOW BEAM BEARINGS IF REQUIRED.
  3. INTERIOR CONCRETE SLABS SHALL BE 4 IN. THICK WITH 6 MIL VAPOR BARRIER UNDER 4 IN. MINIMUM GRANULAR COMPACTED BASE. PLACE CONTROL JOINTS AT 10 FOOT O.C. MAXIMUM EACH WAY. SLOPE TO DRAINS.
  4. MATERIALS:

A. CONCRETE UNLESS NOTED.  $f_c = 3500$  PSI. NORMAL AGGREGATE.

B. CONCRETE FOR EXTERIOR FLATWORK, WALKS, ETC.:  $f_c = 4500$  PSI. (4.5% TO 7.5% ENTRAINED AIR). MINIMUM CEMENT CONTENT = 520 #/CY. MAXIMUM WATER / CEMENTITIOUS RATIO = 0.45.

C. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE  $f_c = 3500$  PSI. (4.5% TO 7.5% ENTRAINED AIR). MAXIMUM WATER / CEMENTITIOUS RATIO = 0.50.

D. CONCRETE FOR FOOTINGS:  $f_c = 3000$  PSI.

E. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH. (SHEETS ONLY)

F. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE IS NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

5. WHEN THE AIR TEMPERATURE IS LESS THE 40 DEGREES F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50 DEGREES AND 70 DEGREES F FOR 7 DAYS.
6. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PROTECTIVE MEASURES IN ADVANCE OF PLACEMENT.
7. AT CORNERS AND INTERSECTIONS OF FOOTINGS, WALLS AND GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING WALL OR GRADE BEAM. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18 IN. MIN.).
8. MACHINE TROWEL FINISH FLOOR SLAB AND FLOOR SLAB AND CURE USING IN.CURE ANS SEAL IN. TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TT-C-00800 VOC COMPLAINT. 30% MINIMUM SOLIDS CONTENT. FOR APPLICATIONS EXPOSED TO SUNLIGHT USE LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPOUND.
9. CONTROL JOINTS IN SLABS-ON-GRADE SHALL BE HAND TROWELED OR SAW CUT WITHIN 6 HOURS OF PLACING CONCRETE OR WHEN CONCRETE IS STRONG ENOUGH TO WITHSTAND CUTTING WITHOUT RAVELING AT THE EDGES.

#### DECKS

1. CCA OR CZC PRESS. TREAT PIECES IN CONTACT WITH FOUND. OR EXPOSED TO WEATHER.
2. ALL LUMBER USED FOR EXTERIOR DECK CONSTRUCTION TO BE TREATED LUMBER.
3. FLOOR JOIST LAYOUT.
4. SIZE OF DECK.
5. CROSS SECTION OF RAIL.
6. CROSS SECTION OF FOOTER.
7. SPACING OF RAIL BALUSTERS.
8. INTERIOR PIER (TABLE 502.3.3B) AND THICKENED SLABS (FIGURE 403.1C).
9. BEAM SIZES AND SPANS (TABLE 503.3.3A AND B).
10. FLOOR JOISTS SIZE, SPACING, SPAN AND SPECIES 9502.3.1A AND B).
11. CEILING JOIST SIZE, SPACING, SPAN AND SPECIES (TABLES 802.4A, B, C AND D).
12. RAFTER SIZE, SPACING, SPAN AND SPECIES (802.4E, H, K, N AND Q).
13. DECKS "DOUBLE 2 X 10 WITH 2 X 2 NAILER.
14. CANTILEVER FLOOR JOISTS ON DECKS CAN EXTEND 1/3 OF THE DISTANCE OF FLOOR . JOISTS (EX. 12' 1/5 ROOM CAN USE 16' FLR. JOISTS THAT EXTEND 4' CANTILEVER) (PER JOE MANGAN – MONTGOMERY COUNTY).
15. DECK STEPS AND RAILING TO BE CONSTRUCTED AS SHOWN PER THE PLAN. USE #1 AND #2 TREATED DECK MATERIALS AND ATTACHED WITH GALVANIZED 16D SHANK NAILS AND SCREWS.

#### EXPANSION ANCHORS

1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY HILTI AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURE FT.S DATA PRIOR TO INSTALLATION.

#### FOUNDATIONS

1. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION.
2. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
3. CRAWL SPACES SHALL HAVE 6 IN. OF PEA GRAVEL INSTALLED OVER 6 MIL VAPOR BARRIER.
4. PER CLIENTS REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS (I.E. CONDITIONS THAT ARE CONSISTENT WITH THE PARAMETERS ASSUMED FOR THE DESIGN) AND MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
5. 4 IN. PERFORATED FOUNDATION DRAIN WITH FULL HEIGHT LESS TOP 12 IN.(FOR COMPACTED CLAYEY MATERIAL) GRANULAR BACKFILL SHALL BE PROVIDED AT ALL PERIMETER FOOTINGS, AND LOCATED NEXT TO THE VERTICAL FACE OF THE FOOTING.
6. RUB-R-WALL WATERPROOFING MEMBRANE SYSTEM SHALL BE APPLIED ON ALL FOUNDATION WALLS AND FOOTINGS BELOW GRADE.

#### STRUCTURAL STEEL

1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR IN.DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS IN., AND THE AISC IN.CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES IN., NINTH EDITION.
2. FABRICATOR IS RESPONSIBLE FOR DESIGN OF CONNECTIONS. UNLESS SPECIFIC END MOMENTS AND REACTIONS ARE INDICATED ON DRAWINGS. DESIGN AND FABRICATE CONNECTIONS TO RESIST THE MAXIMUM UNIFORM LOAD CAPACITY OF THE MEMBER FOR THE SPAN.
3. FIELD CONNECTIONS SHALL BE BOLTED ACCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.
4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1-92)
5. PROVIDE A 2X WOOD PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8 IN. DIAMETER BOLTS STAGGERED AT 2 FT. 0 IN. O.C. OR 3/16 IN. DIAMETER POWER DRIVEN FASTENERS (I.E. RAMSET PINS) AT 16 IN. O.C.