

#### STRUCTURAL GENERAL NOTES:

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE 2006 EDITION OF "THE INTERNATIONAL RESIDENTIAL CODE."

#### DESIGN LOADS

GROUND SNOW LOAD = 20 PSF FLOOR LIVE LOAD = 40 PSF BASIC WIND SPEED = 90 MPH

BOTTOM CHORD OF ROOF TRUSSES SHALL BE DESIGNED FOR 20 PSF, OR A CONCENTRATED LOAD OF 300 LBS. WHERE ACCESS IS PROVIDED TO THE ATTIC SPACE. COORDINATE MECHANICAL EQUIPMENT WEIGHTS AND LOCATIONS WITH MECHANICAL SUPPLIER.

#### FOUNDATION NOTES

1. NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.

2. ALL EXTERIOR FOOTINGS TO CONFORM TO APPLICABLE CODE REQUIREMENTS FOR FROST PROTECTION.

3. ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2000 PSF.

4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI

5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.

6. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.

7. FOUNDATION ANCHORAGE SHALL CONSIST OF A MINIMUM OF 5/8" DIAMETER ANCHOR BOLTS AT 32" O.C., 9" MINIMUM EMBEDMENT IN CONCRETE. PROVIDE SUFFICIENT BOLT LENGTH FOR BOLTING TO SILL WITH WASHER AND NUT.

#### MOOD FRAMING NOTES

1. ALL STRUCTURAL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY A RECOGNIZED INSPECTION AGENCY.

2. STRUCTURAL WOOD SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER OR EQUIVALENT HAVING THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 875 PSI (1000 PSI REPETITIVE MEMBER)

Fv = 135 PSI E = 1,400,000 PSI

Fc (PARALLEL) = 1,150 PSI Fc (PERPENDICULAR) = 425 PSI

3. LYL OR PSL INDICATE LAMINATED YENEER LUMBER AND PARALLEL STRAND LUMBER RESPECTIVELY. LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO ILEVEL (TRUS-JOIST) SPECIFICATIONS OR EQUAL WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES:

Fb = 2,925 PSI Fv = 290 PSIE = 1,900,000 PSI

Fc (PARALLEL) = 2,900 PSI FC (PERPENDICULAR) = 750 PSI

4. MULTIPLE PLIES OF 1 3/4" WIDE LYL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 3 ROWS OF 10d NAILS @12" O.C.; 4 ROWS OF 10d NAILS @ 12" O.C. FOR 14" AND DEEPER LVL'S.

5. ENGINEERED I-JOISTS SPECIFIED ARE THE "ALL JOIST" SYSTEM AS MANUFACTURED BY BOISE CASCADE. ADHERE STRICTLY TO MANUFACTURER'S INSTRUCTIONS FOR STORAGE AND HANDLING, INSTALLATION, AND DETAILS.

6. ALL FLOOR JOISTS SHALL HAVE BRIDGING INSTALLED AT MID-SPAN OR AT 8'-0" O.C. MAXIMIUM.

7. PROVIDE SOLID FRAMING/BLOCKING TO POSTS AND/OR SUPPORTS BELOW. PROVIDE 1 1/ 2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS.

ENDS OF ALL RAFTERS AND/OR TRUSSES.

9. PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING

10. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT.

11. DECK FRAMING SHALL BE PRESSURE TREATED. THE LEDGER SUPPORT AT THE HOUSE SHALL BE ATTACHED TO THE HOUSE VIA 5/8" THROUGH BOLTS @ 16" OC, STAGGERED. SUPPORT POSTS TO BE PT 4X4 FOR DECK HEIGHT UP TO 8 FEET ABOVE GRADE. PROVIDE LATERAL BRACING AND/OR INCREASED POST SIZE AT HEIGHTS ABOVE THAT.

#### PREFABRICATED WOOD TRUSSES

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS), AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND DESIGN SPECIFICAITONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1), TRUSS PLATE INSTITUE (TPI), AND CODE OF JURISDICTION.

2. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A STRUCTURAL ENGINEER LICENSED IN INDIANA. DRAWINGS SHALL BE APPROVED BY ARCHITECT PRIOR TO FABRICATION.

3. HANDLE DURING INSTALLATION IN ACCORDANCE WITH HANDLING, INSTALLATION AND BRACING MOOD TRUSSES (HIB-91), TPI, ADN ANSI/TPI 1-1995. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES AND SHALL BE THE RESPONSIBILITY OF TRUSS INSTALLER.

## 8. INSTALL SIMPSON H2.5 CONNECTORS AT THE

AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.

> 4 - See structural sheets for additional notes. Where a construction address is shown on the drawings, it is for copyright control only. We have not inspected the site, adapted t design to state specific laws or site or region specific climate onditions. Homeowner and/or Builder shall be responsible for ermal and moisture control strategies, materials choices and

#### **IMPORTANT - LEGAL**

Dear Code Officer,

of following IRC 2006 code sections: Room sizes (Section R304) - Ceiling Height (Section R305)

- Hallway widths (Section R311.3) Door types & sizes (Section R311.4.2) - Floor space in front of doors (Section R311.4.3)

with R311.5.1 with installation of correct handrail. 3 - Stairway headroom (Section R311.5.2) - Stair treads and risers (Section R311.5.3) - Landings for stairways (Section R311.5.4)

hese are "stock" home plans, designed to meet the requirement

- Floor space & ceiling height at Toilet, Bath and Shower Space

- Stair width - The stairs in our designs will be a minimum of 36" wide measured wall surface to wall surface, allowing compliance

- Emergency Escape Window Sizes (Section R310.1.1,

2 - Structural Floor Framing (Section R502.3) Where dimension

lumber is shown, framing members will be sized according to this

ection of the code. Where engineered wood products are shown

nanufacturer's tables for loads and spans, or sizes will have bee

alculating using manufacturer's published materials properties.

3 - Roof Framing has been designed for 50 psf ground snow loa

R310.1.2 and R310.1.4). Casement windows may require nanufacturer's emergency escape window hardware.

hose framing members will be size according to the

unless noted otherwise on the structural sheets.

compliance with applicable laws and ordinances.

These drawings, and the design they describe, are copyright rotected materials. Martin Drafting & Design, Inc. and the lesigner reserve all rights. With these drawings a copyright license is granted for a single construction at the address on thes drawings and that address only. This is a License to Build, and does not include a License to Modify, except as noted below.

The following modifications are allowed, provided they do not alte the essential characteristics of the design: structural modifications orand specific window sizing, changes in materials, changes to door types and sizes, kitchen and bath design within the assigned rooms, electrical layout, minor interior changes that do not change the placement of rooms, changes to exterior decks, and foundation changes to adapt to different topography.

#### Use for construction at any other address, including acceptance with zoning, conservation, historic or design review board and/or building permit applications is prohibit and is a violation of federal copyright law, punishable by bo criminal and civil procecution. It's also stealing, which doesn't suddenly become less bad just because it's "intellectual property".

Please call us to discuss discounted limited copyrights and re-use censes. We want to be reasonable, just not have our work stole To the best of my knowledge these plans are drawn to comply wi owner's and/ or builder's specifications and any changes made or them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify al dimensions and enclosed drawing. Martin Drafting & Design, Inc is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

#### <u>DEAR BUILDER,</u> our use of these drawings constitutes an acceptance of

sponsibility as outlined in "Dear Code Officer" above. f you have any concerns or questions, please feel free to contact We are happy to clarify matters that fall within our scope, as listed

#### We can also often provide surprisingly affordable support for issue that are your responsibility, such as energy design/calcs, estimati r additional detailing.

above, including provision of additional documentation if appropria

G001 - COVER PAGE G002 - GENERAL NOTES & SPECS A101 - FOUNDATION PLAN

A104 - UPPER LEVEL PLAN A105 - ROOF PLAN

A203 - INTERIOR ELEVATIONS A301 - MAIN FLOOR FRAMING PLAN

A401 - TYPICAL DETAILS A501 - BUILDING SECTIONS A502 - BUILDING SECTIONS

E101 - BASEMENT ELECTRICAL PLAN E102 - MAIN LEVEL ELECTRICAL PLAN E103 - UPPER LEVEL ELECTRICAL PLAN

# PLAN INDEX

A103 - MAIN LEVEL PLAN

**A201 - EXTERIOR ELEVATIONS A202 - EXTERIOR ELEVATIONS** 

A302 - UPPER FLOOR FRAMING PLAN



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## REVISION INDEX

REMARK	DATE	SHEET(S) REVISED	DESCRIPTION

#### MALL KEYS

2X3 MOOD STUD MALLS 2X MOOD STUDS ON THE

2x6 MOOD STUD MALL

#### ADDITIONAL KEY NOTES

30" x 22" MINIMUM ATTIC ACCESS PANEL



MINDOM HEAD HEIGHT

## SQUARE FOOTAGES

(S) SMOKE DETECTOR

- SQ FT NUMBERS ARE INTERIOR TO ROOM FOR USE IN CALCULATING FINISHES. - CABINETS AND FIXTURES NOT SUBTRACTED. - ADD FOR DOORWAYS WHEN FLOOR FINISHES RUN

#### **DIMENSIONS**

DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. CLOSETS ARE 24" CLEAR INSIDE. UNLESS DIMENSIONED OTHERWISE.

SNUG - PLACE DOOR OR WINDOW SO THAT TRIM / S  $\setminus$  MILL BE SNUG TO WALL

CENTER - PLACE DOOR OR WINDOW /C CENTERED ON WALL NOTES

1 - EXTERIOR WALLS 2X6 MOOD STUD @ 24" OC. PROVIDE INSULATION & VAPOR BARRIER CONFORMING TO STATE OR LOCAL CODES. INTERIOR SHEATHING 5/ 8" GYPSUM BOARD. PROVIDE 1/2" EXTERIOR RATED SHEATHING, HOUSE WRAP WITH DRAINAGE PLANE AND SIDING. PROVIDE STEP FLASHING AT WALLS ADJACENT TO ROOF PLANES.

2 - INTERIOR MALLS 2X4 MOOD STUD @ 24" OC, UNLESS NOTED OTHERWISE.

3 - ROOF - SEE STRUCTURAL FOR RAFTER SIZES RAFTERS SIZED FOR 20 # GROUND SNOW LOAD. PROVIDE 5/8" EXTERIOR RATED ROOF SHEATHING, 15# ROOFING FELT, ICE & WATER SHIELD AT EAVES AND VALLEYS, ALUMINUM DRIP EDGE AND ASPHALT SHINGLES OR METAL ROOFING. STRUCTURE NOT CALCULATED TO SUPPORT SLATE OR TILE. FLASH ALL PENETRATIONS. PROVIDE CRICKET AT ANY ADDED CHIMNEYS.

4 - PROVIDE ROOF AND/OR CEILING INSULATION PER CODE. PROVIDE SOFFIT AND RIDGE VENTS WHERE REQUIRED FOR INSULATION STRATEGY. (VERIFY WITH CODE OFFICER - CLOSED CELL SPRAY FOAM OR DENSE-PACK CELLULOSE INSTALLED AT RAFTERS AND FILLING RIDGE AND EAVES GENERALLY CONTRA-INDICATES VENTING, BATT INSULATION GENERALLY DOES REQUIRE VENTING).

VERIFY MILLWORK OR FIXTURE AND ADJUST WALL /  $\gamma$  Locations as required to accommodate

FIELD LOCATE WALLS - MAY REQUIRE ADJUSTMENT

DOUBLE STUD POCKET BETWEEN OPENINGS (APPROX 3" TRIM - FACTORY MULLED SUB OK)

/ F  $\setminus$  FOR FIXTURES, PLUMBING OR MECHANICAL

5 - PROVIDE INTERNCONNECTED SMOKE DETECTORS WHERE SHOWN ON PLAN AND AT ANY OTHER LOCATIONS REQUIRED BY LOCAL CODE AND/OR BY GOVERNING

6 - PROVIDE FIRE RESISTIVE MATERIALS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO, FIRESTOPPING AT PENETRATIONS, 5/8" DRYWALL ON WALLS AND CEILINGS TO SEPARATE GARAGE (WHERE GARAGE PRESENT IN DESIGN) FROM DWELLING, AND SEPARATION OF DWELLINGS (WHERE MORE THAN ONE DWELLING PRESENT IN DESIGN), AND PROTECTION OF FLAMMABLE INSULATION MATERIALS.

7 - CONFIRM BOTTOM OF WINDOW OPENING RELATIVE TO FRAME. ADJUST HEAD HEIGHTS AS REQUIRED TO CONFORM TO IRC 2006 R613.2, OR PROVIDE CODE APPROVED GUARDS.

8 - COMPLIANCE WITH CODE REQUIREMENTS FOR ROOMS SIZE AND CLEARANCESS, (HALLWAY WIDTHS, ROOM SIZES, ETC) ASSUME 5/8" DRYWALL ON WALLS AND 5/8" DRYWALL ON CEILINGS. ADJUST AS REQUIRED IF MATERIALS DIFFER.

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BD

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OF BUILDING DESIGN **PROFESSIONAL** 

OB NUMBER: 0111-02

## GENERAL REQUIREMENTS:

1. Owner / Client Responsibilities: Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner / Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the Designer.

2. Builder's Set: The scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans". After formal review and approval by a licensed engineer and or architect, this set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. The FreeGreen Specification book received with this plan set specifies the particular products or materials recommended for this home design. The implementation of these plans requires an Owner/ Client/ Contractor thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction.

3. Building Maintenance: The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner / Client shall provide or cause the development of a plan to keep these exposed materials protected and maintained.

4. Codes: All construction shall comply with the most stringent requirements of all current applicable city, county, state and federal laws, rules, codes, ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non - conforming work.

5. Permits: The general building permit and plan check shall be secured and paid for by Owner/Client. All others permits shall be secured and paid for by the Subcontractor directly responsible.

6. Insurance: The General Contractor and every Subcontractor performing work or providing services and/or materials for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services and materials being supplied by the General Contractor, Subcontractors, Designer, and all professional Consultants.

7. Insurance: Owner/ Client shall cause the General Contractor and every Subcontractor performing work or providing services and / or materials for the work to purchase and maintain General Liability Insurance.

8. Named Products: The Designer makes no guarantee for products identified by trade name or manufacturer.

9. Scope: The General Contractor and Subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes.

10. Substitution: Substitutions of specific materials or products listed on this Specification Sheet shall not be made without written authorization by Owner/ Client. The General Contractor and any Subcontractor shall not make the structural substitutions or changes without prior written authorization from the structural engineer.

11. Changes: Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the General Contractor.

12. Intention: The General Contractor shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The Designer shall not be responsible for the means and methods of construction.

13. Review of Drawings: The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code.

14. Use of the Drawings: Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instructions shall also be considered in order to complete the construction of the details, and in some cases may supercede the details.

15. Approved Drawings: The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of

16. Cutting and Patching: All Subcontractors shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive the work of other trades.

17. Clean up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.

18. Storage of Materials: The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.

## ROUGH CARPENTRY

1. Framina:

A. Blocking and Bridging:

(1) Stud Walls: Per applicable building code. Full height walls shall have

continuous studs from bottom to top plate. (2) Ceiling Joists: Per applicable building code. Use solid bridging

(3) Backing: Provide solid backing at all pendant or surface - mounted electrical fixtures, rails, grab bars, bath accessories, etc. B. Fire stopping: Per applicable building code.

C. Stud Malls: Per applicable building code. All studs to have full bearing on plate. All studs to be at 16" O.C. unless noted otherwise. Studs to be sized per requirements of code.

D. Use continuous, full height studs in accordance with the highest standard of construction and framina practices.

E. All angled walls to be at 45 degrees unless noted otherwise F. Built up roofs, waterproof balcony decks and exterior horizontal areas are to be framed with slope to ensure water drainage without ponding.

G. Provide crickets as indicated and as necessary for proper water drainage and to redirect channeled or run off water away from vertical surfaces.

H. Provide blocking where required to provide uniform surface where flush joists and beams are different depths.

I. Use mitered joints at fascia splices. J. Unless otherwise noted, all dimensions to exterior walls are given from inside or outside face of rough framing. All dimensions to interior partitions are given from centerline of rough framing.

K. Align bottom of all adjacent window and door headers, unless noted otherwise on framina plan. 2. Trusses: A. The General Contractor shall have City/ County approved truss plans on the job site prior to foundation inspection. The Truss

Manufacturer shall submit calculations, shop drawings, details, bridging erection bracing signed by a registered Engineer to the Building Department and Structural Engineer, for their review prior to fabrication

B. Truss manufactures shall provide members of adequate bearing area in such a width to insure against over - stressing of supporting timber, multiple joists, girders and plates or provide bearing plates and details to do same.

C. The General Contractor shall coordinate with the Truss Manufacturer, Framing, Electrical, Plumbing and Mechanical Contractors at fire protected areas to maintain required fire protection without penetrations unless allowed by code and local jurisdiction.

## FINISH CARPENTRY

A. Furnish and install all finish carpentry complete, including trim, door frames, paneling and shelving.

B. Installation of finish hardware, bath accessories, cabinet pulls, etc.

A. All joints shall be tight and true and securely fastened. Corners shall

be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks. B. Mood work shall be accurately scribed to fit adjoining surfaces.

C. All work shall be machined or hand sanded, sharp edges and splinters removed, and completely prepared for finish. D. Full length continuous boards shall be used wherever applicable or

specifically noted. 3. Fitting and Hanging Doors:

A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes. B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor

covering. C. Lock stile edges shall be beveled.

D. Door shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions, and with all hardware properly adjusted and functioning.

A. Door frames: Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.

B. Door Stops and Casing: Size and profile as selected by Owner/

C. Exterior Trim: Refer to drawings for exterior trim material & sizes. For wood, medium dencity overlay (MDO) or fiber cement, all cut sides/ faces/edges must be primed and painted. If specific product brand is specified on drawings, see manufacturers specifications and installation instructions. D. Interior Trim:

(1) Interior Rails: Clear material, finished to match casework. (2) Window Trim: 1x clear wood to match casework or as noted in drawings (verify with Owner/Client).

(3) Base Boards: As noted in drawings or approved by Owner/Client.

## INSULATION

qualified rater.

A. Thermal Insulation: Install insulation between joists, below all roof surfaces, and areas including any vertical wall areas separating living spaces from unconditioned space and between stude at all exterior walls. Insulation shall be securely installed and tightly fitted without compressing the normal Loft thickness. Provide insulation stops/ baffles as required to prevent obstruction of vents.

B. Sound insulation: Install insulation between stude, securely and tightly fitted at walls as indicated on drawings.

C. Plumbing insulation: All domestic hot water piping shall have R-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90 degree bend.

D. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturers' instructions. The materials shall be kept secure and protected from moisture.

2. Materials: A. At a minimum, all insulation specified for this house meets or exceeds the R-value requirements listed in Chapter 4 of the 2004 International Energy Conservation Code and also the Grade II specifications set by the National Home Energy Rating Standards. B. A pre-drywall thermal bypass inspection must be performed by a

## THERMAL & MOISTURE PROTECTION

A. Provide adequate drainage away from walls & foundations. B. Seal all plumbing, electrical and other penetrations of walls and

floors and seal joints.

C. Slope final grade away from foundation.

D. Provide capillary break at all concrete slabs (poly not req. if <20"

rainfall; gravel not req. for free draining soils = IRC Group 1. E. Exterior surface of below grade walls damp proofed or water

F. Slope garage floor towards main vehicle entry.

G. Foundation cont. footing drain with stone covered with filter fabric. drained to dauliant.

H. Basement foundation walls use porous backfill material. I. Provide cont. crushed stone under footings.

J. Provide rigid insulation as specified directly under slab. 2. Malls:

A. Install windows, doors, exterior cladding, flashings & sealants as detailed in this drawing set.

B. All deck ledgers must be pressure treated material. C. All penetrations that pass through exterior cladding into structure must be fully sealed.

D. Install materials with proper detailing to control degradation from moisture.

3. Roofs: A. Ice flashing over sheathing at eaves (except climates CZ1-4).

B. Metal drip edge at all exposed roof decking.

C. Bituminous membrane at all eaves, valleus & penetrations (not req. if <

D. Step flashing at all roof/wall intersections & terminated with "kickout" flashing.

E. Installed system for diverting roof water from house. (e.g. gutters) F. No. 30 roof felt underlayment minimum.

G. Reduce ice dams: No non-airtight recessed light fixtures in insulated

H. Roof insulation as specified in this drawing set.

A. Install drains or drain pans to capture leaks under water heaters or use tankless water heaters

B. Properly install washer and water heater drain pans.

C. Use highly durable materials in wet areas.

D. Install no carpet in kitchens, bathrooms, spa areas, or within 3" of E. Use nonpaper-faced backer board on walls in tub, shower and spa

5. Air Infiltration: A. Install "IC" airtight rated recessed lights in insulated ceilings. B. Complete air barrier between attic and conditioned space & all

penetrations sealed. C. Air filter housings must be airtight to prevent bypass or leakage.

D. Air seal ventilation ductwork. 6. Interstitial Condensation

A. Clothes dryers vented outdoors.

B. Insulate all cold water pipes and avoid plumbing in exterior walls. C. >1 Perm finish on inside of exterior walls. (only req. in hot/humid & mixed/humid climates) 7. Heat Loss:

A. Insulate all ventilation exhaust ductwork (min R-8) outside of the insulated envelope

B. R-5 slab edge insulation break at foundation wall intersection & R-10 slab edge insulation outward of any walk-out slab edge.

C. Install insulation wind baffles at attic eave bays. 8. Ultraviolet Radiation:

areas.

A. Install materials with proper detailing to control degradation from 9. Other:

A. Minimum 25-year expected lifetime roof warranty. B. Define "proper refrigerant charge" to be within 10% of manufacturer

C. Mechanical equipment must be accessible for service, including AC condensate drain pan & trap.

D. Use rigid duct or other methods to keep fan back-pressure below 0.2" for EOV systems

#### MECHANICALS

from moisture.

A. Supply all labor, transportation, material, etc., for installation of a complete heating and air conditioning system to operate according to all applicable standards and best practices of the trade including, but not limited to: mechanical units, ducts, registers, catwalks, grilles, boots, vent pipes, dampers, combustion air, fans, ventilators, refrigerant, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install all equipment complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.

B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls. 2. Installation:

A. Provide required clearances for duct work and to combustibles. B. Provide a permanent electric outlet and switched light fixture wherever equipment is installed.

C. No alterations to the structural frame, diaphragms, connections or shear panels shall be made without prior written approval from the Structural

D. No equipment located in garages.

E. All combustion equipment shall be directly vented with an outdoor combustion air supply.

F. All penetrations of fire assemblies shall meet the requirements of the building code and Section 7D.

G. All HVAC equipment shall be approved prior to installation per nationally recognized standards and evidenced by listing and label of an approved agency. H. Combustion air from outside shall be supplied to all fuel burning appliances. I. Install air filters with a minimum efficiency reporting value (MERV) \_ 10 and ensure that air handlers can maintain adequate pressure and air flow. Air filter

housings must be air tight to prevent bypass or leakage. J. All fixed appliances are required to be securely fastened in place. Provide seismic bracing or anchor unit to platform where appropriate.

K. Install centralized HVAC system equipped with additional controls to operate in dehumidification mode. L. Condenser pad or compressor from ground must not be less than 3" above

M. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturers' instructions. The materials shall be kept secure and protected

## ELECTRICAL

A. Supply all labor, transportation, materials, etc., for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: Fixtures, appliances, wiring, switches, outlets, television jacks, services, grounds, temporary power, junction boxes, conduit, sub - panels, etc. All work, materials, etc, to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances. Furnish and install electrical work complete

and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.

B. Provide rubberized asphaltic membrane materials at all penetrations of the waterresistive membrane at exterior walls. 2. Installation:

A. Electrical system installed according to latest version of N.E.C or local code whichever is more stringent B. Provide separate circuits each for dishwasher, garbage disposal,

refrigerator, washer, dryer, F.A.U. and microwave oven. C. Switched outlets shall be ½ hot.

D. Bathroom and Kitchen fans: Install local exhaust systems in all bathrooms and in the kitchen to meet the requirements of section 5 of ASHRAE Standard 62.2-2007. Design and install fan ducts to meet the requirements of section 7 of ASHRAE Standard 62.2-2007. Exhaust air to outdoors and also use ENERGY STAR labeled bathroom exhaust

E. For every bathroom exhaust fan, install an occupancy sensor or an automatic humidistat controller or an automatic timer to operate the fan for a timed interval after occupant leaves the room or a continuouslu

operating exhaust fan.

F. All fixtures, outlets, receptacles etc., penetrating fire assemblies shall be rated and installed to meet the requirements of the building code. Outlet boxes on opposite sides of fire assembly walls shall be separated by a horizontal distance of at least 24" G. All equipment installed outdoors and exposed to weather shall be

H. Provide around fault circuit interrupters, G.F.C.I., at all baths, garages, out-door and wet area outlets. All branch circuits that supply 125 - volt single - phase, 15 and 20 amperereceptacle outlets installed in dwelling unit bedrooms shall be protected by an arc - fault circuit

interrupter(s). I. Each conductor of every system shall be permanently tagged in compliance with O.S.H.A

J. The complete electrical system shall be grounded in accordance with the presently adopted edition of the N.E.C., Art. #250. Proper ground requires #4 copper wire, 20' - 0" long, embedded into concrete and provide bond to gas or water line.

K. Use only competent and skilled personnel and perform all work, including aesthetic as well as electrical and mechanical aspects to standards consistent with the best practices of the trade. L. No alterations to the structural frame, diaphragms, connections or shear panels shall be made without approval from the Structural Enaineer

## PLUMBING

A. Supply all labor, transportation, materials, etc. for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: fixtures, hot and cold water piping, exhaust flues, combustion air, gas piping, log lighters, drains, soil and vent piping, hot water heaters, pipe insulation, meters, valves, vaults, etc. All materials, work, etc. to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install plumbing work complete and operable, including trenching and backfilling. Verify all material and installation requirements and limitations at fire and sound assemblies.

B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.

C. Protect pipes from freezing. Place all water lines and waste lines within "conditioned" space and where approved thermal insulation is between "line" and unheated area.

2.Installation: A. Roughing-in shall be completed, tested and inspected as required by code before closing-in with other work.

construction. C. Provide solid backing for securing fixtures. All fixtures to be set level. D. Provide cleanouts at ends of all lines and where required by codes.

B. Openings in pipes, drains, and fittings shall be kept covered during

E. Copper tubing shall be fully sweated to fittings. F. Black iron and galvanized steel pipe joints shall be made with approved

pipe thread compound.

G. Provide shut- off valves at each fixture. H. Provide condensate line at each F.A.U location. Provide primary & secondary condensate line to an approved drainage receptacle at attic F.A.U locations. Install condensate line for each piece of condensating HVAC equipment per manufactureres specifications.

I. Provide cold water line to refrigerator space in recessed box or in cabinet immediately adjacent to refrigerator space. J. Isolate all piping from structure with fiber padding and at all penetrations with elastic caulking or sound isolators.

K. All vents to lead to outside air, where possible, locate all roof vents to rear side or ridges. Vents to terminate a minimum of 3'-0" from windows. L. All horizontal A.B.S. piping shall be hung with approved hangers at 4'-0" on center minimum and spaced to permit expansion and contraction without hitting adjoining pipe. Vertical piping shall be supported at 8'-0" on center with wrought steel "U" straps securely fastened to building frame. M. Provide air chambers at lavatory, dishwasher and clothes washer water

connections. Set vertically as close to fixture as possible. N. Provide ¾" tee for irrigation at main shut-off. O. Provide water heater with pressure/temperature relief valve and pan

and drain line piped to the exterior of the buildings.

P. All combustion equipment shall be directly vented. Q. No alterations to the structural frame, diaphragms, connections or



screen on anyen vent. Frovide energy ethicient dryer vent (with floating

G002

PLAN

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**M** JOEY MARTIN, AIBD 1455 So. A Steet. Elwood Design Studio

Elwood, In 46036

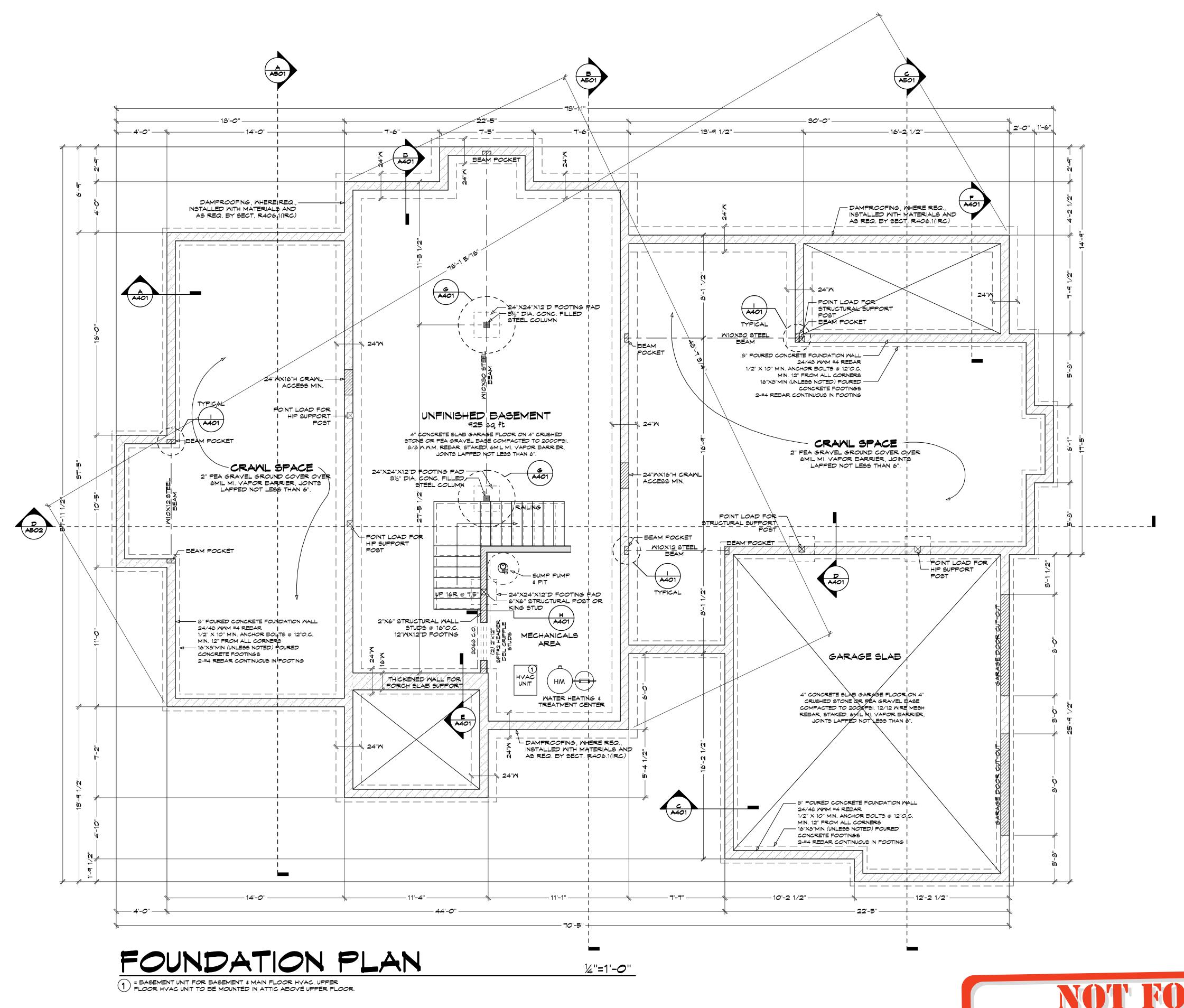


**PROFESSIONAL** 



JOB NUMBER: 0111-02

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**JOEY MARTIN, AIBD** 1455 So. A Steet. Elwood Design Studio Elwood, In 46036 765-557-0020



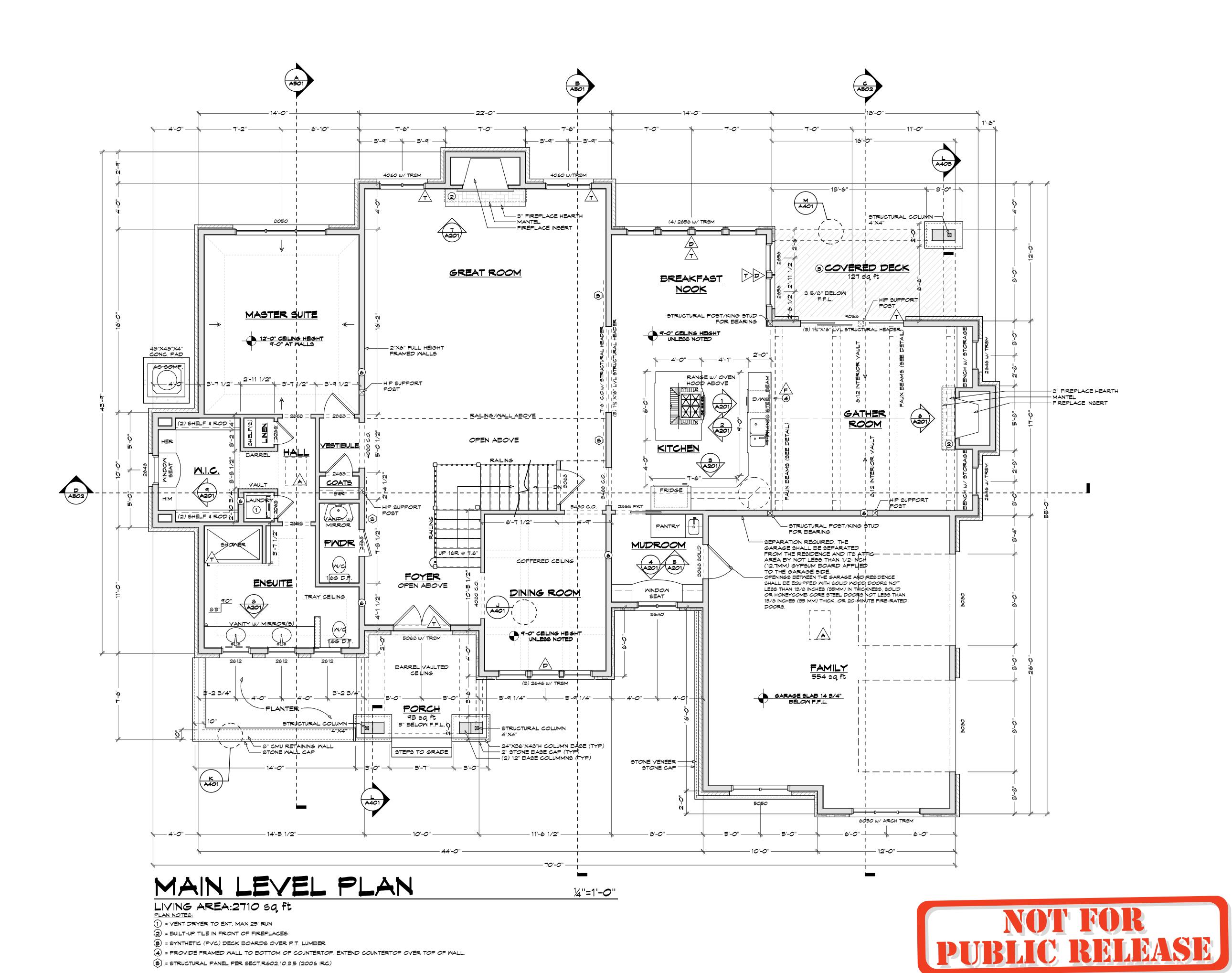
**PROFESSIONAL** 





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(4) = PROVIDE FRAMED WALL TO BOTTOM OF COUNTERTOP. EXTEND COUNTERTOP OVER TOP OF WALL.

(S) = STRUCTURAL PANEL PER SECT.R602.10.3.5 (2006 IRC)

A103

1455 So. A Steet. Elwood Design Studio Elwood, In 46036 765-557-0020

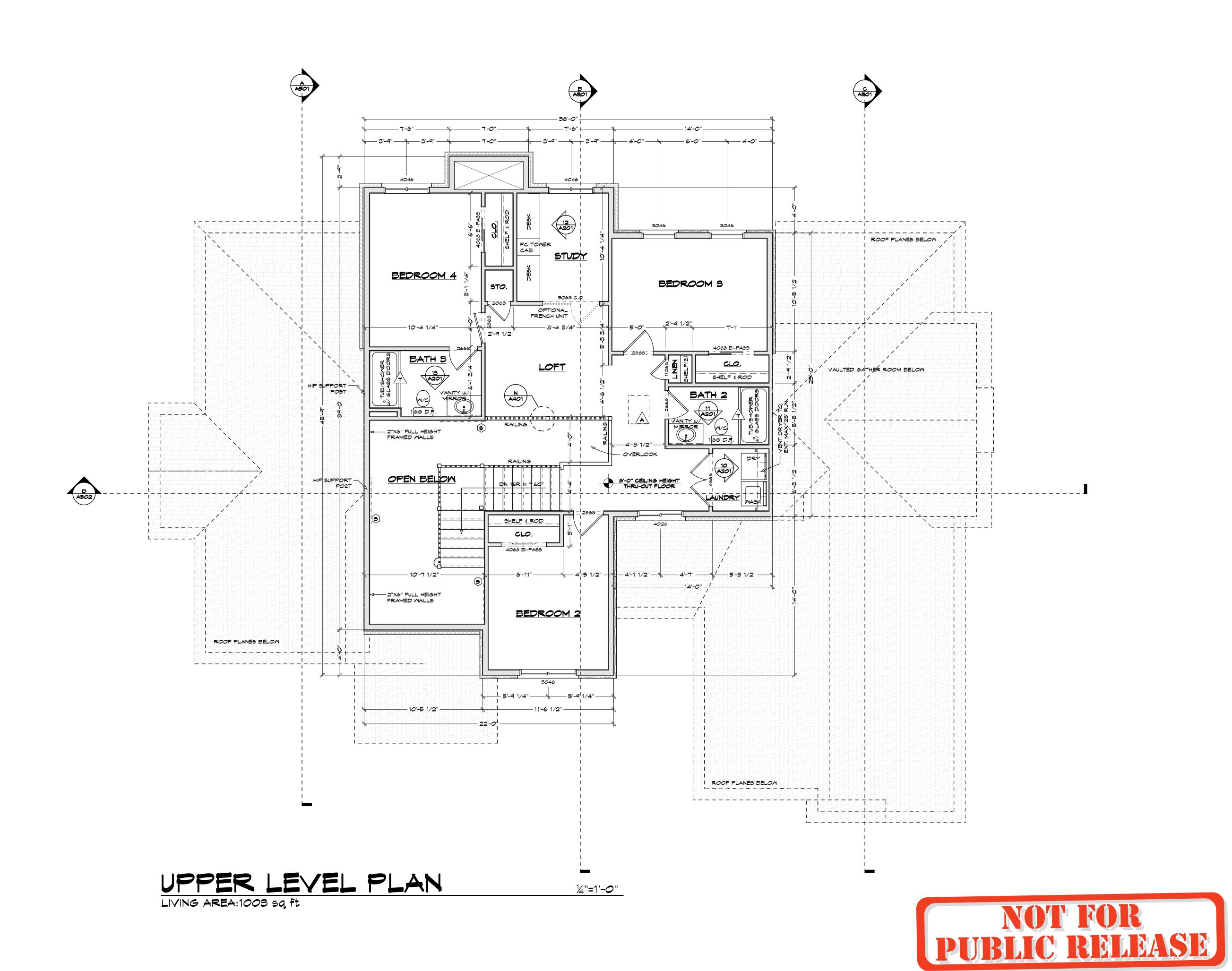


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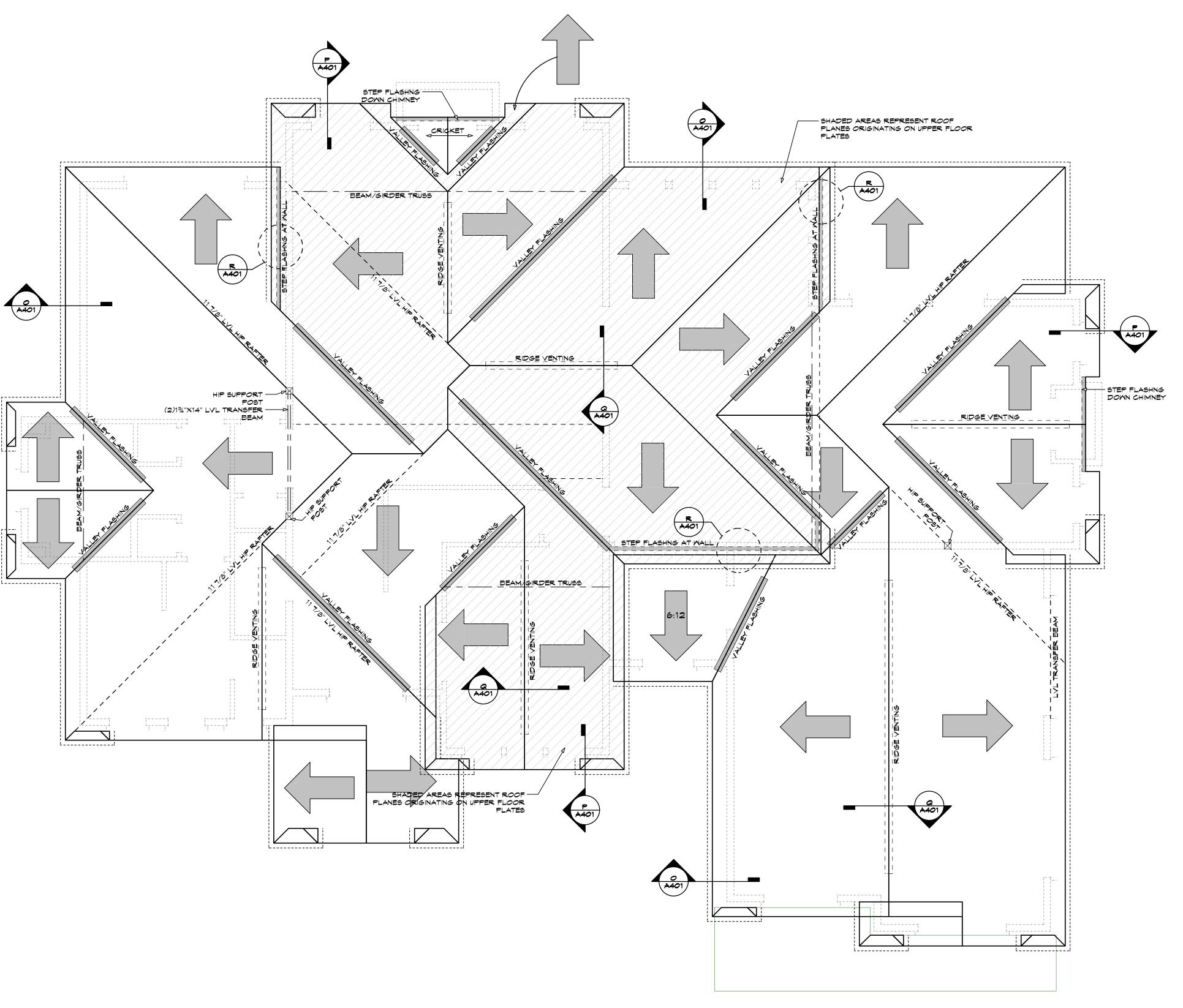


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PROFESSIONAL







ROOF PLAN 1/4"=1'-**0**" ALL ROOF PLANES ARE 12:12 PITCH UNLESS NOTED OTHERWISE



A105

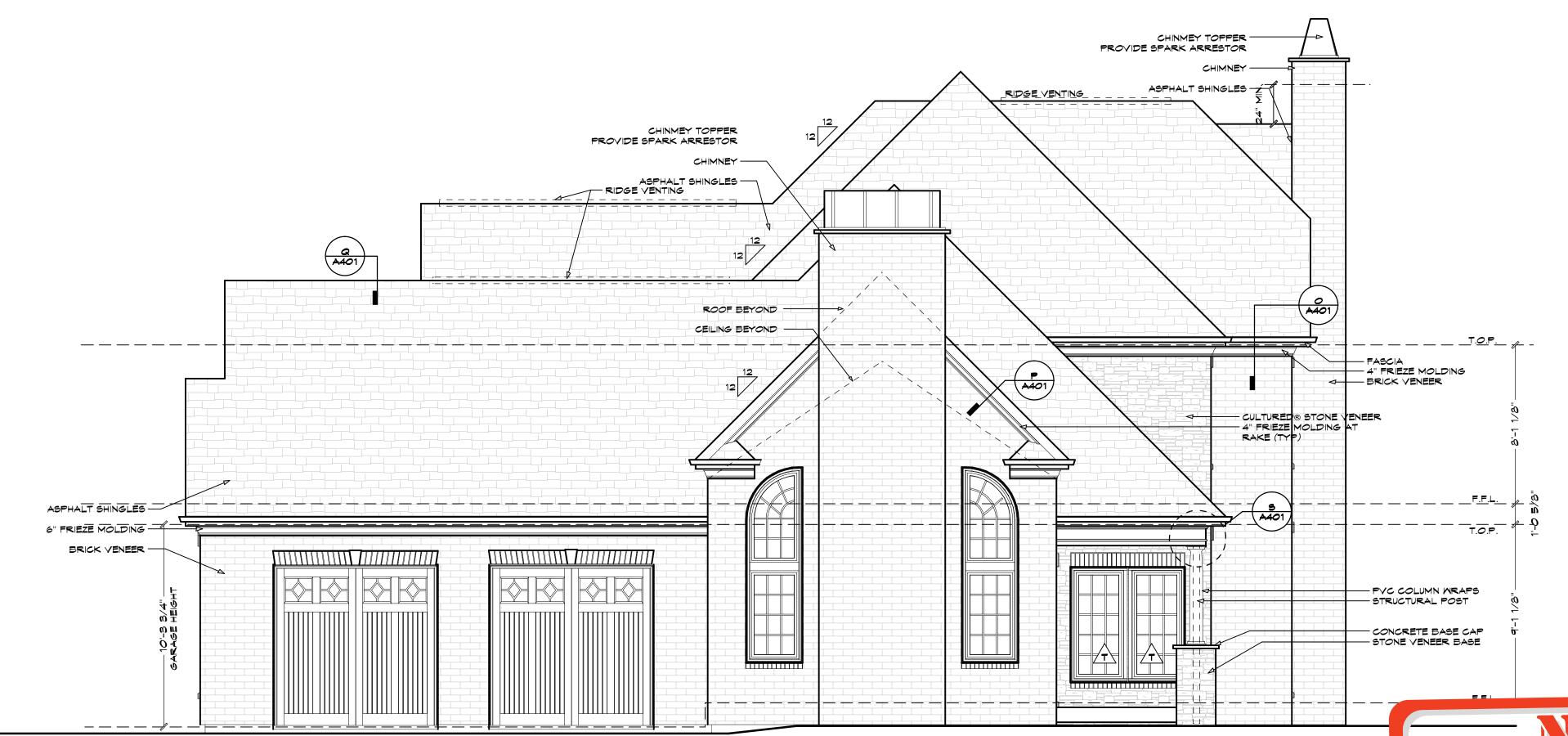
CHRISTINA HOME

JOEY MARTIN, AIBD 1455 So. A Steet. Elwood Design Studio Elwood, In 46036 765-557-0020









1/4"=1'-0"

RIGHT ELEVATION

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A201

CHRISTINA HOME

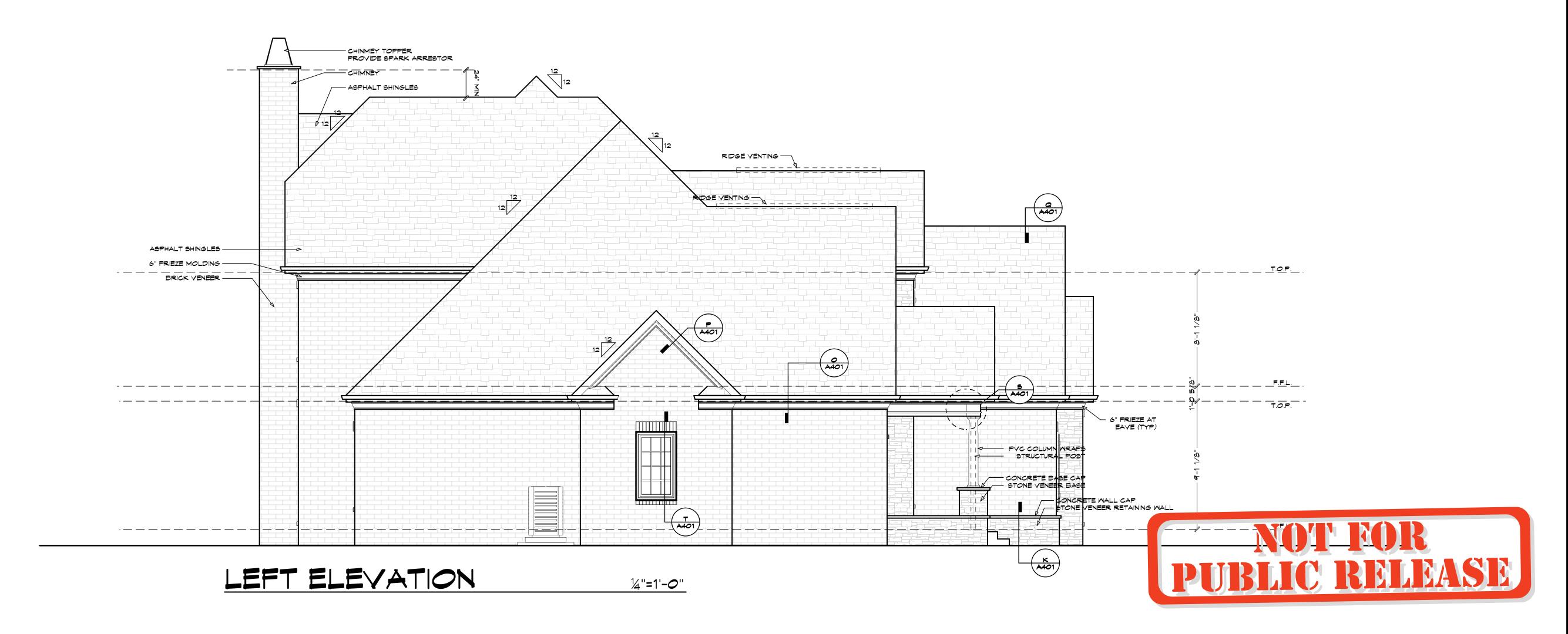
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PROFESSIONAL







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CHRISTINA HOME

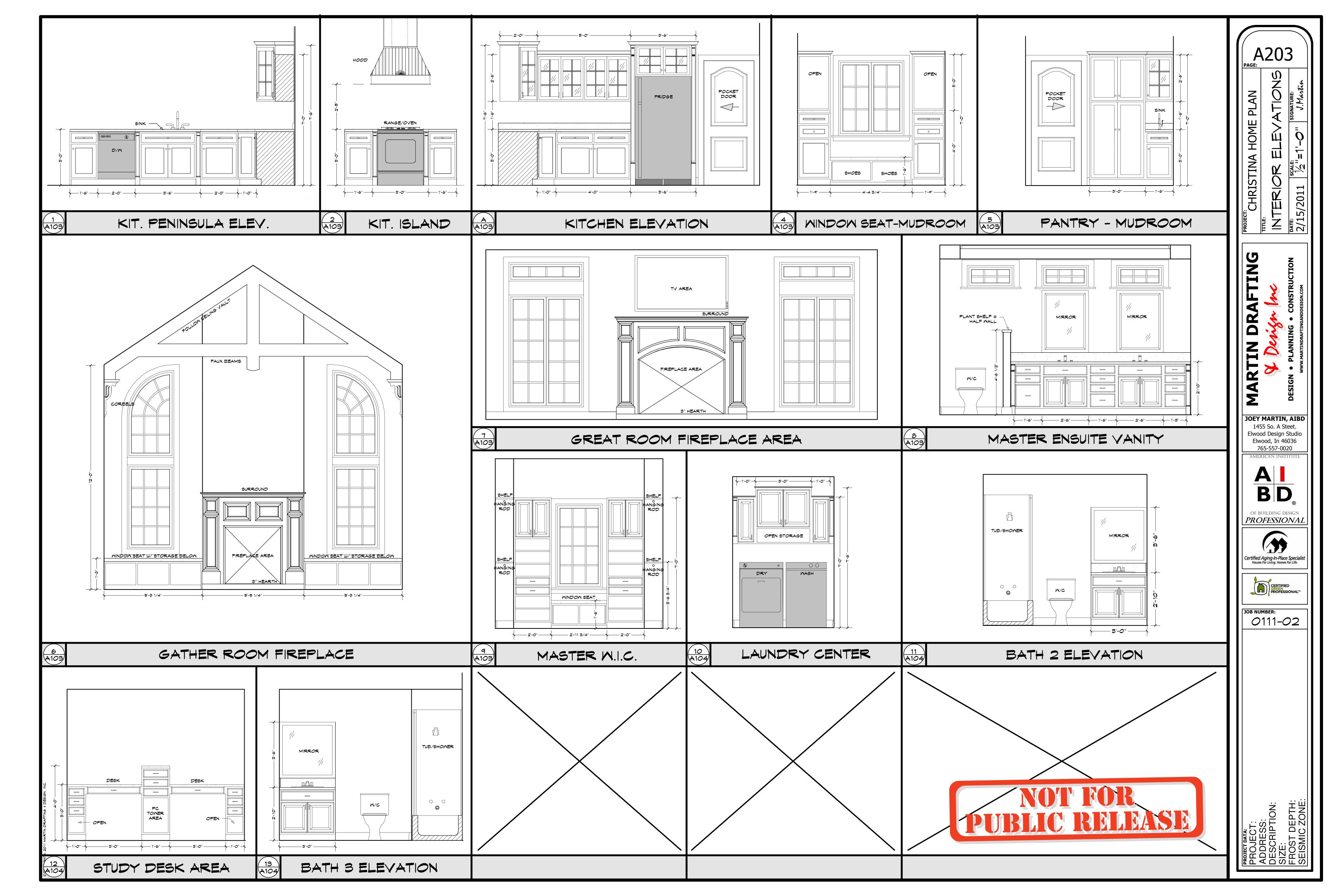
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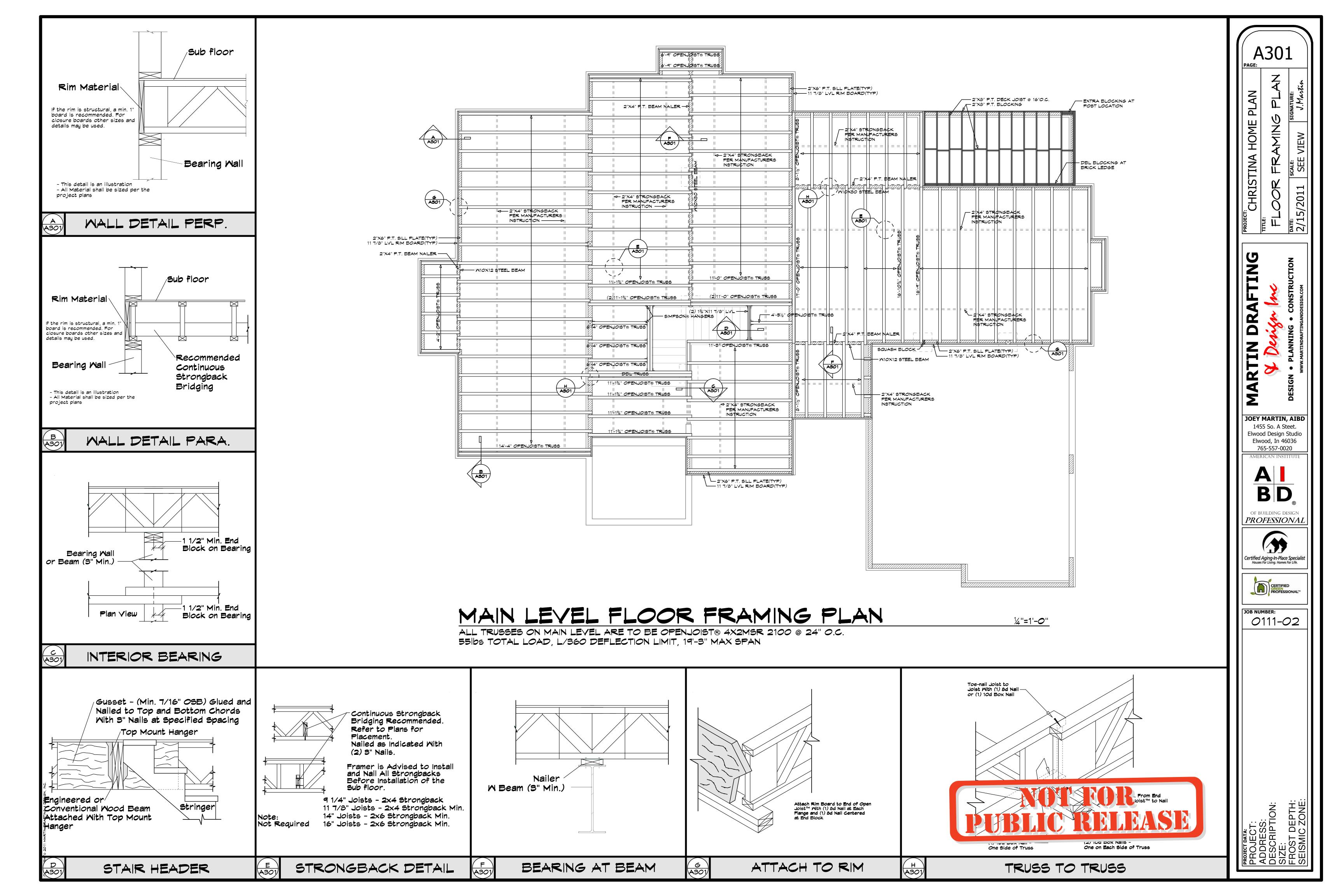


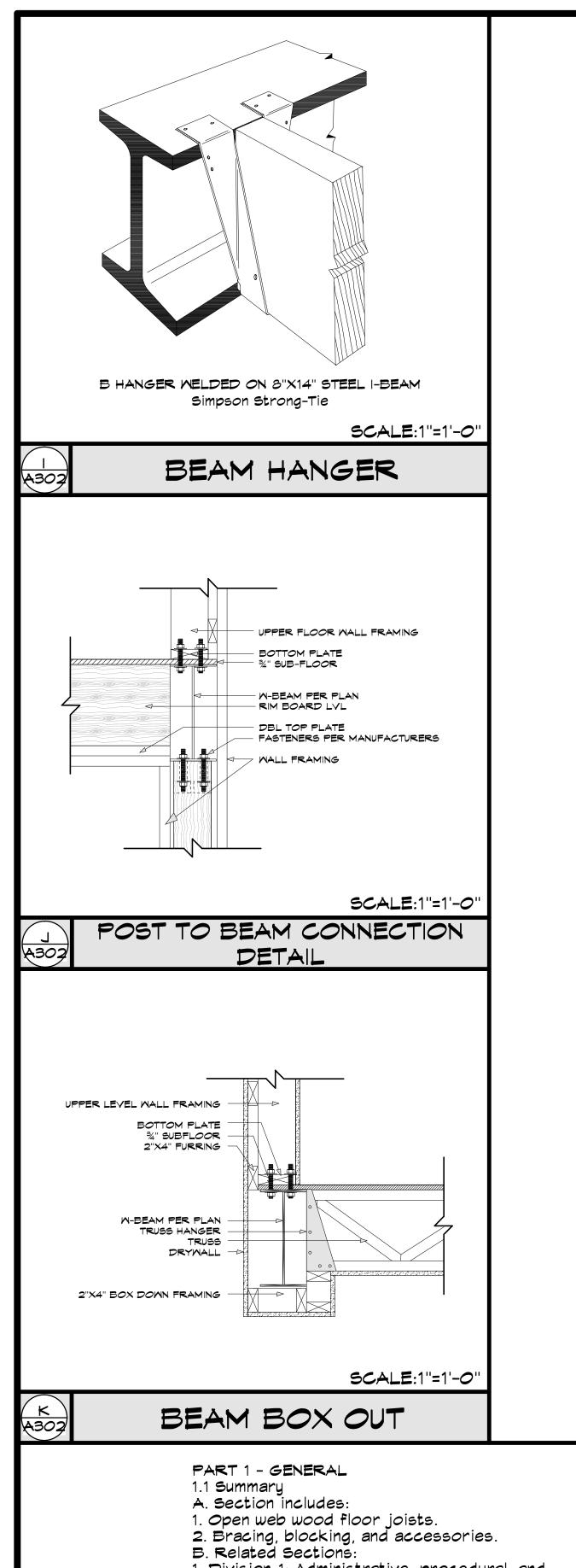
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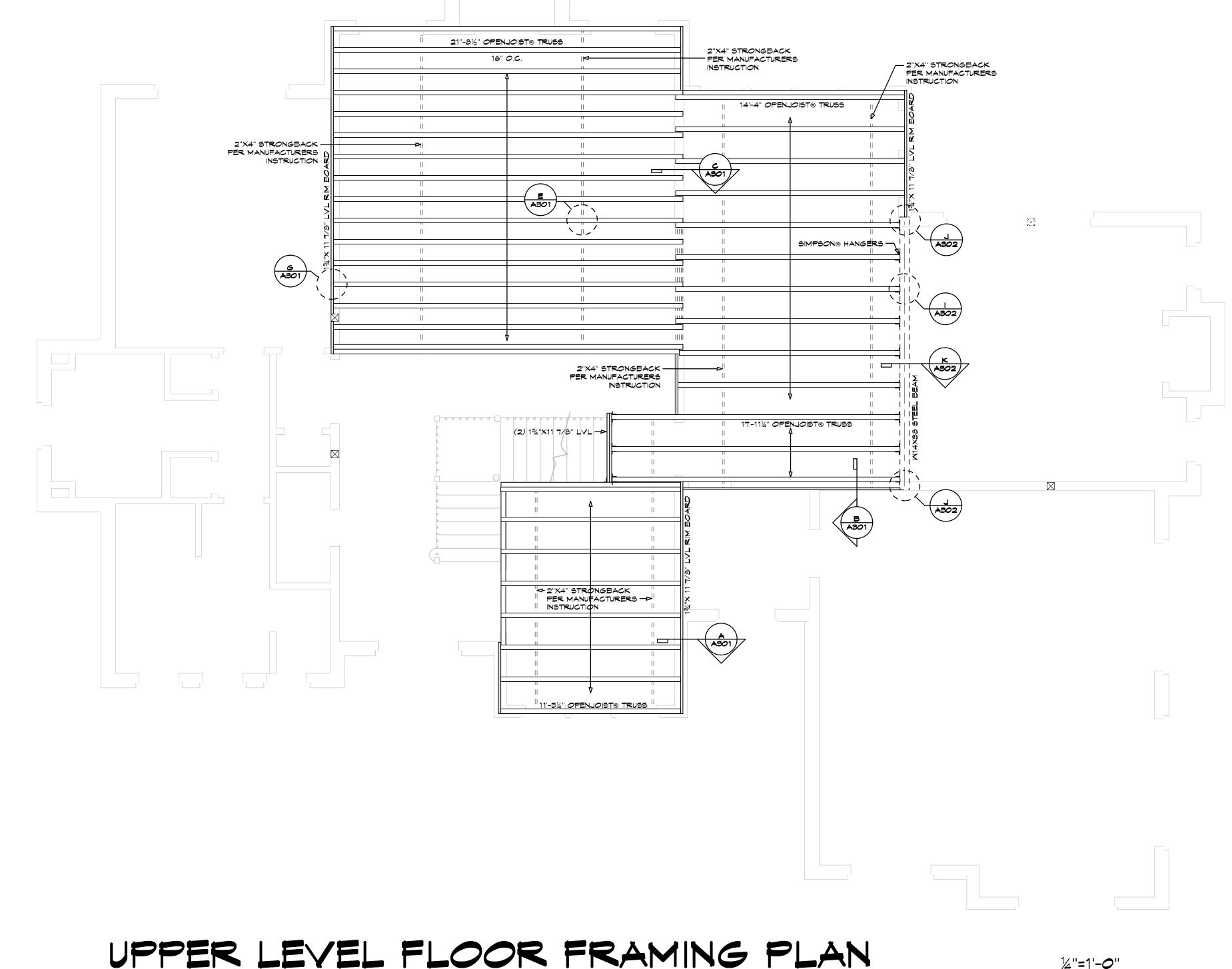


JOB NUMBER:









# UPPER LEVEL FLOOR FRAMING PLAN

ALL TRUSSES ON MAIN LEVEL ARE TO BE OPENJOIST® 4X2MSR 2100 @ 24" O.C. UNLESS NOTED 55lbs TOTAL LOAD, L/360 DEFLECTION LIMIT, 19'-3" MAX SPAN

1. Division 1: Administrative, procedural, and temporary work requirements. 2. Section 06110 - Framing and Sheathing a. Wood bracing, blocking, and framing for openings. b. Subflooring. 1.2 References 2006 International Building Code (IBC) 2006 International Residential Code (IRC) 1999 BOCA National Building Code/1999 (BNBC)

1999 Standard Building Code (SBC) 1997 Uniform Building Code (UBC)

(www.nist.gov) PS20 American Softwood Lumber Standard. C. Canadian Mood Council member lumber grading

agencies qualified by the American Lumber Standards Board of Review.

1.3 System Description A. Design Floor Loads:

1. Live Load. 2. Dead Load.

3. Deflection Maximum. 1.4 Submittals A. Submittals for Review:

A. International Code Council (ICC) (www.iccsafe.org) 1. Shop Drawings: Indicate sizes and spacing of joists and associated components, web and chord member sizes, loading, bracing and blocking, and framed openings.

B. National Institute of Standards and Technology (NIST) 2. Product Data: Include joist configurations, bearing and anchor details, bracing, and blocking. 1.5 Quality Assurance

> A. Manufacturer: 1. Experience in manufacture of open web wood joists. 2. Member of Mood Truss Council of America

B. Lumber Grading Agency: Certified to NIST PS 20.

1.6 Delivery, Storage and Handling A. Handle joists upright by bottom flange.

B. Prevent excessive flat-wise bending of joists.

C. For joists stored outdoors: 1. Place joists on blocks or spacers located at ends

and maximum 10 feet on-center. 2. Cover joists with properly vented, waterproof

3. Do not stack joist bundles more than three high. 4. Leave joist bundle bands in place until ready to use. PART 2 - PRODUCTS

2.1 Manufacturer A. Contract documents are based on OPEN JOIST by Universal Forest Products, Inc.

2.2 Materials A. Lumber: Spruce-Pine-Fir, graded to requirements of Canadian Mood Council lumber grading agencies. 2.3 Accessories

C. Joists: Meet requirements of ICC International Building A. Lumber for bracing, blocking, and framed openings. Code; certified by ICC Evaluation Service, Inc. B. Fasteners.

2.4 Fabrication A. Fabricate joists to achieve specified structural requirements.

PART 3 - EXECUTION 3.1 Installation A. Install joists and accessories in accordance with

manufacturer's instructions and approved shop

B. Set joists level, plumb, right side up, in correct position

C. Joists may be trimmed maximum 5-1/2 inches on each end; leave minimum 1-3/4 inches of solid end block

D. Do not cut, notch, or drill joist top chords, bottom chords or webs.

E. Provide minimum 1-1/2 inches of bearing at each end

F. Fasten joists to top plates, bearing plates, rim boards,

and other joists butting end to end or lapping at ends.

G. Place temporary 2x4 lumber bracing perpendicular to joists at maximum 8 feet on-center, spanning minimum of three joists. Fasten bracing to each joist.

H. Place triangulated 2x4 lumber bracing or 4-foot wide

M. Installation Tolerances: 1. Location of framing members: Maximum \_\_ inch(es) from indicated positions.

OPENJOIST® 3-PART SPECIFICATION

A302

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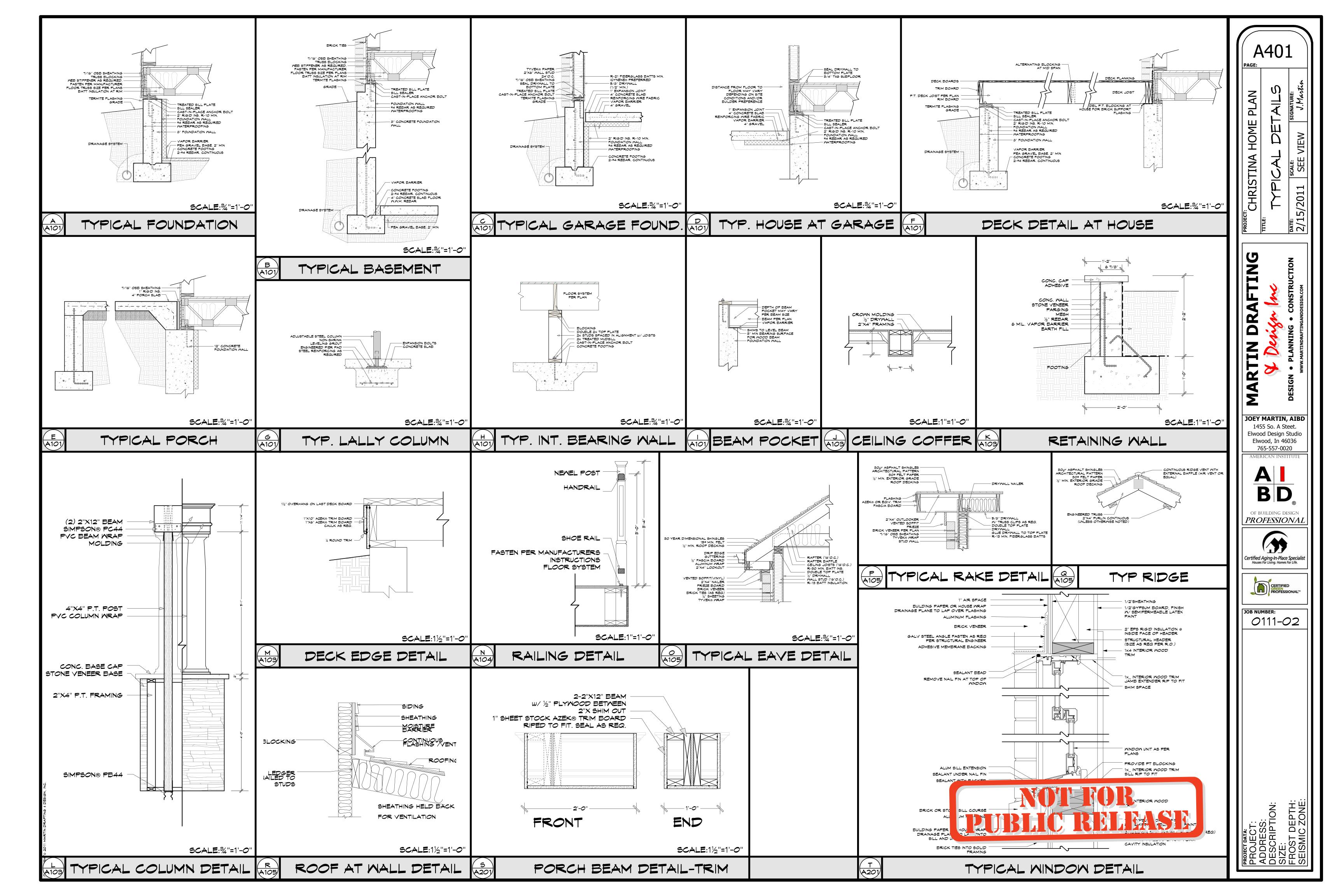
OF BUILDING DESIGN **PROFESSIONAL** 

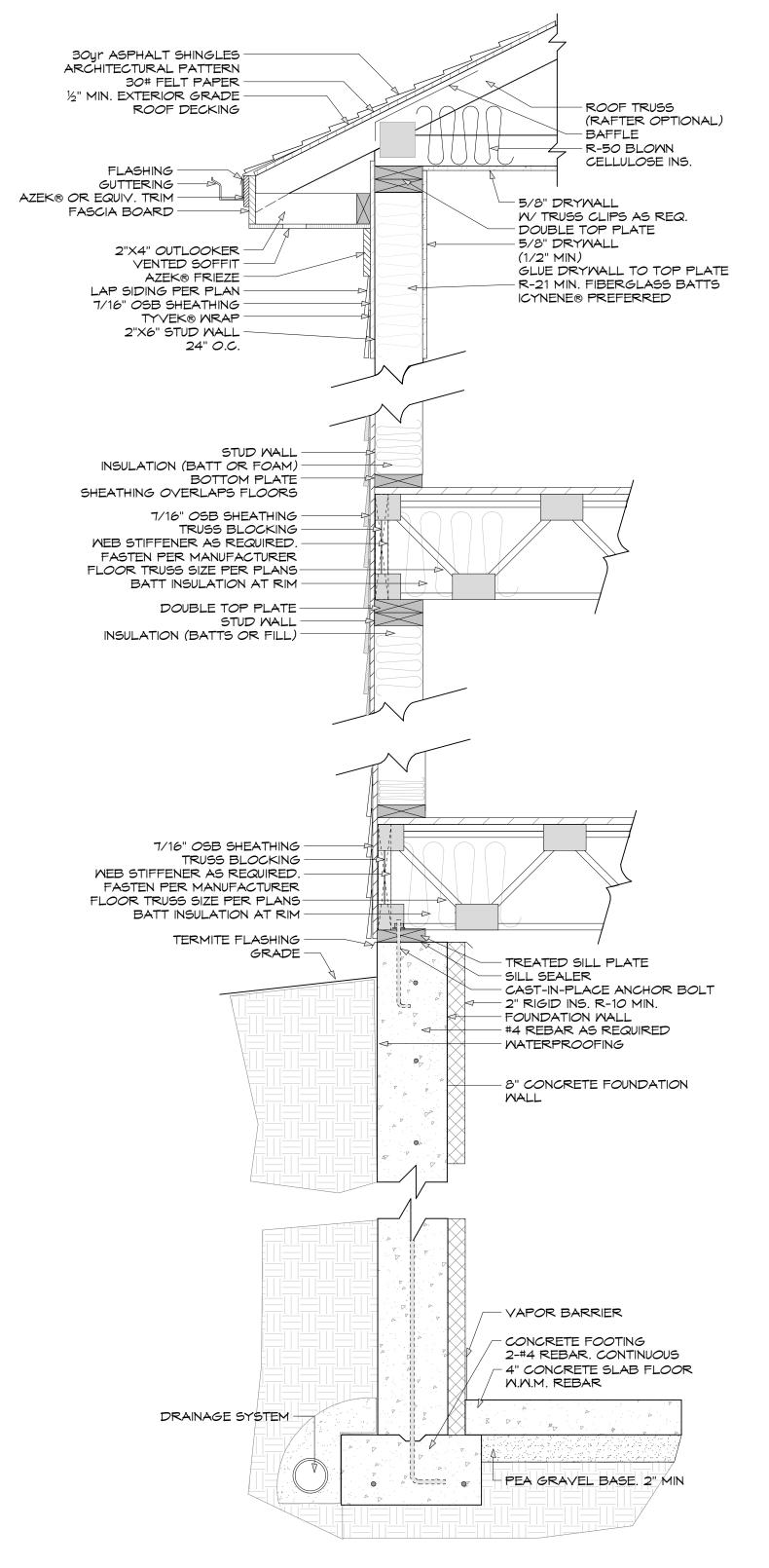
Certified Aging-In-Place Specialist Houses For Living. Homes For Life.



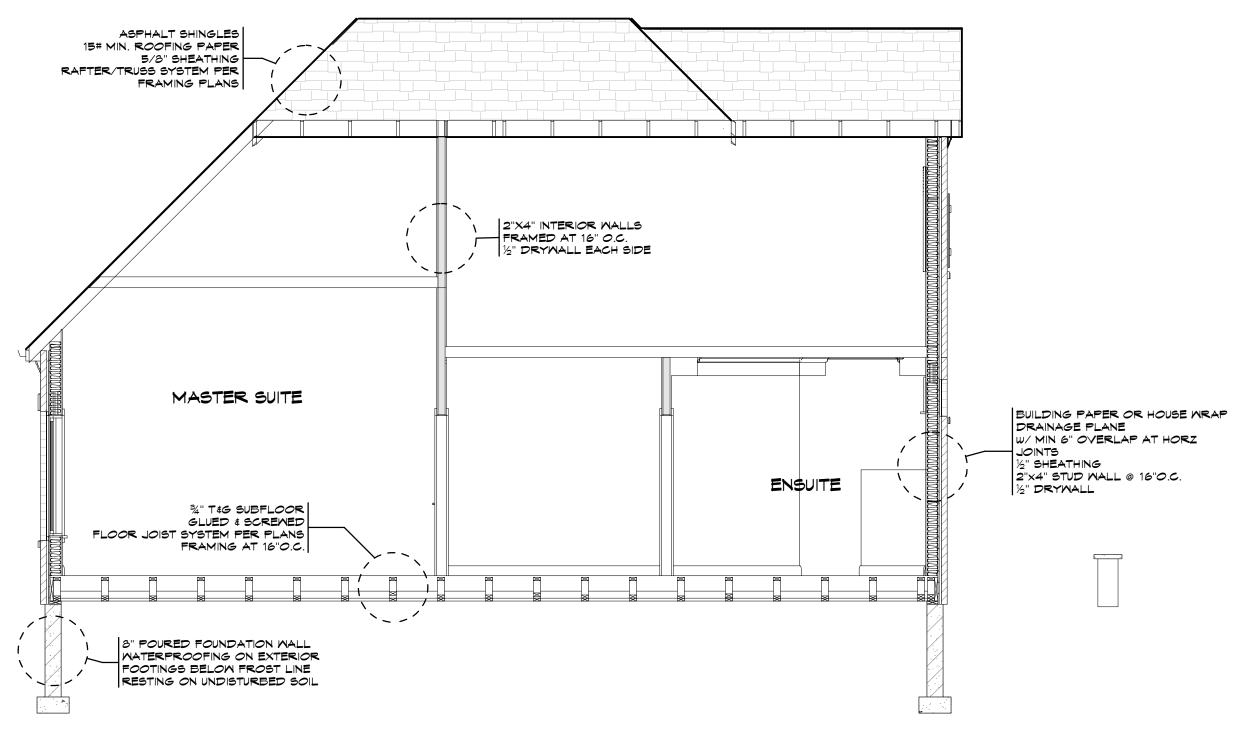
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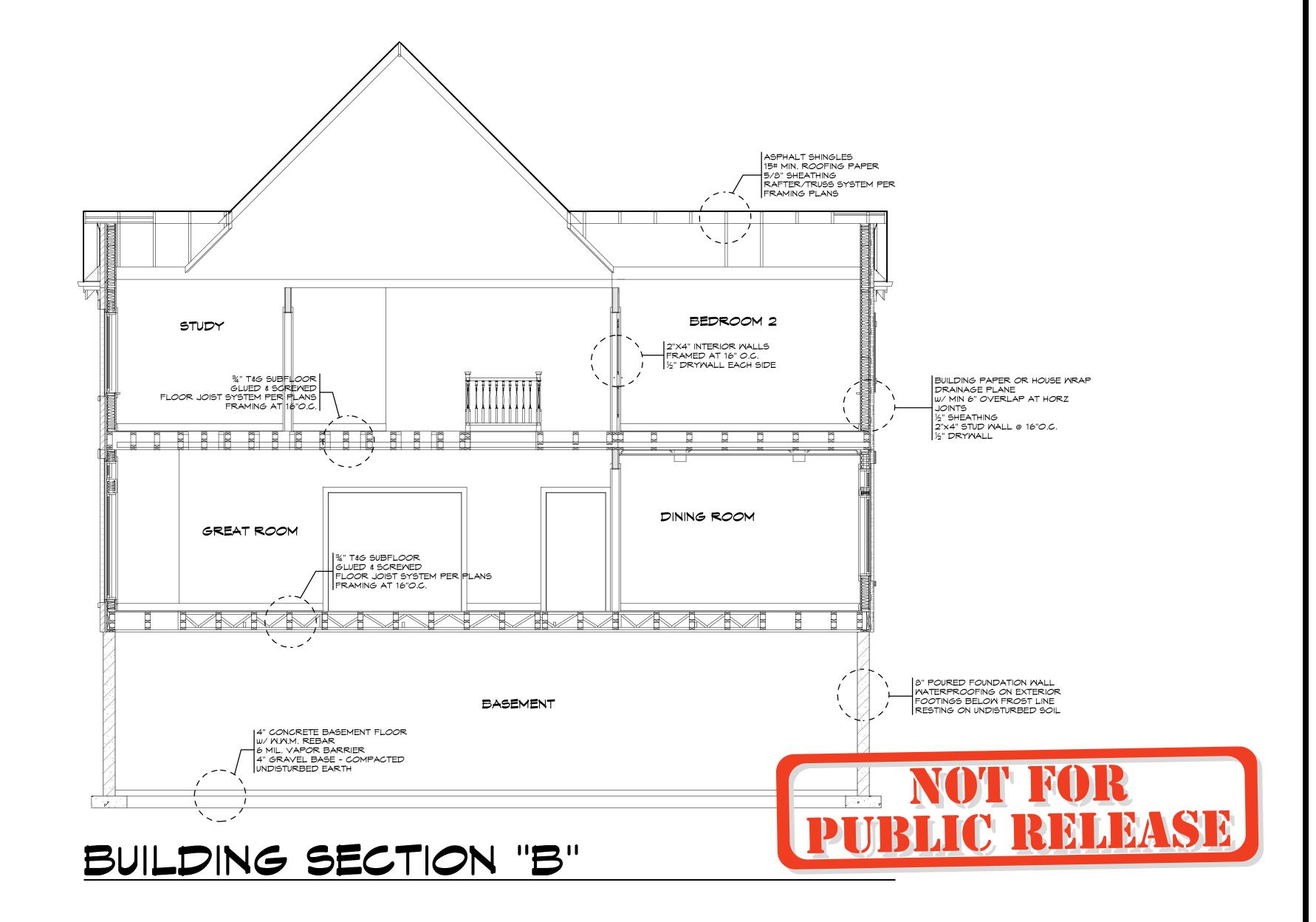




TYPICAL MALL SECTION



# BUILDING SECTION "A"



A50

HOME CHRISTINA

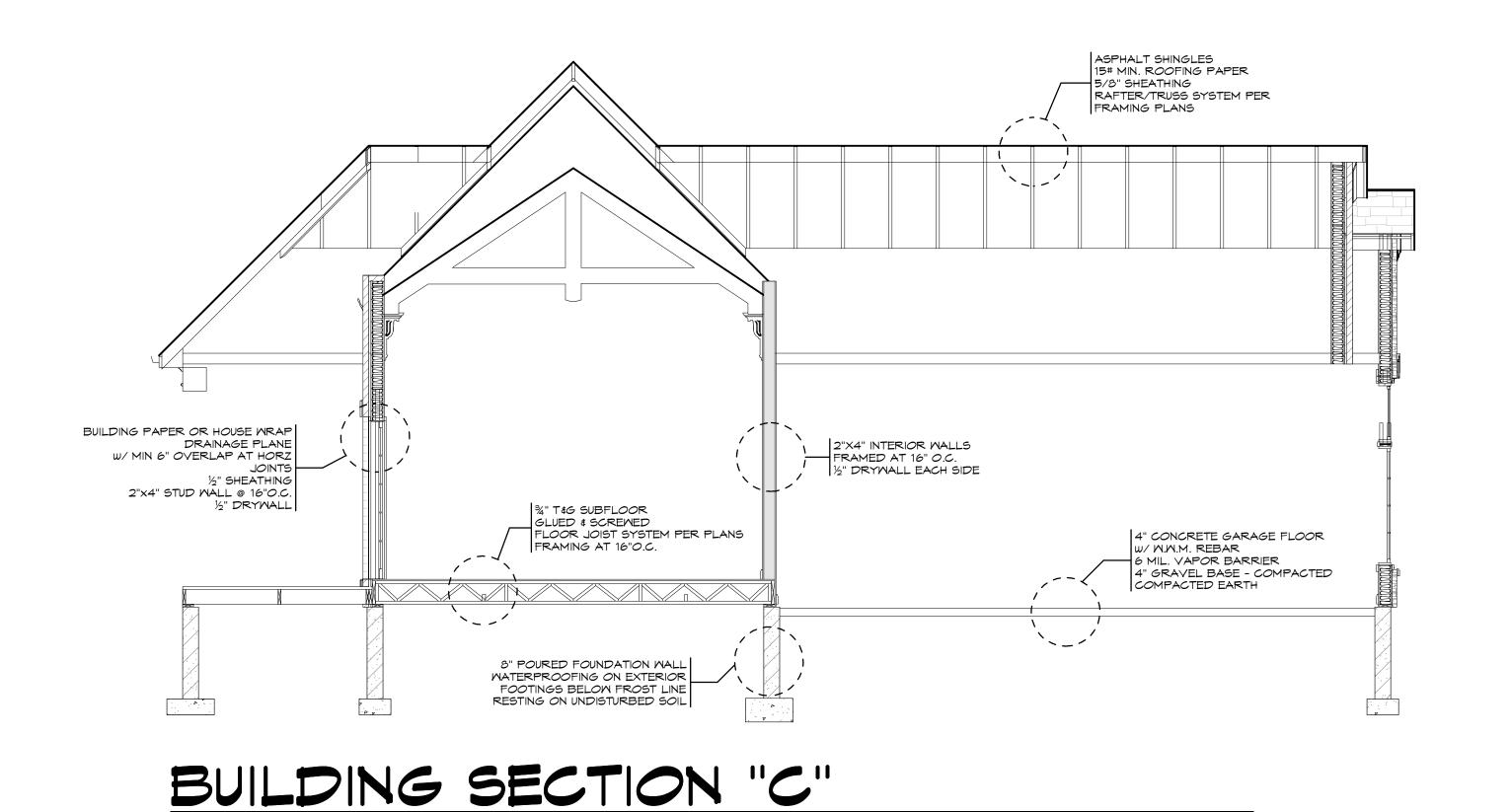
**JOEY MARTIN, AIBD** 1455 So. A Steet. Elwood Design Studio Elwood, In 46036 765-557-0020

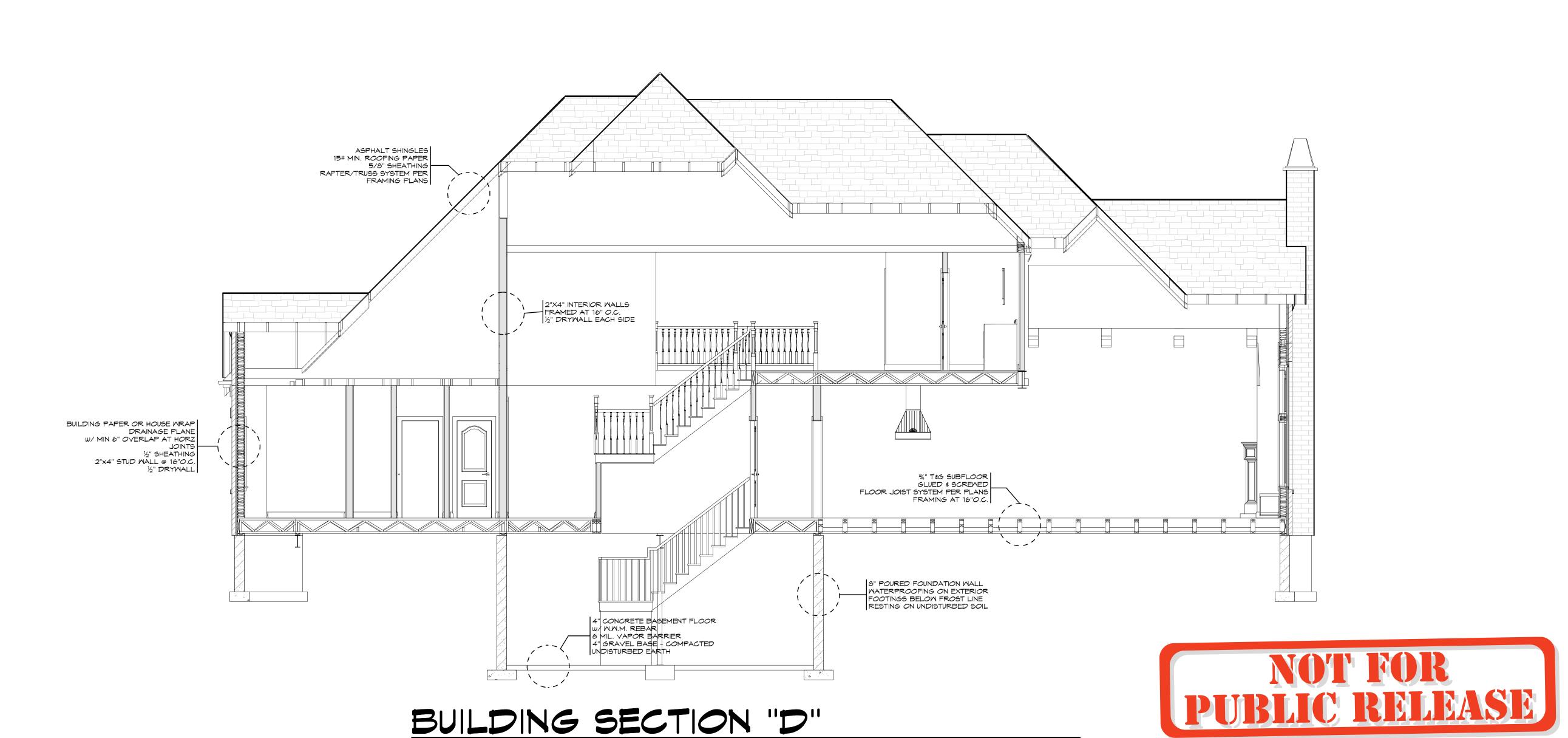


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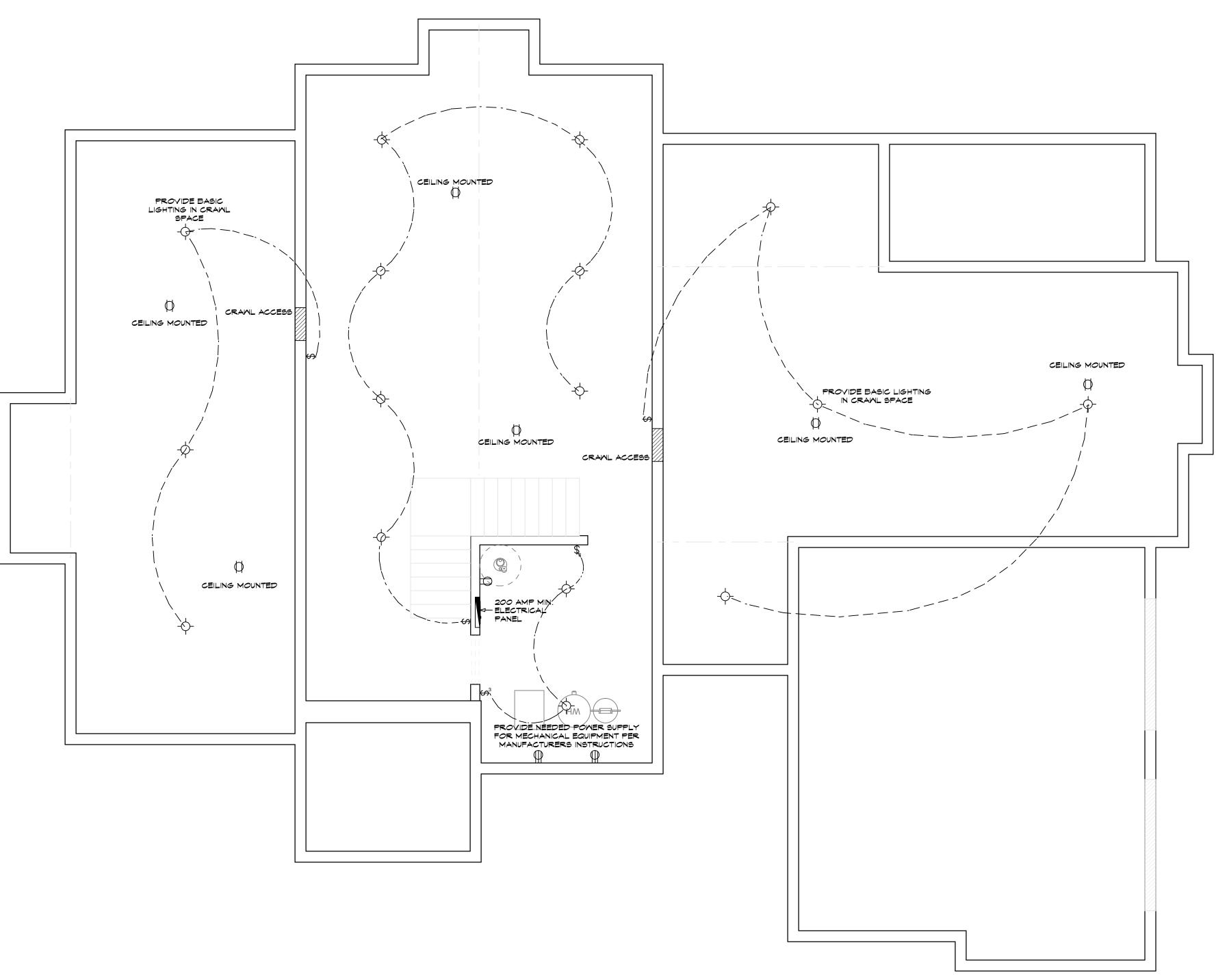


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A502 HOME CHRISTINA BUILDING **JOEY MARTIN, AIBD** 1455 So. A Steet. Elwood Design Studio Elwood, In 46036 765-557-0020 BD **PROFESSIONAL** 0111-02



ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION		
	METER SOCKET		
	PANEL BOX		
	CEILING FAN W/ LIGHT		
	FLUORESCENT LIGHT FIXTURE		
<b>\( \rightarrow\)</b>	110V CEILING LIGHT FIXTURE		
0	110V RECESSED LIGHT FIXTURE		
$\Diamond \Diamond$	110V EAVE LIGHT FIXTURE		
00	110V CHANDELIER LIGHT FIXTURE		
<b>-</b>	110V WALL LIGHT FIXTURE		
₩	SINGLE POLE SMITCH		
₩³	THREE WAY SMITCH		
₩4	FOUR WAY SMITCH		
<u>~</u> ∑	DIMMER SWITCH		
<u>⊕</u> ₹	OUTDOOR SMITCH		
<b>-</b>	110V DUPLEX RECEPTACLE		
☐ GFI	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED		
₩P	110V DUPLEX RECEPTACLE		
	W WEATHERPROOF COVER 110VFLOOR MOUNTED		
#	DUPLEX RECEPTACLE  240V RECEPTACLE		
$\triangleleft$	TELEPHONE JACKS		
	TELEVISION JACKS		
-•	DOOR BELL PUSH BUTTON		
<del>-</del> Ţ	THERMOSTAT		
<b>G</b>	SMOKE DETECTOR		
⊖	EXHAUST FAN		
DC'	DOOR CHIME		
F	FIRE ALARM PANEL		
Ø-	COMPUTER POINT		
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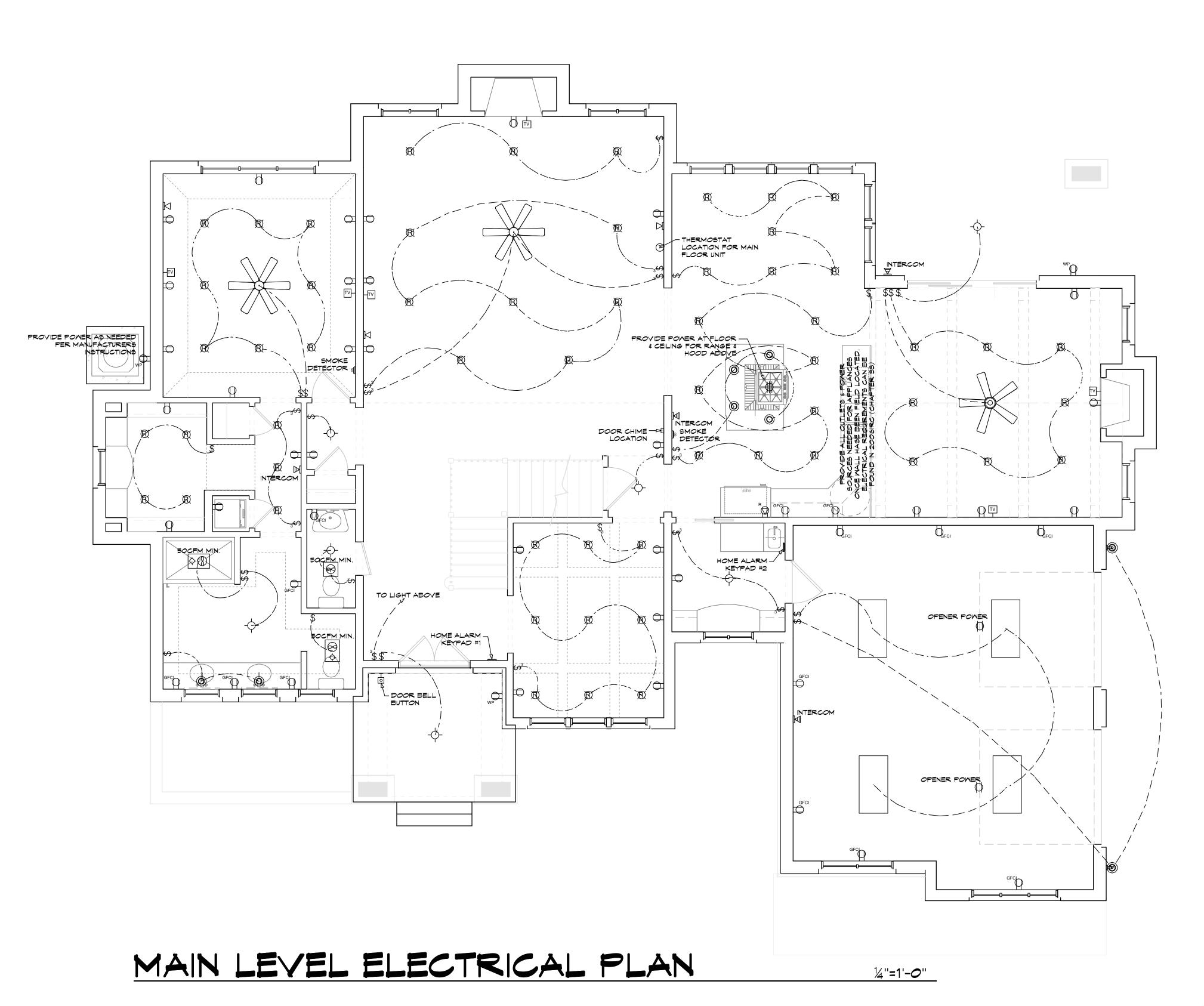
BASEMENT ELECTRICAL PLAN

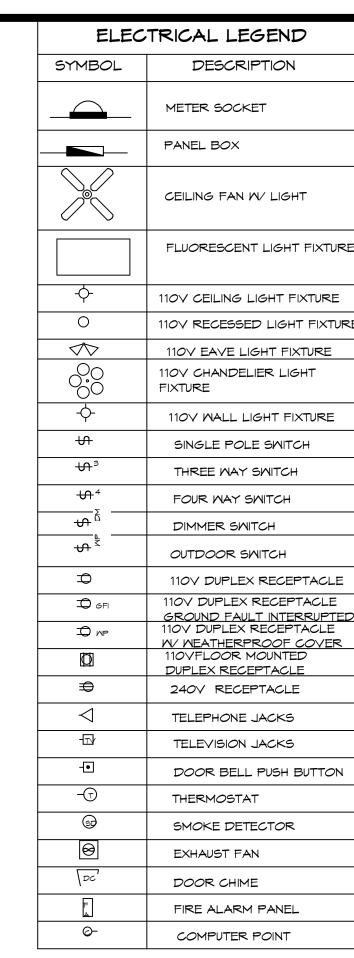
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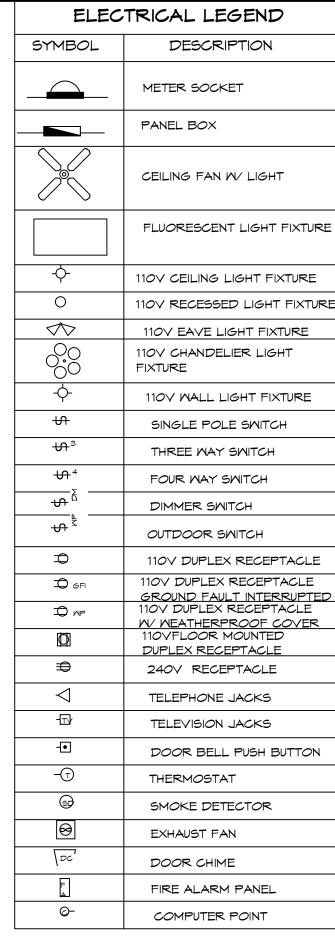
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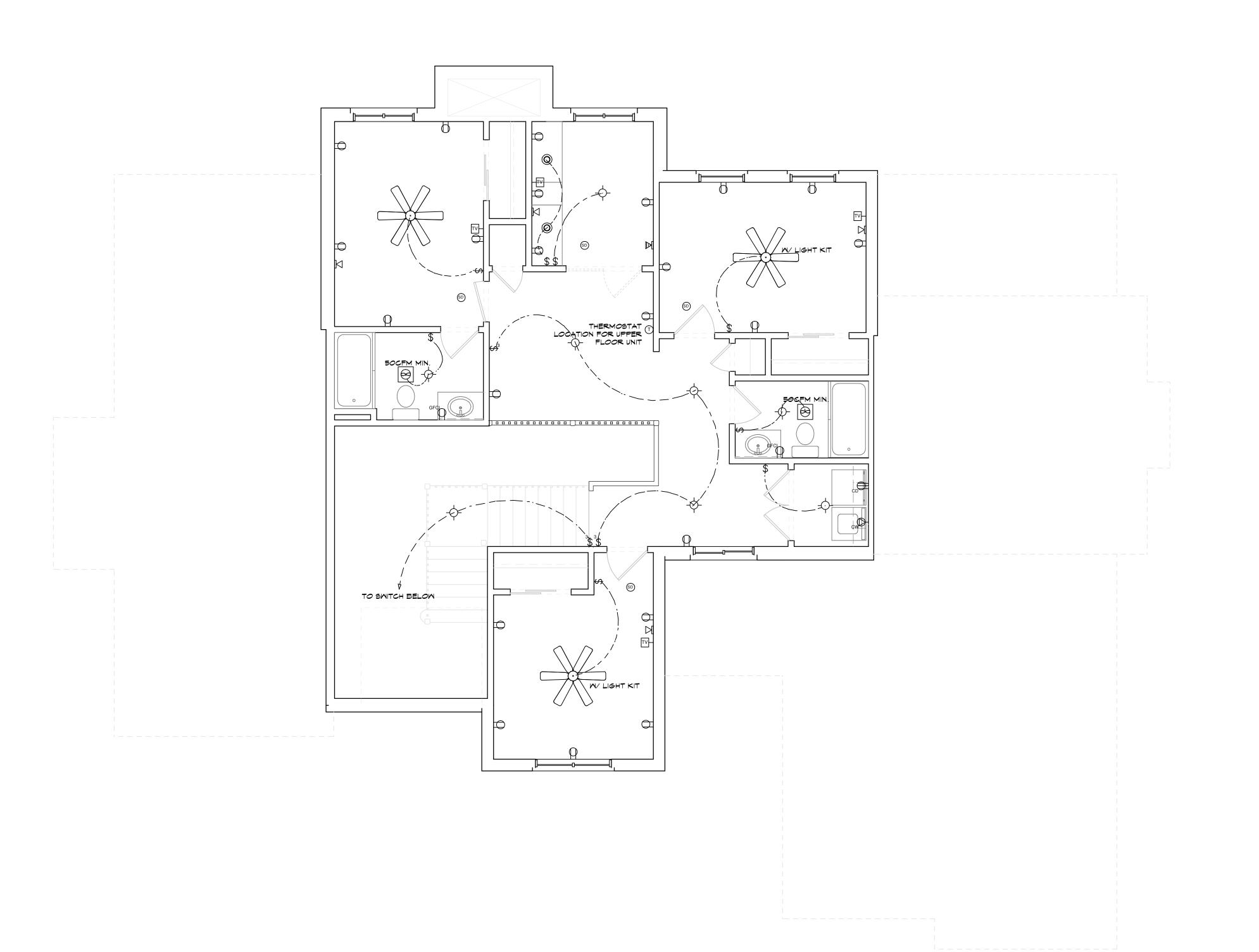
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CHRISTINA

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UPPER LEVEL ELECTRICAL PLAN

ELECTRICAL LEGEND SYMBOL DESCRIPTION METER SOCKET PANEL BOX CEILING FAN W/ LIGHT FLUORESCENT LIGHT FIXTUR 110V CEILING LIGHT FIXTURE 110V RECESSED LIGHT FIXTUR 110V EAVE LIGHT FIXTURE 110V CHANDELIER LIGHT FIXTURE 110V WALL LIGHT FIXTURE SINGLE POLE SMITCH THREE MAY SMITCH DIMMER SMITCH OUTDOOR SMITCH  $\bigcirc$ 110Y DUPLEX RECEPTACLE 110V DUPLEX RECEPTACLE
GROUND FAULT INTERRUPTED
110V DUPLEX RECEPTACLE
W/ WEATHERPROOF COVER
110VFLOOR MOUNTED
DUPLEX RECEPTACLE 240V RECEPTACLE TELEPHONE JACKS TELEVISION JACKS DOOR BELL PUSH BUTTON THERMOSTAT SMOKE DETECTOR EXHAUST FAN FIRE ALARM PANEL COMPUTER POINT

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TITLE:

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DESIGN • PLANNING • CONSTRUCTION

DATE:

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OF BUILDING DESIGN

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find Asing to Blood Specialist

CERTIFIED GREEN PROFESSIONAL™

OB NUMBER:

PROJECT:
ADDRESS:
DESCRIPTION:
SIZE:
FROST DEPTH:
SEISMIC ZONE:

1/4"=1'-0"

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