INTERIOR FINISH SCHEDULE

ROOM	FLOOR	BASE	W'NSCOT	WALLS	CEILING	CLG. HGT.
1st FLOOR						9'9"
FOYER	TILE	WM 633			WM 48	9'0"
COAT CLOSET						9'0"
STUDY						9'0"
CLOSET						9'0"
BATH #1						9'0"
HALL						9'0"
GREAT ROOM		WM 633			WM 48	9'0"
1ST FLR. PORCHES	BRK. PAVERS					9'9"
BRK'FST ROOM						17'10"
KITCHEN						9'0"
DINING		WM 633			WM 48	9'0"
GARAGE						9'11"
STORAGE						8'5 1/2"
HALL						9'0"
LAUNDRY						9'0"
M. BEDROOM						VAR.
MASTER BATH						9'0"
CLOSET						9'0"
2nd FLOOR						8'0"
BEDROOM #2						8'0"
CLOSET						8'0"
HALL						8'0"
BEDROOM #3						8'0"
CLOSET						8'0"
BATH #2						8'0"
BATH #3						8'0"
BEDROOM #4						8'0"
CLOSET						8'0"
PLAYROOM						8'0"

FOUNDATION NOTES

1. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW LOCAL FROST LINE, BUT NO LESS THAN 12" BELOW FINISH GRADE.
2. FOUNDATIONS SHALL BE BUILT UPON NATURAL SOLID GROUND. A SOIL TEST IS HIGHLY RECOMMENDED TO DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOIL. FOOTINGS SHALL BE DESIGNED SO THAT THE ALLOWABLE BEARING CAPACITY OF THE SOIL IS NOT EXCEEDED.
3. SOILS SHALL BE COMPACTED TO 98% UNDER FOOTINGS AND 95% UNDER SLABS.
4. ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
5. ALL REINFORCING STEEL SHALL BE 60 KSI.
6. ALL ANCHOR BOLTS SHALL BE A36.
7. W.W.M. SHALL CONFORM TO ASTM A-82, A-185 AND LAP MIN. OF 6" AT ALL SPLICES.
8. ALL REBAR LAPS SHALL BE 30 BAR DIAMETERS.
9. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM A36.
10. ALL REINFORCING STEEL IN FOOTINGS SHALL BE LOCATED 3" CLEAR FROM TOP, BOTTOM, AND SIDES OF FOOTINGS.
11. USE 1" COMPRESSIBLE MATERIAL AROUND ALL PIPE PENETRATIONS THROUGH FOOTINGS AND SLABS.
12. IF BACKFILL EXCEEDS 4' IN HEIGHT AGAINST ANY FOUNDATION WALL, REINF. AS PER LOCAL CODE.
13. ON CRAWLSPACE FOUNDATIONS USE 1 SF OF VENTING PER 150 SF OF CRAWLSPACE AREA. PROVIDE 6 MIL VAPOR BARRIER ON GROUND AS REQ'D BY LOCAL CONDITIONS.
14. ON SLAB FOUNDATIONS ALLOW FOR EXHAUST VENTING OF KITCHEN RANGE, CLOTHES DRYER, ELECTRICAL FLOOR PLUGS, GAS LINES, ETC., AS REQUIRED.
15. SLOPE ALL EXTERIOR SLABS, INCLUDING GARAGE, AWAY FROM MAIN STRUCTURE AT A MIN. OF 1/8" PER FOOT.

DOOR SCHEDULE

SIZE	QTY.	DESCRIPTION
3'-0" X 6'-8"	1	FRONT ENTRANCE DOOR W/ TRANSOM & SIDE LITES
5'-0" X 6'-8"	1	PAIR 2'6" 8 LITE FRENCH DOORS W/ TRANSOM
5'-0" X 6'-8"	2	PAIR 2'6" 8 LITE FRENCH DOORS
3'-0" X 6'-8"	1	EXTERIOR ENTRANCE DOOR
2'-8" X 6'-8"	5	INTERIOR
2'-6" X 6'-8"	4	INTERIOR
2'-4" X 6'-8"	5	INTERIOR
1'-8" X 6'-8"	1	INTERIOR
4'-0" X 6'-8"	3	PAIR 2'0" INTERIOR
3'-0" X 6'-8"	2	PAIR 1'6" INTERIOR
2'-8" X 6'-8"	1	PAIR 1'4" INTERIOR
2'-6" X 6'-8"	1	BI-FOLD
2'-0" X 6'-8"	1	BI-FOLD
9'-0" X 6'-8"	2	GARAGE

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH THE SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL SRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES.
5. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS PLAN. RELOCATION OF WALLS, CHANGES IN MEMBER SIZES, ETC., COULD LEAD TO PROBLEMS IN STRUCTUAL STABILITY.
6. CONTRACTOR TO VERIFY SIZING AND LOADING OF ELECTRICAL SYSTEMS TO MEET STATE AND LOCAL CODE REQUIREMENTS.
7. ELECTRICAL SERVICE ENTRY AND PANEL LOCATION TO BE DETERMINED BY CONTRACTOR UPON INVESTIGATION OF THE SITE UTILITY LOCATION. CONTRACTOR TO SIZE HEATING AND COOLING LOADS AS PER LOCAL CODES, CLIMATIC CONDITIONS, AND BUILDING ORIENTATION.
8. PLUMBING MATERIALS AND INSTALLATION TO BE PROVIDED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
9. DIMENSIONS ON ALL DRAWINGS HAVE PREFERENCE OVER ACTUAL SCALE ON PLAN.
10. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED, INCLUDING DOORS FROM THE DWELLING TO AN ATTACHED GARAGE.
11. INTERIOR FINISH TRIM, CASINGS, STOOL, AND APRON STYLES TO BE VERIFIED BY OWNER.
12. PROVIDE VAPOR BARRIER IN WALLS & FLOORS AS REQUIRED BY LOCAL CODES.

WINDOW SCHEDULE

SIZE	QTY.	DESCRIPTION
3'-8" X 6'-0"	5	9/9 LITE DOUBLE HUNG INSULATED W/ TRANSOM
3'-0" X 6'-0"	1	18 LITE FIXED INSULATED
3'-0" X 6'-0"	10	9/9 LITE DOUBLE HUNG INSULATED
3'-0" X 6'-0"	4	9/9 LITE DOUBLE HUNG INSULATED W/TRANSOM
2'-8" X 6'0"	4	9/9 LITE DOUBLE HUNG INSULATED
5'-0" X 4'-0"	1	10 LITE CASEMENT INSULATED
2'-8" X 4'-4"	1	6/6 LITE DOUBLE HUNG INSULATED
2'-0" X 3'-0"	1	4/4 LITE DOUBLE HUNG INSULATED
3'-0" X 1'-0"	1	3 LITE FIXED INSULATED
2'-0" X 2'-0"	1	9 LITE CIRCLE INSULATED
6'-0" X 3'-0"	1	9 LITE 1/2 CIRCLE INSULATED

FRAMING NOTES

1. ALL LUMBER SHALL BE GRADE MARKED WITH A STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED.
2. THE MAXIMUM SPAN OF STRUCTURAL MATERIALS WILL VARY BETWEEN SPECIES AND LOCALITIES. CHECK LOCAL CODES FOR ACCEPTANCE OF SIZES FOR ALL STRUCTURAL MEMBERS SPECIFIED IN THESE PLANS. (SEE DESIGN CRITERIA AT RIGHT).
3. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
4. ANCHOR BOLTS SHALL BE WITHIN 12" FROM THE END OF THE SILLS AND CORNERS.
5. EXTERIOR CORNERS OF STRUCTURE TO BE BRACED WITH 1/2" CDX PLYWOOD WITH 15# FELT COVERING. SHOULD DIAGONAL BRACING BE USED, 1X6 NOTCHED BRACING SHALL RUN AT AS NEAR 45 DEGREES AS PRACTICAL BUT ALWAYS AT AN ANGLE TO INCLUDE 4 STUD SPACINGS.
6. EXTERIOR OPENINGS, VALLEYS, AND OTHER AREAS SPECIFIED ON PLANS TO HAVE AN APPROVED FLASHING. USE 26 GAUGE G.I. FLASHING FOR THE VALLEYS, 24" WIDE WITH ROOFS LESS THAN 4/12 PITCH, 20" WIDE FLASHING REQUIRED FOR 4/12 PITCH AND STEEPER ROOFS. VALLEY FLASHING SHALL HAVE A SPLASH RIB 3/4" HIGH.
7. ALL STRUCTURAL STEEL TO BE 36 KSI.
8. ALL HEADERS TO BE 2-2X12'S UNLESS NOTED OTHERWISE. PROVIDE HEADERS OVER ALL EXTERIOR WALL OPENINGS AND OPENINGS IN INTERIOR LOAD BEARING WALLS. ALL HEADERS @ FIRST FLOOR OF 2 STORY TO BE DOUBLE 2X12" MINIMUM.
9. PROVIDE METAL CROSS BRIDGING AT 8' ON CENTER OF ALL FLOOR JOIST.
10. UNLESS STRUCTURAL BEAM IS SHOWN, PROVIDE DOUBLE JOIST BELOW ALL PARALLEL PARTITIONS. PROVIDE CROSS BRIDGING BETWEEN FLOOR JOIST PERPENDICULAR TO PARTITION WALLS.
11. DO NOT CUT FRAMING MEMBERS FOR HVAC, PLUMBING, ELECTRICAL, WITHOUT MODIFYING MEMBER TO ORIGINAL BENDING & SHEAR CAPACITY.
12. ALL STUD WALLS ARE 2X4 @ 16" O.C., WITH 2-2X4 TOP PLATE & 1-2X4 BOTTOM PLATE (TREATED ON EXTERIOR WALLS).
13. ON BRICK WALLS, PROVIDE STEEL LINTELS OVER DOORS & WINDOWS, UNLESS NOTED OTHERWISE.
14. USE 1-2X SIZE LARGER THAN RAFTER FOR RIDGE.
15. STEEL JOIST HANGERS @ ALL FLUSH BEAMS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.