

General Notes

- The contractor and all sub-contractors shall verify all dimensions and conditions on the site, and shall notify the designer of any discrepancy. Cross check details and dimensions shown on the structural drawings.
- Floor and wall openings, sleeves, variations in the structural slab elevations, depressed areas and all other architectural, mechanical, electrical and civil requirements must be coordinated before contractor proceeds with construction.
- In all cases where a conflict may occur such as between items covered by specifications and notes on the drawings, or between general notes and specific details the designer &/or the engineer shall be notified and he will interpret the intent of the construction documents.
- Details noted as "Typical" shall apply in all cases unless specifically shown or noted otherwise.
- Where no specific detail is shown the framing or construction shall be identical or similar to that indicated for like cases of construction on this project or accepted custom and practice for the particular trade.
- Workmanship and materials shall conform to the requirements of the 2009 8th Edition of the IRC Building Code.
- In no case shall working dimensions to be scaled from plans, sections or details on the structural drawings.
- The precise dimensions and locations of all doors and window openings shall be determined from architectural plans and details. Other wall and floor openings as required by mechanical, electrical or similar requirements shall be verified from shop drawings, equipment data, dimensions etc. as required.

Framing notes.

- All dimensions to face of framing unless otherwise noted
- Framing lumber specie & grade to be S.P.F #1 & 2
- Subfloor & roof sheathing to meet min. requirements as shown in 2009 IRC code, table R503.2.1.1(1) "Allowable spans & loads for wood structural panels.."
- Wood structural wall panels shall be exterior grade CDX or equivalent and shall meet the requirements of Table R602.3(3)
- All exterior door and window lintels to be double 2x6 unless otherwise noted. Install insulated foam insert between members.
- Solid blocking to be provided at all bearing post locations
- Interior doors are located in center of wall unless indicated by dimension
- All interior walls 2x4 @ 16"o.c. unless otherwise noted.
- No structural members can be substituted with alternate specifications without prior approval of the designer or qualifying documents issued by an engineer.
- Fastener schedule for structural members shall meet the standards described in 2009 IRC Residential Building code Table R602.3(1)
- Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories.

ROOM FINISH SCHEDULE						
ROOM NAME	FLOORING	Area	CEILING		NOTES	
			MATL	HEIGHT		
OFFICE	WOOD	154.92 SF	GWB	8'-1"	---	
GARAGE	SEALED CONCRETE	698.90 SF	5/8 TYP. X GWB	10'-0"	---	
GARAGE HALL	WOOD/TILE	40.25 SF	GWB	8'-3 1/2"	---	
FOYER CLOSET	WOOD	8.16 SF	GWB	8'-1"	Shelf & pole Shelving	
PANTRY	WOOD	33.68 SF	GWB	8'-1"	---	
BATH	TILE	41.09 SF	GWB	8'-1"	---	
MUD ROOM	WOOD/TILE	72.67 SF	GWB	8'-1"	---	
FOYER	WOOD/TILE	52.36 SF	GWB	8'-1"	---	
LIVING ROOM	WOOD	254.58 SF	GWB	8'-1"	---	
KITCHEN	WOOD/TILE	157.99 SF	GWB	8'-1"	Range hood vent to exterior	
DINING	WOOD	187.48 SF	GWB	8'-1"	---	

WINDOW SCHEDULE							
MARK	Room	Head Height	FRAME SIZE		TYPE	MATERIAL	NOTES
			WIDTH	HEIGHT			
1	GARAGE	7'-0"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
2	GARAGE	7'-0"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
4	OFFICE	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
5	OFFICE	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
6	LIVING ROOM	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
7	LIVING ROOM	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
8	LIVING ROOM	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
9	DINING	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
10	DINING	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---
11	KITCHEN	6'-8"	4'-0"	3'-3 1/8"	CASEMENT	MARVIN ULTRIX	---
12	BATH	6'-8"	2'-7 1/2"	3'-3 3/4"	DOUBLE HUNG	MARVIN ULTRIX	TEMPERED
13	MUDROOM	6'-8"	2'-5 1/2"	3'-7 3/4"	DOUBLE HUNG	MARVIN ULTRIX	---

General Notes-Roof system & Framing

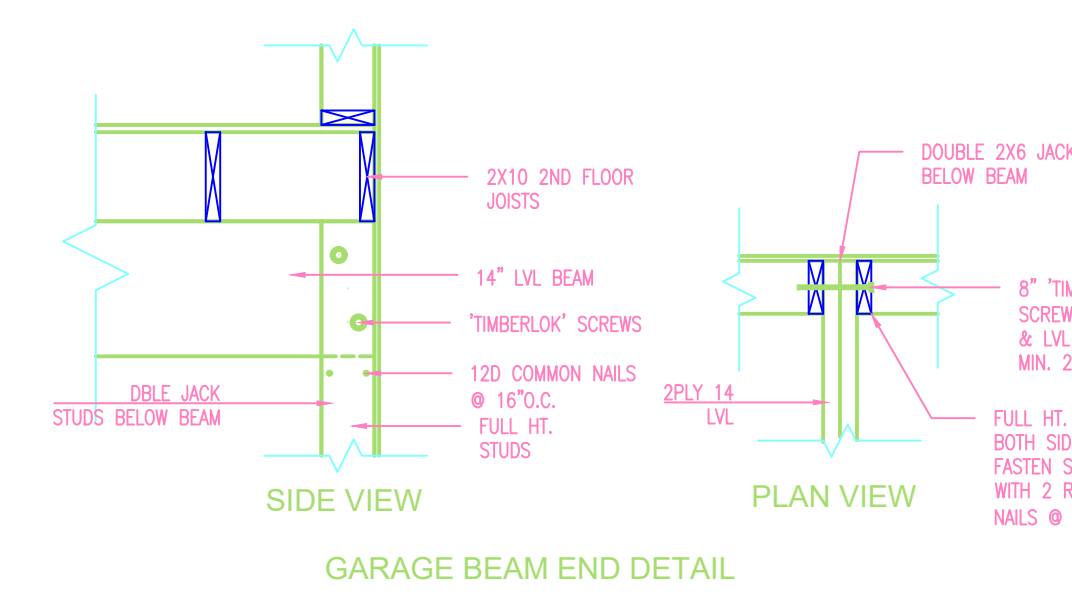
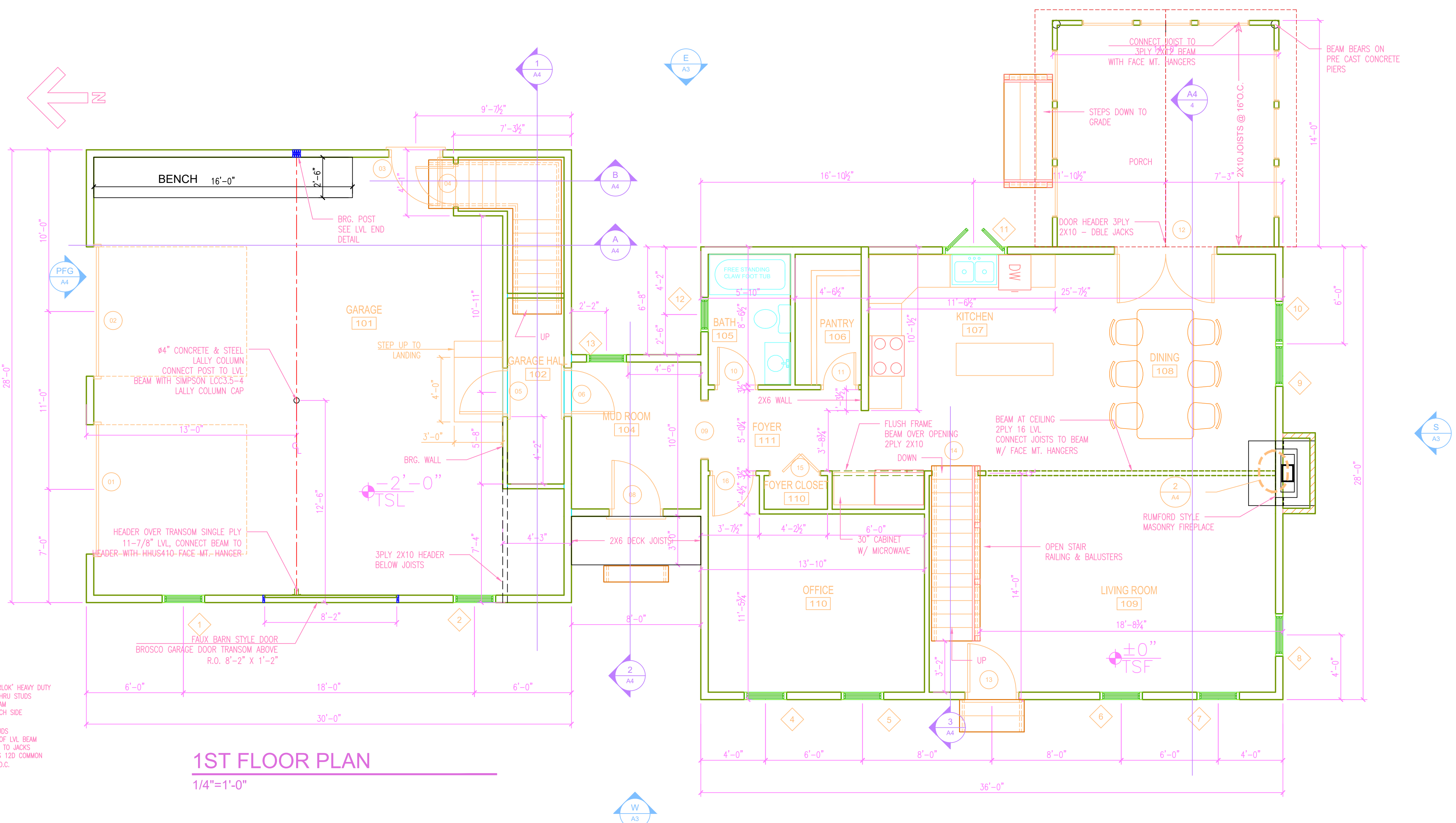
- All engineered trusses to be designed and certified by manufacturer and installed in accordance with the manufacturers instructions and specifications. Truss manufacturer to specify all steel connectors, hangers etc.
 - Connect all trusses to top plates with Simpson H2.5 hurricane ties
 - Roof framing plan assumes all trusses installed 2'-0"o.c.
 - All trusses to have 1x3 strapping installed perpendicular to bottom chord 1'-4"o.c.
 - All roof sheathing 5/8" CDX plywood installed with clips, or 5/8" T&G Zip System' sheathing installed with adhesive tape.
 - Use bituthene 'Ice & Water' shield membrane at all eaves and valleys. Run membrane min. 3" up roof slope from eave edges
 - 15# roof felt over all other areas.
 - 30yr asphalt roofing with cont. ridge vent
 - 5" aluminum drip edge Perforated vinyl soffit
- Pre-formed Styrofoam baffle to be installed between all trusses above top wall plate, staple to underside of plywood roof deck.
Nail sheathing to truss w/8d nails min. 8"o.c.

Design Loads

- Live load 50#psf (Ground Snow Load)
- Dead load 12#psf

DOOR AND FRAME SCHEDULE									
MARK	Room	DOOR			GLAZING	FIRE RATING LABEL	HARDWARE		NOTES
		WD	HGT	THK			SET NO	KEYSIDE RM NO	
1	GARAGE	8'-0"	8'-0"	1 3/4"	TBD	N/A	OPENER	N/A	Insulated
2	GARAGE	8'-0"	9'-0"	1 3/4"	TBD	N/A	OPENER	N/A	Insulated
3	GARAGE EXT.	3'-0"	6'-8"	1 3/4"	SIX PANEL	N/A	KEYED ENTRY	LH	Fiberglass
4	GARAGE BELOW STAIRS	2'-4"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	RH	Steel
5	GARAGE	2'-8"	6'-8"	1 3/4"	N/A	20 MIN	KEYED ENTRY	LH	Outswing
6	HALL-MUDROOM	2'-8"	6'-8"	1 3/4"	N/A	N/A	PASSAGE	LH	Insulated
8	MUD ROOM EXT.	3'-0"	6'-8"	1 3/4"	HALF LIGHT	N/A	KEYED ENTRY	LH	Style tbd
9	MUD ROOM - FOYER	3'-0"	6'-8"	N/A	N/A	N/A	N/A	N/A	Cased opening
10	BATH	2'-4"	6'-8"	1 3/8"	N/A	N/A	PRVACY	LH	Style tbd
11	PANTRY	2'-0"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	RH	Style tbd
12	DINING EXT.	6'-0"	6'-8"	1 3/4"	FULL LIGHT	N/A	KEYED ENTRY	INSWING TRENCH	N/gr
13	LIVING ROOM EXT.	3'-0"	6'-8"	1 3/4"	TBD	N/A	KEYED ENTRY	LH	Style tbd
14	BASEMENT STAIR	2'-8"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	RH	Style tbd
15	FOYER	3'-0"	6'-8"	1 3/8"	N/A	N/A	KNOB	BI-FOLD	Track hardware
16	OFFICE	2'-8"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	RH	Style tbd

Building Areas & Use									
Unit #	1st Floor	2nd Floor	Workshop	Total enclosed space	Garage	Shed/Storage	Building area at foundation		
Square ft. coverage	1088	1008	788	2884	840	N/A	1,928		
CODE COMPLIANCE:	2009 IRC Eight edition with 780 CMR 51.00 MA Amendments								
OCCUPANCY GROUP:	R-3								
FIRE SPRINKLERS:	N/A								
PARKING SPACES:	2								
ZONING DISTRICT									
TYPE OF CONSTRUCTION:	Type V								
EXPOSURE CATEGORY:	B								
SEISMIC DESIGN CATEGORY:	B								
BASIC WIND SPEED:	90 MPH								
CLIMATE ZONE:	5A								
ENERGY COMPLIANCE	2015 IECC RESIDENTIAL PROVISIONS & MA AMENDMENTS								
TABLE R402.1.2	Insulation & Fenestration Requirements by Component								
	Fenestration U Factor	0.30 MAX.							
	Glazing SHGC	NR							
	Ceiling R value	49 MIN							
	Wood frame wall R value	20 MIN							
	Workshop Floor R value	R30							
	Basement wall R value	R15 CONT.							
	Slab R value & depth	R10, 2" horizontal R5 at edge							
	AIR LEAKAGE R402.4								
	BUILDING THERMAL ENVELOPE AIR LEAKAGE RATE NOT TO EXCEED 3ACH @ 50 PASCALS LEAKAGE SHALL BE TESTED AND CERTIFIED BY AN APPROVED THIRD PARTY								
DESIGN LOADS:	Roof	Live load 50 LBS/F. Dead load 10 LBS/F.							
	Rooms- non sleeping	Live load 40 LBS.F. Live load 10 LBS.F.							
	Rooms- sleeping	Live load 30 LBS.F. Live load 10 LBS.F.							



General Notes

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Sheet No.	Description
A1	1ST FLOOR PLAN
A2	2ND FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS-DETAILS
A5	2ND FLOOR JOIST & ROOF FRAMING PLAN
S1	FOUNDATION PLAN - 1ST FLOOR JOIST FRAMING PLAN
E1	ELECTRICAL & LIGHTING PLAN
E2	BASEMENT ELECTRIC & LIGHTING PLAN

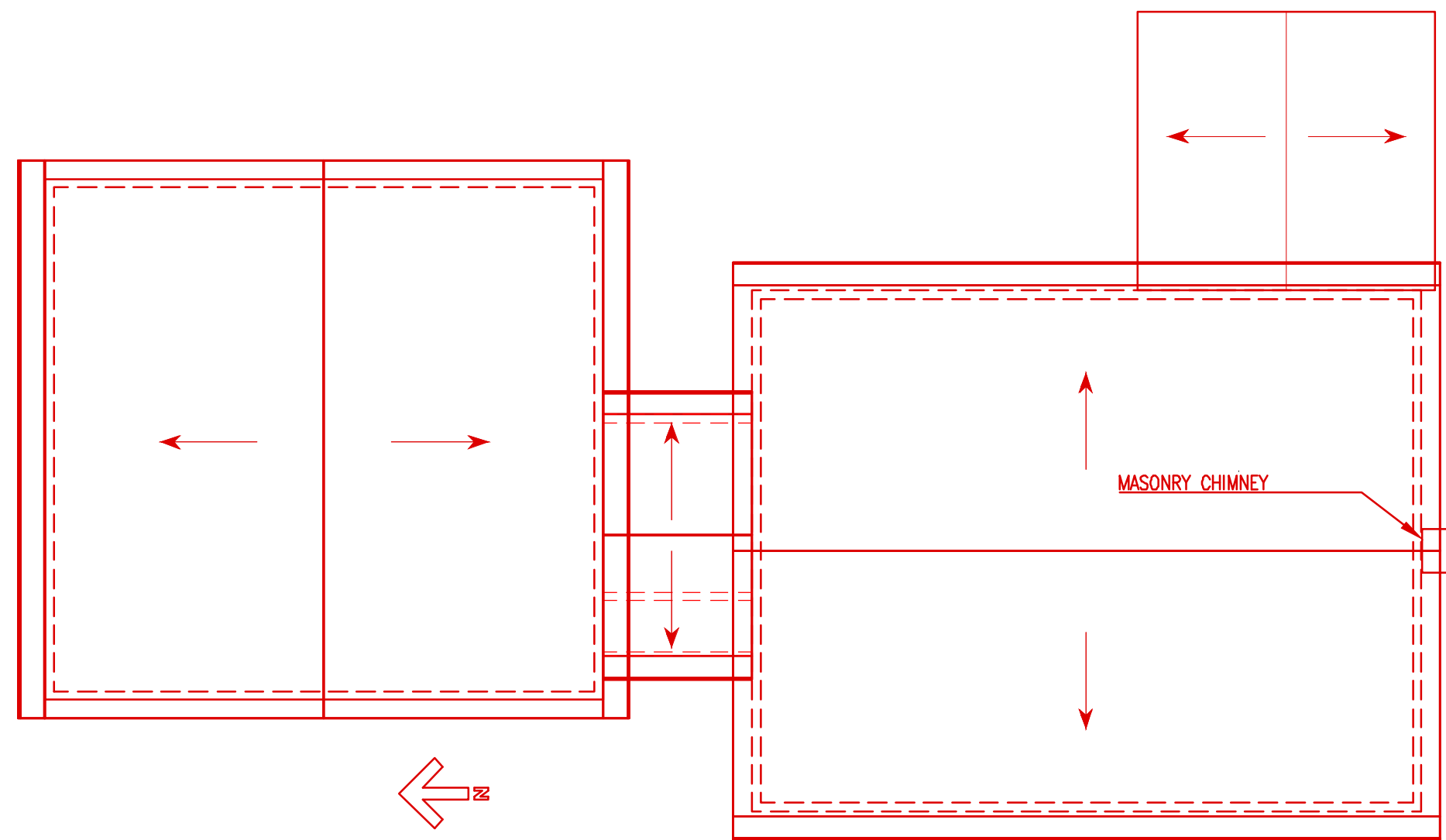
No.	Revision/Issue	Date

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Project Name and Address
NEW 3 BEDROOM HOME
YOUR NAME
YOUR LOCATION
USA

Project	Sheet
PERMIT SET	A1
Date	2020
Scale	As Noted

1/15/2004 SIEGEL - 1 FLOOR PLAN.dwg



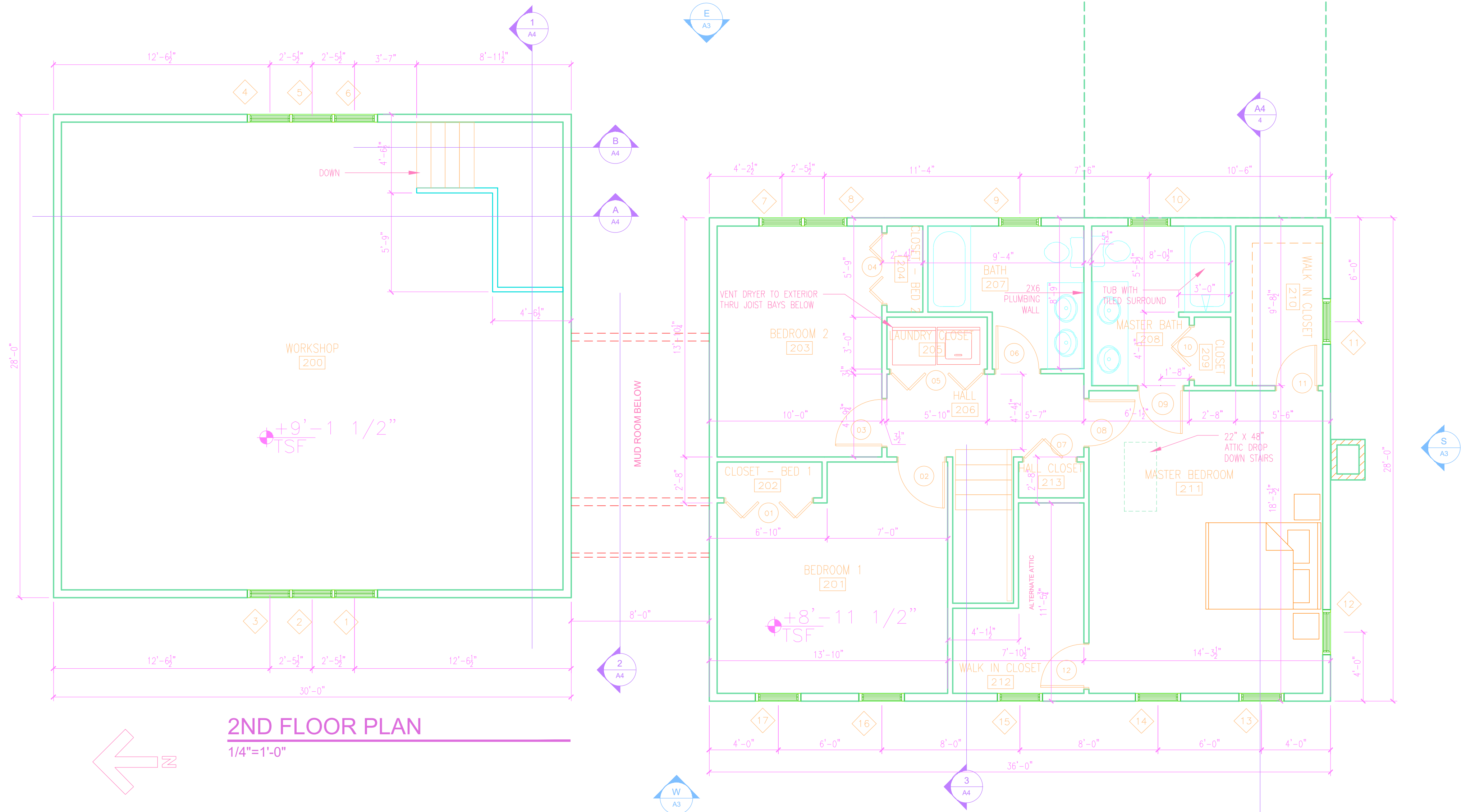
ROOF PLAN

1/8"=1'-0"

ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	Area	CEILING		NOTES
			MATL	HEIGHT	
BEDROOM 2	CARPET	177.82 SF	CWB	8'-1"	---
MASTER BATH	TILE	184.09 SF	CWB	8'-1"	---
WALK IN CLOSET	CARPET	46.64 SF	CWB	8'-1"	Shelf & pole
MASTER BEDROOM	CARPET	237.51 SF	CWB	8'-1"	---
WALK IN CLOSET	CARPET	60.33 SF	CWB	8'-1"	Shelf & pole
BATH	TILE	62.61 SF	CWB	8'-1"	---
BEDROOM 1	CARPET	184.03 SF	CWB	8'-1"	---
CLOSET - BED 1	CARPET	12.67 SF	CWB	8'-1"	Shelf & pole
CLOSET	TILE	8.75 SF	CWB	8'-1"	Shelf & pole
LAUNDRY CLOSET	LINOLEUM	17.49 SF	CWB	8'-1"	Dryer venting to exterior
CLOSET - BED 2	CARPET	10.42 SF	CWB	8'-1"	Shelf & pole
HALL CLOSET	WOOD	7.86 SF	CWB	8'-1"	Shelf & pole
HALL	WOOD	34.99 SF	CWB	8'-1"	---
WORKSHOP	TBD	287.67 SF	---	8'-1"	Unfinished

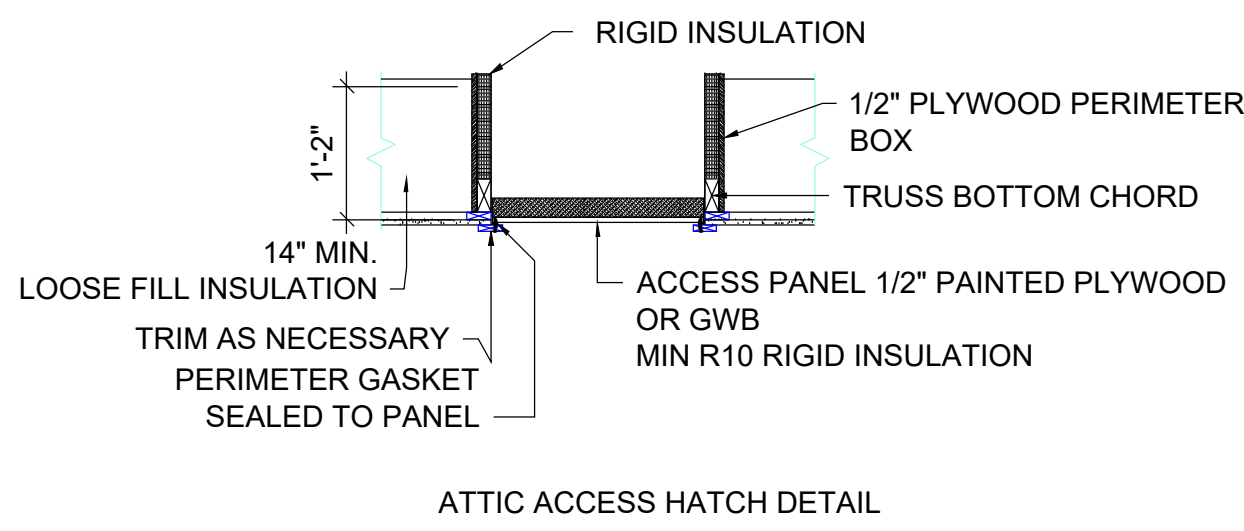
WINDOW SCHEDULE							
MARK	Room	Head Height	SIZE		TYPE	MATERIAL	NOTES
			WIDTH	HEIGHT			
1	WORKSHOP-SOUTH	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
2	WORKSHOP-SOUTH	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
3	WORKSHOP-SOUTH	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
4	WORKSHOP-NORTH	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
5	WORKSHOP-NORTH	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
6	WORKSHOP-NORTH	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
7	BEDROOM 2	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	EGRESS
8	BEDROOM 2	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
9	COMMON BATH	6'-8"	2'-5 1/2"	3'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	TEMPERED GLAZING
10	MASTER BATH	6'-8"	2'-5 1/2"	3'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	TEMPERED GLAZING
11	WALK IN CLOSET-SOUTH	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
12	MASTER BEDROOM	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	EGRESS
13	MASTER BEDROOM	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
14	MASTER BEDROOM	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
15	WALK IN CLOSET - WEST	6'-8"	2'-7 1/2"	4'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
16	BEDROOM 1	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	---
17	BEDROOM 1	6'-8"	2'-7 1/2"	14'-7 3/4"	DOUBLE HUNG	MARVIN ULTREX	EGRESS

DOOR AND FRAME SCHEDULE									
MARK	Room	DOOR			GLAZING	FIRE RATING LABEL	HARDWARE		NOTES
		WD	HGT	THK			SET NO	KEYSIDE RM NO	
1	BEDROOM 1	8'-0"	6'-8"	1 3/8"	N/A	N/A	KNOB	BI-FOLD	Track hardware
2	BEDROOM 1	2'-8"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	LH	Style Ibd
3	BEDROOM 2	2'-8"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	LH	Style Ibd
4	BEDROOM 2	8'-0"	6'-8"	1 3/8"	N/A	N/A	KNOB	BI-FOLD	Track hardware
5	LAUNDRY CLOSET	9'-4"	6'-8"	1 3/8"	N/A	N/A	KNOB	LOUVERED BI-FOLD	Track hardware
6	COMMON BATH	2'-8"	6'-8"	1 3/8"	N/A	N/A	PRIVACY	LH	Style Ibd
7	HALL CLOSET	3'-0"	6'-8"	1 3/8"	N/A	N/A	KNOB	BI-FOLD	Track hardware
8	MASTER BEDROOM	2'-8"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	LH	Style Ibd
9	MASTER BATH	2'-8"	6'-8"	1 3/8"	N/A	N/A	PRIVACY	RH	Style Ibd
10	MASTER BATH	3'-0"	6'-8"	1 3/8"	N/A	N/A	KNOB	BI-FOLD	Track hardware
11	WALK IN CLOSET SOUTH	2'-4"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	RH	Style Ibd
12	WALK IN CLOSET WEST	2'-6"	6'-8"	1 3/8"	N/A	N/A	PASSAGE	LH	Style Ibd



2ND FLOOR PLAN

1/4"=1'-0"



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No.	Revision/Issue	Date

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Project Name and Address
NEW 3 BEDROOM HOME
YOUR NAME
YOUR LOCATION
USA

Project	PERMIT SET	Sheet
Date	2020	A2
Scale	As Noted	