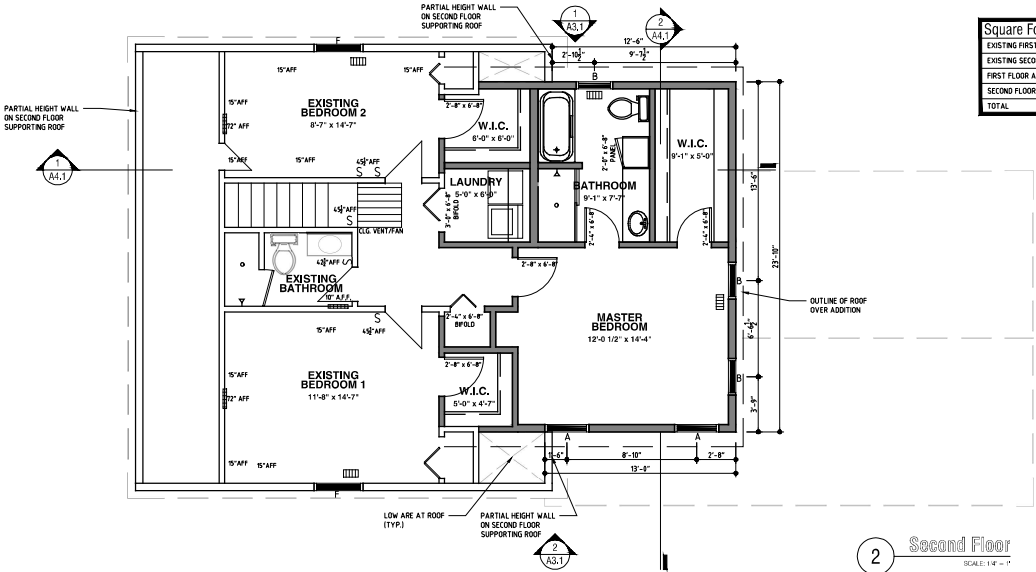


4 Future Fireplace Framing
SCALE 1/2" = 1'

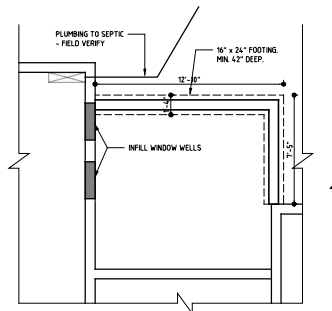


2 Second Floor
SCALE 1/4" = 1'

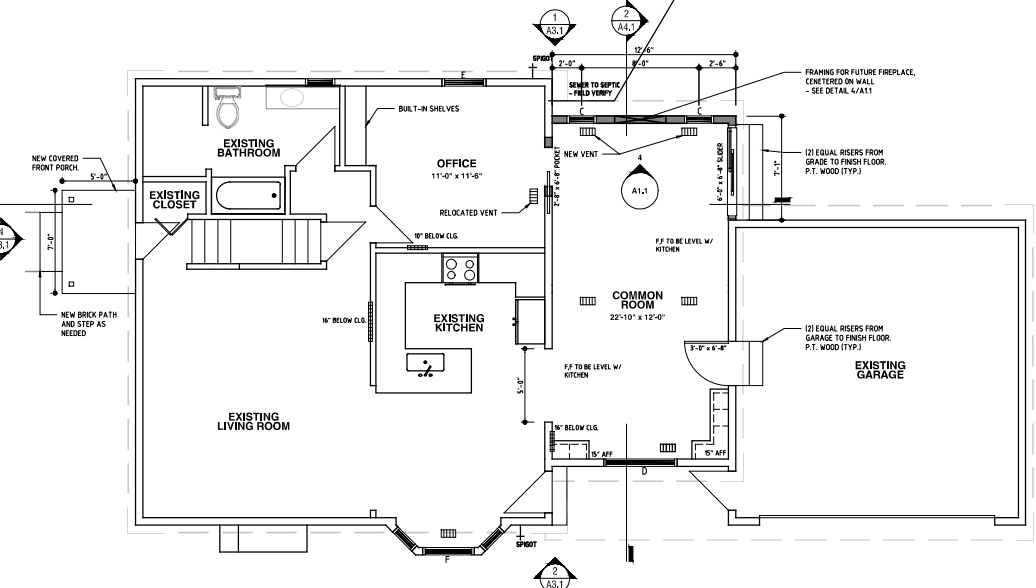
Square Footages	
EXISTING FIRST FLOOR	949 SQ.FT.
EXISTING SECOND FLOOR	494 SQ.FT.
FIRST FLOOR ADDITION	149 SQ.FT.
SECOND FLOOR ADDITION	387 SQ.FT.
TOTAL	1,979 SQ.FT.

Window Legend			
MARK	SIZE	TYPE	REMARKS
A	3650	DOUBLE HUNG	
B	2640	DOUBLE HUNG	
C	2640	DOUBLE HUNG	
D	5656	DOUBLE HUNG	
E	3640	DOUBLE HUNG	
F			EXISTING

- General Notes**
- ALL EXTERIOR WALLS TO BE 2X6 WD STUD @ 16" O.C. @ 9'-2" IN HEIGHT U.N.D.
 - HEADER HEIGHT OF ALL DOORS AND WINDOW TO BE 6'-0" F.F.F. UNL.
 - ALL BEARING WALLS SHALL HAVE FLOOR JOISTS UNDER EACH BEARING STUD, (TYP OF ALL BEARING WALLS)
 - ALL BEARING ENDS OF HEADERS, GIRDERS, AND POINT LOADS SHALL HAVE MIN 12X2 MEMBERS FOR BEARING, 2X MEMBERS SHALL BE RELATED TO WALL SIZE.
 - FIRST FLOOR FRAMING SUPPORTING ELEMENTS HAVE BEEN DESIGNED FOR: DEAD LOAD + 10 PSF LIVE LOAD + 40 PSF
 - ATTC FLOOR FRAMING SUPPORTING ELEMENTS HAVE BEEN DESIGNED FOR: DEAD LOAD + 10 PSF LIVE LOAD + 40 PSF
 - ALL HEADERS IN BEARING WALLS SHALL BE MINIMUM OF 2X12 OR FR 1/2 OR BETTER, PROVIDE MIN 1/2 2X OR 2X6 DEPENDS ON WALL THICKNESS OFF STUD GRADE OR BETTER UNDER EACH END OF ALL HEADERS AND BEAMS U.N.D.
 - JOIST LAYOUT IS ONLY FOR GUIDANCE AND SHALL NOT BE USED AS SHOP DRAWINGS. SUPPLIER TO ENGINE THE UNOBSTRUCTED OF PLUMBING AND HVAC OPENING AND HEADER CLEARANCE.
 - ALL STEEL BEAMS MUST DIRECTLY BEAR ON STEEL COLUMNS.
 - PROVIDE DOUBLE RM JOIST ABOVE ALL OPENINGS IN FOUNDATION WALL.
 - ALL MULTI JACK STUDS TO BE GLUED AND NAILLED WITH 2X6S @ 100 NAILS @ 12" O.C.
 - SPACING OF JOISTS UNDER ALL TILE FINISHES SHALL NOT BE MORE THAN 16" O.C.
 - PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO JOIST DIRECTION.
 - PROVIDE SOLID SLOTTING PER MANUFACTURER'S INSTRUCTIONS FOR ALL GLASS DOORS AND BATH TUB DOORS AND ENCLOSURES TO BE TEMPERED GLAZING.
 - EXISTING CEILING HEIGHTS ARE 8'-0". NEW CEILING HEIGHTS TO MATCH EXISTING, U.N.D.



3 Basement
SCALE 1/4" = 1'



1 First Floor
SCALE 1/4" = 1'

- MB Building Code Notes**
- EACH BEDROOM TO HAVE A MIN WINDOW OPENING OF 5.7 SQ.FT., WITH A MIN WIDTH OF 20" AND A SILL LESS THAN 44" ABOVE FINISHED FLOOR.
 - ALL WINDOWS WITHIN 8' OF THE FLOOR AND WITHIN 12" OF ANY DOORS ARE TO HAVE SAFETY TEMPERED GLAZING.
 - ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STOPPING, PROVIDE DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOOR AND WINDOWS.
 - CONNECT ALL SMOKE DETECTORS (SEE PLANS FOR LOCATIONS) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY ALL WILL ALARM.
 - PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR FIREPLACES, WOOD STOVE, AND ANY APPLIANCE WITH OPEN FLAME.
 - RANGE HOODS TO BE VENTED TO OUTSIDE AIR.
 - ENCLOSED ATTIC SPACES OR RAFTER SPACES TO HAVE 1 SQ.FT. OF FREE VENTILATING AREA FOR EVERY 150 SQ.FT. OF AREA WHERE A CEILING IS APPLIED TO THE UNDERSIDE OF ROOF RAFTERS.
 - HANDRAILS SHALL BE 36" HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS SHALL NOT PROJECT MORE THAN 3" INTO THE WIDTH OF THE STAIRS.
 - ALL OPEN SIDES OF STAIRWAYS OR WALKWAYS SHALL HAVE GUARDRAILS, RASSED FLOORS EXCEEDING 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. BALUSTERS SHALL BE SPACED SUCH THAT A SPHERE 4" IN DIA CANNOT PASS THROUGH ANY OPENING.
 - STAIRS SHALL HAVE A MIN CLEAR WIDTH OF 36", A MIN TREAD DEPTH OF 10", A MIN RISE DEPTH OF 11", AND RISER HEIGHT OF 8" MAX. PROVIDE MIN OF 3'-0" CLEAR HEADROOM MEASURED VERTICALLY FROM NOSING OF THE TREAD.
 - NOTCHES IN SOLID LUMBER SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE MEMBER, NO LONGER THAN ONE THIRD OF THE DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. ALL NOTCHES SHALL CONFORM TO 902.6, PART 1 OF THE IBC 2009 RESIDENTIAL CODE.
 - STUD SPACING IN BEARING WALLS SHALL BE IN ACCORDANCE WITH 602.3.
 - SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, AND HABITABLE ATTICS, ALL ALARMS SHALL BE INTERCONNECTED.
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS OUTSIDE SLEEPING AREAS IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.
 - GROUND FAULT INTERRUPTERS (GFI) ARE REQUIRED FOR ELECTRICAL PROTECTION IN BATHROOMS, KITCHENS, EXTERIOR OUTLETS, OUTLETS IN GARAGES, ACCESSORY STRUCTURES, UNFINISHED PORTIONS OF BASEMENTS, LAUNDRY AREAS AND KITCHEN DISHWASHERS.

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Floor Plans

25122

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