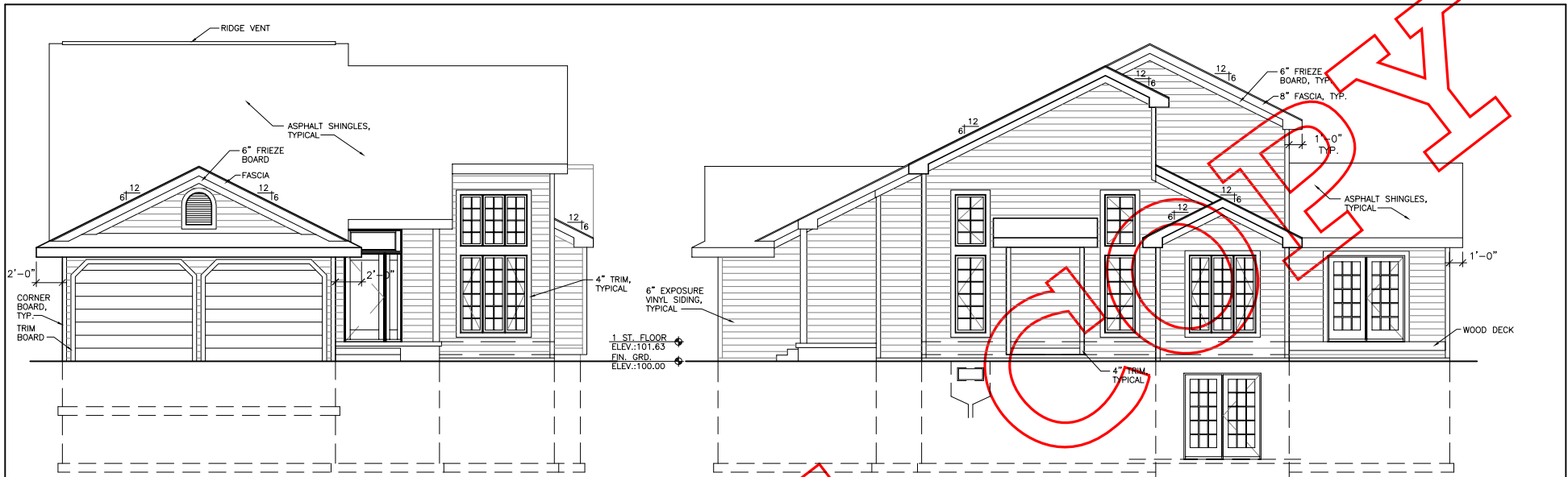


FIRST & SECOND FLOOR PLAN

CLIENT:	DATE: 01/18/05	FILE:
	SCALE: 1/4"=1'-0"	SHEET:
	DRAWN: JSM	A2.0
	PN.:	

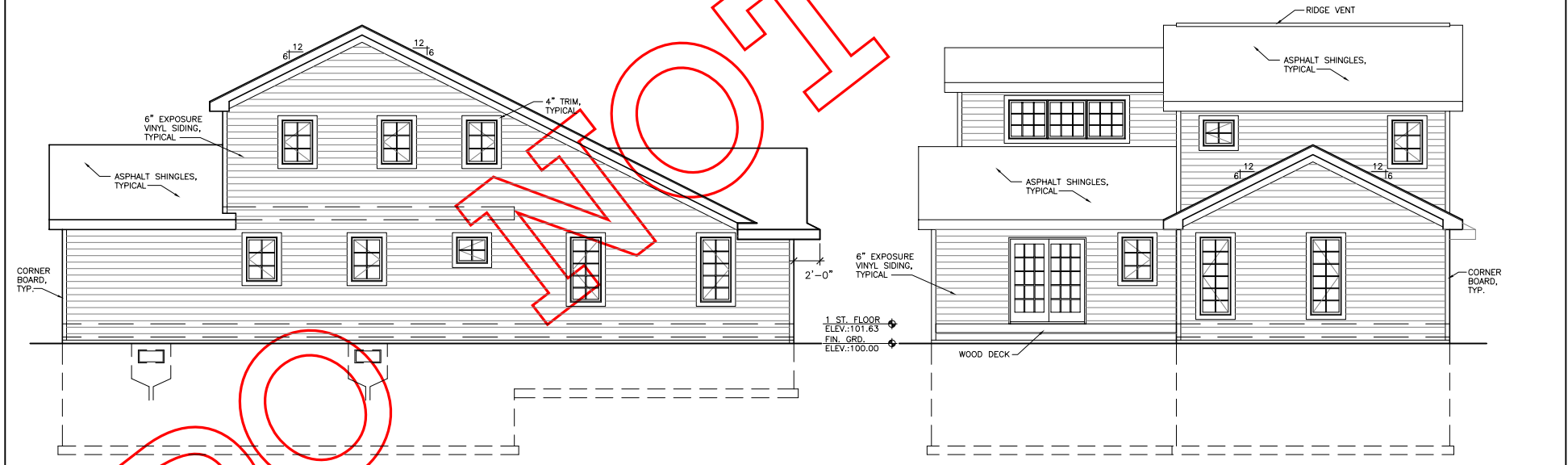


SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

CLIENT:	DATE: 01/18/05	FILE:
	SCALE: 3/16" = 1'-0"	SHEET:
	DRAWN: JSM	A3.0
	PN.:	

ROOF CONSTRUCTION
 ASPHALT SHINGLES
 SELECTED BY OWNER
 15# FELT
 3/4" PLYWOOD SHEATHING
 2x8 WOOD RAFTER
 BATT INSULATION
 5/8" GYP. BD.

FASCIA

VENTED SOFFIT WHERE
 REQUIRED

TYPICAL EXTERIOR WALL
 CONSTRUCTION
 6" EXPOSURE VINYL SIDING, COLOR
 SELECTED BY OWNER
 TYVEK BUILDING WRAP
 1/2" PLYWOOD SHEATHING
 6" FOIL BACKED BATT INSULATION
 2x6 WOOD STUD @ 16" O.C.
 1/2" GYP. BD.

TYPICAL WINDOW INSTALLATION
 SEE MANUFACTURER'S
 RECOMMENDATIONS

TYPICAL FLOOR CONSTRUCTION
 FINISHED FLOORING SELECTED BY
 OWNER
 3/4" CDX PLYWOOD SUBFLOORING
 2x WOOD JOIST

2x RIM JOIST

2x SILL PLATE W/ 3/4"Ø
 ANCHOR BOLTS @ 32" O.C.
 W/ SILL SEALER, TYPICAL

2 - #5'S CONTIN.
 TOP AND BOTTOM,
 TYPICAL

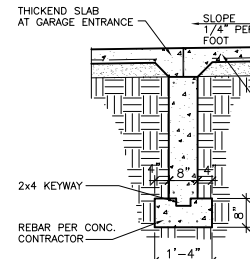
2" RIGID INSULATION
 8" CONCRETE FOUNDATION
 WALL WITH 2 COATS
 BITUMINOUS DAMP
 PROOFING

4" PERIMETER
 DRAIN TILE

REBAR PER CONCRETE
 CONTRACTOR

WALL SECTION 1

SCALE: 1/2" = 1'-0"



WALL SECTION 2

SCALE: 1/2" = 1'-0"

TYPICAL EXTERIOR GARAGE
 WALL CONSTRUCTION
 6" EXPOSURE VINYL SIDING,
 COLOR BY OWNER
 TYVEK BUILDING WRAP
 1/2" PLYWOOD SHEATHING
 6" FOIL BACKED BATT
 INSULATION
 2x6 WOOD STUD @ 16" O.C.
 5/8" GYP. BD.

2x SILL PLATE W/ 3/4"Ø
 ANCHOR BOLTS @ 32" O.C.
 W/ SILL SEALER, TYPICAL

2 - #5'S CONTIN.
 TOP AND BOTTOM,
 TYPICAL

2x4 KEYWAY
 REBAR PER CONCRETE
 CONTRACTOR

WALL SECTION 3

SCALE: 1/2" = 1'-0"

BASEMENT SLAB
 CONCRETE SEALER OVER
 4" CONCRETE SLAB W/ W.W.F.
 4 MIL. VAPOR BARRIER
 MIN. 6" COMPACTED #8 CRUSHED
 LIMESTONE

NOT A COPY

WALL SECTIONS / DETAIL

CLIENT:	DATE: 01/18/05	FILE:
	SCALE: AS NOTED	SHEET:
	DRAWN: JSM	A4.0
	PN.:	

GENERAL NOTES:

1. THIS PLAN WAS DESIGNED TO MEET AVERAGE CONDITIONS AND CODES IN THE STATE OF INDIANA AT THE TIME IT WAS DESIGNED. CONSULT LOCAL BUILDING CODES TO DETERMINE THE SUITABILITY OF THESE PLANS FOR SPECIFIC SITE.
2. THIS PLAN CAN BE ADAPTED TO LOCAL BUILDING CODES AND REQUIREMENTS, BUT ALSO, IT IS THE RESPONSIBILITY OF THE BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE AND FEDERAL).
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL REPORT ALL DISCREPANCIES OR OMISSIONS TO THE OWNER IN WRITING.
4. DETAILS OF CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS.
5. EACH SUBCONTRACTOR IS CONSIDERED AN EXPERT IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK NOTIFY THE GENERAL CONTRACTOR OR OWNER IN WRITING OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
6. THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR ANY PORTION THEREOF DURING CONSTRUCTION.
7. WHENEVER REQUIRED, SHOP DRAWINGS, PRODUCT SAMPLE, PRODUCT SELECTION SHALL BE GIVEN TO THE OWNER FOR APPROVAL PRIOR TO THE PURCHASE OF THE ITEM.
8. PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURE'S SPECIFICATIONS.
9. 5/8" CONCRETE BOARD, "GREENBOARD" OR "TILE BACKER BOARD", TO BE PLACED AROUND ALL SHOWERS, TUBS AND WHIRLPOOLS.
10. 1/2" DRYWALL ON INTERIOR WALLS AND CEILINGS.
11. 5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILING.
12. THE ELECTRICAL LAYOUT IS SUGGESTED ONLY.
13. CONSULT A MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR FOR FINAL LAYOUT OF ALL RESPECTIVE ITEMS TO MEET LOCAL CODE.
14. ALL STRUCTURAL MEMBERS ARE TO BE SIZED AND/OR CHECKED BY CONTRACTOR FOR COMPLIANCE OF LOCAL BUILDING CODES.
15. ALL PLUMBING, MECHANICAL, ELECTRICAL OR WINDOWS SPECIFIED MAY BE SUBSTITUTED WITH AN APPROVED EQUAL.
16. ALL NOTES THAT REFER TO "BY OWNER" ARE ITEMS THAT ARE TO BE SPECIFIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR.

DESIGN LOADS:

FLOOR:
40 LBS. LIVE LOAD
15 LBS. DEAD LOAD

ROOF:
30 LBS. LIVE LOAD
20 LBS. DEAD LOAD

SOIL BEARING CAPACITY:
2000 PSF

1. LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY SPECIAL LOADING CONDITIONS WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE LOCAL BUILDING OFFICIALS FOR VERIFICATION OF SPECIFIC LOAD DATA, ZONING RESTRICTIONS AND SITE CONDITIONS.

CONCRETE:

1. ALL SLABS ON GRADE SHALL BE 3000 PSI (28-DAY COMPRESSIVE STRENGTH CONCRETE), UNLESS NOTED OTHERWISE.
2. ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6x6 OR 10x10 WELDED WIRE MESH (W.W.F.), UNLESS NOTED OTHERWISE.
3. INTERIOR SLABS SHALL HAVE 6 MIL. VAPOR BARRIER UNDERNEATH.
4. PROVIDE PROPER CONTROL AND EXPANSION JOINTS AS PER LOCAL CODE.
5. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL FIRST FLOOR IS FRAMED AND FLOOR DECKING IS INSTALLED.

6. MINIMUM DEPTH TO TOP OF FOOTING IS 36" BELOW FINISHED GRADE.
7. SILL PLATE TO BE ANCHORED TO FOUNDATION WALL WITH 3/4" ANCHOR BOLTS EMBEDDED 15" INTO CONCRETE SPACED 32" ON CENTER.
8. ALL FINISH GRADES AROUND BUILDING SHALL BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE.
9. ALL REINFORCING AND/OR W.W.F. SHALL BE SECURELY TIED AND BRACE IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
10. CONCRETE FLATWORK SHALL HAVE EXPANSION JOINTS AS REQUIRED.

FRAMING:

1. UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER TO BE HEM FIR #2 OR BETTER.
2. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET LOCAL CODE REQUIREMENTS.
3. ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLANS SHALL BE SIZED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
4. DOUBLE FLOOR JOISTS RUNNING UNDER AND BEING PARALLEL WITH ALL PARTITION WALLS, UNLESS OTHERWISE NOTED.
5. ALL WALLS ARE DIMENSIONED FROM NOMINAL STUD FACE TO NOMINAL STUD FACE. ALL EXTERIOR WALLS AND WALL AROUND MASTER SUITE TO BE 6" NOMINAL STUD WALLS. ALL OTHER STUD WALLS TO BE NOMINAL 4" STUD WALL UNLESS NOTED.
6. ALL EXTERIOR WALLS, INCLUDING GARAGE WALLS, TO HAVE 1/2" SHEATHING. CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. ALL TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURE ACCORDING TO THE LOADING INDICATED ON THIS PLAN.
8. PLACE (1) ROW OF 1"x3" CROSS-BRIDGING ON ALL SPANS OVER 8'-0" AND (2) ROWS OF 1"x3" CROSS-BRIDGING ON ALL SPANS OVER 16'-0".
9. ANY HIP OR VALLEY RAFTERS OVER 28'-0" SPAN ARE TO BE LAMINATED VENEER LUMBER (L.V.L.).
10. ALL WOOD BEARING ON CONCRETE FOUNDATIONS SHALL BE PRESSURE TREATED LUMBER.
11. WHERE STUD PARTITIONS JOIN CONCRETE WALLS, THE END STUD SHALL BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS 12" FROM TOP AND BOTTOM AT 48" O.C. ALONG STUD.

COPY

NOTED

BUILDING SPECIFICATIONS

CLIENT:	DATE: 01/18/05	FILE:
	SCALE: AS NOTED	SHEET:
	DRAWN: JSM	A5.0
	PN.:	