CITY OF PROVIDENCE BUILDING BOARD OF REVIEW

APR 03 2025

APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

Check Type of Building Board Application: Variance – variation from, or modification of, certain sections of the RI State Building Code Appeal of a decision of the Building Official				
If a section of the application is no	t applicable, please indicate this by using N/A in that field.			
Applicant: Wei Ma	Applicant Mailing Address			
Email: oliviawm999@ gmail.com				
Phone: 401-454-9050				
Owner: Wei Ma	Owner Mailing Address			
Email:	461 Maple Avenue			
Phone: 401-454-9050				
Appellant: Email: Phone:	Street:			
Attorney:				
Phone:				
1. Subject Department of inspection + S	tandards Permit Number: BLDG-24-1304			
2. Street Address of Subject Property: _ Assessor's Plat and Lot Numbers of Su	16 Zone Street ubject Property: 66-178			
Base Zoning District(s): R-3 Overlay District(s): None				

4.	Date owner purchased the Property: 08/06/1999						
5.	Building construc	ction type(s): 5B	· · · · · · · · · · · · · · · · · · ·				
6.	Dimensions of ea	ich lot:					
	Lot # <u>178</u>	Width <u>49.07'</u>	Depth 100.23'	Total area <u>4,560</u>	sq. ft.		
	Lot #	Width			sq. ft.		
7	Size of existing st	tructure(s) located on	the Property:				
••	Principal Structur	• •	Accessory Structure	,,			
		1,118 sq.ft		<u>-</u>			
	Overall Height ~	34'	Overall Height				
	# of Stories 3		# of Stories				
8.	Size of proposed	structure(s) located of	on the Property:				
	Principal Structur		Accessory Structure				
		No changes					
		o changes					
	# of Stories No C	hanges	# of Stories				
			rty: Residential - 2 fami Residential - 3 family	lly	AMERICAN PROPERTY OF THE PROPE		
11.	Number of Parkir	· ·		_			
	# of existing space	es <u>4</u>	# of proposed space	es <u>3</u>	Mar-		
	Owner has receive Summarize all characters	Zoning Ordinance ed a Violation from the anges proposed for the	erning the Property unde RI State Buildir City of Providence for ar ne Property (use, constru use from two-family	ng or Property Maintena i illegal third floor unit ction/renovation, site a	alteration):		
14.	If application is for Section Number 3404.1 420.4/903.2.8 1011.5.2 1023.2 1206.2 1206.3	Section Title + Requ ALTERATIONS	ays-Construction		_		
	1207.2	Minimum Ceiling Heights					

QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL

15.	IF application is an appeal of a decision of the Building Official, please indicate if: Appellant is the Owner of the subject Property
	Appellant is an aggrieved party that is not the Owner of the subject Property
16.	IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:
	SEE ATTACHED EXPLANATION OF REQUEST
	IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
	ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.
	undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staf y enter upon the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible for any false statements.

Owner(s):	Applicant(s)/Appellant(s):
Wei Ma	Wei Ma
Type Name Wei Ma	Type Name Wei Ma
Signature	Signature
Туре Name	Type Name
Signature	Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

Please contact the Office of the Boards of Review with questions:

Telephone – 401-680-5375

Email – <u>bsath@providenceri.gov</u>

A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: https://www.providenceri.gov/inspection-standards/

EXPLANATION OF REQUEST:

THE DENIAL OF THIS PERMIT IS FOR THESE SECTIONS:

SECTION 3404.1

Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

420.4 Automatic Sprinkler System

Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

903.2.8 Group R

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

This existing home had an illegal third floor apartment unit. The goal of this project is to legalize this unit by creating a new Accessory Dwelling Unit on the third floor. This allows the building to be legalized and inspected. As part of this process, we are verifying and upgrading fire separations between the units (ceilings and walls, 1 hour) and installing self closing fire rated doors into stairwells and common areas (1 hour). Our request is to do this work without the need for installation of a sprinkler system.

1011.5.2 Riser Height and Tread Depth

Stair riser heights shall be 7 inches maximum and 4 inches minimum. Winder treads shall have a minimum tread depth of 11 inches between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches within the clear width of the stair.

This is an existing home, built many years ago. The existing stairs, front and rear, do not meet the requirements of 1011.5.2

1023.2 Interior Exit Stairways-Construction

Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

Exceptions:

- 1. Interior exit stairways and ramps in Group I-3 occupancies in accordance with the provisions of Section 408.3.8.
- 2. Interior exit stairways within an atrium enclosed in accordance with Section 404.6.

This existing home has existing stairs, front and rear. These stairs have plaster walls, assumed 1 hour per the Rhode Island Rehab Code. These stairs connect three levels, with the rear stair also connecting to the basement. We would like these stairs to remain without any changes.

1206.2 Airborne Sound

Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50

1206.3 Structure-Borne Sound

Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50.

For both airborne sound and structure-borne sound, this is an existing building with existing assemblies. There is not an intent to reconstruct this building, and therefore it is not possible to achieve modern assemblies that achieve an STC of or IIC of 50.

1207.2 Minimum Ceiling Height

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

Exceptions:

If any room in a building has a stoped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.

Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

This existing home was built many years ago. The third floor has non-compliant ceiling heights in some rooms. Additionally, the front stairwell has a non-compliant ceiling height at the third level. We request that these conditions are allowed to remain.

Please note that we have:

- 1. Added fire rated doors at the stairwells.
- 2. Relocated the door serving level three from the front stairwell to improve head height.
- 3. Added smoke and CO detectors throughout the building.
- 4. Enclosed the rear stairwell at the third floor.

NOTICE OF REFUSAL	CITY OF PROVIDENCE		APPLICATION DATE	APPLICATION NO.
	DEPT OF INSPECTIONS AND STANDARDS		09/26/2024	BLDG-24-1304
OF PERMIT APPLICATION	444 Westminster Street	444 Westminster Street -Providence. RI, 02903		APPEAL FEE
	Joseph A. Doorley - M	Municipal Building	03/31/2025	\$440
LOCATION		PAGE NUMBER		
46 Zone St. Providence, RI 02908		1 of 1		
APPLICANT	TITLE	ADDRESS		
Wei Ma	Applicant/Owner	461 Maple Ave. Barrington, RI 02806		
PROPERTY OWNER'S NAME		PROPERTY OWNER'S FULL		
Wei Ma		461 Maple Ave. Bar	rington, KI 02806	

THE APPLICATION FOR A <u>CERTIFICATE OF OCCUPANCY</u> FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.

SCOPE OF PERMIT:

For interior alteration to change use from two-family dwelling to three-family dwelling.

BUILDING DESCRIPTION: Three (3) story, existing structure.

USE GROUP(S): R-2 – Three dwelling units

TYPE OF CONSTRUCTION: V-B (Existing)

LOCATION OF SPRINKLERS (IF ANY): N/A

C.O. REQUIRED: YES

FLOOR AREAS / USES

First Floor: 968 Square Feet / Residential Unit #1 Second Floor: 955 Square Feet / Residential Unit #2 Third Floor: 861 Square Feet / Residential Unit #3

Has the proposed scope of work been completed? • Yes ⊗ No Has a violation been noted for this property? • Yes ⊗ No

RISBC-1 Rhode Island Building	
Code (510-RICR-00-00-1)	CODE SECTIONS AND REASONS FOR REFUSAL
Section 3404.1	Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.
Section 420.4	Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.
Section 903.2.8	Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
**	Whereas, No fire suppression system is proposed.
Section 1011.5.2	Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Rectangular tread depths shall be 11 inches (279 mm) minimum.
**	Whereas, the proposed stairs are non-compliant with the dimensional standards.
Section 1023.2	Interior Exit Stairways-Construction. Enclosures for interior exit stairways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more.
**	Whereas, the West stairs are 1 hour fire-rated.
Section 1206.2	Airborne sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for airborne noise where tested in accordance with ASTM E90.
**	Whereas, the plans do not disclose the STC value.
Section 1206.3	Structure-borne sound. Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492.
**	Whereas, the plans do not disclose the IIC rating.



Section 1207.2	Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not
	less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms
	and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.
	Exceptions: #2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is
	required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the
	finished floor to the ceiling shall not be included in any computation of the minimum area thereof.
**	Whereas, the East stair clearance is 6 ft.

Discipline: --Building Code-

Signed Yaniv Eini-Gal
Senior Plan Examiner

Signed

Johnny Suarez

Building Official

DIS BBR REFUSAL FORM August 2024

SECTION

VICINITY MAP

DOUBLE TOP PLATE -INDICATED AS: 2 X STUD WALL AT 16" O.C. 5/8" TYPE X GYPSUM BOARD 1 HR PER GA #WP3514 BOTTOM PLATE

C

FIRE RATED WALL SYSTEMS
1 1/2" = 1'-0"

Bath Stre

SITE LOCATION: 46 ZONE ST. PROVIDENCE, RI 02809 **ARCHITECT**

DAVID SISSON ARCHITECTURE PC 345 TAUNTON AVE EAST PROVIDENCE RI 02914 TEL: 401-1955-7070 DAVE@DS-ARCH.COM

Sheet List
 A0.0
 COVER SHEET

 A0.1
 SITE PLAN

 A1.0
 GENERAL NOTES & SPECIFICATIONS
 FIRE AND LIFE SAFETY PLANS BASEMENT, 1ST FL, 2ND FL & 3RD FL DEMOLITION BASEMENT, 1ST FL, 2ND FL & 3RD FL A4.0 PLANS 1ST FL, 2ND FL & 3RD FL

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PROJECT INFORMATION

STREET ADDRESS: 46 ZONE ST., PROVIDENCE RI 02908

46 ZONE ST. PROVIDENCE RI 02908

YEAR BUILT: 1900

NARRATIVE SCOPE OF WORK: CONVERT EXISTING TWO FAMILY TO THREE FAMILY HOME. INTERIOR RENOVATION

TYPE OF CONSTRUCTION: 5B

BUILDING USE / OCCUPANCY: R2 (RESIDENTIAL, 3 UNIT)

BASE ZONING DISTRICT: R-3
OVERLAY ZONING DISTRICT: NONE

PROPOSED LIVING UNITS: 3

CODES:

DES:

2018 INTERNATIONAL BUILDING CODE

RHODE ISLAND STATE BUILDING CODE SBC-1

2018 INTERNATIONAL FIRE CODE

RHODE ISLAND FIRE SAFETY CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL MECHANICAL CODE

SBC-4 RHODE ISLAND STATE ELECTRICAL CODE

SBC-5 RHODE ISLAND STATE MECHANICAL CODE

- SBC-5 RHODE ISLAND STATE MECHANICAL CODE

- NATIONAL ELECTRICAL CODE, 2020 EDITION

2024 INTERNATIONAL ENERGY CONSERVATION CODE

- SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODE

- SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODE

- ANSI AIT-1 ACCESSIBILITY STANDARDS ANSI A117 1 ACCESSIBILITY STANDARDS

RI LIFE SAFETY CODE: NFPA 101 LIFE SAFETY CODE
PROVIDENCE ZONING ORDINANCE

ENERGY CODE INFORMATION

EXISTING ALTERATION
FILL EXPOSED WALL, CEILING, AND FLOOR CAVITIES WITH INSULATION



COVER SHEE



101

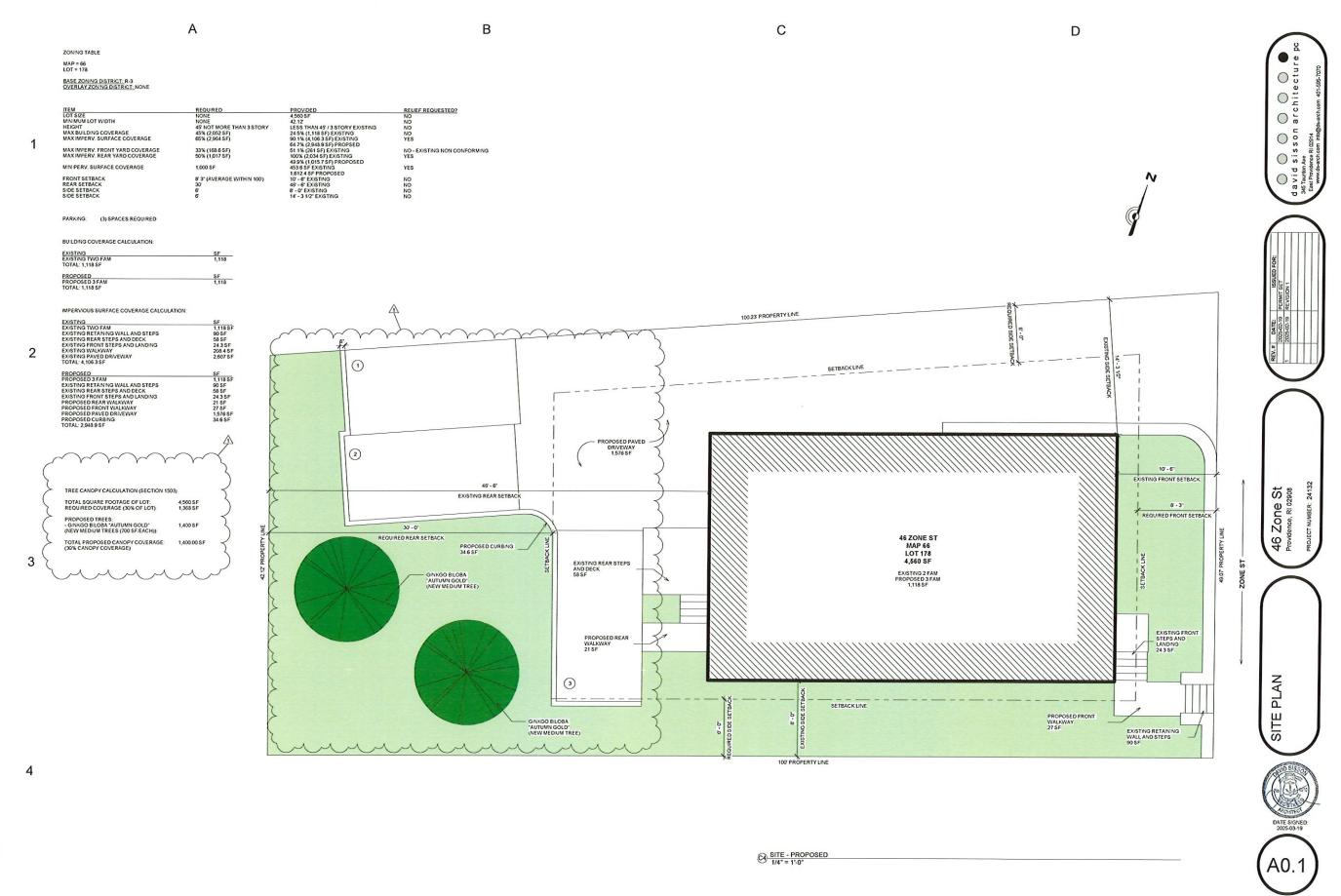
1)

DOOR TAG

KEY NOTE TAG

ARCHITECTURAL SYMBOLS

			•
			•
			·
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VID SISSON ARCHITECTURE PC -- ALL RIGHTS RESER

THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED, WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR BY THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN REPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF

THE WORK

NO CHANGES, MODERCATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR
SPECEFICATIONS WITHOUT FIRST SECURNG WRITTEN PERIOSSION FROM THE ARCHITECT
ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES
AND RECORREMENTS

AND REQUESTED TO CONTROL OF PROMPTLY AND LEGALLY ALL ACCUMULATED DEBTS, PROTECT ALL EXPONENTIANS AND OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO SELVED ITS CONSTRUCTURE, AND SECURELY STORE ALL ITEMS TO SELVED FOR CONSTRUCTURE. AND SECURELY STORE ALL ITEMS TO SELVED FOR CONSTRUCTURE. AND DESCRIPTION OF ALL EXISTING UTLITIES AND CITY SERVICES ARE TO BE MANTANED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
CONTRACTOR TO VERFY LOCATION OF ALL EXISTING UNDERGROUND UTLITIES PRIOR TO EXPLANATION.

COMTRACTOR TO YERFY LOCATION OF ALL EXISTING UNDERGROUND UTLITIES PROR TO EXCAVATION.

ALL DUTS TO SE OFERABLE FROM THE RISCE WITHOUT USE OF A KEY OR SPECIAL MODILEDGE ALL DUTS TO SE OFFERAM THESE DOCUMENTS, SHALL STRUTH YOUNGOM TO ALL APPLICABLE OFFERA AND SE VIEW. THE EVERT OF A CONTRACT, THE WORK STRAGENT REQUIREMENT SHALL GOVERN AND SE VET.

THE COMTRACTOR SHALL OSTAIN AND PAY FOR ALL FEED, PROVINTS, LICENSES, ETC. NECESSARY FOR PROPER COMPLETION OF THE WORK ALL PERMIS, LICENSES, ETC. SHALL SECONDATE OF THE WORK ALL PERMIS, LICENSES, ETC. SHALL SECONDATE OF THE WORK ALL PERMIS, LICENSES, ETC. SHALL SECONDATE OF THE CONTRACTOR SECONDATE OF THE WORK ALL PERMIS, LICENSES, ETC. SHALL SECONDATE OF THE WORK ALL PERMIS, LICENSES, ETC. SHALL SECONDATE OF THE WORK ALL PERMIS LICENSES, ETC. SHALL SECONDATE OF THE WORK ALL WORKMANSHED AND MATERIALS FOR A PERIOD OF ONE SHOULD SECONDATE OF THE WORK ALL WORKMANSHED AND AS OTHERWISE REQUIRED IN THE SECONDATE OF THE SHOULD SECONDATE OF T

ANY CRANGES IN THE WALL PLANE.

COORDIATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORES
RYOULAYS OTHER TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORES

COMMANAE WHITH LINDIES THE LOCATIONS OF SLEVES OR OTHER PRESET ACCESSORES
INVOLVANO OTHER TLADES
IT IS THE RITEM OF THISE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY.
ANY MATERIAL, SYSTEM EQUIPMENTS OR ASSEMBLY WHICH MORNALLY WOULD BE REQUIRED
SHALL BE PROVIDED AS ESPECIFICALLY NOTED.
WHEN WORKS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE
PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST
MATERIALS AND WORNAUSTER.

MATERALIS AND MORKMANHER
BEFORE FINAL DRAMMOS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE
SUBURTED TO ALL GOMERNEN BUILDING AGENCES TO INSURE THEIR COMPULINCE WITH ALL
APPLICABLE LOCAL AND NATIONAL CODES "FOOD DISCEPEACIES IN DRAWMAS ANDOR
SPECATIONS AFFERS, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCEPTANCES IN
WRITING ST THE CONTRICTION OF BUILDING OFFICIAL, AND ALLOND TO ALTER THE DRAWMOS
AND SPECATIONS SO AS TO COMPLY WITH GOMERNING CODES BEFORE CONSTRUCTION
BEFORE.

BEGINS
UPON INSTITEM RECEPT OF APPROVAL FROM THE GOVERNING DEFICIAL, APPROVED FINAL
DRAWNISS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT BY THE CONTENDIOR
FE CODE DISCREPANCES ARE DESCOVERED DURING THE CONTENDIOR OFFICES, THE
ARCHITECT SHALL BE NOTIFIED AND ALLONED AMPLE TWE TO REMEDY SAID DISCREPANCES.
ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL
BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITES HAVING

jursdoction Nal Contractors, Suppliers, and Fabricators small be responsible for the content of The Drammas, and for the supply and design of appropriate materials and work PERFORMANCE
ALL VANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE HANDLED, APPUED,
NISTALLED, ERECTED, USED, CLEAVED, AND CONDITIONED IN STRICT ACCORDANCE WITH THE

MANUFACTURERS REQUIREMENTS
ALL ALTERNATES ARE AT THE OPTION OF THE OWNER AND SHALL BE AT THE OWNER'S REQUEST,
CONSTRUCTED BY ADDITION TO OR WHIFTH OF THE TYPICAL CONSTRUCTION AS KINCATED ON THE

DEAD LOAD, 15 PSF SNOW LOAD, 30 PSF (TABLE 1608 1) LIVE LOAD, 20 PSF

DEAD LOAD, 10 PSF LIVE LOAD, 40 PSF PER TABLE 1607.1

DEAD LOAD, 10 PSF LIVE LOAD, 60 PSF PER TABLE 1607.1

* NO PER 202 AND TABLE 1608 1 * YES PER 202 * NO PER 1609 2

PRIOR TO START OF CONSTRUCTION, VERFY DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS CHECK WITH LOCAL BULDING AGENCES FOR WITHOUSE SHOW, SNOW AND OTHER SPECIAL LOADING CONDITIONS IF DISCREPANCES ARE DISCOVERED, ARCHITECT SHALL BE KONTEED.

PERFORM EXCAVATION, ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES, TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON THE DRAININGS

PROVIDE SOIL POSONING TO CONTROL TERMITES AS REQUIRED BY GOVERNING CODES.

PROVIDE CONSISTENT COMPACTION OF THE TOP 8" OF SUB-GRADE, FILL, AND BACKFILL WATERIAL BENEATH STRUCTURES, WALKS, AND PAVEMENTS TO MEET THE STATED SOIL PRESSURE

PROVIDE AND INSTALL VENTILATION FOR RADON GAS AS REQUIRED BY LOCAL BUILDING AGENCIES AND GOVERNING CODES

TOP OF FOUNDATION ELEVATION IS ASSUMED TO BE 6" ABOVE THE FINAL GRADE AT THE OVERHEAD GARAGE DOOR OPENING CHANGES IN THE FOUNDATION WALL ELEVATION RELATIVE TO THE FAUL GRADE WILL RESULT IN CHANGES TO THE FOUNDATION DRAWINGS AS WELL AS CHANGES TO THE GARAGE-HOUSE ENTRY STAR

mmmm

RSX CATEGORY = 2 PER TABLE 1604.5
ULTIMATE DESIGN WIND SPEED (V.A) = 120 MPH PER TABLE 1604.1
SUBFACE ROUGHNESS = 8 PER 1609.42
EXPOSURE CATEGORY = 8 PER 1609.43

= 5A

1. GENERAL REQUIREMENTS

DESIGN LOADS

CLIMATE ZONE

2 SITE WORK

ROOF:

FLOOR

MASONRY

6 WOOD AND PLASTICS

В

UNLESS NOTED OTHERWISE, ALL SLABS ON GRADE SHALL BE 4"THICK, REMFORCED WITH EVE WI 4WH 4W WM., AND PLACED DYER 4" MYNWUM COMPACTED SAND ON GRAVEL FILL INTERIOR SLABS SHALL BE PLACED OVER 6 W. STABLEZED POLYTHINGHE WAPOR BARRE COORDINATE

PRECAST CONCRETE LIMITELS SHALL BE INSTALLED AND REINFORCED AS PER MANUFACTURERS' SPECIFICATIONS ARCHITECT SHALL NOT BE RESPONSIBLE FOR DESIGN OF PRECAST CONCRETE

FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED BOIL PRESSURE AND CONSISTENT COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN RECOVEREMENTS OF SPECIFIC SOL, CONDITION.

PROVIDE STANDARD WEIGHT HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS (CMU) COUPLYING WITH ASTM CSO, GRADE N. TYPE 1.

IN GROUT AS FOLLOWS

1. TYPICAL REINFORCEMENT SHALL BE ONE #5 AT EACH CORNER, AT BOTH 5 DES OF

OPENINGS AND AT MANORIUS SPACING OF 45 OC

OPENINGS AND AT MANORIUS SPACING OF 45 OC

OCHERNFORCE ALL VERTICAL CELLS OF CONCRETE MASOMRY UNITS SUPPORTING
CONCENTRATED LOAD (8EAMS, STRUCTURAL COLUMNS, ETC) AT 8" CMU, REINFORCE EACH
VERTICAL CELL WITH ONE #5 AND SOCIOLY FILL WITH GROUT.

BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY CONCRETE AND OR MASONRY, UNLESS NOTED OTHERWISE, AND SHALL COUPLY WITH THE FOLLOWING

MANUAL OF # BEARING

MEGHT ARD WOTH AS REQUIRED BY BEAM

TREATED LUMBER BENEATH ALL WOOD BEAMS,

PROVIDE YERTICAL REMFORCING

ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE ASTM SPECIFICATIONS AS FOLLOWS:
ASTM A39, ASTM A314 A301, ASTM A301, ASTM A325
ALL STEEL CONNECTIONS SHALL BE DESIGNED ACCORDING TO AISC MAINLAL OF STEEL
CONSTRUCTION AND SHALL BE DEFIALED BY A CHALFE DISTRUCTURAL STEEL DEFIALER &
STAMPED BY A LICENSED STRUCTURAL DISTRUCTURAL PRISONER CONTRICTOR TO SUBMIT STEELS HOP
DRIVINGS TO ARCHITECT PROR TO STEEL LENGENCY
RETRACTIBLE STARS ATTO LADDERS SHALL BE "LIST" AS MANUFACTURED BY FAXRO

LUVERS SHALL, NI ADDITION TO COUPLYING WITH GOVERNING CODES, COMPLY WITH

1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR
SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL

2. "PLYWOOD SECEPCATION AND GRADE QUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION

3. PLYWOOD OSECTOR OF SERVING THE PRODUCT OF THE REPORT OF THE

PROVIDE LOWBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF OUR ITY

JTY.
FRAMMIG MEMBERS:
A ALL NITEROR OF OTHERWISE PROTECTED DAYENSON LUYBER SHALL BE SPRUCE—
STATE OF THE STAT

OTE: USE APA RAYED STURD -- FLOOR OR ADVANTECH

MSTALLATION
UNDER LATMENT: 18" LUAN-UNDERLATMENT GRADE. (AT VINYL ONLY)
PROPER OR ENTED STRAND BOARD MAY BE SUBSTITUTED FOR PLYYOOD.

F. PROPER CREATED STRAND BOARD MAY BE SUBSTITUTED FOR PLYWOOD.

HOLD—DOWNS AND FRAMMS CONNECTORS.

1. ALL STRUCTURAL FRAMMS CONNECTORS, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE "STRONG THE AS MANUFACTURED BY THE SUPSON CO. IN ACCORDANCE WITH YOU CONSTRUCTION CONNECTORS CATALOGO COOM, ALL FASTERIERS (TYPE SEE, AND QUANTITY, SPECIFIED IN SUPPONS CONNECTOR SCHEDULE SHALL BE INSTALLED THE ABBREWATION SOFT OF THE DRAWNA'S ROCATE PASTERIERS CONNECTORS AS A PARTICLED THE ABOUND STRANGES FOR PRESSURE PRESENVATIVE TREATED WOOD SHALL BE SHORD AND FASTERIES FREET LOSS THE REPORT OF PRESSURE PRESENVATIVE TREATED WOOD SHALL BE SHORD AND PASTERIES STEEL TO SHOT THE SPECE OF DROGURES) AND WOOD PRESERVATIVE(S) IN ACCORDANCE WITH SWIPSON STRONG—THE RECOVERNDATIONS THE CONTRACTOR SHALL REVEY DOCUMENTATION CONTRAVED IN THE SIMPSON STRONG—THE CATALOG AND PROVIDE CONNECTORS AND PASTENERS THAT ARE ACCOPTABLE FOR THE EXPOSURE AND CHECK THAT WE SUPPON THE PROJECT, THE REVEW SHALL CONSIDER THE TYPE OF PRESERVATIVE(S), PRESERVATIVE RETENTION LEVELS), AND EXPOSURE ENVIRONMENTS.

3 ALL CONNECTORS AND PASTERIERS FOR EXPOSED PORCH AND DECK FRAMMS IN COASTAL ENVIRONMENTS SHALL BE STRANGES STEEL.

ACCOUNTS SHALL BE STANLESS STEEL

INSTALL JOST AND BEAU HANGERS CAPABLE OF SUPPORTING THE MAXAUM ALLOYABLE
LOAD OF JOST ON BEAM BEING SUPPORTED.

SHEATHING MINIMUM SPAN RATING 32/16 MINIMUM THICKNESS: 58 IN TAG

DENG.
ALL ROOF, FLOOR, AND WALL PANELS SHALL BE APA RATED EXPOSURE 1
SHEATH-NO COMPLYING WITH DOC PS 1 AND PS 2. FULL 4X8 PANELS SHALL BE USED
TO THE MANAUM EXTENT PRACTICABLE.
FLOOR SHEATH-NO
MINIMUM SPAN RATIKG 32-16
FASTENERS BO COMMON AT 6" OO ALONG SUPPORTED EDGES AND 12" OC
MITERUPOLITE

GRIED AND TO MALED WITH TONGUE AND GROOVE JONITS
FASTELERS BO COMMON
FASTELERS BO COMMON
FASTELERS BO COMMON
FASTELERS BO ACMO GENERAL 6" OC ALONG SUPPORTED EDGES AND 6" OC
INTERVEDIATE. WITHIN 4 FT OF GABLE END WALLS. 4" OC

SHEATING
ALL EXTEROR WALL SHEATHING (1/2* THICK PLYMOOD OR OS9 SHEATHING
PANELS) IS TO BE CLEANED FREE OF DEBRS AND THEN HALED TO THE
PRAMISH SHEMERS WITH 100 MALS DIA AP CO. (EDDES), &F OC. (FELD)
NALING PATTERY, UNIESS OTHERWISE NOTED SOLD BLOCK ALL JOINTS
TYPICAL LAY OUT SHEATHING SUCH THAT THERE IS A MINISH OF 15'
EXTENDING IN EACH DEBCTION BEYOND THE FLOOR FRAMING, IF THIS
CANNOT BE ACHEVED THER STRAPPING SING BE USED. CONTACT
ARCHITECT FOR STRAPPING SPACHS AND DEVELOPMENT LENGTH BEFORE
INSTITULATION.

NFORCEMENT SHALL COMPLY WITH THE FOLLOWING AS MINAMUNS: BARS, ASTM ASIS, GRADE 40, FORMED BARS, WIRE JOHT REMFORCEMENT ASTM ASZ, GALVANIZED.

PROVIDE MORTAR TYPE 'S' IN ACCORDANCE WITH ASTM 0270

Jider L Prefaericated Freplace Units as shown on Drayings. Freplace Units Shall be "Heath-aldo" or as approved by Owner Contractor Shall be resons sile for Broper Installation as recommended by The Unaufacturer and as required by Governing Codes, including Mantel and Heath Describ Andio Catolin

HEADER SCHEDULE (LONGER HEADER SPANS AS SHOWN ON DRAWNIGS) FIRST FLOOR HEADER SOLE MANGER OF JACK STUDS EACH END UP TO 3-4" (2) 2X5 UP TO 4-2" (2) 2/8 UP TO 5-1" (2) ZX10 UP TO 5-11" UP TO 5-3" (3) 298 UP TO 6-5" (3) 2X10 UP TO 7-5" (3) 2012 UP TO 10 0 (3) 9 25" LVL OF LIP TO 12-0" (3) 11 25 LVL 6/69091 SECOND FLOOR UP TO 4-1" (2) 2) 5 UP TO 5-2" (2) 29/8 UP TO 6-3" (2) ZX10 LP TO 7-3* (7) 23(12 UP TO 6-5" (3) 293 UP TO 7-10" (3) 2X10 UP TO 9-2" (3) ZX12 UP TO 10-0" (3) 2X12

⊕ ; PLUVENS, MECHANCAL AND ELECTRICAL INFORMATION AND LAYOUTS SHOWN ON THE DRAWNIGS IS SCHEMATIO IN DESIGN, AND SHALL BE REVIEWED BY SUB-CONTRACTORS, SUPPLIERS, AND BULDING OFFICIALS FOR COOPULANCE WITH GOVERNING CODES AND GOOD COUNCY. CONSTRUCTION PRACTICES THE ARCHITECT SHALL BE NOTIFED BY THE CONTRACTOR OF ANY DISCREPANCES PRIOR TO CONSTRUCTION . PLUMENT, MECHANCAL, AND ELECTRICAL EQUIPMENT SHALL BE SELECTED BY THE OWNER DESIGNADS INSTRUCTION OF FLUMENCY, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE SHALL BE SUBJUITED FOR OWNERS REVIEW PRIOR TO GODERNIO AND SUBJUALITION OF BESING SHALL BE SUBJUITED FOR OWNERS REVIEW PRIOR TO GODERNIO AND INSTRUCTIONS DESIGN SHALL BE SUBJUITED FOR OWNERS REVIEW PRIOR TO GODERNIO AND INSTRUCTIONS. ⊕ it e 0 5 RESPONSEUTY OF THE APPROPANTE LICENSED CONTRACTORS AND SUBCONTRACTORS DESIGN
SHALL BE SUBURITED FOR OWNERS REVUE PRORT TO ORDERING AND INSTILLATION OF
EOUTHERT.

SERVICE PANELS SHALL BE SELECTED BY THE ELECTRICAL SUB-CONTRACTOR.

ALL HYAC EOUTHERT SHALL BE MONDUALLY SANTORED.

ALL HYAC EOUTHERT SHALL BE MONDUALLY SANTORED.

ALL HYAC EOUTHERT SHALL BE MONDUALLY SANTORED.

BY THE AND RICH AND RAMAGE AND SAY WALL RECEPTAL BY SHALL BE PROVIDED WITH
ALL HYAC EOUTHER SHALL BE MONDUALLY SANTORED.

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PURCHASE AND INSTALLATION PROVIDE DOWNER FOR ALL AND PURLAWS. ALL CONTRACTOR

CONTRACTOR TO VERFY LOCATION, FIXTURE TYPES AND EOUTHER WITH OWNER PRIOR TO

PURCHASE AND INSTALLATION. PROVIDE DOWNER FOR ALL AND PURLAWS. BE OWNER TO

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DESTALLED BY ALL CHASED BY HER WALL DAY BY THE SHALL BY ALL CHASED BY HER WALL BY ALL CHASED BY HER WALL BY ALL CHASED BY HER WALL BY ALL CHASED BY HER BY ALL CHASED BY HER AND CONTRACTOR. PURBENG STREW ⊜ ° **⊕** ‰ .

MISCELLANEOUS

THIS SET OF CONSTRUCTION DRAWINGS IS INTENDED FOR DESIGN INTERT ONLY. ALTHOUGH MANY JURISDICTIONS WILL ACCEPT THESE DRAWINGS AS SUFFICIENT FOR A CONSTRUCTION PERMIT. THESE DRAWINGS ARE NOT INTENDED, AND SHOULD NOT BE CONSTRUCTION FOR COMPLETE SET OF CONSTRUCTION DRAWINGS. THESE DRAWINGS WILL HAVE TO BE ADAPTED TO MEET LOCAL ZOUNG AND CREATE OF CONTINUES AD ADDITIONAL DETELLING WILL REED TO BE COMPLETED ON SITE BY

HARNIN DESIGN AND LOCATION

HARNIN BRAIL BE OF HON-COVIDUSTBLE WATER WIL

ROOM SEES SHOWN ON THE PLANS INDICATE ROOM DIRENSIONS PRIOR TO INSTALLATION OF
OFFSUM WALL BOARD GYPSUM WALL BOARD THICKNESS WUST BE SUBTRACTED FROM ROOM

SZES RIDICATED FOR ACTUAL ROOM DIVENSIONS AND ARE SUBJECT TO CHANGE.

SUBJUT ROOF TRUSS AND/OR RAFTER LAYOUT FLAV AS COMPLETED BY THE MANUFACTURER FOR REVIEW PRICE TO GROBERING ROOF TRUSSES AND/OR ROOF LUMBER PACKAGE ALLOW ARCHITECT FLAE BUSINESS DAYS FOR COMPLETE BUSINESS SUBJECT FLAE BUSINESS DAYS FOR COMPLETE REVIEW BEAM COATRONS, JOST LAYOUT, LOCATORS OF COMPRISON SOCK CHASSES, AND MAXIMUM DUCT SUE IN EACH CHASE ALLOW ARCHITECT FIVE BUSINESS DAYS FOR COMPLETE REVIEW MAY BEAM SOME THE ROOF AND THE ROOF ROOM FROM FRAMING LAYOUTS. SEASONS BEEFOR ANY ERRORS BY THE ROOF AND OF FRAMING LAYOUTS. SEASONS BEEFOR ANY ERRORS BY THE ROOF AND OF TRUMPS LAYOUTS. SEASONS BEEFOR PRICE AND OF FLOOR FRAMING LAYOUTS. SEASONS BEEFOR SHOP FRAMING LAYOUTS. SEASONS BEEFOR SHOP FINETERS AND SPECATED OF THE DEPARTMENT OF BUSINESS ARE FOR DESIGN KYTENT CARLY. FINAL LAYOUTS SHALL BE THE RESPONS BLITY OF BUILDER.

UP TO 12-0" (2) 925" LVL

TRUSSES SHALL BE DESIGNED SUCH THAT BUCKLING OF ANY INDIVIDUAL MEMBERS IS RESISTED INTERNALLY BY THE INDIVIDUAL TRUSS THROUGH SUITABLE MEANS, SINCH AS THROUGH SUITABLE MEANS, SINCH AS THROUGH SUITABLE MEANS, SINCH AS TH RESOSTED INTERNALLED INTERNALIZATION OF LERACING OF THE RESONAL OF

PRESSURE TREATED LUMBER OF THE FOLLOWING LOCATIONS SHALL BE PRESSURE
A DMENSION LUMBER FOR THE FOLLOWING LOCATIONS SHALL BE PRESSURE
PRESENTATIVE—THEATED (PIT) SOUTHERN PAPE #2 OR BETTER
PROCKES, DECAS, AND OTHER FRAMING EAPOSED TO THE WEATHER
INTERIOR WOOD JOSTIS WITHIN 10 FOR EXPOSED GROUND
INTERIOR THMEER OR BULET—UP BEAMS WITHIN 12 OF EXPOSED GROUND
SALL PLATES
ALL WALL FRAMING AND SHEATHING LESS THAN 6" FROM EXPOSED GROUND
ALL PIT LUMBER TO BE TREATED WITH A PENETRATING WATER REDUCER (SUCH AS BOLED
LINSEED DAY OR OR TO AND REASE THE LIFE OF THE STRUCTURE ALL PIT LUMBER TO THE MATERIAL WAY OF THOSE TO THE THE TO THE STRUCTURE ALL PIT LUMBER TO THE MATERIAL WAY OF THOSE TELL THE THE DISTRIBUTIONS ALL PIT LUMBER TO THE STRUCTURE ALL PIT LUMBER TO THE MATERIAL WAY OF THOSE TELL PIT TREATED WITH NUMBER WAY OF OTHER PART OF THOSE THE THE FOR THE WITH NUMBER WAY OF THOSE TOP THE THE THE WITH NUMBER WAY OF THOSE TOP THE THE THE WITH NUMBER WAY OF THOSE TOP THE THE THE WITH NUMBER WAY OF THE PRESENCE OF THE PRESENCE OF THE PRESENCE OF THE PRESENCE OF THE WAY OF THE

PROVIDE GROUT IN ACCORDANCE WITH ASTMICATE, MANAGEM COMPRESSIVE STRENGTH SHALL BE 3000 PSI UNLESS NOTED OTHERWISE WOOD INSTALLATION

A UNLESS MOTEO OTHERWISE, PROVIDE:

1. DOUBLE HEADER JOSTS AND TRAINERS AT ALL FLOOR OPENINGS

2. DOUBLE SOSTS UNDER ALL PRATITIONS PARALLEL TO JOSTS

4. PROVIDE HEADERS PER THEADER SCHEDULE ON SEA SOCKETOR OTHER DRAININGS.

5. OKE ROW OF INS CROSS-BRIDGING OR METAL BRIDGING FOR EACH 8-0" OF JOSTS SPAN. PROVIDE REINFORCEMENT IN VERTICAL CELLS OR CONCRETE MASONRY UNITS (FULLY EMBEDDED

SPAIL

STUD SPACKON AT ALL EXTERIOR AND BEARWOWALLS SHALL BE 15 OF DESIGNATION OF SIGNATURE

STUD WALLS SHALL NOT EXCEED THE POLLOWING HEIGHTS WITHOUT CONTRIVOUS

STUD WALLS SHALL NOT EXCEED THE POLLOWING HEIGHTS WITHOUT CONTRIVOUS

STUD SHALL BE CONTRIVOUS BETWEEN POINTS OF LATERAL SUPPORT.

1. EEARWOWALLS

1. EEARW

UNITES NOTED OTHERWISE, RAFTERS, CEURG JOSTS, COLLAR TES, AND PURLINS SMALL BE SZED AND SPACED IN ACCORDANCE WITH FHA REQUIREMENTS OR GOVERNING CODES, WHICHEVER IS MORE RESTRICTIVE.
STAR CONSTRUCTION SMALL CONSIST OF GIZZL2 STRIGGERS, 54" OR 2X THICK TREAD AND 3X" THICK RESERS OR, SMALL BE EXERCITED BY COMPONENT MANUFACTURER.
ALL INCODE DATES BEARING ON CONCRETE OR MASCINEY SMALL BE RESSURE TREATED.
ALL INCODE DATES BEARING ON CONCRETE OR MASCINEY SMALL BE FRESSURE TREATED.
PROVIDE 2" NOMINAL PRESSURE TREATED LUMBER OVER ON IL. STABLIZED POLYETHYLENE BENEATH FULL BEARING OF WOOD BEAKS BEARING ON CONCRETE OR MASCINEY.
PROVIDE SIMPSON STRONG WALL DRAFAGE PORTAL SYSTEM AROUND ALL OVERHEAD DOORS WITH A WIDTH ORGATER THAM S' NISTALL DRAFAGE PORTAL SYSTEM PER MANUFACTURERS RECOMMENDED OLDS LIMES.
MANUFACTURERS RECOMMENDED OLDS LIMES.
MANUFACTURERS RECOMMENDED ON DE HAS SHALL BE SET HAD SHALL BE SET HAROUND TO DEVELOP THE FILL STRENGTH OF THE ASSEMBLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
DUENSON LUMBER BEAMS FRAMMS INTO FLUSH STEEL AND LYL BEAMS SHALL BE SET 144 ABOVE THE TOP OF BEAM TO ACCOMMODATE SHROWAGE.
ALL CONTINUOUS POSTS SHALL BE ATTERED THE FORTH OF THE BEAMS SHALL BE SET HAROUT THE FORTH OF THE PROPORT WAS AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURERS SPECHACINOS AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURERS SPECHACINOS AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURER SPECHACINOS AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURER SPECHACINOS AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURERS SPECHACINOS AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURER SPECHACINOS AND INSTALLED THE ACCHITECT PRORT O ORDER NO AMENDAL DECIDED ON ORDER DATES SHALL BE FEELD.
PONTS.

POMIS. PROVIDE BLOCKING OR RM BOARD AT ALL ENGINEERED FLOOR JOIST SUPPORT POMIS USE JOST MANUFACTURERS PRODUCTS AND COMPLY WITH JOST MANUFACTURERS

USE DOST MANUFACTURERS PRODUCTS ATMOMENTS THIN AND MANUFACTURES PROVIDED AS SOLD BLOWN AT ALL PATTER TALS
PROVIDE XX SOLD BLOWN AT ALL PATTER TALS
SOES UNLESS NOTED OTHER ME. COMMAL ALL LUMBER SHALL BE SURFACED FOUR
STRUCTURAL MEMBERS SHALL NOT BE IMPARED OR UNDERSMAND BY AMPROPER CUTTING

XI DRILLING LL BURT-UP LVL BEAMS SHALL BE ASSEMBLED IN ACCORDANCE WITH MANUFACTURERS

7. THERMAL AND MOISTURE PROTECTION

PROVIDE THERWAL BUILDING RISULATION AT ASSENBLES ADJACENT TO EXTER OR OR UNHEATED SPACES MEETING THE REQUIREVENTS LISTED ON SHEET ADD.

INSTALL BUILDING STREAD OF DOVETHINE HE VAPOR BARRIER AGAINST INTERIOR FACE OF ALL THERWAL RISULATION.

WATER PROPO FOUNDATION WALLS AT EXCAVATED AREAS FROM FOOTING TO PROSHED GRADE WITH TWO COATS OF ASPHALT EASED WATER PRODERING COMPOUND PROVIDE DRAINAGE MAT AND THE INTO FOUNDATION DRAINS.

WITH TWO COATS OF ASPHALT BASED WATERPROOFING COMPOUND PROVIDE DRAINAGE WAT AND TE MITO POUNDATION DRAIN USED THE PROFIT OF SHANGES INSTALLED OVER 30 LB ROOF FELT ON ROOF SHALL BE 20 LB (MANDUN SLOPE, PASTENERS, UNDER LAWVERT, AND EXPOSURE ACCORDING ON ROOF SHASHING AND SHEET WETAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTEROR SHELL OF THE BULDIONS IN ADDITION TO COMPLYING WITH GOVERNING COCK COMPLY WITH PERTIREDIT RECOUVERDATIONS CONTAINED IN THE CURRENT EDITION OF "ARCHITECTURAL SHEET USEL MANUAL TYPUELSHED BY SUCKIN ALL BROND HEET METAL FLASHING SHALL BE HOT-DIPPED GALVANIZED COMPLYING WITH ASTIL ASD. PROVIDE OUTTERS AND DOWNSPOUTS TO PROVIDE POSTITUR ROOF AND SITE DRAINAGE. PROVIDE ATTIC AND ROOF VENTLATION AS REQUIRED BY GOVERNING COCES AND AS SHOWN ON PROVIDE ATTIC AND ROOF VENTLATION AS DECURED BY GOVERNING COCES AND AS SHOWN ON SHALLDHES SHALL BE SELECTED BY THE COMPLICATION OF MERRONDED BY THE OWNER INSTALL SAYLINGHIS ACCORDING TO THE MANUAL TUREN'S RECOVUENDATIONS. INSTALL WATER AND ICE BEARER (BITTHERS OR ECOLULIS OVER ROOF SHEATTHING AT ALL BAYES AND VALLEYS. INSTALL PER COCE AND PER MANUFACTURER'S RECOVUENDATIONS.

DOORS AND WINDOWS

EXTERIOR DOORS SHALL BE SELECTED BY THE OWNER HOUSE-TO GARAGE DOORS SHALL BE FRE RATED DOORS APPROVED BY GOVERNING CODES. FACE DESIGN TO BE SELECTED BY THE OWNER.
RITERIOR DOORS SHALL BE SELECTED BY THE OWNER.
EXTERIOR WARDONS SHALL BE ALLUMNOU OR WAIL CLAD WOOD WINDOWS MANUFACTURED

EXTERION WAILANDS OFFILE BY THE COMPLY WITH GOVERNING CODES.

BY FELLA CORES WHO OWN OWN SHALL COMPLY WITH GOVERNING CODES.

BY STALL GERES WHO OWN OWN IS IN ACCORDANCE WITH GOVERNING CODES.

DOOR AND WINDOW SZES INDICATED OR DRAWINGS ARE AS FOLLOWS: 3872807

REPRESENTS A DOOR OR WINDOW STOWN DE X 6-87 HIGH JAMB DEPTH TO BE COORDINATED BY

THE COMPRACTOR.

FRISH HARDWARE SHALL BE SELECTED BY THE CAVIER INSTALL HARDWARE IN ACCORDANCE

GYPSUN WALLBOARD, UNLESS NOTED OTHERWISE, SHALL BE PROVIDED AS FOLLOWS:

1. EXTERIOR WALLS: ONE LAYER 10'R REQUIAB WALLBOARD TO RITERIOR FACE.

1. PITERIOR WALLS: ONE LAYER 10'R REQUIAB WALLBOARD EACH FACE.

2. CELING ONE LAYER 10'R REQUIAR WALLBOARD ON 1X3 WOOD STRAPPING AT 16'O C.

4. GARAGE HOUSE COMMON WALLS / CERRISS: ONE LAYER 58' TYPE 'A' (FIRE RATED)

WALLBOARD EACH FACE.

4. GARAGE HOUSE COMMON WALLS / CEURGS ONE LAYER 55 TIPE 'N' (FIRE RATED)
WALLBOARD EACH FACE'CES (2 OR MORE FAMILES) ALL WALL AND CEURD BOARD TO BE
ONE LAYER 55 TIPE "Y (FIRE RATED) WALLBOARD EACH FACE.

B ARTHS WOSTIME AND MOLD RESISTANT WALLBOARD AT ALL WALLS AND CEURNOS
PROVIDE TIPE X IN MULTIFAULY RESIDENCES PROVIDE CEWENT BOARD AS SUBSTRATE
ON CERANOTTIE.

PROVING THE CONTROLLED AND TIPM AT ALL LOCATIONS RECOVENDED BY THE

F. PROVIDE FOOTING DRAMS FER RASS 1- DRAMS SHALL BE PROVIDED AROUND FOUNDATIONS FERFORATED PRE-SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROVIDED FOR SHALL BE INSTALLED AT OR BELOW THE RASEA TO BE PROVIDED FOR SHALL BE SURROUNDED DYNTH AN APPROVED FLITER MEMBRANE OR THE FLITER MEMBRANE SHALL BE SURROUNDED DYNTH AN APPROVED FLITER MEMBRANE OR THE FLITER MEMBRANE SHALL OVER THE WASHED GRANE FOR CRUSHED FORCK COVER FROM THE DRAMP. DEPROVED FOR THE MEMBRANE SHALL BE PLACED ON A MANDAU OF 2 NICHES OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SEVE STEEL ARROWS THAN THE THE LED NOT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MEMBRANE SHALL BE

PROVIDE REINFORCEMENT OF THE SIZE AND SPACING INDICATED ON DRAWINGS, REINFORCING L COMPLY WITH THE FOLLOWING MINIMUMS:
BARS ASTM A615, GRADE 40, DEFORMED BARS.
WELDED WIRE FABRIC: ASTM A185

PROVIDE CONCRETE COMPLYING WITH ASTM CS4. UNLESS OTHERWISE NOTED, CONCRETE SHALL HAVE THE FOLLOWING 36 DAY COMPRESSIVE STRENGTHS AS IMMOVIUS:

1. CONCRETE FOOT NGS AND FOUNDATIONS 3,000 PSI

2. CONCRETE FLOOR SLUBS, WALES, DRIVES, AND PATIOS 3,500PSI

3. PROVIDE CONSTRUCTION JOINTS 50 PANEL SZE DOES NOT EXCEED 400SF.

LOND OF JOST OR BEAM BERG SUPPORTED.

LAMMATED VENEER LUMBER SHALL BE 15E TJ MCROLAM LIVL BY TRUS JOST, OR
APPROVED EQUAL, MULESS OTHER WSE. INDICATED.

PARALLEL STRAND LUMBER OWARR (PSL) PARALLEL STRAND LUMBER SHALL BE 16E
PARALLEL STRAND LUMBER OWARR (PSL) PARALLEL STRAND LUMBER SHALL BE 16E
PARALLAM PSL BY TRUS JOST, OR APPROVED EQUAL, UNLESS OTHERWISE RIDICATED.

INDIRECTOR WOOD JOSTS JOSTS AND ACCESSORES INCLUDING RM JOSTS SHALL BE
THE PRODUCTS OF TRUS JOST, OR APPROVED EQUAL

USE EXTEROR GRADE MCRO LAM IN ALL AREAS SUBJECT TO MOSTURE

PLATE CONNECTED WOOD TRUSSES.

1. DESCRIAMO FARREATION OF TRUSSES SHALL BE SUBJECT TO THEO PARTY RISPECTION.

1. DESCRIAMO FARREATION OF TRUSSES SHALL BE SUBJECT TO THEO PARTY RISPECTION.

1. DATE OF THE SHALL BE SHALL BEST OF THE SHALL BE SHALL

THE TRUSS SUPPLIES A HALL DESIGN ALL REQUIRED TRUSS CONFIGURATIONS, INCLUDING BUT NOT JUNED TO COUNDER, GROEP, LACE, HP, VALLEY, AND SPECIAL FITTERS SUPPLIES PROPOSES TO USE DIMENSION LUMBER OFTER THE DRAWNOS, VARIOUS CONDITIONS IN ADDITION TO AN SILECT LOCATIONS SHOWN ON THE DRAWNOS, THAT YORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR SUCH THAT ALL WORK IS MILLURDED UNDER THE CONTRACT

GYPSUW WALLBOARD MANUFACTURES.

TAPE, FLOAT, AND SAND, JOAN FLOAT SAND FASTENERS OF GYPSUM WALLBOARD WITH THREE COATS OF JOHN COUNDING AS REQUIRED TO ORTAN A UNIFORMLY SWOOTH SURFACE.

FINSHES SHALL BE SELECTED BY THE OWNER.



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Zone

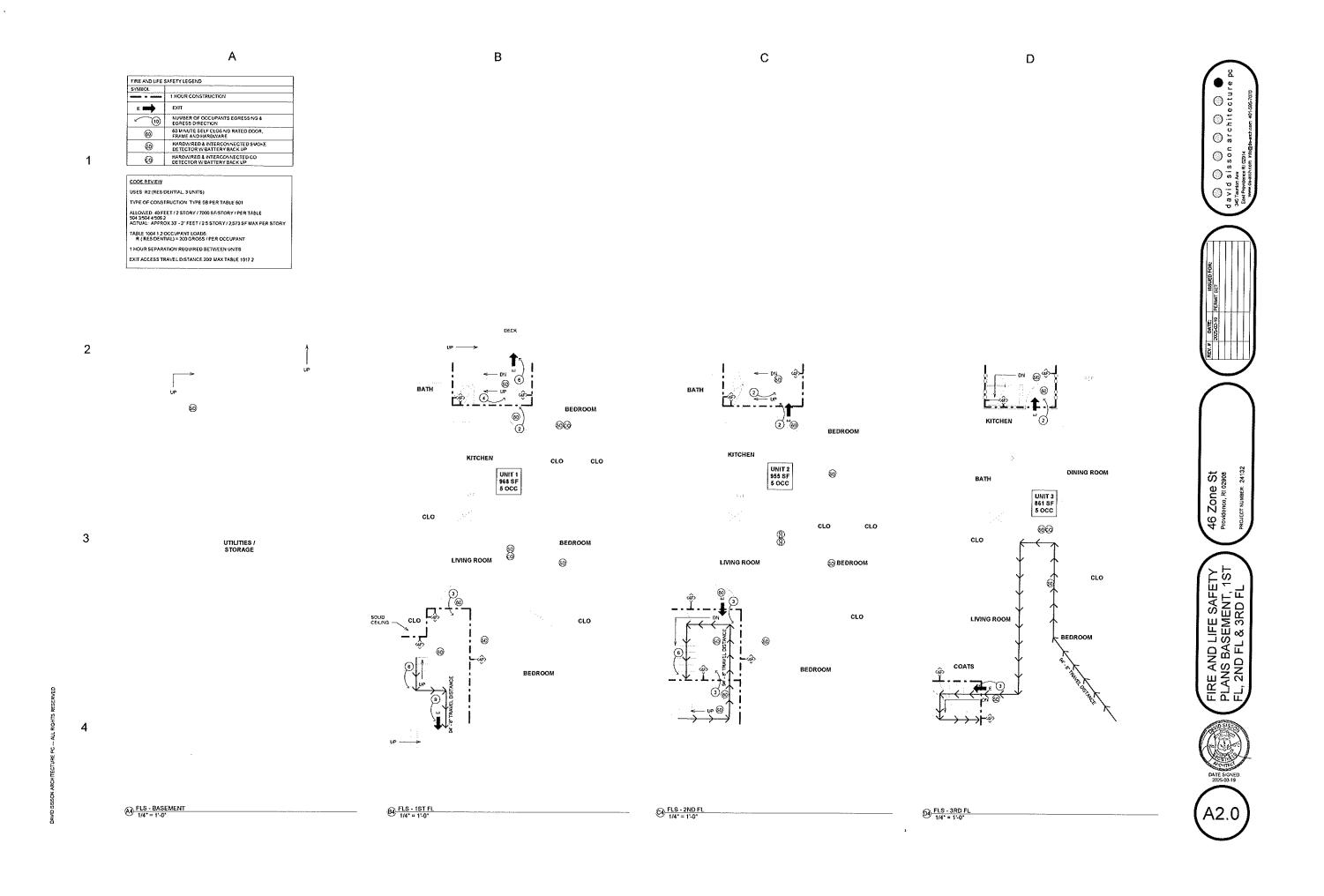
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RAL NOTES

GENE

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BEOROOM

CLO

BEDROOM

CŁO

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CLO

1 TEMPERED GLASS AT THIS WINDOW 2 42'H PONY WALL

1

2

3

4

A FLOOR PLAN - 1ST FL. 1/4" = 1'-0"

KITCHEN

LIVING ROOM

CEILSAG B' - 11'

50

BEDROOM

CLO

cro 🕍

6

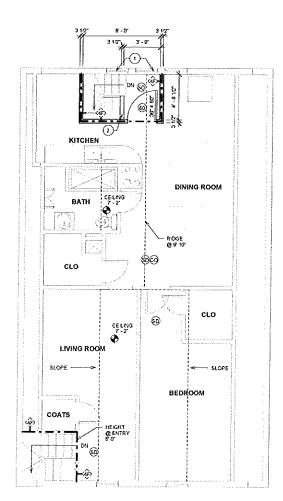
B4 FLOOR PLAN - 2ND FL 1/4" = 1'-0"

FLOOR PLAN - 3RD FL 1/4" = 1'-0"

NOTE: REMOVE ANY ACOUSTICAL CEILINGS AND REPLACE WITH 5/8" TYPE X GYPSUM BOARD

NOTE: DEMO WOOD WALLS AND REPLACE WITH TYPE X GYPSUM BOARD @ STAIRWELLS

BEDROOM KITCHEN 60 CLO CLO CLO 000 LIVING ROOM BEDROOM CLO 60 **60** BEDROOM



D

PLAN LEGEND

EXISTING DOOR

EXISTING PARTITION NEW DOOR

FULL HEIGHT PARTITION

PARTIAL HEIGHT PARTITION

- - - BEAM OVERHEAD

TYP.
DIMENSION TO THE FACE
OF FINSH AT EXISTING
CONSTRUCTION

(50)

HEAT DETECTOR -HARDWRED AND INTERCONNECTED (HD)

FIRE RATED DOOR 60 M/N W/ CLOSER 60)

GENERAL NOTES

1. VER FY ALL DIMENSIONS IN THE FIELD, DO NOT SCALE DRAWNIGS.

2 ALL RITERIOR WALLS 2X4 AT 16" O.C. UNILESS NOTED OTHERWISE, PROVIDE DOUBLE TOP PLATES, SEE B1/A00

3 ALL DOOR JAMES 4" OFF WALL UNLESS NOTED OTHERWISE

4 CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5 PROVIDE HARDWIRED AND INTERCONNECTED SMORE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DRECTED BY THE LOCAL BUILDING DEPT.

6 PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN

7. PATCH AND REPAR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWNISS OR NOT.

8 PATCH, PART AND REFINSH ALL EXSTING WALLS, FLOORS, CELLINGS & TRAIT THROUGHOUT REPLACE MATERIALS IN ANYO WHEN DAMAGED PAST PONT OF REPAIR.

9 PLANS DO NOT FULLY REPRESENT ALL NEW WORK THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES

11 PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS, PROVIDE POWER FOR ALL APPLIANCES, LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OMNERS REQUIREMENTS.

13.HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14 PROVIDE SOUD WOOD BLOCKING AS REQUIRED. 15 PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL

16 INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FORM AT ATTIC ROOF CAVITIES)

17.COVER ALL WALLS AND CERUNGS WITZ: THICK GYPSUM BOARD UNLESS NOTED OTHERWISE

18 PROVIDE MOISTURE AND MOLD RESISTANT GYPSUL BOARD AT BATHROOMS UNLESS NOTED OTHERWISE

19 ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR

20 RECONNECT EXISTING FIXTURES TO HEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

22 A.V. CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRNO NOT SHOWN SYSTEM TO BE DESIGN-BULD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRNG.



Zone St 4 §

교 2ND PLANS 1ST FL, 3 3RD FL

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