A NEW TWO-STORY

2-CAR GARAGE W/ APARTMENT (ADU)

2-CAR GARAGE
1 BEDROOM / 1 BATH
KITCHEN
LAUNDRY
STORAGE LOFT

1
A-001

PERSPECTIVE RENDERINGS - NEW
SCALE: NO SCALE

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4	A-102	WINDOW & DOOR SCHEDULE, KITCHEN PLAN - ENLARGED, KITCHEN ELEVATIONS
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CODES IN EFFECT

ALL DESIGNS, PLANS AND DETAILS HEREIN ARE DESIGNED TO BE IN COMPLIANCE WITH THE FOLLOWING CODES IN EFFECT:

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC 2021)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC 2021)
- 2021 INTERNATIONAL PLUMBING CODE (IPC 2021)
- 2021 INTERNATIONAL FIRE CODE (IFC 2021)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC 2021)
- 2020 NATIONAL ELECTRICAL CODE (NEC 2020)
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE (2009 IECC)

PROJECT DATA

CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R-3 / U
STORIES:	2
DIMENSIONS:	23'-0"W X 25'-0"L
TOP OF RIDGE:	28'-10" ABOVE GRADE
FOUNDATION:	CONC. SLAB ON GRADE
EXTERIOR WALLS:	2X6 CONSTRUCTION
HEATED SF (1ST FLOOR):	0 SF
HEATED SF (2ND FLOOR):	575 SF
STORAGE LOFT SF:	75 SF
2-CAR GARAGE (UNHEATED):	575 SF
EXTERIOR STAIRS:	69 SF
DECK:	44 SF
TOTAL HEATED SF:	**575 SF**
TOTAL SF: (HEATED & UNHEATED)	**1,150 SF**
AREA OF CONSTRUCTION: (TOTAL)	1,338 SF

ENERGY EFFICIENCY / VENTILATION DATA

INSULATION TYPES:

ROOF: CLOSED-CELL SPRAY FOAM (5" MIN.) - R-30
2X6 EXTERIOR WALLS: CLOSED-CELL SPRAY FOAM (3" MIN.) OR FIBERGLASS BATT - R-21
GARAGE CEILING: FIBERGLASS BATT INSULATION - R-21

MIN. R-VALUES
ROOF: R-30
2X6 EXTERIOR WALLS: R-21
GARAGE CEILING: R-21

CLOSED-CELL SPRAY FOAM: R-7 PER INCH

VENTILATION:
UNDER-FLOOR VENTILATION: 0 SF (SLAB ON GRADE)
ATTIC VENTILATION: 0 SF (CLOSED-CELL INSULATION)

PLAN #30010-B

CONSTRUCTION DOCUMENTS 1/29/2025

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A NEW TWO-STORY
2-CAR GARAGE WITH APARTMENT (ACCESSORY DWELLING UNIT)

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DRAWN BY: JDH
CHECKED BY: JDH

TITLE SHEET

SHEET NUMBER:
A-001

A NEW TWO-STORY
2-CAR GARAGE W/ APARTMENT (ADU)

2-CAR GARAGE
1 BEDROOM / 1 BATH
KITCHEN
LAUNDRY
STORAGE LOFT

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BUILDING CODES:

1. EVERY STATE, COUNTY, AND LOCAL MUNICIPALITY HAS ADOPTED SOME FORM OF STANDARD BUILDING CODES, WHICH VARY BY REGION, STATE AND LOCAL MUNICIPALITIES. MANY REGIONS HAVE MORE STRINGENT REGULATIONS, I.E., EARTHQUAKE-PRONE AREAS OF CALIFORNIA AND THE PACIFIC COAST, HURRICANE RISK AREAS OF FLORIDA, GULF & CAROLINA COASTS, NY, NJ, NV, & CHICAGO AREA. ALL HOUSE PLANS ARE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL HOME BUILDING CODES IN EFFECT AT THE TIME THE HOUSE PLANS WERE CREATED. THE BUILDING CODES UNDER WHICH HOUSE PLANS WERE DESIGNED ARE THOSE ENFORCED IN THE HOME DESIGNER'S LOCAL REGION.

2. PURCHASER / HOMEOWNER IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LOCAL HOME BUILDING CODES. LOCAL BUILDING JURISDICTIONS MAY REQUIRE LATERAL ANALYSIS OR OTHER ENGINEERING SERVICES TO BE PERFORMED. SUCH SERVICES ARE BEST HANDLED BY THOSE FAMILIAR WITH YOUR LOCAL BUILDING CODES. ONLY QUALIFIED PERSONNEL SHOULD UNDERTAKE ANY REVISIONS TO HOUSE PLANS SETS.

MATERIALS:

1. NAMES OF MATERIALS AND MANUFACTURERS SHOWN ON THE PLANS DO NOT REPRESENT AN ENDORSEMENT OR RECOMMENDATION BY THE DESIGNER. FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE PURCHASER, HOMEOWNER, AND/OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE PLANS, AND OVER WHICH THE DESIGNER HAS NO CONTROL OR RESPONSIBILITY.

PLAN CONTENT:

1. THE FOUNDATION PLAN, FRAMING PLANS, ASSOCIATED SECTION DRAWINGS, CONSTRUCTION DETAILS, AND ARCHITECTURAL AND STRUCTURAL NOTES ARE PROVIDED IN THESE PLANS AS A REFERENCE AND BASIC GUIDE FOR TYPICAL FOUNDATION AND FRAMING SYSTEMS. THE TYPICAL FOUNDATION AND FRAMING SYSTEMS AND ASSOCIATED DRAWINGS DEPICTED WITHIN THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC AND ARE INTENDED ONLY AS A GUIDE.

2. PURCHASER SHOULD HAVE A LOCAL ARCHITECT OR LICENSED ENGINEER REVIEW THESE PLANS AND PROVIDE SITE-SPECIFIC FOUNDATION AND FRAMING PLANS, CONSTRUCTION DETAILS, STRUCTURAL DETAILS, AND ASSOCIATED DESIGNS AS NECESSARY. THE PLANS PROVIDED BY THE DESIGNER ARE NOT STAMPED OR SIGNED BY AN ARCHITECT, DESIGNER, OR ENGINEER. LOCAL BUILDING CODES, LAWS, REGULATIONS, OR DEPARTMENTS MAY REQUIRE THE DESIGNER'S PLANS TO BE SIGNED AND STAMP BY AN ENGINEER AND/OR ARCHITECT. REVISIONS TO THE PLANS REQUIRED BY LOCAL BUILDING DEPARTMENT OR CODES ARE NOT INCLUDED AS PART OF THE SALE. MODIFICATIONS TO A PARTICULAR PLAN MAY BE PROVIDED BY THE DESIGNER FOR AN ADDITIONAL FEE.

3. THESE PLANS PROVIDE IDEAS AND CONCEPTS AND ARE NOT INTENDED TO BE COMPLETE IN ALL RESPECTS AND DETAILS. VARIATIONS IN STANDARD SIZES OF WINDOWS AND DOORS, DIFFERENT MATERIALS AND THICKNESSES CAN CHANGE DETAILS. VARYING LOCAL CODES, ORDINANCES, REGULATIONS, FOUNDATION REQUIREMENTS, FRAMING REQUIREMENTS, AND THE LAYOUT OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS CAN ALSO CHANGE DETAILS.

4. THE PLANS PROVIDED BY THE DESIGNER USUALLY **DO NOT** INCLUDE ANY PLUMBING, HEATING OR AIR CONDITIONING DRAWINGS DUE TO THE WIDE VARIETY OF LOCAL CODES AND CLIMATIC CONDITIONS. PURCHASER SHOULD HAVE A LOCAL ELECTRICAL ENGINEER, MECHANICAL ENGINEER OR BUILDER PROVIDE THESE DRAWINGS AS MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. ELECTRICAL PLANS SHOWN IN THIS PLAN SET ARE NOT SITE OR LOCATION SPECIFIC AND ARE INTENDED ONLY AS A GUIDE.

5. SQUARE FOOTAGE MEASUREMENTS MAY BE BASED ON VARIOUS MEASUREMENT METHODOLOGIES, SUBJECT TO CONSTRUCTION VARIANCES AND TOLERANCES. NET USABLE SQUARE FOOTAGE IS TYPICALLY LESS THAN ANY GROSS SQUARE FOOTAGE INDICATED.

RESPONSIBILITY OF BUILDER:

1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE THAT ALL WORK IS IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.

2. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL, AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.

3. IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE THAT ALL MATERIALS, EQUIPMENT AND COMPONENTS ARE NEW AND OF GOOD QUALITY AS REQUIRED.

4. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK ALL DIMENSIONS AND DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE LOCAL CONDITIONS AND THE FINAL SELECTION OF MATERIALS SUCH AS MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, CONSTRUCTION PANELS, ROOFING, ETC., ALL OF WHICH CAN CREATE VARIATIONS IN DIMENSIONS AND DETAILS.

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CHECKED BY: JDH

DISCLAIMERS

SHEET NUMBER:
A-002

GENERAL NOTES

1 SHOULD ANY CONFLICT ARISE BETWEEN ARCHITECTURAL SHEETS AND ANY ENGINEERED DRAWINGS, DETAILS, OR NOTES, ENGINEERING SHALL PREVAIL.
2 ALL EXTERIOR WALLS TO BE 2X6'S @ 16" O.C.
3 PROVIDE TERMITE PROTECTION PER IRC SECTION 318.
4 EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1).
5 KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
6 PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
7 THE ROOFING SHINGLES SHALL MEET ASTM D 7158 PER IRC SECTION 905.2.4.1.
8 BEDROOMS ARE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (R310.1). SEE SECTION R310.2.1 FOR REQUIRED DIMENSIONS.

SMOKE ALARM / CARBON MONOXIDE NOTES

1 AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
2 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
3 WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. (R315.2.2)

BATHROOM NOTES

1 ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 408.6)
2 BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
3 ALL WINDOWS IN BATHROOMS SHALL BE TEMPERED PER IRC SECTION 308.4.5.
4 SHOWER DOORS AND GLASS ENCLOSURES SHALL BE TEMPERED GLASS.
5 ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE.

LAUNDRY ROOM NOTES

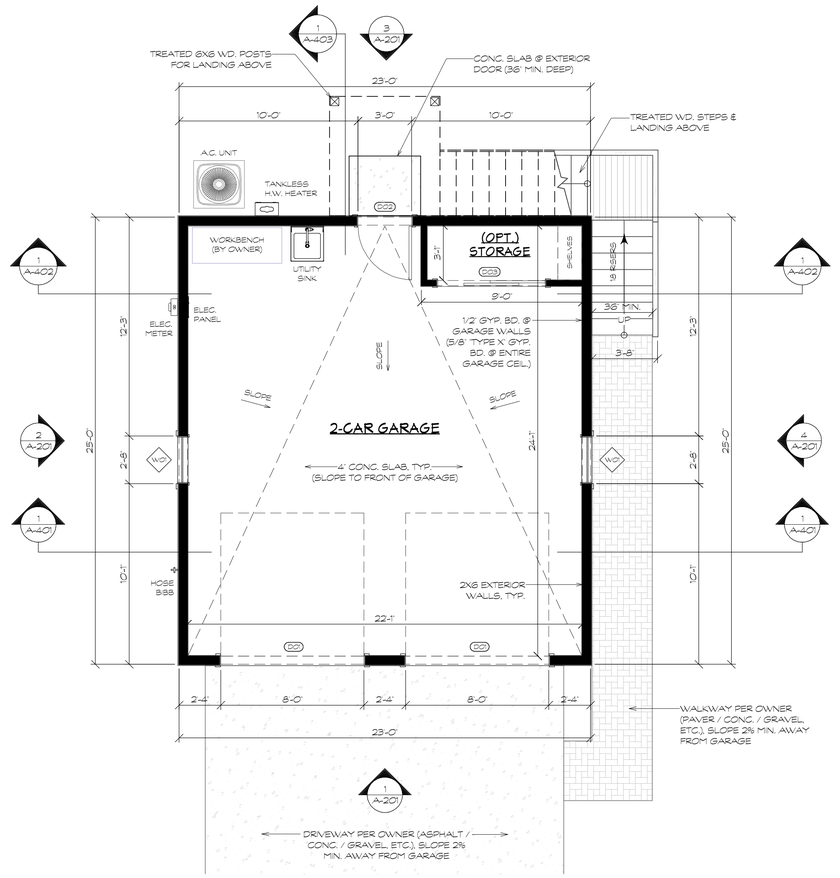
1 CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (M.C. 504.4.2.1)
2 A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (M.C. 504.3.2, M.C. 908)

GENERAL INSULATION NOTES

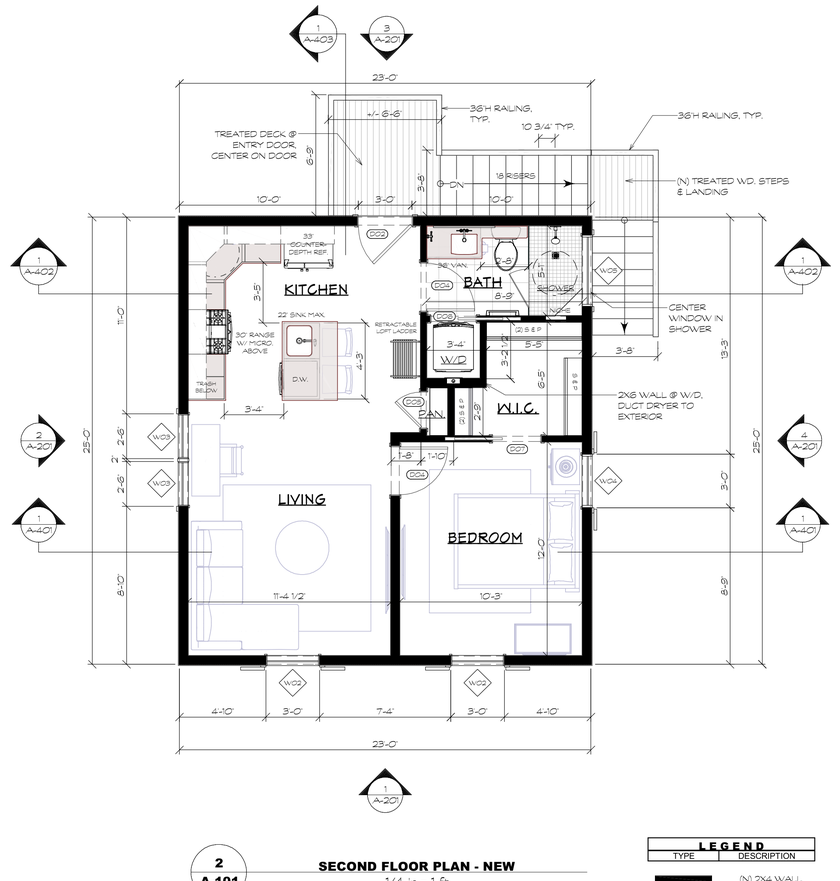
1 EXTERIOR WALL INSULATION SHALL BE R-21 MIN. CLOSED-CELL SPRAY FOAM INSULATION OR R-21 MIN. FIBERGLASS BATT INSULATION.
2 ATTIC INSULATION SHALL BE MIN. R-30 CLOSED-CELL SPRAY FOAM INSULATION.
3 A VISUAL INSPECTION SHALL BE PERFORMED TO COMPLY WITH IECC SECTION 402.4.2.

GENERAL MECHANICAL NOTES

1 ANY MECHANICAL EQUIPMENT LOCATED IN THE ATTIC SHALL BE ACCESSIBLE PER IRC SECTIONS 1305.1.3 AND 1305.1.3.1.
2 THE HVAC DUCTWORK SHALL BE INSTALLED AND TESTED PER IECC SECTION 403.2.
3 AT LEAST ONE THERMOSTAT SHALL BE A PROGRAMMABLE TYPE PER IECC SECTION 403.1.1.
4 DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS. (R303.10)
5 LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6 HEATING APPLIANCES (WATER HEATER, FURNACE, ETC.) LOCATED IN THE GARAGE, WHICH CREATE A GLOW, SPARK OR FLAME, SHALL BE INSTALLED AT LEAST 18 INCHES ABOVE THE FLOOR.

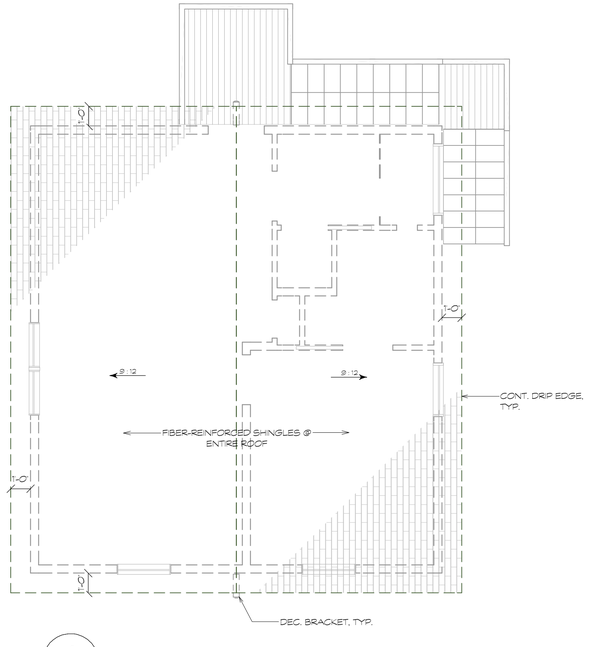


1 A-101 GARAGE / FIRST FLOOR PLAN - NEW
1/4 in = 1 ft

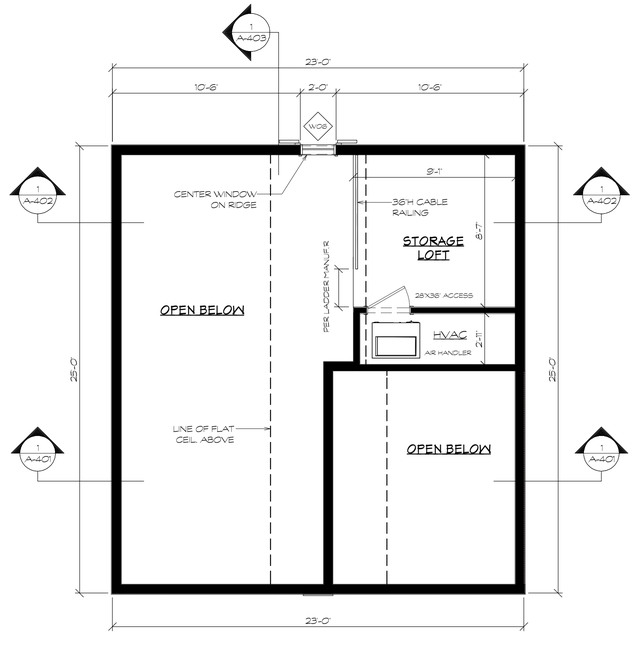


2 A-101 SECOND FLOOR PLAN - NEW
1/4 in = 1 ft

LEGEND	
TYPE	DESCRIPTION
	(N) 2X4 WALL
	(N) 2X6 WALL



4 A-101 ROOF PLAN - NEW
1/4 in = 1 ft



3 A-101 LOFT PLAN - NEW
1/4 in = 1 ft

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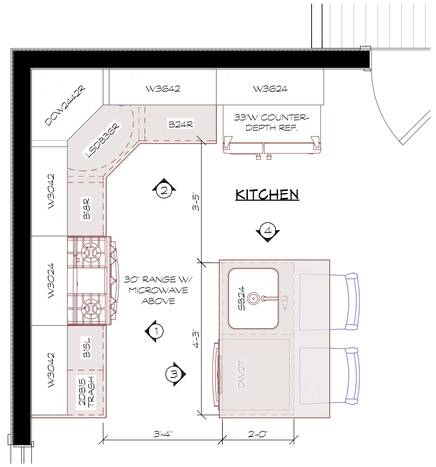
FLOOR PLANS, ROOF PLAN

SHEET NUMBER:
A-101



2
A-102

KITCHEN PLAN - ENLARGED
1/2 in = 1 ft

WINDOW NOTES:

GLAZING IN THE HAZARDOUS LOCATIONS SHALL BE TEMPERED, INCLUDING:

1. FIXED OR OPERABLE PANELS IN SWINGING, SLIDING AND BIFOLD DOORS AND FIXED OR OPERABLE PANELS ADJACENT TO DOORS.
2. FIXED OR OPERABLE WINDOW PANELS WITH PANES LARGER THAN 9 SQUARE FEET AND ARE LESS THAN 18 INCHES ABOVE THE FLOOR, HAVE A TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND HAVE ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
3. GLAZING IN GUARDS AND RAILINGS, ADJACENT TO WET SURFACES, ADJACENT TO STAIRS AND RAMPS, AND ADJACENT TO BOTTOM STAIR LANDINGS.

EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, THE TYPE OF GLASS, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION.

NOTE:

CONTRACTOR TO VERIFY ALL WINDOW & DOOR ROUGH OPENING & FINAL SIZES PRIOR TO CONSTRUCTION.

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	TOP A.F.F.	TYPE	EGRESS	TEMPERED	DESCRIPTION	EXTERIOR ELEVATION
W01	2	32"	54"	96"	DOUBLE HUNG			FIBERGLASS / VINYL, FACTORY FINISH	
W02	2	36"	60"	84"	DOUBLE HUNG	YES		FIBERGLASS / VINYL, FACTORY FINISH	
W03	2	30"	60"	84"	DOUBLE HUNG			FIBERGLASS / VINYL, FACTORY FINISH	
W04	1	36"	18"	84"	SINGLE AWNING			FIBERGLASS / VINYL, FACTORY FINISH	
W05	1	48"	12"	84"	FIXED GLASS		YES	FIBERGLASS / VINYL, FACTORY FINISH	
W06	1	24"	36"	13'-10"	FIXED GLASS		YES	FIBERGLASS / VINYL, FACTORY FINISH	

DOOR SCHEDULE

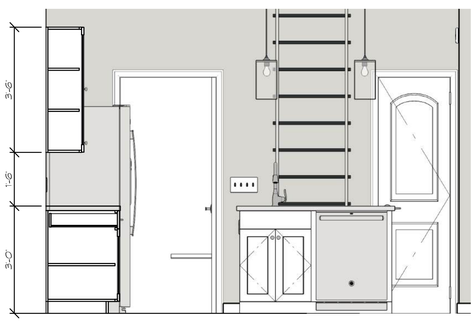
NUMBER	QTY	WIDTH	HEIGHT	TYPE	THICKNESS	DESCRIPTION	ELEVATION
D01	2	96"	96"	GARAGE	1 3/4"	STEEL / FIBERGLASS / VINYL OVERHEAD GARAGE DOOR, GLAZING TO BE TEMPERED	
D02	2	36"	80"	HINGED	1 3/4"	STEEL / FIBERGLASS / WD. EXTERIOR DOOR	
D03	1	72"	80"	SLIDER	1 3/8"	INTERIOR PANELED BIPASS SLIDER DOORS, PAINT / STAIN FINISH	
D04	2	32"	80"	HINGED	1 3/8"	INTERIOR PANELED DOOR, PAINT / STAIN FINISH, REFER TO PLAN FOR DOOR SWING	
D05	1	24"	80"	HINGED	1 3/8"	INTERIOR PANELED DOOR, PAINT / STAIN FINISH, REFER TO PLAN FOR DOOR SWING	
D06	1	30"	80"	POCKET	1 3/8"	INTERIOR PANELED POCKET DOOR, PAINT / STAIN FINISH	
D07	1	32"	80"	POCKET	1 3/8"	INTERIOR PANELED POCKET DOOR, PAINT / STAIN FINISH	

1
A-102

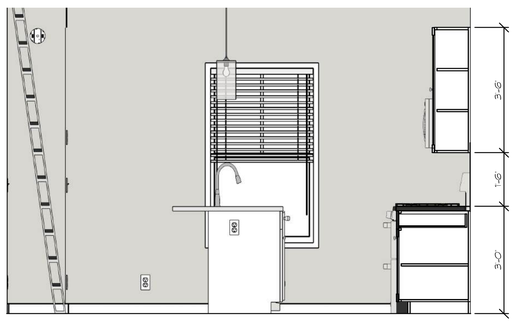
WINDOW & DOOR SCHEDULE
NOT TO SCALE

KITCHEN ELEVATION 1

KITCHEN ELEVATION 2



KITCHEN ELEVATION 3



KITCHEN ELEVATION 4

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WINDOW & DOOR SCHEDULE, KITCHEN PLAN - ENLARGED, KITCHEN ELEVATIONS

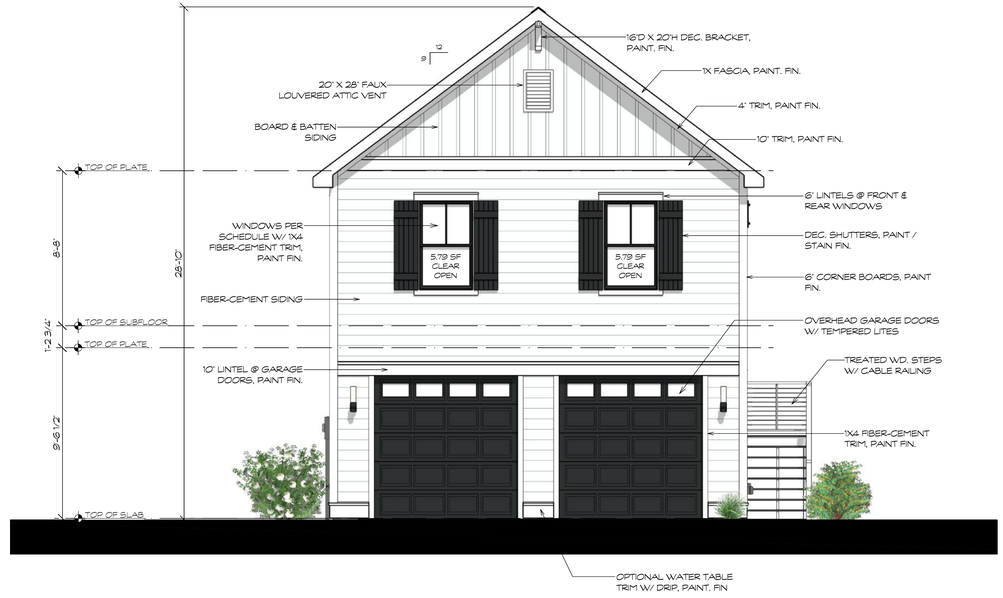
SHEET NUMBER:

A-102

NOTE:

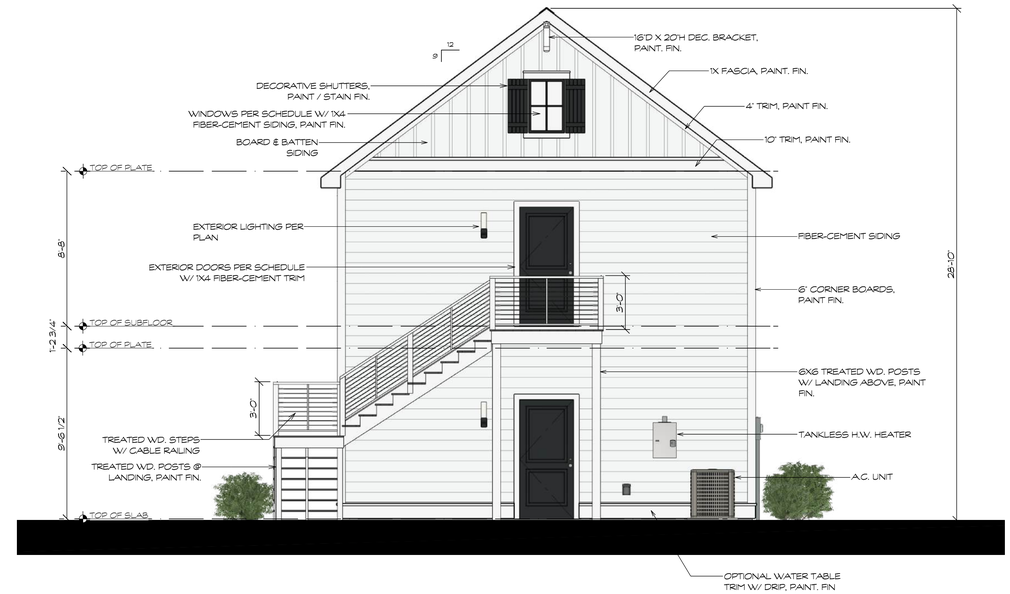
PRESSURE TREATED TRIM CAN BE SUBSTITUTED FOR FIBER-CEMENT TRIM AS NECESSARY.

2 A-201 **LEFT ELEVATION - NEW**
1/4 in = 1 ft



1 A-201 **FRONT ELEVATION - NEW**
1/4 in = 1 ft

4 A-201 **RIGHT ELEVATION - NEW**
1/4 in = 1 ft



3 A-201 **REAR ELEVATION - NEW**
1/4 in = 1 ft

PLAN #30010-B

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A NEW TWO-STORY

2-CAR GARAGE WITH APARTMENT (ACCESSORY DWELLING UNIT)

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architectural design + consulting
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www.modelconceptsllc.com

DRAWN BY: JDH
CHECKED BY: JDH

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

1
A-301

EXTERIOR RENDERINGS
NO SCALE

PLAN #30010-B

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EXTERIOR RENDERINGS

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A-301

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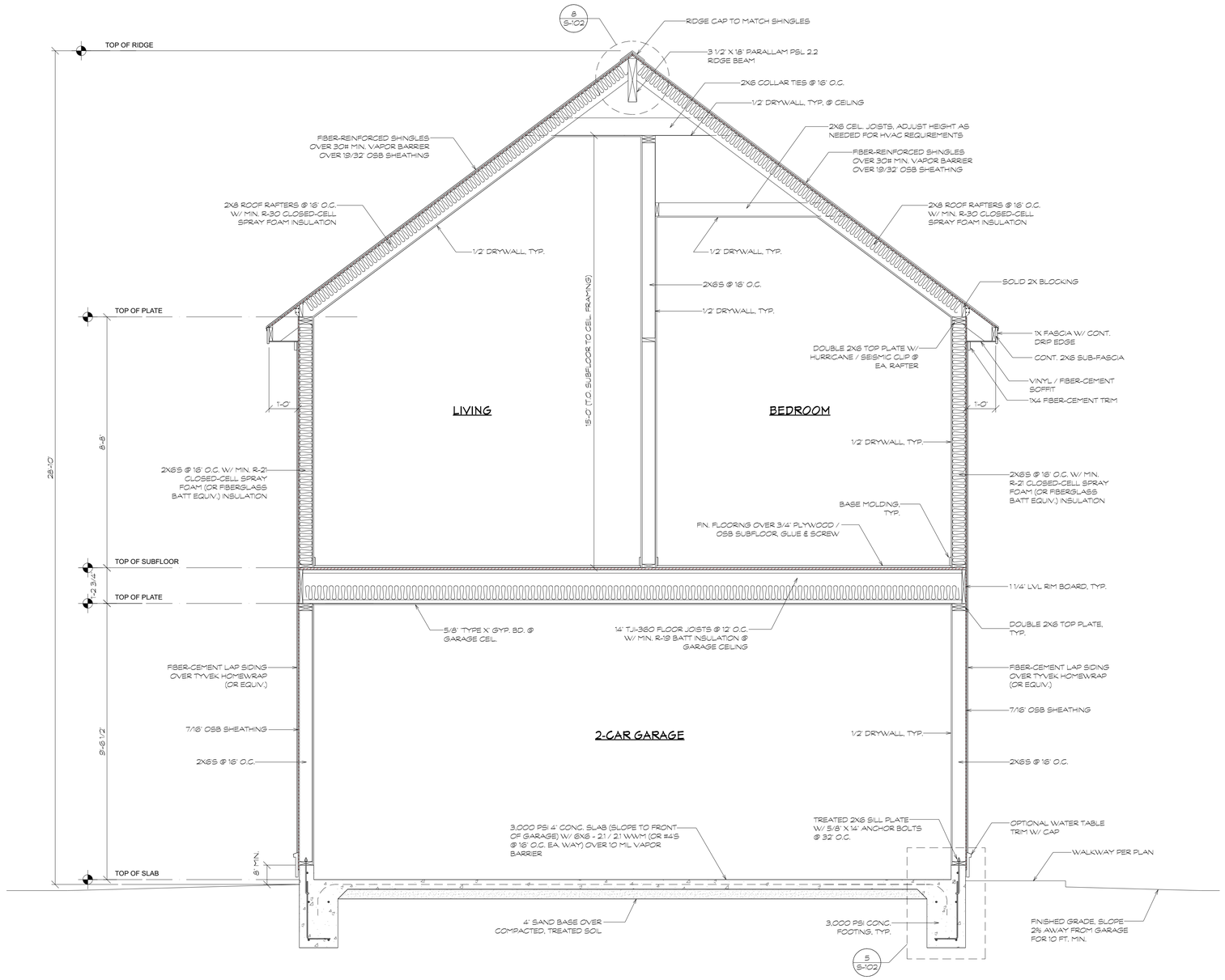
INTERIOR RENDERINGS

SHEET NUMBER:

A-302

STRUCTURAL / FRAMING NOTE:

THE FOUNDATION PLAN, FRAMING PLANS, ASSOCIATED SECTION DRAWINGS, CONSTRUCTION DETAILS, AND ARCHITECTURAL AND STRUCTURAL NOTES ARE PROVIDED IN THESE PLANS AS A REFERENCE AND BASIC GUIDE FOR TYPICAL FOUNDATION AND FRAMING SYSTEMS. THE TYPICAL FOUNDATION AND FRAMING SYSTEMS AND ASSOCIATED DRAWINGS DEPICTED WITHIN THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC AND ARE INTENDED ONLY AS A GUIDE.



1
A-401

BUILDING SECTION - A-A

1/2 in = 1 ft

PLAN #30010-B

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BUILDING SECTION - A-A

SHEET NUMBER:

A-401

STRUCTURAL / FRAMING NOTE:

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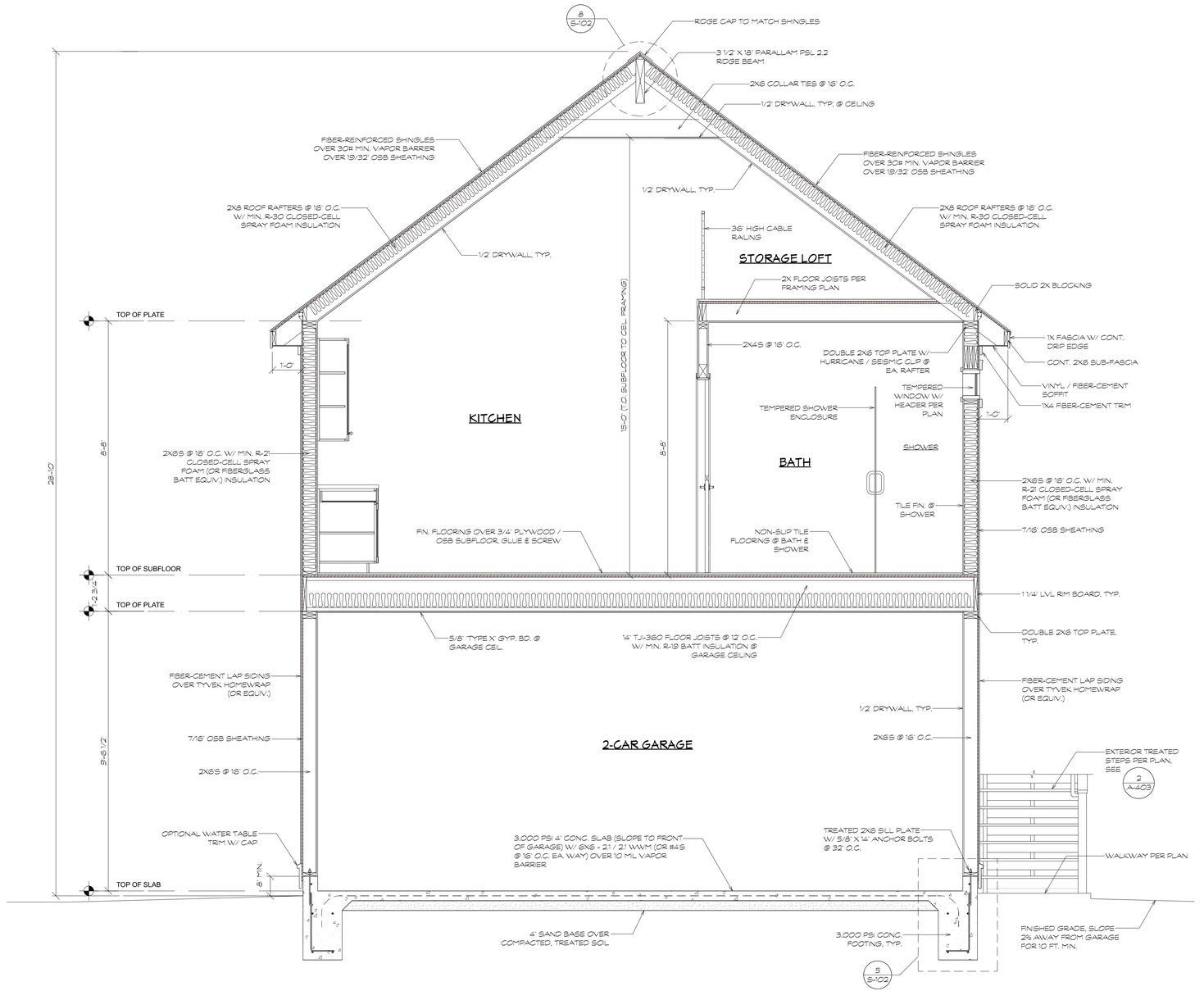

1 A-402 **BUILDING SECTION - B-B**

1/2 in = 1 ft

PLAN #30010-B

CONSTRUCTION DOCUMENTS 1/29/2025

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A NEW TWO-STORY

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DRAWN BY: JDH
CHECKED BY: JDH

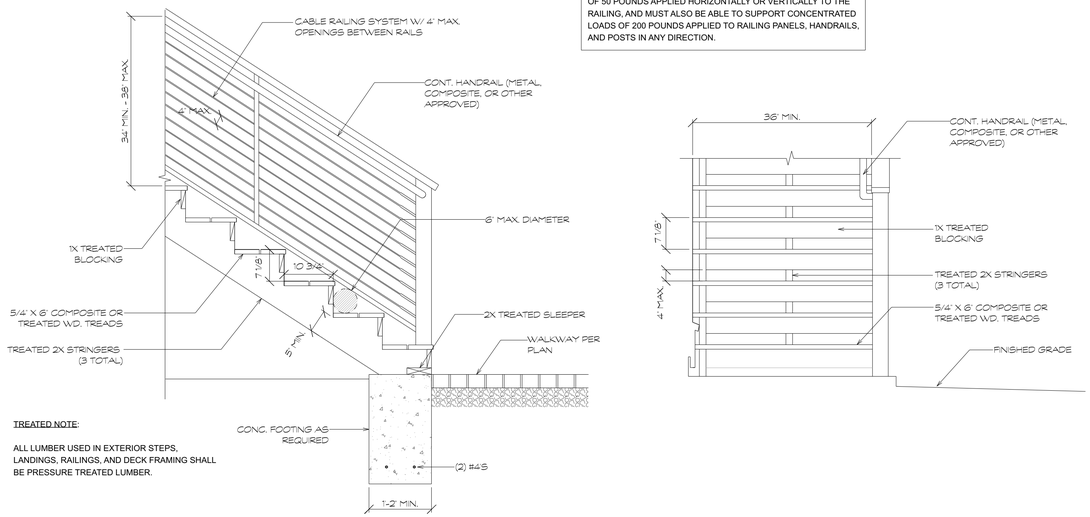
BUILDING SECTION - B-B

SHEET NUMBER:

A-402

RAILING NOTE:

THE DECK RAILING SYSTEM MUST WITHSTAND UNIFORM LOADS OF 50 POUNDS APPLIED HORIZONTALLY OR VERTICALLY TO THE RAILING, AND MUST ALSO BE ABLE TO SUPPORT CONCENTRATED LOADS OF 200 POUNDS APPLIED TO RAILING PANELS, HANDRAILS, AND POSTS IN ANY DIRECTION.



TREATED NOTE:

ALL LUMBER USED IN EXTERIOR STEPS, LANDINGS, RAILINGS, AND DECK FRAMING SHALL BE PRESSURE TREATED LUMBER.

2 / A-403 **DETAIL - EXTERIOR STAIRS**
3/4 in = 1 ft

STAIR NOTES:

R311.7.1 WIDTH

STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.

R311.7.3 VERTICAL RISE

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET 7 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.

R311.7.5.1 RISERS

THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R311.7.5.2 TREADS

THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.7.5.3 NOSINGS

NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/2 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 1 1/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES (279 MM).

R311.7.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS

PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R507.2.2.

R311.7.6 LANDINGS FOR STAIRWAYS

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM).

R311.7.8 HANDRAILS

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

R311.7.8.2 HANDRAIL PROJECTION

HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

EXCEPTION:
WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 61/2 INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.7.8.4 CONTINUITY

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TOWARD A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST.

EXCEPTIONS:
1 HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD.
2 A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD AND OVER THE TOP LANDING.

R311.7.8.5 GRIP SIZE

REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY:

1 TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).
2 TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

R311.7.8.6 EXTERIOR PLASTIC COMPOSITE HANDRAILS

PLASTIC COMPOSITE EXTERIOR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R507.2.2.

STRUCTURAL / FRAMING NOTE:

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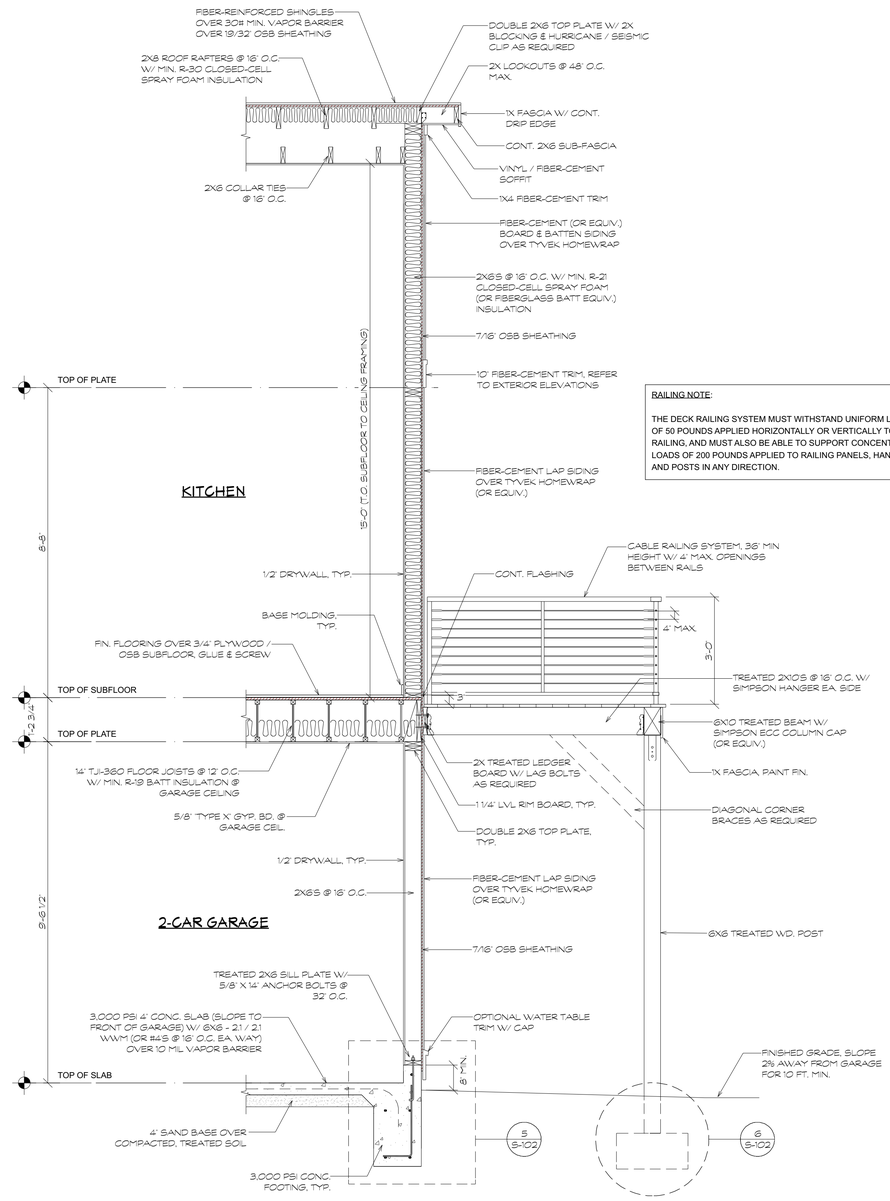

1 / A-403 **WALL SECTION - GABLE END & DECK**
1/2 in = 1 ft

RAILING NOTE:

THE DECK RAILING SYSTEM MUST WITHSTAND UNIFORM LOADS OF 50 POUNDS APPLIED HORIZONTALLY OR VERTICALLY TO THE RAILING, AND MUST ALSO BE ABLE TO SUPPORT CONCENTRATED LOADS OF 200 POUNDS APPLIED TO RAILING PANELS, HANDRAILS, AND POSTS IN ANY DIRECTION.

PLAN #30010-B

CONSTRUCTION DOCUMENTS 1/29/2025

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A NEW TWO-STORY

2-CAR GARAGE WITH APARTMENT (ACCESSORY DWELLING UNIT)

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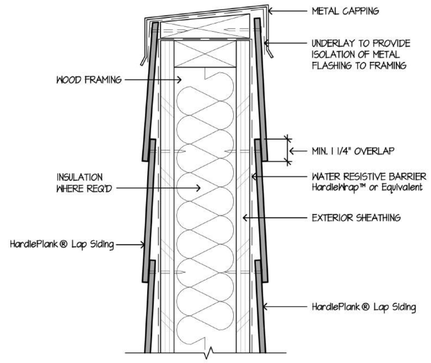
DRAWN BY: JDH
CHECKED BY: JDH

GABLE WALL SECTION, EXTERIOR STAIR DETAIL

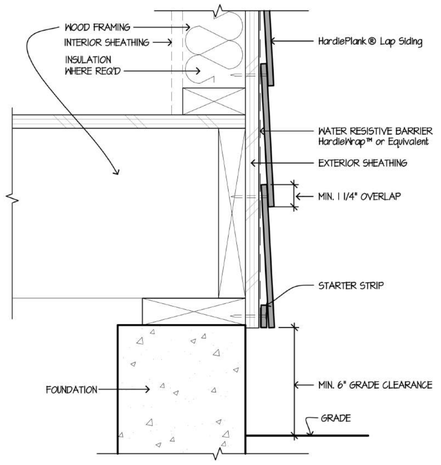
SHEET NUMBER:

A-403



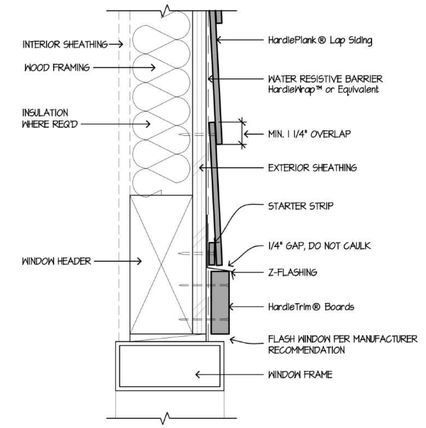
9 PARAPET

SCALE: 3"=1'-0"



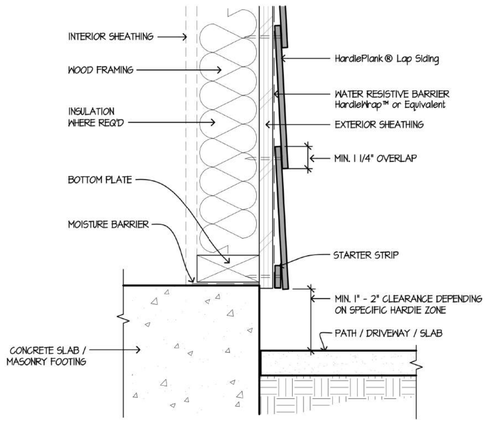
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



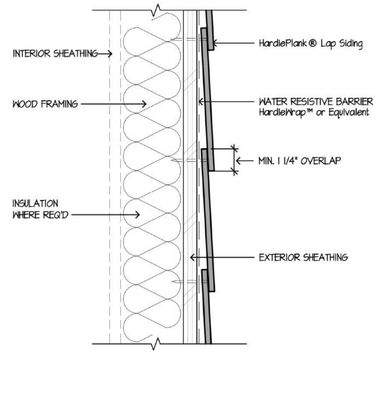
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



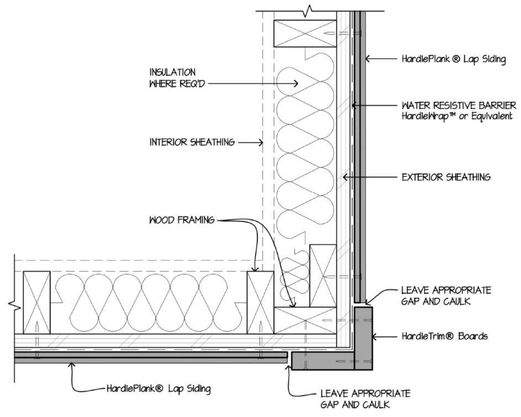
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



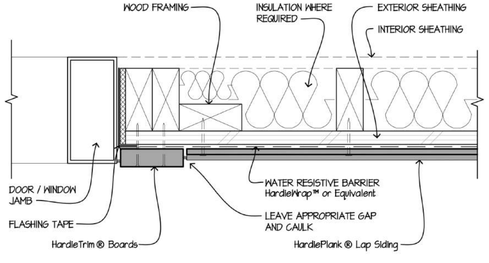
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



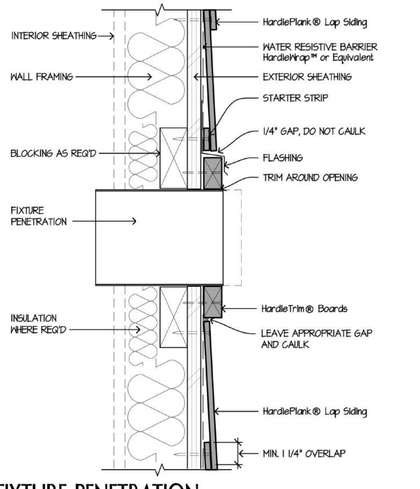
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



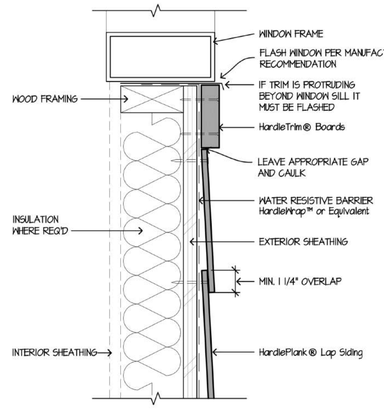
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



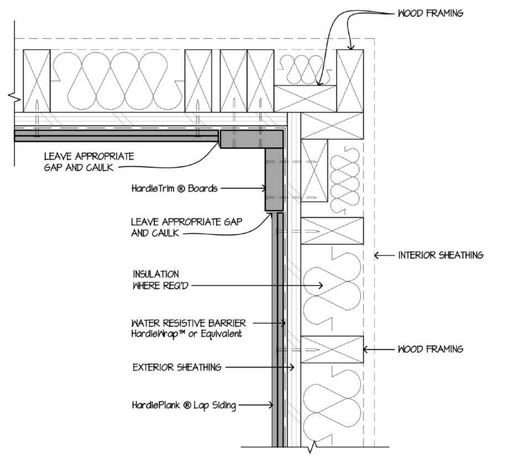
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

PLAN #30010-B

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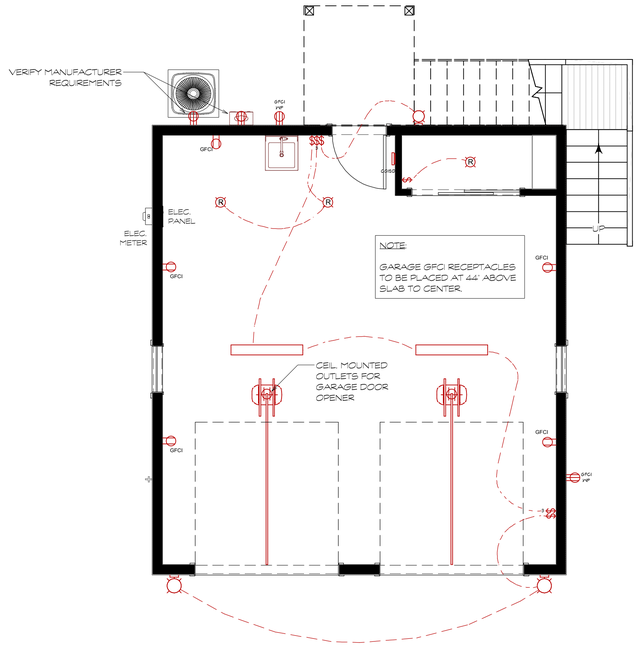
DRAWN BY: JDH
CHECKED BY: JDH

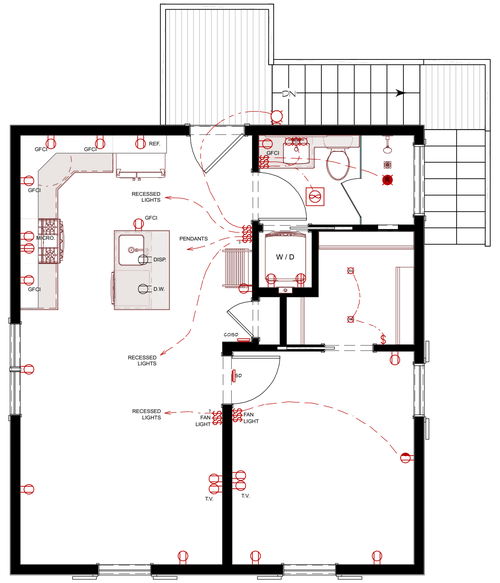
FIBER-CEMENT LAP SIDING DETAILS

SHEET NUMBER:

A-404



1 E-101 **FIRST FLOOR ELECTRICAL / LIGHTING PLAN - NEW**
1/4 in = 1 ft



2 E-101 **SECOND FLOOR ELECTRICAL / LIGHTING PLAN - NEW**
1/4 in = 1 ft

GENERAL ELECTRICAL NOTES

1 ALL GROUNDING POINTS AVAILABLE SHALL BE UTILIZED PER IRC SECTION 3608.1.
2 ALL NEW RECEPTACLES SHALL BE TAMPER RESISTANT PER IRC SECTION 4002.14.
3 OUTLETS ARE REQUIRED TO BE INSTALLED SO THAN NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET.
4 OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48".
5 RECEPTACLES IN THE KITCHEN AND OUTDOORS SHALL BE GFCI PROTECTED PER IRC SECTIONS 3902.1 THROUGH 3902.6.
6 ALL NEW RECEPTACLES THAT ARE NOT REQUIRED TO BE GFCI PROTECTED SHALL BE AFCI PROTECTED PER IRC SECTION 3902.12.
7 NO LESS THAN 50% OF ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

SMOKE ALARM / CARBON MONOXIDE NOTES

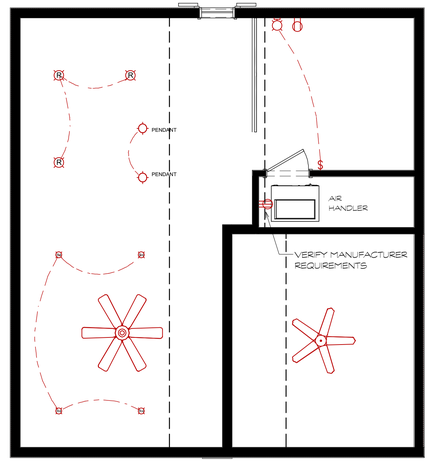
1 AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
2 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
3 WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. (R315.2.2)

ELECTRICAL SCHEDULE

	DESCRIPTION
	AFCI DUPLEX RECEPTACLE
	SPLIT-WIRED AFCI DUPLEX RECEPTACLE
GFCI	GFCI RECEPTACLE
	220V RECEPTACLE
GFCI W.P.	220V GFCI WATERPROOF RECEPTACLE
$	SINGLE POLE SWITCH
$ 3	3-WAY SWITCH
R	6" LED RECESSED DOWNLIGHT
R4	4" LED RECESSED DOWNLIGHT
	EXHAUST
	WALL SCONCE
	PENDANT LIGHT FIXTURE
R	RECESSED WATERPROOF LIGHT
	VANITY LIGHT
	CEILING FAN
	48" DOUBLE LED LIGHT FIXTURE
SD	SMOKE DETECTOR
CO/SD	CARBON MONOXIDE & SMOKE DETECTOR

ELECTRICAL PLAN NOTE:

ELECTRICAL PLANS SHOWN ARE NOT SITE OR LOCATION SPECIFIC AND ARE INTENDED ONLY AS A GUIDE. CONSULT WITH ALL NATIONAL AND LOCAL BUILDING CODES.



3 E-101 **LOFT ELECTRICAL / LIGHTING PLAN - NEW**
1/4 in = 1 ft

PLAN #30010-B

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DRAWN BY: JDH
CHECKED BY: JDH

ELECTRICAL PLANS

SHEET NUMBER:

E-101

ABBREVIATION LEGEND

T/	–	TOP OR TOP OF
FTG	–	FOOTING
SF	–	STEP FOOTING (LOCATION)
CONC	–	CONCRETE
WWM	–	WELDED WIRE MESH
CMU	–	CONCRETE MASONRY UNIT (CONCRETE BLOCK)
WCJ	–	MASONRY / CONCRETE WALL CONTROL JOINT
STL	–	STRUCTURAL STEEL OR STEEL
O.C.	–	ON CENTER (SPACING)
PSI	–	POUNDS PER SQUARE INCH (STRENGTH)
TYP	–	TYPICAL
X	–	READ AS 'BY'
CLR	–	CLEAR
SQ	–	SQUARE
DEG	–	DEGREE OR DEGREES
E.W.	–	EACH WAY
UNO	–	UNLESS NOTED OTHERWISE
TD	–	TREATED, PRESSURE TREATED PER AWPA SPECS, GROUND CONTACT WITHIN 1000 YRS FOR WATER, MARINE EXPOSURE.
CONT	–	CONTINUOUS
W/	–	WITH
W/OUT	–	WITH OUT
A. BOLTS	–	ANCHOR BOLTS OR BOLT
@	–	READ AS 'AT'
PL	–	PLATE
REINF	–	REINFORCING
SHTHG	–	SHEATHING, GENERALLY PLYWOOD
DIA	–	DIAMETER

GEOTECHNICAL REPORTS: IF A SPECIFIC REPORT IS NOT ADDRESSED HEREIN THE PLANS HAVE BEEN DESIGNED BASED ON ASSUMPTIONS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO RETAIN A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO INSURE THAT THE SOIL CONDITIONS ARE AT LEAST THAT WHICH ARE REQUIRED HEREIN.

ANY AND ALL FILL SHALL BE ENGINEERED FILL AND PLACED IN STRICT ADHERENCE WITH THE PROJECT GEOTECHNICAL ENGINEERS REQUIREMENTS. FILL CAN AND WILL INDUCE SETTLEMENTS. PLACING FILL WITHOUT THE DIRECTION OF A GEOTECHNICAL ENGINEER IS PROHIBITED. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO WITHIN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PRIOR TO PROCEEDING WITH THE NEXT LIFT.

ALL SLABS ON GRADE, UNLESS NOTED OR REQUIRED OTHERWISE BY THE PROJECT GEOTECHNICAL ENGINEER, SHALL BE PLACED ON COMPACTED FILL OR SUBGRADE. ALL SLABS SHALL BE PLACED OVER MIN 10 MIL VAPOR BARRIER (VB). VB SHALL BE INSTALLED IN A SMOOTH CONDITION, LAP ENDS NOT LESS THAN 12 INCHES. REPAIR ANY AND ALL PUNCTURES PRIOR TO CONC. PLACEMENT.

THE GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED SURVEYOR WHO SHALL VERIFY ALL SITE AND BUILDING ELEVATIONS. THE GENERAL CONTRACTOR SHALL INSURE THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS ABOVE ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR CLEARANCE AND FLOOD ZONE RELATED ISSUES.

SEE ARCH'L DRAWINGS FOR ISSUES RELATED TO HYDROSTATIC VENTING, OPEN SIZES AND LOCATIONS. WHERE NOT SHOWN IN ARCH'L DRWGS ALLOW FOR THE MOST STRINGENT AND COSTLY APPROACH IN BASE BID AND AWAIT FURTHER DIRECTION FROM ARCHITECT.

FOR STRUCTURES LOCATED WITHIN A "V" FLOOD ZONE, ALL PERIMETER WALLS SHALL BE OF BREAKAWAY CONSTRUCTION, UNLESS THEY ARE SPECIFICALLY NOTED AS SHEAR WALLS HEREIN.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING TRADES UNLESS SPECIFICALLY NOTED OTHERWISE. REINFORCING STEEL, STRUCTURAL STEEL, ENGINEERED LUMBER AND TRUSSES. ALL SHOP DRAWINGS SHALL BE REVIEWED AND ALL OUTSTANDING ISSUES RELATED TO COORDINATION AND DIMENSIONS RESOLVED PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW. THE GENERAL CONTRACTOR SHALL STAMP ALL SHOP DRAWINGS "APPROVED" PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.

CONTRACTOR SHALL SUBMIT TO ENGINEER A SITE PLAN AND A LOCATION PLAN CLEARLY NOTING WHERE THE SITE IS GEOGRAPHICALLY LOCATED WITH RESPECT TO MEAN LOW WATER AND OTHER OPEN AREAS OR FEATURES THAT MAY IMPACT THE SITE EXPOSURE. ALONG WITH THE ABOVE, SUBMIT DP RATING OF SPECIFIC WINDOWS PROPOSED FOR THE PROJECT FOR REVIEW BY ENGINEER.

COPIES OF ALL WINDOW AND DOOR DP RATING LABELS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APROVAL PRIOR TO INSTALLATION.

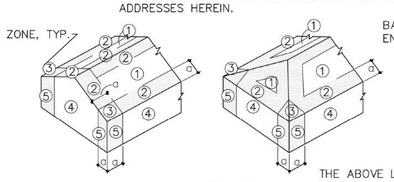
SEE THE ARCHITECTURAL DRAWINGS FOR ANY AND ALL DIMENSIONS AND CONDITIONS NOT NOTED HEREIN. WHERE DIMENSIONAL DIFFERENCES ARE FOUND, THE ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL COORDINATE ALL TOP OF BEAM, TOP OF CMU AND TOP OF STEEL ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

WATER HEATERS AND MASONRY CHIMNEYS SHALL BE ANCHORED/STRAPPED TO THE MAIN STRUCTURE PER IRCR301.2.2.9 AND R301.2.2.10 RESPECTIVELY.

THE GENERAL CONTRACTOR SHALL MAKE NO SUBSTITUTIONS FROM THOSE ITEMS SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER.

WIND LOADING DATA / NOTES

FOR THE BUILDER/OWNERS USE IN SELECTING AND ATTACHING COMPONENT AND CLADDING RELATED ITEMS, THE FOLLOWING WIND LOADING PRESSURES ARE PROVIDED. NOTIFY ENGINEER OF ANY CONDITION OR MATERIAL THAT ARE NOT CLEARLY ADDRESSES HEREIN.



BASIC WIND SPEED – 142 MPH
END ZONE WIDTH (a) – 4 FT.

ZONE 1 – 50 PSF
ZONE 2 – 60 PSF
ZONE 3 – 75 PSF
ZONE 4 – 50 PSF
ZONE 5 – 70 PSF

THE ABOVE LOAD SHOULD BE APPLIED OUTWARD NORMAL TO THE FACE OF BUILDING OR ROOF.

GENERAL NOTES

1. Structural drawings shall be used in conjunction with architectural and mechanical drawings and drawings relating to other trades. Contractor shall be responsible for checking and coordinating dimensions, clearances, etc. with the work of other trades. In case of conflict between drawings, the more stringent requirement shall govern.
2. In case of conflict between the drawings, notes and specifications, the specifications shall govern.
3. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4. Review all project documents prior to fabrication and start of construction. Report any discrepancies to the project Architect prior to proceeding with work.
5. It is the contractor's responsibility to protect existing facilities, structures and utility lines from all damage during construction.
6. Coordinate structural and other drawings that are part of the contract documents for anchored, embedded or supported items which may affect the structural drawings.
7. All details and sections on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project except where a separate detail is shown.
8. Use of contract drawings reproduced in whole or any part in shop drawing shall not relieve the contractor nor subcontractors from their responsibility to accurately layout, coordinate, detail, fabricate and install a complete structure.
9. Review all shop drawings for conformance with the contract documents and for completeness and answer all contractor related questions. Stamp and initial all sheets as Approved prior to submitting shop drawings to Architect for review.

FOUNDATION NOTES

1. Backfill and fill material shall be placed in thin successive layers, 8" loose measurement, and each layer shall be compacted to at least 95% of maximum laboratory density.
2. Backfill material shall consist of sand clay soil as directed and approved by the project geotechnical engineer.
3. Soil to be stripped, compacted and tested in accordance with the recommendations of the soils engineer.
4. Center all footings under their respective columns or walls unless otherwise shown on plans. Maximum misplacement or eccentricity – 2".
5. Horizontal joints in footings will not be permitted.
6. Where vertical construction joints occur in continuous footings, provide a minimum continuous 2" x 4" keyway across joint for each 12" of depth.
7. Notify Architect if soil conditions are uncovered that prevent the required soil bearing pressure from being obtained.
8. Coordinate plumbing and foundation elevations to minimize interference. Where plumbing interferes with footing, step footing down as directed by engineer.
9. Excavating under or near in–place footings/foundations which disturbs the compacted soil beneath the footings/foundations will not be permitted.
10. Reinforcing shall be supported on precast concrete pads or metal chairs.

CONCRETE NOTES

1. Typical 28 day concrete compressive strength (f'c).

LOCATION:	f'c (psi)
Slab On Grade	3000
Footings	3000

NOTE: All concrete shall be normal weight unless noted otherwise.
2. Reinforcing steel: ASTM A 615, grade 60. Minimum lap shall be 40 bar diameters or 24 inches, U.N.O.
3. Welded wire fabric: ASTM A 185 or ASTM A 497. Lap all edges 1'–0" mesh minimum.
4. Concrete cover: Footings 3", slabs 1 1/2" (U.N.O.).
5. All footings shall rest either on undisturbed soil or a manually operated vibratory sled or tamper should be used to densify any soils in the bottom of the footing trenches loosened during the excavation operation.
6. Contractor is responsible for adequately protecting all excavation slopes.
7. No backfilling against foundation walls shall be done until concrete has attained 75% of its 28 day strength. Provide temporary bracing for walls sustaining more than 3'–6" of earth pressure. This bracing to remain until slabs on grade or floor framing supporting the wall have been poured and set.
8. All continuous horizontal reinforcing and vertical wall reinforcing shall be lapped according to lap splice and embedment requirements per ACI 318, latest edition.
9. Reinforcement shall be securely held in place while placing concrete. If required, additional bars and stirrups shall be provided by the contractor to furnish support for bars.
15. For waterproofing details and locations, see architectural drawings.
16. Dowels shall match wall reinforcing.
13. Contractor shall make no deviations from design drawings without written approval of the Project Architect.
19. Structural concrete shall conform to ACI 301 and have the following slumps and aggregate requirements

Location	Slump	Max. Aggregate
Footings	3"	1" ASTM #57
Slabs	4"	1" ASTM #57

All course granite shall be crushed granite.
20. All reinforcing steel shall be detailed, fabricated and installed in accordance with ACI 318 and ACI detailing manual, ACI–315 latest edition.
21. Not used.

22. Shop drawings for placement shall be submitted for review prior to rebar fabrication unless approved otherwise by project Architect.
23. No reinforcing bars shall be cut to accommodate the installation of anchors, embeds or other items.
24. Use the structural drawings including revisions and addenda in conjunction with reviewed shop drawings for placement of reinforcing.
25. At changes in direction of concrete walls, beams and strip footings, provide corner bars of same size and quantity (U.N.O.) as horizontal steel. Refer to typical detail.
26. Place concrete per ACI 304. Use internal mechanical vibration for all concrete. Limit maximum free fall drop of concrete to 6'–0" for #57 aggregate and 5'–0" for #8 aggregate. All precautions should be taken to avoid segregation of concrete during placement.
27. Saw cut all slabs not less than 1/4 slab depth. Cut shall be made as soon as possible without dislodging the course aggregate, same day as placement. ACI 302

MASONRY NOTES

1. Masonry construction shall conform to ACI "Building Code Requirements for Masonry Structures" (ACI/ASCE 530) and "Specifications for Masonry Structures" (ACI/ASCE 530.1) except as amended below.
2. Obtain copy of masonry code and specifications for reference at the job site.

4. Use type "S" mortar with minimum compressive strength of 1800 psi.
5. Masonry units shall conform to ASTM C90 with a minimum compressive strength of 1900 psi on net section, to provide net area compressive strength of masonry (F'm) of 1500 psi.
6. Provide filled cells as shown on plans. In addition, provide filled cells adjacent to all openings, at anchorage of connections.
7. Provide full mortar bedding around all filled cells with vertical reinforcing.
8. Reinforcing for filled cells shall conform to ASTM A615, Grade 60. Provide the following lap splices for reinforcing: #4 Bars 24" #5 Bars 30"
9. Reinforce wall with ladder type reinforcement in bed joints at 16" o.c. measured vertically. Lap splice all horizontal wall reinforcing 6". Provide prefabricated "tee" or corner sections at all intersecting walls.
10. Refer to typical wall sections for maximum construction height of masonry walls. Provide clean–out holes at base of filled cell when the concrete pour exceeds 5 feet in height.
11. Concrete for filled cells shall be vibrated during placement using a "pencil" type vibrator.
12. The masonry walls are not designed to withstand temporary construction loads. It is the contractor's responsibility at all times to maintain wall stability during the construction phase of this project.
14. The use of solid load bearing masonry units is prohibited on this project.
15. Masonry wall construction requires expansion/contraction joints. Locate these joints as directed by the project Architect not more than 40 feet on center. Avoid locations near windows and doors or other geometry that would lend to the formation of epxansion cracks.
16. All lintels over masonry openings shall be Cast–Crete Lintels. Cast–Crete lintels are available from General Materials, Inc.
17. Provide seismically rated brick ties for all brick veneer in accordance with manf'r install instructions.

STRUCTURAL STEEL NOTES

1. Structural Steel materials shall conform to the following ASTM specification (U.N.O.):

Angles, plates, misc. steel	ASTM A36, Fy=36 ksi
Tubes	ASTM A500, Grade B
Anchor Bolts	ASTM A449

2. Provide temporary bracing or guys to provide lateral support until permanent lateral bracing is installed.
3. The contractor shall coordinate the bottom of base plate elevation with the top of concrete and masonry elevation. In case of conflict, the contractor shall make allowance in his bid for the more stringent requirement.
4. All steel details and connections shall be in accordance with the requirement of the AISC SPECIFICATIONS (Latest Edition), including all supplements and revisions.
5. Shop connections not specifically detailed on the drawings may be welded or bolted. Field connections not specifically detailed on the drawing shall be bolted.
6. Fabrication and erection of structural steel shall conform to the AISC "Manual of Steel Construction," and the AISC "Specification for Structural Steel Buildings," latest Editions.
7. All bolts cast in concrete shall conform to ASTM A–36 or A–307.
8. Beams shall be supported on columns by tab plates welded through the center line of the column unless specifically shown otherwise herein.
9. All beams shall be punched for two rows of bolts for the attachment of wood blocking. Blocking shall be placed along the top flange, along the web and along the bottom flange unless spedified otherwise. Bolts shall be two rows at 16" o.c. staggred.

TIMBER FRAMING NOTES

1. All timber construction shall be in accordance with AITC specifications and requirements.
2. All timber framing, unless noted otherwise, shall be not less than #2 SYP or SPF kiln dried with minimum properties of: (fb=1300 psi, Ft=675 psi, Fc=1200 psi).
3. All engineered timber shall have minimum properties of: (Fb=2800 psi, Ft=2600 psi, Fc=2400 psi).
4. Any and all timbers exposed to the earth, weather or in contact with concrete or masonry components or withing eight (8) inches of exposed grade shall be treated in accordance with AWPA standards.
5. All connectors shall be by the simpson company unless approved otherwise by the project Architect, G90 finishes.
6. All floor/roof bracing, blocking and connections shall be by the truss or Engineered component manufacturer.
7. All multiple ply girders shall be glued and nailed together with three rows of 16d nails at 8" o.c. per row and per layer or ply.
8. Provide a double joist below all parallel walls not shown otherwise. Provide a double joist adjacent to all changes in span to minimize differential settlement.
9. Layout all plumbing line and fixture locations and space joists to avoid cutting of joists. Where a joist must be cut provide an additional joist on each side of the cut joist, as close as possible. If cut joists supports more than starndard floor loadings notify engineer for review.
10. Support all joists and beams on joist and beam hangers. Nailers shall not be permitted without prior authorization from engineer.
11. Provide simpson CS16 X 24" straps across all ridges and valleys at 32" o.c. Install to prevent against uplift forces (i.e. across tops of ridges), or collar ties at the same spacing.
12. Solid blocking that matches the depth of the floor joists, shall be installed between joists along all interior and exterior walls. Additional blocking shall be installed between joists at 1/3 points for 2x joist framing.
14. All walls supporting two floors and a roof shall be 2x6's at 16" o.c., 2x4's at 8" o.c. or 3x4's at 12" o.c.
15. The GC shall anticipate and provide furing strips or blocking as may be required to provide a smooth surface for the application of sheetrock. This requirement primarily occurs at, but is not limited to, vaulted ceilings and other such special conditions.
16. The framing and foundations shown herein are based on normal carpet and vinyl floor finishes, normal weight cabinets and counter tops. If heavier materials are used notify engineer and await framing modifications prior to proceeding.
17. Where roof trusses are used, provide uplift connectors with uplift ratings in excess of the uplift reactions listed within the roof truss shop drawings. Contact engineer for specific directions if required.
18. Top plates, drag struts, shall be nailed together with two rows of 16d nails at 12" o.c. staggered.
19. Bottom plate splices shall have attachments on either side. Where the plate is attached to concrete you can provide 1/2" dia exp'n bolt with 12" ea. side of ea. splice, or you may provide two powder driven fasteners within 8" ea. side of ea. splice. Plates attached to timber framing shall have two 16d nails driven into the supporting framing within 6" ea. side of ea. splice.
20. Provide min 3" x 3" x 1/4" square plate washers between TD bottom wall plates and the nut for anchor bolts.
21. Steel beams and columns shall not bear on timber framing. Provide embeded weld plates and steel columns bearing directly on concrete or masonry as necessary for proper support.
22. All timber framing, unless addressed otherwise herein, shall be installed in accordance with the current edition of the Wood Framed Construction Manual.

DESIGN CRITERIA

DESIGN BASED ON THE 2021 IRC (WIND/SEISMIC: ASCE–7/16)

DEAD LOADINGS
ACTUAL SELF WEIGHT

DESIGN LOADS & INFORMATION	
BASIC WIND SPEED	142 MPH
WIND EXPOSURE CAT.	EXPOSURE C
SEISMIC DESIGN INFORMATION	ASCE–7
RISK CATEGORY	II
Sds	.56
Sdl	.43
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
SEISMIC FORCE RESIST. SYSTEM	LT. FRAMEWALL/SHEAR PANELS
DESIGN BASE SHEAR	4,000 LBS
ANALYSIS PROCEDURE	SIMPLE STATIC
FLOOR LL	40 PSF
FLOOR DL	25 PSF
ROOF LL	20 PSF
ROOF DL	20 PSF
DECKS & PORCHES LL	60 PSF
DECKS & PORCHES DL	15 PSF
STAIRS LL	60 PSF
GROUND SNOW LOAD	5 PSF

WHERE REQUIRED, WINDOWS AND DOORS SHALL HAVE A MINIMUM RATING AS NOTED. HOWEVER, THE GEOGRAPHICAL LOCATION OF A GIVEN BUILDING MAY REQUIRE THAT A HIGHER DP RATING BE USED. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING OFFICIAL THE REQUIRED DP RATING FOR THE SPECIFIC SITE OF THIS STRUCTURE.

(ASD PRESSURES SHOWN) 142 MPH EXPOSURE C

GLAZING SIZE AREA (SQ FT)	WITHIN 48" CORNERS	INTERIOR ZONES
0 TO 10	+40/–47	+40/–40
11 TO 20	+40/–47	+40/–40
21 TO 50	+40/–47	+40/–40
51 TO 100	+35/–35	+35/–35

WHERE WIND BORN DEBRI PROTECTION IS REQUIRED, PROVIDE REMOVABLE IMPACT PANELS. THESE PANELS MAY BE COMMERCIALLY MANUFACTURED PANELS INTENDED FOR THIS SPECIFIC PURPOSE OR CONSTRUCTED FROM 7/16" OSB PLYWOOD.

PLAN #30010-B

CONSTRUCTION DOCUMENTS 1/29/2025

STAMP

STAMP

NO.	DATE	REVISION

A NEW TWO-STORY

2-CAR GARAGE WITH APARTMENT (ACCESSORY DWELLING UNIT)

MODELCONCEPTS,LLC
architectural design + consulting
email: info@modelconceptsllc.com
www.modelconceptsllc.com

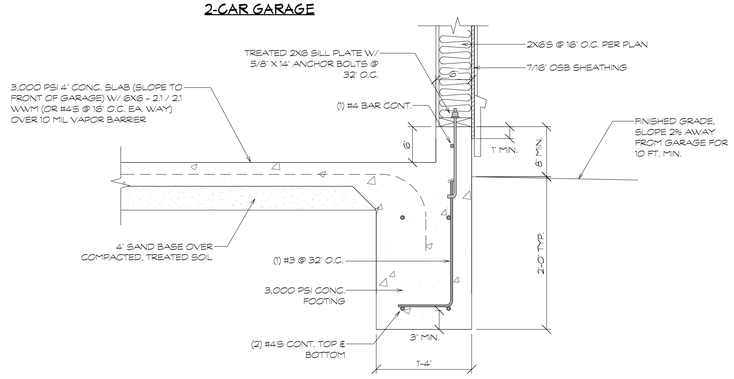
DRAWN BY: JDH
CHECKED BY: JDH

STRUCTURAL NOTES

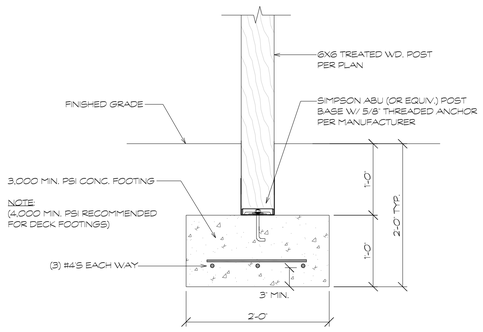
SHEET NUMBER:

S-101

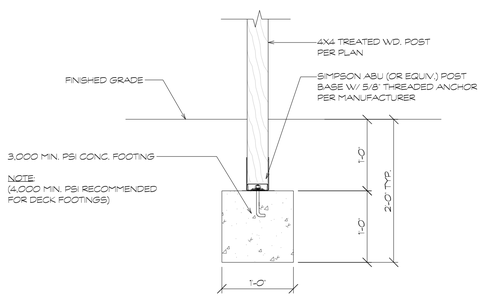
2-CAR GARAGE



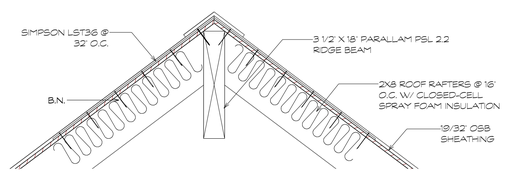
5 S-102 **DETAIL - TYP. FOOTING**
1 in = 1 ft



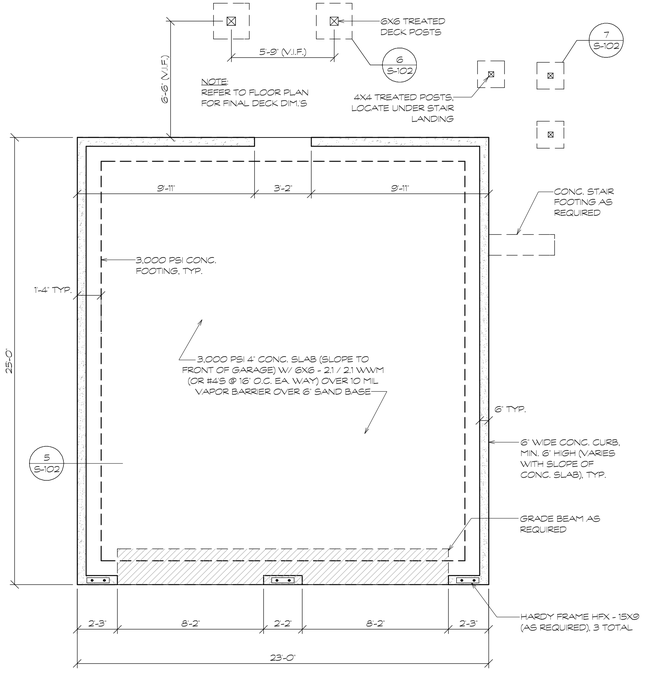
6 S-102 **DETAIL - DECK FOOTING**
1 in = 1 ft



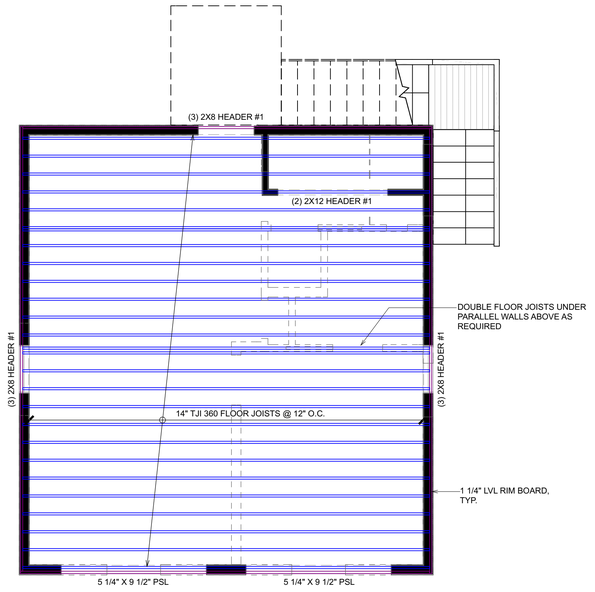
7 S-102 **DETAIL - STAIR LANDING FOOTING**
1 in = 1 ft



8 S-102 **DETAIL - RIDGE BEAM**
1 in = 1 ft



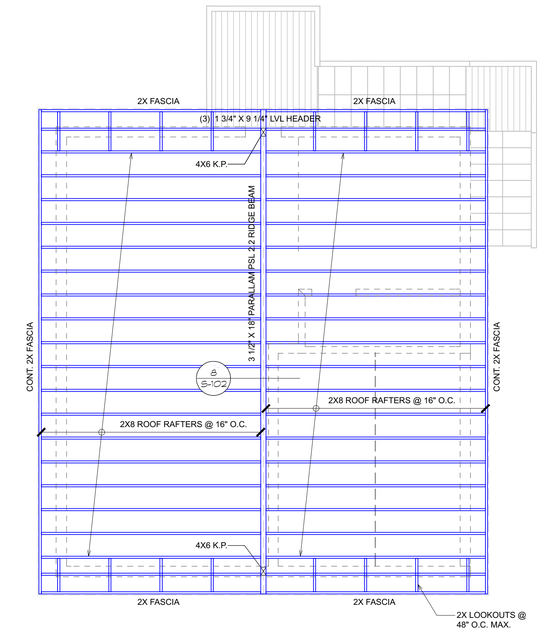
1 S-102 **FOUNDATION PLAN - NEW**
1/4 in = 1 ft



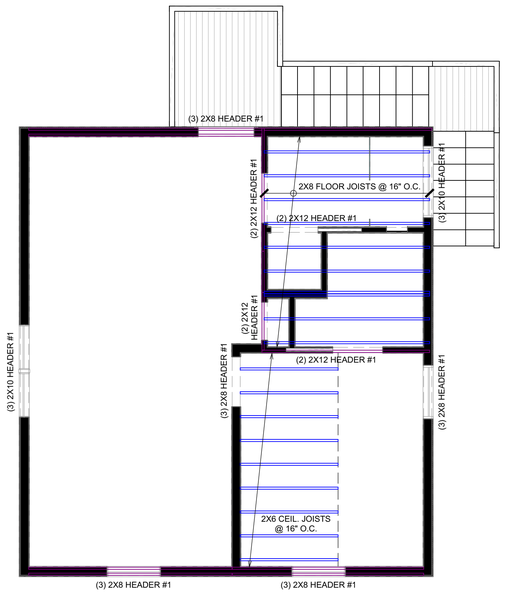
2 S-102 **SECOND FLOOR FRAMING PLAN - NEW**
1/4 in = 1 ft

STRUCTURAL / FRAMING NOTE:

THE FOUNDATION PLAN, FRAMING PLANS, ASSOCIATED SECTION DRAWINGS, CONSTRUCTION DETAILS, AND ARCHITECTURAL AND STRUCTURAL NOTES ARE PROVIDED IN THESE PLANS AS A REFERENCE AND BASIC GUIDE FOR TYPICAL FOUNDATION AND FRAMING SYSTEMS. THE TYPICAL FOUNDATION AND FRAMING SYSTEMS AND ASSOCIATED DRAWINGS DEPICTED WITHIN THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC AND ARE INTENDED ONLY AS A GUIDE.



4 S-102 **ROOF FRAMING PLAN - NEW**
1/4 in = 1 ft



3 S-102 **LOFT FRAMING PLAN - NEW**
1/4 in = 1 ft

PLAN #30010-B

CONSTRUCTION DOCUMENTS 1/29/2025

STAMP

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NO.	DATE	REVISION

A NEW TWO-STORY

2-CAR GARAGE WITH APARTMENT (ACCESSORY DWELLING UNIT)

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DRAWN BY: JDH
CHECKED BY: JDH

FOUNDATION & FRAMING PLANS, FOUNDATION & RIDGE DETAILS

SHEET NUMBER:

S-102