GENERNAL NOTES:
• DO NOT SCALE DRAWINGS
• REFER TO CONSTRUCTION NOTES FOR ALL SPECIFICATIONS
• OWNERS & CONTRACTORS RESPONSIBLE FOR ALL MEANS & METHODS OF CONSTRUCTION INCLUDING ANY RELATEDD SAFETY PRECAUTIONS
• ALL DIMENSOINS & AS-BUILT INFORMATION TO BEVERIFIED BY CONTRACTORS • CONTRACTORS ARE RESPOSIBLE FOR ANY MODIFICATIONS TO THE PLAN
• CONTRACTORS TO CARRY LIABILITY INSURANCE FOR PERFORMING THE WORK
• CONTRACTORS RESPONSIBLE TO ENSURE PROPER SAFETY PRECAUTIONS ARE IN PLACE THROUGHOUT CONSTRUCTION FOR ALL ITEMS RELATED TO ALL CONSTRUCTION METHODS INCLUDING MATERIAL SUPPLIES

CODE AND REGULATIONS AND INSPECTIONS
• ALL CONSTRUCTION TO ADHERE TO ONTARIO BUILDING CODE REQUIREMENTS AS WELL AS OTHER CODES & AUTHORITIES HAVING JURISDICTION
• ADDITIONAL DESIGN & CALCULATIONS TO BE PROVIDED BY OTHER QUALIFIED DESIGNERS SUCH AS STRUCTURAL, HVAC, TRUSS, GRADING, SURVEY, ETC.,
• CONTRACTORS TO ENSURE THAT ALL INSPECTIONS ARE CARRIED OUT AS REQUIRED BY LOCAL BUILDING CODE AUTHORITIES, GENERAL REVIEW COMMITMENTS, AND THIRDPARTY DESIGN SPECIFICATIONS

SITE WORK:
• ENSURE ALL EXCAVATION AVOIDS DAMAGE TO ANY RELATED PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS OR SURROUNDING FEATURES.
• CONTRACTOR TO CONFIRM ALL UTILITIES LOCATIONS BEFORE EXCAVATION.
• EXISTING GRADES AND DRAINAGE LOCATIONS TO BE MAINTAINED UNLESS NOTED OTHERWISE STATED OTHERWISE.

PRECATIONS DURING DEMOLITION AND CONSTRUCTION:
• EXISTING STRUCTURE(S) TO BE PROTECTED DURING CONSTRUCTION FROM ANY WEATHER ISSUES, SECURITY OR RELATED DAMAGES.
• VERIFY/REINFORCE EXISTING SUPPORT SYSTEMS, INCLUDING FOUDATIONS THOUGHOUT CONSTRUCTION

PREFABRICATED ITEMS AND ORDERING OF MATERIALS:
• ALL PREFABRICATED ITEMS TO BE SITE VERIFIED PRIOR TO CONSTRUCTION
• SHOP DRAWINGS FOR PREFRABICATION ITEMS TO BE SUPPLIED BY OTHERS.
• REFER TO RELEVANT DOCUMENTS FOR DIMENSIONS AND INSTALLATION REQUIREMENTS

UTILITIES, SERVICES, AND EASEMENTS:
• CONTACT ALL LOCAL AUTHORITIES HAVING JURISDICTION TO GAS, ELECTRICAL, WATER, SANITARY, EASEMENTS, AND OTHER RELATED ITEMS WHERE APPLICABLE

STRUCTURAL (INCL. BEAMS & POSTS):
• REFER TO PLANS FOR ALL BEAMS AND POST SIZES
• ALL MEMBERS SHALL BE FRAMES, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY
• ALL STRUCTURAL LOADS TO BE CONTINUOUS & VERTICAL WITH SOLID BEARING THROUGH THE FOUNDATION
• MIN 3 1/2" SOLID BEARING FOR ALL WOOD BEAMS 2-PLY OR LESS
• MIN 5 1/2" SOLID BEARING FOR STEEL & WOOD BEAMS 3-PLY OR GREATER
• ALL STRUCTURAL POSTS TO BE SAME WIDTH AS MEMBER THEY SUPPORT
• PROVIDE SOLID CONCRETE FOR 2 COURSES FOR ALL BEAMS AND POST BEARING ON MASONRY WALLS
• ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMNG TO BE SESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

TREE PROTECTION:
• NO CONSTRUCTION ACTIVITY IS PERMITTED WITH IN TREE PROTECTION ZONES WITHOUT APPROVAL FROM LOCAL FORESTRY DEPARTMENT.

INSPECTION:
• CONTRACTORS ARE RESPONSIBLE TO ARRANGE FOR REQUIRED INSPECTIONS BY LOCAL BUILDING AUTHORITIES AND/OR STRUCTURAL ENGINEER WHERE APPLICABLE FOR GENERAL REVIEW COMMITMENT.

OTHER DESIGN DRAWINGS:
• OTHER DESIGN DRAWINGS REQUIRED FOR PERMIT RELATED APPROVALS TO BE PREPARE PRIOR TO ANY WORK. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO HVAC DESIGN, ENGINEER ROOF DESIGN, SOILS REPORTS, ETC...

1 WOOD DECK
• 1'x4'P.T. WOOD DECKING ON DECK JOISTS
• PRESSURE TREATED DECK JOISTS AND BEAMS AS PER PLAN
• P.T. POST ANCHORED TO METAL SHOE WITH ½'BOLTS ON CONCRETE PIER

NOTES:
• REFER TO SB-3 OF OBC FOR ALL TYP. SPECIFICATIONS REGARDING RAILINGS, GUARDS AND CONNECTION DETAIL

2 FRAMING AND STRUCTURAL NOTES

FLOORS:
• FLOOR JOISTS TO HAVE MIN 1 1/2" BEARING
• APPROVED STEEL HANGERS WHERE FLUSH MOUTING
• DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
• NOTE ABOUT CONCRETE TOPPONG
• UNHEATED BELOW
• PROVIDE SILL PLATES (MIN 2"x4") ANCHORED TO ALL MASONRY AND FOUDATION WALLS WITH APPROVED SILL GASKET

WALLS :
• WALL JOISTS TO HAVE MIN 1 1/2" BEARING
• APPROVED STEEL HANGERS WHERE FLUSH MOUTING
• DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
• NOTE ABOUT CONCRETE TOPPONG
• UNHEATED BELOW

PARTITIONS:
• BLOCKING MID HEIGHT FOR ALL UNFINISHED WALLS
• PROVIDE BLOCKING BELOW @48" O.C. (BETWEEN PARALLEL JOISTS UNDER NONLOADBEARING WALLS)
• LUMBER IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE WITH 2MIL POLY, NO 50(45LBS) ROLL ROOFING PAPER, OR OTHER DAMPROOFING MATERIALS, EXCEPT WHERE THE WOOD MEMBER IS MORE THAN 6" ABOVE GROUND

BEAMS/POSTS:
• REFER TO PLANS FOR ALL BEAMS AND POSTS SIZES NOTES:
• MIN 3 1/2" SOLID BEARING FOR ALL WOOD BEAM 2-PLY OR LESS
• MIN 5 1/2" SOLID BEARING FOR STEEL BEAM AMD WOOD BEAM 3-PLY OR GREATER
• ALL STRUCTURAL POSTS TO BE THE SAME WIDTH AS MEMBER THER SUPPORT
• PROVIDE SOLID CONCRETE FOR TOP 2 COURSES FOR ALL BEAMS AND POSTS BEARING ON MASONRY WALLS
• ALL BEAMS AND POSTS TO HAVE SOLID BEARING WITH LOADS CONTINUOUS THROUGH FOUDATION
• FIELD WELD FOR ALL STEEL BEAM-BEAM CONNECTION. WELDING OR BOLTED CONNECTIONS ACCEPTABLE FOR STEEL POST-BEAM CONNECTIONS.
• ENGINEER APPROVED JOITS HANGERS AND FASTENERS WHERE REQUIRED FOR JOIST AND BEAM CONNECTIONS
• ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND DESIGNED & CERTIFIED BY BY TRUSS MANUFACTURER.
• ENSURE QUALITY OF EXISTING MASONRY WALLS IS ADEQUATE FOR ALL LOADS WHERE REQUIRED

MASONRY WALLS:
• PROVIDE SOLID MASONRY FILLED TOP COURSE WITH CONTINUOUS 2"x4" SILL PLATE UNDER ALL FRAMING MEMBER
• REPAIR AND/OR PARGE AS NEEDED FOR ALL EXISTING MASONRY WALLS
• FOR REDUCED FOUDATION WALL THICKNESS TO ALLOW BRICK VENEER (WHILE MARINATING LATERAL SUPPORT)
• MASONRY OVER OPENINGS SHALL BE SUPPORTED WITH SHOP PRIMED STEEL LINTELS (MIN 6" BEARING)

3 FLOOR ASSEMBLY (FRAMED)

FLOOR ASSEMBLY:
• FINISHED FLOORING
• ¾'PLYWOOD FLOORING
• FLOOR JOISTS, TRIMMERS, HEADERS, AND BEAMS AS PER PLAN
• CROSS BRIDGING @ 6 -11'O.C. FROM OTHER BRIDGING OR END SUPPORTS
• ½'TAPED DRYWALL OR 1'X3'STRAPPING

FLOOR EXPOSED TO EXTERIOR:
• 6MIL CONTINUOUS POLY
• MIN R31 BATT OR FOAM INSULATION
• R5ci (VAPOUR PERMEABLE) RIGID FOAM INSULATION
• EXTERIOR GRADE PLYWOOD OR ALUMINUM SOFFIT

SILL PLATES:
• 2'x4'FASTENED TO TOP OF WALL ANCHOR BOLTS
• FOAM GASKET OR 6MIL POLY TO SEPARATE PLATE FROM WALL
• LEVEL SILL PLATE WITH NON-SHINK GROUT AS REQUIRED

NOTES:
• FLOOR JOISTS TO HAVE MIN 1 ½'BEARING
• VERIFY JOISTS SPECIFICATIONS WHERE CONCRETE TOPPING APPLIES APPROVED STEEL HANGER WHERE FLUSH MOUNTING
• DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
• ENSURE ALL BEAMS HAVE MIN SOLID BEARING
WOOD DECK
• 1'x4'P.T. WOOD DECKING ON DECK JOISTS
• PRESSURE TREATED DECK JOISTS AND BEAMS AS PER PLAN
• P.T. POST ANCHORED TO METAL SHOE WITH ½'BOLTS ON CONCRETE PIER NOTES:
• REFER TO SB-7 OF OBC FOR ALL TYP. SPECIFICATIONS REGARDING RAILINGS

4 STAIR / HANDRAILS / GUARDS

STAIR:
• MIN HEAD ROOM: 6 -5"
• MIN WIDTH: 2 -10"
• RISER LIMITS: 4 7/8"–7 7/8"
• RUN LIMITS: 8 ¼"–14"
• TREAD LIMITS: 9 ¼"–14"
• ONE SET OF WINDERS BETWEEN EACH FLOOR LEVEL (MAX 30'PER WINDER & MIN 48'BETWEEN SETS OF WINDERS
• LANDINGS REQUIRED FOR ALL DOOR SWINGS OVER STAIR
• RISE AND RUN DIMENSIONS TO BE UNIFORM FOR ALL FLIGHTS

HANDRAILS:
• CONTINUOUS HANDRAILS FOR ALL STAIR WITH 3 OR MORE RISERS
• MAXIMUM HEIGHT: 34"–38"

GUARDS:
• GUARDS REQUIRED FOR ALL AREAS WITH 3 OR MORE RISERS OR ADJACENT LEVEL EXCEED 24"
• NO MEMBERS TO FACILITATE CLIMBING BETWEEN 4'& 35 ½"
• MAX 4'SPACING BETWEEN PICKETS
• MIN INTERIOR GUARD HEIGHT TO BE 35 ½'@ LANDINGS & STAIRS

NOTES:
• REFER TO OBC TABLE 9.8.8.2 FOR LOAD SPECIFICATIONS LOADS GUARDS
NOTES FOR ALL EXTERIOR STAIRS:
• CONCRETE STAIRS WITH 3 OR MORE RISERS REQUIRED FOUNDATIO
• WOOD STAIR SHALL NOT BE IN DIRECT CONTACT WITH GROUND UNLESS TREATED TO PREVENT DECAY OR RESTING ON CONCRETE PAD
GUARDS:
• REFER TO OBC SB-3 DETAILS FOR ALL SPECIFICATIONS FOR EXTERIOR GUARDS AND HANDRAILS CONNECTION

FOUNDATION:
1. THE FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE NET BEARING CAPACITY OF 150KPA ULS AND 120KPA SLS (CONTRACTOR TO CONFIRM). FOUND ALL FOOTINGS ON NATURAL UNDISTURBED INORGANIC SOIL.
2. IF THE SAFE NET BEARING PRESSURE USED FOR DESIGN IS NOT APPROVED, THE FOUNDATION DETAILS WILL BE ADJUSTED BY THE ENGINEER ACCORDING TO ACTUAL SITE CONDITIONS.
3. REMOVE ANY SOFT OR FROZEN SOIL MATERIAL ENCOUNTERED UNDER FOOTINGS AND REPLACE WITH MASS CONCRETE OF 2000 psi MIN. 28 DAY STRENGTH TO UNDERSIDE OF FOOTING.
4. INSTALL THE UNDERSIDE OF ALL EXTERIOR WALL AND COLUMN FOOTINGS AT LEAST 4 -0" BELOW THE FIN. NEW GRADE. PROTECT ALL FOOTINGS, WALLS, SLAB-ON-GRADE AND ADJACENT SOIL AGAINST FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION.
5. CENTRE PIERS AND FOOTINGS UNDER CENTROID OF COLUMNS UNLESS OTHERWISE NOTED.
6. IF SOIL SOFTENING OCCURS BEFORE FOOTING CONCRETE CAN BE POURED, OR AS REQUIRED BY THE SOIL REPORT, CONSTRUCT THE FOOTINGS ON A LEVEL 2"Thk. SKIM SLAB OF 2000 psi MIN. 28 DAY STRENGTH, PLACED IMMEDIATELY AFTER COMPLETION OF EXCAVATION.
7. LOCATE FOOTING ELEVATIONS AS REQUIRED TO ACCOMMODATE BURIED ELECTRICAL OR MECHANICAL SERVICES.
8. BACKFILL UNDER SLAB-ON-GRADE WITH MTO GRANULAR 'B' COMPACTED IN 6" MAX. LIFTS TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
9. A SLAB-ON-GRADE MAY BE PLACED ON FILL WHICH DOES NOT CONTAIN ORGANIC MATERIAL. THE ENGINEER MUST EXAMINE ALL FILL MATERIAL. SHOULD THE FILL BE UNACCEPTABLE, REMOVE THIS FILL DOWN TO UNDISTURBED SOIL AND REPLACE WITH COMPACTED GRANULAR 'B'.
10. THE SLAB-ON-GRADE JOINTS SHALL BE FILLED WITH A SEALANT PER THE MANUFACTURER RECOMMENDATIONS.
11. THE SLAB-ON-GRADE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (±1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.
12. THE SLAB-ON-GRADE SHALL BE WET CURED BY KEEPING THE SLAB MOIST FOR A PERIOD OF SEVEN DAYS. ALTERNATIVELY, PROVIDE A WET-CURING SEALANT PER THE MANUFACTURERS RECOMMENDATIONS.

CAST-IN-PLACE CONCRETE:
1. CONFORM TO THE REQUIREMENTS OF CSA STANDARDS CAN3-A23.1-M AND CAN3A23.2-M FOR CONCRETE MIX COMPONENTS, PLACING, CURING, AND TESTING.
2. CEMENT: NORMAL (TYPE 10) PORTLAND CEMENT CONFORMING TO CSA CAN3-A5-M.
3. FORMWORK: TO CSA STANDARD S269.1. TREAT ALL FORMWORK SURFACES IN ACCORDANCE WITH THE REQUIREMENTS OF CSA STANDARD CAN3-A23.1-M.
4. PROVIDE CONCRETE WITH A MIN. COMPESSIVE STRENGTH OF 3500 psi AT 28 DAYS AND A SLUMP AT DISCHARGE 3" +/- 1".
5. REINFORCING STEEL FOR ALL REINFORCEMENT USE DEFORMED BARS OF GRADE 400 (60,000 psi). COMPLY WITH THE REQUIREMENTS OF CSA STANDARD G30.18-M FOR ALL REINFORCEMENT.
6. CONFORM TO CSA STANDARD G30.5-M REQUIREMENTS FOR WELDED WIRE FABRIC. MINIMUM YIELD STRENGTH: 65,000 psi.
7. DOWEL ALL PIERS TO THEIR RESPECTIVE FOOTINGS, USING DOWELS OF SAME SIZE AND SPACING AS THE VERTICAL REINFORCING STEEL IN THE PIERS UNLESS NOTED OTHERWISE.
8. DETAIL AND BEND ALL REINFORCING STEEL AS OUTLINED IN THE LATEST ISSUE OF THE REINFORCING STEEL MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF ONTARIO.
9. LAP CONTINUOUS REINFORCING STEEL 30 BAR DIAMETERS AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED.
10. UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING CLEAR COVER TO REINFORCING STEEL:
(a) FORMED CONCRETE EXPOSED TO SOIL AND WEATHER - 2"
(b) CONCRETE OF SKIM SLAB - 2"
(c) CONCRETE PLACED ON SOIL - 3", AND
(d) TOP OF SLAB-ON-GRADE TO WELDED WIRE FABRIC - 3"
11. AIR ENTRAIN ALL CONCRETE EXPOSED TO THE ELEMENTS PLUS ALL SLABS-ON-GRADE TO THE REQUIREMENTS OF CSA STANDARD CAN3-A23.1-M.
12. PROVIDE 1/2" EXPANSION MATERIAL WHERE SLAB-ON-GRADE ABUTS, THE VERTICAL FACE OF OTHER STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.

TEMPORARY SHORING AND BRACING NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH, SAFETY, AND STABILITY OF THE NEW AND EXISTING STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE.
2. IT IS CONTACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.
3. THE CONTRACTOR SHALL AT THIS DISCRETION EMPLOY A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING

GENERAL REQUIREMENTS:
1. USE ONLY THE LATEST ISSUES OF ANY GOVERNMENT CODES, STANDARDS, OR REGULATIONS MENTIONED IN THE FOLLOWING NOTES.
2. EXCEPT WHERE NOTED OTHERWISE, PROVIDE ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC) AND ITS LATEST REGULATIONS.
3. CHECK ALL DIMENSIONS, LEVELS, AND ELEVATIONS PROVIDED BY THE STRUCTURAL DRAWINGS WITH OTHER CONTRACT DOCUMENTS AND REPORT ANY INCONSISTENCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
4. READ THE STRUCTURAL DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS AND OTHER CONTRACT DRAWINGS.
5. SPECIFIC NOTES AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
6. CO-ORDINATE WITH ALL OTHER TRADES WHERE SUCH TRADES AFFECT THE STRUCTURE.
7. THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING AND SHORING TO KEEP THE STRUCTURE PLUMB AND LEVEL DURING ALL PHASES OF THE WORK.
8. NO HOLES, OTHER THAN THOSE APPROVED BY THE ENGINEER, WILL BE PERMITTED THROUGH STRUCTURAL MEMBERS.
9. CONTRACTOR SHALL CROSS CHECK ALL STRUCTURAL DRAWINGS AND DIMENSIONS WITH ARCHITECTURAL DRAWING.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN SITE.
11. CONTRACTOR SHALL CONSIDER AND PERFORM ALL SAFETY MEASURES TO PROTECT LABORS AND PUBLIC.
12. CONTRACTOR SHALL VERIFY ALL OPENING SIZES.
13. NOTES AND DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
14. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY BEFORE PROGRESS, IN CASE OF ANY UNUSUAL CONSTRUCTION CONDITION THAT JEOPARDIZE SAFETY OF LABOR AND/OR PUBLIC, AT THE TIME AND/OR IN FUTURE.
15. IN CASE OF EXISTENCE OF DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND THE GENERAL STRUCTURAL NOTES, THE MOST CONSERVATIVE OPTION WILL GOVERN, UNLESS ENGINEER REPLY OTHERWISE, AND THIS WILL NOT BE A BASIS FOR CONTRACTOR FAILURE OR ANY BACK CHARGE OR ADDITIONAL CLAIM.

DESIGN LOADS:

IMPORTANCE FACTOR, IE:	1
ROOF DEAD LOAD:	1.0KPa
ROOF LIVE LOAD:	1.0KPa
SNOW LOAD:	1.12KPa
MAX. WIND LOAD:	0.5KPa
S.FLOOR DEAD LOAD:	1.0KPA
S.FLOOR LIVE LOAD:	1.9KPA
Sa (0.2)	0.151
Sa (0.5)	0.105
Sa (1.0)	0.063
Sa (2.0)	0.032
Sa (5.0)	0.0084
Sa (10.0)	0.0035
PGA	0.09
PGV	0.085
SITE CLASS	D
IMPORTANCE FACTOR, IE	1.0
SOIL BEARING	100KPA

CONTRACTOR TO CONFIRM SOIL BEARING CAPACITY

NOTE:
1 - CONTRACTOR IS RESPONSIBLE TO PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW BEFORE CONSTRUCTION.
2 - FOR DIMENSIONS AND DETAILS, REFER TO ARCHITECTURAL DRAWINGS.
3 - FOR DIMENSIONS AND INSTALLATION DETAILS, REFER TO SHOP DRAWINGS.

Description	Date

PLANNING PACKAGE

GENERAL NOTES

13.03.2023

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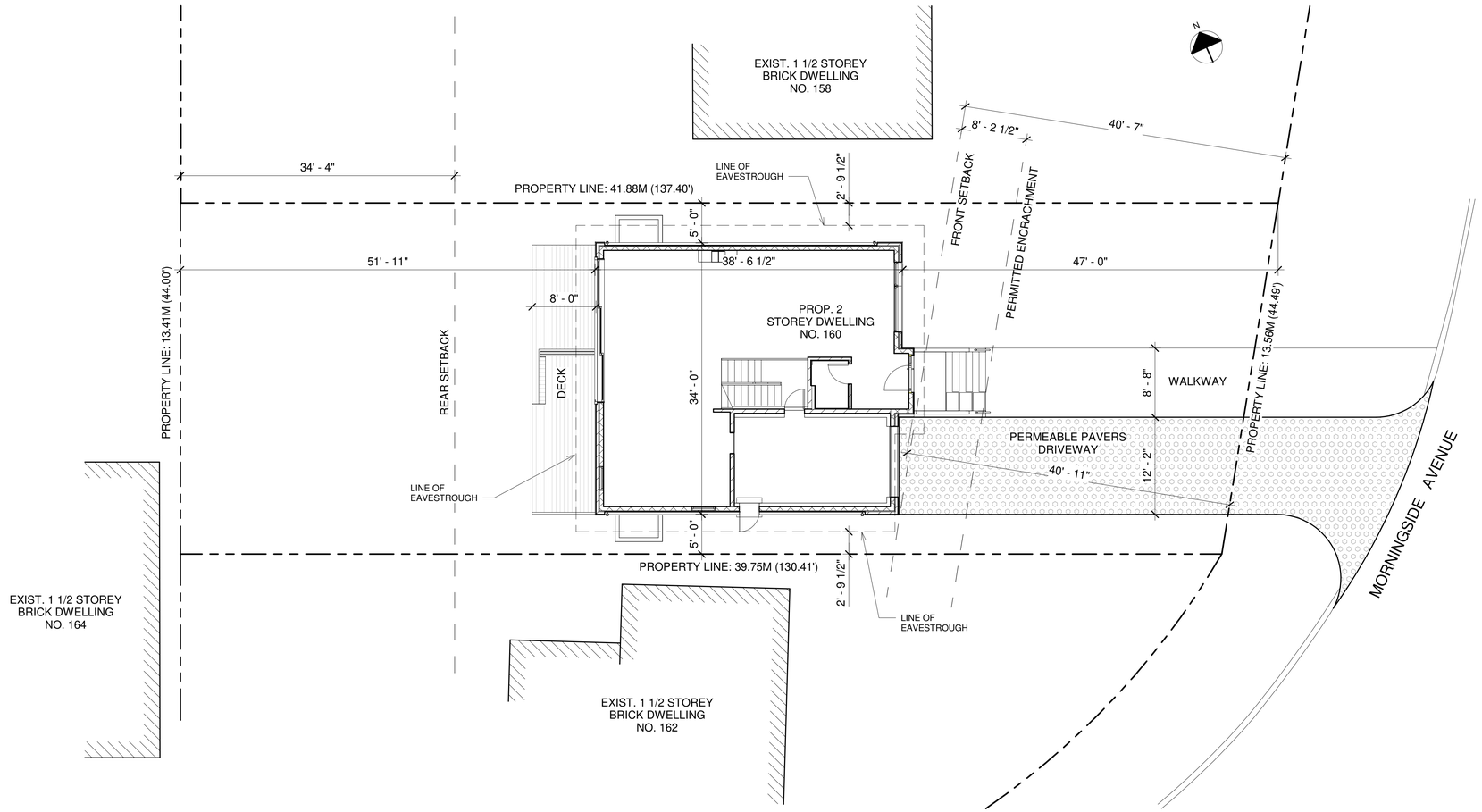

LEGEND

●	FOUND MONUMENT
●	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
P.R.F.C.T.	PLAT RECORDS, FANNIN COUNTY, TEXAS
O.R.F.C.T.	OFFICIAL RECORDS, FANNIN COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
AC	AC UNIT
CMP	CORRUGATED METAL PIPE
E	ELECTRIC METER
	UTILITY/POWER POLE
	GUY
T	TELEPHONE BOX
W	WATER METER
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
x	WIRE FENCE
OHE	OVERHEAD ELECTRIC/UTILITY

SCOPE OF WORK
1. NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE:
5 ROOMS, 3 BEDROOMS, 4 BATHS, 1 CAR GARAGE.

LOT AREA:	5,877 SQ FT
COVERAGE:	1,363 SQ FT (23,2%)
GFA:	2,954 SQ FT
IMPERMEABLE SURFACES:	0,834 SQ FT (14,2%)
BASEMENT PLAN:	0,817 SQ FT

Description	Date

PLANNING PACKAGE

SITE PLAN

13.03.2023

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SITE PLAN

0' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

1

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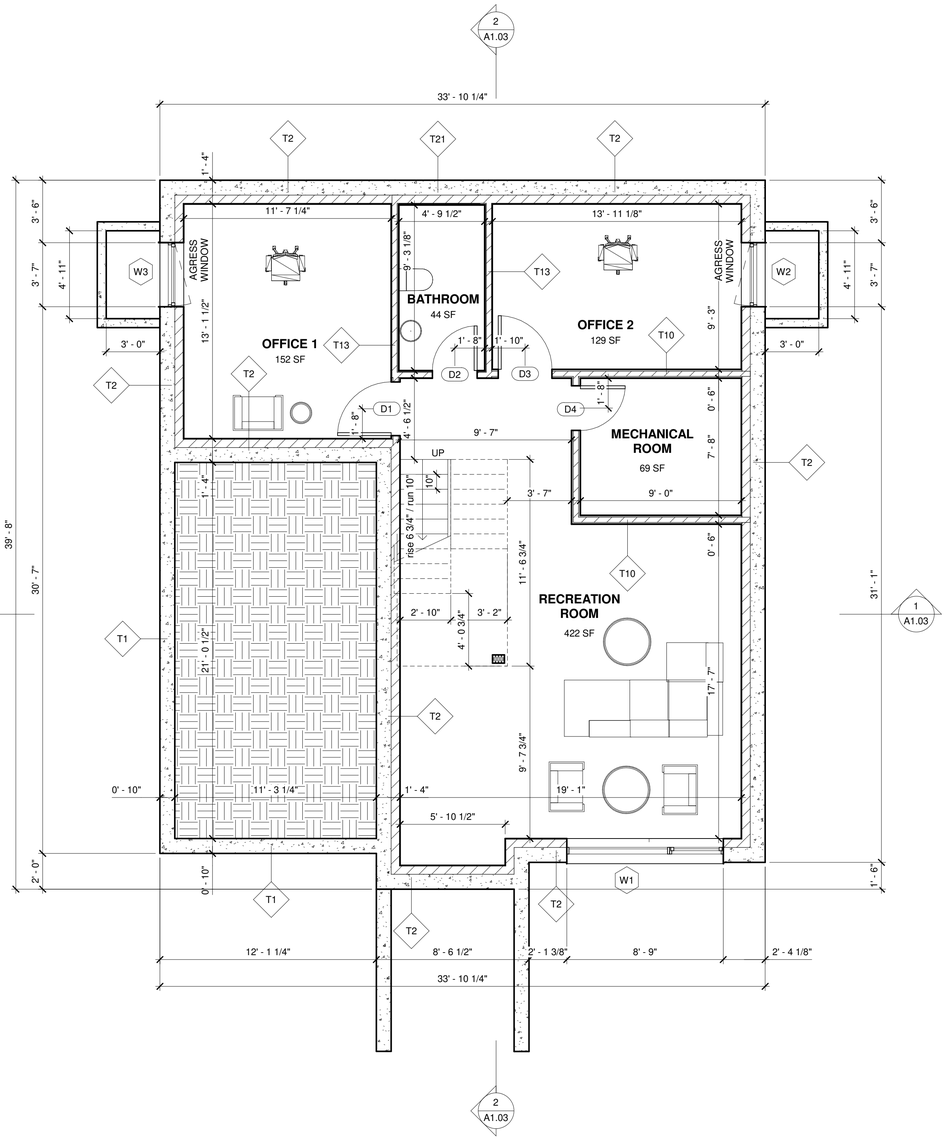
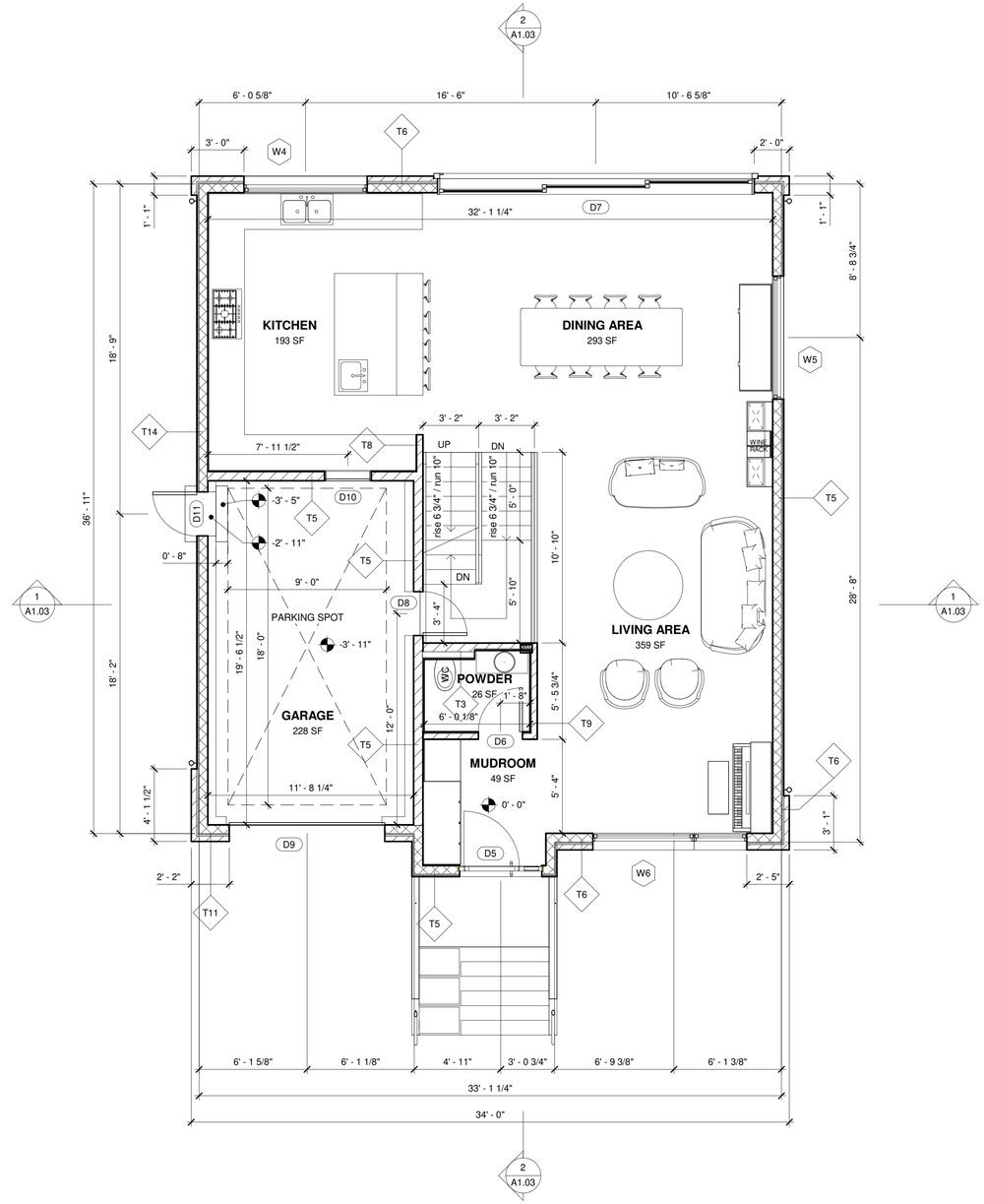


1 BASEMENT PLAN
1/4" = 1'-0"



2 GROUND FLOOR PLAN
1/4" = 1'-0"

Description	Date

PLANNING PACKAGE

BASEMENT PLAN
GROUND FLOOR PLAN

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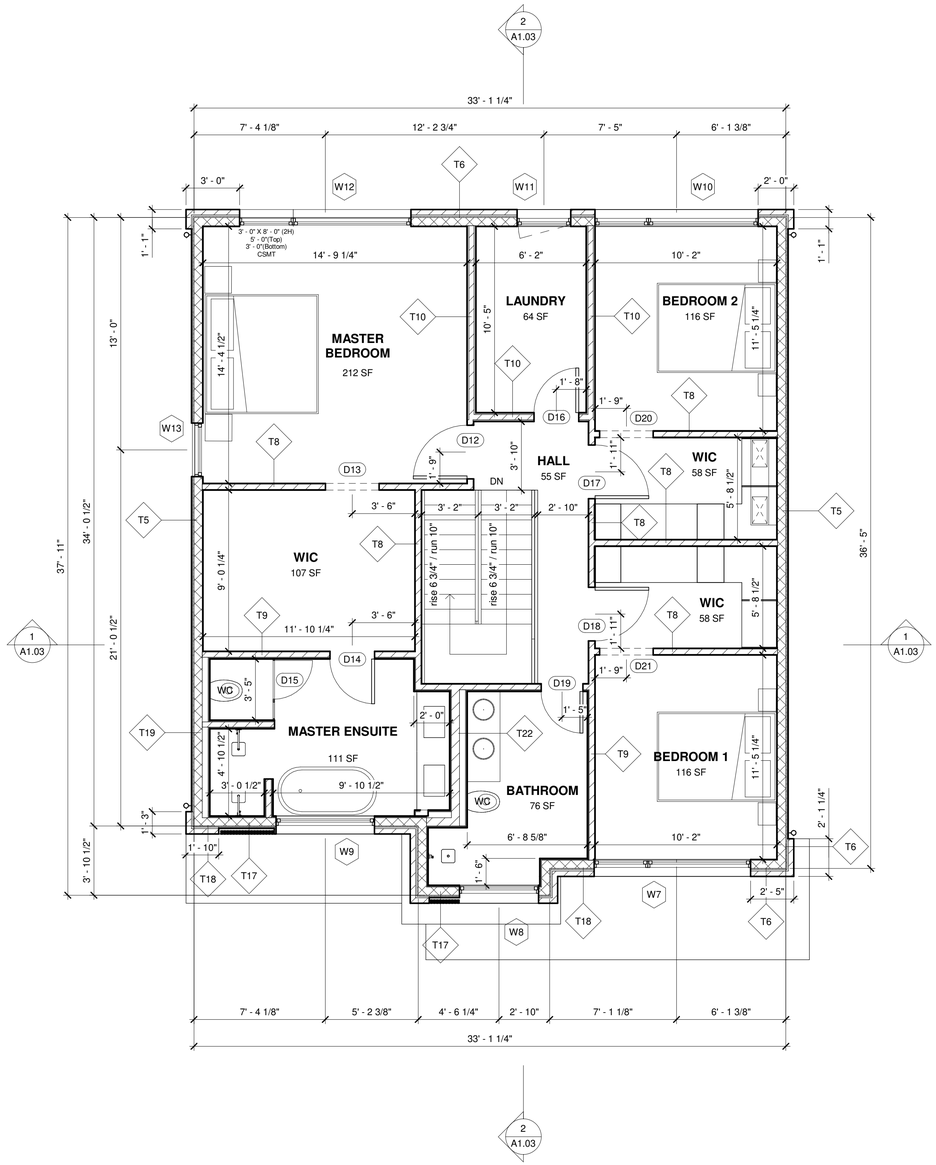
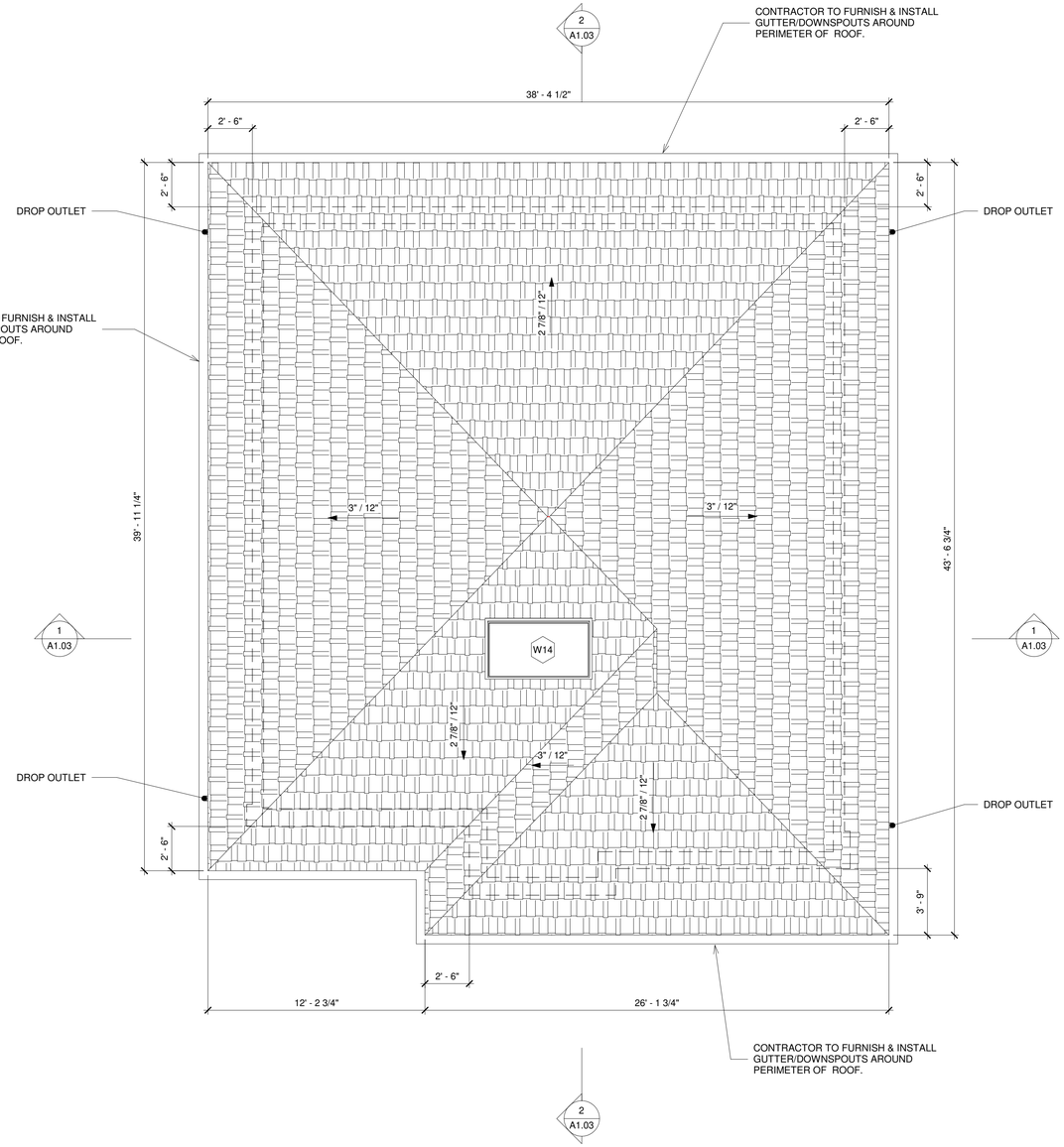


1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 ROOF RLAN
1/4" = 1'-0"

Description	Date

PLANNING PACKAGE

FIRST FLOOR PLAN
ROOF RLAN

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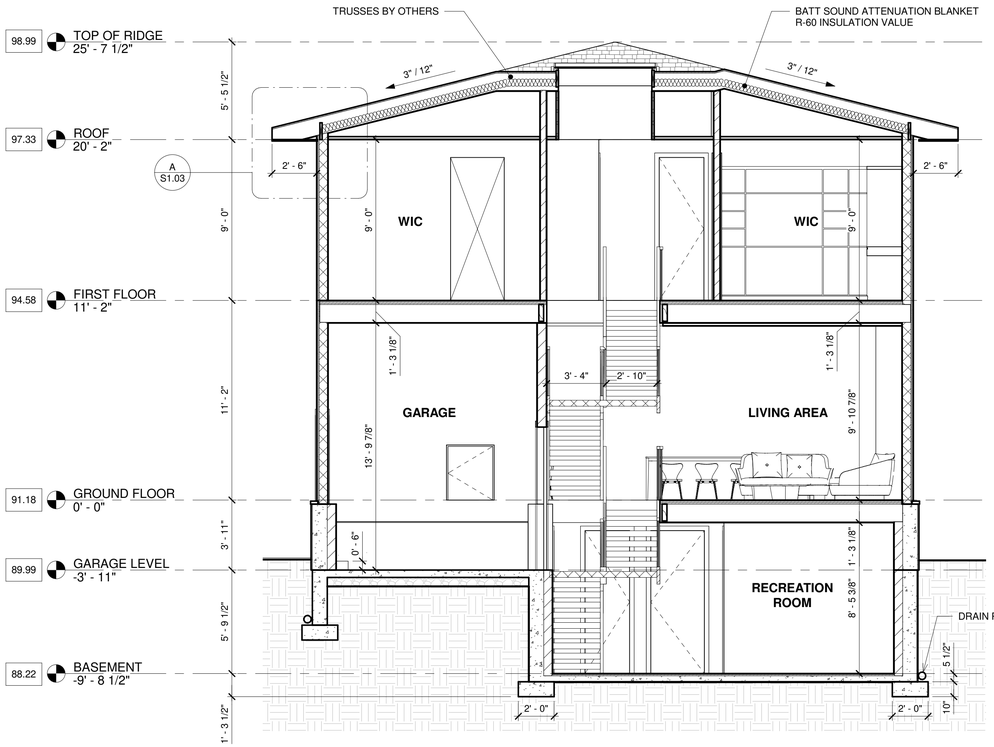
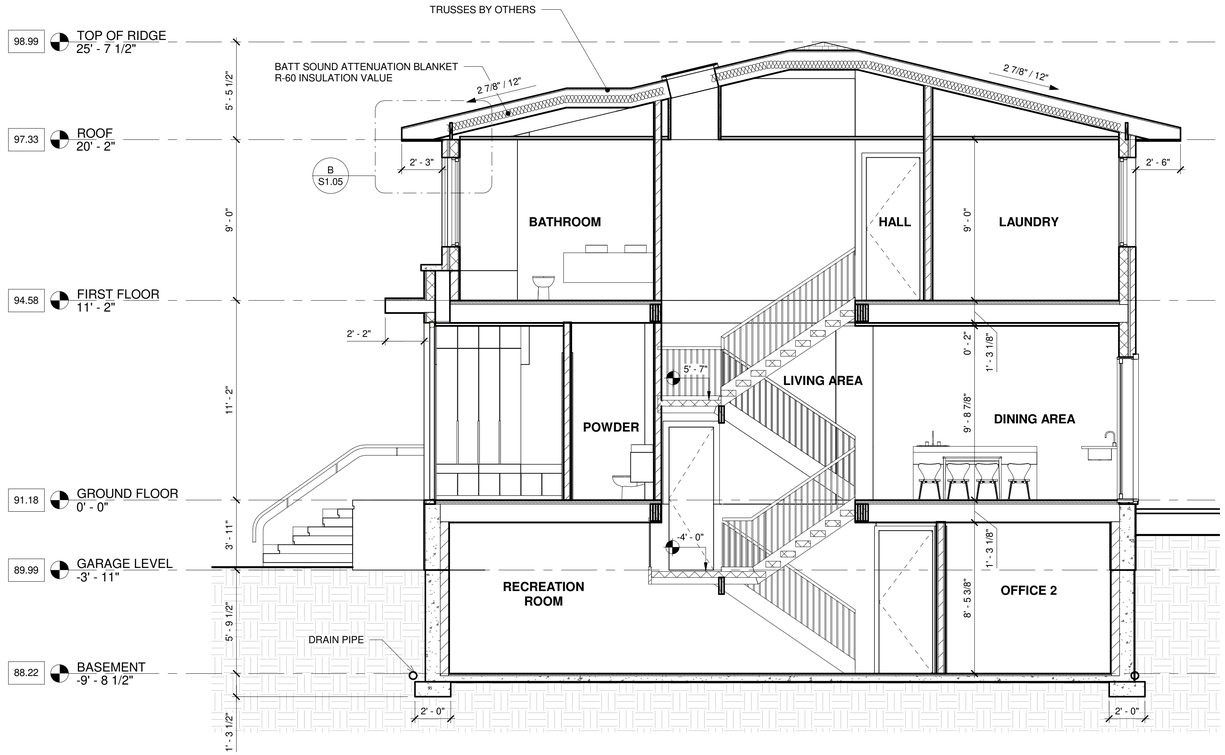


1 Section 1-1
1/4" = 1'-0"



2 Section 2-2
1/4" = 1'-0"

Description	Date

PLANNING PACKAGE

Section 1-1 Section 2-2

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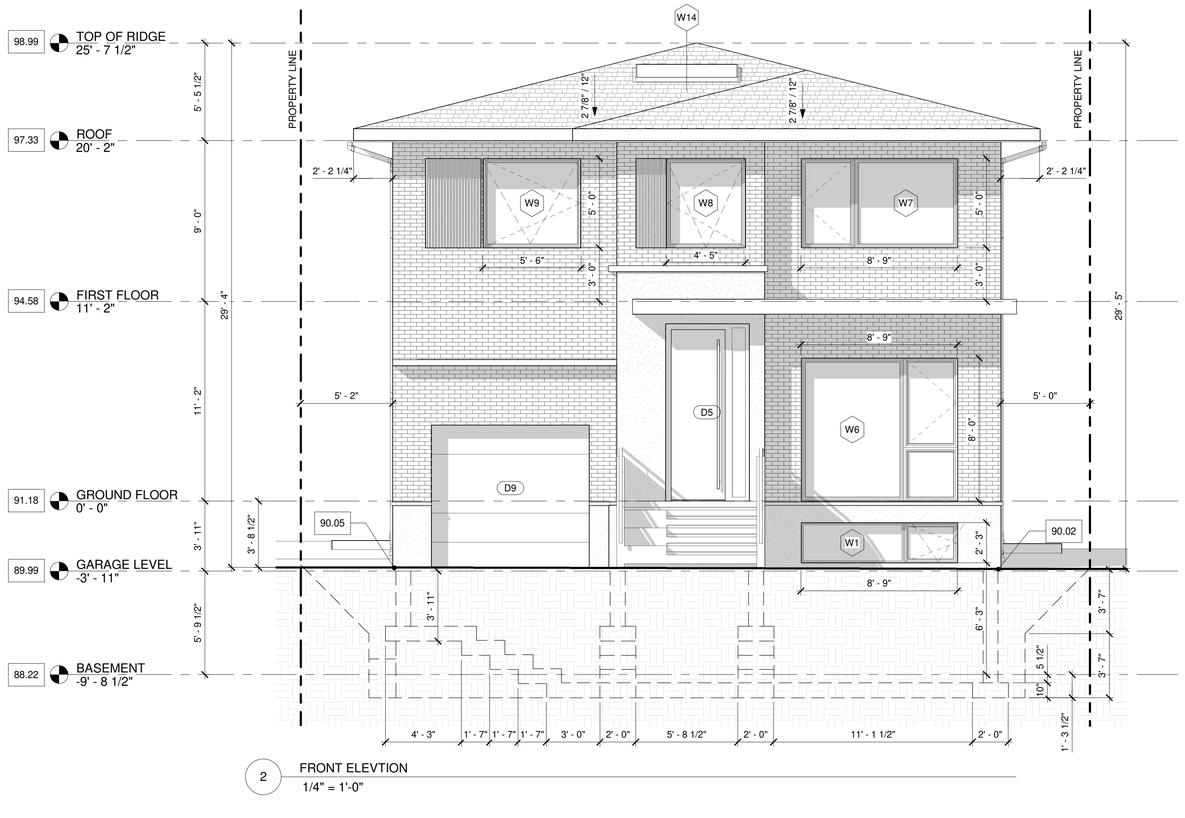
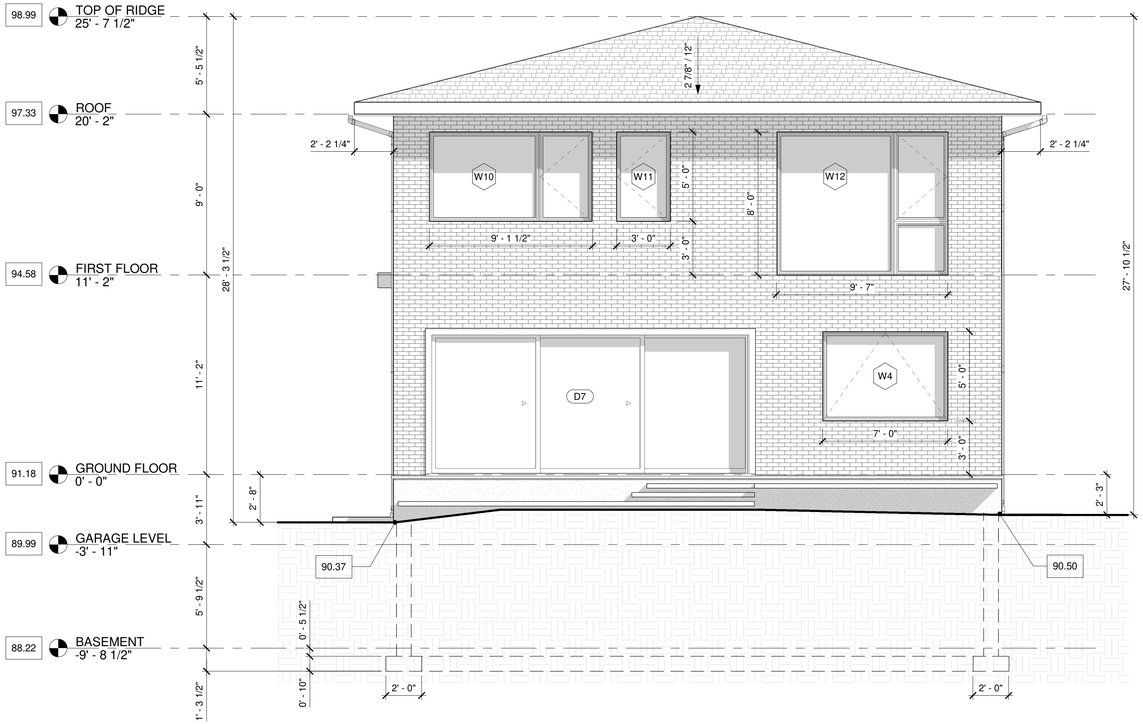


2 FRONT ELEVTION
1/4" = 1'-0"



1 BACK ELEVATION
1/4" = 1'-0"

Description	Date

PLANNING PACKAGE

FRONT ELEVTION
BACK ELEVATION

13.03.2023

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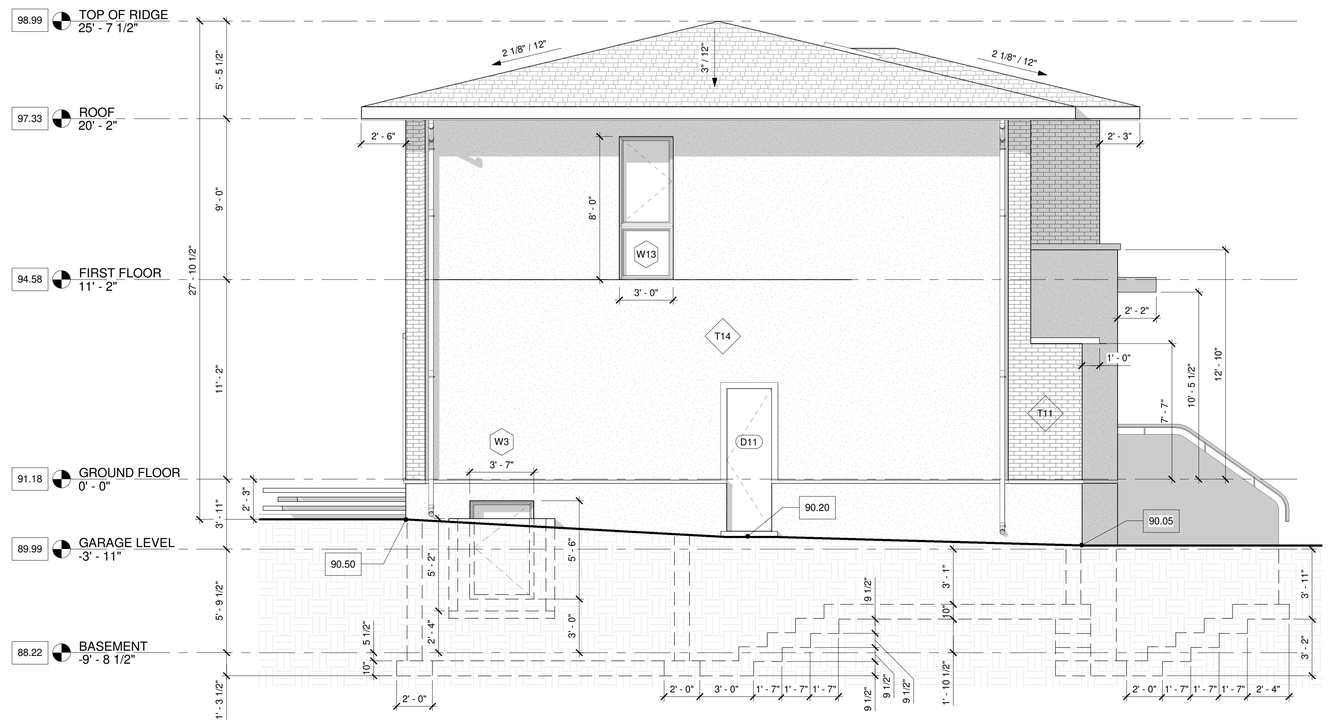
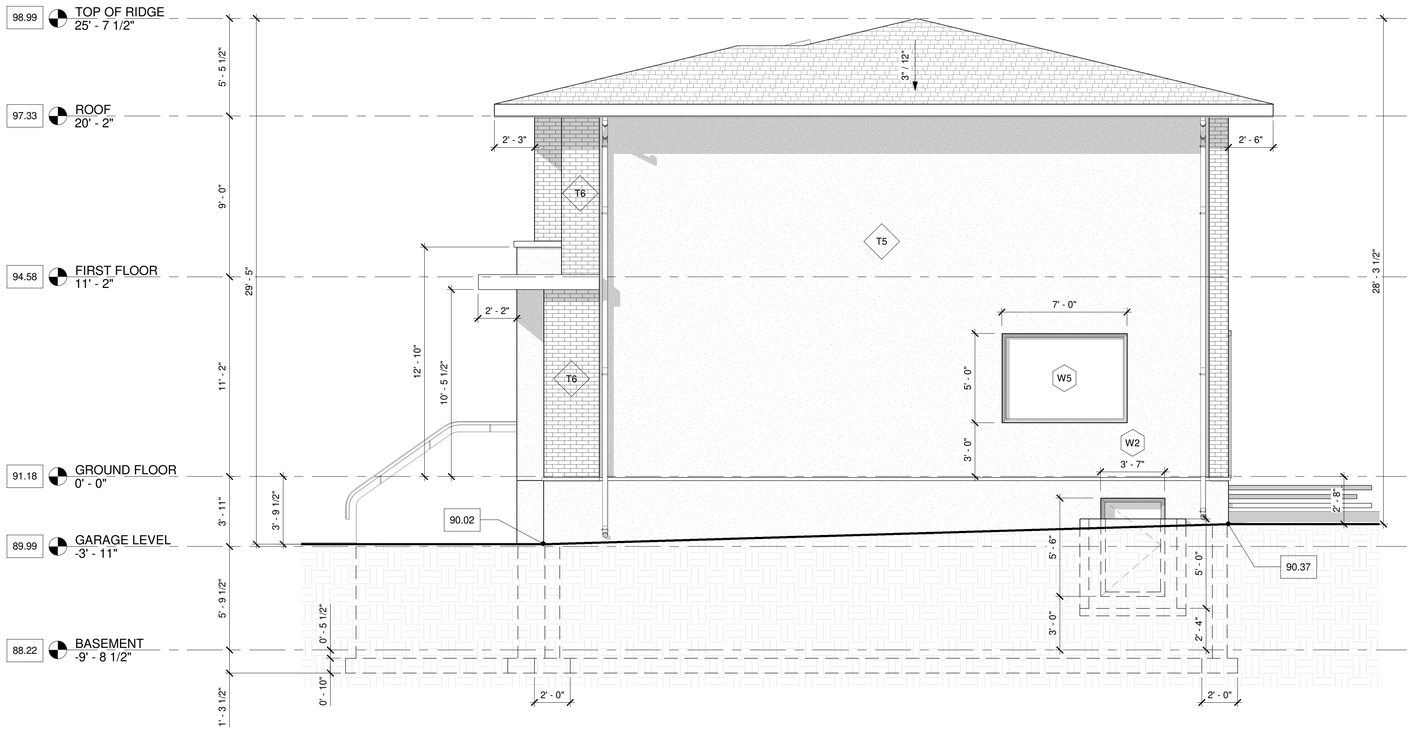


2 SOUTH SIDE ELEVATION
1/4" = 1'-0"



1 NORTH SIDE ELEVATION
1/4" = 1'-0"

Description	Date

PLANNING PACKAGE

SOUTH SIDE ELEVATION
NORTH SIDE ELEVATION

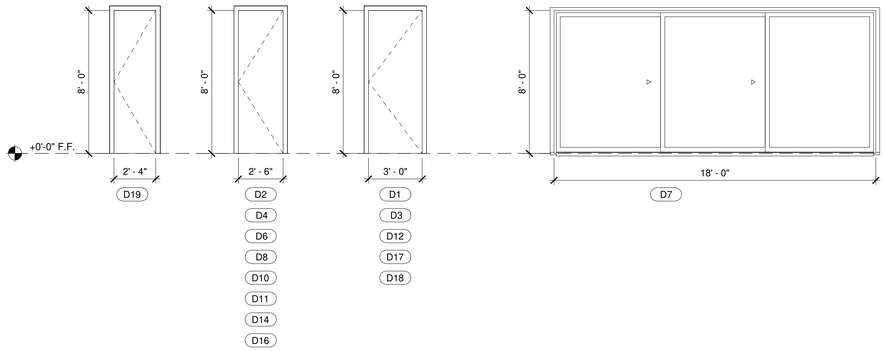
13.03.2023

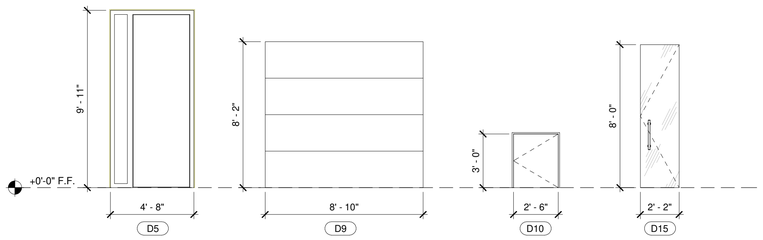
A1.05

22.03.2023 21:50:39

DOOR SCHEDULE

MARKING	TYPE	WIDTH	HEIGHT	LOCATION	TEMPERED	OBSCURE	COMMENTS
D1	SWING	3' - 0"	8' - 0"	OFFICE 1	No		
D2	SWING	2' - 6"	8' - 0"	BARHROOM	No		
D3	SWING	3' - 0"	8' - 0"	OFFICE 2	No		
D4	SWING	2' - 6"	8' - 0"	MECHANICAL ROOM	No		
D5	SWING	4' - 8"	9' - 11"	ENTRANCE	No		30 MIN FIRE RATED
D6	SWING	2' - 6"	8' - 0"	POWDER	No		
D7	MULTI SLIDE DOOR	18' - 0"	8' - 0"	DINING AREA	Yes		
D8	SWING	2' - 6"	8' - 0"	GARAGE	No		30 MIN FIRE RATED
D9	GARAGE DOOR	8' - 10"	8' - 2"	GARAGE	No		
D10	SWING	2' - 6"	3' - 0"	PANTRY	No		30 MIN FIRE RATED
D11	SWING	2' - 6"	8' - 0"	GARAGE	No		30 MIN FIRE RATED
D12	SWING	3' - 0"	8' - 0"	MASTER BEDROOM	No		
D13	OPENING	3' - 0"	8' - 0"	WIC	No		
D14	SWING	2' - 6"	8' - 0"	ENSUITE	No		
D15	GLASS SWING	2' - 2"	8' - 0"	ENSUITE	Yes		
D16	SWING	2' - 6"	8' - 0"	LAUNDRY	No		
D17	SWING	3' - 0"	8' - 0"	BEDROOM 2	No		
D18	SWING	3' - 0"	8' - 0"	BEDROOM 1	No		
D19	SWING	2' - 4"	8' - 0"	BATHROOM	No		
D20	OPENING	3' - 0"	8' - 0"	BEDROOM 2	No		
D21	OPENING	3' - 0"	8' - 0"	BEDROOM 1	No		





NOTE:

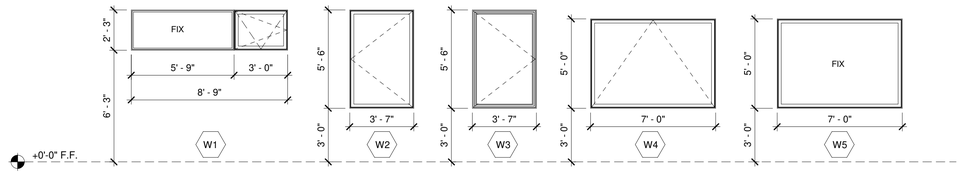
ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE (PERFORMANCE) OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED.

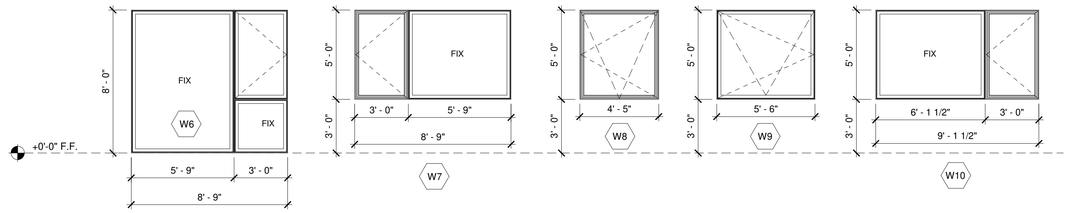
ALL SLIDING GLASS DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN ENERGY RATING OF NOT LESS THAN 17 AS PER ARTICLE 12.3.2.7 OF DIVISION B.

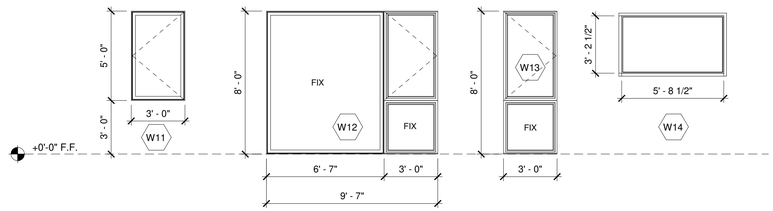
A DOOR BETWEEN THE GARAGE AND THE DWELLING SHALL BE TIGHT FITTING, WEATHER STRIPPED AND FITTED WITH A SELF CLOSING DEVICE

WINDOW SCHEDULE

MARKING	TYPE	WIDTH	HEIGHT	SILL	LOCATION	TEMPERED	OBSCURE	COMMENTS
W1	FIX-TILT & TURN	8' - 9"	2' - 3"	6' - 3"	RECREATION ROOM	No		
W2	CASEMENT	3' - 7"	5' - 6"	3' - 0"	OFFISE 2	No		
W3	CASEMENT	3 - '7"	5' - 6"	3' - 0"	OFFISE 1	No		
W4	AWNING	7' - 0"	5' - 0"	3' - 0"	KITCHEN	Yes		
W5	FIX	7' - 0"	5' - 0"	3' - 0"	DINING AREA	Yes		
W6	FIX-CASEMENT	8' - 9"	8' - 0"	0' - 0"	LIVING AREA	Yes		
W7	FIX-CASEMENT	8' - 9"	5' - 0"	3' - 0"	BEDROOM1	Yes		
W8	TILT & TURN	4' - 5"	5' - 0"	3' - 0"	BATHROOM	Yes		
W9	TILT & TURN	5' - 6"	5' - 0"	3' - 0"	MASTER ENSUITE	Yes		
W10	CASEMENT-FIX	9' - 1 1/2"	5' - 0"	3' - 0"	BEDROOM 2	Yes		
W11	CASEMENT	3' - 0"	5' - 0"	3' - 0"	LAUNDRY	No		
W12	CASEMENT-FIX	9' - 7"	8' - 0"	0' - 0"	MASTER BEDROOM	Yes		
W13	CASEMENT-FIX	3' - 0"	8' - 0"	0' - 0"	MASTER BEDROOM			36" X 96"
W14	SKYLIGHT	3' - 2 1/2"	5' - 8 21/32"		HALL	No		ROOF







NOTE:

THERMAL RESISTANCE (PERFORMANCE) FOR ALL WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN ENERGY RATING OF NOT LESS THAN 17 FOR OPERABLE WINDOWS UNITS AND NOT LESS THAN 27 FOR FIXED WINDOWS UNITS. EXCEPTION: BASEMENT WINDOWS WITH LOADBEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING AS PER ARTICLE 12.3.2.6 OF DIVISION B.

Description	Date

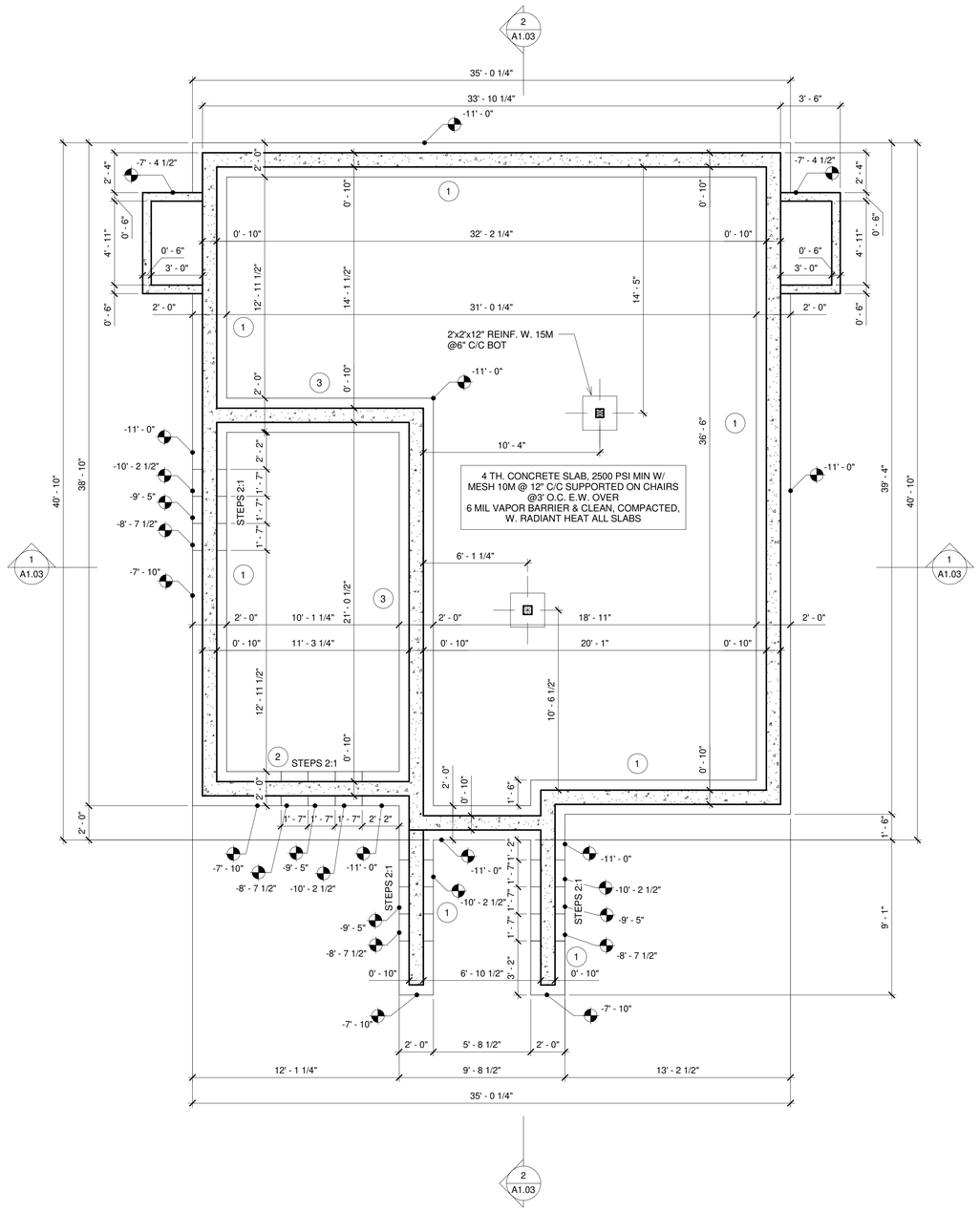
PLANNING PACKAGE

WINDOW SCHEDULE
DOOR SCHEDULE

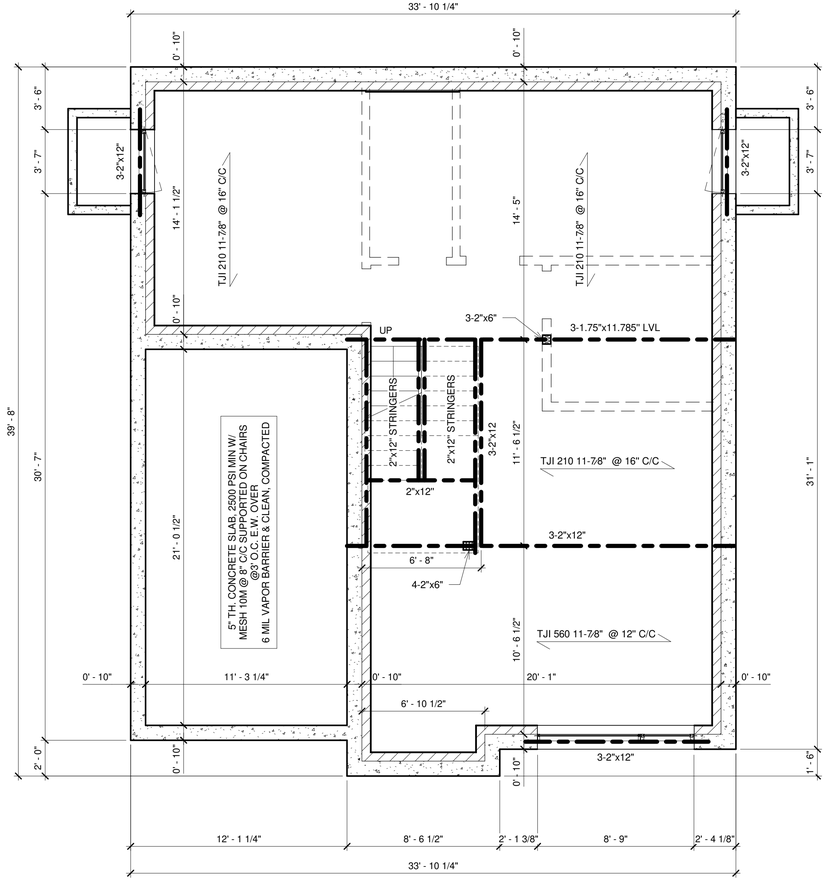
13.03.2023

A1.06

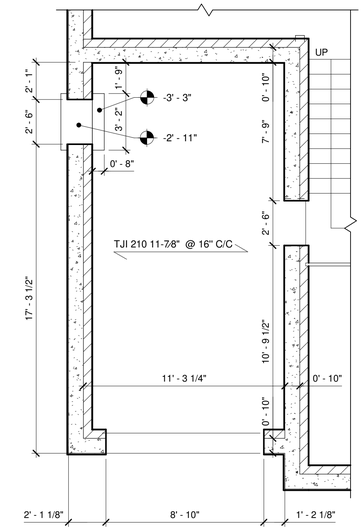
18.03.2023 13:13:07



1 FOUNDATION PLAN
1/4" = 1'-0"



2 BASEMENT FLOOR FRAMING PLAN
1/4" = 1'-0"



3 GARAGE LEVEL FRAMING PLAN
1/4" = 1'-0"

NOTE: LVL - 2.2E, 3000Fb

Description	Date

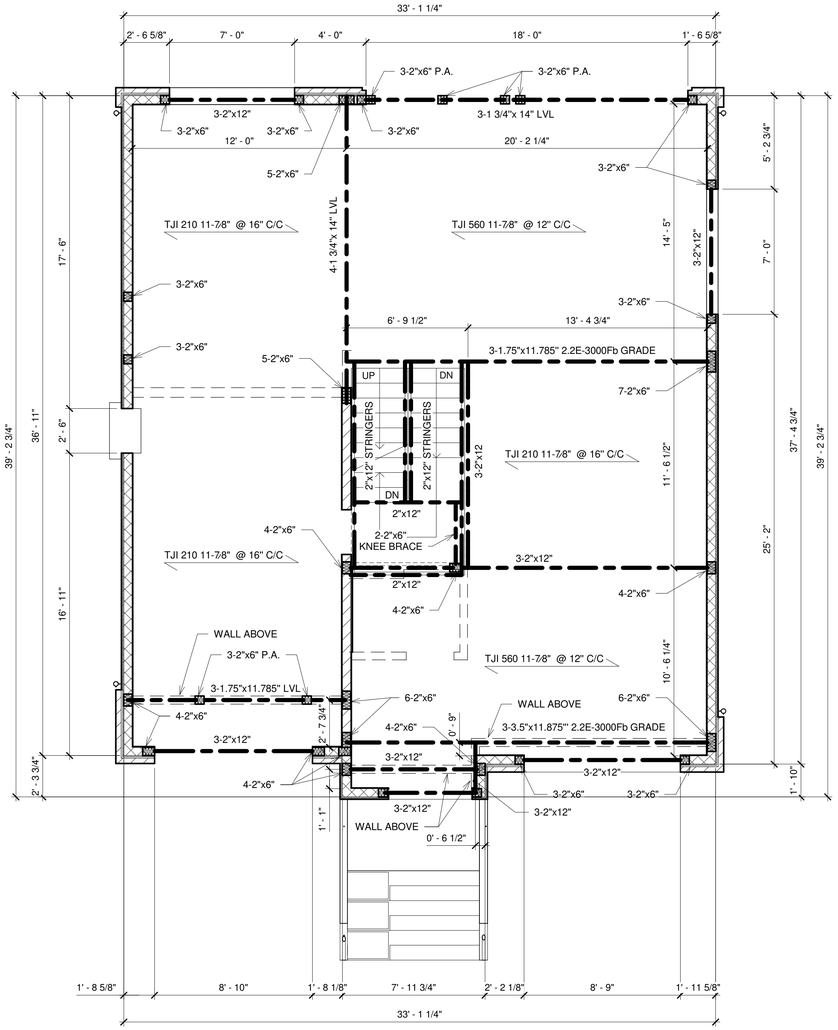
PLANNING PACKAGE

FLOOR FRAMING PLAN.
BASEMENT FLOOR
FRAMING PLAN. GARAGE
LEVEL FRAMING PLAN

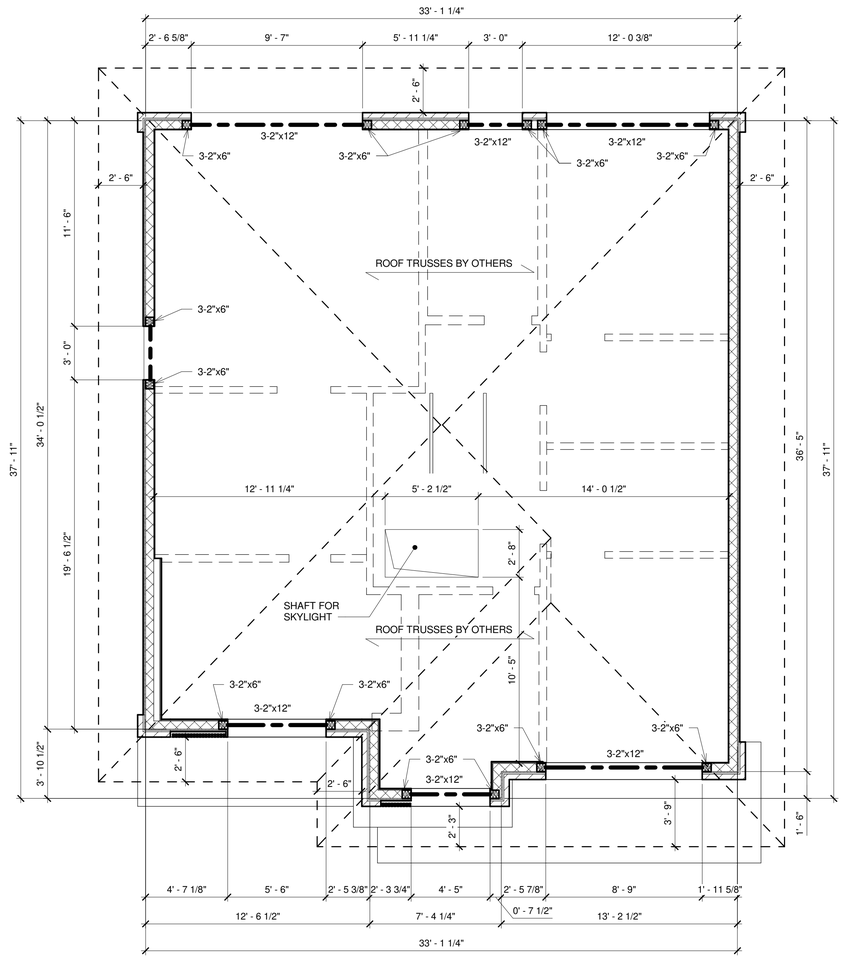
13.03.2023

S1.01

22.03.2023 21:53:18



1 GROUND FLOOR FRAMING PLAN
1/4" = 1'-0"



2 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTE: LVL - 2.2E, 3000Fb

Description	Date

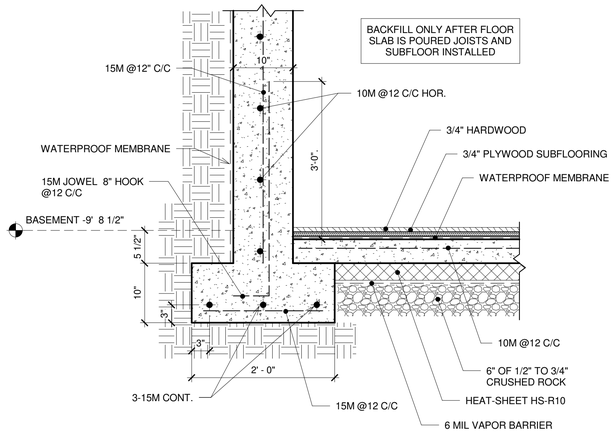
PLANNING PACKAGE

GROUND FLOOR FRAMING PLAN
FIRST FLOOR FRAMING PLAN

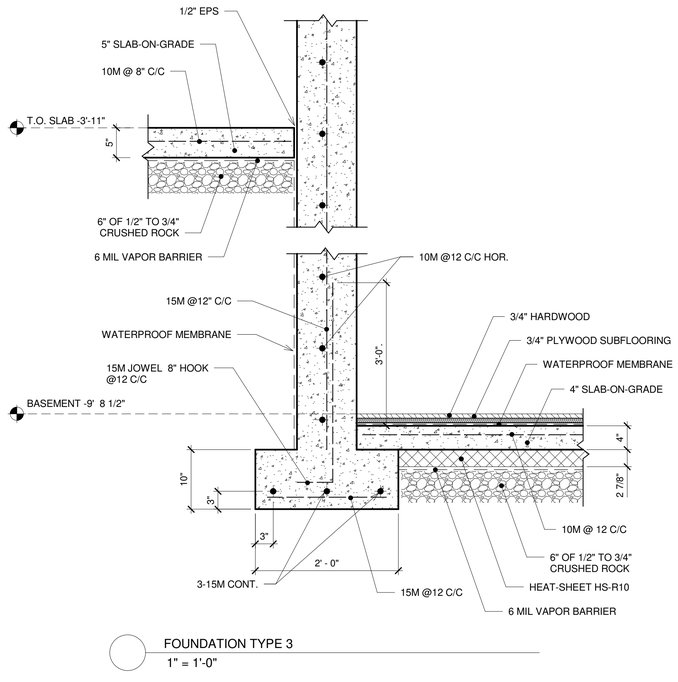
13.03.2023

S1.02

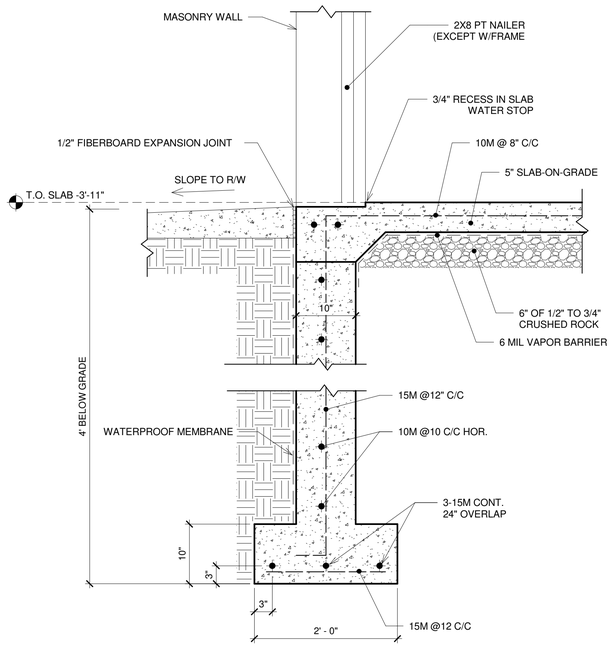
27.03.2023 19:43:55



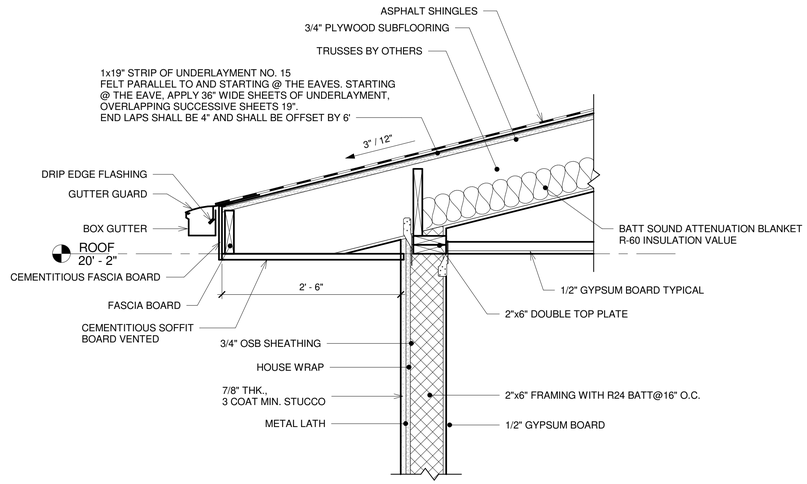
FOUNDATION TYPE 1
1" = 1'-0"



FOUNDATION TYPE 3
1" = 1'-0"



FOUNDATION TYPE 2
1" = 1'-0"



A Section A
1" = 1'-0"

Description	Date

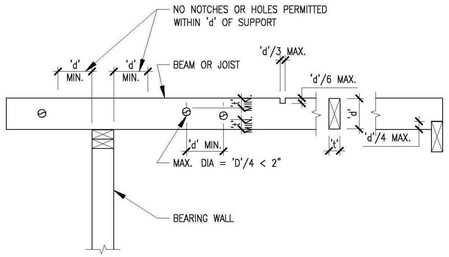
PLANNING PACKAGE

DETAIL

13.03.2023

S1.03

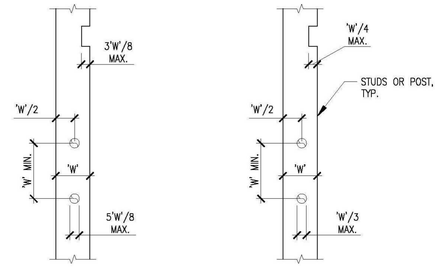
22.03.2023 19:28:37



NOTES:
1. HOLES & NOTCHES NOT PERMITTED FOR D=4" OR LESS
2. NOTCHES NOT PERMITTED WITHIN MIDDLE THIRD OF SPAN.
3. NOTCHES NOT PERMITTED IN BOTTOM OF MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

HOLES AND NOTCHES IN BEAMS & JOISTS

NO SCALE

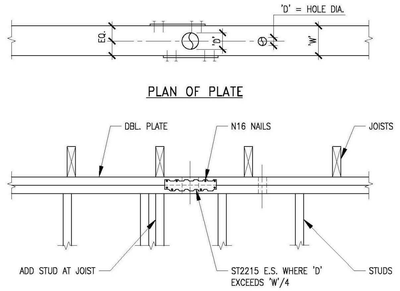


(A) NON-LOAD BEARING (B) LOAD BEARING

NOTES:
1. NOTCHING OF MEMBER IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
2. DO NOT PLACE HOLES IN MEMBERS WITH HOLDOWN ANCHORS.

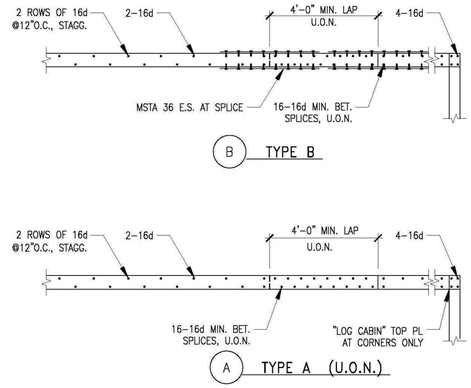
HOLES AND NOTCHES IN SYUD OR POSTS

NO SCALE



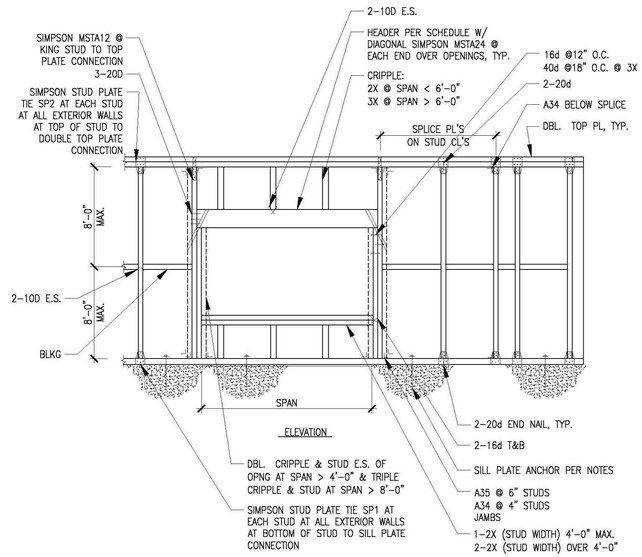
HOLES IN PLATES OF WALLS

NO SCALE



TOP PLATE SPLICE - WOOD FRAMING

NO SCALE

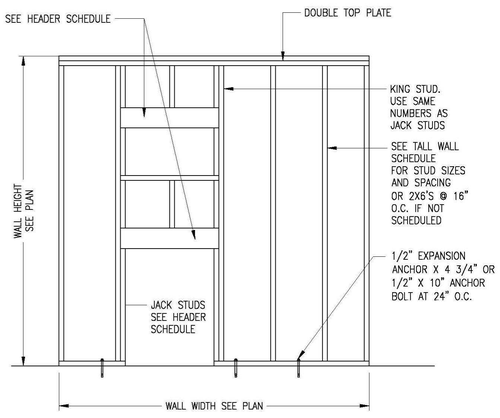


HEADER SCHEDULE (U.O.N. ON DWGS.)			
	SPAN ≤ 3'–0"	SPAN ≤ 4'–0"	SPAN ≤ 6'–0"
2x6 STUDS	(2)2X8 W/ 1/2" THICK PLYWOOD BETWEEN	(2)2X10 W/ 1/2" THICK PLYWOOD BETWEEN	(2)2X12 W/ 1/2" THICK PLYWOOD BETWEEN

NOTES:
1. FOR SHEAR WALLS, REFER TO TYPICAL SHEAR WALL DETAILS SHEET.
2. SILL PLATE ANCHORS:
   2.1. (N) CONC: ⅝" DIA. ANCHOR BOLT w/8" EMBED @ 48" O.C., TWO (2) MIN. PER MEMBER.
   2.2. (E) CONC: 1/2" HILTI KB3 w/6" EMBED @ 36" O.C. (LARR 25577)
   2.3. WD. SILL: 1/2" DIA. LAG SCREW w/4" EMBED AT 36" O.C., PLUS NAILING PER GEN. NOTES.

STUD WALL FRAMING

NO SCALE

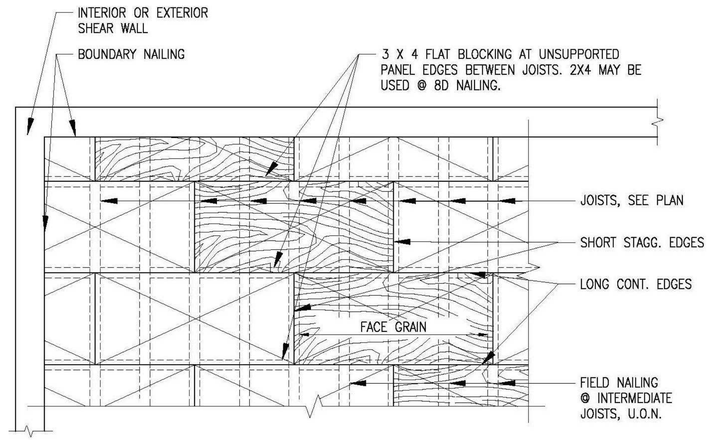


TALL WALL SCHEDULE		
SECTION	SPACING	MAX HEIGHT
2X6	16" O.C.	10'–0"
2X6	12" O.C.	12'–0"
2X6	8" O.C.	14'–0"
2X6	4" O.C.	18'–0"
2X8	16" O.C.	15'–0"
2X8	12" O.C.	16'–5"
2X8	8" O.C.	15'–5"
6X6	24" O.C.	22'–6"

*ALTERNATIVE TO 6X6 POST USE (3)2X6 NAILED TOGETHER POST

TYPICAL TALL WALL DETIAL

NO SCALE



PLAN

NOTES:
1. APPLY PLYWOOD SHEATHING WITH FACE GRAIN PERPENDICULAR TO JOISTS. STAGGER 4'–0" EDGES AS SHOWN.
2. 2. REFER TO DETAILS FOR SPECIAL NAILING OVER SHEAR WALLS, AT COLLECTORS, TIES, ETC.
3. 3. ALL ROOF NAILING SHALL BE INSPECTED BEFORE ANY ROOFING MATERIAL IS APPLIED.
4. 4. REFER TO S1.00 FOR NAILING PATTERN

ROOF AND FLOOR SHEATHING

NO SCALE

Description	Date

PLANNING PACKAGE

TYPICAL FRAMING DETAIL

00.01.2023

S1.04

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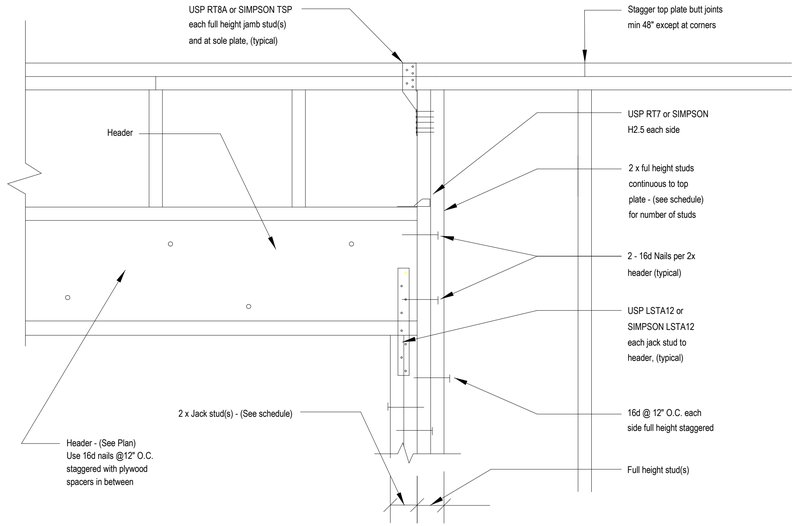


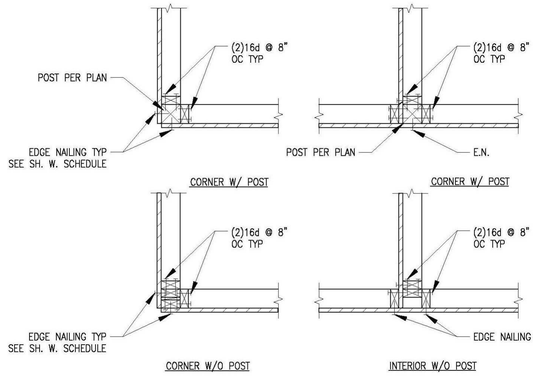
OPENING	HEADER AT BEARING WALL OR SHEAR WALL	# OF JACK STUDS BEARING	# OF FULL HGT STUDS	HEADER AT NON-BEARING WALLS	# OF JACK STUDS NON-BEARING	# OF FULL HGT STUDS
0"-0" TO 3'-6"	2-2x6	1	1	2-2x4	1	1
3'-7" TO 5'-0"	2-2x8	1	1	2-2x4	1	1
5'-1" TO 6'-6"	2-2x10	2	2	2-2x6	1	1
6'-7" TO 8'-0"	2-2x12	2	3	2-2x8	1	2

NOTE: Schedule applies unless otherwise noted on framing plans.

See typical wood stud wall framing detail above.

WOOD HEADER DETAIL/SCHEDULE

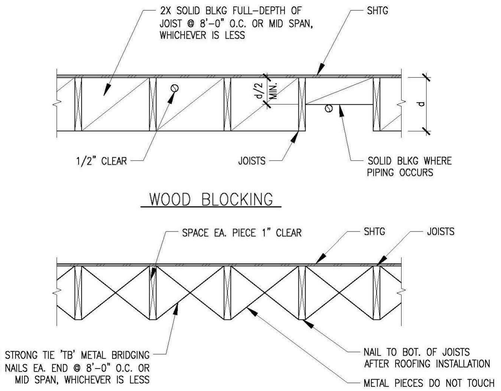
NO SCALE



NOTES:
1. SEE FRAMING PLAN FOR SHEARWALL FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
2. ALL STUDS 1 1/2" THK. U.N.O.

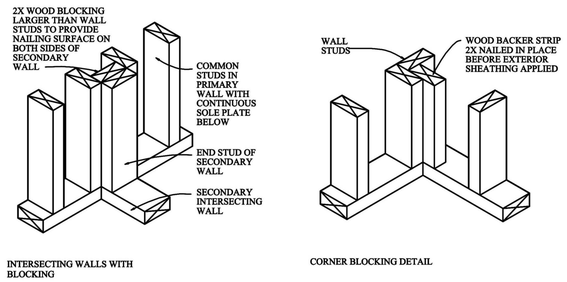
SHEAR WALL INTERSECTION FRAMING

NO SCALE



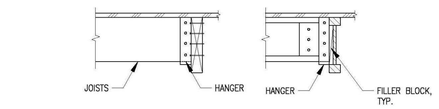
WOOD JOISTS BRIDGING

NO SCALE



INSULATED WALL DETAILS

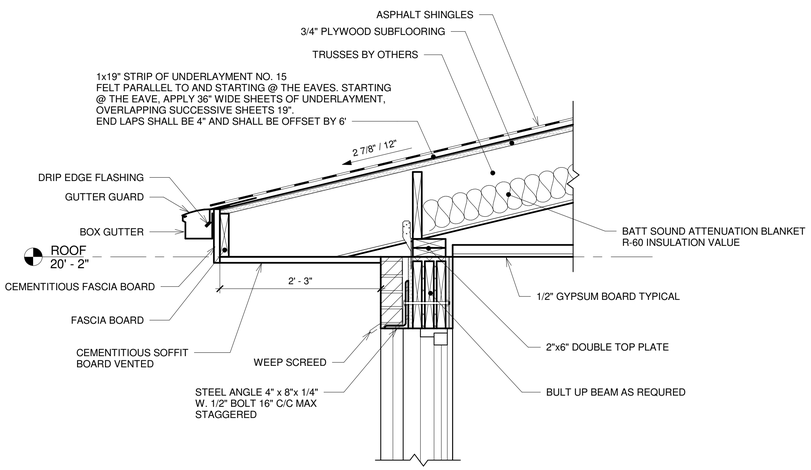
NO SCALE



HANGER SCHEDULE			
SUPPORTED MEMBER	SUPPORT TYPE	HANGER	COMMENT
2X	SOLID SAWN	LU OR HU	SIMPSON, LARR 25074
4X	SOLID SAWN	LU OR HU	SIMPSON, LARR 25074

JOIST HANGER CONNECTION

NO SCALE



B Section B

1" = 1'-0"

Description	Date

PLANNING PACKAGE

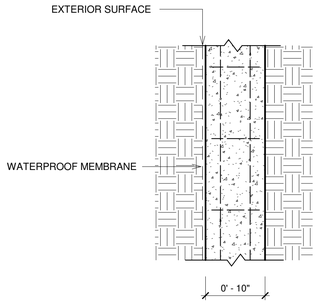
DETAIL

13.03.2023

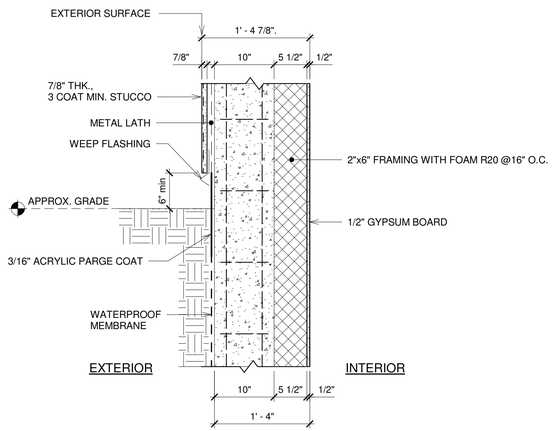
S1.05

22.03.2023 19:28:10

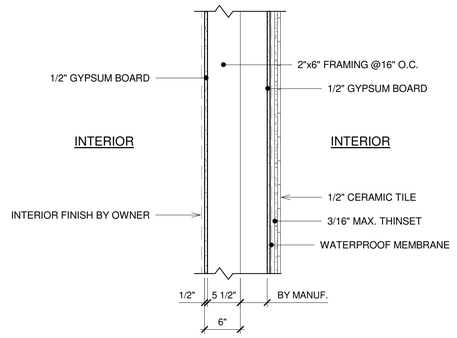
Description	Date



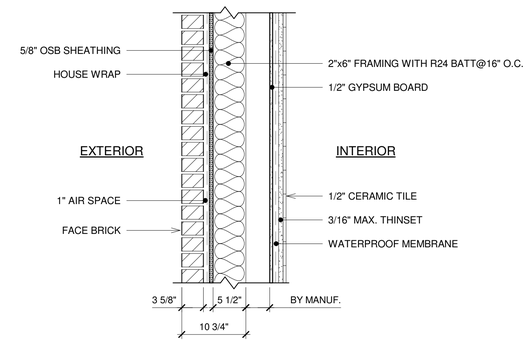
T1 GARAGE FOUNDATION WALL
1" = 1'-0"



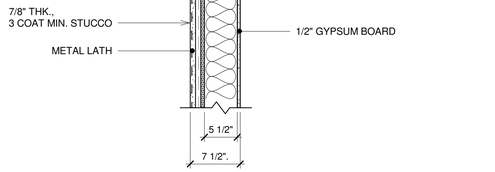
T2 BASEMENT PREMIER RETAINING WALL
1" = 1'-0"



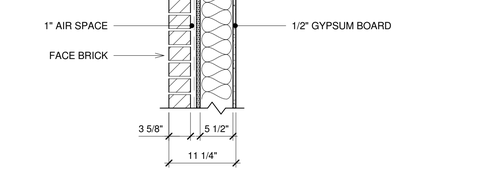
T3 INTERIOR WALLS WITH WALL-HANG TOILETS
1" = 1'-0"



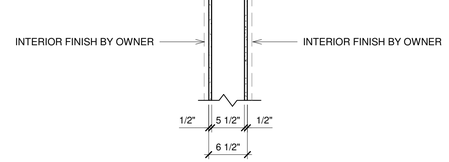
T4 EXTERIOR BRICK WALLS WITH WALL-HANG TOILETS
1" = 1'-0"



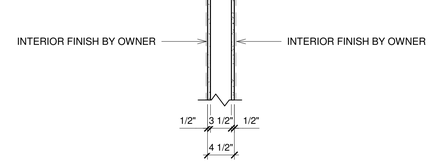
T5 EXTERIOR WALLS WITH STUCCO FINISH
1" = 1'-0"



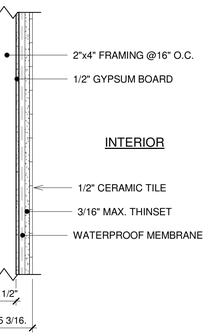
T6 EXTERIOR BRICK WALLS WITH WALL
1" = 1'-0"



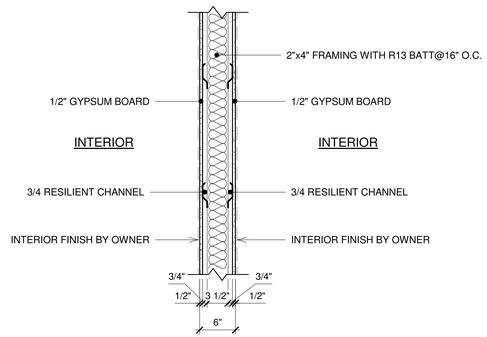
T7 INTERIOR WALLS WITH POCKET DOOR
1" = 1'-0"



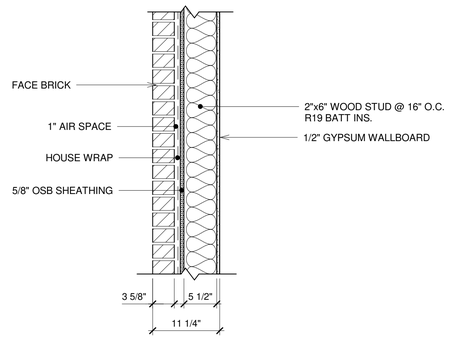
T8 INTERIOR WALLS WITH DRYWALL FINISH ON BOTH SIDES
1" = 1'-0"



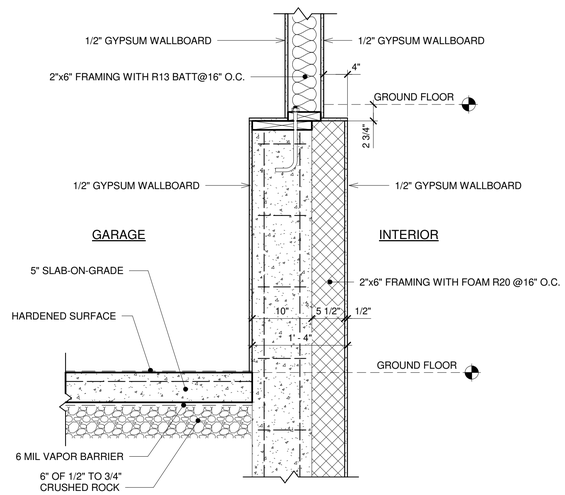
T9 INTERIOR WALLS ADJACENT TO THE BATHROOMS WITH PORCELAIN WATERPROOFED WALL
1" = 1'-0"



T10 INTERIOR WALLS WITH SOUNDPROOFING FEATURE BOTH SIDES DRYWALL
1" = 1'-0"



T11 GARAGE EXTERIOR WALLS WITH BRICK FINISH
1" = 1'-0"



T12 GARAGE WALLS ADJACENT TO THE INTERIOR, HEATED SPACES
1" = 1'-0"

PLANNING PACKAGE

TYP. WALL DETAILS 1

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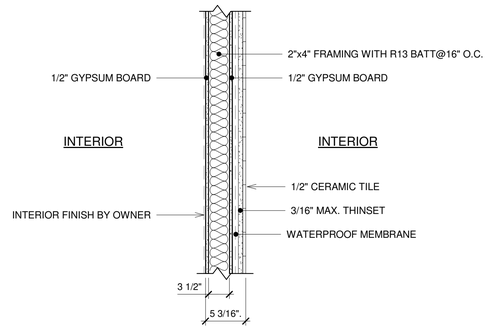
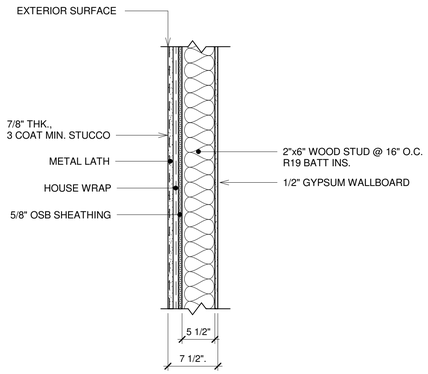


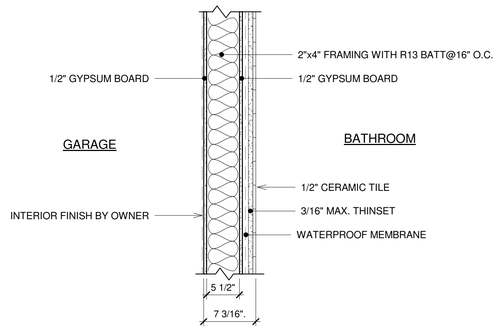
T13 INTERIOR WALLS WITH SOUNDPROOFING FEATURE ONE SIDE DRYWALL, OTHER SIDE PORCELAIN WITH WATER PROOFING

1" = 1'-0"



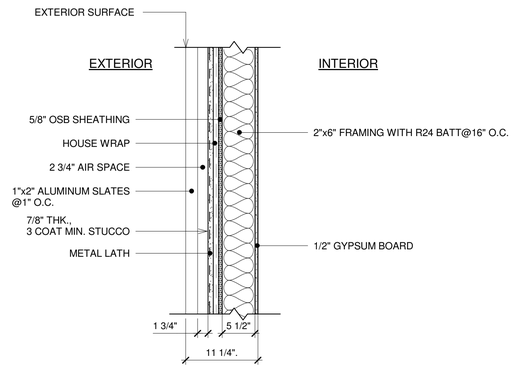
T14 GARAGE EXTERIOR WALLS WITH STUCCO FINISH

1" = 1'-0"



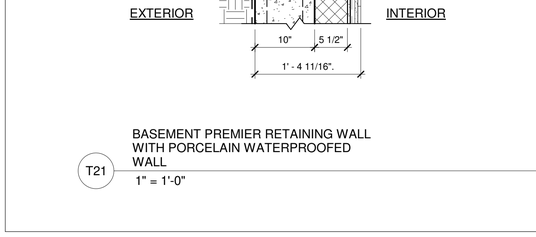
T15 GARAGE WALLS ADJACENT TO THE INTERIOR BATHROOM WITH PORCELAIN WATERPROOFED WALL

1" = 1'-0"



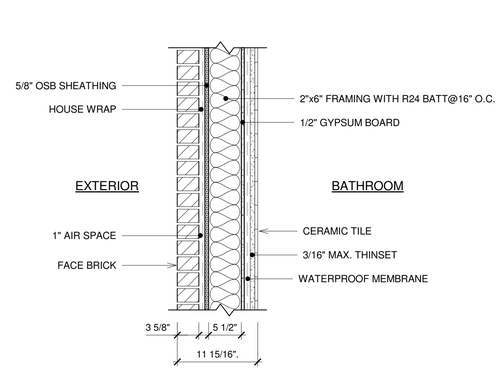
T16 EXTERIOR WALL WITH STUCCO AND ALUMINUM VERTICAL SLAT 1X1, SPACING OC 1" INSTALLED ON

1" = 1'-0"



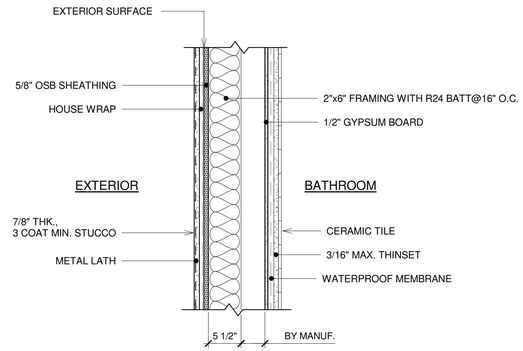
EXTERIOR WALL WITH STUCCO AND ALUMINUM VERTICAL SLAT 1X1, SPACING OC 1" INSTALLED ON, ADJACENT TO WATER PROOFED BATHROOM WALL WITH PORCELAIN FINISH

T17 1" = 1'-0"



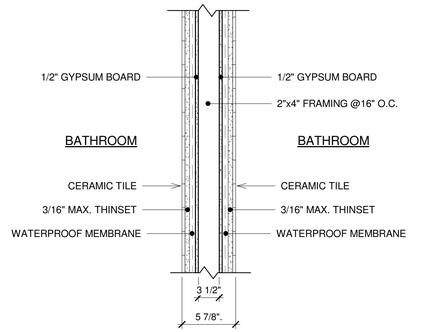
EXTERIOR WALLS WITH WALL WITH BRICK FINISH ADJACENT TO WATERPROOFED BATHROOM WALL WITH PORCELAIN FINISH

T18 1" = 1'-0"



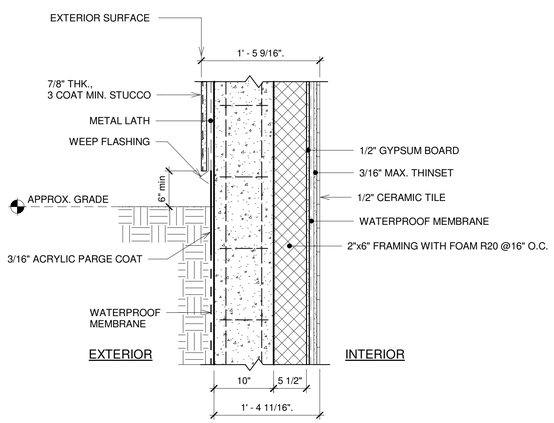
EXTERIOR WALLS WITH STUCCO FINISH ADJACENT TO WATER PROOFED BATHROOM WALL WITH PORCELAIN FINISH AND WALL HANG TOILET

T19 1" = 1'-0"



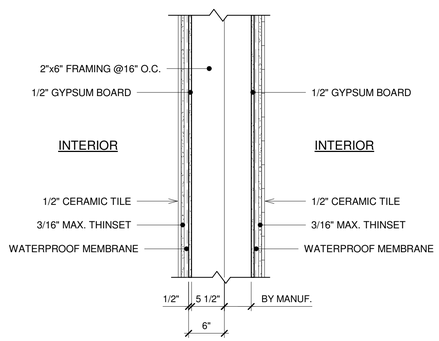
BATHROOM INTERIOR WALLS WITH BOTH SIDE PORCELAINS WATERPROOFED FINISH

T20 1" = 1'-0"



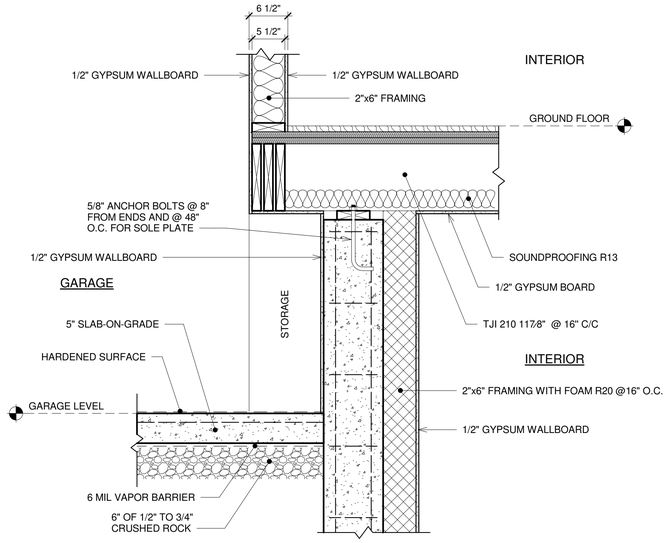
BASEMENT PREMIER RETAINING WALL WITH PORCELAIN WATERPROOFED WALL

T21 1" = 1'-0"



BATHROOM WALLS WITH WALL HANG TOILET INSTALLED ON AND OTHER SIDE PORCELAINWITH WATER PROOFING

T22 1" = 1'-0"



SECTION A

1" = 1'-0"

Description	Date

PLANNING PACKAGE

TYP. WALL DETAILS 2

13.03.2023

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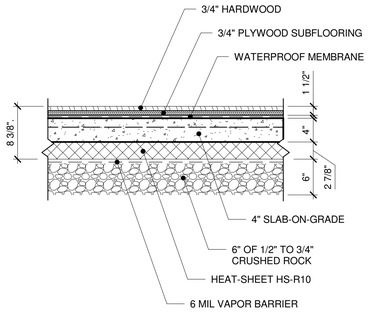
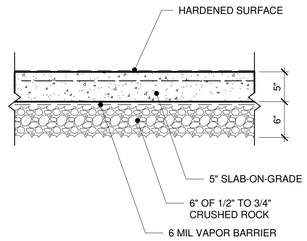
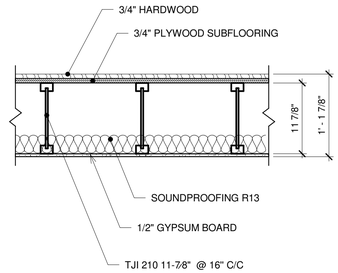


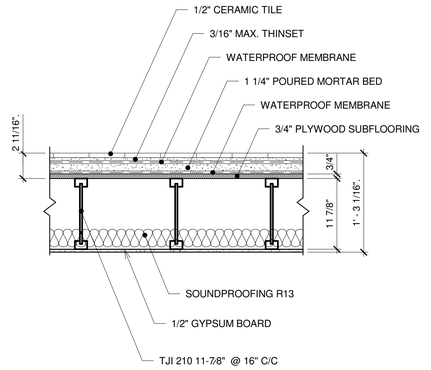
F1 BASEMENT SLAB ON GRADE WITH HARDWOOD FINISH
1" = 1'-0"



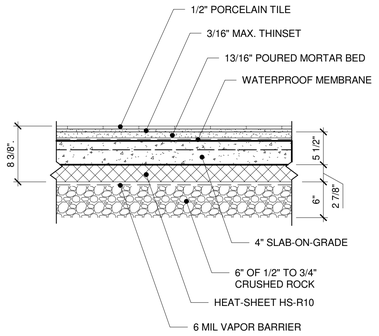
F2 GARAGE SLAB ON GRADE
1" = 1'-0"



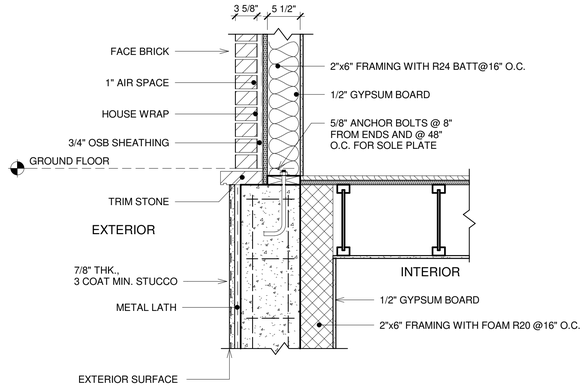
F3 FLOOR WITH HARDWOOD FINISH
1" = 1'-0"



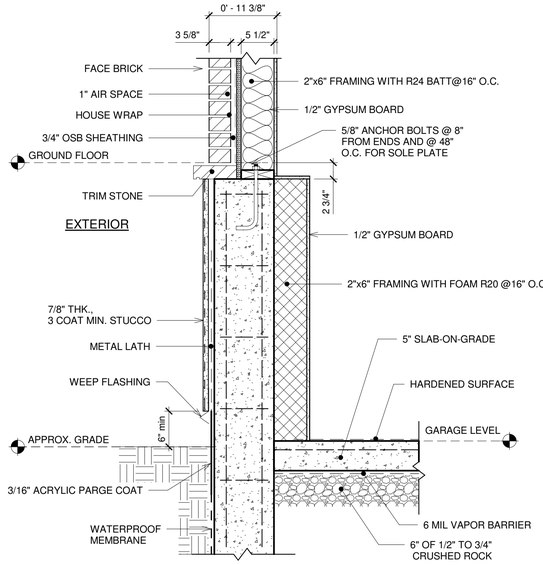
F4 FLOOR WITH PORCELAIN TILES
1" = 1'-0"



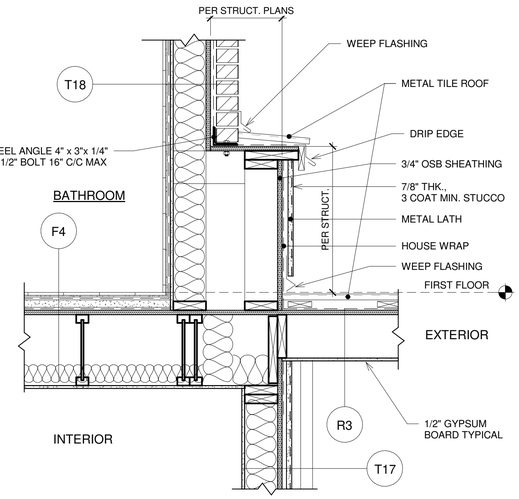
F5 BASEMENT SLAB ON GRADE WITH WATER PROOFING AND PORCELAIN TILE
1" = 1'-0"



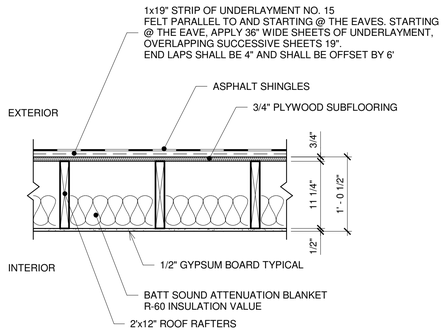
D1 CROSS-SECTION OF THE JOINT BETWEEN T2, T6, AND F3
1" = 1'-0"



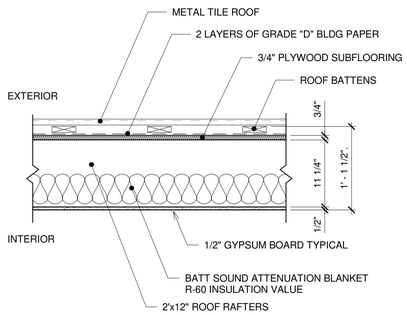
D2 CROSS-SECTION OF THE JOINT BETWEEN T5, T6
1" = 1'-0"



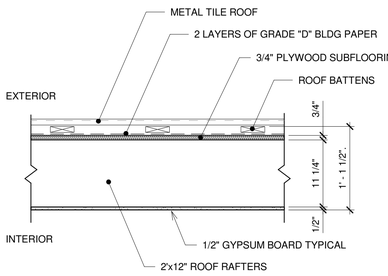
D3 CROSS-SECTION OF THE JOINT BETWEEN T17, T18
1" = 1'-0"



R1 SLOPED ROOF WITH ASPHALT SHINGLE AND FLAT CEILING INSIDE
1" = 1'-0"



R2 FLAT ROOF WITH METAL ROOFING
1" = 1'-0"



R3 FLAT OVERHANG
1" = 1'-0"

Description	Date

PLANNING PACKAGE

TYP. FLOOR, TYP. ROOF

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