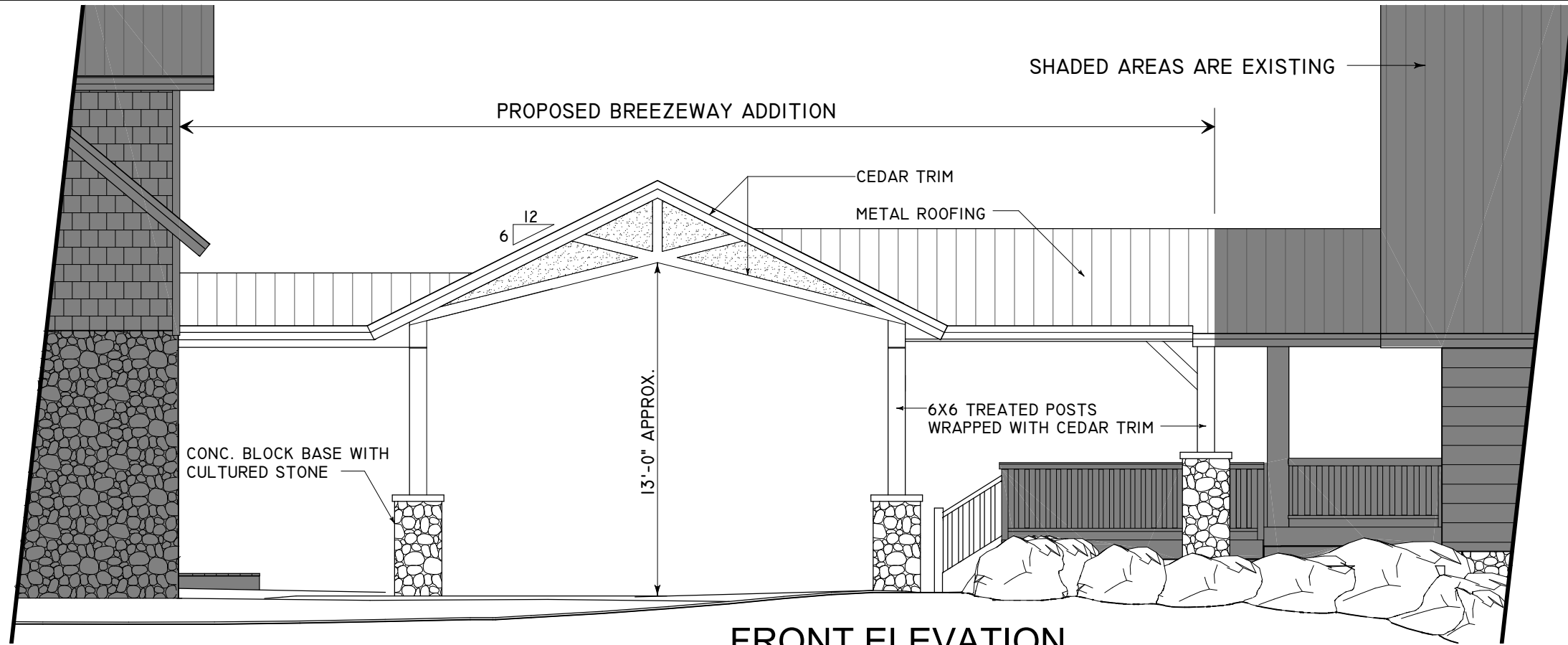
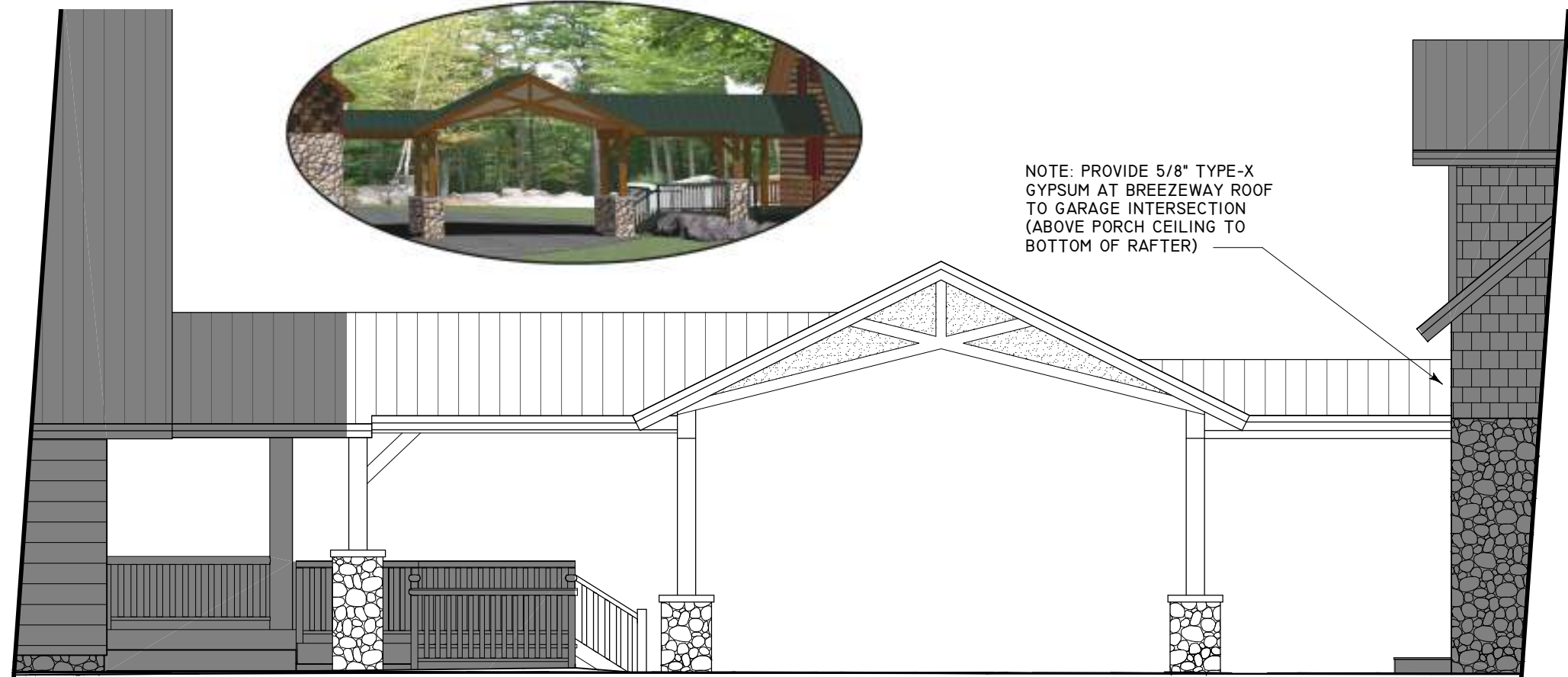


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**FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**REAR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**DRAWING DATES**

10-04-2013  
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*NOT FOR CONSTRUCTION*

**SITE LOCATION**

**MAILING ADDRESS**

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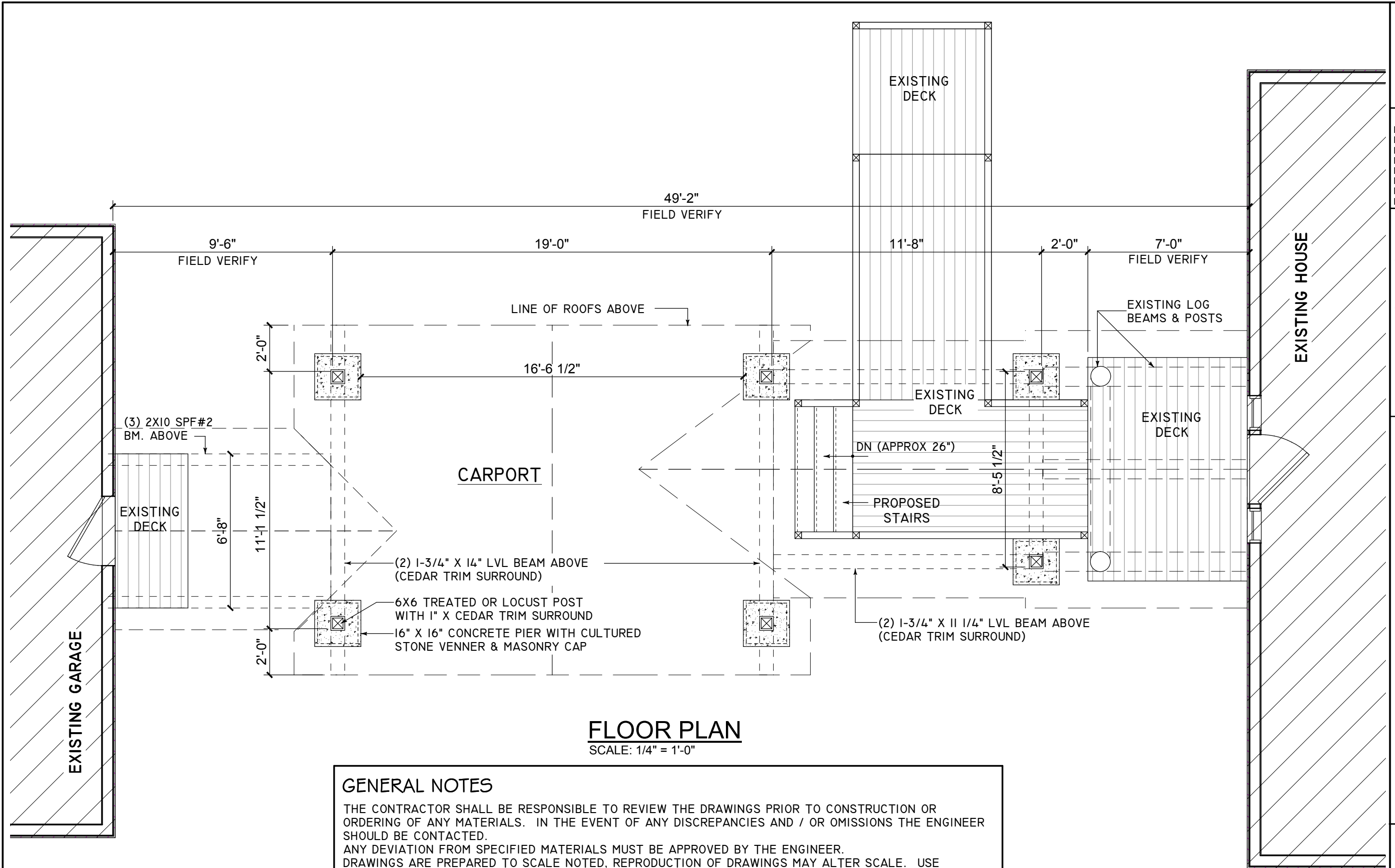
**DRAWING DATES**

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**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE DRAWINGS PRIOR TO CONSTRUCTION OR ORDERING OF ANY MATERIALS. IN THE EVENT OF ANY DISCREPANCIES AND / OR OMISSIONS THE ENGINEER SHOULD BE CONTACTED.

ANY DEVIATION FROM SPECIFIED MATERIALS MUST BE APPROVED BY THE ENGINEER.

DRAWINGS ARE PREPARED TO SCALE NOTED, REPRODUCTION OF DRAWINGS MAY ALTER SCALE. USE DIMENSIONS GIVEN FOR CONSTRUCTION; DO NOT SCALE TO DETERMINE DIMENSIONS.

ALL FRAMING LUMBER TO BE SPF#2 OR BETTER UNLESS NOTED OTHERWISE

ALL LVL MATERIAL TO BE 2600FB - I.9E MINIMUM.

ROOF TRUSS ENGINEERING, WEB CONFIGURATION AND BRACING DETAILS SHALL BE SUPPLIED BY THE MANUFACTURER AND DESIGNED FOR THE APPROPRIATE GEOGRAPHIC LOCATION.

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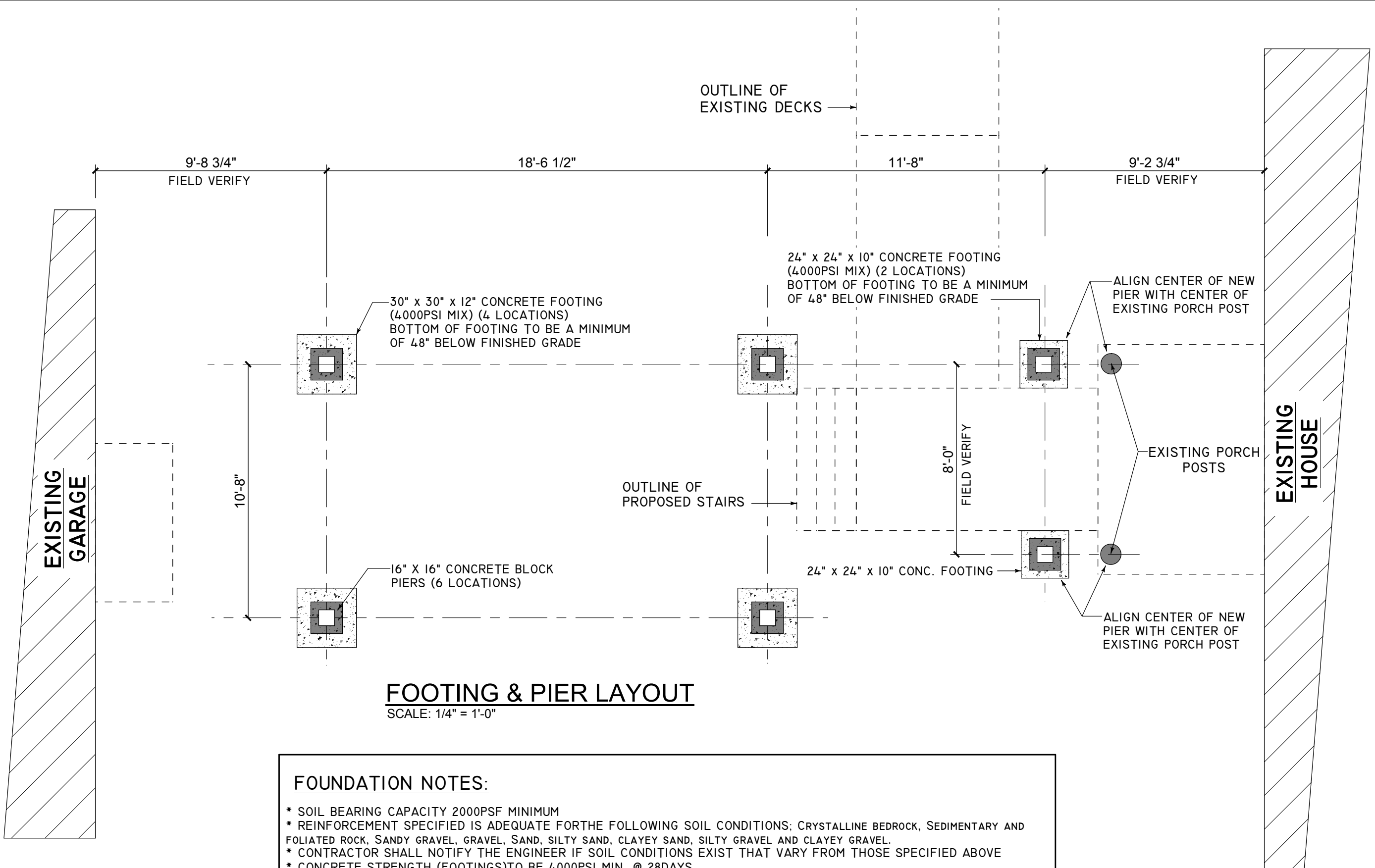
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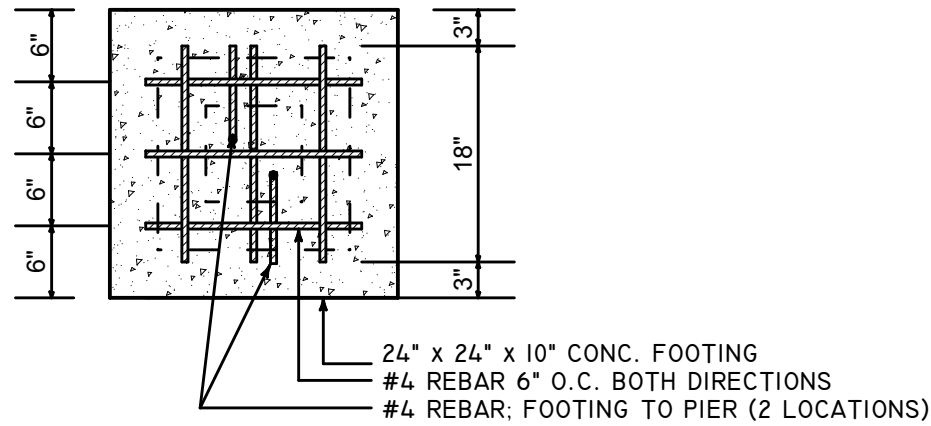
**SITE LOCATION**



**FOUNDATION NOTES:**

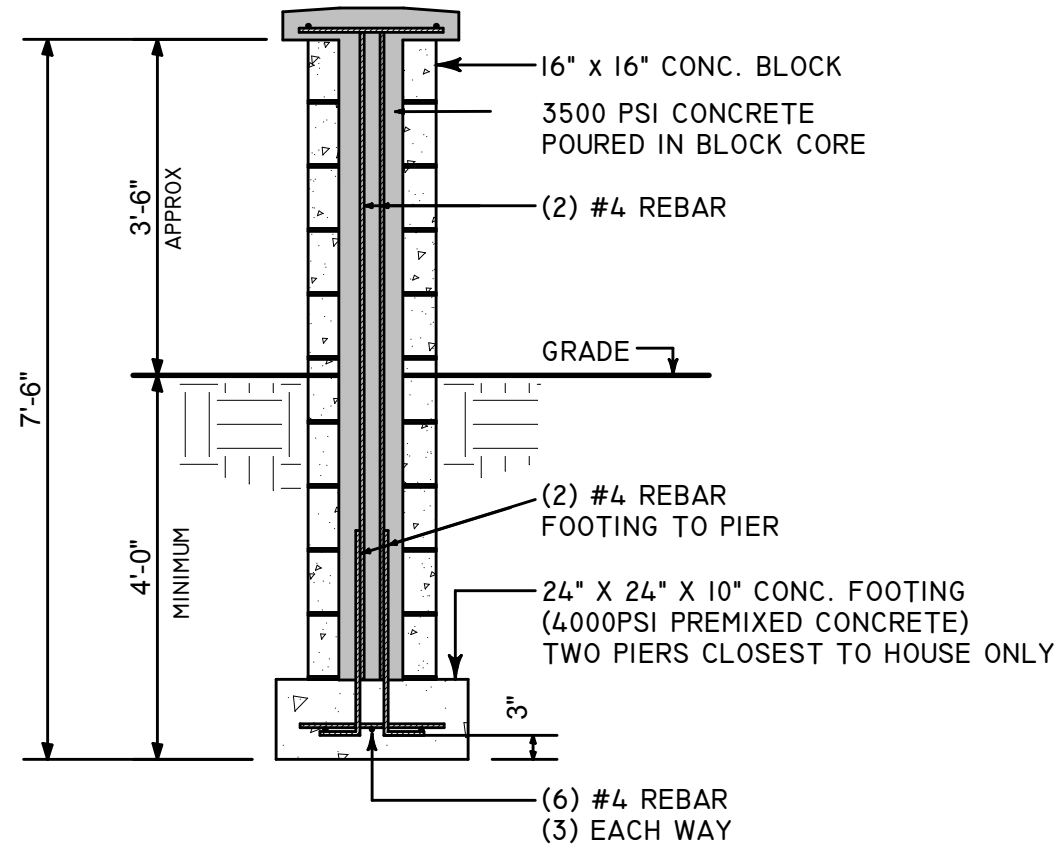
- \* SOIL BEARING CAPACITY 2000PSF MINIMUM
- \* REINFORCEMENT SPECIFIED IS ADEQUATE FOR THE FOLLOWING SOIL CONDITIONS; CRYSTALLINE BEDROCK, SEDIMENTARY AND FOLIATED ROCK, SANDY GRAVEL, GRAVEL, SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.
- \* CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL CONDITIONS EXIST THAT VARY FROM THOSE SPECIFIED ABOVE
- \* CONCRETE STRENGTH (FOOTINGS) TO BE 4000PSI MIN. @ 28DAYS
- \* CONCRETE STRENGTH (PIER CORE & CAP) TO BE MIN 3500PSI @ 28DAYS.
- \* CONTRACTOR SHALL PROVIDE ADEQUATE BRACING DURING 28DAY CURING TIME
- \* ANY WOOD IN GROUND CONTACT OR CONTACT WITH MASONRY SHALL BE ACQ TREATED
- \* ALL FASTENERS USED IN DIRECT CONTACT WITH TREATED WOOD SHALL BE APPROVED FOR USE WITH TREATED LUMBER.
- \* ALL REBAR TO BE GRADE 60

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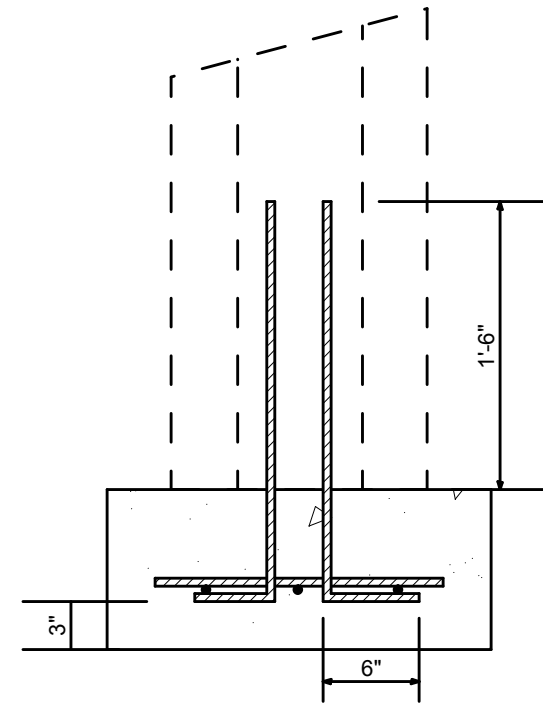
**FOOTING DETAIL (24"x24")**

SCALE: 3/4" = 1'-0"



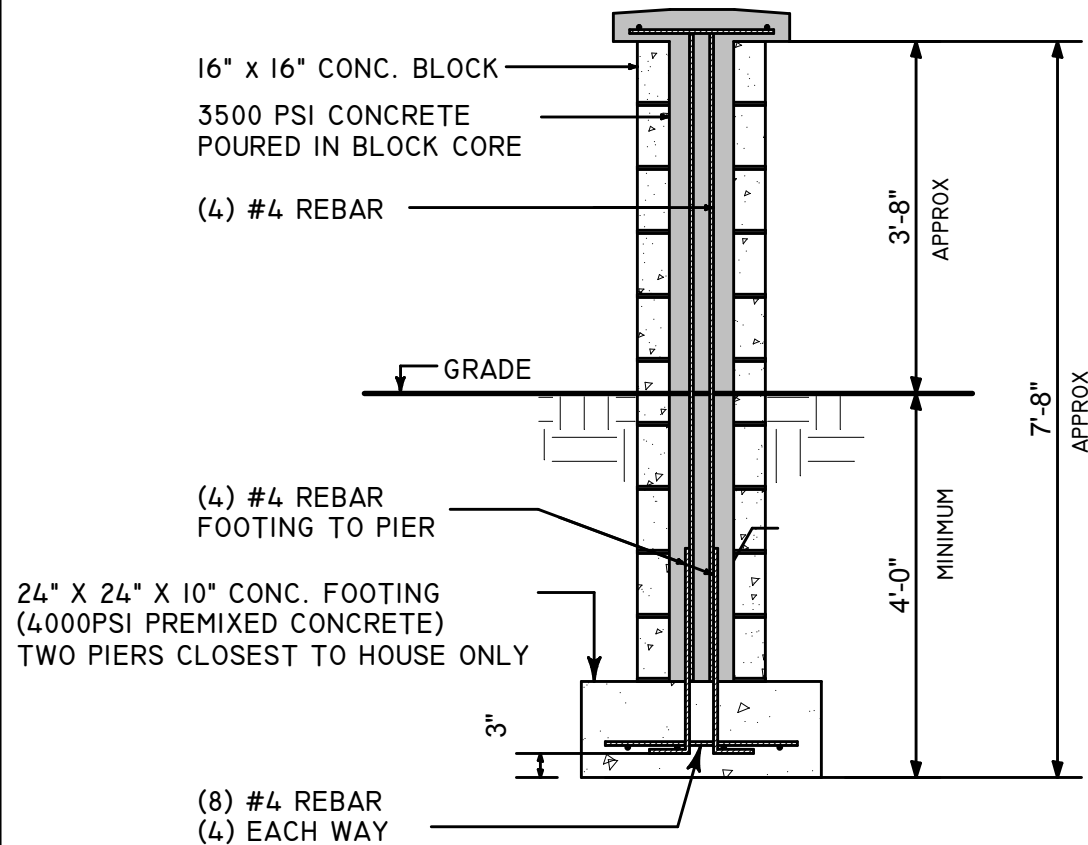
**PIER DETAIL @ 24" x 24" FOOTING**

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



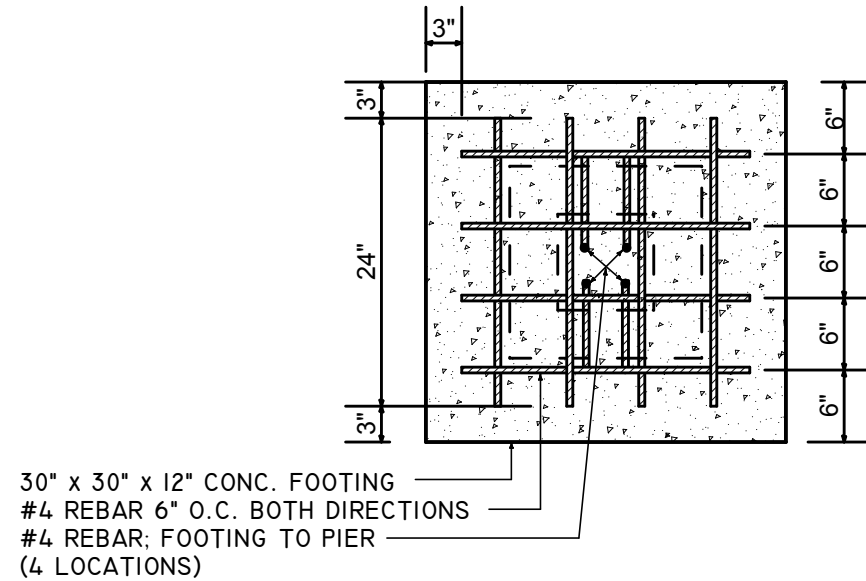
**FOOTING TO PIER DETAIL**

SCALE: 1" = 1'-0"



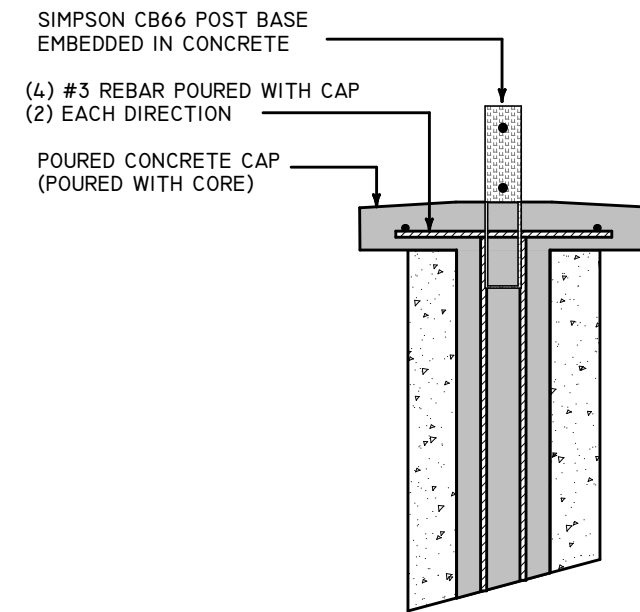
**PIER DETAIL @ 30" x 30" FOOTING**

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



**FOOTING DETAIL (30"x30")**

SCALE: 3/4" = 1'-0"



**CONCRETE CAP DETAIL**

SCALE: 3/4" = 1'-0"

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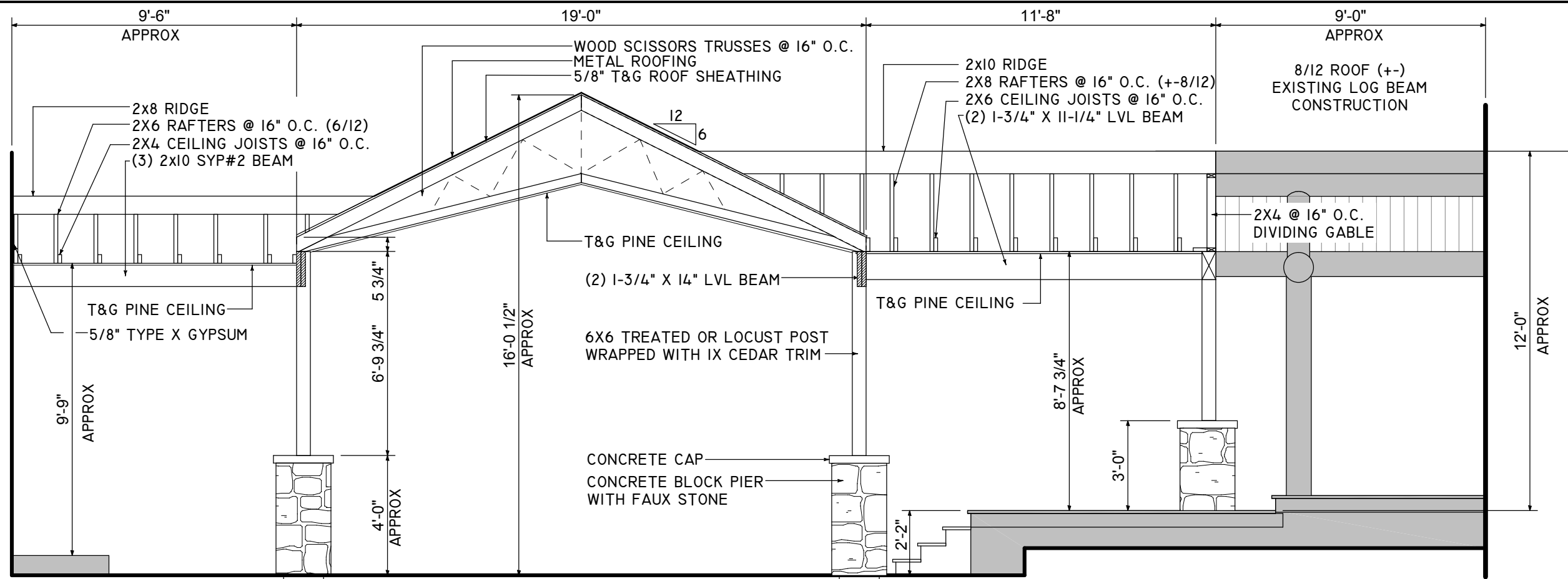
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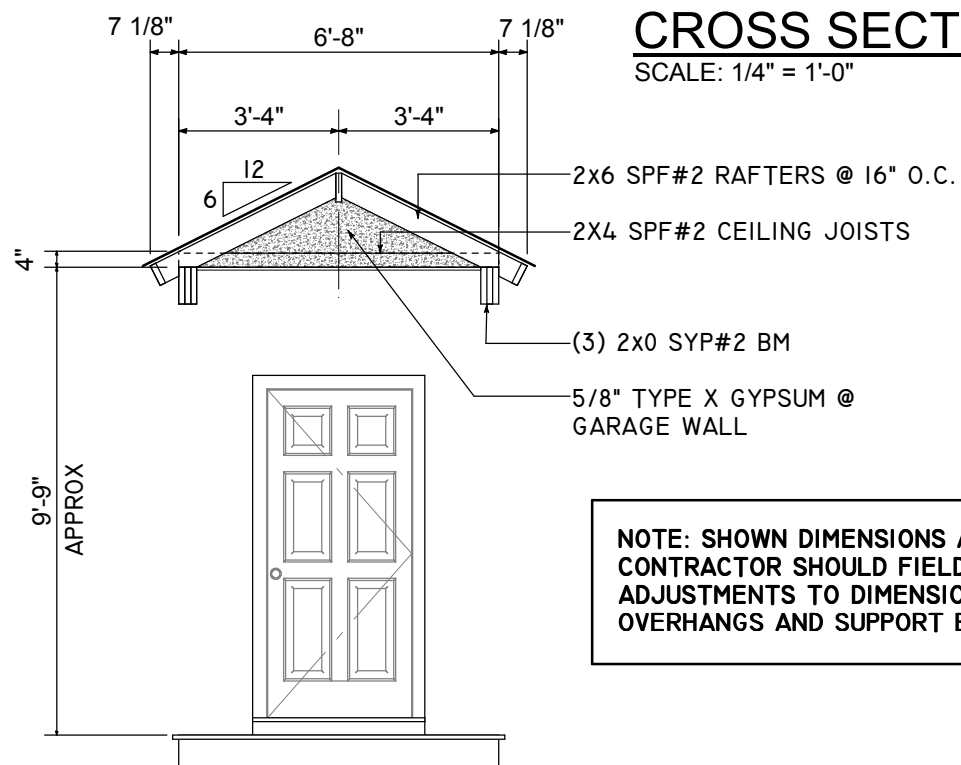
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**MAILING ADDRESS**



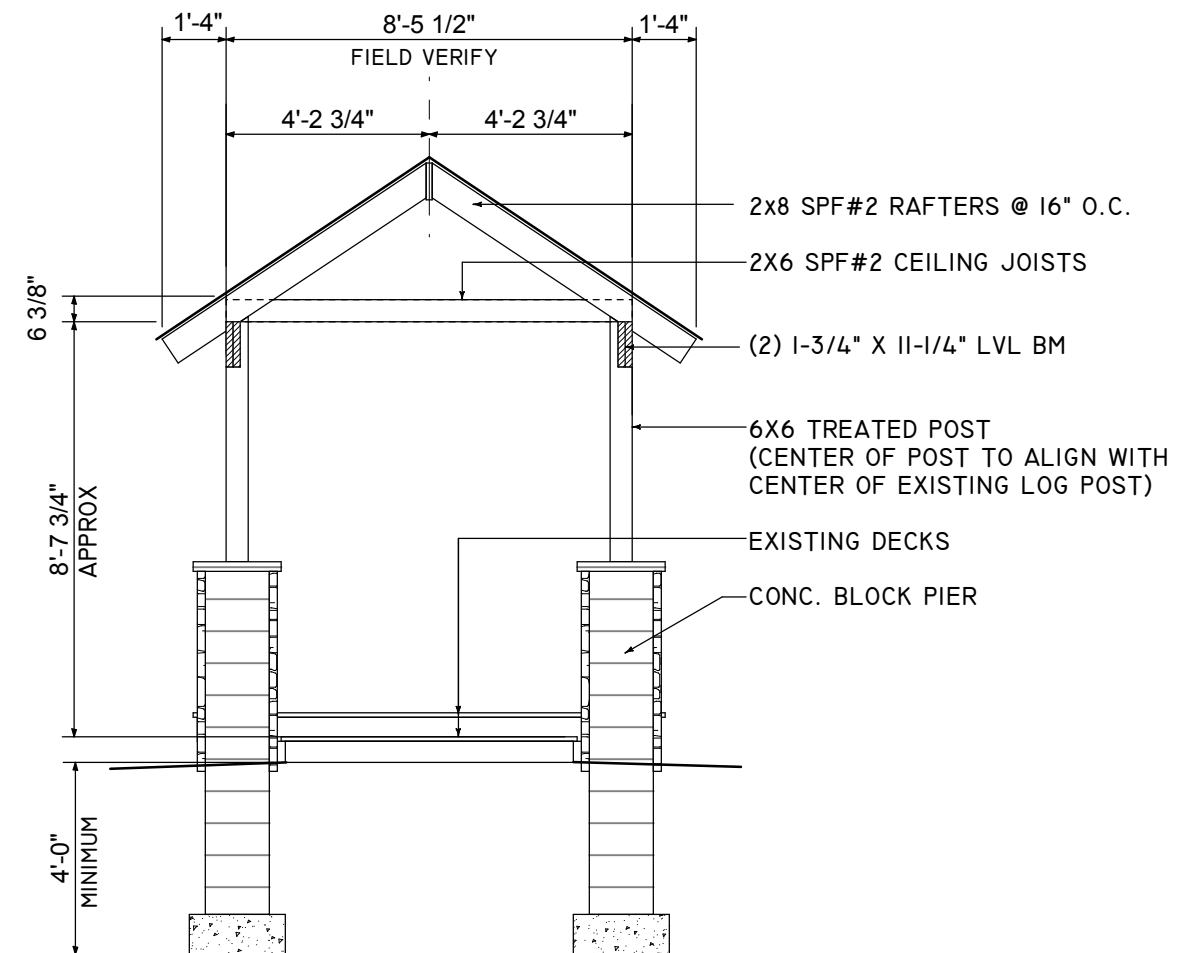
**CROSS SECTION AT CARPORT**

SCALE: 1/4" = 1'-0"



**NOTE: SHOWN DIMENSIONS ARE BASED ON ROUGH FIELD MEASUREMENTS. CONTRACTOR SHOULD FIELD VERIFY PRIOR TO ORDERING MATERIALS. ADJUSTMENTS TO DIMENSIONS MAY BE REQUIRED TO ALIGN ROOF OVERHANGS AND SUPPORT BEAMS**

**CROSS SECTION AT GARAGE BREEZEWAY**



**CROSS SECTION AT HOUSE BREEZEWAY**

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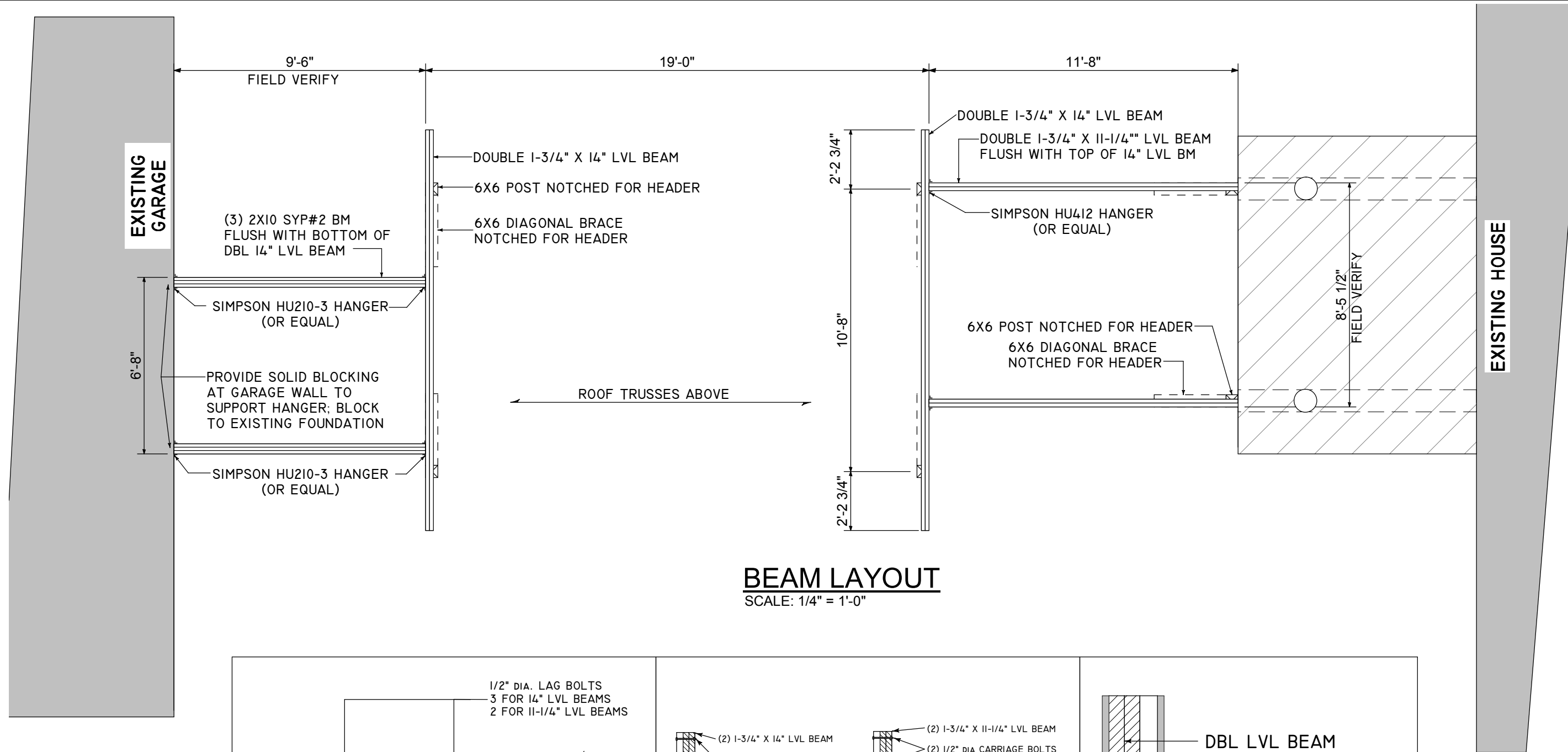
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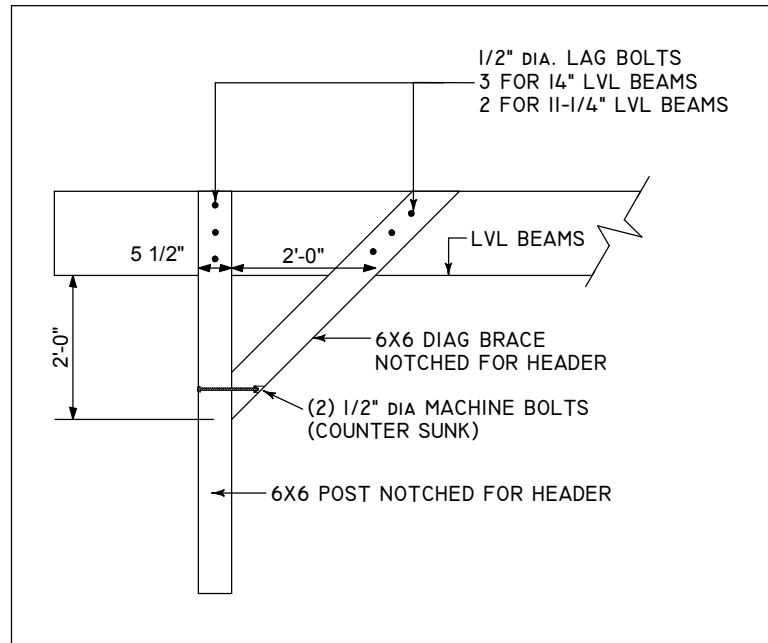
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MAILING ADDRESS



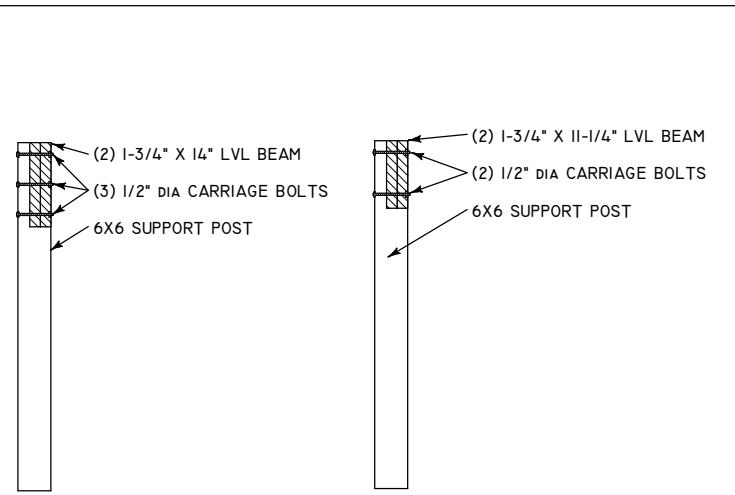
**BEAM LAYOUT**

SCALE: 1/4" = 1'-0"



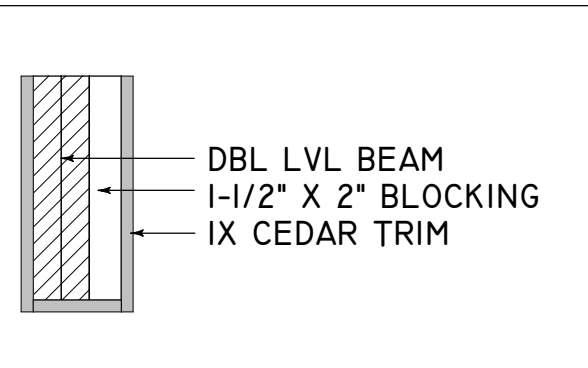
**DIAGONAL BRACING DETAIL**

SCALE: 3/8" = 1'-0"



**POST TO HEADER CONNECTIONS**

SCALE: 3/8" = 1'-0"



**HEADER TRIM DETAIL**

SCALE: 1" = 1'-0"

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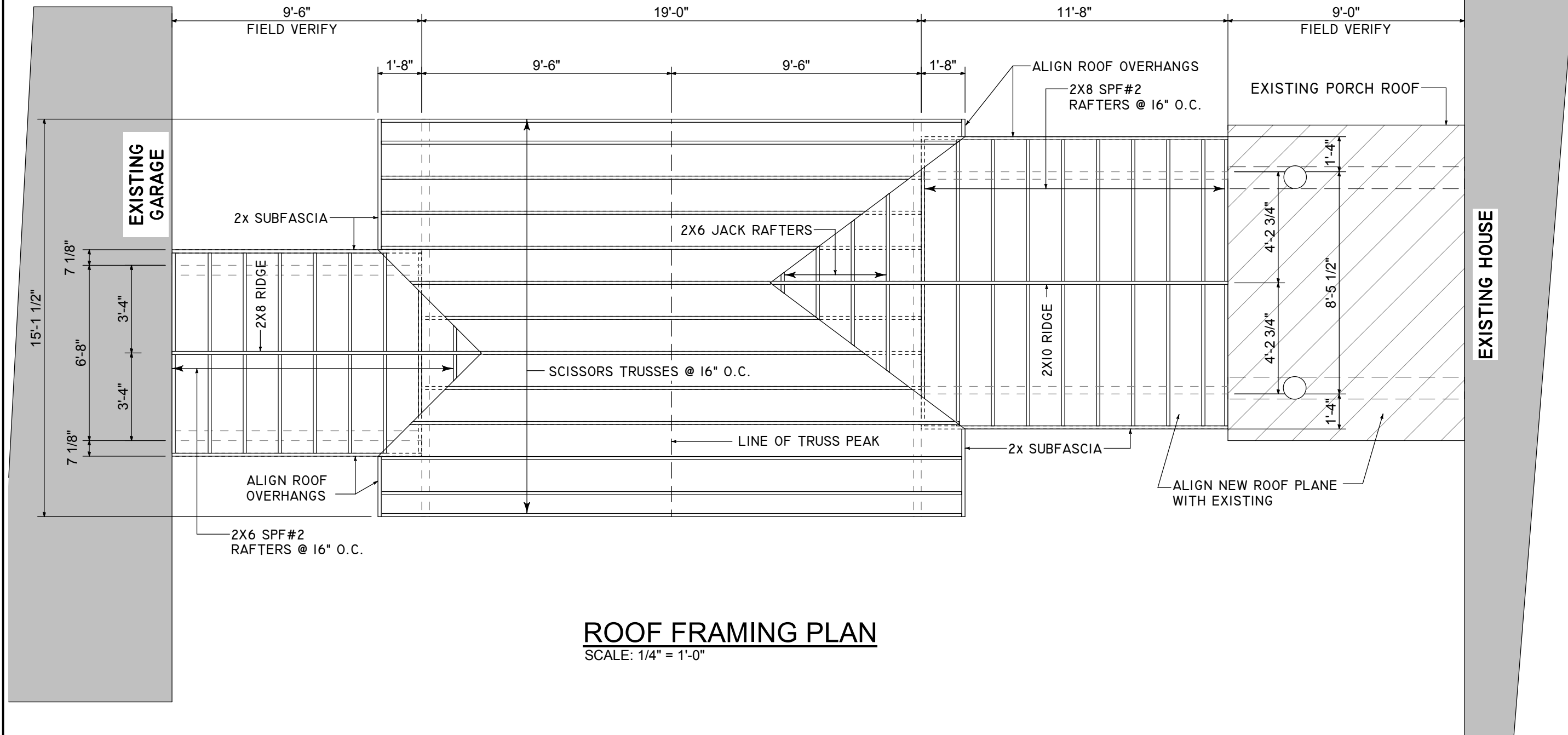
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**NOTES:**  
 ALL ROOF TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER FOR 90# GROUND SNOW LOAD AND ALL OTHER CONTRIBUTING LOADS FROM OVERFRAMED ROOFS, SNOW DRIFTING, ETC....  
 MFG. TO SUPPLY SEALED ENGINEERED DRAWINGS SHOWING COMPLIANCE WITH THE NYS 2010 RESIDENTIAL BUILDING CODE AS IT APPLIES TO THIS STRUCTURE  
 MFG. TO SUPPLY WEB DESIGN AND BRACING DETAILS

ALL TRUSSES AND RAFTERS TO HAVE SIMPSON H2.5A (OR EQUAL) TIES CONNECTING ROOF MEMBER TO WALL PLATES AT ALL WALL TO TRUSS/RAFTER INTERSECTIONS.

ROOF SHEATHING TO BE 5/8" EXTERIOR TYPE WITH T&G EDGES

OVERHANG DIMENSIONS ARE APPROXIMATE; FIELD ADJUST AS REQUIRED FOR PROPER ALIGNMENT



**ROOF FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

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*NOT FOR CONSTRUCTION*

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**STAIRWAYS.**

**WIDTH.** STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

**HEADROOM.** THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2036 MM) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

**STAIR TREADS AND RISERS.**

**RISER HEIGHT.** THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (209 MM). THE RISER 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).

**TREAD DEPTH.** THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229 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). WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) MEASURED AS ABOVE AT A POINT 12 INCHES (305 MM) FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES (152 MM) AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12 INCH (305 MM) WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

**LANDINGS FOR STAIRWAYS.** THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

**EXCEPTION:** A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET (3658 MM) BETWEEN FLOOR LEVELS OR LANDINGS.

THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

**ILLUMINATION.** ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.6.

**HANDRAILS.**

R311.5.6 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R312.1 GUARDS. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE EQUIPPED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW.

**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)**

USE	LIVE LOAD
Attics with limited storage	20
Attics without storage	10
Decks	40
Exterior balconies	60
Fire escapes	40
Handrails-(A single concentrated load applied in any direction at any point along the top)	200
Guardrails in-fill components (Balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot)	50
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40

**FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

BUILDING ELEMENT	NUMBER & TYPE OF FASTENER	SPACING
Joist to sill or girder, toe nail	3-8d (21/2" x 0.113")	NA
2" subfloor to joist or girder, blind and face nail	2-16d (31/2" x 0.135")	NA
Sole plate to joist or blocking, face nail	16d (31/2" x 0.135")	16" O.C.
Top or sole plate to stud, end nail	2-16d (31/2" x 0.135")	NA
Stud to sole plate, toe nail	3-8d (21/2" x 0.113") or 2-16d (31/2" x 0.135")	NA
Double studs, face nail	10d (3" x 0.128")	24" O.C.
Sole plate to joist or blocking at braced wall panels	3-16d (31/2" x 0.135")	16" O.C.
Blocking between joists or rafters to top plate, toe nail	3-8d (21/2" x 0.113")	NA
Rim joist to top plate, toe nail	8d (21/2" x 0.113")	6" O.C.
Built-up header, two pieces with 1/2" spacer	16d (31/2" x 0.135")	16" O.C. along each edge
Continued header, two pieces	16d (31/2" x 0.135")	16" O.C. along each edge
Ceiling joists to plate, toe nail	3-8d (21/2" x 0.113")	NA
Continuous header to stud, toe nail	4-8d (21/2" x 0.113")	NA
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	NA
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	NA
Rafter to plate, toe nail	2-16d (31/2" x 0.135")	NA
Built-up corner studs	10d (3" x 0.128")	24" O.C.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	24" O.C. top & bottom staggered; 2 nails @ ends & each splice
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (31/2" x 0.135")	NA
face nail	3-16d (31/2" x 0.135")	NA
Rafter ties to rafters, face nail	3-8d (21/2" x 0.113")	NA
Collar tie to rafter, face nail, or 11/4" x 20 gage ridge strap	3-10d (3" x 0.128")	NA

**Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing.**

5/16" TO 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (21/2" x 0.131") nail (roof)	6" o.c. edges	12" o.c. centers
19/32" TO 1"	8d common nail (21/2" x 0.131")	6" o.c. edges	12" o.c. centers

- a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. For regions having basic wind speed of 110 mph or greater, 8d deformed (21/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
- g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

IN CASE OF A CONFLICT BETWEEN GENERAL NOTES AND NOTES WITHIN THE DRAWING SHEETS THE SHEET NOTES SHALL TAKE PRECEDENCE

**COMMON ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR
BSMT	BASEMENT
CLG	CEILING
CL (CLO)	CLOSET
CMU	CONCRETE MASONART UNIT (BLOCK)
CONC	CONCRETE
DBL	DOUBLE
DN	DOWN
EWP	EASTERN WHITE PINE
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MIN	MINIMUM
M.O.	MASONRY OPENING
SQFT	SQUARE FOOT
LNFT	LINEAL FEET
O.C.	ON CENTERS
OPT	OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
POLY	POLYETHYLENE
P.S.I.	POUNDS PER SQUARE INCH
P.S.F.	POUNDS PER SQUARE FOOT
REBAR	REINFORCING BAR
SPF	SPRUCE-PINE FIR
SYF	SOUTHERN YELLOW PINE
STOR	STORAGE
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W.W.M.	WELDED WIRE MESH

**TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS<sup>a</sup>**

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500 <sup>b</sup>

- a. When soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.
- b. Where in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

**CLIMATIC & GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD = 90 #/SF (70PSF+20PSF) 2000FT ELEVATION  
 WIND SPEED = 90 MPH  
 SEISMIC DESIGN CATAGORY = B  
 SUBJECT TO DAMAGE FROM WEATHERING = SEVERE  
 FROST LINE DEPTH = 48"  
 SUBJECT TO DAMAGE FROM TERMITES = SLIGHT TO MODERATE  
 ICE BARRIER UNDERLAYMENT REQ. = YES  
 FLOOD HAZARDS = NO

Per the NYS Education Law plans submitted must bear the seal and authorized signature of a New York State licensed professional engineer or architect. This shall not apply to residential buildings of a gross floor area of fifteen hundred (1,500) square feet or less (exterior dimensions), nor alterations to any building or structure costing twenty thousand dollars (\$20,000) or less which does not involve changes affecting the structural stability and/or public safety thereof. (There may be circumstances when "stamped" plans may be required regardless of size or cost.) All other plans may need to be sealed and signed by a licensed New York State professional engineer or architect and contain design criteria.

THIS BUILDING REQUIRES ENGINEERING REVIEW; THIRD PARTY REVIEW & CERTIFICATION IS REQUIRED. ANY COPIES NOT BEARING THE SEAL OF AN ENGINEER LICENSED IN NEW YORK STATE ARE NOT VALID.

**ATTICS & VENTILATION**

- ATTICS SPACES HAVING 30" OR GREATER VERTICAL CLEAR HEIGHT REQUIRE A MINIMUM 22" X 30" ATTIC ACCESS.
- ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE SPACE (300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTS ARE IN THE UPPER PORTION OF THE AREA AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS OF THE VENTILATION MAY BE 1/300 IF A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.

**ENERGY NOTES**

- CAULK ALL EXTERIOR TOE PLATES WITH LATEX CAULK.
- CAULK ALL WIRE AND PIPE HOLES WHERE THEY PENETRATE ALL UPPER AND LOWER EXTERIOR PLATES.
- USE BLOWN-IN WALL INSULATION IF AT ALL POSSIBLE. IF BAT INSULATION IS USED PACK BEHIND ALL ELECTRICAL BOXES.
- SEAL ALL JOINTS OF HVAC DUCTS. VAPOR LEAKAGE NO MORE THAN 3%. 3" FIBER MESH TAPE SHOULD BE USED ON ALL COLLAR TO PERIMETER CONNECTIONS AND ALL GAPS THAT ARE 1/4" OR WIDER. INSULATE CONTACTS WITH R-6.5 OR GREATER.
- PERM INSULATE BETWEEN ALL EXTERIOR WINDOW AND DOOR EDGES AND ROOF OPENING FRAME. USE NON-EXPANDING FOAM INSULANT/GRACE/CELLULOSE OR EQUIV.
- PROVIDE BACKLASH DAMPER ON ALL EXTERIOR VENTILATION DRYER VENTS AND BATHROOM VENT.
- INSULATE ALL HOT WATER PIPES.
- INSTALL WRAP KIT ON WATER HEATER.

**SHEET #:**

**8**

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 PG#8 - NOTES

**DRAWING DATES**

10-04-2013

10-27-2013

**NOT FOR CONSTRUCTION**

**SITE LOCATION**

**MAILING ADDRESS**