

GENERAL NOTES:

I. FOUNDATION & CONCRETE

- A. Provide 1/2" expansion joint material between all concrete slabs and abutting concrete or masonry walls occurring in exterior or unheated interior areas.
- B. Frost footing 36" depth below finished grade.
- C. Place 1/2" diameter sill plate anchor bolts 7" into grouted concrete block or 7" into concrete. Space bolts at 6'-0" o.c. and within 12" of each corner and both sides of openings.
- D. Ventilation: Underfloor areas. Provide at least 2 openings or ventilators covered with corrosion resistant wire mesh not greater than 1/2" nor less than 1/16" in any dimension.
- E. Plates, Sills, and Sleepers: All plates or sills and sleepers which rest on concrete or masonry that is in direct contact with the earth shall be pressure treated wood or foundation redwood.
- F. Ends of wood girders entering masonry or concrete walls shall be provided with a 1/2" air space on tops, sides, and ends unless approved wood of natural resilience to decay or treated wood is used.
- G. A vapor barrier is NOT required within framed spaces against masonry or poured concrete walls.
- H. All furring strips attached to a concrete basement wall shall be treated lumber.
- I. Insulation of basement concrete foundation walls is required at time of finish.
- J. Minimum soil load-bearing value is 2000 lbs per square foot.

II. CARPENTRY

- A. Unless otherwise noted, minimum framing lumber shall be Hem Fir #2 Dry or better.
- B. Unless otherwise noted, provide:
 - 1. Double header joists and trimmers at all floor openings.
 - 2. Double 2" x 12" headers with 1/2" plywood between at all exterior door and window openings.
 - 3. Joists exceeding a nominal 2" x 8" dimensional lumber shall be supported laterally by solid blocking.
 - 4. Floor construction: APA rated sturd-i-floor 24" o.c. 23/34" T & G Exposure 1. Field glued with AFG-01 adhesives and nailed.
 - 5. Roof sheathing to be APA rated 24/16 Exposure 1. 7/16" thick.
 - 6. In all bath and toilet areas use water resistant gypsum board for walls and ceilings, and plywood underlayment flooring with exterior glue.
 - 7. All interior walls and ceilings are to be covered with 1/2" gypsum board, tape, float, and sand. (3 coats) Garage fire wall and ceilings to be covered with 5/8" firecode gypsum board. 1/2" on all others.
- C. Protection against decay and termites: Wood posts, poles, and columns shall bear upon a concrete footing and not be imbedded in concrete and shall be pressure treated wood, cedar, or redwood.
- D. The underside of a cantilever projecting above a garage door shall have the same fire protection as a garage ceiling, normally 5/8 inch type X gypsum sheathing.
- E. The header above a garage shall run the full length of the wall.

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III. STAIRS & RAILS

- A. Stair riser and run: Stairs may be constructed with a 7 3/4" maximum rise and a 10" minimum run. Allow 6'-8" minimum headroom.
- B. Handrails: 1 1/4" minimum to 2 5/8" maximum, not less than 34" nor more than 38" above the nosing of the stair.
- C. Guardrails: Shall not be less than 36" in height. Intermediate rails not more than 5" o.c., including decks.
- D. A 1 1/2" x 3 1/2" piece may be used as handrail on exterior stairs.
- E. For a landing at the front entry, only one riser of up to 7 3/4 inches is allowed. All other exterior doors can have a maximum of 3 risers to the door before a landing is required.
- F. A landing is required at the top of a ramp leading to a door. The maximum slope of a ramp is 1:8.

IV. ENERGY CONSIDERATIONS

- A. Unless otherwise noted, provide:
 - 1. Insulation minimums: Exterior walls - R19; Ceilings/Roofs - R49.00; Floors - R30.00; Windows - R1.79.
 - 2. R-5 minimum rigid insulation at masonry foundation walls and slab on grade perimeter to 24".
 - 3. Sill sealer between foundation and sill plate.
 - 4. Caulking at all sash, sliding glass doors, entrance doors, and bottom plates.
 - 5. Vapor barrier - maximum rating of 1.0 perm in unventilated ceilings.
 - 6. Attic insulation markers - depth markers required every 300 sq. ft. facing the attic access.

V. HEATING/COOLING SYSTEMS

- A. Thermostat - capable of being setback.
 - B. All ductwork must be insulated; Supply = 8.0 or better. Returns in unconditioned attics and outside of the building = R-4 or better. Returns in unconditioned crawl spaces, garages or other spaces = R-2 or better.
 - C. All ductwork must have all joints sealed, gasketed or taped to prevent air leakage. Duct tape is NOT allowed.
 - D. HVAC Ducts and plumbing lines above an attached unheated garage shall be insulated with a minimum of R-13 insulation.
- ## VI. MISCELLANEOUS
- A. Toilet Access: Water closet stool shall be located in a clear space not less than 30" in width, not less than 24" in front of the water closet (15" from W.C. center) and allowing a 4" minimum clearance on both sides of tank to any tub, shower or vanity.
 - B. Fire rated doors: In 1 hour occupancy separation on the garage side, a 1 3/8" solid core door.
 - C. Heating, A/C and Electrical: As per local requirements.

BUILDER MUST COMPLY WITH THE NEW STATE STATUTE FOR RADON RESISTANT CONSTRUCTION.

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VI. MISCELLANEOUS (CONT.)

- D. All exhaust fans to be vented to exterior of house.
- E. Engineering calculations of loads for beam sizing may be required when submitting these plans for permit approval.
- F. Provide 2 - 2" x 4" with plywood headers above all interior door openings unless otherwise noted.
- G. All wood burning fireplaces and combustion air intakes for wood burning fireplaces shall be equipped with dampers.
- H. DO NOT SCALE DRAWINGS, written dimensions take precedence over scaled dimensions.
- I. Smoke detectors:
 - 1. In new construction, smoke detectors are required in each sleeping room AND on each level of the home.
 - 2. Some hallways may not need a detector if above conditions are met.
 - 3. Detectors shall be interconnected so all will sound an alarm if one operates.
- J. All walls over 10'-0" in height must have firestops every 10'-0".
- K. Provide 1/2" drywall as a draft stop on one side of one open web truss on floors every 1000 square feet.
- L. All building joints and penetrations are to be caulked, gasketed or sealed.
- M. Accessory structures closer than 6 feet to a dwelling are to be protected on the inside by 5/8" type X gypsum sheathing. A deck is considered part of the dwelling. Accessory buildings must be 6 feet from the deck or protected by gypsum as stated above.
- N. Bathrooms must have minimum ceiling height of 6 feet 8 inches including in a tub or shower.
- O. Bathrooms with a sloped ceiling must have 6 feet 8 inches in front of a toilet or lavatory.
- P. Porches, balconies, ramps, or raised floors of more than 30 inches above grade or floors below must have guards.
- Q. Retaining walls may require guards depending upon height of wall and location of nearby walking surface.
- R. Carbon monoxide detectors are required on each level including basement.

WATER HEATING

Electric - Minimums:	30 gal - .89EF
	40 gal - .88EF
	50 gal - .86EF
Gas - Minimums:	30 gal - .56EF
	40 gal - .54EF
	50 gal - .53EF

Heat traps are required on hot & cold inlets for systems with vertical risers.

Shower heads - use 2.5 gallons/minute or less.



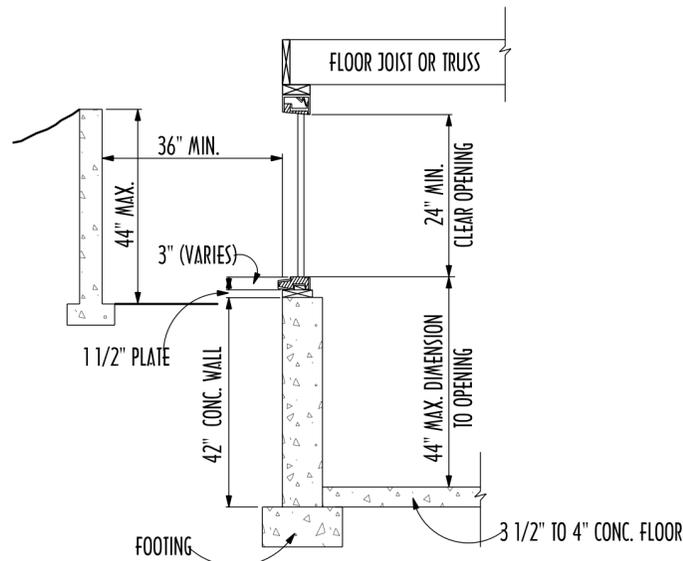
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RANCH

ALL HEADERS, ROOF TRUSSES, FLOOR TRUSSES OR I-JOISTS
SIZED BY: _____

ALL STEEL BEAMS SIZED BY: _____

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TYPICAL EGRESS WINDOW WELL DETAIL

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

(IF APPLICABLE)

Every sleeping room below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools.

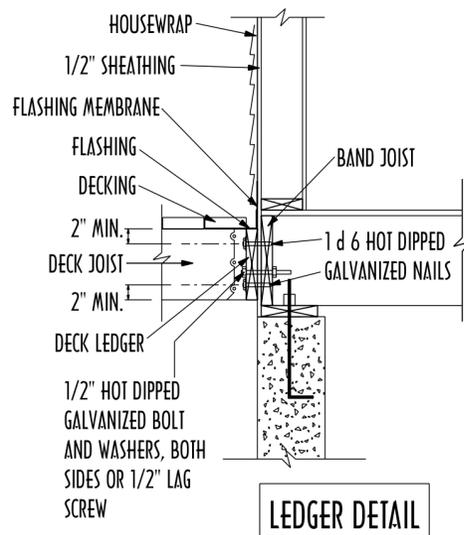
All escape or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening height dimension shall be 24". The minimum net clear opening width dimension shall be 20". An opening with the minimum height of 24" and the minimum width of 20" will not meet the 5.7 sq. ft. of operable window, so either the height or the width must exceed the minimum. The total exterior glazed openings in sleeping rooms must not be less than 8 percent of the floor area with a minimum of 8 sq. ft. for natural light. Where windows are provided as a means of escape or rescue, they shall have a finished opening height not more than 44" above the floor.

Escape and rescue windows with a sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 sq. ft. (0.837m), with a minimum dimension of 36" (914mm).
2. Window wells with a vertical depth of more than 44" (1118mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6" (152mm).
3. A deck over an egress window must provide a minimum clearance of 36 inches to the ground.

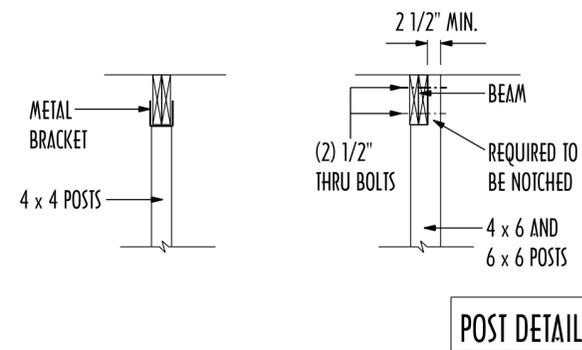
Bars, grilles, grates, or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:

1. The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with Section 310.9.

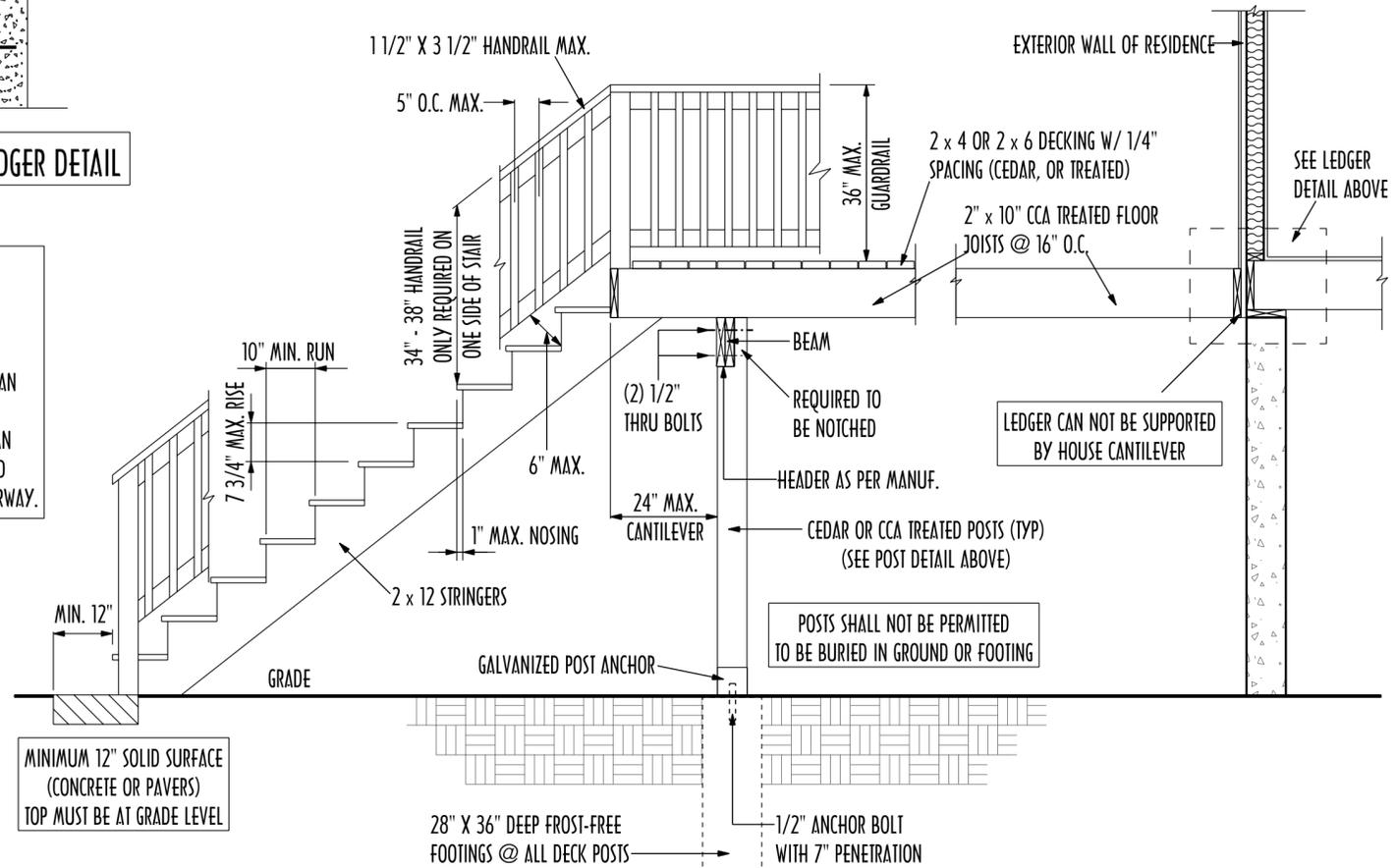
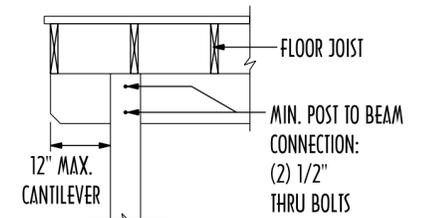


LEDGER DETAIL

- NOTES:
1. IF DECK IS NOT MORE THAN 30" ABOVE GRADE, GUARDRAILS ARE NOT REQUIRED.
 2. HANDRAIL REQUIRED IF MORE THAN THREE RISERS.
 3. GUARDRAIL MUST BE NO LESS THAN 36" ABOVE NOSING OF TREADS AND REQUIRED ON BOTH SIDES OF STAIRWAY.



POST DETAIL



1. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE RIM BOARD.
2. LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE RIM JOIST.
3. LAG SCREWS AND BOLTS NEED TO BE STAGGERED ALONG THE LENGTH OF THE LEDGER.
4. THE WIDTH OF THE LEDGER SHALL NOT BE LESS THAN THE WIDTH OF THE JOISTS.
5. LAG SCREWS AND BOLTS SHALL BE PLACED AT LEAST 2" IN FROM THE BOTTOM AND TOP OF THE LEDGER AND AT LEAST 2" IN FROM THE ENDS.
6. IF ENGINEERED BAND JOIST IS USED THEN ENGINEERING WILL BE REQUIRED. EXCEPTION: IF 1-1/2" SAWN LUMBER IS PLACED ON BASEMENT SIDE OF BAND JOIST.

JOIST SPAN (FT.)	UP TO 7'-0"	7'-1" TO 14'-0"	14'-1" TO 18'-0"
1/2" DIA. LAG SCREW	1 ROW @ 16" O.C.	2 ROWS @ 16" O.C.	2 ROWS @ 12" O.C.

TYPICAL WOOD DECK DETAIL

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

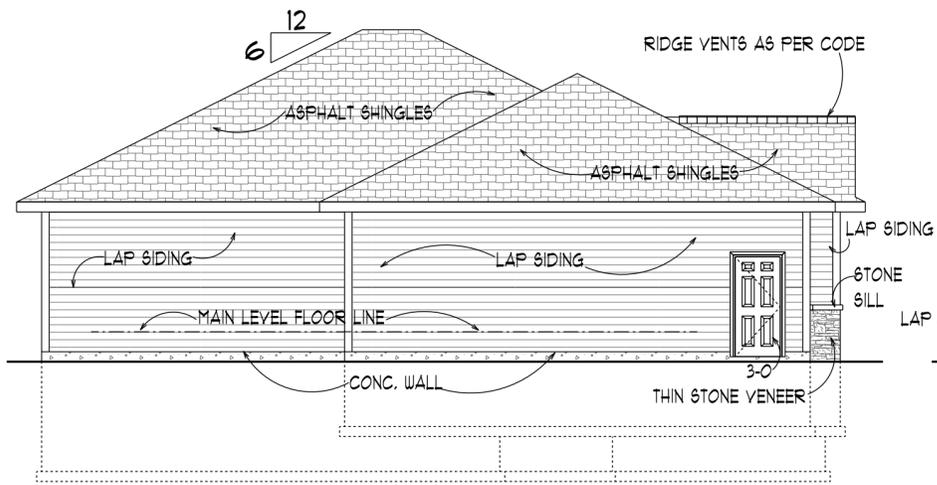
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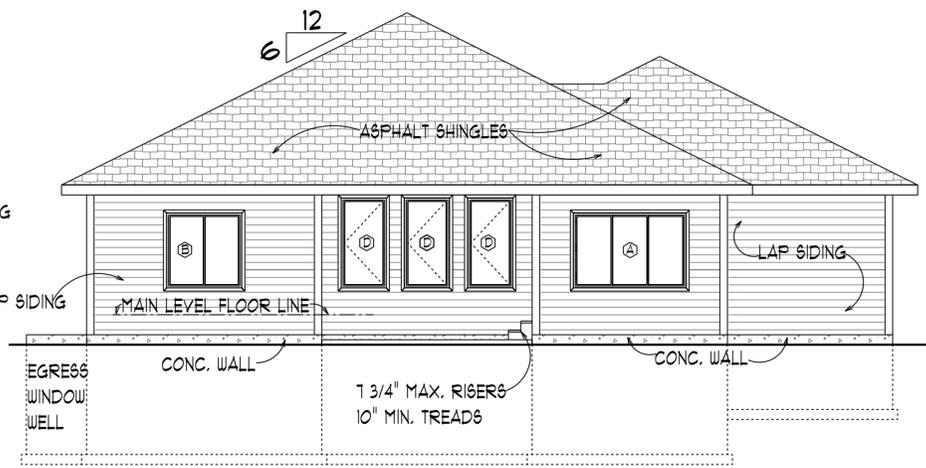
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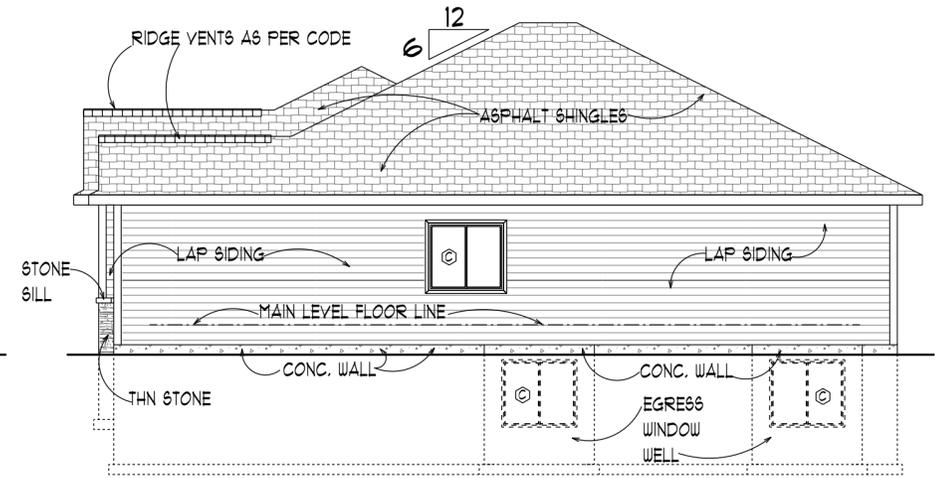
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



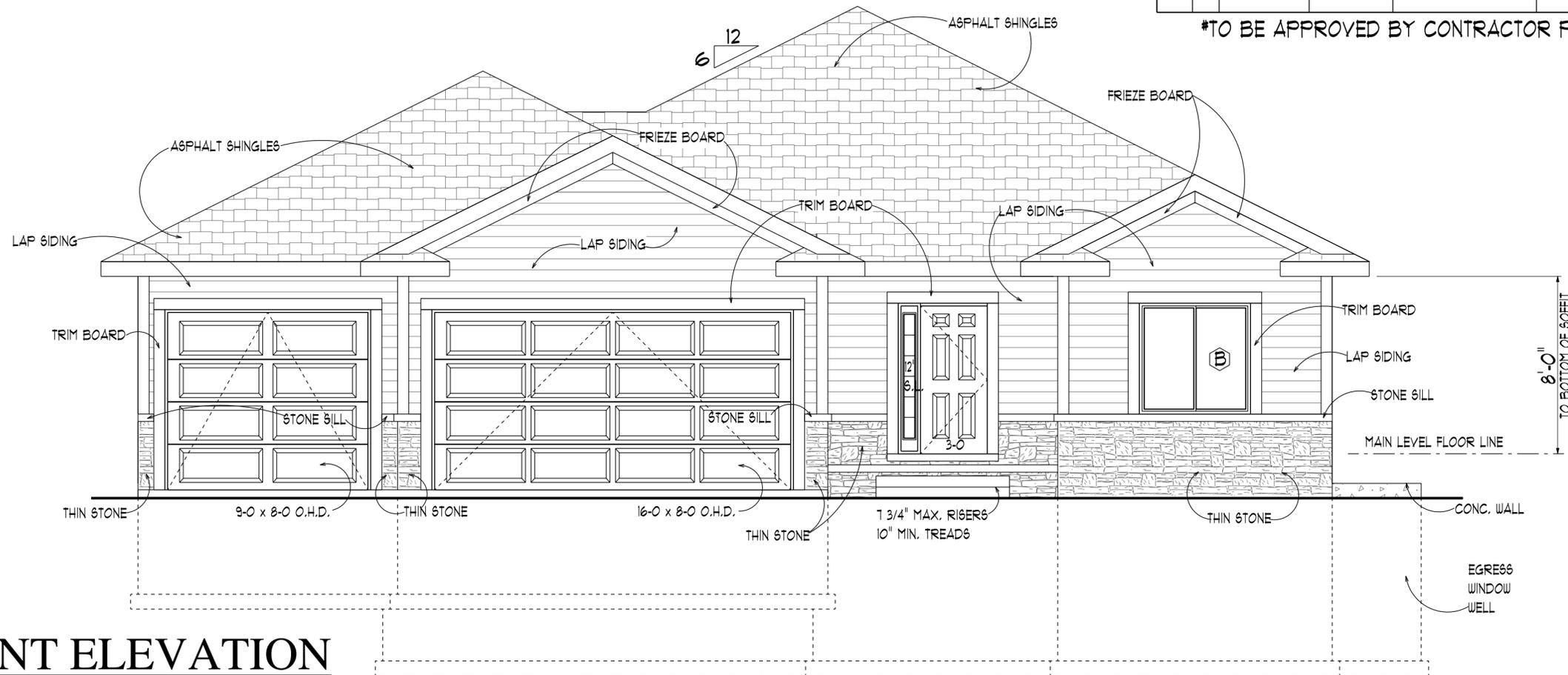
RIGHT SIDE ELEVATION

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

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WINDOW SCHEDULE #								
KEY	NO.	SIZE	MANUF.	R.O.	GLASS SZ.	STYLE	HDR.	EGRESS
A	1	30-30-3060	WINDSOR	7'-6" x 5'-0"	N/A	SLIDER	LYL	YES
B	2	6060		5'-0" x 5'-0"	N/A		(3)2x12	YES
C	3	6054		5'-0" x 4'-6"	N/A			YES
D	3	3672		3'-0" x 6'-0"	N/A	CASEMENT		YES

#TO BE APPROVED BY CONTRACTOR PRIOR TO ORDERING



FRONT ELEVATION

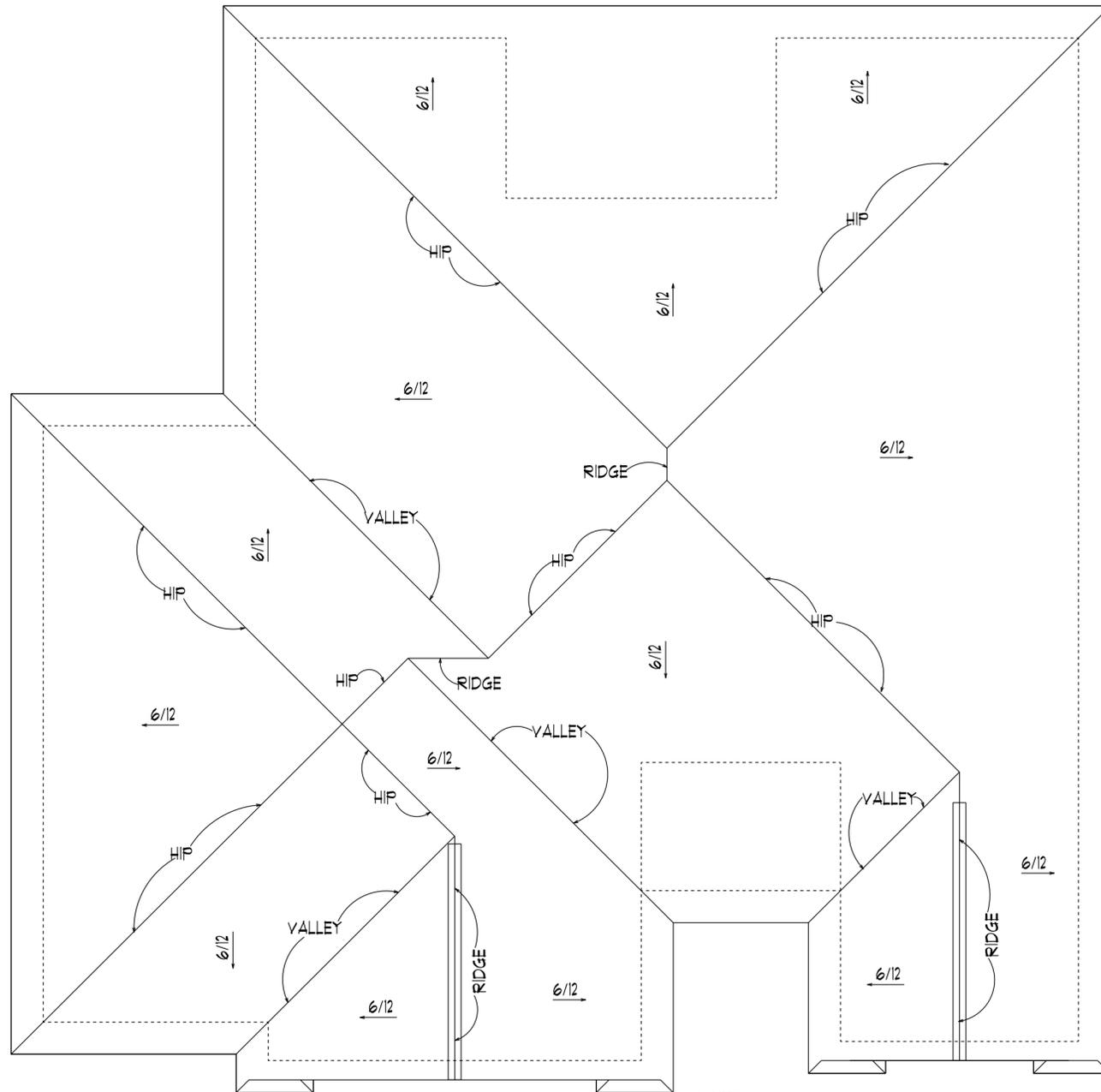
SCALE: 1/4" = 1'-0"

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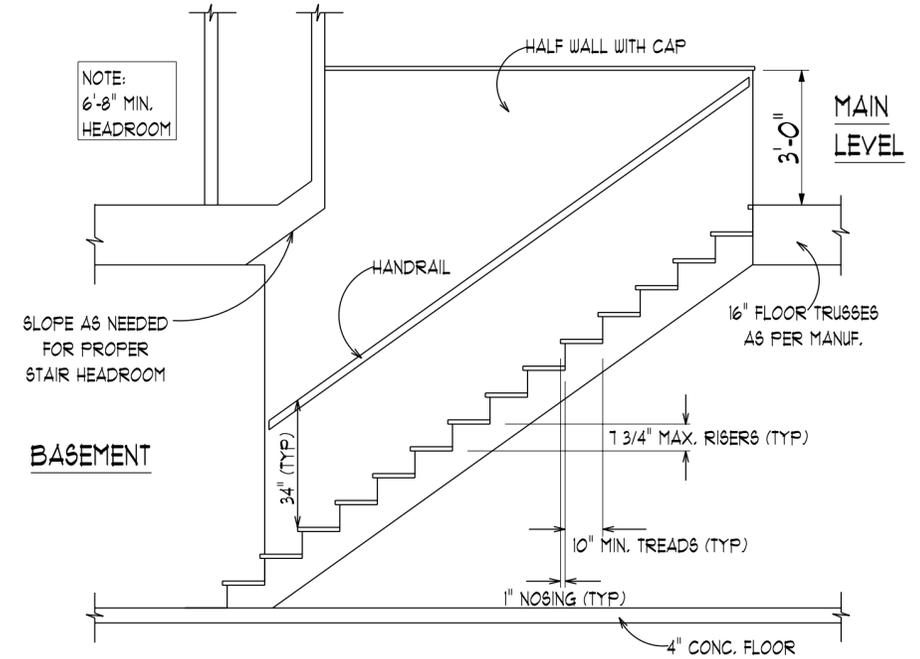


ROOF PLAN

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

NOTES:

1. RIDGE VENTS AS PER CODE.
2. ASPHALT SHINGLES ON ALL ROOF SURFACES.
3. PROVIDE RAIN GUTTERS AS NEEDED.
4. ALL ROOF PITCHES AS INDICATED.
5. OVERHANGS: 6/12 = 20", GABLE ENDS = 12" UNLESS OTHERWISE SPECIFIED ON ROOF PLAN.
6. TRUSS ROOF DETAILS AS PER TRUSS MANUF.



STAIR DETAIL

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

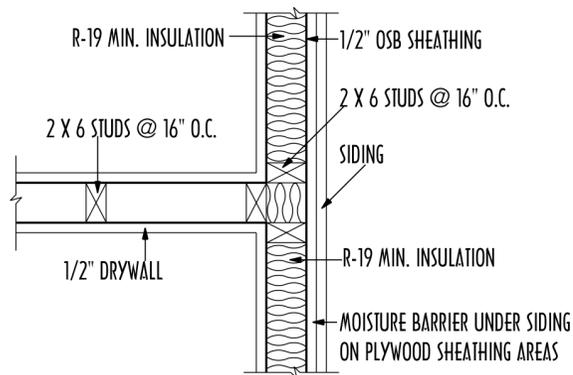
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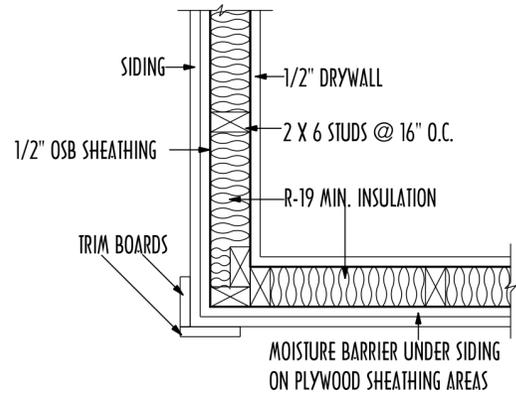
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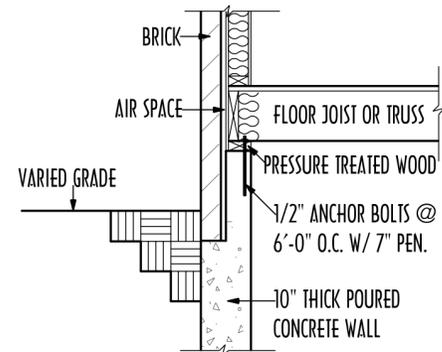
TYPICAL WALL INTERSECTION DETAIL

SCALE: 1" = 1'-0"



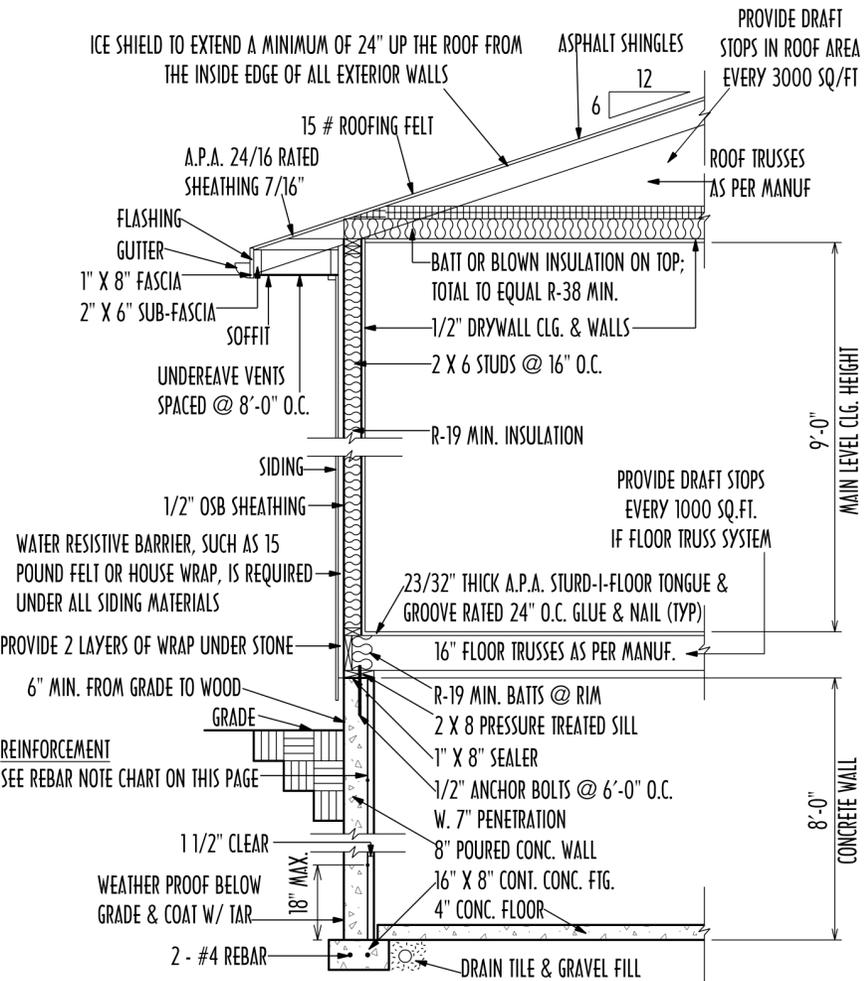
TYPICAL EXT. CORNER SECTION DETAIL

SCALE: 1" = 1'-0"



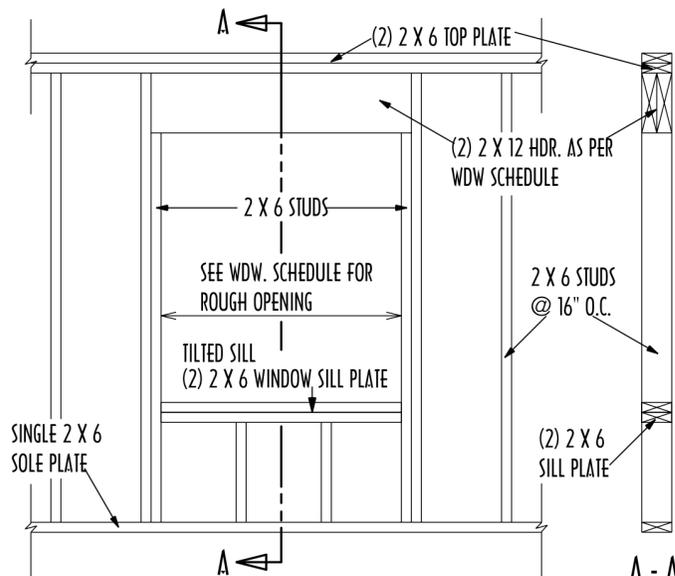
TYPICAL BRICK SECTION

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



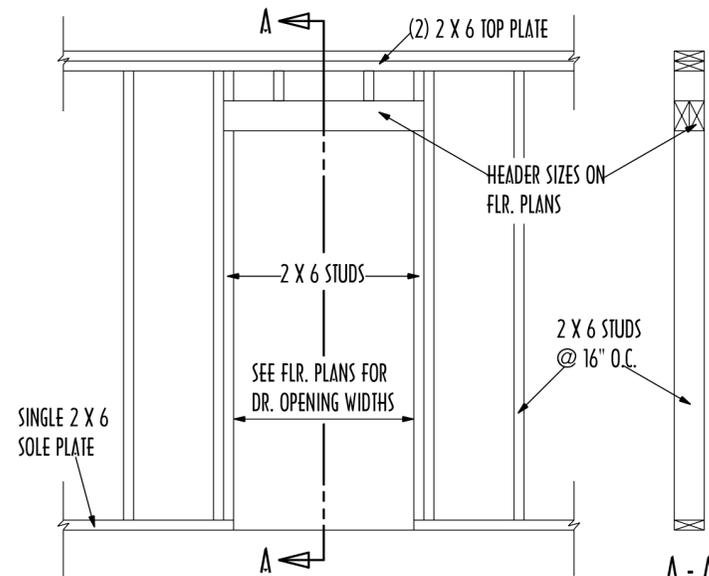
TYPICAL WALL SECTION

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



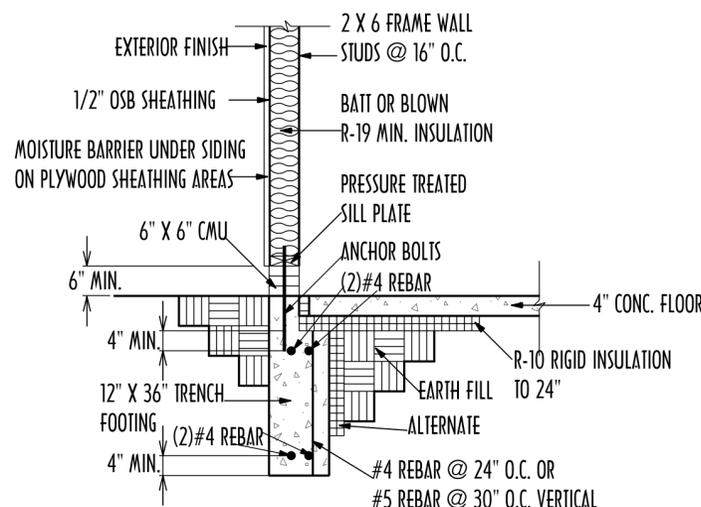
TYPICAL WINDOW OPENING DETAIL

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



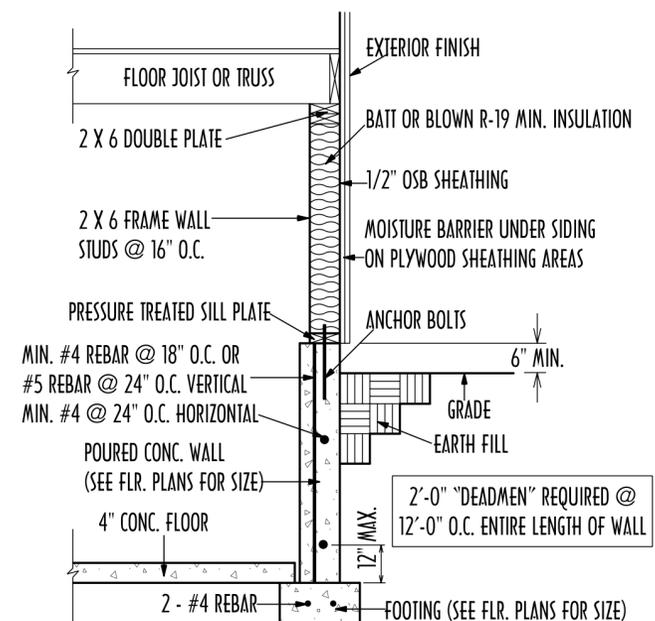
TYPICAL DOOR OPENING DETAIL

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



WALK-OUT WALL SECTION

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



DAYLIGHT WALL SECTION

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

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE: *

- 2 x 4 WALLS: (2) 2 x 12 HEM FIR #2
- 2 x 6 WALLS: (3) 2 x 12 HEM FIR #2

ALL INTERIOR HEADERS SHALL BE: *

- LESS THAN 4'-0": (2) 2 x 6
- 4'-0" TO 6'-0": (2) 2 x 8
- 6'-0" TO 8'-0": (2) 2 x 12
- OVER 8'-0": NOTED ON PLAN

* UNLESS NOTED OTHERWISE ON PLANS

REBAR NOTES

HORIZONTAL REINFORCEMENT SHOULD BE 18" MAX FROM TOP OF FOOTING

8'-0" HIGH WALLS:

- #4 REBAR @ 24" O.C. HORIZONTAL
- #4 REBAR @ 24" O.C. OR #5 REBAR @ 30" O.C. VERTICAL

9'-0" HIGH WALLS:

- #4 REBAR @ 24" O.C. HORIZONTAL
- #4 REBAR @ 16" O.C. OR #5 REBAR @ 24" O.C. VERTICAL

10'-0" HIGH WALLS:

- #4 REBAR @ 24" O.C. HORIZONTAL
- #4 REBAR @ 12" O.C. OR #5 REBAR @ 18" O.C. VERTICAL

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GENERAL ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	110 V. OUTLET		FLOOD LIGHT
	HALF SWITCHED 110 V. OUTLET		FLUORESCENT LIGHT
	220 V. OUTLET		TRACK LIGHT
	WEATHER PROOF 110 V. OUTLET		UNDER COUNTER LIGHT
	GROUND FAULT 110 V. OUTLET		EXHAUST FAN
	FLOOR 110 V. OUTLET		EXHAUST FAN/LIGHT COMBO
	SURFACE MOUNT LIGHT		PADDLE FAN/LIGHT FIXTURE
	* RECESSED LIGHT		PADDLE FAN ONLY
	WALL MOUNT LIGHT		
	PULL CORD SURFACE MOUNT		
	CEILING SMOKE DETECTOR		CARBON MONOXIDE DETECTOR
	WALL SMOKE DETECTOR		TWO-WAY SWITCH
	TELEPHONE		THREE-WAY SWITCH
	TELEVISION		FOUR-WAY SWITCH

* RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING ENVELOPEIC RATED WITH NO PENETRATIONS OR INSTALLED INSIDE A SEALED BOX.

TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			FLOOD HAZARDS	
			WEATHERING	FROST LINE DEPTH	TERMITE		DECAY
30 PSF	90 MPH	B	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	SEE LMC CH. 27.55

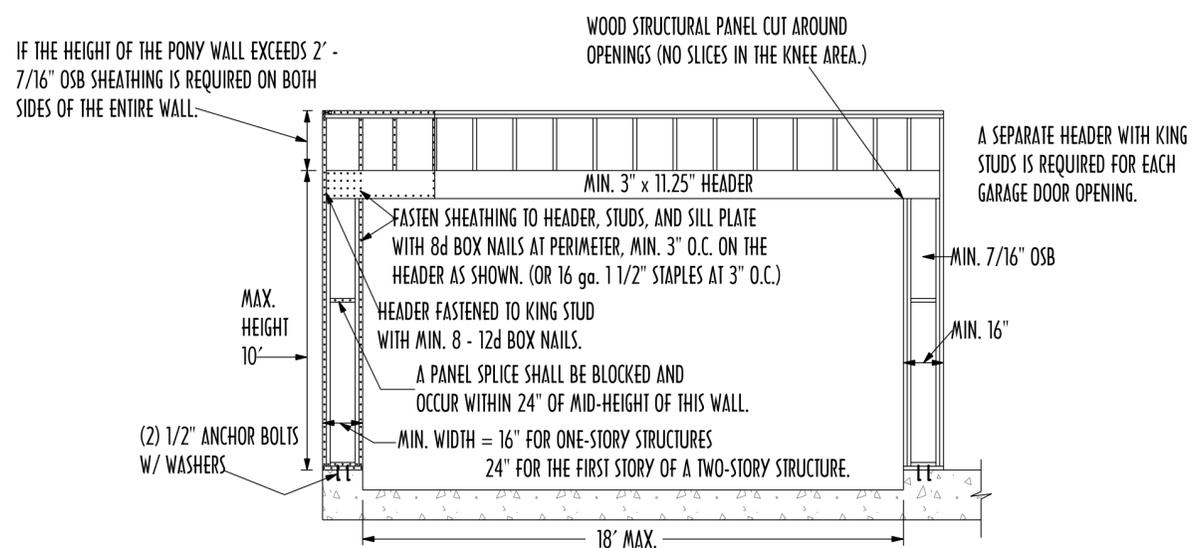
TABLE R301.4
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
FIRE ESCAPES	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	40
STAIRS	40
GUARDRAILS AND HANDRAILS	200

TABLE R301.6
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/16 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/240
ALL OTHER STRUCTURAL MEMBERS L/240	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/120
FLOORS - 16'-6" OR LESS	L/360
FLOORS OVER 16'-6" SPAN	L/480

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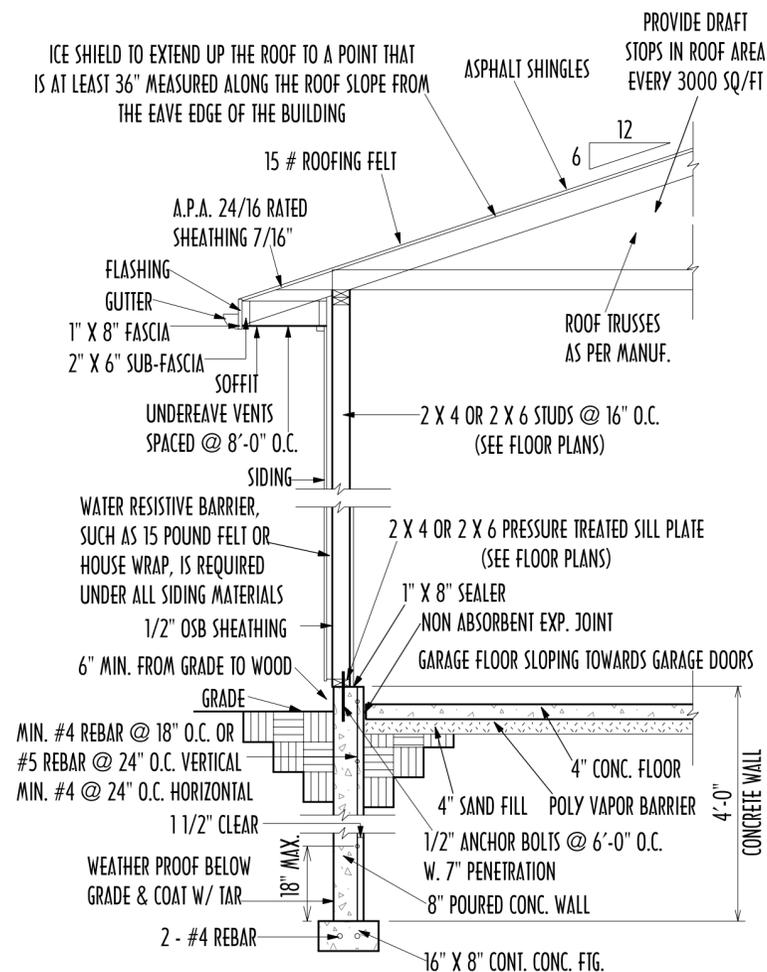


- MINIMUM 1000 LB HEADER-TO-JACK STUD STRAP ON BOTH SIDES OF OPENING INSTALLED ON BACKSIDE, OR FULL LENGTH 2x4 FOR THE GARAGE TRACK WITH MIN. 8 - 12d NAILS IN THE PONY WALL AND IN THE JACK STUD.
- WHEN THE WIDTH IS 12" OR GREATER BUT LESS THAN 16" - 3/4" OSB WITH 8d NAILS 3" O.C. ON ALL STUDS, PLATES, AND HEADERS IS REQUIRED. ONE 1/2" ANCHOR BOLT WITH ONE ANCHOR STRAP ON EACH END OF THE FOUNDATION STUB WALL.

* A WALL LESS THAN 12" IN WIDTH MUST BE DESIGNED BY A LICENSED ENGINEER.

CITY OF LINCOLN/LANCASTER COUNTY
ALTERNATE BRACE WALL PANEL
AT GARAGE DOOR OPENINGS

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



TYPICAL GARAGE WALL SECTION

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

Designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional. Because site conditions may vary, designer does not warrant the suitability of these plans for use on your specific site. Consult your construction professional to determine the suitability of these plans for your specific site and application.

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