



code summary & design criteria

Design Snow Load:
section 301 design criteria
figure 301.2(5) ground snow loads
roof snow load: No roof

baseline structural criteria & design information

Framing Lumber (Minimum):

Soil Bearing Capacity (Min.)
2500 psf

Allowable Deflection:
Ratios = L/1600
Ceilings = L/240
Floors = L/360
Beams & Headers = L/360
Joists for Masonry = L/600
(L = Span Length)

True Date (Min.):
Top Chord: L= 30 psf
DL= 15 psf
Bottom Chord: L= 20 psf
DL= 10 psf

Seismic Category
A or B

	Type	Color
Siding		
Roof		
Brick		
Stone		
Trim		
Shutters		
Soffit		

A complete and careful review of these plans should be performed by the party responsible for reviewing the plans and the building official to ensure that the plans are in compliance with the applicable code and to ensure that the work will not be contravened.

The building contractor should verify that all components and materials are manufactured in accordance with the applicable code and that the materials are of the appropriate quality and quantity for the intended use. The building contractor should also verify that the materials are of the appropriate type and that the materials are of the appropriate quality and quantity for the intended use.

All framing and structural elements must comply with all governing codes and be installed according to structural codes and industry standards.

All federal, state and local codes, ordinances and regulations are shall be considered a part of the building code and shall be followed. The building contractor shall be responsible for the publication of this building code and shall be allowed to amend it if they are in violation with the code.

1. The structural specifications are a suggested baseline and should be verified prior to the commencement of construction. The building contractor should adjust these values as required to meet local codes or building conditions.

Owner's Name:

Builder's Phone



INNOV

BEARING CONTRACTORS TO VERIFY ALL MATERIALS, FINISHES AND SEALS PRIOR TO CONSTRUCTION.

2) WINDOW INSTALLATIONS ARE REFERENCED AS "GENERIC" WINDOW FRAME TYPES.

3) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 16" A.F.F. ON EXTERIOR WINDOW SEE TP.

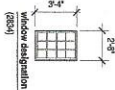
4) VERIFY ALL WINDOW LOCATIONS & ROOM/OPENINGS AS REQUIRED WITH WINDOW MANUFACTURER SPECIFICATIONS.

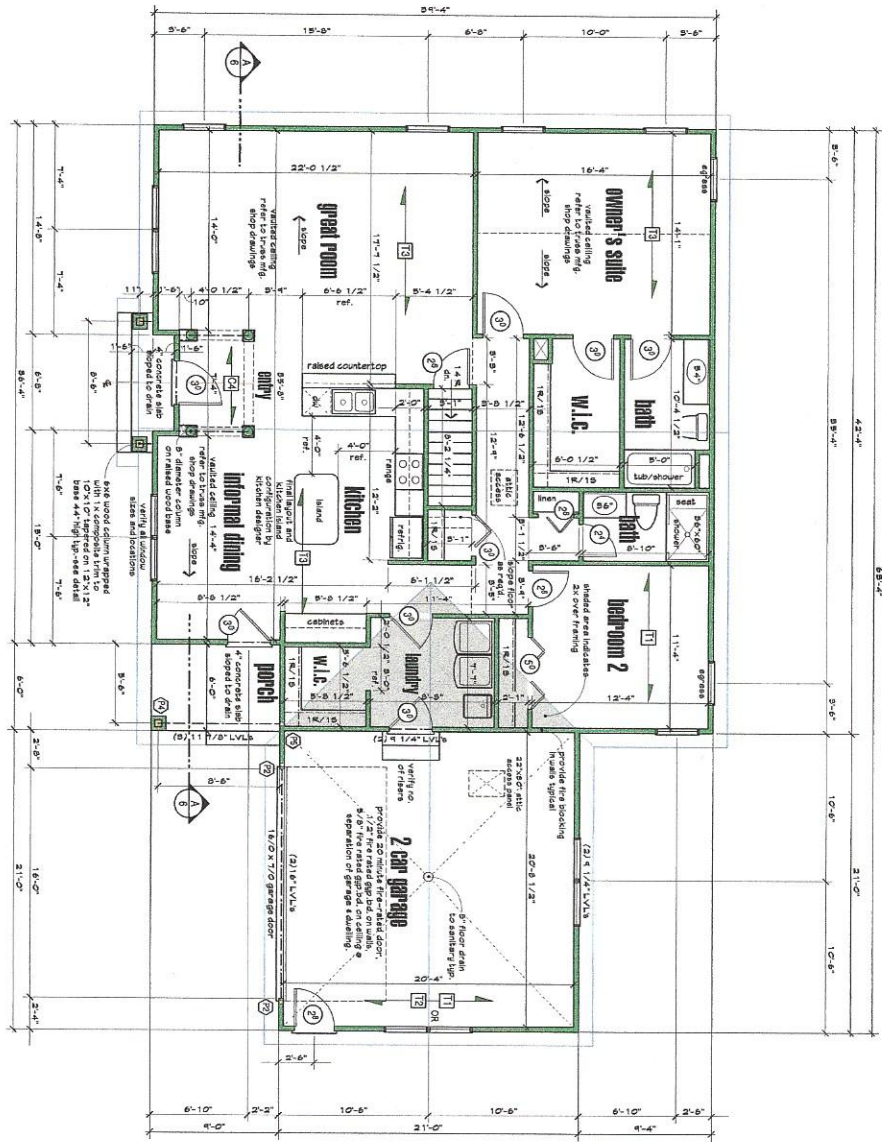
5) IRRADIATED WINDOW FILMS: ALL WINDOW CONSTRUCTORS SHALL BE REQUIRED TO CONSIDER THE USE OF IRRADIATED WINDOW FILMS IN CONJUNCTION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER ON MATERIALS, SUPPLIER FOR PROPER MAINTENANCE RECORDS.





- 1) FIELD AND CONTRIBUTOR TO VERIFY ALL MATERIALS, FINISHES AND SIZES PRIOR TO CONSTRUCTION.
- 2) WINDOW REGULATIONS ARE REFERENCED AS "GENERAL WINDOW REGULATIONS"
- 3) PROVIDE SAFETY GLASS FOR WINDOW GLAZING - 18" A.F.T. OR ADJUST WINDOW SIZE TYPE.
- 4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.
- 5) TESTED ROOF NOTICES, ALL MACHINES CONNECTIONS PATENTERS ETC. MUST BE OF SUFFICIENT LENGTH, TO RESIST WEAR OR COMPRESSION WITH THE TREATED LAMINAR, CONSISTING WITH MANUFACTURERS OR MATERIAL SUPPLIER FOR PROPER PATENTERS REQUIRED.





main floor plan

15/75

general plan notes

1. MATERIALS TO BE USED IN THIS PROJECT SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SHOWN ON THE SPECIFICATIONS.
2. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
3. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC).
4. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMC).
5. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC).
6. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL FIRE AND ALARM CODE BOOK (IFAC).
7. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SAFETY CODE BOOK (ISC).
8. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE BOOK (IBC).
9. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE BOOK (IBC).
10. ALL BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE BOOK (IBC).

floor/ceiling joist schedule

1. 2x10 floor joists @ 16" o.c.
2. 2x10 floor joists @ 16" o.c.
3. 2x10 floor joists @ 16" o.c.
4. 2x10 floor joists @ 16" o.c.
5. 2x10 floor joists @ 16" o.c.
6. 2x10 floor joists @ 16" o.c.
7. 2x10 floor joists @ 16" o.c.
8. 2x10 floor joists @ 16" o.c.
9. 2x10 floor joists @ 16" o.c.
10. 2x10 floor joists @ 16" o.c.

post & column schedule

1. 4x4 post @ 8' o.c.
2. 4x4 post @ 8' o.c.
3. 4x4 post @ 8' o.c.
4. 4x4 post @ 8' o.c.
5. 4x4 post @ 8' o.c.
6. 4x4 post @ 8' o.c.
7. 4x4 post @ 8' o.c.
8. 4x4 post @ 8' o.c.
9. 4x4 post @ 8' o.c.
10. 4x4 post @ 8' o.c.

shear wall schedule

1. 8" concrete wall @ 8' o.c.
2. 8" concrete wall @ 8' o.c.
3. 8" concrete wall @ 8' o.c.
4. 8" concrete wall @ 8' o.c.
5. 8" concrete wall @ 8' o.c.
6. 8" concrete wall @ 8' o.c.
7. 8" concrete wall @ 8' o.c.
8. 8" concrete wall @ 8' o.c.
9. 8" concrete wall @ 8' o.c.
10. 8" concrete wall @ 8' o.c.