

Notes:

Design Criteria:

International R	ternational Residential Code 2009		
Floor Live Loa	d	40psf	
Roof Live Load	1	16psf	
Roof Snow Loa	ad	20psf	
Basic Wind Sp	eed	75mph / 90mph gust	S
Wind Exposure	e Category	В	
Seismic Desig	n Cateory	C	
Frost Line Dep	th	30"	

General:

All acquiring and reeiveing of bids shall be done by the Owner. All writing of contrracts between the Owner and the General Contractor shall be done by a party appointed by the owner.

Sitework:

The Owner shall provide a site plan showing the house location on the property. The Owner and the General Contractor are responsible for verifying all building setbacks

and easements, and constructing the structure on Owner's property. If, there are no setback lines; then, the building shall be located a minimum of 3'-1" from

any property line.

Excavation:

Prior to concrete placement, the General Contractor shall verify that the soil has a bearing capacity of 2,000 psf and does not intersect a perched aquifer.

At the time of concrete placement, trenches shall be free of standing water, mud, frozen, and/or loose material.

Backfill the over excavation with 1" clean compacted granular fill.

Paving and Sidewalks:

Driveway material shall be specified by the Owner.

Sidewlks/Patios shall be 4" thick 3,500psi concrete reinforced with #4 rebar @ 1'-6" o.c.over 4" compacted granular base. Saw cut 1" deep control joints @ 5' o.c., or install 3/4"×1" cedar strips @ 5' o.c. Owner to provide a site plan with a sidewalk/patio layout.

Utilities:

All provisions for temporary and permanent utilities shall be coordinated between the Owner and General Contractor.

Framing and Fastener Schedules:

Framing and Fastener Schedules shall be provided by the General Contractor and shall be in compliance with International Residential Code 2009, and are only included in these drawing documents presented by A-Team Consulting and Contracting LLC as conceptual. Notching of joists is not permitted.

Holes drilled through joists shall have a minimum clearance of 2" from the top or bottom of the joist. The maximum size hole is equal to the depth of the joist divided by three.

Trusses:

All trusses shall be specified by a licensed professional engineer specializing in truss design, and are only included in these drawing documents presented by A-Team Consulting and Contracting LLC as conceptual. Sealed truss calculations and drawings shall be submitted BY OTHERS to the Owne and to the General Contractor. Trusses shall be placed as specified BY OTHERS.

Wall Studs:

See plans and the wall sections for details.

Plywood:

Floor sheathing shall be 3/4" tongue and groove, APA rated. Roof sheathing shall be 5/8" Exposure I, minimum rating 32/16, APA rated. Wall sheathing shall be 1/2" plywood or fiberboard, Exposure I, APA rated.

DATE			
BY			
NO. DESCRIPTION			
sheet TITLE: 1st Floor Layout			
PROJECT DESCRIPTION: Mitchell House 2016			
A-Team Consulting			
DATE:			
7-27-2016			
SCALE:			
1/4" = 1'			
Δ-2			
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