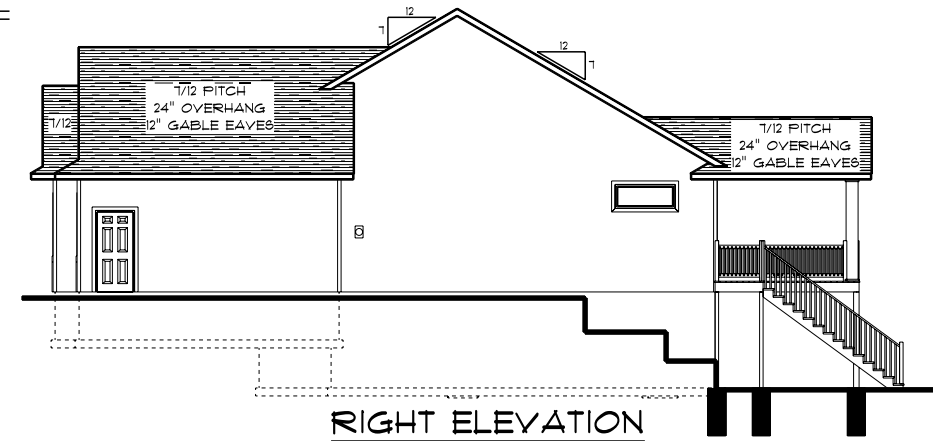
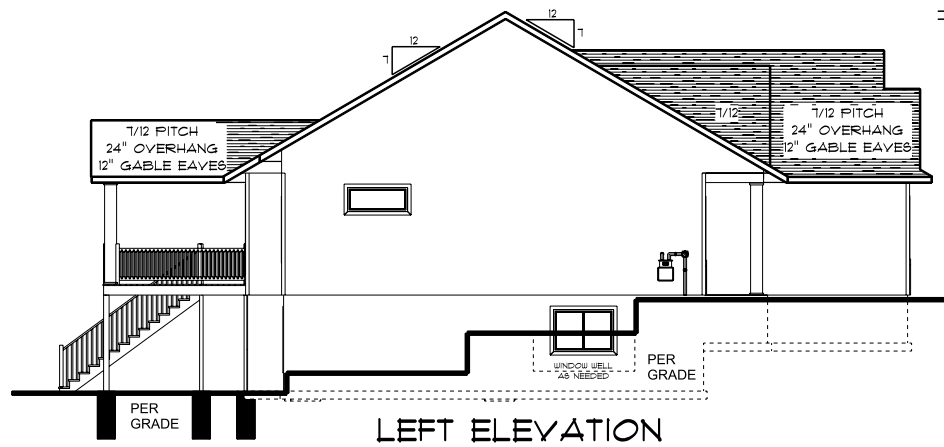




THE ADDISON
1591 FOXBOROUGH DR



A-1660

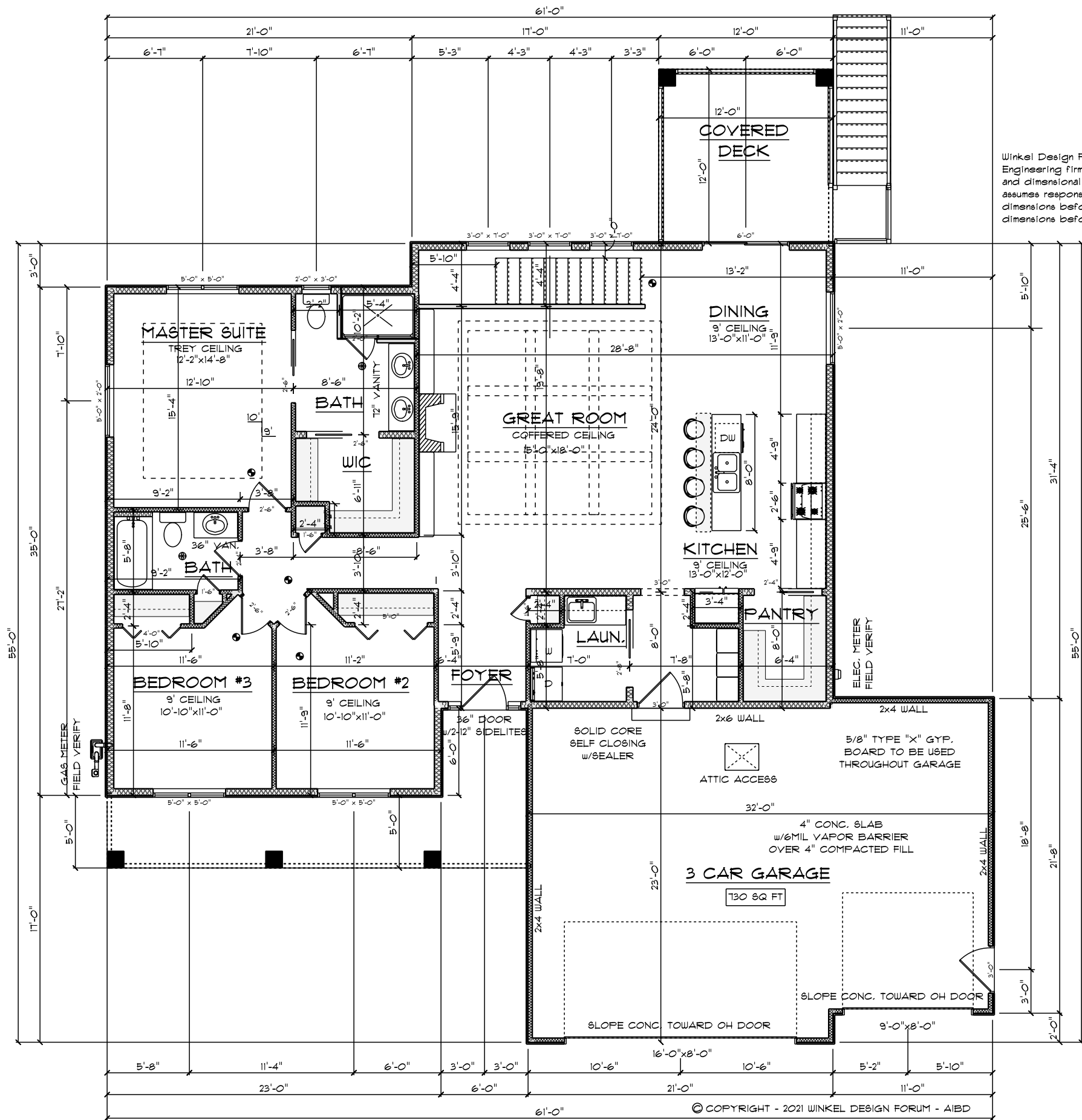
ALL
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Sheet
1 OF 4



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- = SMOKE/CO DETECTOR
- ⊙ = EXHAUST FAN

MAIN LEVEL 1660 SQ FT

A-1660



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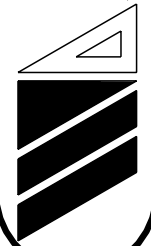


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$$\frac{A}{B}$$

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LOWER LEVEL 1292 SQ FT
FINISHED

--- GENERAL NOTES ---

- 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
- DO NOT BACKFILL FOUNDATION UNTIL FIRST FLOOR IS IN PLACE
- DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSTABLE SOIL. OVER EXCAVATE AND EXTEND FOOTING DEPTH.
- LOCATE FOUNDATION TILE SUMP PIT AS DIRECTED BY OWNER OR GENERAL CONTRACTOR.
- CONCRETE: 3000 PSI FOOTINGS AND B'MNT. SLAB
3000 PSI WALLS AND EXTERIOR SLAB
- BASEMENT WALL REINFORCING BASED ON CLEAN DRY SAND OR GRAVEL BACKFILL. IF HEAVIER SOIL ENCOUNTERED NOTIFY DESIGNER.
- ALL FOOTINGS TO BE MIN 42" BELOW GRADE.
- ROOF TRUSSES AND TJI OR FLOOR TRUSS SYSTEMS TO BE DESIGNED AND CERTIFIED BY LICENSED ENGINEER FOR ALL LIVE AND DEAD LOADS.
- DIMENSION ROOF FRAMING AND ALL BEAMS #2 DOUGLAS FIR OR BETTER. 2x6 STUDS TO BE DOUGLAS FIR OR EQUIV.
- ALL INTERIOR HEADERS 2x4 OR 2x12. BRG.-(2-2x12 EXT. HEADERS OR M=L).
- CO/SMOKE DETECTORS TO BE IN ACCORDANCE WITH LOCAL CODES.
- VERIFY ALL DIMENSIONS. LOWER LEVEL EXTERIOR WALLS FIRRED FOR R-19
- PLAN SHALL INCLUDE: WINDOWS = U-FACTOR .32
WATER HEATER = .62EF
FURNACE = 95% W/6" FRESH AIR DUCT
A/C = 14.5 SEER
- FURNACE, WATER HEATER, FIREPLACE, RANGE, DRYER - ALL GAS (UNLESS NOTED)
- A. VERTICLE STEEL REQUIREMENTS MUST MEET 2018 IRC TABLE R404.1.2(8) COLUMN #3(6C,ML-CL AND INORGANIC CL 60)
B. HORIZONTAL STEEL REQUIREMENTS MUST MEET 2018 IRC TABLE R404.1.2(1) UP TO 8' CONC. WALLS BE ONE- #4 12IN FROM TOP OF WALL AND ONE- #4 NEAR MID HEIGHT OF WALL OR TWO- #4 BARS. IF OVER 8' HEIGHT 3- #4 BARS UP TO 10'.

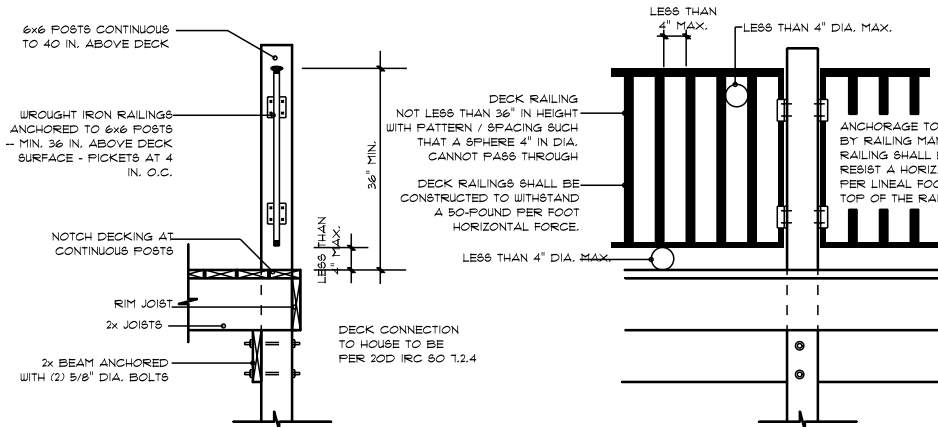
STAIR REQUIREMENTS

MIN TREADS	10"
MAX RISERS	7 3/4"
HANDRAIL HGHT	2'-10"
MIN HEADROOM	6'-8"

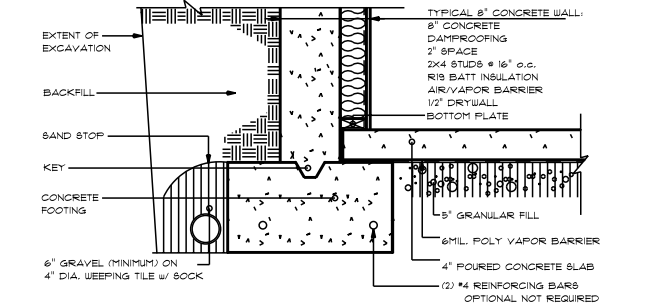
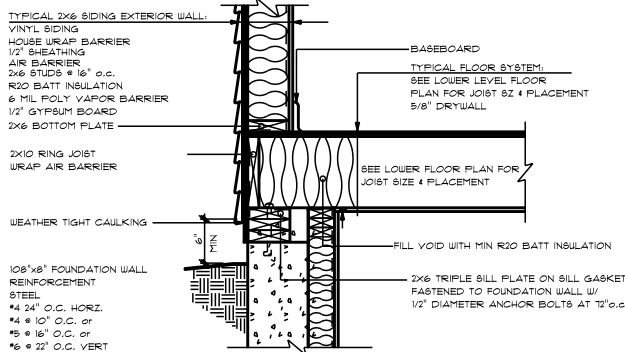
- CONFIRM RISE/RUN DIMENSIONS PER FIELD APPLICATIONS

--- STAIR REQUIREMENTS ---

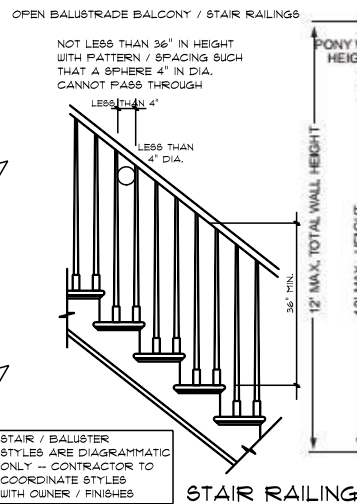
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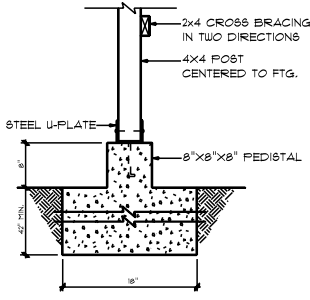
DECK POST CONTINUOUS TO RAILING POST



2x6/SIDING AT FOUNDATION 2x4 FINISHED BASEMENT

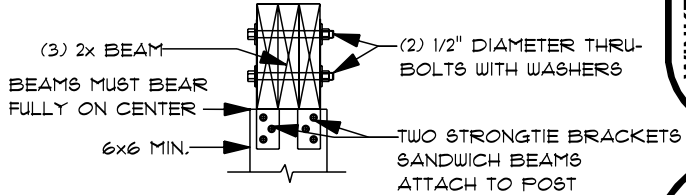


ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE

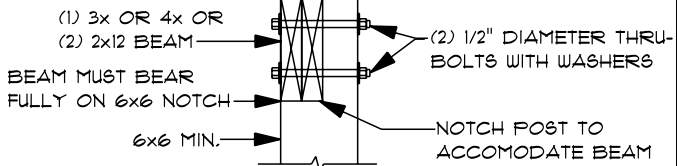


DECK FOOTING

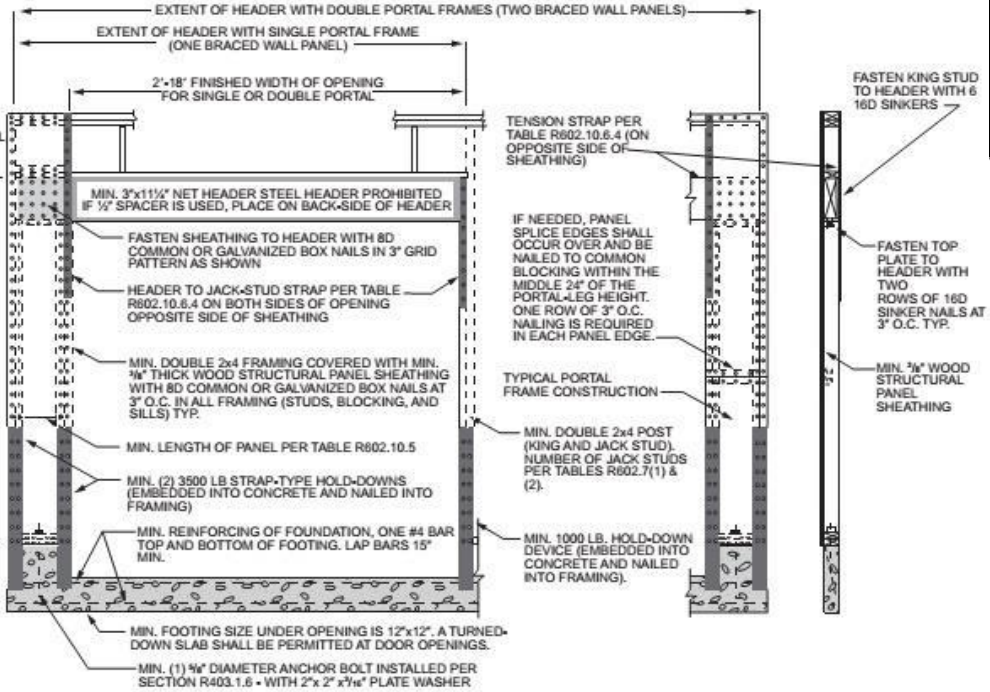
BRACES TO BE INSTALLED PER R507.2.4



POST-TO BEAM BRACKET ATTACHMENT REQUIREMENTS



POST-TO BEAM ATTACHMENT REQUIREMENTS

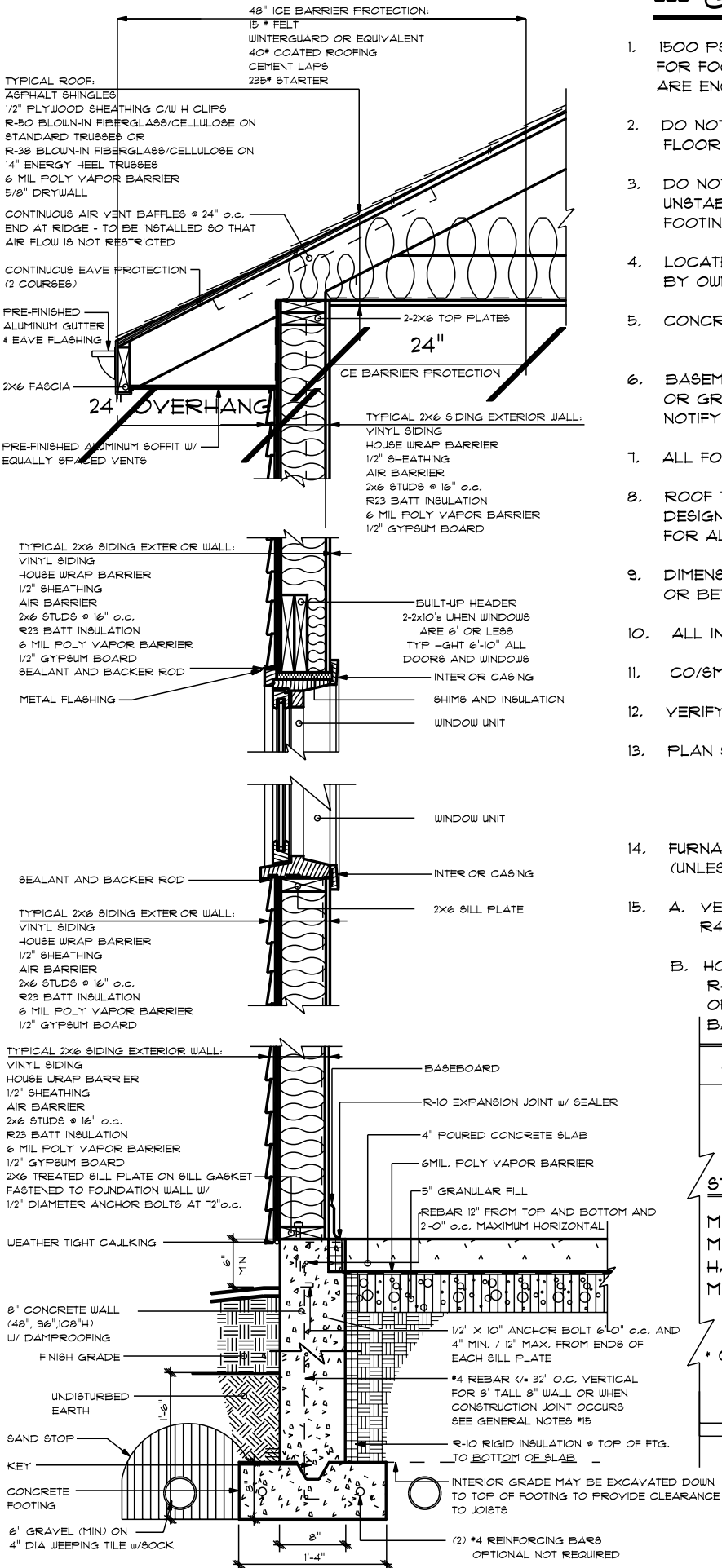


FRONT ELEVATION

SECTION

A-

--- WALL SECTION --- TYPICAL ---



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