

GENERAL

PLANS COMPLY TO THE 2009 INTERNATIONAL RESIDENTIAL CODE. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION...

CODES:

- ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED. 1. 2009 INTERNATIONAL RESIDENTIAL CODE (IRC).

Table with columns: BUILDING, CONSTRUCTION TYPE, OCCUPANCY GROUP, FIRE ZONE, SEISMIC ZONE, WIND SPEED, EXPOSURE CATEGORY, PER LOCATION

SITE WORK

UNLESS A SOILS INVESTIGATION REPORT BY A LICENSED SOILS ENGINEER IS PROVIDED, THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED AVERAGE SOIL BEARING CAPACITY OF 2,000 PSF...

CONCRETE

Table with columns: CLASS AND USE, F'C, SLUMP, MINIMUM SACKS / C.Y.

- 1. AIR ENTRAINING AGENT (3% to 6%) TO BE USED IN ALL CONCRETE FLAT WORK EXPOSED TO WEATHER.

REINFORCING STEEL

ASM A615 GRADE 40, REINFORCING STEEL DETAILS SHALL BE PREPARED BY AN EXPERIENCED APPROVED DETAILER AND CONFORM TO STANDARD PRACTICE OUTLINED IN ACI REPORT 315.

CONCRETE COVER OF REINFORCING STEEL

- 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.

CARPENTRY

GENERAL ALL FRAMING SHALL COMPLY WITH THE APPROPRIATE SECTION(S) OF THE 2009 IRC/IBC. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED.

LUMBER STRENGTH (UNITS IN PSI)

Table with columns: STUDS, JOISTS & RAFTERS, BEAMS, HEADERS, LITELS & GIRDERS, GLUE LAMINATED TIMBERS, STRUCTURAL COMPOSITE TIMBERS

Table with columns: LOADING, ROOF, FLOOR, CEILING, DECK, EXTERIOR CANTILEVERED BALCONY, INTERIOR PARTITION, EXTERIOR PARTITION

WOOD BEARING ON OR INSTALLED WITHIN 1/2" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE SOLID BLOCKING OF NOT LESS THAN 2x THICKNESS...

PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUDS WALLS & PARTITIONS INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

- 1. VERTICALLY AT THE CEILING & FLOOR JOIST LEVELS.

PROVIDE FIREBLOCKING AT OTHER LOCATIONS PER 2009 IRC R302.11.

PLYWOOD

ALL PLYWOOD WALL AND ROOF SHEATHING SHALL BE 1/2" CDX, UNLESS NOTED OTHERWISE. MINIMUM NAILING SHALL BE 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.

GLUE LAMINATED TIMBERS

ALL GLUE LAMINATED TIMBERS SHALL BE DOUG-FIR LARCH, FABRICATED TO THE REQUIREMENTS OF THE US PRODUCT STANDARD PS 56. LUMBER SHALL BE OF SUCH GRADE TO PROVIDE NORMAL WORKING STRESS VALUES OF: 2400 PSI IN BENDING, 1100 PSI IN TENSION, 1600 PSI IN COMPRESSION PARALLEL TO GRAIN, 560 PSI IN COMPRESSION PERPENDICULAR TO GRAIN AND 165 PSI HORIZONTAL SHEAR (COMBINATION 24F-V4).

CARPENTRY (CONTINUED)

MANUFACTURED TRUSSES

ALL TRUSSES SHALL BE DESIGNED BY A REGISTERED STATE ENGINEER AND FABRICATED FROM ONLY THESE DESIGNS. TRUSSES SHALL BE STAMPED BY THE ENGINEER OR BY A QUALITY CONTROL AGENCY SUCH AS THE STATE TRUSS FABRICATORS COUNCIL.

APPROVED ANCHERS SHALL BE USED AT ALL CONNECTIONS OF RAFTERS, JACH OR HIP TRUSSES TO MAIN GIRDER TRUSSES.

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE WHOLE STRUCTURE.

ALL TRUSSES SHALL BE DESIGNED FOR UNIFORM LOADING AS FOLLOWS: TOP CHORD: 35 PSF OF TRIBUTARY WIDTH

INSULATION AND MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1 CLEAR SPACE ABOVE INSULATION. BAFFLES TO EXTEND 6" ABOVE BATT INSULATION & 12" ABOVE LOOSE FILL INSULATION.

INFILTRATION CONTROL

- 1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF...

VAPOR BARRIERS / GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS.

A GROUND COVER OF 6 MIL (0.006") BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES.

THE NET FREE VENTILATING AREA FOR ATTIC VENTILATION MAY BE 1/300 OF THE AREA OF THE VENTILATED SPACE PROVIDED THAT A VAPOR BARRIER HAVE A PERM RATING NOT EXCEEDING ONE IS INSTALLED ON THE WARM SIDE OF THE INSULATION.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL

THE REQUIRED EGRESS DOOR MAY HAVE A MAXIMUM 7 3/4" STEP FROM THE TOP OF THE THRESHOLD TO A MINIMUM 36" DEEP LANDINGS. OTHER EXTERIOR DOORS MAY HAVE A MAXIMUM (2) 7 3/4" STEPS TO A MIN. 36" DEEP LANDINGS.

SITE BUILT AND MILLWORK SHOP BUILT WOODEN SASH SHALL BE MADE WEATHER-STRIPPED, CAULKED AND BE MADE TIGHTLY FITTING. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.3 CFM PER SQUARE FOOT OF DOOR AREA.

SAFETY GLAZING LOCATIONS PER 2009 IRC SECTION R308.4

- 1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS.

FOR EXCEPTIONS SEE IRC SECTION R308.4

FIREPLACES

ALL MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED TO CONFORM TO ALL APPLICABLE PORTIONS OF THE 2009 IRC/IBC CODE. FLUE LINER MINIMUM 3/8" FIRE CLAY (OR EQUIVALENT) PER IRC. FLUE AREA PER IRC. CHIMNEYS SHALL SUPPORT ONLY THEIR OWN WEIGHT UNLESS SPECIFICALLY DESIGNED TO SUPPORT ADDITIONAL LOADS.

MECHANICAL

GENERAL

SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM BEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 24 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE.

HEATING

EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR AND TWO FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH BY LOCAL ENERGY CODES.

- 1. FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS, MEETING THE PROVISIONS OF CHAPTER 24 OF THE 2009 IRC.

ALL WARM AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER CHAPTER M402 OF THE 2009 IRC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AND ELECTRIC HEATING FURNACES PER THE 2009 IRC/IBC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH A SPACE LESS THAN 12" WIDER THAN THE FURNACE OR A CLEARANCE OF 3" ALONG THE SIDES, BACK AND TOP ACCORDING TO THE 2009 IRC/IBC.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GASES MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS PER THE 2009 IRC/IBC.

MECHANICAL (CONTINUED)

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR SURFACE.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE WALL, FLOOR OR CEILING SEPARATING A RESIDENCE (GROUP B, DIVISION 3 OCCUPANCY) FROM A GARAGE (GROUP M, DIVISION 1 OCCUPANCY), PROVIDED SUCH DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN 0.019" (NO. 26 GALVANIZED SHEET GAUGE AND HAVE NO OPENINGS INTO THE GARAGE.

WARM AIR FURNACE INSTALLATIONS IN ATTICS OR CRAWL SPACES SHALL COMPLY WITH M402 OF THE 2009 IRC.

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH CHAPTER 18 OF THE 2009 IRC.

EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS PER CHAPTER 10 OF THE 2009 IRC.

A TYPE B OR BW GAS VENT SHALL TERMINATE PER CHAPTER 24 OF THE 2009 IRC.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER SECTION M803 OF THE 2009 IRC.

HEATING EQUIPMENT

ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED.

HVAC EQUIPMENT FOR LOW-RISE RESIDENTIAL SHALL BE SIZED NO GREATER THAN 200% OF DESIGN LOAD

DUCTWORK

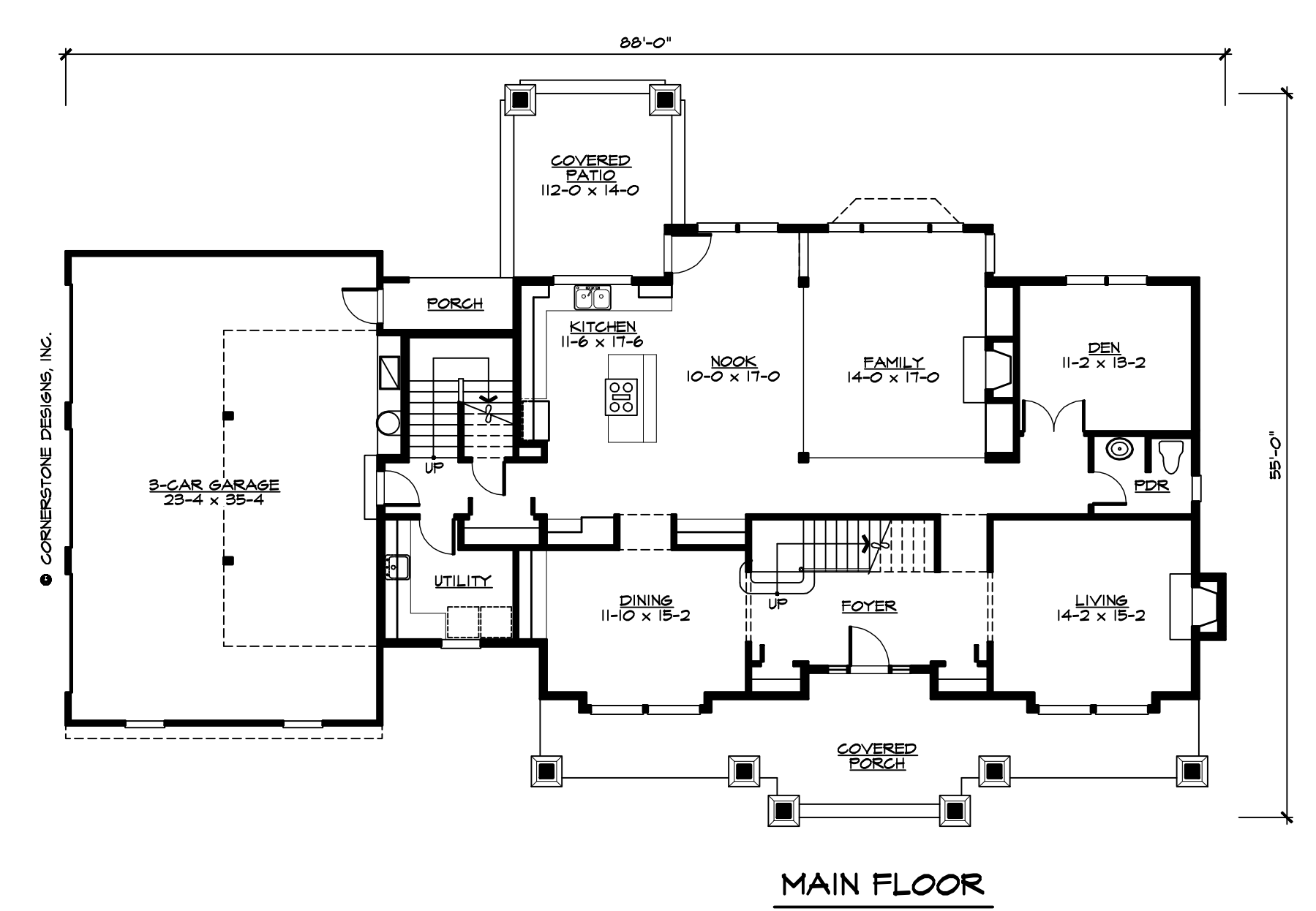
- 1. DUCT SYSTEMS OR FACTORY BUILT AIR DUCTS SHALL BE OF METAL AS SET FORTH BY TABLE 1601.1.1 (1) & 1601.1.1 (2) OF THE 2009 IRC.

PLUMBING

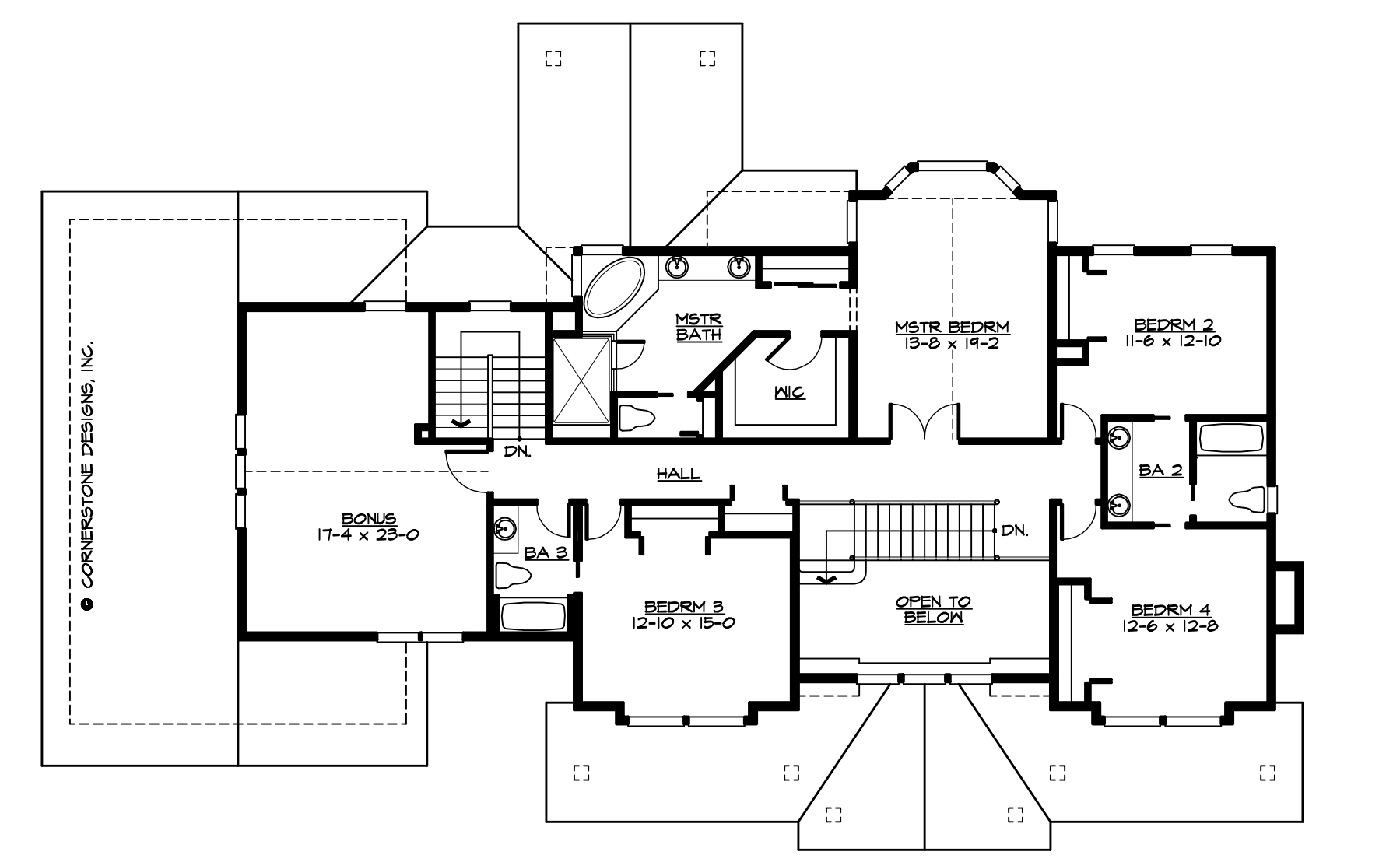
GENERAL

WATER HEATERS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE N.A.E.C.A. STANDARD AND BE LABELED AS SUCH. IN ADDITION, ELECTRIC WATER HEATERS INSTALLED IN UNHEATED SPACES SHALL BE PLACED ON AN INCOMPRESSIBLE SURFACE OR FLOOR INSULATED TO A MINIMUM OF R-10.

WATER TANKS TO BE LABELED PER N.A.E.C.A.



MAIN FLOOR



UPPER FLOOR

NOT FOR CONSTRUCTION

PAYMENT OF USE FEE IS DUE TO CORNERSTONE DESIGN, LLC. PRIOR TO CONSTRUCTION FOR EACH SET OF PLANS...

CORNERSTONE DESIGNS

BUILDER BOB PLAN M3920B35-0-CSD

DESIGNED BY: TC DATE: 1/19/16

PROJECT MANAGER: TROY CLYMER

AI AIO CORNERSTONE DESIGNS