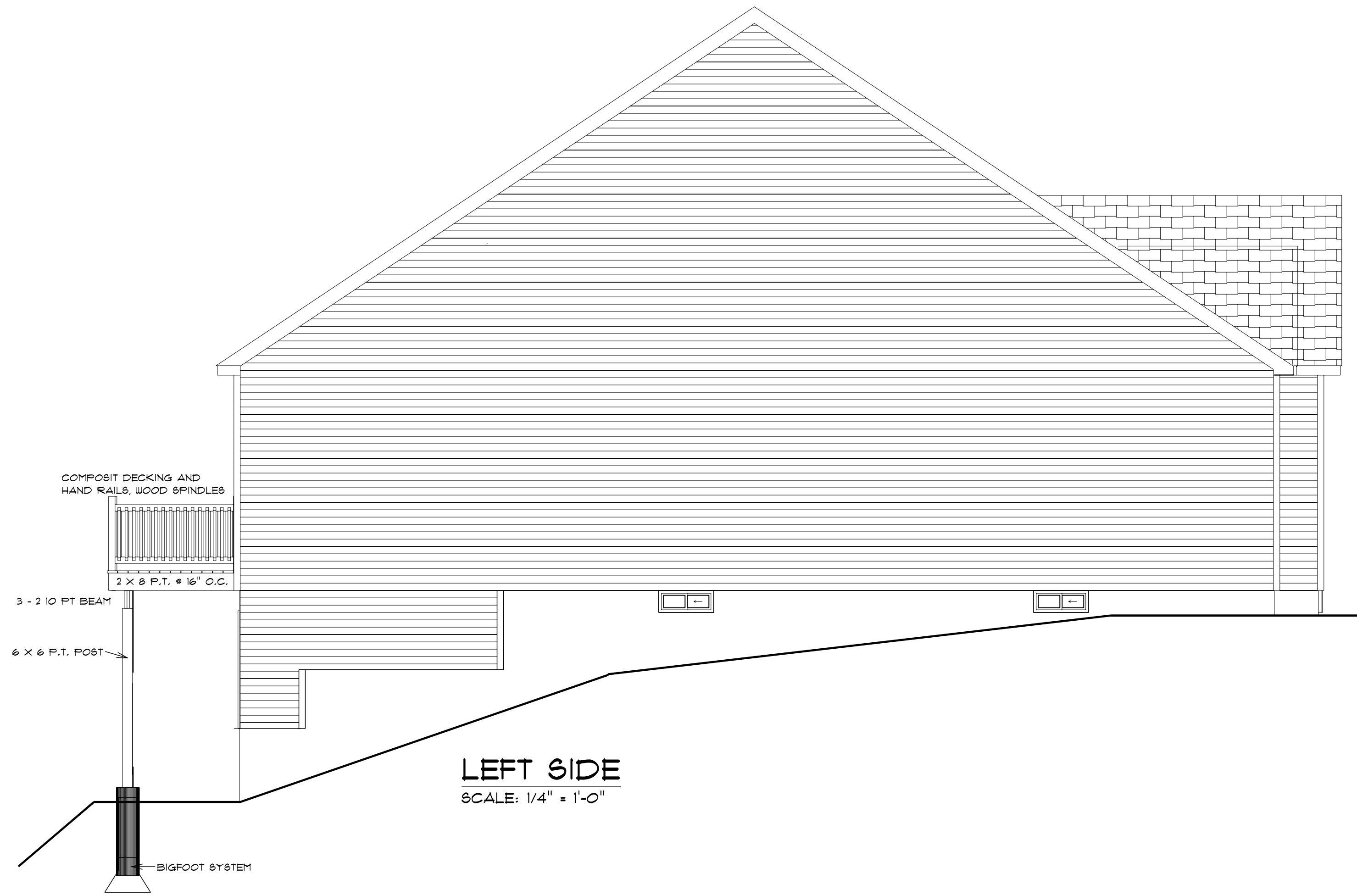




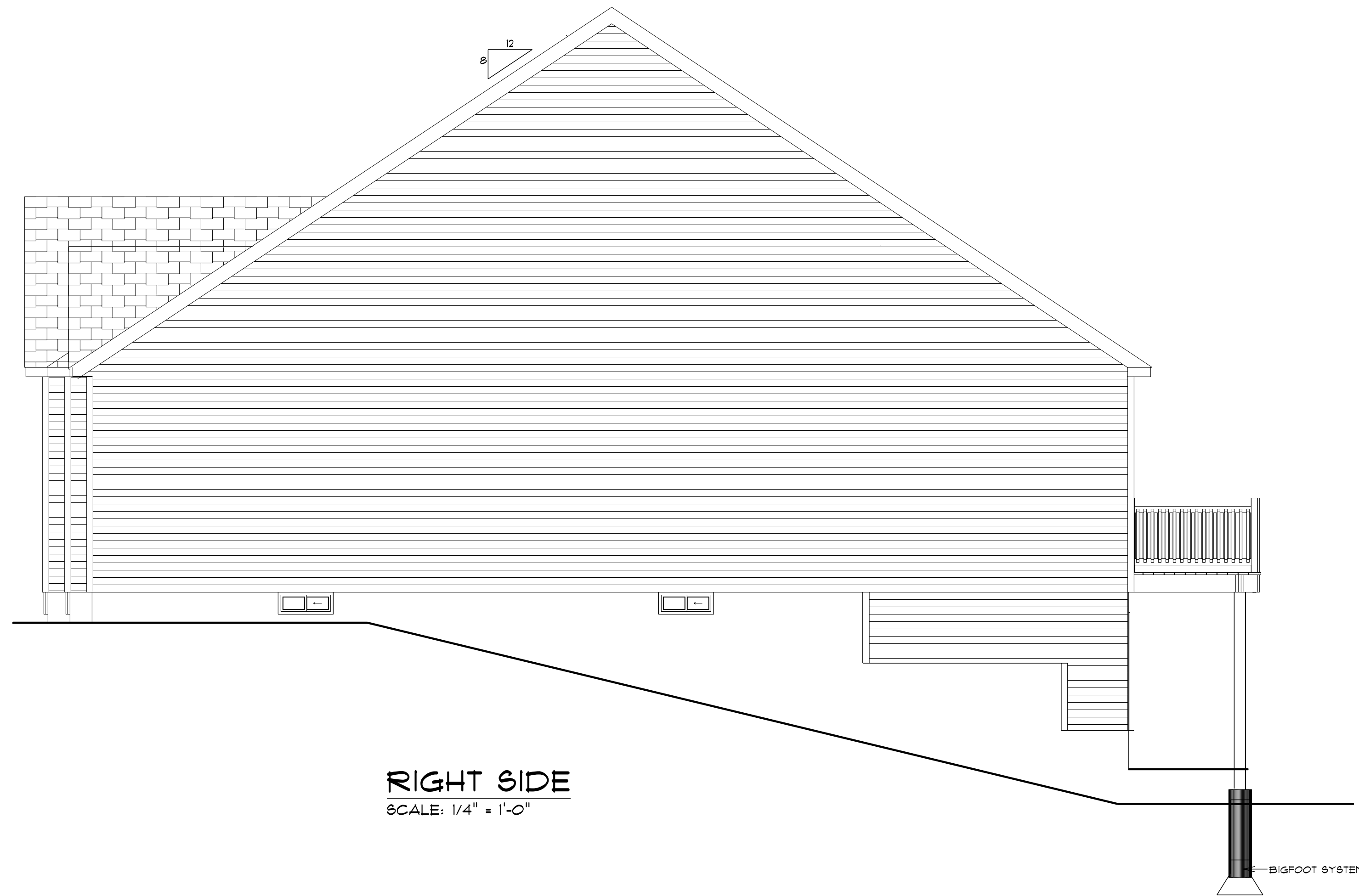
**FRONT ELEVATION2**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



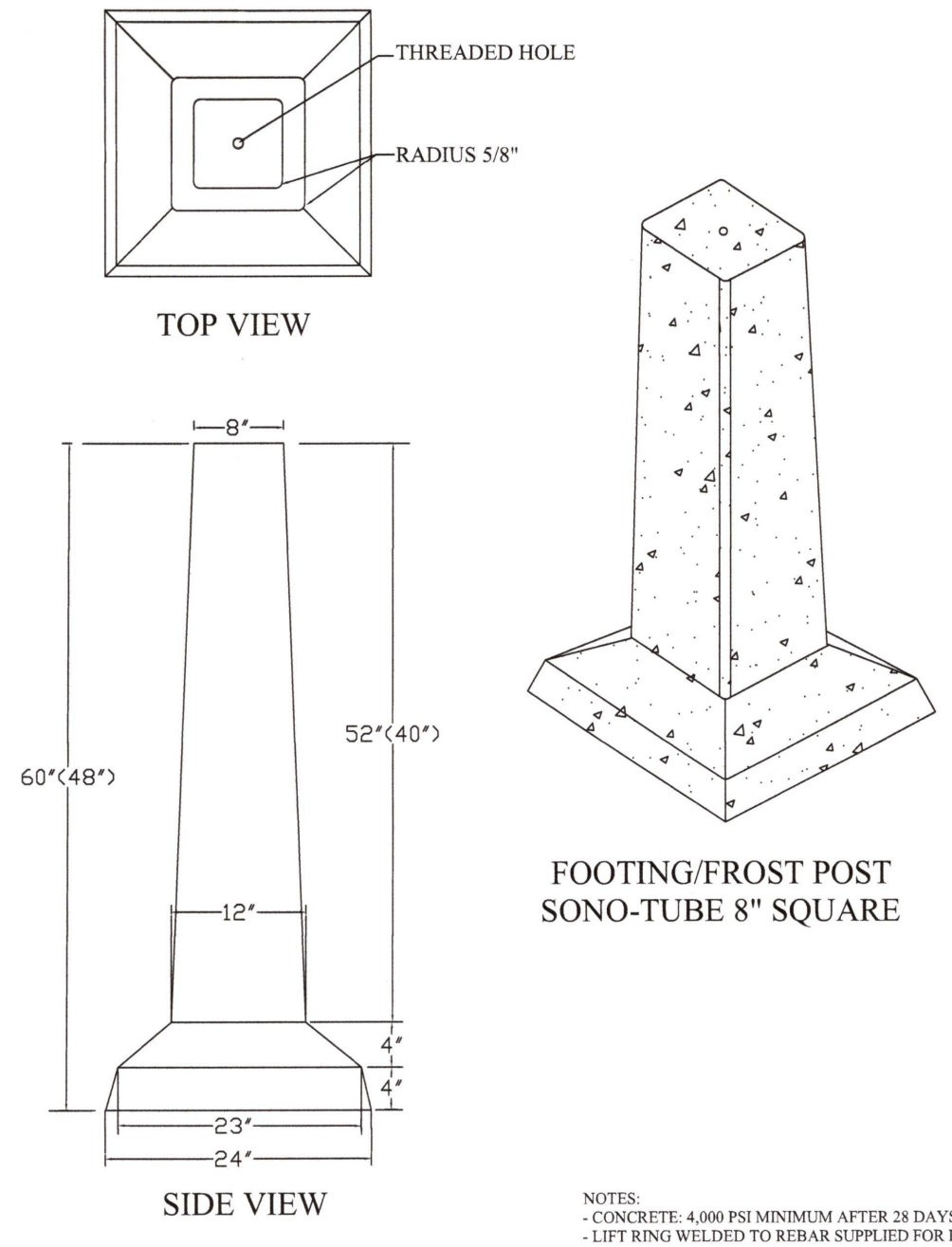
**LEFT SIDE**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE**  
SCALE: 1/4" = 1'-0"

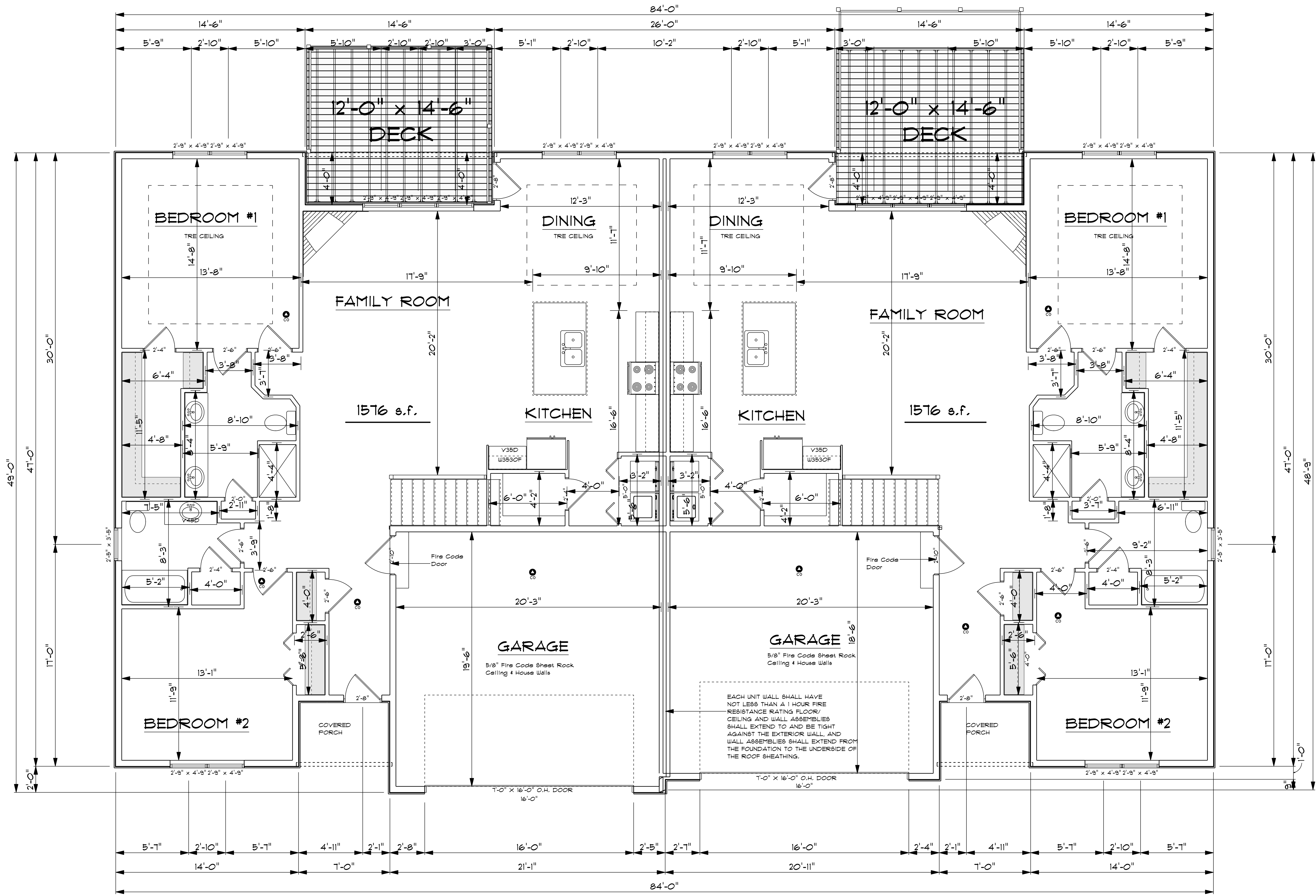
**USI** Precast Concrete Products  
 Underground Supply Inc.  
 574 Haydenville Road  
 Leeds, MA 01053  
 Phone: 413-584-5255  
 Toll Free: 800-550-5055  
 Fax: 413-584-9763  
 www.undergroundsupplyinc.com

**Precast Frost Post**  
(Available in 4' and 5')



**FOOTING/FROST POST**  
SONO-TUBE 8" SQUARE

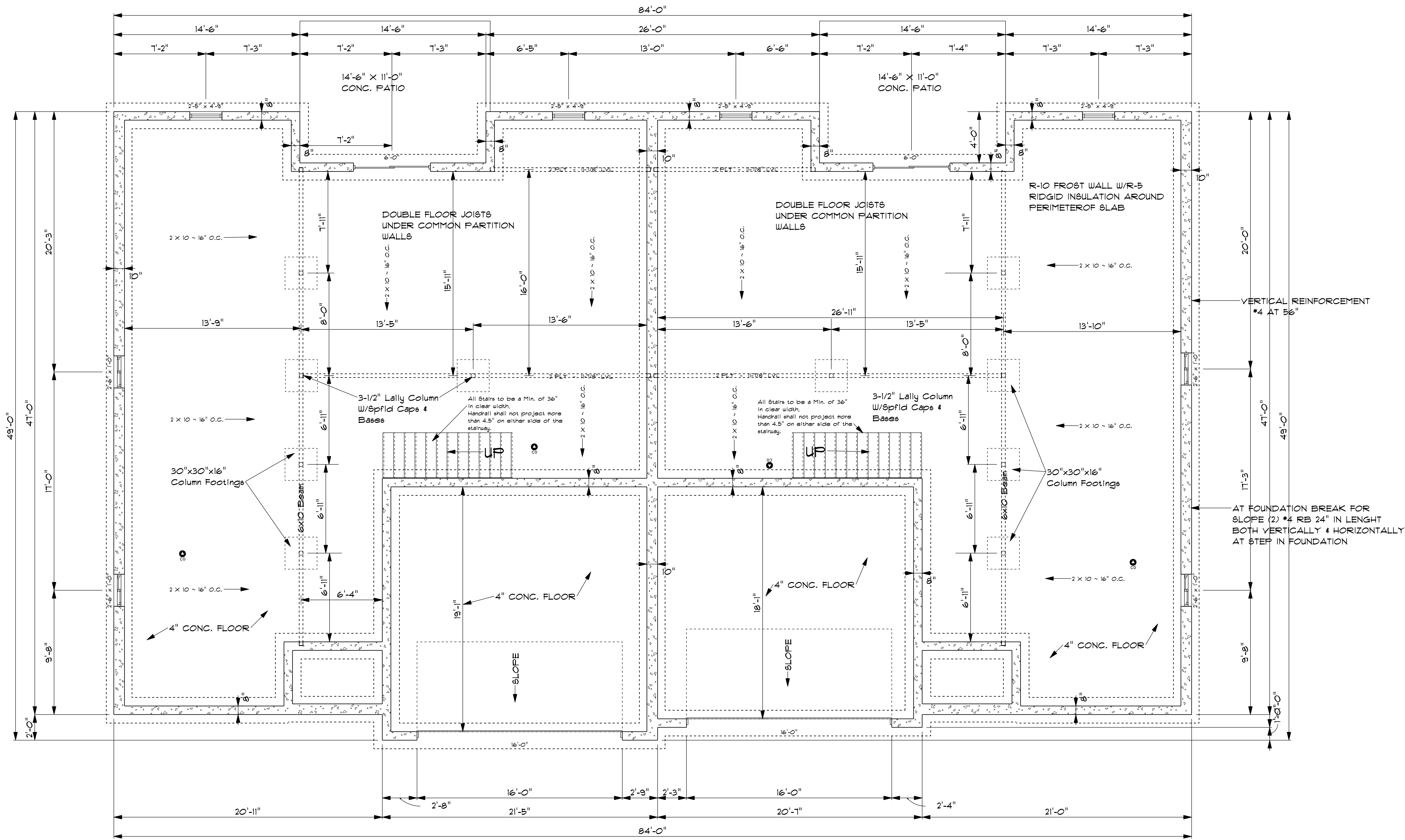
NOTES:  
 - CONCRETE 4,000 PSI MINIMUM AFTER 28 DAYS  
 - LIFT RING WELDED TO REBAR SUPPLIED FOR LIFTING



**MAIN FLOOR 2**  
SCALE: 1/4" = 1'-0"

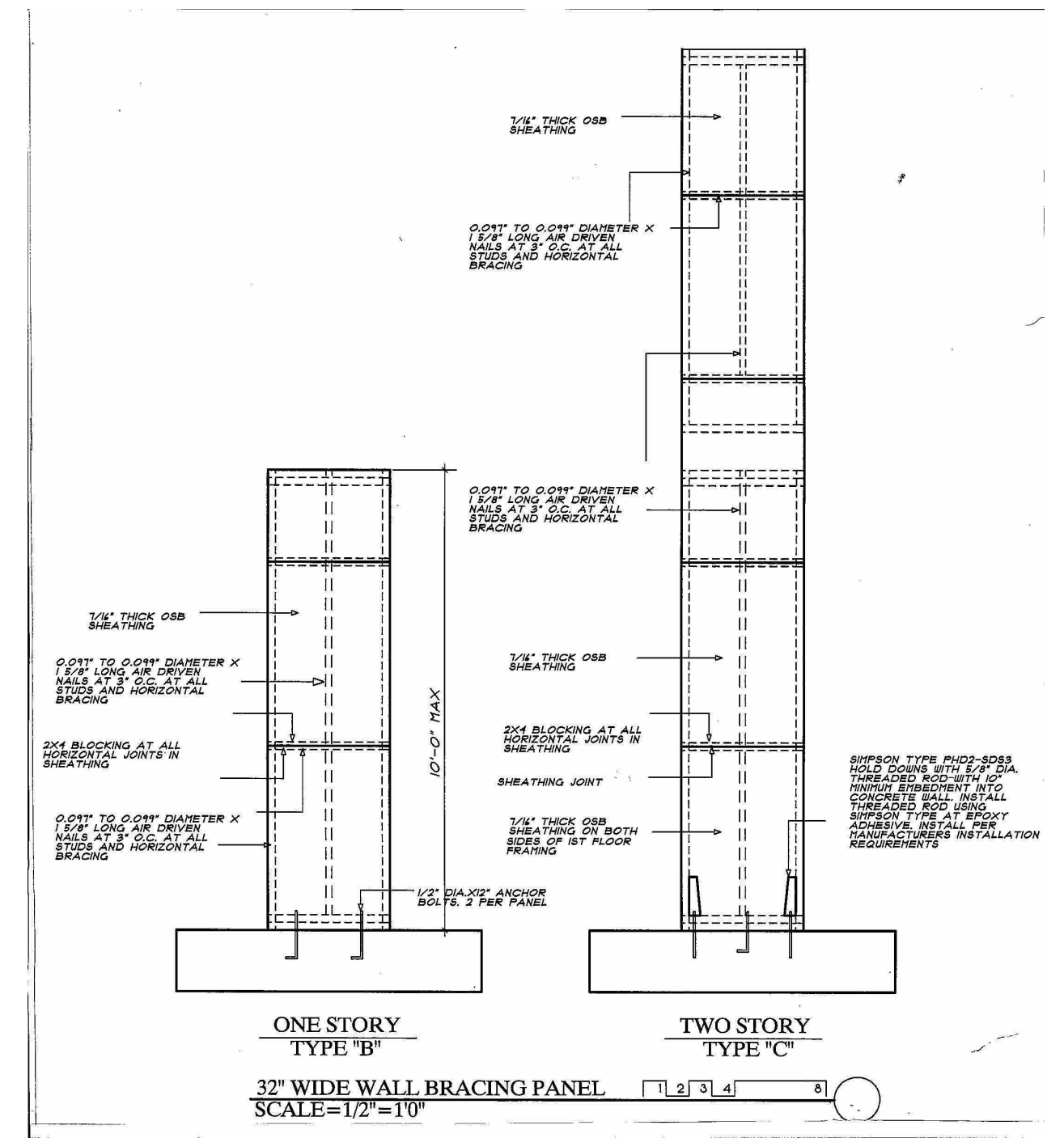
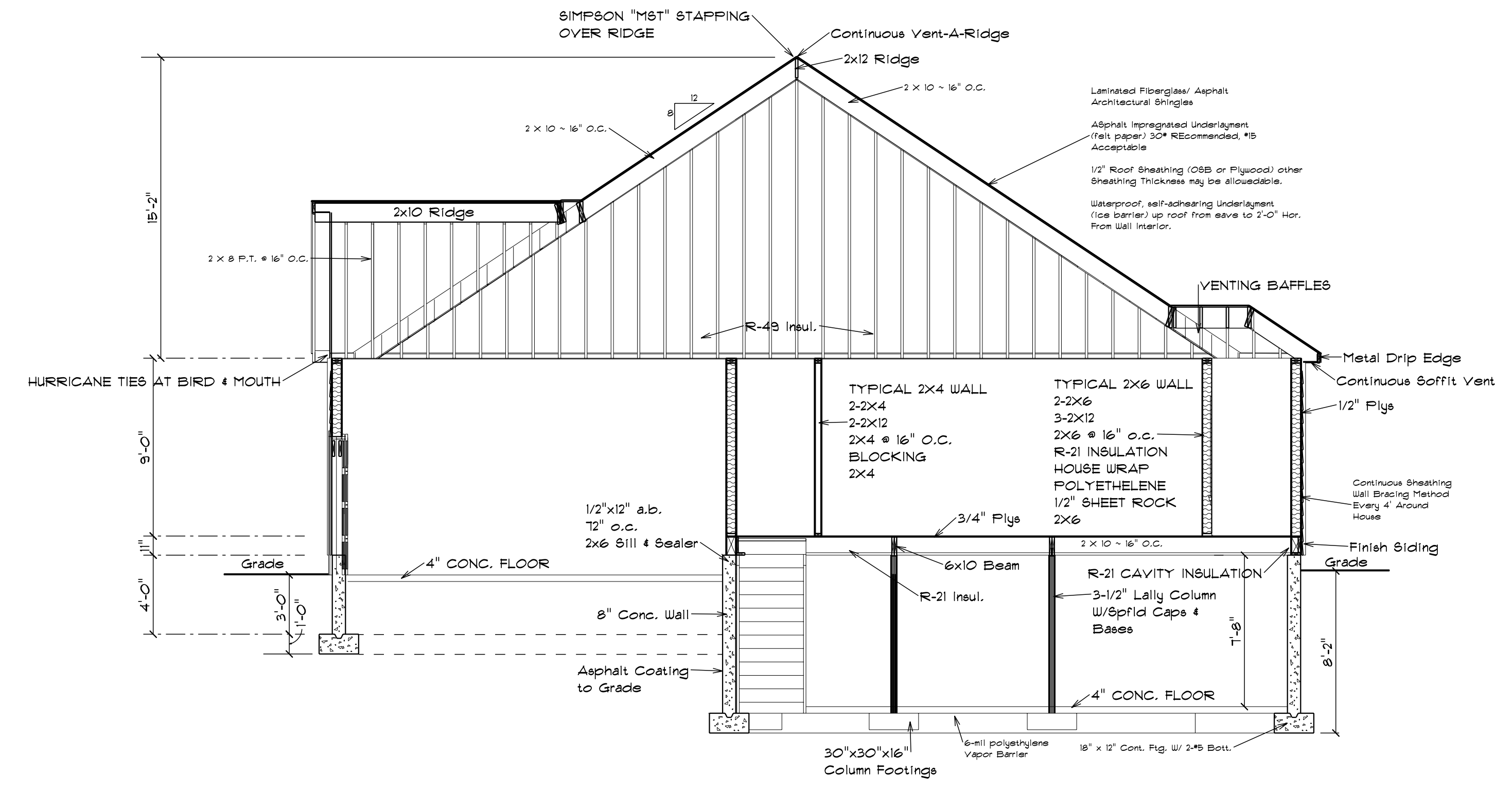
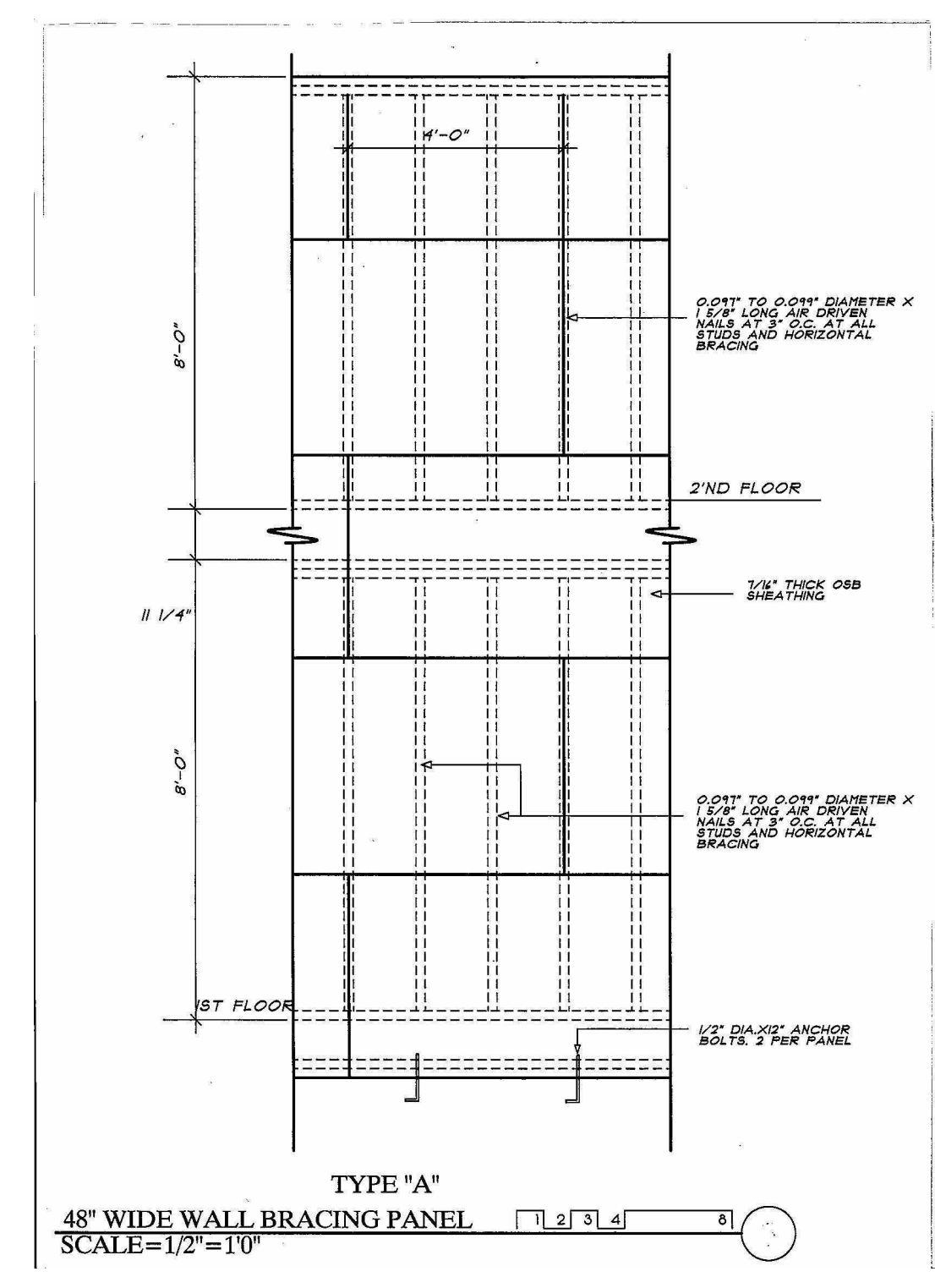
OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
32X80 COLONIAL D 1	2'-8"	L	NO	1
32X80 COLONIAL D 1	2'-8"	R	NO	1
32X80 FRENCH A 1	2'-8"	L	NO	1
32X80 FRENCH A 1	2'-8"	R	NO	1
192X84 - 4 PANEL	16'-0"	U	NO	1
192X84 - 4 PANEL	16'-0"	U	YES	1
48X80 BIFOLD COLONIAL 2	4'-0"	LR	NO	2
60X80 BIFOLD COLONIAL 2	5'-0"	LR	NO	2
24X80 COLONIAL A 1	2'-0"	R	NO	1
28X80 COLONIAL A 1	2'-4"	L	NO	3
28X80 COLONIAL A 1	2'-4"	R	NO	3
30X80 COLONIAL A 1	2'-6"	L	NO	5
30X80 COLONIAL A 1	2'-6"	R	NO	5
34X80 COLONIAL A 1	2'-10"	L	YES	1
34X80 COLONIAL A 1	2'-10"	R	YES	1
2846	2'-9 1/2" x 4'-9 1/4"	U	NA	18
24X80 COLONIAL A 1	2'-0"	L	NO	1
2432	2'-5 1/2" x 3'-5 1/4"	U	NA	2

OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
72X80 SLIDING FRENCH 2	6'-0"	NL	YES	2
192X84 - 4 PANEL	16'-0"	D	NO	1
192X84 - 4 PANEL	16'-0"	U	NO	1
2446	2'-5" x 4'-9"	D	NA	4
30X12 SLIDER	2'-6" x 1'-0"	NR	NA	4

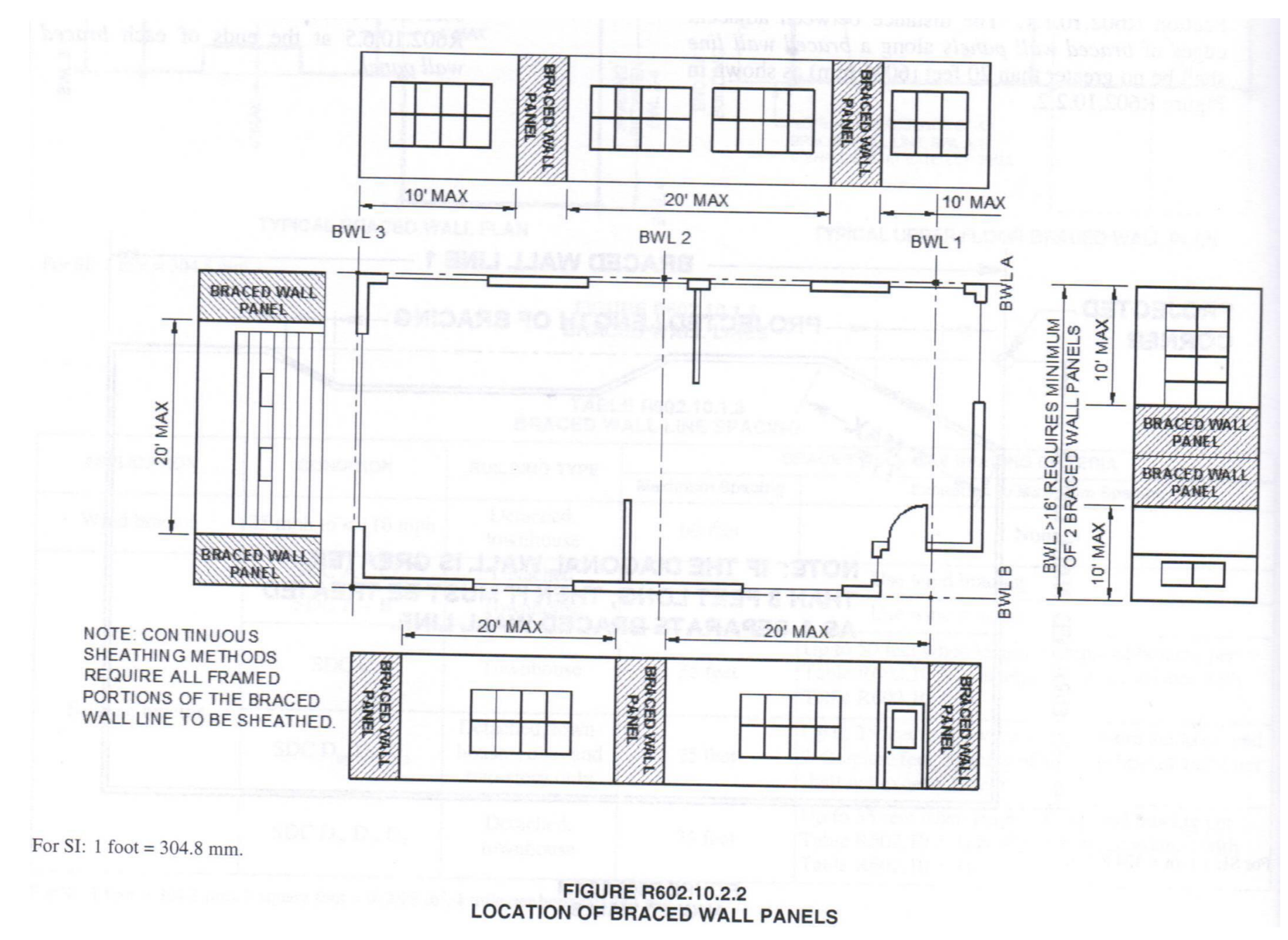


**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. RRH HOME DESIGNS IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN, WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN ONLY GUARANTY AGAINST HUMAN ERRORS. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.



CROSS SECTION A  
SCALE: 1" = 5'-0"



For SI: 1 foot = 304.8 mm.

FIGURE R602.10.2.2  
LOCATION OF BRACED WALL PANELS

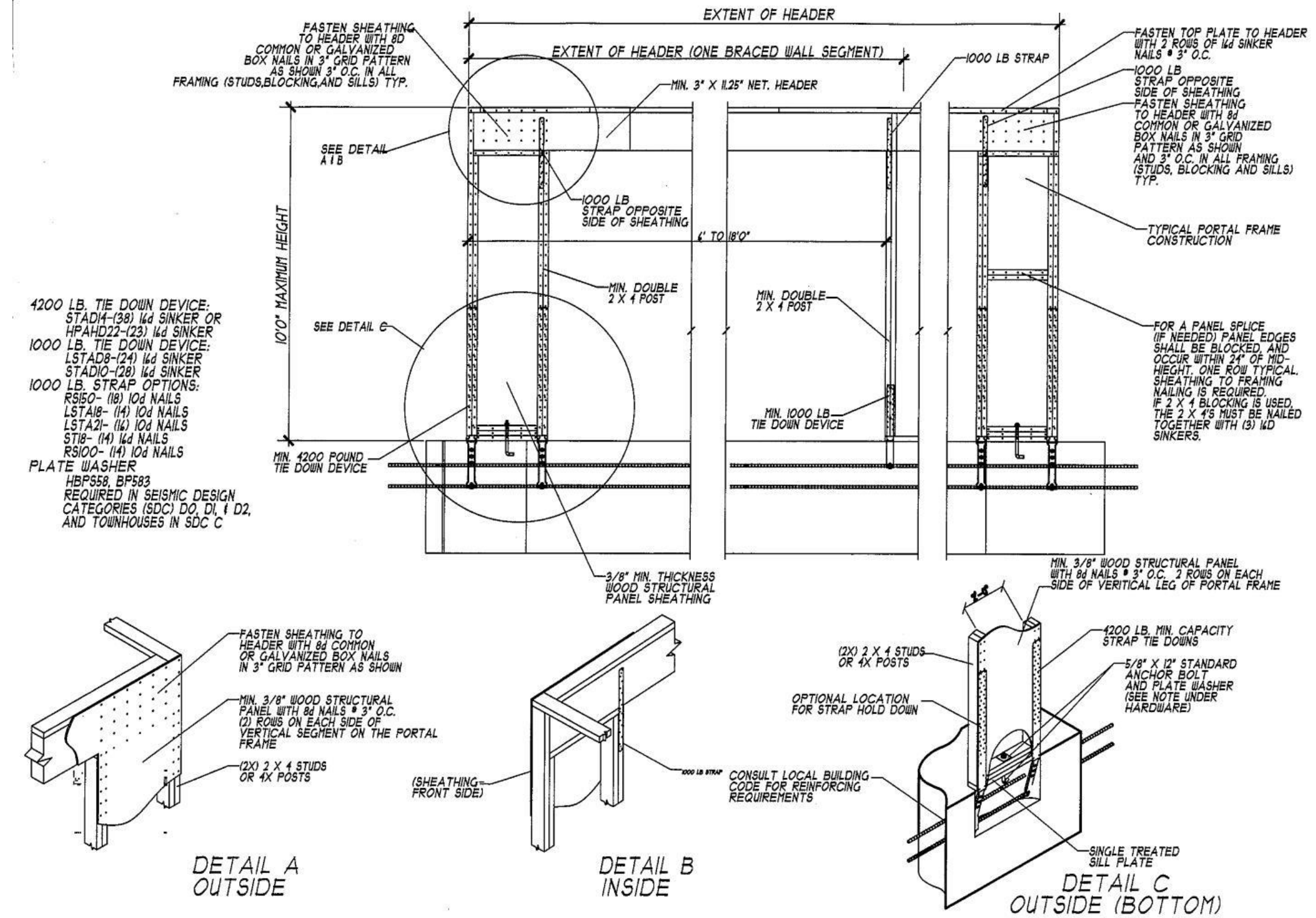
**EXCAVATION AND SITE NOTES**

- Layout and Grades: The Contractor shall maintain and or reestablish benchmark and survey monuments shown on the Site Engineers Drawings. These benchmarks shall provide a base of reference for the entire site construction. The Contractor shall employ and pay for all costs for a registered Civil Engineer or Surveyor who is licensed within the jurisdiction of the project site to layout all lines and grades in accordance with the drawing and specifications.
- Excavation: Strip all topsoil, sub-soil and surface treatments covering the site. Salvage all usable top-soil and Fill material
- All Foundations shall bear directly upon natural undisturbed granular soil underlying the project site or on compacted structural fill. All bearing surfaces to be hand cleaned and free of all loose soil. Final excavation of all bearing surfaces shall be performed by a backhoe or excavator having a smooth toothless bucket to prevent disturbance to the bearing surface.
- Excavation and dewatering shall be accomplished by methods which preserve the undisturbed state of Sub-grade soils. Sub-grade soils which are soft, loose or otherwise unsatisfactory for support of structures as a result of inadequate or improper excavation, dewatering or other construction methods shall be removed and replaced with structural fill or crushed stone as required by the designer at the Contractors expense.
- Before filling against walls, the permanent structures must be completely and sufficiently aged to attain the strength to resist fill pressure without the risk for damage. Place no stones over 4 inches in diameter closer than 18 inches to wall surfaces.
- All fill within the area of the proposed structure shall be placed and compacted under continuous monitoring by the Soil Engineer. Place crushed stone in uniform lifts not exceeding 6 inches (compacted thickness) and compact with minimum of 4 passes of a vibratory plate type compactor. Place gravel fill in uniform lifts not exceeding 6 inches (compacted thickness) and compact to 95% of maximum dry Proctor Density.
- Place ordinary fill in uniform lifts not exceeding 6 inches (compacted thickness) and compact to 92% of its maximum dry Proctor Density.

**MISCELLANEOUS NOTES**

- Electrical: 200 amp service minimum. It is expected that the owner visit the site with the Electrical Contractor and agree upon the actual layout. All electrical boxes are to have foam gaskets.
- Pre-wire: Pre-Wire the entire house for Cable T.V. and telephone jacks. Owners shall consider the following to be installed: central sound, central vacuum, security and fire detection monitoring, surveillance and intelligent lighting. Data wiring for computers is also recommended.
- Lawn Faucets: Lawn Faucet locations will be determined during construction. They are to be freeze Proof and have shut offs in the basement.
- WINDOWS: Windows on the plan are specified Andersen Low E with screens and grilles. muntin patterns, hardware and finish options are to be determined with owner prior to ordering windows.
- Landscaping: Landscaping Design will be coordinated with Landscape Contractor and or Landscape Architect. Shrubbery on the plans do not mean to imply type or number, rather is shown for artistic purposes only.
- Retaining Walls: Retaining Wall design will be the responsibility of a the Site Engineer or a licensed Civil Engineer in the jurisdiction which the project is being built.
- Whirlpool: Whirlpools to have required electrical and plumbing connections. Access panels to be provided in case of future service needs.
- HVAC: It will be the responsibility of the G.C., Framing and HVAC Contractor to coordinate the final location of all chase walls before starting construction. This design office recommends a professional MEP designer be retained by the owner to design, specify the heating and cooling systems for this house.
- NO CHANGES ARE TO BE MADE TO THESE PLANS UNLESS OTHERWISE REQUESTED BY THE BUILDING DEPARTMENT. IF ANY QUESTIONS ARISE DURING CONSTRUCTION, CONTACT THE DESIGN OFFICE BEFORE PROCEEDING FURTHER.

**PORTAL FRAME WITH EMBEDDED STRAP HOLD-DOWNS**



**FOUNDATION NOTES CONT.**

- All structural fill to be compacted in layers of not more than 6"
- All footings to extend below frost line/finish grade a minimum of 3'-6" and/or a minimum of 1'-6" below original grade.
- All under slab vapor barriers to be 6 mil. Polyethylene film minimum.
- All foundation damp proofing to be brush applied (asphaltic)
- All anchor bolts to be 1/2" x 12" @ 6'0" o.c. maximum and to project 4" above top of wall. Minimum of 2 bolts per sill plate.
- Foundation walls not to be completely backfilled until first floor deck is completed with anchor bolts properly fastened.
- All exterior concrete slabs and walkways to have a broom finish
- Provide 6x6 W2.9xW2.9 w.w.m. reinforcing for all concrete slabs on grade.
- All footing drains (inside and out) to be 4" perforated p.v.c.
- All exterior slab use to be air entrained
- All expansion joints to be 1/2" Celotex "Flexcell" (or approved equal) and extend the full depth of the Concrete.
- All Columns to be 3 1/2" diameter concrete filled Lally Columns with Springfield Caps and Plates installed.

**SMOKE DETECTORS**

- Smoke Alarms are required in each bedroom, outside the bedrooms in the immediate vicinity of the bedrooms, and near the base of all stairs where such stair leads to another occupied floor.
- Smoke Detectors are required on each additional story of the dwelling including basements for each 1,200 square foot of area. A single heat detector to be installed in garage.
- Smoke alarm types are to be Photoelectric.
- Combination smoke/carbon monoxide alarms are required as long as the smoke detector side of the alarm is photoelectric type and the device has a voice featured to distinguish between smoke and carbon monoxide alarms.
- All alarms require 10 year battery backup.
- Ionization only type smoke detectors are not to be used.
- 120 Volt interconnected, low voltage system installed per manufacturers requirements.
- When 12 or more smoke alarms are installed, system type devices must be used. All smoke and heat Detectors shall be primarily powered from either a dedicated locked branch circuit or from an un-switched portion of a branch circuit used for power and lighting of a habitable space.
- Carbon Monoxide Alarms shall be 120Volt devices or part of low voltage combination systems. A minimum of One carbon monoxide alarm shall be installed on each story including basements and cellars.
- On levels with bedrooms, carbon monoxide alarms shall be installed outside the bedrooms within 10 feet of Any bedroom door. All carbon monoxide detectors are required to be interconnected.

**WOOD FRAMING NOTES**

- All framing lumber is to be No.2 Douglas Fir (or better) with an allowable unfactored bending stress of 850 p.s.i.
- All joists and rafters shall be aligned over studs below
- Framer to install double floor joist under all parallel partition walls parallel to the direction of the joist direction. Framer to install solid blocking under all partition walls perpendicular to joist direction.
- All headers shall be 2-2x10 with 1/2" plywood flitch plate unless otherwise noted.
- Provide 1 row of 1x3 cross bridging at midpoint of all spans over 8'-0" in all floors. Two rows with spans over 16'-0".
- All exterior corners (inside and outside) are to be braced with 1/4" CDX plywood. Nailing schedule shall be 8d commons at 6" o.c. at all edges and 8d at 12" o.c. at all intermediate studs.
- All column or solid framing that extend down thru all levels and terminate at the basement floor shall be supported by a thickened slab, grade beam, or footing designed to carry load.
- Provide double 2x8 strongback at mid span for ceiling joists with spans greater than 10'-0"
- Provide collar ties at upper 1/3 of vertical distance between ridge board and ceiling joists 4'-0" o.c. max.
- Hip, valley rafters and ridge boards shall be "2x" size larger than rafters.
- Roof deck shall be 5/8" CDX plywood minimum
- Where pre-engineered floor and roof trusses are used, truss manufacturer must provide shop drawings and calculations which bear seal of registered engineer from the State in which the work is to be performed.
- All ceiling joists and rafter bracing to bear on load bearing walls designed to carry load thru All levels and terminate at basement floor and be supported by thickened slab, grade beam Or footings designed to carry load.
- All wood that comes in contact with concrete to be pressure treated
- Provide all solid blocking above all beams and bearing walls.
- All multiple LVL members are to be joined as specified by manufacturer.
- Exterior Decks to be framed with pressure treated lumber with screws to be galvanized.
- All stairs to be re-figured on site by framer. Riser height is not to exceed 7 1/4" while treads to be 10" including nosing.

**FOUNDATION NOTES**

- All concrete to attain a compressive strength of 3,000 p.s.i within 28 days of placement.
- All footings to be a minimum of 2'6"x2'6"x16" and rest on undisturbed soil or properly compacted structural fill with a minimum presumptive soil bearing capacity of 3,000 p.s.f.
- All structural fill under footings and slabs shall be clean, with no organic material, clay or silt, or construction debris. All structural fill shall be compacted to 95% meeting the following gradation:

SEIVE SIZE	PASSING
3 1/4"	100%
3/4"	50-100%
#4	25-75%
#200	< 10%

**EXTERIOR WALL WOOD LINTEL SCHEDULE**

MAX. SPAN	SUPPORTING ROOF OR UPPER FLOOR		SUPPORTING ROOF AND UPPER FLOOR		NON-BEARING WALL HEADER
	HEADER	JACK POSTS	HEADER	JACK POSTS	
4'-0"	(2) 2X8	(1) 2X6	(2) 2X10	(2) 2X6	(2) 2X4
5'-0"	(2) 2X8	(1) 2X6	(3) 2X10	(2) 2X6	(2) 2X6
6'-0"	(2) 2X10	(1) 2X6	(3) 2X12	(3) 2X8	(2) 2X6
7'-0"	(3) 2X10	(1) 2X6	(2) 1.75X12 M.LAM	(3) 2X8	(2) 2X8
8'-0"	(3) 2X12	(2) 2X6	(3) 1.75X12 M.LAM	(3) 2X8	(2) 2X8

**INTERIOR WALL WOOD LINTEL SCHEDULE**

MAX. SPAN	SUPPORTING ROOF OR UPPER FLOOR		SUPPORTING ROOF AND UPPER FLOOR		NON-BEARING WALL HEADER
	HEADER	JACK POSTS	HEADER	JACK POSTS	
4'-0"	(2) 2X8	(1) 2X4	(2) 2X12	(2) 2X4	(2) 2X4
5'-0"	(2) 2X10	(2) 2X4	(1) 1.75X9.5 M.LAM	(2) 2X4	(2) 2X6
6'-0"	(2) 2X10	(2) 2X4	(2) 1.75X9.5 M.LAM	(3) 2X4	(2) 2X6
7'-0"	(2) 2X12	(2) 2X4	(2) 1.75X12 M.LAM	(3) 2X4	(2) 2X8
8'-0"	(3) 1.75X12 M.LAM	(2) 2X4	(3) 1.75X14 M.LAM	(4) 2X4	(2) 2X8