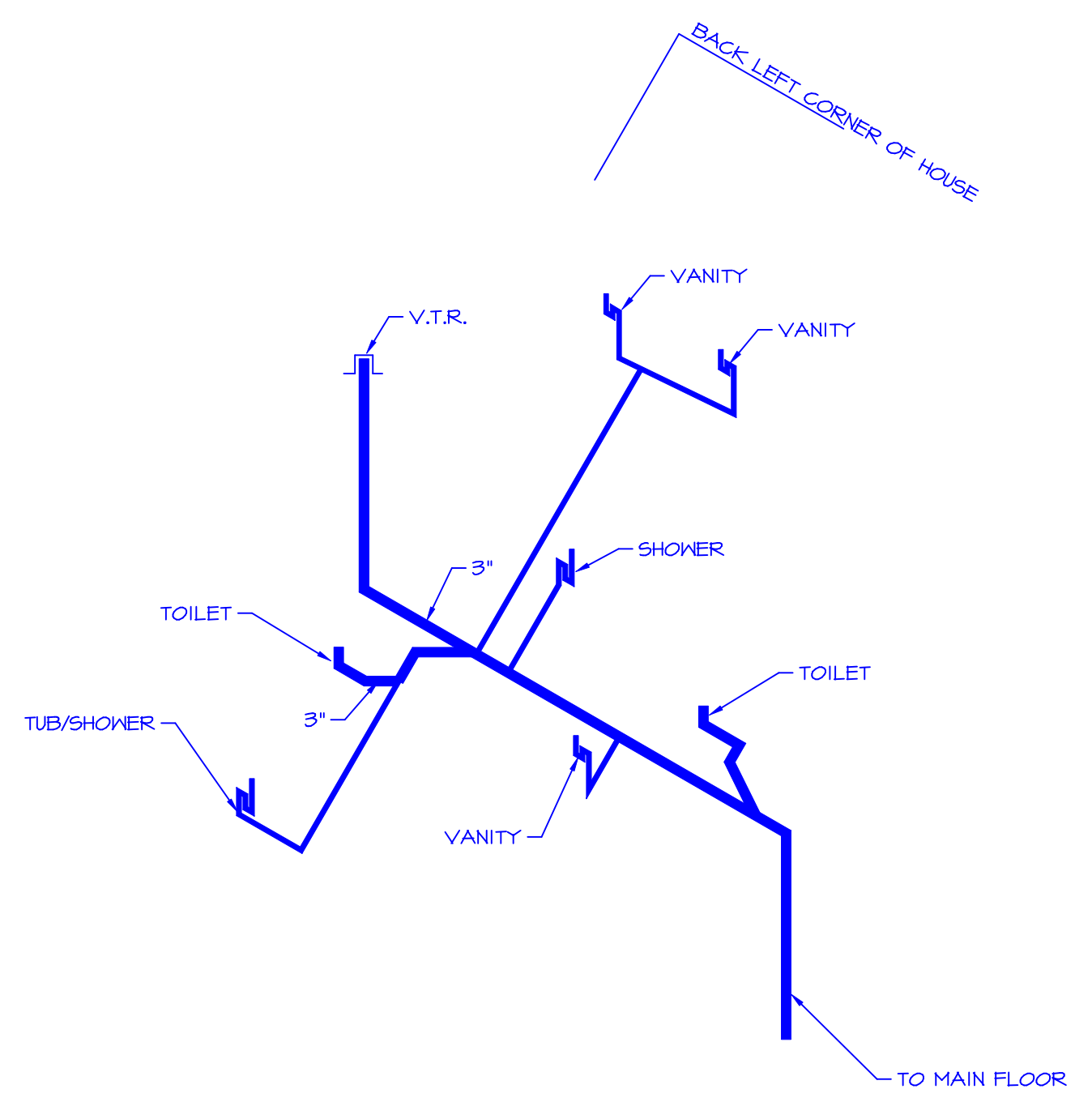
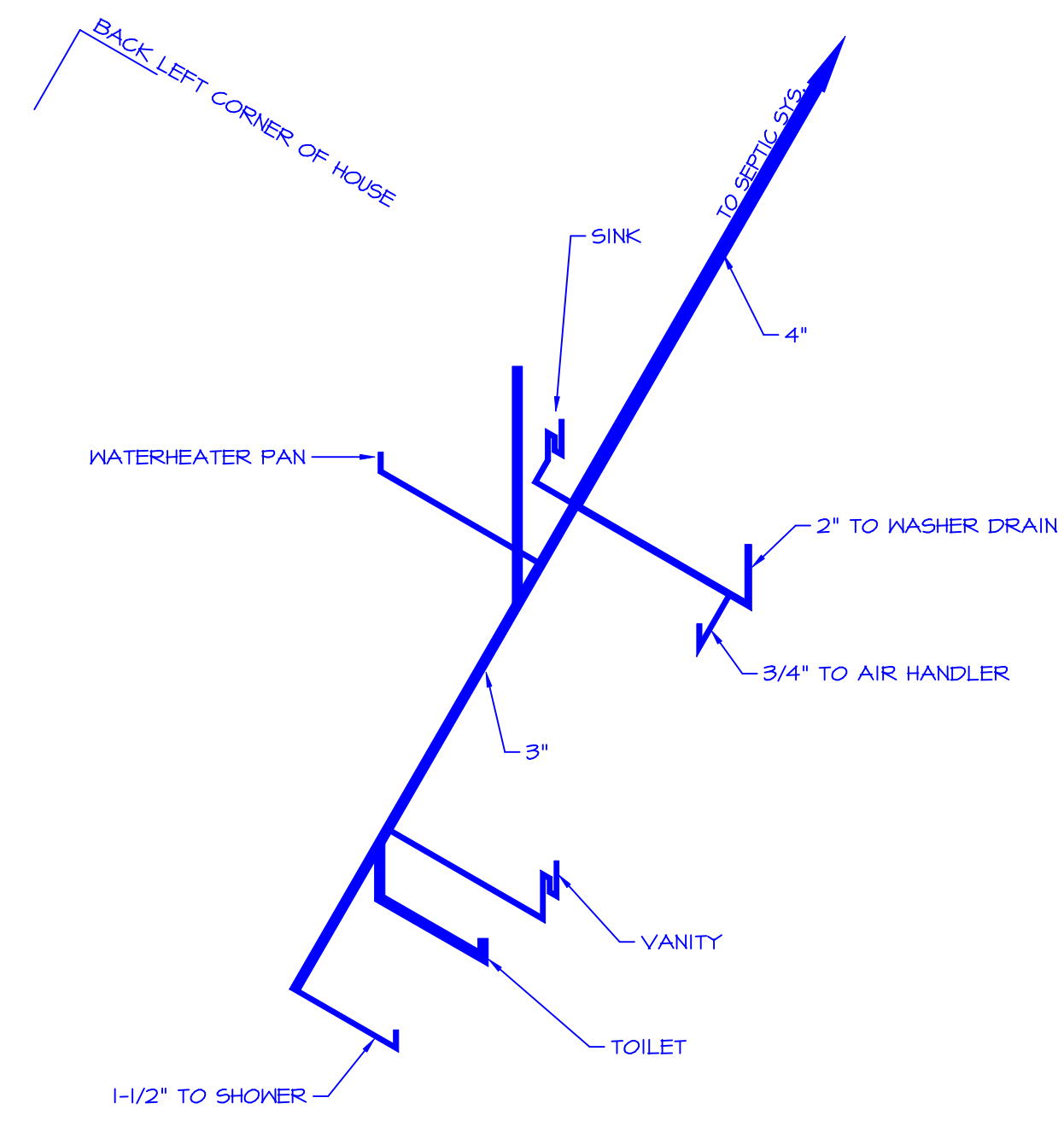


**MAIN FLOOR WASTE ISOMETRIC**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR WASTE ISOMETRIC**  
SCALE: 1/4" = 1'-0"



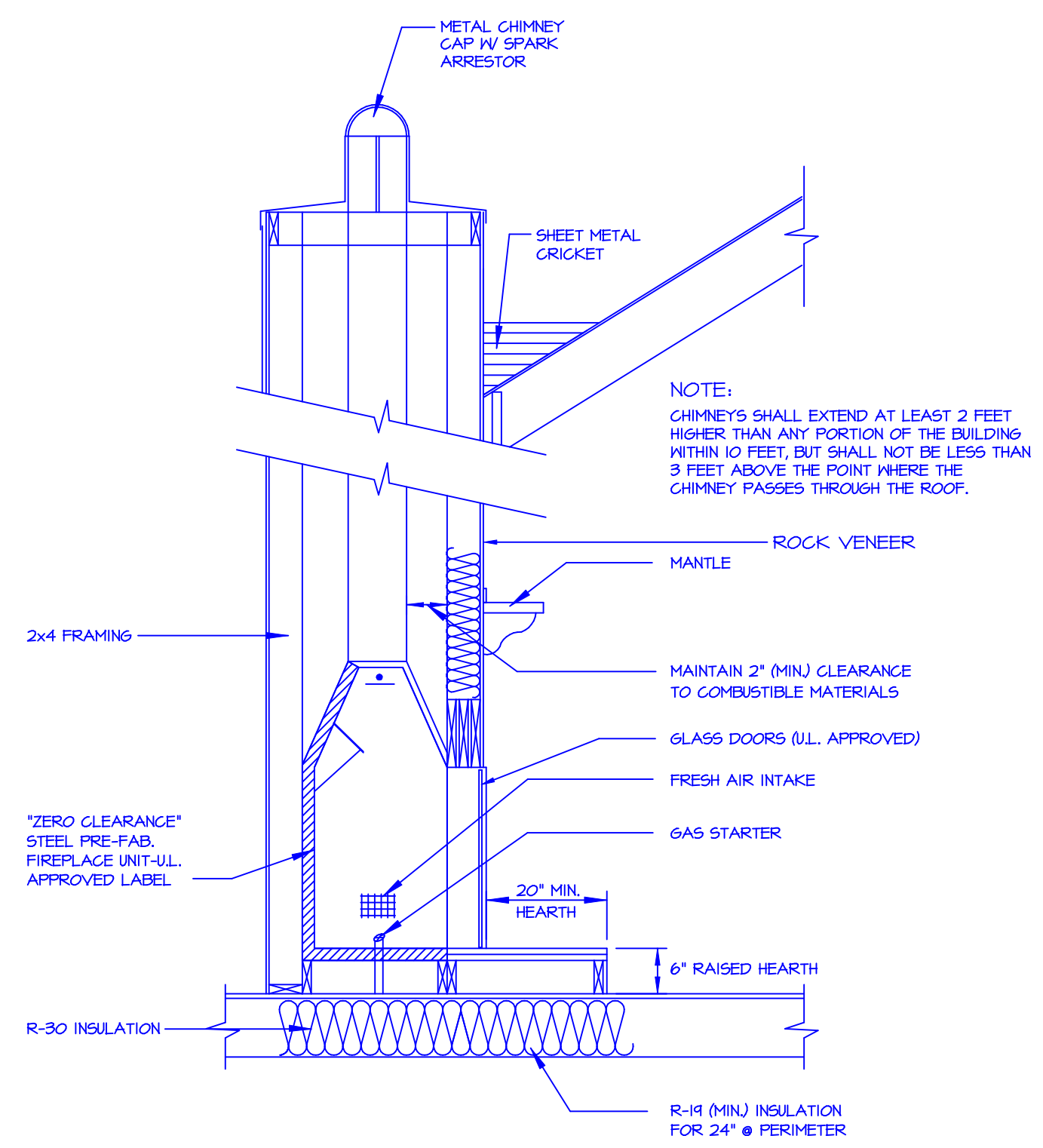
**BASEMENT WASTE ISOMETRIC**  
SCALE: 1/4" = 1'-0"

Framing Lumber Specifications					
Stress rated framing members shall be used which equal or exceed the following specifications. If lower grade lumber is used, excessive deflection may occur.					
SIZE	First Floor Joists 40 lbs. Live Load 10 lbs. Dead Load		Second Floor Joists 30 lbs. Live Load 10 lbs. Dead Load		
	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN
2 x 6	12"	10'-3"	2 x 6	12"	11'-3"
2 x 8	12"	13'-6"	2 x 8	12"	14'-11"
2 x 10	12"	17'-3"	2 x 10	16"	13'-6"
2 x 12	12"	20'-7"	2 x 10	16"	17'-2"
	16"	12'-7"	2 x 12	12"	23'-0"
	24"	14'-7"	2 x 12	16"	19'-11"
			2 x 12	24"	16'-3"
Ceiling Joists 20 lbs. Live Load 10 lbs. Dead Load			Rafters 30 lbs. Live Load 10 lbs. Dead Load		
SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN
2 x 4	12"	9'-5"	2 x 6	12"	13'-9"
2 x 6	16"	8'-7"	2 x 6	16"	11'-10"
2 x 8	12"	14'-9"	2 x 8	12"	17'-5"
2 x 10	16"	12'-10"	2 x 8	16"	15'-1"
2 x 12	12"	18'-4"	2 x 10	16"	18'-5"
	16"	13'-3"	2 x 10	16"	15'-1"
	24"	10'-6"	2 x 12	16"	24'-9"
			2 x 12	16"	21'-6"
			2 x 12	24"	17'-6"

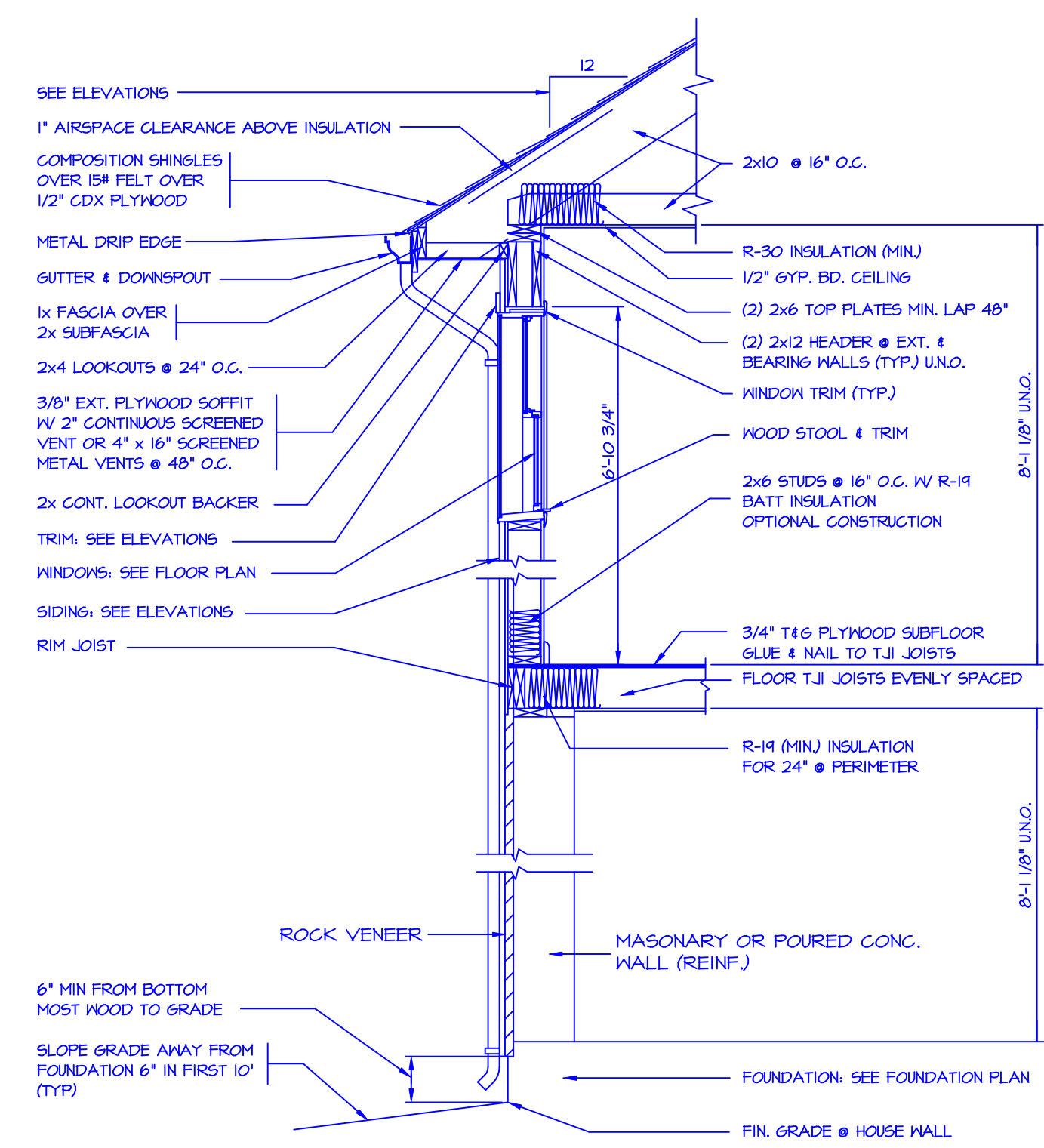
**GENERAL NOTES**

1. BASEMENT IS TO BE DESIGNED FOR A MAXIMUM SOILS BEARING PRESSURE OF 2000 P.S.F. FOR SPREAD FOOTINGS.
2. BOTTOM OF ALL FOOTINGS SHALL BEAR ON APPROVED NATURAL SOIL OR COMPACTED APPROVED FILL. ALL FOUNDATION AND SOILS WORKS SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SOILS REPORT.
3. ALL CONCRETE SHALL DEVELOPE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. EXCEPT AS SHOWN.
4. ALL OPENINGS NOT SHOWN ON PLANS MUST BE APPROVED BY OWNER.
5. REINFORCING SHALL BE A.S.T.M. SPEC. A624 GRADE 60.
6. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. DETAILING MANUAL.
7. REINFORCING IN ALL CONCRETE WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS.
8. LAP ALL STEEL 36 BAR DIAMETER AND 18" MINIMUM AT SPLICES.
9. ALL WOOD FRAMING SHALL BE STRESS-RATED LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES.....

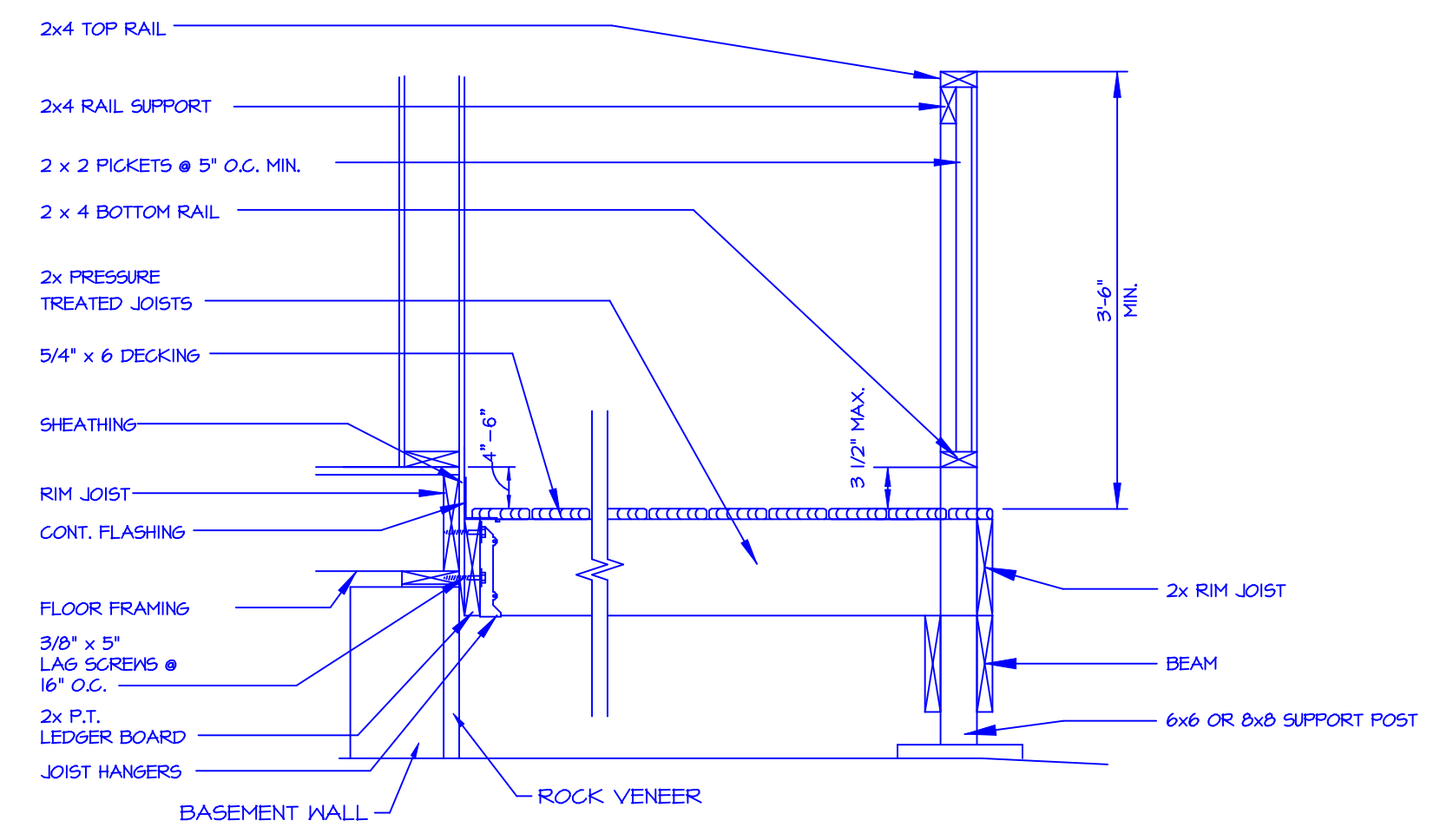
MEMBER	BENDING STRESS	MODULUS OF ELASTICITY
JOIST AND BEAMS	1500 P.S.I. ( #2 KD )	1,600,000 P.S.I.
STUDS, BRACING, BLOCKING	1200 P.S.I. ( #2 KD )	1,400,000 P.S.I.
RAFTERS	1500 P.S.I. ( #2 KD )	1,600,000 P.S.I.
LAMINATED WOOD	2400 P.S.I.	1,800,000 P.S.I.
		ELASTICITY



**ZERO CLEARANCE FIREPLACE DETAIL**  
SCALE: 1/2" = 1'-0"



**TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"



**PORCH SECTION**  
SCALE: 3/4" = 1'-0"