

GENERAL STRUCTURAL NOTES

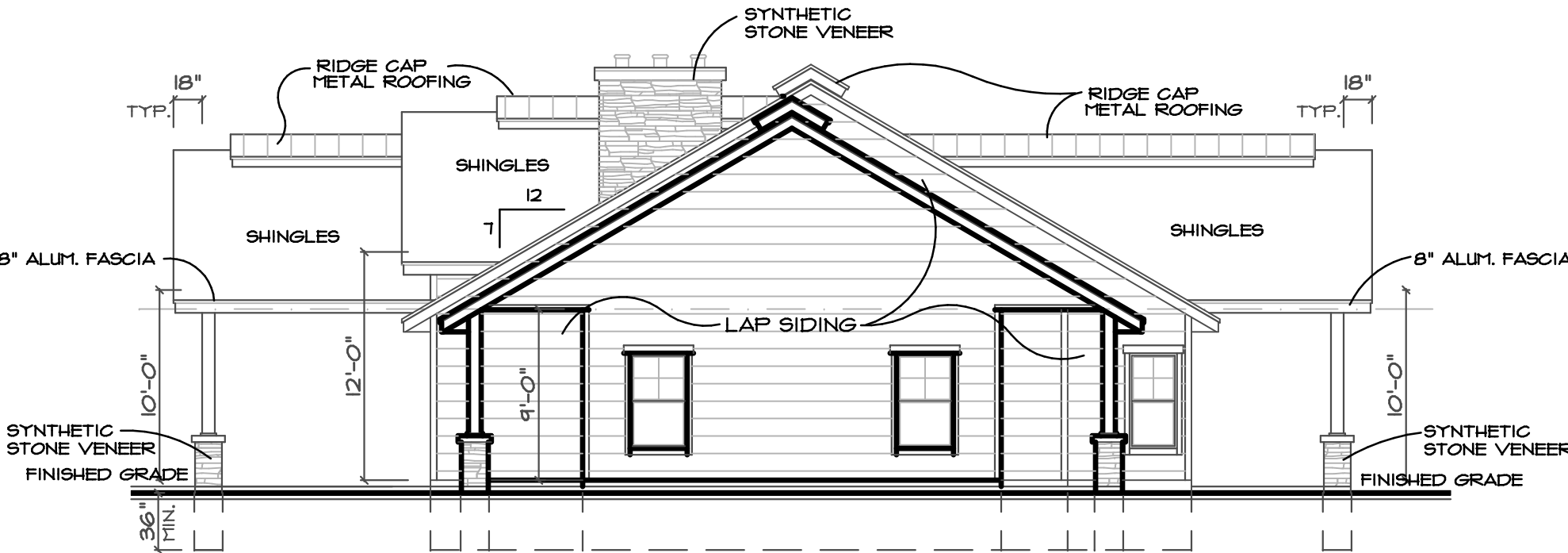
GOVERNING BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND IT APPROPRIATE SUPPLMENTS.

DESIGN LOADS:
ROOF DEAD LOAD: 10 psf
ROOF LIVE LOAD (WIND/SNOW) 20 psf
FLOOR DEAD LOAD: 10 psf
FLOOR LIVE LOAD
BEDROOMS: 30 psf
ALL OTHER LIVING AREAS: 40 psf

WIND LOADS: V(30)=115, EXPOSURE C
SEISMIC LOADS: SITE CLASS "B"
ASSUMED SOIL PRESSURE: 1500 PSF

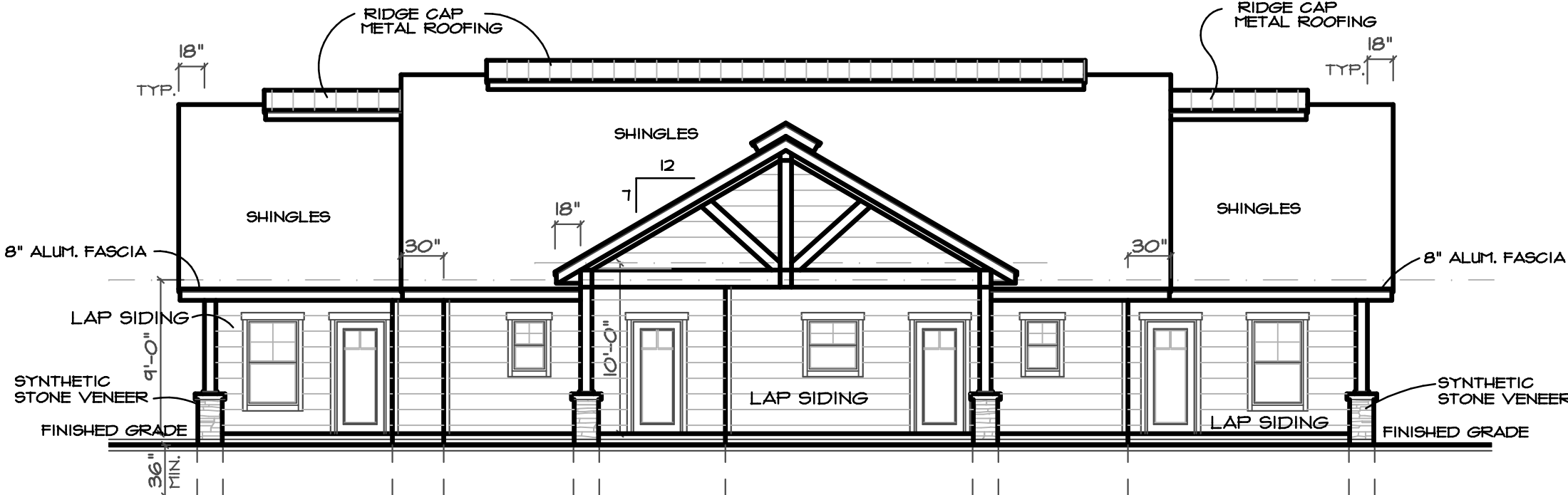
GENERAL:

- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN OR INFERRED BY THESE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND FOR COORDINATING ALL DIMENSIONS AND ELEVATIONS SHOWN WITH THE EXISTING CONDITIONS. IF ERRORS OR DISCREPANCIES IN THE DIMENSIONS OCCUR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND DESIGNER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO ENSURE THE SAFETY AF ALL INDIVIDUALS INVOLVED.



LEFT ELEVATION

SCALE 1/8"



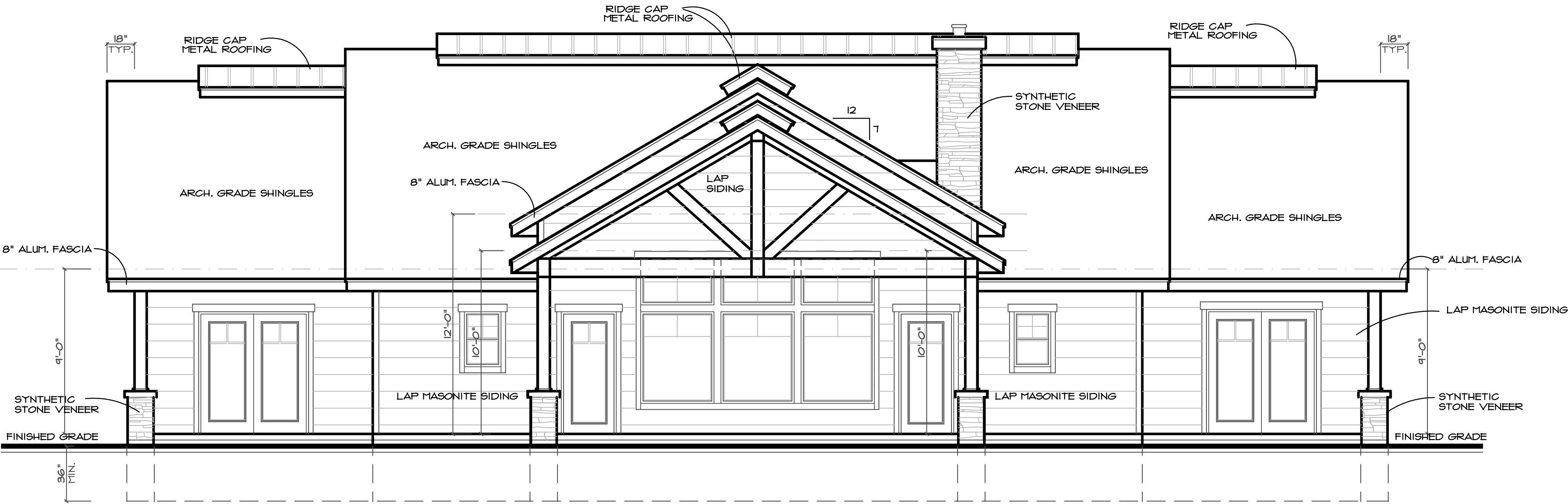
FRONT ELEVATION

SCALE 1/8"



RIGHT ELEVATION

SCALE 1/8"



REAR ELEVATION

SCALE 1/4"

EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (36" min.)
Finish grading shall be done so as to provide positive drainage away from all building foundations. a minimum slope of 2% shall be maintained for first 10'-0" with 1% slope thereafter to approved drainage area.

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

ALL INFORMATIONAL NOTES SHALL BE REVIEWED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION:

Gen Contractor:

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

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The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.

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DATE:
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LR-2211-24C

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to describe a circle with a dia. not less than 30 in.. Hinged shower doors shall open outward. The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. A door shall be provided for each compartment, with or without the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be operable. If a mechanical exhaust ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

1. Plumbing with 2x6 x 16 0.2.
2. Attic access 22" x 30" with a switched light in attic space.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting, termination cap.
6. Studs will be continuous from floor to the roof. 4 cell, aluminum per IRC 602.3.

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ALL exterior doors shall have a floor of landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

Windows must be in compliance with the requirements in section 308 of the IRC for safety glazing.
Windows shall comply with section 312.2 of IRC for glazing requirements and location for which also addresses fall protection.

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Note that all written dimensions take precedence over Manufacturer's specifications for installation of materials shall be followed.

Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend.

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.



SCALE _____
2211 SQ. FT. MAIN LEVEL

Note: This house will be provided with a concrete encased electrode (ufer) ground per IRC section 3608.

ALL INFORMATIONAL NOTES SHALL
BE REVIEWED BY GENERAL CONTRACTOR
PRIOR TO CONSTRUCTION:

Gen Contractor:

Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd. with self closer. Door between garage and house shall be solid core wood or "B" labeled door not less than 1 3/4" w/ self closer. Protect enclosed usable space under stairs with 5/8" gyp. brd. fire blocking at stud cavities that are greater than 8'-0".

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APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

MECHANICAL GENERAL NOTES:

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2" ducts provided, 1 placed at 12" above floor, and 1 placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. ft. per 4,000 BTU/h of the total input rating of all appliances within the space.

OR
Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. ft. per 2,000 BTU/h of the total input rating of all appliances within the space.

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GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs = 3500 psi.

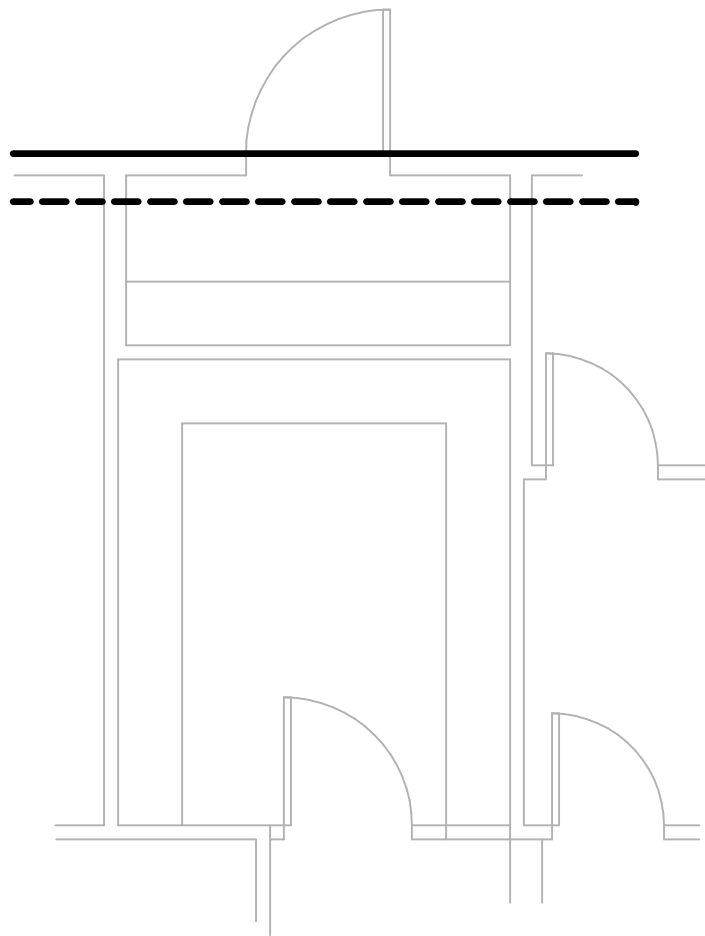
FTG. / FOUND. PLAN

SCALE 1/4"

FOOTING & FOUNDATION NOTES:

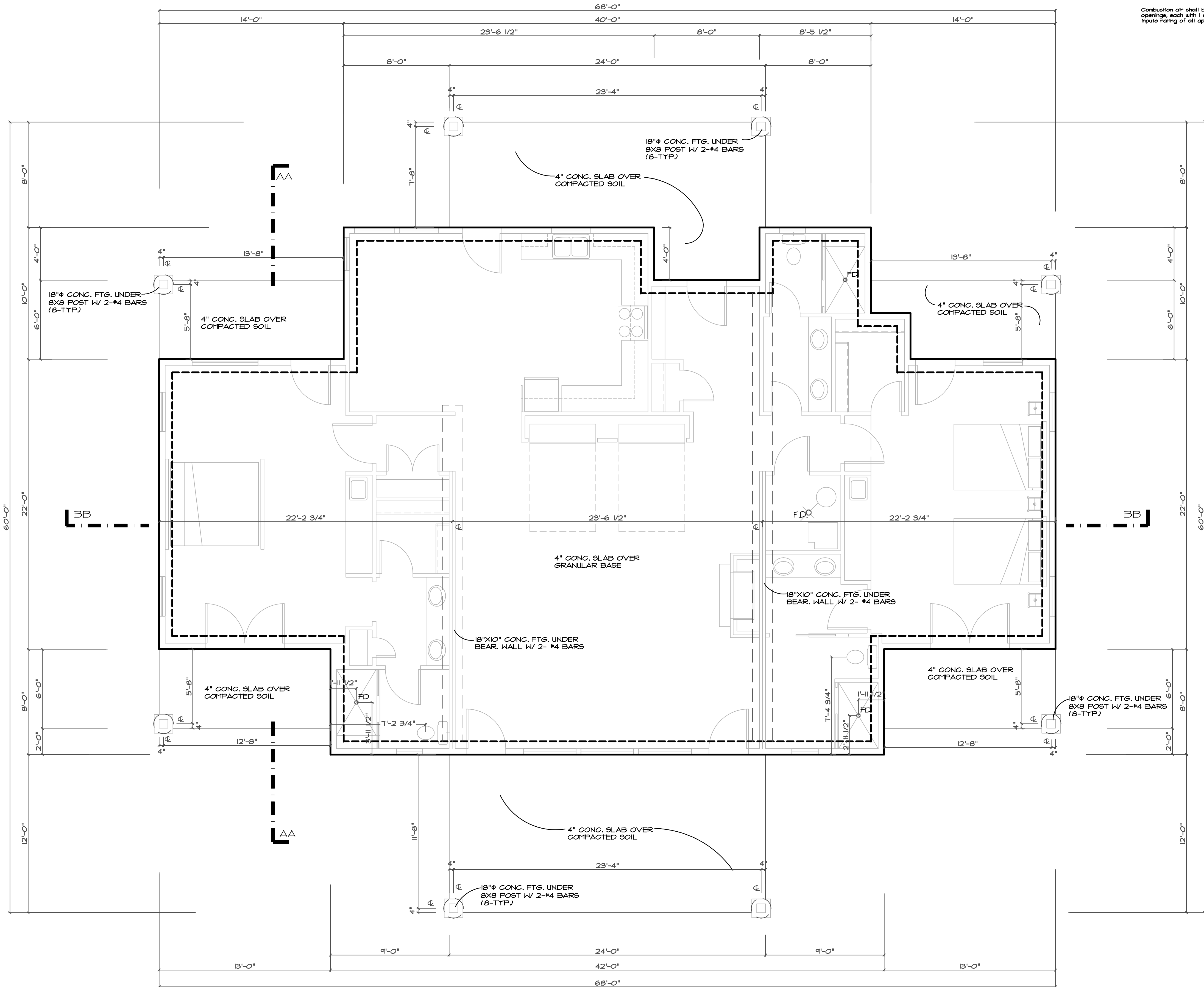
Exterior wall footings to be 12" shovel ftg. unless noted otherwise.
Interior bearing wall footings to be 18" x 10"
Foundation walls to be 8" or 9" as per plan.
Steel reinforcing in foundation walls:
Horizontal #4 bars @ 16" o.c.
Vertical #4 bars @ 16" o.c.
1/2" x 10" anchor bolts spaced @ 32" o.c. w/ 2x4 redwood or treated plate. Conc. slab floor 3/12".

Emergency floor drains at water heaters, laundries, garages, ect. req. a trap seal primer or deep seal trap.

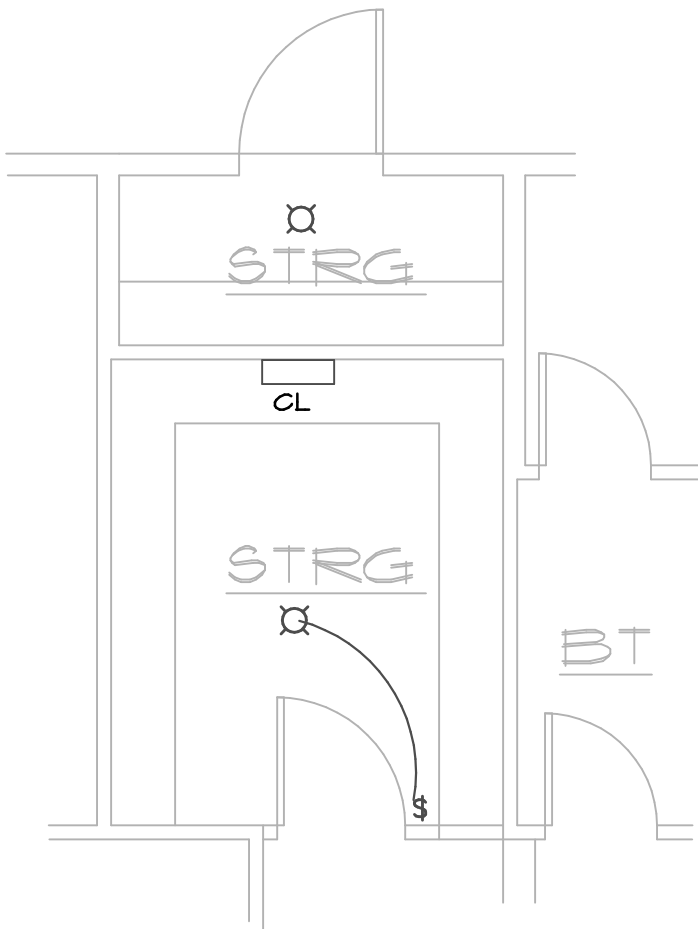


STRG OPTION

SCALE 1/4"

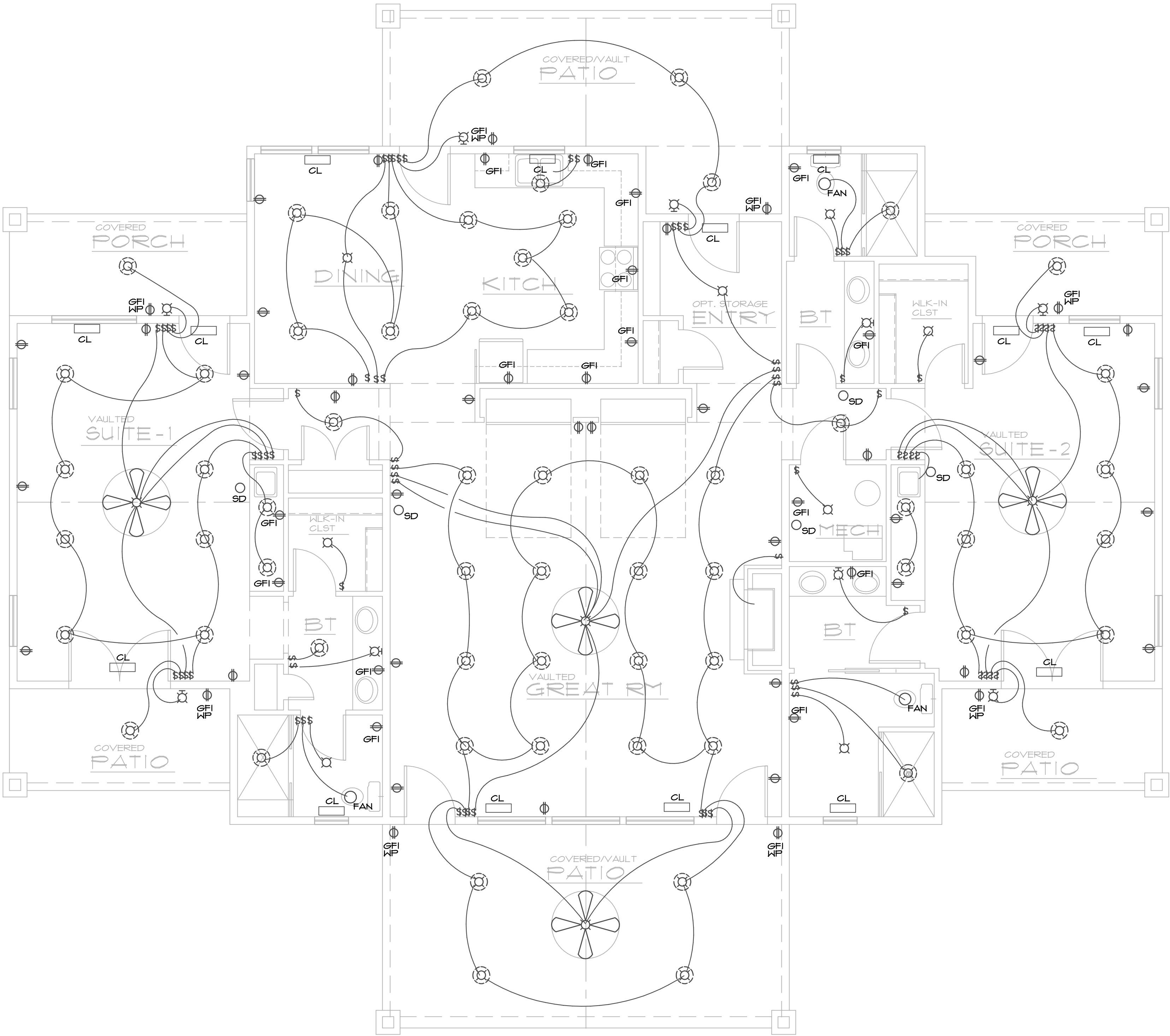


Arch-fault circuit interrupters are required on all branch circuits that supply 125-volt, single phase, 15- and 20-amp receptacle outlets in dwelling unit bedrooms



STRG OPTION
SCALE 1/4"

Outlets in garage are to be located a min. of 18" above the finished floor and is also to be GFI protected



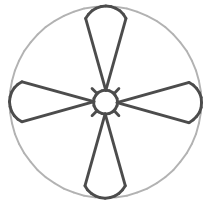
9'-0" TOP PLATE HEIGHTT TYP.

ELEC. / H.Y.A.C. PLAN

SCALE 2211 SQ. FT. MAIN LEVEL

1/4"

LEGEND



- CEILING MOUNT FAN



-2'X4' FLORECENT DROP BOX



- RECESSED CANISTER LIGHTING LED



- SURFACE MOUNT LIGHTING



- WALL MOUNTED LIGHT



- WALL RECEPTACLE



- FLOOR RECEPTACLE



- 220 V. WALL RECEPTACLE



- WALL SWITCH



- SMOKE DETECTOR



- CARBON MONOXIDE DETECTOR



- H.V.A.C. REGISTER

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CARBON MONOXIDE ALARMS

R315. Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

FIRE WARNING SYSTEM

R314. Smoke detection and notification. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of household fire warning equipment NFPA 72. Smoke alarms shall be installed in the following locations: In each sleeping room. Outside each separate sleeping area in the immediate vicinity of the bedrooms. On each additional dwelling level and all other locations as per R314.3

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm activate all of the alarms in the individual unit.

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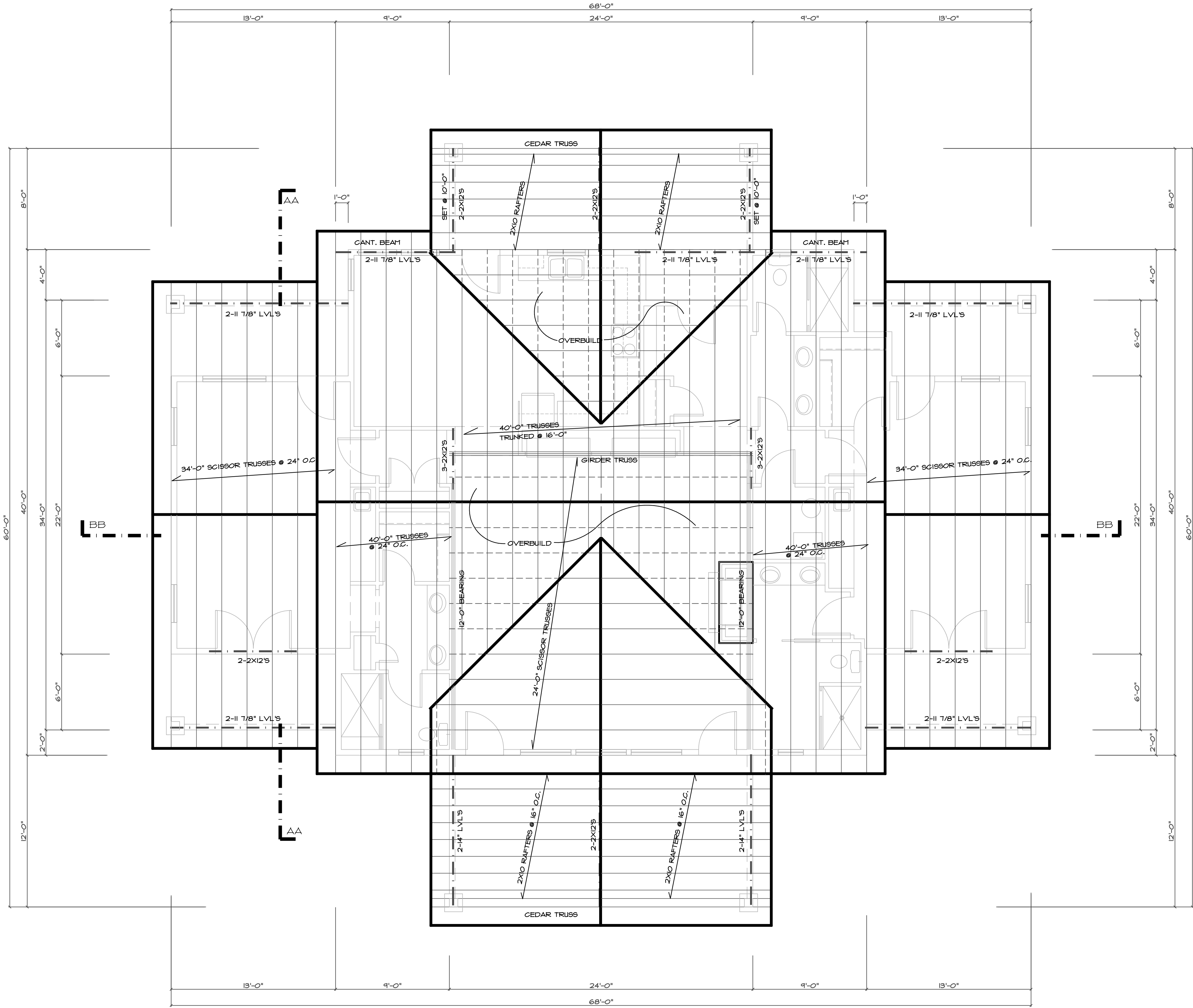
TRUSS NOTES

1. ROOF TRUSSES SHALL BE DESIGNED TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN
2. THE CONTRACTOR SHALL USE SIMPSON H1 CONNECTORS @ 24" O.C.
3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
4. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF MISSOURI.

ROOF SHEATHING NOTES

1. SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

USE SIMPSON H2.5 TIES
EACH END OF EA. TRUSS
INSTALL RAFTER HANGERS
EA. END OF EA. RAFTER
AS PER MANUF. SPECS.
INSTALL SOLID BLOCKING
BETWEEN TRUSSES ALONG
BEARING WALLS



18" OVERHANG TYP.

ROOF FRAMING PLAN

SCALE

1/4"

An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

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STAIR & HANDRAIL NOTES:

Handrails are required at all stairways having more than 2 risers.
Handrails shall be placed not less than 34" and not more than 38" high.
Guardrails (36" +) are required at all landings decks or floor levels more than 30" above finished grade.
Stair risers not to exceed 7 3/4" high with stair treads to be min. of 10" with no more than 3/8" variation.
A nosing not less than 3/4" but not more than 1 1/4" inches shall be provided on stairways with solid risers. If the tread is 11 inches or deeper, no nosing is required.
Provide headroom clearance of 6'-8" min.
Balusters for handrails and guardrails shall be spaced no more than 4" apart and shall not have ladder effect.

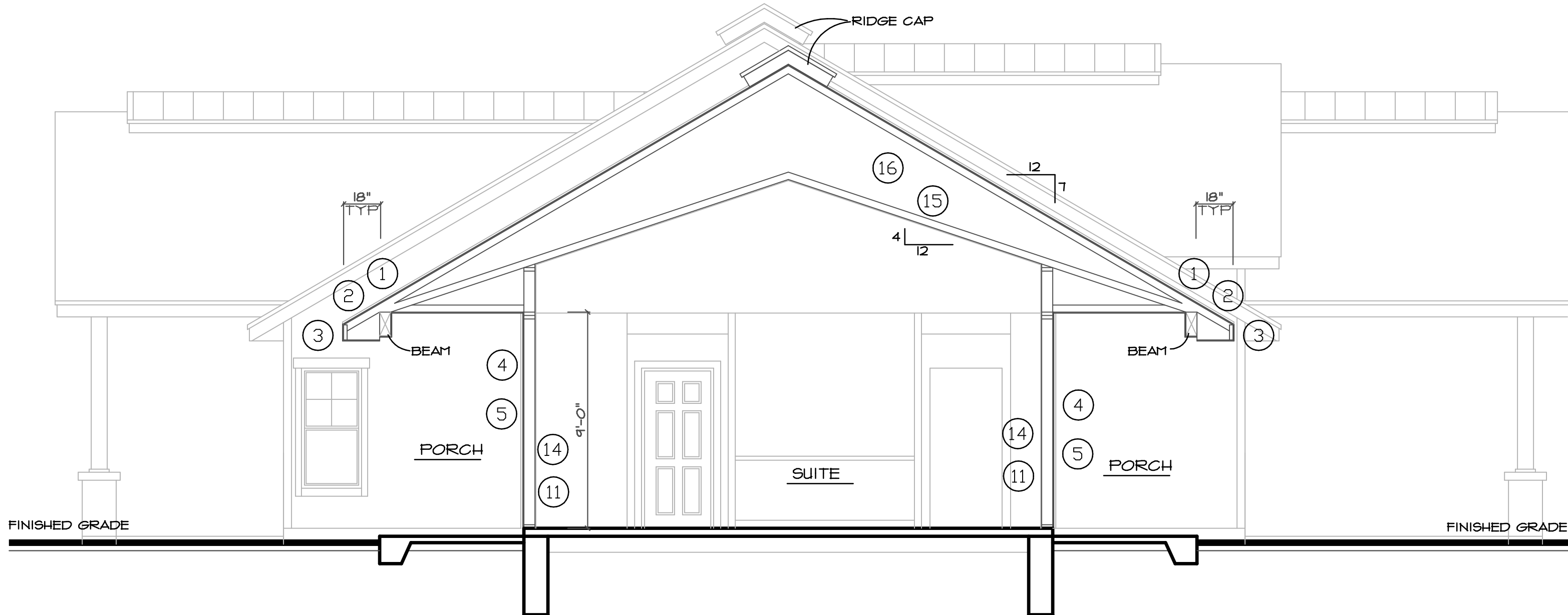
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FLOOR PLAN GENERAL NOTES:

1. Roof sheathing 5/8" waferboard or equal, 15# roofing felt, and shingles as noted on plan. Ice dam protection @ valleys, and 24" of perimeter eaves.
2. Solid blocking at wall line, provide simpson a-35 framing anchors at bearing ends of trusses.
3. 2x6 fascia board, aluminum fascia and vented alum. soffit system, with insulation baffles @ rafters.
4. Wood or Masonite or aluminum siding
5. 7/16" waferboard sheathing on exterior walls.

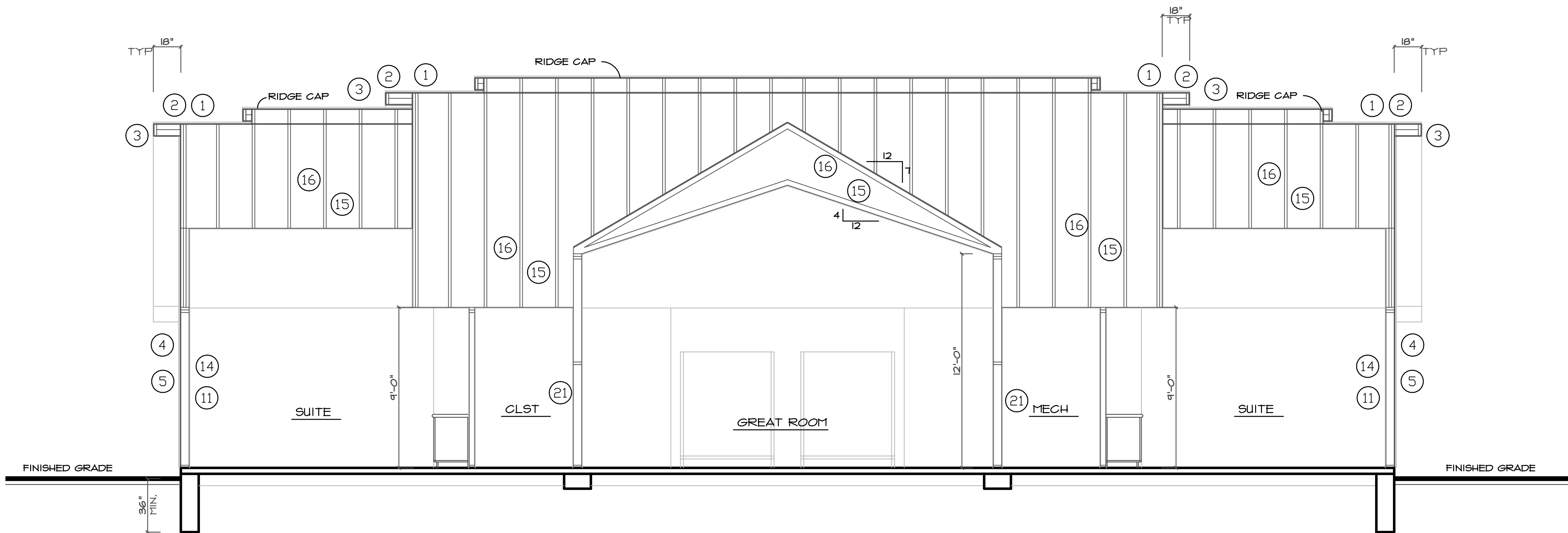
9. Stone veneer, with ties are req.
10. 2x4 studs @ 16" o.c.
11. 2x6 studs @ 16" o.c.
12. R-13 fiberglass insulation batt.
13. R-19 fiberglass insulation batt.
14. Blown-in insulation system in wall.
15. Blown-in insulation in attic space 10" min. (R-38)
16. Manufactured roof trusses, manufacturer to provide all engineering of trusses prior to construction.
17. 3/4" T&G waferboard, glued and nailed.
18. 2x10 floor joist H.G.D.F. #2 or better.
19. T.J.L. floor joist system.
20. Roof rafters spaced @ 24" o.c.
21. 2x4 bearing wall with solid blocking at joist.



BUILDING SECTION "AA"

SCALE

1/4"



BUILDING SECTION "BB"

SCALE

1/4"

GENERAL FLASHING NOTE:

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEGS EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION. SEE SEC. 1405.3 IBC

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