



# AD 65618 CRAWLSPACE

## ABBREVIATIONS:

ABV.	ABOVE	MIN.	MINIMUM
B.C.	ADJUSTABLE	N.T.S.	NOT TO SCALE
BD.	BOTTOM CHORD	O.C.	ON CENTER
BLDG.	BOARD	OPNG.	OPENING
BM.	BUILDING	O.S.	OUTSIDE
BRK.	BEAM	PICT.	PICTURE
BRK.	BEARING	RAD.	RADIUS
BSMT.	BRICK	REF.	REFRIGERATOR
BTM.	BASEMENT	REQ./REQ'D.	REQUIRED
CANT.	BOTTOM	RM.	ROOM
CH.	CANTILEVER	R.O.	ROUGH OPENING
CLG.	CHORD	SHTG.	SHEATHING
C.M.U.	CEILING	SQ. FT.	SQUARE FOOT
C.O.	CONCRETE MASONRY UNIT	STL.	STEEL
COMP.	CASED OPENING	STRUCT.	STRUCTURAL
CONC.	COMPACTED	T&G	TONGUE AND GROOVE
CONFIG.	CONCRETE	TEMP.	TEMPERED
CONTR.	CONFIGURATION	TRANS.	TRANSOM
CSMT.	CONTINUOUS	TRAP.	TRAPEZOID
D.	CONTRACTOR	TYP.	TYPICAL
DBL.	CASEMENT	UNEX.	UNEXCAVATED
D.H.	DRYER	W.	WASHER
DIA.	DOUBLE	WD.	WOOD
DISP.	DOUBLE HUNG	W.H.	WATER HEATER
DN.	DIAMETER	W.W.M.	WELDED WIRE MESH
DTL.	DISPOSAL		
DW.	DOWN		
ELEV.	DETAIL		
ENG.	DISHWASHER		
EXT.	EACH		
FIN.	ELEVATION		
FLT.	ENGINEERING		
FLR.	EXTERIOR		
F.P.	FINISHED		
FTG.	FIXTURE		
FURN.	FLOOR		
GRAN.	FIREPLACE		
GYSUM.	FOOTING		
HDR.	FURNACE		
HGT.	GRANULAR		
INSUL.	GYSUM		
INT.	HEADER		
KIT.	HEIGHT		
LN.	INSULATION		
LIV.	INTERIOR		
MAX.	KITCHEN		
MED. CAB.	LINEN		
MFR./MFC.	LIVING		
	MICROLAM		
	MAXIMUM		
	MEDICINE CABINET		
	MANUFACTURER/MANUFACTURED		

## FRAMING LIST

EXTERIOR HEADERS:	UNDER 6'-0" 2x10 WITH FLAT 2x4 ON BOTTOM OVER 6'-0" 2x12 OR 2x10 WITH SOLID PLYWOOD TO FOUNDATION TIES; PLYWOOD TO HANG ON FOUNDATION HALF WAY
INTERIOR HEADERS:	NON BEARING 2x4
CAP STOOD:	3/4" PLYWOOD 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; PLYWOOD TO HANG ON FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING WHERE REQUIRED BY GOVERNING CODES.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD.
UPPER FLOOR: BALCONIES:	PLYWOOD FLUSH FOR 1x6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5", 4" AND 3" EXACT OPENINGS.
EXTERIOR DOORS:	ON 3/4" PLYWOOD, PATIO DOOR ON DECK.
TRUSSES:	24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER, TO BE DESIGNED BY ENGINEER LICENSED IN GOVERNING STATE.
RAFTERS:	24" o.c. WITH BRACING AS SHOWN ON PLANS IF APPLICABLE. VAULT 2x10 16" o.c. / 2x6 SUB FASCIA, LOOKOUTS AS NEEDED.
EXTERIOR WALLS:	PLYWOOD SHEATHING OR OSB TO BE USED THROUGHOUT. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES SUCH AS PORCH ROOFS OR ATTIC SPACES.
VINYL SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; WATER TIGHT AND LAP LIKE FLASHING.
FLASHING:	2x4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOODS.

**FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.**

THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMER'S EXPENSE.

## NOTES:

CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQUIRED TO OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

THESE PLANS WERE DESIGNED AND DRAFTED BY AHMANN DESIGN, INC. TO MEET AVERAGE CONDITIONS AND CODES IN THE CITY OF CEDAR RAPIDS, IOWA AS OF COPYRIGHT DATE. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION AHMANN DESIGN DOES NOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION.

IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL AND SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE. DRAWINGS ARE PROVIDED "AS IS, WITH ALL FAULTS." AHMANN DESIGN, INC. HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

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ALL DESIGNS CREATED REMAIN THE LEGAL PROPERTY OF AHMANN HOME PLANS, INC.

- STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN. TRUSSES DESIGNED BY LOCAL MANUFACTURERS CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE "ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY CONTRACTOR." PROVIDE NECESSARY BRIDGING AS REQUIRED BETWEEN FLOOR JOISTS.
- LIVE LOADS, DEAD LOADS, WIND LOADS, LATERAL LOADS AND EARTHQUAKE LOADS TO BE DETERMINED BEFORE CONSTRUCTION BY CONTRACTOR AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE LOCAL BUILDING OFFICIAL FOR LOAD DATA CONCERNING YOUR PARTICULAR REGION.
- ALL EXTERIOR WALLS, INCLUDING GARAGES, ARE TO HAVE 1/2" RIGID SHTG. ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF STUD. ALL INTERIOR DIMENSIONS ARE FROM CENTER STUD TO CENTER STUD. DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION ADD 2X6 PLUMBING WALLS AS REQUIRED BY LOCAL CODE.
- 1/2" WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOOLS. 1/2" DRYWALL ON INTERIOR WALLS. 5/8" DRYWALL ON CEILINGS. 5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILING.

- IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
- CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS AND SHALL VERIFY MATERIALS USED TO SATISFY GOVERNING CODES.
- WINDOWS, IF NOT NOTED, ARE ASSUMED TO BE CASEMENTS. TEMPERED GLASS LOW 'E' AS REQUIRED BY LOCAL CODE.
- VERIFY DEPTH OF FROST FOOTINGS WITH LOCAL GOVERNING CODES. VERIFY SIZES OF FOOTING FOUNDATION WITH LOCAL CODES, REGION, AND BEARING CAPACITY OF SOIL.

## GENERAL STRUCTURAL NOTES

- MINIMUM DESIGN LOADS:
- DESIGN LIVE LOADS:
    - ROOF:
      - SNOW.....30 PSF (PLUS UNBALANCED AND SNOW DRIFT LOADING ACCORDANCE WITH ASCE 7-02 BASED ON 30 PSF GROUND SNOW LOAD, IMPORTANCE FACTOR 1.0)
      - FLOOR:
        - OPEN AREAS, OFFICES, STAIRS.....100 PSF
        - APARTMENT.....40 PSF
    - DESIGN DEAD LOADS:
      - TOP CHORD DEAD LOAD.....10 PSF
      - BOTTOM CHORD DEAD LOAD.....10 PSF
      - FLOOR, DECK, JOISTS, CEILING, MISC.....12 PSF (PLUS PARTITIONS)
    - WIND LOADING:
      - PER LOCAL CODES.
    - INCREASE DESIGN LOADS IF REQUIRED BY GOVERNING CODE.

## GENERAL NOTES:

ALSO SEE ADDITIONAL BUILDING NOTES THIS SHEET IF APPLICABLE.

- SITEWORK
  - Builder shall be responsible for all grading of site and lots-comply with governing codes
  - Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings. If shown, if lines, grades and/or elevations are not indicated verify location or requirements with owner or owner's agent.
  - Provide foundation drainage as specified by governing codes.
  - Provide soil poisoning to control termites if required by governing codes.
- CONCRETE
  - All concrete material, construction components and assemblies shall be designed and specified by others.
  - MASONRY-All masonry materials to be installed by experienced mason
  - Brick/Stone Veneer per Brick Institute of America standards.
    - Provide modular size brick veneer units complying with governing codes.
    - Brick type shall be specified by Builder and approved by owner.
    - Provide mortar in accordance with governing codes.
- METALS
  - All structural steel shall comply with governing codes. All structural steel work to be specified and designed by an engineer licensed in governing state.
- WOOD AND PLASTICS
  - Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:
    - "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual.
    - "Plywood Specification and Grade Guide" of the American Plywood Association.
    - American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
      - All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
      - All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
    - Framing lumber: provide lumber and materials meeting or exceeding the following standards of quality:
      - All engineered wood products shall be stored, handled and installed in strict accordance with manufacturers/specifications recommendations.
      - All nailing of lumber to conform to IRC Table R602.3 (1) fastening schedule. Except as otherwise noted
      - Nail butt and connectors in contact with pressure treated lumber shall be galvanized to ASTM A153 specifications or stainless steel.
      - All headers and beams shall be free from splits, checks and shakes.
      - Callig plates are designed for no attic storage unless noted otherwise.
    - Species:
      - Load bearing framing members, except plates: Doug Fir Larch #2 under WCLB or WWPFA grading requirements
      - Sole, top and double plates and studs: Southern Pine Fir #2 under NLAG grading requirement
      - Exterior deck framing: Southern Yellow pine #2 or better CCA 40 Pressure treated
      - Exterior decking and railings: Ponderosa Pine #2 or better CCA 40 Pressure treated
  - Rough Hardware:
    - Steel Items:
    - Comply with governing codes.
    - Use galvanized at exterior locations.
  - Wood roof trusses are to be metal plate connected wood chord, wood web trusses. Truss layout is schematic only. Truss manufacturer shall be responsible for the design (including spacing) of all trusses. Trusses to be designed and certified by an engineer licensed in the governing state. Design wood trusses to resist a minimum net uplift pressure of 12 psf.
  - Main Stair construction shall consist of 3-2x12 stringers, 3/4" thick tread and 1/2" thick risers. Stair Geometry to meet local code requirements.
  - All wood plates bearing on concrete or masonry shall be of decay-resistant material as required by governing codes.
  - Interior trim shall be selected by Builder and approved by owner.
  - All exterior framing and decking shall be constructed of decay-resistant lumber CCA 40 or eq. H. Sheer wall as required. Provided by others.
- THERMAL & MOISTURE PROTECTION
  - Thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
    - Foundation walls:
      - Basement: glass fiber, vinyl faced blankets, R-15/19
      - Crawl Space: glass fiber, unfaced blankets, R-15/19
    - Exterior frame walls:
      - 2x4: glass fiber, batts, R-13+5 Board
      - 2x6: glass fiber, batts, R-20
    - Ceilings:
      - Attic areas: glass fiber, blown, R-49
      - Vaulted rafters: glass fiber, batts, R-49
    - Framed floors over unheated areas: glass fiber batts, R-30.
  - Roofing shall be specified by Builder and as shown on Drawings and approved by owner.
  - Siding shall be as specified by Builder and as shown on Drawings and approved by owner.
  - Flashing and sheet metal as required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A93.
  - E. Gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor and approved by Builder and owner so as to provide positive roof and site drainage
  - Attic and roof ventilation as required by governing codes and as shown on Drawings if indicated. Provide required soffit and roof vents as specified/approved by Builder. Use baffles to ensure free ventilation.
  - Foundation moisture protection
    - Waterproof foundation wall as specified by Builder.
    - Sump pit and pump as specified by Builder and as shown on Drawings.
    - Perforated foundation drain tile as specified by Builder and approved by owner.

## VII DOORS & WINDOWS.

- Doors:
  - Doors as follows and as specified by Builder:
    - Entry doors and sidelights: as specified by Builder and approved by owner.
    - House/Garage doors: insulated steel door. See plans for size and style.
    - Overhead Garage doors: insulated. See plans for size and style.
    - Patio doors (hinged): full glass as specified by Builder and approved by owner.
    - Sliding glass doors: as specified by Builder and approved by owner.
    - Interior doors: as specified. See plans. Final selections by owner.
- Windows:
  - Windows as follows and as specified. See plans.
    - Living levels (including walkout basement): polyvinyl or metal clad.
    - Basement: See plans.
  - Units of the size, style and quantity shown on Drawings.
  - Glazing shall be low 'E' double-pane insulating glass in living areas.
  - Tempered glass in all windows as required by governing codes.
  - Install emergency egress units as required by governing codes.
  - According to IRC window fall protection requirements, some windows may need to be adjusted or be required to be provided with a window fall prevention device. Verify with local building department.
  - Finish hardware shall be specified by owner. Install all hardware required by governing codes.

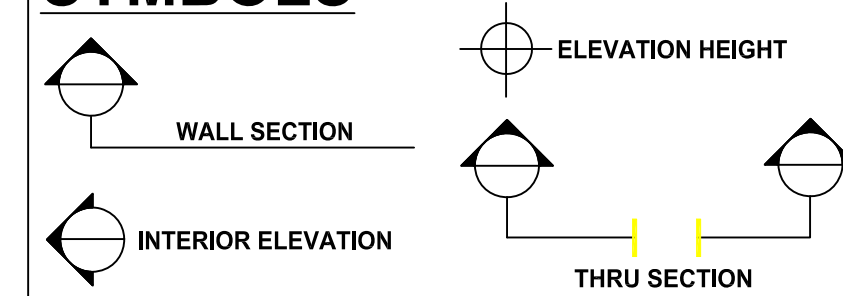
## VIII FINISHES

- Gypsum Panels:
  - Gypsum panels, unless otherwise noted shall be provided as follows:
    - Exterior walls: 1-layer 1/2" regular panels to interior face.
    - Interior partitions: 1-layer 1/2" regular panels each side.
    - Ceiling: 1-layer 5/8" regular panels.
    - Garage: provide "S8" type "X" (fire code) panels as required by code.
    - Showers: Concrete tile backer board behind tile showers.
  - Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer and as dictated by common practice.
  - Type, fast and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required.
  - Finishes shown on Drawings shall be specified by owner.
- SPECIAL TIES
  - Fireplaces shall be as follows:
    - Pre-manufactured gas (non-wood burning unless noted otherwise on plans) units of the style and size shown on the drawings
    - Manufacturer and model shall be specified by builder, final approval by owner.
    - Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.
  - Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder with final approval by owner.
  - Guadralls shall be provided as shown on Drawings and at unenclosed floor openings, open sides of stairways, landings and ramps, balconies, porches or decks which are more than 30 inches above grade or floor below. The top of guadralls shall not be less than 36 inches in height. Open guadralls shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
- MECHANICAL (see additional notes if applicable)
  - General:
    - Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
    - Equipment and fixtures shall be specified by Builder.
    - Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
  - Plumbing rough-in shall be provided to washer box for clothes washer.
  - Gas lines and valves to dryer, range and fireplace as specified by Builder.
  - Heating, Ventilating & Air Conditioning:
    - Furnace: gas, forced air as specified by Builder.
    - All HVAC equipment shall be individually switched.
    - Dryer vent shall exhaust to exterior.
    - Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
- ELECTRICAL (see additional notes if applicable)
  - General:
    - Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
    - Equipment and fixtures shall be specified by Builder.
    - Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
  - Install ground-fault circuit-interrupters (GFI or GFCI) as required by governing codes
  - All outdoor, bath and garage wall receptacles shall be provided with ground-fault circuit protection.
  - Install locally certified smoke detectors meeting the requirements of all governing codes. Smoke detectors shall be 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.

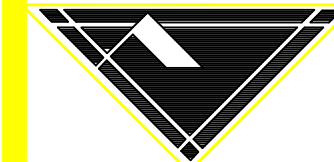
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## SYMBOLS



IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. @ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.



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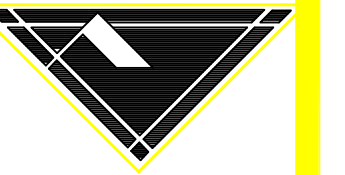
REVISIONS:  
CA 2/11/20

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OF SIX

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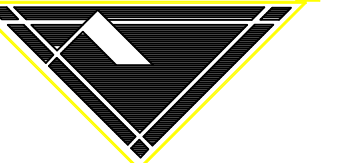
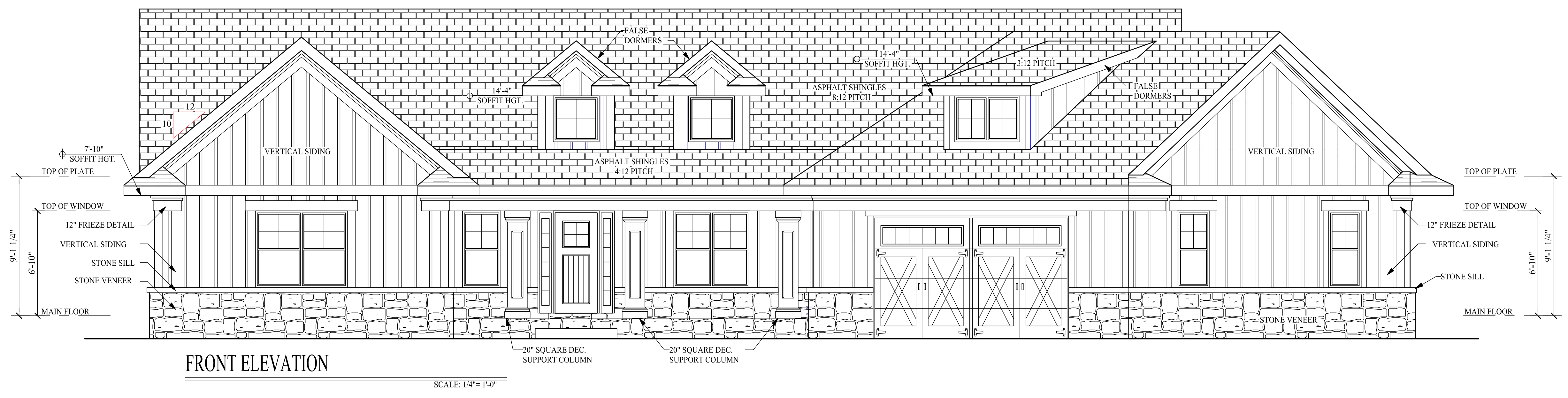
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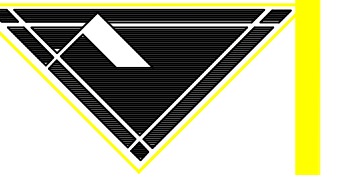
**MATERIALS NOTES:**  
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2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.  
**FLASHING TO BE INSTALLED:**  
1. AT WALL AND ROOF INTERSECTIONS  
2. WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION  
3. AROUND ROOF OPENINGS

**ICE PROTECTION:**  
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.  
**ROOF DRAINAGE:**  
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

**ROOF DESIGN:**  
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.  
2. WALL HGTS. @ RAFTER AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS @ TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

**ROOF VENTILATION:**  
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

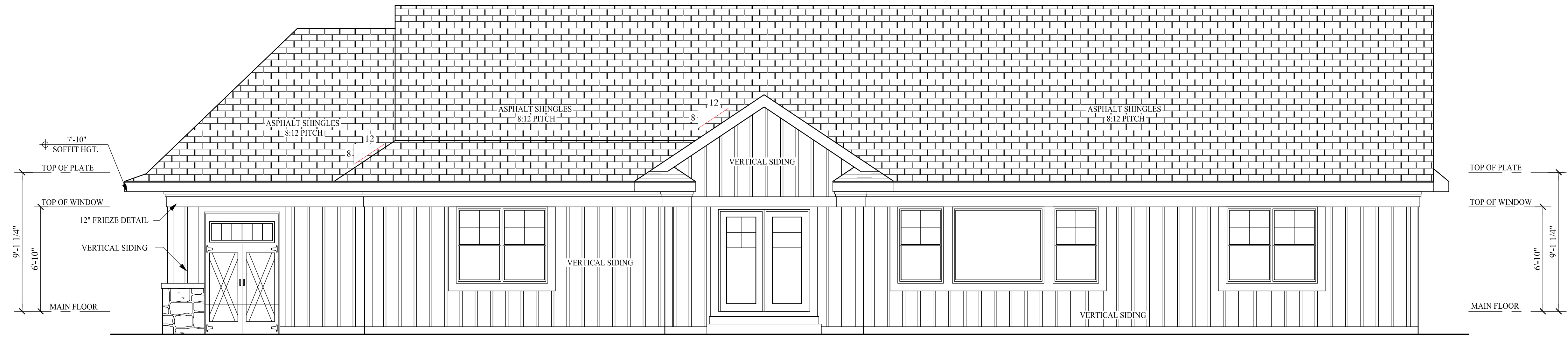




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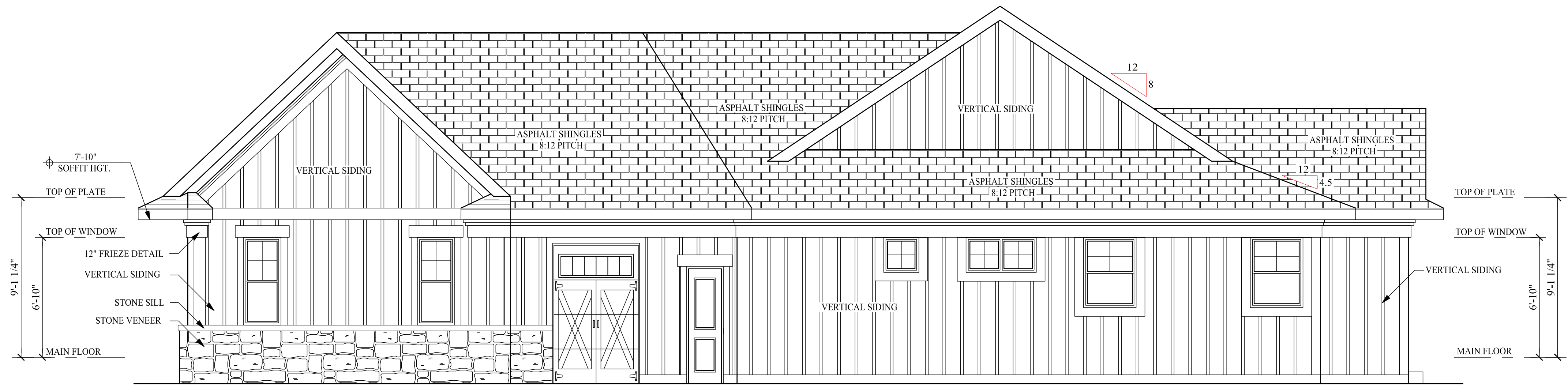
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REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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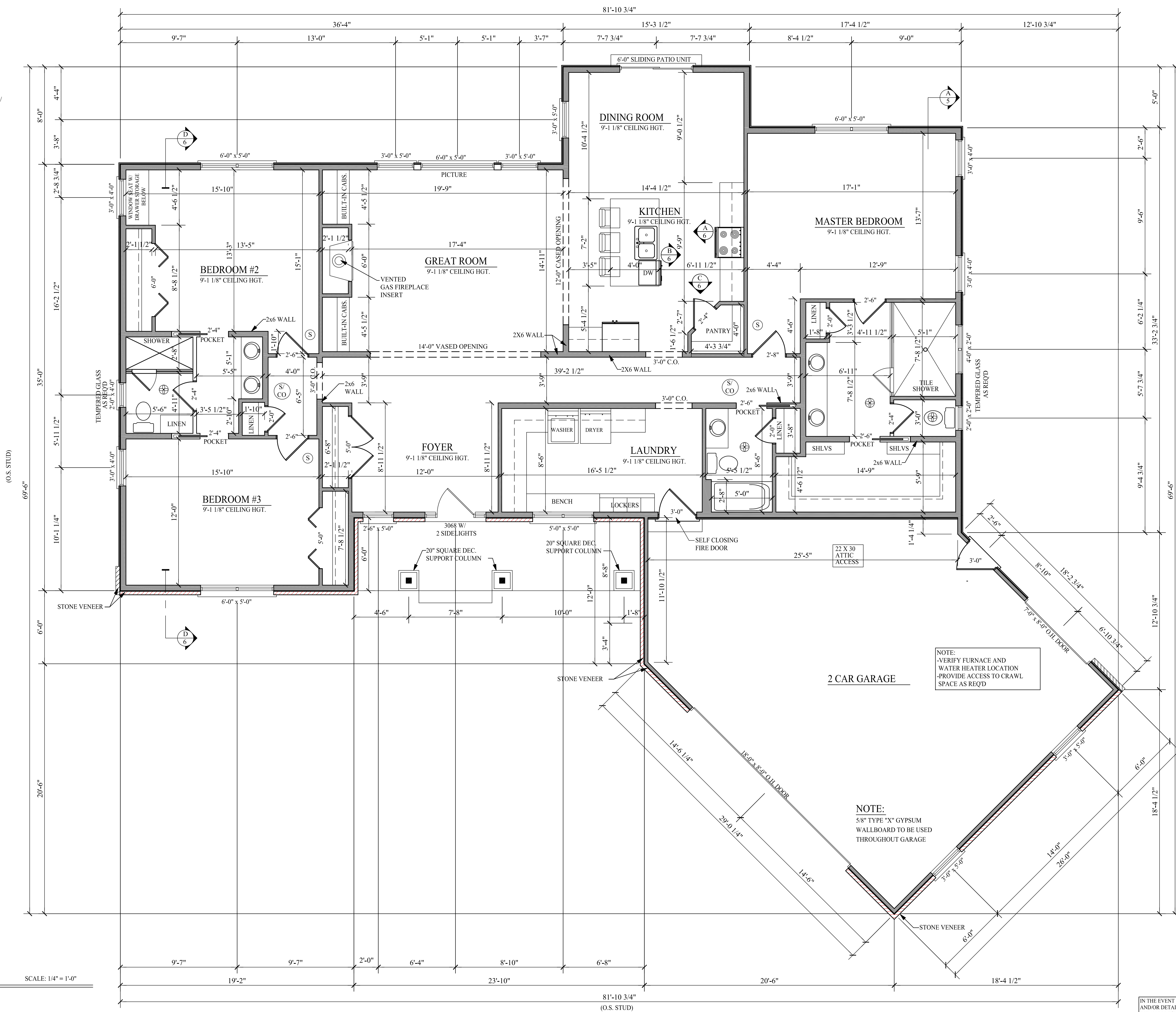
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OF SIX

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. @ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR/ SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.



**GENERAL NOTES:**

- DOUBLE HUNG WINDOWS / UNLESS NOTED TEMP. GLASS AS REQ. BY CODE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
- IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
- IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
- CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
- SMOKE DETECTOR (S)
- VENT FAN (V)
- SMOKE CARBON MONOXIDE DETECTOR (S/CO)
- INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
- EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.



**MAIN FLOOR:  
2291 SQ. FT.**

ACCORDING TO IRC WINDOW FALL PROTECTION REQUIREMENTS, SOME WINDOWS MAY NEED TO BE ADJUSTED, OR BE REQUIRED TO BE PROVIDED W/ A WINDOW FALL PREVENTION DEVICE. VERIFY W/ LOCAL BUILDING DEPARTMENT.

NOTE:  
-VERIFY FURNACE AND WATER HEATER LOCATION  
-PROVIDE ACCESS TO CRAWL SPACE AS REQ'D

NOTE:  
5/8" TYPE "X" GYPSUM WALLBOARD TO BE USED THROUGHOUT GARAGE

**FRAMING NOTES:**

- 9-1 1/8" WALL HEIGHT UNLESS NOTED
- WINDOW R.O. DO NOT INCLUDE TRANSOMS OR ARCH TOPS.
- ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER, LICENSED IN THE STATE OR REGION OF CONSTRUCTION, FOR ALL DEAD & LIVE LOADS.
- ALL EXTERIOR WALLS 2X6 @ 16" O.C. ALL INTERIOR WALLS 2X4 @ 16" O.C. GARAGE WALLS 2X4 @ 16" O.C. ENGINEERED WALLS AS REQ'D
- "MICROLAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.
- 2X6 PLUMBING WALLS AS REQ.

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**MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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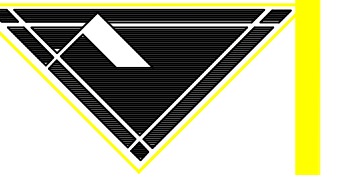
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TRADITIONS&TRENDS  
AD 65618 CRAWLSPACE

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FINAL RELEASE: 7/29/19  
REVISIONS:  
CA 2/11/20  
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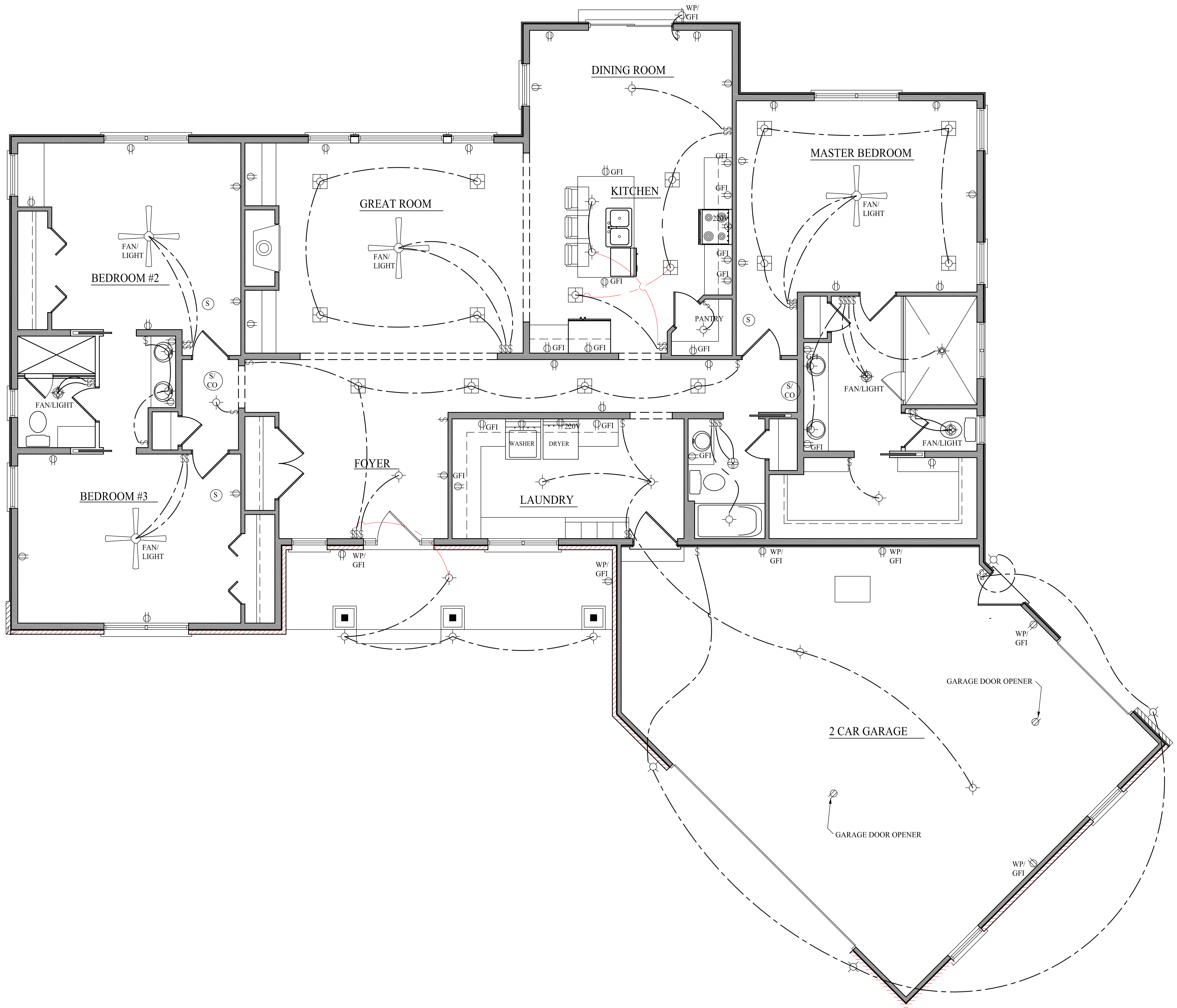
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WWW.AHMANNDESIGN.COM



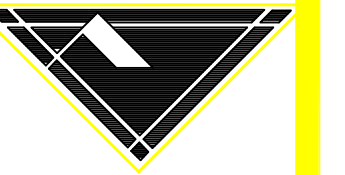
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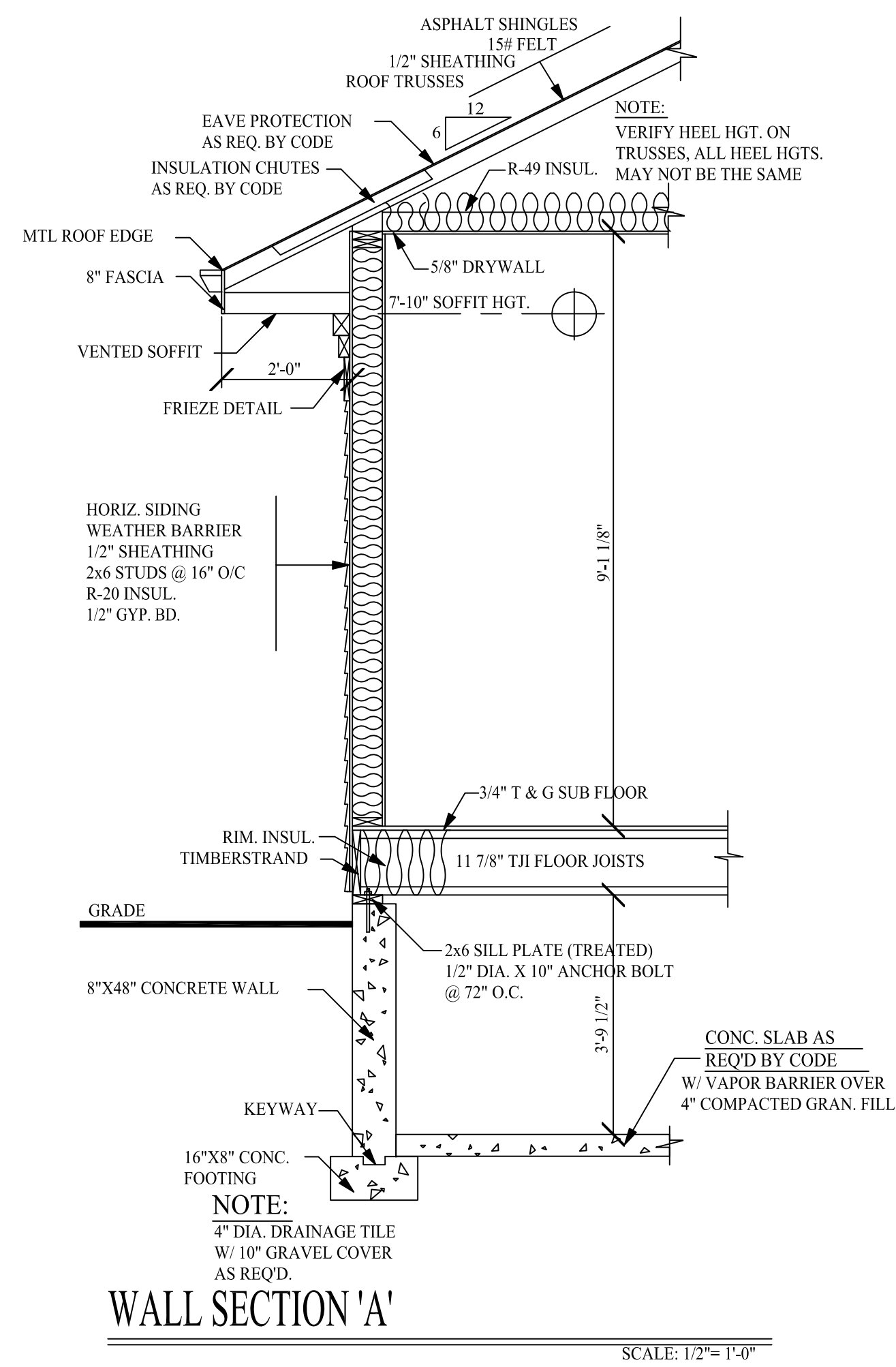




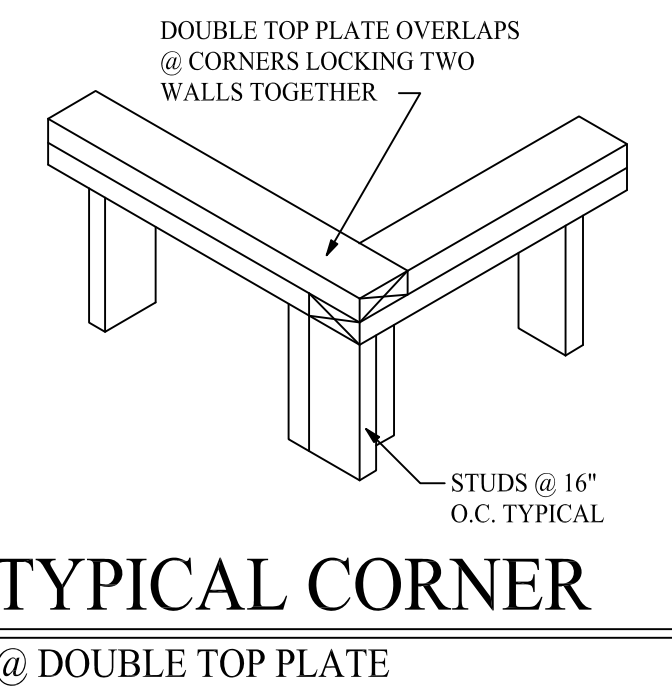
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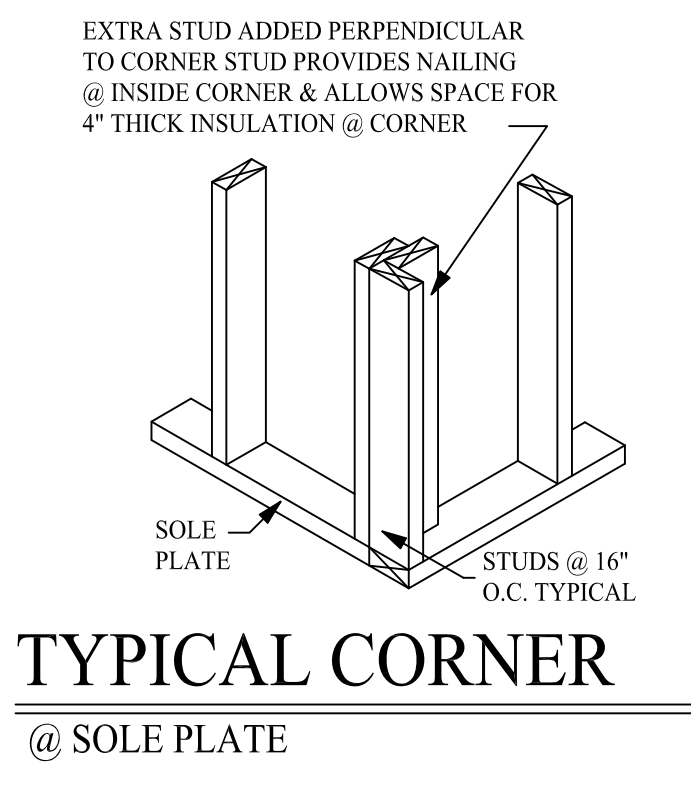
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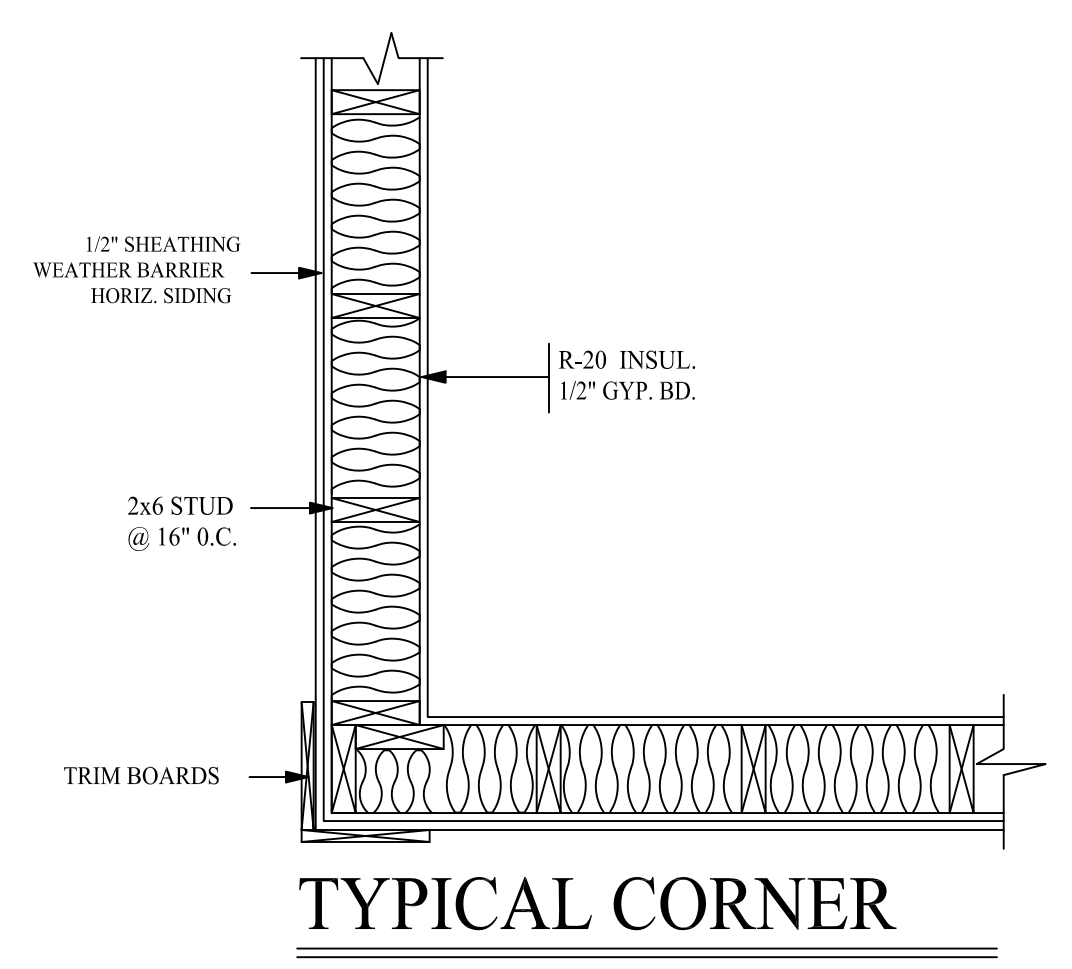
WALL SECTION 'A'



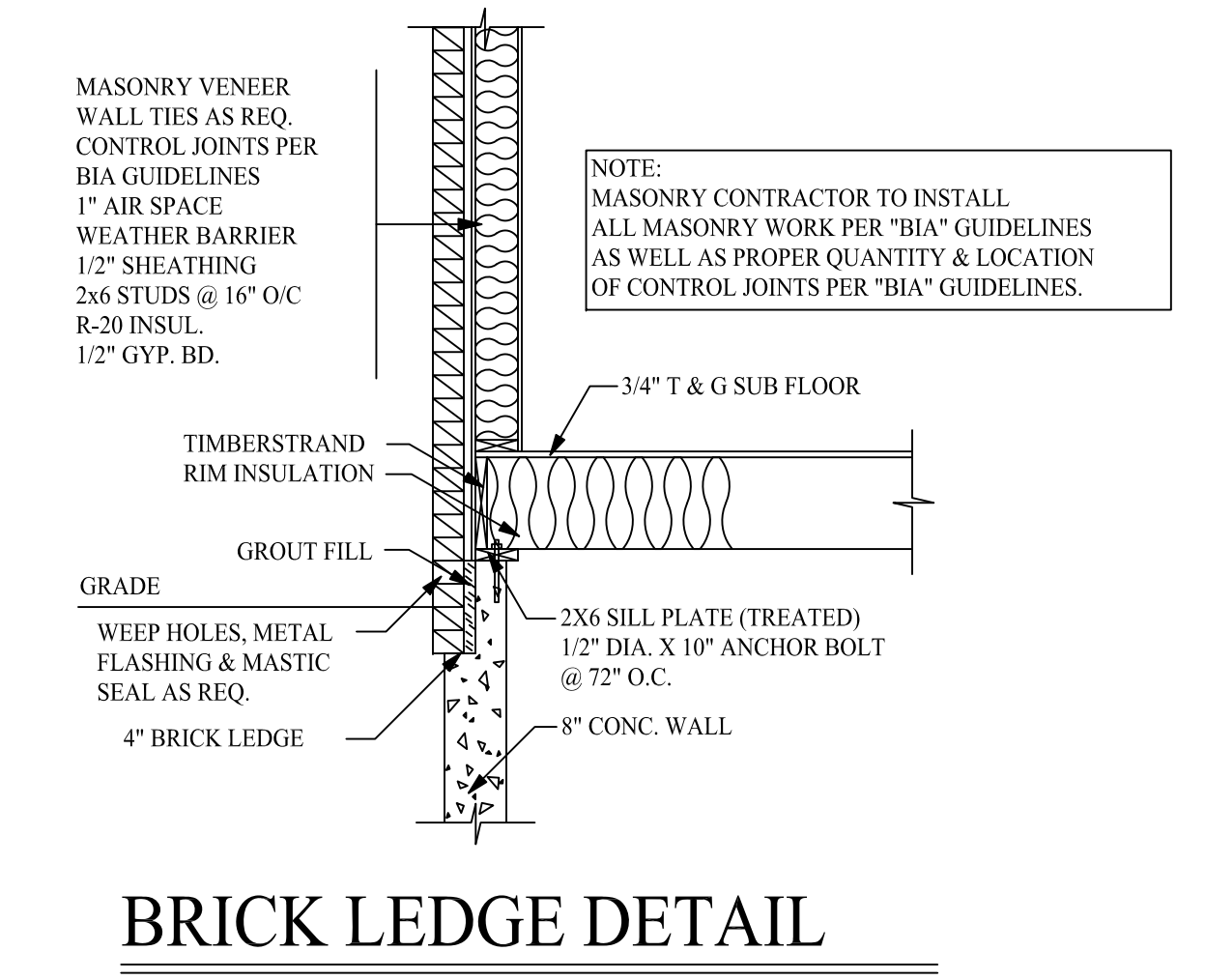
TYPICAL CORNER @ DOUBLE TOP PLATE



TYPICAL CORNER @ SOLE PLATE



TYPICAL CORNER



BRICK LEDGE DETAIL

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