



The Wildwood

GENERAL NOTES:

- ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R306)
- ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- GUARDS AND RAILINGS SHALL COMPLY WITH IRC 2018, R312.11 AND R312.12. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R302.3.1 (2) OF THE IRC. 2018 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS 4 TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 IRC. 2018)
- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" ON CENTER VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.61 SQ. FEET OF WALL PER SECTION R103.8.4.1
- VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- DRYER VENT MUST HAVE MAX LENGTH 25'
- ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.

WIND ZONE NOTES

- VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609. SEE TABLE R301.2.12 OF IRC 2018.

HEADER SPANS FOR LOAD BEARING WALLS:

- | | |
|--|-----------|
| SINGLE STORY: | |
| • 2 FLY 2'x6" | 4'-2" MAX |
| • 2 FLY 2'x8" | 5'-4" MAX |
| • 2 FLY 2'x10" | 7'-6" MAX |
| 2 STORY: | |
| • 2 FLY 2'x6" | 3'x1" MAX |
| • 2 FLY 2'x8" | 4'x6" MAX |
| • 2 FLY 2'x10" | 6'x2" MAX |
| • 2 PLY 2x6 HEADERS FOR ALL NON-LOAD BEARING WALLS | |
| • OSB BETWEEN ALL HEADER PLIES | |
| • NO BOXED HEADERS | |

REFER TO IRC R302.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

NOTE:

ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R306). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, FOULER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

GENERAL MATERIALS:

- EXTERIOR WALLS:
 - BRICK VENEER
 - REINFORCED CEMENTITIOUS SIDING
 - "TYVEK" BUILDING WRAP
 - 1/2" OSB SHEATHING
 - R-13 BATT INSULATION
- INTERIOR WALLS:
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD INTERIOR
 - 1/2" GYPSUM BOARD ON BOTH SIDES
- CEILING:
 - 2X JOISTS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD
 - R38 INSULATION
- ROOF SYSTEM:
 - 30 YEAR FIBERGLASS SHINGLES
 - 5/8" OSB OR CDX FLYWOOD
 - STANDING SEAM METAL ROOF
 - 2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)
 - 1/2" GYPSUM BOARD INTERIOR
 - 1/2" GYPSUM BOARD ON BOTH SIDES
 - 1/2" GYPSUM BOARD
 - *BFELT
 - 2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

PROTECTION AGAINST TERMITES:

- SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT. PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
- CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
- PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
- FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AUPA M4 AS PER IRC 2018, R310.12

WINDOW EGRESS NOTES

- R310 - MEANS OF EGRESS. DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M²).
- R310.2.2 - WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
- R310.2.3 - WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M²) WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- R310.2.3.1 - LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311 AND R311.8. LADDERS OR RINGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM). SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- R312.2 - WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.2.
- R312.2.1 - WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (305 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.
- R312.2.2 - WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE, ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1

CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2018 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
- ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

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Project No.: The Wildwood - Mirror

DATE: AUGUST 15, 2022

DRAWN BY: Steven Madden

DESIGNED BY: Steven Madden

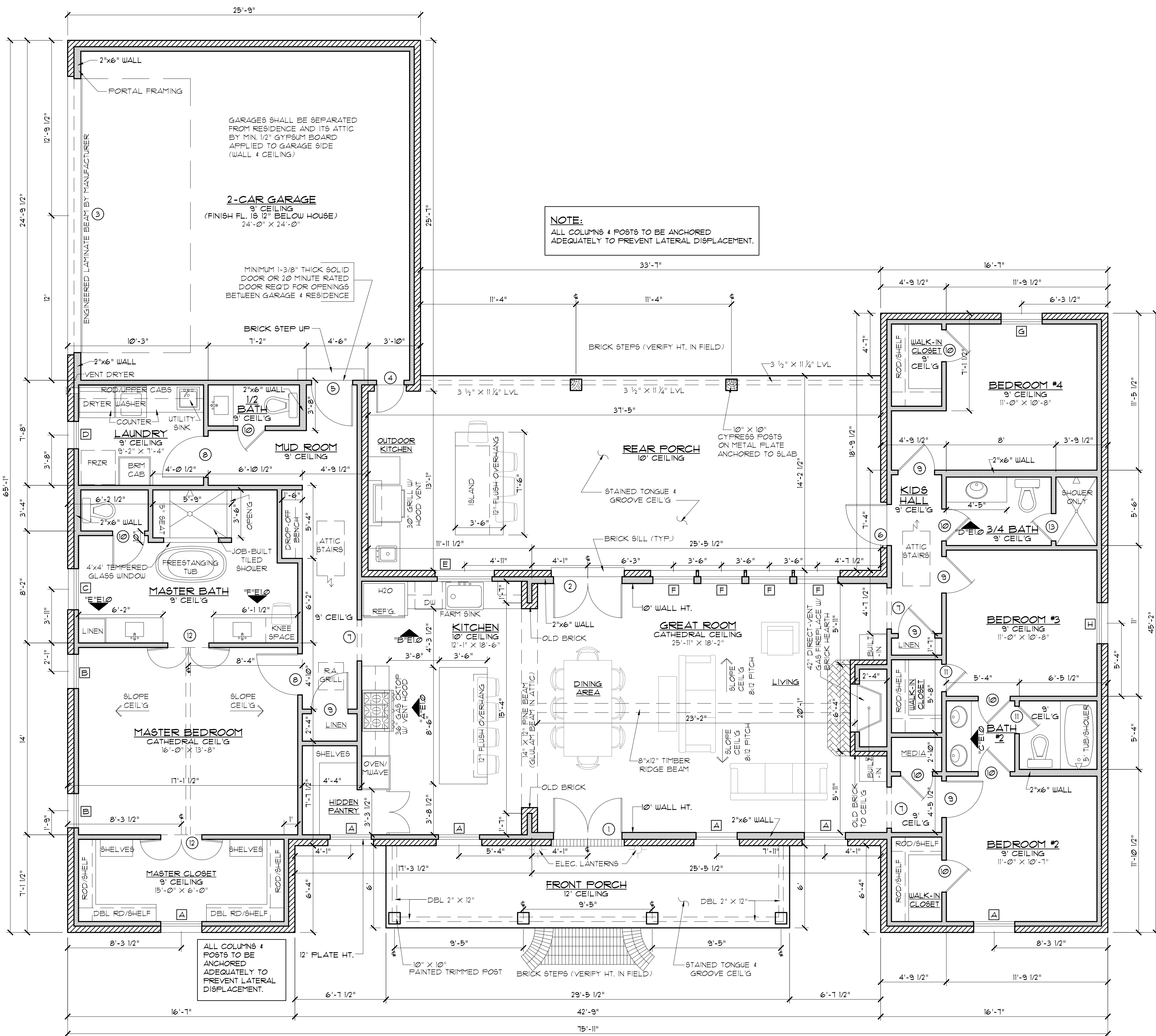
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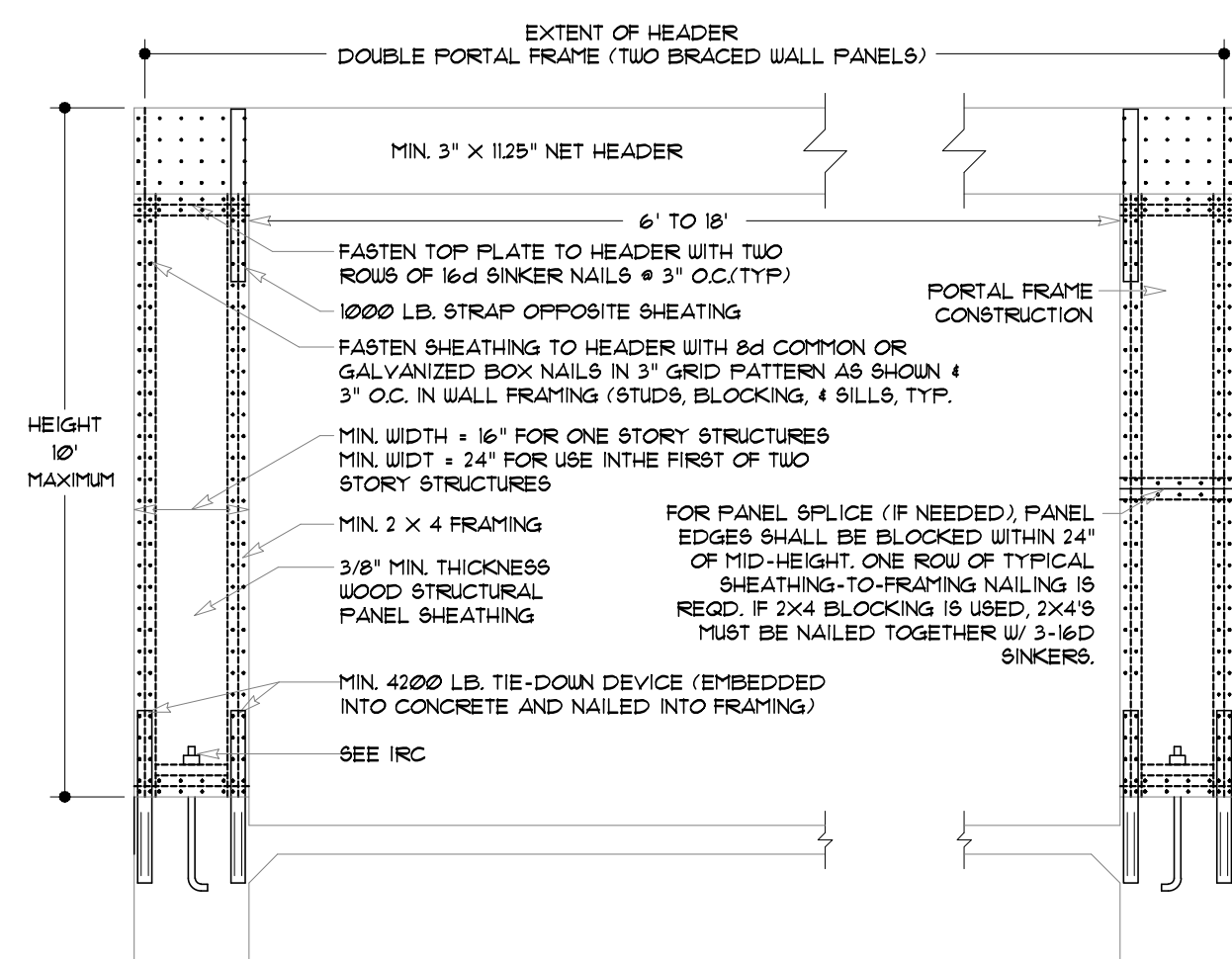
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| WINDOW SCHEDULE | | | |
|-----------------|--------------|--|------|
| MARK | OPENING SIZE | DESCRIPTION | QTY. |
| A | 3'0" X 7'0" | 4/4 LITE WOOD CLAD DOUBLE HUNG WINDOW INSULATED | 6 |
| B | 2'6" X 6'0" | 4/4 LITE VINYL SINGLE HUNG WINDOW INSULATED | 2 |
| C | 3'0" X 3'0" | 2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED | 1 |
| D | 2'0" X 3'0" | 2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED | 1 |
| E | 4'0" X 4'0" | 2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED | 1 |
| F | 3'0" X 7'0" | 1/1 LITE VINYL SINGLE HUNG WINDOW INSULATED W/ 16" TRANSOM | 4 |
| G | 3'0" X 6'0" | 1/1 LITE VINYL SINGLE HUNG WINDOW INSULATED | 1 |
| H | 3'0" X 6'0" | 4/2 LITE VINYL SINGLE HUNG WINDOW INSULATED | 1 |
| J | 2'4" X 4'0" | 2/2 LITE VINYL FIXED INSULATED WINDOW - SEE ELEVATIONS | 2 |

| DOOR SCHEDULE | | | |
|---------------|-----------------|---|--------|
| MARK | SIZE | DESCRIPTION | QTY. |
| 1 | DBL 2'6" X 8'0" | EXTERIOR 6 LITE 3/4 FRENCH SOLID WOOD DOORS | 1 PAIR |
| 2 | DBL 2'6" X 8'0" | EXTERIOR 1 LITE FULL FRENCH WOOD DOORS W/ 16" TRANSOM | 1 PAIR |
| 3 | 2'0" X 8'0" | EXT. METAL OVER-HEAD INSUL. GARAGE DOOR W/ OPENER | 1 |
| 4 | 2'0" X 6'8" | EXTERIOR RAISED PANEL METAL DOOR | 1 |
| 5 | 3'0" X 6'8" | EXTERIOR RAISED PANEL METAL DOOR | 1 |
| 6 | 3'0" X 6'8" | EXTERIOR 1 LITE FULL FRENCH WOOD DOOR | 1 |
| 7 | 3'0" X 8'0" | CASED OPENING | 3 |
| 8 | 3'0" X 6'8" | INTERIOR RAISED PANEL H.C. MASONITE DOOR | 2 |
| 9 | 2'8" X 6'8" | INTERIOR RAISED PANEL H.C. MASONITE DOOR | 5 |
| 10 | 2'4" X 6'8" | INTERIOR RAISED PANEL H.C. MASONITE DOOR | 8 |
| 11 | 2'0" X 6'8" | INTERIOR RAISED PANEL H.C. MASONITE DOOR | 2 |
| 12 | DBL 1'6" X 6'8" | INTERIOR RAISED PANEL H.C. MASONITE DOORS | 2 PAIR |
| 13 | 2'0" X 6'0" | TEMPERED GLASS SHOWER DOOR | 1 |

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" AFF.



GARAGE PORTAL DETAIL
NOT TO SCALE

| SQUARE FOOTAGE | |
|----------------|-------|
| LIVING | 235.0 |
| FRONT PORCH | 171 |
| REAR PORCH | 527 |
| GARAGE | 642 |
| TOTAL SQ. FT. | 3696 |

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

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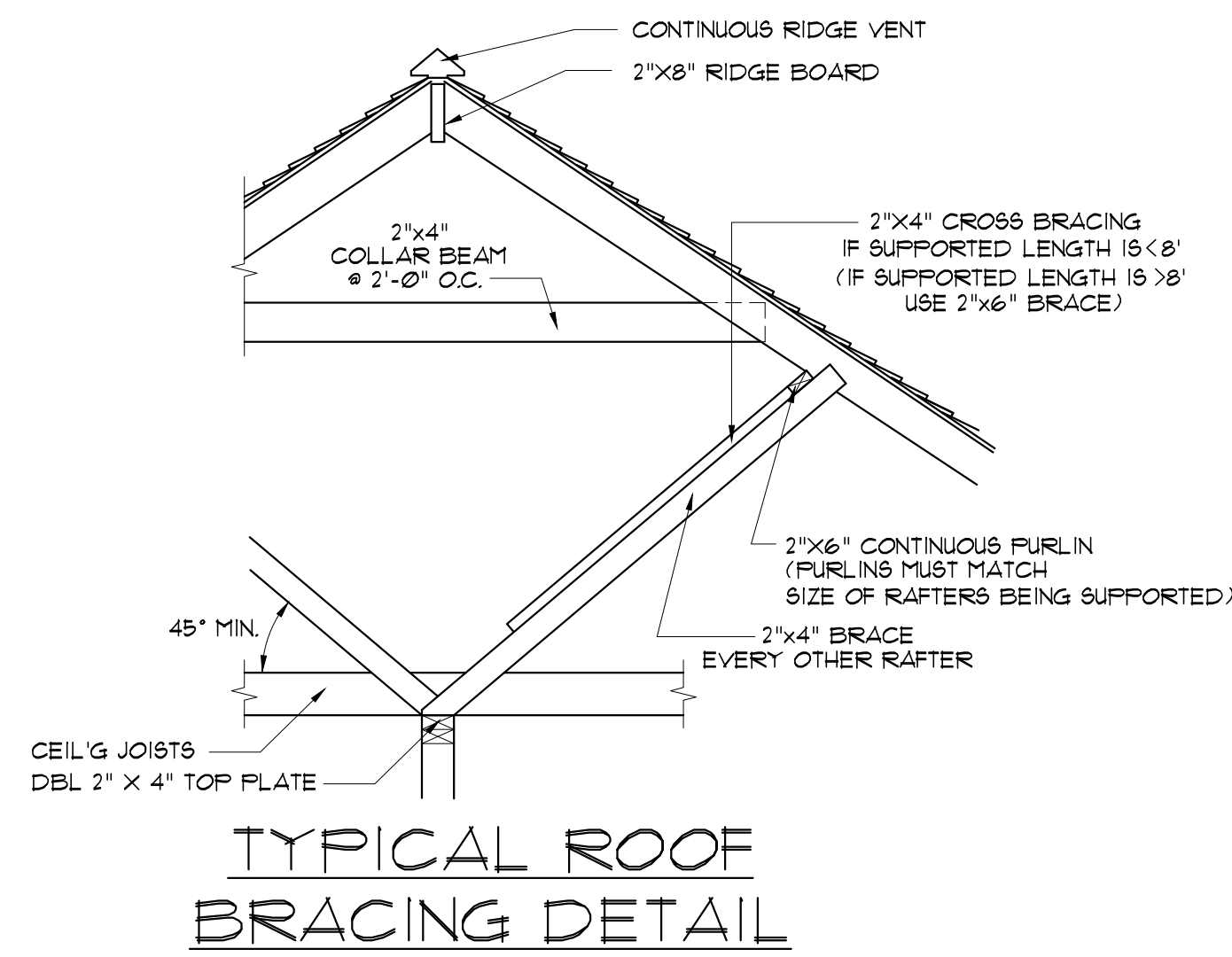
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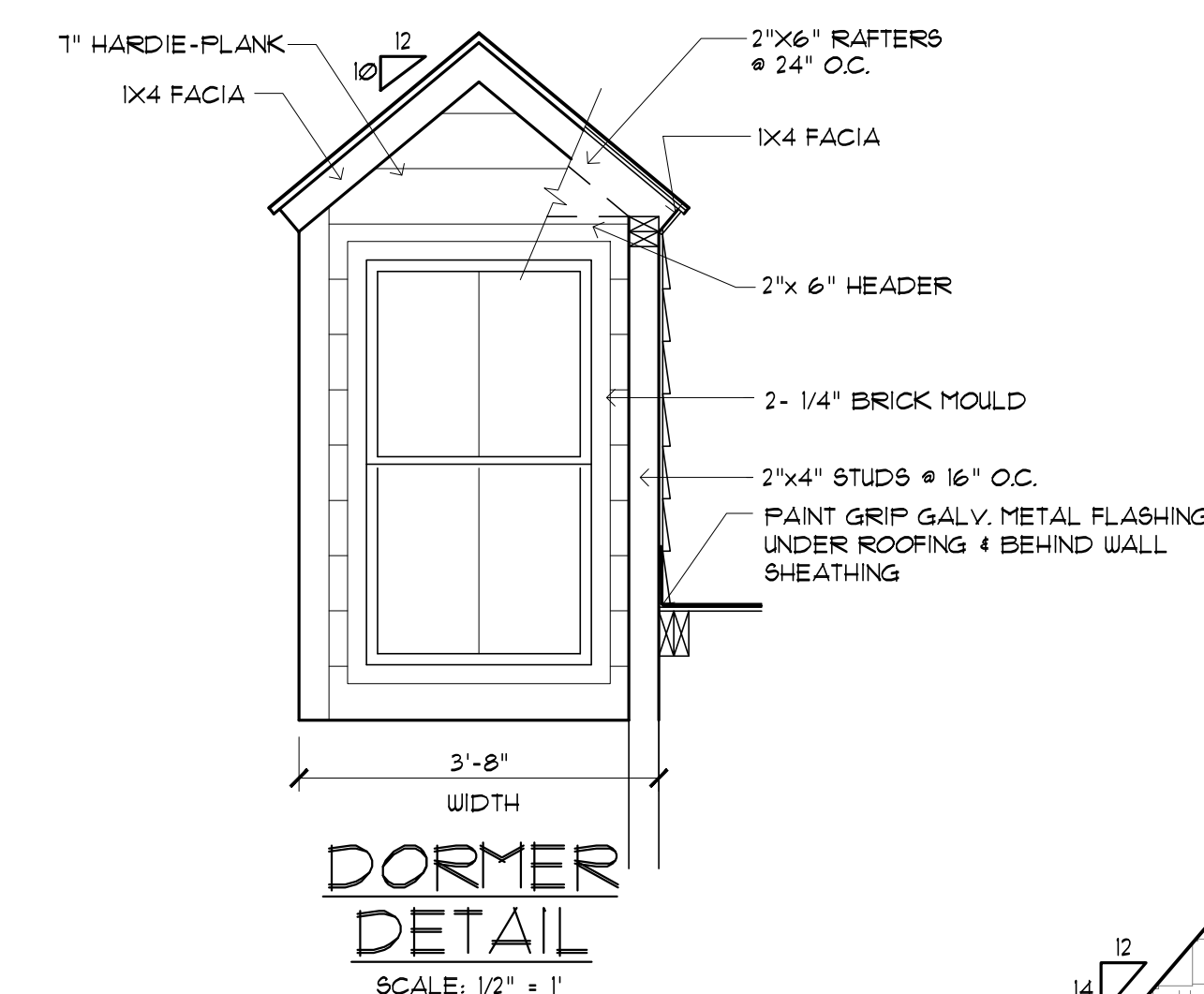
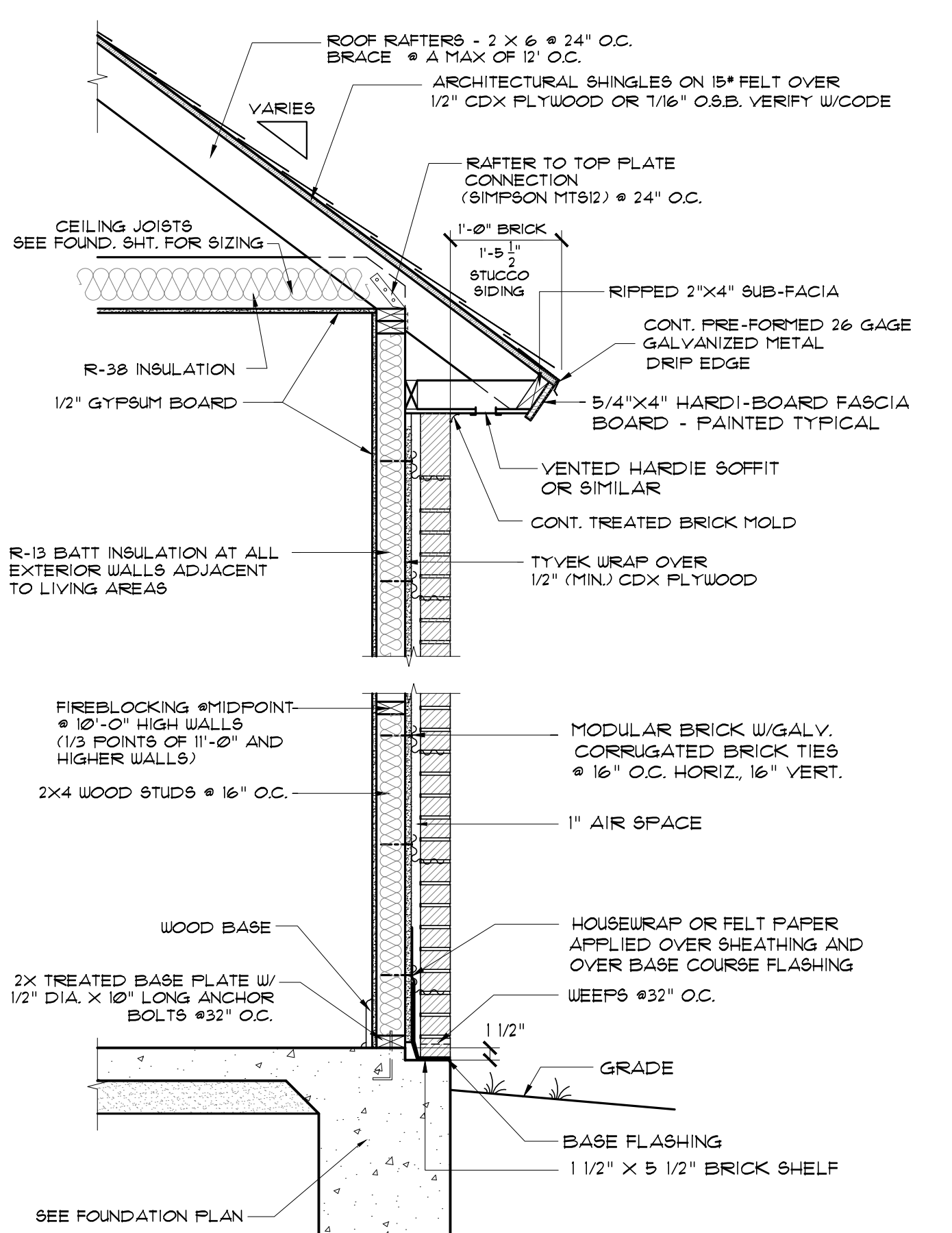
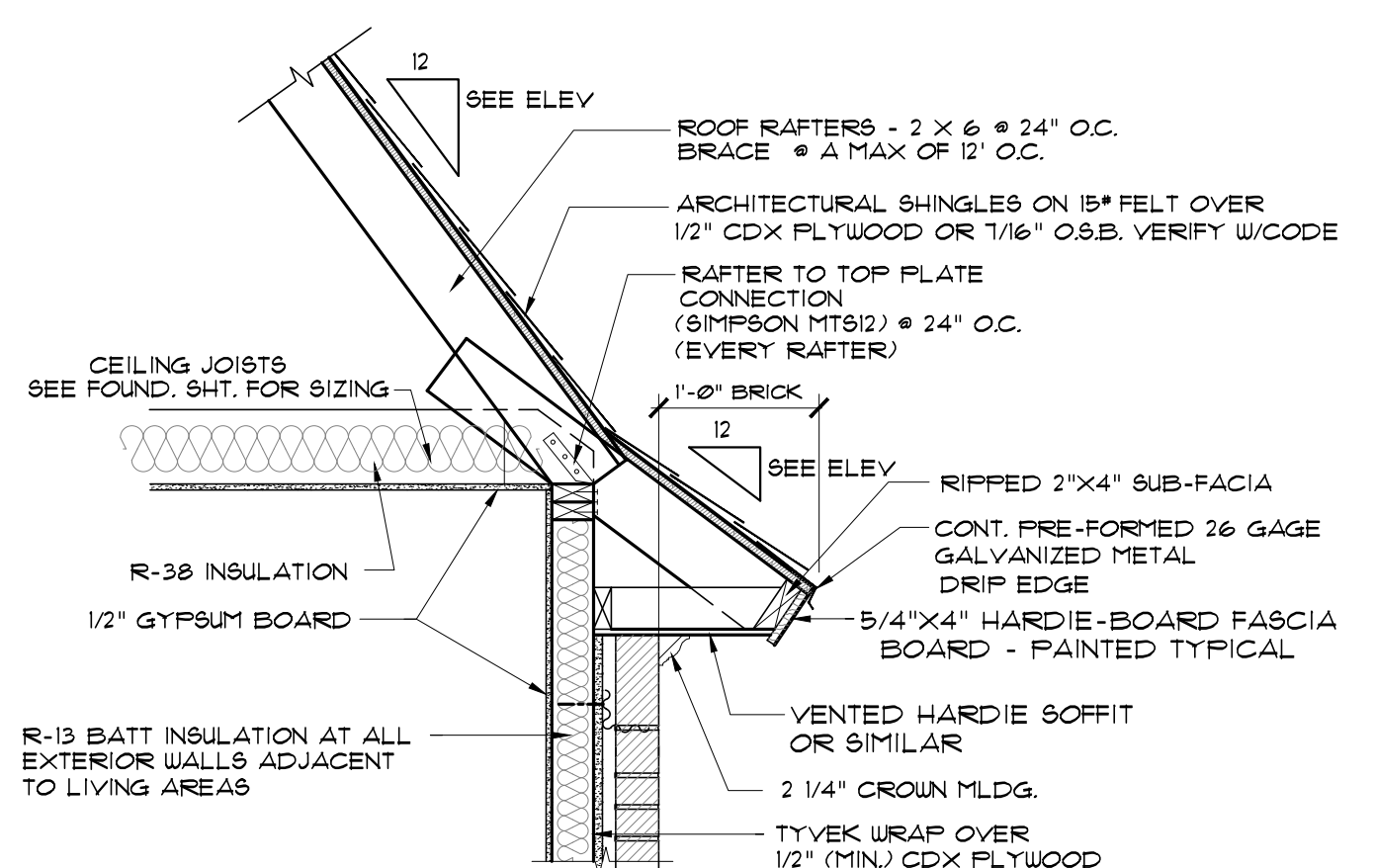
FLOOR PLAN

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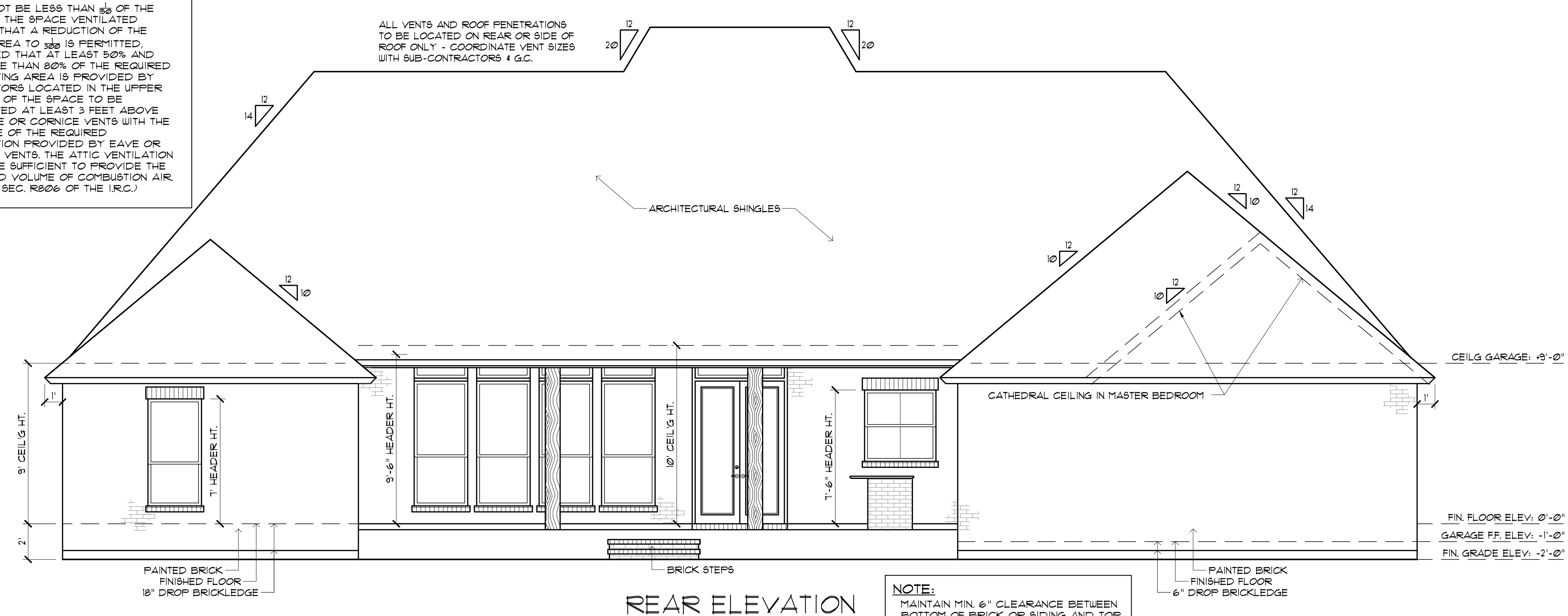
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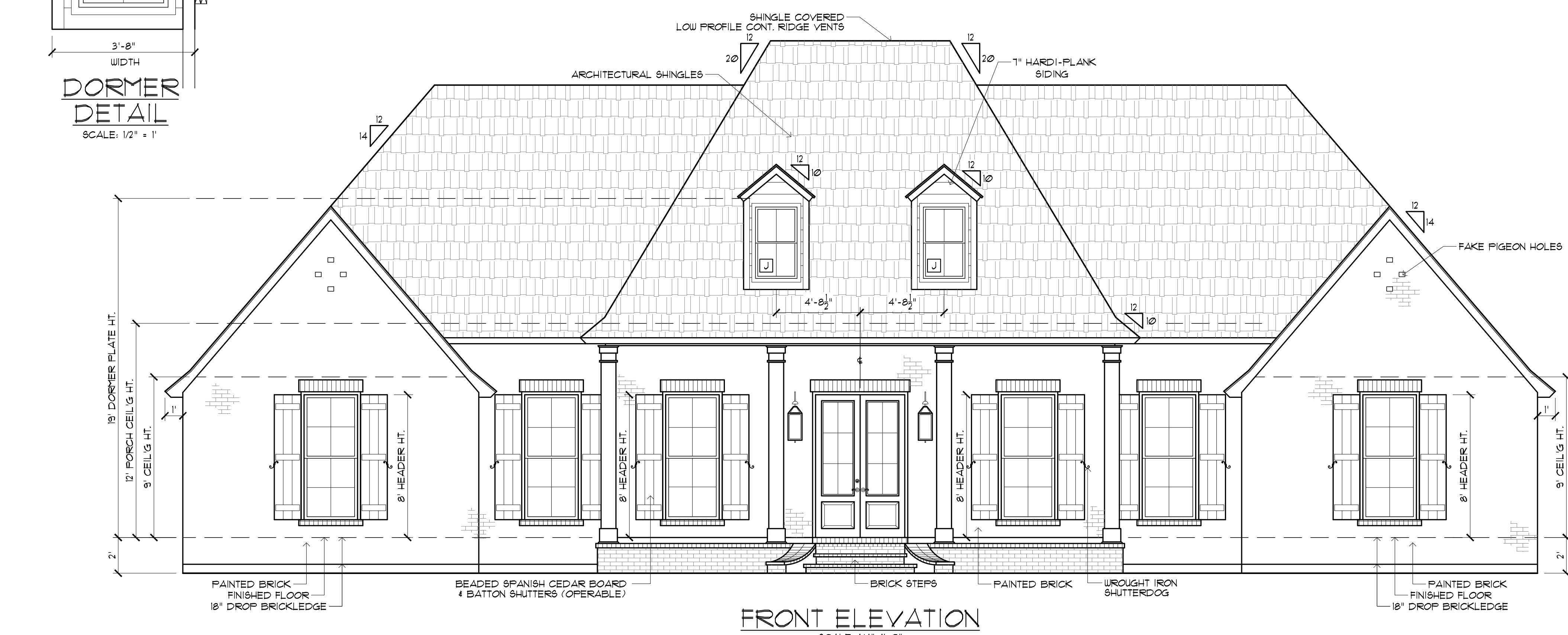
ATTIC VENTILATION:
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/30 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT A REDUCTION OF THE TOTAL AREA TO 1/60 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE ATTIC VENTILATION SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED VOLUME OF COMBUSTION AIR (45 PER SEC. R306 OF THE I.R.C.)



ALL VENTS AND ROOF PENETRATIONS TO BE LOCATED ON REAR OR SIDE OF ROOF ONLY - COORDINATE VENT SIZES WITH SUB-CONTRACTORS & G.C.



NOTE: MAINTAIN MIN. 6" CLEARANCE BETWEEN BOTTOM OF BRICK OR SIDING AND TOP OF FINAL GRADING AND SODDING - TYPICAL ALL AROUND STRUCTURE



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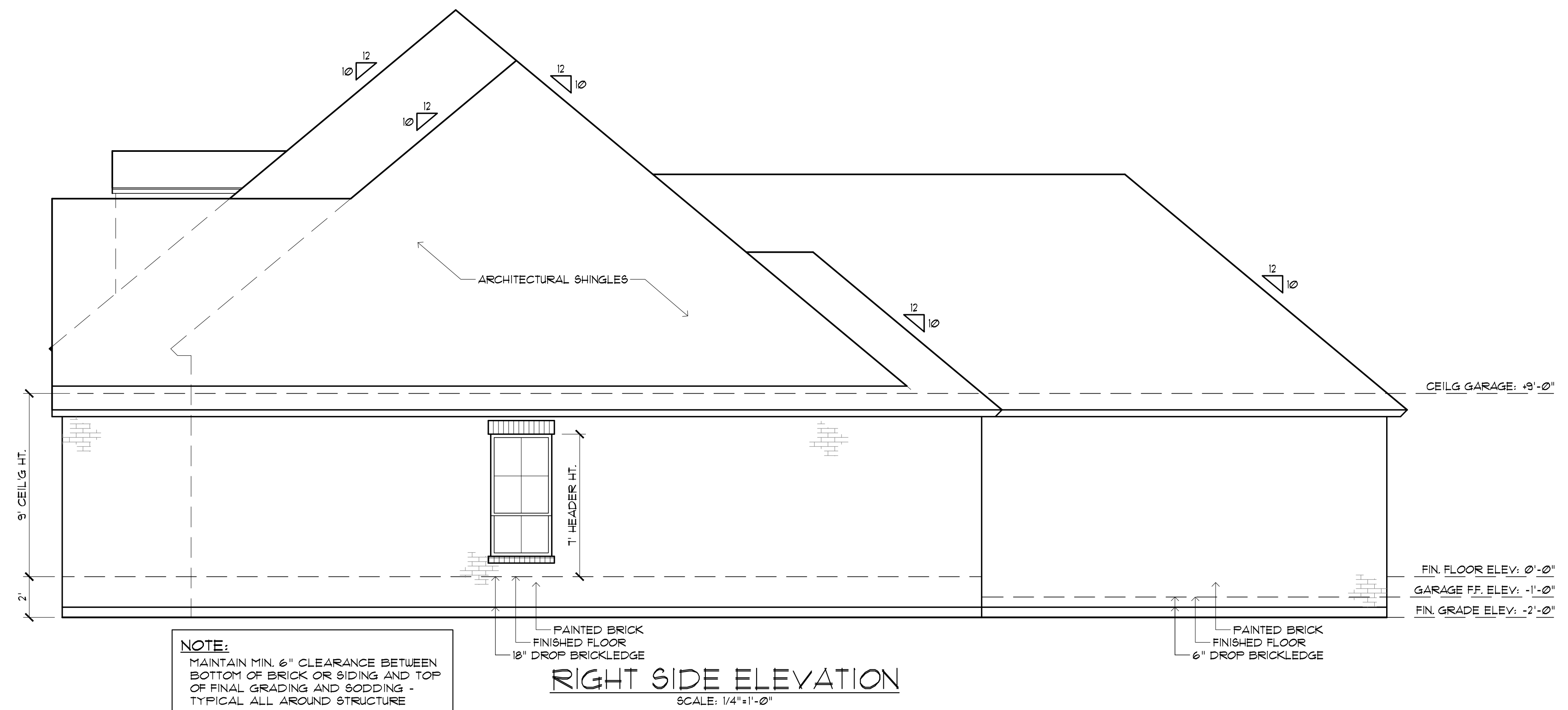
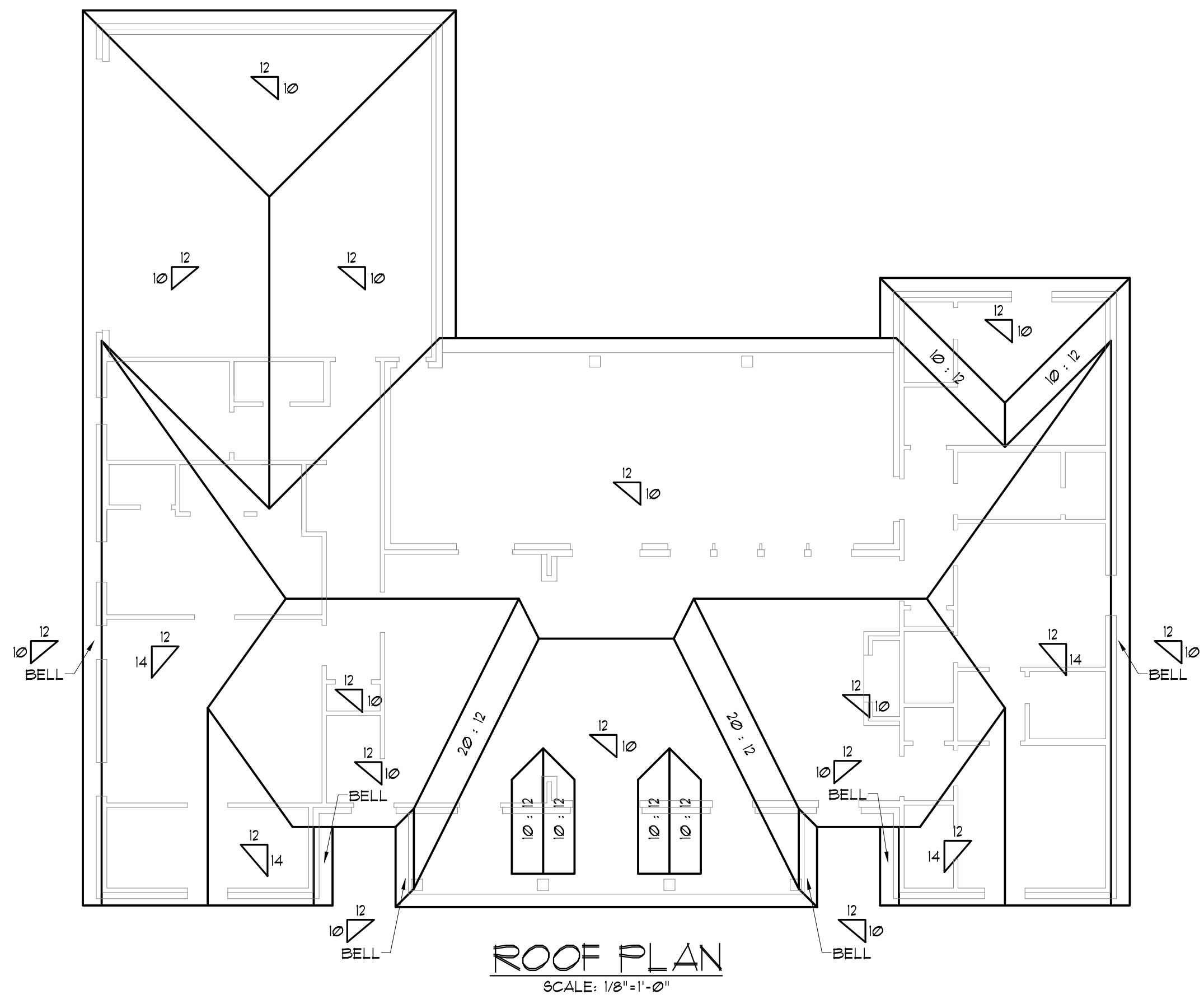
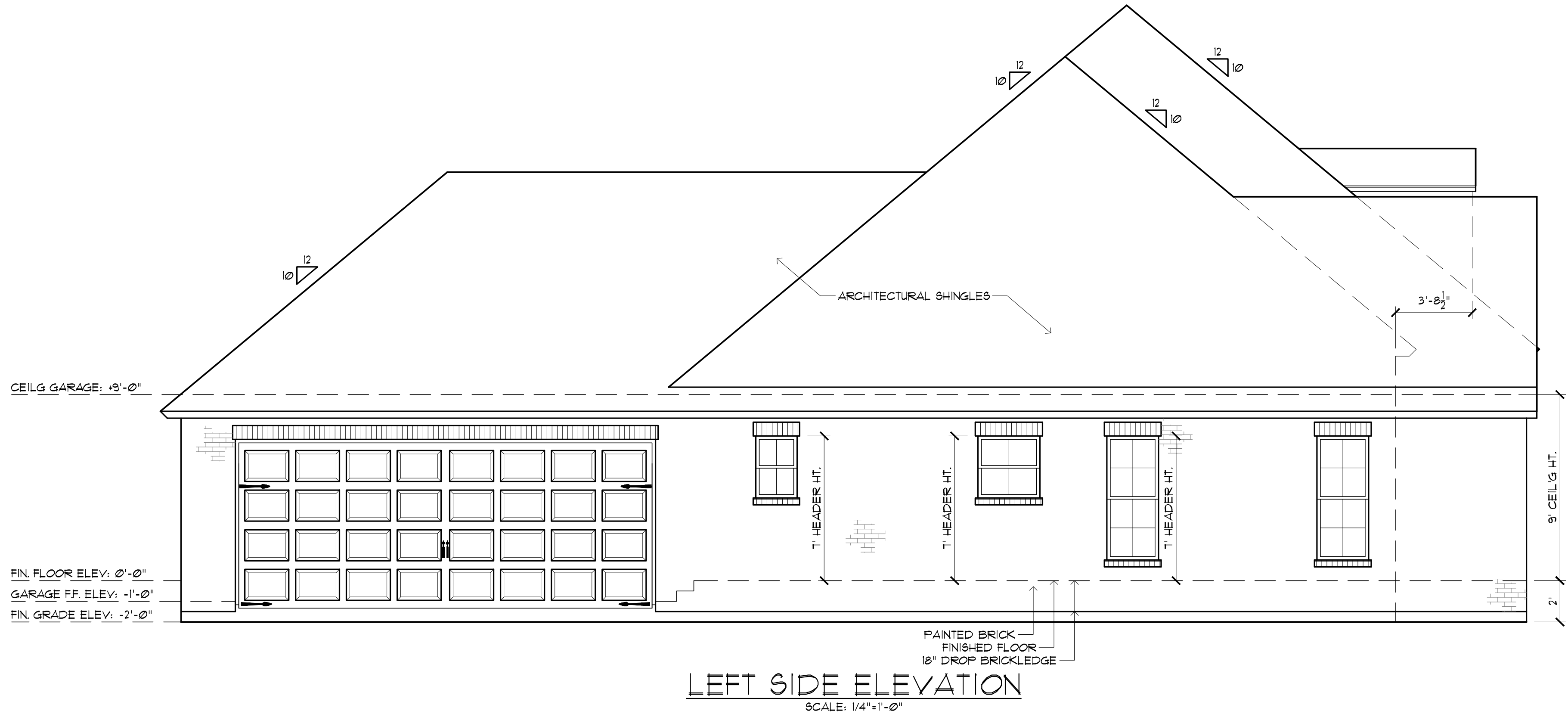
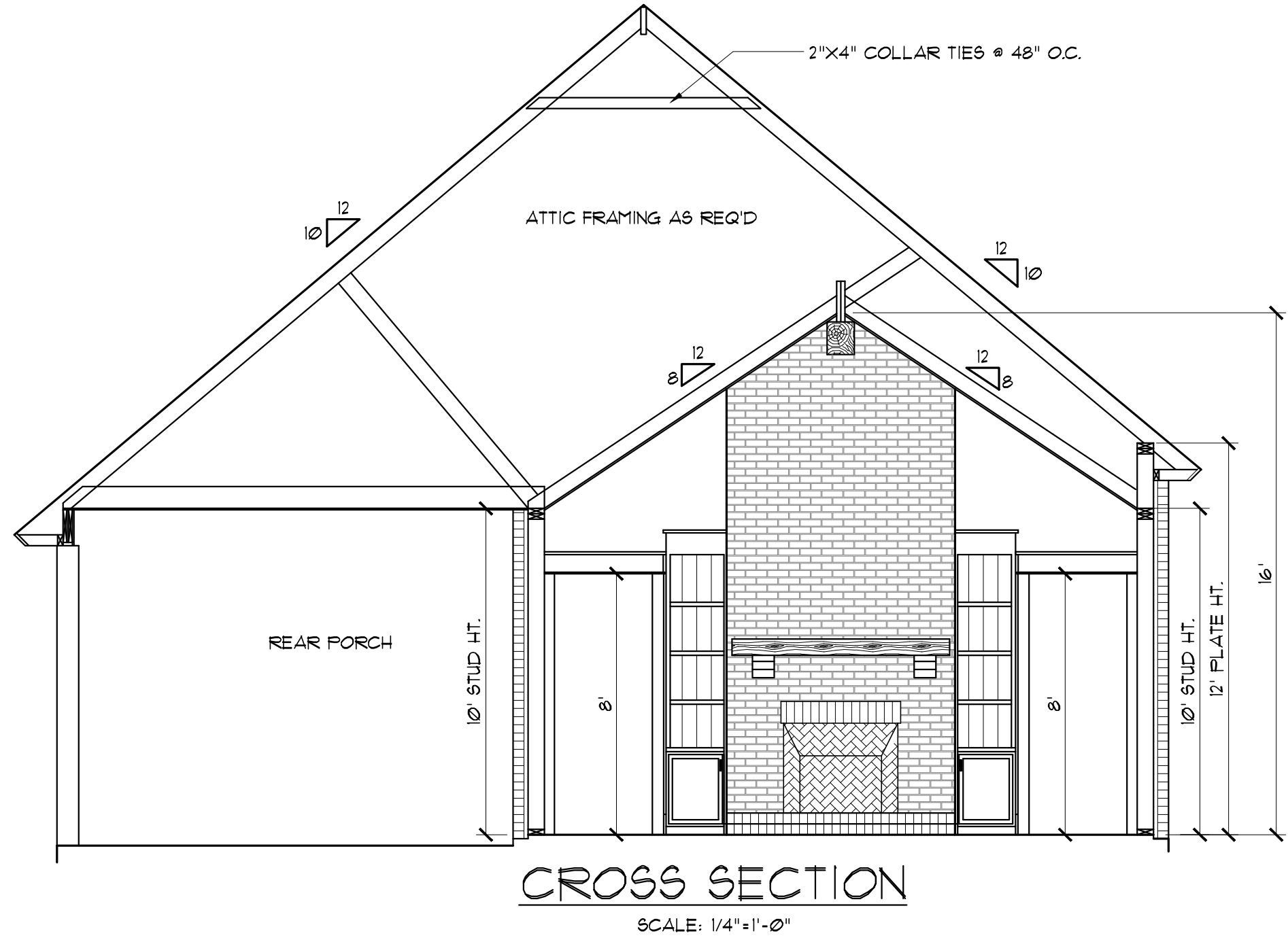
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FRONT & REAR ELEVATIONS

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NOTE:
 MAINTAIN MIN. 6" CLEARANCE BETWEEN
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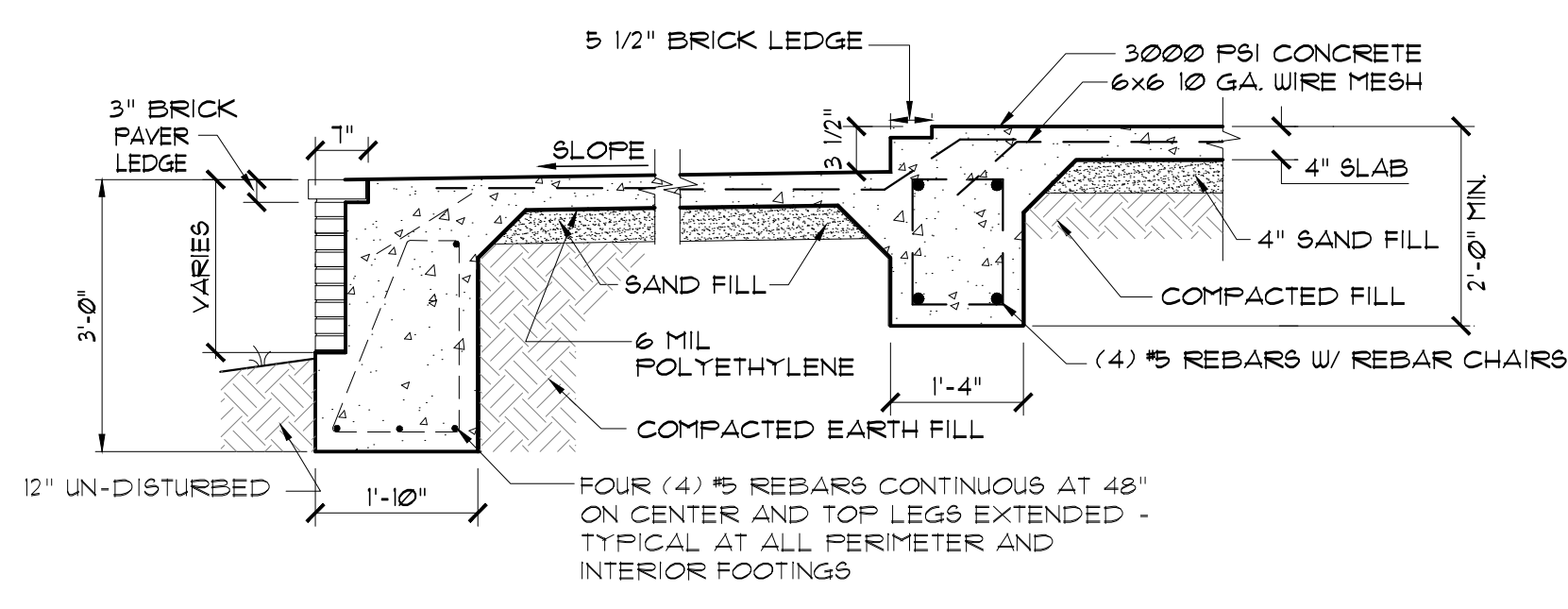
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**ELEVATIONS
 & ROOF PLAN**

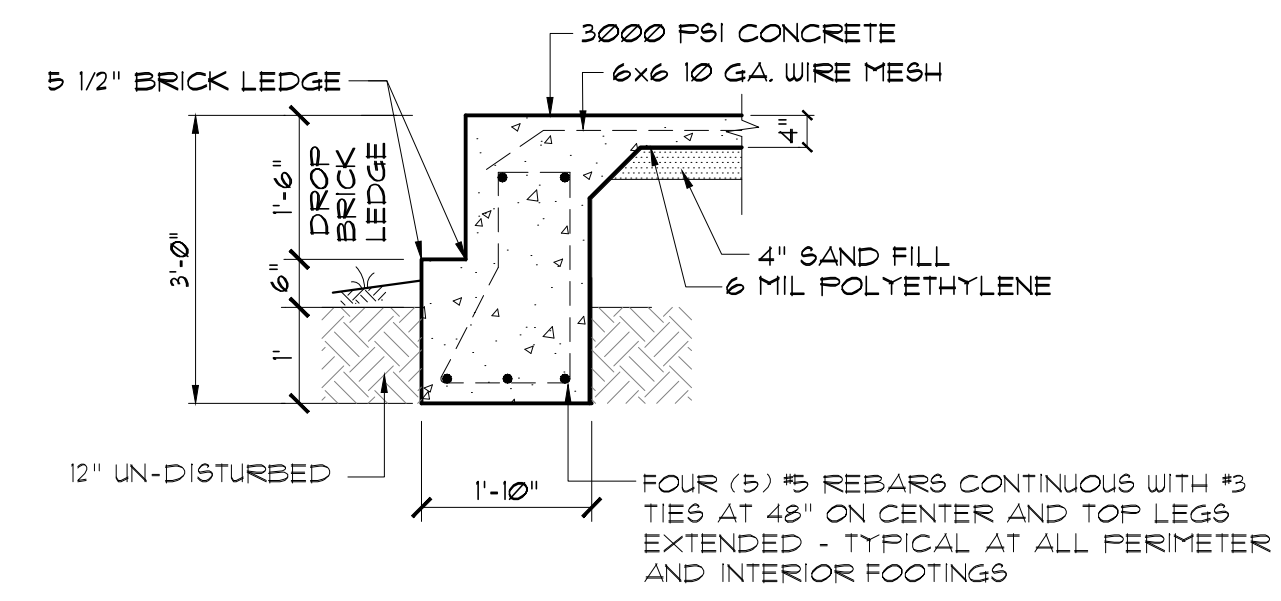
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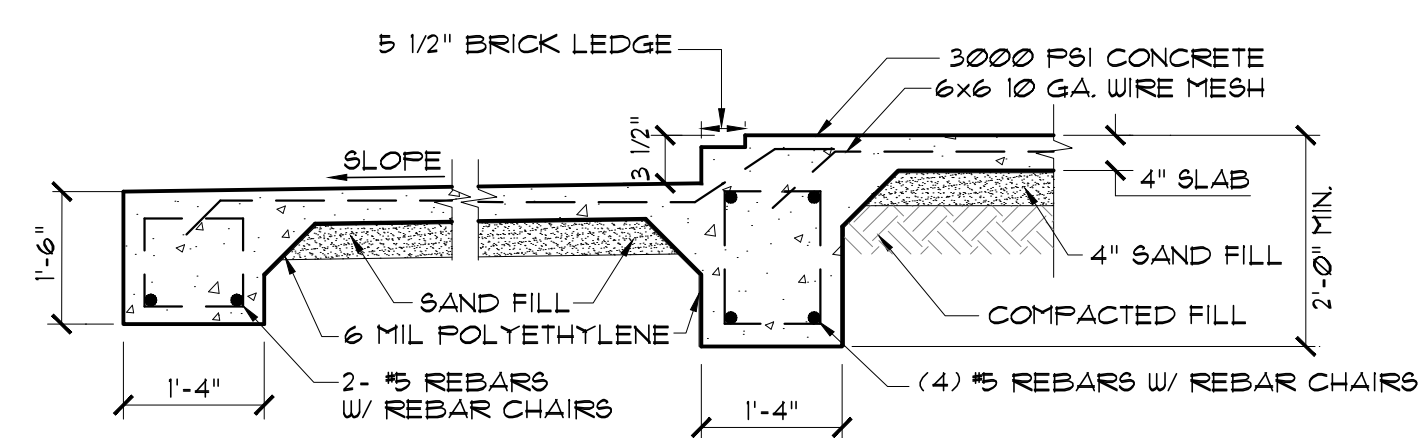
NOTE:
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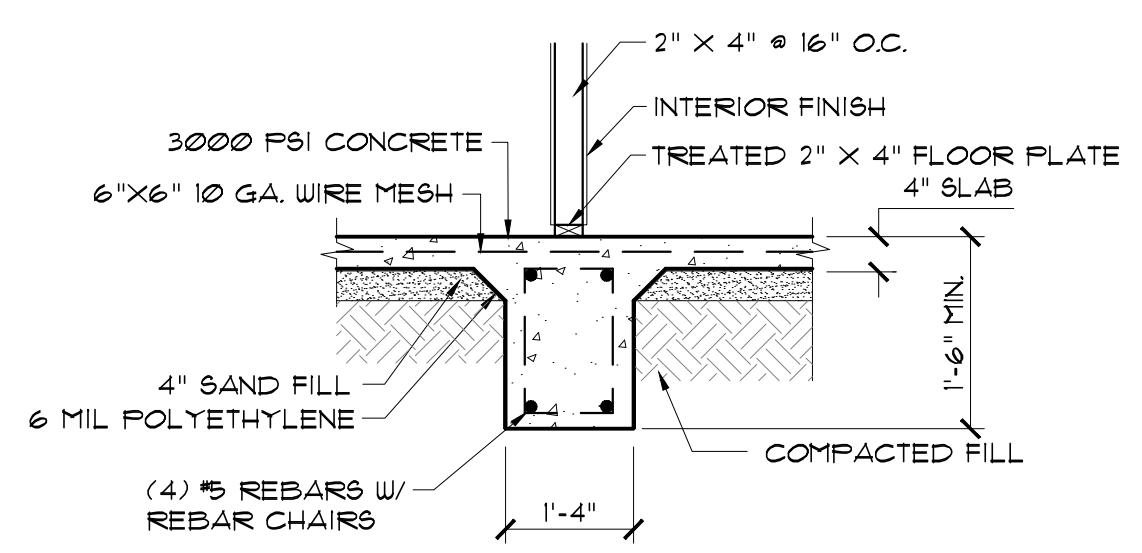
1 COVERED FRONT PORCH FOOTING
SCALE: 1/2" = 1'



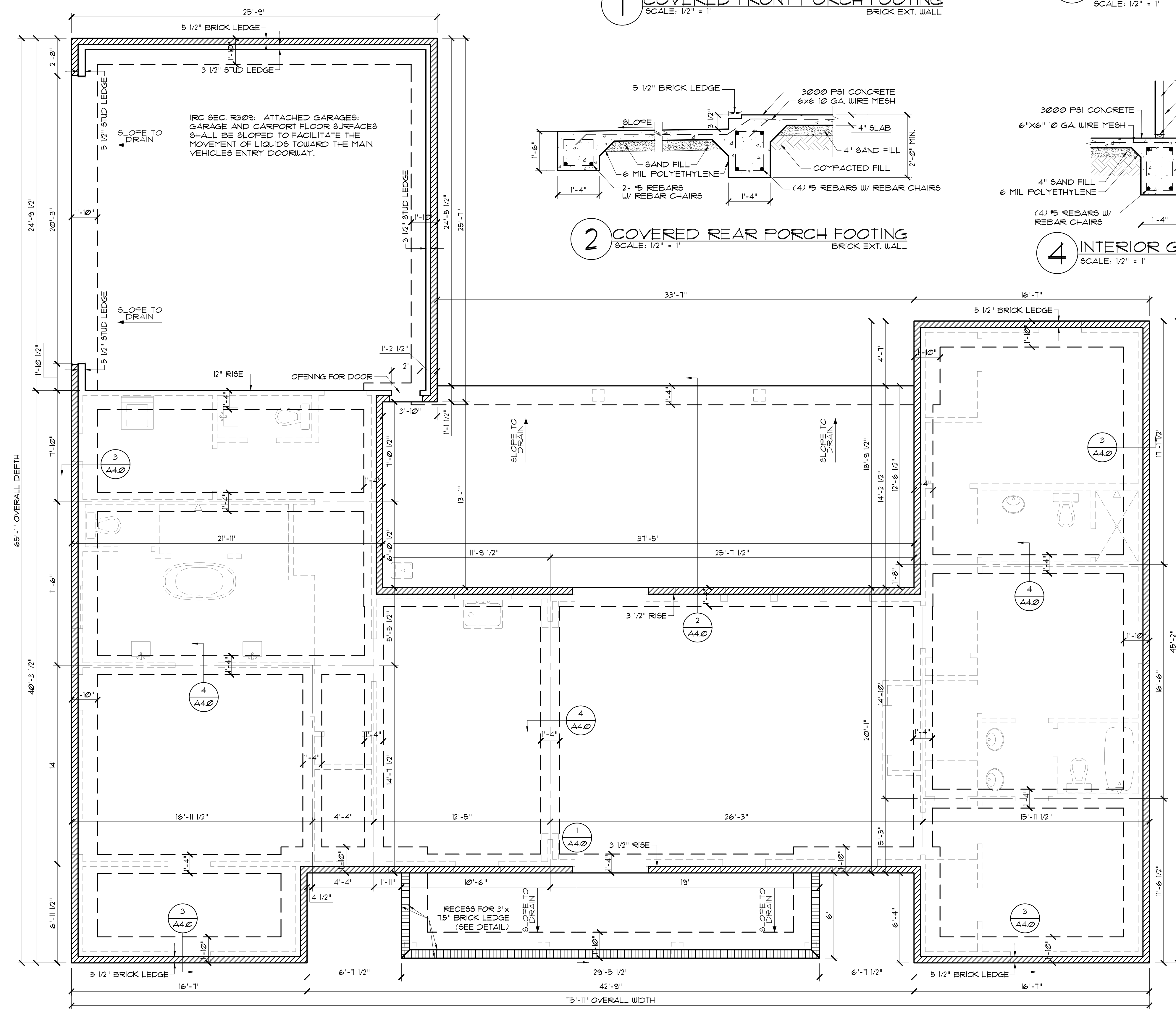
3 18" DROP BRICK LEDGE GRADE BEAM
SCALE: 1/2" = 1'



2 COVERED REAR PORCH FOOTING
SCALE: 1/2" = 1'



4 INTERIOR GRADE BEAM
SCALE: 1/2" = 1'



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

NOTE:
THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF. MADDEN HOME DESIGN IS NOT AN ENGINEER AND RECOMMENDS THAT A PROFESSIONAL ENGINEER BE CONSULTED FOR YOUR SPECIFIC LOT AS THE DESIGNER HAS NOT BEEN PROVIDED ANY INFORMATION BY THE CLIENT REGARDING THE BEARING CAPACITY OF THE SOILS FOR THIS LOT AND ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL PERFORMANCE OF THIS DESIGN.

CONCRETE NOTES:

- REFER TO BUILDING PLANS FOR DOOR OPENINGS AND EXACT DIMENSIONS.
- USE CONCRETE BRICK SUPPORTS TO MAINTAIN REINFORCING CLEARANCES. DO NOT USE CMU OR FACE BRICK.
- FOUNDATION DESIGN BASED ON A-4 FILL DIRT COMPACTED TO 95% DENSITY (ASTM D-1557). FILL PLACED @ 8" MAX. LIFTS.
- ALL CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE CONCRETE W/ MAXIMUM SLUMP OF 6". PROVIDE SLUMP TEST AND CYLINDERS AT BEGINNING AND MIDDLE OF POUR.
- GRADE 40 DEFORMED REINFORCING.
- ASTM-105 WUF REINFORCING.
- APPLY A LIQUID MEMBRANE CURING CHEMICAL TO ALL CONCRETE SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. W/ GRACE PRODUCT OR EQUAL.
- CONTRACTOR SHALL COORDINATE ALL DOOR LOCATIONS AND OMIT NOTCHES ACCORDINGLY.
- 2" CLEARANCE FOR REBAR, SIDES AND BOTTOM.
- MINIMUM SLAB THICKNESS SHALL BE 4" ON HOUSE AND ANY SIDEWALKS INCLUDING DRIVEWAY.
- FINISH GRADE TO SLOPE AWAY FROM THE HOUSE.
- REFER TO ELECTRICAL PLAN FOR IN-SLAB WIRING AND OUTLET REQUIREMENTS.
- CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, UNDISTURBED SOIL.
- SLABS AND FOOTINGS SHALL BE PLACED MONOLITHICALLY IN A CONTINUOUS POUR. CONSTRUCTION JOINTS FOR THE PURPOSE OF POUR INTERRUPTION SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE OWNER.
- ALL DRIVEWAY FOURS SHALL HAVE THE PROPER CONSTRUCTION AND CONTROL JOINTS AT A DISTANCE NO GREATER THAN 15' WITH A JOINT DOWN THE CENTER. RADIUS BENDS SHALL HAVE A CONTROL JOINT AT THE CENTER OF THEM.

SITE PREPARATION NOTES:

- REMOVE TOP SOIL (8" TO 12") AND DELETERIOUS MATERIAL.
- PROOF ROLL SUBBASE WITH A LOADED 18 YARD DUMP TRUCK. REMOVE ALL "PUMPING AREAS."

FOUNDATION AND SITE WORK NOTES:

- CHECK ELECTRICAL PLAN FOR ANY CONDUIT OR FLOOR RECEPTACLES.
- TERMITE TREAT THE SOIL PRIOR TO POURING CONCRETE AND RETAIN CERTIFICATE FOR OWNER.
- GRADE LOT TO DRAIN AWAY FROM THE FOUNDATION A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET.
- CARPENT AND FRONT PORCH BEAMS ARE NOT SHOWN FOR CLARITY PURPOSES.
- CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, COMPACTED, UNDISTURBED FILL MEETING 90% MODIFIED PROCTOR AS TESTED.
- ALL WELDED WIRE FABRIC SHALL BE 6X6 10/10 WUF.
- POLYETHYLENE VAPOR BARRIER SHALL BE 6 MIL THICKNESS.

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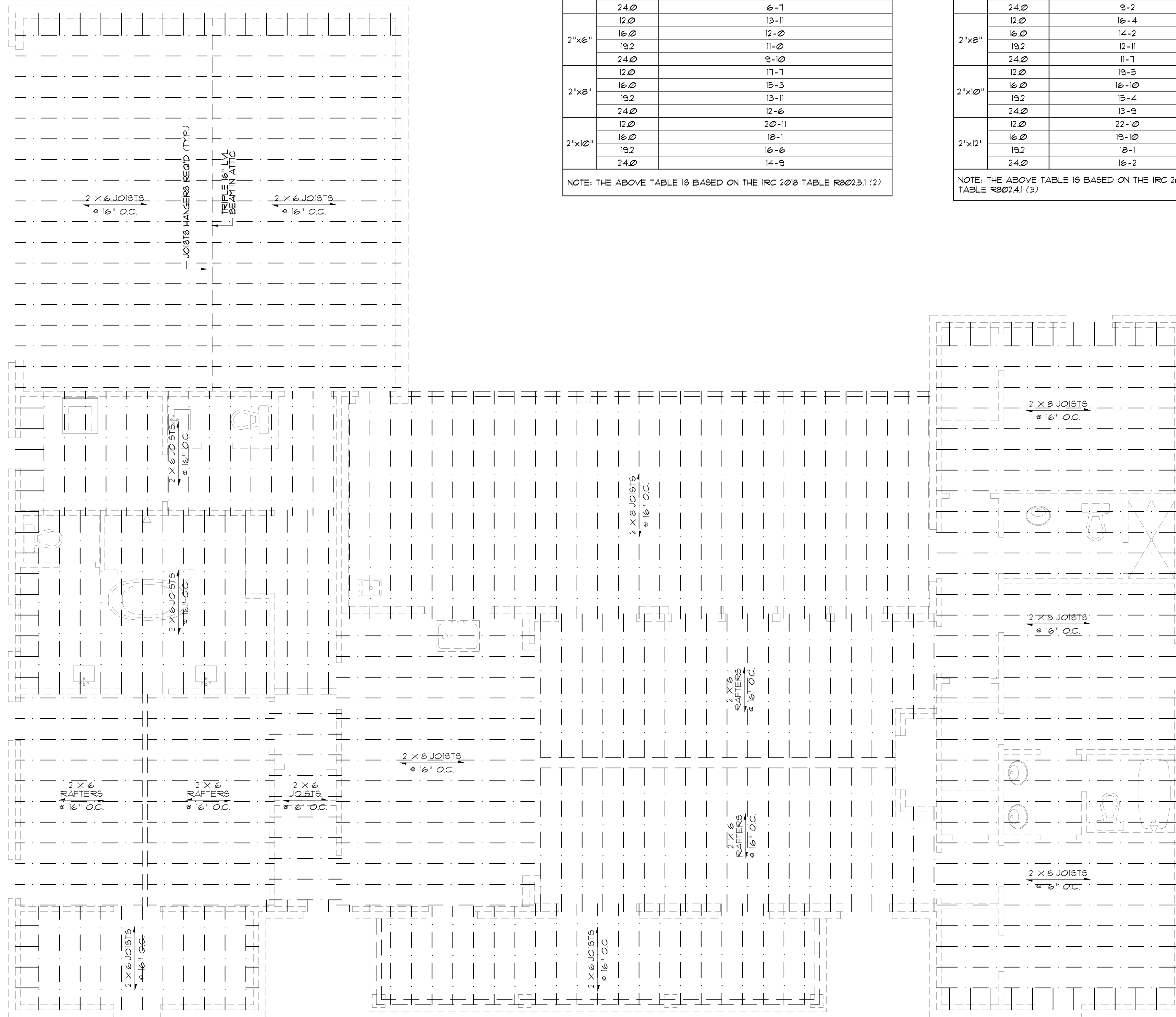
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Project No.: The Wildwood - Mirror
DATE: AUGUST 15, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
FOUNDATION PLAN

Sheet:
□ Preliminary Dwg.
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CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD = 20 PSF, L.A. = 240) DEAD LOAD = 10 PSF
 *IF HABITABLE ATTIC SPACE OR STORAGE IS DESIRED, REFER TO INTERNATIONAL RESIDENTIAL CODE SPAN TABLES

| SIZE | SPACING (INCHES) | VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPAN) (FT.-IN.) |
|--------|------------------|---|
| 2"x4" | 12.0 | 9-3 |
| | 16.0 | 8-0 |
| | 19.2 | 7-4 |
| | 24.0 | 6-7 |
| 2"x6" | 12.0 | 13-11 |
| | 16.0 | 12-0 |
| | 19.2 | 11-0 |
| | 24.0 | 9-10 |
| 2"x8" | 12.0 | 17-7 |
| | 16.0 | 15-3 |
| | 19.2 | 13-11 |
| | 24.0 | 12-6 |
| 2"x10" | 12.0 | 20-11 |
| | 16.0 | 18-1 |
| | 19.2 | 16-6 |
| | 24.0 | 14-9 |

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.5.1 (2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, L.A. = 240) DEAD LOAD = 10 PSF

| SIZE | SPACING (INCHES) | SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT.-IN.) |
|--------|------------------|--|
| 2"x6" | 12.0 | 12-11 |
| | 16.0 | 11-2 |
| | 19.2 | 10-2 |
| | 24.0 | 9-2 |
| 2"x8" | 12.0 | 16-4 |
| | 16.0 | 14-2 |
| | 19.2 | 12-11 |
| | 24.0 | 11-7 |
| 2"x10" | 12.0 | 19-5 |
| | 16.0 | 16-10 |
| | 19.2 | 15-4 |
| | 24.0 | 13-9 |
| 2"x12" | 12.0 | 22-10 |
| | 16.0 | 19-10 |
| | 19.2 | 18-1 |
| | 24.0 | 16-2 |

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (3)

JOISTS FRAMING PLAN
SCALE: 1/4" = 1'-0"

- GENERAL FRAMING NOTES:**
 THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 2. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 3. ALL HEADERS SHALL BE 2-2X10'S WITH 1" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
 4. PROVIDE 1X4 CROSS BRACING AT MIDPOINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
 5. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 8D COMMONS AT 4" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
 6. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BOTTOM FLOOR AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
 7. PROVIDE DOUBLE 2X6 STRONGBACK AT MIDSPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 9. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
 10. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
 11. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
 12. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CALLS.
 13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.
 14. COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R401.3.
 15. SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R502.5(1) AND (2).
 16. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS THOSE LISTED IN IRC TABLE R502.5(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
 17. WALLS ADJACENT TO GARAGE DOOR OPENING TO BE BRACED TO THE MINIMUM LENGTHS LISTED IN IRC R602.10.3 VIA SHEATHING OR AN ALTERNATIVE METHOD OF RESISTING SHEAR AS DESIGNED BY A QUALIFIED ENGINEER.
 18. ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R502.2.1 (1)

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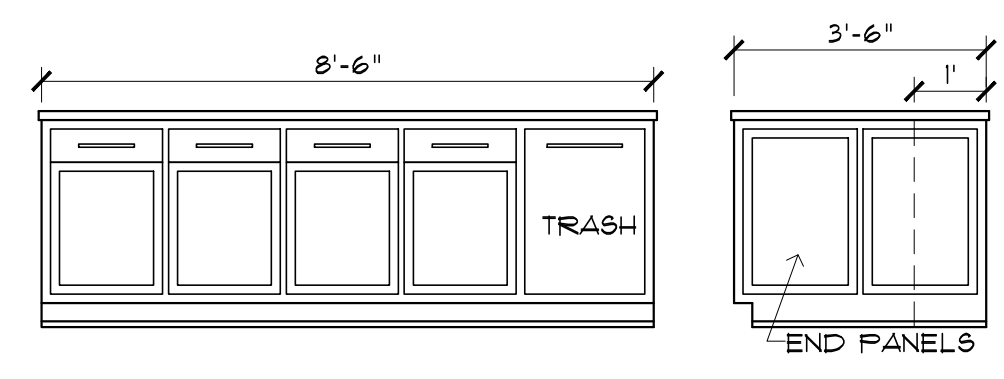
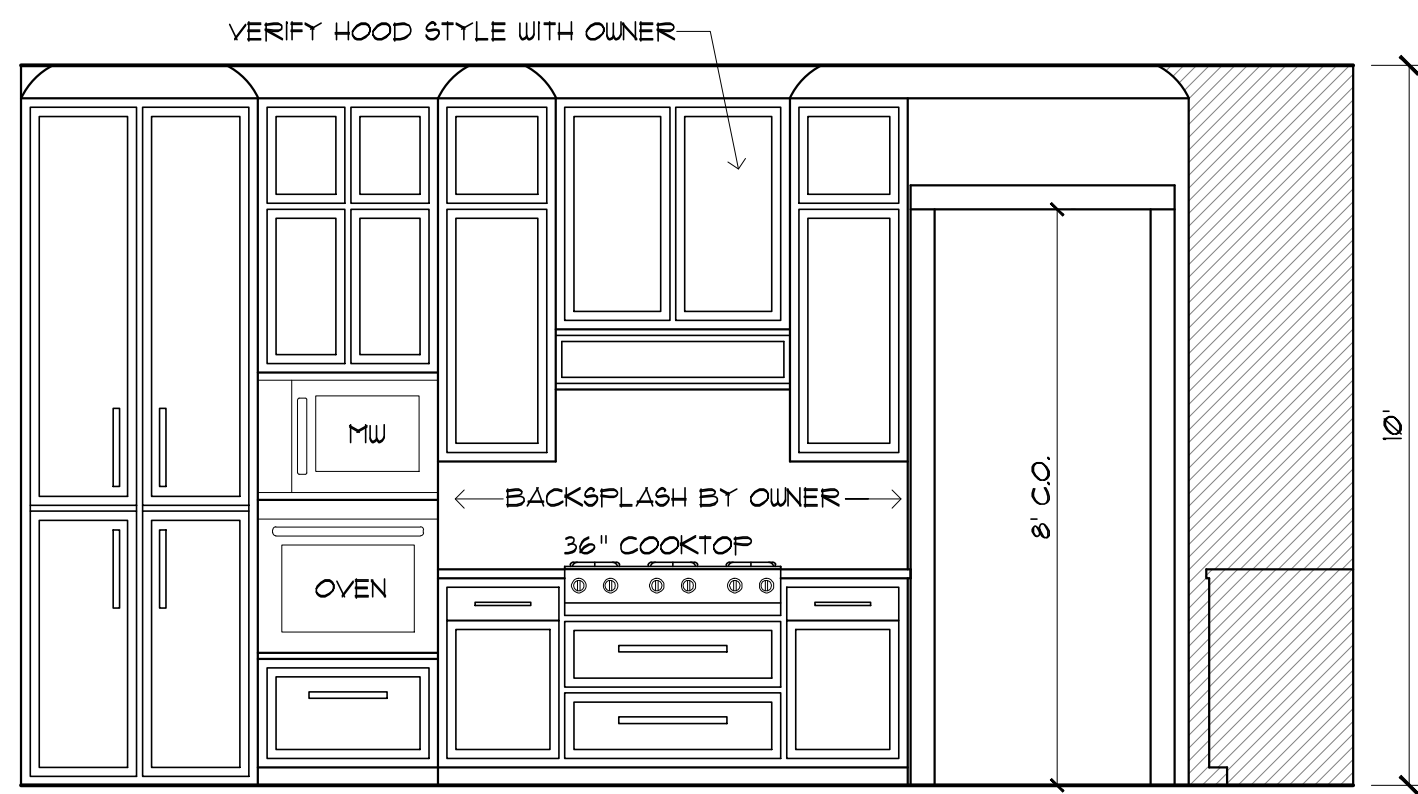
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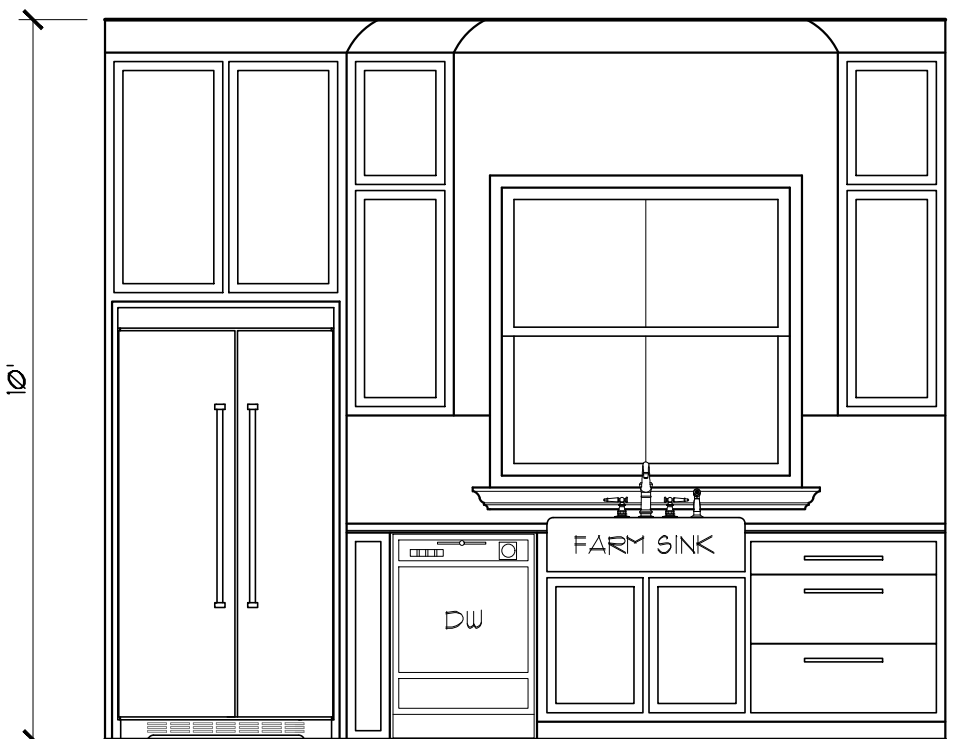
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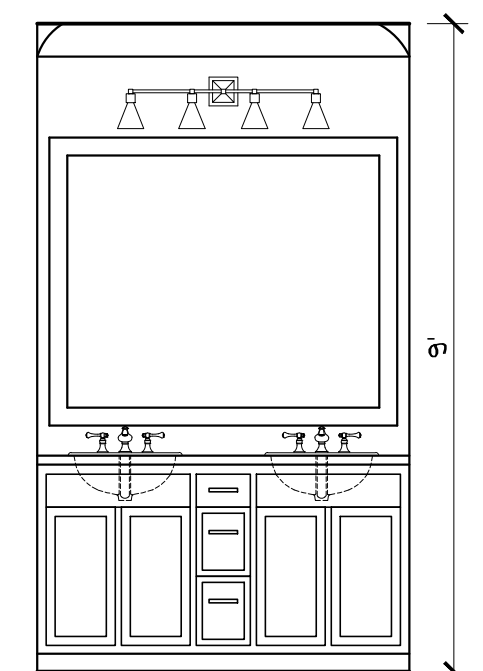


KITCHEN ISLAND
SCALE: 3/8" = 1'-0"

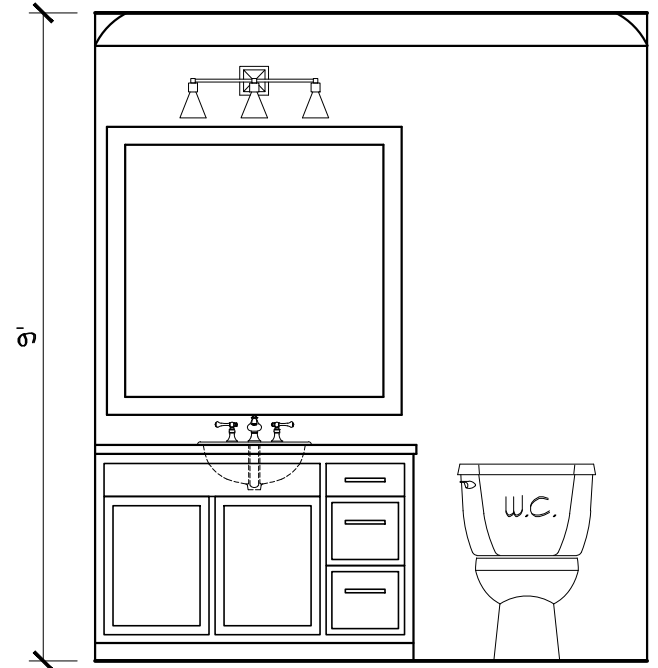
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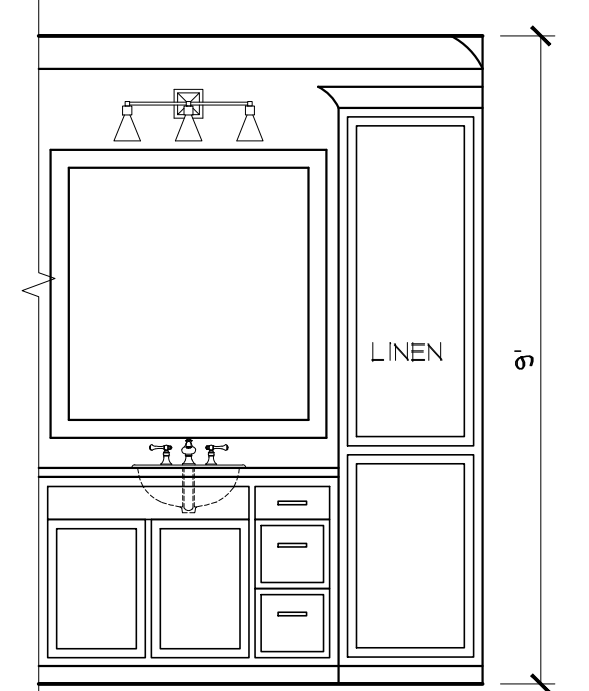
B KITCHEN
SCALE: 3/8" = 1'-0"



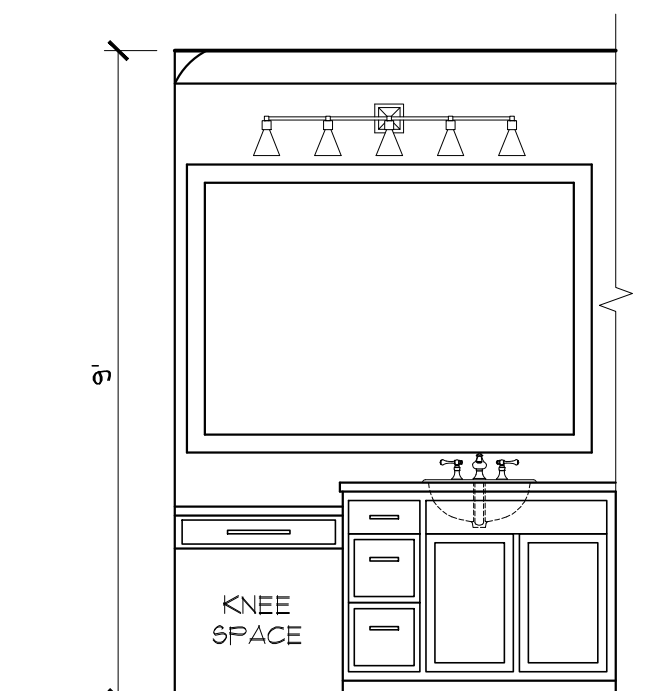
C BATH #2
SCALE: 3/8" = 1'-0"



D 3/4 BATH
SCALE: 3/8" = 1'-0"



E MASTER BATH
SCALE: 3/8" = 1'-0"



F MASTER BATH
SCALE: 3/8" = 1'-0"

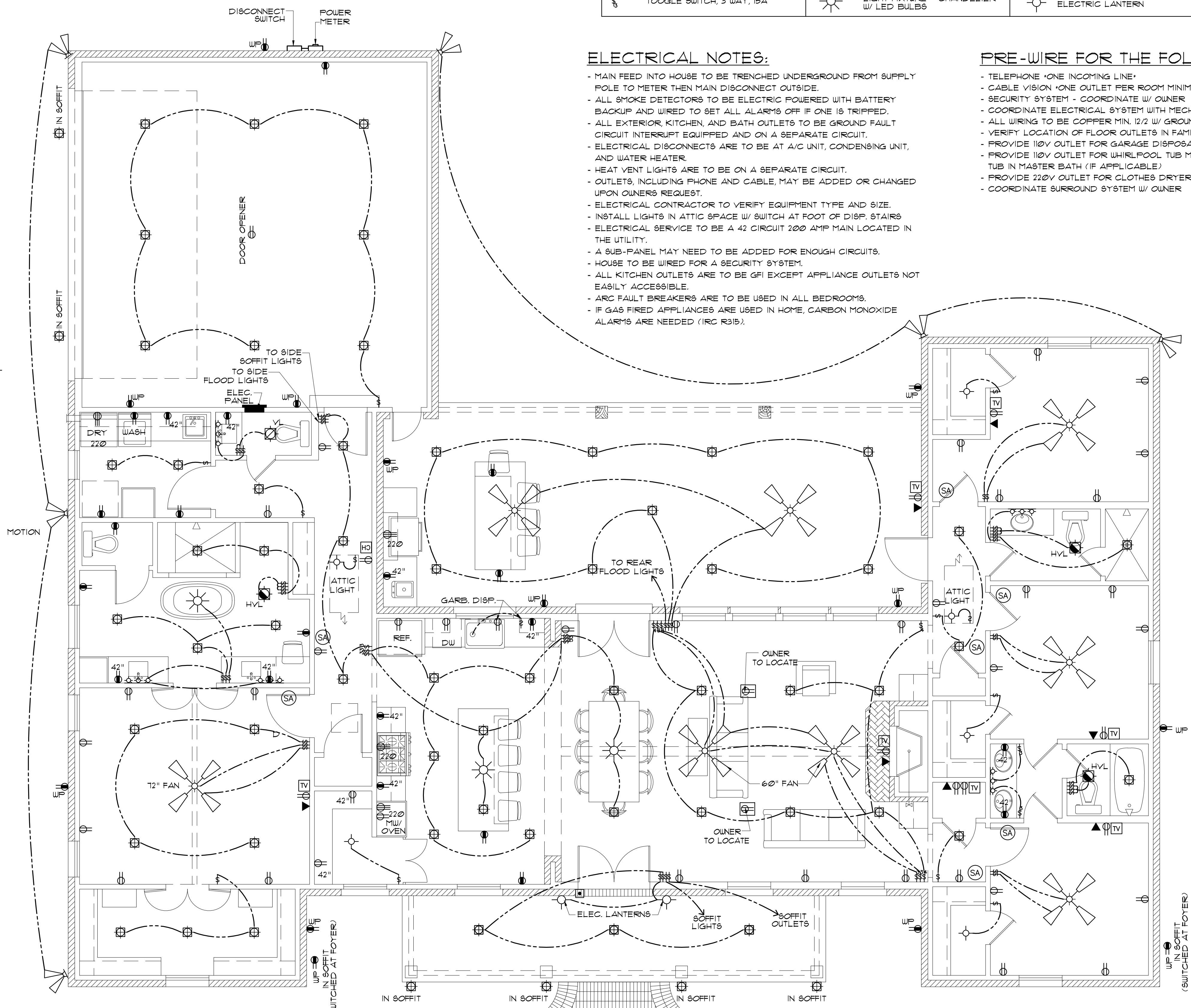
| ELECTRICAL SYMBOL LEGEND | | |
|--------------------------|---|---|
| TV | CABLE OUTLET | ELEC. DOOR BELL |
| ▽ | TELEPHONE/ ETHERNET OUTLET | DOORBELL CHIME |
| ⊕ | RECEPTACLE, 15A, 125V, 2 POLE 3 WIRE, GROUNDED, DUPLEX | DIMMER SWITCH |
| ⊕ | FLOOR DUPLEX RECEPTACLE | LIGHT FIXTURE, LED CEILING MOUNTED |
| ⊕ | GROUND-FAULT-CIRCUIT-INTERLIFT RECEPTACLE-USE SQUARE D QUICK GUARD FOR WP LOCATIONS | LIGHT FIXTURE, LED EXTERIOR FLOODS |
| ⊕ | RECEPTACLE, 50A, 220V, 2 POLE 3 WIRE, GROUNDED | CEILING FAN W/ LIGHT - PROVIDE SEPERATE SWITCHES FOR F & L |
| ⊕ | TOGGLE SWITCH, SINGLE POLE, 15A | LIGHT FIXTURE - CHANDELIER W/ LED BULBS |
| ⊕ | TOGGLE SWITCH, 3 WAY, 15A | LED RECESSED LIGHT |
| | | LIGHT FIXTURE - LED |
| | | SMOKE ALARM - 110V ELEC. W/ CARBON MONOXIDE DETECTOR |
| | | VANITY LIGHT |
| | | HEAT/VENT/LIGHT |
| | | VENT/LIGHT ONLY |
| | | VENT/LIGHT RECESSED CAN |
| | | SCONCE LIGHT |
| | | ELECTRIC LANTERN |

ELECTRICAL NOTES:

- MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE.
- ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
- ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
- ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
- HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
- OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
- ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
- INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS
- ELECTRICAL SERVICE TO BE A 42 CIRCUIT 200 AMP MAIN LOCATED IN THE UTILITY.
- A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
- HOUSE TO BE WIRED FOR A SECURITY SYSTEM.
- ALL KITCHEN OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE.
- ARC FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS.
- IF GAS FIRED APPLIANCES ARE USED IN HOME, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315).

PRE-WIRE FOR THE FOLLOWING:

- TELEPHONE (ONE INCOMING LINE)
- CABLE VISION (ONE OUTLET PER ROOM MINIMUM)
- SECURITY SYSTEM - COORDINATE W/ OWNER
- COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
- ALL WIRING TO BE COPPER MIN. 12/2 W/ GROUND
- VERIFY LOCATION OF FLOOR OUTLETS IN FAMILY ROOM
- PROVIDE 110V OUTLET FOR GARAGE DISPOSAL UNDER KITCHEN SINK
- PROVIDE 110V OUTLET FOR WHIRLPOOL TUB MOTOR UNDER WHIRLPOOL TUB IN MASTER BATH (IF APPLICABLE)
- PROVIDE 220V OUTLET FOR CLOTHES DRYER
- COORDINATE SURROUND SYSTEM W/ OWNER



ELECTRICAL PLAN
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