MODERN BUNGALOW

4 BEDROOM, 3 1/2 BATH, NEW CONSTRUCTION RESIDENCE
DETACHED GARAGE WITH LIVING QUARTERS ABOVE
FOUNDATION NOTES:

SLOPE GARAGE SLAB TO DRAIN. MAXIMUM SLOPE IS 2 HORZ. TO 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS ARE REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:
- 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
- 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS.

MAXIMUM SLUMP, 4" USE ASTM A-115 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON HEDGES ALL STUD ANCHORS OR ENGINEER-APPROVED EQUAL. OPTIM TO BE SIMPSON SET-ADHESIVE OR APPROVED EQUAL.

INTERRUXION, ALL OPENINGS IN THE ENVELOPE SHALL BE SEALLED AGAINST AIR INTRUXUTION. THE FOLLOWING AREAS MUST BE SEALLED:

- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY AND WINDOW/DR.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

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MINERAL BLUFF 4600 N.

208.292.3400
DOOR AND WINDOW NOTES:

1. Every bedroom shall be provided with an egress window with finish sill height not greater than 4’-0” above the finish floor height and shall have a minimum openable area of 5.75 sq. ft. Egress windows shall not have an openable area less than 0.62 sq. ft.

2. All thru doors shall be solid core.

3. Interior doors shall be painted. Entry door to be defined by homeowner prior to ordering.

4. Doors between garage and living area shall be 1-3/4” tight fitting solid core doors with a rating of 60 minutes. Door shall be self-closing.

5. Exterior door shall be 36” min. net clear door. Entry doors shall be 36” min. door shall be openable from inside without the use of a key or any special knowledge or effort.

6. Glazing in doors shall be dual pane safety glass with min. U value of 0.90

7. Garage doors to be sectional, overhead doors.

EXTERIOR FINISH NOTES:

1. Exterior finish to be fiber cement siding over 5/8” CDX plywood/OSB. Window & door trim cedar, material and color by owner.

2. Roofing to be 30 year asphalt over 30 felt. 50 year plywood over.

3. Siding to be Cedar shake - final material and color by owner.

4. Chimneys are decorative and provide for venting of gas fireplaces only.

5. Downspouts to be collected and roof run off to be directed away from structure per site plan.

6. Finish grade shall slope away from structure min. 1” per foot of run for 4 min.

7. Beam retaining walls to match existing retaining wall.

FINISH NOTES:

Renders are not to scale; all renders are for artistic depiction only. Plan updates may not be reflected in renders. Renders shall not be used for construction.

Base boards shall be 6” in all rooms, unid.

Final finishes shall be confirmed with the homeowner prior to application.
ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BATTLES AT DAVE VENTS BETWEEN RAINERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY AND STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BUILDING CODES, RVCFs, AND USE BY THE BUILDING OFFICER.

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RATTERS, JACK OR HIP TRUSSES TO MAIN GIRDER FRAMING INSPECTION.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.