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FRAMING NOTES:
THESE 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.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
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.
ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

WINDOW & DOORS NOTES:
1. WINDOW EGRESS TO BE 20"W X 24" H MINIMUM (821 SQ. IN.) CLEAR OPENING.
2. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FROM THE FLOOR MUST HAVE TEMPERED GLASS
3. ALL SIDELITES, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED GLASS.

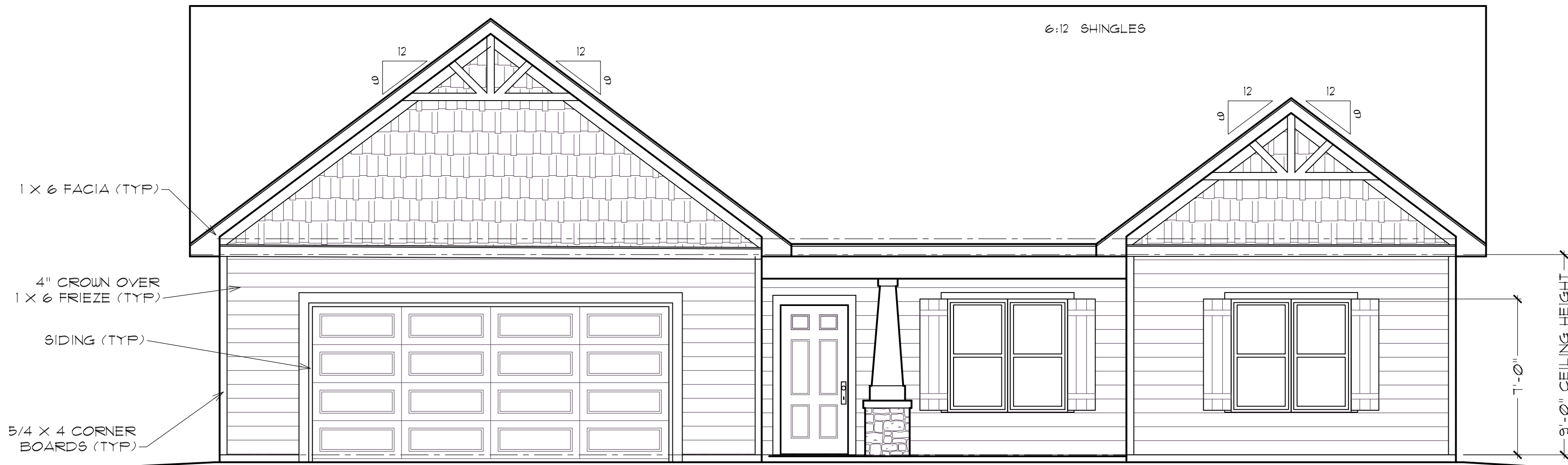
GENERAL NOTES:
ALL DETAILS AND CONDITIONS ARE CNTR. RESPONSIBILITY TO VERIFY PRIOR TO CONSTRUCTION.
ALL SLAB AND FLOORPLAN DIMENSIONS TO BE VERIFIED BY CNTR. PRIOR TO CONSTRUCTION.

GENERAL NOTES:
WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, AND REGULATIONS
1. NATIONAL, STATE, AND LOCAL CODES, AND REGULATIONS CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE
2. BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO BBHP, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE READ OR CALCULATED
3. DO NOT SCALE DRAWINGS.
4. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. PLANS STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
7. ALL CONSTRUCTION AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE

GENERAL NOTES:
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3. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FROM THE FLOOR MUST HAVE TEMPERED GLASS
4. ALL SIDELITES, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED GLASS.
5. ALL ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED
6. ALL ROOF PITCHES TO BE 10/12.
7. TYPICAL CLG. HEIGHTS:
9'-0" FIRST FLOOR

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D TO LINE UP FACIAS AT A MINIMUM OF 1'-0" OVERHANG.

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS



FRONT ELEVATION
1/4" = 1'-0"

PROVIDE SUPPORT FOR PORCH AND STEPS TO GRADE AS REQ'D

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MAIN PLAN
SQUARE FOOTAGES:
FIRST FLOOR: 2150
GARAGE: 543

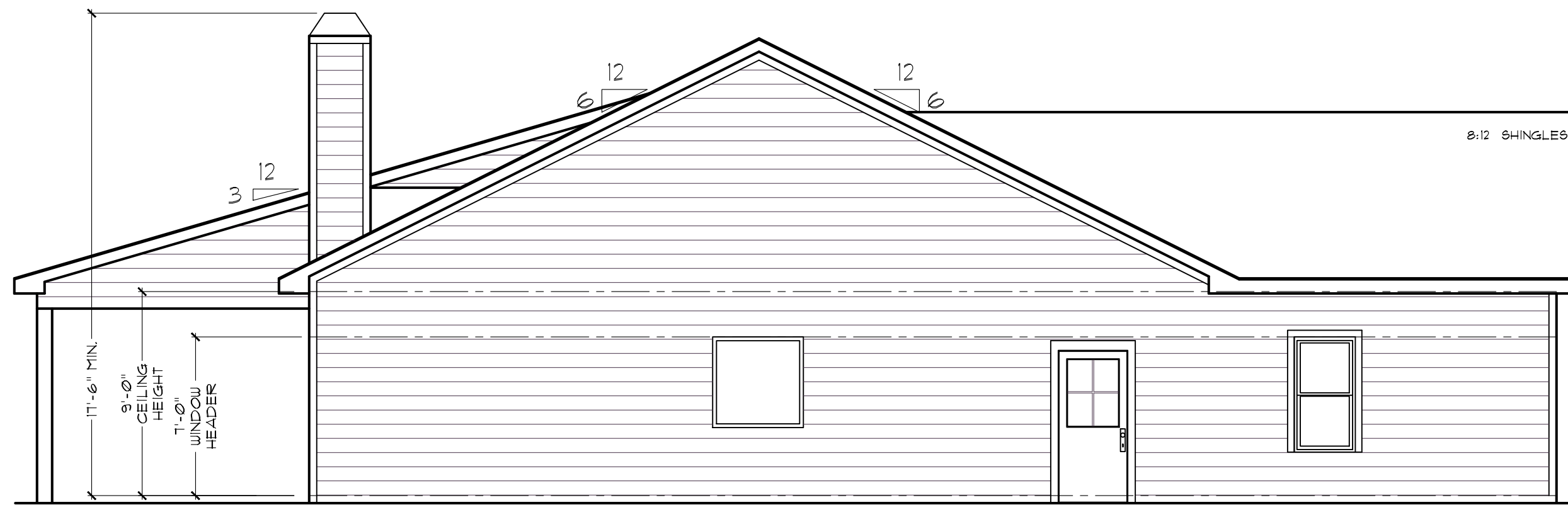
RELEASE DATE:
8/23/2022

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PROJECT:	VEITCH CONST. JASMINE 2
DRAWN BY:	RIEDE
DRWG. DATE.:	12/18/17
SCALE:	1/4" = 1'-0"
PLAN NUMBER:	ART110131
DRWG. NO.	A=1

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LEFT ELEVATION
3/8" = 1'-0"



REAR ELEVATION
3/8" = 1'-0"



RIGHT ELEVATION
3/8" = 1'-0"

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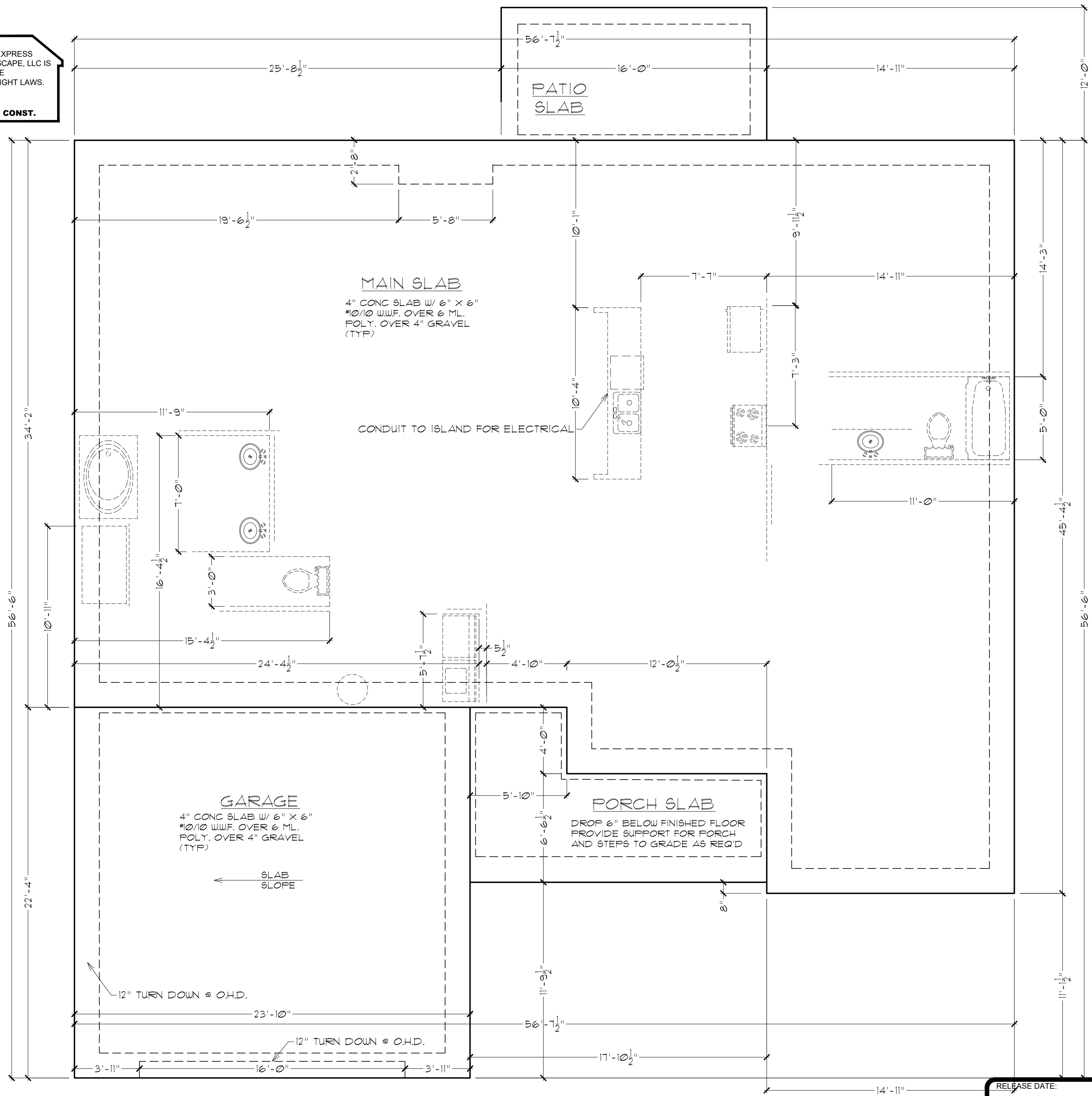
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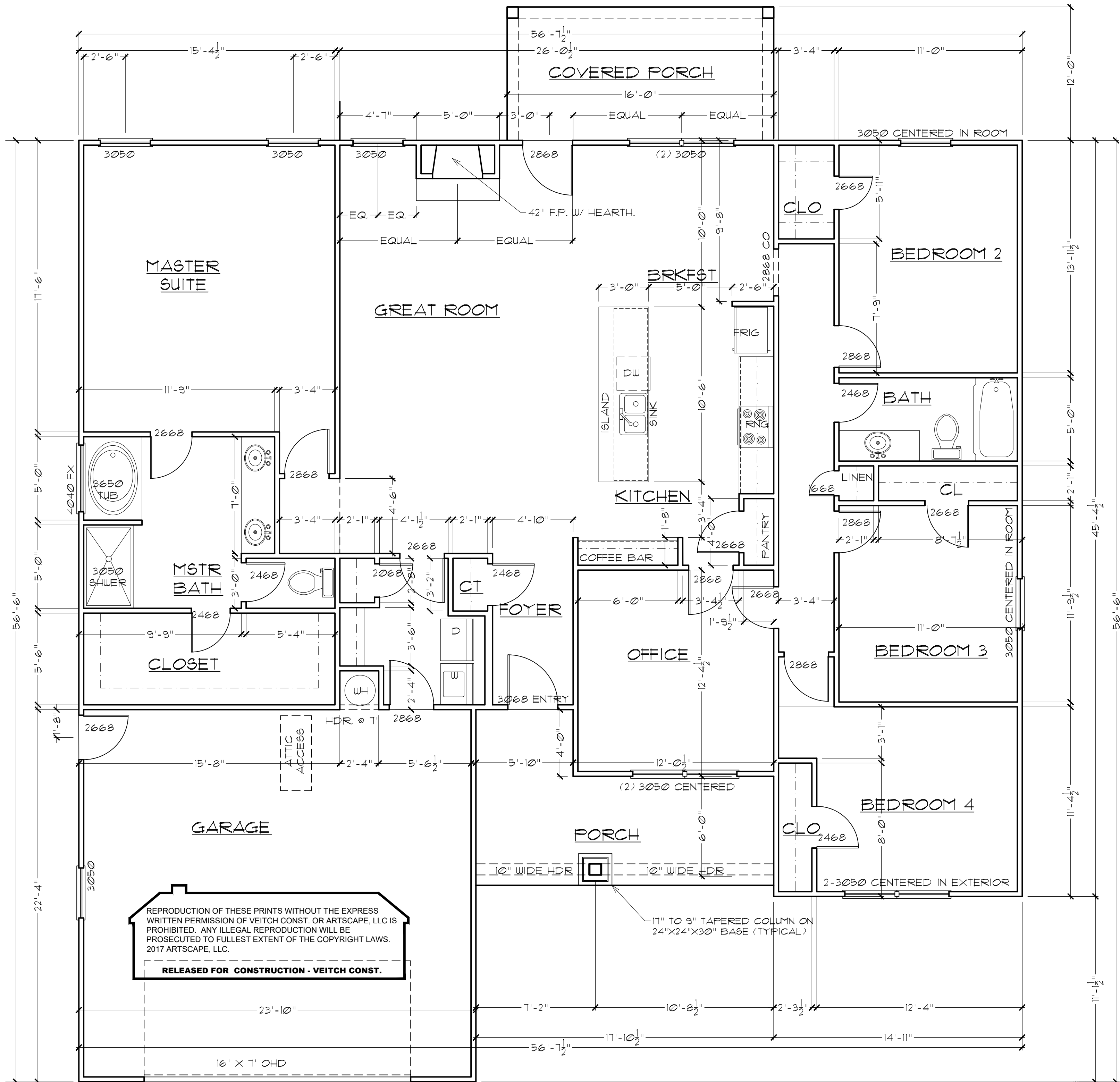
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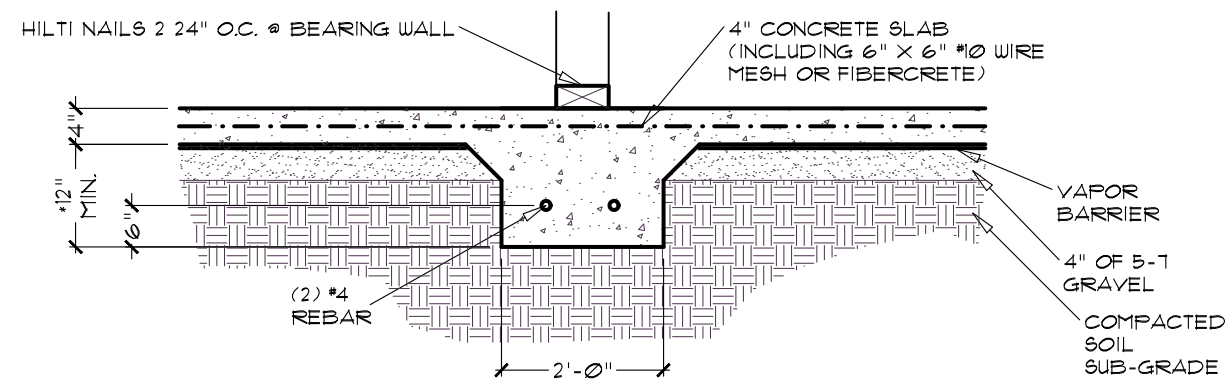
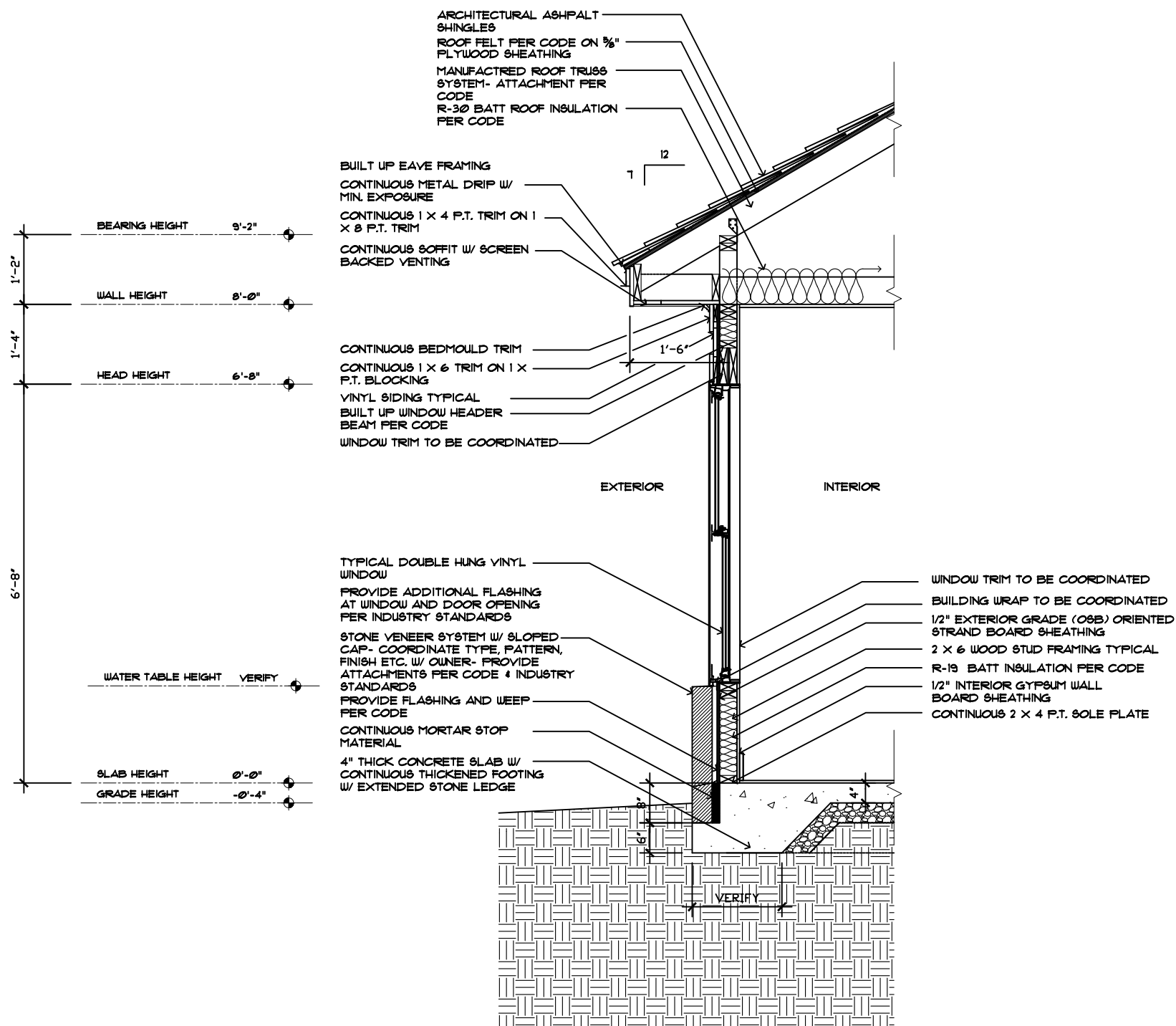
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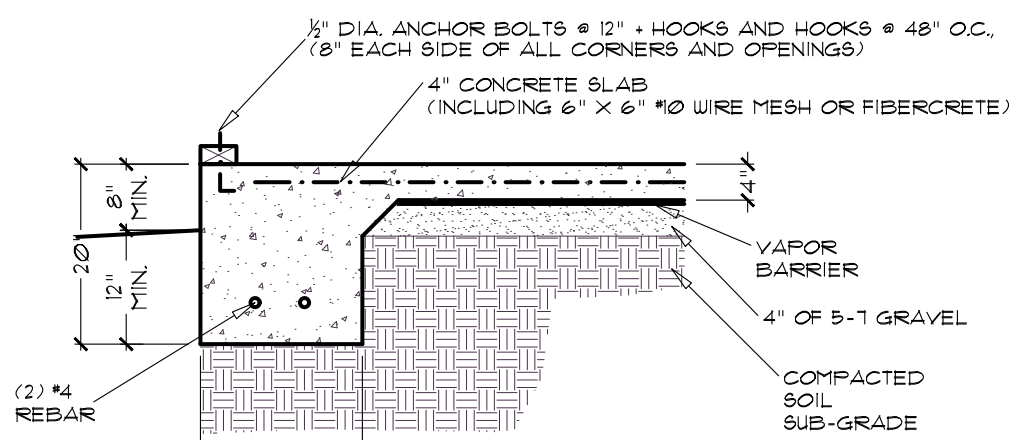
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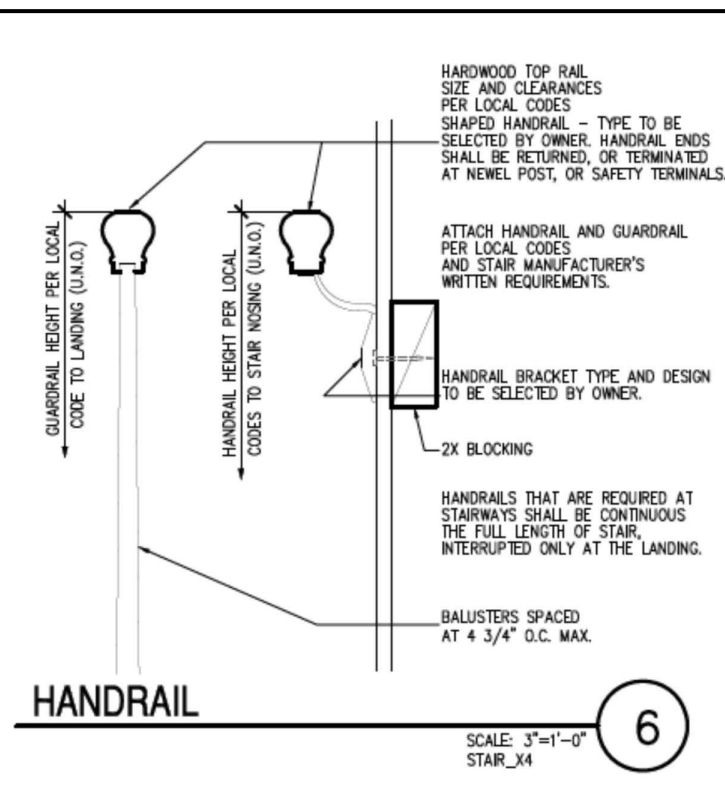
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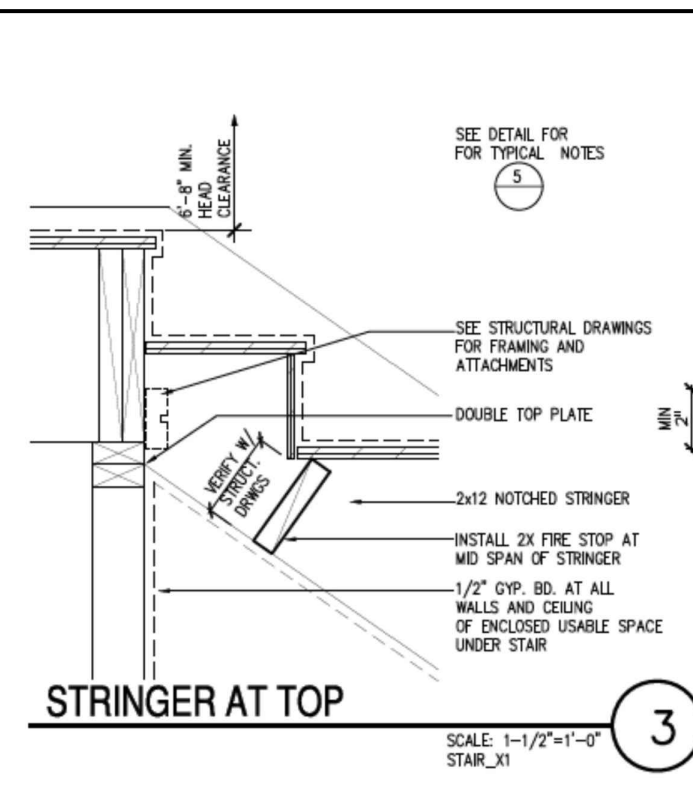
DETAIL @ INTERIOR FOOTING



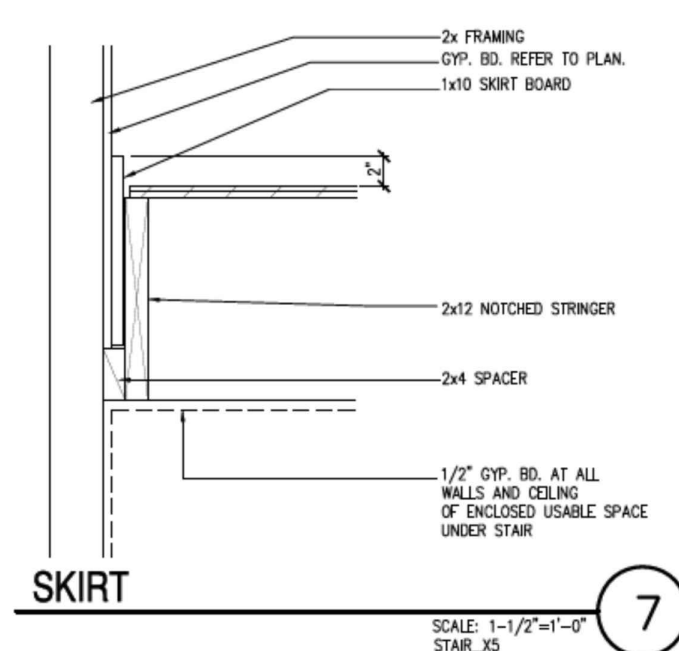
DETAIL @ EXTERIOR FOOTING



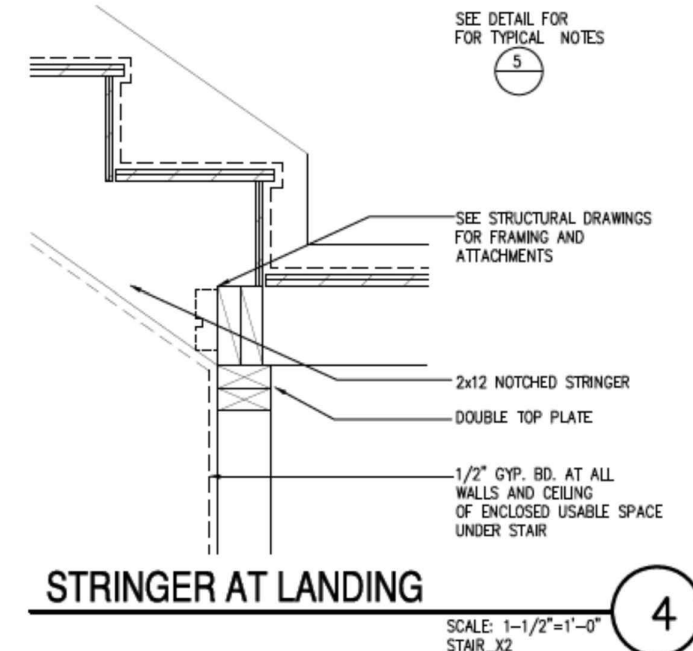
HANDRAIL



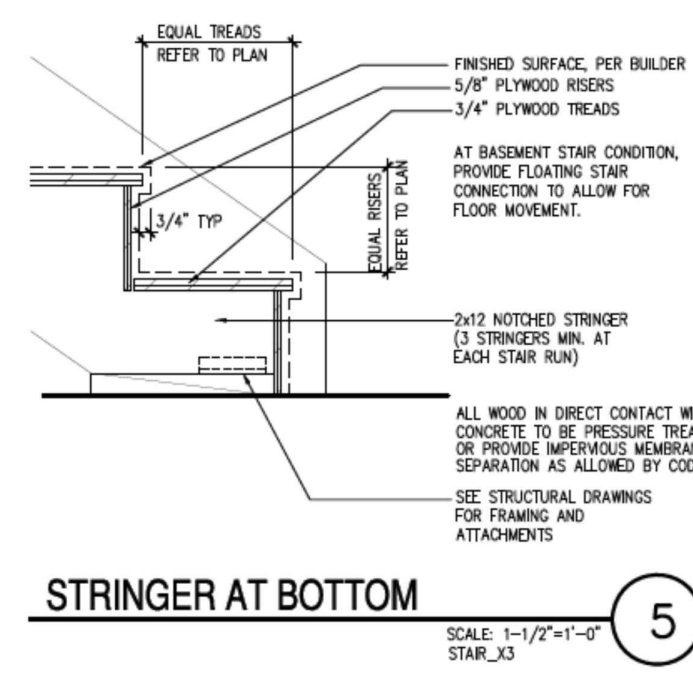
STRINGER AT TOP



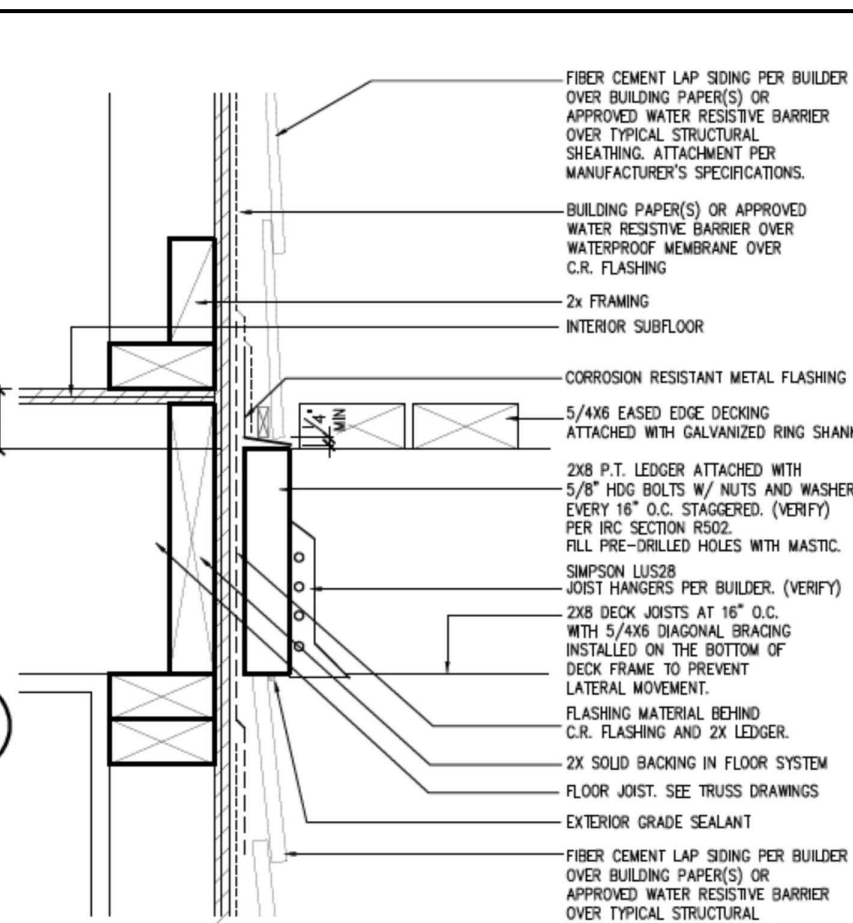
SKIRT



STRINGER AT LANDING

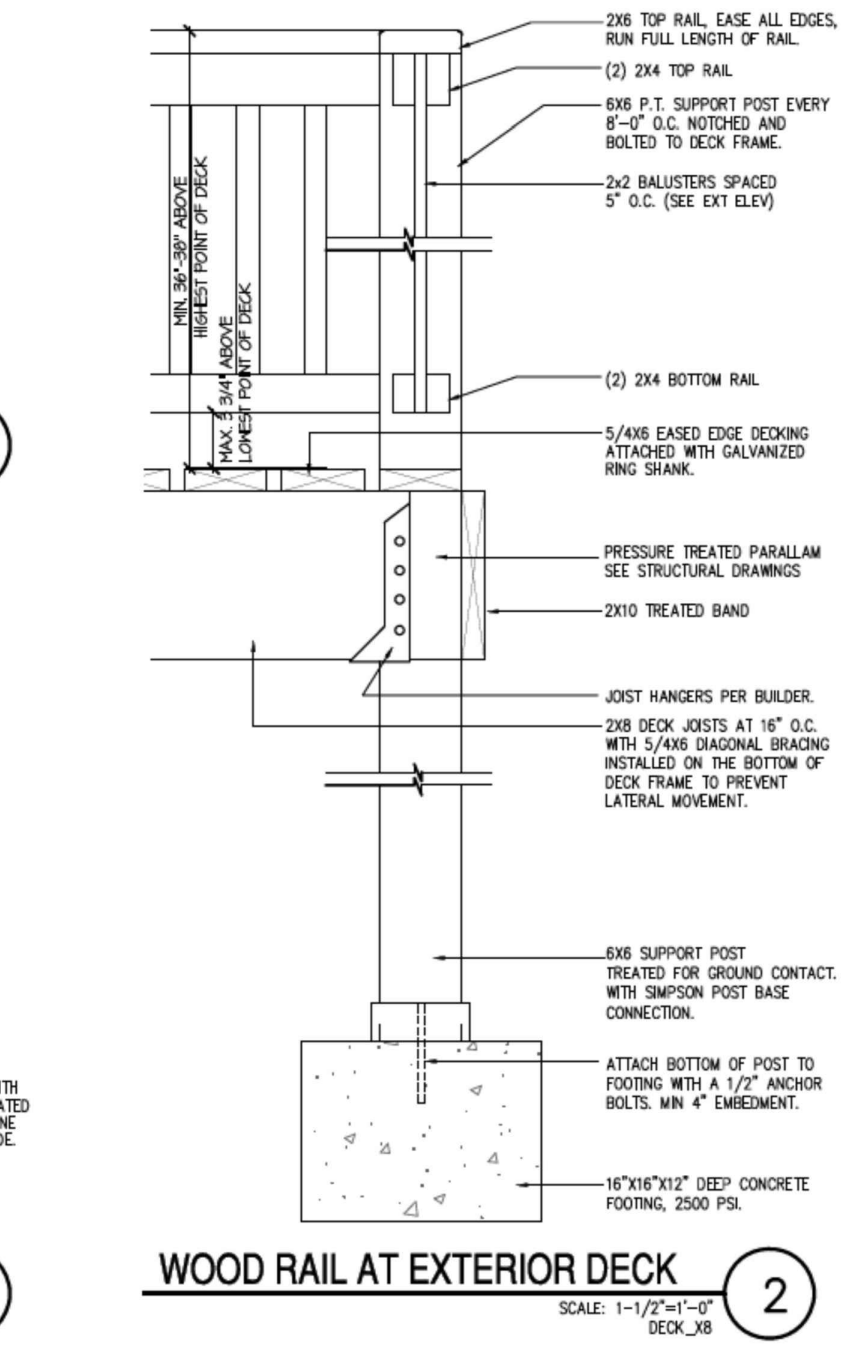


STRINGER AT BOTTOM



DECK FLASHING AT WALL

1. ALL RAILS LEVEL.
2. ALL DECK MATERIAL TO BE TREATED TO RESIST ROT AND DECAY PER CODE.
3. ALL FASTENERS TO BE HOT DIPPED GALVANIZED TO RESIST RUSTING.
4. GUARDRAILS TO BE DESIGNED PER IRC SECTION R312 AND TABLE R301.5 AND SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.



WOOD RAIL AT EXTERIOR DECK

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 VEITCH CONST.
 JASMINE 2
 DRAWING:
 DETAILS

DRAWN BY:
 RIEDE

DRWG. DATE:
 12/18/17

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

PLAN NUMBER:
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DRWG. NO.
 A-4

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